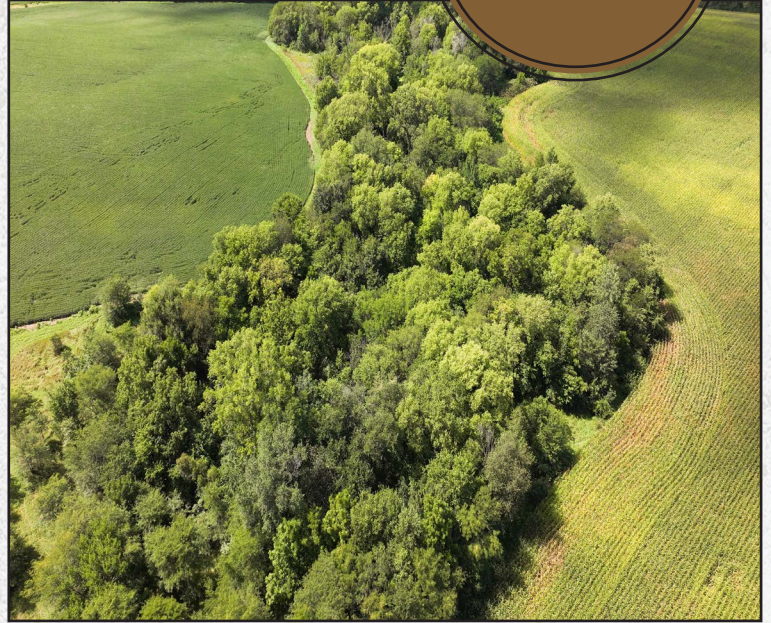
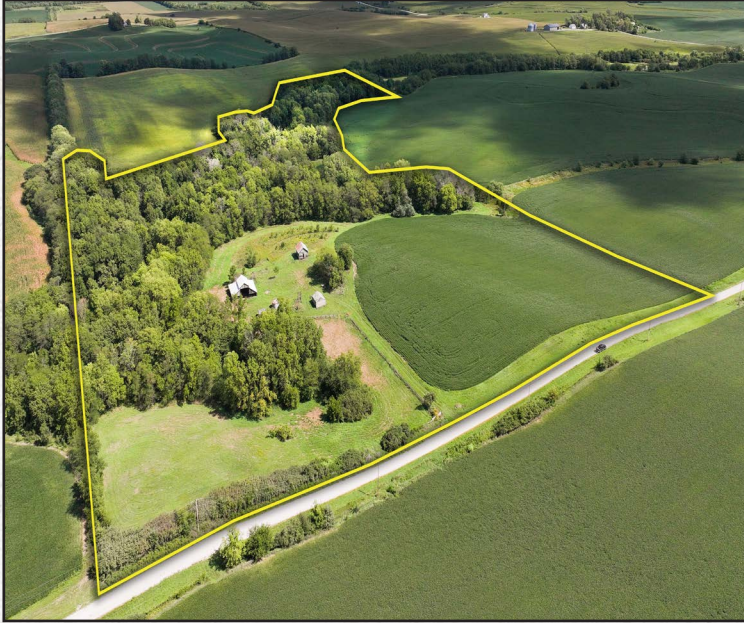




LAND FOR SALE

Fremont County

36.5
ACRES +/-



FARM DESCRIPTION

PRICE: \$292,000

Located 3.6 miles northwest of Shenandoah, Iowa in eastern Fremont County sits this beautiful combination recreation farm that offers a beautiful private building site for someone looking to build their dream home or a getaway cabin. This farm consists of hardwood timber, and open agriculture fields which provide nice diversity in a smaller affordable farm! Whitetail deer and wild turkey signs are scattered throughout the farm, this would make for a fantastic hunting property just 35 – 40 miles southeast of Omaha, Nebraska.

The opportunities for this smaller affordable tract of land is endless. Smaller recreational land in southwest Iowa doesn't come for sale often, give Cody Skinner or Nick Skinner a call today to learn more about this Fremont County, Iowa land for sale or to set up a private showing.



CODY SKINNER | LAND BROKER
Cody@IowaLandCompany.com
515-443-6343



Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322



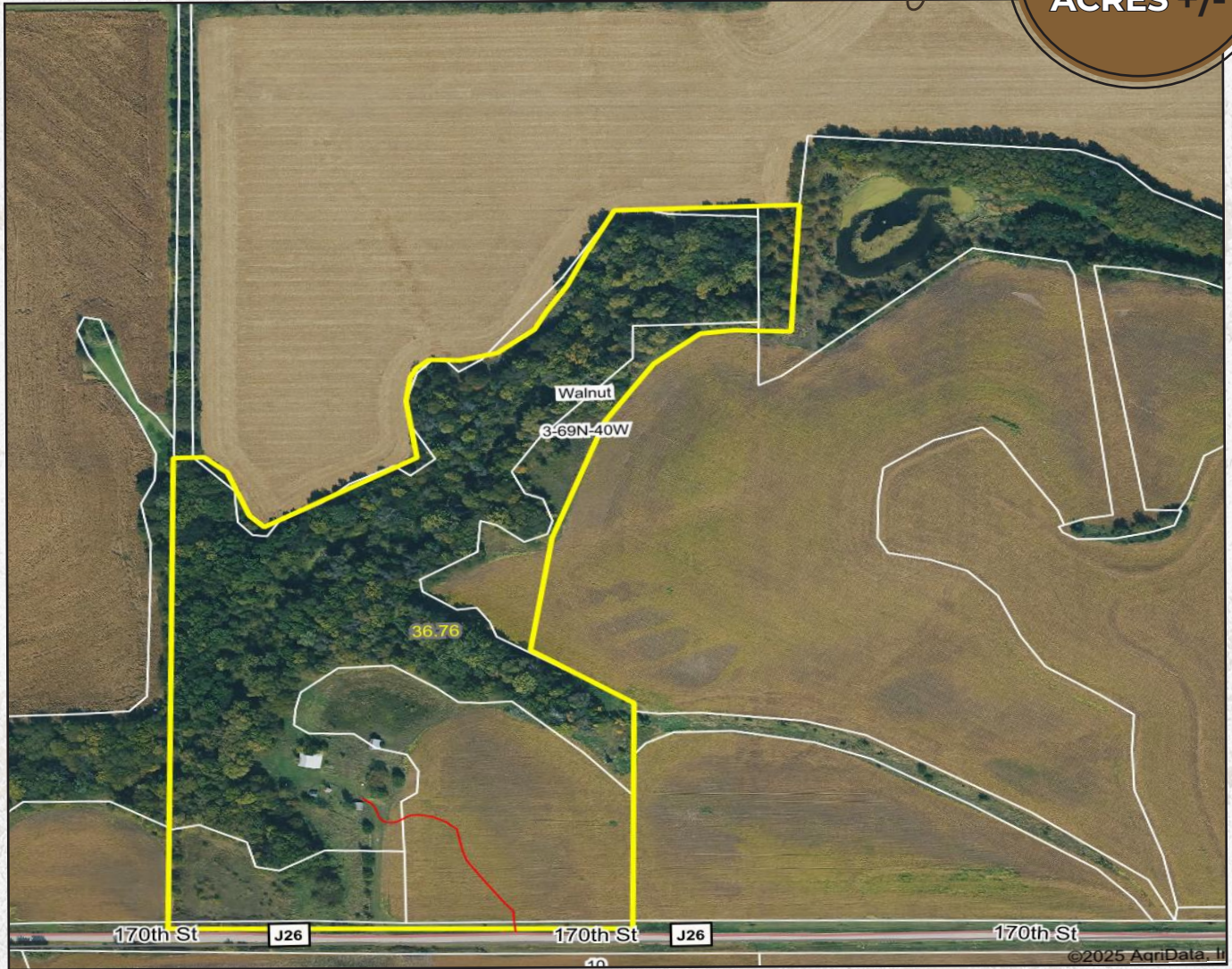
NICK SKINNER | LAND AGENT
Nick@IowaLandCompany.com
515-650-0974



AERIAL PHOTO

Fremont County

36.5
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$292,000 or \$8,000/Acre

Location:

From Shenandoah, Iowa. Travel 2 miles north on HWY 59
Turn left or go west on 170th St for 2.5 miles
The south side of the property is on the north side of the road.

Legal Description:

36.5 +/- acres located in Fremont County, Iowa, Walnut Township, Section 3. Exact legal description will come from the abstract.

Tax Information:

\$TBD +/- estimated annually



SOIL MAP

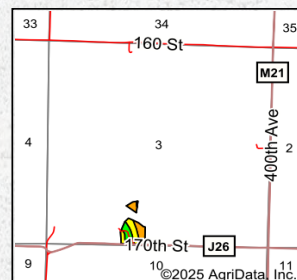
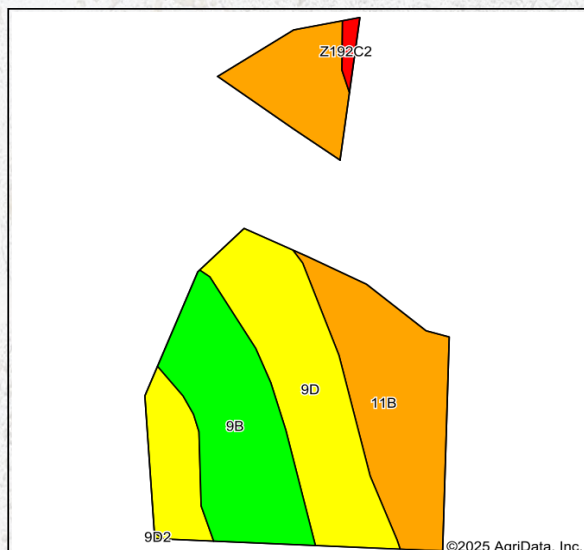
Fremont County

36.5
ACRES +/-

Details

- 36.5 +/- net Acres
- Beautiful timber farm property with 8+/- acre row crop acres
- The 8 acre open acres has a CSR2 of 77.5!
- Whitetail deer and wild turkey sign scattered throughout farm
- A very nice building site that consists of approximately 8+/- open acres one could build their dream home or small getaway cabin.
- Underground power line is located on the property
- Located 2.5 miles west of HWY 59
- Located in eastern Fremont County, Iowa 3.6 miles northwest of Shenandoah, Iowa
- Located 35 – 40 miles southeast of Omaha, Nebraska
- This property will need to be surveyed prior to closing
- The sellers will only entertain offers that agree to the following perpetual deed restrictions
- No hog confinements
- No wind turbine leases

Soils Map



State: **Iowa**
County: **Fremont**
Location: **3-69N-40W**
Township: **Walnut**
Acres: **7.9**
Date: **8/26/2025**



Soils data provided by USDA and NRCS.

Area Symbol: 1A071, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
9D	Marshall silty clay loam, 9 to 14 percent slopes	2.91	36.8%		Ille	164.8	47.8	64	60	76
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	2.90	36.7%		Ilw	216.0	62.6	80	68	81
9B	Marshall silty clay loam, 2 to 5 percent slopes	2.02	25.6%		Ile	232.0	67.3	95	85	77
Z192C2	Adair clay loam, deep loess, 5 to 9 percent slopes, eroded	0.07	0.9%		Ille	0.0	0.0	33		46
Weighted Average					2.38	199.3	57.8	77.5	~	*n 77.8

**IA has updated the CSR values for each county to CSR2.

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



PROPERTY PHOTOS

Fremont County





ABOUT US

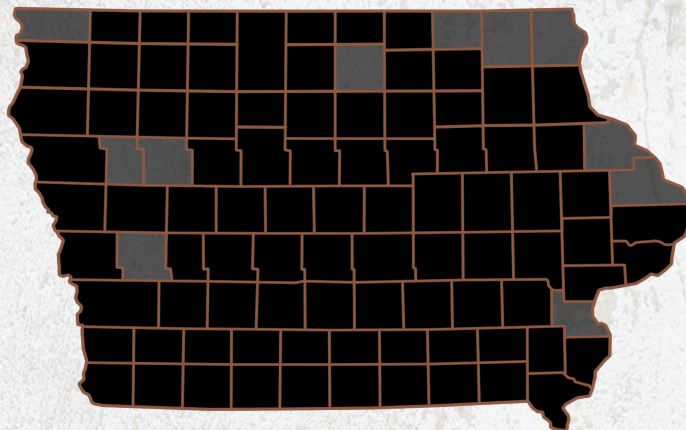
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company

Cody and Nick are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Luke and Matt Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 650 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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