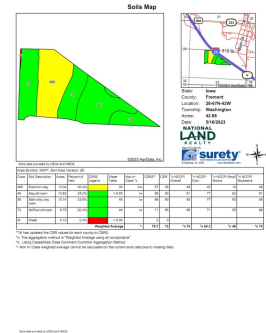


UNDER CONTRACT



## Hamburg CRP Rec Farm

47.85 +/- Acres (\$6,249/acre) | Fremont County, IA | \$299,000



### ADDRESS

0 315th St.  
Hamburg, IA 51640

### LOCATION

From Hamburg I-29 Interchange:  
Head east on 310th St. R on Main St.  
Immediately south of the interstate overpass, turn NW onto the gravel drive. From there, follow the interstate fence line up to the subject property.

### PROPERTY SUMMARY

This 43± acre CRP property near Hamburg, IA offers income, recreation, and future farming potential. Enrolled in CRP through 2024 at \$300/acre, it provides steady annual income for the next decade. Located just outside Hamburg with easy access along the interstate right-of-way, the land is ideal for investors, hunters, or farmers. The property features excellent wildlife habitat with deer, turkey, and waterfowl, and seasonal wetlands in wetter years. Approximately 15-20 acres could be converted to row crops, while the rest enhances conservation and hunting appeal. Positioned outside the 100-year floodplain (per 2022 FEMA maps), this tract offers long-term security and versatility. Rarely does land offer this combination of CRP income, hunting, and farming potential. Don't miss this exceptional investment opportunity near Hamburg, IA.

[nationalland.com/listing/hamburg-crp-rec-farm](https://nationalland.com/listing/hamburg-crp-rec-farm)



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