

Washington County, Iowa Land for Sale | 45.63 ± Acres
(Tract 1) | High-Quality Farmland Opportunity
2943 Hwy 92
Ainsworth, IA 52201

\$689,013
45.630± Acres
Washington County



Washington County, Iowa Land for Sale | 45.63 ± Acres (Tract 1) | High-Quality Farmland Opportunity
Ainsworth, IA / Washington County

SUMMARY

Address

2943 Hwy 92

City, State Zip

Ainsworth, IA 52201

County

Washington County

Type

Farms

Latitude / Longitude

41.292191 / -91.490421

Acreage

45.630

Price

\$689,013

Property Website

<https://www.wmgauction.com/auctions/washington-county-iowa-land-for-sale-45-63-acres-tract-1-high-quality-farmland-opportunity-washington-iowa/91863/>



PROPERTY DESCRIPTION

An Inside Look at This Washington County Iowa Land for Sale – Tract 1

This Washington County Iowa land for sale – Tract 1 – features 45.63 ± acres of efficient, productive farmland located in a premier southeast Iowa region just east of Ainsworth. With excellent soil quality, strong field geometry, and convenient access along hard-surface roads, this tract offers a compelling opportunity for farmers or investors searching for Iowa land for sale with immediate performance potential.

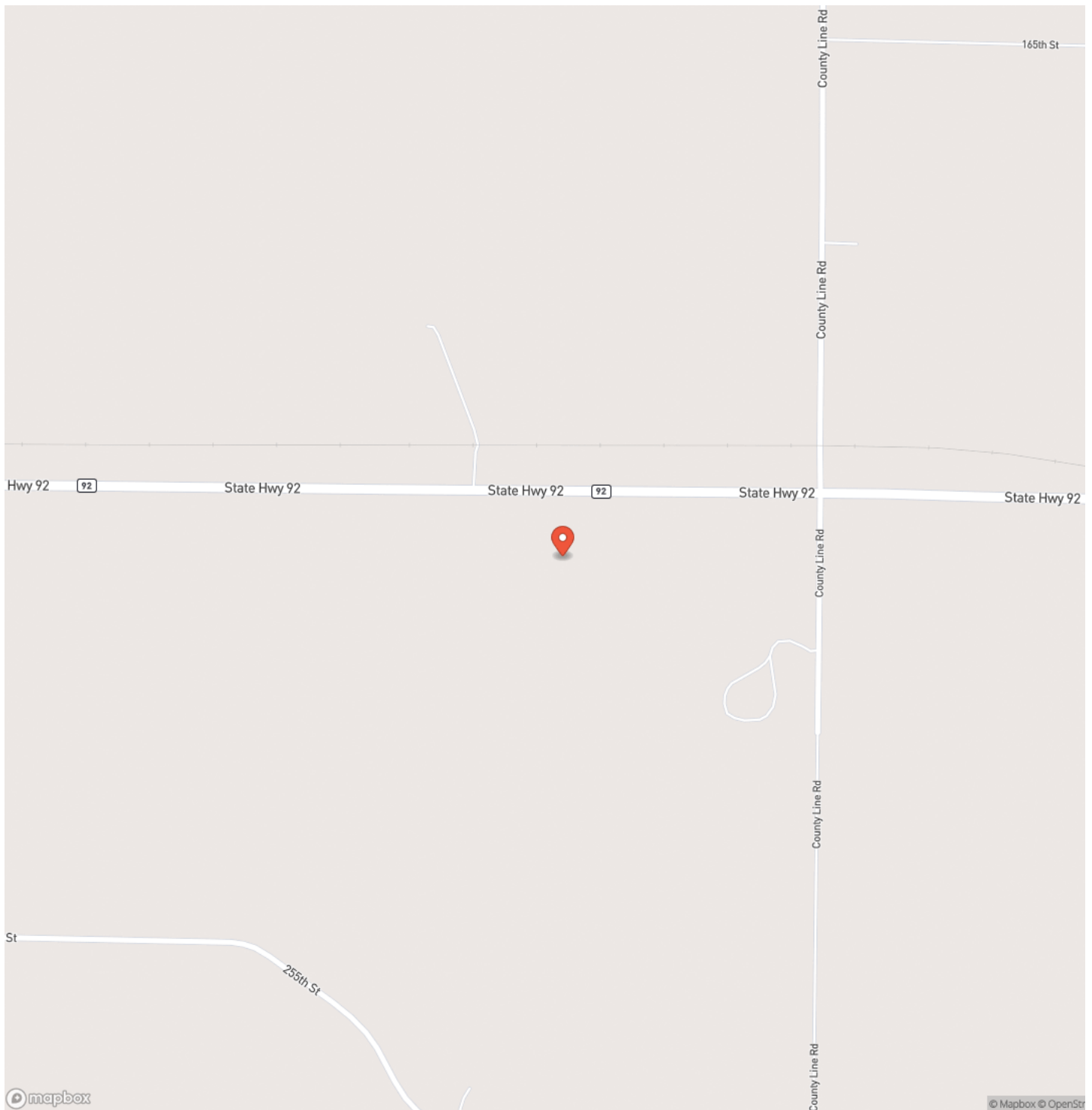
Key Features & Property Highlights:

- 45.63 ± total acres (Tract 1) located near Ainsworth, Iowa in Washington County
- High-productivity farmland with efficient field layout and quality soils
- Strong yield history and excellent drainage characteristics
- Convenient access via hard-surface roads and close proximity to grain markets
- Sold as part of a 902.25 ± acre multi-tract offering — competitive local sales support value
- Presented by Whitaker Marketing Group | Iowa Land Experts

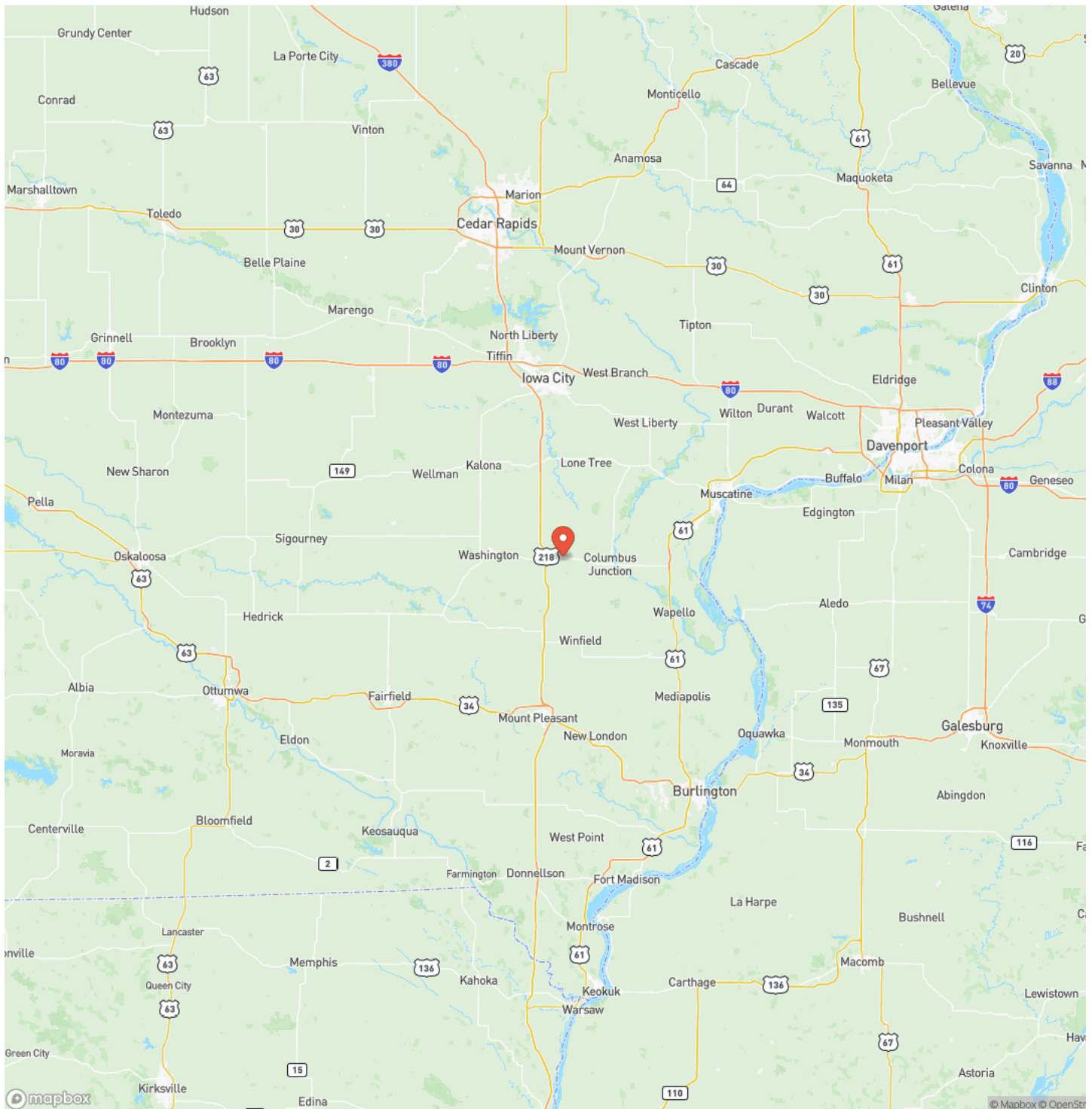
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Ainsworth, IA / Washington County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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Representative

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Address

26466 Sandhill Trl

City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Whitaker Marketing Group - Auctions & Real Estate

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