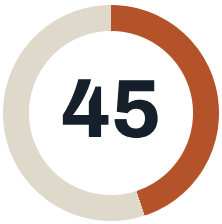
FREMONT COUNTY, IOWA

Section 13, T67N R43W

651.4 acres · centroid 40.62291°N, 95.72594°W



Significant issues

There are findings that can change the price, the financing or what you can do with the land.

Score capped at **45** because satellite saw 79% of the land under water in 2019 (average of the factors alone: 78).

RISK

FEMA flood zone	10
Satellite flood history	1
Wildfire	10
Drought history (county)	8
Contamination, mines, livestock	9
Endangered species habitat	10
Sinkholes & landslides	10

RESTRICTION

Wetlands (NWI)	9
Easements & protected areas	9
Highly erodible land	10
Rights-of-way & access	7



Boundary analyzed over USDA NAIP aerial photo (2023).

Opportunity & region at a glance

Information only, not in the score.

County cash rent	$215/ac (2026)
Iowa cropland value	$10,700/ac (2026)
Prime farmland	81% of the land
Main crop 2025	Corn
Frost-free season	182 days
Annual precipitation	33 in
Railroad	0.0 mi

Key findings

- **79% under water on 2019-03-31** (Sentinel-2), above normal for ~111 days. FEMA map shows no flood zone here.
- Not in a FEMA 100-year flood zone.
- **4 mapped wetlands, 4.5 acres** (Swampbuster rules apply).
- No EPA-listed contamination site within 1 mile.
- No easement on the land; 5 protected area(s) or easement(s) within 1 mile.
- Water use permits recorded on the land.

Report FX-20261101-IA_FREMONT_Q · prepared 2026-11-01 · Screening, not a Phase I Environmental Site Assessment. Every figure comes from a public federal dataset named on its page, with its date.

Risk What could go wrong with this land. Counts in the score.

01 FEMA flood zone

10/10



100-year floodplain over USDA NAIP aerial photo.

No FEMA flood zone polygon touches the 651 acres.

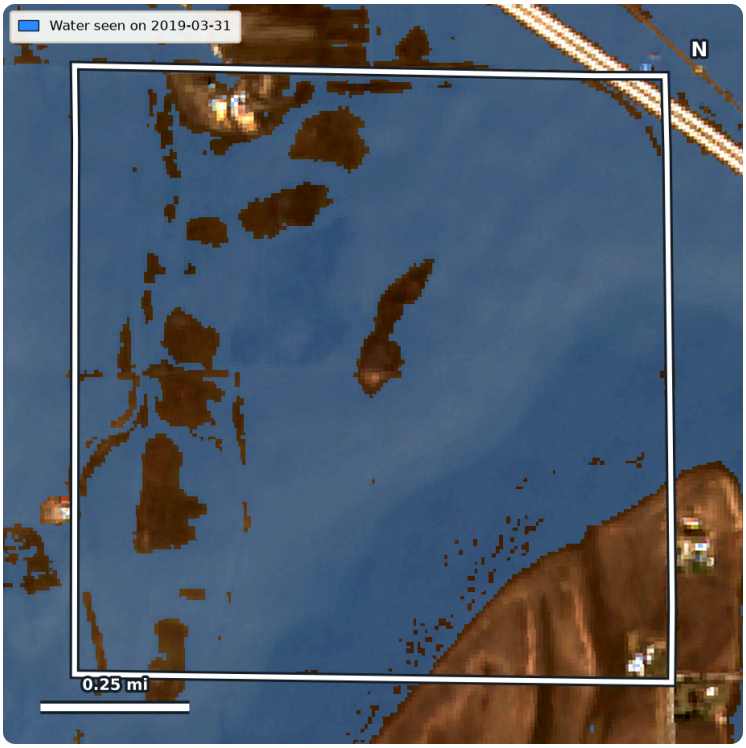
Zones A/AE = 1% annual chance (100-year) flood, the Special Flood Hazard Area. Floodway = the channel that must stay open; fill and building there are heavily restricted. X (0.2%) = 500-year.

What this means for a buyer

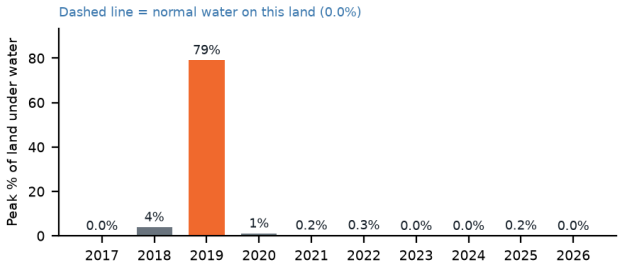
FEMA does not put this land in a mapped flood zone. That does **not** mean it never floods: FEMA maps model a 1% chance storm and are often decades old, and areas behind levees are frequently shown as low risk. Check the satellite history on the next page.

Source: FEMA National Flood Hazard Layer (NFHL), via Esri USA Flood Hazard Reduced Set, data updated 2026-03-11. Accessed 2026-11-01. This is not an official FEMA determination; a lender's flood certificate (SFHDF) is the legal answer.

02 Flood history from satellite



Sentinel-2 image of 2019-03-31 with the water detected in blue.



YEAR	CLEAR IMAGES	PEAK WATER	ACRES	DATE OF PEAK	DAYS WET
2017	9	0.0%	0	2017-07-14	-
2018	26	4.0%	26	2018-11-21	-
2019	29	**79.2%**	516	2019-03-31	111 days
2020	36	1.1%	7	2020-04-04	-
2021	30	0.2%	1	2021-12-15	-
2022	39	0.3%	2	2022-01-29	-
2023	37	0.0%	0	2023-02-08	-
2024	30	0.0%	0	2024-02-08	-
2025	34	0.2%	1	2025-03-09	-
2026	22	0.0%	0	2026-02-27	-

Peak water = largest share of the land seen under water in a clear image that year. Days wet = from the first to the last image of the year with water 10+ points above normal.

What this means for a buyer

On 2019-03-31 the satellite saw 79% of this land under water (about 516 acres), against a normal of 0.0%. Water stayed above normal for about 111 days.

The FEMA map does not show this risk. Ask the seller what happened that year: crop loss, prevented planting claims, levee breach, sand deposits, repairs. Pull the crop insurance and FSA records and look at the land after a wet spring.

Source: ESA Copernicus Sentinel-2 L2A (10 m), via Microsoft Planetary Computer. 292 clear images out of 449 between 2017 and 2026-11-01; water = green band brighter than near infrared (NDWI > 0) on cloud-free pixels. Farm X-Ray analysis. Clouds hide some floods and short floods between passes can be missed.

03 Wildfire

10/10

No large fire mapped since 1984 on the land or within 5 miles.

Wildfire hazard potential at the center of the land: **Very low** (USFS scale: very low, low, moderate, high, very high; non-burnable = cropland, water or bare ground).

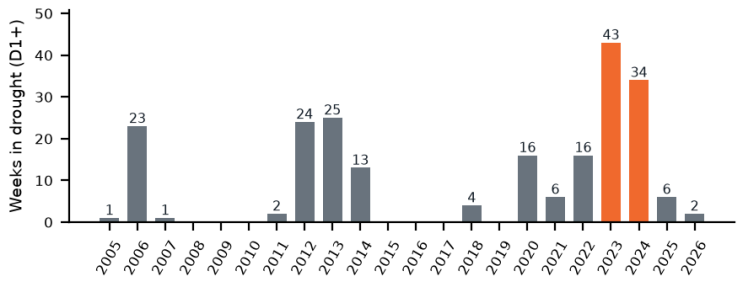
What this means for a buyer

Fire is not a meaningful risk on this land. Grass and crop residue fires still happen; normal farm precautions are enough.

Source: USGS/USFS Monitoring Trends in Burn Severity (MTBS) fire perimeters 1984 to present (fires over 1,000 ac in the West and 500 ac in the East), USFS EDW service; USFS Wildfire Hazard Potential 2023 (270 m), via GeoPlatform. Accessed 2026-11-01.

04 Weather and crop loss history

8/10



DROUGHT (US DROUGHT MONITOR, HALF THE COUNTY OR MORE)	WEEKS
Moderate or worse (D1+)	216 of 1088
Severe or worse (D2+)	68
Extreme or worse (D3+)	8
Longest drought spell	49 weeks from 2022-09
Now (week of 2026-10-27)	None

STORM REPORTS IN FREMONT COUNTY, 2006 TO 2026	EVENTS
Hail	76
Tornado	14
Flood / flash flood	71
Thunderstorm wind	55
Lightning	1
Reported crop / property damage	$107.2M / $50.5M

CROP INSURANCE PAID IN THE COUNTY, 2006 TO 2026	INDEMNITY	SHARE
Excess Moisture/Precipitation/Rain	$46.5M	39%
Flood	$40.1M	34%
Drought	$12.9M	11%
Decline in Price	$10.3M	9%
Hail	$3.2M	3%

What this means for a buyer

In this county the crop insurance money goes mostly to **excess moisture/precipitation/rain** and **flood**. That is the weather that actually costs farmers here; ask the seller for the farm's own loss history (APH yields and claims).

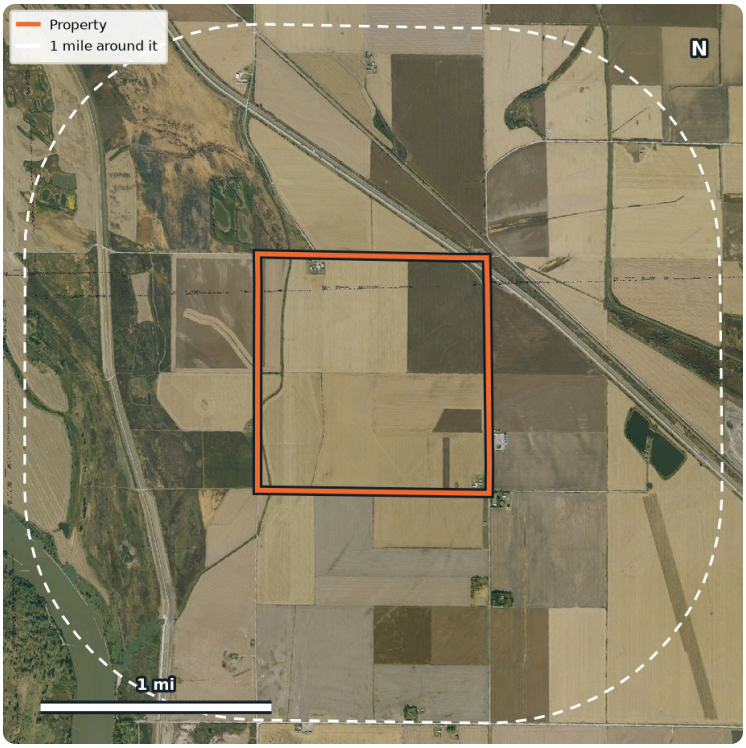
Half of the county or more was in drought for 216 of the last 1088 weeks (20% of the time).

These are county figures: they describe the region, not this exact field.

Source: US Drought Monitor county statistics (NDMC, USDA, NOAA), weekly since 2005; NOAA NCEI Storm Events Database (county-level events); USDA RMA Cause of Loss, Summary of Business. Accessed 2026-11-01.

05 Contamination within 1 mile

10/10



EPA-listed sites within 1 mile.

No Superfund, hazardous waste (RCRA), brownfield or toxic release (TRI) site on the land or within 1 mile.

What this means for a buyer

Nothing in the EPA lists near the land. These lists do not include old farm dumps, buried fuel tanks, pesticide mixing sites or orchards treated with arsenic: walk the farmstead and ask about them.

Source: U.S. EPA Facility Registry Service, EnviroMapper (EMEF) layers: Superfund NPL, RCRA hazardous waste, Brownfields (ACRES), Toxic Release Inventory. Search radius 1 mile from the boundary. Accessed 2026-11-01.

06 Mines and oil & gas wells

10/10

No mine, abandoned mine land or oil and gas well on the land or within 1 mile.

Iowa has no public statewide oil and gas well service; only the national orphaned-well inventory was checked.

What this means for a buyer

No mining or oil and gas history recorded nearby.

Source: USGS Mineral Resources Data System (USGS ArcGIS mirror; the mrdata site blocks foreign access); OSMRE e-AMLIS abandoned mine lands; USGS documented unplugged orphaned oil and gas wells. Radius 1 mile. Accessed 2026-11-01.

07 Livestock feeding operations nearby

9/10

FACILITY	DETAILS	LIST	DISTANCE
Parks Finishing J17 Llc	OperatType Confinement, AnimalUnit 998.4	Iowa DNR Animal Feeding Operations	1.6 mi
Parks Finishing J16 Llc	OperatType Confinement, AnimalUnit 998.4	Iowa DNR Animal Feeding Operations	2.2 mi

What this means for a buyer

Livestock operations exist in the area but none within 1 mile. Normal for farm country.

Source: U.S. EPA ECHO, NPDES-permitted CAFOs; Iowa DNR Animal Feeding Operations. Radius 3 miles. Accessed 2026-11-01.

08 Polluted rivers and lakes (EPA 303(d))

9/10

WATER BODY	STATE	STATUS	CYCLE	DISTANCE
Missouri River	NE	Not Supporting **(impaired, 303(d))**	2022	0.96 mi
Missouri River	IA	Not Supporting **(impaired, 303(d))**	2024	0.96 mi

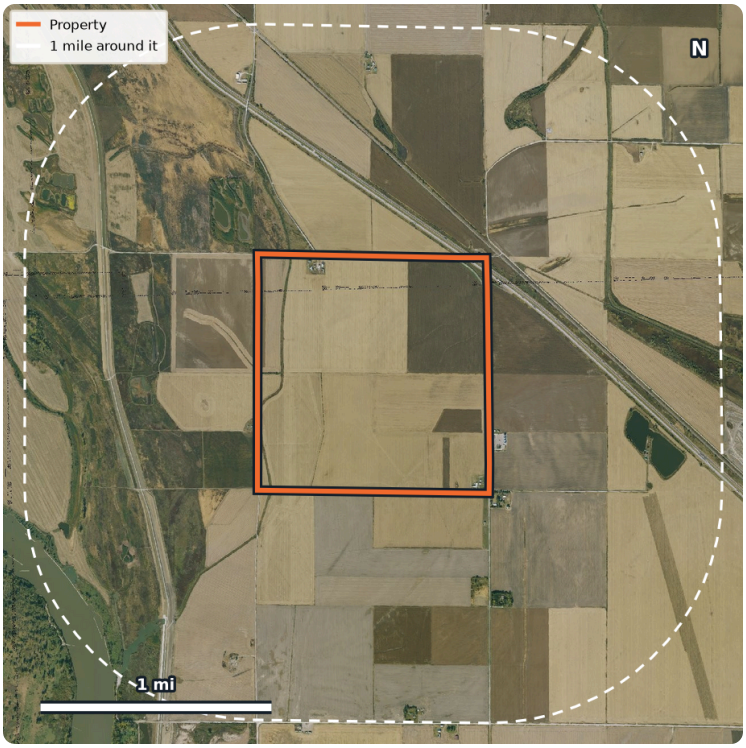
What this means for a buyer

Missouri River, 1.0 mi away, is on the impaired waters list. It does not restrict this land directly; it matters if you plan livestock, irrigation from it or recreation.

Source: U.S. EPA ATTAINS, state water quality assessments and 303(d) lists (each state's latest reporting cycle). Accessed 2026-11-01.

09 Endangered species critical habitat

10/10



Critical habitat within 1 mile.

No designated or proposed critical habitat on the land or within 1 mile.

Listed species that may occur here (USFWS IPaC)

SPECIES	SCIENTIFIC NAME	STATUS	GROUP
Pallid sturgeon	*Scaphirhynchus albus*	Endangered	Fishes
Western prairie fringed Orchid	*Platanthera praeclara*	Threatened	Flowering Plants
Suckley's cuckoo bumble bee	*Bombus suckleyi*	Proposed endangered	Insects
Tricolored bat	*Perimyotis subflavus*	Proposed endangered	Mammals
Monarch butterfly	*Danaus plexippus*	Proposed threatened	Insects

19 migratory birds of concern also listed. Field office: Illinois-Iowa Ecological Services Field Office.

What this means for a buyer

No restriction from designated critical habitat. Listed species can still occur outside designated habitat.

The species list says what *may* live in the area. Taking (killing or harming) a listed species is illegal anywhere; it matters for tree clearing (bats roost in trees), draining wetlands and work near rivers.

Source: U.S. Fish & Wildlife Service, ECOS Critical Habitat (final and proposed); USFWS IPaC species list for the boundary. Accessed 2026-11-01.

10 Sinkholes and landslides

10/10

CHECK	RESULT	
Karst-prone rock under the land	Carbonate rocks buried under >50 ft of glacially derived insoluble sediments in a humid climate	651 ac
Mapped sinkholes within 1 mile	0	
Mapped landslides within 1 mile	0	
Landslide susceptibility (share of the land)	2% moderate-low, 19% low	

What this means for a buyer

The bedrock is karst-prone but buried deep under glacial or river sediment here: sinkholes are unlikely. No action needed beyond normal well siting.

Source: USGS Karst Map of the United States (Weary & Doctor 2014, OF 2014-1156), queried through a University of Maryland mirror of the USGS data; Iowa DNR karst features; USGS U.S. Landslide Inventory and Landslide Susceptibility map (read from the map tiles). Accessed 2026-11-01.

Restriction What an owner cannot do, or must ask permission for. Counts in the score.

11 Wetlands

9/10



NWI wetlands over USDA NAIP aerial photo.

WETLAND TYPE	COUNT	ACRES
Freshwater Emergent Wetland	1	2.5
Riverine	1	1.2
Freshwater Forested/Shrub Wetland	2	0.8
Total	**4**	**4.5 (0.7%)**

Hydric soils (SSURGO) cover about 35 acres. Hydric soil is one of the three tests NRCS uses to call an area a wetland.

What this means for a buyer

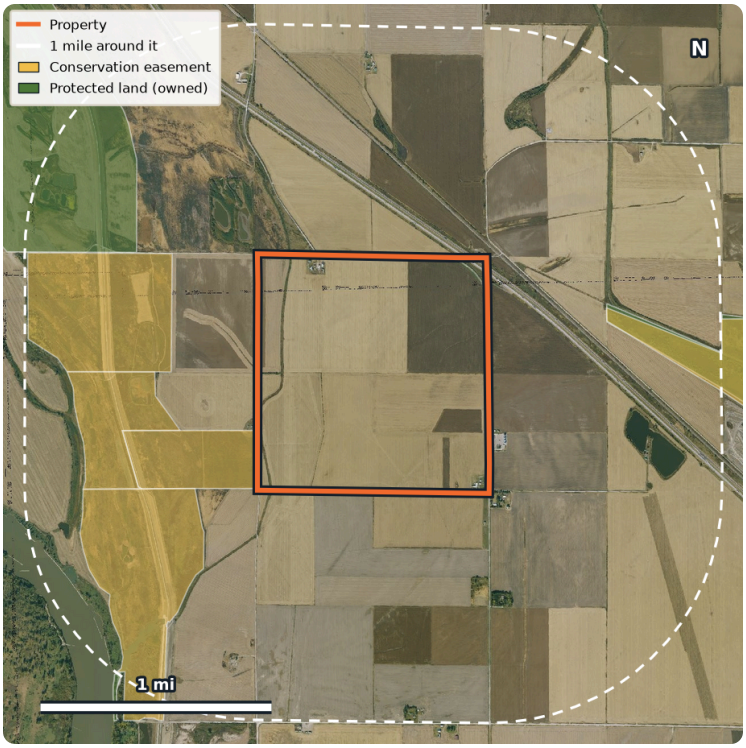
Swampbuster alert. 4 mapped wetlands (4.5 acres). Under the 1985 Food Security Act, draining, filling or leveling a wetland to farm it makes the operator lose USDA benefits: crop insurance premium subsidy, ARC/PLC, conservation payments and farm loans. Filling one can also need an Army Corps Section 404 permit.

Before closing, ask the seller for the NRCS certified wetland determination (form CPA-026) and the FSA AD-1026. Do not count these acres as tillable unless NRCS has certified them as prior converted cropland.

Source: U.S. Fish & Wildlife Service, National Wetlands Inventory (NWI) Wetlands Mapper service. Accessed 2026-11-01. NWI is not a jurisdictional delineation; only NRCS (for USDA programs) and the Army Corps (for Section 404) can make one.

12 Conservation easements & protected areas

9/10



PAD-US/NCED areas within 1 mile.

TYPE	NAME / MANAGER	ACRES ON LAND	DISTANCE
Conservation easement	Emergency Watershed Protection Program - Floodplain Easement (EWPP-FPE), Fremont, IA NRCS	0	touches
Conservation easement	Wetlands Reserve Program (WRP), Fremont, IA NRCS	0	0.51 mi
Protected land (owned)	Draper Bottoms Wildlife Management Area SDNR	0	0.51 mi
Protected land (owned)	M U Payne Wildlife Area SDNR	0	0.52 mi
Protected land (owned)	Hamburg Mitchell Access SDNR	0	0.99 mi

No U.S. Fish & Wildlife Service tract (easement or fee land) on the land or within 1 mile.

What this means for a buyer

No easement on this land, but there are protected areas or easements nearby. Neighbors under easement are a plus for rural character; public hunting areas next door bring traffic in season.

Source: USFWS National Realty Tracts (FWS fee land and easements); USGS Protected Areas Database of the U.S. (PAD-US 4.1), Protection Mechanism Category service; its easement layer comes from the National Conservation Easement Database (NCED) and NRCS. Accessed 2026-11-01. Not every easement is published; check the title commitment.

13 Highly erodible land (conservation compliance)

10/10

MAP	SOIL	SLOPE	WIND GROUP	ACRES	HEL?
46	Keg silt loam	1%	6	128.3	unlikely
137	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	1%	4L	118.1	unlikely
447	Cott loam	1%	6	97.5	unlikely
146	Onawa silty clay	1%	4	75.6	unlikely
149	Modale silt loam	1%	4L	63.2	unlikely
36	Salix silty clay loam	1%	4L	59.0	unlikely
436	Lakeport silty clay loam	1%	6	49.2	unlikely
44	Blencoe silty clay	1%	4	37.0	unlikely

Potentially highly erodible: 0 ac (0%). Screening rule: dominant soil slope 5% or more, or wind erodibility group 1 or 2. The official HEL list is set by NRCS for each county.

What this means for a buyer

Flat soils: highly erodible land rules are unlikely to apply. FSA's determination on form AD-1026 is the final word.

Source: USDA NRCS SSURGO via Soil Data Access (slope, wind erodibility group, T factor of the dominant component); soil survey version 9/11/2026 . Official HEL determinations: NRCS eFOTG Section II and FSA. Accessed 2026-11-01.

14 Rights-of-way, road access and minerals

7/10

LINE OR PIPELINE	OWNER / SIZE	WHERE
Highway (National Highway System)	I29	**crosses or touches the land**
Power transmission line	Midamerican Energy Co · 69 kV	0.88 mi

Public roads along the boundary: **240 Ave, 250th Ave, 290 St, 300 St, Co Rd L40, Deadend M M Rd, M M Rd**.

Federal mineral estate: no public BLM map for Iowa. Federal oil and gas leases within 3 miles: 0.

Iowa has no statewide riparian buffer law (Minnesota is the Midwest state that has one).

What this means for a buyer

A railroad or highway runs across or along the land. Its right-of-way is not yours to farm, crossings for machinery are limited, and the corridor may split fields. Check how many acres the survey excludes.

Legal road access looks fine.

Source: HIFLD electric transmission lines and EIA pipelines (open Living Atlas copies, 2025; EIA's own services need a login); U.S. Census TIGER roads (public road classes S1200, S1400); BLM North Dakota federal subsurface minerals and BLM national oil and gas leases. Accessed 2026-11-01.

15 Soils

INFO



SSURGO map units colored by farmland class.

MAP	SOIL	FARMLAND CLASS	CLASS	SLOPE	ACRES
46	Keg silt loam	Prime	1	1%	128.3
137	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	Prime	2	1%	118.1
447	Cott loam	Prime	1	1%	97.5
146	Onawa silty clay	Prime farmland if drained	2	1%	75.6
149	Modale silt loam	Prime	1	1%	63.2
36	Salix silty clay loam	Prime	1	1%	59.0
436	Lakeport silty clay loam	Prime	1	1%	49.2
44	Blencoe silty clay	Prime farmland if drained	2	1%	37.0
514	Grable silt loam	Prime	2	1%	14.4
	2 other soils				8.4

Soils that flood occasionally or frequently (soil survey): 199 ac (30%).

Prime farmland: 530 ac (81%) · **prime if drained or protected:** 113 ac · **statewide importance:** 8 ac · **average capability class** 1.4 (1 best, 8 worst) · **average slope** 1.0%.

What this means for a buyer

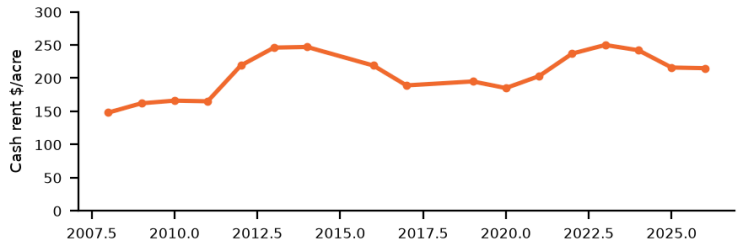
Excellent cropland soils: few limits to row crops. This supports a top-of-county price per acre and good rent.

The soil survey itself describes 30% of the land as soils that flood occasionally or frequently. That is a second, independent sign of flood exposure.

Source: USDA NRCS Soil Survey Geographic Database (SSURGO), via Soil Data Access; farmland class, non-irrigated capability class and representative slope of the dominant component. Accessed 2026-11-01.

16 Land value and cash rent

INFO



PER ACRE	LATEST VALUES
Cash rent, non-irrigated cropland (county)	2026: $215 · 2025: $216 · 2024: $242
Cash rent, irrigated cropland (county)	2022: $221 · 2021: $225 · 2016: $207
Cash rent, pasture (county)	2025: $61 · 2023: $54 · 2022: $63
Land and buildings value (county, Census of Agriculture)	2022: $7,991 · 2017: $6,002
Cropland value (Iowa average)	2026: $10,700 · 2025: $10,300
Pasture value (Iowa average)	2026: $3,800 · 2025: $3,650

What this means for a buyer

At the county average rent of **$215/acre**, this land would rent for about **$140,056 a year** if all 651 acres were cropland. Adjust for the tillable acres (wetlands, roads and farmstead do not rent).

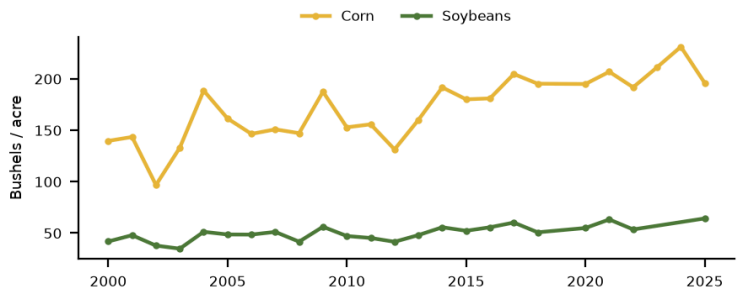
Against the Iowa average cropland value of $10,700/acre, that is a gross rent return of about 2.0% a year, before property tax.

County averages: a specific farm sells above or below them depending on soils, drainage and access.

Source: USDA NASS Quick Stats (Cash Rents Survey, Land Values, Census of Agriculture), full data files qs.economics_20261031.txt.gz, qs.crops_20261031.txt.gz. Accessed 2026-11-01.

17 County crop yields

INFO



COUNTY YIELD	LATEST	10-YEAR AVERAGE	WORST OF 10 YEARS
Corn	196 (2025)	199	180 (2015)
Soybeans	64 (2025)	56	48 (2013)

What this means for a buyer

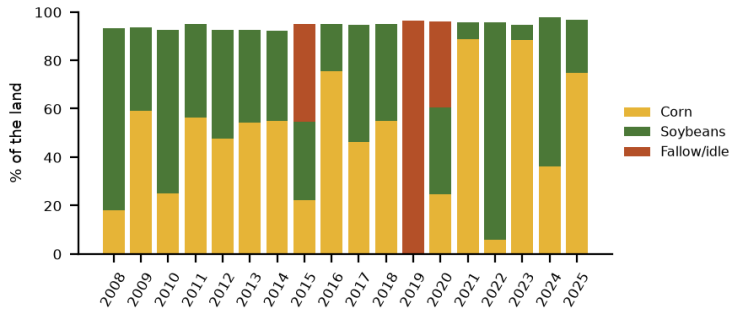
This is what the county harvests on average. Ask the seller for this farm's own yield history (FSA or crop insurance APH): a farm that beats the county average deserves a higher price.

Missing years mean NASS did not publish the county figure (too few reports).

Source: USDA NASS Quick Stats, county yields (survey), full data file qs.crops_20261031.txt.gz. Accessed 2026-11-01.

18 What was planted here, year by year

INFO



YEAR	MAIN COVERS ON THIS LAND
2025	Corn 487 ac · Soybeans 142 ac · Developed 14 ac
2024	Soybeans 401 ac · Corn 235 ac · Developed 12 ac
2023	Corn 575 ac · Soybeans 40 ac · Developed 13 ac
2022	Soybeans 585 ac · Corn 38 ac · Developed 13 ac
2021	Corn 577 ac · Soybeans 46 ac · Developed 13 ac
2020	Soybeans 234 ac · Fallow/idle 230 ac · Corn 161 ac

What this means for a buyer

Over 18 seasons the main crop was Soybeans, Corn, Fallow/idle.

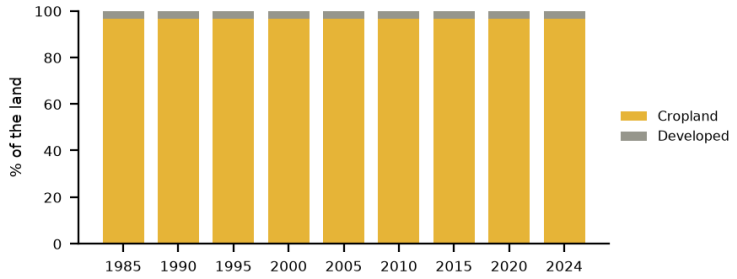
Most of the land was idle or fallow in 2015, 2019, 2020. On cropland that usually means it could not be planted (flood, prevented planting): ask why.

Satellite crop map, about 85 to 95% accurate for major crops; small fields and edges can be misclassified.

Source: USDA NASS Cropland Data Layer 2008 to 2025 (30 m), via CropScape, clipped to the boundary. Accessed 2026-11-01.

19 Land use change since 1985

INFO



LAND COVER	1985	2005	2024
Cropland	97%	96%	97%
Developed	3%	4%	3%

What this means for a buyer

Stable land use: about 97% cropland for the whole period since 1985.

Source: USGS Annual NLCD land cover 1985 to 2024 (30 m), via Esri Living Atlas image service (MRLC site times out from here). Accessed 2026-11-01.

20 Wind and solar potential

INFO

ENERGY	VALUE
Solar resource (global horizontal)	4.18 kWh/m²/day
Average wind speed at 100 m (2020 to 2024)	6.7 m/s
Nearest wind farm	Farmers City (2009), 10.5 mi
Nearest substation	Substation (69 kV), 1.6 mi
Nearest transmission line	69 kV, Midamerican Energy Co, 0.9 mi

What this means for a buyer

A substation within a few miles makes the land a candidate for a solar lease if the county allows it. Developers usually want flat, open land close to a substation.

Source: NREL/NLR solar resource API (Perez-SUNY); ERA5 reanalysis wind at 100 m via Open-Meteo; USGS/LBNL U.S. Wind Turbine Database; HIFLD substations and transmission lines (archived public copies, source dates 2014 to 2019). Accessed 2026-11-01.

21 Access to markets, recreation and internet

INFO

ITEM	RESULT
Nearest public land open to the public	Draper Bottoms Wildlife Management Area (SDNR), 0.5 mi
Nearest railroad	BNSF, 0.0 mi
Nearest National Highway System road	I29, 0.0 mi
Nearest ethanol plant	GREEN PLAINS SHENANDOAH, LLC. (SHENANDOAH), SHENANDOAH, 18.8 mi
Nearest grain elevator	Grain facility, Hamburg, 2.8 mi
Internet: locations in the census blocks on the land	22 locations: 1 served (100/20 Mbps), 10 underserved, 11 unserved; fiber available to 0

What this means for a buyer

Public hunting and recreation land is close. Good for a recreational buyer; expect some hunting traffic in season.

Broadband is weak here: most locations are unserved or underserved. Plan on fixed wireless or satellite internet.

An ethanol plant within 30 miles usually supports local corn prices (basis).

Source: USGS PAD-US 4.1 (public access = open); BTS NTAD rail network and National Highway System; HIFLD ethanol plants (2015 copy); Iowa DOT grain facilities; FCC Broadband Data Collection, census block level, via Esri Living Atlas. Accessed 2026-11-01.

Region & climate

The setting the farm sits in. Information only: it does not lower the score.

22 Climate and terrain

INFO

CLIMATE AND TERRAIN	VALUE
Annual precipitation (1991 to 2020 normal)	33.4 in (848 mm)
Average temperature	52.2 °F (11.2 °C)
Growing degree days, base 50 °F (station Sidney 1Sse, 9 mi)	3,386
Median last spring frost / first fall frost	04/19 / 10/19
Frost-free season	182 days
Annual snowfall	21 in
Elevation on the land	906 to 917 ft (median 911 ft)
Slope	median 0.5%, steepest 10% of the land above 1.7%; 2% of the land over 6%

What this means for a buyer

Season long enough for full-season corn and soybeans.

Very flat land: easy to farm, but water drains slowly. Tile drainage and outlets matter.

Source: NOAA NClimGrid 1991 to 2020 gridded normals via Microsoft Planetary Computer; NOAA NCEI 1991 to 2020 station normals (nearest station); USGS 3DEP 1/3 arc-second elevation via Planetary Computer. PRISM's data server does not answer from here. Accessed 2026-11-01.

23 Groundwater and water rights

INFO

No USGS well with recent continuous groundwater levels within 25 miles.

Water use permits

TYPE	HOLDER (PERMIT)	STATUS	WHERE
Permitted well	Hodde & Sons (W1905)	Drilled: No/Unknown	on the land
Permitted well	Hodde & Sons (W1593)	Drilled: No/Unknown	on the land
Permitted surface intake	Stuart Maas (R337)	Active Permit	on the land
Permitted well	Tom & Brandon Snodgrass (W28739)	Drilled: No/Unknown	0.23 mi
Permitted well	Robert Woltemath (W1186)	Drilled: No/Unknown	0.24 mi
Permitted well	Stuart W Maas (W821)	Drilled: No/Unknown	0.46 mi
Permitted surface intake	Stuart W Maas (R1349)	Active Permit	0.46 mi

What this means for a buyer

There are water use permits recorded on this land. In Iowa a permit is needed to use more than 25,000 gallons a day; ask the seller whether the permits transfer with the land and are active.

Source: USGS Water Data API (groundwater levels, parameter 72019); Iowa DNR Water Use permits (wells and surface intakes). Accessed 2026-11-01.

How to read this report

Score, limits and every data source used.

The score

Each factor gets 1 to 10 (10 = nothing found). The overall score is the weighted average of the factors times 10 (weights: FEMA flood zone 15, Satellite flood history 18, Wildfire 5, Drought history (county) 5, Contamination, mines, livestock 10, Endangered species habitat 7, Sinkholes & landslides 5, Wetlands (NWI) 13, Easements & protected areas 10, Highly erodible land 6, Rights-of-way & access 6), then **capped by the worst finding**, so one serious problem cannot be hidden by good soil.

Caps applied to this property:

- 45 if satellite saw 79% of the land under water in 2019

Screening, not a Phase I

Farm X-Ray is a desktop screening of public federal maps. It is **not** a Phase I Environmental Site Assessment (ASTM E1527-21), a wetland delineation, a flood elevation certificate, a title search or a survey. It does not include a site visit, interviews or historical records. Use it to decide what to ask, what to check and what to pay for before you close.

Before you sign, ask for

- Title commitment with all recorded easements
- NRCS certified wetland determination (CPA-026) and FSA AD-1026
- Lender flood zone determination (SFHDF) and flood insurance quote
- FSA aerial history and crop insurance / prevented planting records
- Drainage tile maps and drainage district assessments
- Well water test if there is a house

Limits

Public maps can be old, coarse or incomplete. Satellite water detection uses clear days only and 10 m pixels; flooded crops or short floods can be missed, and dark shadows can look like water. Distances are measured from the boundary you gave us; we did not check that it matches the deed.

Farm X-Ray is a service of Biocer Ambiental LTDA (Brazil). Report FX-20261101-IA_FREMONT_Q, prepared 2026-11-01.

Data sources

ITEM	DATASET	PUBLISHER	DATE
Flood zone	National Flood Hazard Layer (Esri reduced set)	FEMA	updated 2026-03-11
Flood history	Sentinel-2 L2A, 292 clear images	ESA Copernicus / Microsoft Planetary Computer	2017 to 2026-11-01
Wildfire	MTBS perimeters; Wildfire Hazard Potential 2023	USGS / USFS (GeoPlatform)	accessed 2026-11-01
Drought	US Drought Monitor county statistics	NDMC / USDA / NOAA	week of 20261027
Storms	Storm Events Database	NOAA NCEI	2006 to 2026
Crop insurance losses	Cause of Loss, Summary of Business	USDA RMA	2006 to 2026
Contamination	Superfund NPL, RCRA, ACRES brownfields, TRI	U.S. EPA (FRS / EnviroMapper)	accessed 2026-11-01
Mines and wells	MRDS; e-AMLIS; orphaned wells	USGS, OSMRE	accessed 2026-11-01
Livestock operations	ECHO NPDES CAFOs; state AFO list	U.S. EPA, state	accessed 2026-11-01
Impaired waters	ATTAINS 303(d)	U.S. EPA / states	accessed 2026-11-01
Critical habitat, species	Critical Habitat; IPaC	USFWS	accessed 2026-11-01
Sinkholes, landslides	Karst map (OF 2014-1156); Landslide Inventory and Susceptibility; state sinkholes	USGS, state	accessed 2026-11-01
Wetlands	National Wetlands Inventory	USFWS	accessed 2026-11-01
Easements & protected areas	PAD-US 4.1 (easements from NCED and NRCS); National Realty Tracts	USGS; USFWS	accessed 2026-11-01
Highly erodible land	SSURGO slope and wind erodibility (screening)	USDA NRCS	survey 9/11/2026
Rights-of-way, access	HIFLD transmission; EIA pipelines; TIGER roads; BLM minerals and leases	DHS / EIA / Census / BLM	accessed 2026-11-01

ITEM	DATASET	PUBLISHER	DATE
Soils	SSURGO via Soil Data Access	USDA NRCS	accessed 2026-11-01
Land value, rent, yields	Quick Stats full data files	USDA NASS	20261031
Crops by year	Cropland Data Layer (CropScape)	USDA NASS	2008 to 2025
Land use since 1985	Annual NLCD	USGS (Esri Living Atlas)	1985 to 2024
Energy	Solar resource; ERA5 wind; Wind Turbine Database; substations	NLR / ECMWF / USGS / HIFLD	accessed 2026-11-01
Neighborhood	PAD-US access; NTAD rail and highways; ethanol plants; FCC broadband	USGS / BTS / HIFLD / FCC	accessed 2026-11-01
Climate, terrain	NClimGrid and station normals; 3DEP elevation	NOAA / USGS	1991 to 2020 normals
Groundwater, water rights	USGS Water Data API; Iowa DNR Water Use permits (wells and surface intakes)	USGS, state	accessed 2026-11-01
Aerial photo	NAIP 2023	USDA FSA	2023
County	Census geocoder	U.S. Census Bureau	accessed 2026-11-01