



**614.85**  
TOTAL ACRES M/L

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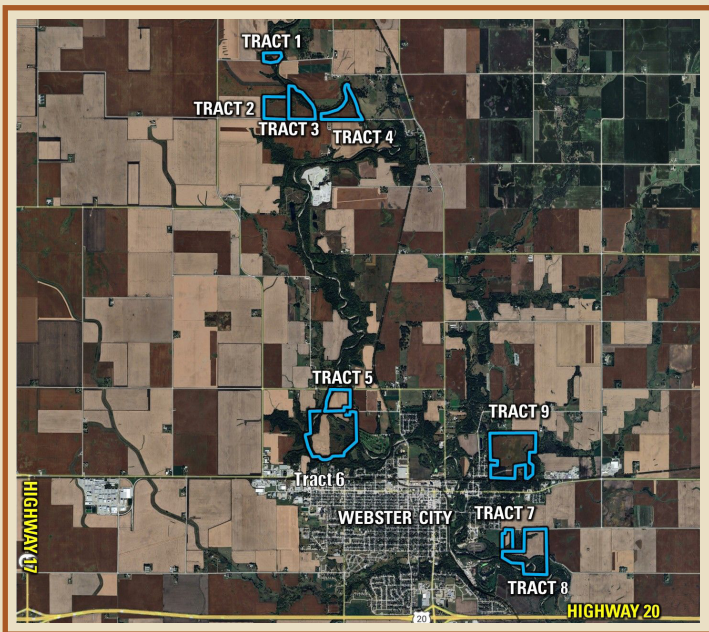
**LISTING #18449**





## Hamilton County, Iowa Land Auction

### Bidding Ends Thursday, August 28th, 2025 at 1:00 PM.



*\*The tracts are located around Webster City, Iowa.  
See the individual tracts for the directions.*



Peoples Company is pleased to present 614.85 acres m/l in Webster City, Iowa. The farmland will be offered in nine tracts ranging in size from 14 to 155.91 acres m/l via Online Auction. These tracts offer a variety of uses including highly productive cropland acres, established recreational ground, and excellent building site opportunities. These tracts are located in Sections 7, 8, 31 & 33 of Cass Township and 5 & 6 of Independence Township.

**Tract 1:** 14 Acres M/L, 6.60 FSA cropland acres with CSR2 rating of 73.4.

**Tract 2:** 44.80 Acres M/L, 35.77 Estimated FSA cropland acres with CSR2 rating of 82.

**Tract 3:** 54.50 Acres M/L, 15.59 Estimated FSA cropland acres with CSR2 rating of 84.7.

**Tract 4:** 57.50 Acres M/L, 25.35 Estimated FSA cropland acres with CSR2 rating of 49.

**Tract 5:** 37.23 Acres M/L, 29.94 Estimated FSA cropland acres with CSR2 rating of 52.2.

**Tract 6:** 155.91 Acres M/L, 55.49 Estimated FSA cropland acres with CSR2 rating of 67.1.

**Tract 7:** 18.71 Acres M/L, 14.13 FSA cropland acres with CSR2 rating of 84.8.

**Tract 8:** 96.97 Acres M/L, 48.07 FSA cropland acres with CSR2 rating of 81.2.

**Tract 9:** 135.23 Acres M/L, 105.51 FSA cropland acres with CSR2 rating of 73.

The tracts will be offered through a **TIMED ONLINE-ONLY** auction. Bidding is currently **LIVE** and will remain open until Thursday, August 28th, 2025, at 1:00 PM Central Time Zone (CT). If you are unable to bid online, accommodations can be made to participate in the auction by contacting the Listing Agents.



# Tract 1

14 Acres M/L

173rd Street, Webster City, IA 50595



## Tillable Soils Map - Tract 1

Code	Description	Acres	% of field	IA CSR2
● 536	Hanlon fine sandy loam	2.63	39.85%	80
● 108B	Wadena loam	1.72	26.06%	52
● 485	Spillville loam	1.16	17.58%	88
● 135	Coland clay loam	1.09	16.52%	76

**Average: 73.4**

**Tract 1** offers an affordable recreational property with Boone River frontage, secluded stand locations and a timbered draw. The property consists of 14 total acres m/l subject to survey with 6.60 FSA cropland acres. Primary soil types include Hanlon fine sandy loam and Wadena loam, carrying an overall CSR2 of 73.4. Access is on the north side of 173rd Street and the tract is located in Section 7 of Cass Township.

**Directions:** From Highway 20 in Webster City, head north on Superior Street for 1.5 miles until reaching 2nd Street. Turn right (east) on 2nd Street for a quarter mile until reaching White Fox Road. Turn left (north) on White Fox Road for 4.75 miles until reaching Gilmore Avenue. Turn left (west) on Gilmore Avenue for 1 mile until reaching 173rd Street. Turn left (west) on 173rd Street for 0.75 miles until reaching the property. The property is located on the north side of the road.





# Tract 2

44.80 Acres M/L

180th Street, Webster City, IA 50595



## Tillable Soils Map - Tract 2

Code	Description	Acres	% of field	IA CSR2
● 355	Luther loam	15.02	41.99%	84
● 55	Nicollet clay loam	13.06	36.50%	89
● 107	Webster clay loam	2.43	6.80%	86
● 62D2	Storden loam	2.39	6.69%	41
● 507	Canisteo clay loam	2.32	6.49%	84
● 356G	Storden-Hayden loams	0.55	1.54%	13
Average:				82.0

**Tract 2** is a high-quality tillable farm with a timbered draw in the northeast corner. The property consists of 44.80 total acres m/l subject to survey with 35.77 estimated FSA cropland acres. Primary soil types include high producing Luther loam and Nicollet clay loam, carrying an overall CSR2 of 82.

Tract 2 has the potential to be a picturesque or hobby farm being only a half mile off pavement and utilities at the road. Xenia Rural water has a 6" main on the north side of 180th Street, and electric is provided by Webster City Municipal. The tract is located on the north edge of 180th Street in Section 7 of Cass Township.

**Directions:** From Highway 20 in Webster City, head north on Superior Street for 1.5 miles until reaching 2nd Street. Turn right (east) on 2nd Street for a quarter mile until reaching White Fox Road. Turn left (north) on White Fox Road for 4.25 miles until reaching 180th Street. Turn left (west) on 180th Street for 1.5 miles until reaching the property. The property is located on the north side of the road.

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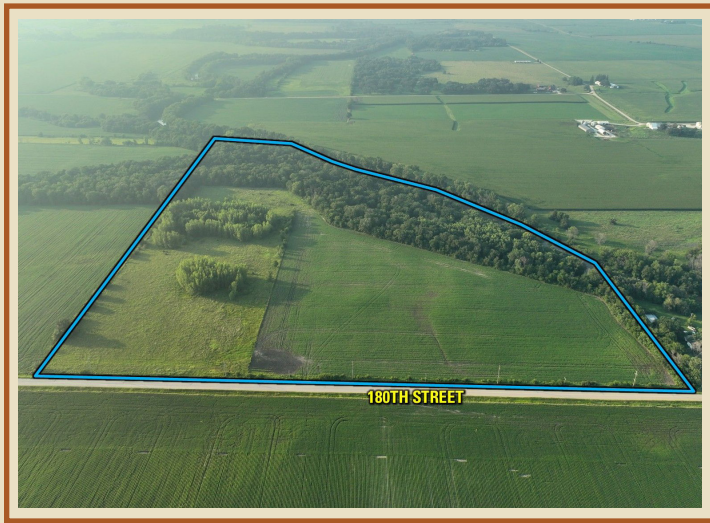
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# Tract 3

54.50 Acres M/L

180th Street, Webster City, IA 50595



## Tillable Soils Map - Tract 3

Code	Description	Acres	% of field	IA CSR2
236B	Lester loam	8.13	52.12%	85
355	Luther loam	4.37	28.05%	84
507	Canisteo clay loam	1.89	12.13%	84
107	Webster clay loam	1.20	7.70%	86

**Average: 84.7**

**Tract 3** offers an excellent recreational farm with income-producing tillable acres, Boone River frontage and secluded timber. The property consists of 54.50 acres m/l subject to survey with 15.59 FSA cropland acres. Primary soil types are Lester loan and Luther loam, carrying a CSR2 of 84.7. The tract also has 15.23 acres on the southwest side that can be converted to tillable acres or utilized for food plots.

Tract 3 has the potential to be a picturesque or hobby farm being only a mile off pavement and utilities at the road. Xenia Rural water has a 6" main on the north side of 180th Street, and electric is provided by Webster City Municipal. The tract is located on the north edge of 180th Street in Section 7 of Cass Township.

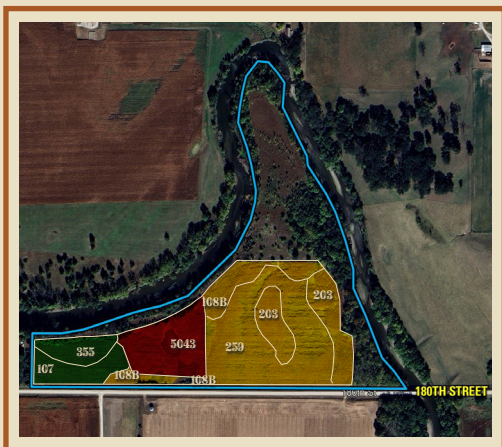
**Directions:** From Highway 20 in Webster City, head north on Superior Street for 1.5 miles until reaching 2nd Street. Turn right (east) on 2nd Street for a quarter mile until reaching White Fox Road. Turn left (north) on White Fox Road for 4.25 miles until reaching 180th Street. Turn left (west) on 180th Street for 1.25 miles until reaching the property. The property is located on the north side of the road.





# Tract 4 57.50 Acres M/L

180th Street, Webster City, IA 50595



## Tillable Soils Map - Tract 4

Code	Description	Acres	% of field	IA CSR2
● 259	Biscay clay loam	9.69	38.21%	52
● 5043	Aquents loamy	4.88	19.24%	5
● 203	Clyinder loam	4.34	17.11%	58
● 108B	Wadena loam	2.62	10.33%	52
● 107	Webster clay loam	2.05	8.08%	86
● 355	Luther loam	1.78	7.02%	84

**Average: 49.0**

**Tract 4** is an excellent recreational farm with Boone River frontage, secluded stand locations, and surrounding timber. The property consists of 57.50 acres m/l subject to survey with 25.35 FSA cropland acres. Primary soil types are Biscay clay loam and Aquents loam, carrying a CSR2 of 49. The tract also has 6 acres on the north side that can be utilized for food plots.

Tract 4 has the potential to be a picturesque or hobby farm, being only a half mile off pavement and utilities at the road. Xenia Rural water has a 6" main on the north side of 180th Street, and electric is provided by Webster City Municipal. The tract is located on the north edge of 180th Street in Section 7 of Cass Township.

**Directions:** From Highway 20 in Webster City, head north on Superior Street for 1.5 miles until reaching 2nd Street. Turn right (east) on 2nd Street for a quarter mile until reaching White Fox Road. Turn left (north) on White Fox Road for 4.25 miles until reaching 180th Street. Turn left (west) on 180th Street for 0.5 miles until reaching the property. The property is located on the north side of the road.

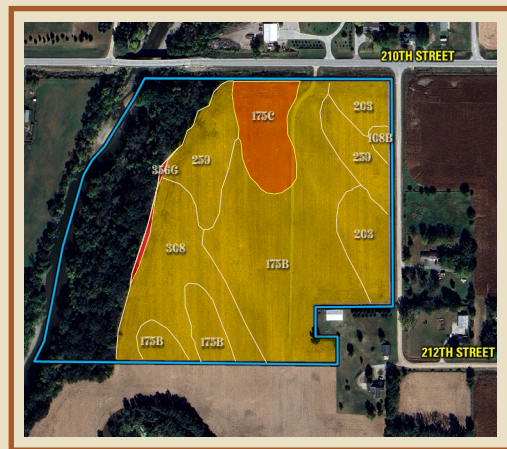




# Tract 5

37.23 Acres M/L

210th Street & 212th Street, Webster City, IA 50595

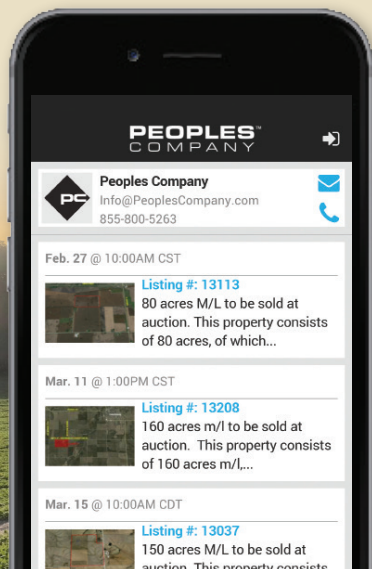


## Tillable Soils Map - Tract 5

Code	Description	Acres	% of field	IA CSR2
● 175B	Dickinson sandy loam	13.62	45.48%	51
● 308	Wadena loam	5.51	18.40%	56
● 259	Biscay clay loam	4.43	14.79%	52
● 203	Clyinder loam	3.25	10.85%	58
● 175C	Dickinson sandy loam	2.72	9.08%	46
● 108B	Wadena loam	0.25	0.83%	52
● 356G	Storden-Hayden loams	0.17	0.57%	13
Average: 52.2				

**Tract 5** is a scenic building site off paved road, 210th Street with Boone River frontage and income producing tillable acres. The property consists of 37.23 total acres m/l with 29.94 tillable acres m/l. Primary soil types include Dickinson sandy loam and Wadena loam, carrying a CSR2 of 52.2. The tract is located at the corner of 210th Street and 212th Street in Section 31 of Cass Township.

**Directions:** From Highway 20 in Webster City head north on Superior Street for 1.5 miles until reaching 2nd Street. Turn right (east) on 2nd Street for a quarter mile until reaching White Fox Road. Turn left (north) on White Fox Road for 1.25 miles until reaching 210th Street. Turn left (west) on 210th Street for 1 mile until reaching the property. The property is located on the south side of the road.



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You can access the app online, but it works even better when you download it to your smartphone.

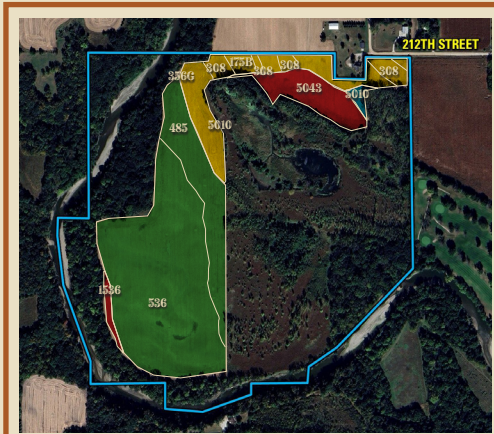


# Tract 6

155.91 Acres M/L



212th Street, Webster City, IA 50595



## Tillable Soils Map - Tract 6

Code	Description	Acres	% of field	IA CSR2
536	Hanlon fine sandy loam	29.65	53.43%	80
485	Spillville loam	9.04	16.30%	88
175B	Dickinson sandy loam	7.42	13.38%	51
5043	Aquents loamy	6.08	10.96%	5
308	Wadena loam	2.16	3.89%	56
1536	Hanlon fine sandy loam	0.57	1.03%	37
5010	Pits, sand and gravel	0.47	0.85%	0
203	Clydiner loam	0.07	0.13%	58
356G	Storden-Hayden loams	0.02	0.04%	13

**Average: 67.1**

**Tract 6** is the ultimate recreational property with the Boone River, a pond, and surrounding timber. The property consists of 155.91 total acres m/l with 55.49 tillable acres m/l. Primary soil types include Hanlon fine sandy loam and Spillville loam, carrying a CSR2 of 67.1. The farm has 2 acres enrolled in CRP paying \$300/acre and expiring in 2035. The tract is located off 212th Street in Section 31 of Cass Township.

**Directions:** From Highway 20 in Webster City, head north on Superior Street for 1.5 miles until reaching 2nd Street. Turn right (east) on 2nd Street for a quarter mile until reaching White Fox Road. Turn left (north) on White Fox Road for 1.25 miles until reaching 210th Street. Turn left (west) on 210th Street for 1 mile until reaching 212th Street. Turn left (south) on 212th Street for 0.25 miles until reaching the property. The property is located on the south side of the road.

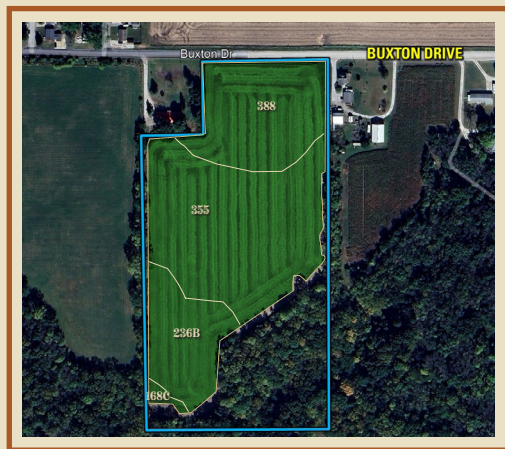




# Tract 7

18.71 Acres M/L

Buxton Drive, Webster City, IA 50595



## Tillable Soils Map - Tract 7

Code	Description	Acres	% of field	IA CSR2
● 355	Luther loam	6.65	47.10%	84
● 388	Kossuth silty clay loam	5.16	36.54%	86
● 236B	Lester loam	2.21	15.65%	85
● 168C	Hayden loam	0.10	0.71%	73

**Average: 84.8**

**Tract 7** is an excellent building site on the east side of Webster City off pavement. The property consists of 18.71 total acres m/l with 14.13 FSA cropland acres. Primary soil types include Luther loam and Kossuth silty clay loam, carrying a CSR2 of 84.8. Water and electric are provided by Webster City Municipal and located on the south side of Buxton Drive.

**Directions:** From Highway 20 in Webster City, head north on Superior Street for 1.25 miles until reaching Bank Street. Turn right (east) on Bank Street for 0.5 miles until reaching Bell Avenue. Turn right (south) on Bell Avenue for 0.2 miles until reaching Buxton Drive. Turn left (east) on Buxton Drive for 0.25 miles until reaching the property. The property is located on the south side of the road.

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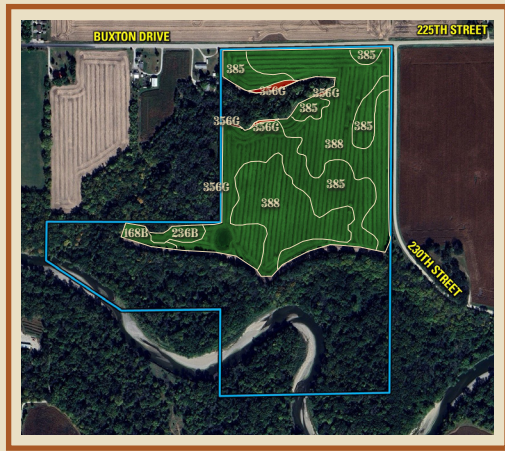


# Tract 8

96.97 Acres M/L



Buxton Drive & 230th Street, Webster City, IA 50595

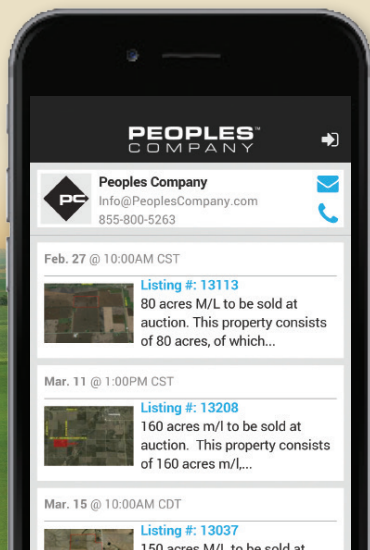


## Tillable Soils Map - Tract 8

Code	Description	Acres	% of field	IA CSR2
388	Kossuth silty clay loam	26.16	54.42%	86
385	Guckeen clay loam	19.06	39.65%	76
236B	Lester loam	1.28	2.66%	85
168B	Hayden loam	1.17	2.43%	76
356G	Storden-Hayden loams	0.40	0.83%	13
Average: 81.2				

**Tract 8** is the perfect combination farm with high-quality tillable acres on the north side and secluded timber on the south side. The property consists of 96.97 total acres m/l with 48.07 FSA cropland acres. Primary soil types include Kossuth silty clay loam and Guckeen clay loam, carrying a CSR2 of 81.2. The tract is located off 225th Street/Buxton Drive on the east side of Webster City.

**Directions:** From Highway 20 in Webster City, head north on Superior Street for 1.25 miles until reaching Bank Street. Turn right (east) on Bank Street for 0.5 miles until reaching Bell Avenue. Turn right (south) on Bell Avenue for 0.2 miles until reaching Buxton Drive. Turn left (east) on Buxton Drive for 0.5 miles until reaching the property. The property is located on the south side of the road.



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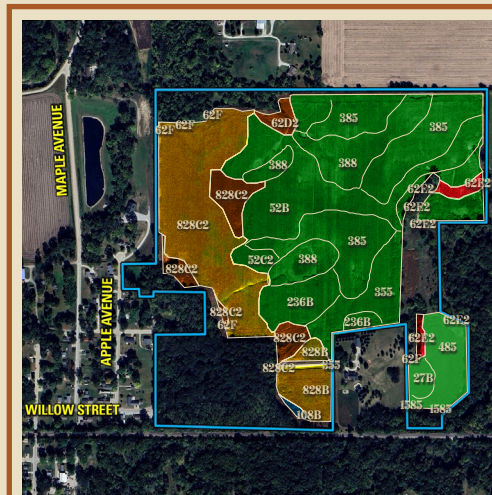
**You can access the app online, but it works even better when you download it to your smartphone.**



# Tract 9

135.23 Acres M/L

Willow Street, Webster City, IA 50595



## Tillable Soils Map - Tract 9

Code	Description	Acres	% of field	IA CSR2
828B	Zenor sandy loam	24.94	23.64%	52
385	Guckeen clay loam	18.97	17.98%	76
52B	Bode clay loam	17.24	16.34%	91
388	Kossuth silty clay loam	11.07	10.49%	86
355	Luther loam	6.38	6.05%	84
236B	Lester loam	5.65	5.35%	85
828C2	Zenor sandy loam	5.26	4.98%	43
485	Spillville loam	4.88	4.62%	88
27B	Terril loam	4.14	3.92%	87
52C2	Bode clay loam	3.57	3.38%	82
62E2	Storden loam	1.53	1.45%	32
62D2	Storden loam	1.30	1.23%	41
108B	Wadena loam	0.28	0.27%	52
5010	Pits, sand and gravel	0.21	0.20%	0
62F	Belview loam	0.08	0.08%	17
1585	Spillville-Coland complex	0.02	0.02%	30

**Average: 73.0**

**Tract 9** is a highly tillable farm on the northeast side of Webster City. The property consists of 135.23 total acres m/l with 105.51 FSA cropland acres. Primary soil types include Zenor sandy loam and Guckeen clay loam, carrying a CSR2 of 73. The tract is accessed by Willow Street and Apple Avenue. A new driveway can be installed by the new owner along Apple Avenue to improve access to the tillable acres (please contact the agent for driveway quote received). The tract has a 20' access easement on the southwest side for the owner of 529 Willow Street to access their property.

*\*There are a few hunting blinds located on this property that are the property of the previous tenant and will be removed prior to closing.*

**Directions:** From Highway 20 in Webster City, head north on Superior Street for 1.5 miles until reaching 2nd Street. Turn right (east) on 2nd Street for 0.5 miles until reaching Oak Avenue. Turn left (north) on Oak Avenue for 0.2 miles until reaching Willow Street. Turn right (east) on Willow Street for 0.25 miles until reaching the property.







12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #18449



## AUCTION DETAILS & TERMS

Hamilton County, Iowa Land Auction  
614.85 Acres M/L

**Bidding Ends:** Thursday, August 28th, 2025, at 1:00 P.M.

### ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS

**How to Bid:** Open the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction click REGISTER TO BID. From there, you will need to create a bidder account. Once that is created you can bid on any of our Online Auctions.

**Online Bidding:** Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders will be accessing this auction online by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

**Bidder Registration:** All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction.

**Co-Brokers:** Participating brokers must register the client 24 hours before the Auction date by filling out our Broker Registration Form.

**Auction Method:** This property will be offered as nine individual tracts. All bids will be on a price-per-acre basis. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. If you plan to bid, please register 24 hours before the auction date. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

**Agency:** Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

**Farm Program Information:** Farm Program Information is provided by the Hamilton County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Hamilton County FSA and NRCS offices.

**Earnest Money Payment:** A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held in the Peoples Company Trust Account.

**Closing:** Closing will occur on or about Thursday, October 9th, 2025. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

**Possession:** Possession will be granted at closing, subject to tenant's rights.

**Farm Lease:** The farm leases have been terminated and the leases are open for the 2025 cropping season. The seller will retain all income from the 2025 crop leases.

**Hunting Lease:** The hunting leases have been terminated and the hunting rights are open for the 2025 hunting seasons.

**Survey & Staking:** Tracts 1, 2, 3 & 4 will be surveyed prior to closing. If tracts 5 & 6 sell separately, the seller will pay to stake the boundary between the tracts. The staking will not be completed until the crops have been harvested. No additional surveying or staking will be provided by the seller.

**Easement:** Tract 9 is subject to a 20' road easement to 529 Willow Street. The easement will run with the land, contact listing agent for details.

**Mineral Rights:** A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on all tracts. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

**Contract & Title:** Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

**Financing:** The purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

**Fences:** Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

**Other:** This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auction Company.

**Disclaimer:** All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her investigation of the property before bidding during the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the Abstract.



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