




# HAMILTON COUNTY, IOWA

**220.81**  
ACRES M/L

 Fisher Avenue & 173rd Street, Webster City, Iowa 50595

**JOHN REBURN**  
515.330.8710  
JohnR@PeoplesCompany.com  
LIC IA S65697000

**JAXON GOEDKEN**  
515.705.6203  
Jaxon@PeoplesCompany.com  
LIC IA S68166000

**Listing #18682**

# PROPERTY OVERVIEW

Hamilton County Land Available - 220.81 acres m/l located 4 miles north of Webster City in Section 12 of Fremont & Section 7 of Cass Townships. The farm has 194.24 FSA Cropland acres of which 174.23 acres m/l are currently being farmed carrying a CSR2 of 78.4. The primary soils types include high producing Nicollet Clay Loam and Canisteo Clay Loam. The property has value add opportunities of converting 20 m/l additional acres to row crop production or adding tile to improve the currently farmed acres. The land also has recreational appeal with timber and a quarter mile of Boone River frontage. The tillable acres are leased for the 2026 crop season. Contact the agent for details.



## KEY FEATURES

<b>School District:</b>	Webster City Schools
<b>General Area:</b>	North of Webster City, South of Woolstock
<b>Zoning:</b>	Agriculture

## REGIONAL MAP

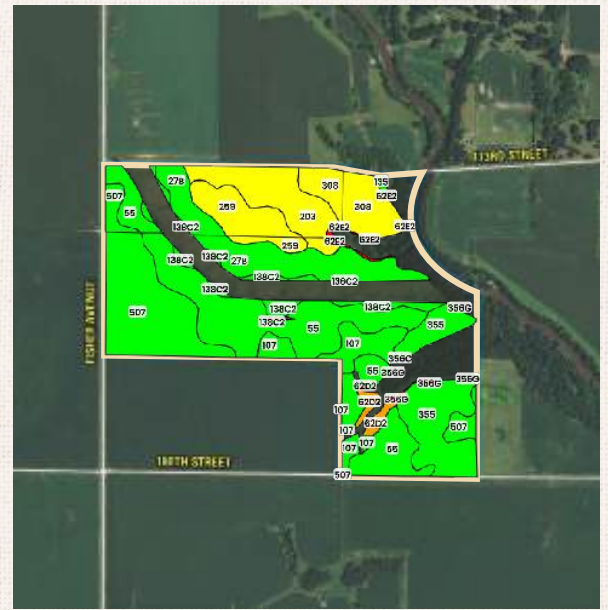


## DIRECTIONS

From Webster City, travel north on Fisher Avenue for 4.5 miles until reaching the property. The property is on the east side of Fisher Avenue and south side of 173rd Street.

# TILLABLE SOILS MAP

Code	Description	Acres	% of field	IA CSR2
55	Nicollet clay loam	45.07	25.87 %	89
507	Canisteo clay loam	29.47	16.91 %	84
27B	Terril loam	21.06	12.09 %	87
355	Luther loam	20.46	11.74 %	84
203	Cylinder loam	14.85	8.52 %	58
308	Wadena loam	12.28	7.05 %	56
259	Biscay clay loam	11.00	6.31 %	52
107	Webster clay loam	9.51	5.46 %	86
138C2	Clarion loam	6.36	3.65 %	83
62D2	Storden loam	2.32	1.33 %	41
62E2	Storden loam	0.89	0.51 %	32
356G	Storden-Hayden loams	0.58	0.33 %	13
135	Coland clay loam	0.39	0.22 %	76
<b>Average:</b>			<b>78.4</b>	



📍 Fisher Avenue & 173rd Street,  
Webster City, Iowa 50595

**Price: \$1,898,966**

# AERIAL MAP





1108 S. 44th Street, Suite 102  
Cumming, IA 50061



PeoplesCompany.com  
Listing #18682




SCAN THE QR  
CODE TO THE LEFT  
WITH YOUR PHONE  
CAMERA TO VIEW  
THIS LISTING ONLINE!



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