

HAMILTON COUNTY, IOWA

**BUILDING SITE
WITH BOONE RIVER FRONTAGE**



75.68
ACRES M/L

Buxton Drive & 230th Street, Webster City, Iowa 50595 | **LISTING #18686**

JOHN REBURN
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JAXON GOEDKEN
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PS PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

PROPERTY OVERVIEW

Hamilton County Land Available – 75.68 acres m/l located on the east edge of Webster City, offering an exceptional opportunity to build your dream home and enjoy hunting right in your backyard. The property features approximately a quarter-mile of Boone River frontage with a private trail down to the river on the southwest side. The property has good income with 25.29 FSA cropland acres with a CSR2 of 83.2. The FSA cropland acres are leased for the 2026 crop season. Contact the agent for details.

The western 35.68 acres lie within city limits, with municipal water and electricity available along the south side of Buxton Drive, while the eastern 40 acres provide a more private setting accessed via an established driveway easement. Whether you are looking to build a home, create a weekend retreat, or enjoy outdoor recreation, this property combines productive farmland, river frontage, and timbered hunting grounds in one property.



TILLABLE SOILS MAP



Code	Description	Acres	% of field	IA CSR2
388	Kossuth silty clay loam	10.03	36.97 %	86
355	Luther loam	6.40	25.33 %	84
385	Guckeen clay loam	4.23	16.71 %	76
236B	Lester loam	3.51	13.87 %	85
168B	Hayden loam	0.95	3.75 %	76
168C	Hayden loam	0.17	0.67 %	73
356G	Storden-Hayden loams	0.00	0.00 %	13

Average: 83.2

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PRICE: \$487,500
\$/ACRE: \$6,442



AERIAL MAP



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.





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



PeoplesCompany.com
Listing #18686



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

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