

HAMILTON COUNTY IA

Farmland Available

46.68 ACRES M/L
-PREMIUM LAND-
LISTING — NUMBER
#16065
HAMILTON COUNTY

Address
Inkpaduta Avenue
Webster City, IA 50595

Chase Duesenberg
641.529.0562

Chase@PeoplesCompany.com

PROPERTY PRICE
\$460,000



HAMILTON COUNTY

PROPERTY INFORMATION

Rare opportunity to own property along the Boone River in Hamilton County, Iowa! Peoples Company presents 46.68 acres m/l just south of Webster City, Iowa that would serve as an excellent acreage setting or executive building site. Electric service is provided through Pleasant Hill Community Line and rural water is serviced through Xenia with a 3" line located 600 feet to the west of the property along Inkpaduta Avenue. The diverse topography offers spectacular views of the Boone River Valley providing excellent recreational opportunities. Ample food sources, diverse cover, and river corridor provide a sanctuary supporting a strong population of deer, turkey, upland game birds, and waterfowl.

The farm consists of 35.4 FSA cropland acres, which includes 30.86 acres currently in row crop production carrying a CSR2 of 61. The current owners have enrolled the balance of 4.54 acres in the Conservation Reserve Program (CRP). The contract includes CRP practice CP21 with an annual payment of \$962 or \$212 per acre (See Attached CRP Map). Primary soil types include Wadena, Cylinder, and Biscay clay loam. The farm lease is open for the 2022 growing season.

The property also features a 24' x 24' Cabin with a screened-in porch and deck overlooking the Boone River. The property is located in Section 30 of Independence Township just minutes away from the Webster City Municipal Airport.

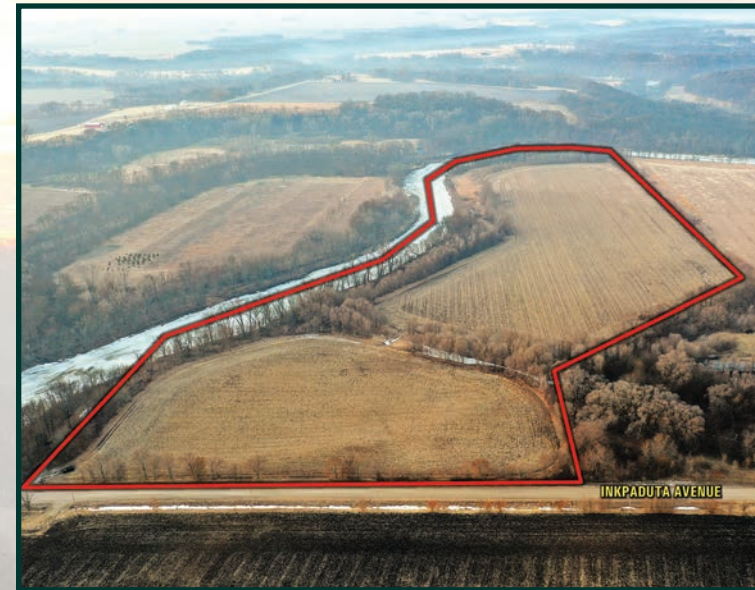
Take advantage of this premier location with excellent recreational opportunities!

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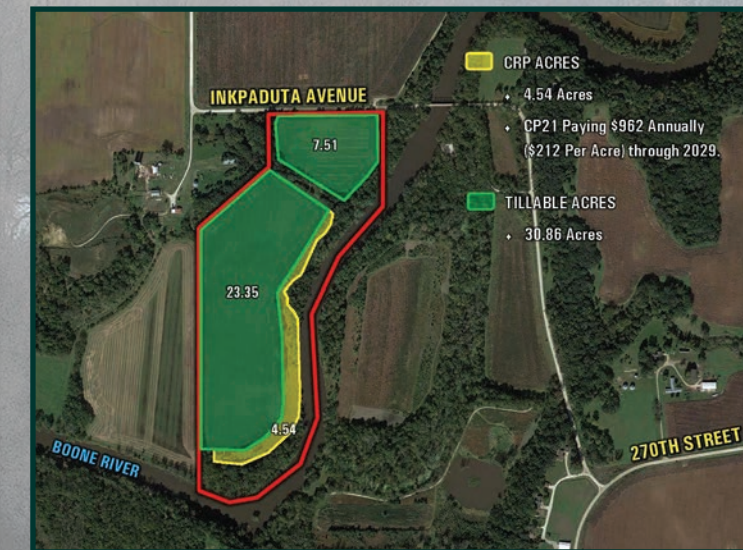
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TILLABLE SOILS

Code	Soil Description	Acres	% of Field	Legend	CSR2
308	Wadena loam	6.81	22.1%		56
203	Cylinder loam	6.40	20.7%		58
259	Biscay clay loam	5.18	16.8%		52
485	Spillville loam	3.69	12.0%		88
135	Coland clay loam	2.91	9.4%		76
108B	Wadena loam	2.44	7.9%		52
168E	Hayden loam	2.43	7.9%		45
27B	Terril loam	0.88	2.9%		87
356G	Storden-Hayden loams	0.12	0.4%		13
Weighted Average:					61





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DIRECTIONS

From Webster City, Iowa: Travel south out of Webster City on Tunnel Mill Road crossing over US Highway 20 for 2 miles until reaching 258th Street. Turn left (east) on 258th Street for 1 mile until reaching Inkpaduta Avenue. Turn right (south) on Inkpaduta Avenue for 1 mile that will curve back towards the east. The property will be to the right (south) side of the road marked with a Peoples Company sign.

For more information visit **PeoplesCompany.com**

