



# *Webster County*

88.2 CSR2  
TRANSITIONAL  
DEVELOPMENT  
LAND AVAILABLE

LISTING #16105



CHASE DUESENBERG | 641.529.0562 | CHASE@PEOPLES COMPANY.COM

# TRANSITIONAL DEVELOPMENT LAND AVAILABLE

PEOPLES COMPANY.COM  
LISTING #16105

## Webster County

Peoples Company is pleased to offer 43.87 acres m/l of transitional development land located within the City Limits of Fort Dodge, Iowa, and near newer development areas. The property is serviceable from a sanitary sewer main and a water main located along paved North 14th Street - see attachments for approximate maps. The property is zoned 6RS: Residential Single-Family which may allow for further development into single-family building lots.

Approximately 26.27 FSA tillable acres are carrying a CSR2 of 88.2. Primary soil types on the tillable acres include Clarion, Webster, and Nicollet clay loam. The farm is leased for the 2022 crop season.

The balance of the acres consists of hardwood timber providing excellent recreational opportunities. Ample food sources, diverse cover, and a river corridor provides a sanctuary supporting a strong population of deer, turkey, and waterfowl (Contact Agent for details on hunting regulations within city limits). The property is in Section 8 of Fort Dodge Township just minutes away from the Fort Dodge Regional Airport.

Take advantage of this premier location with excellent recreational and/or development opportunities!

## Directions

From Fort Dodge, Iowa: Travel north on North 15th Street for approximately 3 miles until reaching 29th Avenue North. Turn left on 29th Avenue North for a short distance until reaching North 14th Street. Turn right on North 14th Street for a short distance and the property will be on the left (west) side of the road marked with a Peoples Company sign.

**88.2 CSR2 Farm**  
**Development Potential**



<b>Acres</b>	<b>43.87</b>
<b>CSR2</b>	<b>88.2</b>
<b>FSA</b>	<b>26.27</b>
<b>Taxes</b>	<b>\$1,330</b>

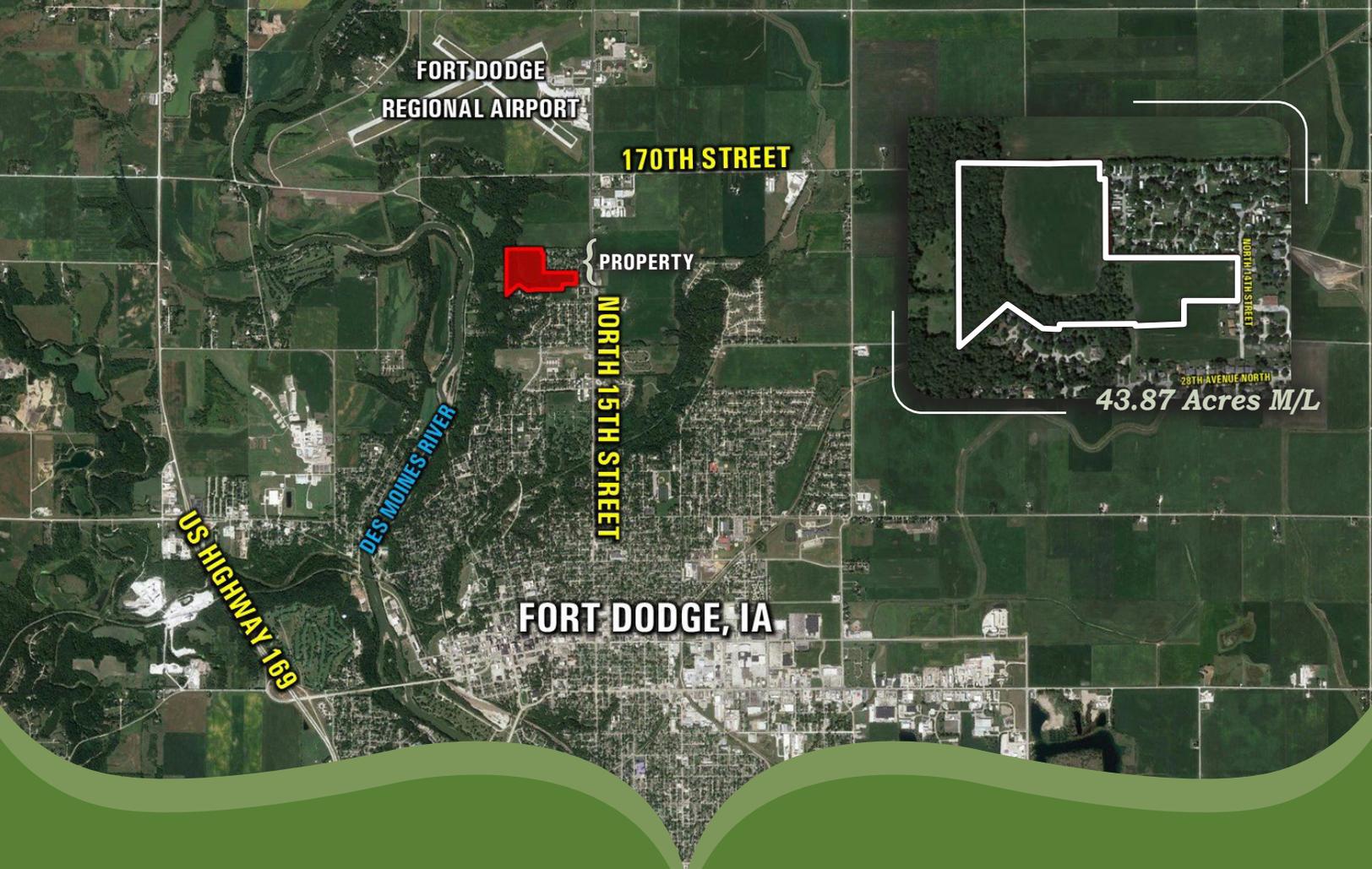
**W OF N 14TH STREET  
FORT DODGE, IOWA 50501**



**HIGH-QUALITY  
HARDWOOD TIMBER**



Legal Description: 43.87 acres m/l located in the Northwest Quarter (NW1/4) and the Southwest Quarter (SW1/4) of Section 8, Township 89 North, Range 28 West of the 5th P.M., Webster County, Iowa. Exact legal description to be taken from the Abstract.



FORT DODGE  
REGIONAL AIRPORT

170TH STREET

PROPERTY

NORTH 15TH STREET

DES MOINES RIVER

US HIGHWAY 169

FORT DODGE, IA



43.87 Acres M/L

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