



# Land Available

## HAMILTON COUNTY, IA



Asking price: \$1,520,000 (\$9,500/acre) | Listing #16996



# 160 Acres M/L

**BRYAN BERGDALE**

712.251.8588 | IA LIC S65377000

Bryan@PeoplesCompany.com

**STEVE BRUERE**

515.222.1347 | IA LIC S43684000

Steve@PeoplesCompany.com



Peoples Company is excited to present an exceptional farm located just north of Stratford in Hamilton County, Iowa. The farm consists of 160 acres m/l with 104.20 tillable acres m/l boasting a CSR2 rating of 82.8. Primary soil types include Luther loam and Webster clay loam. The high-quality tillable acres are surrounded by thick mature timber, making this property a hunter's paradise. The property is just 20 minutes south of Webster City or an hour north of the Des Moines Metro. The farm is situated along Big Bear Road in Webster Township of Hamilton County, Iowa.

Whether you're an aspiring farmer, an avid hunter, or someone looking to invest in a property with diverse potential, this exceptional farm delivers on every front.

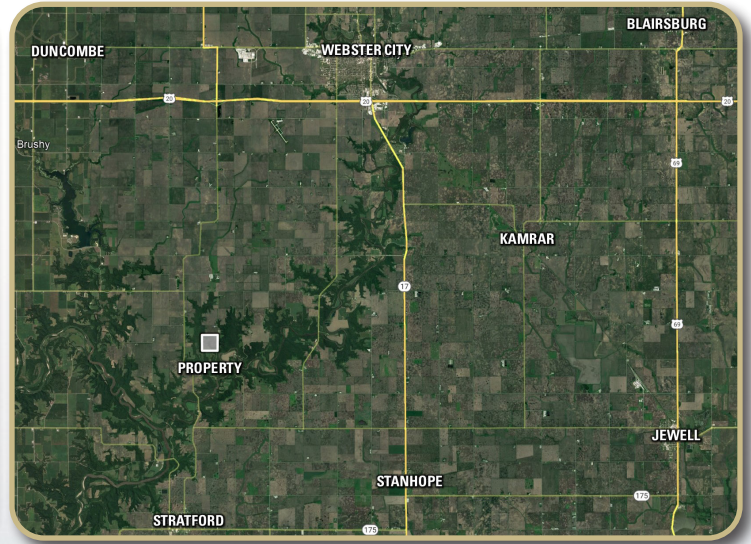


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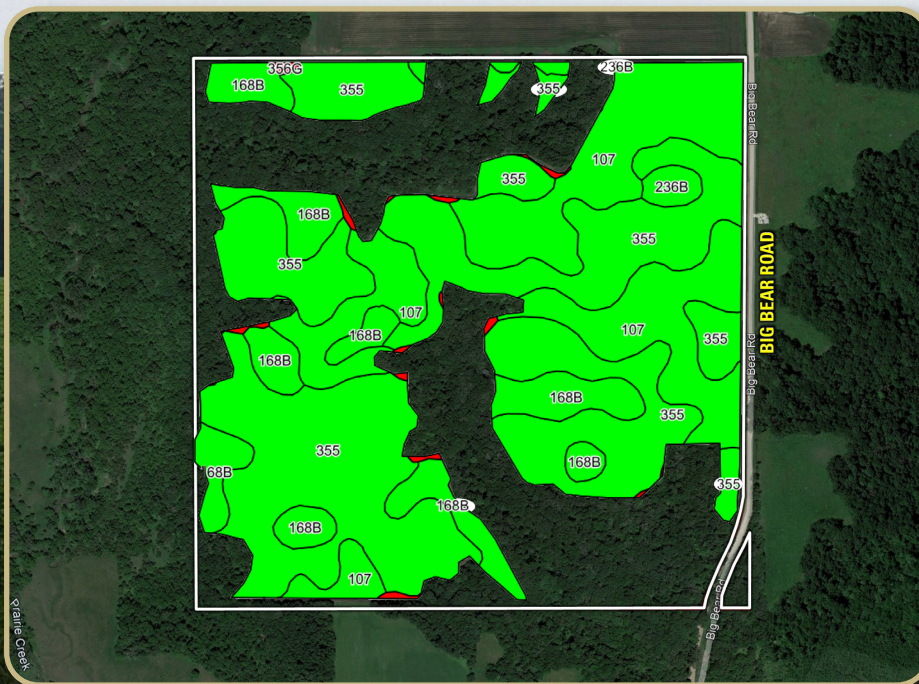
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 **PEOPLES**  
COMPANY  
INTEGRATED LAND SOLUTIONS

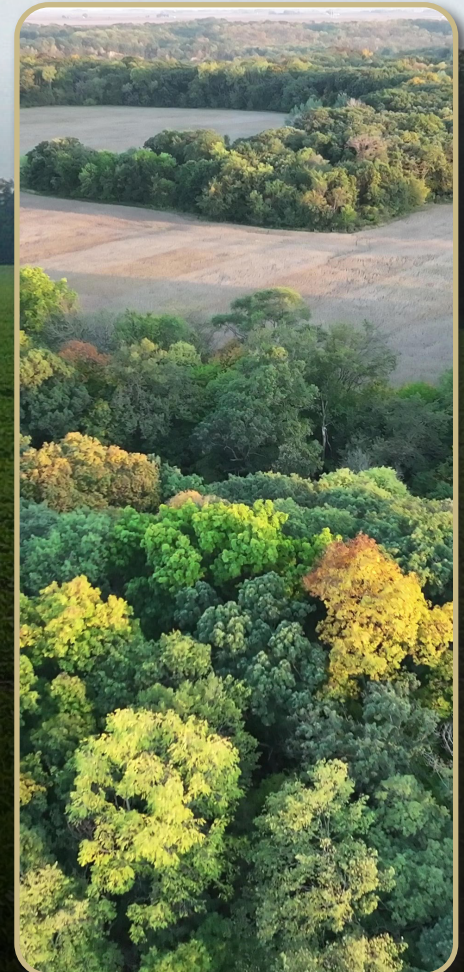
**Directions:** From Webster city: At the intersection of Highway 20 and Highway 17 head south on Highway 17 for 0.4 miles. Turn right (west) onto Cloz Drive for 0.3 miles. Turn left (south) onto Aldrich Drive for 0.3 miles. Continue onto Inkpaduta Avenue for 0.5 miles. Turn right (west) onto 245th Street for 0.8 miles. Turn left (south) onto Tunnel Mill Road for 3.4 miles. Continue on 280th Street. Take 290th Street to Big Bear Road for 5.9 miles. The farm lies along the west side of Big Bear Road.



### Soils Map



Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2
355	Luther Loam	58.05	55.7%	●	84
107	Webster Clay Loam	28.90	27.7%	●	86
168B	Hayden Loam	15.23	14.6%	●	76
236B	Lester Loam	1.10	1.1%	●	85
356G	Storden-Hayden Loams	0.93	0.9%	●	13
<b>Weighted Average</b>					<b>82.8</b>



### Additional Info:

- \*There is a hunting lease in place until June 31st, 2024.
- \*Utility information should be verified independently by Buyer and/or Buyer's Agent.



12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #16996



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