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A-74627

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LAND FOR SALE

115± Acres, Hamilton County, Iowa

OFFERED AT
\$718,000

Highlights:

- Tillable cropland in a productive area of northern Hamilton County with CRP filter strip along Boone River
- Includes grain bin at 1702 180th Street
- Well cared for tillable acres with crop share lease in place for 2024, full possession available for 2025



For additional information, please contact:

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Property Information

Directions to Property: From junction of White Fox Road and Second Street in Webster City, travel north on White Fox Road four miles to 180th Street. Turn west on 180th Street, cross the bridge over the Boone River, and the farm is on the left about one quarter mile. Watch for signs.

Legal Description: E1/2NE1/4 of Section 18; and the N1/2NW1/4 and S1/2NW1/4 lying North and West of the Boone River of Section 17, less Parcel "I", all in T-89-N, R-25-W of the 5th P.M.

Property Description: Tillable cropland under excellent care for decades available for the first time in many years that lies south of Woolstock in Sections 17 and 18 of Cass Township, two miles south of Wright County line. West tract of original, larger, Metcalf Farm.

Improvements: Grain bin

Farm Data: To be reconstituted by FSA

FSA Information: To be reconstituted by FSA

	Base	Yield
Corn	62.9 acres	121 bushels
Soybeans	37.5 acres	33 bushels

2023 Taxes: \$3,606.00 for entire 201.4 gross acres

CRP Information: 4.96 acres, with an annual payment of \$1,488. Expires on September 30, 2027.

Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
108B	Wadena loam, 2 to 6 percent slopes	49.68	44.23	52.0	0	62	2e
175B	Dickinson sandy loam, 2 to 5 percent slopes	14.85	13.22	51.0	0	59	2e
259	Biscay clay loam, 0 to 2 percent slopes	13.23	11.78	52.0	0	69	2w
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	10.04	8.94	88.0	0	86	2w
203	Cylinder loam, 0 to 2 percent slopes	6.69	5.96	58.0	0	73	2s
W	Water	5.64	5.02	-	0	-	-
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.86	4.33	76.0	0	82	2w
356G	Storden-Hayden loams, 25 to 50 percent slopes	3.64	3.24	13.0	0	17	7e
308	Wadena loam, 0 to 2 percent slopes	1.54	1.37	56.0	0	62	2s
1536	Hanlon fine sandy loam, channeled, 0 to 2 percent slopes	1.43	1.27	37.0	0	58	5w
168B	Hayden loam, 2 to 6 percent slopes	0.3	0.27	76.0	0	86	2e
107	Webster clay loam, 0 to 2 percent slopes	0.24	0.21	86.0	0	83	2w
536	Hanlon fine sandy loam, 0 to 2 percent slopes	0.17	0.15	80.0	0	89	2s
5010	Pits, sand and gravel	0.03	0.03	-	0	-	-
TOTALS		112.3 4(*)	100%	52.64	-	61.62	2.21

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.



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