

LAND FOR SALE

7.65+/- Acres • Hamilton County, Iowa

Priced at \$85,000

Highlights:

- Ready to build a dream home
- Electric and water access already on the property
- Fenced in areas for livestock or horses

L-2100300

Property Location: From Stratford, Iowa go south on Stagecoach Road three miles to 390th Street. Turn and go east on 390th Street for approximately one mile and the acreage will be on the south side of the road. Address 1370 390th Street, Stratford, Iowa.

Legal Description: Auditor parcel a in NE 1/4 Section 32, Township 86 Range 26



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For additional information, please contact:

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Property Information

Property Description: Don't miss your opportunity to buy this hard to find acreage building site in Hamilton County, Iowa. The acreage features 7.65 acres with mature timber and a creek running through it. The driveway access from the gravel road was just replaced by installing a new water culvert and rock. There are fenced in areas in place that could be used for pasture if so desired. On the property is a 20 x 30 shed that the owner has started to renovate to be used as a getaway. Call for a private showing!

Improvements:

- 20 x 30 Pole Building
- Corn crib

Farm Data:

Pasture 4.86 acres
 Non-crop 2.79 acres
 Total 7.65 acres

2020 Taxes: \$147.46



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
52C	Bode clay loam, 5 to 9 percent slopes	0.1	1.51	86	3e
55	Nicollet clay loam, 1 to 3 percent slopes	0.7	9.7	89	1
107	Webster clay loam, 0 to 2 percent slopes	4.4	57.82	86	2w
138B	Clarion loam, 2 to 6 percent slopes	2.3	30.31	89	2e
388	Kossuth silty clay loam, 0 to 2 percent slopes	0.1	0.66	86	2w
TOTALS		7.7	100%	87.2	1.92

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.