

MIDWEST LAND GROUP PRESENTS

50 ACRES IN

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# HAMILTON COUNTY IOWA



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 50 ACRES OF PERFECT DEVELOPMENT LAND WITH AMAZING HUNTING AND INCOME OPPORTUNITIES

This gorgeous property located on pavement just a few short miles south of Webster City in Hamilton County, offers diverse opportunities for the developer looking to offer multiple building lots for country living. The conveniently flat, wide-open fields butt up to mature hardwood timber, giving each lot the perfect wooded build site. A cool creek flows through the timber, giving a great water source for wildlife as well as a stomping ground for the kids. The Boone River, known for its incredible kayaking and tubing, has access just minutes down the road, helping make those hot summer days just that much cooler.

For the investor looking for income-producing land, 37.5 acres of this 50.74 acre farm are currently enrolled in 2 different CRP contracts, paying over \$11,400 annually. The largest of the two contracts was enrolled in 2022, making it very affordable to buy out to add more hard-to-find farm ground to your portfolio. Tillable ground boasts a CSR2 rating of 85.1.

Whether you are a developer, an investor, a seasoned hunter, or just want the perfect piece of land to build your family a country dream home, the possibilities are endless on this 50+ acre Hamilton County farm. As it will surely gather a lot of attention, call soon to schedule your own private showing.



# PROPERTY FEATURES

PRICE: **\$625,000** | COUNTY: **HAMILTON** | STATE: **IOWA** | ACRES: **50**

- Multiple wooded building sites
- Easy pavement access
- Less than 4 miles from Webster City
- Power at road
- Rural water easily accessible
- Mowed trails
- Active flowing creek
- Plentiful deer trails and sign
- Over \$11,400 in annual income
- Tillable CSR2 rating of 85.1
- Rare Hamilton County land
- Boone River access minutes away



50 +/- ACRES

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# PLENTIFUL DEER SIGN

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# MULTIPLE WOODED BUILDING SITES

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# 37.5 ACRES OF CRP IN 2 CONTRACTS

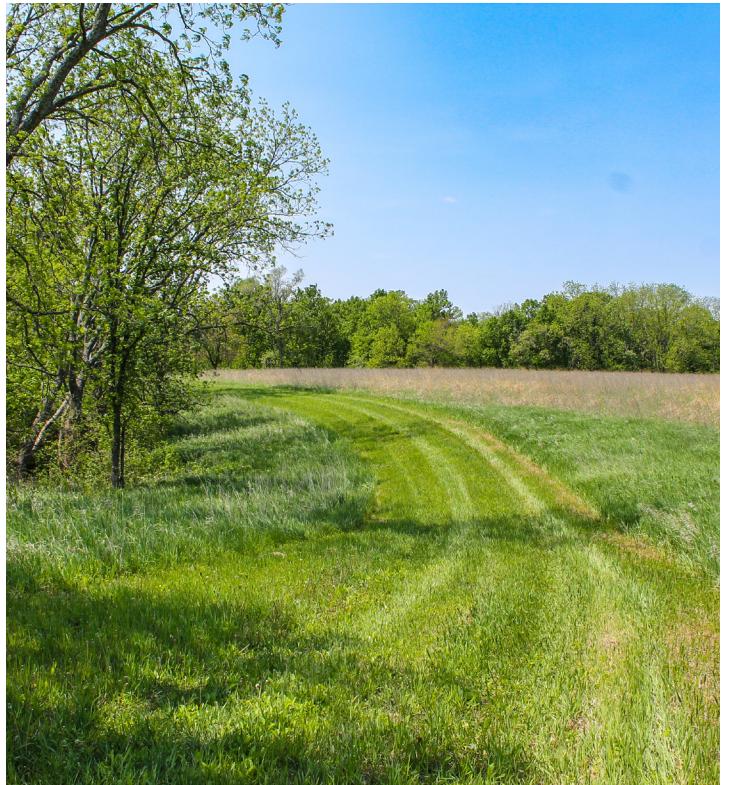
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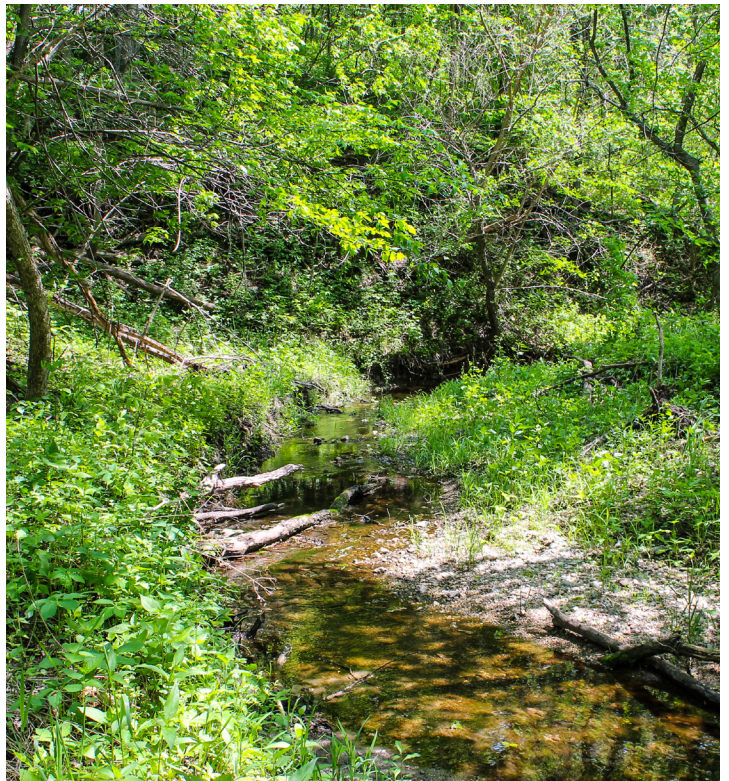
# MOWED TRAILS

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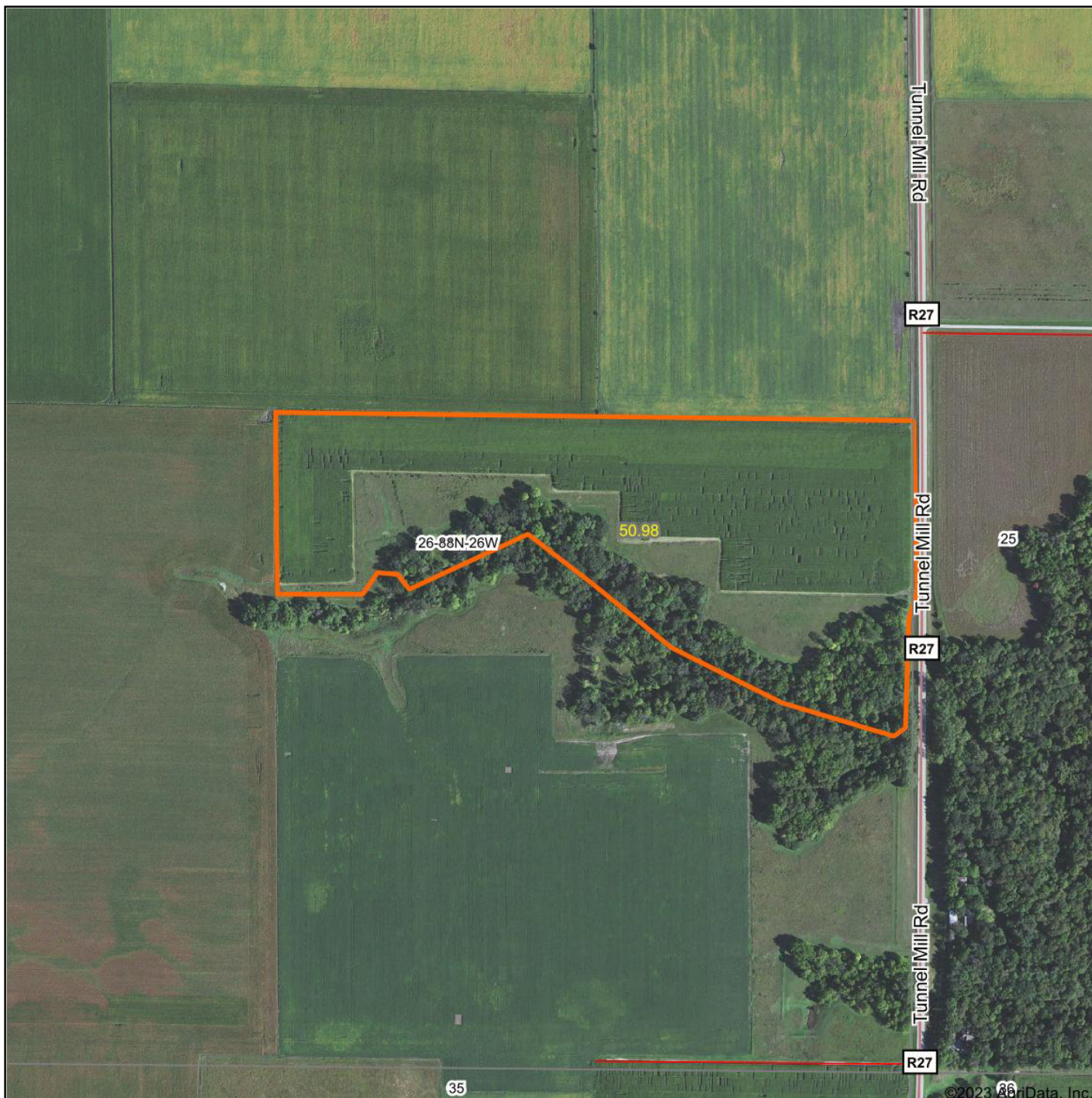


# ACTIVE FLOWING CREEK

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# AERIAL MAP



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Map Center: 42° 24' 13.93, -93° 50' 27.08

0ft 638ft 1275ft



Maps Provided By:



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**26-88N-26W**  
**Hamilton County**  
**Iowa**



5/14/2023



# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 3 meter dem  
Interval(ft): 3.0  
Min: 1,045.3  
Max: 1,107.2  
Range: 61.9  
Average: 1,098.7  
Standard Deviation: 9.55 ft

0ft 458ft 916ft

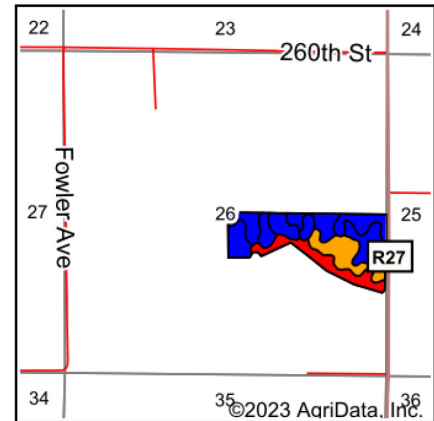
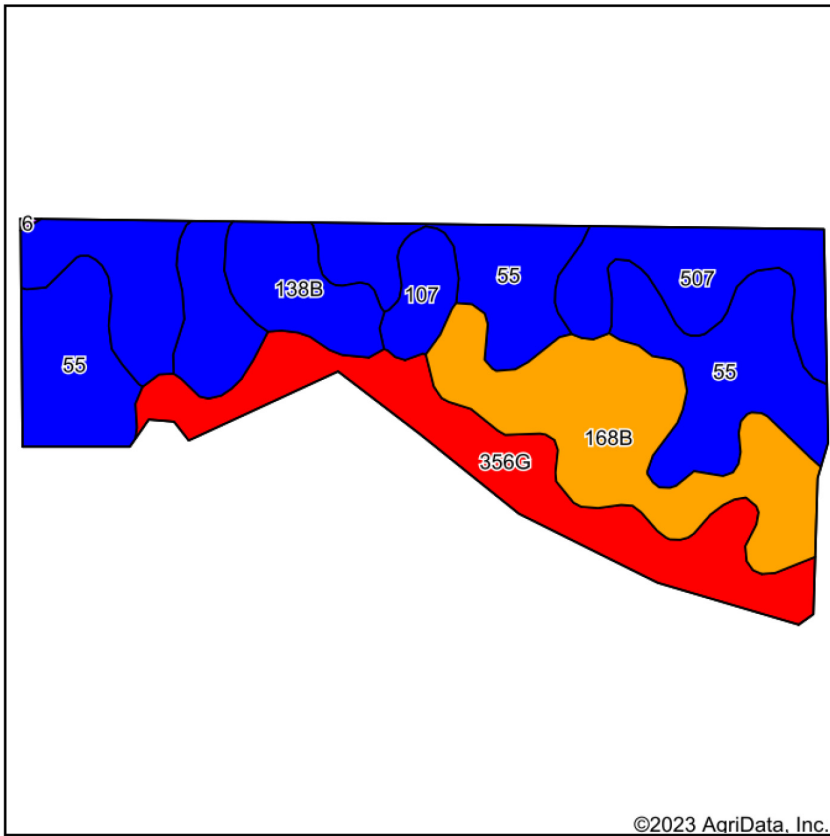


5/14/2023

26-88N-26W  
Hamilton County  
Iowa

Map Center: 42° 24' 13.93, -93° 50' 27.08

# SOIL MAP



State: **Iowa**  
 County: **Hamilton**  
 Location: **26-88N-26W**  
 Township: **Freedom**  
 Acres: **50.98**  
 Date: **5/14/2023**









Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

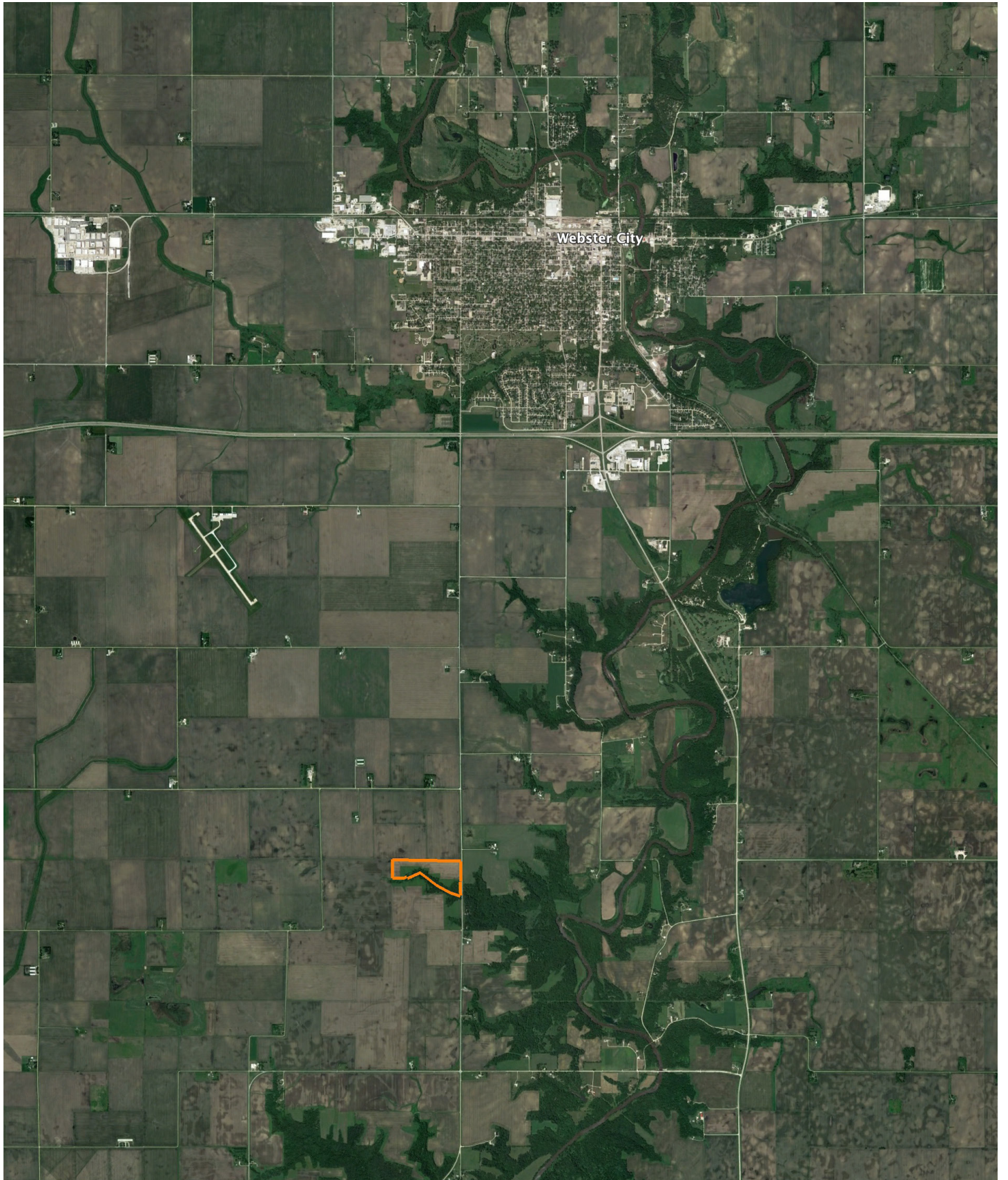
Area Symbol: IA079, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
55	Nicollet clay loam, 1 to 3 percent slopes	17.73	34.8%		lw	233.6	67.7	89	90	81	81	81	
168B	Hayden loam, 2 to 6 percent slopes	10.15	19.9%		lle	203.2	58.9	76	72	86	86	81	
356G	Storden-Hayden loams, 25 to 50 percent slopes	9.30	18.2%		Vlle	88.0	25.5	13	5	23	23	14	
507	Canisteo clay loam, 0 to 2 percent slopes	8.81	17.3%		llw	224.0	65.0	84	80	81	71	81	
138B	Clarion loam, 2 to 6 percent slopes	3.30	6.5%		lle	225.6	65.4	89	82	83	78	83	
107	Webster clay loam, 0 to 2 percent slopes	1.69	3.3%		llw	224.0	65.0	86	85	82	78	82	
<b>Weighted Average</b>						<b>2.56</b>	<b>198.5</b>	<b>57.5</b>	<b>71.6</b>	<b>68.5</b>	<b>*n 71.6</b>	<b>*n 69.4</b>	<b>*n 68.9</b>

\*\*IA has updated the CSR values for each county to CSR2.  
 \*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.  
 \*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

# OVERVIEW MAP

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# AGENT CONTACT

Aaron Creger is a proud lowan who understands the importance of the land to the community. He believes that the process of buying or selling land should be enjoyable and fulfilling. Aaron is a professional who also appreciates the excitement of finding the perfect piece of property or the right buyer to keep the traditions of the land alive.

Born and raised in Des Moines, Aaron attended Johnston High School and the University of Iowa, where he earned a bachelor's degree in Business Management with a Certificate of Entrepreneurship. With 20 years of experience in custom flooring and tile, Aaron has honed his skills in putting clients' interests first and seeing projects through to completion with complete satisfaction.

Aaron is also a founding member of MudbuM, an outdoor brand based in Urbandale, IA, that had a TV show about fishing and camping off the grid on both the Pursuit Channel and Sportsman Channel. He understands the importance of the outdoors to Iowa's rural community and enjoys hunting, fishing, and camping with family and friends. Some of his fondest memories are of family fishing trips to Wisconsin and Canada, as well as camping trips with his best friends.

Outside of work, Aaron is a member of the Patriotic Gentlemen of Iowa (PGI), a nonprofit that focuses on helping others in need, primarily veterans. He understands the importance of community and giving back to those who have served.

Aaron lives in Urbandale, IA, with his wife Katie, daughter Elly, and sons Colton and Crew. He looks forward to helping his fellow lowans find the perfect piece of land to call their own.



**AARON CREGER,**

LAND AGENT

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