

MIDWEST LAND GROUP PRESENTS

26.71 ACRES IN

---

# HAMILTON COUNTY IOWA



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

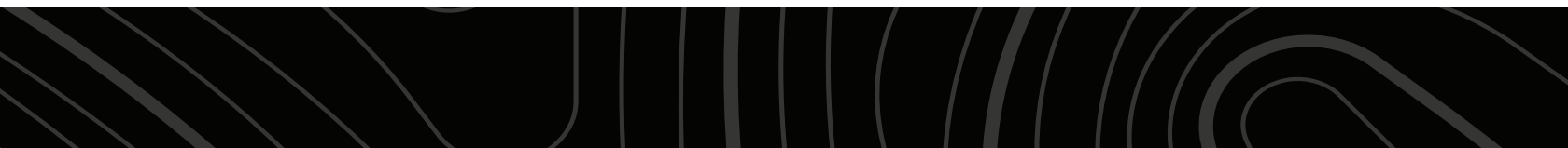
# HAMILTON COUNTY FARMLAND WITH DEVELOPMENT FUTURE

---

Here is a rare opportunity to purchase the last 26.71 +/- acres of a family-owned farm since 1914. Located inside Webster City limits, the Future Land Use Map highlights this land to be used for medium-density residential in the city's Comprehensive Plan. With the city's approval and possible cost share for infrastructure updates and tax abatements, this is development ground at cropland prices.

The 25.68 FSA cropland acres, currently in crop rotation, boast an average CSR2 of 87.8. The current cash rent and bonus structure make this a profitable investment piece, or a great addition to your current farming operation.

Contact Land Agent Aaron Creger for additional information.





# PROPERTY FEATURES

PRICE: **\$480,780** | COUNTY: **HAMILTON** | STATE: **IOWA** | ACRES: **26.71**

- Inside city limits
- Development potential
- Cost share/tax abatement potential
- Utilities at the road
- 25.68 tillable acres
- 87.8 CSR2 soils rating
- Open 2025 farm lease
- Cash rent/bonus structure available





# DEVELOPMENT POTENTIAL

---

Located inside Webster City limits, the Future Land Use Map highlights this land to be used for medium-density residential in the city's Comprehensive Plan.





# AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 42° 27' 28.92, -93° 50' 34.57

**2-88N-26W**  
**Hamilton County**  
**Iowa**

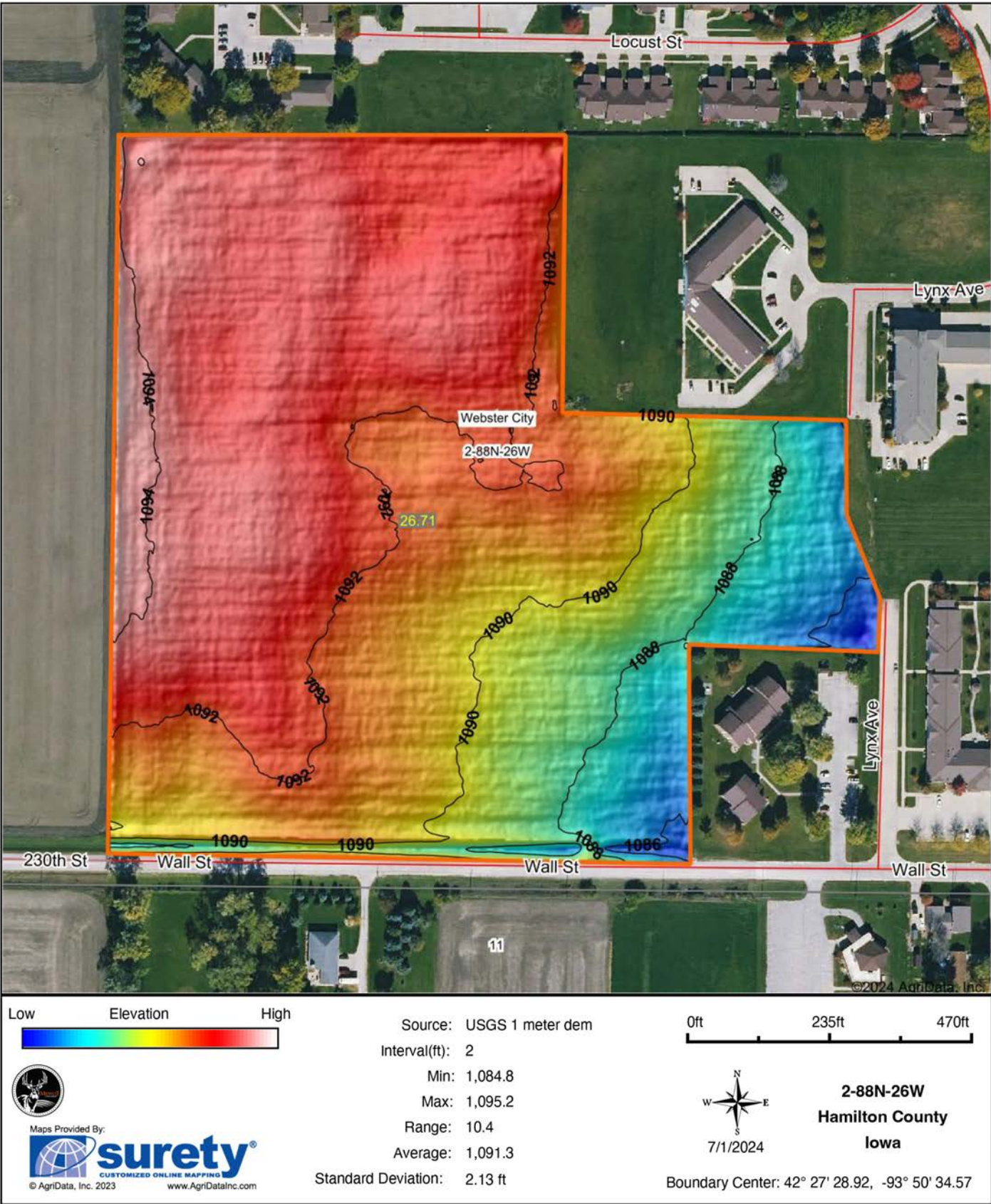
0ft 250ft 500ft



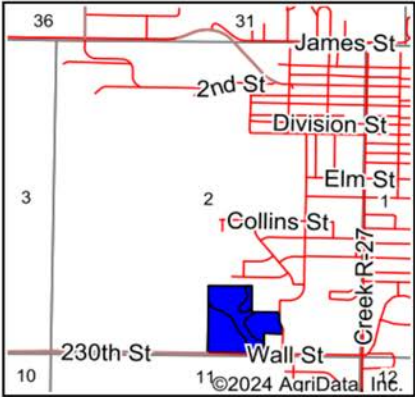
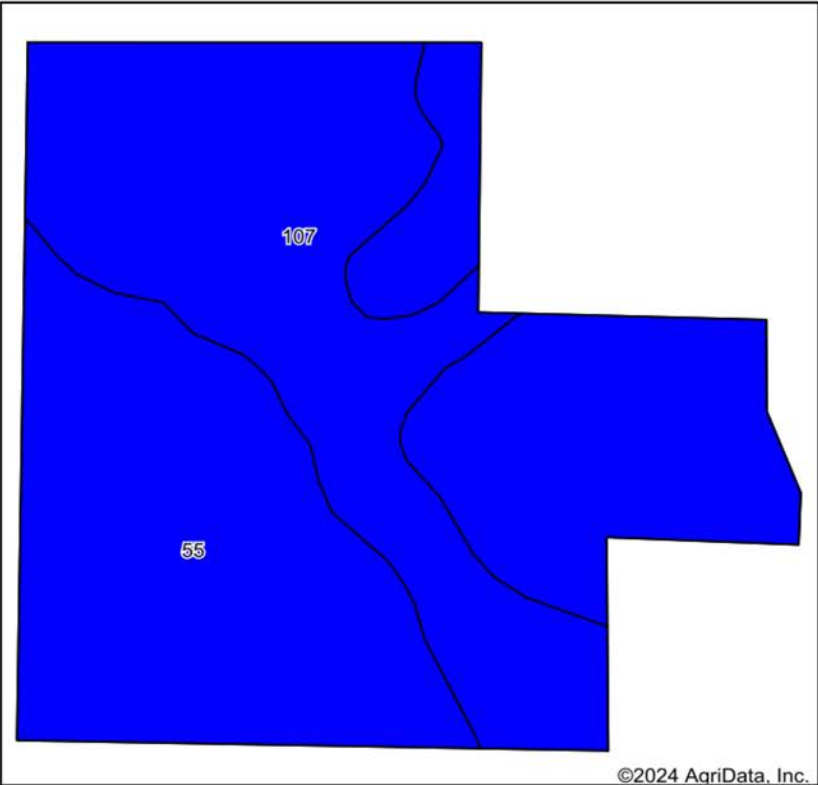
7/1/2024



# HILLSHADE MAP



# SOIL MAP



State: **Iowa**  
County: **Hamilton**  
Location: **2-88N-26W**  
Township: **Webster City**  
Acres: **26.71**  
Date: **7/1/2024**



Maps Provided By:  
  
© AgriData, Inc. 2023      www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA079, Soil Area Version: 27

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	16.31	61.1%		lw	233.6	67.7	89	90	81	81	81
107	Webster clay loam, 0 to 2 percent slopes	10.40	38.9%		llw	224.0	65.0	86	85	83	78	82
Weighted Average					1.39	229.9	66.6	87.8	88.1	*n 81.8	*n 79.8	*n 81.4

\*\*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.



# AGENT CONTACT

Aaron Creger is a proud Iowan 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 Iowans find the perfect piece of land to call their own.



**AARON CREGER,**

LAND AGENT

**515.705.4561**

[ACreger@MidwestLandGroup.com](mailto:ACreger@MidwestLandGroup.com)



## MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Texas, Wisconsin, & Wyoming.