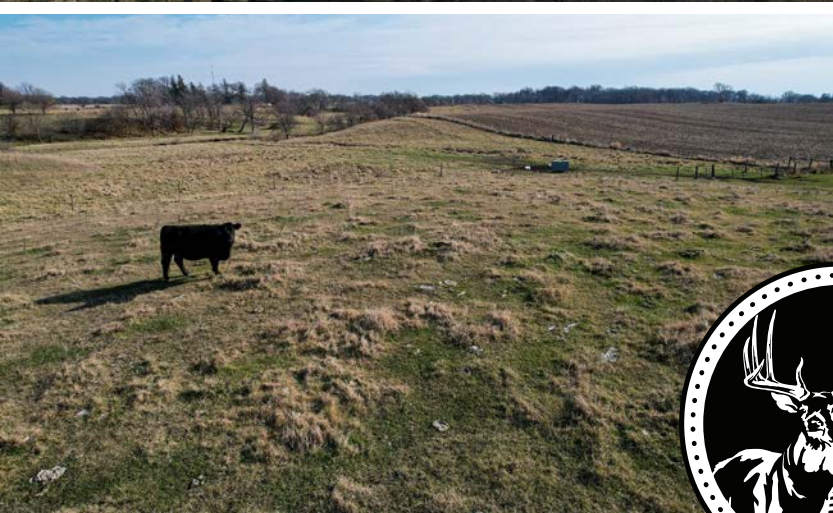


MIDWEST LAND GROUP PRESENTS

43 ACRES IN

FRANKLIN COUNTY IOWA



1861 LARK AVENUE, HAMPTON, IOWA, 50441

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE 43 +/- ACRES WITH HOME AND OUTBUILDINGS

Everything you need can be found on this Franklin County 43 +/- acre listing. The property is comprised of pasture land, 11 +/- tillable acres, a large creek, a beautiful home, and several large functional outbuildings.

This charming farmhouse is 1,616 finished square feet with 4 bedrooms, 1 bathroom, and updates that are functional as well as cosmetic. The back deck, kitchen, and bathroom have all been gutted and remodeled, making this home "move-in" ready. The floors on the main level were all refinished, and the front porch ceiling and pillars were all updated in recent years. The house has access to fiber-optic as well, should the future owner choose that route.

Outside you'll find plenty of storage space and/or shelter for livestock. There are 2 functional quonset buildings, 40'x64' and 42'x76', one with a concrete

floor. Also outside is a 24'x60' brick barn that the sellers have preserved and added a metal roof on. There are 3 cattle waterers installed near the barn and 1 outside the Quonset; 3 are under 10 years old. The property is currently set up for rotational grazing with 3 separate fenced-in pastures, and up by the house, there are a couple of smaller paddocks. There is just shy of 11 +/- acres of tillable ground, split into a couple of fields. The easternmost field is currently in hay. Beyond the functional aspect of this farm, there is plenty of wildlife traffic, providing recreational appeal. Not only are deer and turkeys a common sight but the creek supplies turtles and smaller fish for more enjoyment. There's more to this beautiful farm than what this write-up can provide, so schedule an appointment to see it in person! Please contact Land Agent Andrea Larson at (319) 572-9260 to schedule your private showing. Pre-approval or proof of funds will be required before the showing.



PROPERTY FEATURES

PRICE: **\$474,000** | COUNTY: **FRANKLIN** | STATE: **IOWA** | ACRES: **43**

- 43 +/- acres
- 4 bedroom, 1 bathroom home
- 1,616 finished square feet
- Many property updates
- Steel Quonset buildings
- Brick barn
- Cross-fencing installed for rotational grazing
- 4 cattle waterers
- 4 functional hydrants
- Large creek and smaller waterway
- Abundant wildlife
- 8 miles from Hampton, IA
- 29 miles from Mason City, IA

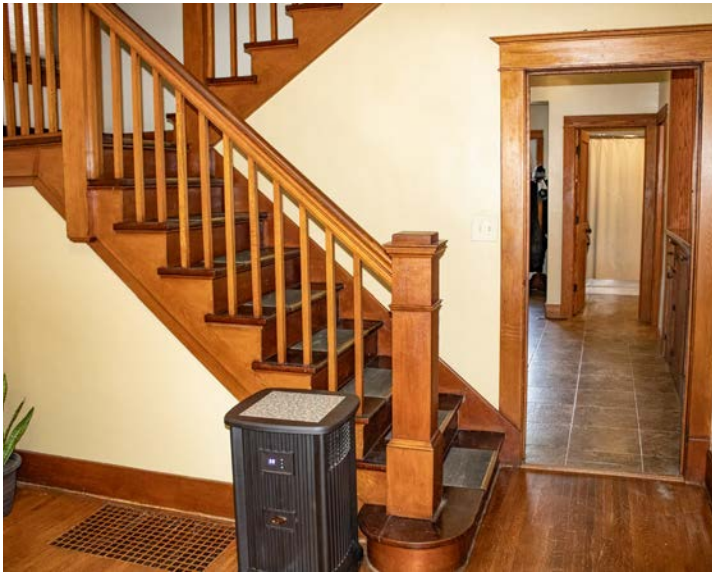


CHARMING FARMHOUSE

This charming farmhouse is 1,616 finished square feet with 4 bedrooms, 1 bathroom, and updates that are functional as well as cosmetic. The back deck, kitchen, and bathroom have all been gutted and remodeled, making this home "move-in" ready.



INTERIOR PHOTOS



BRICK BARN



11 +/- TILLABLE ACRES

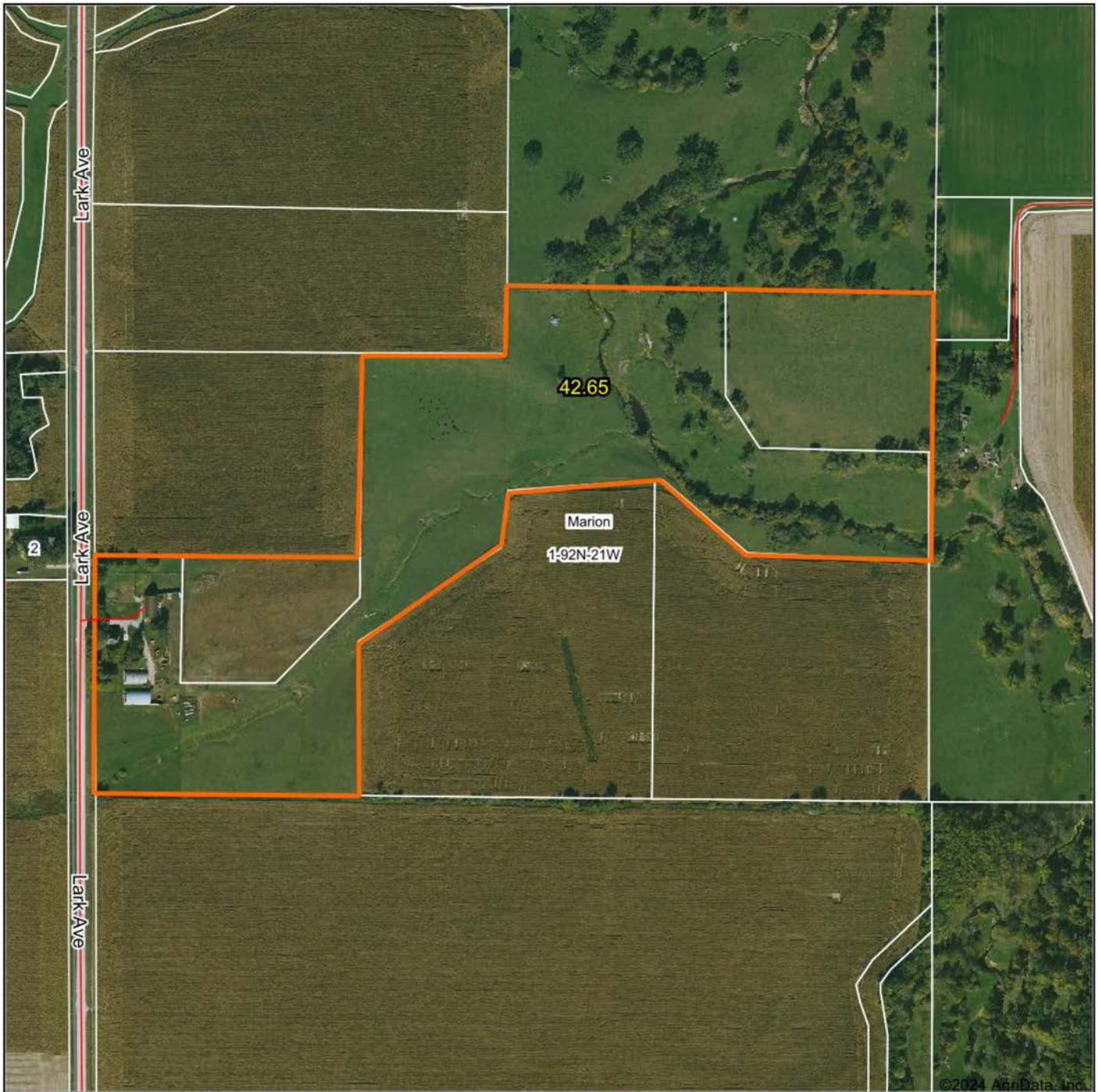


FUNCTIONAL FARM

Outside you'll find plenty of storage space and/or shelter for livestock. There are 3 cattle waterers installed near the barn and 1 outside the Quonset; 3 are under 10 years old. The property is currently set up for rotational grazing with 3 separate fenced-in pastures, and up by the house, there are a couple of smaller paddocks.



AERIAL MAP



Maps Provided By:



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Boundary Center: 42° 48' 45.3, -93° 16' 34.45

1-92N-21W
Franklin County
Iowa

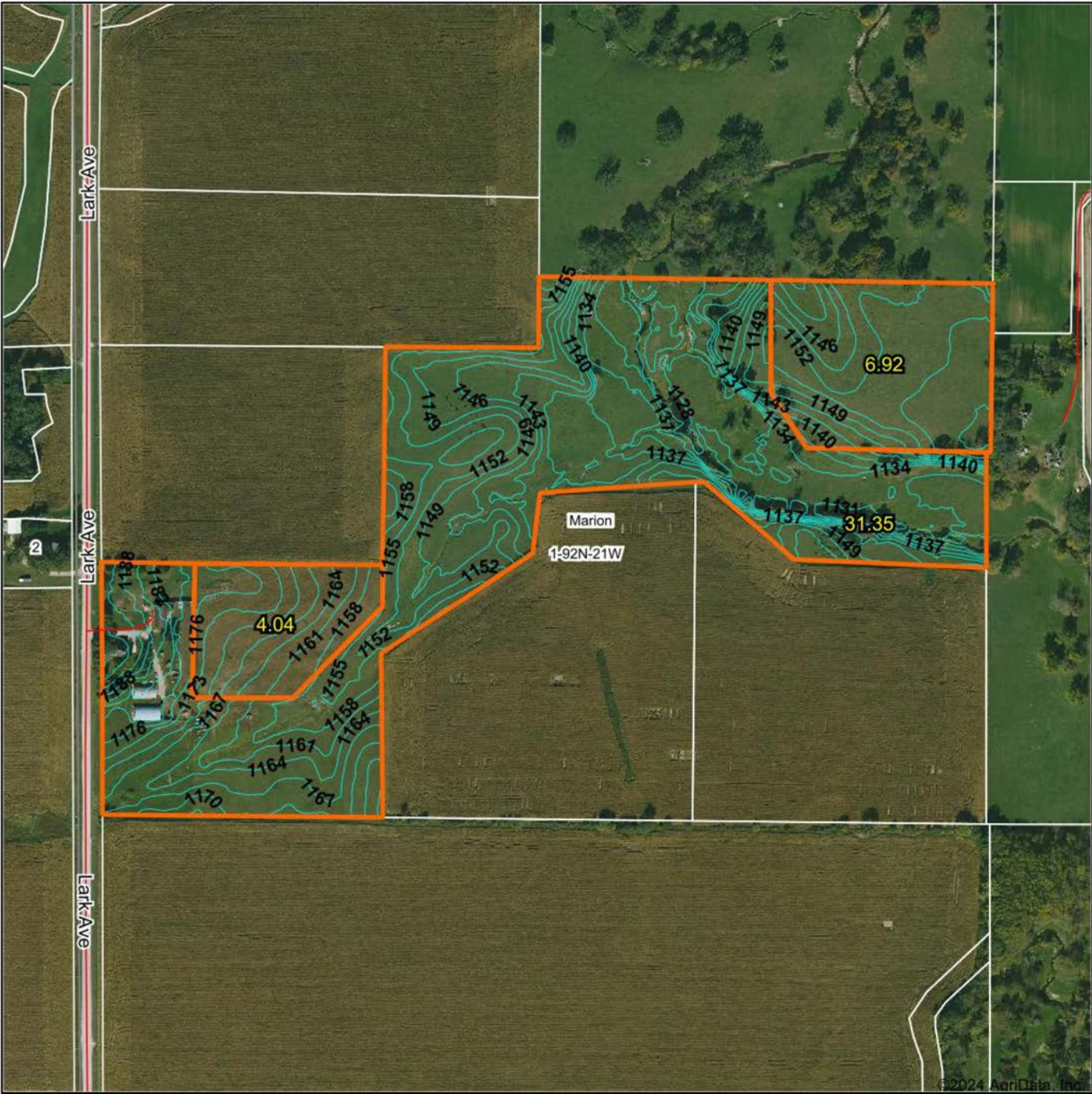
0ft 477ft 953ft



11/8/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 1,124.4
Max: 1,197.4
Range: 73.0
Average: 1,151.9
Standard Deviation: 15.35 ft

0ft 449ft 899ft

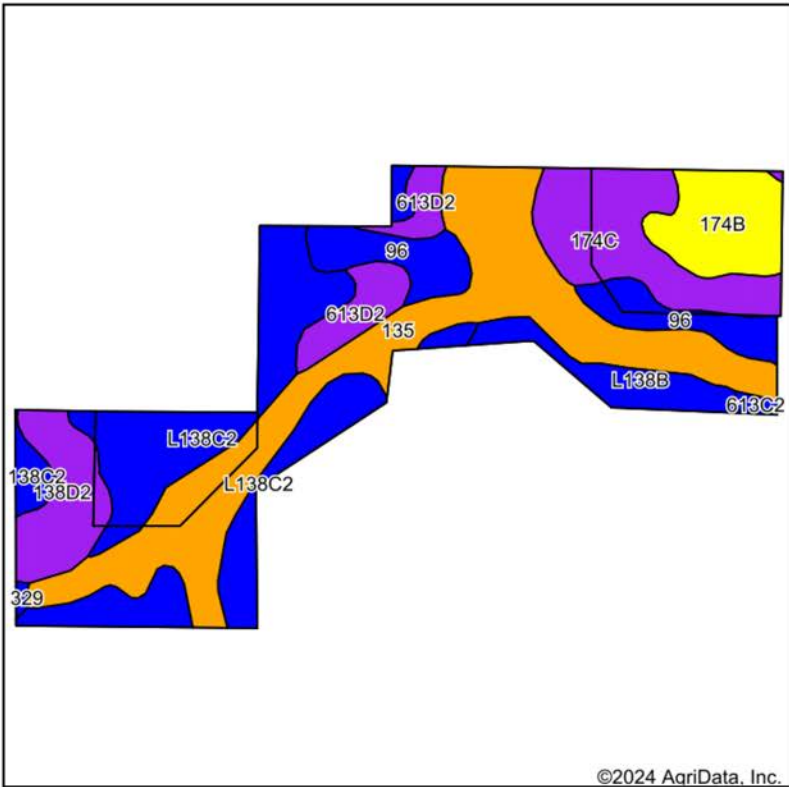


11/8/2024

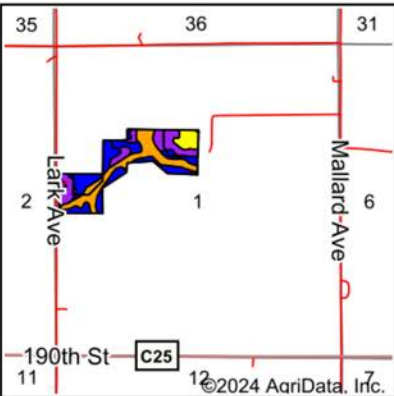
1-92N-21W
Franklin County
Iowa

Boundary Center: 42° 48' 45.29, -93° 16' 34.42

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Franklin**
Location: **1-92N-21W**
Township: **Marion**
Acres: **42.31**
Date: **11/8/2024**

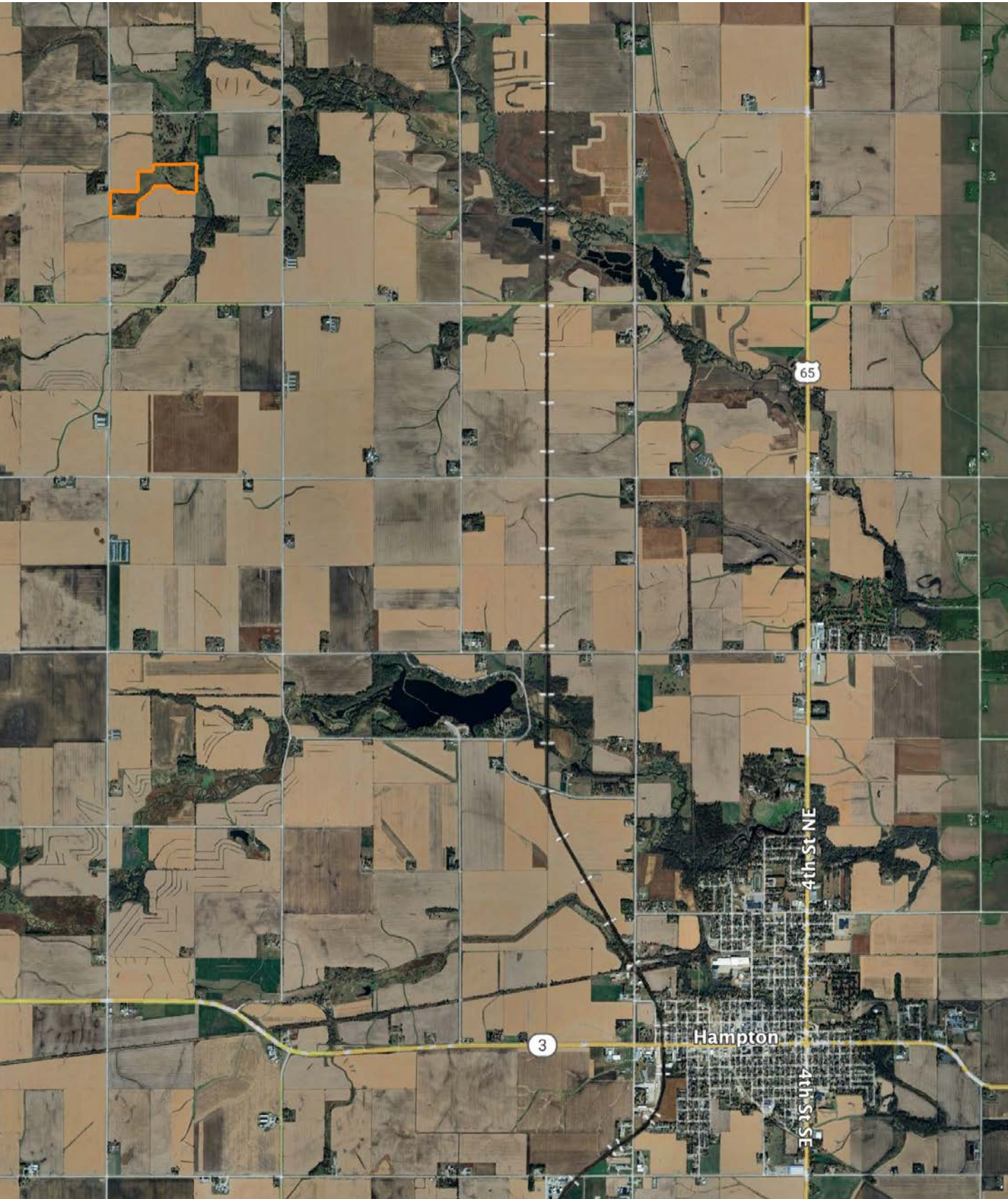


Maps Provided By:



Area Symbol: IA069, Soil Area Version: 30												
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
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	12.73	30.0%		Ilw	198.4	57.5	76	80	83	70	83
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	10.69	25.3%		Ille	0.0	0.0	83		64	63	64
174C	Bolan loam, 5 to 9 percent slopes	4.89	11.6%		Ille	80.0	23.2	59	47	79	79	69
96	Turlin loam, 0 to 2 percent slopes	3.65	8.6%		Ilw	225.6	65.4	90	90	89	87	88
174B	Bolan loam, 2 to 5 percent slopes	3.13	7.4%		Ille	164.8	47.8	64	62	81	81	70
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	2.84	6.7%		Ille	177.6	51.5	56	55	70	70	61
613D2	Rossfield silt loam, 9 to 14 percent slopes, moderately eroded	2.14	5.1%		IVe	80.0	23.2	57	48	67	67	65
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	1.97	4.7%		Ille	220.8	64.0	88		79	75	79
613C2	Rossfield silt loam, 5 to 9 percent slopes, moderately eroded	0.18	0.4%		Ille	80.0	23.2	83	63	70	70	69
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	0.09	0.2%		Ilw	0.0	0.0	89		83	77	83
Weighted Average					2.54	127.2	36.9	74.4	*	*n 76.2	*n 71.6	*n 73.4

OVERVIEW MAP



AGENT CONTACT

Born and raised in Mediapolis, Iowa, Andrea Larson grew up on her family's farm where she first developed a passion for the outdoors and agriculture, and learned to appreciate and manage land and livestock. Her father sold land and real estate, and she holds fond memories of spending countless hours riding around with him, learning how to build relationships with clients and serve them well.

After graduating from Mediapolis High School, Andrea went to Wayne State College where she played collegiate basketball for four years and earned a Bachelor's of Business Administration degree with a focus in Agriculture. At Midwest Land Group, Andrea is able to leverage her passion for the outdoors while building relationships with like-minded individuals. Her business practices are rooted in her faith, with service to others as her motivator, and always operates with integrity, trust and respect. She goes out of her way for her clients, doing all she can to ensure that they achieve their land ownership goals.

Andrea is an active member of Meriden Evangelical Free Church and serves as a youth group leader. She likes to spend as much time outdoors as possible, often seeking out new hiking trails and kayaking routes, trap shooting and camping off-grid. She has a large garden plot that she produces from and has a goal of becoming as self-sustained as possible.



ANDREA LARSON,
LAND AGENT

515.368.6007

ALarson@MidwestLandGroup.com



MidwestLandGroup.com

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