

MIDWEST LAND GROUP PRESENTS

52.67 ACRES

# HAMILTON COUNTY, IA

TUNNEL MILL ROAD, WEBSTER CITY, IOWA, 50595



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# COMBINATION FARM WITH INCOME, TIMBER & DEVELOPMENT POTENTIAL

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Located just 3 miles south of Webster City on pavement, this 52.67+/- acre property offers a unique combination of income, productive tillable ground, development potential, and excellent wildlife habitat. The property includes 37.5 total FSA tillable acres with an impressive average CSR2 rating of 84.8, providing a strong agricultural component to the property.

Approximately 28.1 acres are enrolled in CRP through 2032 and currently generate \$8,307 in annual income. An additional 9.4 acres have recently come out of CRP, giving the next owner flexibility to farm, pasture livestock, build, or pursue other uses. With multiple wooded and potential build-site locations, the property also presents an excellent opportunity for future development, including the possibility of large executive-style building lots.

An active creek winds through the property, complemented by timber and native grasses that provide excellent cover and holding habitat for deer, turkey, and other wildlife. Mature hardwoods, including walnut and oak, add both character and potential future timber value. For those who enjoy the outdoors, the Boone River is just minutes away and is a popular destination for tubing, kayaking, and recreation.

Utilities are located along Tunnel Mill Road, adding to the property's development potential. Located in the Webster City School District and less than 30 minutes from Boone and approximately 40 minutes from Ames, this property offers a rare combination of location, income, agriculture, recreation, and future development possibilities. Contact land agent Aaron Creger for a private showing.



# PROPERTY FEATURES

COUNTY: **HAMILTON** | STATE: **IOWA** | ACRES: **52.67**

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- 52.67 +/- deeded acres
- 28.1 acres enrolled in CRP until 2032, paying \$8,307 annually
- 9.4 acres just came out of CRP, allowing for flexibility to build, farm, or pasture livestock
- 37.5 total FSA tillable acres with a CSR2 soil rating averaging 84.8
- Multiple wooded or build-site locations
- Development opportunities for large executive builder lots
- Active creek, timber, and native grasses creating perfect holding habitat for wildlife
- Mature hardwoods including walnut and oak offer timber value potential
- Access to the Boone River, popular for its tubing and kayaking, just minutes down the road
- Utilities located on Tunnel Mill Road
- Located on pavement 3 miles south of Webster City
- Less than 30 minutes to Boone and 40 minutes to Ames
- Webster City School District



# 52.67 +/- DEEDED ACRES

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The property includes 37.5 total FSA tillable acres with an impressive average CSR2 rating of 84.8, providing a strong agricultural component to the property.



# MULTIPLE BUILD-SITE LOCATIONS

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With multiple wooded and potential build-site locations, the property also presents an excellent opportunity for future development, including the possibility of large executive-style building lots.



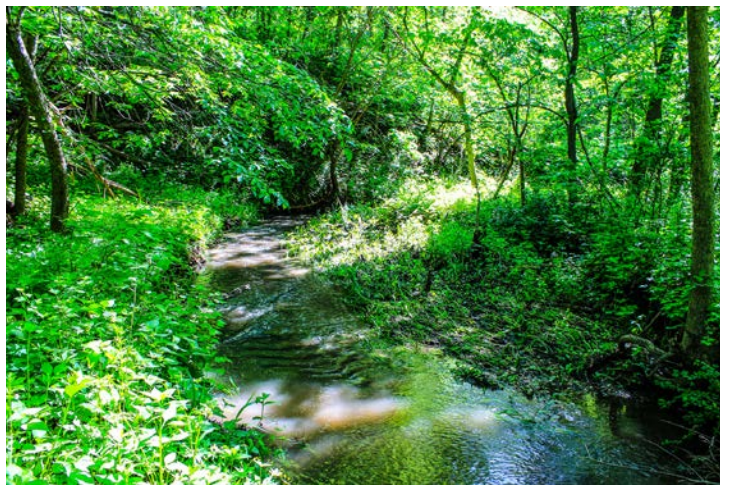
# PERFECT HOLDING HABITAT FOR WILDLIFE

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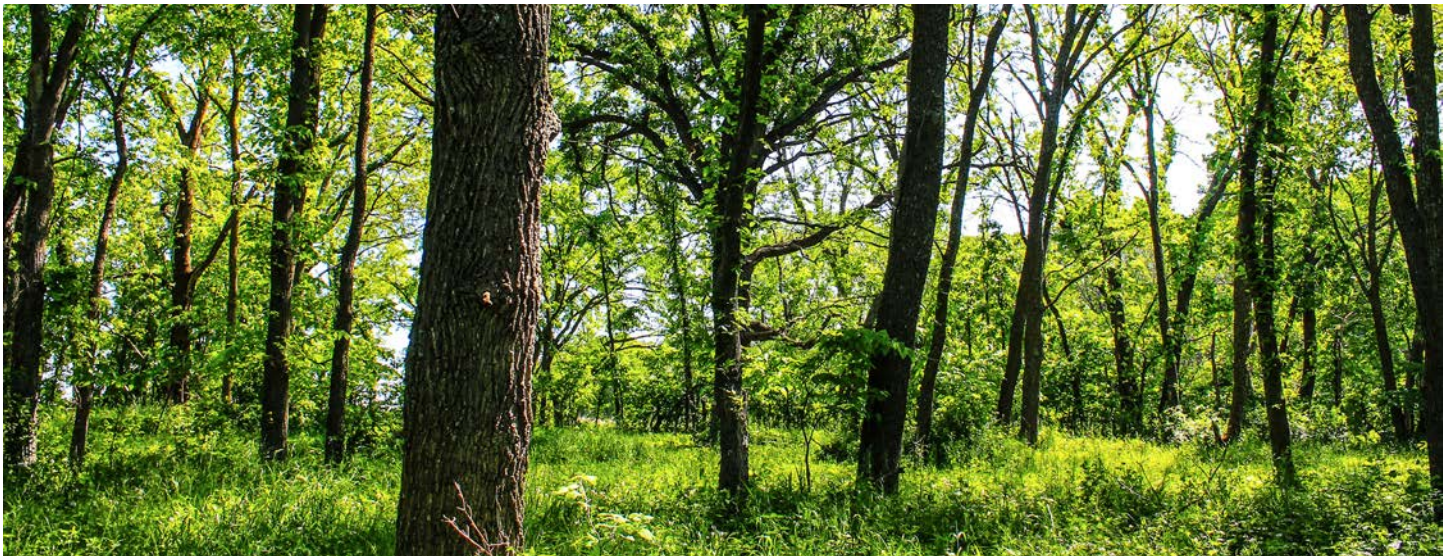
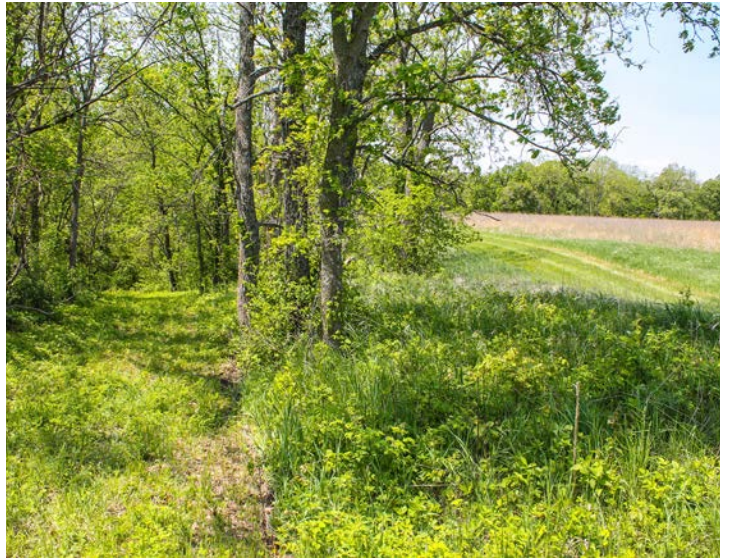
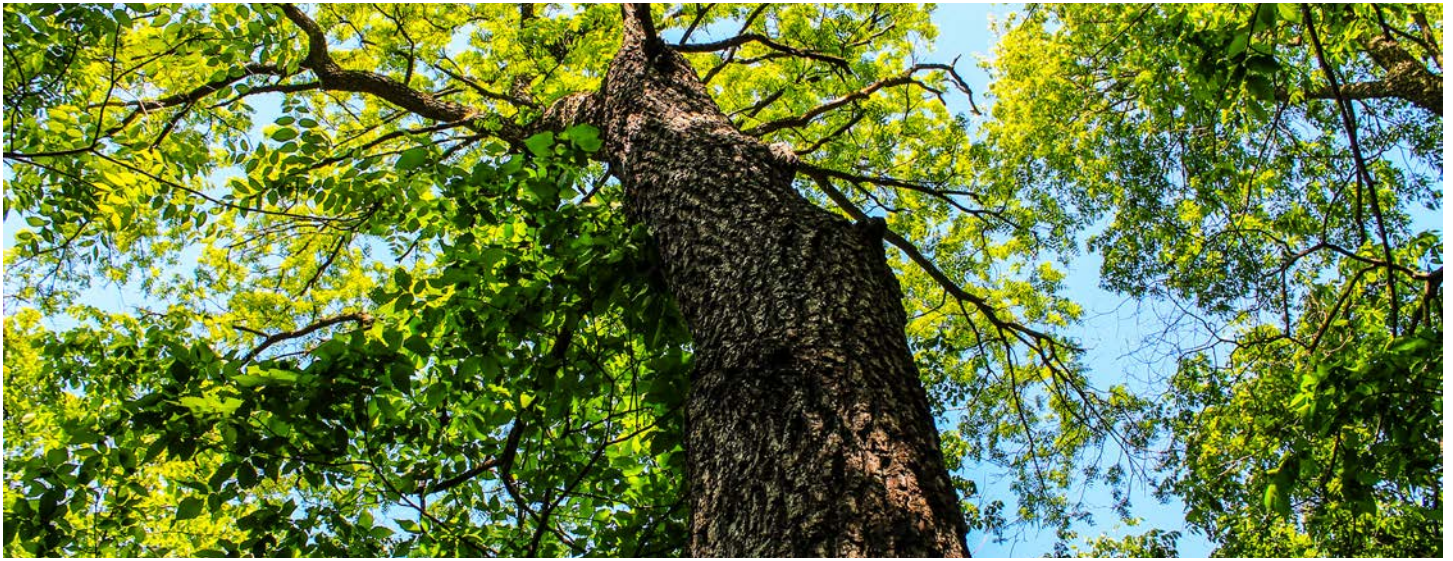
## ACTIVE CREEK

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# TIMBER AND NATIVE GRASSES

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# ADDITIONAL PHOTOS

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Both year-round Turkey Creek and Panther Den Hollow Creek lace through the ranch providing excellent water sources for livestock and wildlife. Massive sandstone rock outcroppings with caves and caverns, beautiful stands of hardwood timber, and miles and miles of well-maintained internal roads provide access to the entire ranch.



# AERIAL MAP



Maps Provided By:



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Boundary Center: 42° 24' 13.1, -93° 50' 24.72

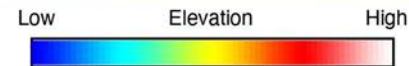
**26-88N-26W**  
**Hamilton County**  
**Iowa**

0ft 449ft 899ft



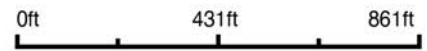
9/25/2026

# HILLSHADE MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem  
Interval(ft): 3  
Min: 1,045.8  
Max: 1,107.3  
Range: 61.5  
Average: 1,098.7  
Standard Deviation: 10.47 ft

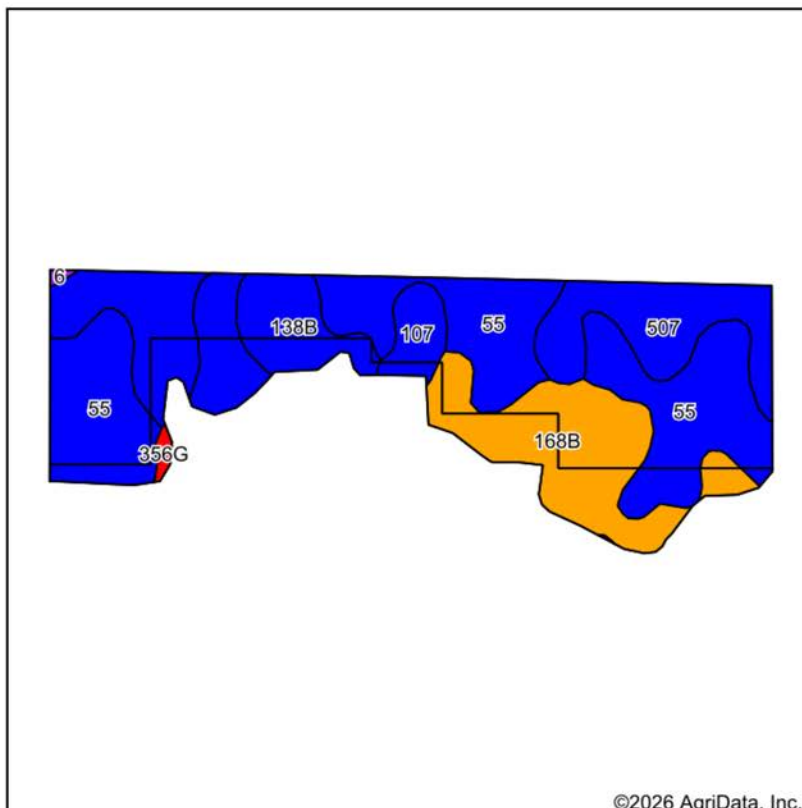


9/25/2026

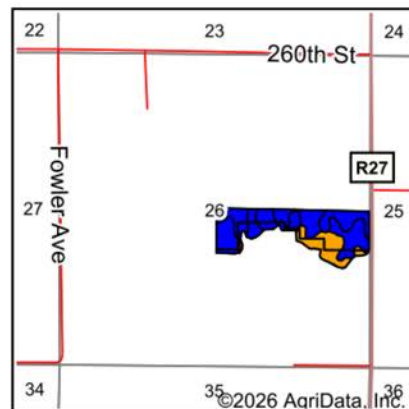
**26-88N-26W**  
**Hamilton County**  
**Iowa**

Boundary Center: 42° 24' 13.1, -93° 50' 24.72

# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Hamilton**  
 Location: **26-88N-26W**  
 Township: **Freedom**  
 Acres: **37.5**  
 Date: **9/25/2026**



Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA079, Soil Area Version: 29

| 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      | 17.37 | 46.4%            |             | lw               | 233.6      | 67.7           | 89     | 90  | 81               | 81            | 81                |
| 507              | Canisteo clay loam, 0 to 2 percent slopes      | 8.47  | 22.6%            |             | llw              | 224.0      | 65.0           | 84     | 80  | 81               | 71            | 81                |
| 168B             | Hayden loam, 2 to 6 percent slopes             | 7.29  | 19.4%            |             | lle              | 203.2      | 58.9           | 76     | 72  | 86               | 86            | 81                |
| 138B             | Clarion loam, 2 to 6 percent slopes            | 2.71  | 7.2%             |             | lle              | 225.6      | 65.4           | 89     | 82  | 83               | 78            | 83                |
| 107              | Webster clay loam, 0 to 2 percent slopes       | 1.38  | 3.7%             |             | llw              | 224.0      | 65.0           | 86     | 85  | 83               | 78            | 82                |
| 356G             | Storden-Hayden loams, 25 to 50 percent slopes  | 0.20  | 0.5%             |             | Vlle             | 88.0       | 25.5           | 13     | 5   | 23               | 23            | 14                |
| 6                | Okoboji silty clay loam, 0 to 1 percent slopes | 0.08  | 0.2%             |             | lllw             | 185.6      | 53.8           | 59     | 58  | 77               | 74            | 74                |
| Weighted Average |                                                |       |                  |             | 1.57             | 223.7      | 64.9           | 84.8   | 83  | *n 81.9          | *n 79.1       | *n 80.8           |

\*\*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

**515.491.9567**

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



## MidwestLandGroup.com

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