

Land For Sale

General Description: 247.50 gross acres m/l of cropland and timber found 4 miles north of Stratford on Stagecoach Road. The farm is comprised of high-quality cropland and mature timber. Prairie Creek runs through the timber found on this farm just north of the junction of the Boone and Des Moines Rivers.

This farm offers a unique opportunity to own a large recreational tract which includes high quality income producing soils. This farm is home to a variety of wildlife including deer, pheasant, and turkey. Located on a hard surfaced road, this farm could be a prime opportunity to create a hunter's paradise while generating the income to build your dream property.

Driving Directions: The farm is found on the east side of the road 4 miles north of Stratford just around the bend from Bell's Mill Park. From Lehigh, the farm is 6 miles east on 290th St and then one mile south on Stagecoach Rd. The farm is on the east side of the road.

Legal Description: The NE $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the South 1 acre of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ and the South 20 acres of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ SE $\frac{1}{4}$, excluding a 12.50 ac m/l building site, and the SE $\frac{1}{4}$ SE $\frac{1}{4}$ all in Section 18-87-26, West of the 5th P.M., Hamilton County, Iowa. Subject to all restrictions, covenants, easements, and instruments of record.

Farm Information:

Gross Acres	247.50 acres m/l
Taxable Acres	117.41 acres m/l (128.54 acres of Forest Reserve)
Cropland Acres	101.33 acres m/l
Corn Suitability Rating (CSR2)	81.3
Timber	144.42 acres m/l
Predominant soils types are Webster, Nicollet, Lester.	

Price: \$1,800,000.00

Terms of Sale: Exclusively listed agricultural property. Interested buyers should contact Sunderman Farm Management Co. to submit offers. Earnest money will be ten percent (10%) of the total sale consideration at the time a purchase agreement is signed. All prospective buyers are expected to have financing arranged prior to submitting an offer. Balance due at time of closing via wire transfer with delivery of warranty deed and abstract showing merchantable title. Real estate taxes prorated to date of closing. Seller reserves the right to reject any and all offers. The property is offered "As-Is, Where-Is" with no warranties or guarantees, expressed or implied, made by the seller or their agent. Sale is subject to all easements, covenants, and restrictions of record.

Rental Status: The farm lease is currently open for crop year 2025. The tillable soils had been seeded to CRP grass for the past 20 years. The CRP contract was recently terminated, and the cropland is available to farm for 2025.

Drainage: Approximately 10,000 feet of private drainage tile with multiple outlets on the south parcel of tillable land. Contact for more details.

There are two separate wetland structures on this property designed by the NRCS. These structures were created at the beginning of the CRP contract and consist of light excavation work and disconnecting of tile lines. An estimate has been given to return these areas to tillable cropland. Call for more information.

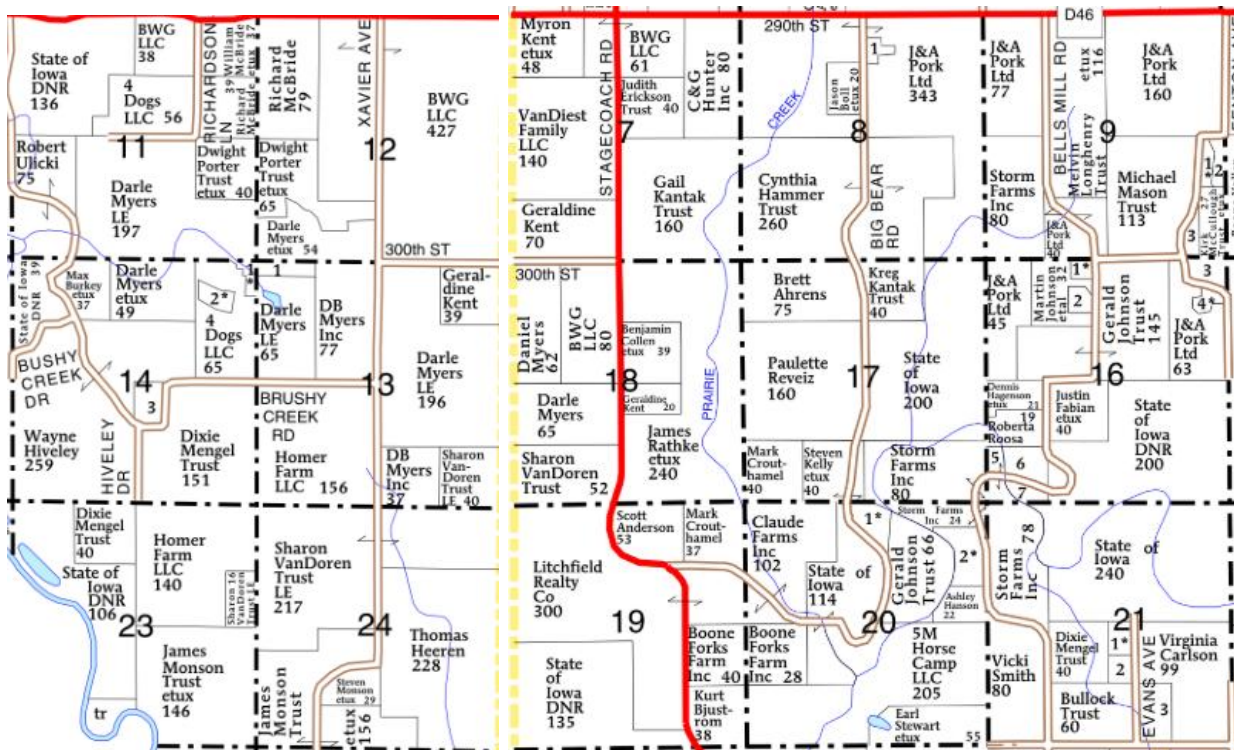
Real Estate Taxes: \$4,016.00 annually. Tax information is estimated pending county re-assessment. Wooded areas are enrolled in Forest Reserve.

Timber Value: A timber appraisal was completed estimating the gross hardwood value at \$119,642.00. Call for more information.

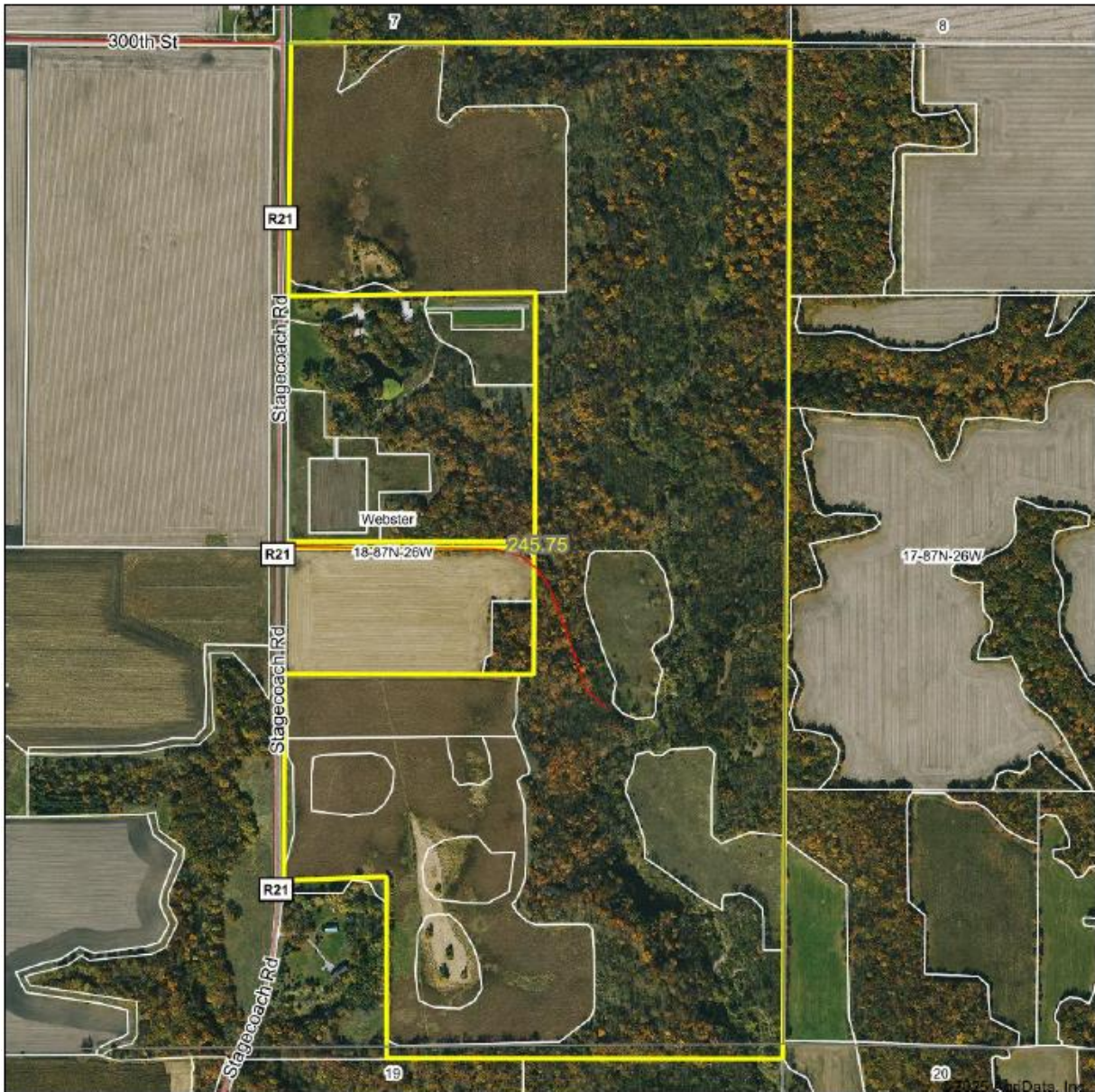
PLAT LOCATION

Webster Township, Webster County

Webster Township, Hamilton County



Subject Farm



Boundary Center: 42° 20' 48.55, -93° 55' 5.58

0ft 808ft 1617ft

18-87N-26W
Hamilton County
Iowa

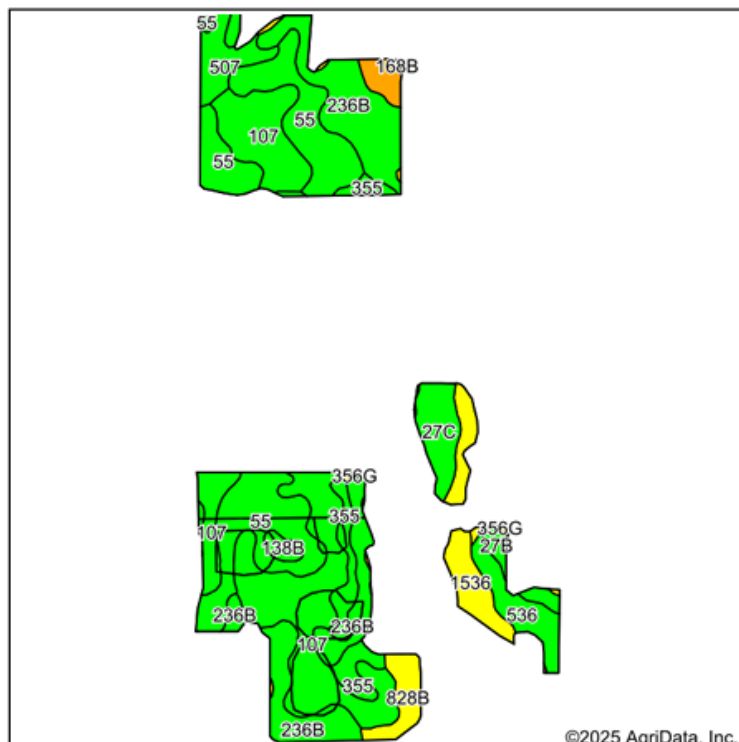


Maps Provided By:
surety
CUSTOMER'S ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

2/20/2025

Soils Map



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Hamilton**
 Location: **18-87N-26W**
 Township: **Webster**
 Acres: **101.33**
 Date: **3/31/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA079, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	27.59	27.3%		IIw	86	85
55	Nicollet clay loam, 1 to 3 percent slopes	22.28	22.0%		Iw	89	90
236B	Lester loam, 2 to 6 percent slopes	20.04	19.8%		IIe	85	77
355	Luther loam, 0 to 2 percent slopes	5.50	5.4%		Iw	84	80
27C	Terril loam, 5 to 9 percent slopes	4.20	4.1%		IIIe	85	67
536	Hanlon fine sandy loam, 0 to 2 percent slopes	4.12	4.1%		IIIs	80	70
1536	Hanlon fine sandy loam, channeled, 0 to 2 percent slopes	3.65	3.6%		Vw	37	25
507	Canisteo clay loam, 0 to 2 percent slopes	3.58	3.5%		IIw	84	80
828B	Zenon sandy loam, 2 to 5 percent slopes	2.98	2.9%		IIIe	52	50
1585	Spillville-Coland complex, channeled, 0 to 2 percent slopes	2.30	2.3%		Vw	30	25
236C2	Lester loam, 6 to 10 percent slopes, moderately eroded	1.59	1.6%		IIIe	76	60
27B	Terril loam, 2 to 6 percent slopes	1.53	1.5%		Ile	87	82
138B	Clarion loam, 2 to 6 percent slopes	1.12	1.1%		Ile	89	82
356G	Storden-Hayden loams, 25 to 50 percent slopes	0.75	0.7%		VIIe	13	5
168B	Hayden loam, 2 to 6 percent slopes	0.10	0.1%		Ile	76	72
Weighted Average					2.03	81.3	77.1

**IA has updated the CSR values for each county to CSR2.

