

# HAMILTON COUNTY *Iowa*



LAND AVAILABLE



*John Reburn*

515.330.8710 | IA LIC S65697000

JohnR@PeoplesCompany.com

*Jaxon Goedken*

319.283.0084 | IA LIC S68166000

Jaxon@PeoplesCompany.com

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Peoples Company is pleased to present 160 acres m/l in Hamilton County, Iowa, offering a rare opportunity to acquire a highly versatile investment property that combines strong annual farm income with exceptional recreational value. Located within convenient driving distance of Ames, Boone, Fort Dodge, and Webster City, this property provides the ideal blend of income-producing farmland, quality wildlife habitat, and long-term investment potential.

The farm includes 104.21 FSA cropland acres with a CSR2 rating of 82.7. Productive Luther Loam and Webster Clay Loam soils support reliable crop production and provide an attractive income stream for investors seeking consistent agricultural returns. The tillable acres are open for the 2027 crop season, allowing a new owner flexibility to lease the farm for cash rent, operate it personally, or implement a customized management strategy.

What truly separates this property is its outstanding recreational component. The balance of the acreage consists of mature timber, natural travel corridors, and secluded cover that create ideal conditions for whitetail deer and wild turkey. The diverse habitat provides excellent bedding areas, travel routes, and hunting locations throughout the property. Several secluded openings offer excellent opportunities for food plot development, allowing hunters to further enhance the farm's ability to attract and hold wildlife.

Situated just three miles from the confluence of the Boone and Des Moines Rivers, this property lies in the heart of one of Central Iowa's most recognized wildlife corridors. The surrounding landscape is known for producing quality whitetail deer and supporting strong turkey populations. Large neighboring landowners, diverse habitat, nearby water sources, and limited hunting pressure create the ingredients serious hunters and recreational land buyers are searching for.

Properties that offer both meaningful farm income and exceptional recreational appeal continue to be among the most sought-after land investments in Iowa. Whether you are seeking a high-quality hunting farm, a diversified investment with annual income potential, or a property that can be enjoyed today while appreciating for future generations, this Hamilton County tract represents an exceptional opportunity to own a premier combination farm in a highly desirable area.



## PRICE: \$1,320,000

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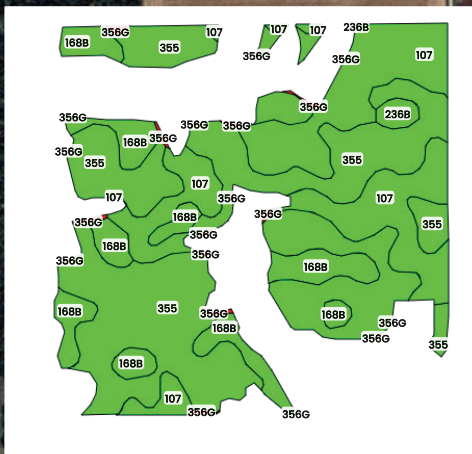
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## TILLABLE SOILS MAP



| Code | Soil Description     | Acres | % of Field | Legend | LSR2 |
|------|----------------------|-------|------------|--------|------|
| 355  | Luther loam          | 58.00 | 55.65%     |        | 84   |
| 107  | Webster clay loam    | 28.89 | 27.72%     |        | 86   |
| 168B | Hayden loam          | 15.27 | 14.65%     |        | 76   |
| 236B | Lester loam          | 1.10  | 1.06%      |        | 85   |
| 356G | Storden-Hayden loams | 0.02  | 0.92%      |        | 13   |

Weighted Average: 82.7

## DIRECTIONS

From Stratford, travel north on Stagecoach Road for 4.5 miles until reaching Big Bear Road. Turn right (east) on Big Bear Road for 2 miles until reaching the property. The property is located on the west side of Big Bear Road. Look for Peoples Company Signs.

Big Bear Road  
Stratford, IA 50249



Scan the QR code with  
your phone camera to  
view this listing online!



1108 S. 44th Street, Suite 102  
Cumming, IA 50061



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Listing #19630



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## LAND AVAILABLE



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