

Hamilton County, Iowa 135 Acres of Land for Sale
0000 Willow St
Webster City, IA 50595

\$1,349,865
135.23± Acres
Hamilton County



Hamilton County, Iowa 135 Acres of Land for Sale

Webster City, IA / Hamilton County

SUMMARY

Address

0000 Willow St

City, State Zip

Webster City, IA 50595

County

Hamilton County

Type

Farms, Hunting Land

Latitude / Longitude

42.475078 / -93.798955

Acreage

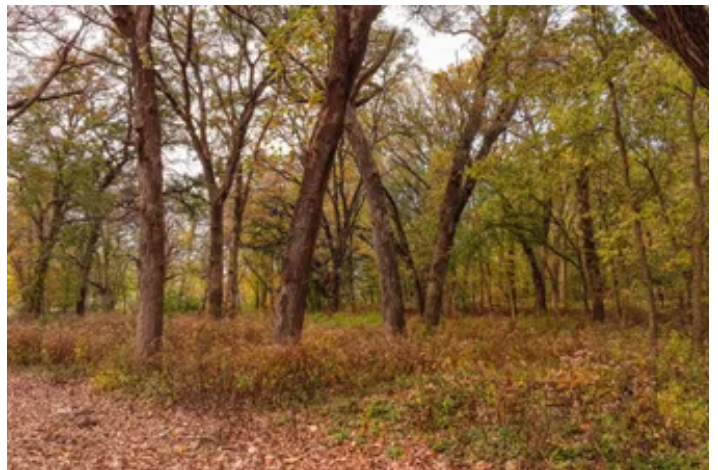
135.23

Price

\$1,349,865

Property Website

<https://landguys.com/property/hamilton-county-iowa-135-acres-of-land-for-sale/hamilton/iowa/93560/>



PROPERTY DESCRIPTION

High-quality cropland meets prime development and recreation—an investment opportunity with endless potential.

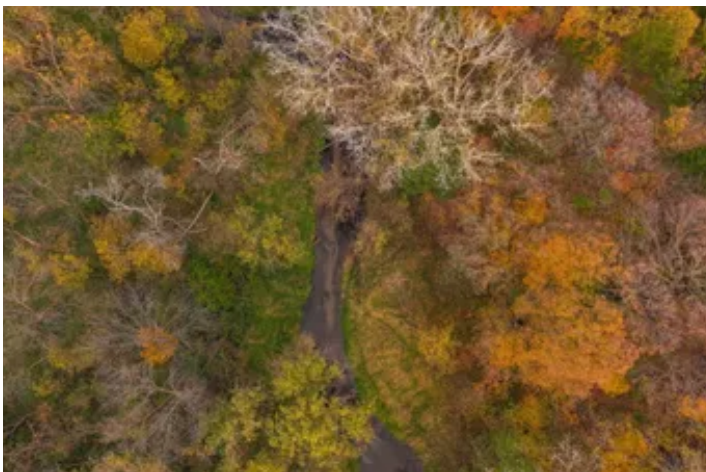
Situated just northeast of Webster City, this exceptional 135.23-acre m/l farm combines productive cropland and prime development potential in one outstanding property. Featuring 105.51 FSA tillable acres, this tract presents a rare opportunity for investors, developers, or farmers seeking versatility, income, and location advantage. The primary soil types—Zenor sandy loam and Guckeen clay loam—carry an impressive CSR2 rating of 73, reflecting excellent productivity and long-term value. Access is available from both Willow Street and Apple Avenue, with the option to construct a new driveway along Apple Avenue to further enhance entry to the tillable acres. The 2026 farming rights are currently open, offering flexibility for new ownership. However, several interested parties have already expressed strong interest in securing those farming rights, providing immediate leasing or partnership potential for the next owner.

In addition to its strong soils and development flexibility, this property also offers exceptional recreational value and increased ROI through an existing \$3,000 annual hunting lease. If you're looking for a well-rounded property with high-quality cropland, development upside, and outdoor enjoyment, give us a call today to learn more.

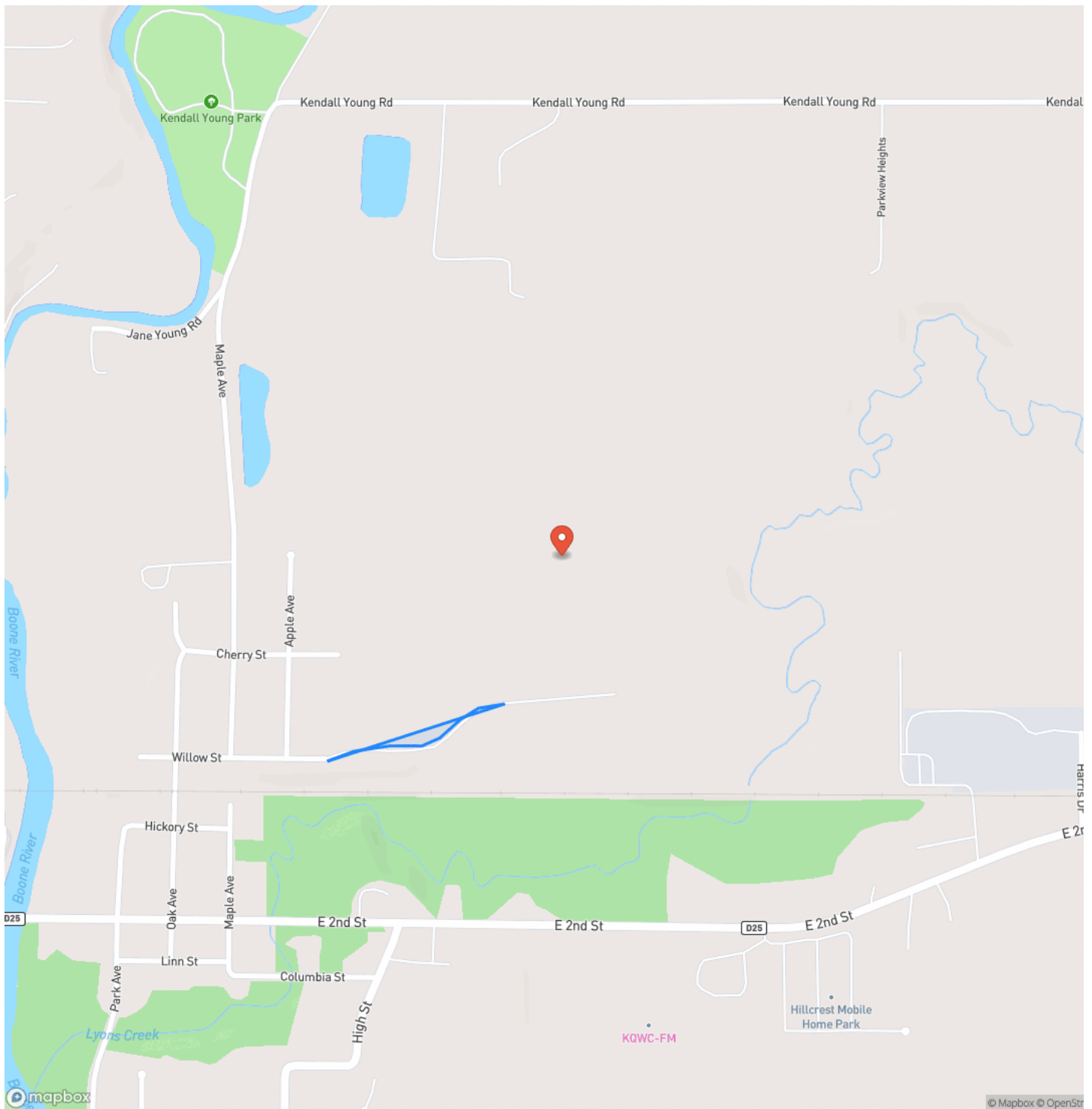
KEY FEATURES

- Located just northeast of Webster City, this 135.23-acre farm offers a great mix of cropland and development potential
- With 105.51 tillable acres and strong soils rated CSR2 73, it's built for productivity and long-term value
- Easy access from Willow Street and Apple Avenue, plus room to add a new driveway if you'd like
- The 2026 farming rights are open—several parties have already shown interest, giving you leasing or partnership options right away
- An added bonus: a \$3,000 annual hunting lease brings extra income and great recreational value

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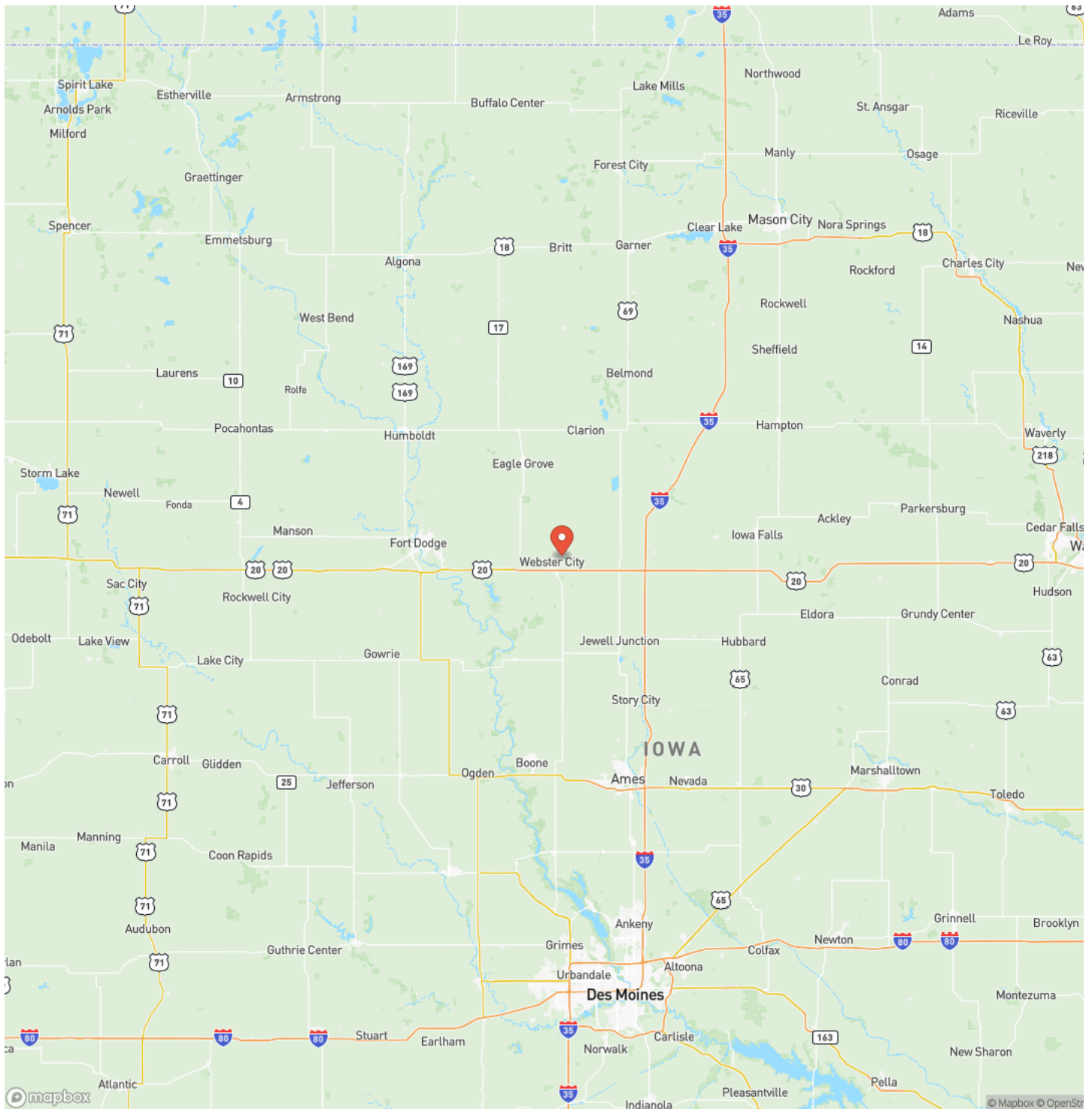
Locator Map



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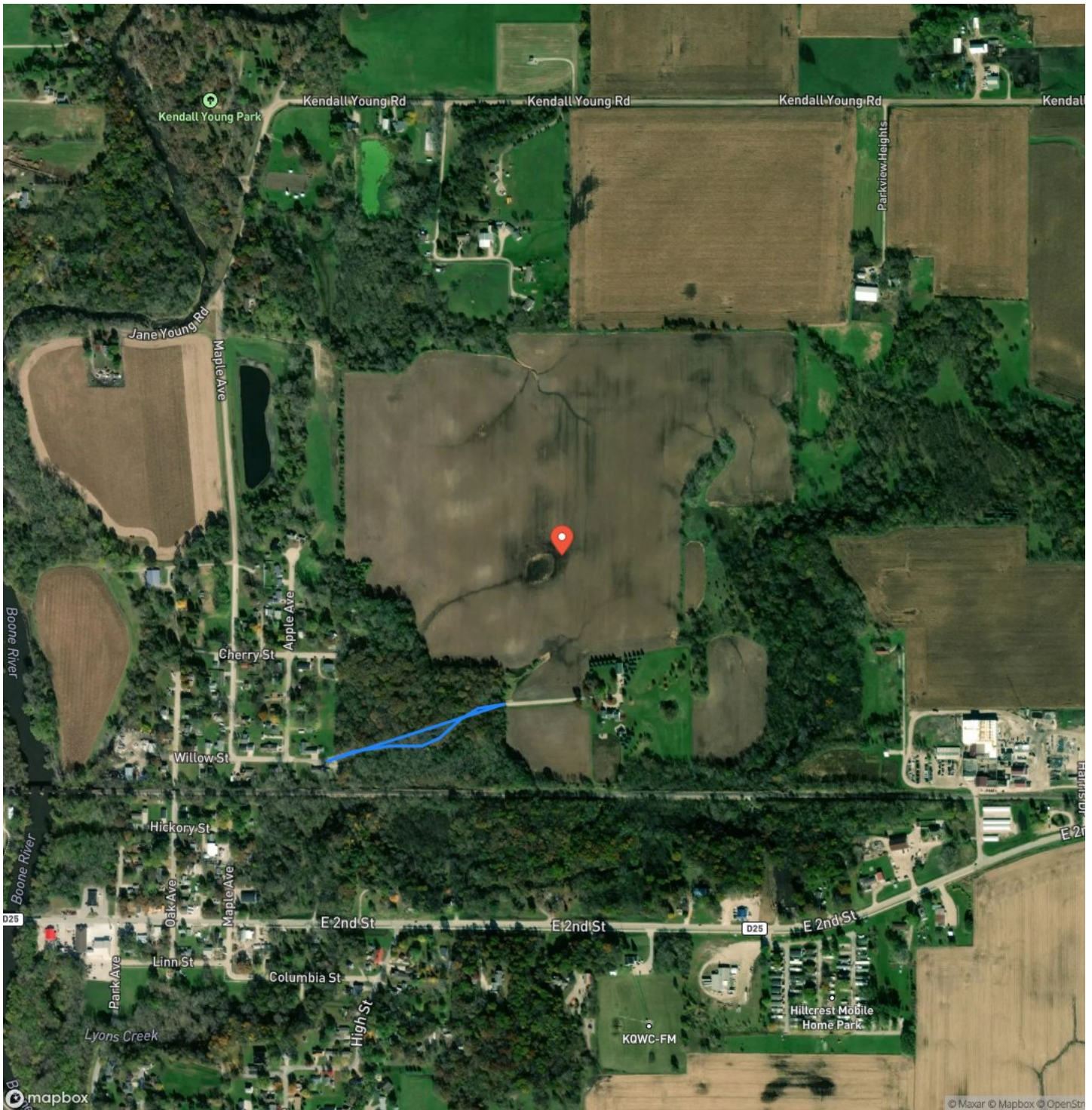
Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



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www.landguys.com

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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Ottumwa, IA 52501

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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