



HIGH POINT
LAND COMPANY



FOR SALE

HAMILTON & HARDIN COUNTY, IOWA

641-681-8404 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM



215.76+/- ACRES • HAMILTON & HARDIN COUNTY, IA

LISTING PRICE: \$3,000,000



DESCRIPTION:

Entirety:

High Point Land Company is honored to represent the E. Annette Neubauer Estate properties. These farms feature high-quality soils found in Hamilton and Hardin County, Iowa and offer tremendous opportunities for expanding existing operations or investing high-quality tillable farmland. This farm is being offered as an entirety and in four separate tracts, including a building site.

Tract 1: 44.03+/- Acres Hardin County, Iowa

This highly productive tract offers an exception opportunity for operators and investors alike. Featuring 43.5 tillable acres with a 78.5 CSR2, this far is well-suited for efficient row crop production. The layout provides excellent access, making field operations simple and streamlined. With. Nearly all of its 44.03 total acres being tillable, this property is a rare find in the area, offering both scale and soil quality.

Tract 2: 91.63+/- Acres Hamilton County, Iowa

Located along 220 th Street, just southeast of Williams, this tract offers 91.63+/- total acres and offers an excellent blend of size, efficiency, and soil quality. With 83.24+/- tillable acres carrying a strong, 78.8 CSR2, this farm is well-positioned for consistent yields year after year. The layout provides large, open fields with minimal waste acres, making it ideal for modern farming practices and large equipment.



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PROPERTY FEATURES:

- Premium Soils Across All Tracts – with CSR2 ratings average 77.9
- Total of 215.76+/- Acres Available – Offering 3 contiguous tracts, all with
- excellent farm ability and investment potential
- Excellent Access and Location
- Investor-Friendly Opportunity – Multiple local operators are actively offering
- competitive rental rates for all tracts
- Homestead, featuring two houses and multiple outbuildings

DESCRIPTION CONTINUED:

Tract 3: 76.1+/- Acres Hamilton County, Iowa

This 100% tillable tract offers an efficient and highly productive footprint, making it an exceptional addition to any operation. Spanning 76.1 total acres, all in row crop production, this farm carries a strong CSR2 of 76.3. The square, open field design allows for seamless field operations. This is a rare opportunity in Hamilton County, Iowa.

Tract 4:

This 4-acre homestead offers two homes and several outbuildings, making it a comfortable home for your farming operation. On the property sits a 1996 manufactured home, featuring 3 bedrooms, 2 bathrooms, and 1,680 square feet.

Property Address: 3408 220 th Street, Williams, Iowa 50271

This is a rare opportunity to add one or multiple tracts of premium-quality farmland to your operation or investment portfolio. It is uncommon to find this many contiguous, cropland acres in such a well-located area. For questions or showings, please reach out to Pat Lentz, Iowa Land Specialist, at 319-215-2006.

PROPERTY ADDRESS:

3408 220th Street, Williams, IA 50271



TRACT 1 - 44^{+/-} ACRES HARDIN COUNTY, IA



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TRACT 2 - 91.63^{+/-} ACRES HAMILTON COUNTY, IA





TRACT 3 - 76.1^{+/-} ACRES HAMILTON COUNTY, IA





TRACT 4 (HOUSE)- 4^{+/-} ACRES HAMILTON COUNTY, IA



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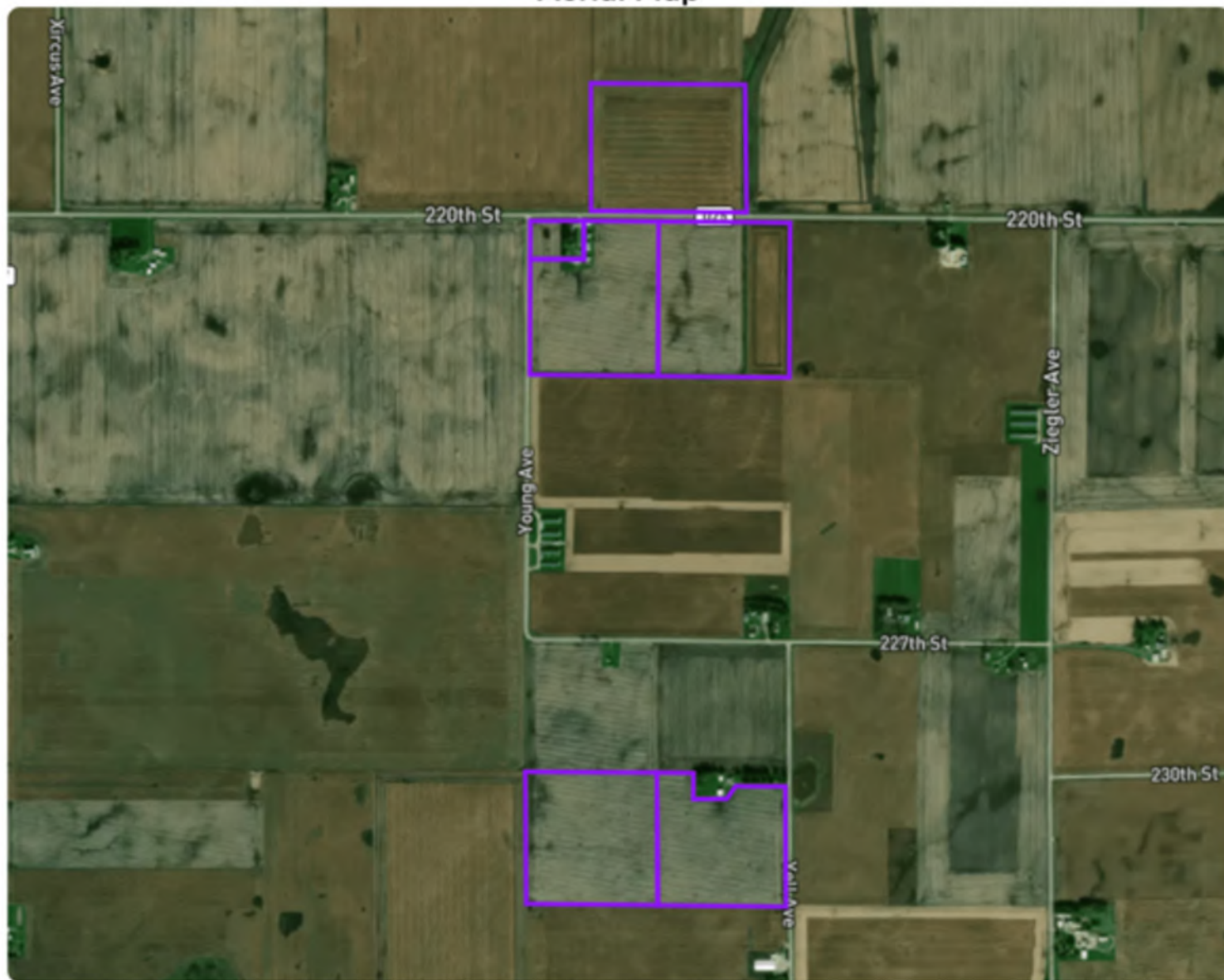


E Annette Neubauer Farm

Hamilton County, Iowa | 02 88N 23W | 215.76 gross acres

42.46433, -93.496626

Aerial Map



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SOIL MAP- TRACT 1



E Annette Neubauer - 44 Farm

Hardin County, Iowa | 31 89N 22W | 44.03 gross acres

42.472816, -93.496278

Soil Map



Total CSR2: **78.5**

| Soil Code | Soil Description | % of Map | Acres | CSR2 |
|-----------|--|----------|-------|------|
| 507 | Canisteo clay loam, 0 to 2 percent slopes | 25.50% | 11.44 | 84 |
| 95 | Harpis clay loam, 0 to 2 percent slopes | 23.10% | 10.37 | 72 |
| 329 | Webster-Nicollet complex, 0 to 3 percent slopes | 19.20% | 8.63 | 87 |
| 138B | Clarion loam, 2 to 6 percent slopes | 14.40% | 6.43 | 89 |
| 6 | Okoboji silty clay loam, 0 to 1 percent slopes | 11.30% | 5.08 | 59 |
| L62C2 | Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded | 6.00% | 2.68 | 64 |
| 107 | Webster clay loam, 0 to 2 percent slopes | 0.30% | 0.13 | 86 |
| 62C2 | Storden loam, 6 to 10 percent slopes, moderately eroded | 0.30% | 0.11 | 64 |

Total Acres: 44.87

All data courtesy SSURGO database distributed by the U.S. NRCS.

SOIL MAP- TRACT 2

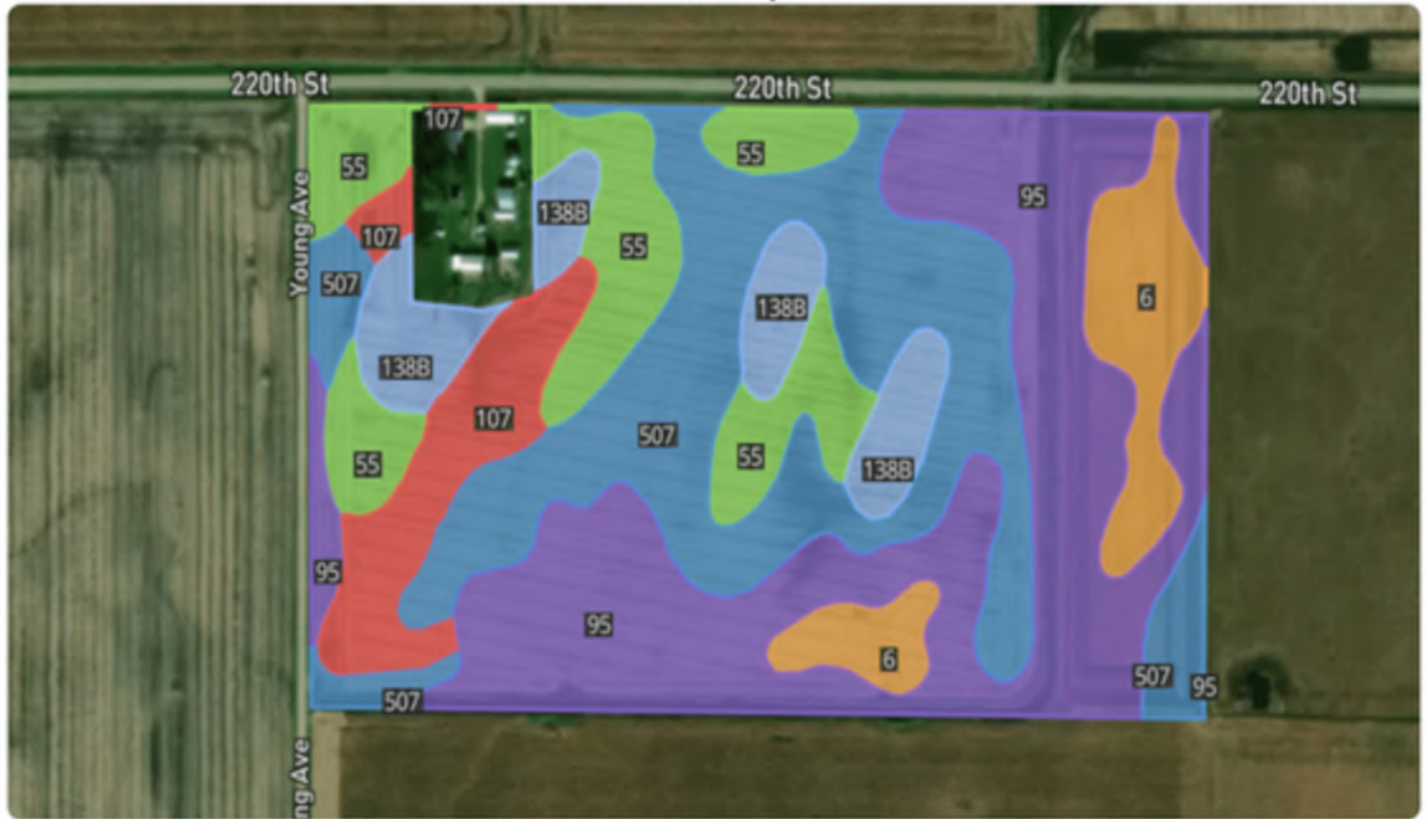


E Annette Neubauer - Northern Parcels Farm

Hamilton County, Iowa | 02 88N 23W | 95.63 gross acres

42.468698, -93.496587

Soil Map



Total CSR2: **79.3**

| Soil Code | Soil Description | % of Map | Acres | CSR2 |
|-----------|--|----------|-------|------|
| 95 | Harpis clay loam, 0 to 2 percent slopes | 34.30% | 29.85 | 72 |
| 507 | Canisteo clay loam, 0 to 2 percent slopes | 28.70% | 24.94 | 84 |
| 55 | Nicollet clay loam, 1 to 3 percent slopes | 13.70% | 11.92 | 89 |
| 6 | Okoboji silty clay loam, 0 to 1 percent slopes | 7.90% | 6.92 | 59 |
| 138B | Clarion loam, 2 to 6 percent slopes | 7.90% | 6.82 | 89 |
| 107 | Webster clay loam, 0 to 2 percent slopes | 7.70% | 6.67 | 86 |

Total Acres: 87.12

All data courtesy SSURGO database distributed by the U.S. NRCS.

SOIL MAP- TRACT 3



E Annette Neubauer - Southern Parcels Farm

Hamilton County, Iowa | 11 88N 23W | 76.10 gross acres

42.45388, -93.496881

Soil Map



Total CSR2: **76.3**

| Soil Code | Soil Description | % of Map | Acres | CSR2 |
|-----------|--|----------|-------|------|
| 956 | Harp-Okoboji complex, 0 to 2 percent slopes | 33.30% | 24.87 | 69 |
| 507 | Canisteo clay loam, 0 to 2 percent slopes | 30.30% | 22.54 | 84 |
| 95 | Harp clay loam, 0 to 2 percent slopes | 20.10% | 14.99 | 72 |
| 55 | Nicollet clay loam, 1 to 3 percent slopes | 7.60% | 5.73 | 89 |
| 138B | Clarion loam, 2 to 6 percent slopes | 5.10% | 3.82 | 89 |
| 6 | Okoboji silty clay loam, 0 to 1 percent slopes | 3.50% | 2.59 | 59 |
| 90 | Okoboji mucky silty clay loam, 0 to 1 percent slopes | 0.10% | 0.05 | 55 |

Total Acres: 74.59

All data courtesy SSURGO database distributed by the U.S. NRCS.

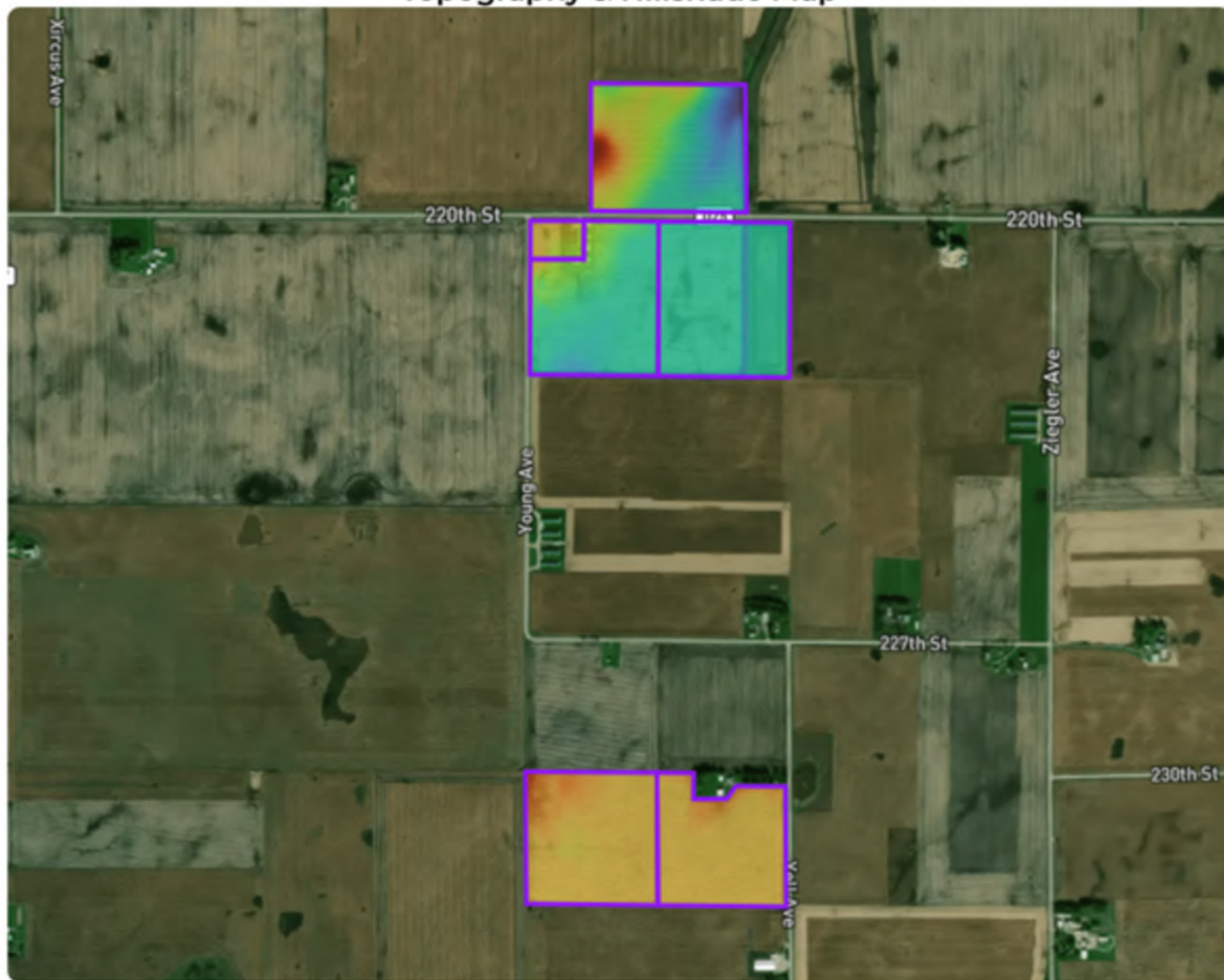


E Annette Neubauer Farm

Hamilton County, Iowa | 02 88N 23W | 215.76 gross acres

42.46433, -93.496626

Topography & Hillshade Map



© Mapbox, © OpenStreetMap mapbox

Color Legend



1,139 ft

1,171 ft

WETLANDS MAP

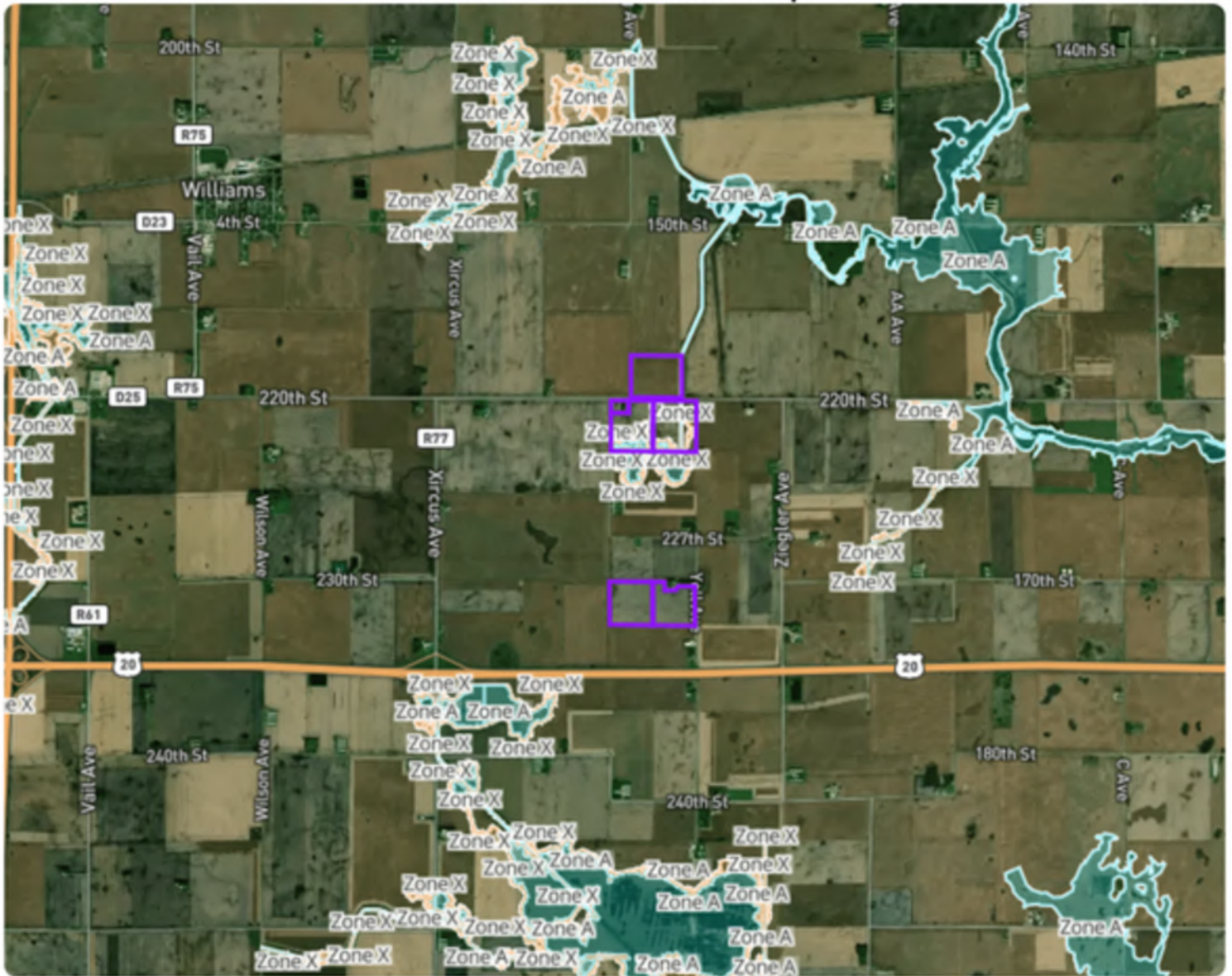


E Annette Neubauer Farm

Hamilton County, Iowa | 02 88N 23W | 215.76 gross acres

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FEMA Flood Hazards Map



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PATRICK LENTZ

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PATRICK@HIGHPOINTLANDCOMPANY.COM

"High Point Land Company is the premier land real estate auction firm, specializing in everything from highly productive tillable farm ground to expansive recreational properties, ranches, and more. Founded by Jacob Hart, a seasoned expert in land transactions, High Point has built a reputation for excellence in 1031 exchanges, real estate investment, and auction services. With a career spanning hundreds of thousands of acres sold, Jacob's deep industry knowledge and strategic approach have made him a trusted authority in the field.

Recognizing that exceptional service requires a strong support system, Jacob built a dedicated team to ensure every client receives top-tier expertise and guidance. Our team works collaboratively, managing every stage of the process—from initial contact and strategic marketing to skilled negotiations and a seamless closing. This team-driven approach allows us to provide comprehensive service, ensuring that no detail is overlooked.

At High Point Land Company, our clients are our top priority. We are committed to understanding their unique goals and delivering results with efficiency and professionalism. Through clear and consistent communication, we guide our clients through every step of their transaction, making the process as smooth and stress-free as possible. Whether buying or selling, our clients can trust that they have a knowledgeable and dedicated team working in their best interest."

SCAN TO SEE
OUR LISTINGS



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