

Farm For Sale

Rathke Farm

247.50± Acres m/l
Cropland & Timber
Section 18, Webster Township
Hamilton County, Iowa

Price: \$ 1,690,000.00



 **Sunderman**SM
FARM MANAGEMENT

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 NE¼ NE¼ and the SE¼ NE¼ and the South 1 acre of the SW¼ NE¼ and the NW ¼ NE ¼ and the NE¼ SE¼ and the South 20 acres of the NW¼ SE¼ and the SW¼ SE¼, excluding a 12.50 ac m/l building site, and the SE¼ SE¼ 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~~ **REDUCED \$1,690,000.00**

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 tillable soils had been seeded to CRP grass for the past 20 years. The CRP contract was terminated and the farm was planted to soybeans for 2025 under a custom farming agreement with ownership of the crop retained by ownership.

Drainage: Approximately 10,000 feet of private drainage tile with multiple outlets on the south parcel of tillable land. Contact for more details. In spring of 2025, three tile outlets were repaired and restored along the east tree line.

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.

There are 5 water control structures installed on this farm. These control structures have been disengaged since May 2025 allowing for drain tile to remove excess moisture.

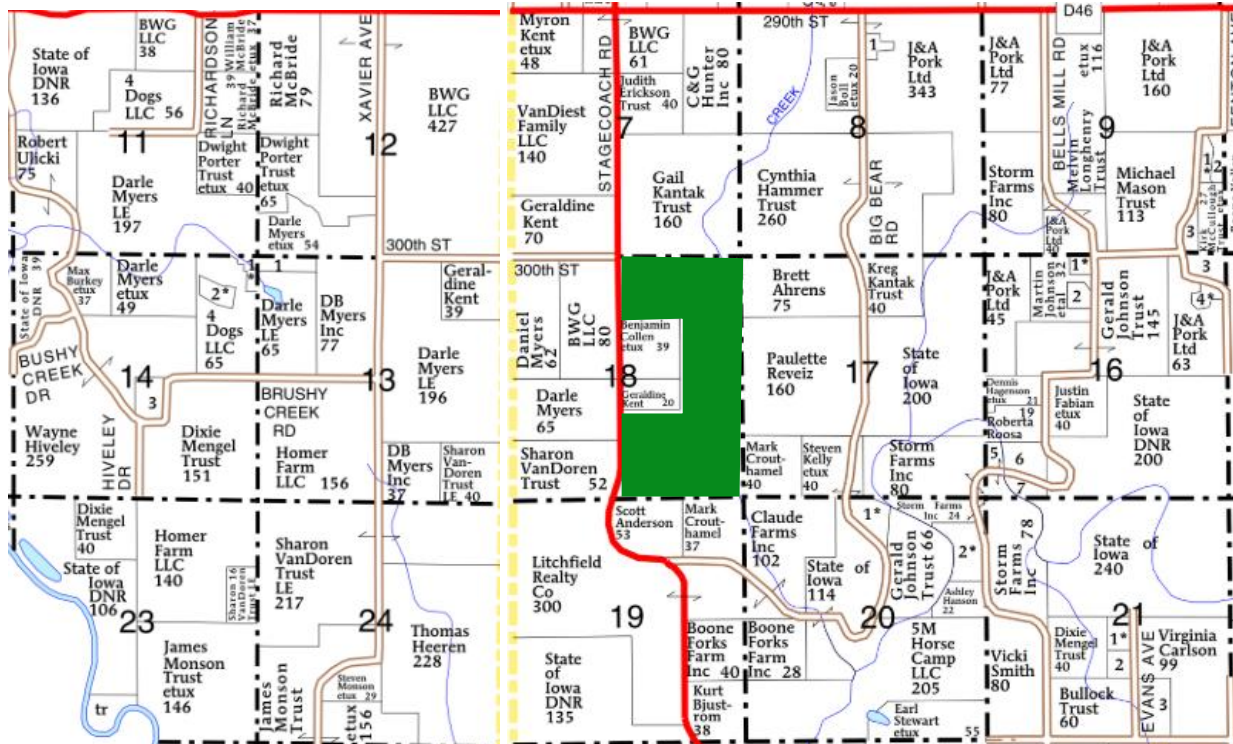
Real Estate Taxes: \$4,016.00 annually. Tax information is estimated pending county re-assessment. Wooded areas are enrolled in Forest Reserve.

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

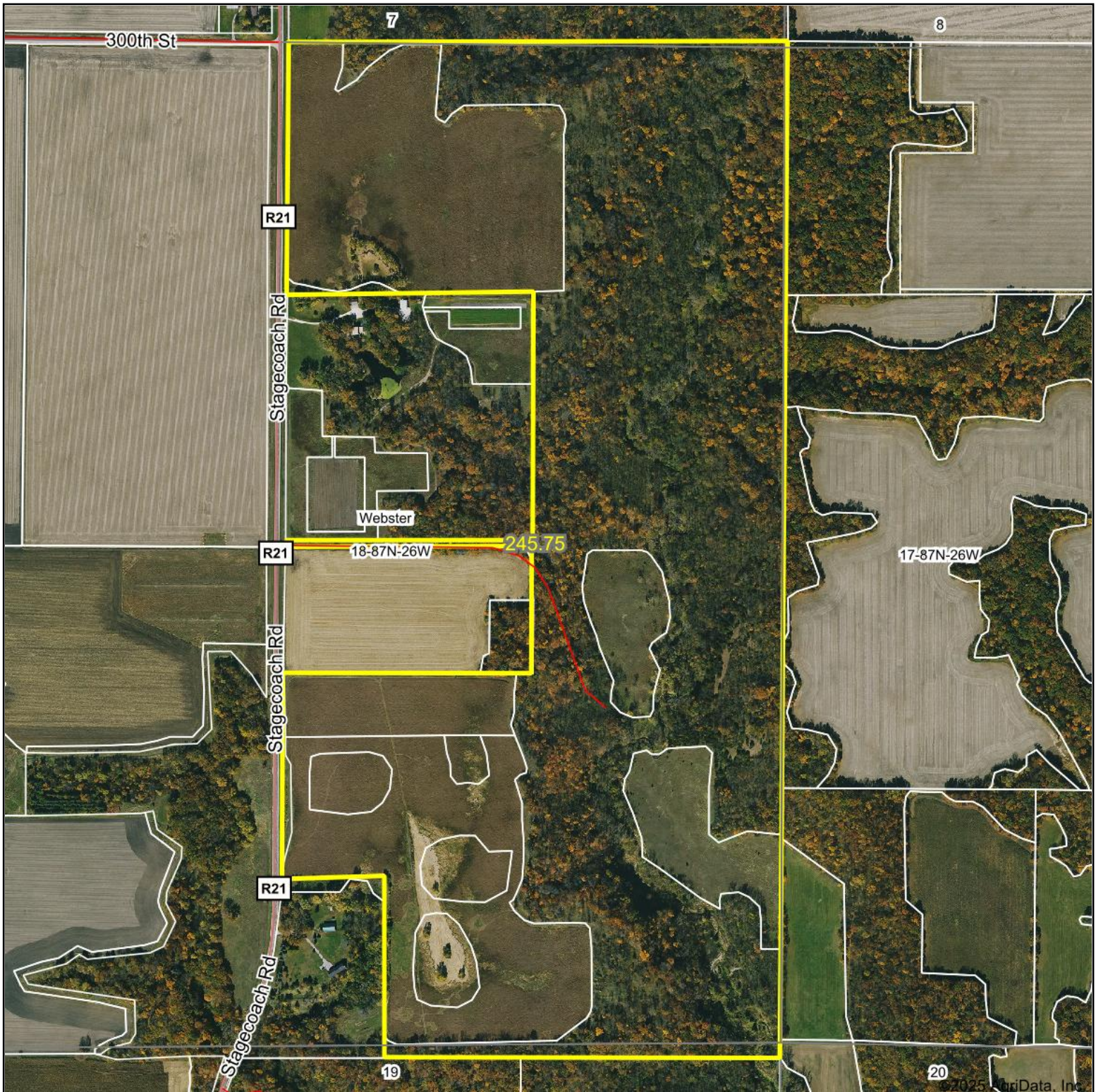
PLAT LOCATION

Webster Township, Webster County

Webster Township, Hamilton County



Subject Farm



Boundary Center: 42° 20' 48.55, -93° 55' 5.59

0ft 808ft 1617ft

18-87N-26W
Hamilton County
Iowa

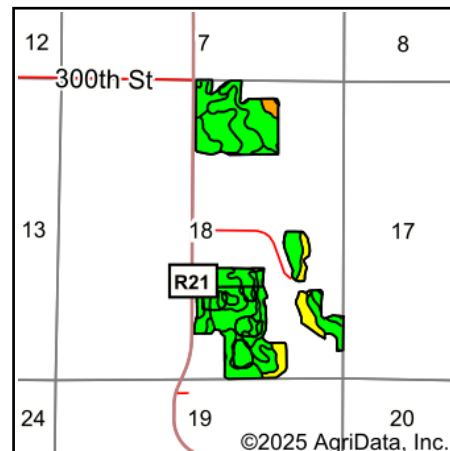
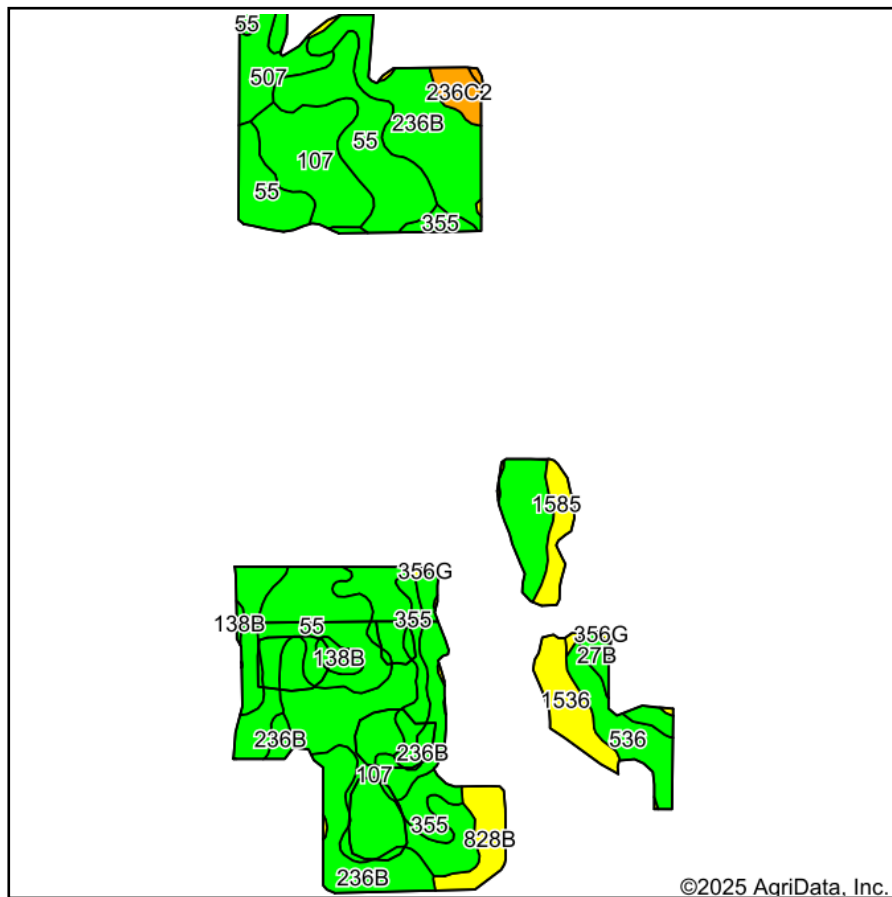


Maps Provided By:
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2/20/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Iowa**
 County: **Hamilton**
 Location: **18-87N-26W**
 Township: **Webster**
 Acres: **101.33**
 Date: **3/27/2025**

Maps Provided By:

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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%		Ile	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%		IIs	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.

*c: Using Capabilities Class Dominant Condition Aggregation Method