

HAMILTON COUNTY, IOWA LAND AUCTION

80 ACRES M/L | THURSDAY, NOVEMBER 2 | 10:00 AM

Stanhope Community Center | 600 Main Street | Stanhope, IA 50246

Peoples Company is pleased to represent the Carolyn Ann Cottingham Estate in the sale of 80 acres m/l of prime Hamilton County, Iowa farmland!

- Total of 80 acres m/l with 75.08 FSA cropland acres and a CSR2 soil rating of 75.1. Primary soil types include clay loam soils of Brownton, Kossuth and Bode.
- Located just south of Stratford, Iowa in Section 19 of Marion Township with highway frontage on Co Hwy R21 / Stagecoach Rd and 380th Street south of the farm.
- A wind energy lease with Great Pathfinder Wind, LLC located on the property with an annual payment of \$2,653.09.
- A Navigator CO2 pipeline easement agreement is included with the property with any remaining easement payments paid to Buyer if/when project begins.
- There are 6", 10" 12" and 30" county drainage tile that are located on this property which allows for excellent drainage.

SCAN THE QR
CODE TO VIEW
THIS LISTING
ONLINE.



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