

ROOSTER AG

# REAL ESTATE

## Webster County, IA

**94.52± acres**



**\$10,000 Per Acre**

**ROOSTER AG' REALTY**

1100 S. County Line Rd  
PO Box 297  
Maple Park, IL 60151

**Kelly Ludwig**

Designated Managing Broker  
Email: [kelly@roosterag.com](mailto:kelly@roosterag.com)  
Phone: 630.546.8267



# About the Property

The Yale Avenue Farm is 94.52± acres located between Fort Dodge and Manson in Section 18, Johnson Township, Webster County, IA.

Conveniently situated at the SEC of 180th Street and Yale Avenue (Adams Street).

<b>GROSS ACRES:</b>	<b>94.52±</b>
<b>TILLABLE ACRES:</b>	<b>78.40±</b>
<b>SOIL (CSR2)</b>	<b>86.8</b>
<b>ESTIMATED RE TAXES</b>	<b>\$3,094</b>
<b>PRICE PER ACRE</b>	<b>\$10,000.00</b>



The Yale Avenue Farm consists of 78.40± tillable acres of high quality soils.

Superb property with a mix of farmland, recreational/hunting property and pond.

This farm would make a solid addition to an investment portfolio.

A terrific property you won't want to miss out on!

Farmland leaseback required.

**Aerial drone footage of this property coming soon!**

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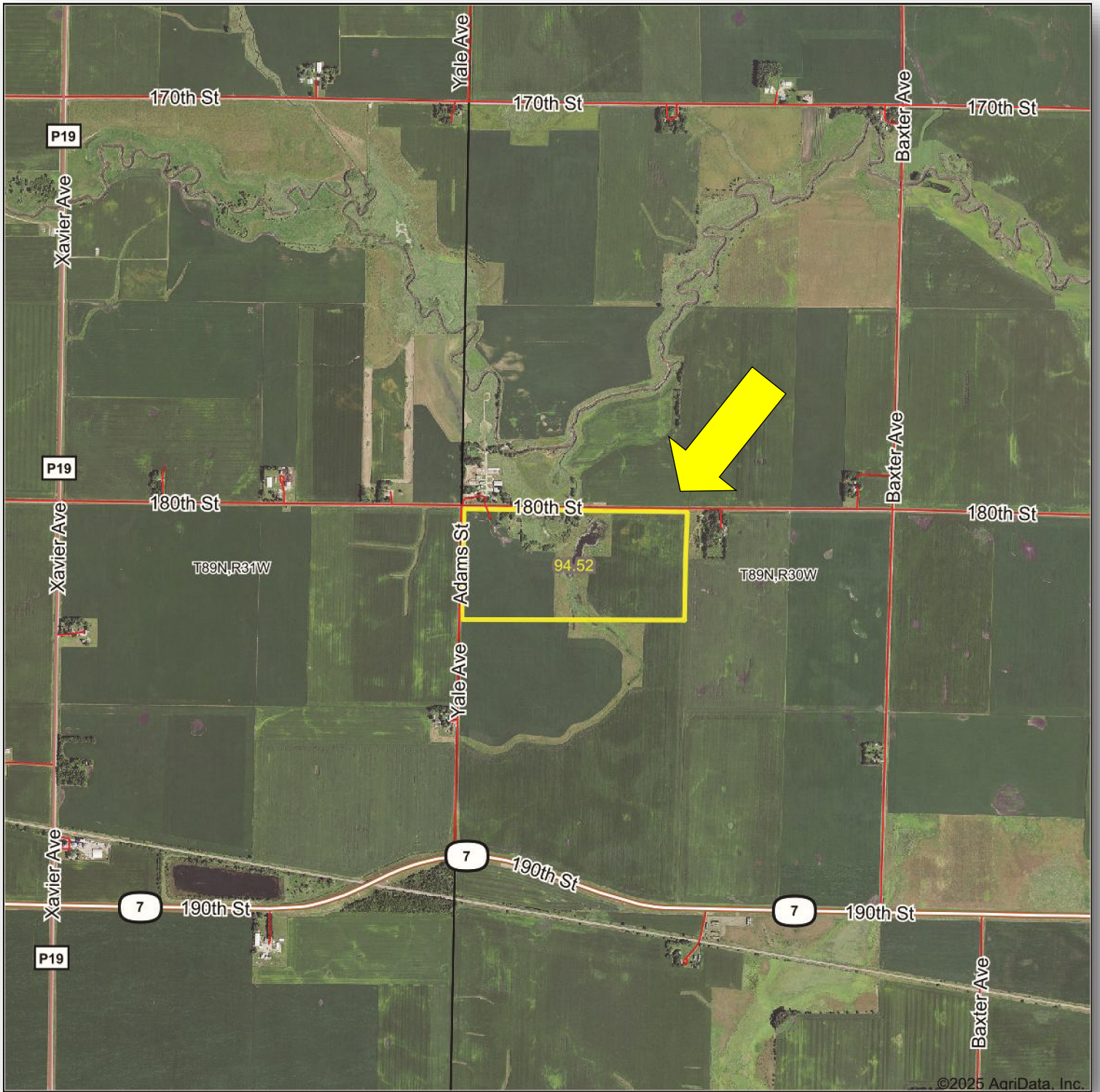
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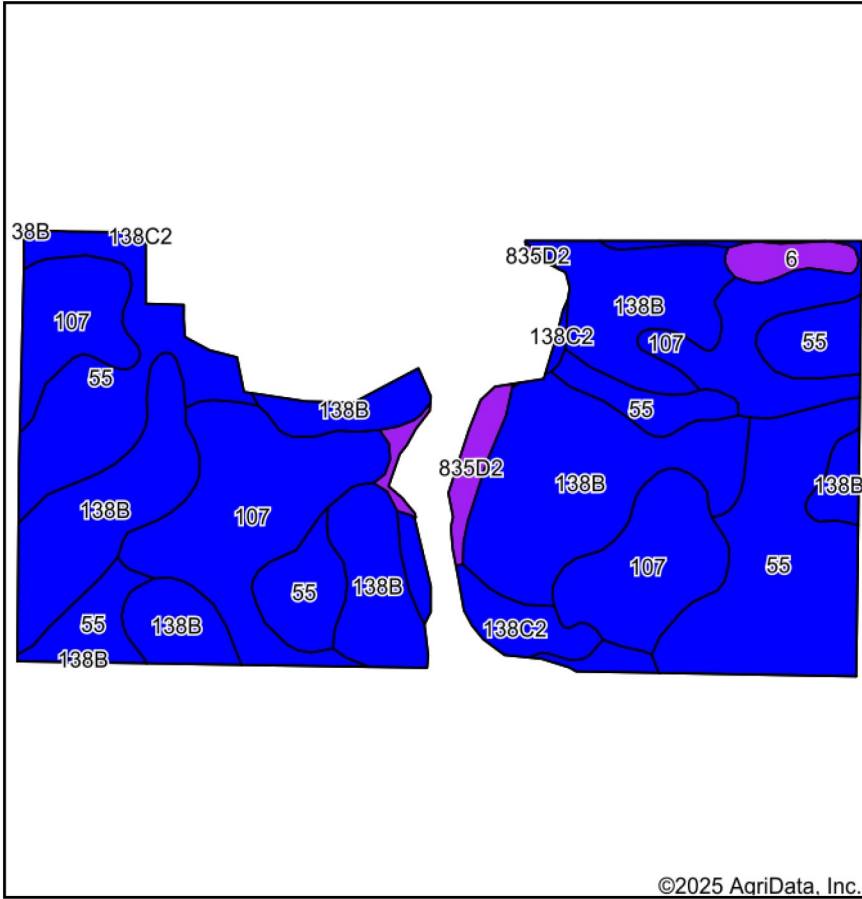
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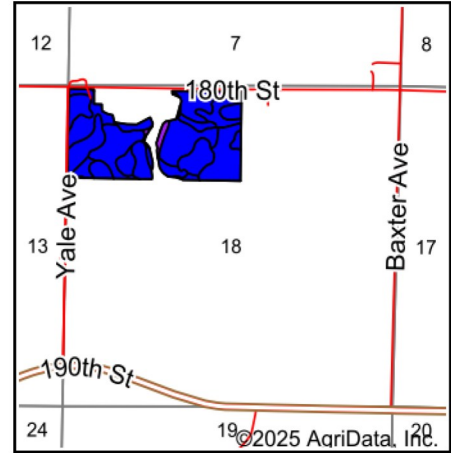
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## Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Webster**  
 Location: **18-89N-30W**  
 Township: **Johnson**  
 Acres: **78.4**  
 Date: **8/5/2025**



**Rooster Ag'**  
 GOLD STANDARD  
 APPRAISALS

Maps Provided By:



Area Symbol: IA187, Soil Area Version: 41

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall
138B	Clarion loam, 2 to 6 percent slopes	28.77	36.8%		Ile	89	83
55	Nicollet clay loam, 1 to 3 percent slopes	23.00	29.3%		Iw	89	81
107	Webster clay loam, 0 to 2 percent slopes	21.44	27.3%		Ilw	86	83
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	2.49	3.2%		Ille	83	70
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	1.59	2.0%		IVe	53	68
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.11	1.4%		Illw	59	77
<b>Weighted Average</b>					<b>1.79</b>	<b>86.8</b>	<b>*n 81.6</b>

\*\*IA has updated the CSR values for each county to CSR2.

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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