

# Farm For Sale

McCullough  
Farm

115.0 Acres m/l  
Section 18  
Badger Township  
Webster County, Iowa



**Sunderman**<sup>SM</sup>  
FARM MANAGEMENT

# McCullough Farm

**General Location:** The farm is located at the intersection of National Avenue & 130<sup>th</sup> Street. This is two miles west of Badger and one mile south; one mile north of Kennedy Park/Badger Lake.

**Legal Description:** The South Half of the Southwest Quarter & the South Half of the North Half of the Southwest Quarter excluding building site in Section Eighteen, Township 90 North, Range 28 West of the 5<sup>th</sup> PM, Webster County Iowa.

**Price:** \$1,650,000.00

**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. Farm is being offered as-is.

**Farm Information:**

Gross Acres	115.0 acres m/l
Taxable Acres	112.70 acres m/l
Tillable Acres	109.96 acres m/l
Corn Suitability Rating (CSR2)	86.1
Corn Suitability Rating (CSR)	81.0

**Rental Status:** The farm is leased under a crop share with tenant Steve Sherman. Crop inputs have been paid. 2022 crop ownership is negotiable.

**Real Estate Taxes:** \$4,326.00 annually.

**Predominant Soils:** Clarion, Webster, Canisteo, & Nicollet. This farm has 4.29 acres of depressional soils or 3.9% much below the county average.

**Drainage:** This farm is part of drainage district 211. There is a 10" county main which enters the southeast part of the farm and runs throughout. This main goes south and east eventually outletting into Badger Lake.



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### NOTICE OF AGENCY TO PROSPECTIVE BUYERS

Sunderman Farm Management Company is pleased to have the opportunity to furnish you with this information. Our top priority is to provide fair, honest, and professional service.

We are an agent for the seller and we have a fiduciary responsibility and certain legal obligations to the seller. Whether we are the listing broker or cooperating with the listing broker, all of our licensed real estate agents are employed by and responsible to the seller.

If you have any questions, please feel free to ask.

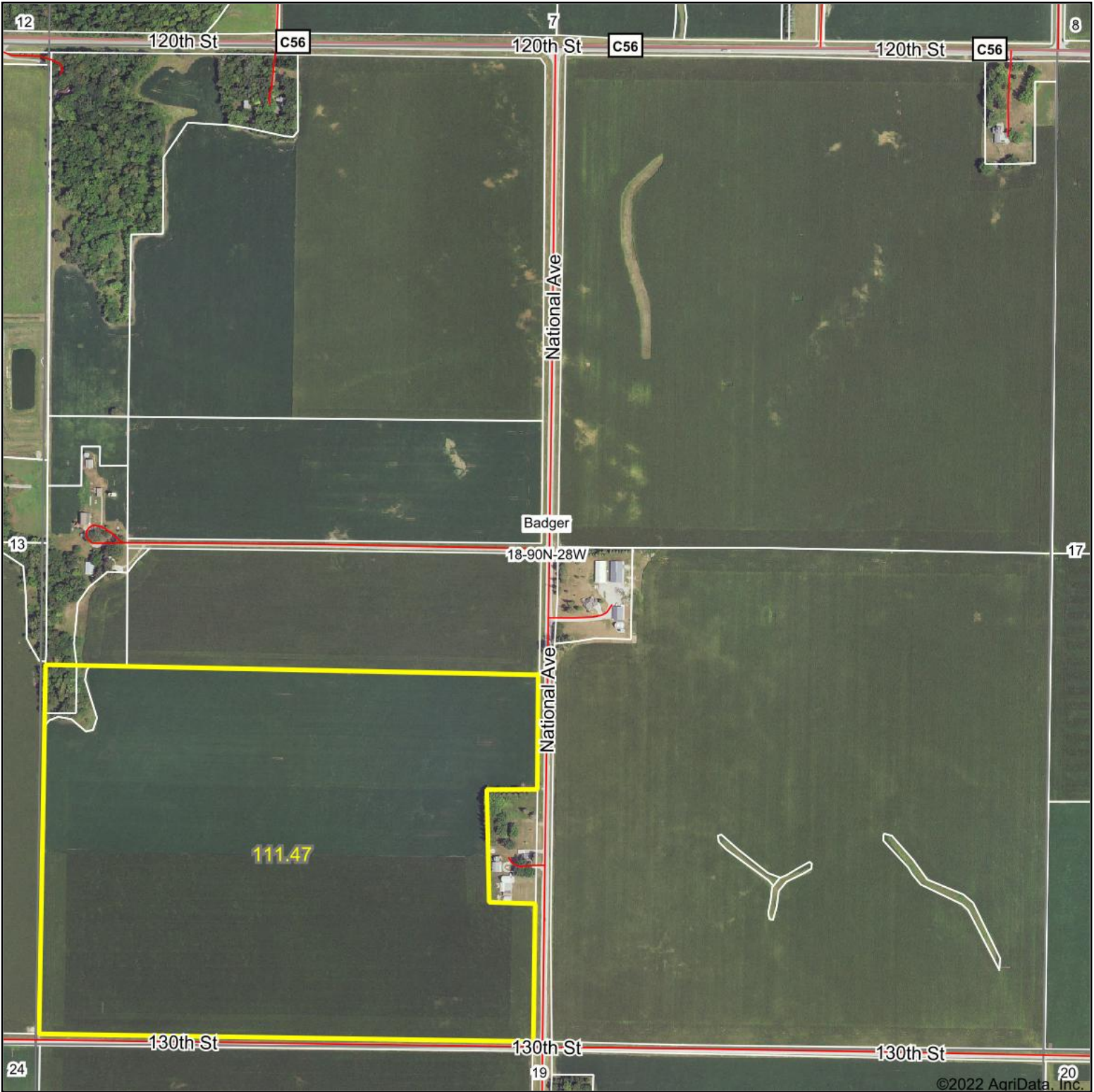
### COMPANY BACKGROUND

Sunderman Farm Management Co. was founded in 1961 by Roger Sunderman. Roger brought 16 years of farm management and agricultural real estate sales experience with him to the new business. In 1969, Brian Larson began his career with Sunderman Farm Management Co. Brian brought with him nine years of experience from the U.S. Soil Conservation Service. His area of expertise was tile drainage system engineering and design. Brian and his three sons operate their family farm in the local area. In 1990, Mark Thompson began his employment with the company. Mark is a graduate of Iowa State University. His degree is in agricultural studies/farm operation with major emphasis on agricultural economics and agronomy. Mark also farms in the Badger area. In 1999, Jon Larson came to Sunderman Farm Management as a real estate sales associate specializing in land sales and valuations. Jon and his son operate their family farm in the Badger area. In 2005, Brent Larson joined the company after serving in the U.S. Air Force. He helps operate the family farm, and he is also a reservist in the U.S. Air Force. He has an undergraduate degree in management. He also has a master's degree in business administration with an emphasis on computer resources and information management from Webster University as well as a master's degree in professional agriculture from Iowa State University. Jon Flattery joined the Sunderman team in 2020. A 2013 graduate of Minnesota State and Iowa Central Community College, Jon put his degrees in Business Management & Administration, and Agriculture Business, to good use as an appraiser and farm manager. Jon is a licensed real estate salesperson and associate appraiser. Jon lives on a farm north of Fort Dodge with his wife and 4 children where he owns and operates the family farm with his Dad.

Sunderman Farm Management Co. is a licensed real estate brokerage with the Iowa Real Estate Commission. We bring over 140 years of operational agriculture and land sales experience to landowners, sellers, and buyers. This experience, combined with our expertise in production agriculture and management, provides both sellers and buyers with the highest quality service available in the industry.

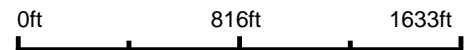
The information in this booklet is thought to be accurate. However, it is subject to change and verification, and no liability for errors or omissions is assumed. Prospective buyers must rely on their own inspections and conclusions. The listing may be withdrawn with or without notice or approval. The seller reserves the right to reject any and all offers. All inquiries, inspection, appointments, and written bids should be channeled through the broker, Sunderman Farm Management Co. Plat maps used with permission: [www.farmandhomepublishers.com](http://www.farmandhomepublishers.com).

# Aerial Map



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Map Center: 42° 36' 31.04, -94° 11' 52.03



**18-90N-28W**  
**Webster County**  
**Iowa**

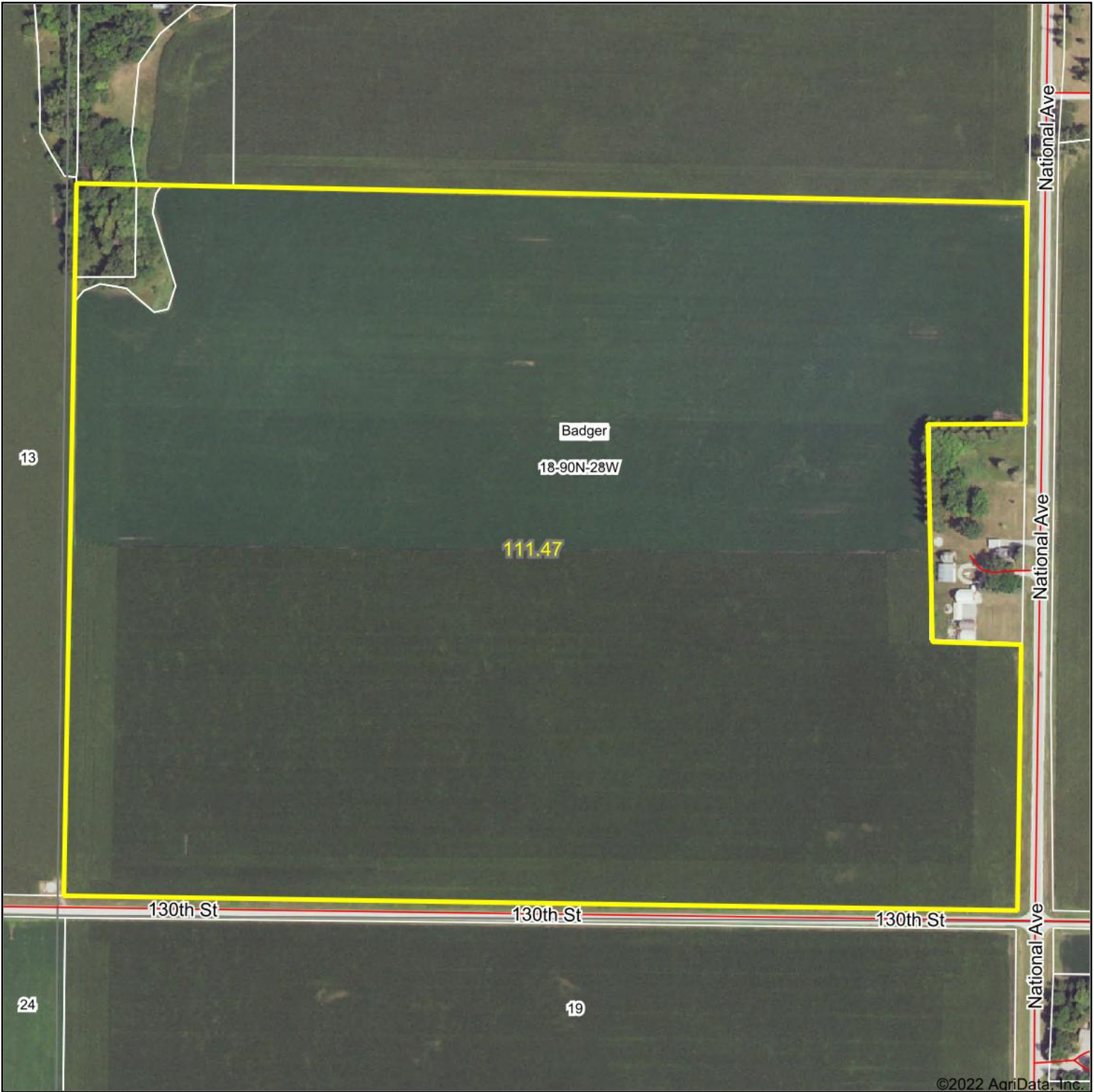


4/28/2022

Maps Provided By:  
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Aerial Map



Map Center: 42° 36' 14.98, -94° 12' 9.79



**18-90N-28W**  
**Webster County**  
**Iowa**

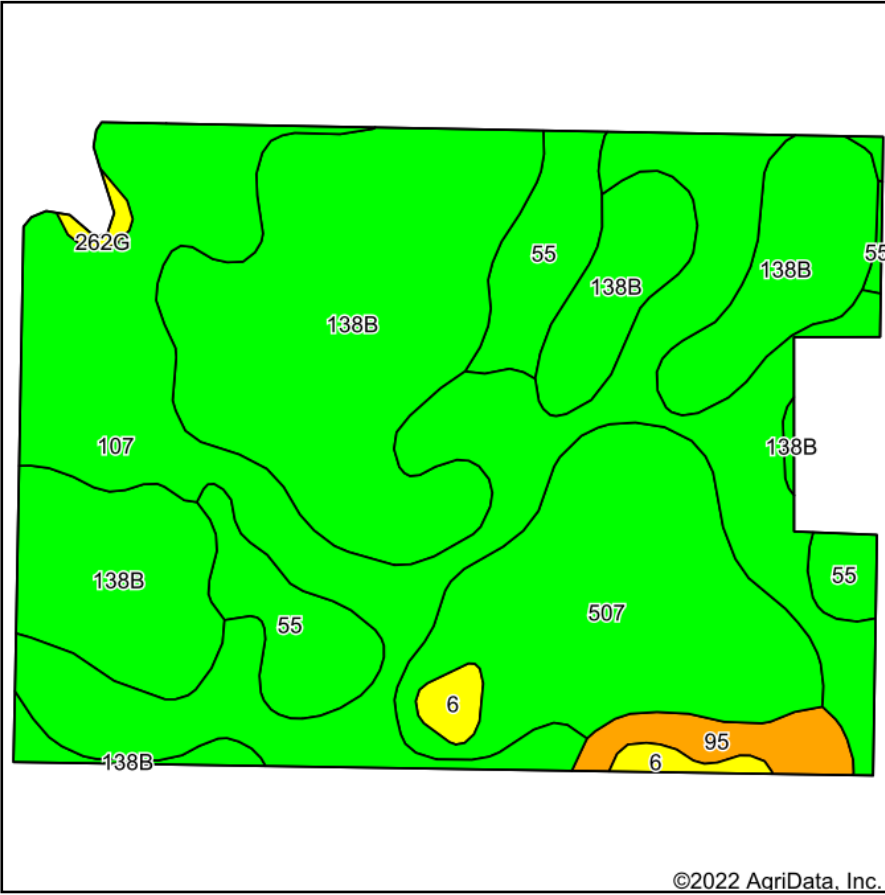


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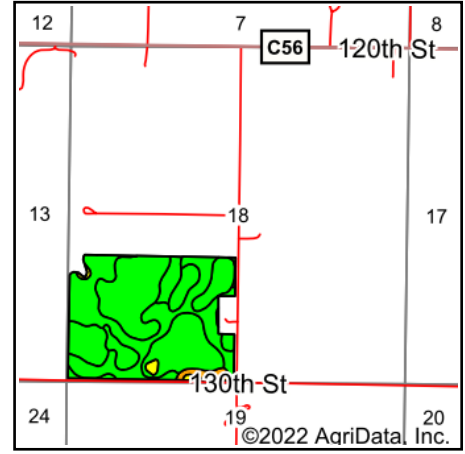
Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



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Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Webster**  
 Location: **18-90N-28W**  
 Township: **Badger**  
 Acres: **109.96**  
 Date: **4/28/2022**

Maps Provided By:  
  
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Area Symbol: IA187, Soil Area Version: 38

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
138B	Clarion loam, 2 to 6 percent slopes	41.49	37.7%		Ile	89	82	
107	Webster clay loam, 0 to 2 percent slopes	37.87	34.4%		Ilw	86	82	
507	Canisteo clay loam, 0 to 2 percent slopes	17.35	15.8%		Ilw	84	77	
55	Nicollet clay loam, 1 to 3 percent slopes	8.96	8.1%		Iw	89	90	
95	Harps clay loam, 0 to 2 percent slopes	2.48	2.3%		Ilw	72	67	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.43	1.3%		Illw	59	62	
262G	Lester-Belview complex, 22 to 40 percent slopes	0.38	0.3%		Vlle	9	11	
<b>Weighted Average</b>						<b>1.95</b>	<b>86.1</b>	<b>81</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.