

Farm For Sale

Sparboe Property

148.4 Acres m/l
Section 14
Deer Creek Township
Webster County, Iowa



SundermanSM
FARM MANAGEMENT



1309 1st Ave South, Suite 5
Fort Dodge, IA 50501-4954
Phone: (515) 576-3671
Fax: (515) 576-3296
Website: www.sundermanfarm.com

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.

Sparboe Property

Description: This property consists of 148.4 acres m/l with grain storage, warehouse facility, feed mill, truck wash, a residential home, hay land, and timber/recreational land. This site was formerly an egg production site.

Location: The property is located on Highway 169, 5 miles north of Fort Dodge and 4 miles west of Badger

Legal Description: The Northeast Quarter of Section 14, (excluding Highway 169) Deer Creek Township, Webster County, Iowa. The local address to this site is 2054 120th Street, Fort Dodge, Iowa 50501

Price: \$2,700,000.00

Potential Parceling:

102± acres of pasture/timber/machine shed

47± acre building site (630,000 bu grain bins, house, truck wash/shop/office, feed mill, warehouse, land).

See attached aerial image for proposed boundaries.

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.

Pertinent Information:

Grain Storage: Total Capacity of 630,000 bushels of grain.
Bin #1 is 90 ft in diameter and 88 ft tall. This bin was constructed in 2004 and holds approximately 480,000 bushels of grain.
Bin #2 is 54 ft in diameter and 84 ft tall. This bin was built in 2008 and holds approximately 150,000 bushels of grain.
These bins are equipped with in-floor drying fans and unload systems. There are two stalls under roof for grain unloading. Receiving capacity is reported at 6,000 bushels per hour. This site is equipped with a truck scale.

Warehouse Facility: This building is approximately 44,280 square feet in size.
7,700 square feet are cooled (92,400 cubic ft)
19,500 square feet of dry storage space (234,000 cubic feet)
This facility has shop space, offices, conference rooms, restrooms and mechanical rooms. There is a 2003 Katolight 1,250 KW generator on the north side of this facility.

Truck Wash: This building was built in 2016 and is 90 feet long by 54 feet wide (4,860 square feet). This building is fully insulated and has a radiant in-floor heat system. The west side is a truck wash bay with in-floor drain system. This building has two large overhead doors for semis to drive-thru. The east side of this building is office space with kitchen and restrooms. This space is equipped with heating and air conditioning units. There is a small shop area with overhead door and mezzanine storage above office space.

Feed Mill: This site is just west of the grain storage bins. The grain leg system is plumbed into this feed mill. This mill is equipped with a 2-ton mixer with a capacity of 24 tons per 45 minutes. There are 12 loadout bins, 4 holding 100,000 lbs each and 8 holding 48,000 lbs each. There are 16 major ingredient bins of various sizes. There is a micro & tote system and a 600 bushel per hour double roller mill. This site was last updated in 2008 and is currently equipped with a WEM computer software system.

House: This is a split foyer frame home built in 1970. There are 988 square feet on the main floor and 800 square feet of finished space on the lower level. There is a restroom on each floor and a total of 4 bedrooms, two on each level. This home has an attached 2-car garage off the north side. This home does not have a compliant septic system in place.

Machine Shed: This structure is found in the southeast part of the property. This building was built in 1997 and is 70 feet by 40 feet (2,800 sq ft) with an overhead door. There is a separated shop space with concrete and insulation.

Land: This property is approximately 148.40 acres m/l. The buildings and structures sit on approximately 5.65 acres. Just south of the buildings is the former chicken barn site where concrete foundations remain. This area is approximately 30 acres in size. In addition, there are roughly 40 acres of hay land with a CSR2 of 64.3. The majority of these hayed acres are found in the northwest part of this property and some in the southeast. See included soil map. The remaining acreage of this property is timber, grassland, lagoons, and some road and ditch area.

Rental Status: The hay land lease has been terminated for 2023. The warehouse is currently leased on a month to month contract. Call for more information.

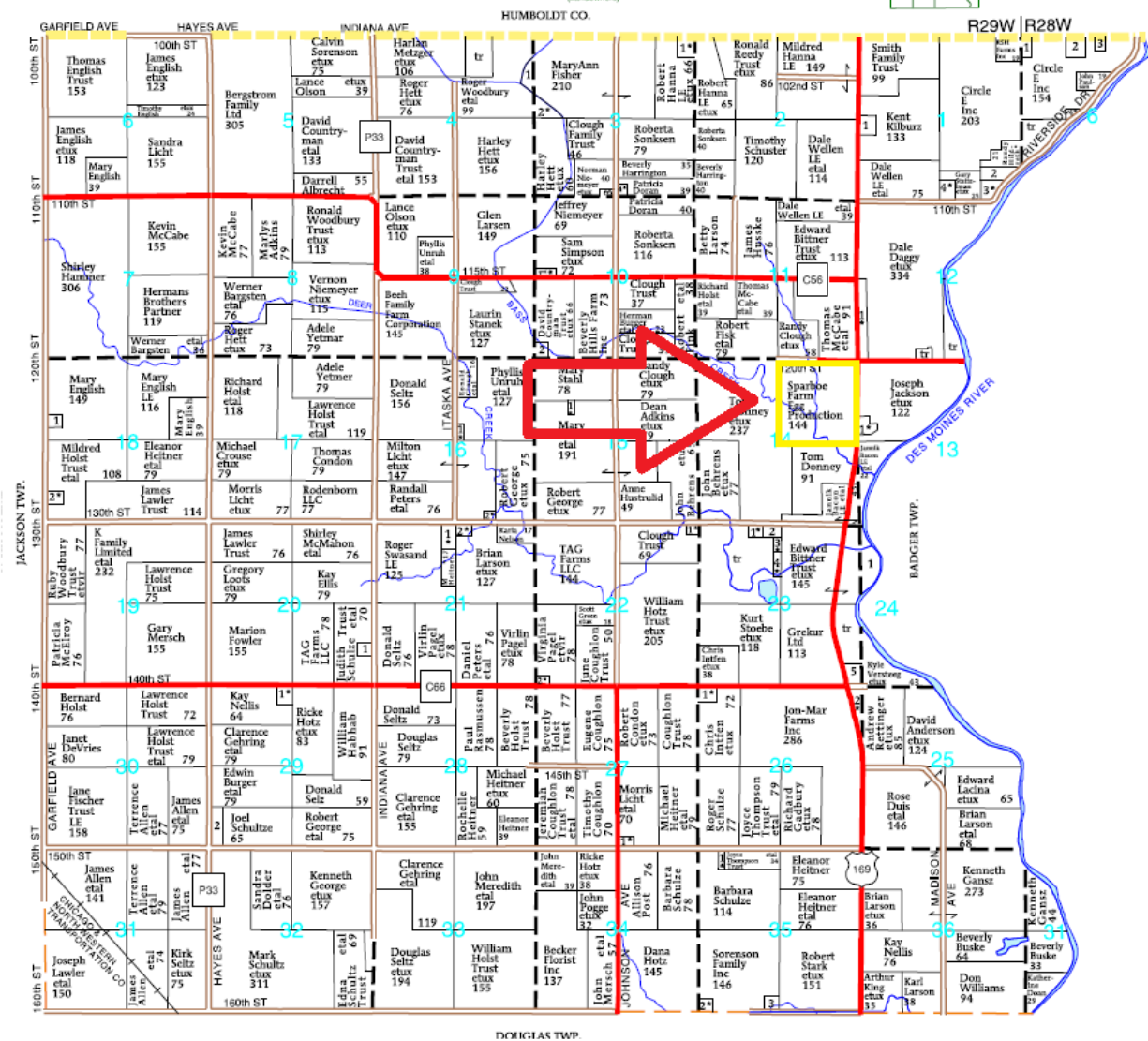
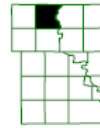
Real Estate Taxes: \$30,862.00 annually.

T-90-N

DEER CREEK PLAT

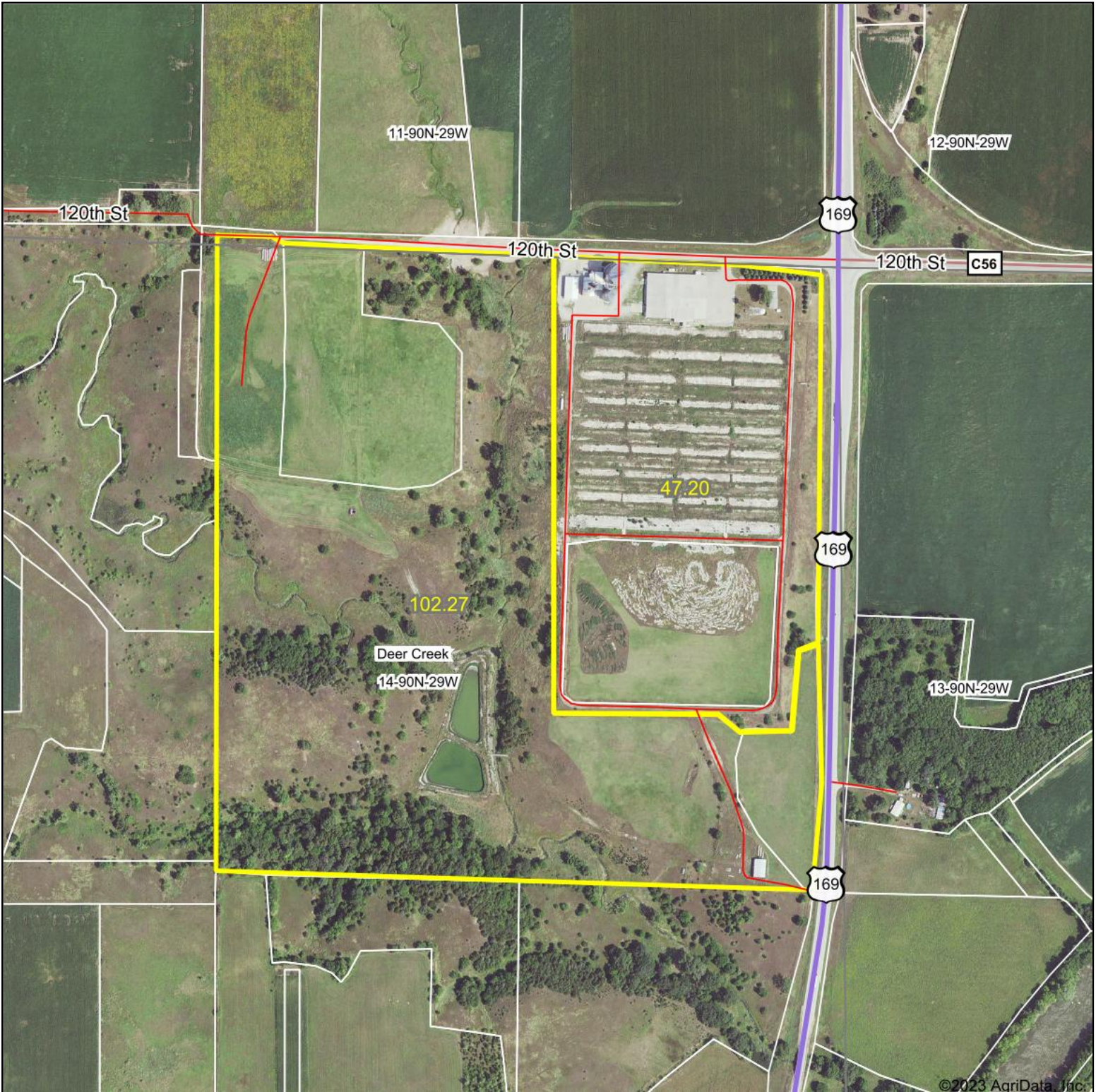
(Landowners)

R-28-29-W



DOUGLAS TWP

Sparboe Farm



©2023 AgriData, Inc.

Sunderman
FARM MANAGEMENT

Map Center: 42° 36' 45.36, -94° 13' 54.15



14-90N-29W
Webster County
Iowa



1/26/2023

Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

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