

Land Auction

Lawler Farm

325.92± Acres

Webster County, Iowa

Jackson Township, Sections 25 & 35

August 16, 2023, 10:00 A.M.

Clare Community Center

520 East Front Street

Clare, Iowa 50524



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 six 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.

Lawler Farm

Description: Located one mile south of Clare, Iowa, this 325.92± acre farm is extremely high quality with a corn suitability rating 2 (CSR2) of 81.8. It is in two fields just south of Clare, Iowa on a hard surface road. The East Tract is 210± acres of top-notch row crop farmland that raises bumper crops of corn and beans. The West Tract has equally high income potential from its 115.92± acres of fertile soil which includes high-income CRP, woodlands packed full of walnut trees, and a beautiful creek. Many feet of large county drainage tile and private drainage tile keep the farm drained and productive. Receive a premium price for corn raised on this farm by delivering the corn just five miles away to high-paying grain buyers at Cargill and Valero Ethanol. Or crops can easily and conveniently be delivered to the local grain cooperative elevator just one mile away in Clare, Iowa.

Farm Information:

Current Farm Data:	
FSA Farm/Tract Number	1551/1349
Gross Acres (East Tract 210± acres, West Tract 115.92± acres)	325.92± acres
Taxable Acres in the East Tract	207.88± acres
Taxable Acres in the West Tract	89.1± acres
→ 22.4 acres are exempt from taxes in the Forest Reserve	
Total Annual Real Estate Taxes	\$6,170
Real Estate Taxes per Taxable Acre	\$29.68
FSA Acres Total (corn, soybeans, & CRP)	285.88 acres
→ East Tract FSA Acres: 205.11	
→ West Tract FSA Acres: 80.77 (69.67 crop + 11.1 CRP)	
Corn Suitability Rating 2 (CSR2) for East Tract	81.8
Corn Suitability Rating 2 (CSR2) for West Tract (Crop & CRP ac.)	81.8
Conservation Reserve Program (CRP) on West Tract	11.1 acres
-- CRP pays \$300/acre through 9/30/2027, or \$3,330/year	
Corn Base	172.25 acres
PLC Corn Yield	170 bu/acre
Soybean Base	102.53 acres
PLC Soybean Yield	45 bu/acre
No Highly Erodible Land	

*Note that the East Tract and the West Tract are currently together in one Farm Number & Tract Number in the records at the Farm Service Agency (FSA). If the fields are sold to different buyers, then the FSA will have to create new records for each field which will change the numbers listed above.

Prime Hunting & Recreational Opportunities: The West Tract offers a rare opportunity to get your hands on a piece of land with steady and reliable income from the row crops and CRP, PLUS nearly 30± acres of your very own sun-dappled woodlands and a babbling creek through the middle of it all! Get your own personal access to Lizard Creek as it meanders through this farm. There are about 16± acres of secluded timber on the south side of Lizard Creek. Those acres are virtually untouched by human feet. Tall walnut and oak trees abound as sun speckles the low-growing flora and fauna in the peaceful forest. Follow all the game trails, pitch a tent, listen to the birds chirp, or set up to hunt on your very own personal slice of paradise!

Approximate Legal Description: S1/2 of Section 25 lying west of the railroad right-of-way; and the E3/4 of the NE1/4 of Section 35 except a parcel in the northwest corner; all in T90N-R30W of the 5th P.M., Jackson Township, Webster County, Iowa.

Method of Sale: Live and online auction starting at 10:00 A.M. on Wednesday, August 16, 2023. The live bidding will be at the Clare Community Center at 520 East Front Street, Clare, Iowa, 50524. For online bidding, follow the link at www.sundermanfarm.com and **REGISTER AT LEAST 48 HOURS PRIOR TO THE START TIME**. The farm will be sold using the 'choice' method. The price will be a 'per-acre' amount multiplied by the acres. The high bidder will choose either the East Tract, or the West Tract, or both Tracts. If the high bidder chooses both Tracts, then the auction is over. If the high bidder only chooses one of the Tracts, then bidding will commence on the remaining Tract until it is sold.

Terms of Sale: A standard purchase agreement and associated documents will be signed immediately following the auction. Buyer will immediately provide earnest money in the amount of ten percent (10%) of the total sale consideration. If the buyer is online, then buyer will be contacted via phone at the conclusion of the auction to arrange immediate signing of documents and payment of earnest money.

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. Buyer financing must be secured before the auction. No buyer contingencies will be allowed. Buyer must agree to a 'cash sale' with no contingencies. Final sale is subject to seller's approval. Balance due via wire transfer at closing with delivery of a warranty deed and abstract showing merchantable title. Real estate taxes will be prorated to date of closing. Closing and landlord's possession will be on or before Thursday, October 5, 2023. Buyers must consult with the applicable professionals of their choice and complete all research and inspections prior to bidding. Announcements made day of sale supersede all prior written or verbal communication.

Rental Status: The current farm lease is terminated effective March 1, 2024. Landlord's possession will be assumed at closing. Full possession will be March 1, 2024. Buyer may enter the farm to perform field operations after closing and after the current farm operator has removed his crop. Seller will retain all 2023 cash rent. Seller will retain the fall 2023 conservation reserve program income that is due for October 1, 2022 through September 30, 2023.

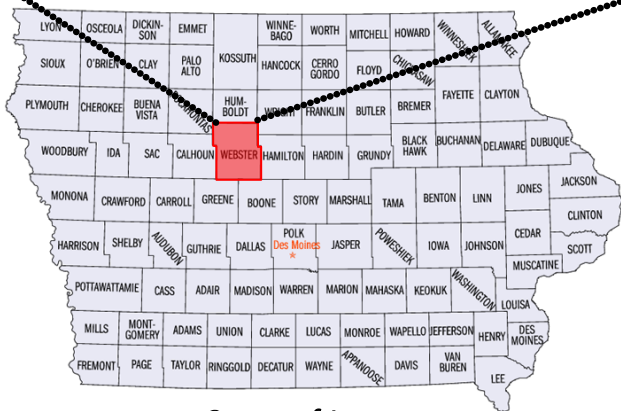
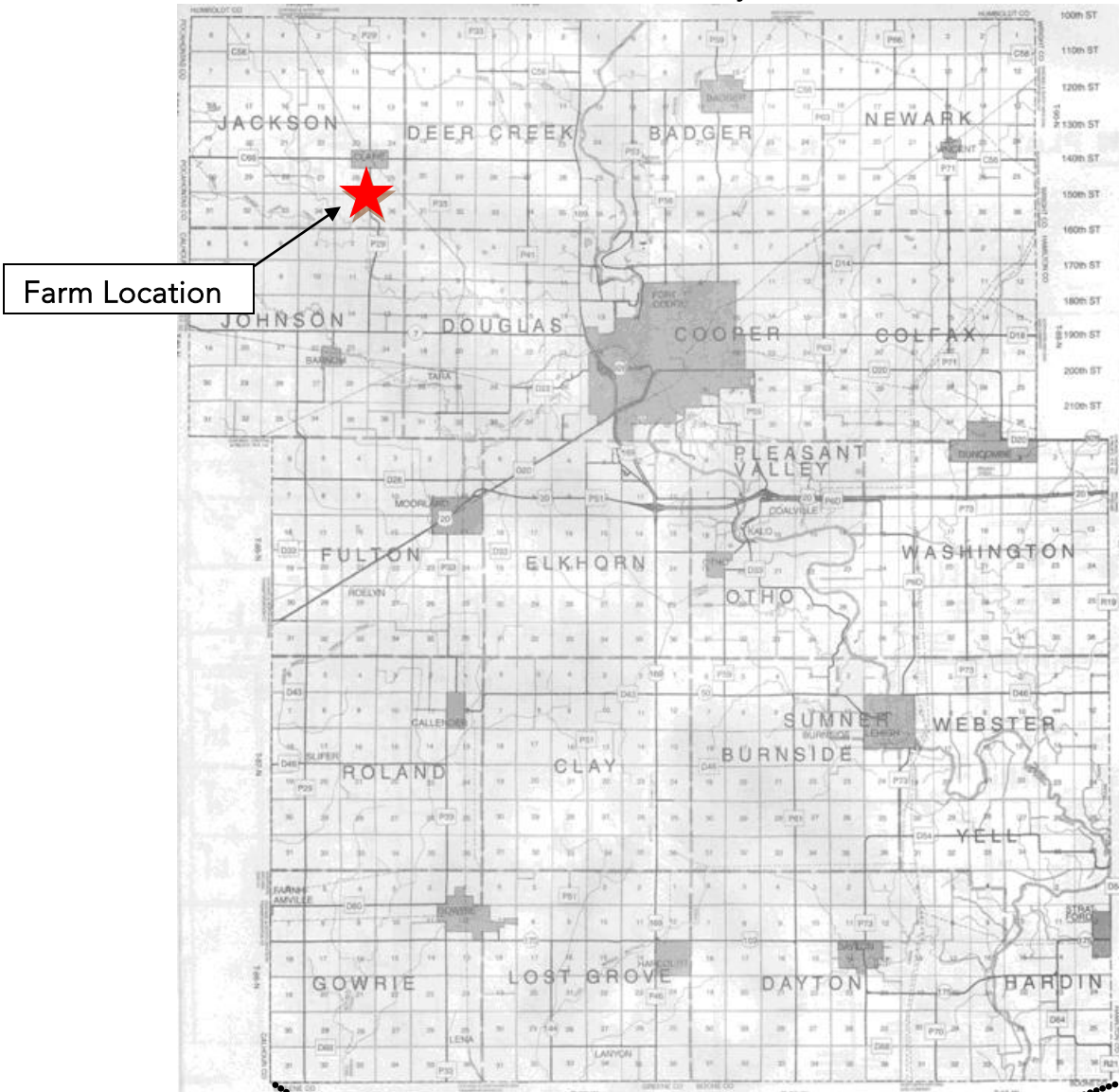
Improvements: This farm has added value because thousands of feet of county drainage tile have been installed. See the tile map in this booklet. It is in Drainage District #219. As of July 10, 2023, no drainage assessments are due or pending. About five years ago there was a short line of private tile and a surface intake installed to drain a small low area on the east side of the West Tract.

The 11.1 acres of land in the conservation reserve program on the West Tract are seeded as habitat buffers for upland birds. They provide bobwhite quail and other upland birds critical nesting and brood rearing habitat. The grass areas also improve water quality by reducing runoff and trapping sediment.

Software: Sunderman Farm Management Company assumes no liability and shall not be held responsible for any technical issues or bidding problems. Proper functioning of hardware, software, and internet cannot be guaranteed. If issues arise, Sunderman Farm Management Company may modify the bidding process in any manner.

Lawler Farm

Webster County

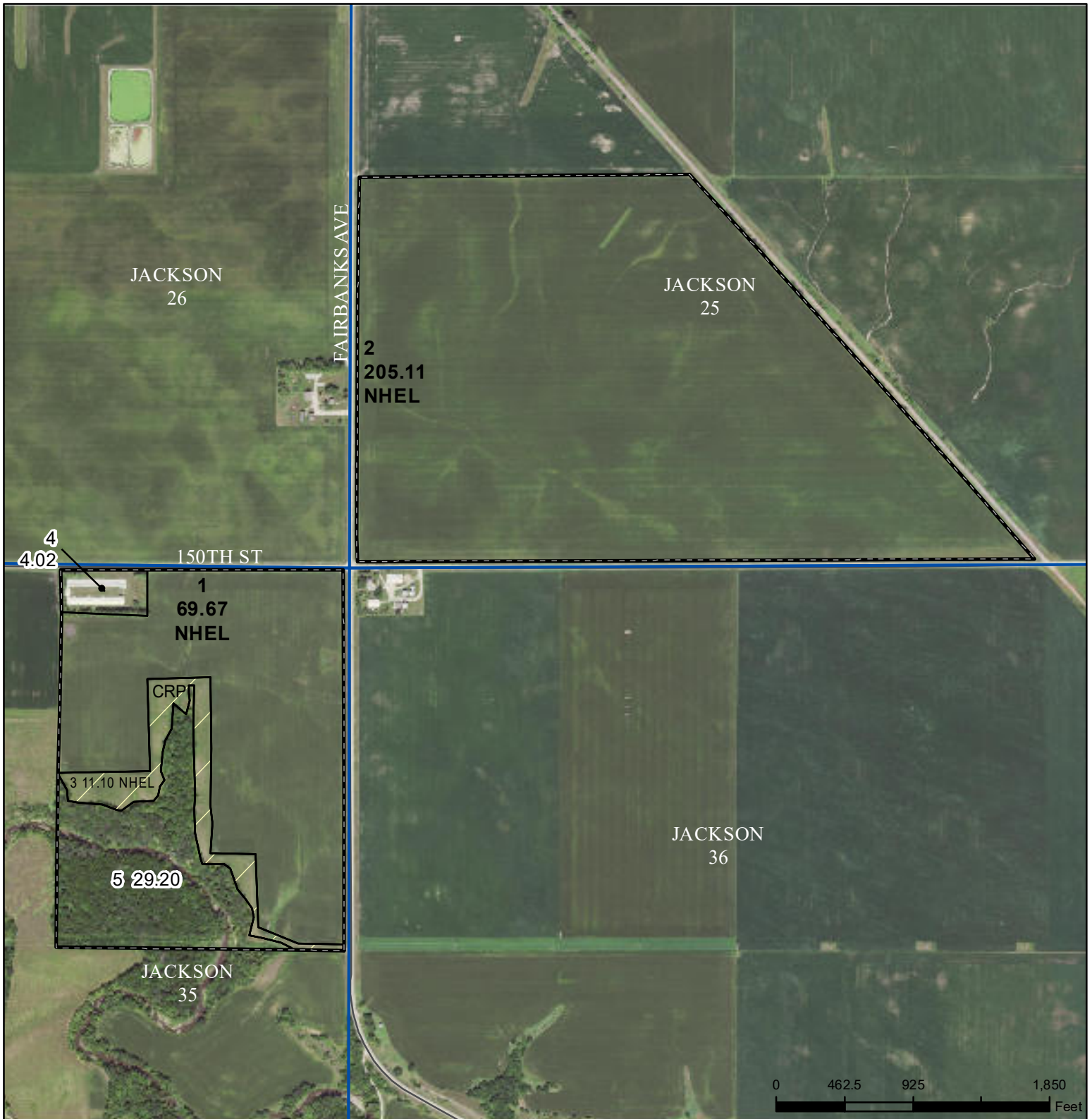


County Tile Map

This map of county tile shows a large 25" and 22" tile main through the East Tract, along with multiple branches to serve the drainage needs of the farm. A second county tile main serves the farm's eastern edge along with another branch tile.

The West Tract naturally slopes to the Lizard Creek. There is a newer (approximately five years old) line of private tile with a surface intake providing drainage for a small low area on the eastern portion of the field.





Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 285.88 acres

2023 Program Year
Map Created April 12, 2023

Farm **1551**
Tract **1349**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

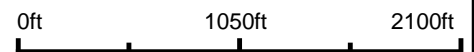
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2021 Imagery



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Boundary Center: 42° 34' 23.05, -94° 20' 22.02



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25-90N-30W
Webster County
Iowa



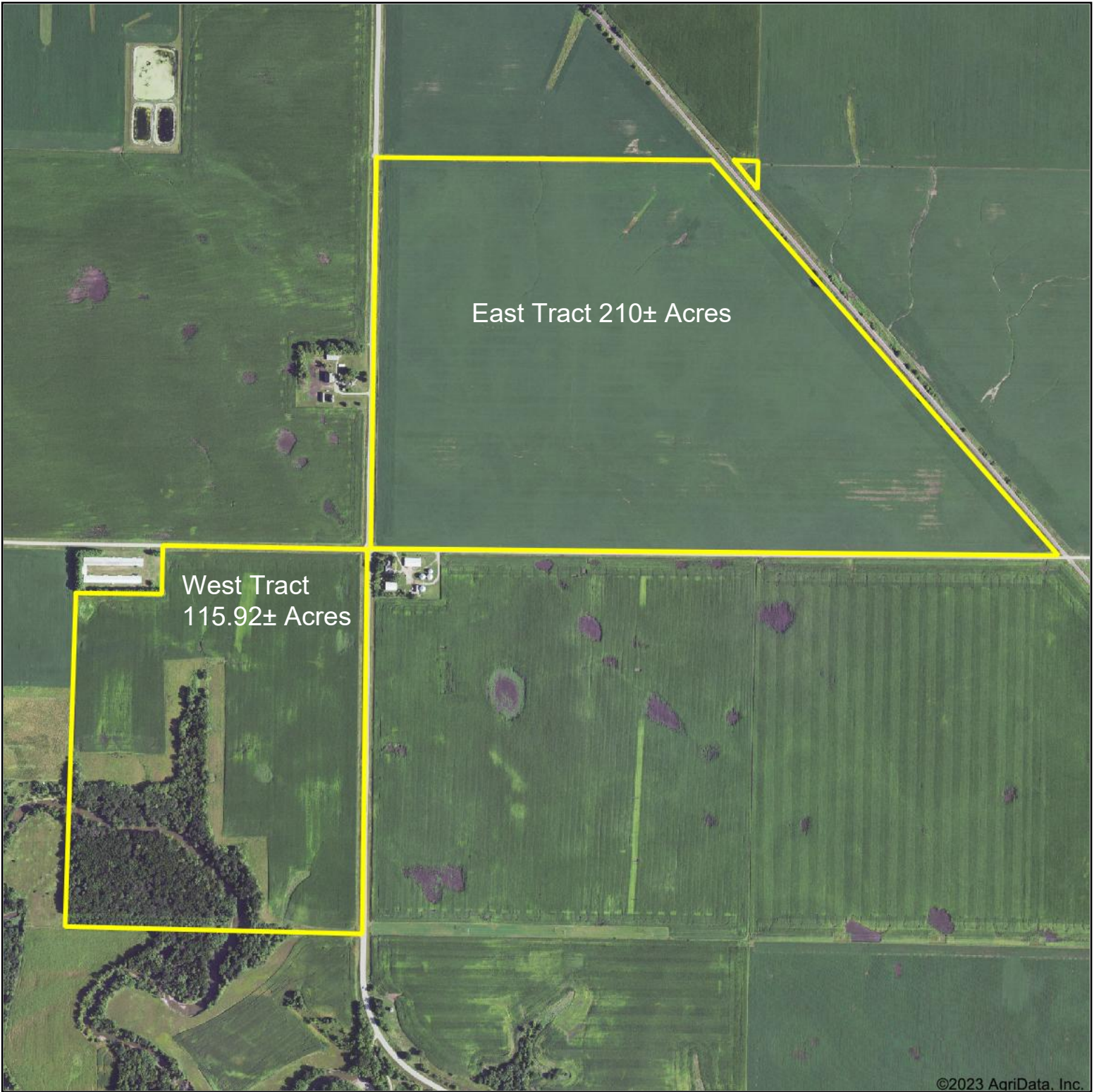
7/8/2023

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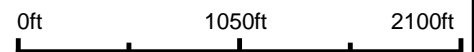
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2019 Imagery



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Boundary Center: 42° 34' 23.05, -94° 20' 22.02



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25-90N-30W
Webster County
Iowa



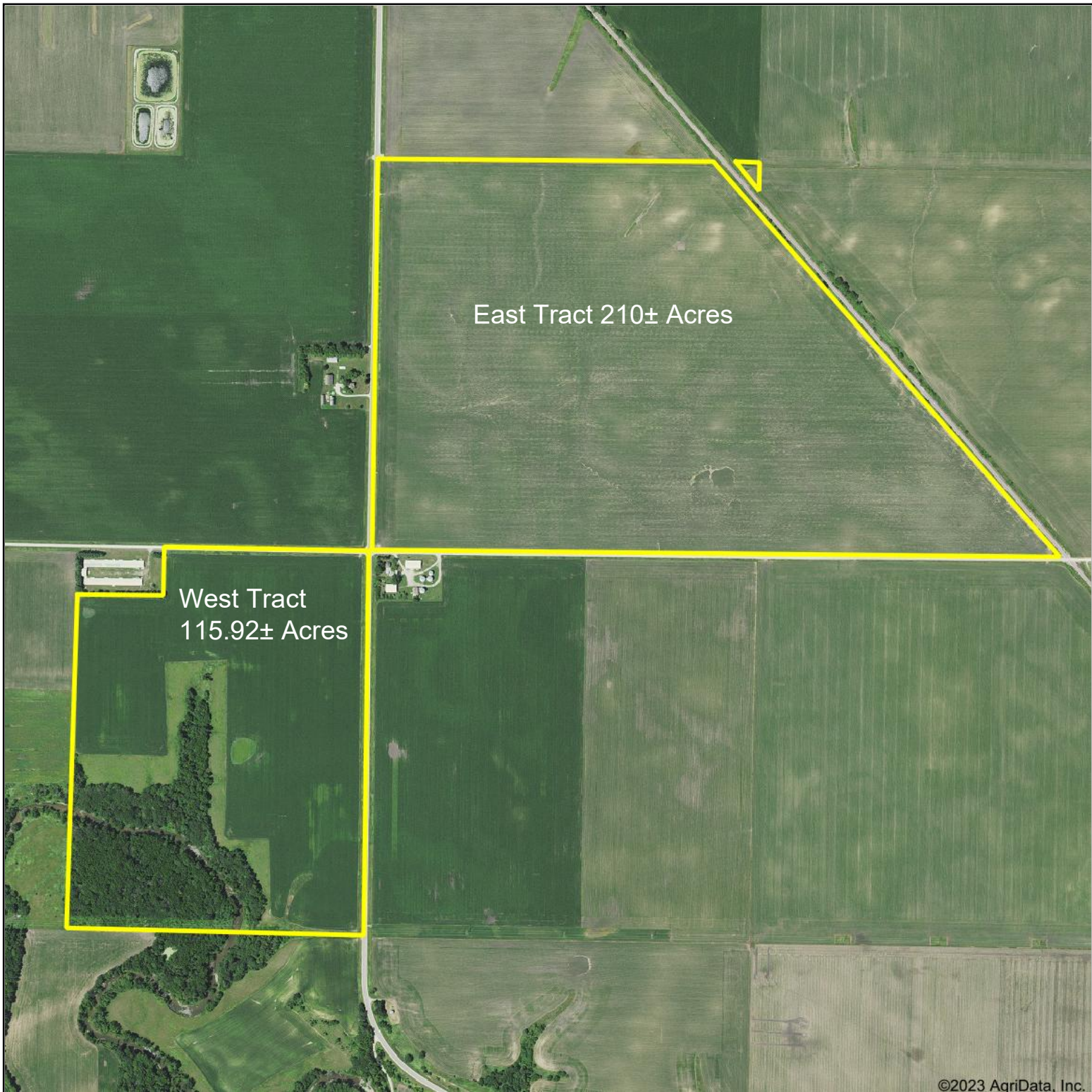
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2017 Imagery

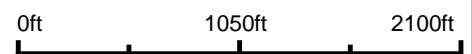


East Tract 210± Acres

West Tract
115.92± Acres

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Boundary Center: 42° 34' 23.05, -94° 20' 22.02



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25-90N-30W
Webster County
Iowa



7/8/2023

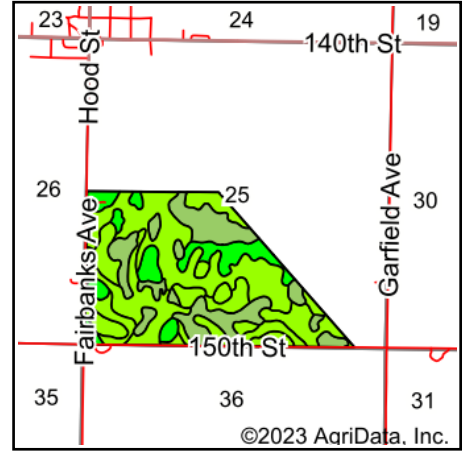
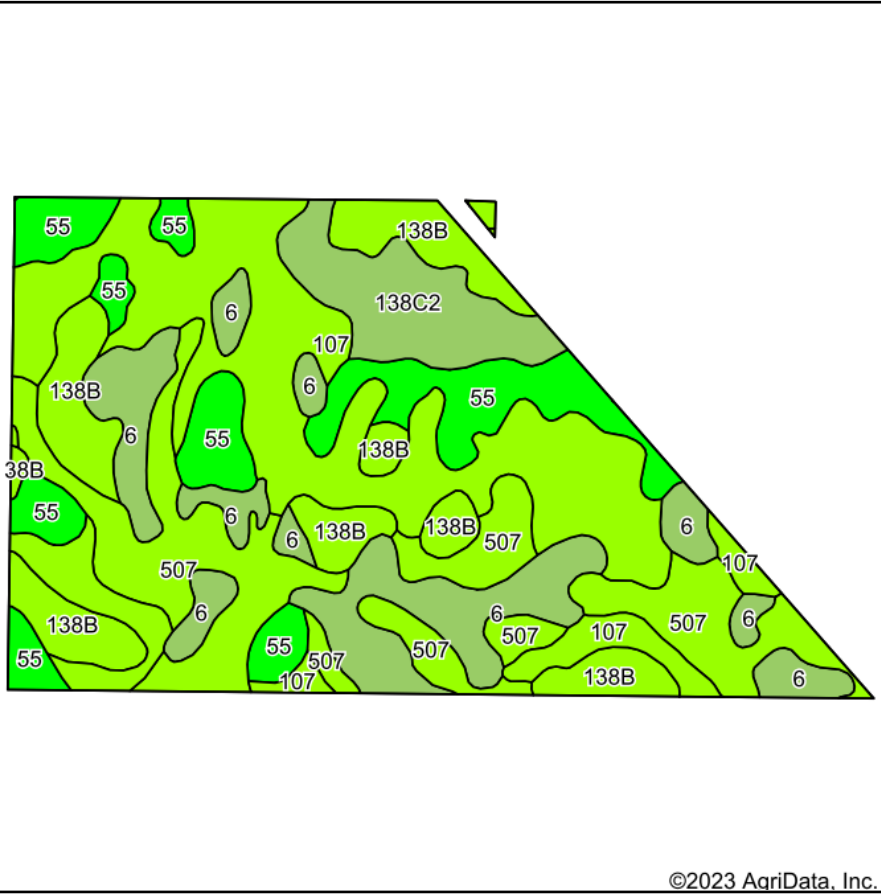
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East Tract Soil Map



State: **Iowa**
 County: **Webster**
 Location: **25-90N-30W**
 Township: **Jackson**
 Acres: **210**
 Date: **7/8/2023**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA187, Soil Area Version: 39

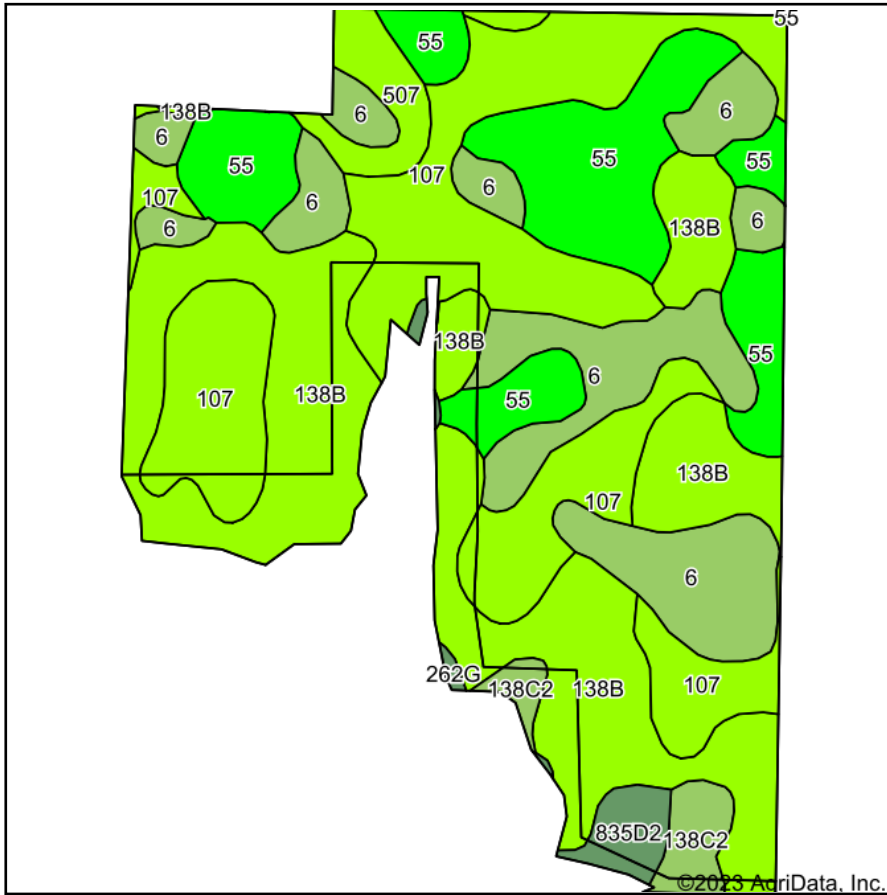
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	CSR2**	CS R	
107	Webster clay loam, 0 to 2 percent slopes	62.29	29.7%		IIw	86	82	
507	Canisteo clay loam, 0 to 2 percent slopes	41.29	19.7%		IIw	84	77	
6	Okoboji silty clay loam, 0 to 1 percent slopes	34.06	16.2%		IIIw	59	62	
55	Nicollet clay loam, 1 to 3 percent slopes	29.92	14.2%		Iw	89	90	
138B	Clarion loam, 2 to 6 percent slopes	27.56	13.1%		Ile	89	82	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	14.88	7.1%		IIIe	83	65	
Weighted Average						2.09	81.8	77.7

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

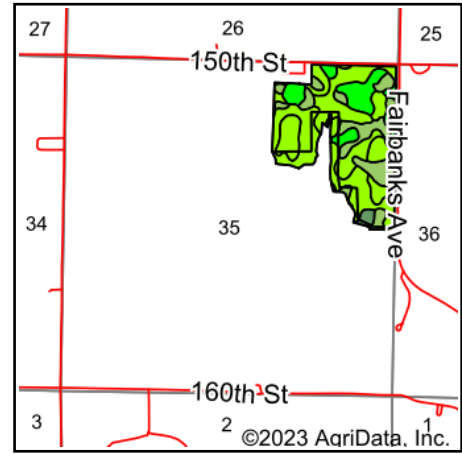
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

West Tract Soil Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Webster**
 Location: **36-90N-30W**
 Township: **Jackson**
 Acres: **80.77**
 Date: **7/8/2023**

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Maps Provided By:



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Area Symbol: IA187, Soil Area Version: 39

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	CSR2**	CS R
138B	Clarion loam, 2 to 6 percent slopes	25.09	31.1%		Ile	89	82
107	Webster clay loam, 0 to 2 percent slopes	22.14	27.4%		IIw	86	82
6	Okoboji silty clay loam, 0 to 1 percent slopes	14.23	17.6%		IIIw	59	62
55	Nicollet clay loam, 1 to 3 percent slopes	13.53	16.8%		Iw	89	90
507	Canisteo clay loam, 0 to 2 percent slopes	2.33	2.9%		IIw	84	77
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	1.87	2.3%		IIIe	83	65
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	1.31	1.6%		IVe	53	52
262G	Lester-Belview complex, 22 to 40 percent slopes	0.27	0.3%		VIIe	9	11
Weighted Average					2.08	81.8	78.6

**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.

Corn Suitability Rating 2 (CSR2) Explanation

(from USDA Soil Survey and Gerald Miller & Lee Burras, ISU)

Corn suitability ratings provide a relative ranking of all soils mapped in the State of Iowa based on their potential to be utilized for intensive row crop production. The CSR2 is an index that can be used to rate one soil's potential yield against another over a period of time. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes and can be continuously row cropped to as low as 5 for soils with severe limitations for row crops. The CSR2 assumes a) natural rainfall (no irrigation), b) artificial drainage has been installed where required so that each soil can reach its agronomic potential, c) no land-leveling or terracing, and d) adequate level of management.

Even though predicted average yields may change with time, the CSR2 ratings are expected to remain relatively constant in relation to one another. The CSR2 can be useful to farmers, land buyers, assessors, and others in determining land use and land value.

Capability Grouping

The numbers 1 through 7 indicate progressively greater limitations and narrower choices for practical use. The letters E, W, & S indicate the soils' main limitation within one class. There are no subclasses in class 1 because the soils of this class have few limitations.

Class 1 = Soils have few limitations that restrict their use.

Class 2 = Soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 = Soils have severe limitations that reduce the choice of plants or that require very careful management or both.

Class 4 = Soils have very severe limitations that reduce the choice of plants or that require very careful management or both.

Class 5 = Soils are not likely to erode but have other limitations, impractical to remove, that limit their use.

Class 6 = Soils have severe limitations that make them generally unsuitable for cultivation.

Class 7 = Soils have very severe limitations that make them unavailable for cultivation.

Subclass E = Risk of erosion unless close-growing plant cover is maintained.

Subclass W = Water in or on the soil interferes with plant growth or cultivation (in some soils wetness can be partly corrected by artificial drainage).

Subclass S = Shallow, droughty, or stony.

A Few Thoughts...

THANK YOU for considering a property listed with Sunderman Farm Management Co. If this property doesn't meet your needs, please let us know. We will work hard to satisfy your requirements.

Landowners,

Would you benefit from a relationship with our company? Read below...

Your productive Iowa farmland is a precious investment! Sunderman Farm Management Co. has been the trusted professional partner for landowners *just like you* since 1961. Your farmland deserves the best management in order to reach its full income potential and be preserved for future generations. We are a small, family-owned business and we provide unparalleled service to our valued clients.

Contact Sunderman Farm Management Co. if ANY of these questions apply to you:

1. Are you an absentee landowner?
2. Do you want your farm operation to benefit your family or heirs?
3. Are you a landowner who is now retired from farming or will retire soon?
4. Do you need more information about:
 - a. The numerous types of government payments/benefits/cost-shares?
 - b. The various types of farmland leases and rent payments?
 - c. The latest developments in agricultural technology and tillage methods?
 - d. The latest developments in seeds, nutrients, and treatments?
 - e. Agricultural drainage systems that maximize yield potential?
5. Is your farmland asset performing at its peak potential in your investment portfolio?
6. Do you have ANY questions about what professional farm management and land sales can do for you?

Sincerely,
Your Sunderman Farm Management Co. Team

Providing Comprehensive Farm Management Solutions

Brian Larson
515-571-0641

Mark Thompson
515-571-0171

Jon Flattery
515-408-1819

Brent Larson
515-571-3704

Jon Larson
515-571-4393