

Farm For Sale

Hendrickson Farm

113.70 Acres m/l
Section 11
Clay Township
Webster County, Iowa



SundermanSM
FARM MANAGEMENT



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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 6 children where he owns and operates the family farm with his Dad.

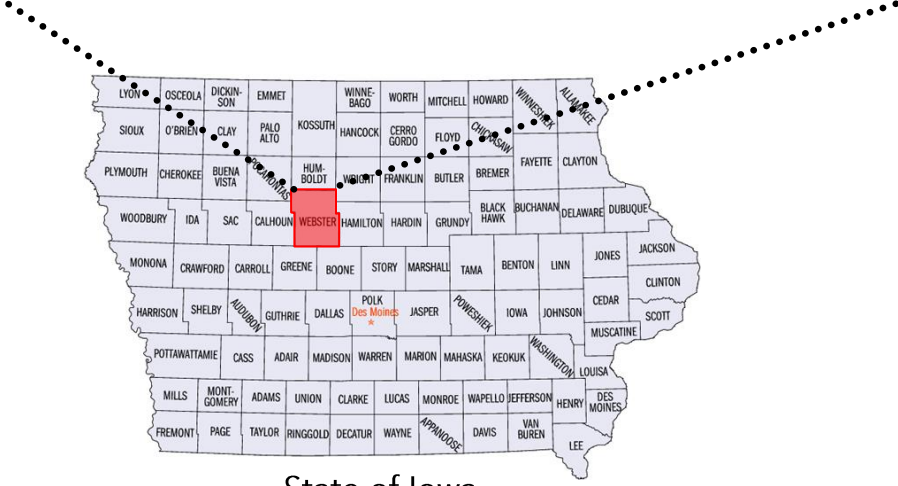
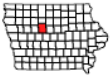
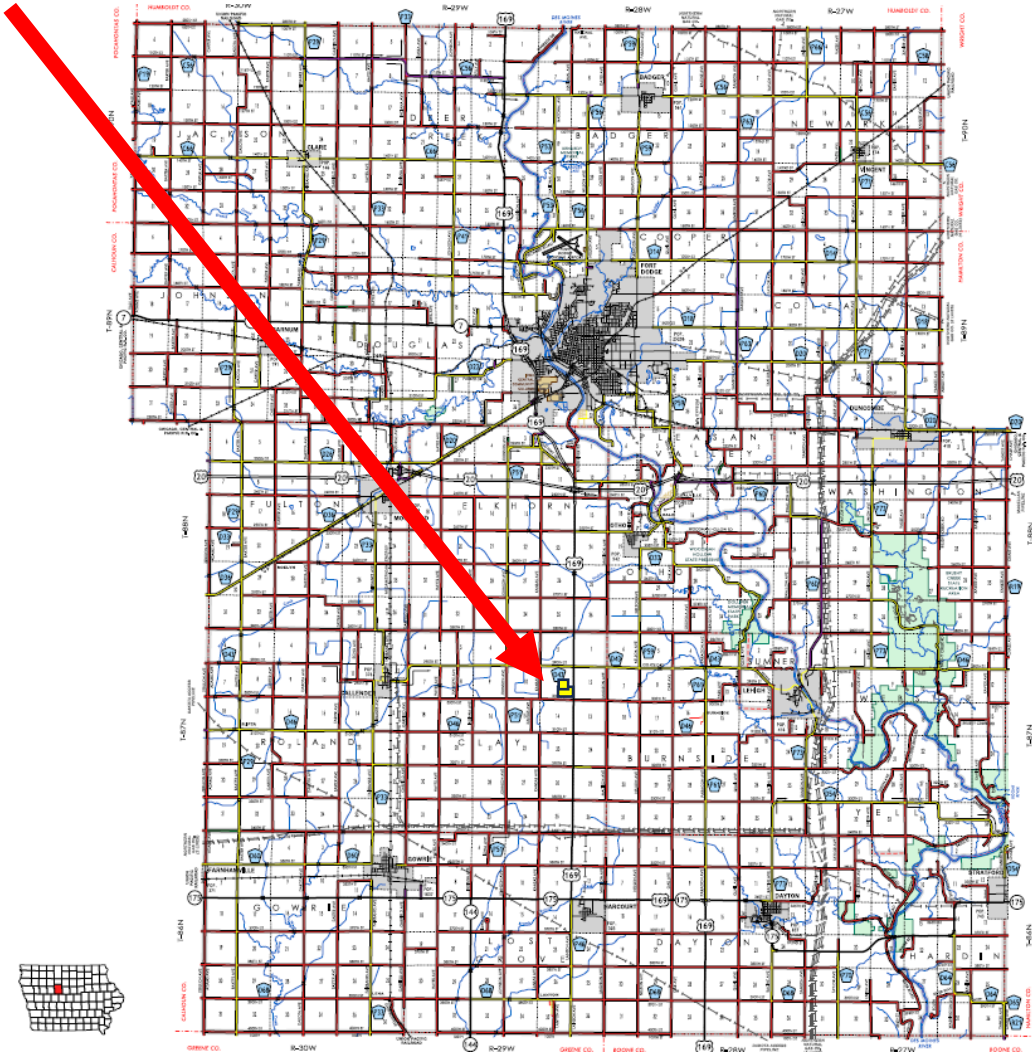
Sunderman Farm Management Co. is a licensed real estate brokerage with the Iowa Real Estate Commission. We bring over 140 years of operational agriculture and land sales experience to landowners, sellers, and buyers. This experience, combined with our expertise in production agriculture and management,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

Hendrickson Farmland

Farm Location

Webster County



State of Iowa

Farmland For Sale

General Description: This farm is comprised of 113.70 acres m/l.

Driving Directions: The farm is found just west of Highway 169. It is found on the west side of 169 and continues for one-half mile west on 300th Street.

Legal Descriptions:

The W $\frac{1}{2}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, T-87-N, R-29-W of the 5th PM, Webster County, Iowa EXCEPT a parcel of land in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 11

Exact legal description available upon request.

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.

Rental Status: The current farm lease is terminated. Full possession will be effective March 1, 2024.

Farm Information:

Gross Acres	113.7 acres m/l
Taxable Acres	110.19 acres m/l
Tillable Acres	110.06 acres m/l
Corn Suitability Rating (CSR2)	69.7
Corn Suitability Rating (CSR)	71.2
Conservation Reserve Program	3.83 acres @ \$300.00 per acre thru 2027 28.0 acres @ \$383.86 per acre thru 2030
FSA Farm #6601 Tract #11445 & Farm # 6600 Tract #11444	

Wind Turbine Transmission Line Payment: Estimated at \$3,130 annually. Current easement combined with additional parcel and subject to assignment/proration.

Real Estate Taxes: \$2,656.00 annually.

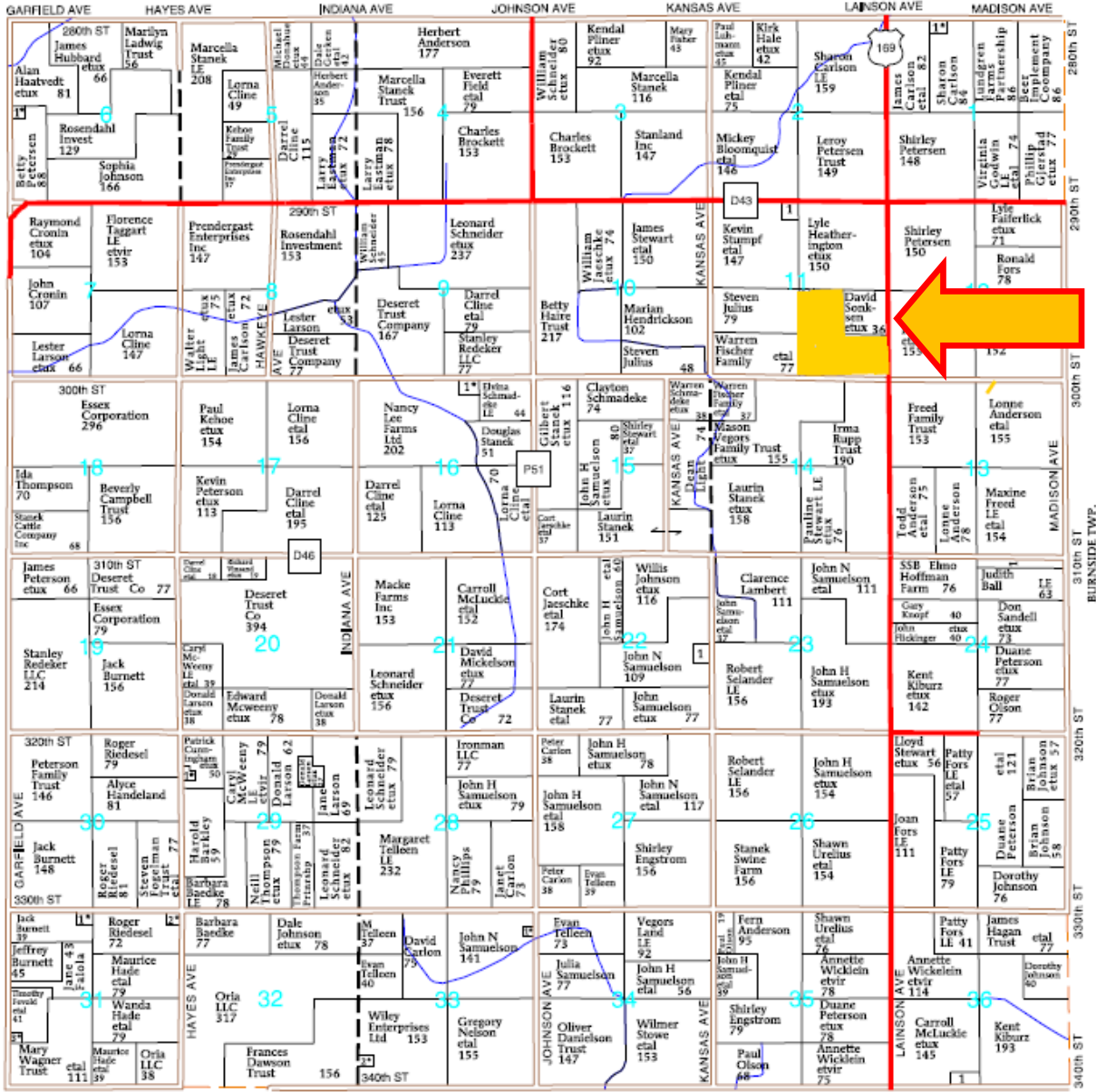
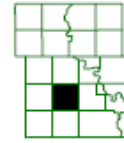
Price: \$1,449,675.00 (\$12,750 per acre)

T-87-N

CLAY PLAT

R-29-W

(Landowners)
ELKHORN TWP.

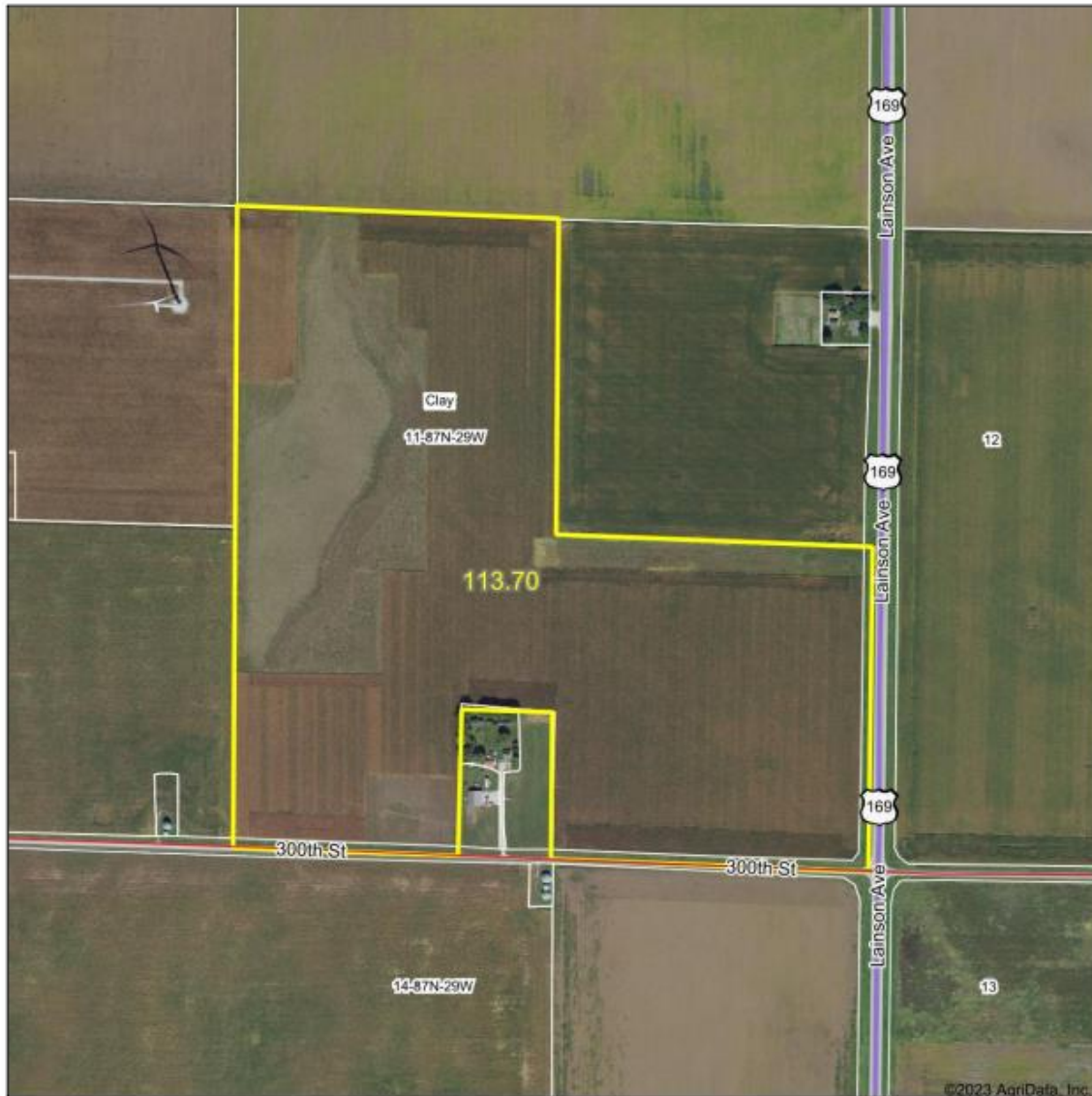


ROLAND TWP.

BURNSIDE TWP.

LOST GROVE TWP.

Tract #1



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Map Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 42° 21' 28.14, -94° 11' 20.03

11-87N-29W
Webster County
Iowa

0ft 639ft 1278ft



11/22/2023

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

Soils Map



State: **Iowa**
 County: **Webster**
 Location: **11-87N-29W**
 Township: **Clay**
 Acres: **110.06**
 Date: **11/22/2023**

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Soils data provided by USDA and NRCS.

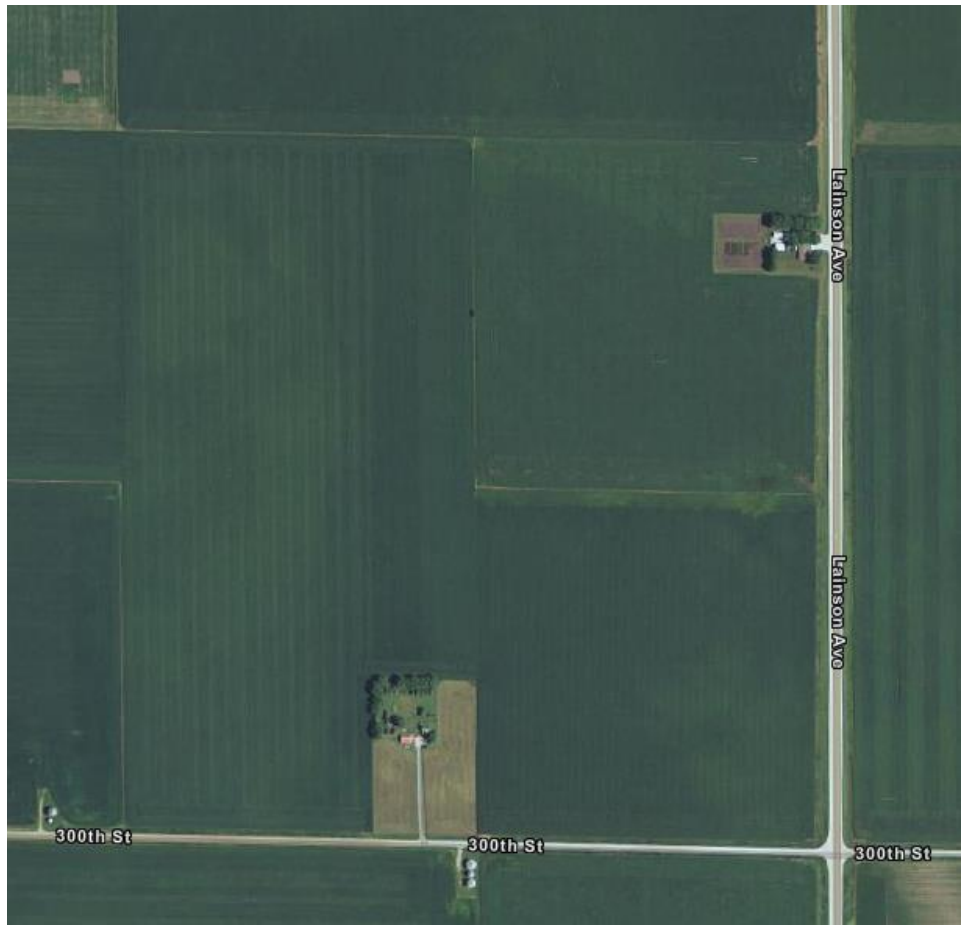
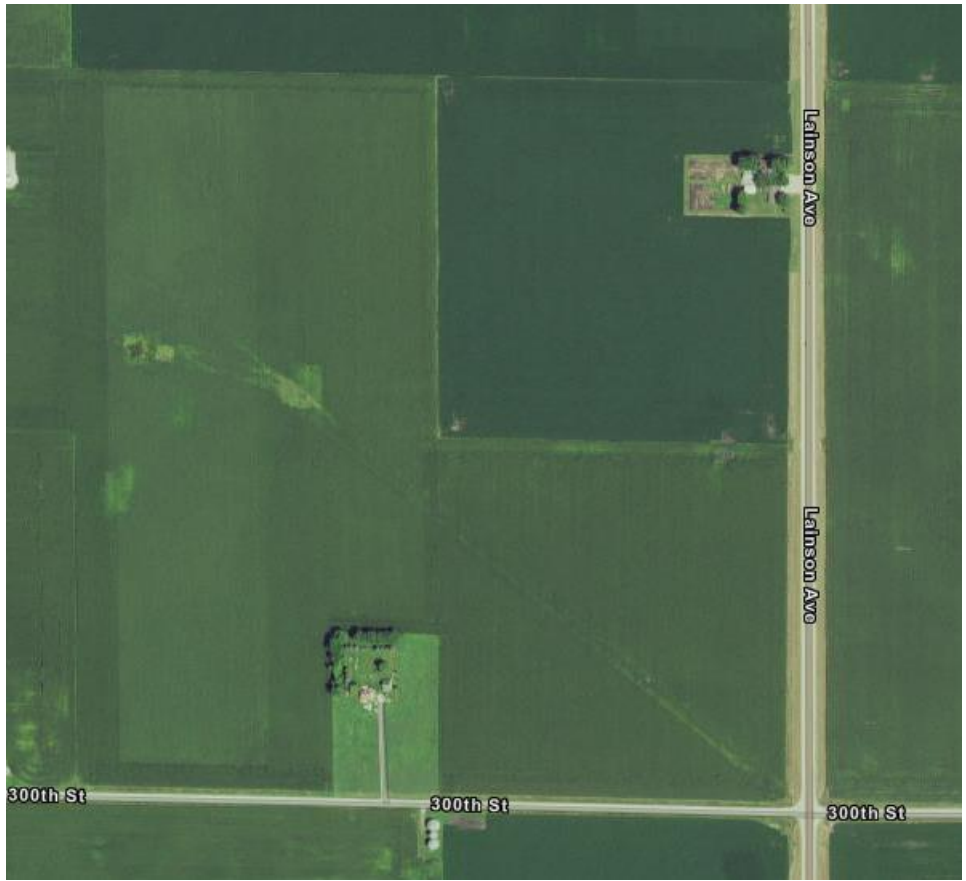
Area Symbol: IA187, Soil Area Version: 40

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
383	Marna silty clay loam, 0 to 2 percent slopes	74.16	67.4%		Ilw	69	73	
5507	Corvuso-Brownton complex, 0 to 2 percent slopes	16.28	14.8%		Ilw	72	61	
1555	Nicollet-Guckeen complex, 1 to 3 percent slopes	8.15	7.4%		Ie	86	86	
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.38	5.8%		Illw	59	62	
1507	Brownton silty clay loam, 0 to 2 percent slopes	3.97	3.6%		Ilw	62	68	
274	Rolfe silt loam, 0 to 1 percent slopes	1.12	1.0%		Illw	57	55	
Weighted Average						1.99	69.7	71.2

**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.

Aerial Images





County Tile



