

Land Auction

Boertje Farmland Auction

170.38± Acres
Section 17, Junction Township
Greene County, Iowa

January 25th, 2024, 10:00 AM
Grand Junction Community Center
212 Main Street East
Grand Junction, Iowa 50107



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.

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 continued his military service in the reserves until he retired from service after nearly 30 years. He has an undergraduate degree in management from the U.S. Air Force Academy. 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.

Boertje Farmland Auction

This is an excellent opportunity to secure 170.38± acres of prime farmland in the heart of Iowa's corn and soybean production area in central Iowa between the towns of Dana and Grand Junction, just off Highway 144. Corn produced on this farmland can be hauled just two short miles from the field to the Louis Dreyfus ethanol facility on Highway 144 where it can be sold for a premium price. Other local grain delivery points and agricultural supply retailers are nearby to receive grain efficiently and provide quick access to agricultural equipment and crop supplies.

The soil types on the farm are some of the best in the area with Nicollet soil on nearly 30% of the acres with an extremely high CSR2 of 89. There is even an area of Fostoria soil which carries a CSR2 of 94! The landscape is beautiful as it has gentle slopes to help carry any excess rainfall away to minimize ponding and maximize yield potential. The farm lease is open for 2024 so it can start to grow crops and income for the new owner soon after closing. It would make an excellent addition for an existing farming operation, or it would be a smart investment for a buyer to add to a diversified portfolio. This is a unique opportunity to purchase a farm with a high CSR2 just around the corner from a premium corn market at an ethanol plant!

Farm Information:

FSA Farm/Tract Number	7487/26497
Total Acres from Survey	170.38
Taxable Acres from Survey	165.33
Cropland Acres from FSA (estimated)	165.15
Annual Real Estate Taxes (estimated)	\$6,819.00
Corn Suitability Rating 2 (CSR2)	86.7
No Highly Erodible Land	
No Conservation Reserve Program (CRP) Acres	

General Description: This farmland is comprised of 170.38± gross acres, and it currently raises corn and soybeans.

Driving Directions: This parcel is one and one-half miles south of Dana, Iowa on Highway 144, then one-half mile west on 190th Street. The south border of the farm is 190th Street, the west border is T Avenue, and the east border is Terrace Avenue.

Abbreviated Legal Description: The Southwest Quarter (SW ¼) excluding Lot 4, and the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) excluding Lot 3, Section 17, T-84-N, R-29-W of the 5th P.M., Junction Township, Greene County, Iowa. Exact legal description will come from the survey and the abstract of title.

Rental Status: The current farm lease is terminated effective March 1, 2024. Full possession will be provided to the buyer at closing for the 2024 crop season.

Real Estate Taxes: This farmland is currently assessed with surrounding parcels. A survey was recently completed which will result in updated tax assessment dollar amounts from Greene County in the future.

Method of Sale: Live and online auction on Thursday, January 25th, 2024, at 10:00 AM at the Grand Junction Community Center, 212 Main Street East, Grand Junction, Iowa, 50107. For online bidding, follow the link at www.sundermanfarm.com and **REGISTER AND REQUEST TO BID AT LEAST 48 HOURS PRIOR TO THE START TIME.** The farm will be sold as a single unit of 170.38 acres multiplied by the price per acre. If the weather is extremely poor, such as a blizzard, the auction will be held the next day on Friday, January 26th, 2024, at 10:00 AM at the same location. All prospective bidders must register and receive a bidder number in order to bid at the auction.

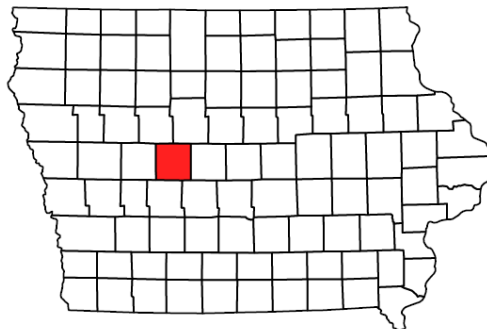
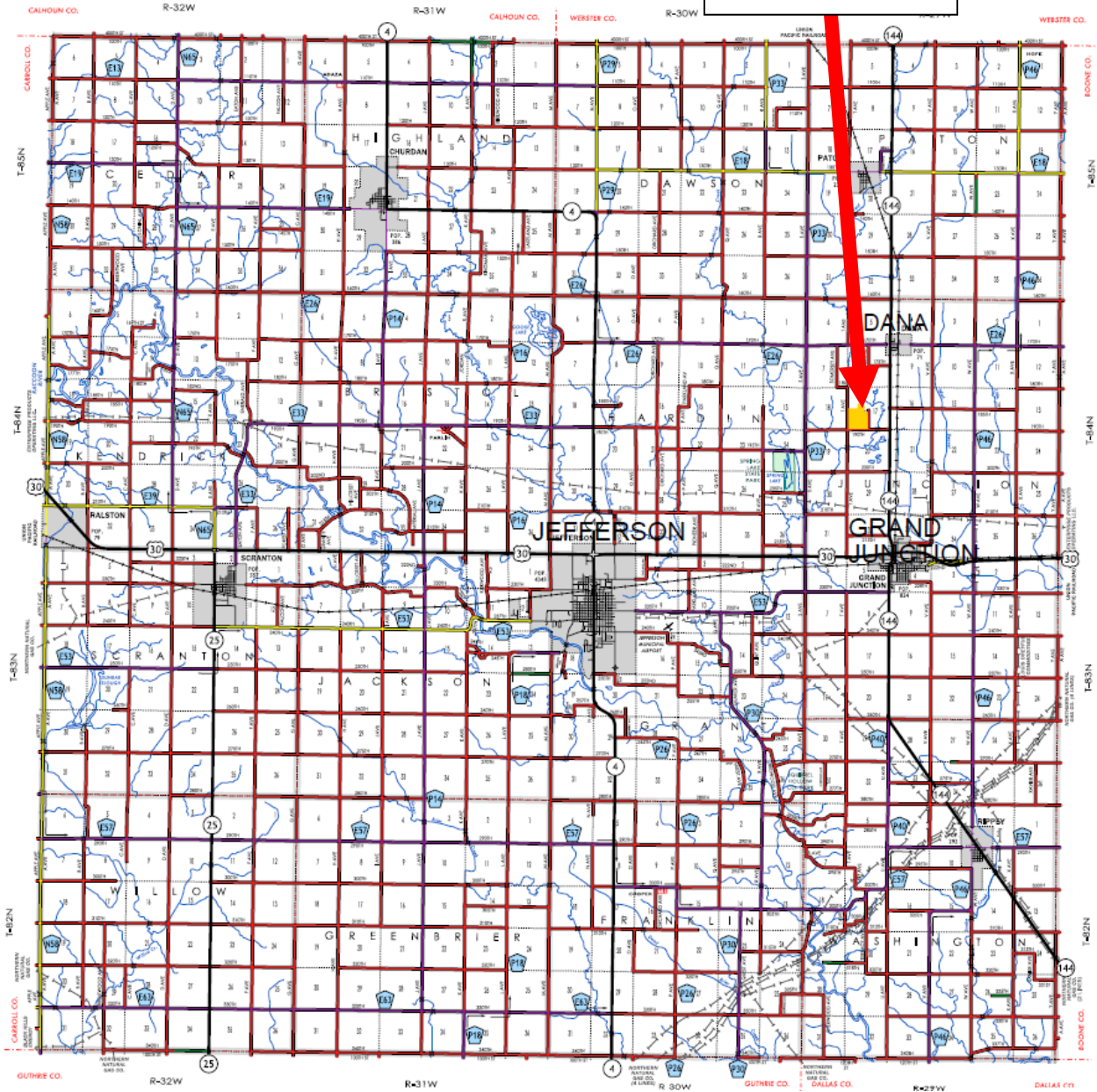
Terms of Sale: A standard purchase agreement and associated documents will be signed immediately following the auction. Buyer will immediately provide earnest money in the amount of ten percent (10%) of the total sale consideration. If the buyer is online, then buyer will be contacted via phone at the 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. Balance due via wire transfer at closing with delivery of a deed and abstract showing merchantable title. Estimated real estate taxes will be prorated to date of closing. Closing and possession will be on or before March 7th, 2024. Final sale is subject to seller's approval. Seller may reject any and all bids. 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.

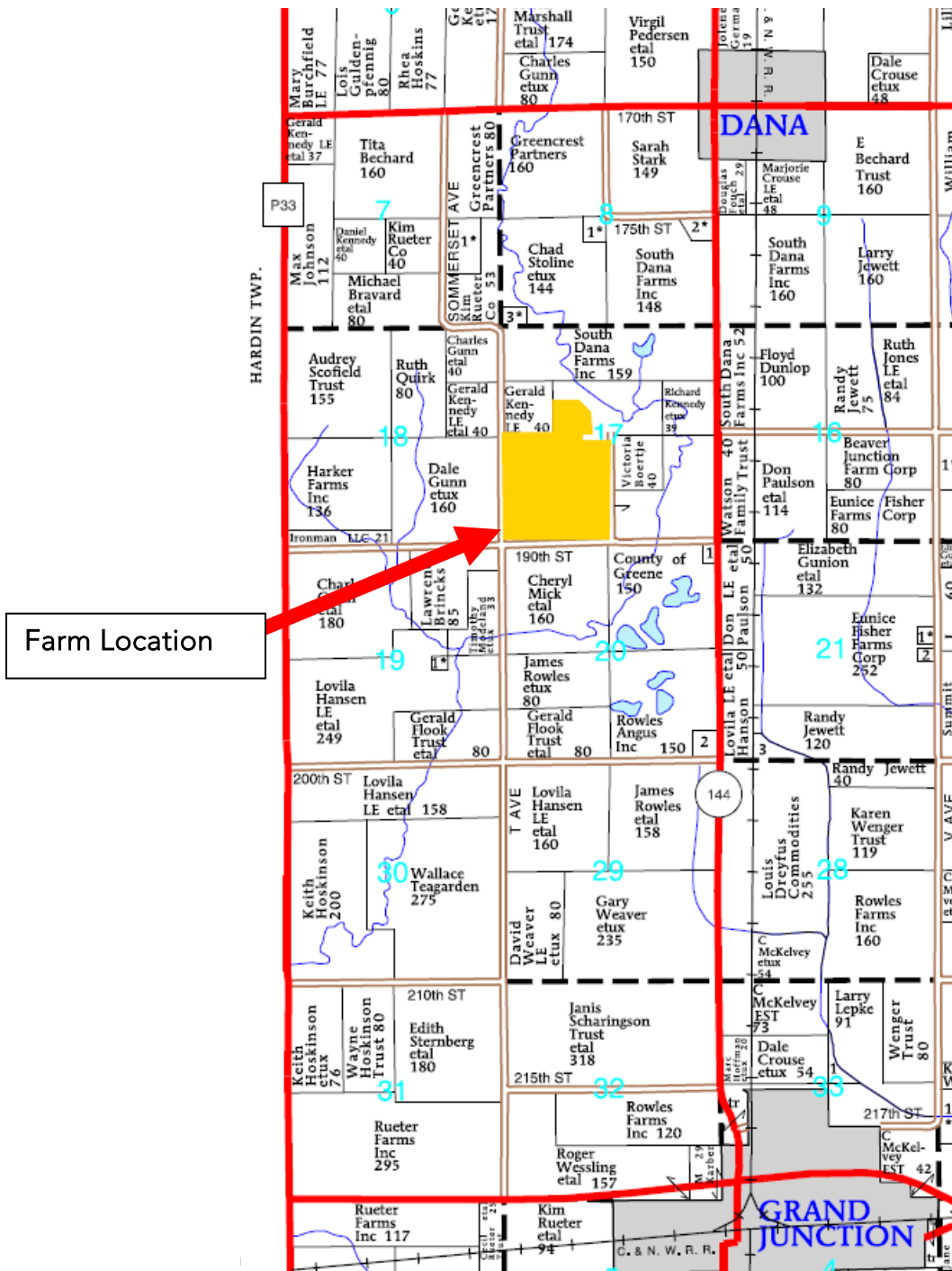
Software: Sunderman Farm Management Company, its agents, employees, and auctioneer assume no liability and shall not be held responsible for any technical issues or bidding problems. Proper functioning of hardware, software, and internet cannot be guaranteed. If issues arise, Sunderman Farm Management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

Greene County

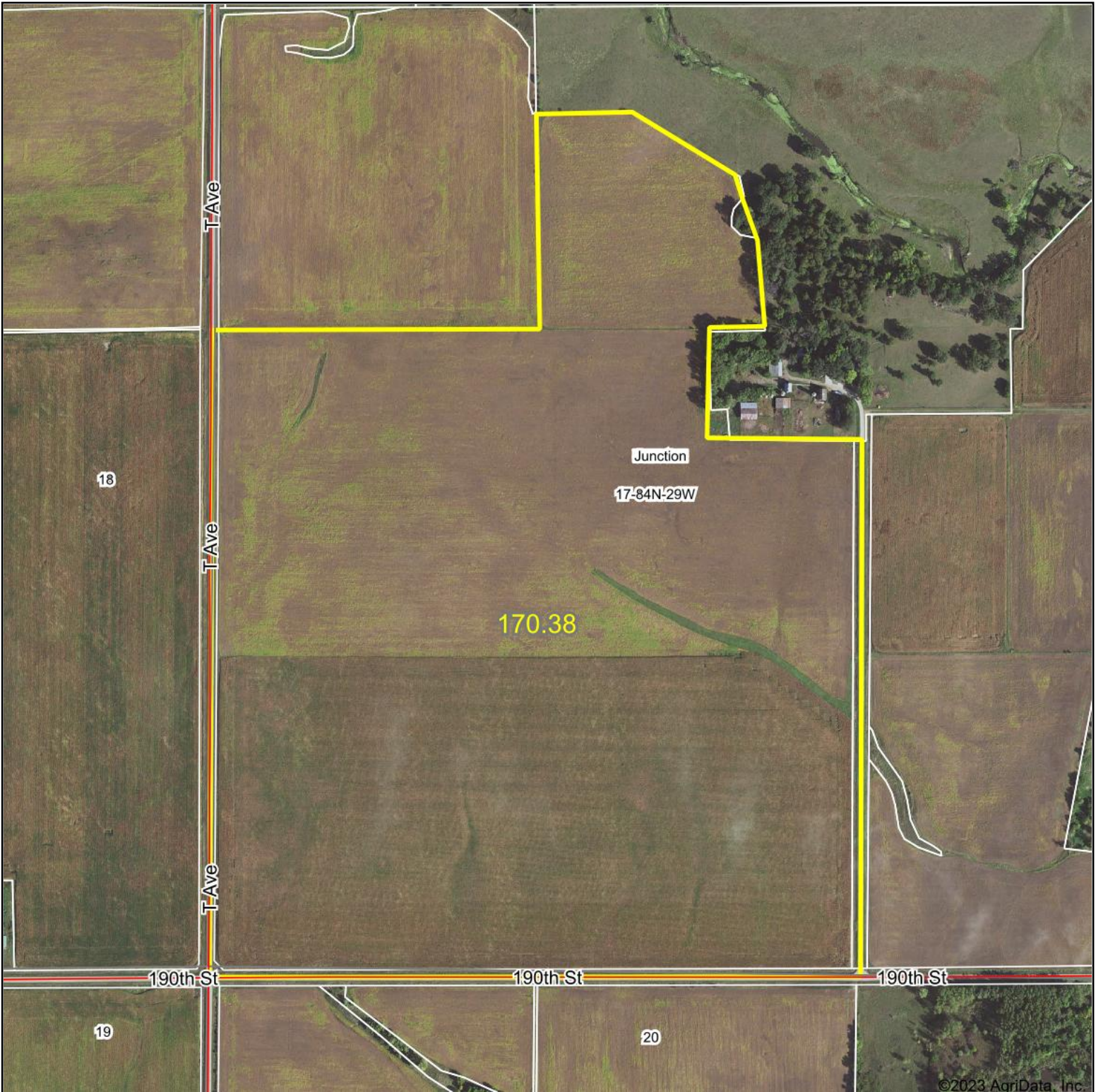
Farm Location



Junction Township



Boertje Farm



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Boundary Center: 42° 4' 58.36, -94° 15' 25.3



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17-84N-29W
Greene County
Iowa



Maps Provided By:

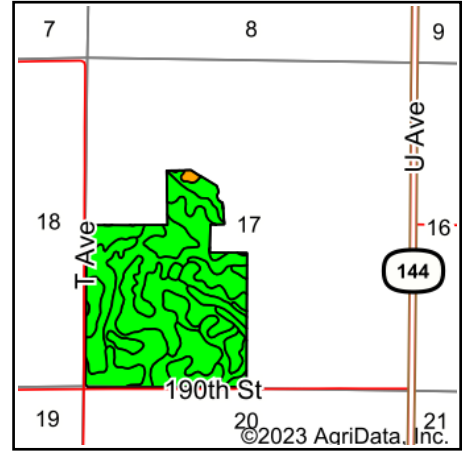
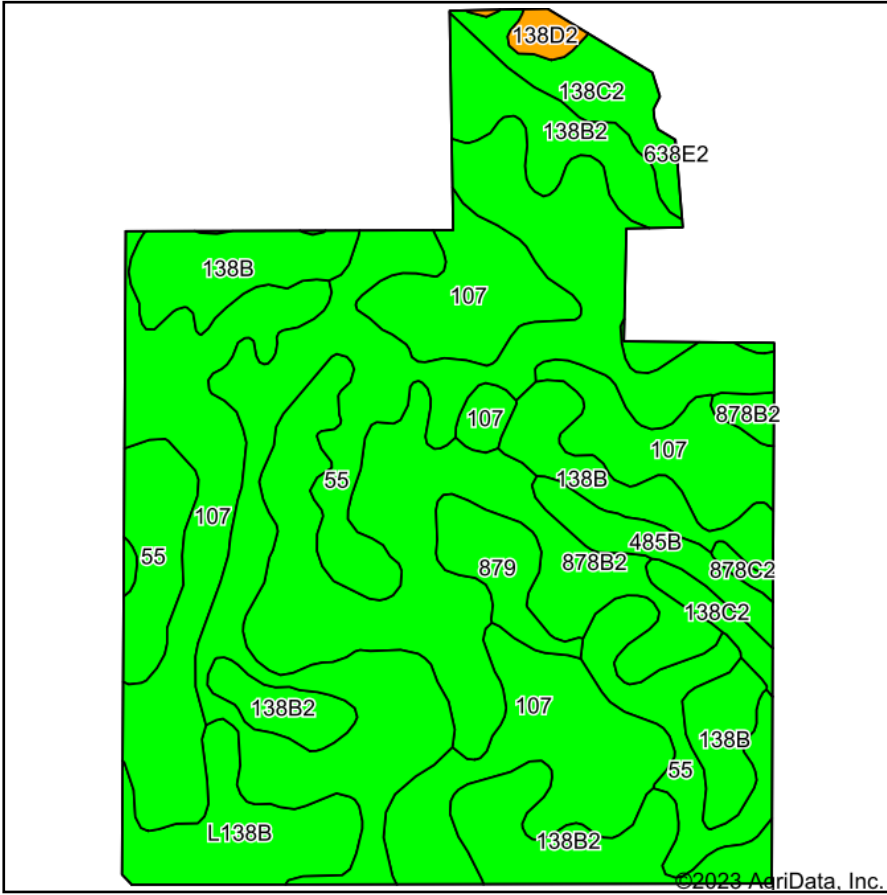


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12/8/2023

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

Soils Map



State: **Iowa**
 County: **Greene**
 Location: **17-84N-29W**
 Township: **Junction**
 Acres: **165.18**
 Date: **12/8/2023**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA073, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
55	Nicollet clay loam, 1 to 3 percent slopes	47.62	28.8%		Iw	89	91	
107	Webster clay loam, 0 to 2 percent slopes	40.96	24.8%		IIw	86	86	
878B2	Ocheyedan loam, 2 to 5 percent slopes, moderately eroded	24.76	15.0%		Ile	83	76	
138B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	16.26	9.8%		Ile	87	81	
138B	Clarion loam, 2 to 6 percent slopes	13.53	8.2%		Ile	89	83	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	7.37	4.5%		Ile	88		
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.17	3.7%		IIIe	83	66	
879	Fostoria loam, 0 to 2 percent slopes	3.66	2.2%		Iw	94	86	
485B	Spillville loam, 2 to 5 percent slopes	3.31	2.0%		Ile	88	86	
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	1.06	0.6%		IIIe	50	56	
878C2	Ocheyedan loam, 5 to 9 percent slopes, moderately eroded	0.48	0.3%		IIIe	83	61	
Weighted Average						1.74	86.7	*-

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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
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