

Land Auction

Hanson Family Farmland Auction

115.75± Acres
Section 8, Roland Township
Webster County, Iowa

March 14, 2024, 10:00 AM
Callender Heritage Library Community Center
505 Thomas St.
Callender, IA 50523



SundermanSM
FARM MANAGEMENT



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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.

Hanson Family Farmland Auction

Sunderman Farm Management Co. is pleased to present an excellent opportunity to purchase 115.75± acres of prime Webster County, Iowa farmland. The Hanson Family farm is situated on a hard surface road between competitive grain markets. This farm boasts a strong Corn Suitability Rating II of 86.3 with mostly Webster and Nicollet soils. This sale will occur at 10:00 AM on March 14th, 2024 at the Callendar Heritage Library Community Center.

With 110.10 cropland acres m/l, this farm can be a consistent producer of strong corn and soybean yields. The farm is currently rented to long time operator and the 2024 lease will be payable in full to the new owner.

Farm Information:

FSA Farm/Tract Number	2305/1663
Taxable Acres (estimated)	111.44
Cropland Acres (estimated)	110.10
Annual Real Estate Taxes (estimated)	\$3,492.00
Corn Suitability Rating 2 (CSR2)	86.3
No Highly Erodible Land	
No Conservation Reserve Program (CRP) Acres	

The excluded acreage site in the west part of the farm has recently been surveyed and will have a slight impact to the FSA cropland acres as well as tax assessments. These numbers have been estimated for the purpose of this sale.

Driving Directions: This farm is one mile north of Slifer, Iowa on P29 or Baxter Avenue. Alternatively the farm is 2 miles south of Roelyn or 4 miles west of Callender.

Abbreviated Legal Description: The Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and the West Half (W ½) of the Southwest (SW ¼) of Section 8-87-30, West of the 5th P.M., Webster County, Iowa, excluding acreage site parcel. Exact legal description will come from the survey and the abstract of title.

Farm Lease: The current farm lease is active for the 2024 crop year with current tenant. This lease has been terminated to be effective immediately following the removal of the 2024 crop. The farm is leased for \$30,395.75 annually of which half will be paid to new owner at closing and half will be paid to new owner due September 1st, 2024.

Real Estate Taxes: Current taxes are \$3,492.00 annually. A survey was recently completed to exclude a buffer of land around the building site. This survey will result in updated tax assessment dollar amounts from Webster County in the future.

Drainage: See attached drainage maps. There is a 10" tile that runs through the farm and outlets in the drainage ditch to the southwest. There are various drainage improvements that have been completed with surface intakes and lateral tile lines.

Method of Sale: Live and online auction on Thursday, March 14th, 2024, at 10:00 AM at the Callender Community Center, 505 Thomas St., Callender, IA 50523. 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 115.75 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, March 15th, 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.

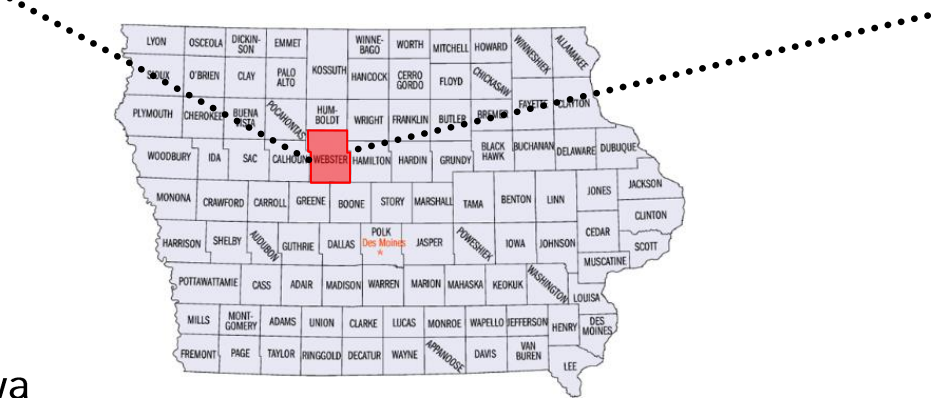
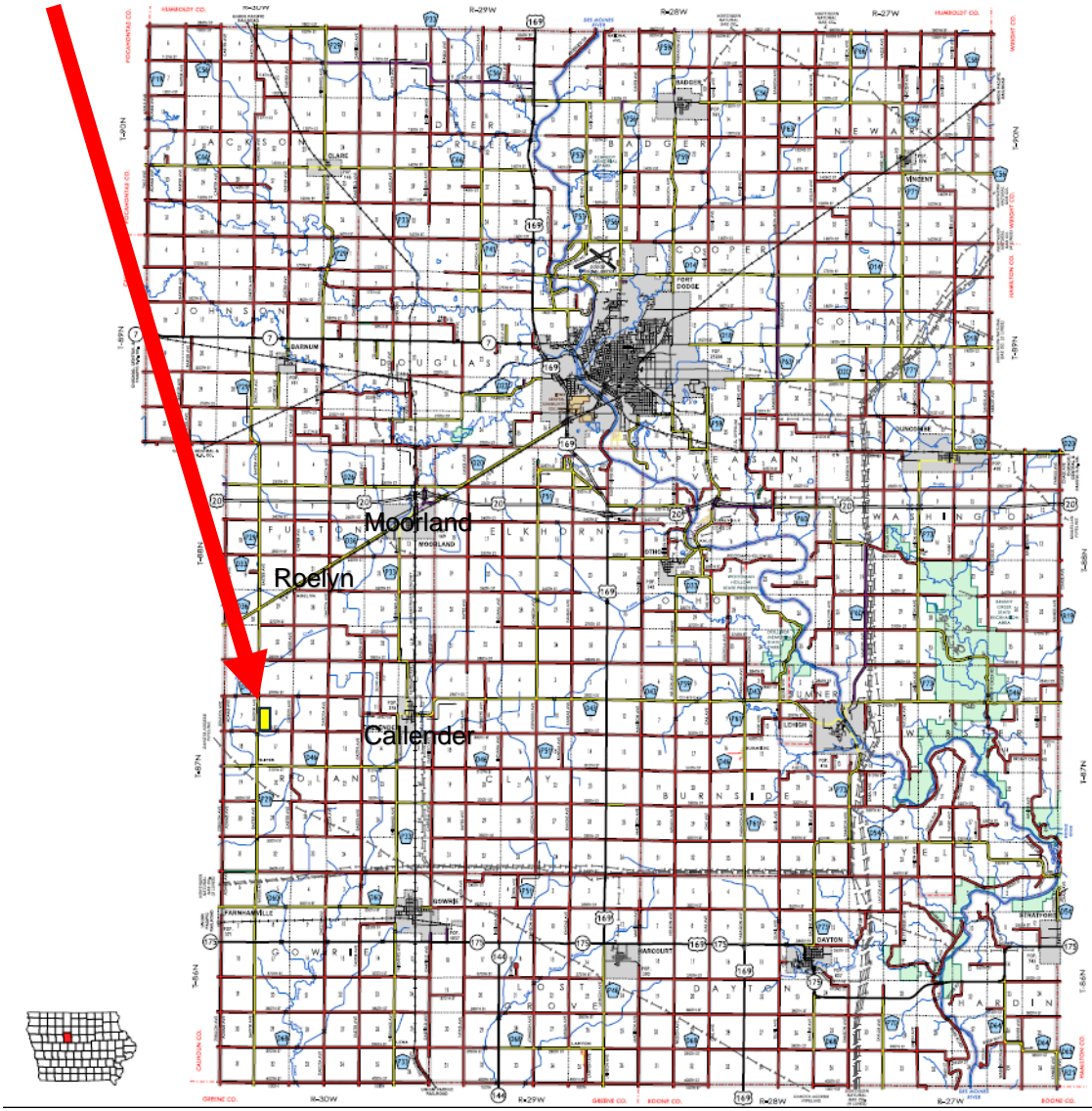
Terms of Sale: A standard purchase agreement and associated documents will be signed immediately following the auction. Buyer will immediately provide earnest money in the amount of ten percent (10%) of the total sale consideration. If the buyer is online, then buyer will be contacted via phone at the 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 April 15, 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. Sunderman Farm Mgt. Co. and its representatives are agents of the seller, and the winning bidder understands they are representing themselves for this transaction. We reserve the right to limit a person's ability to bid if there is any question about their intentions or ability to close the transaction. 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 and auctioneer may modify the bidding process in any manner, and our decisions are final.

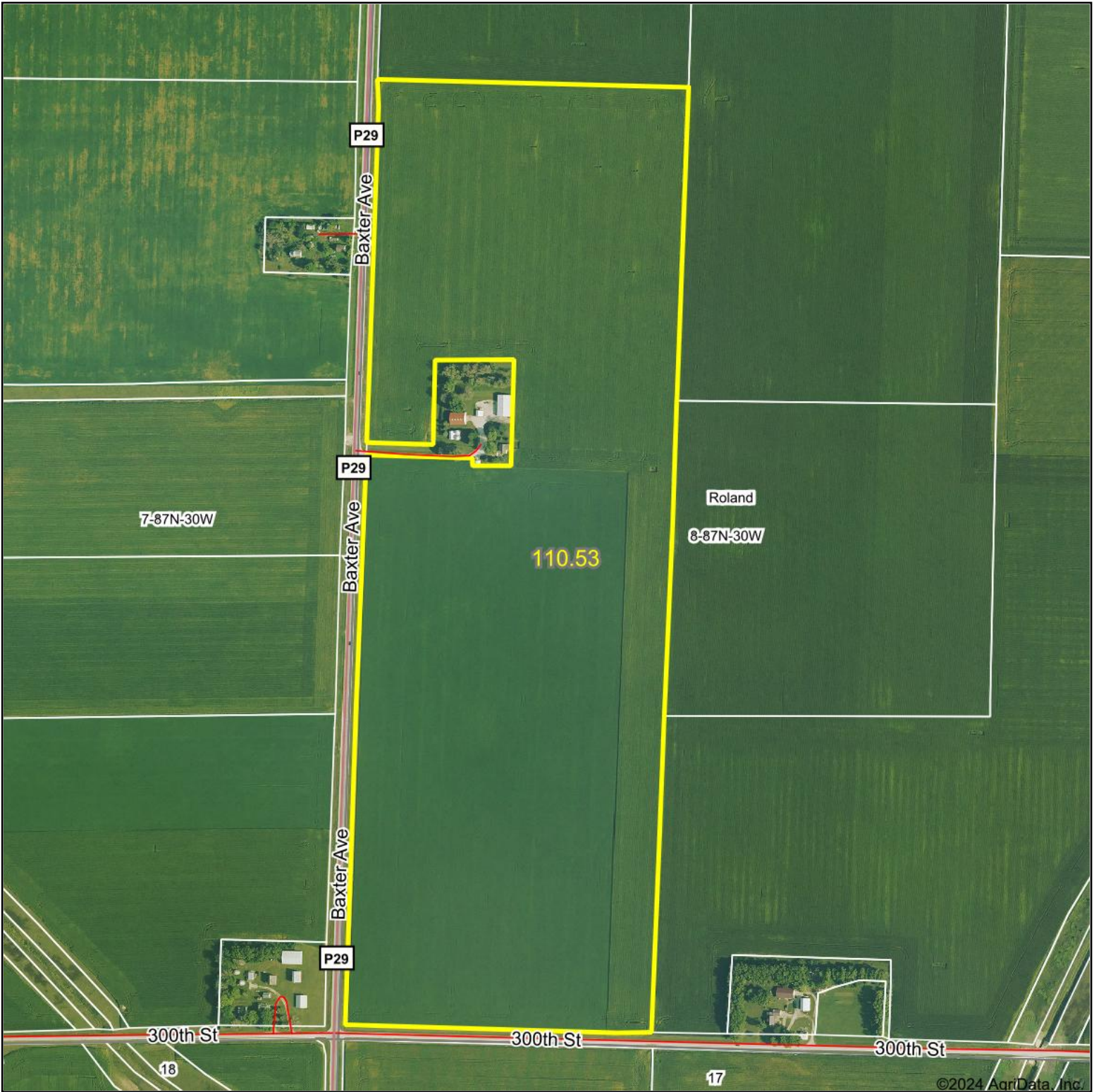
Webster County

Farm Location



State of Iowa

Hanson Farm



Boundary Center: 42° 21' 36, -94° 22' 33.42



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8-87N-30W
Webster County
Iowa



Maps Provided By:



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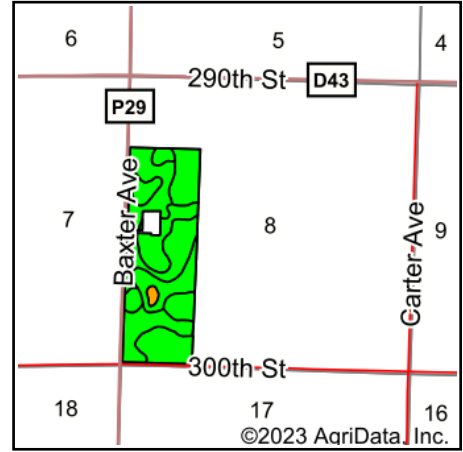
2/12/2024

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Webster**
 Location: **8-87N-30W**
 Township: **Roland**
 Acres: **110.53**
 Date: **11/30/2023**

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Maps Provided By:



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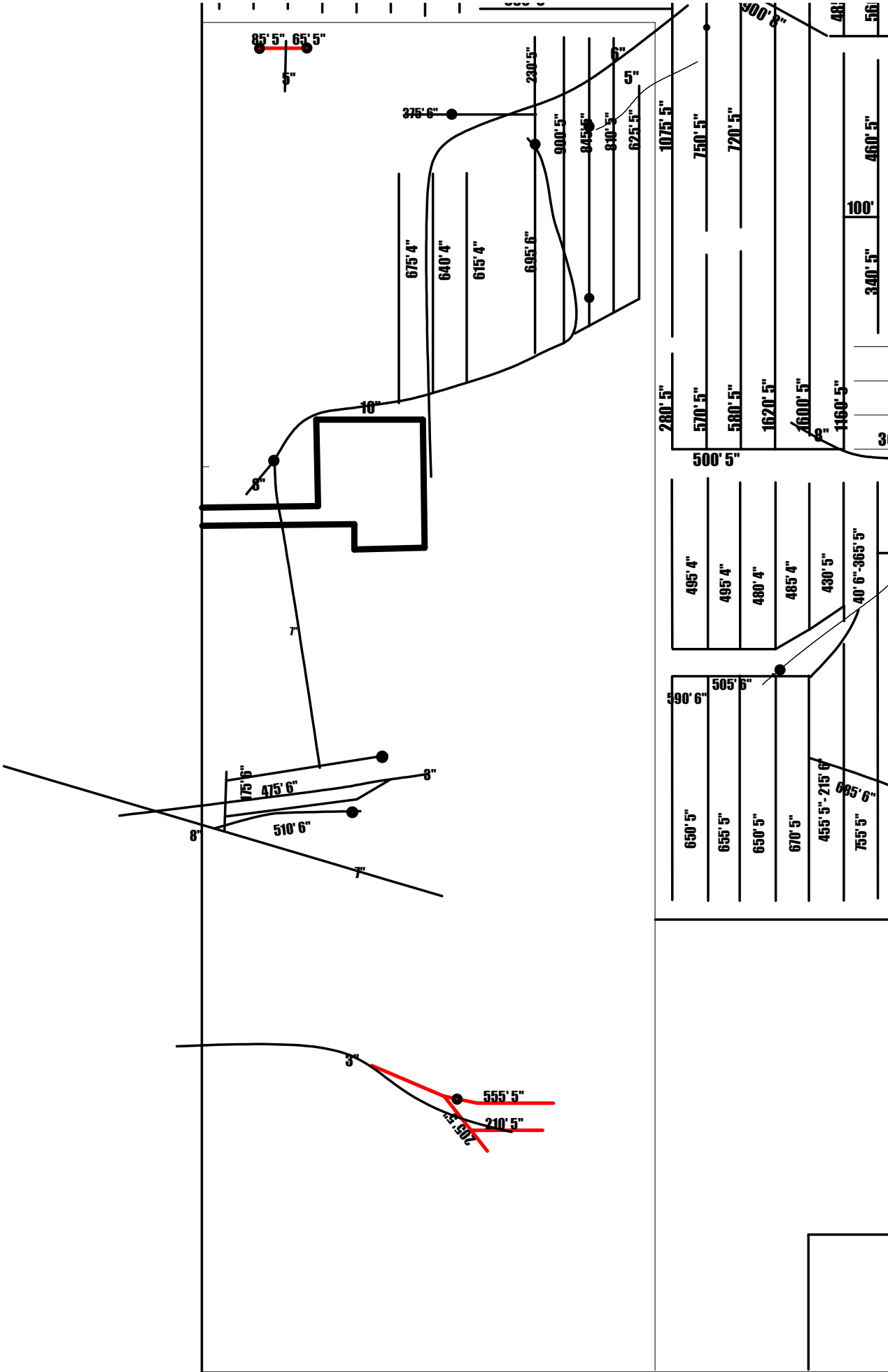
Area Symbol: IA187, Soil Area Version: 40

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
107	Webster clay loam, 0 to 2 percent slopes	45.07	40.8%		IIw	86	82	
55	Nicollet clay loam, 1 to 3 percent slopes	40.45	36.6%		Iw	89	90	
507	Canisteo clay loam, 0 to 2 percent slopes	23.64	21.4%		IIw	84	77	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.37	1.2%		IIIw	59	62	
Weighted Average						1.65	86.3	83.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

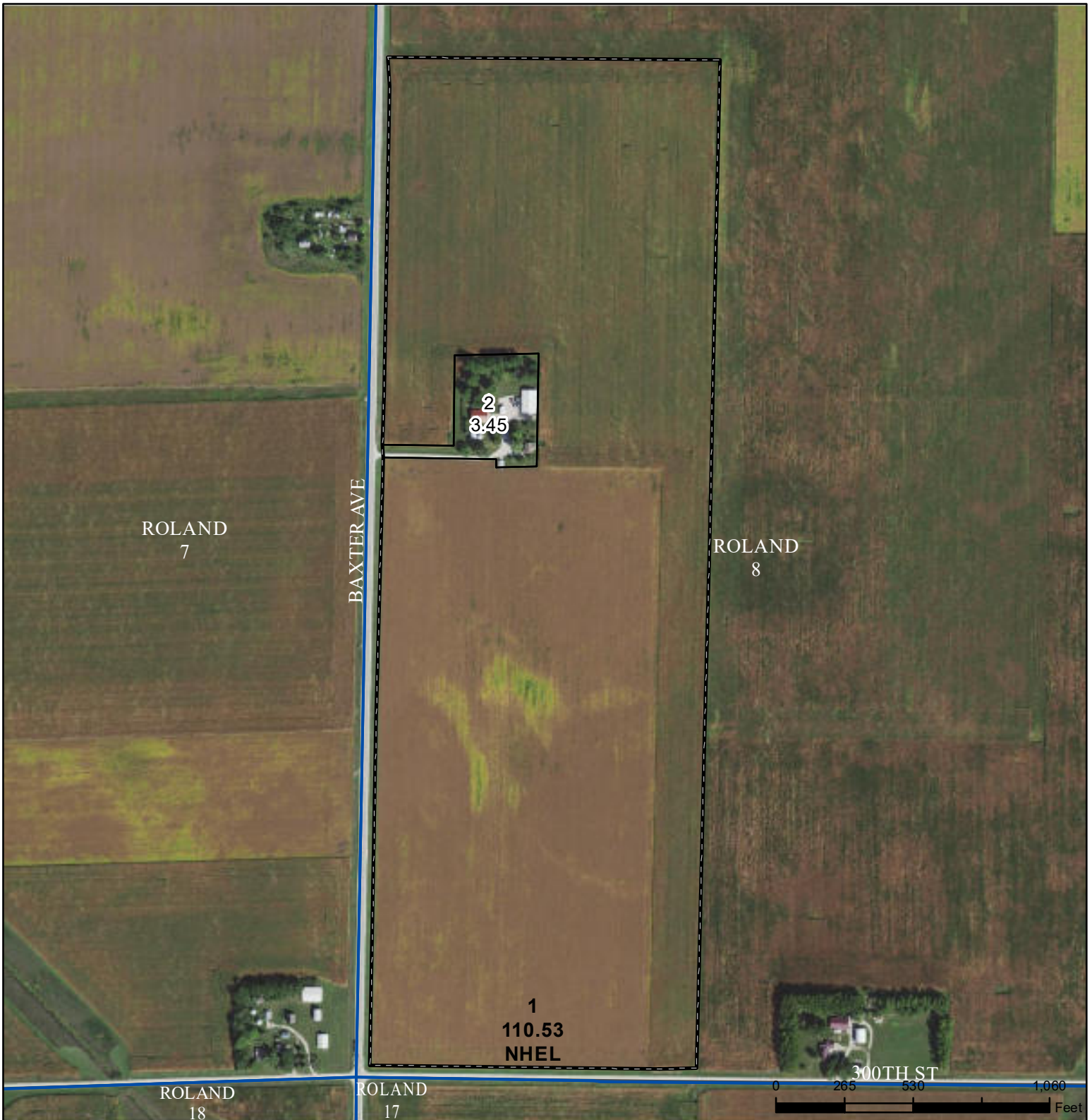
Soils data provided by USDA and NRCS.



280' 5"	1075' 5"
570' 5"	750' 5"
580' 5"	720' 5"
1620' 5"	
4600' 5"	
1160' 5"	
340' 5"	460' 5"
100'	

590' 6"	495' 4"
650' 5"	495' 4"
655' 5"	480' 4"
650' 5"	485' 4"
670' 5"	480' 5"
455' 5"-215' 6"	40' 6"-365' 5"
755' 5"	

650' 5"	505' 5"
655' 5"	
650' 5"	
670' 5"	
455' 5"-215' 6"	
755' 5"	



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 110.53 acres

2023 Program Year
Map Created April 12, 2023

Farm **2305**
Tract **1663**

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