

Farm For Sale

Walsh Farm

159.82 Acres m/l
Section 31
Douglas 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.

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.

Farmland For Sale

General Description: 159.82 gross acres m/l found 4 miles west of Fort Dodge. The farm is comprised of tillable land, pastureland, timber, and a building site. The south branch of Lizard Creek runs through the northeast part of this farm.

Build your rural retreat just outside of city limits. This is a once in a lifetime opportunity to own a building site, hunting land, timber, top-notch cropland, pasture, along Lizard Creek.

Driving Directions: The farm is found one mile north and one-half mile west of the Moorland Highway 20 interchange. It is on the north side of 220th Street and the west side of Hayes Avenue. The farm can also be reached from D22 (Parker Drive) west out of Fort Dodge and then one-quarter mile south on Hayes Avenue.

Approximate Legal Description: The Southeast Quarter (SE ¼) except portions conveyed to Webster County, Iowa, as shown in Land Deed Records 29, at page 207, and 40 at page 105, in Section Thirty-One (31), Township Eighty-Nine (89) North, Range Twenty-Nine (29), West of the 5th P.M., Webster County, Iowa.

Price: \$1,850,000.00

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. 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.

Rental Status: The farm is currently leased for 2024. This is a cash rent lease with a local farm tenant. Call Sunderman Farm Management for more information.

Farm Information:

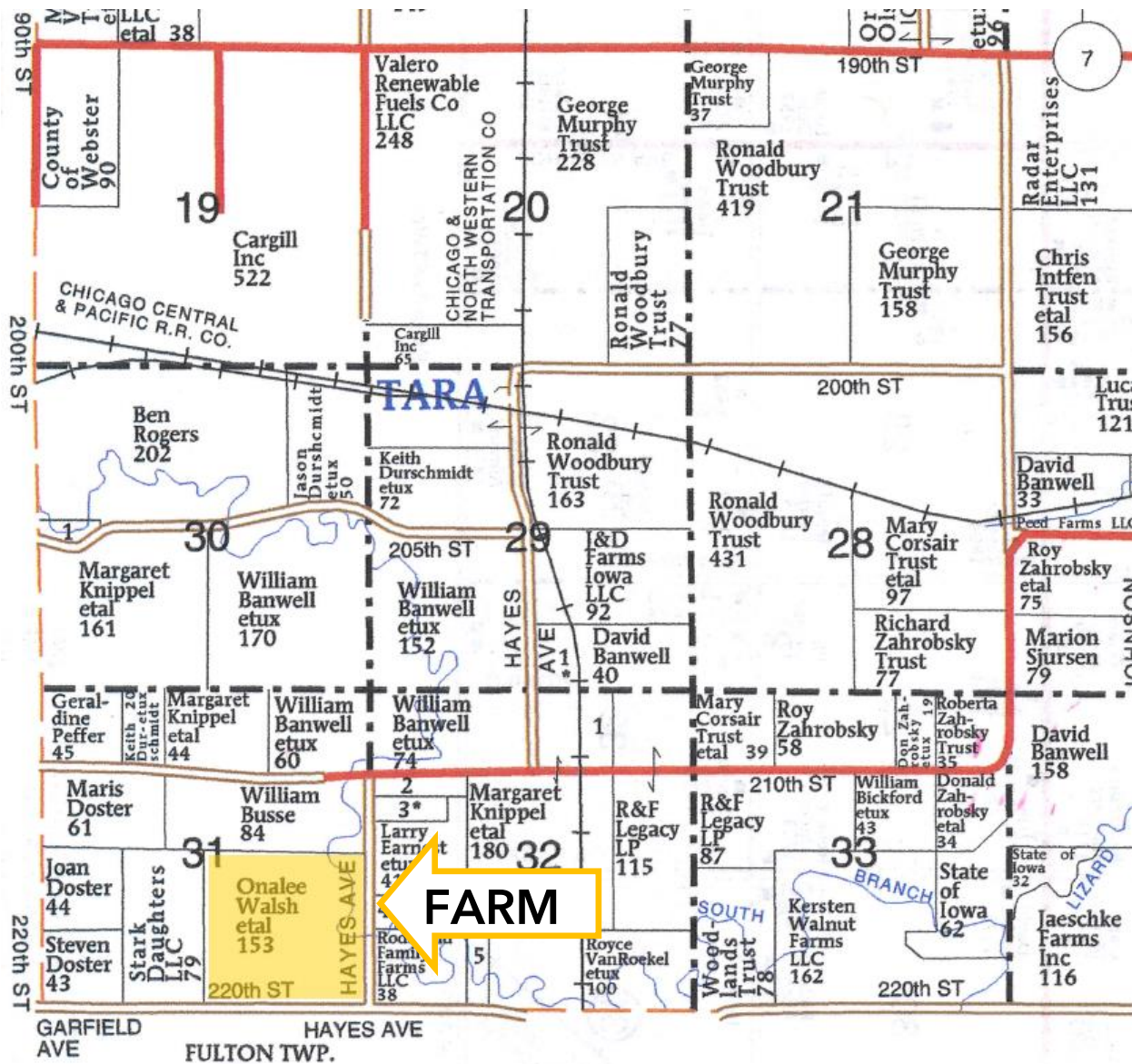
Gross Acres	159.82 acres m/l
Taxable Acres	155.81 acres m/l
Tillable Acres	104.91 acres m/l
Corn Suitability Rating (CSR2)	86.6
Corn Suitability Rating (CSR)	82.4
Pasture and Trees	47.60 acres m/l
Building Site	3.0 acres m/l

Predominant soils types are Clarion, Nicollet, and Webster. There are no depressional soils found on this farm.

Real Estate Taxes: \$4,092.00 annually.

PLAT LOCATION

Douglas Township



Aerial Map



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Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Boundary Center: 42° 28' 36.23, -94° 18' 35.48

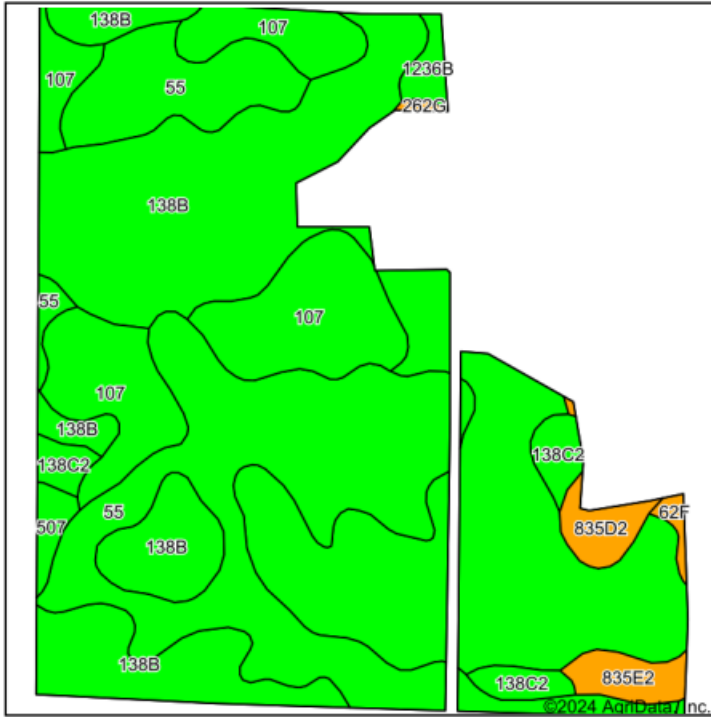
31-89N-29W
Webster County
Iowa

0ft 437ft 875ft

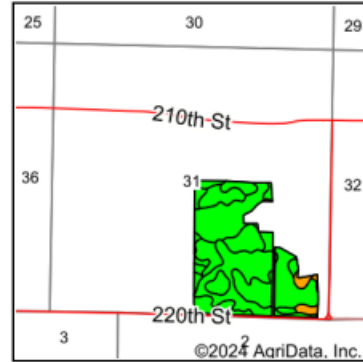


4/9/2024

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Webster**
 Location: **31-89N-29W**
 Township: **Douglas**
 Acres: **104.91**
 Date: **4/8/2024**

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Maps Provided By:



Area Symbol: IA187, Soil Area Version: 40

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
138B	Clarion loam, 2 to 6 percent slopes	52.23	49.8%		Ile	89	82	
55	Nicollet clay loam, 1 to 3 percent slopes	29.19	27.8%		Iw	89	90	
107	Webster clay loam, 0 to 2 percent slopes	15.53	14.8%		Ilw	86	82	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	2.75	2.6%		Ille	83	65	
835E2	Omsrud-Storden complex, 10 to 22 percent slopes, moderately eroded	1.58	1.5%		IVe	36	42	
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	1.45	1.4%		IVe	53	52	
1236B	Angus loam, 2 to 6 percent slopes	0.83	0.8%		Ile	85	77	
507	Canisteo clay loam, 0 to 2 percent slopes	0.81	0.8%		Ilw	84	77	
62F	Belview loam, 16 to 30 percent slopes	0.37	0.4%		Vle	17	22	
262G	Lester-Belview complex, 22 to 40 percent slopes	0.17	0.2%		Vlle	9	11	
Weighted Average						1.83	86.6	82.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



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: 104.91 acres

2023 Program Year

Map Created April 12, 2023

Farm **5795**

Tract **469**

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