

Farm For Sale

Sjurson Trust Farmland Sale

80.0± Acres
Section 27, Douglas Township
Webster County, Iowa

Sealed Bids to be submitted
to Sunderman Farm Management Company



The logo for Sunderman Farm Management. It features the word "Sunderman" in a large, bold, serif font. Above the letter "u" in "Sunderman" is a stylized green leaf icon. Below "Sunderman" is the word "FARM MANAGEMENT" in a smaller, all-caps, sans-serif font. A small "SM" trademark symbol is located to the right of "Sunderman".

Sjursen Trust Farmland Sale

Sunderman Farm Management Co. is pleased to present an excellent opportunity to purchase 80.0± acres of prime Webster County, Iowa farmland. The Sjursen Trust farm is found just west of Fort Dodge past the Deerwood Addition and south of Iowa's Crossroads of Global Innovation. This farm boasts a strong Corn Suitability Rating 2 of 81.5 with mostly Clarion, Webster, & Nicollet soils. This sale is being conducted by way of Sealed Bids. Please contact Sunderman Farm Management to request a bid packet for more information on submitting a bid.

Farm Information:

FSA Farm/Tract Number	646/ 2367
Taxable Acres	78.64
Cropland Acres	75.76±
Annual Real Estate Taxes	\$2,558
Corn Suitability Rating 2 (CSR2)	81.5

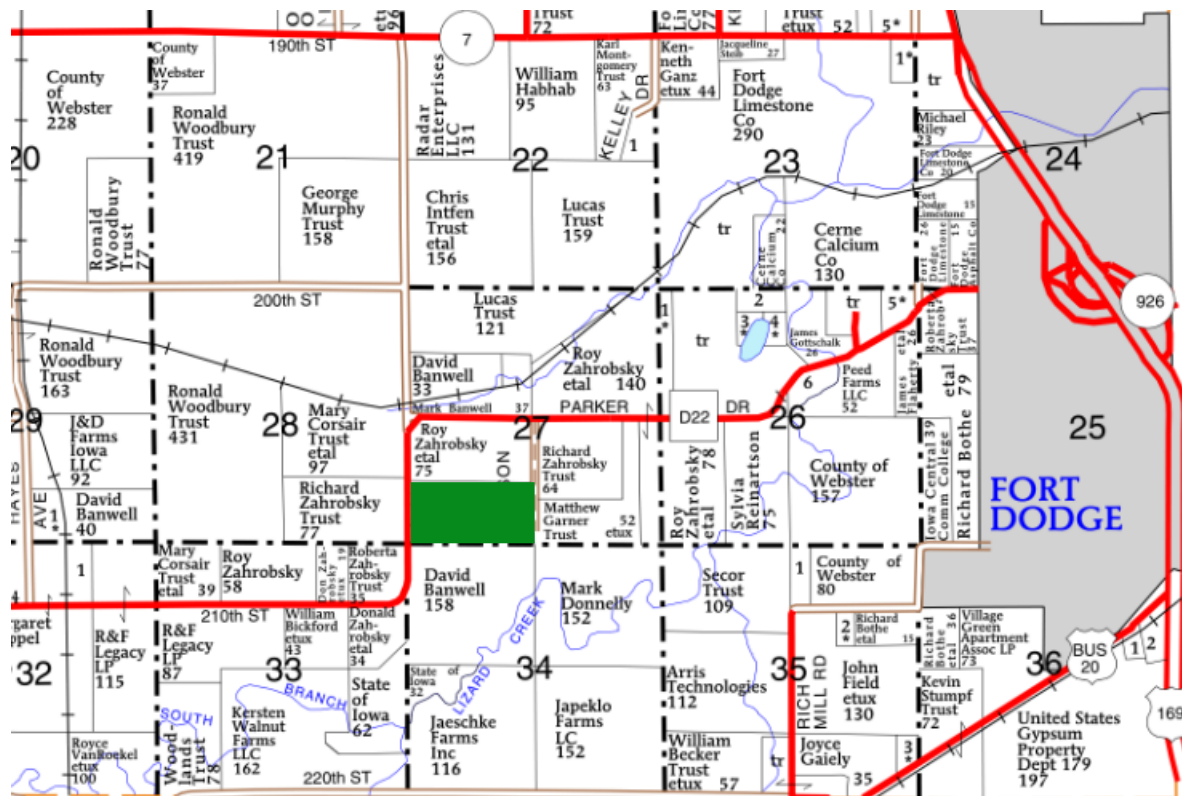
Driving Directions: From the Highway 169 exit west of Fort Dodge, take Parker Drive or D22 west for 2.5 miles. Follow the curve into Johnson Avenue. The farm is one-quarter of a mile south on the east side of the paved road. From Highway 7, turn south on Johnson Avenue two miles west of the four-way stop or one mile east of Cargill, Valero, CJ Bio Ag Park. The farm will be on your left-hand side (East) in 1 and three-quarter mile.

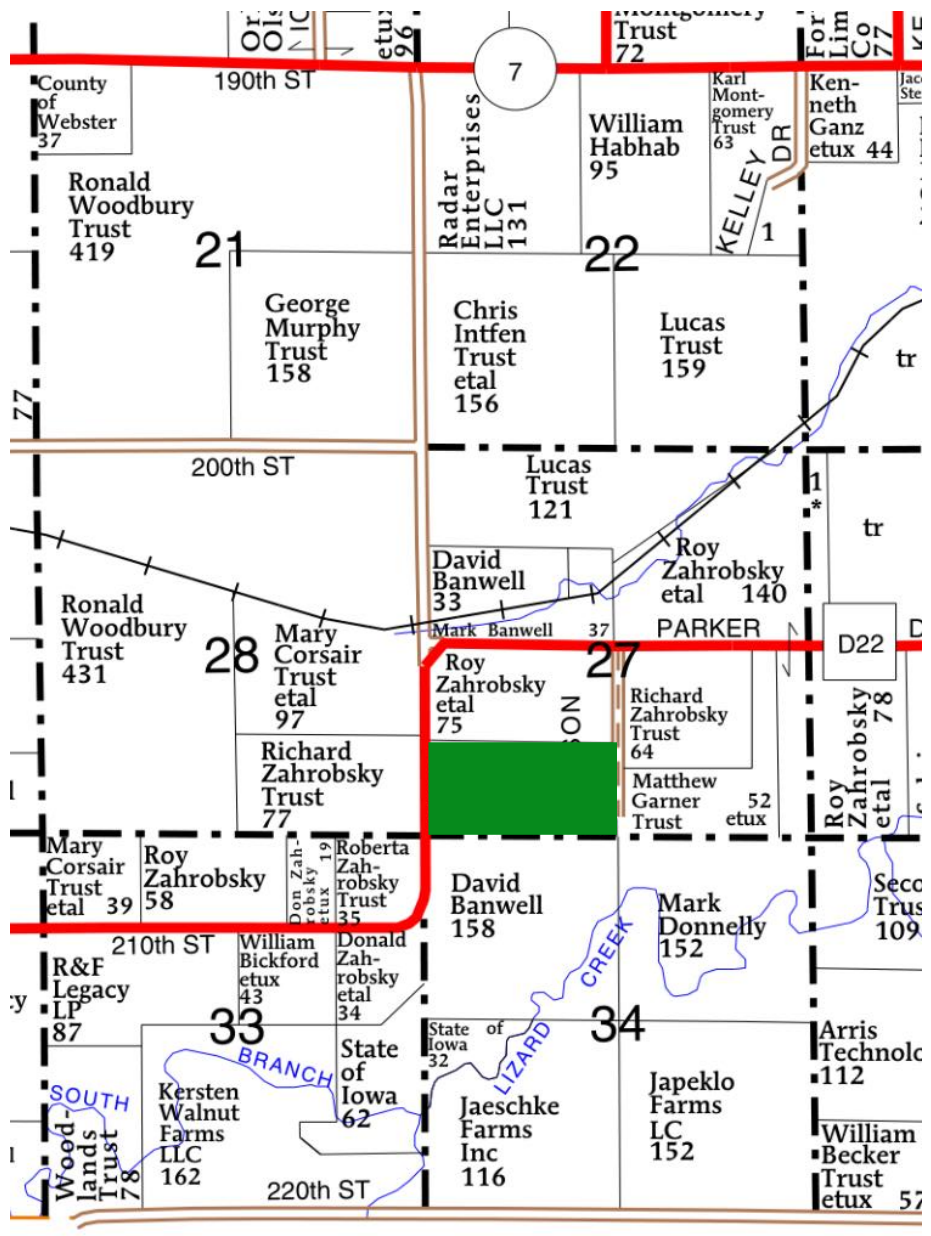
Legal Description: The South Half (S 1/2) of the Southwest Quarter (SW 1/4), of Section 27, Township 89 North, Range 29, West of the 5th P.M., Webster County, Iowa.

Farm Lease: The farm is leased for 2025.

Real Estate Taxes: Current net taxes are \$2,558 annually.

PLAT LOCATION



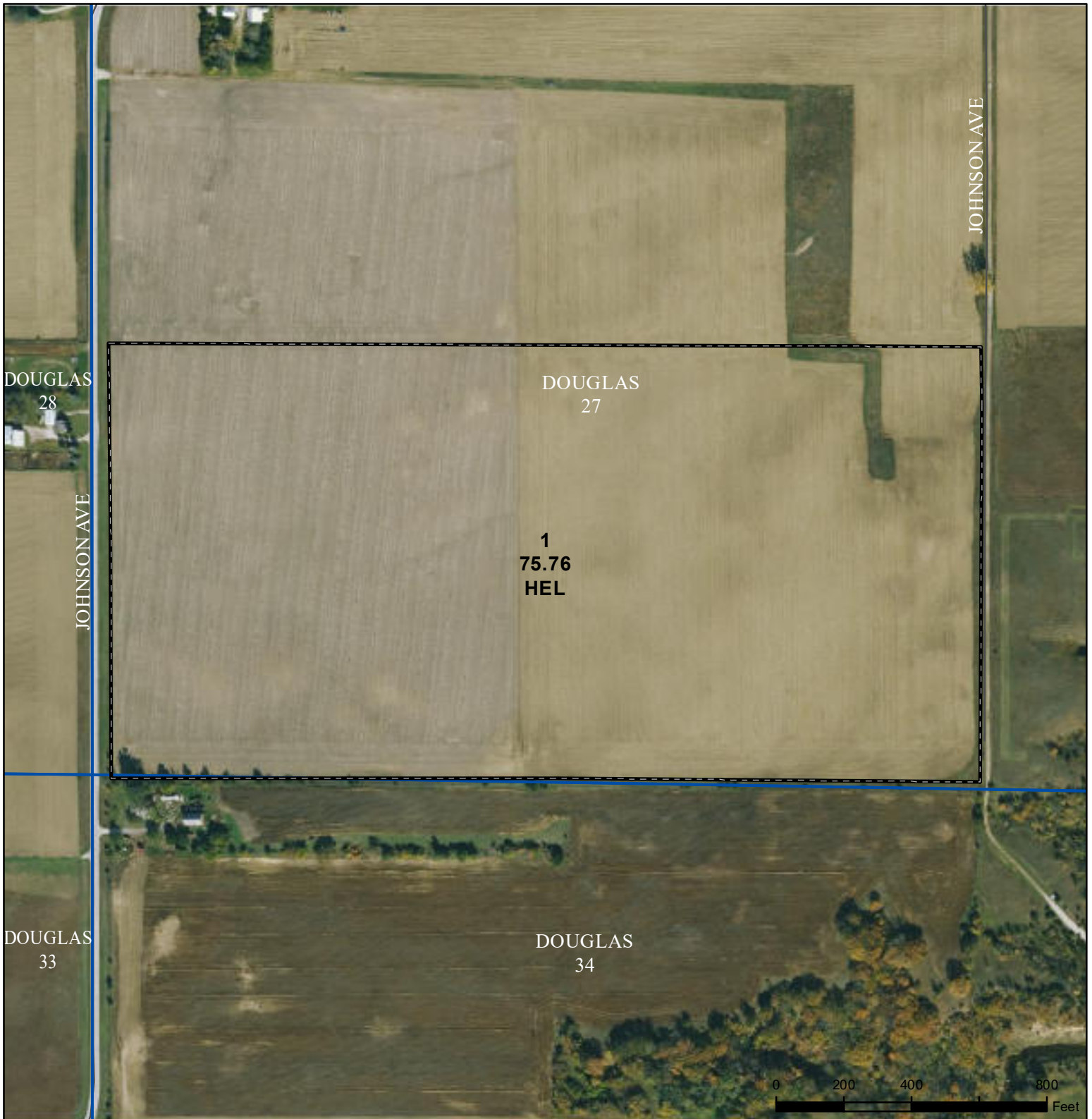


Method of Sale: Farm will be sold via Sealed Bid Sale. Please contact Sunderman Farm Mgmt. for bid packet to place your bid. Sellers reserve the right to accept, counter, or reject any and all bids.

Terms of Sale: A standard purchase agreement and associated documents will be signed as a part of the bid packet. Buyer will have 72 hours from notice of accepted offer to provide earnest money in the amount of ten percent (10%) of the total sale consideration.

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 sale. 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. Real estate taxes will be prorated to date of possession. Possession will be granted March 1, 2026. Closing will be on or before June 1, 2025.

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 submitting a bid. 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.



- 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: 75.76 acres

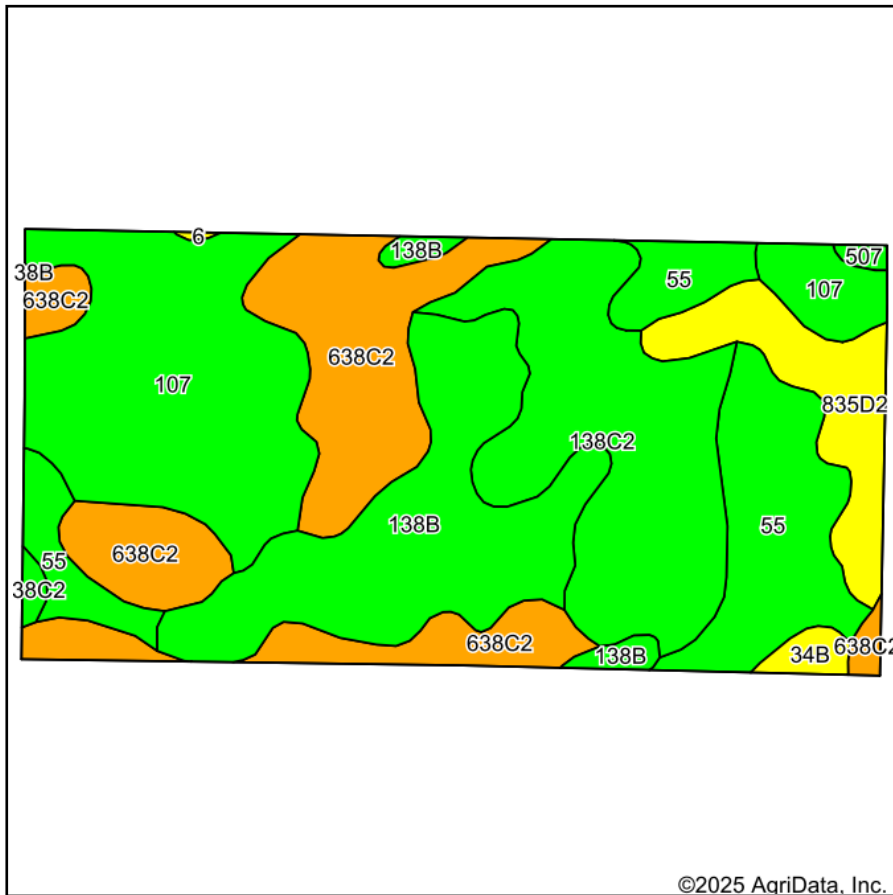
2024 Program Year
Map Created April 17, 2024

Farm **646**
Tract **2367**

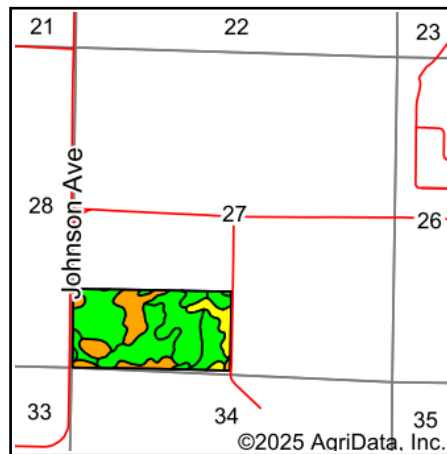
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Soils Map



Soils data provided by USDA and NRCS.











State: **Iowa**
 County: **Webster**
 Location: **27-89N-29W**
 Township: **Douglas**
 Acres: **75.76**
 Date: **3/26/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA187, Soil Area Version: 41

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
107	Webster clay loam, 0 to 2 percent slopes	16.46	21.6%		IIw	86	82	
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	15.42	20.4%		IIIe	75	63	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	13.94	18.4%		IIIe	83	65	
138B	Clarion loam, 2 to 6 percent slopes	13.46	17.8%		Ile	89	82	
55	Nicollet clay loam, 1 to 3 percent slopes	10.62	14.0%		Iw	89	90	
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	4.97	6.6%		IVe	53	52	
34B	Estherville sandy loam, 2 to 6 percent slopes	0.67	0.9%		IIIs	27	32	
507	Canisteo clay loam, 0 to 2 percent slopes	0.22	0.3%		IIw	84	77	
Weighted Average						2.39	81.5	73.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Abbreviated 156 Farm Record

Operator Name : SKILLET CREEK CATTLE LLC
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
75.76	75.76	75.76	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	75.76	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	35.00	0.00	147	
Soybeans	34.90	0.00	38	
TOTAL	69.90	0.00		

NOTES

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Tract Number : 2367

Description : Douglas S1/2 SW Sec 27
FSA Physical Location : IOWA/WEBSTER
ANSI Physical Location : IOWA/WEBSTER
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARIAN E SJURSON
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
75.76	75.76	75.76	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 2367 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	75.76	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	35.00	0.00	147
Soybeans	34.90	0.00	38
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NOTES

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