

LAND FOR SALE

**Iowa Farms
Associates Inc.**
1908 1st Ave S.
Fort Dodge, Iowa
Serving America's Landowners
Since 1937

**149.5 Acres more or less,
Webster County, Iowa**

Legal Description

Part of Sections 15 and 16, Township 89N, Range 28
West of the 5th P.M. Cooper Township
Exact legal description to be taken from abstract

Seller: Van Diest Family LLC

www.iowafarmsinc.com



For additional information, please contact:
Iowa Farms Associates Inc.—Broker
Roger Williams or Mike Callon
1908 1st Ave S Fort Dodge, Iowa
Office: (515) 576-1011

Iowa Farms Associates Inc. and their representatives are Agents for the Seller

Farm Real Estate, Farm Management, Crop Insurance

The information contained herein is believed to be correct, but no responsibility therefor is assumed by the owner or broker.

PROPERTY INFO

Webster County, Iowa Farmland For Sale – Iowa Farms Associates, Inc. is pleased to represent The Van Diest Family LLC in the sale of 149.5 acres m/l of prime Webster County, Iowa farmland. The farmland is located in the Northeast corner of Fort Dodge, Iowa in Sections 15 and 16 of Cooper Township. The farm includes 138.8 FSA cropland acres with an above county average CSR2 soil rating of 84.7. The primary soil types include top producing loam soils of Canisteo, Webster, Clarion and Nicollet.

The asking price for the farm is \$2,093,000.00.

This high-quality farm is located in a strong farming community and would make for a great add-on tract to an existing farming operation or an investment for the Buyer looking to diversify their portfolio or hedge inflation. There are several grain marketing outlets located nearby including grain elevators and ethanol plants that can be accessed by both county and state paved highways.

CRP: There are 10.7 acres enrolled in the conservation reserve program (CRP). The expiration date is September 30, 2029 for 4 acres and September 30, 2030 for 6.7 acres. The annual payment is \$217.00 per acre for 4.0 acres and \$219.00 per acre for 6.7 acres per year of the contracts.

Farm Lease: The farm is leased for the 2025 cropping season to a local farm tenant under a cash rent lease.

Legal Description

Part of sections 15 and 16 Township Eighty-nine (89) North, Range Twenty-eight (28) West of the 5th P. M., Webster County, Iowa. Exact legal description to be taken from Abstract.

- Sign On Property: Yes
- School District: Fort Dodge Community School District
- CSR2: 84.7.
- Possession: Possession of the land will be given At Closing, Subject to Tenant's Rights.
- Terms: Cash/Conventional

Directions

The farm is located South of the intersection of 25th Avenue North and County road P59 on the East and West side of P59. Look for Iowa Farms signage on the property.

Earnest Money Payment: A 10% earnest money payment is required with the signed contract. The earnest money payment may be paid in the form of cash or check. All funds will be held in the Iowa Farms Real Estate Trust Account. There are no buyer financing contingencies permitted.

Closing: Closing will occur as soon as it is agreeable between the seller and the buyer. The balance of the purchase price will be payable at closing in the form of wire transfer.

Possession: Possession of the land will be given At Closing.

Real Estate Taxes: The real estate taxes will be prorated to the date of possession.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, by Iowa Farms, or Seller. Iowa Farms and its representatives are agents of the Seller.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Iowa Farms. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the abstract.

Aerial Map



**IOWA FARMS
ASSOCIATES,
INC.**

Boundary Center: 42° 31' 41.71, -94° 9' 5.62

0ft 1047ft 2093ft



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

**16-89N-28W
Webster County
Iowa**

8/26/2025

R-28-29-W

COLFAX TWP.



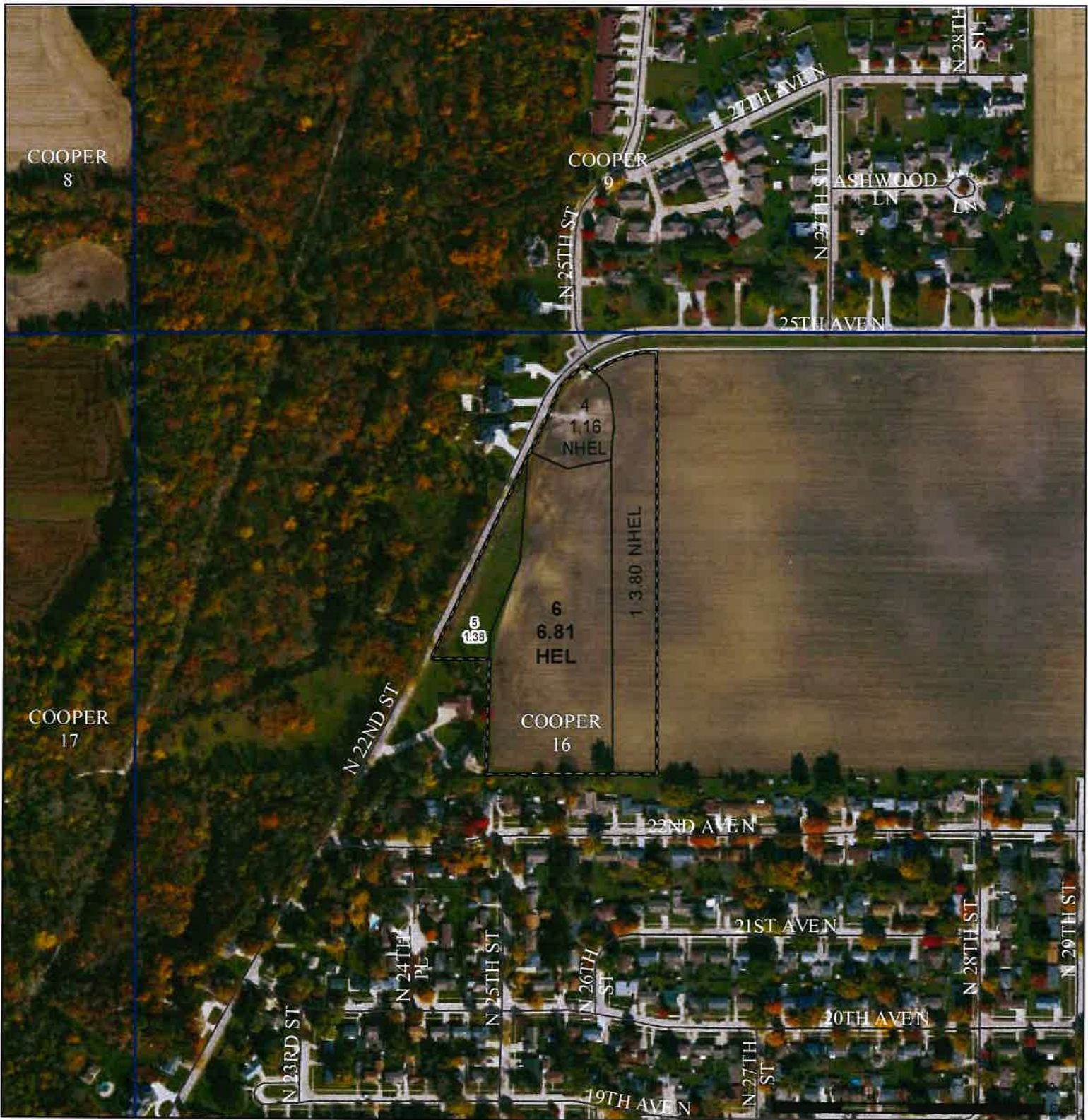
ELKHORN IWF.

		■	



United States
Department of
Agriculture

Webster County, Iowa



Legend

Wetland Determination Identifiers

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

Tract Cropland Total: 11.77 acres

2025 Program Year

Map Created April 17, 2025

Farm 8076
Tract 12494

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

IOWA
WEBSTER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8076

Prepared : 9/3/25 1:59 PM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-187-2017-139
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
13.15	11.77	11.77	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	11.77		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	5.74	0.00	152	
Soybeans	4.19	0.00	48	
TOTAL	9.93	0.00		

NOTES

--

Tract Number : 12494
Description : Cooper Frac of NW Sec 16
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 : VAN DIEST FAMILY LLC
Other Producers : None
Recon ID : 19-187-2017-136

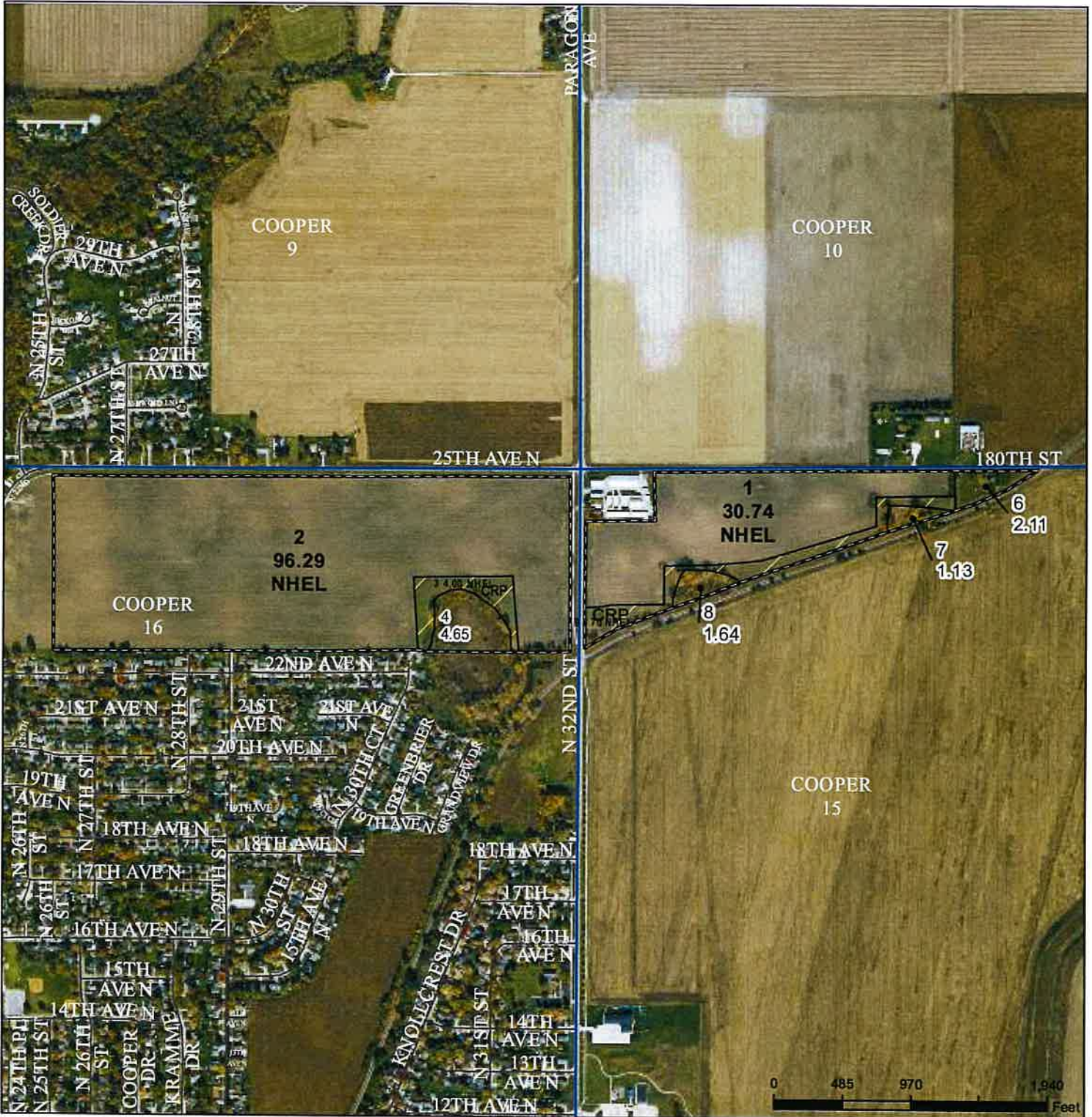
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
13.15	11.77	11.77	0.00	0.00	0.00	0.00	0.0



United States
Department of
Agriculture

Webster County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 137.73 acres

2025 Program Year

Map Created April 17, 2025

Farm 8077

Tract 12496

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

IOWA
WEBSTER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8077

Prepared : 9/3/25 1:24 PM CST

Crop Year : 2025

Operator Name

CRP Contract Number(s) : 12017, 12236
Recon ID : 19-187-2017-139
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
147.26	137.73	137.73	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	127.03		0.00		10.70	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	72.38	0.00	162	
Soybeans	54.65	10.70	49	
TOTAL	127.03	10.70		

NOTES

--

Tract Number : 12496

Description : Cooper NE NW & NE Sec 16 & Frac N1/2 NW Sec 15
FSA Physical Location : IOWA/WEBSTER
ANSI Physical Location : IOWA/WEBSTER
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : VAN DIEST FAMILY LLC
Other Producers : None
Recon ID : 19-187-2017-137

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
147.26	137.73	137.73	0.00	0.00	0.00	0.00	0.0

IOWA
WEBSTER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 8077
Prepared : 9/3/25 1:24 PM CST
Crop Year : 2025

Abbreviated 156 Farm Record

Tract 12496 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	127.03	0.00	10.70	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	72.38	0.00	162
Soybeans	54.65	10.70	49
TOTAL	127.03	10.70	

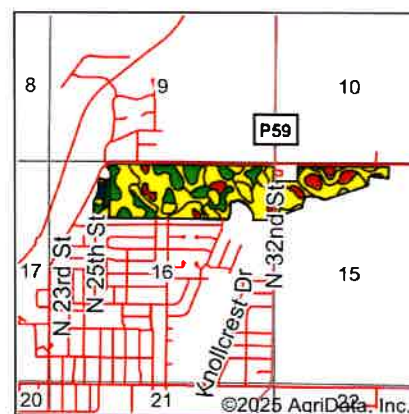
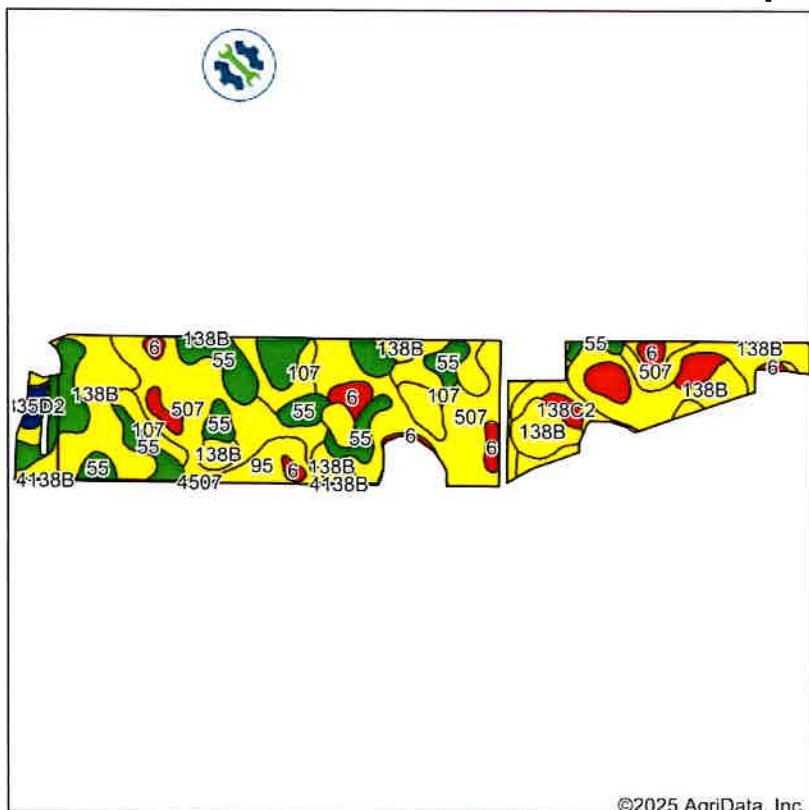
NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Soils Map



State: **Iowa**
 County: **Webster**
 Location: **16-89N-28W**
 Township: **Fort Dodge**
 Acres: **151.78**
 Date: **8/26/2025**

IOWA FARMS
 ASSOCIATES,
 INC.

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

Area Symbol: IA187, Soil Area Version: 41												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans	
507	Canisteo clay loam, 0 to 2 percent slopes	40.51	26.7%		Poorly drained	IIw	224.0	65.0	84	77	81	
138B	Clarion loam, 2 to 6 percent slopes	40.21	26.5%		Moderately well drained	Ile	225.6	65.4	89	82	83	
55	Nicollet clay loam, 1 to 3 percent slopes	29.22	19.3%		Somewhat poorly drained	Iw	233.6	67.7	89	90	81	
107	Webster clay loam, 0 to 2 percent slopes	22.28	14.7%		Poorly drained	IIw	224.0	65.0	86	82	82	
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.19	4.7%		Very poorly drained	IIIw	177.6	51.5	59	62	74	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.82	3.8%		Well drained	IIle	204.8	59.4	83	65	70	
95	Harps clay loam, 0 to 2 percent slopes	4.48	3.0%		Poorly drained	IIw	198.4	57.5	72	67	82	
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	1.36	0.9%		Well drained	IVe	168.0	48.7	53	52	67	
4138B	Clarion-Urban land complex, 2 to 5 percent slopes	0.32	0.2%		Moderately well drained	Ile	80.0	23.2	89	0	73	
4055	Nicollet-Urban land complex, 1 to 3 percent slopes	0.22	0.1%		Somewhat poorly drained	I	80.0	23.2	91	0	81	

Soils data provided by USDA and NRCS.



Code	Soil Descrip	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
4507	Canisteo-Urban land complex, 0 to 2 percent slopes	0.17	0.1%		Poorly drained	Ilw	80.0	23.2	84	0	89
Weighted Average						1.91	221.4	64.2	84.7	79.5	*n 80.8

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method