

LAND FOR SALE

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

**449.45 Taxable Acres more or less,
Webster County, Iowa**

Legal Description

The Northwest Quarter (NW1/4) and the Northeast Quarter
(NE1/4) and the Southeast Quarter (SE1/4) all in
Section 4, Township 89N, Range 29
West of the 5th P.M. Douglas Township

**Sellers: John and Eva Amond Trust,
Cahill Family Trust,
A. R. Loomis, Scott Steinle,
Bernadette M. Giron Estate**

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 John and Eva Amond Trust, Cahill Family Trust, A.R. Loomis, Bernadette Giron Estate, and Scott Steinle in the sale of 449.45 taxable acres m/l of prime Webster County, Iowa farmland. The farmland is located just northwest of Fort Dodge, Iowa. One half mile West of the intersection of County Road P41 and 160th St. on the North and one half mile West of the intersection of County Road P41 and 170th St. on the South all in Section 4 of Douglas Township. The farm includes 426.25 FSA cropland acres and an average CSR2 soil rating of 76.2. The primary soil types include loam soils of Webster, Clarion and Nicollet, Canisteo and Talcot.

The asking price for the farm is \$5,200,000.00.

This 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.

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

Legal Description

The Northwest Quarter (NW1/4) and the Northeast Quarter (NE1/4) and the Southeast Quarter (SE1/4) all in Section Four (4), Township Eighty-nine (89) North, Range Twenty-nine (29) West of the 5th P. M., Webster County, Iowa. Exact legal description to be taken from Abstract.

- Sign On Property: Yes
- School District: Manson Northwest Webster Community School District
- CSR2: 76.2 according to Surety/AgriData Inc.
- Possession: Possession of the land will be given At Closing, Subject to Tenant's Rights.
- Terms: Cash/Conventional

Directions

From the intersection of County Road P41 and 160th St. go West one-half mile. The farm is located on the South side of 160th St. Look for Iowa Farms signage on the property.

Farm Program Information: Farm Program Information is provided by the Webster County Farm Service Agency.

- FSA Farm #759
- Cropland Acres 426.25
- Corn base acres of 214.3 with a PLC Yield of 143 bushels per acre.
- Soybeans base acres of 211.95 with a PLC yield of 39 bushels per acre.

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. Previous year's taxes payable September 2024 and March 2025 totaled \$13,684.00 on 449.45 taxable acres.

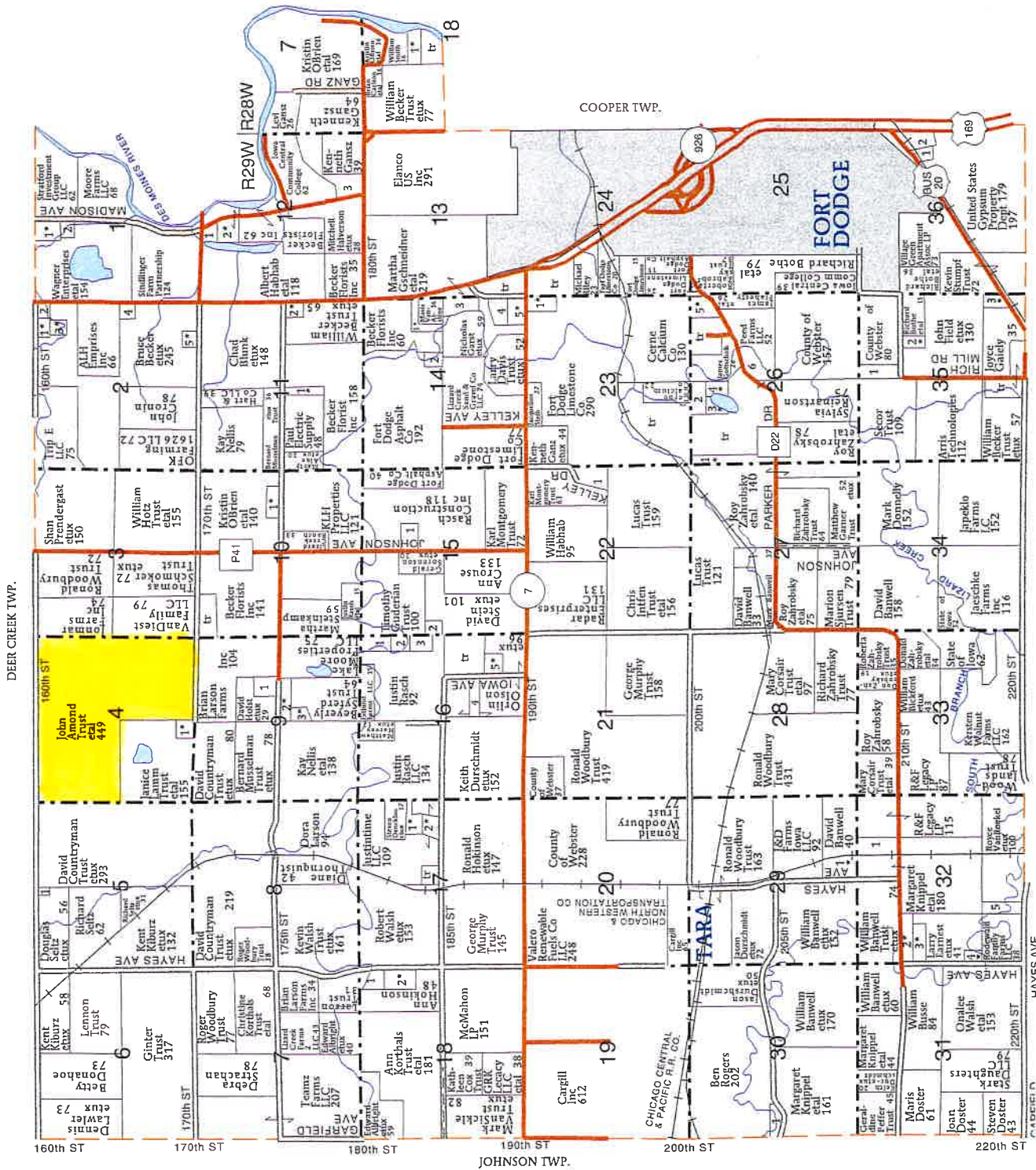
Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, by Iowa Farms, or Seller. Iowa Farms and its representatives are agents of the Seller.

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.

T-89-N

DOUGLAS PLAT
(Landowners)

R-28-29-W





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: 426.25 acres

2025 Program Year

Map Created April 17, 2025

Farm 759

Tract 1892

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 : 759

Prepared : 2/5/25 3:09 PM CST

Crop Year : 2025

Operator Name :
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
441.38	426.25	426.25	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	426.25		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	214.30	0.00	143	
Soybeans	211.95	0.00	39	
TOTAL	426.25	0.00		

NOTES

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Tract Number : 1892

Description : Douglas SE & N1/2 Sec 4

FSA Physical Location : IOWA/WEBSTER

ANSI Physical Location : IOWA/WEBSTER

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : JOHN AND EVA AMOND TRUST, KATHLEEN - CAHILL FAMILY TRUST CAHILL, A R LOOMIS, SCOTT STEINLE, BERNADETTE M GIRON ESTATE

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
441.38	426.25	426.25	0.00	0.00	0.00	0.00	0.0

IOWA
WEBSTER
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 759
Prepared : 2/5/25 3:09 PM CST
Crop Year : 2025

Tract 1892 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	426.25	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	214.30	0.00	143
Soybeans	211.95	0.00	39
TOTAL	426.25	0.00	

NOTES

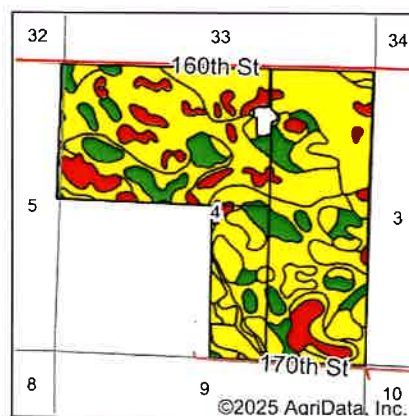
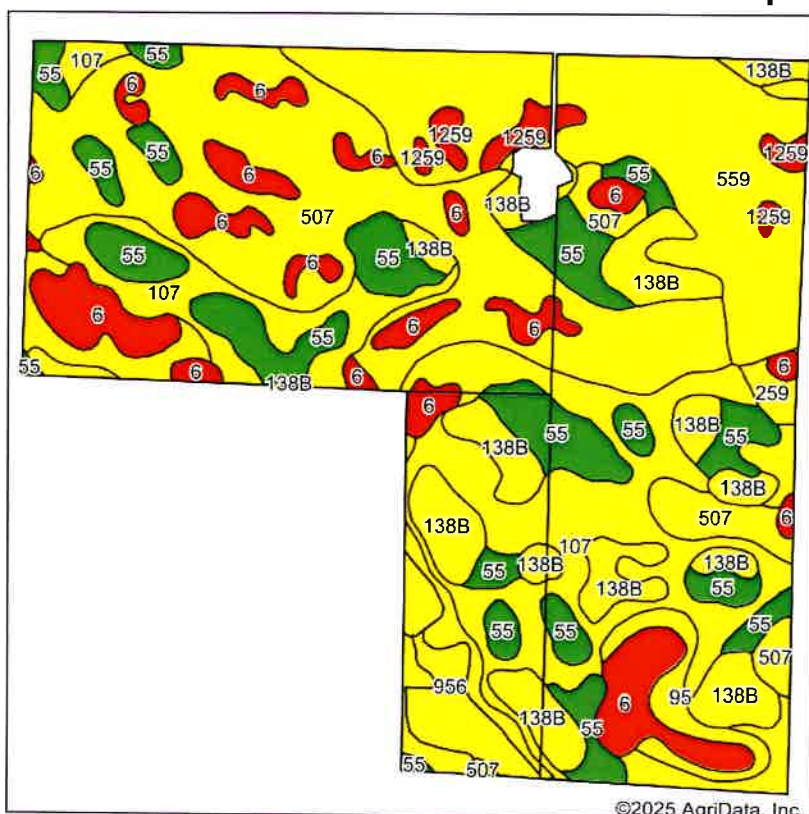
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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide 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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Soils Map



State: **Iowa**
 County: **Webster**
 Location: **4-89N-29W**
 Township: **Douglas**
 Acres: **437.51**
 Date: **5/20/2025**



Soils data provided by USDA and NRCS.

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	107.71	24.8%		Poorly drained	IIw	224.0	65.0	84	77	81
107	Webster clay loam, 0 to 2 percent slopes	80.05	18.3%		Poorly drained	IIw	224.0	65.0	86	82	82
559	Talcot clay loam, 0 to 2 percent slopes	66.71	15.2%		Poorly drained	IIw	80.0	23.2	50	67	51
55	Nicollet clay loam, 1 to 3 percent slopes	59.52	13.6%		Somewhat poorly drained	Iw	233.6	67.7	89	90	81
138B	Clarion loam, 2 to 6 percent slopes	46.55	10.6%		Moderately well drained	Ile	225.6	65.4	89	82	83
6	Okoboji silty clay loam, 0 to 1 percent slopes	41.72	9.5%		Very poorly drained	IIIw	177.6	51.5	59	62	74
956	Harps-Okoboji complex, 0 to 2 percent slopes	18.27	4.2%		Poorly drained	IIw	177.6	51.5	69	65	79
95	Harps clay loam, 0 to 2 percent slopes	7.62	1.7%		Poorly drained	IIw	198.4	57.5	72	67	82
1259	Biscay clay loam, depressional, 0 to 1 percent slopes	7.00	1.6%		Very poorly drained	IIIw	80.0	23.2	36	52	56
259	Biscay clay loam, 0 to 2 percent slopes	2.36	0.5%		Poorly drained	IIw	80.0	23.2	52	77	66
Weighted Average						1.98	193.6	56.2	76.2	76.2	*n 75.6

**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.

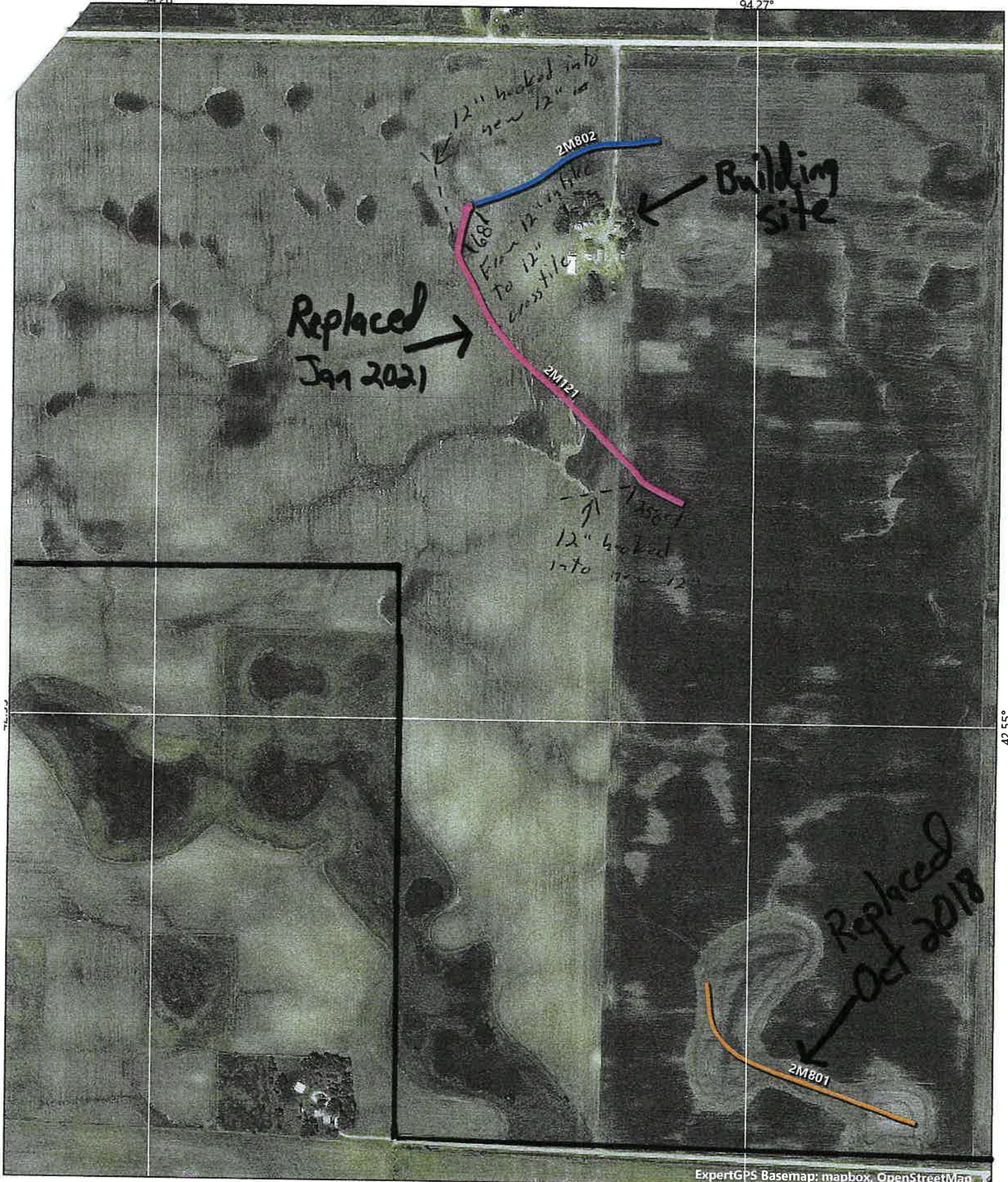
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

94.28°

94.27°



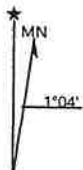
42.55°

ExpertGPS Basemap: mapbox, OpenStreetMap

94.28°

94.27°

Farm #534 / Amond
Sec. 4, Douglas Twp.
Webster Co. / Dec. 2020



NE 4 Bob-Cellard
 Sec. 4
 Co. Web 534 Amend
 Tw. Weyler

5-15-87

N
 \$

road NE 4 NE 4

20" clay
 Intake
 6" plastic w/sock

A- is South of existing 20" clay

0+00	5.73	
1+00	4.59	.30%
1+50	4.43	
2+00	3.91	

B- is West of A at 1+50

0+00	4.33	
1+00	4.08	
2+00	4.01	.20%
3+00	4.45	

Total of 510 feet 6" plastic

B-
 310'

A
 200'

