

40 +/- ACRES OFFERED IN 1 TRACT
FARMLAND AUCTION

REPRESENTING
BRIAN & SHAWN WOLTER
DALLAS COUNTY, IOWA
BEAVER TOWNSHIP

11 AM ON THURSDAY, JULY 24, 2025
LAKE ROBBINS BALLROOM
26726 150TH STREET, WOODWARD, IA 50276

United Country Hawkeye Farm Mgmt & Real Estate is honored to represent Brian & Shawn Wolter as they sell their 40 +/- Acre Dallas County, Iowa Farm, which hasn't been publicly available to purchase for almost a century.

This 90% tillable tract located on the edge of Woodward, IA, will sell as one single tract at live public auction on **Thursday, July 24th, 2025**. For those unable to attend in person, a virtual online option with online bidding will be available. Clarion, Webster, & Canisteo are the three predominant soils supporting an 85.9 CSR2 average. This Beaver Township Tract's size and productivity provide a great combination for anyone looking to purchase their very first piece of Iowa Farmland. The buyer will receive a credit at closing for the second half cash rent payment.

We look forward to seeing everyone at 11:00 AM at the Lake Robbins Ballroom located just Southwest of Woodward, IA. For more information, contact Luke Nissen, ALC - Iowa Land Specialist at 712-304-4827 or email luke@uciowa.com. Representing Attorney: Daniel Spellman - Spellman & McDevitt Law Firm.

PRODUCTIVE AG LAND:

- 40 +/- TAXABLE ACRES
- 36.47 +/- DCP CROPLAND ACRES
- 85.9 CSR2
- LEASED FOR 2025 GROWING SEASON
- PRIMARY SOIL TYPES: CLARION, WEBSTER & CANISTEO
- S12-T81N-R27W
- TAXES: 1 PARCEL | \$1,239.70



NOTE:

JUST SOUTHWEST OF WOODWARD, IA
CENTRALLY LOCATED BETWEEN: WOODWARD, GRANGER, GRIMES, DALLAS CENTER, MINBURN, PERRY, GARDINER, BERKLEY, LUTHER, & MADRID

The owner reserves the right to reject any and all bids which are subject to seller's approval the day of auction. Any announcements on the day of the sale will supercede all printed material. Information presented is gathered from sources deemed reliable but not guaranteed by United Country Hawkeye Farm Management and Real Estate who represents the seller at auction.

LUKE NISSEN, ALC

IOWA LAND SPECIALIST
(712) 304-4827
LUKE@UCIOWA.COM

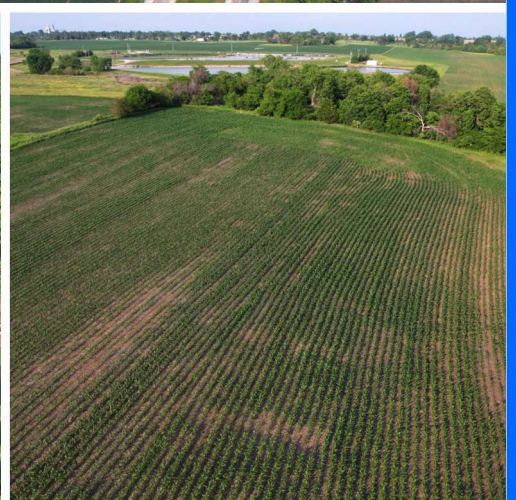
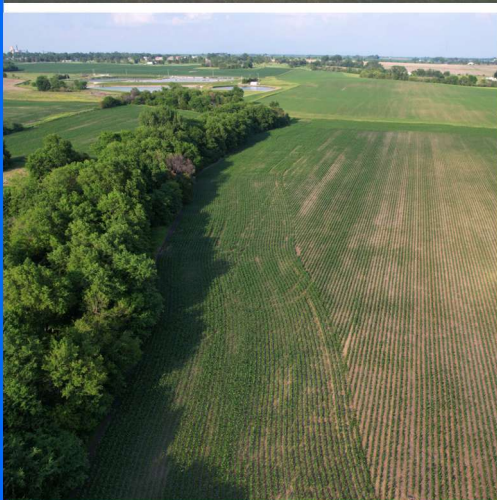
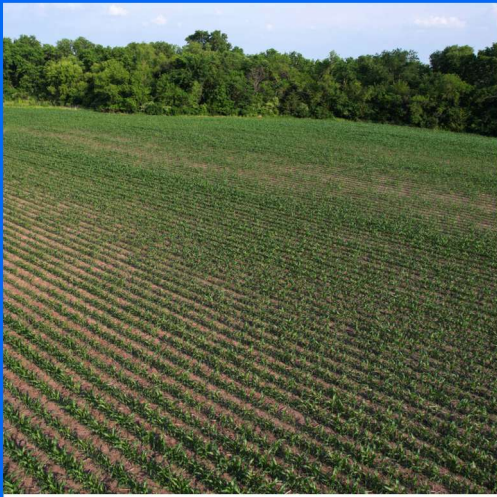
UCIOWA.COM/AUCTIONS

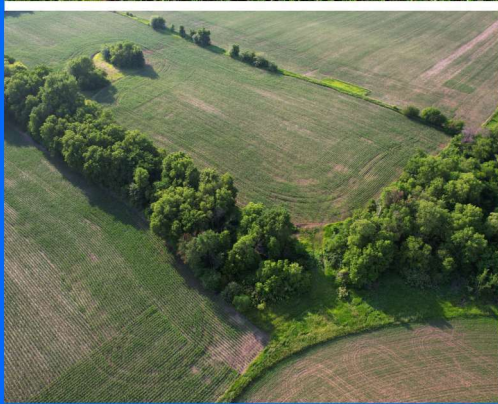
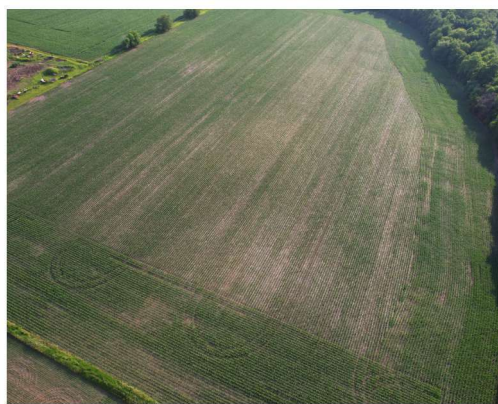
**United Country Hawkeye
Farm Mgmt. & Real Estate**

1010 S. Clinton | Albia, IA 52531

Ryan Ammons-Broker

All Agents Licensed in the State of Iowa.







DIRECTIONS FROM WOODWARD

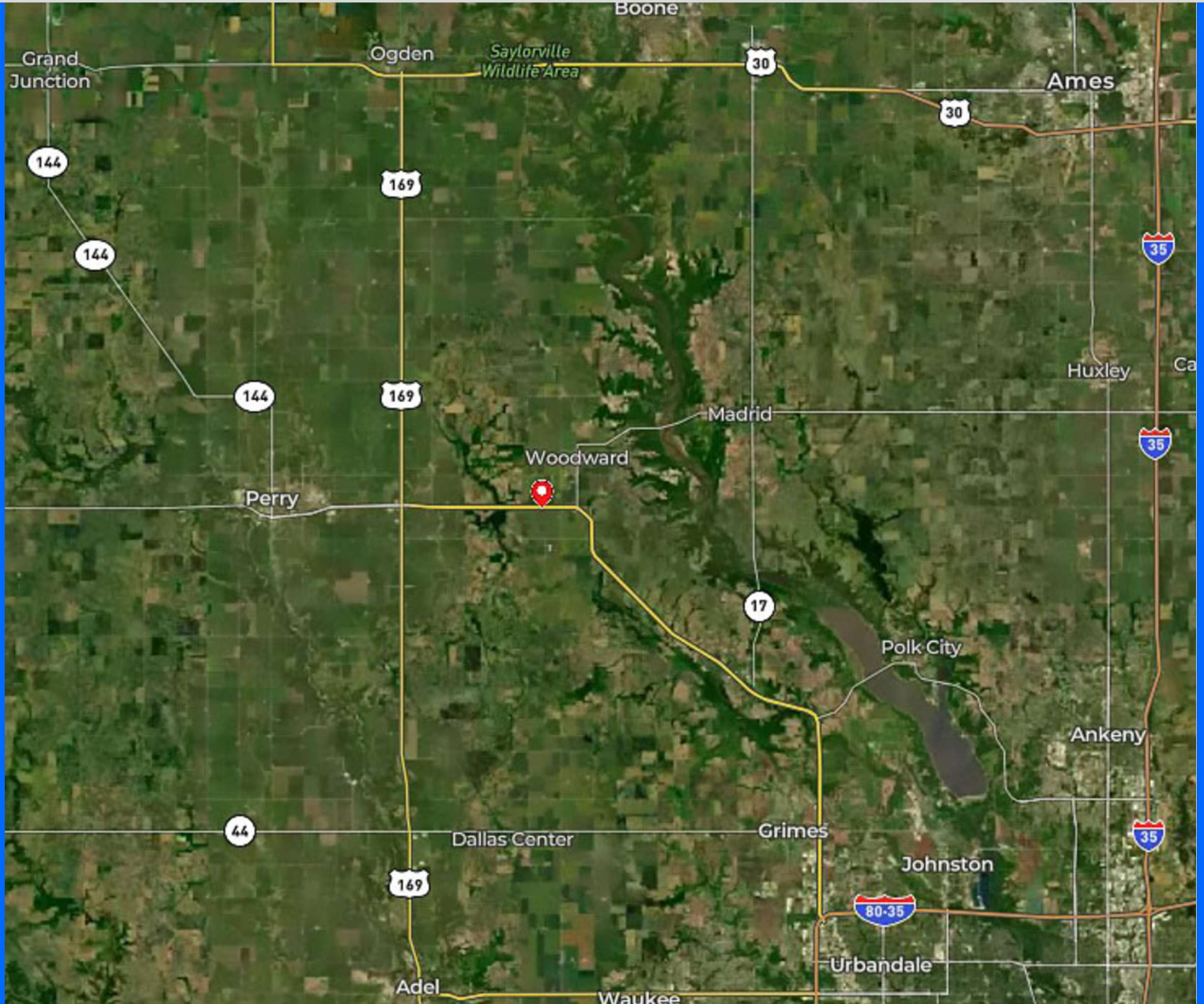
From Woodward, IA head south out of town on Main Street (IA HWY 210). Continue on IA HWY 210 for 1 mile. Turn right heading west merging onto HWY 141. Continue on HWY 141 for 1 mile. Ingress & Egress Easement is located on the right hand side of the road.



**Hawkeye Farm
Mgmt & Real Estate**

CENTRALLY LOCATED BETWEEN

WOODWARD, GRANGER, GRIMES, DALLAS CENTER, MINBURN,
PERRY, GARDINER, BERKLEY, LUTHER, & MADRID
JUST SOUTHWEST OF WOODWARD, IA



AERIAL MAP

BRIAN & SHAWN WOLTER
BEAVER TOWNSHIP | DALLAS COUNTY



©2025 AgriData, Inc.

Hawkeye Farm Mgmt & Real Estate



22 N Main, Albion IA Phone: 641-932-7796
Email: hawkeye@uciowa.com
On the web: www.uciowa.com
www.iowawhitetailfarms.com

Boundary Center: 41° 50' 26.28, -93° 56' 35.54

0ft 240ft 480ft

12-81N-27W
Dallas County
Iowa



Maps Provided By:



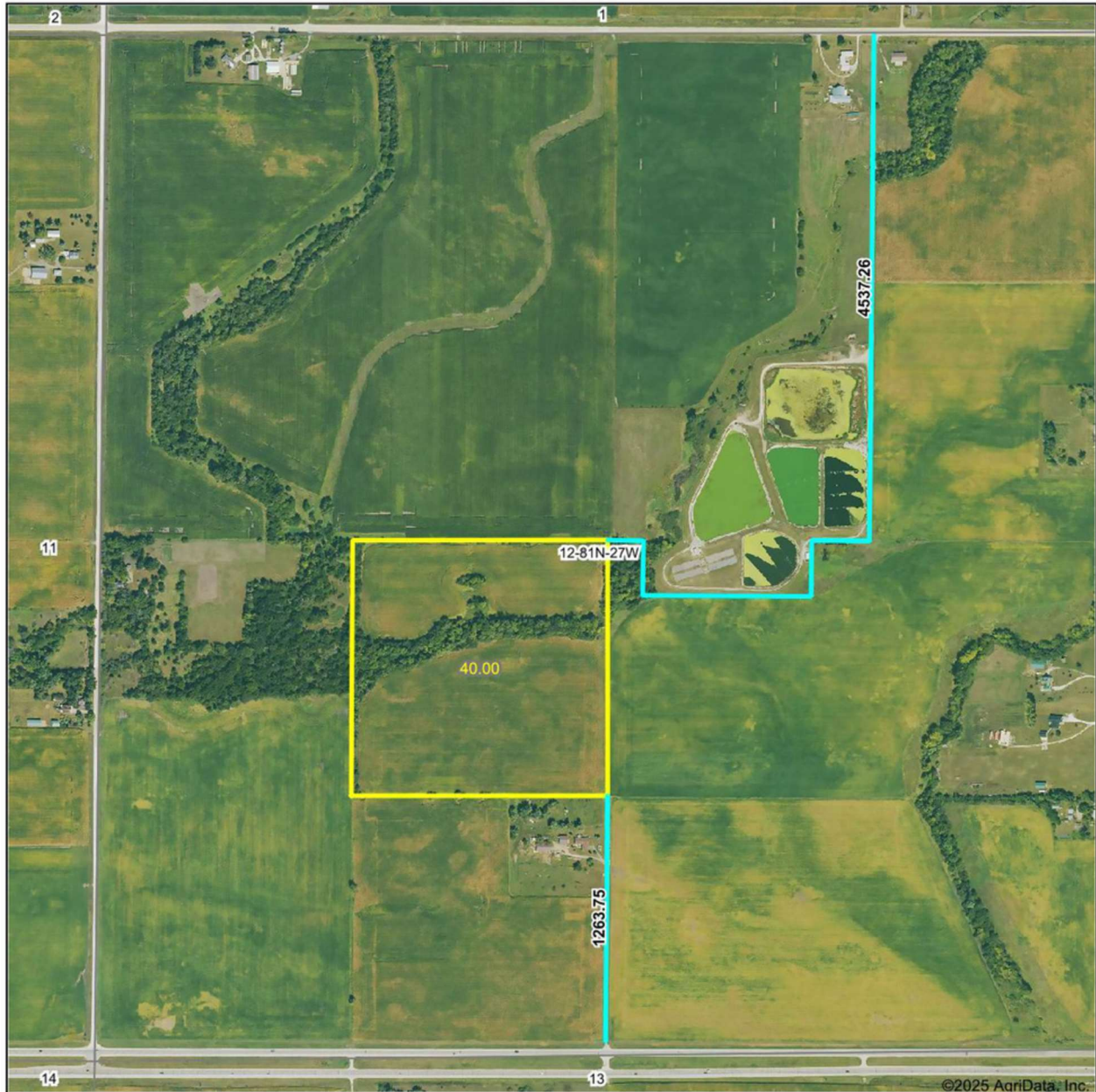
© AgriData, Inc. 2023

www.AgriDataInc.com

6/12/2025

PROPERTY EASEMENT MAP

BRIAN & SHAWN WOLTER
BEAVER TOWNSHIP | DALLAS COUNTY



PRODUCTIVE AG LAND

40 +/- TAXABLE ACRES
36.47 +/- DCP CROPLAND ACRES WITH 85.9 CSR2
PRIMARY SOIL TYPES: CLARION, WEBSTER & CANISTEO

INVESTMENT OPPORTUNITY

LEASED FOR 2025 GROWING SEASON
BUYER WILL TAKE POSSESSION MARCH 1, 2026
BUYER WILL RECEIVE A CREDIT AT CLOSING FOR THE 2ND HALF CASH RENT PAYMENT.

FSA 156EZ AERIAL MAP

FARM #385 / TRACT #2555 / 2025 PROGRAM YEAR



United States
Department of
Agriculture

Dallas County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 36.47 acres

2025 Program Year

Map Created April 18, 2025

Farm 385

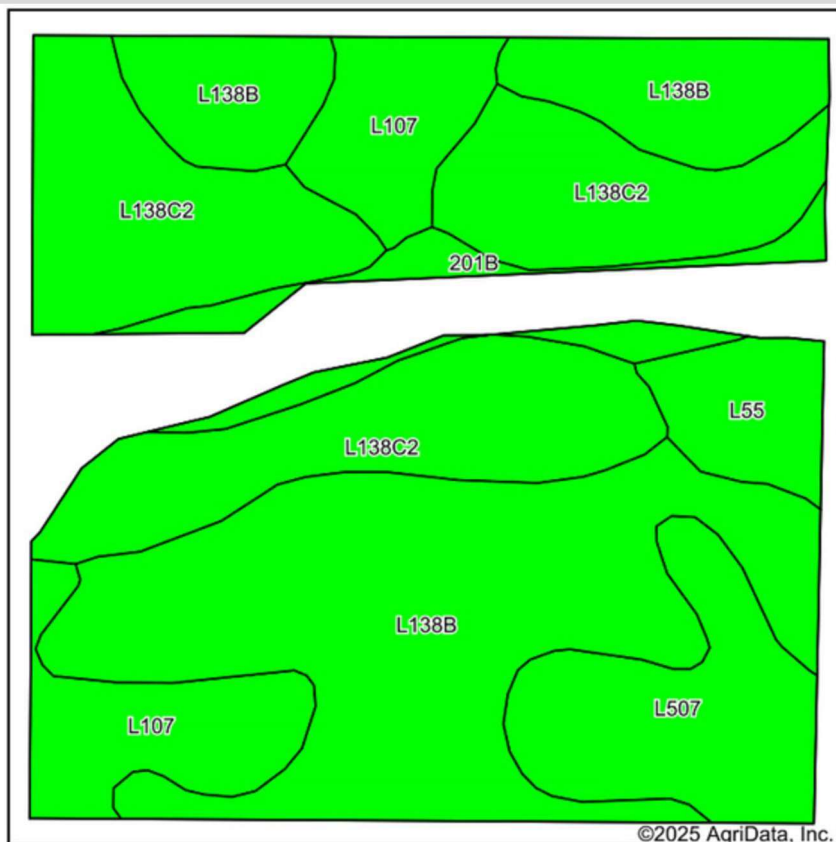
Tract 2555

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).

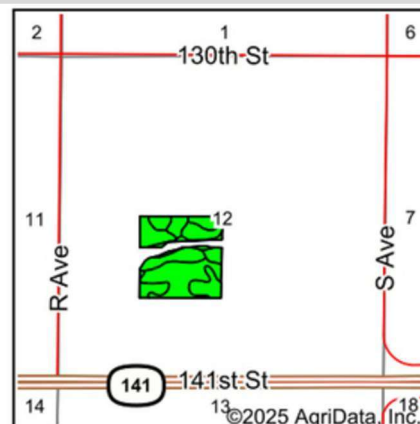
USDA is an equal opportunity provider, employer, and lender.

TILLABLE SOILS MAP

BEAVER TOWNSHIP | DALLAS COUNTY, IOWA



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Dallas**
 Location: **12-81N-27W**
 Township: **Beaver**
 Acres: **36.47**
 Date: **6/12/2025**

Hawkeye Farm Mgmt & Real Estate

United Country Real Estate
 22 N Main, Albia IA Phone: 641-932-7796
 Email: hawkeye@uciowa.com
 On the web: www.uciowa.com
 www.iowawhiteoakfarms.com

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IA049, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Corn	*n NCCPI Soybeans
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	14.52	39.8%		Ile	88		75	79
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	11.23	30.8%		Ille	83		63	64
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	4.15	11.4%		Ilw	88		77	83
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	3.60	9.9%		Ilw	87		70	81
201B	Coland-Terril complex, 2 to 5 percent slopes	1.50	4.1%		Ilw	74	68	77	80
L55	Nicollet loam, 1 to 3 percent slopes	1.47	4.0%		Ie	91		77	84
Weighted Average					2.27	85.9	*-	*n 71.2	*n 75.3

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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

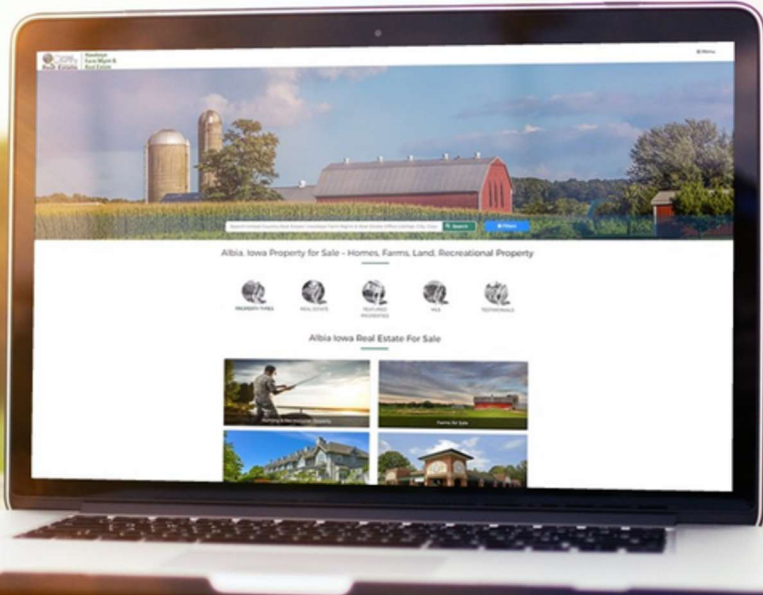
*c: Using Capabilities Class Dominant Condition Aggregation Method



**Hawkeye Farm
Mgmt & Real Estate**

LUKE NISSEN, ALC
IOWA LAND SPECIALIST
 (712) 304-4827
 LUKE@UCIOWA.COM

**NATIONAL
MARKETING.
LOCAL
EXPERTISE.**



AUCTION & TRADITIONAL LISTINGS
"WE ARE READY TO WORK FOR YOU!"

United Country Hawkeye Farm Mgmt and Real Estate is a family-owned brokerage and has been serving Iowa since 1989.

If you are considering management or sale of your Iowa land, call for a no-obligation consultation to determine what options we have available to assist your needs.

SPECIALIZING IN:

- Farm Land
- Farm Management
- Recreational and Hunting Land
- Investment Properties
- Acreages
- Live & Online Auctions
- 1031 Exchange Sales



**Hawkeye Farm
Mgmt & Real Estate**

**1010 S. CLINTON
ALBIA, IA 52531**

(641) 932-7796

HAWKEYE@UCIOWA.COM

UCIOWA.COM

United Country Hawkeye Farm Mgmt & Real Estate
1010 S. Clinton | Albia, IA 52531

RYAN AMMONS-BROKER | ALL AGENTS LICENSED IN THE STATE OF IOWA

UNITED COUNTRY HAWKEYE FARM MGMT & REAL ESTATE

AUCTION TERMS AND CONDITIONS

Seller: Brian & Shawn Wolter

Representing Attorney: Daniel Spellman - Spellman & McDevitt Law Firm

Sale Date: Auction will be held Thursday, July 24, 2025 at 11:00 AM at the Lake Robbins Ballroom 26726 150th Street, Woodward, IA 50276.

Approval of Bids: Seller is serious about selling this property at auction but does reserve the right to accept or reject the final bid. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer and Seller. Conduct of the auction and increments of bidding are at the direction and discretion of United Country Hawkeye Farm Mgmt & Real Estate and/or the auctioneers.

Tracts: 40 +/- Acres. Farm will be sold in one single tract.

Auction Method: The property will be sold on a price per acre basis based on acres obtained from the Dallas County Treasurer. The auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Online Bidding Process: To participate in the bidding process, please register at <http://uciowa.bidwrangler.com/>. Interested bidders can access the real-time auction through our brokerage's auction platform via the Internet. By using this online auction platform, bidders recognize that internet performance can be unpredictable and may occasionally affect access, result in downtime, or lead to slow connections to the platform. Bidders agree that Hawkeye Farm Mgmt & Real Estate, along with its affiliates, members, officers, shareholders, agents, or contractors, cannot be held responsible for any connectivity issues or disruptions that bidders may encounter while using the online auction platform.

Bidder Registration: Prospective bidders must register with Hawkeye Farm Management & Real Estate and receive a bidder number to bid at the auction. All online bidders must be approved prior to the auction starting. Be sure to allow ample time for registration approval. Hawkeye Farm Management & Real Estate and its representatives act as agents for the Seller. Winning bidder(s) acknowledge that they are representing themselves in completing the auction sale transaction.

FSA: All FSA information, maps, field boundaries and acres are presumed accurate based on the best available information and knowledge of the seller and United Country Hawkeye Farm Management & Real Estate.

Mineral Rights: All mineral rights, if any, owned by the Seller will be conveyed to the Buyer.

Taxes: Taxes will be pro-rated to the date of closing and based on tax acre estimates as sold per Dallas County Treasurer.

Possession: Farm is leased for the 2025 growing season and possession will be given on March 1, 2026. Buyer will receive a credit at closing for the 2nd half cash rent payment.

Subject to: The sale of this property is subject to any and all easements of record, covenants, restrictions of record and leases.

Easements: The property has an existing easement in place through the City of Woodward's Lagoon and a 40 ft. wide easement of HWY 141.

As Is-Where Is: Property is sold "AS IS-WHERE IS" and the Buyer should take time to examine this property thoroughly and rely on their own judgement. The only guarantee from the Seller is a valid, good, and marketable title to the property. Neither the Seller, United Country Hawkeye Farm Mgmt & Real Estate, or the Auctioneers are giving any warranties other than a clear title. Buyer must conduct their own inspections at their own expense prior to bidding at the auction. The winning bidder may obtain financing or use 1031 exchange funds to complete the purchase; however, the final purchase is NOT contingent upon the buyer's ability to secure financing, obtain an appraisal, or complete a 1031 exchange. Auctioneers, United Country Hawkeye Farm Mgmt & Real Estate, or its agents are not responsible for any representation made by Seller or their employees and are not responsible for accidents on the sale property should any occur. Contact United Country Hawkeye Farm Mgmt & Real Estate at 641-932-7796 or Luke Nissen, ALC at 712-304-4827 for a private showing prior to day of sale.

Contract and Earnest Payment: Buyer and Seller will enter a standard format Contract for the Sale of Real Estate on the day of auction. Contract will call for 10% earnest money on the day of sale to be held in Hawkeye Farm Mgmt Trust in the form of a personal, corporate or cashier's check with the balance of the purchase price due, in certified funds, at closing on or before August 26, 2025. Contracts will contain no financing or inspection contingencies and Buyer must have their own financing and make their own inspections prior to bidding at this auction. Seller will provide abstract continued through date of sale to Buyer's attorney for title opinion and deliver title by General Warranty Deed. Buyer will be responsible for their own mortgage policies of title insurance (if applicable). The 2024-2025 Property taxes will be prorated. Exact legal to come from deed and abstract. Buyer is responsible for their own investigation of property and/or zoning for their intended use.

Day of Auction: Announcements made by the United Country farm Mgmt & Real Estate and Auctioneers ahead of or during the time of sale take precedence over any previously printed materials or any oral statements made. The sale will be controlled by the auctioneer. United Country Hawkeye Farm Mgmt & Real Estate and Auctioneers represent the Seller only. If a tie or dispute occurs between two or more bidders, the Auctioneer may re-open the bidding at the Auctioneer's sole discretion and shall serve as the sole arbiter as to who is or is not allowed to bid. Auctioneer reserves the right to reject any bid that is only a fraction advance over the preceding bid, to regulate bidding and to accept or reject any or all bids. Auctioneer reserves the right to enter bids on behalf of absentee/phone bidders as well as the Seller. Any and all decisions of Auctioneer regarding the conduct of the auction shall be final without liability to any party.

Agency: Auction Company, United Country Hawkeye Farm Mgmt & Real Estate, Auctioneer and their representatives are exclusive agents of the Seller. Jon Hjelm with the Acre Company acts as the Auctioneer.

THE BIDDING WILL ONLY LAST A FEW MINUTES, AND THE AUCTIONEER HAS FINAL SAY.



**Hawkeye
Farm Mgmt &
Real Estate**



**NATIONAL MARKETING
LOCAL EXPERTISE**

UCIOWA.COM

**UNITED COUNTRY HAWKEYE
FARM MGMT & REAL ESTATE**

1010 S. CLINTON STREET, ALBIA, IA 52531
PHONE: 641-932-7796 | FAX: 641-932-5076
HAWKEYE@UCIOWA.COM

CALL TODAY FOR A NO OBLIGATION LAND CONSULTATION.

LUKE NISSEN, ALC | IOWA LAND SPECIALIST
(712) 304-4827 | LUKE@UCIOWA.COM

