

**Hawkeye
Real Estate**

165.22 +/- ACRES OFFERED IN 1 TRACT **FARMLAND AUCTION**

REPRESENTING
**NORMAN D. RUNDLE TRUST
& SHIRLEY A. RUNDLE TRUST**

**GREENE COUNTY, IOWA
JUNCTION TOWNSHIP**

11 AM ON THURSDAY, NOVEMBER 13, 2025

**GREENE COUNTY COMMUNITY CENTER
204 W. HARRISON STREET, JEFFERSON, IOWA 50129**

United Country Hawkeye Real Estate is honored to represent The Norman D. Rundle Trust & Shirley A. Rundle Trust at live public auction on Thursday, November 13th, 2025.

This 165.22 +/- Greene County, Iowa farm located in Junction Township will be offered to purchase in one single tract. For those unable to attend in person, a Virtual Online Auction option with online bidding will be available.

This 99.78% tillable quarter section located just East of Grand Junction, IA displays an 84.4 CSR2 average on 164.86 DCP Cropland Acres. This generational farm is located in a strong agricultural neighborhood, has been under the direct supervision of a quality tenant for many years, and is conveniently located for efficient harvest grain delivery. The buyer will be granted full possession upon the completion of the 2025 farm lease on March 1, 2026. Farms of this caliber rarely hit the open market and are a once-in-a-lifetime opportunity.

We look forward to seeing everyone at 11:00 AM at the Greene County Community Center located in Jefferson, Iowa. For more information contact, Luke Nissen, ALC - Iowa Land Specialist at 712-304-4827 or email luke@uciowa.com. Representing Attorney: Robert Horak - Horak Law Offices, LLC.

PRODUCTIVE AG LAND:

- 165.22 +/- ACRES
- 164.86 +/- DCP CROPLAND ACRES
- 84.4 CSR2
- FULL POSSESSION MARCH 1, 2026
- PRIMARY SOIL TYPES: WEBSTER, NICOLLET, & CANISTEO
- S35-T84N-R29W
- TAXES: 5 PARCELS | \$6,998



NOTE:

**JUST EAST OF GRAND JUNCTION, IA
CENTRALLY LOCATED BETWEEN: GRAND JUNCTION, JEFFERSON, DANA, BEAVER,
& RIPPEY**

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 Real Estate who represents the seller at auction.

LUKE NISSEN, ALC

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

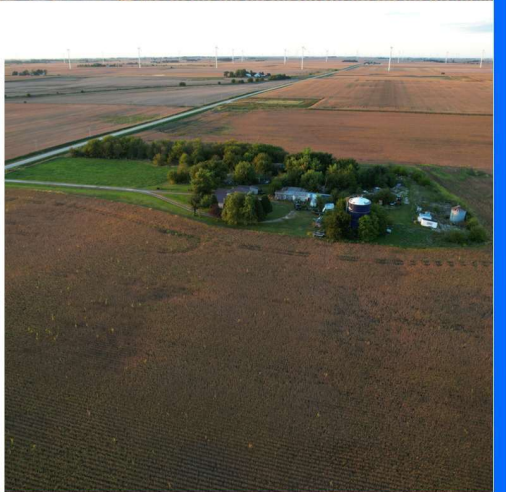
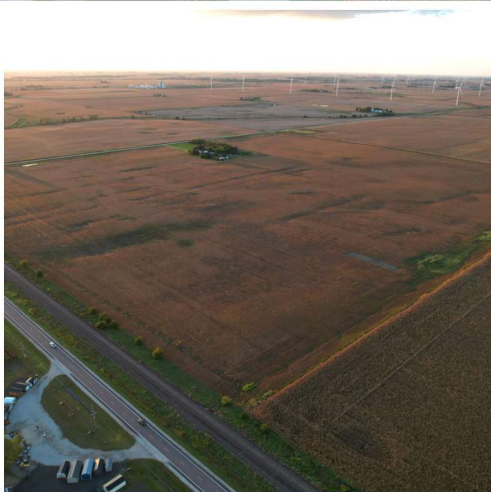
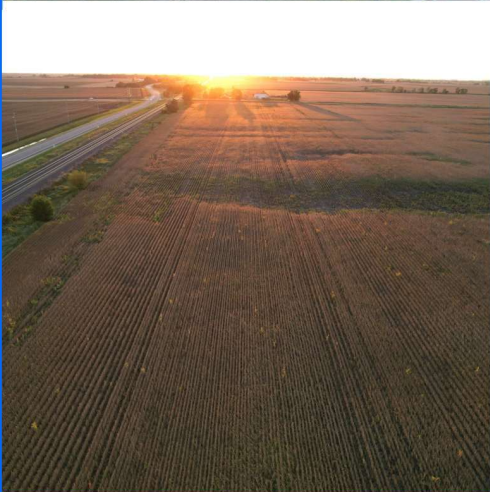
[UCIOWA.COM/AUCTIONS](https://www.uciowa.com/auctions)

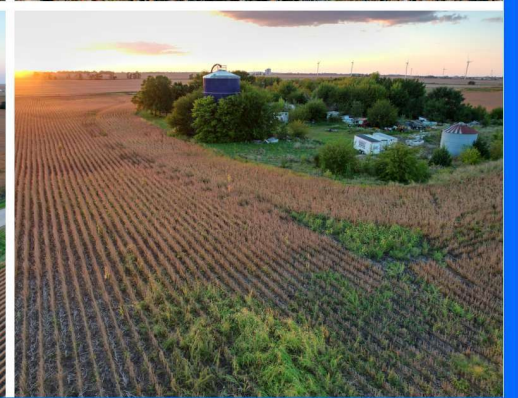
**United Country
Hawkeye Real Estate**

1010 S. Clinton | Albion, IA 52531

Ryan Ammons-Broker

All Agents Licensed in the State of Iowa.







DIRECTIONS

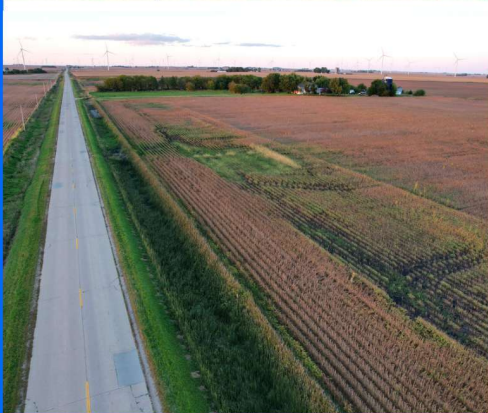
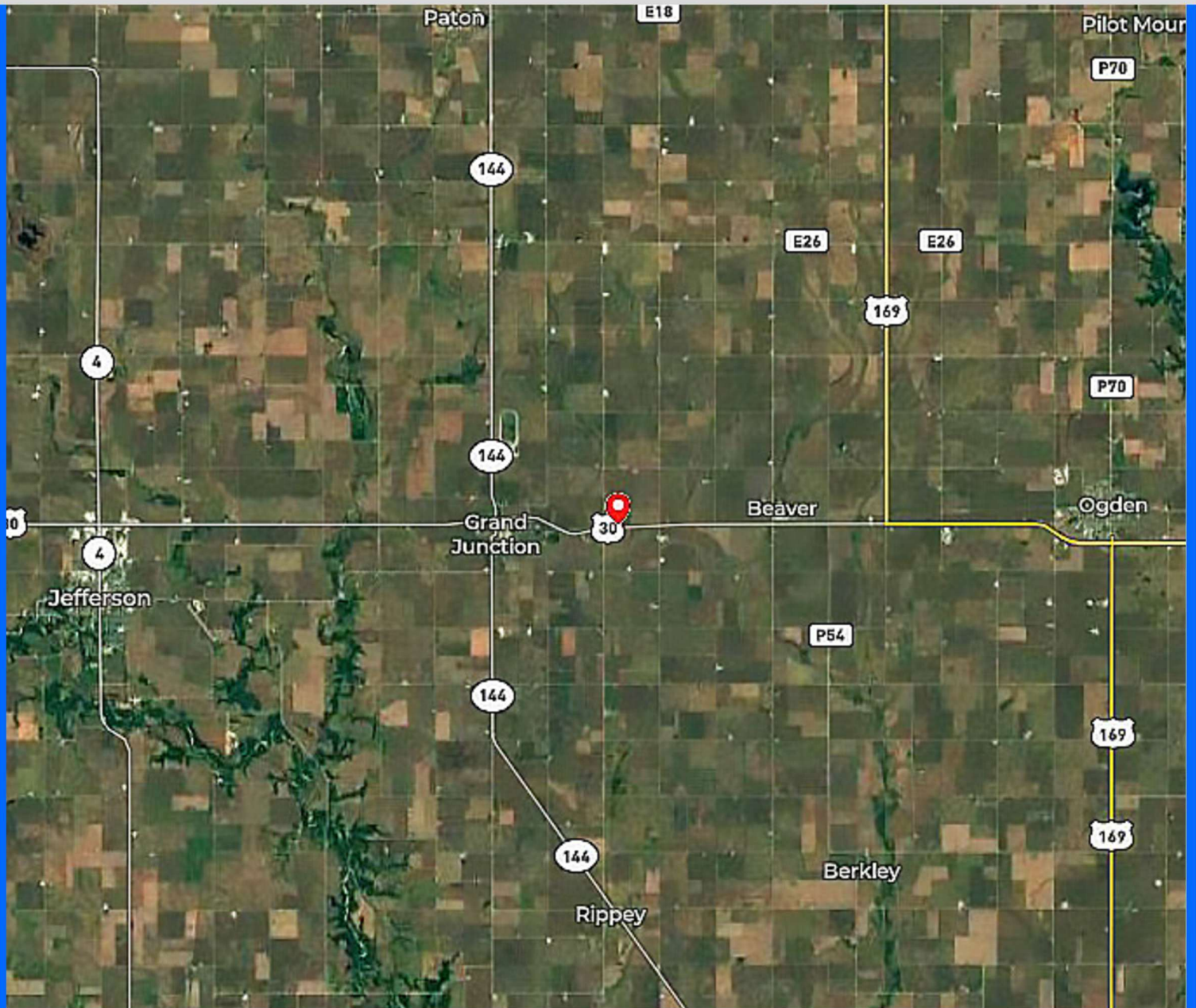
From Grand Junction, IA leave town heading East on HWY 30. Continue heading East on HWY 30 for 1 ¼ Miles. Turn left heading North on W Avenue farm is located in the right hand side of road.



**Hawkeye
Real Estate**

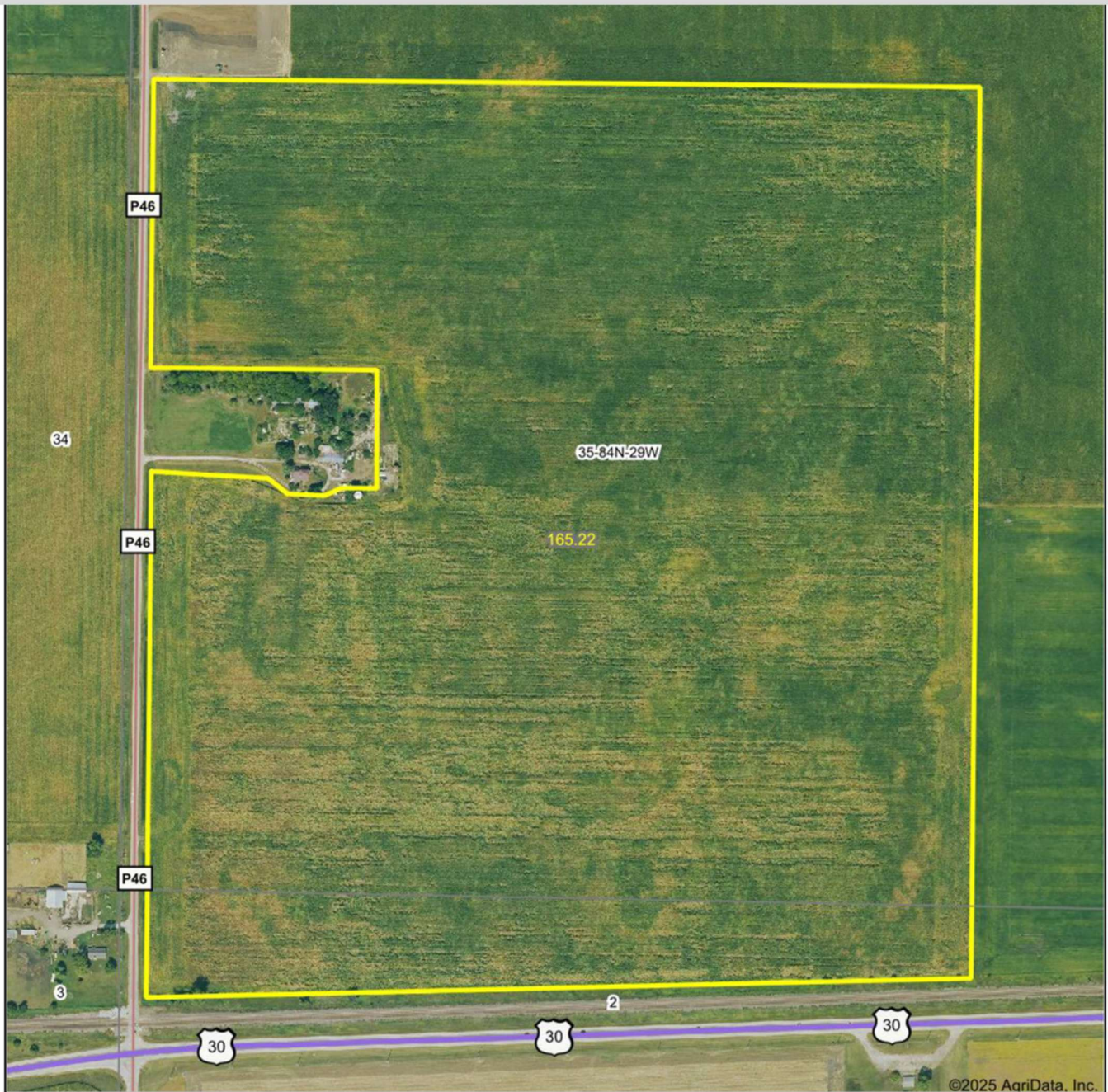
CENTRALLY LOCATED BETWEEN

GRAND JUNCTION, JEFFERSON, DANA, BEAVER, & RIPPEY



AERIAL MAP

NORMAN D. RUNDLE TRUST & SHIRLEY A. RUNDLE TRUST



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Hawkeye
Real Estate

Boundary Center: 42° 2' 16.33, -94° 11' 54.99

0ft 496ft 993ft

35-84N-29W
Greene County
Iowa



Maps Provided By:



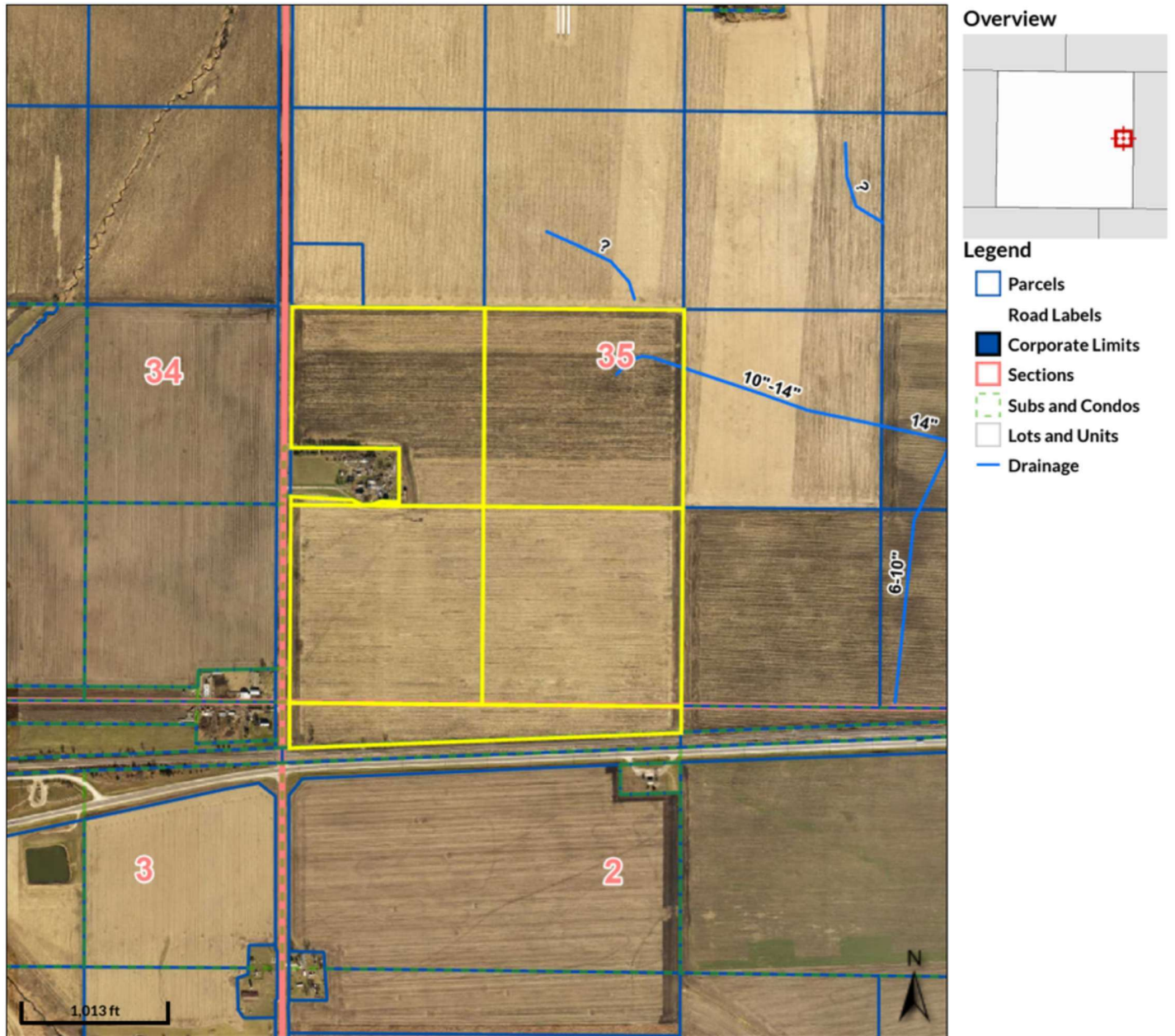
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9/22/2025

COUNTY DRAINAGE MAP

NORMAN D. RUNDLE TRUST & SHIRLEY A. RUNDLE TRUST



KEY FEATURES

This farm has been proudly held in the same family for several generations, a true testament to its quality and legacy. Farms of this caliber rarely come available, with ownership often spanning over 100 years before changing hands. This sale presents a rare opportunity to purchase a premier Central Iowa Farm.

This farm offers nearly 100% tillable acres with an impressive 84.4 CSR2. The quality soils have been well cared for and maintained by a reputable long-term tenant, ensuring strong production history and consistent stewardship.

The farm is situated in a strong agricultural neighborhood just East of Grand Junction, Iowa. Surrounded by other high-quality row crop farms, this tract provides an excellent opportunity for both operators and investors seeking proven Central Iowa farmland.

Access is second to none, with frontage along HWY 30 providing convenient and efficient grain hauling options. It's located near an ethanol plant and other local markets, further enhancing the farm's value and long-term potential.

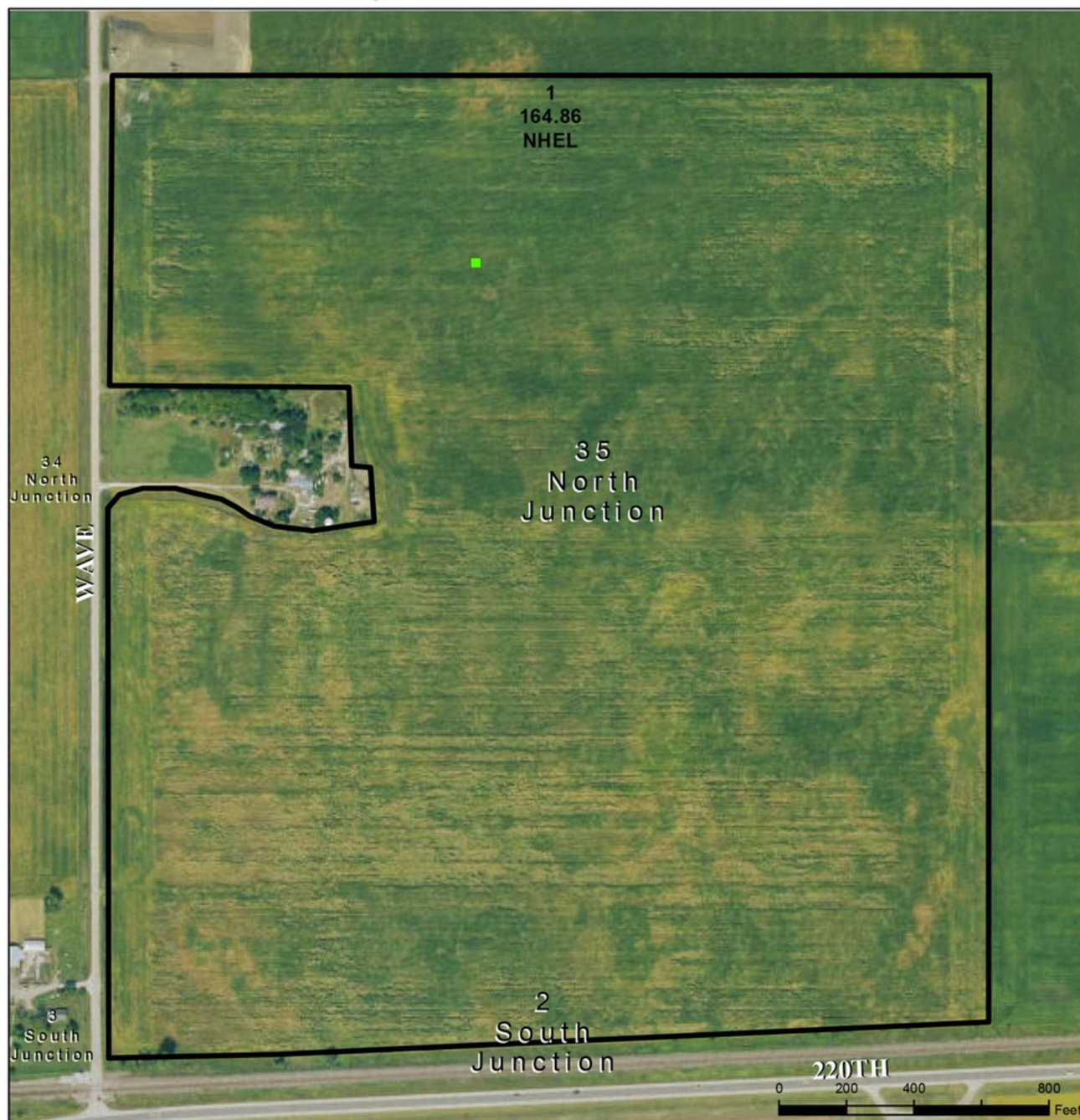
FSA 156EZ AERIAL MAP

FARM #831 / TRACT #1380 / 2025 PROGRAM YEAR



United States
Department of
Agriculture

Greene County, Iowa



Legend

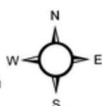
Non-Cropland
Cropland

CRP
Tract Boundary

Iowa PLSS
Iowa Roads

Wetland Determination

- Restricted
- ▼ Limited
- Exempt from Conservation Compliance Provisions



Tract Cropland Total: 164.86 acres

2023 IMAGERY

2025 Program Year

Map Created April 22, 2025

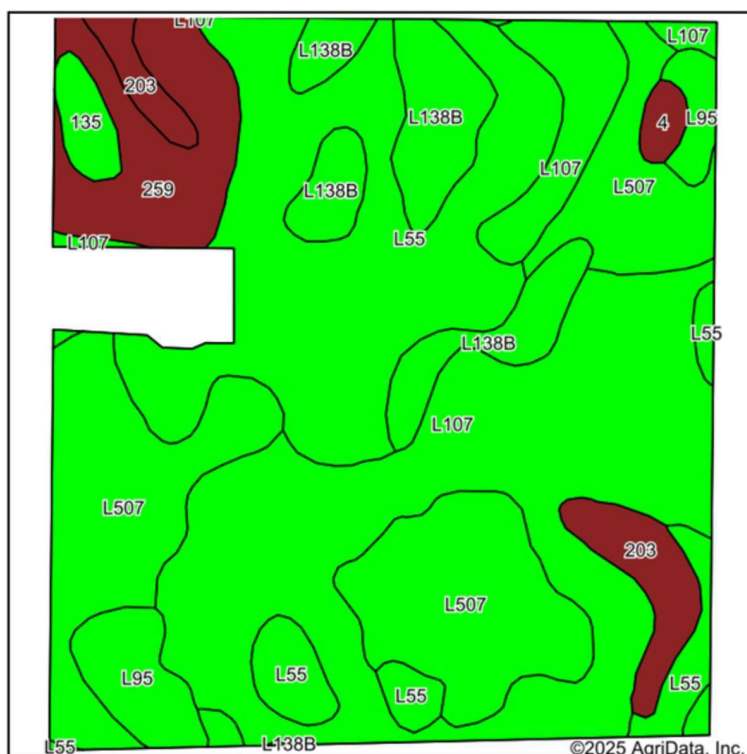
Farm 831
Tract 1380

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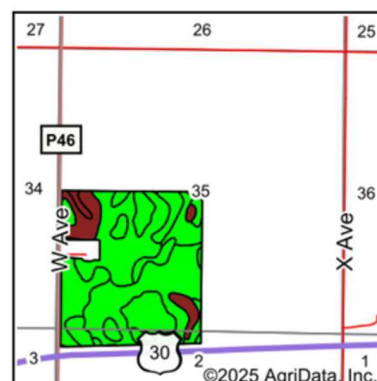
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TILLABLE SOILS MAP

JUNCTION TOWNSHIP | GREENE COUNTY, IOWA



Soils data provided by USDA and NRCS.



State: Iowa
County: Greene
Location: 35-84N-29W
Township: Junction
Acres: 165.22
Date: 9/22/2025

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA073, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Corn	*n NCCPI Soybeans
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	51.03	31.0%		Ilw	88		77	83
L55	Nicollet loam, 1 to 3 percent slopes	39.69	24.0%		Ie	91		77	84
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	36.21	21.9%		Ilw	87		70	81
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	13.02	7.9%		Ile	88		75	79
259	Biscay clay loam, 0 to 2 percent slopes	10.23	6.2%		Ilw	52	78	69	66
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	6.03	3.6%		Ilw	75		68	80
203	Cylinder loam, 0 to 2 percent slopes	5.95	3.6%		Ils	58	79	72	65
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	1.99	1.2%		Ilw	76	81	70	83
4	Knoke silty clay loam, 0 to 1 percent slopes	1.07	0.6%		Illw	56	58	35	74
Weighted Average					1.77	84.4	*-	*n 73.9	*n 80.6

**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"

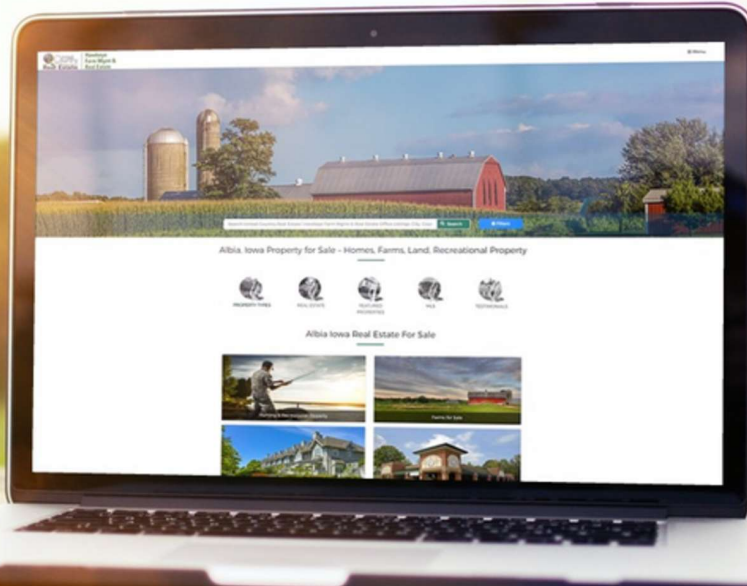
*c: Using Capabilities Class Dominant Condition Aggregation Method

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IOWA LAND SPECIALIST
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AUCTION & TRADITIONAL LISTINGS
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United Country Hawkeye 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:

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

UNITED COUNTRY HAWKEYE REAL ESTATE

AUCTION TERMS AND CONDITIONS

Seller: Norman D. Rundle Trust & Shirley A. Rundle Trust

Representing Attorney: Robert Horak – Horak Law Offices, LLC.

Sale Date: Auction will be held Thursday, November 13, 2025 at 11:00 AM at the Greene County Community Center 204 W Harrison Street, Jefferson, IA 50129.

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. Conduction of the auction and increments of bidding are at the direction and discretion of United Country Hawkeye Real Estate and/or the auctioneers.

Tracts: 165.22 +/- 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 Greene 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 United Country Hawkeye 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 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. United Country Hawkeye 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 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 Greene County Treasurer.

Possession: Farm is leased for the 2025 growing season and possession will be given on March 1, 2026. Buyer will not receive a credit at closing for any 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. A retracement survey is being conducted to retrace the original survey around the acreage to mark pins.

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 judgment. The Blue Harvestore Silo and Small Grain Bin are included with the purchase. The only guarantee from the Seller is a valid, good, and marketable title to the property. Neither the Seller, United Country Hawkeye 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 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 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 Real Estate 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 December 15, 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 an abstract continued through the date of sale to Buyer's attorney for a title opinion and deliver the 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 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 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 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.



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