



Hawkeye
Real Estate

92.87 +/- ACRES OFFERED IN 1 TRACT FARMLAND AUCTION

REPRESENTING
JAMES AND DARLA BARTELS TRUST
WEBSTER COUNTY, IOWA
ROLAND TOWNSHIP

11 AM ON THURSDAY, NOVEMBER 20, 2025

HEARTLAND BANK COMMUNITY ROOM
1201 MARKET STREET, GOWRIE, IA 50543

United Country Hawkeye Real Estate is proud to present the James & Darla Bartels Trust farm at live public auction on Thursday, November 20th, 2025.

This outstanding 92.87 +/- acre Webster County farm, located just Northwest of Gowrie, Iowa, will be offered as one tract. Buyers unable to attend in person will have the opportunity to participate through our Virtual Online Auction platform with live online bidding. This farm is an impressive 96.7% tillable acres with 89.78 DCP Cropland Acres, supported by a strong 69.7 CSR2 average. Situated in Roland Township, the property features quality soil, excellent drainage, and has been carefully maintained for many years under the stewardship of a quality operator. This productive tract represents a strong farming investment and a rare opportunity in this desirable area. The buyer will receive full possession on March 1, 2026, following the conclusion of the 2025 farm lease.

We invite you to join us at 11:00 AM at the Heartland Community Room in Gowrie, Iowa. For more details, please contact Luke Nissen, ALC - Iowa Land Specialist, at 712-304-4827 or by email at luke@uciowa.com. Representing Attorney: Matthew E. Evans - Anderson & Houghton, PLLC.

PRODUCTIVE AG LAND:

- 92.87 +/- ACRES
- 89.78 +/- DCP CROPLAND ACRES
- 69.7 CSR2
- FULL POSSESSION MARCH 1, 2026
- PRIMARY SOIL TYPES: MARNA, GUCKEEN, BROWNTON
- S28-T87N-30W
- TAXES: 4 PARCELS | \$2,688
- ANNUAL DRAINAGE DISTRICT TAX | \$94.62



NOTE:

JUST NORTHWEST OF GOWRIE, IA

CENTRALLY LOCATED BETWEEN: GOWRIE, FARNHAMVILLE, SOMERS, CALLENDER

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

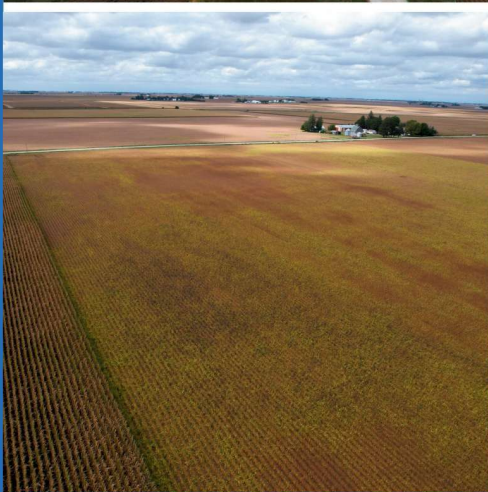
UCIOWA.COM/AUCTIONS

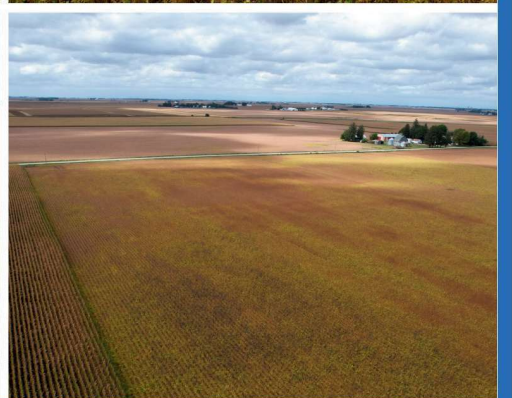
United Country
Hawkeye Real Estate

1010 S. Clinton | Albion, IA 52531

Ryan Ammons-Broker

All Agents Licensed in the State of Iowa.







DIRECTIONS

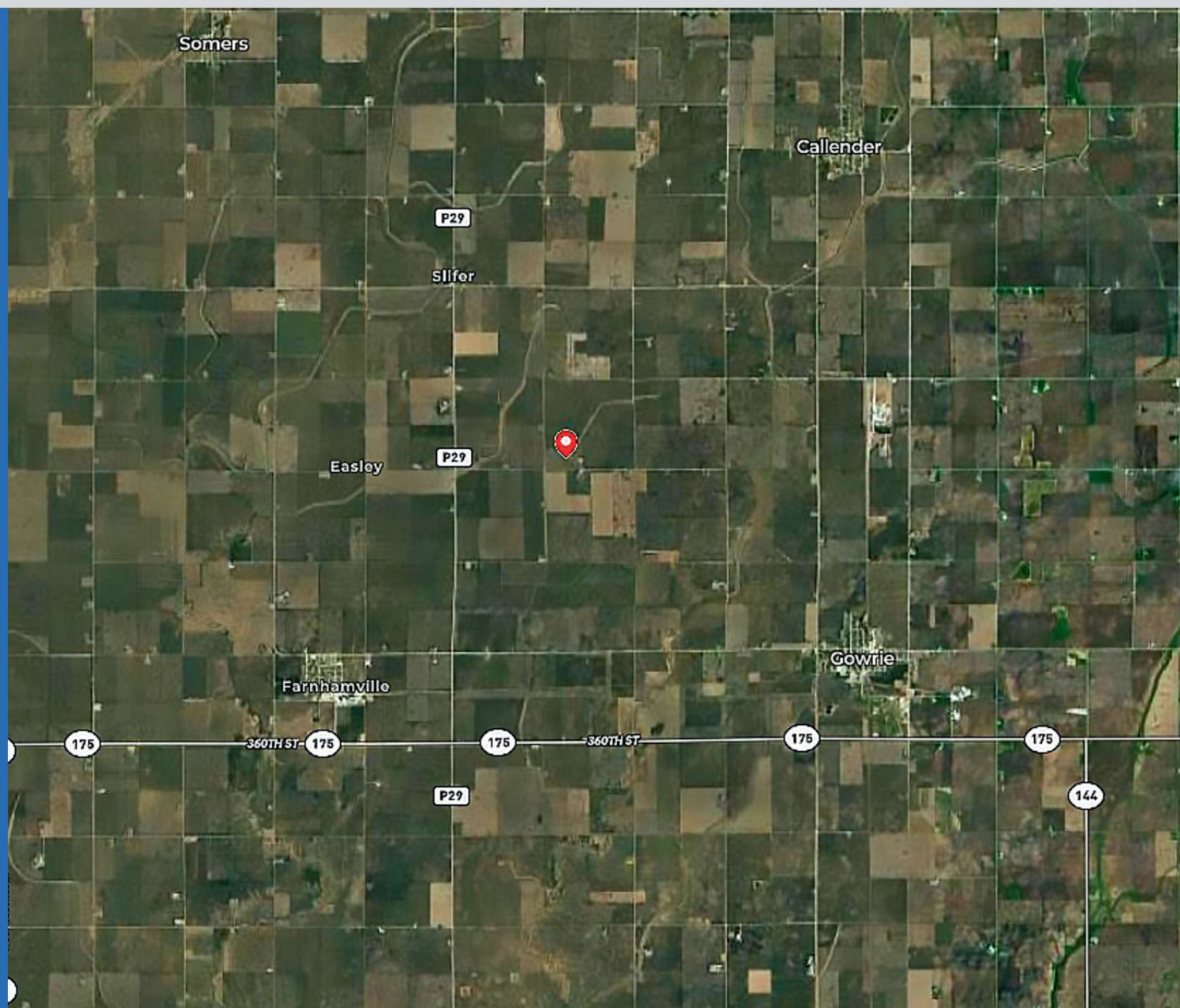
From Gowrie, IA, leave town heading west on Main Street (350th Street). Continue heading west on 350th Street for one mile. Turn right and head north on Easter Avenue for two miles. Turn left heading west on 330th Street for two miles. The property is on the right-hand side of road at the intersection of 330th Street & Carter Avenue.



**Hawkeye
Real Estate**

CENTRALLY LOCATED BETWEEN

GOWRIE, FARNHAMVILLE, SOMERS, CALLENDER
JUST NORTHWEST OF GOWRIE, IA



AERIAL MAP

JAMES AND DARLA BARTELS TRUST



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: 42° 18' 50.2, -94° 21' 17.46

0ft 389ft 778ft

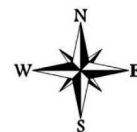
Maps Provided By:



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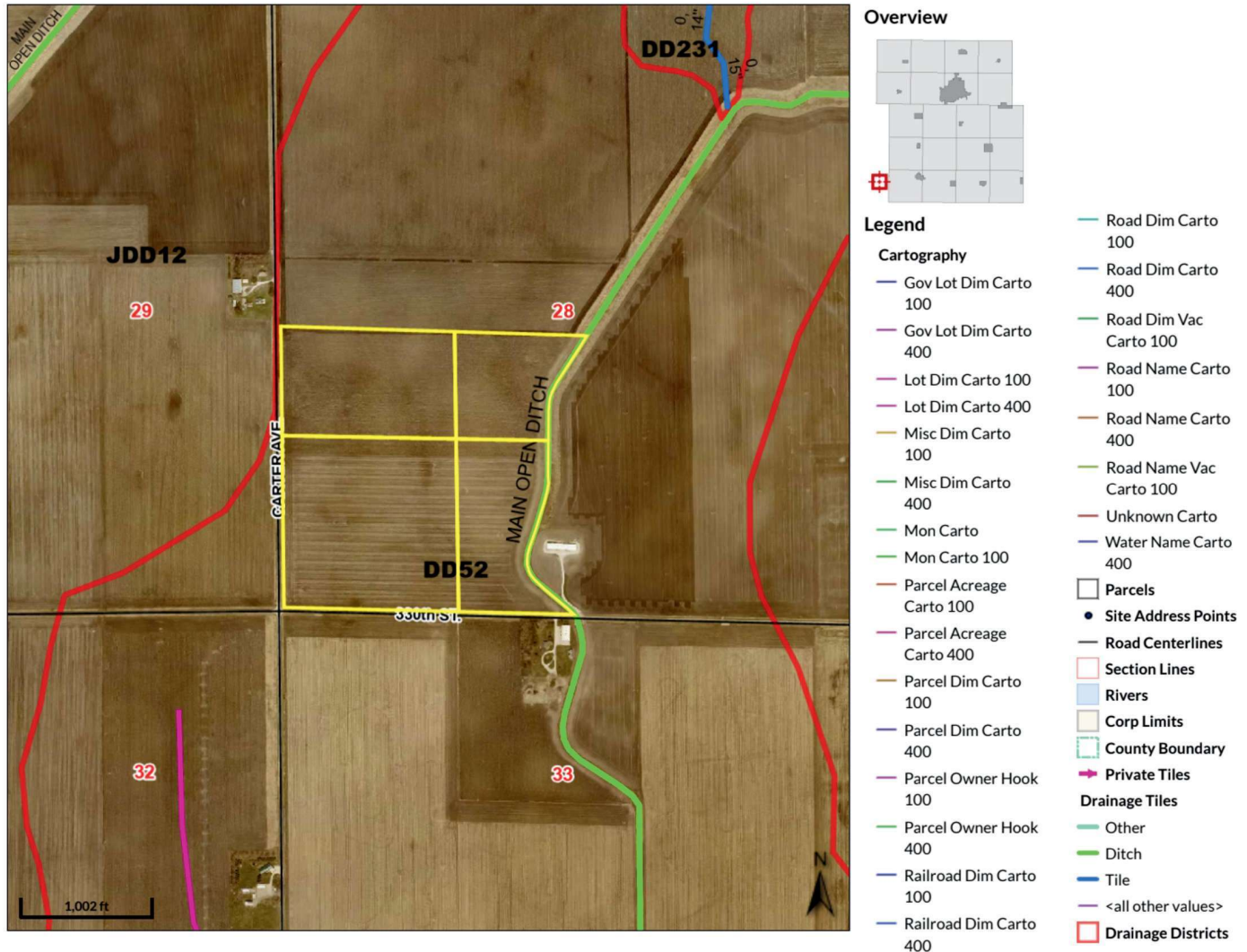
28-87N-30W
Webster County
Iowa



8/25/2025

COUNTY DRAINAGE MAP

JAMES AND DARLA BARTELS TRUST



INVESTMENT OPPORTUNITY

This farm offers nearly 100% tillable acres with a strong 69.7 CSR2 average on 89.78 +/- tillable acres, providing an excellent foundation for productivity and return on investment.

The topography, combined with inclusion in Drainage District #52, supports efficient water management and dependable drainage aiding in better crop yields.

Situated just Northwest of Gowrie, Iowa, the farm is located in a highly regarded agricultural neighborhood known for strong crop production.

Two-sided gravel road frontage allows for multiple access points, making fieldwork and equipment transportation convenient. Full possession will be offered on March 1, 2026, following the completion of the 2025 crop year lease.

FSA 156EZ AERIAL MAP

FARM #4574 / TRACT #9809 / 2025 PROGRAM YEAR



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: 89.78 acres

2025 Program Year

Map Created April 17, 2025

Farm 4574

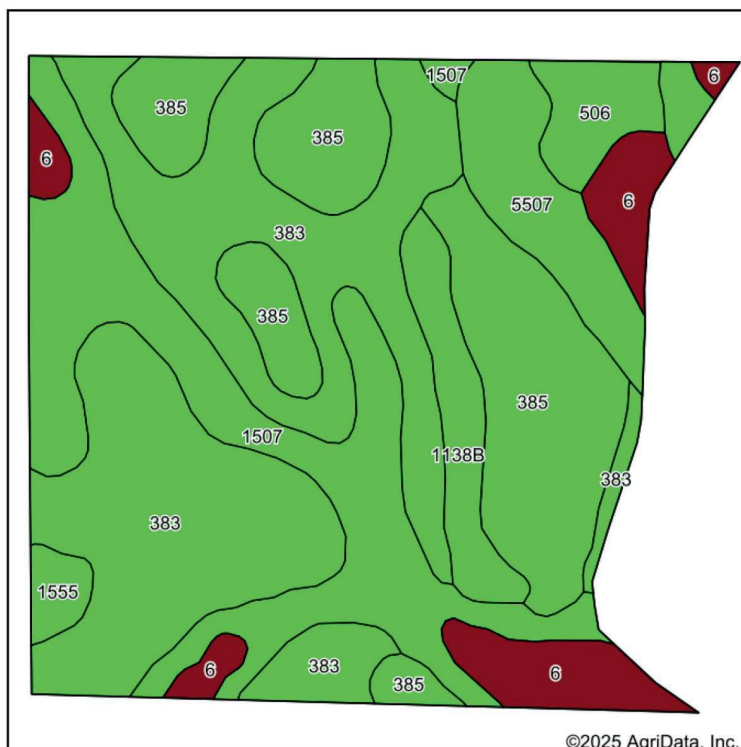
Tract 9809

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

ROLAND TOWNSHIP | WEBSTER COUNTY, IOWA



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Webster**
Location: **28-87N-30W**
Township: **Roland**
Acres: **89.78**
Date: **8/25/2025**

Hawkeye Farm Mgmt & Real Estate

United Country Real Estate
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Email: hawkeye@uciowa.com
On the web: www.uciowa.com
www.iowawhitehallfarms.com

Maps Provided By: **surety**
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	*n NCCPI Corn	*n NCCPI Soybeans
383	Marna silty clay loam, 0 to 2 percent slopes	32.81	36.5%		IIw	69	73	77	72
385	Guckeen clay loam, 1 to 3 percent slopes	18.90	21.1%		IIw	76	87	73	62
1507	Brownton silty clay loam, 0 to 2 percent slopes	17.84	19.9%		IIw	62	68	64	64
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.43	7.2%		IIIw	59	62	74	74
5507	Corvuso-Brownton complex, 0 to 2 percent slopes	6.23	6.9%		IIw	72	61	58	61
1138B	Clarion clay loam, 2 to 5 percent slopes	3.85	4.3%		Ile	90	80	79	71
506	Wacousta silty clay loam, depressional, 0 to 1 percent slopes	2.64	2.9%		IIIw	68	62	65	78
1555	Nicollet-Guckeen complex, 1 to 3 percent slopes	1.08	1.2%		Ie	86	86	79	73
Weighted Average					2.09	69.7	73.5	*n 71.8	*n 67.8

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

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

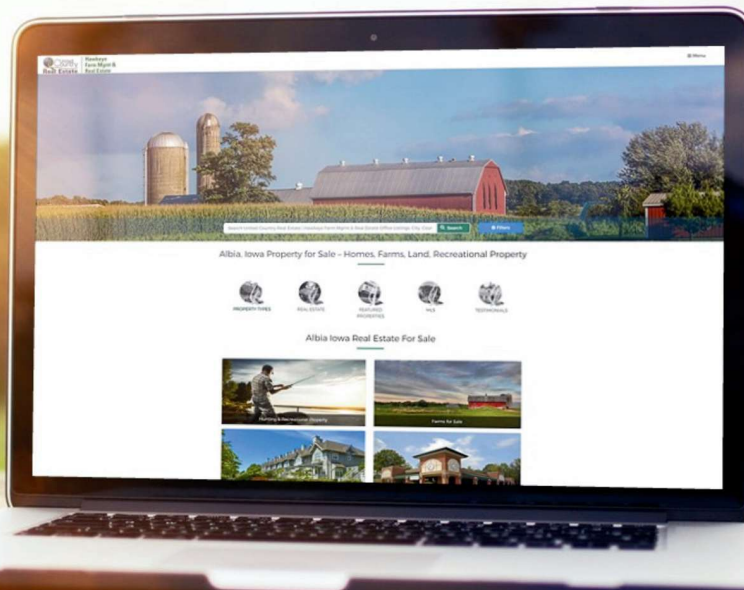
*c: Using Capabilities Class Dominant Condition Aggregation Method



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

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:

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



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Real Estate**

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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: James & Darla Bartels Trust

Representing Attorney: Matthew E. Evans – Anderson & Houghton, PLLC.

Sale Date: Auction will be held Thursday, November 20, 2025, at 11:00 AM at the Heartland Bank Community Room, 1201 Market Street, Gowrie, IA 50543.

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: 92.87 +/- 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 Webster 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 Webster 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.

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 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 January 5, 2026. 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 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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