

Farm For Sale

Jessen Land

7.5± Acres

Webster County, Iowa

Elkhorn Township, Section 2





1309 1st Ave South, Suite 5
Fort Dodge, IA 50501-4954
Phone: (515) 576-3671
Fax: (515) 576-3296
Website: www.sundermanfarm.com

NOTICE OF AGENCY TO PROSPECTIVE BUYERS

Sunderman Farm Management Company is pleased to have the opportunity to furnish you with this information. Our top priority is to provide fair, honest, and professional service.

We are an agent for the seller and we have a fiduciary responsibility and certain legal obligations to the seller. Whether we are the listing broker or cooperating with the listing broker, all of our licensed real estate agents are employed by and responsible to the seller.

COMPANY BACKGROUND

Sunderman Farm Management Co. was founded in 1961 by Roger Sunderman. Roger brought 16 years of farm management and agricultural real estate sales experience with him to the new business. In 1969, Brian Larson began his career with Sunderman Farm Management Co. Brian brought with him nine years of experience from the U.S. Soil Conservation Service. His area of expertise was tile drainage system engineering and design. Brian and his three sons operate their family farm in the local area. In 1990, Mark Thompson began his employment with the company. In 1999, Jon Larson came to Sunderman Farm Management as a real estate sales associate specializing in land sales and valuations. Jon and his son operate their family farm in the Badger area. In 2005, Brent Larson joined the company after serving in the U.S. Air Force. He helps operate the family farm and continued his military service in the reserves until he retired from service after nearly 30 years. He has an undergraduate degree in management from the U.S. Air Force Academy. He also has a master's degree in business administration with an emphasis on computer resources and information management from Webster University as well as a master's degree in professional agriculture from Iowa State University. Jon Flattery joined the Sunderman team in 2020. A 2013 graduate of Minnesota State and Iowa Central Community College, Jon put his degrees in Business Management & Administration, and Agriculture Business, to good use as an appraiser and farm manager. Jon is a licensed real estate salesperson and associate appraiser. Jon lives on a farm north of Fort Dodge with his wife and children where he owns and operates the family farm with his Dad. Brittany Decker joined the Sunderman team in 2025 with a Bachelor of Science degree in Agronomy from Iowa State University with a minor in Ag Systems Technology and a Master of Science degree in Agronomy from University of Nebraska-Lincoln. She was raised near Bode, Iowa and now lives on an acreage outside of Fort Dodge with her husband and young son.

Sunderman Farm Management Co. is a licensed real estate brokerage with the Iowa Real Estate Commission. We bring over 140 years of operational agriculture and land sales experience to landowners, sellers, and buyers. This experience, combined with our expertise in production agriculture and management, provides both sellers and buyers with the highest quality service available in the industry.

The information in this booklet is thought to be accurate. However, it is subject to change and verification, and no liability for errors or omissions is assumed. Prospective buyers must rely on their own inspections and conclusions. The listing may be withdrawn with or without notice or approval. The seller reserves the right to reject any and all offers. All inquiries, inspection, appointments, and written bids should be channeled through the broker, Sunderman Farm Management Co. Plat maps used with permission: www.farmandhomepublishers.com.

Jessen Farmland

Located on hard-surface roadways, this is an excellent opportunity to secure prime farmland to raise crops, develop housing, or build your own custom getaway in the trees on a hilltop. For raising crops, the high CSR2 of 84+ provides an excellent opportunity for high yields just down the road from premium grain markets in the heart of Iowa's corn-growing region. Deep, dark, and fertile soil can raise some of the best crops in the area. Located off the beaten path, yet still on hard-surface roadways, the 16-acre parcel could easily be developed into lots to sell for housing. With immediate access to Highway 169, but separated by a hill and surrounded by trees, the 7.5-acre parcel is an ideal hideaway for a custom home and a hobby farm.

The farm lease is open for 2026 so it can start to grow crops and income for the new owner in the very next growing season. It would make an excellent addition for an existing farming operation, or it would be a smart investment for a buyer to add to a diversified portfolio.

Farm Information:

Taxable Acres	7.49±
Annual Real Estate Taxes	\$248
Corn Suitability Rating 2 (CSR2) on 4.5± Acres of Tilled Land	84.6
No Highly Erodible Land	
No Conservation Reserve Program (CRP) Acres	

Method and Terms of Sale: Exclusively listed property. Interested buyers should contact Brent Larson (515-571-3704) or Jon Flattery (515-408-1819) with Sunderman Farm Management Co. to submit offers at. Property is offered "As-Is, Where-Is" with no warranties or guarantees, expressed or implied, made by the seller or their agent. Sale is subject to all easements, covenants, and restrictions of record. Buyers should consult with the applicable professionals of their choice and complete all research and inspections prior to making an offer. A standard purchase agreement with no contingencies will be signed and buyer will provide earnest money in the amount of ten percent (10%) of the total sales consideration. Balance due via wire transfer at closing with delivery of a warranty deed and abstract showing merchantable title. Real estate taxes prorated to date of closing.

Price: \$120,000.00

Abbreviated Legal Description: Fractional Part of Sec 2-T88N-R29W of the 5th PM, Elkhorn Township, Webster County, Iowa. Exact legal description will come from the abstract of title.

Driving Directions: 1 mile south of Fort Dodge, Iowa. Or 1 mile north of Highway 20 on the west side of Highway 169 to the 7.5± acre parcel. Adjacent to the north border of the Webster County Fairgrounds.

Rental Status: Current farm lease can be terminated effective March 1, 2026. Landlord's possession will be provided to the buyer at closing. Seller reserves 100% of the 2025 farmland income.

Jessen Farmland



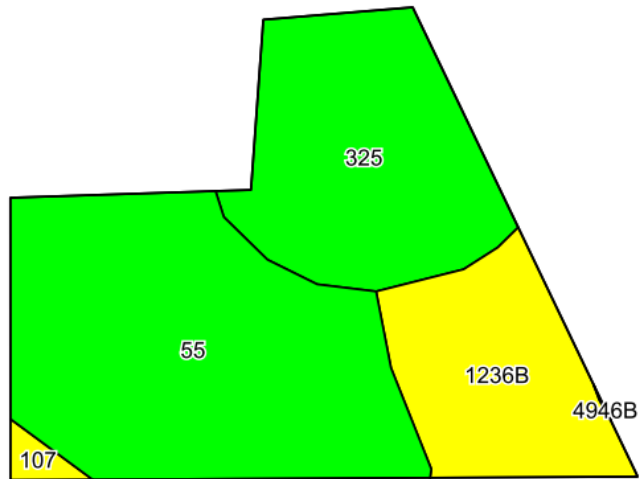
Boundary Center: 42° 27' 38.46, -94° 11' 59.44

0ft 756ft 1511ft

2-88N-29W
Webster County
Iowa

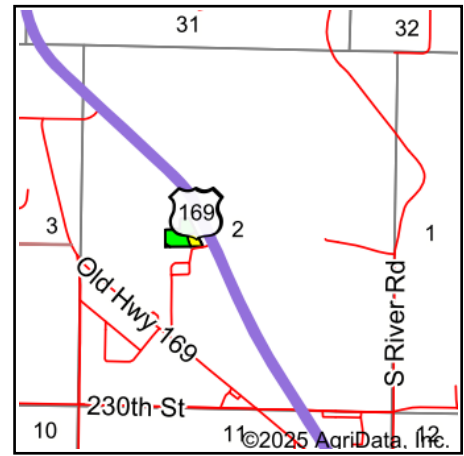


Soil Map of ~4.5 Tillable Acres (m/l) in the ~7.5 Acre (m/l) Field



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Webster**
 Location: **2-88N-29W**
 Township: **Elkhorn**
 Acres: **4.54**
 Date: **10/12/2025**

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



Area Symbol: IA187, Soil Area Version: 41

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	2.20	48.5%		lw	89	90
325	Le Sueur loam, 1 to 3 percent slopes	1.35	29.7%		lw	77	85
1236B	Angus loam, 2 to 6 percent slopes	0.93	20.5%		lle	85	77
107	Webster clay loam, 0 to 2 percent slopes	0.06	1.3%		llw	86	82
Weighted Average					1.22	84.6	85.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

A Few Thoughts...

THANK YOU for considering a property listed with Sunderman Farm Management Co. If this property doesn't meet your needs, please let us know. We will work hard to satisfy your requirements.

Landowners,

Would you benefit from a relationship with our company? Read below...

Your productive Iowa farmland is a precious investment! Sunderman Farm Management Co. has been the trusted professional partner for landowners *just like you* since 1961. Your farmland deserves the best management in order to reach its full income potential and be preserved for future generations. We are a small, family-owned business and we provide unparalleled service to our valued clients.

Contact Sunderman Farm Management Co. if ANY of these questions apply to you:

1. Are you an absentee landowner?
2. Do you want your farm operation to benefit your family or heirs?
3. Are you a landowner who is now retired from farming or will retire soon?
4. Do you need more information about:
 - a. The numerous types of government payments/benefits/cost-shares?
 - b. The various types of farmland leases and rent payments?
 - c. The latest developments in agricultural technology and tillage methods?
 - d. The latest developments in seeds, nutrients, and treatments?
 - e. Agricultural drainage systems that maximize yield potential?
5. Is your farmland asset performing at its peak potential in your investment portfolio?
6. Do you have ANY questions about what professional farm management and land sales can do for you?

Sincerely,
Your Sunderman Farm Management Co. Team

Providing Comprehensive Farm Management Solutions

Brian Larson
515-571-0641

Brittany Decker
515-571-2228

Jon Flattery
515-408-1819

Brent Larson
515-571-3704

Jon Larson
515-571-4393