

LAND FOR SALE

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

300+/- Acres, Webster County, Iowa
Legal Description:
Badger Township Section 6,7 and 8
Webster County, Iowa

Sellers: Wasem Family

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.

SALE TERMS

Property Location: Located three miles northwest of Badger, Iowa.

Legal Description: The Northwest Quarter (NW1/4) Section Eight (8); East One-half of the Northeast Quarter (E1/2 NE1/4) Section Seven (7) and the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) and the East One-half of the Southwest Quarter of the Southeast Quarter (E1/2 SW1/4 SE1/4) Section Six (6) all in Township Ninety (90) Range Twenty-eight (28), West of the 5th P.M. West of the 5th P.M., Webster County, Iowa, containing 300 acres, more or less.

Property Description: Good Central Iowa farm located in close proximity to multiple markets.

FSA Information: DCP Cropland 262.72 acres

	Base	PLC Yield
Corn	<u>134.6</u>	<u>146</u>
Soybeans	<u>124.4</u>	<u>36</u>

Tax Information: Real estate taxes will be prorated to date of closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Buyers are responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or their listing Company.

Possession: Possession will be granted as soon as a mutual date is agreed upon payable by wire transfer funds only. The current lease has been terminated and full possession will be given for the 2020 crop year. **Please contact agent for details.**

Earnest Payment: A 10% earnest money payment is required when an offer is accepted. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by the listing company in their trust account.

Contract and Title: The buyer will enter into a real estate contract and deposit with the listing company the required earnest payment. The Seller will provide a current abstract of title at their expense. Sale is not contingent upon Buyer(s) financing.

Sale Method: The asking price of the property is \$2,760,000.00.

Agency: Iowa Farms Associates Inc. and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither the listing Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential buyers are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made by the listing Company will take precedence over any previous printed materials or oral statements.

Sellers: Wasem Family

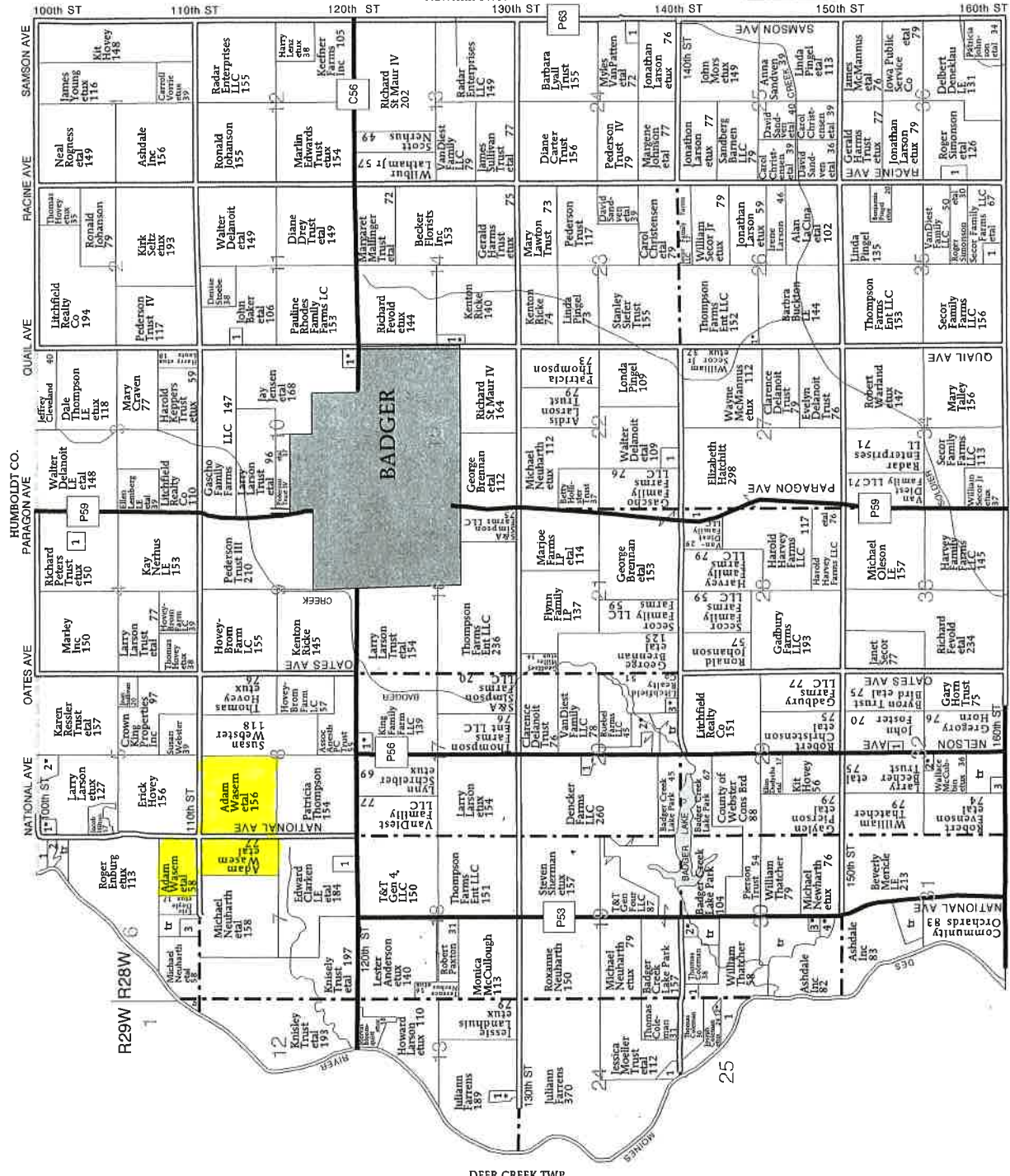
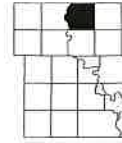
T-90-N

BADGER PLAT

(Landowners)

R-28-29-W

NEWARK TWP.

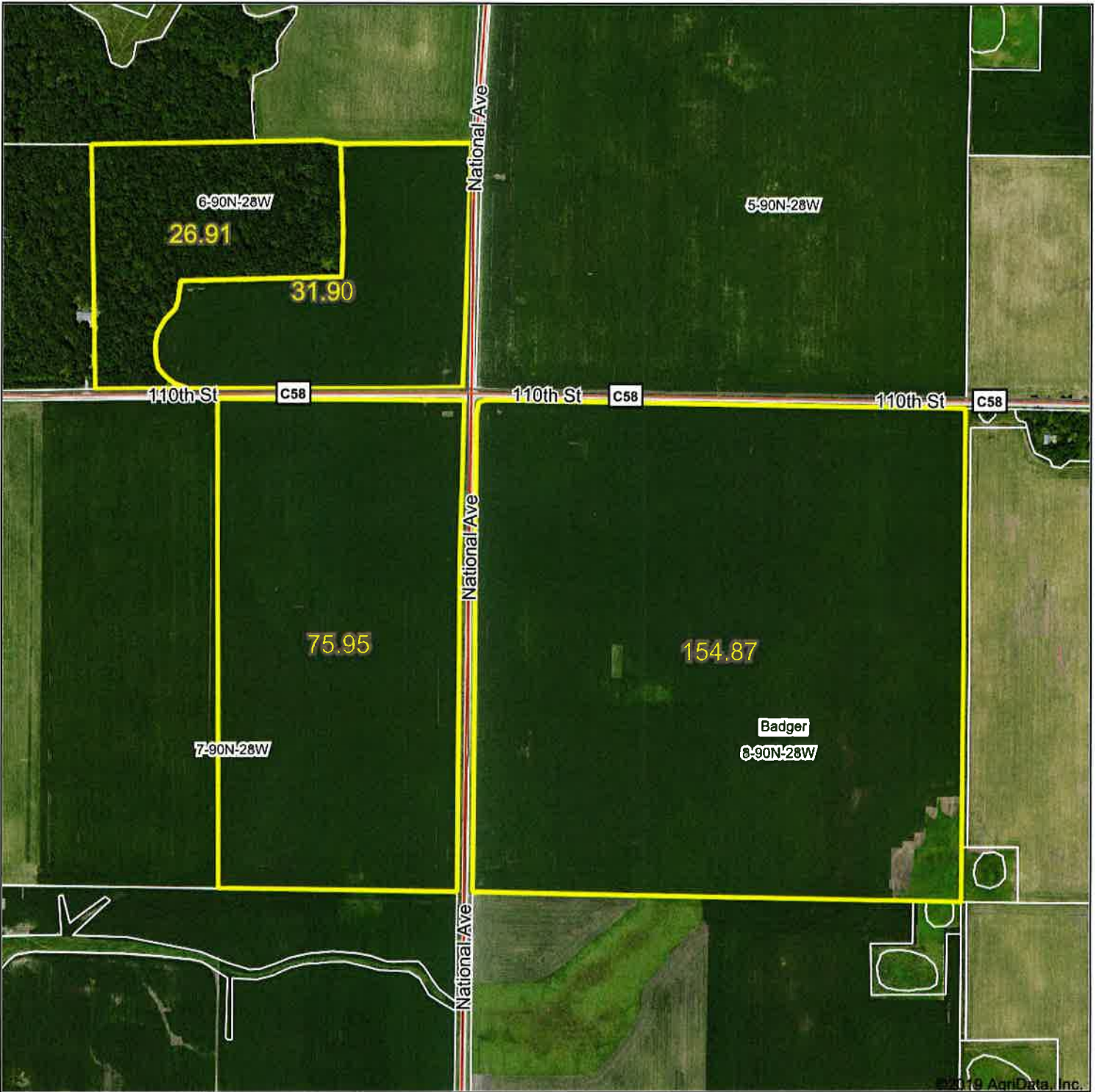


DEER CREEK TWP.

BADGER TOWNSHIP

- SECTION 4
 - 1. Johanson, Steven 6
- SECTION 5
 - 1. Wetzw, Gaile etal 8
- SECTION 6
 - 1. Kayser, Joseph etux 10
- SECTION 7
 - 1. Pourre, Scott 6
 - 2. Minniks, Sean 6
 - 3. Christenson LE, Glenn 10
- SECTION 8
 - 1. Clarken, Timothy 11
- SECTION 10
 - 1. Thompson, Mark etux 6
- SECTION 11
 - 1. Nerem, Clair 10
- SECTION 13W
 - 1. Viaene, Alan etux 6
- SECTION 14
 - 1. Otto, Kari etal 8
- SECTION 17
 - 1. Ailstort, Kevin etux 5
- SECTION 20
 - 1. Thompson, Patricia 6
 - 2. DeWinter LE, Gayle etux 17
 - 3. Lemberg, Zachary etux 5
- SECTION 22
 - 1. Delanoit, Walter 9
- SECTION 24E
 - 1. Haldorfer, Mary 7
- SECTION 24W
 - 1. Essing Trust, David 5 5
- SECTION 25W
 - 1. Thatcher, William 15
- SECTION 26
 - 2. Coleman, Kevin etux 5
- SECTION 28
 - 1. Buhr, Michael etal 1
- SECTION 29
 - 1. Thatcher, William 15
- SECTION 30
 - 1. Thatcher, William 15
- SECTION 31
 - 1. Hatcher, Elizabeth 5
- SECTION 32
 - 1. Badger Creek Farms LLC 5
- SECTION 33
 - 2. Dreyer, Lee etux 7
 - 3. Page, Steven etux 6
 - 4. Decker trust, Donald etux 8
- SECTION 34
 - 1. Humes, Jane 6
- SECTION 35
 - 2. Donnelly, James etal 10
 - 3. Morrison, Thomas 9
- SECTION 36
 - 1. Secor Estate, William 9
 - 2. Glaser, Liana 11

Aerial Map



© 2019 AgriData, Inc.

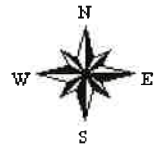


**IOWA FARMS
ASSOCIATES,
INC.**

Map Center: 42° 37' 41.27, -94° 11' 11.23



**8-90N-28W
Webster County
Iowa**



9/27/2019

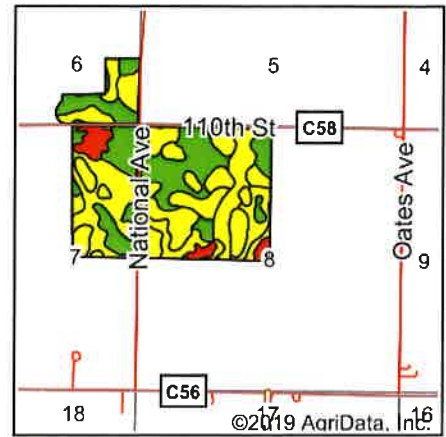
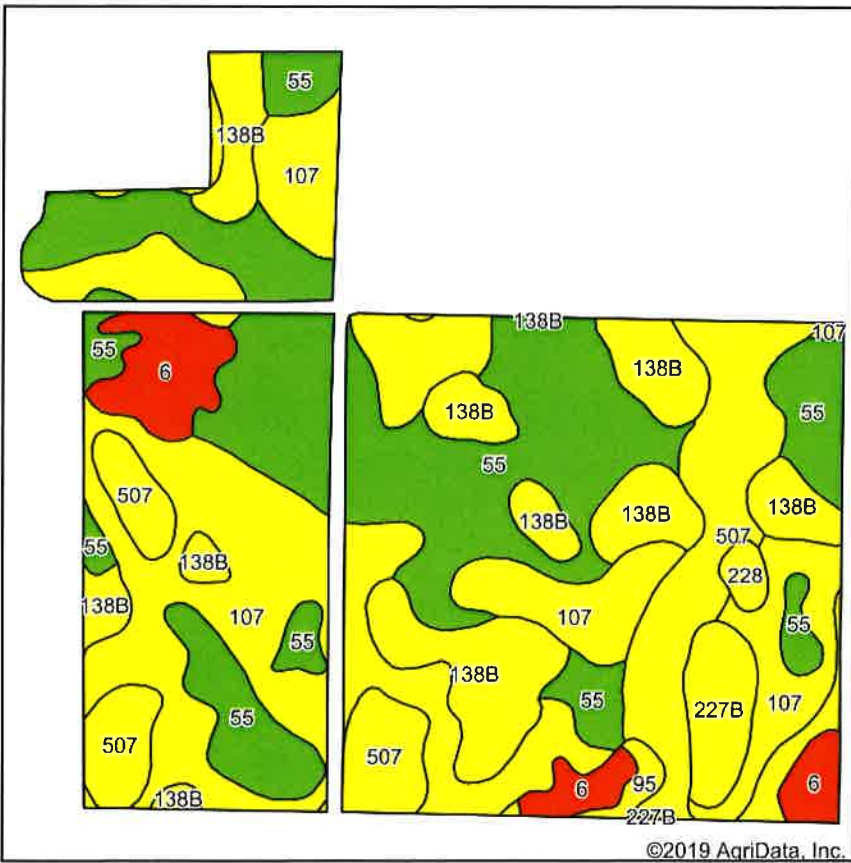
Maps Provided By



© AgriData, Inc. 2019 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Iowa**
 County: **Webster**
 Location: **8-90N-28W**
 Township: **Badger**
 Acres: **262.72**
 Date: **9/27/2019**



Soils data provided by USDA and NRCS.

Area Symbol: IA187, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	CSR2**	CSR	Oats	Spring wheat	*n NCCPI Soybeans
55	Nicollet clay loam, 1 to 3 percent slopes	80.95	30.8%		Iw	89	90			78
107	Webster clay loam, 0 to 2 percent slopes	76.67	29.2%		IIw	86	82			80
507	Canisteo clay loam, 0 to 2 percent slopes	43.27	16.5%		IIw	84	77			79
138B	Clarion loam, 2 to 6 percent slopes	38.25	14.6%		Ile	89	82			83
6	Okoboji silty clay loam, 0 to 1 percent slopes	13.07	5.0%		IIIw	59	62			77
227B	Wadena loam, loamy substratum, 2 to 5 percent slopes	6.63	2.5%		Ile	52	57			41
228	Cylinder loam, loamy substratum, 0 to 2 percent slopes	1.61	0.6%		IIs	59	82			70
95	Harps clay loam, 0 to 2 percent slopes	1.46	0.6%		IIw	72	67			77
1236B	Angus loam, 2 to 6 percent slopes	0.81	0.3%		Ile	85	77	5	3	81
Weighted Average						84.6	81.9	*-	*-	*n 78.4

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.