

LAND FOR SALE

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

240+/- Acres, Webster County, Iowa
Legal Description:
Newark Township Section 20
Webster County, Iowa

**Sellers: Van Zwol Family Trust
and Asher Family Irrevocable Trust**

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 two miles west of Vincent, Iowa

Legal Description: The Southwest Quarter (SW1/4) and South half Northwest Quarter (S1/2 NW1/4) Section Twenty (20) Township Ninety (90) Range Twenty-seven (27), West of the 5th P.M. Webster County, Iowa, containing 240 acres, more or less.

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

FSA Information: DCP Cropland 234.1 acres

	Base	PLC Yield
Corn	<u>117.1</u>	<u>169</u>
Soybeans	<u>117.0</u>	<u>45</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. There is a 2020 lease in effect.
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 \$2,340,000.00.

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: Van Zwol Family Trust
and Asher Family Irrevocable Trust

Lee Dreyer
 Jeff Haselhuhn
 Brent Weidauer
 Leslie Caldwell
 106 Ave O, Fort Dodge, IA
 (515) 955-8568



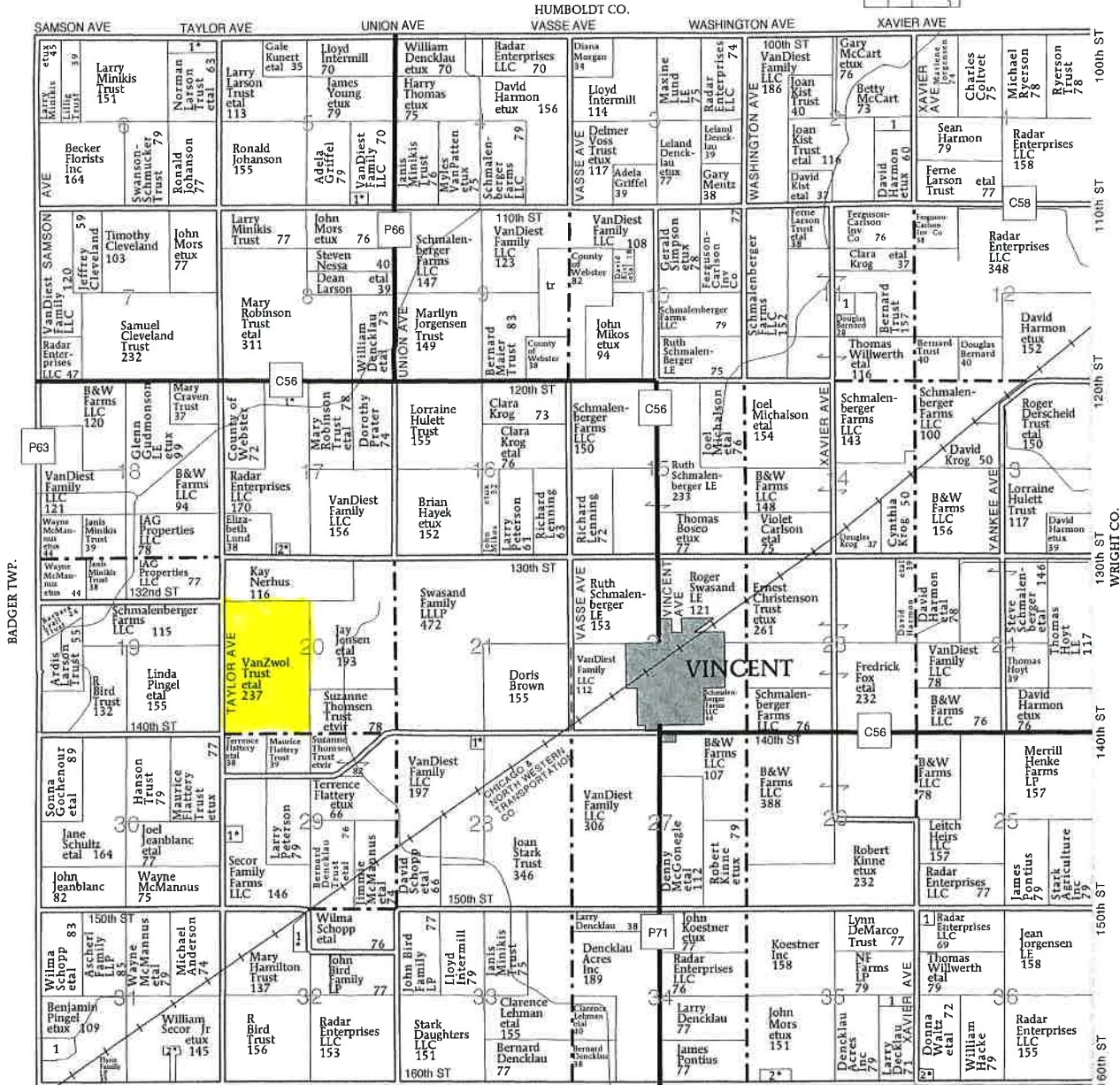
Auto | Home | Life | Annuities | Business | Farm/Ranch | Crop | Health
 Authorized independent agent for Wellmark Blue Cross and Blue Shield of Iowa, an independent licensee of the Blue Cross and Blue Shield Association.

T-90-N

NEWARK PLAT

R-27-W

(Landowners)

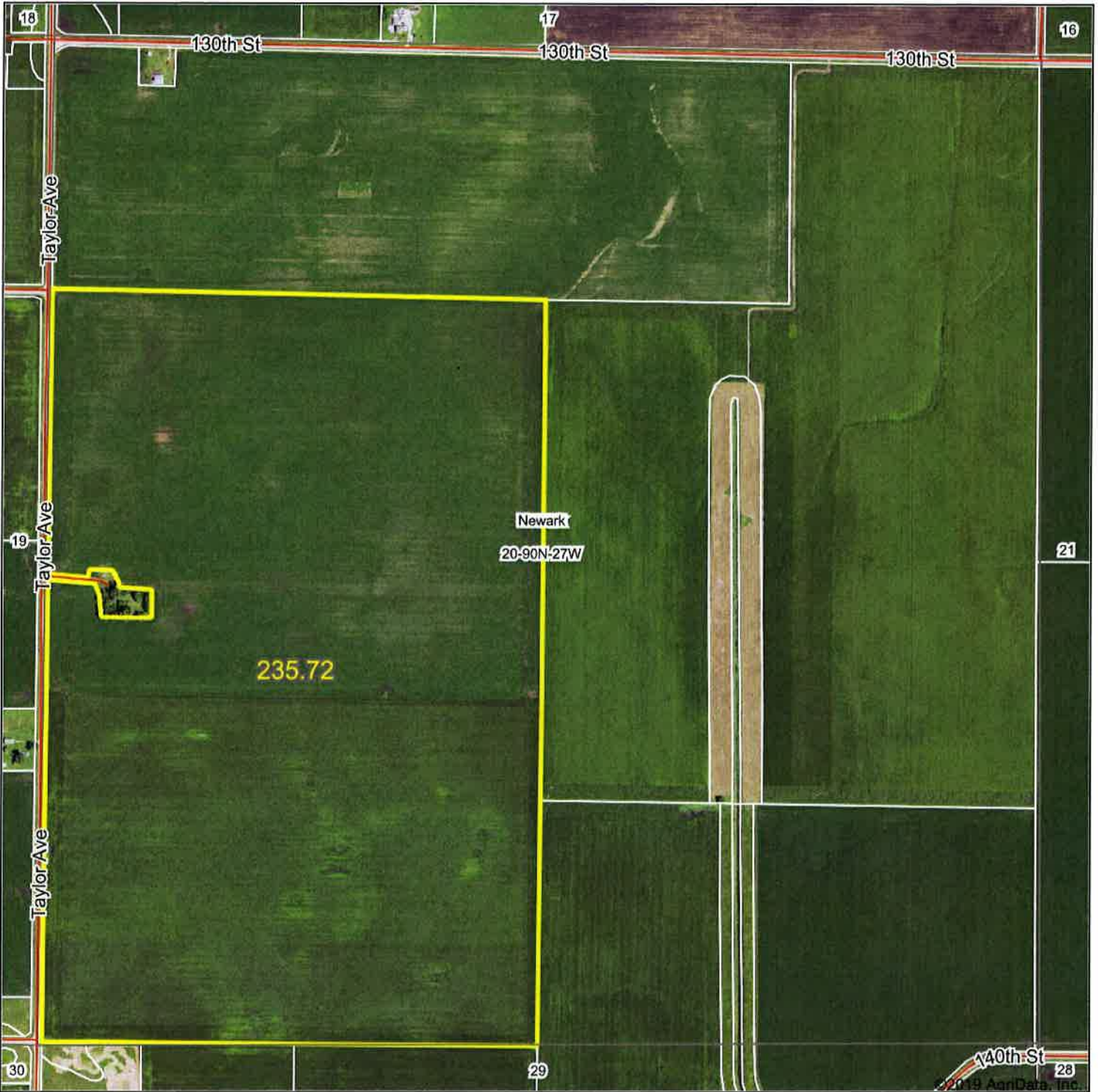


- NEWARK TOWNSHIP**
- SECTION 2**
 1. Harmon, Sean 11
- SECTION 5**
 1. Johnson, Kenneth etux 6
- SECTION 6**
 1. Larson Trust, Larry etal 10
- SECTION 11**
 1. Torkelson, David 11
- SECTION 17**
 1. McCarl, Gary etux 21

2. Dencklau, Gregory etal 5
- SECTION 28**
 1. Kineth, Kyle etux 6
- SECTION 29**
 1. Hammit, Gary etux 8
- SECTION 31**
 1. Holm, Jared 16
 2. Zimmerman, Larry etux 6
- SECTION 32**
 1. Dencklau, Donnie etux 10

- SECTION 35**
 1. Consier, Kenneth 5
 2. Swanson, Buddy etux 7
- SECTION 36**
 1. Jorgensen, Donald 8
 2. Dencklau, Larry etux 5

Aerial Map



**IOWA FARMS
ASSOCIATES,
INC.**

Map Center: 42° 35' 39.75, -94° 3' 34.71

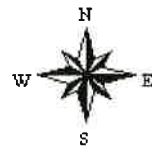


Maps Provided By



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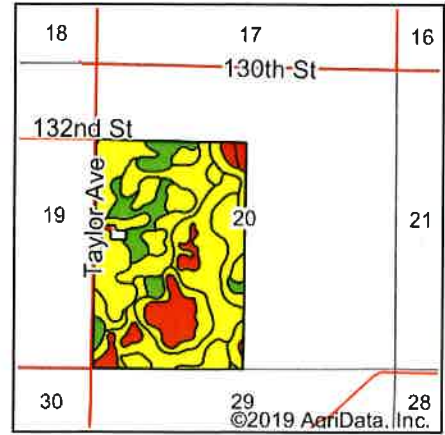
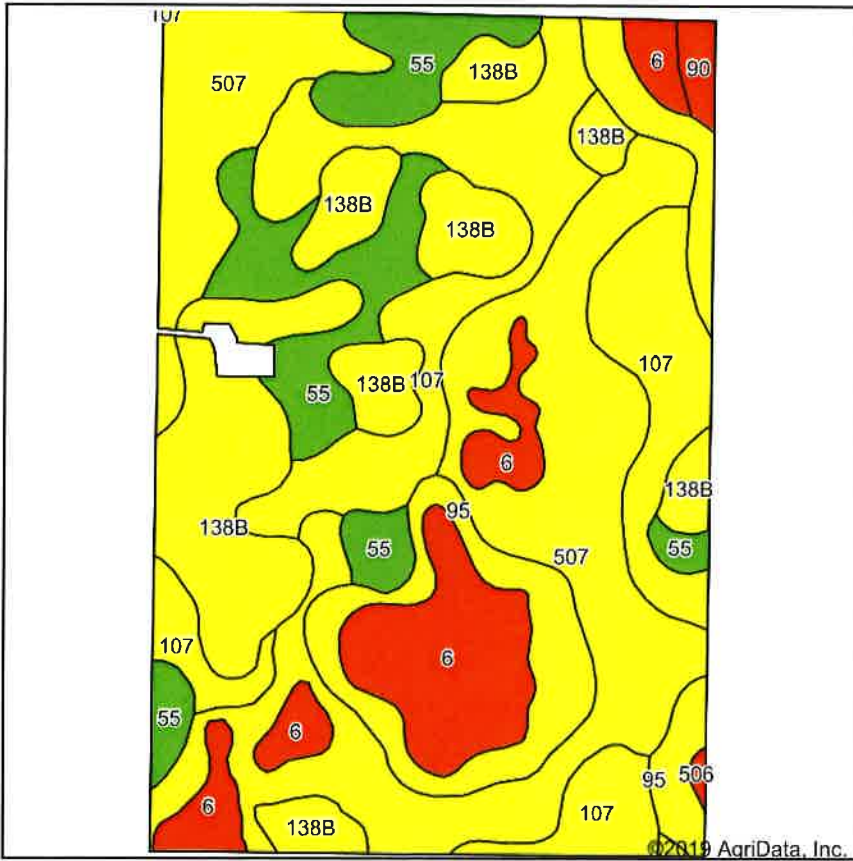
**20-90N-27W
Webster County
Iowa**



2/4/2020

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

Soils Map



State: **Iowa**
 County: **Webster**
 Location: **20-90N-27W**
 Township: **Newark**
 Acres: **235.72**
 Date: **2/4/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IA187, Soil Area Version: 36									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
507	Canisteo clay loam, 0 to 2 percent slopes	69.04	29.3%		Ilw	84	77	79	
107	Webster clay loam, 0 to 2 percent slopes	48.80	20.7%		Ilw	86	82	80	
138B	Clarion loam, 2 to 6 percent slopes	41.70	17.7%		Ile	89	82	83	
55	Nicollet clay loam, 1 to 3 percent slopes	25.72	10.9%		Iw	89	90	78	
6	Okoboji silty clay loam, 0 to 1 percent slopes	25.71	10.9%		Illw	59	62	77	
95	Harps clay loam, 0 to 2 percent slopes	22.65	9.6%		Ilw	72	67	77	
90	Okoboji mucky silty clay loam, depressional, 0 to 1 percent slopes	1.75	0.7%		Illw	56	67	77	
506	Wacousta silty clay loam, depressional, 0 to 1 percent slopes	0.35	0.1%		Illw	68	62	92	
Weighted Average						81.7	77.6	*n 79.4	

**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.