

Farm For Sale

Runyon Farm

276.74± Acres

Webster County, Iowa

Webster Township, Sections 1 & 6





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 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 eight children where he owns and operates the family farm with his Dad. In 2025, Brittany Decker joined the company as a farm manager after working at the USDA-NRCS for 5 years. Brittany is a 2018 graduate of Iowa State University and a 2020 graduate of University of Nebraska-Lincoln, having received her bachelor's and master's degrees in agronomy. She lives on an acreage outside of Fort Dodge with her husband and 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.

Runyon Farm

Located on a hard-surface county road (Samson Avenue), this is an excellent opportunity to secure prime farmland with a very high CSR2 of 83.1 in the heart of Iowa's corn-growing region. Deep, dark, and fertile soil can raise some of the best crops in the area. 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:

FSA Farm/Tract Number	2084/12154
Total Gross Acres	276.74±
Net Taxable Acres	269.81±
FSA Certified Acres	268.25±
Annual Real Estate Taxes (\$34.77 per taxable acre)	\$9,380
Corn Suitability Rating 2 (CSR2)	83.1
No Highly Erodible Land	
No Conservation Reserve Program (CRP) Acres	

Method and Terms of Sale: Exclusively listed property. Interested buyers should contact Jon Larson (515-571-4393) or Brent Larson (515-571-3704) with Sunderman Farm Management Co. to submit offers. 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.

Asking Price: \$3,293,206.00, or \$11,900.00 per acre on 276.74± acres.

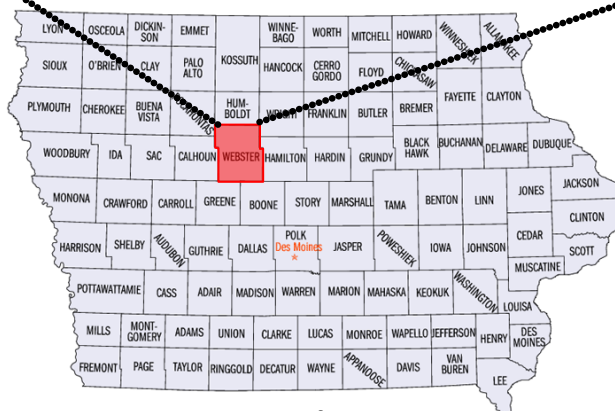
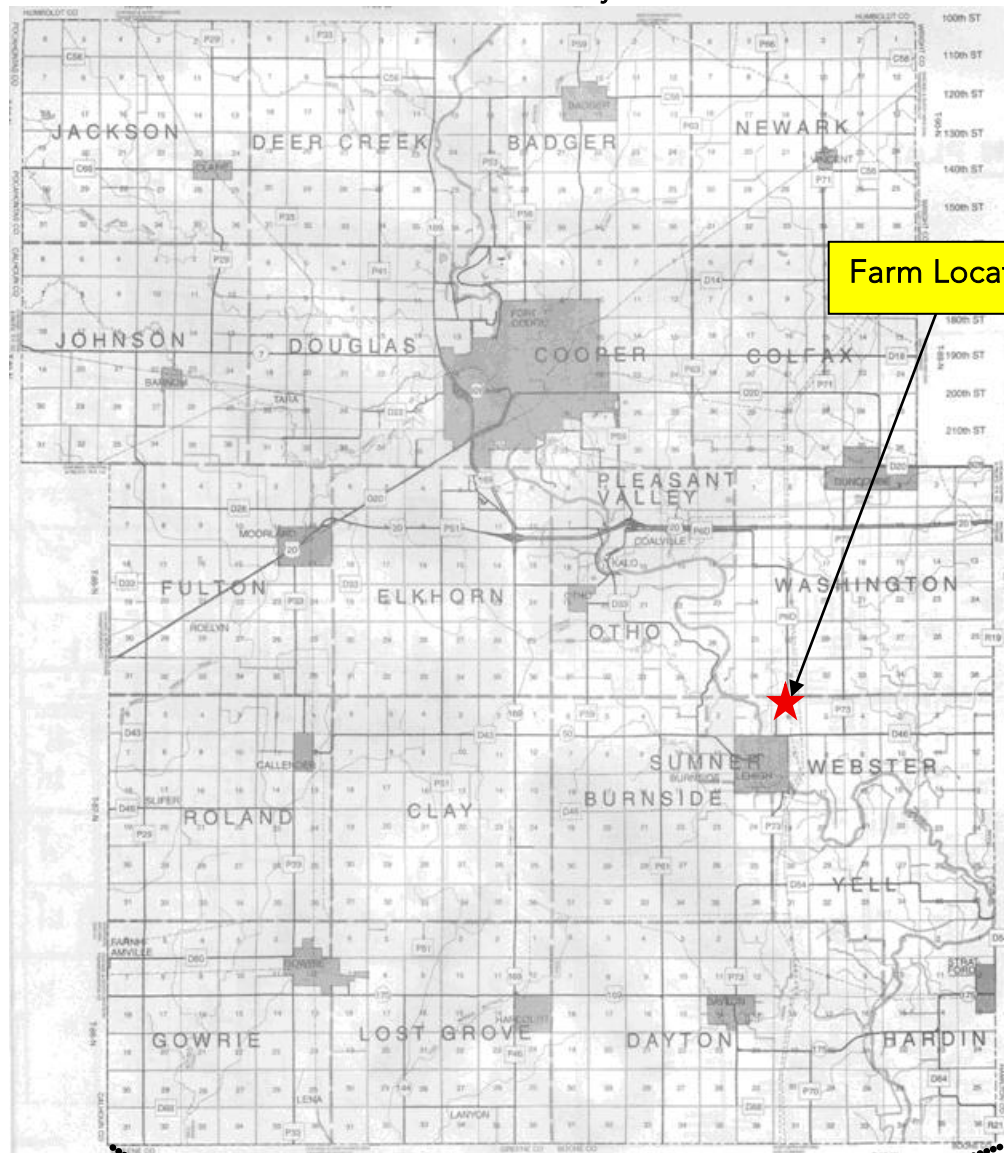
Approximate Legal Description: 272.47± acres as part of N1/2 of Section 6-T87N-R27W, and 4.27± acres as part of SE1/4 NE1/4 of Section 1-T87N-R28W, of the 5th P.M., (Webster Township) Webster County, Iowa. Exact legal description will come from the abstract of title.

General Location: 1 mile northeast of Lehigh, Iowa along Samson Avenue, and on the south side of 280th Street.

Rental Status: Current farm lease will be terminated effective March 1, 2027. Landlord's possession will be provided to the buyer at closing. Seller reserves 100% of the 2026 farm income.

Runyon Farm

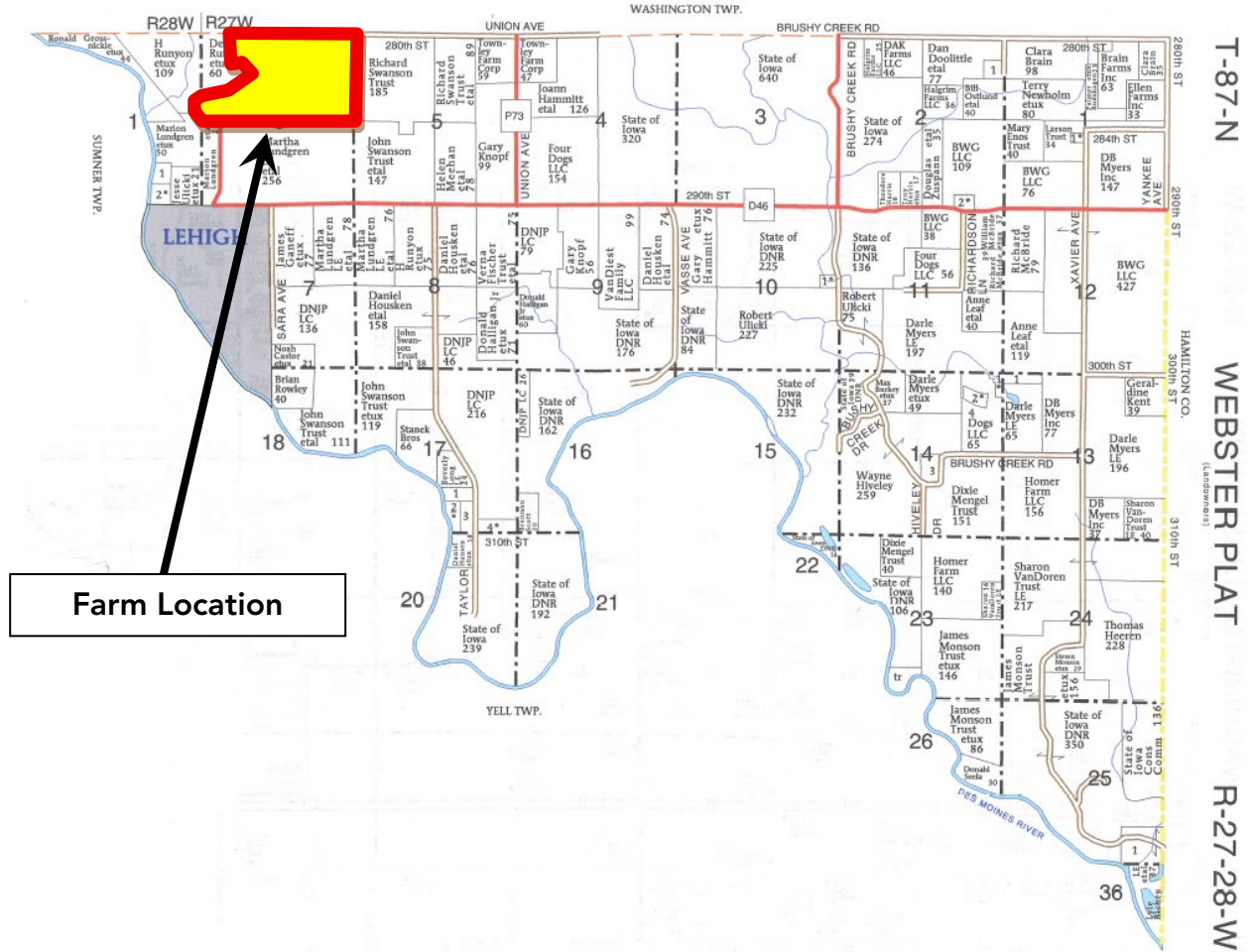
Webster County



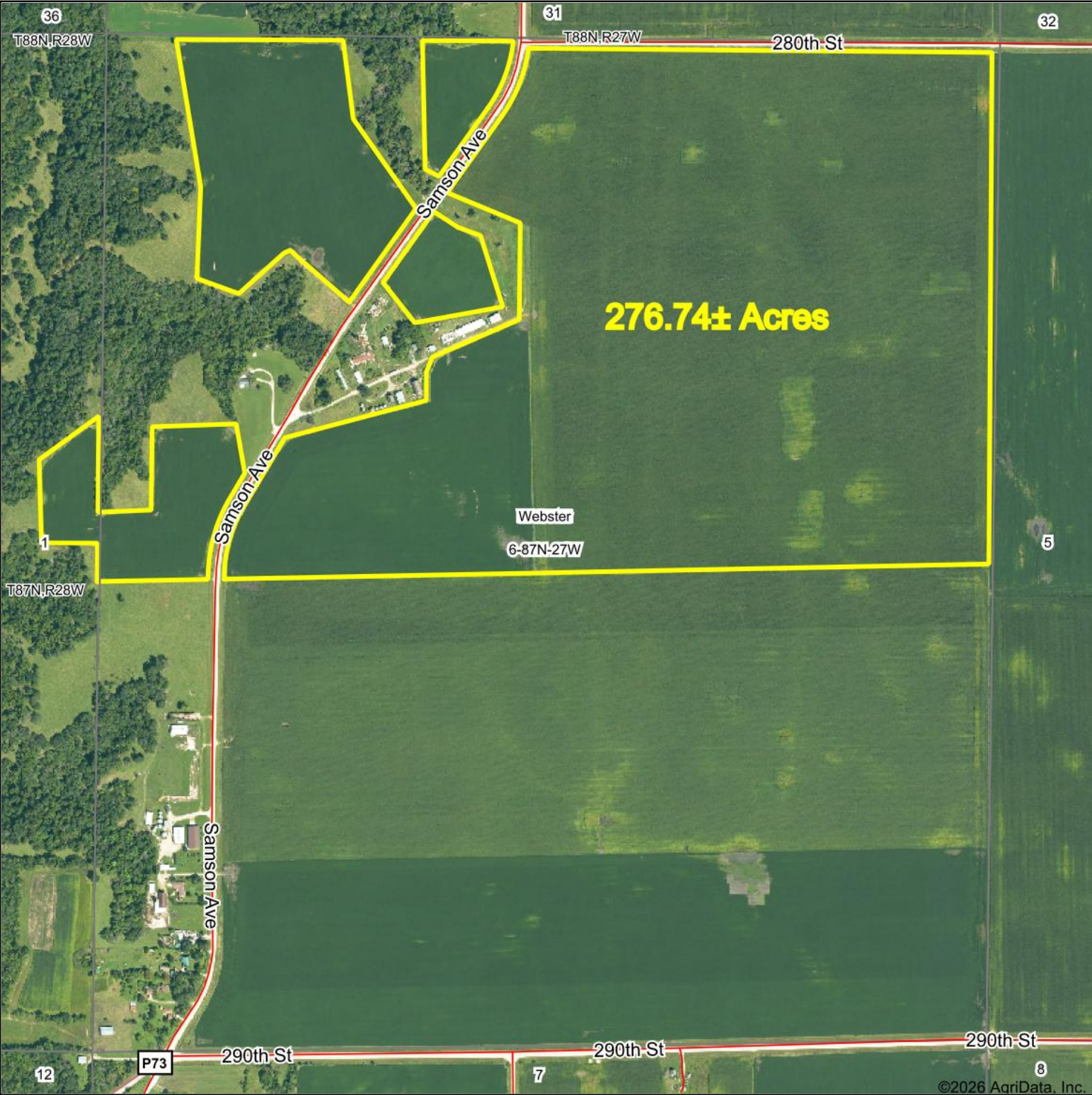
State of Iowa

Runyon Farm

Webster Township of Webster County, Iowa



Aerial Map



Boundary Center: 42° 22' 46.68, -94° 2' 22.65

0ft 869ft 1738ft

6-87N-27W
Webster County
Iowa





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

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).

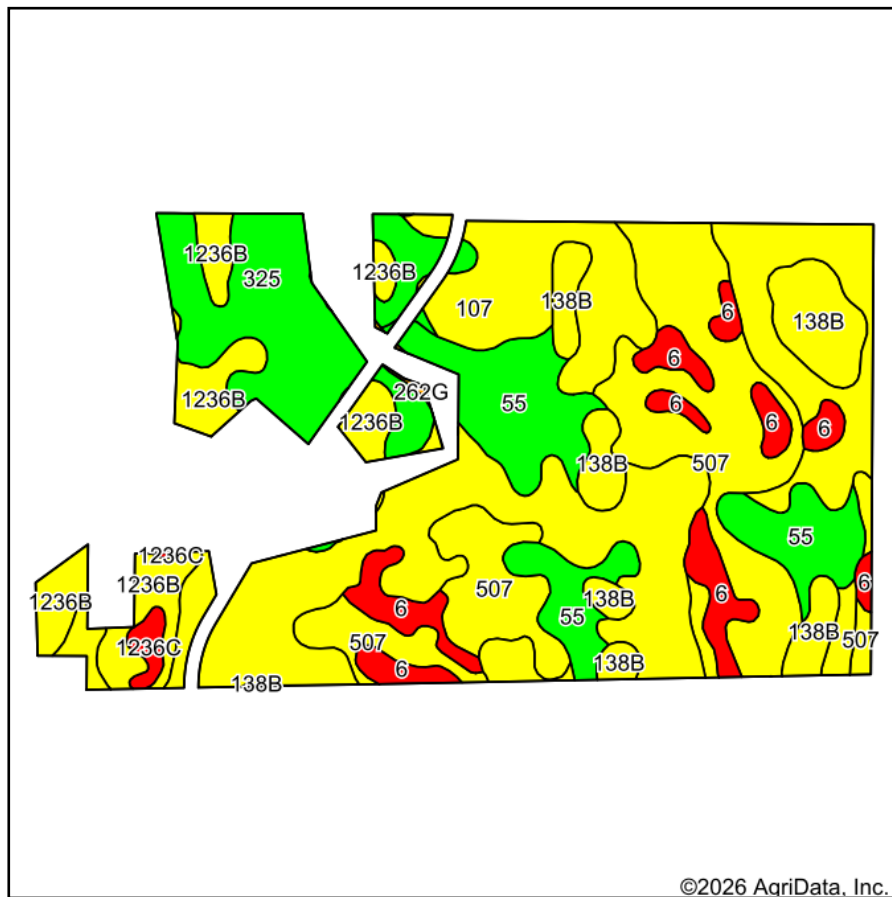
USDA is an equal opportunity provider, employer, and lender.

2026 Program Year
Map Created February 25, 2026

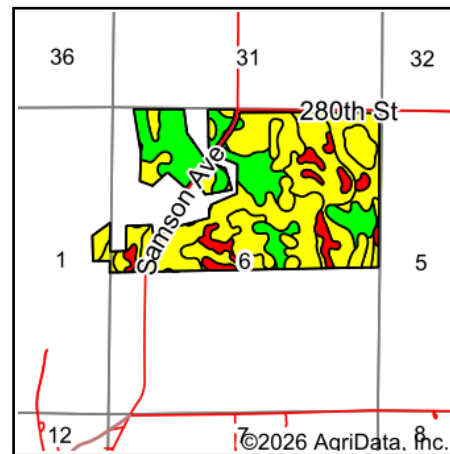
Farm **2084**
Tract **12154**

Tract Cropland Total: 268.25 acres

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Webster**
 Location: **6-87N-27W**
 Township: **Webster**
 Acres: **269.98**
 Date: **3/26/2026**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA187, Soil Area Version: 42							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	93.43	34.6%		IIw	86	82
507	Canisteo clay loam, 0 to 2 percent slopes	53.48	19.8%		IIw	84	77
55	Nicollet clay loam, 1 to 3 percent slopes	31.35	11.6%		Iw	89	90
325	Le Sueur loam, 1 to 3 percent slopes	31.01	11.5%		Iw	77	85
1236B	Angus loam, 2 to 6 percent slopes	20.00	7.4%		IIe	85	77
138B	Clarion loam, 2 to 6 percent slopes	19.95	7.4%		IIe	89	82
6	Okoboji silty clay loam, 0 to 1 percent slopes	18.51	6.9%		IIIw	59	62
1236C	Angus loam, 6 to 10 percent slopes	1.92	0.7%		IIIe	81	62
262G	Lester-Belview complex, 22 to 40 percent slopes	0.33	0.1%		VIIe	9	11
Weighted Average					1.85	83.1	80.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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

Mark Thompson
515-571-0171

Jon Flattery
515-408-1819

Brent Larson
515-571-3704

Jon Larson
515-571-4393