

Land Auction

Hutchinson Farmland Auction

160.0± Acres
Section 8, Logan Township
Calhoun County, Iowa

February 12, 2025, 3:00 PM
Calhoun County Expo Center



Hutchinson Family Farmland Auction

Sunderman Farm Management Co. is pleased to present an excellent opportunity to purchase 160.0± acres of prime Calhoun County, Iowa farmland. The Hutchinson farm is found just southeast of Rockwell City. This farm boasts a strong Corn Suitability Rating 2 of 87.1 with mostly Webster, Nicollet, and Clarion soils. This sale will occur at 3:00 PM on February 12th, 2025 at the Calhoun County Expo Center.

With 156.87± tillable acres, this farm can be a consistent producer of strong corn and soybean yields. There are 6 acres of CRP receiving \$1,272 annually. The farm will be offered as a choice of North and/or South 80.0± acre parcels. The winning bidder will have the choice to purchase one or both tracts at the price per acre bid.

Farm Information:

FSA Farm/Tract Number	1328/1856
Taxable Acres	156.0
Cropland Acres	156.87±
Annual Real Estate Taxes	\$5,218
Corn Suitability Rating 2 (CSR2)	87.1
Conservation Reserve payment annually (exp. 9/30/2029)	\$1,272
No Highly Erodible Land	

Below are estimates for the individual 80.0± parcels. If sold separately, sellers will be responsible for having a survey completed. These estimates will be subject to survey and FSA reconstitution.

North Parcel

80.0± gross acres
77.87± tillable acres
CSR2 of 87.3
6.0 acres in Conservation Reserve Program

South Parcel

80.0± gross acres
79.0± tillable acres
CSR2 of 86.8

Driving Directions: From Rockwell City, take Highway 4 south 2 miles to 290th Street. Continue east for 2.5 miles and the farm is located on the south side of 290th Street. The New Cooperative Rands elevator is 2 miles south of the farm.

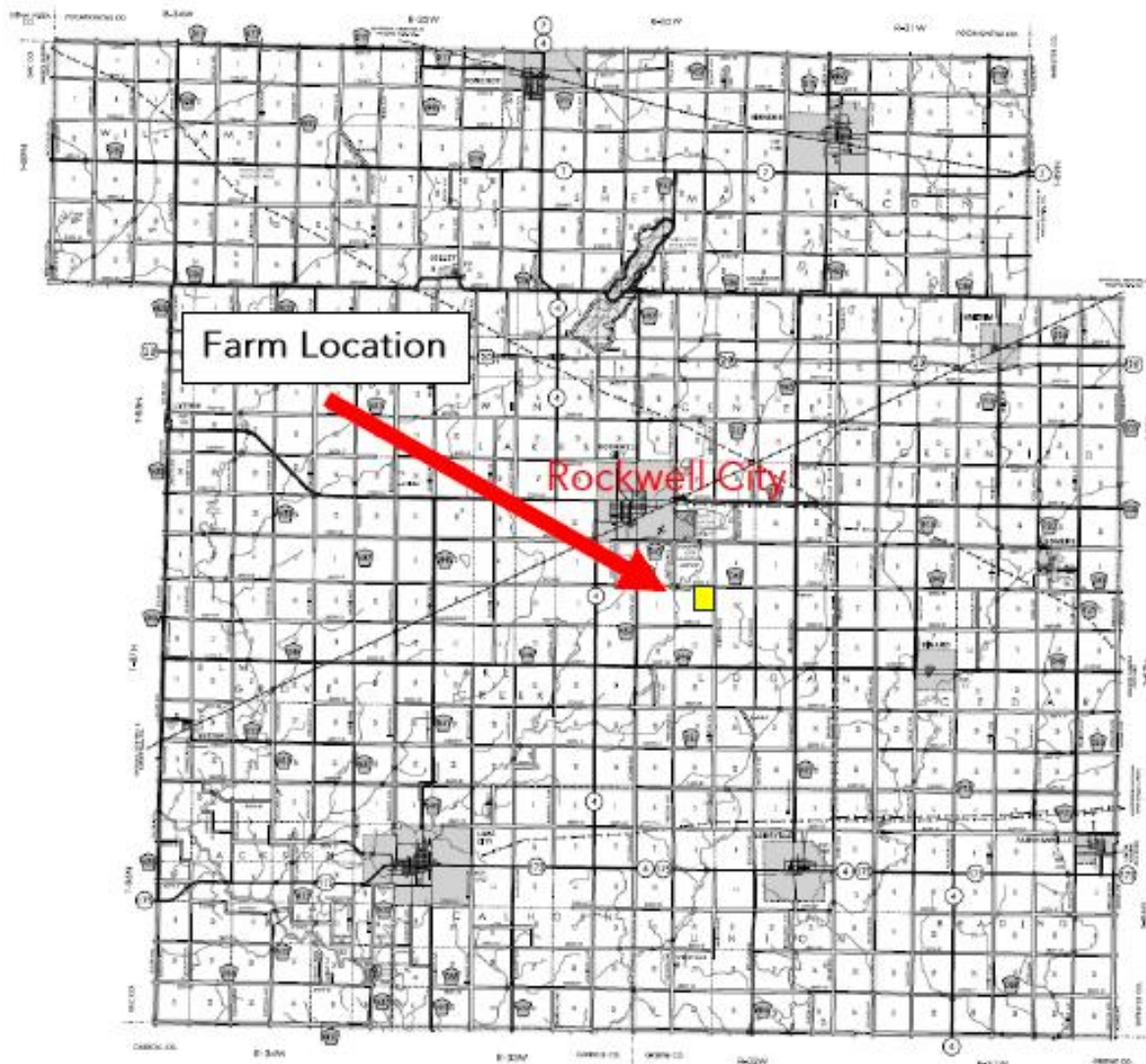
Abbreviated Legal Description: The Northeast Quarter (NE 1/4) of Section 8, Township 87 North, Range 32 West of the 5th P.M., Calhoun County, Iowa.

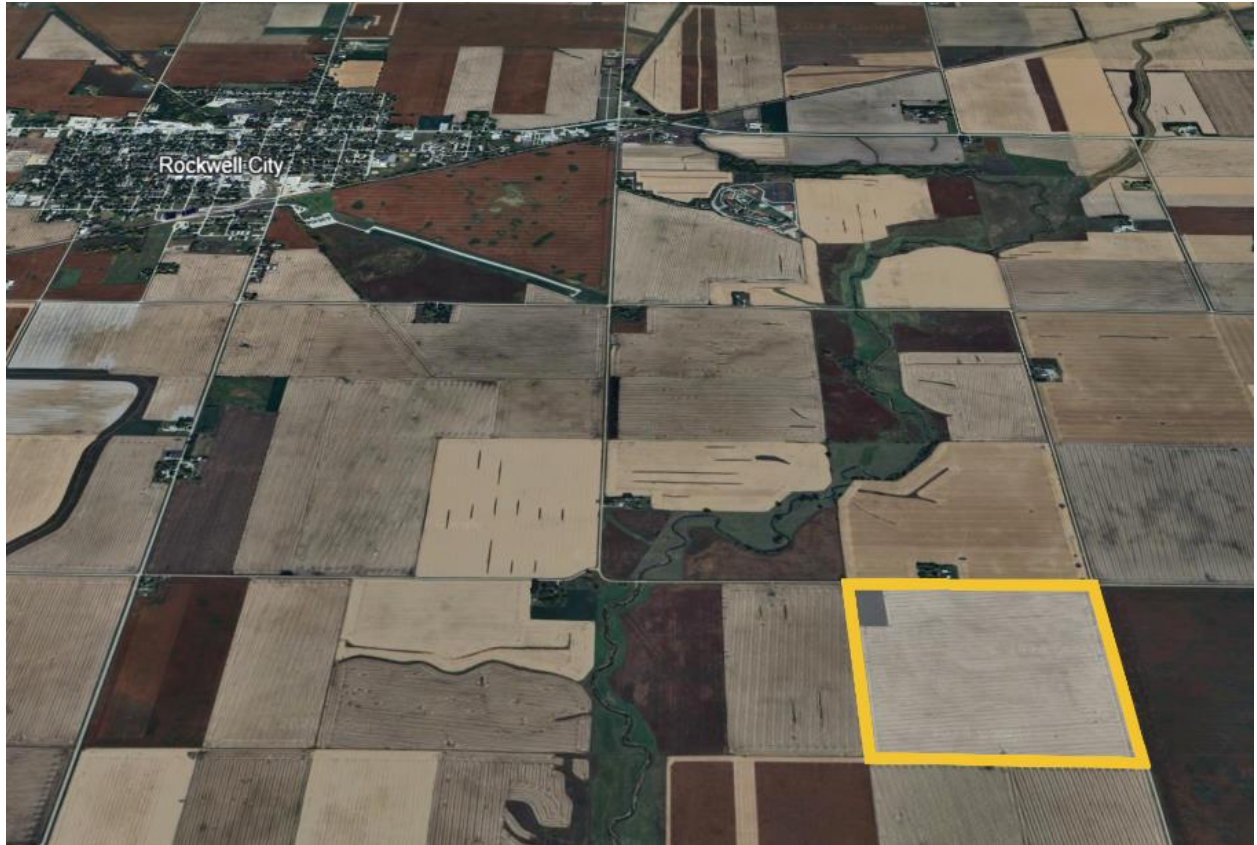
Farm Lease: The farm lease was terminated effective March 1st, 2025 and is open for the 2025 growing season. Full landlord's possession will be granted to buyer at closing.

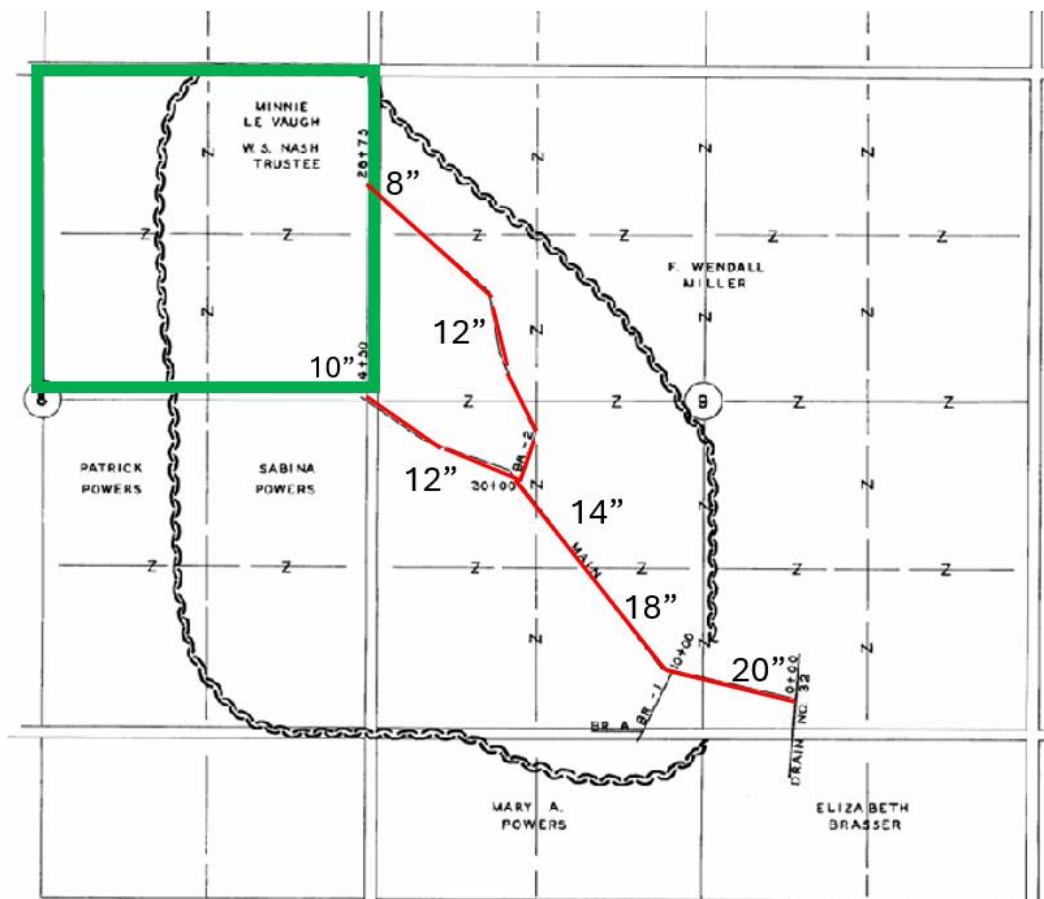
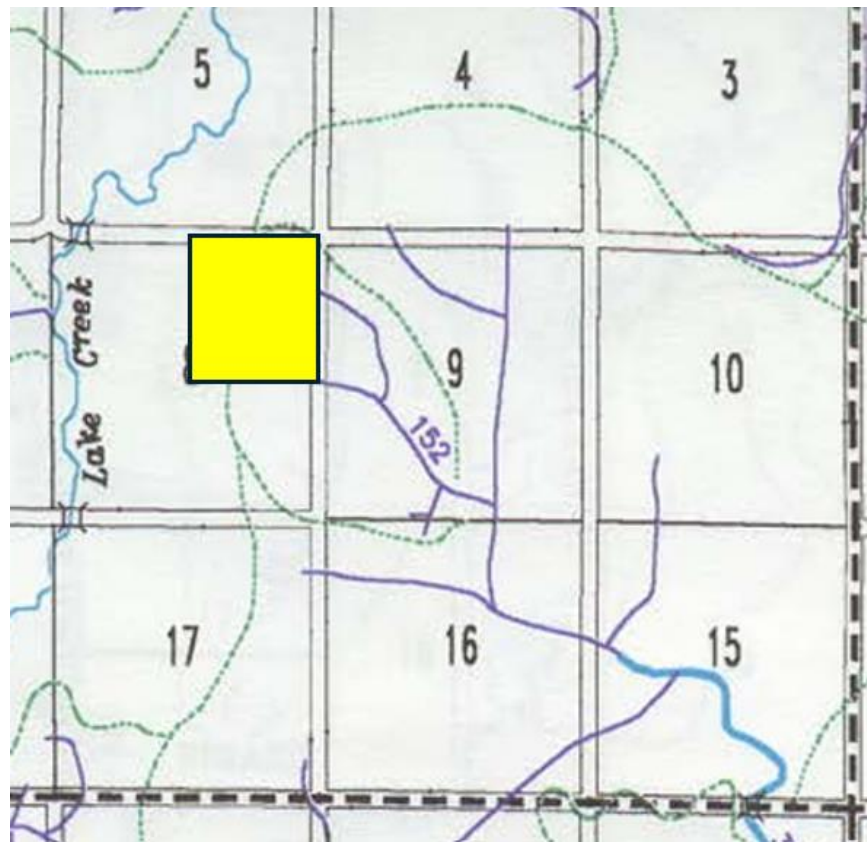
Real Estate Taxes: Current net taxes are \$5,218 annually.

Drainage: See attached drainage maps. The farm is found in Drainage District 152. There are two county tiles that outlet this farm to the east. The north tile is a 8" and the south tile is a 10" tile. Lateral tile improvements have been made over the years.

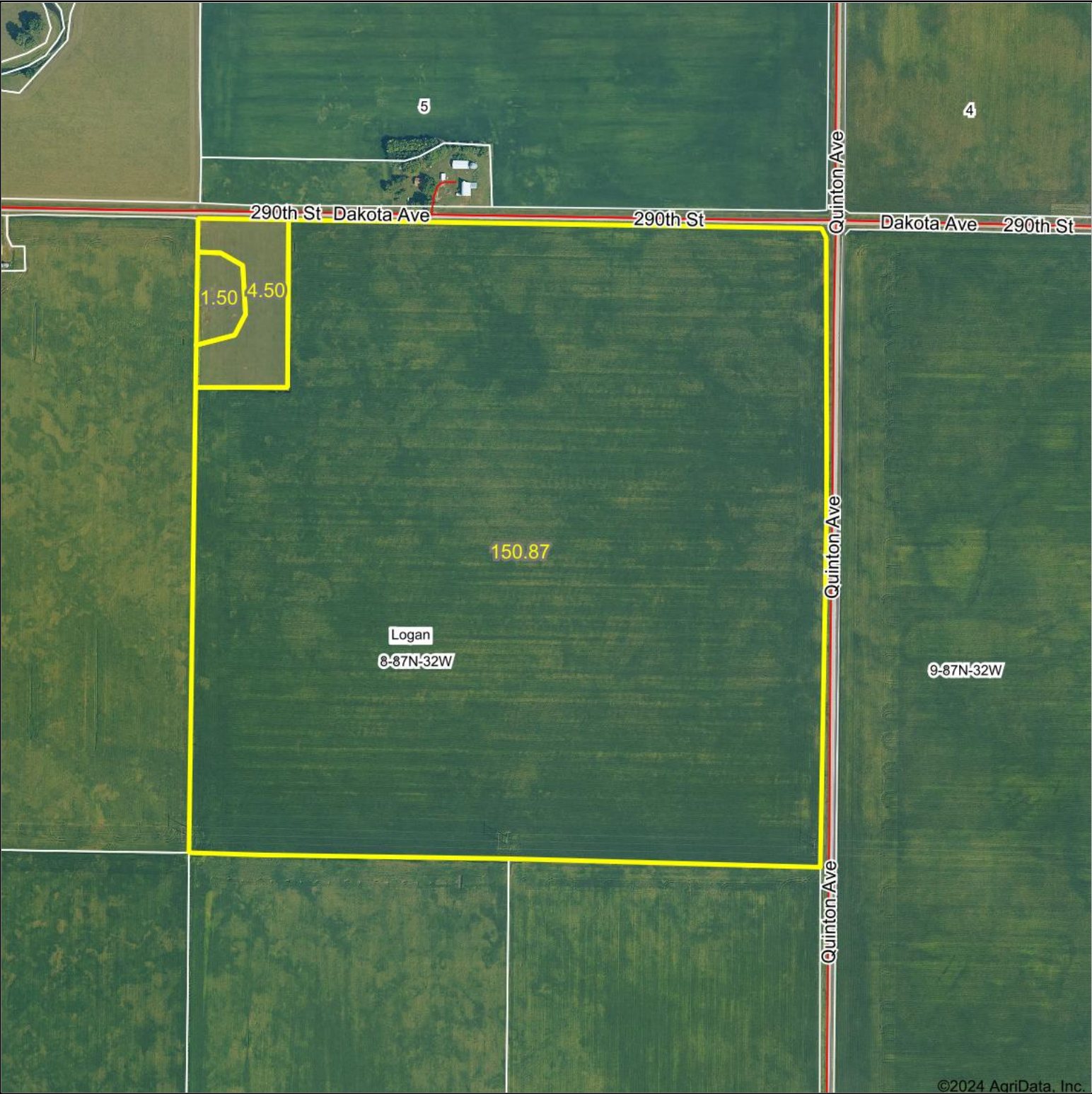


Calhoun County

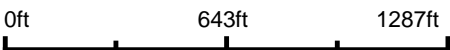




Aerial Map



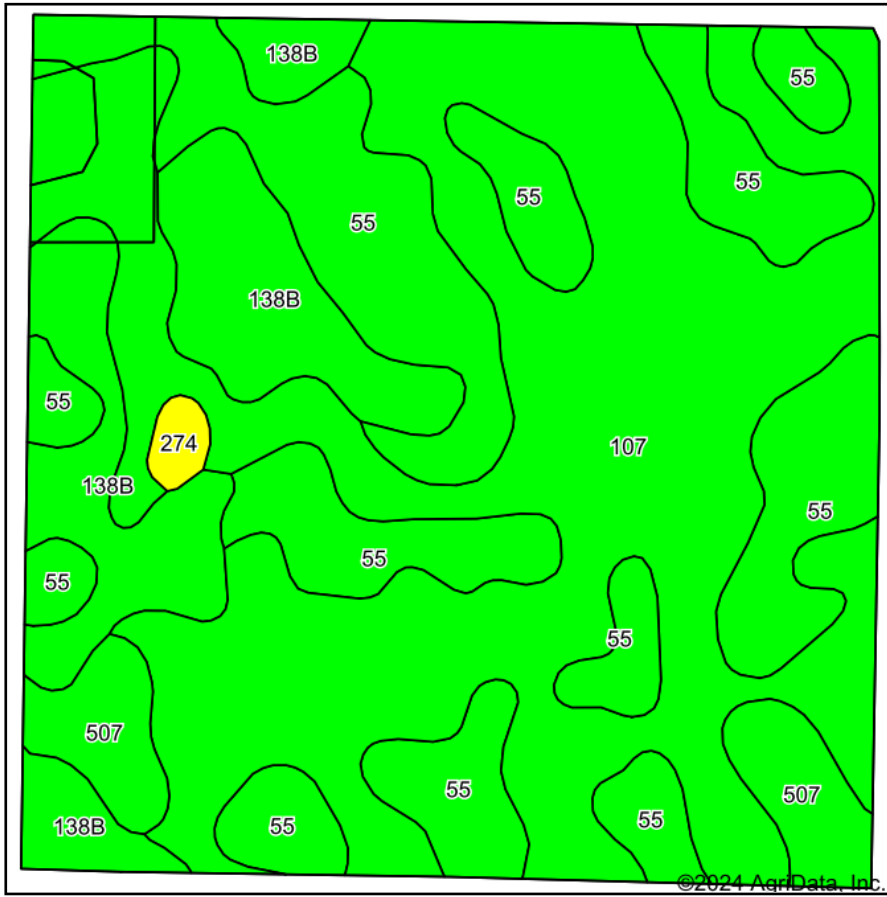
Boundary Center: 42° 21' 53.62, -94° 35' 48.95



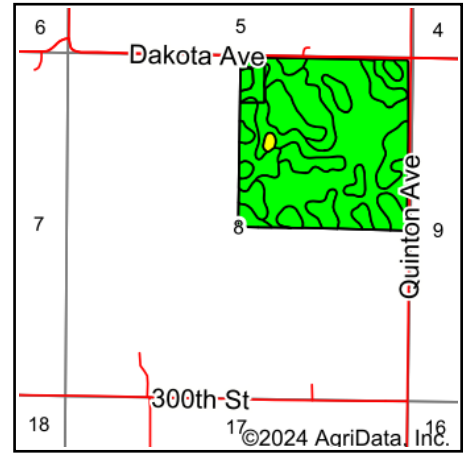
8-87N-32W
Calhoun County
Iowa



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Calhoun**
 Location: **8-87N-32W**
 Township: **Logan**
 Acres: **156.87**
 Date: **12/31/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA025, Soil Area Version: 34

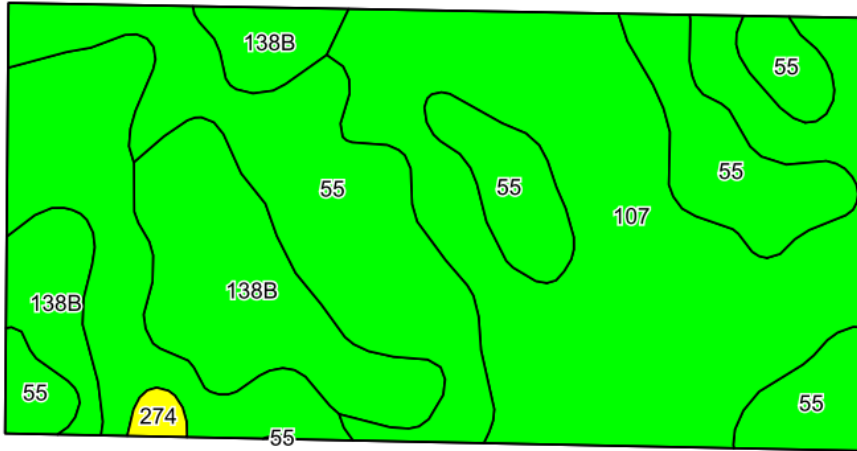
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	78.28	49.8%		Ilw	86	83
55	Nicollet clay loam, 1 to 3 percent slopes	47.93	30.6%		Iw	89	88
138B	Clarion loam, 2 to 6 percent slopes	22.37	14.3%		Ile	89	80
507	Canisteo clay loam, 0 to 2 percent slopes	7.34	4.7%		Ilw	84	78
274	Rolfe silt loam, 0 to 1 percent slopes	0.95	0.6%		Illw	57	53
Weighted Average					1.70	87.1	83.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

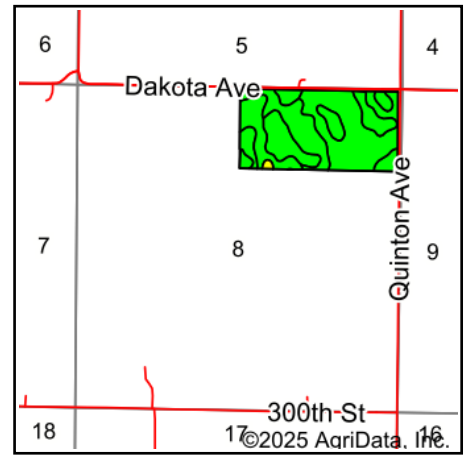
Soils data provided by USDA and NRCS.

Soils Map



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Calhoun**
 Location: **8-87N-32W**
 Township: **Logan**
 Acres: **77.87**
 Date: **1/3/2025**

Maps Provided By:

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Area Symbol: IA025, Soil Area Version: 34

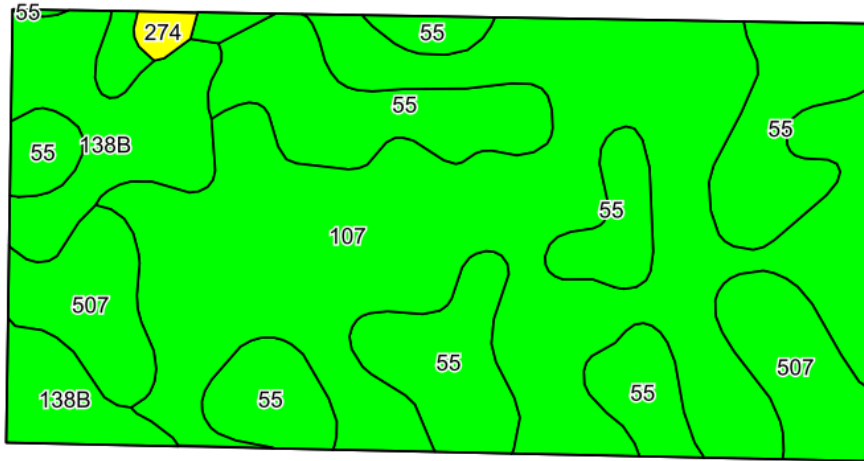
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	38.42	49.3%		Ilw	86	83
55	Nicollet clay loam, 1 to 3 percent slopes	25.27	32.5%		Iw	89	88
138B	Clarion loam, 2 to 6 percent slopes	13.70	17.6%		Ile	89	80
274	Rolfe silt loam, 0 to 1 percent slopes	0.48	0.6%		Illw	57	53
Weighted Average					1.68	87.3	83.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

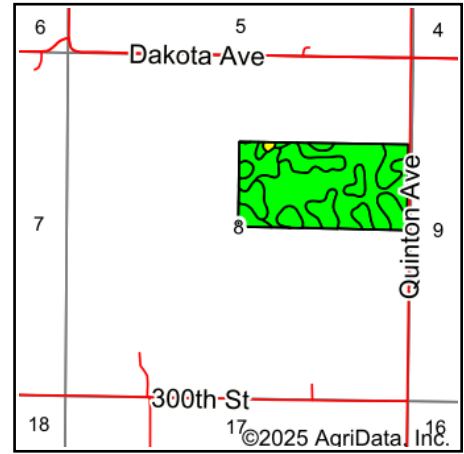
Soils data provided by USDA and NRCS.

South 80 Soils Map



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Calhoun**
 Location: **8-87N-32W**
 Township: **Logan**
 Acres: **79**
 Date: **1/3/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA025, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	39.92	50.5%		Ilw	86	83
55	Nicollet clay loam, 1 to 3 percent slopes	22.67	28.7%		Iw	89	88
138B	Clarion loam, 2 to 6 percent slopes	8.60	10.9%		Ile	89	80
507	Canisteo clay loam, 0 to 2 percent slopes	7.33	9.3%		Ilw	84	78
274	Rolfe silt loam, 0 to 1 percent slopes	0.48	0.6%		Illw	57	53
Weighted Average					1.72	86.8	83.5

**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.

Method of Sale: Live and online auction on Wednesday February 12th, 2025, at 3:00 PM at the Calhoun County Expo Center. For online bidding, follow the link at www.sundermanfarm.com and **REGISTER AND REQUEST TO BID AT LEAST 48 HOURS PRIOR TO THE START TIME.** The farm will be sold as a choice of 80.0-acre parcels multiplied by the price per acre. If the weather is extremely poor, such as a blizzard, the auction will be held the next day on Thursday, February 13th, at 10:00 AM at the same location. All prospective bidders must register and receive a bidder number in order to bid at the auction.

Terms of Sale: A standard purchase agreement and associated documents will be signed immediately following the auction. Buyer will immediately provide earnest money in the amount of ten percent (10%) of the total sale consideration. If the buyer is online, then buyer will be contacted via phone at the conclusion of the auction to arrange immediate signing of documents and payment of earnest money.

The 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. Buyer financing must be secured before the auction. No buyer contingencies will be allowed. Buyer must agree to a 'cash sale' with no contingencies. Balance due via wire transfer at closing with delivery of a deed and abstract showing merchantable title. Estimated real estate taxes will be prorated to date of closing. Closing and possession will be on or before April 1, 2025. Final sale is subject to seller's approval. Seller may reject any and all bids. Buyers must consult with the applicable professionals of their choice and complete all research and inspections prior to bidding. Sunderman Farm Mgt. Co. and its representatives are agents of the seller, and the winning bidder understands they are representing themselves for this transaction. We reserve the right to limit a person's ability to bid if there is any question about their intentions or ability to close the transaction. Announcements made day of sale supersede all prior written or verbal communication.

Software: Sunderman Farm Management Company, its agents, employees, and auctioneer assume no liability and shall not be held responsible for any technical issues or bidding problems. Proper functioning of hardware, software, and internet cannot be guaranteed. If issues arise, Sunderman Farm Management Company and auctioneer may modify the bidding process in any manner, and our decisions are final.