Farm For Sale

Bohn Farms

Available by way of Sealed Bids
Due December 16th, 2026

Parcel #1 - 61.70 Acres m/l

Parcel #2 - 36.50 Acres m/l

Calhoun County, Iowa

Center Township, Sections 20 & 33



Sunderman℠
FARM MANAGEMENT

1309 1st Ave S, Suite 5 Fort Dodge, IA 50501 (515) 576-3671 *office* (515) 576-3296 *fax* **www.sundermanfarm.com**

Bohn Farms

Sunderman Farm Management Co. is pleased to present an excellent opportunity to purchase two tracts of prime Calhoun County, Iowa farmland. The Bohn Farms are located just south of Manson and Highway 7. These tracts boast strong Corn Suitability Ratings of 87.0 and 85.6 comprised of coveted Webster, Clarion, & Nicollet soils. These parcels are being offered by way of Sealed Bids. Please visit our website or contact Sunderman Farm Management Co. to request a bid packet to submit your bids now.

Parcel #1 – 61.70 Gross Acres

Well located farm on hard surfaced road. Access to open ditch for drainage capabilities.

FSA Farm/Tract Number	10009/5821
Taxable Acres	60.50
FSA Cropland Acres	56.30
Annual Real Estate Taxes	$1,978
Corn Suitability Rating 2 (CSR2)	85.6

Parcel #2 – 36.50 Gross Acres

Nearly 100% tillable farm with no depressional soils.

FSA Farm/Tract Number	10008/5823
Taxable Acres	36.52
FSA Cropland Acres	36.51
Annual Real Estate Taxes	$1,300
Corn Suitability Rating 2 (CSR2)	87.0

Directions: Parcel #1 can be found on the east side of Tabor Avenue (N65) just south of Manson. The open ditch visible from the road is the north and east boundary of this farm. Parcel #2 can be found one mile east and two miles south of Parcel #1. The farm is located on the east side of Udall Avenue. This farm was soybeans in 2026 and the neighboring parcels to the north and south were corn.

Legal Descriptions:

Parcel #1: All of the NW¼ of Section 20-89-31 West of the 5th P.M., Calhoun County, Iowa, lying West of the centerline of the Chicago, Rock Island, Pacific Railroad right-of-way and lying South of the centerline of the drainage ditch traversing this property in a southeasterly direction.

Parcel #2: The North 36.5 acres of the South 73 acres of the NW¼ of Section 33-89-31 West of the 5th P.M., Calhoun County, Iowa.

Farm Lease: The farm leases have been terminated, and the farm is open to farm for 2027 with prior operator willing to allow field work to be completed prior to March 1st, 2027 weather permitting.

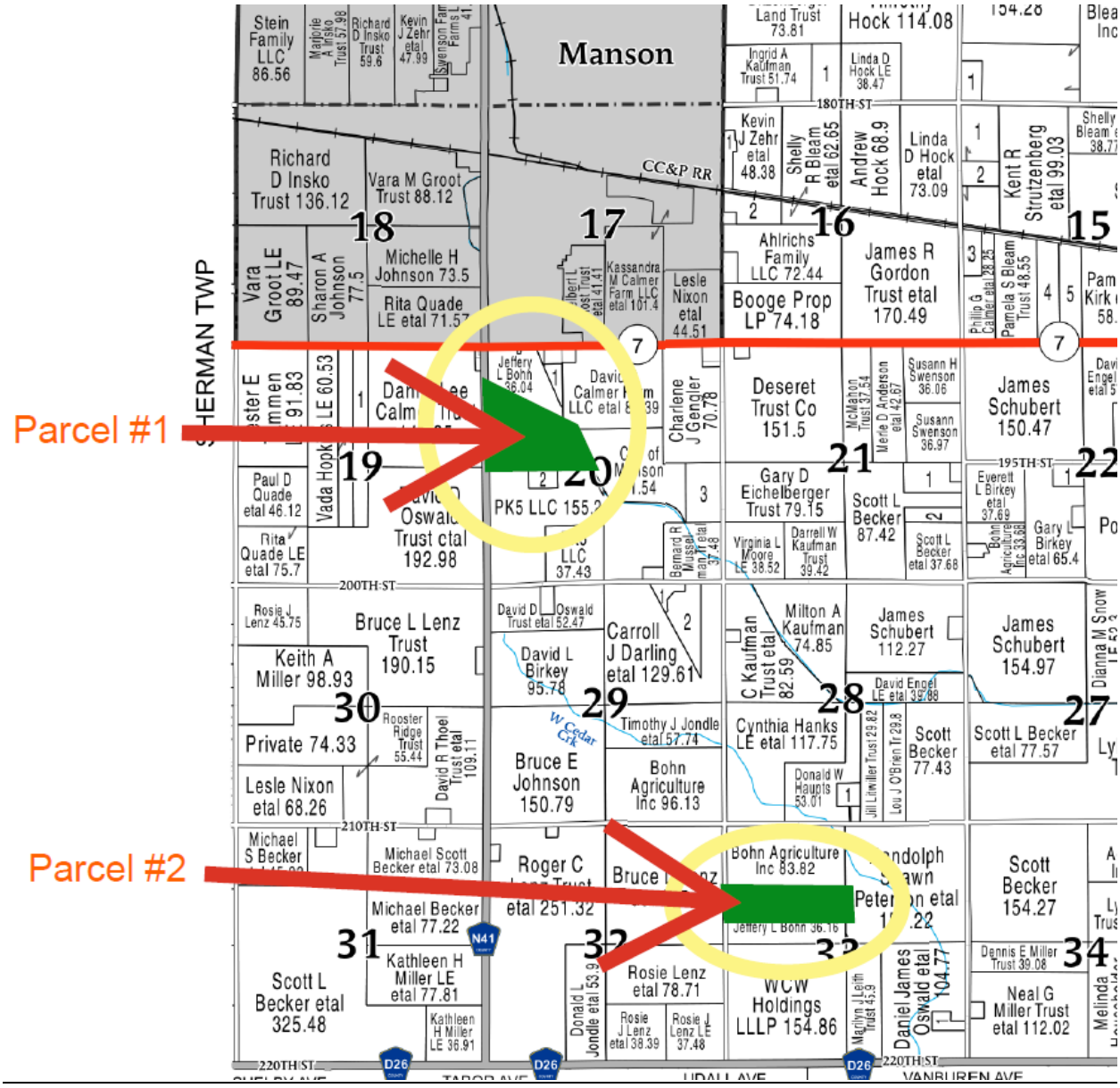
Method of Sale: Farm will be sold via Sealed Bids. Please contact Sunderman Farm Mgmt. Co. for bid packet to place your bid. Sellers reserve the right to accept, counter, or reject any and all bids. Sealed bids are due by 5 pm on December 17th, 2026.

Terms of Sale: A standard purchase agreement and associated documents will be signed as a part of the bid packet. Buyer will have 72 hours from notice of accepted offer to provide earnest money in the amount of ten percent (10%) of the total sale consideration.

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 providing a sealed bid. 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. Real estate taxes will be prorated to date of closing. Closing will be on or before February 3rd, 2027. Landlord's possession will be granted upon closing.

Buyers must consult with the applicable professionals of their choice and complete all research and inspections prior to submitting a bid. Sunderman Farm Mgt. Co. and its representatives are agents of the seller, and all bidders understand they are representing themselves for this transaction.

PLAT LOCATION

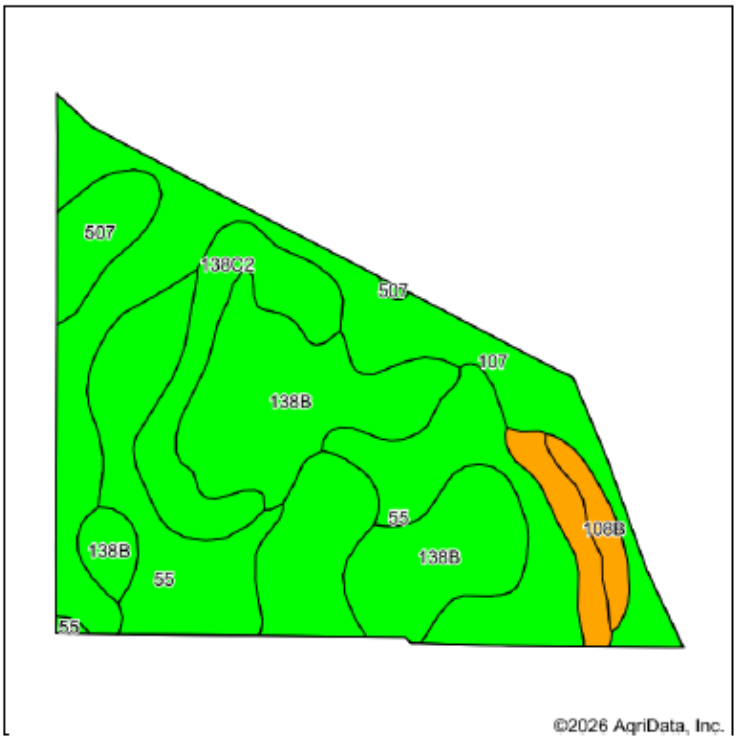


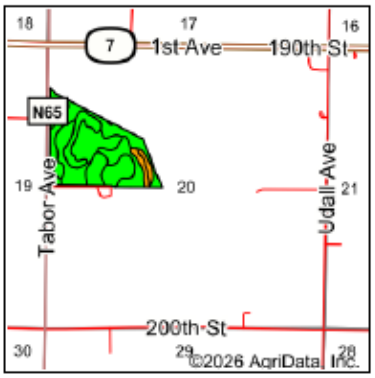
Parcel #1


1st Ave
190th St
7
1st Ave
190th St
7
1st Ave
Tabor Ave
N65
19
Tabor Ave
Lincoln
20-89N-31W
61.70
N65
Tabor Ave

Parcel #1

Soils Map





State: Iowa
County: Calhoun
Location: 20-89N-31W
Township: Lincoln
Acres: 56.3
Date: 9/23/2026

Maps Provided By surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2025 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

Area Symbol: IA025, Soil Area Version: 35					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	17.56	31.2%		86
138B	Clarion loam, 2 to 6 percent slopes	14.35	25.5%		89
55	Nicollet clay loam, 1 to 3 percent slopes	13.83	24.6%		89
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.26	9.3%		83
507	Canisteo clay loam, 0 to 2 percent slopes	2.38	4.2%		84
203	Cylinder loam, 0 to 2 percent slopes	1.72	3.1%		58
108B	Wadena loam, 2 to 6 percent slopes	1.20	2.1%		52
				Weighted Average	85.6

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

USDA United States Department of Agriculture

Calhoun 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

2026 Program Year

Map Created February 25, 2026

Farm **10009**

Tract **5821**

Tract Cropland Total: 56.30 acres

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IOWA
CALHOUN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10009
Prepared : 11/6/26 12:23 PM CST
Crop Year : 2027

Operator Name : BOHN AGRICULTURE INC
CRP Contract Number(s) : None
Recon ID : 19-025-2025-9
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
60.11	56.30	56.30	0.00	0.00	0.00	0.00	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	56.30	0.00	0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	28.22	0.00	171	
Soybeans	28.05	0.00	45	
TOTAL	**56.27**	**0.00**		

NOTES

Tract Number : 5821

Description : J3 SW 64A NW4 20-89-31
FSA Physical Location : IOWA/CALHOUN
ANSI Physical Location : IOWA/CALHOUN
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : THE MERLIN C BOHN AND SHIRLEY A BOHN REV INTER-VIVOS TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
60.11	56.30	56.30	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 5821 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	56.30	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	28.22	0.00	171
Soybeans	28.05	0.00	45
TOTAL	**56.27**	**0.00**	

NOTES

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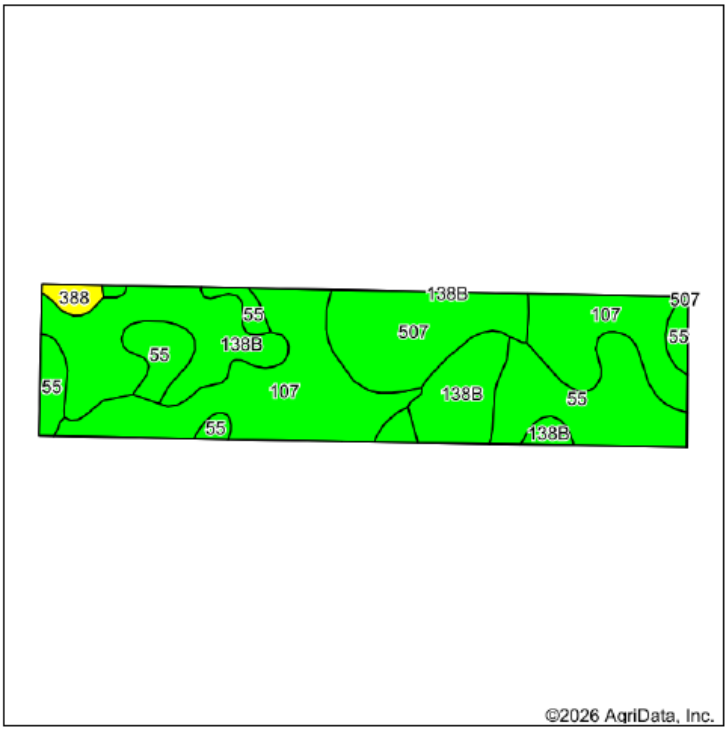
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Parcel #2

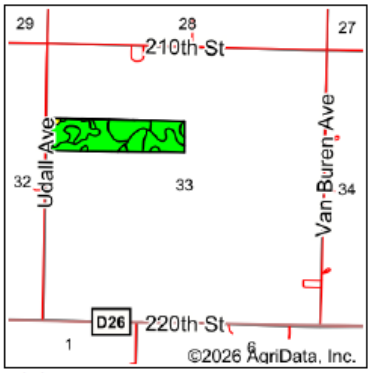


Parcel #2

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Calhoun**
Location: **33-89N-31W**
Township: **Lincoln**
Acres: **36.51**
Date: **11/15/2026**

Maps Provided By: surety® CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: IA025, Soil Area Version: 36					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	12.15	33.2%		86
138B	Clarion loam, 2 to 6 percent slopes	9.49	26.0%		89
55	Nicollet clay loam, 1 to 3 percent slopes	8.98	24.6%		89
507	Canisteo clay loam, 0 to 2 percent slopes	5.36	14.7%		84
388	Kossuth silty clay loam, 0 to 2 percent slopes	0.53	1.5%		72
				Weighted Average	**87**

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

USDA United States Department of Agriculture

Calhoun County, Iowa



Legend

Non-Cropland | CRP | Iowa PLSS
Cropland | Tract Boundary | Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 36.51 acres

2026 Program Year

Map Created February 25, 2026

Farm **10008**

Tract **5823**

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IOWA
CALHOUN

Form: FSA-156EZ

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Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10008
Prepared : 11/6/26 3:20 PM CST
Crop Year : 2027

Operator Name : BOHN AGRICULTURE INC
CRP Contract Number(s) : None
Recon ID : 19-025-2025-9
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
36.51	36.51	36.51	0.00	0.00	0.00	0.00	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	36.51	0.00	0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	18.30	0.00	171	
Soybeans	18.19	0.00	45	
TOTAL	**36.49**	**0.00**		

NOTES

Tract Number : 5823

Description : K4 N2 S2 NW4 33-89-31
FSA Physical Location : IOWA/CALHOUN
ANSI Physical Location : IOWA/CALHOUN
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : THE MERLIN C BOHN AND SHIRLEY A BOHN REV INTER-VIVOS TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
36.51	36.51	36.51	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 5823 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	36.51	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	18.30	0.00	171
Soybeans	18.19	0.00	45
TOTAL	**36.49**	**0.00**	

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