

# Farm For Sale

## Ferguson-Carlson Farm

492.18± Acres

Butler County, Iowa

Albion Township, Section 20/21/28/29



  
**Sunderman**<sup>SM</sup>  
FARM MANAGEMENT



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Fax: (515) 576-3296  
Website: [www.sundermanfarm.com](http://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](http://www.farmandhomepublishers.com).

## Ferguson-Carlson Farm

Located on the northeast side of Parkersburg, this farm provides a unique combination of land uses within one large property. The farm is a total of 492.18± acres, and has land in crop production, CRP, and timber. The row crop field has a CSR2 of 63.9 and is currently in a corn and soybean rotation. The well-established CRP field is 191.31 acres in two contracts. The smaller contract expires September 30, 2026, while the larger contract expires September 30, 2029. This field has a CSR2 value of 70.8. The 127.68-acre m/l timber field is located on the north side of the property and contains portions of Beaver Creek. The proximity to CRP, timber, and a water source provides excellent wildlife habitat.

Asking Price: \$3,568,917.00 or \$7,251.24/ac on 492.18± acres.

### Farm Information:

|  |             |
|--|-------------|
| FSA Farm/Tract Number                                      | 8381/8782   |
| Total Gross acres  | 492.18±     |
| Currently Tilled Acres                                     | 173.19±     |
| Conservation Reserve Program (CRP) Acres – All Contracts   | 191.31      |
| 181.41 ac. @ \$327.19/ac – \$59,356.00/yr – exp. 9/30/2029 |             |
| 9.90 ac. @ \$262.41/ac – \$2,599.00/yr – exp. 9/30/2026    |             |
| Timber Acres   | 125.35±     |
| Annual Real Estate Taxes (\$22.39/acre)                    | \$11,022.00 |
| CSR2 on Currently Tilled Acres                             | 63.9        |
| CSR2 on CRP Acres  | 70.8        |
| No Highly Erodible Land, No Valid Wetland Determination    |             |

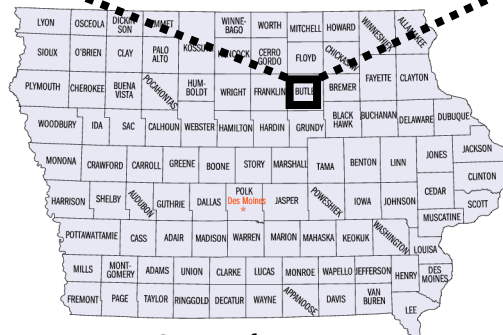
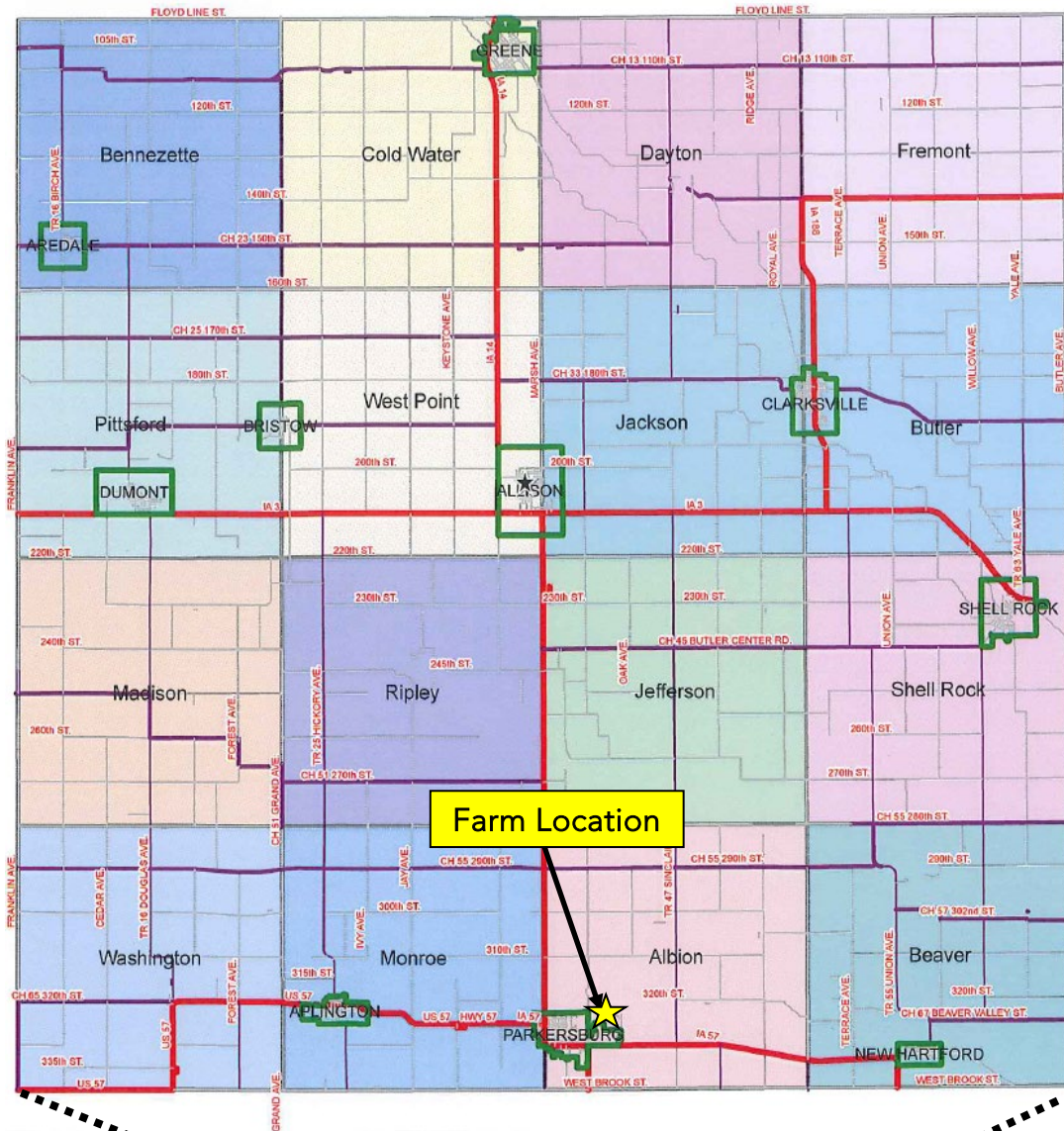
Driving Directions: From the intersection of Highway 57 and Orchid Lane on the east side of Parkersburg, go north on Orchid Lane approximately 0.7 miles to the railroad tracks. The entrance to the field is on the north side of the drainage ditch which is across the railroad tracks approximately 630 feet to the north via an easement across the airstrip.

Method and Terms of Sale: Exclusively listed property. Interested buyers should contact Brent Larson with Sunderman Farm Management Co. to submit offers at 515-571-3704. 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 and CRP payment prorated to date of closing. Landlord's possession at closing. Farm is leased for 2026.

Approximate Legal Description: SE1/4 Sec 20-T90N-R16W, AND SW1/4 AND SW1/4 SE1/4 Sec 21-T90N-R16W, AND NE1/4 North of RR ROW except Parcel Q and except that part of tax parcel 1529200041 lying North of RR ROW Sec 29-T90N-R16W, AND NW1/4 North of RR ROW except Parcel B Sec 28-T90N-R16W of the 5<sup>th</sup> PM, all in Albion Township, Butler County, Iowa. Exact legal description will come from abstract of title.

# Ferguson-Carlson Farm

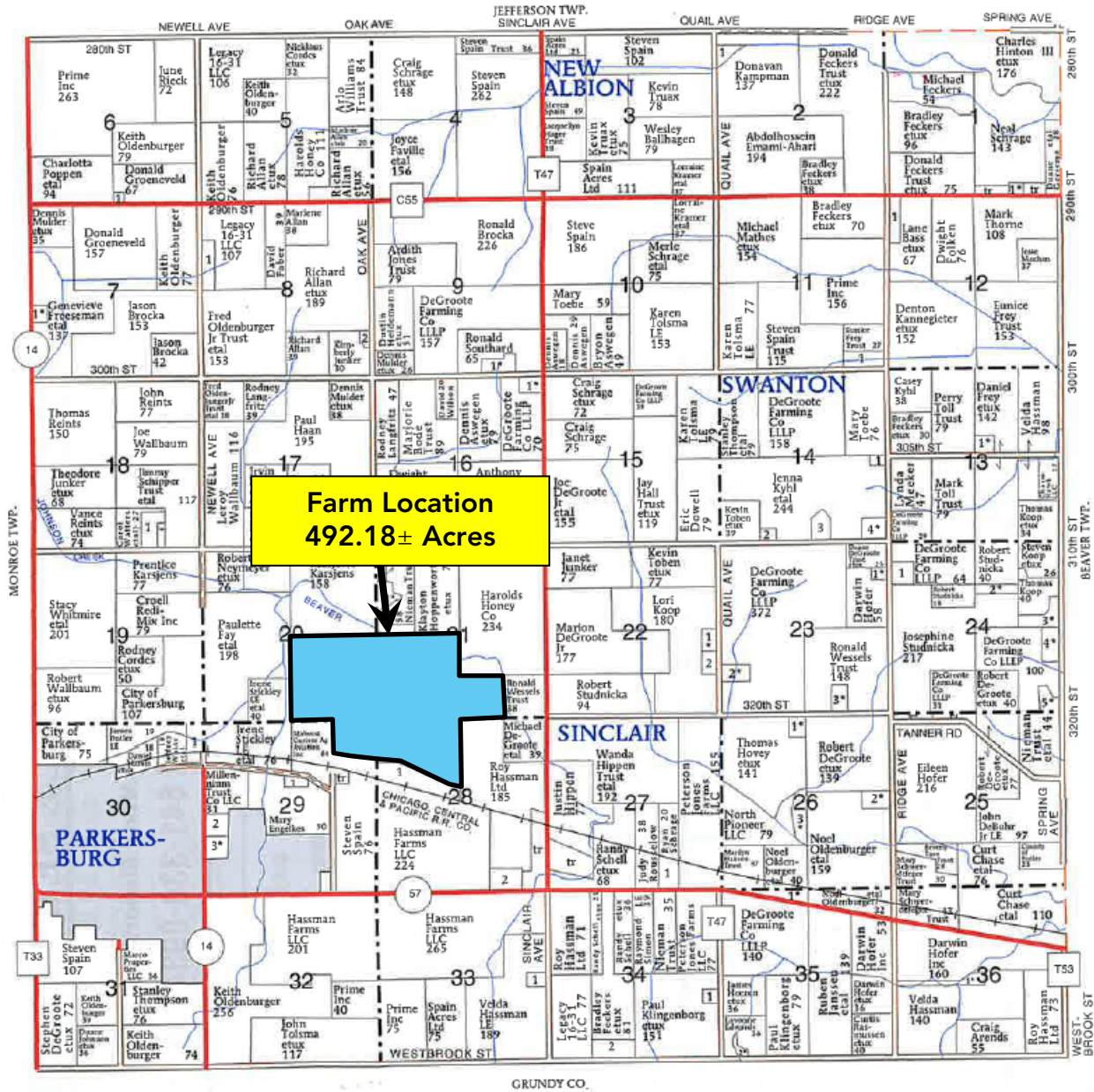
Butler County, Iowa



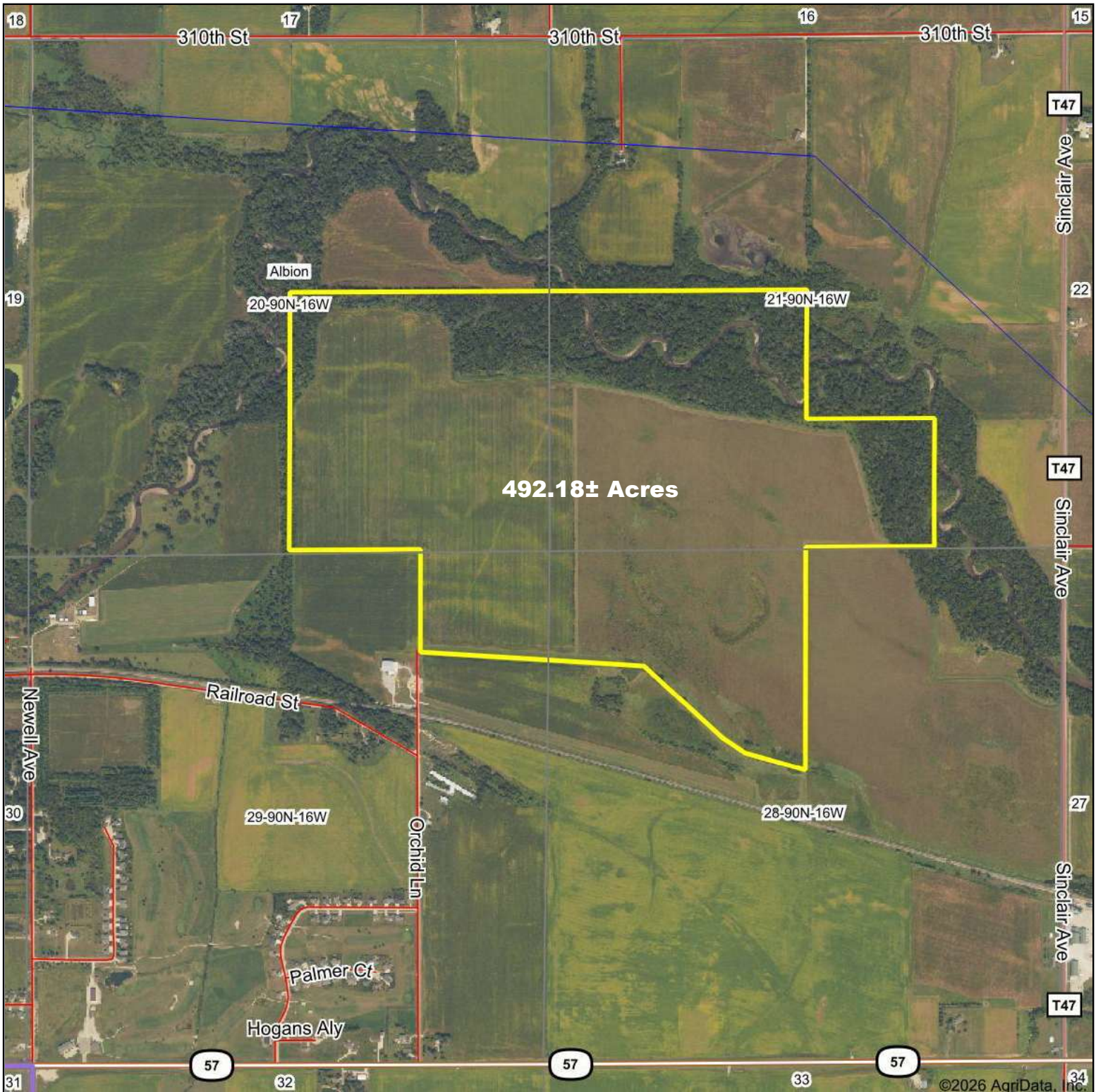
State of Iowa

# Ferguson-Carlson Farm

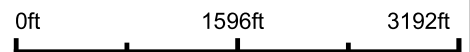
Albion Township of Butler County, Iowa



# Ferguson-Carlson Farm



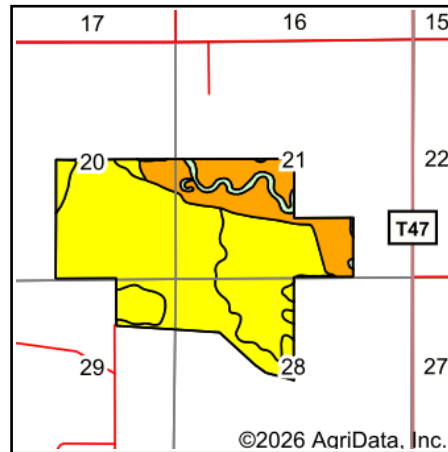
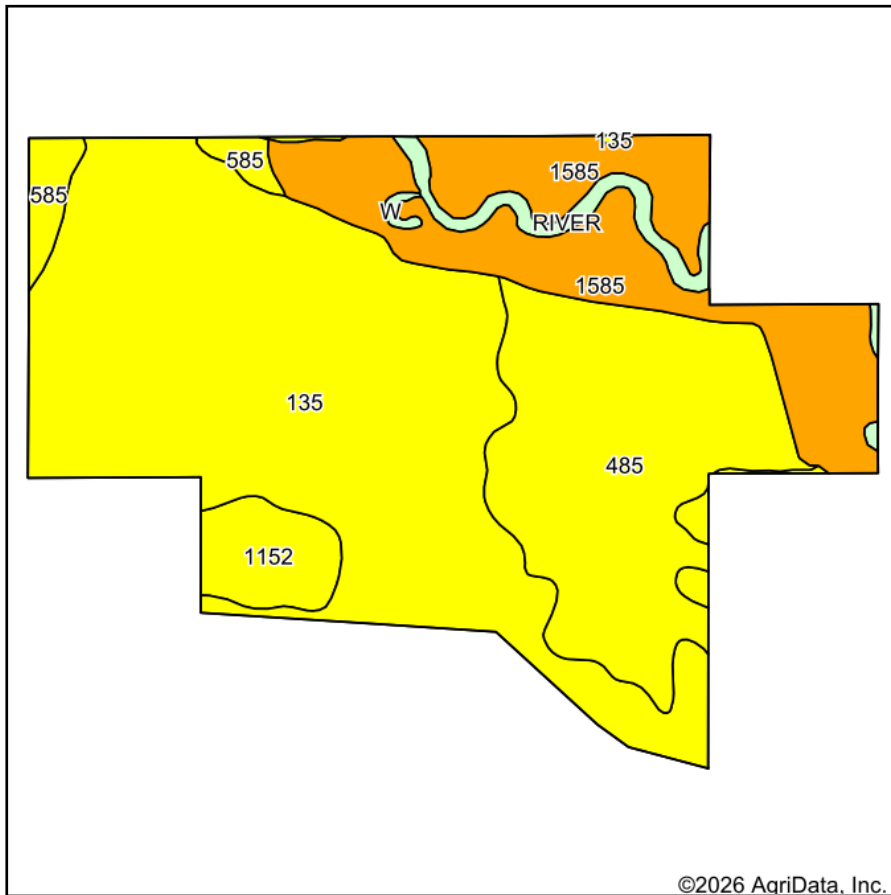
Boundary Center: 42° 35' 7.46, -92° 44' 56.55



**21-90N-16W**  
**Butler County**  
**Iowa**



# Soils Map










State: **Iowa**  
 County: **Butler**  
 Location: **21-90N-16W**  
 Township: **Albion**  
 Acres: **492.18**  
 Date: **3/23/2026**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA023, Soil Area Version: 32

| Code                    | Soil Description   | Acres  | Percent of field | Non-Irr Class Legend  | Non-Irr Class *c | CSR2**    | CSR         |           |
|-------------------------|--|--------|------------------|---|------------------|-----------|-------------|-----------|
| 135                     | Coland clay loam, 0 to 2 percent slopes, occasionally flooded        | 247.17 | 50.3%            |  | Ilw              | 65        | 80          |           |
| 485                     | Spillville loam, 0 to 2 percent slopes, occasionally flooded         | 111.37 | 22.6%            |    | Ilw              | 76        | 92          |           |
| 1585                    | Spillville-Coland complex, 0 to 2 percent slopes, frequently flooded | 92.11  | 18.7%            |   | Vw               | 22        | 25          |           |
| 1152                    | Marshan clay loam, 0 to 2 percent slopes, rarely flooded             | 18.44  | 3.7%             |  | Ilw              | 54        | 68          |           |
| RIVER                   | Water, rivers and streams  | 11.44  | 2.3%             |  |                  | 0         |             |           |
| 585                     | Spillville-Coland complex, 0 to 2 percent slopes                     | 10.60  | 2.2%             |  | Ilw              | 64        | 80          |           |
| W                       | Water  | 1.05   | 0.2%             |  |                  | 0         | 0           |           |
| <b>Weighted Average</b> |  |        |                  |   |                  | <b>*-</b> | <b>57.4</b> | <b>*-</b> |

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

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

*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  
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