

Farm For Sale

Doyen Farm

153.16± Acres m/l
Cropland & Timber
Section 35, Jackson Township
Webster County, Iowa

Price: \$ 1,202,300.00



 **Sunderman**SM
FARM MANAGEMENT

Land For Sale

General Description: 153.16 surveyed acres of cropland and timber found 1.5 miles southwest of Clare in Section 35 of Jackson Township in Webster County, Iowa. The farm is comprised of cropland and timber. The cropland is currently enrolled in CRP programs. Lizard Creek is the east boundary of this farm.

This farm offers an exceptional opportunity to own an expansive multi-purpose recreational tract with tremendous income producing abilities. This farm is home to an array of wildlife including a pedigree of large white tail deer. The sizable tracts of well-established and maintained CRP offer a tremendous opportunity for pheasant hunting. The property has an abundance of resident turkey as well. Located a half-mile off of pavement, this farm is a prime opportunity for a hunter's paradise while generating cash flow for years to come.

Due to a qualifying event, the CRP contracts on this property are eligible for cancelation with no penalty. The annual CRP payment is \$33,462.56.

Driving Directions: The farm is found looking northeast from the intersection of 160th Street and Easter Avenue. From Barnum, the farm is three miles straight north on Easter Ave and found on the east side of the road. From Clare, the farm is 2 miles south on paved road Fairbanks Avenue, and one-half mile west on the north side of 160th Street.

Legal Description: Parcel-A located in the South ½ of Section 35, Township 90 North, Range 30 West of the 5th P.M., Webster County, Iowa. A recent survey has been completed. This survey and official legal description are available upon request.

Farm Information:

Gross Acres	153.16 acres m/l
Cropland Acres	114.91 acres m/l
Corn Suitability Rating (CSR2)	63.2
Timber/Creek	33.47 acres m/l
CRP Annual Payment	112.0 acres @ \$298.77 average rate = \$33,462.56
Predominant soils types are Spillville, Wadena, Clarion.	

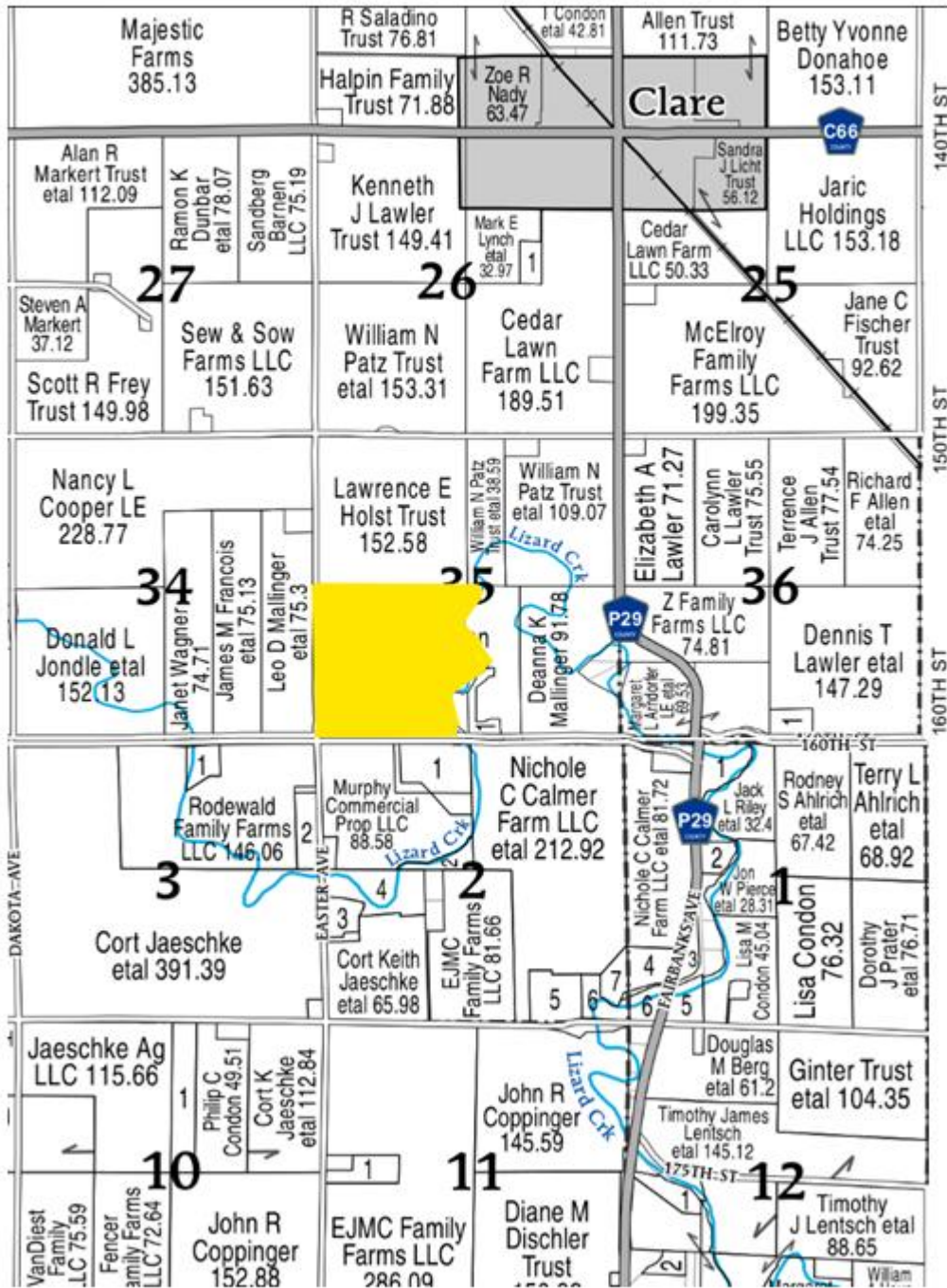
Price: \$ 1,202,300.00 or \$ 7,850.00 per acre.

Terms of Sale: Exclusively listed agricultural property. Interested buyers should contact Sunderman Farm Management Co. to submit offers. Earnest money will be ten percent (10%) of the total sale consideration at the time a purchase agreement is signed. All prospective buyers are expected to have financing arranged prior to submitting an offer. Balance due at time of closing via wire transfer with delivery of warranty deed and abstract showing merchantable title. Real estate taxes prorated to date of closing. Seller reserves the right to reject any and all offers. 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.

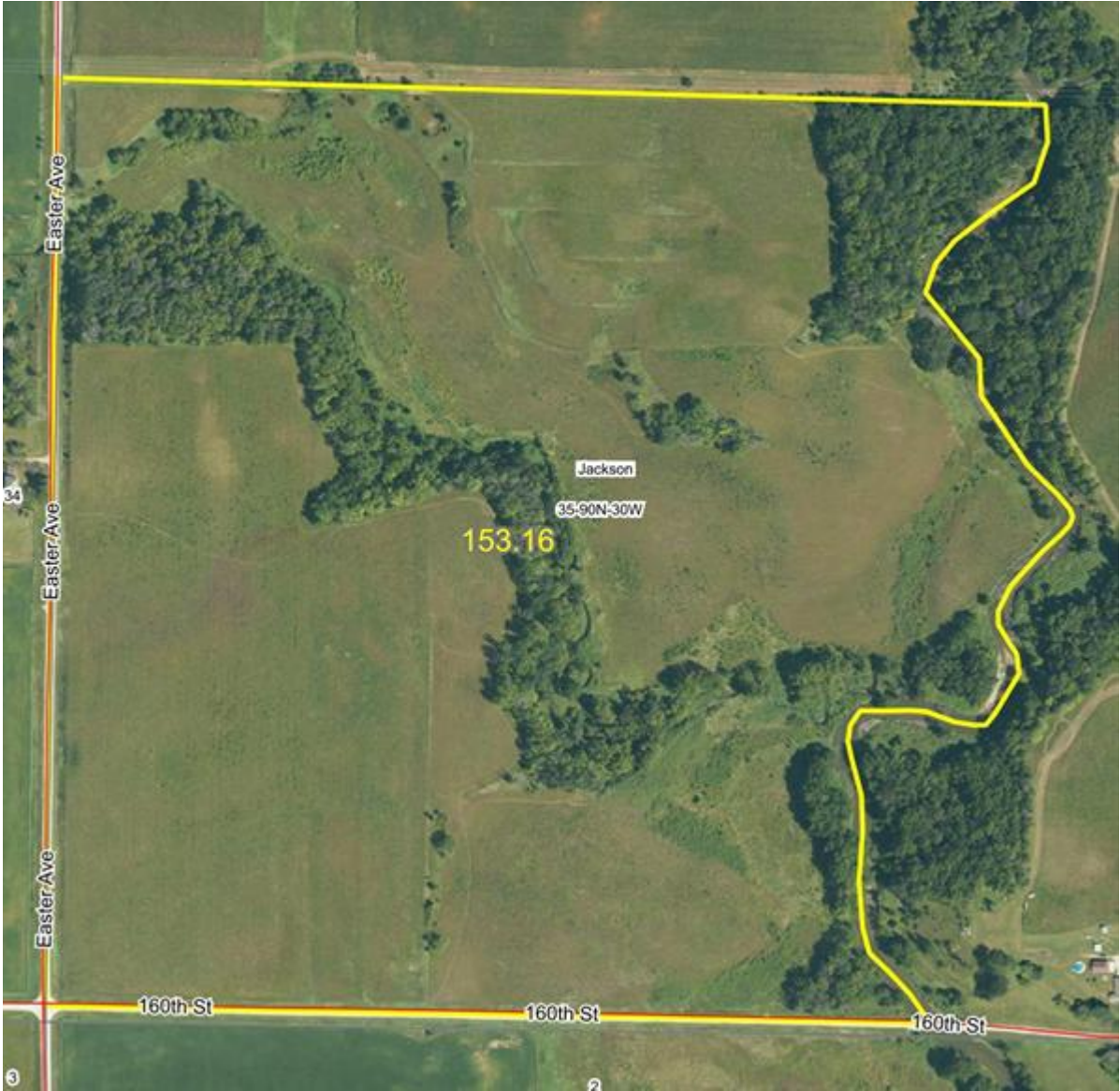
Real Estate Taxes: Estimated at \$3,368.00 annually. Tax information is estimated and subject to survey & county re-assessment. Wooded areas are enrolled in Forest Reserve, a tax exempt program.

PLAT LOCATION

Jackson & Johnson Township, Webster County

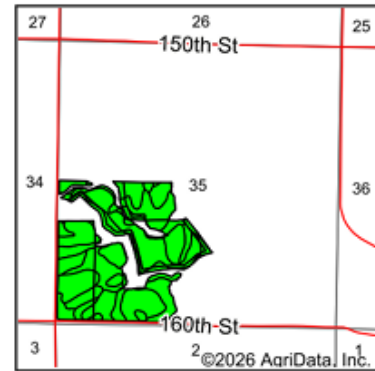
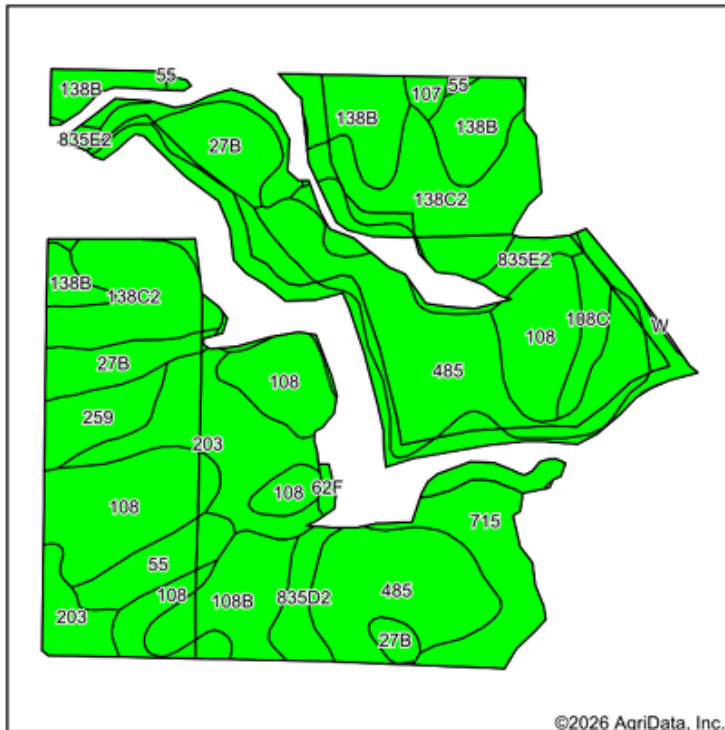


AERIAL MAP



SOILS MAP

Soils Map



State: **Iowa**
 County: **Webster**
 Location: **35-90N-30W**
 Township: **Jackson**
 Acres: **115.14**
 Date: **4/30/2026**

Maps Provided By

 CUSTOMIZED ONLINE MAPS FROM
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Soils data provided by USDA and NRCS.

Area Symbol: IA187, Soil Area Version: 42

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	CSR2**
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	21.40	18.6%		IIw	88
108	Wadena loam, 0 to 2 percent slopes	18.27	15.9%		IIIs	56
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	14.30	12.4%		IIIe	83
715	Fluvaquents, loamy, 0 to 2 percent slopes, frequently flooded	13.48	11.7%		Vw	5
203	Cylinder loam, 0 to 2 percent slopes	9.82	8.5%		IIIs	58
138B	Clarion loam, 2 to 6 percent slopes	9.68	8.4%		IIe	89
27B	Terril loam, 2 to 6 percent slopes	6.90	6.0%		IIe	87
108B	Wadena loam, 2 to 6 percent slopes	4.91	4.3%		IIe	52
835E2	Omsrud-Storden complex, 10 to 22 percent slopes, moderately eroded	3.21	2.8%		IVe	36
55	Nicollet clay loam, 1 to 3 percent slopes	3.17	2.8%		Iw	89
259	Biscay clay loam, 0 to 2 percent slopes	2.90	2.5%		IIw	52
62F	Belview loam, 16 to 30 percent slopes	2.64	2.3%		VIe	17
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	2.01	1.7%		IVe	53
108C	Wadena loam, 6 to 12 percent slopes	1.77	1.5%		IIIe	47
107	Webster clay loam, 0 to 2 percent slopes	0.59	0.5%		IIw	86
W	Water	0.09	0.1%			0
Weighted Average					-	63.2

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