

Farm For Sale

Peterson Farm

159.66± Acres
Section 33
Lincoln Township
Calhoun County, Iowa



 **Sunderman**SM
FARM MANAGEMENT

Farmland For Sale

General Description: 159.66 gross acres m/l found 2 miles southeast of Manson and 2 miles northwest of Knierim. The farm has 154.65 cropland acres of which 10.65 acres are enrolled in Conservation Reserve Program. West Cedar Creek drainage ditch goes through the center of the farm.

Driving Directions: From Highway 7, turn south on Van Buren Avenue and continue for 2 miles. The farm is on the west side of the road. 210th Street is the north bordering road.

From US Highway 20, exit north onto Upland Avenue. Continue north for 1.5 miles and turn east onto D26 (220th St). Take the first left (north) onto Van Buren Avenue. The farm is one-half mile north on the west side of the road.

Legal Description: The Northeast Quarter (NE ¼) of Section Thirty-Three (33), Township Eighty-Nine (89) North, Range Thirty-One (31), West of the 5th P.M., Calhoun County, Iowa.

Price: \$2,000,000.00

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.

Rental Status: The farm is leased for 2026 with the new buyer assuming the lease at closing. The farm is rented to long term tenant. Call Sunderman Farm Management for more information.

Farm Information:

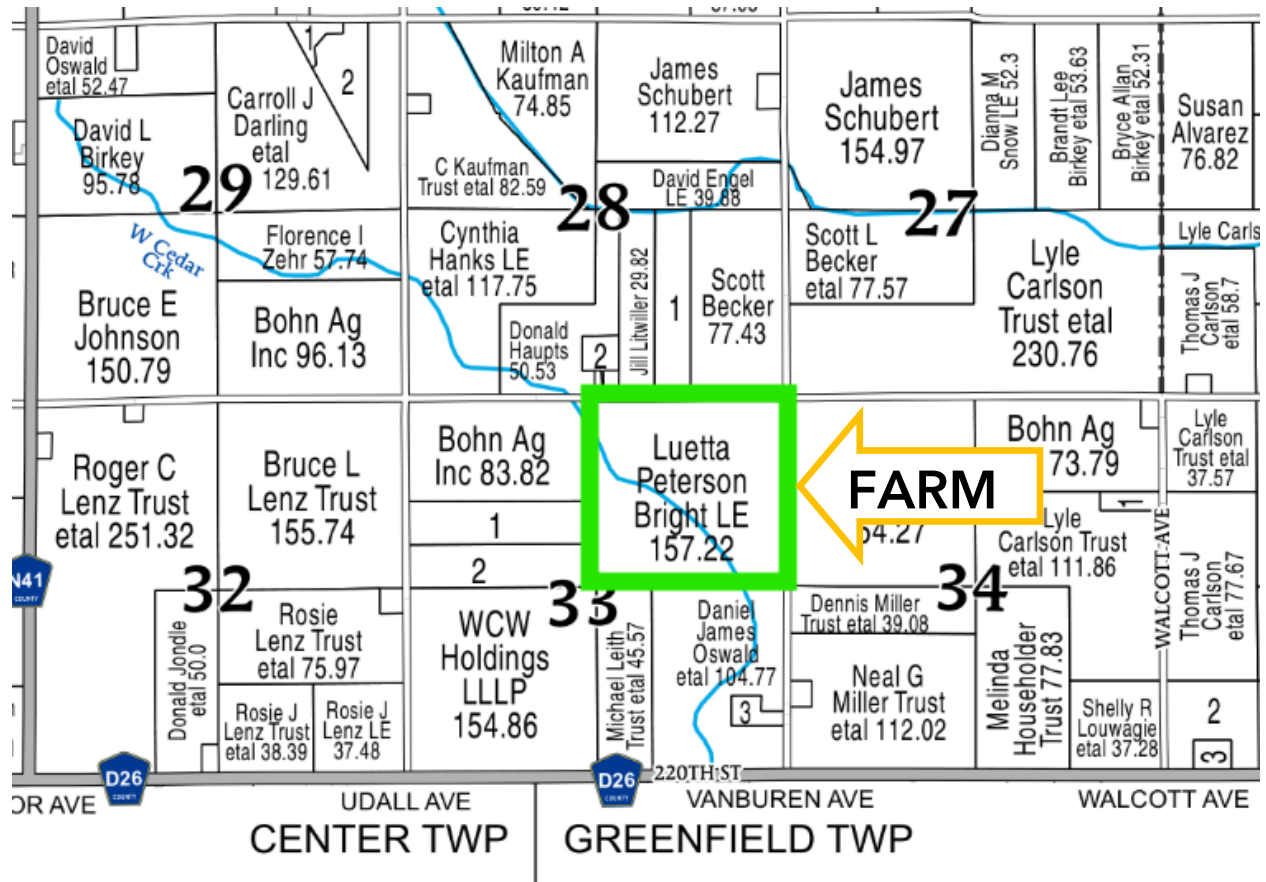
Gross Acres	159.66 acres m/l
Taxable Acres	155.36 acres m/l
Tillable Acres	154.65 acres m/l
Corn Suitability Rating (CSR2)	85.4
Corn Suitability Rating (CSR)	80.5
CRP Acres	10.65 acres @ \$300.00 per acre until 2032

Predominant soils types are Canisteo, Clarion, Nicollet, & Webster.

Real Estate Taxes: \$4,874.00 annually.

PLAT LOCATION

Lincoln Township



Aerial Map



Map Center: 42° 29' 3.76, -94° 30' 22.4

0ft 435ft 870ft

33-89N-31W
Calhoun County
Iowa

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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9/5/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

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State: Iowa

County: Calhoun

Location: 33-89N-31W

Township: Lincoln

Acres: 154.65

Date: 9/9/2025



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Soils data provided by USDA and NRCS.

Area Symbol: IA025, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	43.04	27.8%		IIw	84	78
138B	Clarion loam, 2 to 6 percent slopes	37.37	24.2%		IIe	89	80
55	Nicollet clay loam, 1 to 3 percent slopes	36.17	23.4%		Iw	89	88
107	Webster clay loam, 0 to 2 percent slopes	28.50	18.4%		IIw	86	83
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.36	4.8%		IIlw	59	57
95	Harps clay loam, 0 to 2 percent slopes	2.21	1.4%		Iw	72	62
Weighted Average					1.81	85.4	80.3

^aIA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method