

# Farm For Sale

## Van Alstine Farm

324.52± Acres

Pocahontas County, Iowa

Lake Township, Section 1

Garfield Township, Sections 25/35/36



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



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Fort Dodge, IA 50501-4954  
Phone: (515) 576-3671  
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).

## Van Alstine Farm

Open farm lease for 2026! Waste no time and start earning profit immediately! Located just west of Gilmore City, Iowa, this farm is in the heartland of Iowa with great productive potential for corn and soybean crops. The property offers three separate parcels totaling 324.52± acres near local grain markets in Gilmore City. With field locations on hard surface roads, along with 4 round steel bins for storing grain, this farmland is an excellent addition for a local farmer or an investor looking for diversification. Mineral rights vested in current ownership will be conveyed along with the farmland, so the potential exists for future mineral income.

Parcel 2 includes a grain bin site with 4 actively used bins with a total storage capacity of approximately 25,000 bushels. It also has a 30' x 36' Quonset shed for additional equipment storage.

Parcel 3 boasts an outstanding CSR2 of 88.1 and is currently in hay production as well as the conservation reserve program (CRP). The CRP contract expires on September 30, 2026, allowing the opportunity for row crop production or expanded forage opportunities in the 2027 growing season. This field would be an excellent candidate for potential organic certification since it has been in a CRP contract for nearly 10 years.

### Approximate Legal Descriptions:

Parcel 1: NW1/4 except E 849.1± feet thereof in Sec 35-T92N-R31W of the 5<sup>th</sup> PM, Garfield Township, Pocahontas County, Iowa

Parcel 2: 7.8 ac of SE1/4 SW1/4 Sec 25-T92N-R31W of the 5<sup>th</sup> PM, Garfield Township, Pocahontas County, Iowa, as described in Book 2026 Page 178, and NW1/4 W of RR ROW and W1/2 SW1/4 except cemetery (4.0± acres) and except Gilmore City property (5.15± acres) in Sec 36-T92N-R31W of the 5<sup>th</sup> PM, Garfield Township, Pocahontas County, Iowa

Parcel 3: Fr. 24.42± ac of NW1/4 NW1/4 in Sec 1-T91N-R31W of the 5<sup>th</sup> PM, Lake Township, Pocahontas County, Iowa

Exact legal descriptions will come from the abstract of title.

**Driving Directions:** Parcel 1: From the intersection of Highway 3 and 330<sup>th</sup> Avenue just west of Gilmore City, go north 1 mile on 330<sup>th</sup> Avenue to 510<sup>th</sup> Street. Then go 0.25 miles west on 510<sup>th</sup> Street, and Parcel 1 will be on the south side of the road adjoining the west border of Moore Recreation Area. Just west of Gilmore City, Parcel 2 is located along the east side of 330<sup>th</sup> Ave between Highway 3 and 510<sup>th</sup> Street. Parcel 3 is located on the south side of Highway 3 on the west side of Gilmore City.

**Asking Price:** \$3,200,644.00 or \$9,862.70 on 324.52± acres.

**Rental Status:** Current farm lease is terminated effective March 1, 2026. Full possession will be provided to the buyer at closing.

**Parcel 1: 109.10± Acres**

Asking Price \$1,221,920.00	\$11,200/acre
Est. Total Gross Acres	109.10±
Est. Net Taxable Acres	107.64±
Est. Tillable Acres (FSA Update Pending)	106.06±
Prior Year Real Estate Taxes per Tillable Acre	\$40.07
CSR2 on Tillable Acres	79.5
No Conservation Reserve Program (CRP) Acres	
No Highly Erodible Land	
0.3 Ac Farmable Wetland Along Western Boundary	

**Parcel 2: 191± Acres**

Asking Price \$1,680,800.00	\$8,800/acre
Total Gross Acres	191.00±
Net Taxable Acres	173.07±
Est. Tillable Acres (FSA Update Pending)	168.87±
Prior Year Real Estate Taxes per Tillable Acre	\$25.72
CSR2 on Tillable Acres	68.5
No Conservation Reserve Program (CRP) Acres	
No Highly Erodible Land or Wetlands	

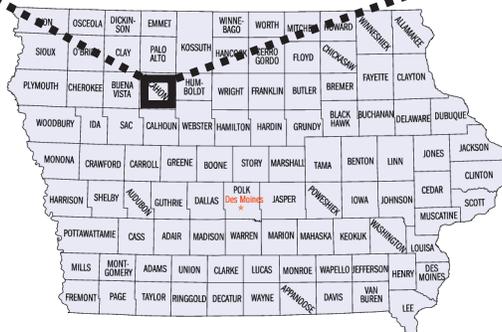
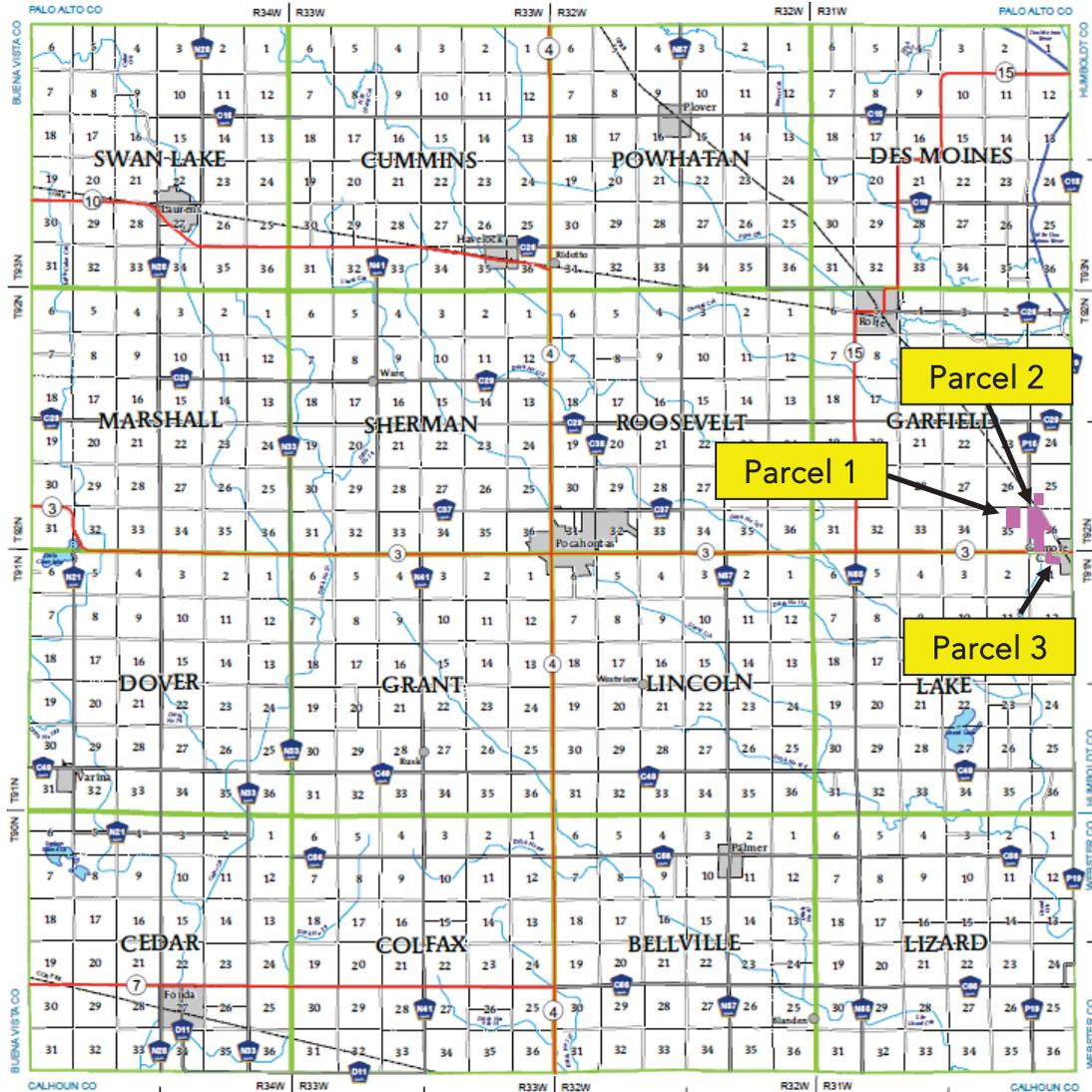
**Parcel 3: 24.42± Acres**

Asking Price \$297,924.00	\$12,200/acre
Total Gross Acres	24.42±
Net Taxable Acres	23.98±
Est. Tillable Acres (FSA Update Pending)	23.72±
Prior Year Real Estate Taxes per Tillable Acre	\$34.68
CSR2 on Tillable Acres	88.1
Conservation Reserve Program (CRP) Acres (Expires 9/30/2026, \$7,381.00/year or \$336.60/acre)	21.93
No Highly Erodible Land or Wetlands	

**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 prorated to date of closing.

# Van Alstine Farm

Pocahontas County, Iowa

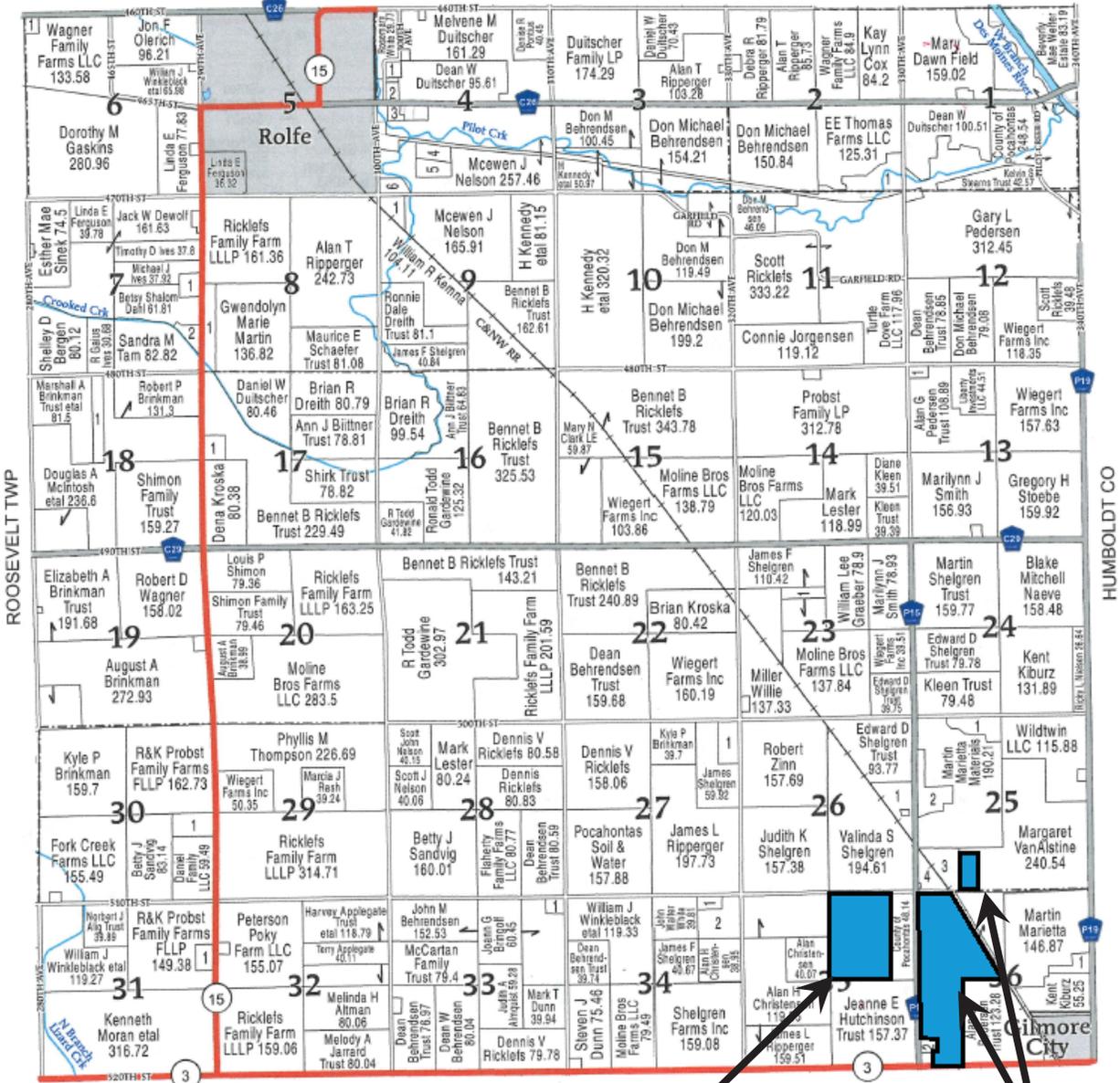


State of Iowa

# Van Alstine Farm

Garfield Township of Pocahontas County, Iowa

T-92-N GARFIELD PLAT R-31-W  
(Landowners)  
DES MOINES TWP



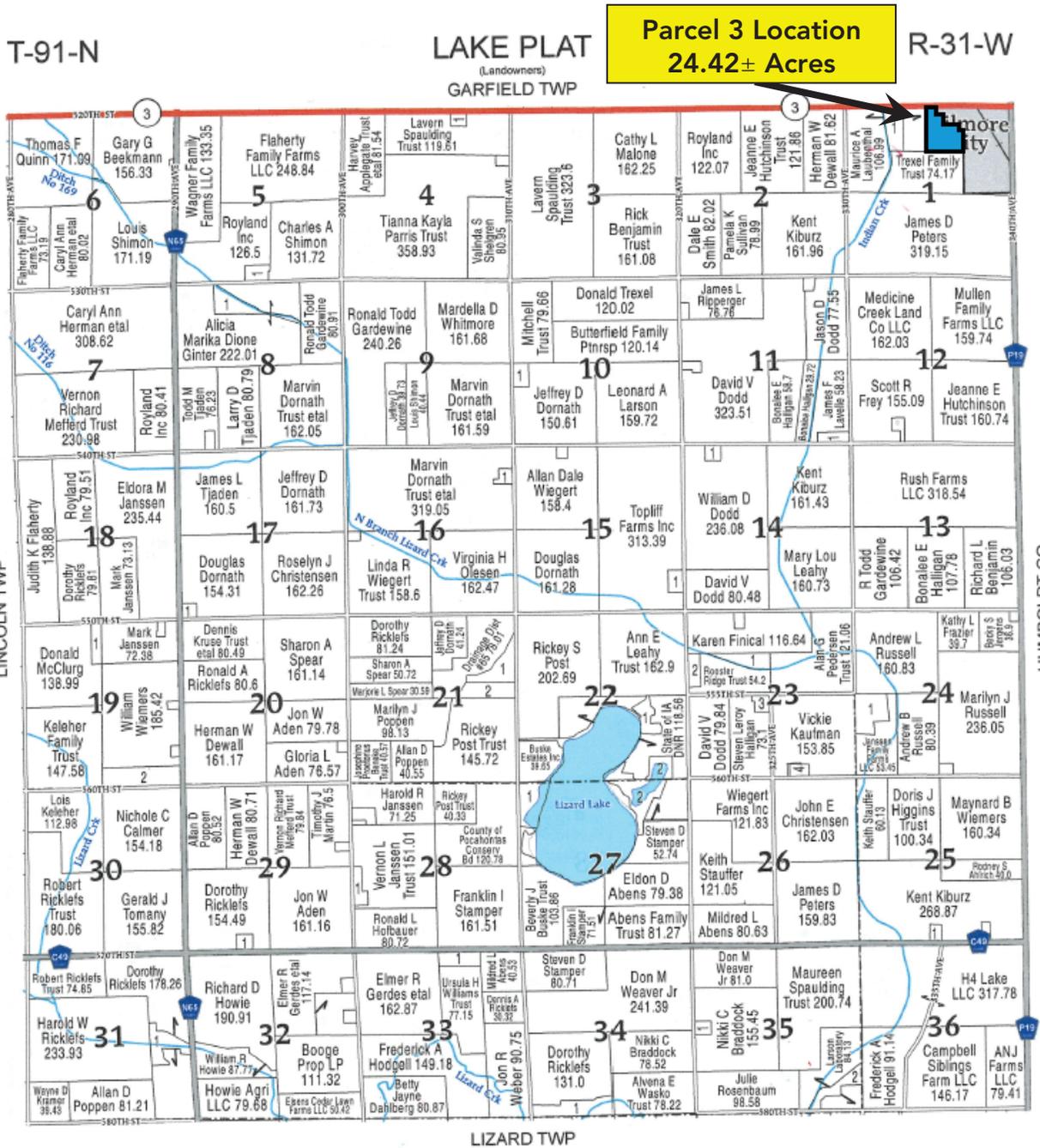
LAKE TWP

**Parcel 1 Location  
109.10± Acres**

**Parcel 2 Location  
191.00± Acres**

# Van Alstine Farm

Lake Township of Pocahontas County, Iowa



# Van Alstine Parcel 1



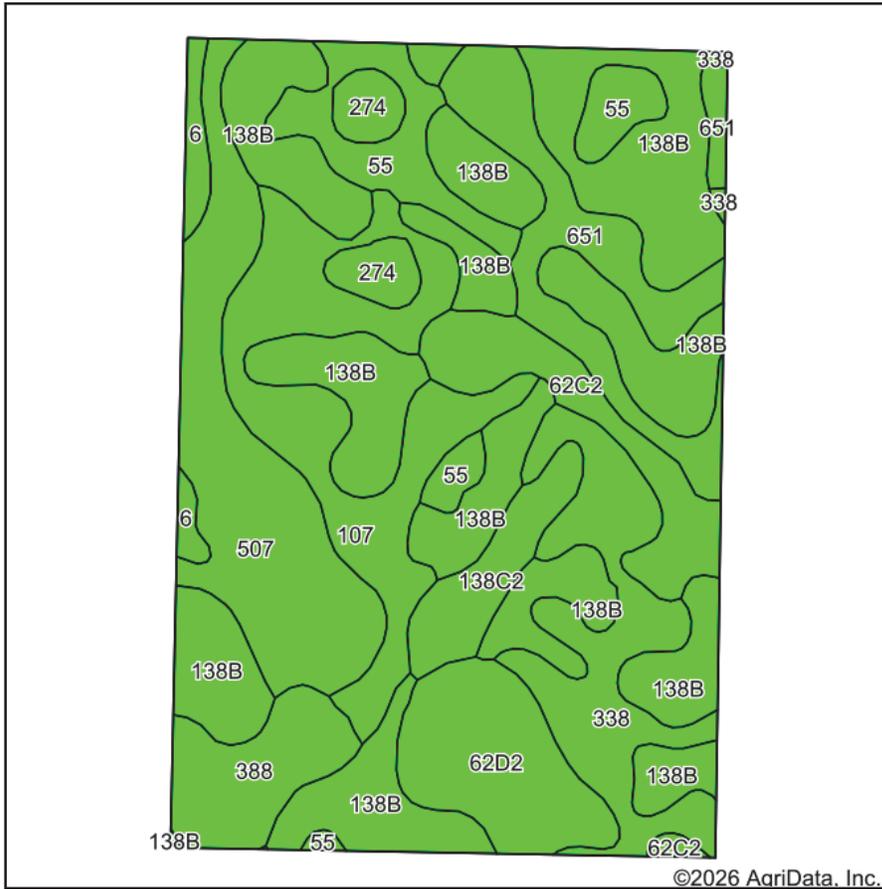
Boundary Center: 42° 44' 35.6, -94° 28' 9.32



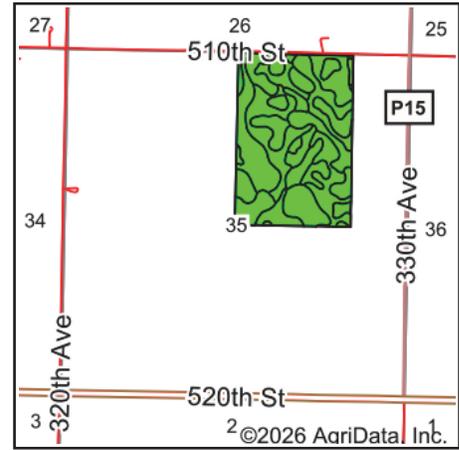
**35-92N-31W**  
**Pocahontas County**  
**Iowa**



# Parcel 1 Tillable Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Pocahontas**  
 Location: **35-92N-31W**  
 Township: **Garfield**  
 Acres: **106.06**  
 Date: **3/3/2026**



Area Symbol: IA151, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
138B	Clarion loam, 2 to 6 percent slopes	34.65	32.7%		Ile	89	78	
507	Canisteo clay loam, 0 to 2 percent slopes	12.25	11.6%		IIw	84	76	
107	Webster clay loam, 0 to 2 percent slopes	12.16	11.5%		IIw	86	81	
338	Garmore clay loam, 0 to 2 percent slopes	9.38	8.8%		Iw	94	78	
651	Faxon silt loam, 0 to 2 percent slopes	7.97	7.5%		IIIw	52	54	
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	6.67	6.3%		IVe	41	40	
55	Nicollet clay loam, 1 to 3 percent slopes	6.19	5.8%		Iw	89	86	
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	5.34	5.0%		IIIe	64	50	
388	Kossuth silty clay loam, 0 to 2 percent slopes	4.57	4.3%		IIw	72	75	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.26	3.1%		IIIe	83	62	
274	Rolfe silt loam, 0 to 1 percent slopes	2.23	2.1%		IIIw	57	55	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.39	1.3%		IIIw	59	55	
<b>Weighted Average</b>						<b>2.17</b>	<b>79.5</b>	<b>71.6</b>

\*\*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.

# Van Alstine Parcel 2 - 191.00± Acres



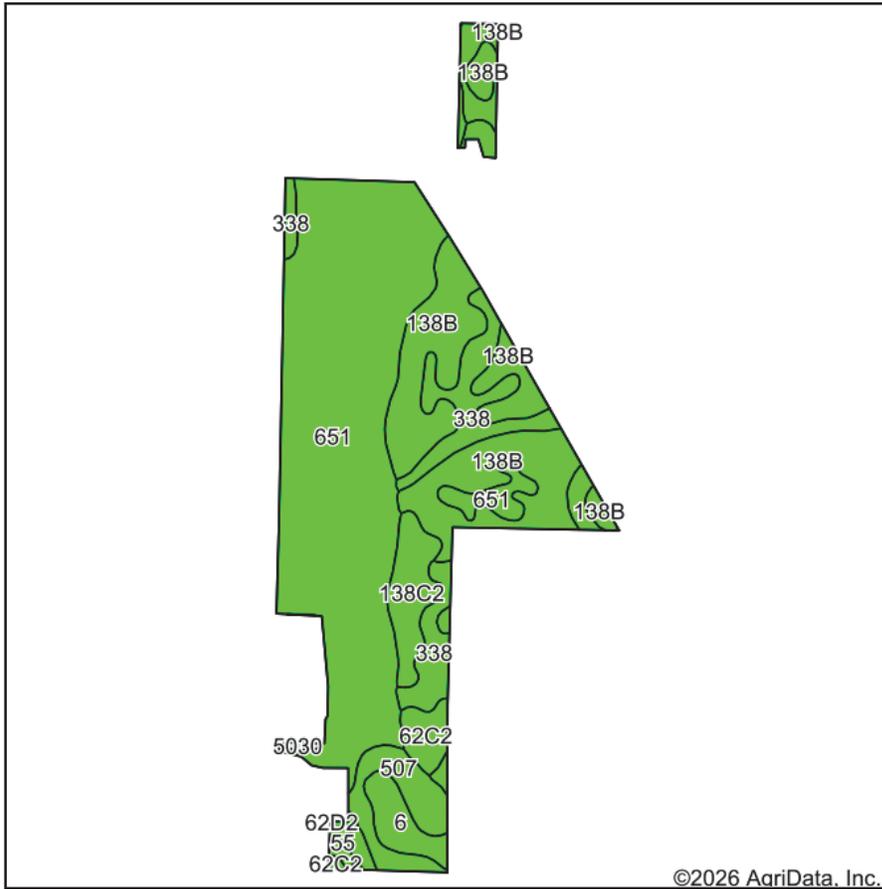
Boundary Center: 42° 44' 28.53, -94° 27' 28.59



**36-92N-31W**  
**Pocahontas County**  
**Iowa**



# Parcel 2 Tillable Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Pocahontas**  
 Location: **36-92N-31W**  
 Township: **Garfield**  
 Acres: **168.87**  
 Date: **2/26/2026**



Area Symbol: IA151, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	CSR2**	CSR
651	Faxon silt loam, 0 to 2 percent slopes	85.61	50.7%		IIIw	52	54
138B	Clarion loam, 2 to 6 percent slopes	38.24	22.6%		IIe	89	78
338	Garmore clay loam, 0 to 2 percent slopes	19.62	11.6%		Iw	94	78
507	Canisteo clay loam, 0 to 2 percent slopes	7.76	4.6%		IIw	84	76
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	7.07	4.2%		IIIe	83	62
6	Okoboiji silty clay loam, 0 to 1 percent slopes	4.67	2.8%		IIIw	59	55
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	3.51	2.1%		IIIe	64	50
55	Nicollet clay loam, 1 to 3 percent slopes	1.19	0.7%		Iw	89	86
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	0.87	0.5%		IVe	41	40
5030	Pits, limestone	0.33	0.2%			0	0
<b>Weighted Average</b>					<b>*-</b>	<b>68.6</b>	<b>63.6</b>

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

\*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.

Soils data provided by USDA and NRCS.

# Van Alstine Parcel 3 - 24.42± Acres



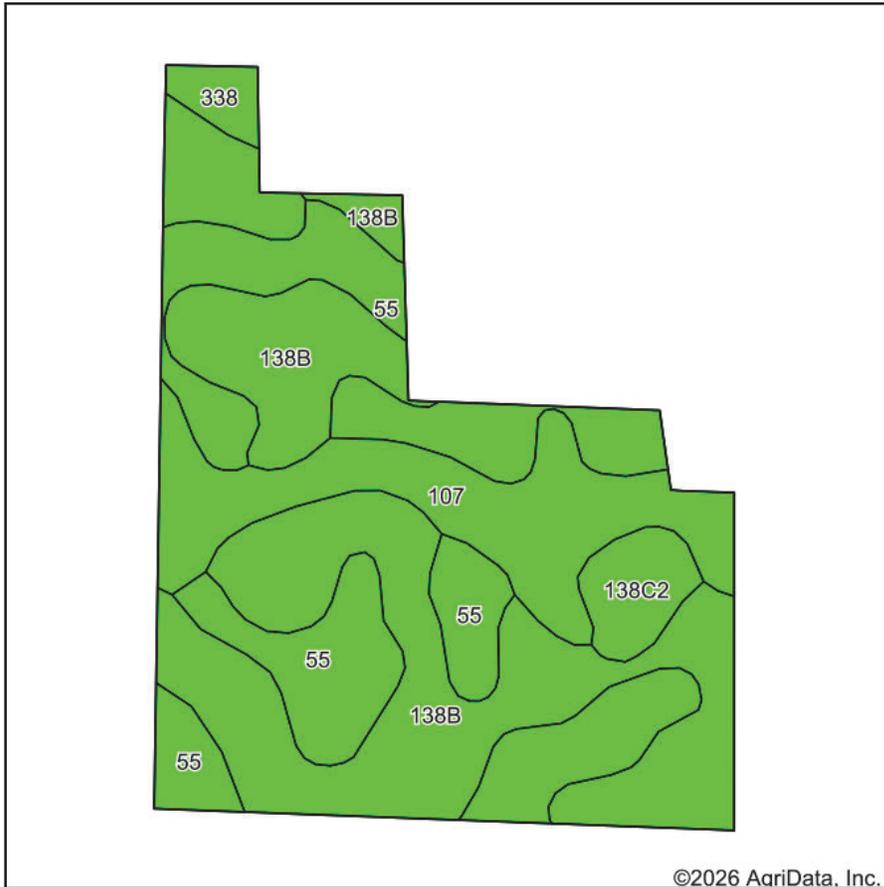
Boundary Center: 42° 43' 49.39, -94° 27' 3.15



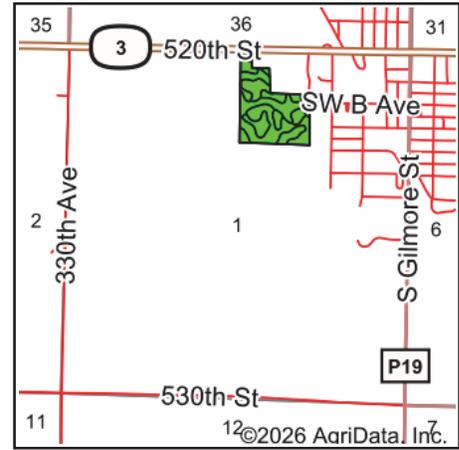
1-91N-31W  
Pocahontas County  
Iowa



# Parcel 3 Tillable Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Pocahontas**  
 Location: **1-91N-31W**  
 Township: **Lake**  
 Acres: **23.72**  
 Date: **2/26/2026**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA151, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	CSR2**	CSR	
138B	Clarion loam, 2 to 6 percent slopes	9.79	41.2%		Ile	89	78	
107	Webster clay loam, 0 to 2 percent slopes	6.38	26.9%		IIw	86	81	
55	Nicollet clay loam, 1 to 3 percent slopes	6.23	26.3%		Iw	89	86	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.90	3.8%		IIIe	83	62	
338	Garmore clay loam, 0 to 2 percent slopes	0.42	1.8%		Iw	94	78	
<b>Weighted Average</b>						<b>1.76</b>	<b>88.1</b>	<b>80.3</b>

\*\*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.

*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*

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Jon Larson  
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