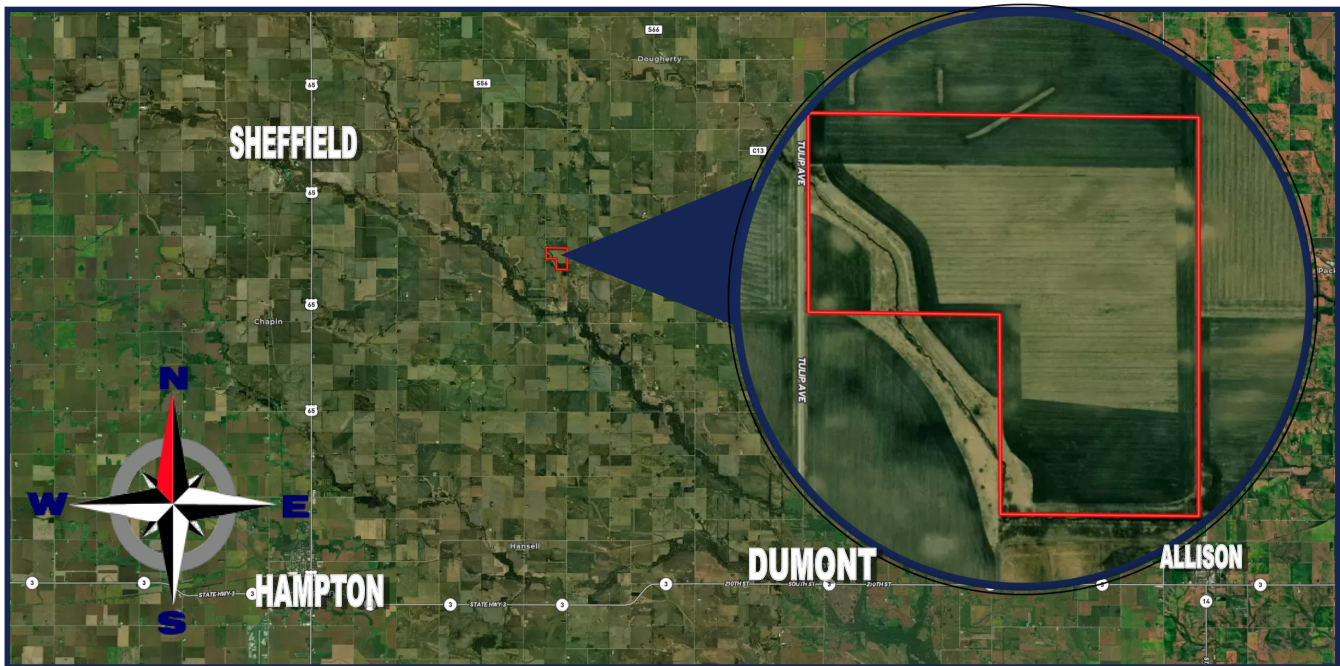




Available for Bid
Bids due September 15th, 2026
at 10 AM
Bid Process Outline on Page 2

Franklin County, IA

120 Acres M/L
116.28 Cropland A M/L; 55.9 CSR2
Hutchison Bro's Farm, LLC



This farm located in northeast Franklin County offers mostly tillable cropland along with CRP filter strips and an open ditch flowing through the northwest portion of the farm. The 8.06 acres in CRP receive an annual payment of \$328.45 per acre, providing good income on the few acres of the farm that aren't tillable cropland.



**SCOTT
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Associate Real Estate Broker

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JAKE HANSEN

Real Estate Agent

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Bid Process

Offer Process

- Prospects will submit offers via customized bid form by **Tuesday, September 15th at 10 AM CST. Ask Agent for bid form.**

Seller Options

Round One Bidding Process:

- Prospects will submit a bid by **Tuesday, September 15th at 10 AM CST.** Ask Agent for bid form.
- Cash offers with minimal contingencies
- Accepting property "as is", "where-is"

Seller Options After Round One:

- Accept one bid
- Negotiate with one bid
- Reject all bids and retain ownership
- Ask top 4 bidders to a bid-off on **Tuesday, September 15th at 2 PM CST. Location TBD (Round Two).**

Terms

Ten percent of the purchase price required from successful bidder as earnest money. Buyer(s) will sign Real Estate Sales Agreement, purchasing with no financing contingencies, and must be prepared for cash settlement of the purchase at the time of closing.

Closing

Ideally close within 45 days of final offer date.

Conditions

This sale is subject to all easements, leases and any other restrictions of record. Buyer(s) understand they are purchasing the property "as-is, where-is" unless specifically noted in offer. Any expenses post-closing are solely the responsibility of the Buyer(s). Open lease for 2027 crop year.

Agency Disclaimer

Growthland and their associates are agents of the Seller.

DISCLAIMER - The Seller has supplied the information contained in this Document. Growthland has not audited or otherwise confirmed his information and makes no representations, expressed or implied, as to its accuracy or completeness or the conclusions to be drawn and shall in no way be responsible for the content, accuracy, and truthfulness of such information. Any and all representations shall be made solely by the Seller as set forth in a signed agreement or purchase contract, which agreement or contract shall control the representations and warranties, if any. The marketing information presented in this material is the result of the Seller's representations and research utilizing sources and materials considered to be reliable and to contain information deemed to be relevant to the Properties but without any guarantees or specific statements or implied warranties. Properties being sold "as-is; where-is". By requesting this information package, the recipient acknowledges the responsibility to perform a due diligence review prior to any acquisition of in whole or in part and or merger or interest with or of the Seller.



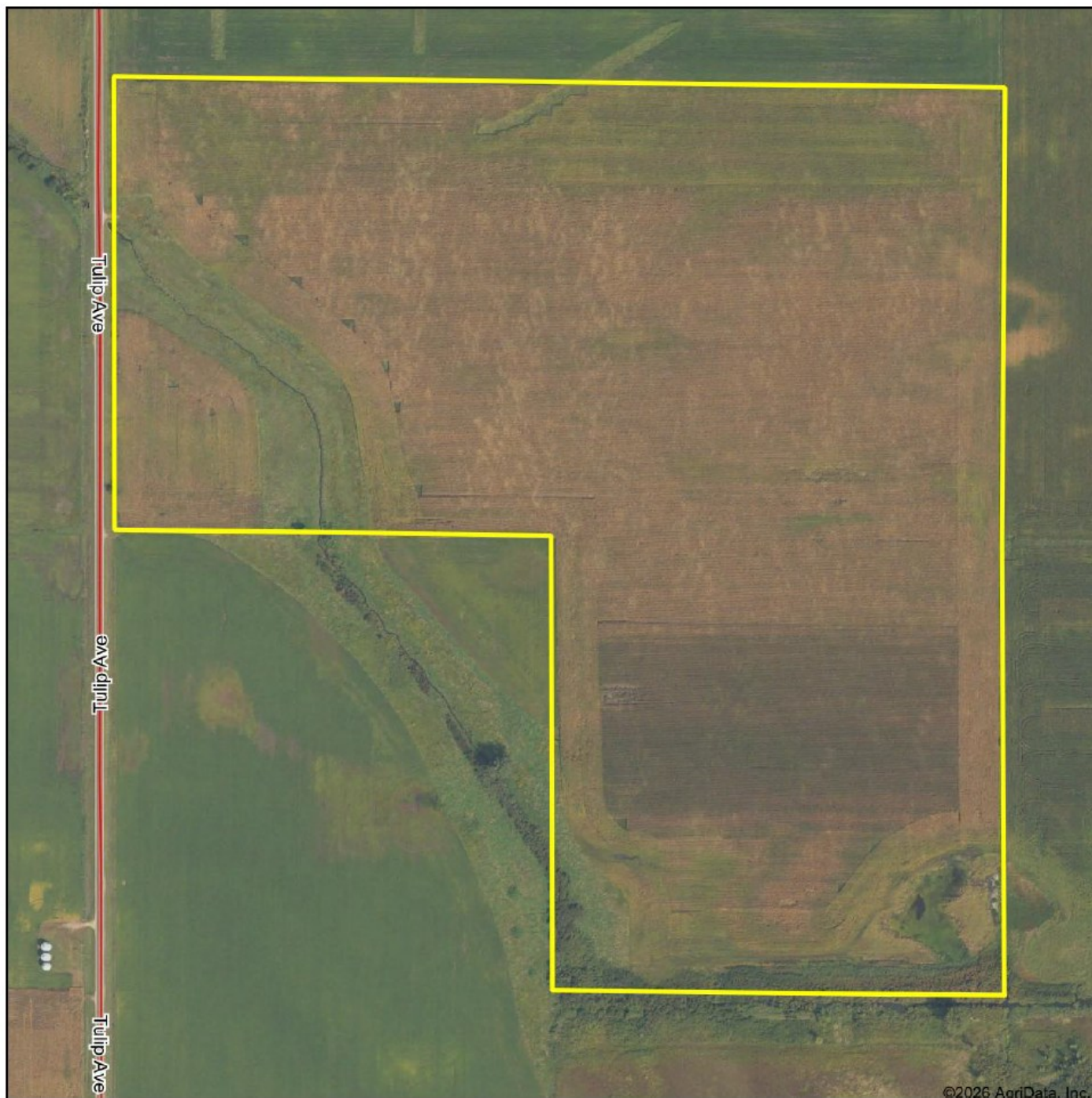
R-19-W

(Landowners)



INGHAM TWP.

Aerial Map



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Property Details

Legal Description:

The S1/2 NE1/4 and the NE1/4 SE1/4 of Section 21, Township 93 North, Range 19 West of the 5th P.M., Franklin County, Iowa.

Township: West Fork

Location:

Located in the northeast corner of Franklin County, approximately 7 miles east-southeast of Sheffield and 10 miles northeast of Hampton. Tulip Avenue borders the west side of the farm, 230th Street lies a half mile north and 220th Street a half mile south.

Acreage Breakdown:

FSA Acres: 119.83
Cropland Acres: 116.28
Tillable Acres: 108.22
CRP Acres: 8.06
Net Taxable Acres: 118.64

Soil Productivity: **Tillable CSR2:** 55.9

Property Taxes: \$ 2,882.00

Parcel Numbers: 0421200003 0421200004 0421400002

School District: West Fork

FSA Farm Base Acres: **Corn Base Acres:** 71.55
Corn PLC Yield: 141
Bean Base Acres: 35.85
Bean PLC Yield: 42

Conservation Reserve Program (CRP):

<u>Contract Number</u>	<u>Expiration Date</u>	<u>Acres</u>	<u>Rental Rate / Acre</u>	<u>Annual Payment</u>
11486	9/30/2031	8.06	\$ 328.45	\$2,647.00

Comments:

This highly tillable farm provides income on almost all acres. The CRP contract paying \$328.45 per acre on 8.06 acres runs until 2031. The existing tenant would be interested in continuing to operate the farm if an owner/operator doesn't purchase the tract. 2026 crop lease has been terminated and the farm is available for the 2027 crop year.



FSA Aerial Map



United States
Department of
Agriculture

Franklin County, Iowa



Legend



Wetland Determination Identifiers

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

Tract Cropland Total: 116.28 acres

2026 Program Year
Map Created February 25, 2026

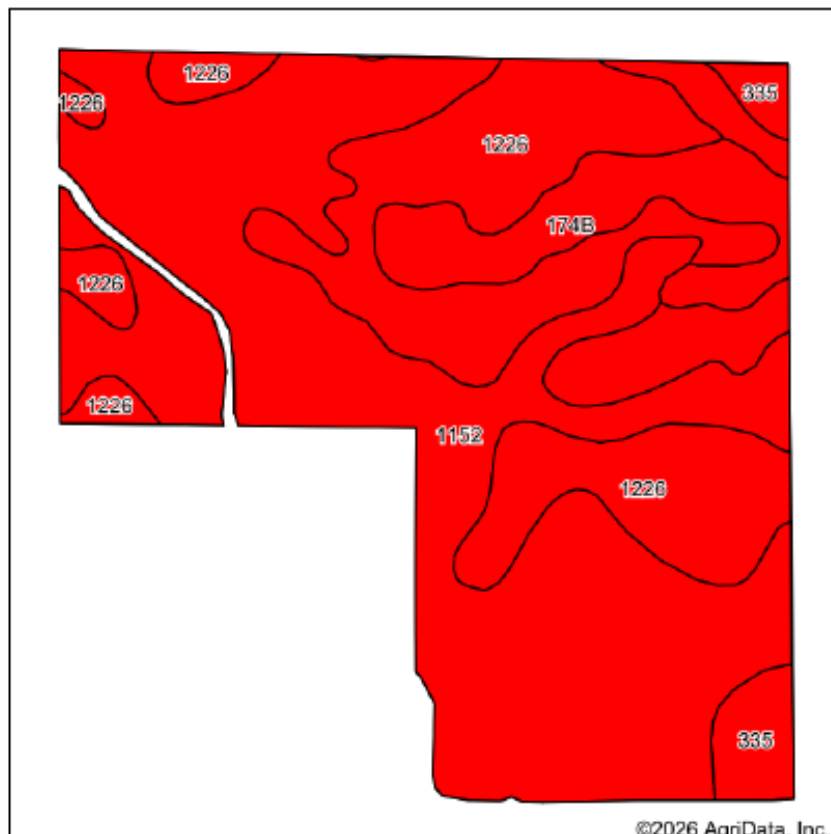
Farm 8751
Tract 5069

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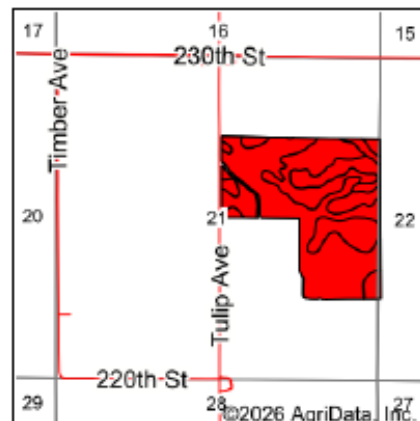
USDA is an equal opportunity provider, employer, and lender.



Soil Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Franklin
Location: 21-93N-19W
Township: West Fork
Acres: 116.28



Area Symbol: IA060, Soil Area Version: 32					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	64.66	55.6%		54
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	38.28	32.9%		59
174B	Bolan loam, 2 to 5 percent slopes	9.52	8.2%		64
335	Harcot loam, 0 to 2 percent slopes	3.82	3.3%		38
Weighted Average					55.9

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



View from the northwest corner looking southeast



View from the east along the south border



View from the northeast corner looking southwest



View near the south border looking north