



Hawkeye Farm  
Mgmt & Real Estate

# 153.75 +/- ACRES OFFERED IN 1 TRACT FARMLAND AUCTION

REPRESENTING  
THE CARAHER FAMILY TRUST  
GREENE COUNTY, IOWA  
WILLOW TOWNSHIP

**11 AM ON THURSDAY, JULY 17, 2025**

SCRANTON COMMUNITY CENTER

900 MADISON STREET, SCRANTON, IA 51462

United Country Hawkeye Farm Mgmt & Real Estate is honored to represent The Caraher Family Trust as they sell this top-tier, Greene County, Iowa farm.

This 153.75+/- Acre Willow Township farm will sell in one single tract at live public auction on **Thursday, July 17th, 2025**. For those unable to attend in person, a Virtual Online Auction option with online bidding will be available. This impressive, short quarter located just Northeast of Bayard, IA displays an 87.2 CSR2 average on 147.95 +/- production acres. Located in a highly sought-after neighborhood, excellent predominant soil types, tile line improvements, and being under the direct care of a quality local tenant all contribute to the farm's caliber. At closing, the buyer will receive a credit for the entire second half cash rent payment.

We look forward to seeing everyone at **11:00 AM at the Scranton Community Center** located in Scranton, Iowa. **For more information contact, Luke Nissen, ALC - Iowa Land Specialist at 712-304-4827 or email [luke@uciowa.com](mailto:luke@uciowa.com).** Representing Attorney: David Morain - Hoyt, Morain, & Homer P.C.

## PRODUCTIVE AG LAND:

- 153.75 +/- ACRES
- 147.95 +/- TILLABLE ACRES
- 87.2 CSR2
- LEASED FOR 2025 GROWING SEASON
- PRIMARY SOIL TYPES: WEBSTER, CLARION, & NICOLLET
- S25-T82N-R32W
- TAXES: 4 PARCELS | \$5,906



## NOTE:

JUST NORTHEAST OF BAYARD, IA

CENTRALLY LOCATED BETWEEN: BAGLEY, BAYARD, JEFFERSON, SCRANTON

The owner reserves the right to reject any and all bids which are subject to seller's approval the day of auction. Any announcements on the day of the sale will supercede all printed material. Information presented is gathered from sources deemed reliable but not guaranteed by United Country Hawkeye Farm Management and Real Estate who represents the seller at auction.

**LUKE NISSEN, ALC**

IOWA LAND SPECIALIST  
(712) 304-4827  
[LUKE@UCIOWA.COM](mailto:LUKE@UCIOWA.COM)

**UCIOWA.COM/AUCTIONS**

**United Country Hawkeye  
Farm Mgmt. & Real Estate**

1010 S. Clinton | Albia, IA 52531

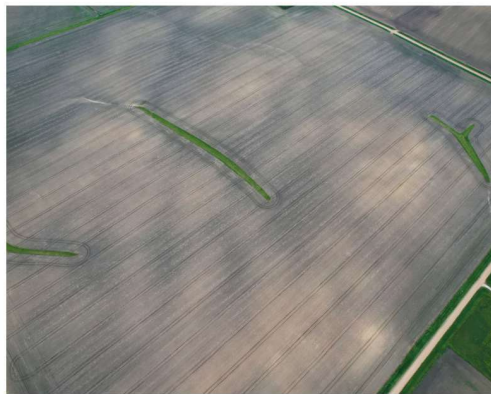
Ryan Ammons-Broker

All Agents Licensed in the State of Iowa.













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#### **DIRECTIONS FROM BAYARD**

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From Bayard, IA leave town heading north on HWY 25. Continue on HWY 25 for 2.5 miles. Turn right heading east on 320<sup>th</sup> Street. Continue on 320<sup>th</sup> Street for 2 miles property is located on the right hand side of the road at the intersection of 320<sup>th</sup> Street & G Avenue.

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#### **DIRECTIONS FROM SCRANTON**

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From Scranton, IA leave town heading south on HWY 25. Continue on HWY 25 for 8.5 miles. Turn left heading east on 320<sup>th</sup> Street. Continue on 320<sup>th</sup> Street for 2 miles property is located on the right hand side of the road at the intersection of 320<sup>th</sup> Street & G Avenue.

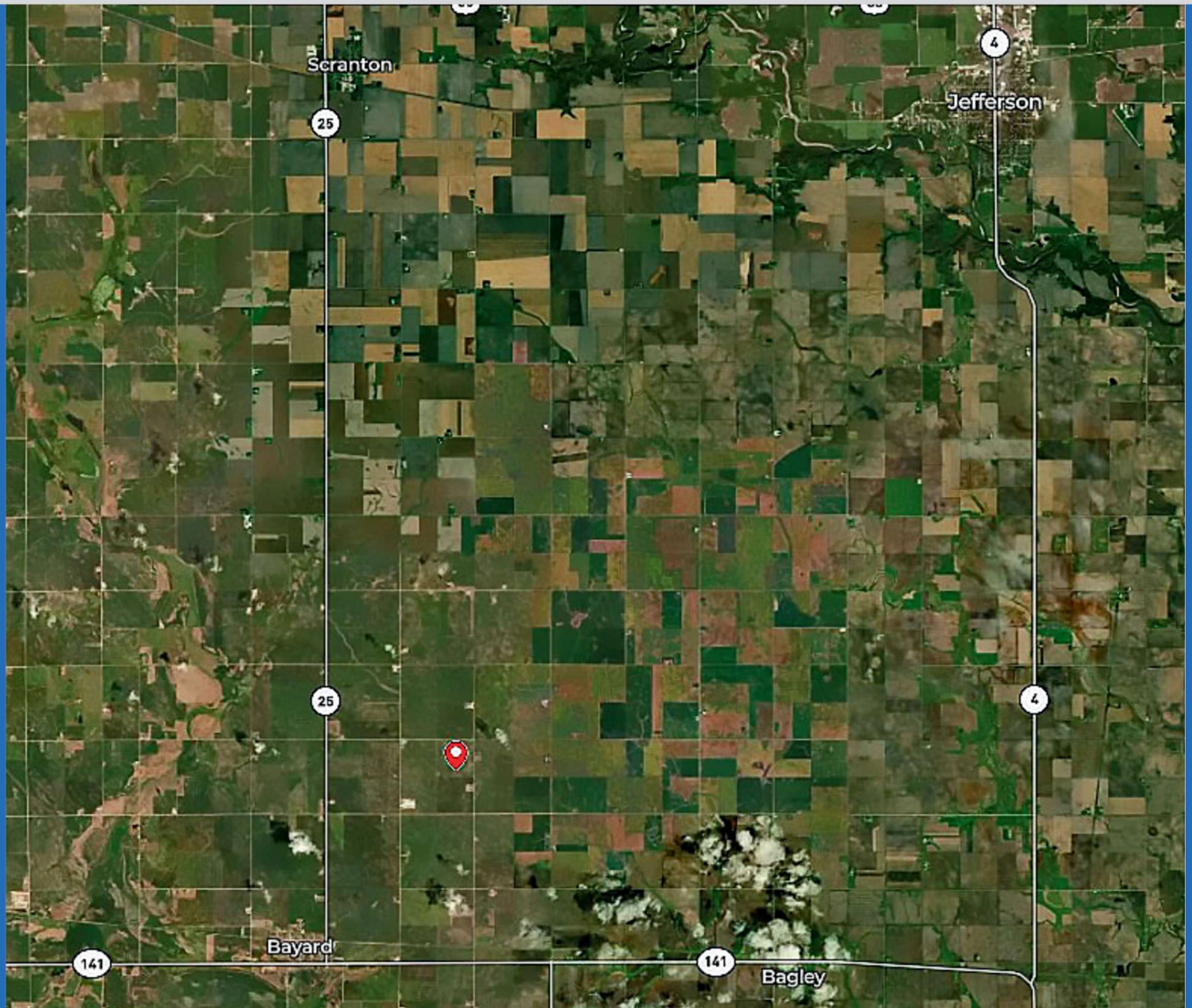


**Hawkeye Farm  
Mgmt & Real Estate**



# CENTRALLY LOCATED BETWEEN

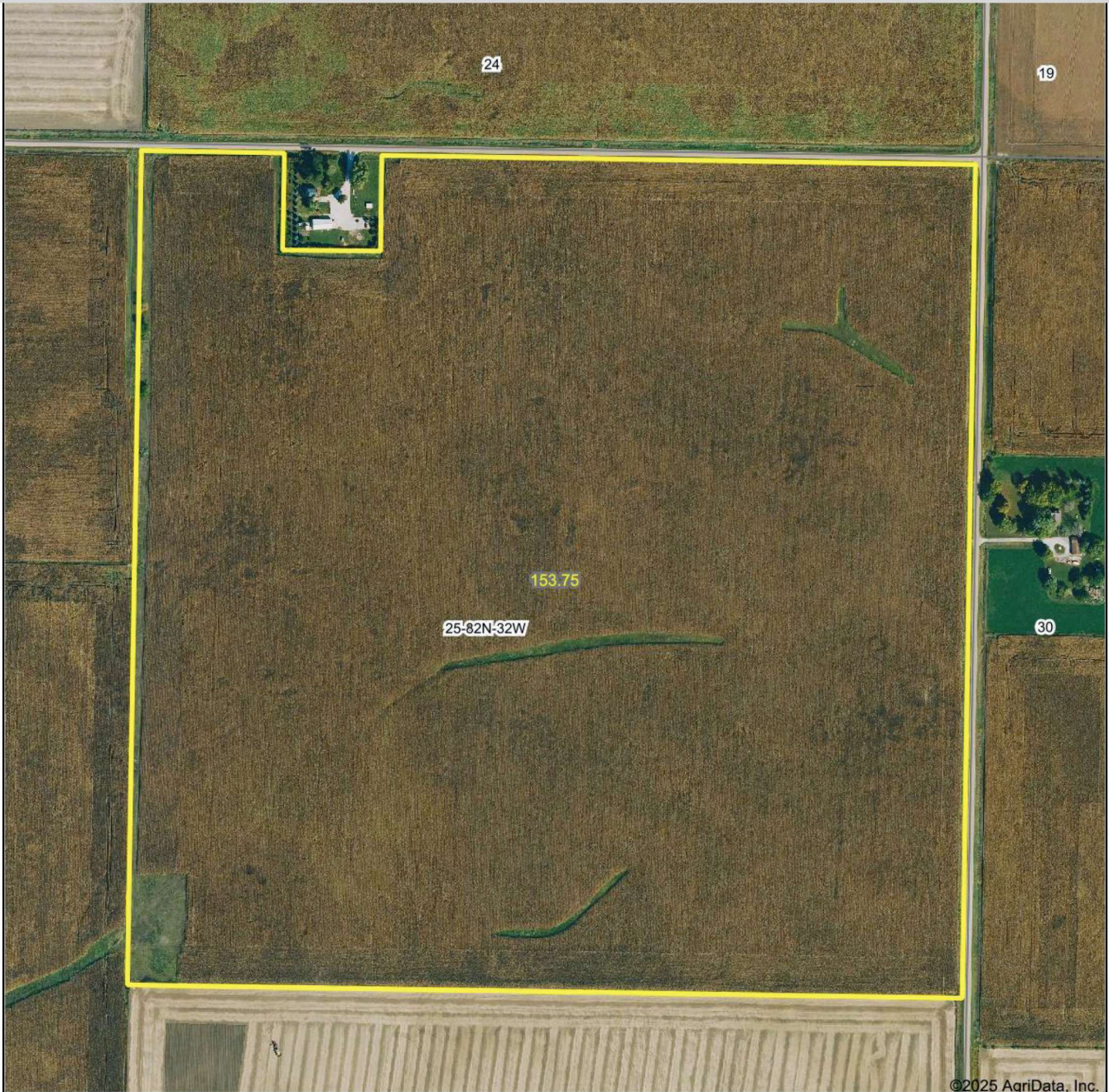
BAGLEY, BAYARD, JEFFERSON, SCRANTON  
JUST NORTHEAST OF BAYARD, IA





# AERIAL MAP

## CARAHER FAMILY TRUST



**Hawkeye Farm Mgmt & Real Estate**

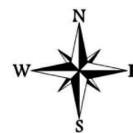


22 N Main, Albion IA Phone: 641-932-7796  
Email: hawkeye@uclova.com  
On the web: www.uclova.com  
www.iowawhitetailfarms.com

Boundary Center: 41° 53' 18.46, -94° 31' 4.13

0ft 492ft 984ft

**25-82N-32W**  
**Greene County**  
**Iowa**



Maps Provided By:



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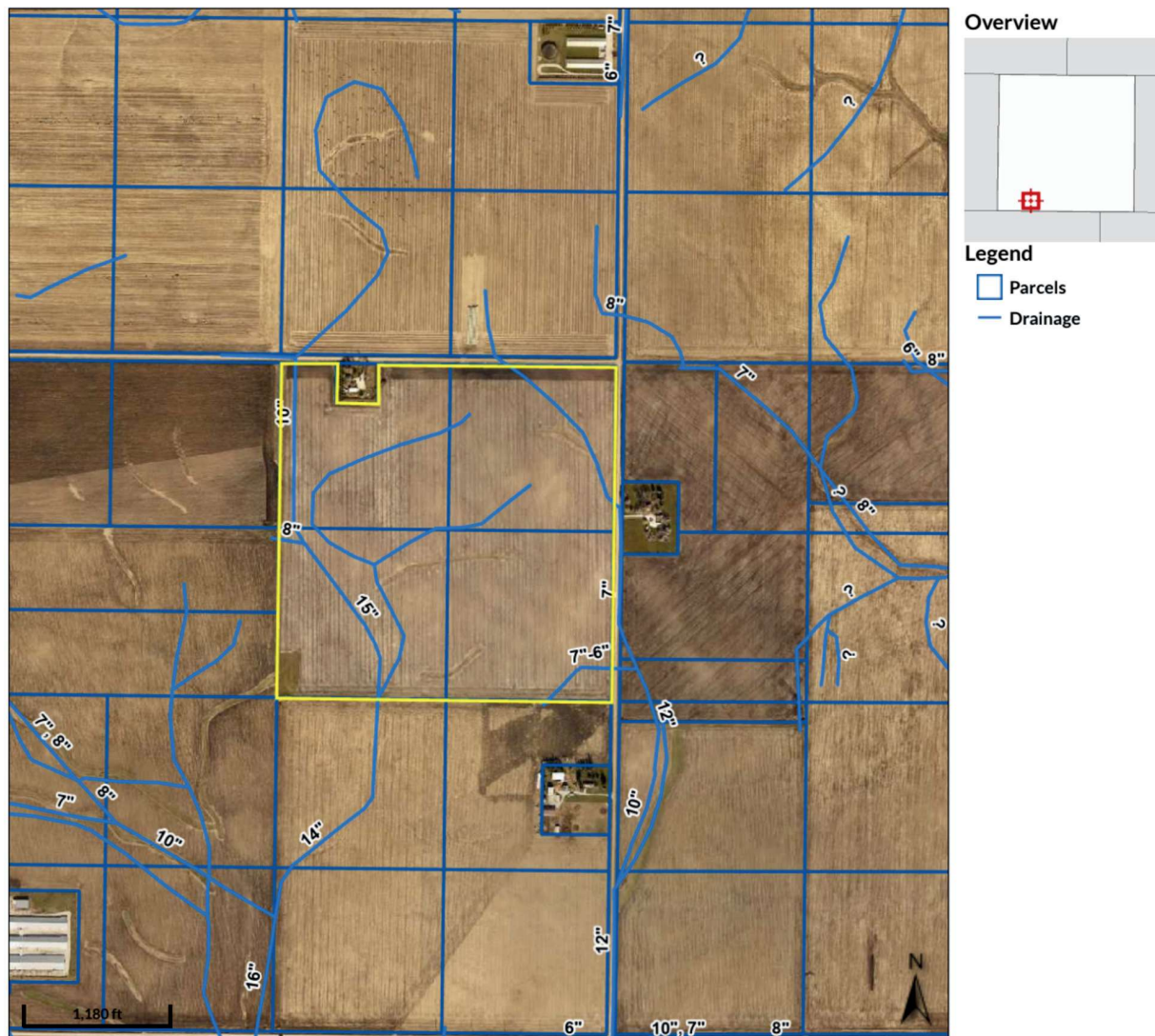
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5/14/2025



# COUNTY DRAINAGE MAP

## CARAHER FAMILY TRUST



Date created: 6/5/2025  
Last Data Uploaded: 6/4/2025 11:21:20 PM

Developed by  **SCHNEIDER**  
GEOSPATIAL

### PRODUCTIVE AG LAND

147.95 +/- TILLABLE ACRES WITH 87.2 CSR2  
PRIMARY SOIL TYPES: WEBSTER, CLARION, NICOLLET

### INVESTMENT OPPORTUNITY

TENANT IN PLACE FOR 2025 GROWING SEASON  
BUYER WILL TAKE POSSESSION MARCH 1, 2026  
BUYER WILL RECEIVE CREDIT FOR 2<sup>ND</sup> HALF RENT



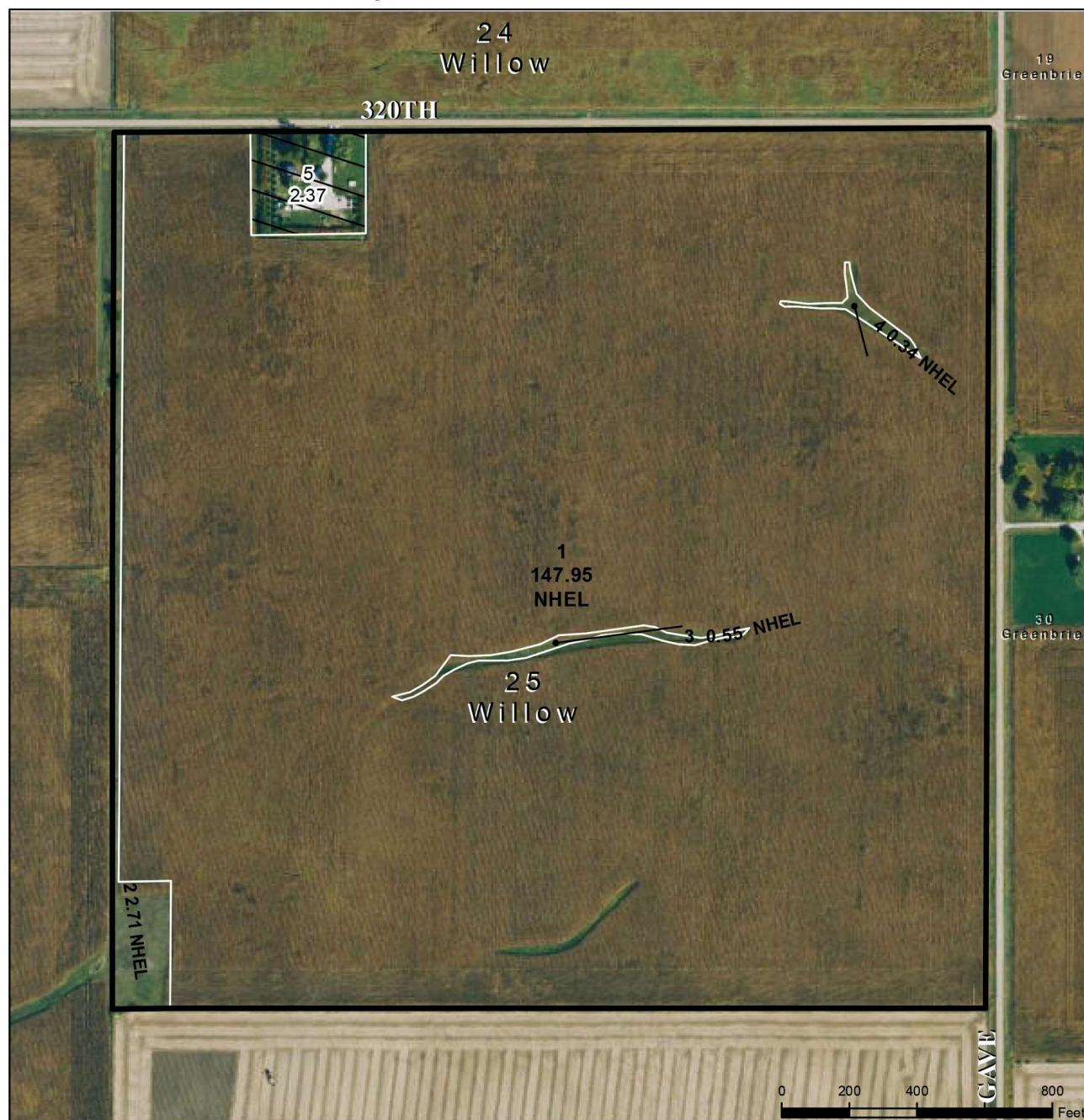
# FSA 156EZ AERIAL MAP

FARM #1411 / TRACT #1556 / 2025 PROGRAM YEAR



United States  
Department of  
Agriculture

Greene County, Iowa



## Legend

- Non-Cropland CRP Iowa PLSS  
Cropland Tract Boundary Iowa Roads
- Wetland Determination**
- Restricted
  - Limited
  - Exempt from Conservation
  - Compliance Provisions
- W N E S

2023 IMAGERY

2025 Program Year

Map Created April 22, 2025

Tract Cropland Total: 151.55 acres

Farm 1411  
Tract 1556

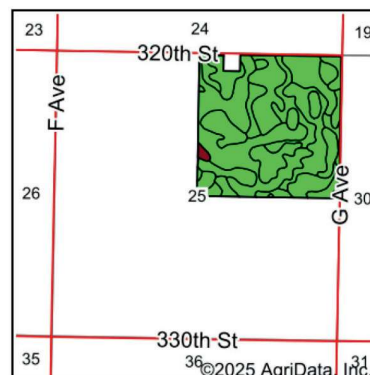
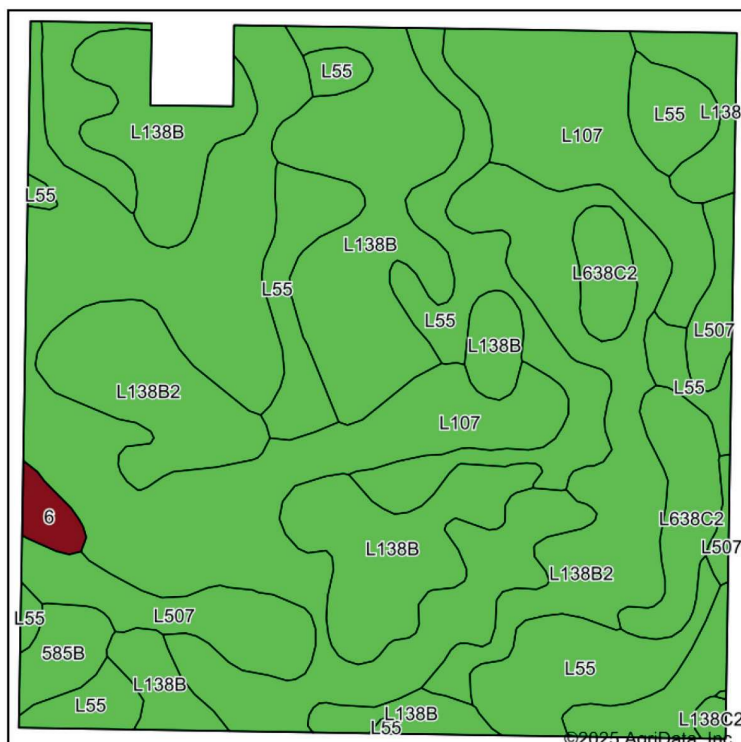
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USDA is an equal opportunity provider, employer, and lender.



# TILLABLE SOILS MAP

## WILLOW TOWNSHIP | GREENE COUNTY, IOWA



State: **Iowa**  
 County: **Greene**  
 Location: **25-82N-32W**  
 Township: **Willow**  
 Acres: **153.75**  
 Date: **5/14/2025**

**Hawkeye Farm Mgmt & Real Estate**

**United Country Real Estate**  
 22 N Main, Albia IA Phone: 641-932-7796  
 Email: hawkeye@albiainc.com  
 On the web: www.albiainc.com  
 www.iowahawkeyefarm.com

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

Area Symbol: IA073, Soil Area Version: 30									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Corn	*n NCCPI Soybeans
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	52.71	34.4%		Ilw	88		77	83
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	34.73	22.6%		Ile	88		75	79
L55	Nicollet loam, 1 to 3 percent slopes	28.17	18.3%		Ie	91		77	84
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	20.78	13.5%		Ile	85		69	68
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	7.52	4.9%		Ilw	87		70	81
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	6.22	4.0%		Ille	75		66	67
585B	Coland-Spillville complex, 1 to 5 percent slopes	2.14	1.4%		Ilw	74	70	83	88
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.11	0.7%		Illw	59	58	74	74
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.37	0.2%		Ille	83		63	64
Weighted Average					1.87	87.2	*-	*n 74.7	*n 79.5

\*\*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.

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

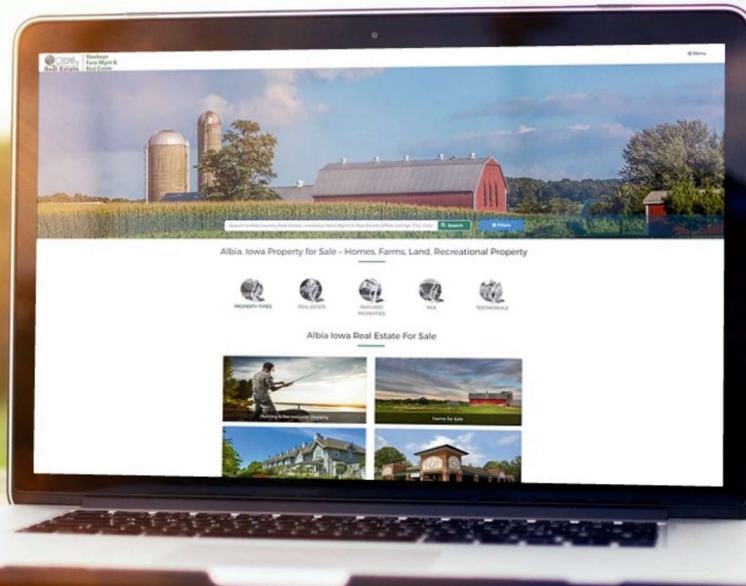


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**LUKE NISSEN, ALC**  
**IOWA LAND SPECIALIST**  
 (712) 304-4827  
 LUKE@UCIOWA.COM



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**AUCTION & TRADITIONAL LISTINGS**  
**"WE ARE READY TO WORK FOR YOU!"**

**United Country Hawkeye Farm Mgmt and Real Estate is a family-owned brokerage and has been serving Iowa since 1989.**

If you are considering management or sale of your Iowa land, call for a no-obligation consultation to determine what options we have available to assist your needs.

**SPECIALIZING IN:**

- Farm Land
- Farm Management
- Recreational and Hunting Land
- Investment Properties
- Acreages
- Live & Online Auctions
- 1031 Exchange Sales



**Hawkeye Farm  
Mgmt & Real Estate**

**1010 S. CLINTON  
ALBIA, IA 52531**

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**United Country Hawkeye Farm Mgmt & Real Estate**

**1010 S. Clinton | Albion, IA 52531**

RYAN AMMONS-BROKER | ALL AGENTS LICENSED IN THE STATE OF IOWA



# UNITED COUNTRY HAWKEYE FARM MGMT & REAL ESTATE

## AUCTION TERMS AND CONDITIONS

**Seller:** Caraher Family Trust

**Representing Attorney:** David Morain – Hoyt, Morain, & Homer P.C.

**Sale Date:** Auction will be held Thursday, July 17, 2025 at 11:00 AM at the Scranton Community Center 900 Madison Street, Scranton, IA 51462.

**Approval of Bids:** Seller is serious about selling this property at auction but does reserve the right to accept or reject the final bid. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer and Seller. Conduction of the auction and increments of bidding are at the direction and discretion of United Country Hawkeye Farm Mgmt & Real Estate and/or the auctioneers.

**Tracts:** 153.75 +/- Acres. Farm will be sold in one single tract.

**Auction Method:** The property will be sold on a price per acre basis based on acres obtained from the Greene County Treasurer. The auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

**Online Bidding Process:** To participate in the bidding process, please register at <http://uciowa.bidwrangler.com/>. Interested bidders can access the real-time auction through our brokerage's auction platform via the Internet. By using this online auction platform, bidders recognize that internet performance can be unpredictable and may occasionally affect access, result in downtime, or lead to slow connections to the platform. Bidders agree that Hawkeye Farm Mgmt & Real Estate, along with its affiliates, members, officers, shareholders, agents, or contractors, cannot be held responsible for any connectivity issues or disruptions that bidders may encounter while using the online auction platform.

**Bidder Registration:** Prospective bidders must register with Hawkeye Farm Management & Real Estate and receive a bidder number to bid at the auction. All online bidders must be approved prior to the auction starting. Be sure to allow ample time for registration approval. Hawkeye Farm Management & Real Estate and its representatives act as agents for the Seller. Winning bidder(s) acknowledge that they are representing themselves in completing the auction sale transaction.

**FSA:** All FSA information, maps, field boundaries and acres are presumed accurate based on the best available information and knowledge of the seller and United Country Hawkeye Farm Management & Real Estate.

**Mineral Rights:** All mineral rights, if any, owned by the Seller will be conveyed to the Buyer.

**Taxes:** Taxes will be pro-rated to the date of closing and based on tax acre estimates as sold per Greene County Treasurer.

**Possession:** Farm is leased for the 2025 growing season and possession will be given on March 1, 2026. Buyer will receive a credit at closing for the 2nd half cash rent payment.

**Subject to:** The sale of this property is subject to any and all easements of record, covenants, restrictions of record and leases.

**As Is-Where Is:** Property is sold "AS IS-WHERE IS" and the Buyer should take time to examine this property thoroughly and rely on their own judgement. The only guarantee from the Seller is a valid, good, and marketable title to the property. Neither the Seller, United Country Hawkeye Farm Mgmt & Real Estate, or the Auctioneers are giving any warranties other than a clear title. Buyer must conduct their own inspections at their own expense prior to bidding at the auction. The winning bidder may obtain financing or use 1031 exchange funds to complete the purchase; however, the final purchase is NOT contingent upon the buyer's ability to secure financing, obtain an appraisal, or complete a 1031 exchange. Auctioneers, United Country Hawkeye Farm Mgmt & Real Estate, or its agents are not responsible for any representation made by Seller or their employees and are not responsible for accidents on the sale property should any occur. Contact United Country Hawkeye Farm Mgmt & Real Estate at 641-932-7796 or Luke Nissen, ALC at 712-304-4827 for a private showing prior to day of sale.

**Contract and Earnest Payment:** Buyer and Seller will enter a standard format Contract for the Sale of Real Estate on the day of auction. Contract will call for 10% earnest money on the day of sale to be held in Hawkeye Farm Mgmt Trust in the form of a personal, corporate or cashier's check with the balance of the purchase price due, in certified funds, at closing on or before August 18, 2025. Contracts will contain no financing or inspection contingencies and Buyer must have their own financing and make their own inspections prior to bidding at this auction. Seller will provide abstract continued through date of sale to Buyer's attorney for title opinion and deliver title by General Warranty Deed. Buyer will be responsible for their own mortgage policies of title insurance (if applicable). The 2024-2025 Property taxes will be prorated. Exact legal to come from deed and abstract. Buyer is responsible for their own investigation of property and/or zoning for their intended use.

**Day of Auction:** Announcements made by the United Country farm Mgmt & Real Estate and Auctioneers ahead of or during the time of sale take precedence over any previously printed materials or any oral statements made. The sale will be controlled by the auctioneer. United Country Hawkeye Farm Mgmt & Real Estate and Auctioneers represent the Seller only. If a tie or dispute occurs between two or more bidders, the Auctioneer may re-open the bidding at the Auctioneer's sole discretion and shall serve as the sole arbiter as to who is or is not allowed to bid. Auctioneer reserves the right to reject any bid that is only a fraction advance over the preceding bid, to regulate bidding and to accept or reject any or all bids. Auctioneer reserves the right to enter bids on behalf of absentee/phone bidders as well as the Seller. Any and all decisions of Auctioneer regarding the conduct of the auction shall be final without liability to any party.

**Agency:** Auction Company United Country Hawkeye Farm Mgmt & Real Estate, Auctioneer and their representatives are exclusive agents of the Seller. Jon Hjelm with the Acre Company acts as the Auctioneer.

THE BIDDING WILL ONLY LAST A FEW  
MINUTES, AND THE AUCTIONEER HAS  
FINAL SAY.





## Hawkeye Farm Mgmt & Real Estate



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### **UNITED COUNTRY HAWKEYE FARM MGMT & REAL ESTATE**

1010 S. CLINTON STREET, ALBIA, IA 52531  
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