

Lakes *of* Madison County

Lease Overview

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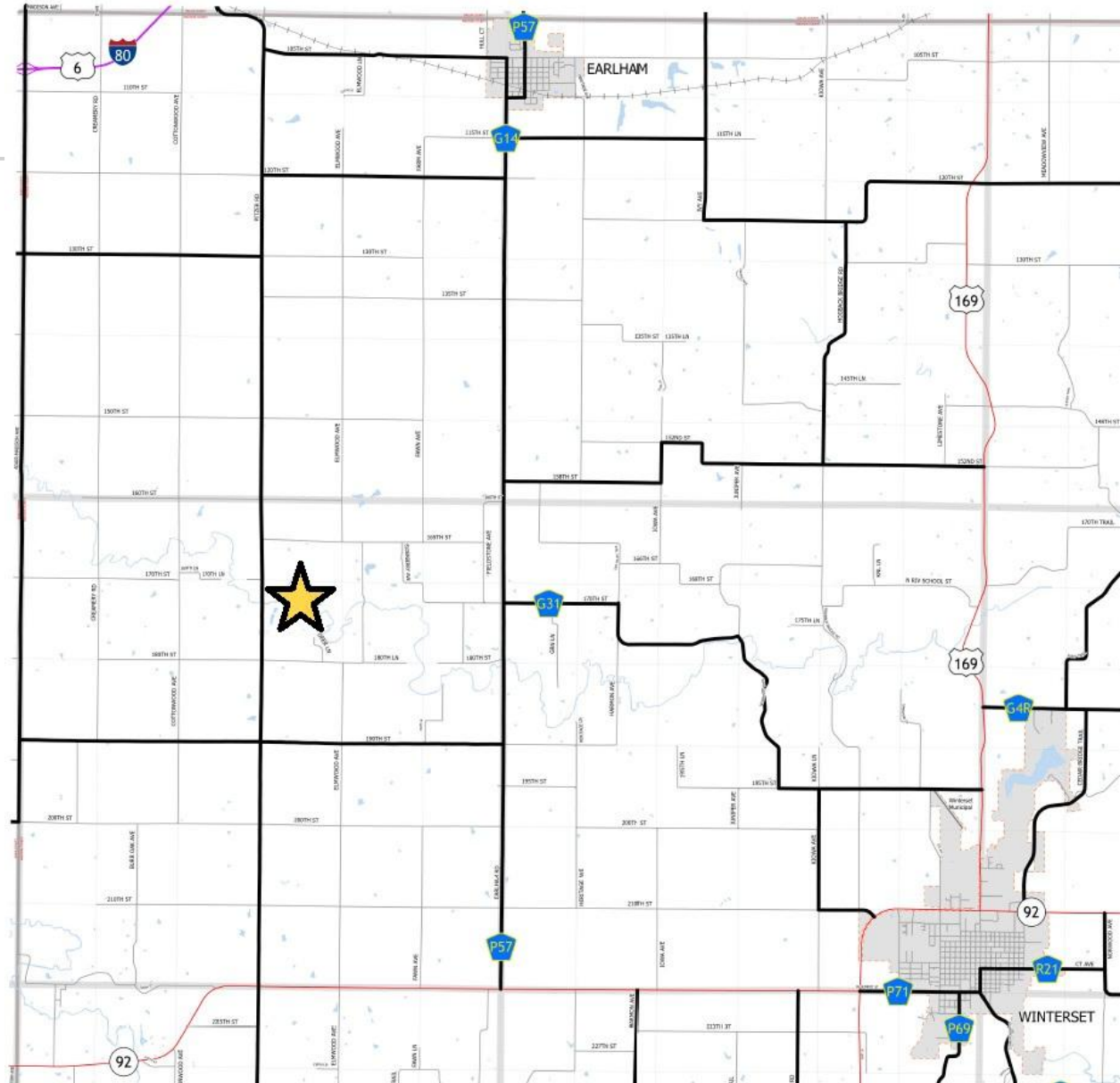


Location

1772 Pitzer Road
(Highway P53)
Earlham, Iowa

From Earlham, head west on 105th Street. Then turn south onto Highway P53 and continue for about 7 miles.

From Winterset, travel west on Highway 92 for about 7.5 miles. Turn north onto Highway P53 and drive for about 4 miles.

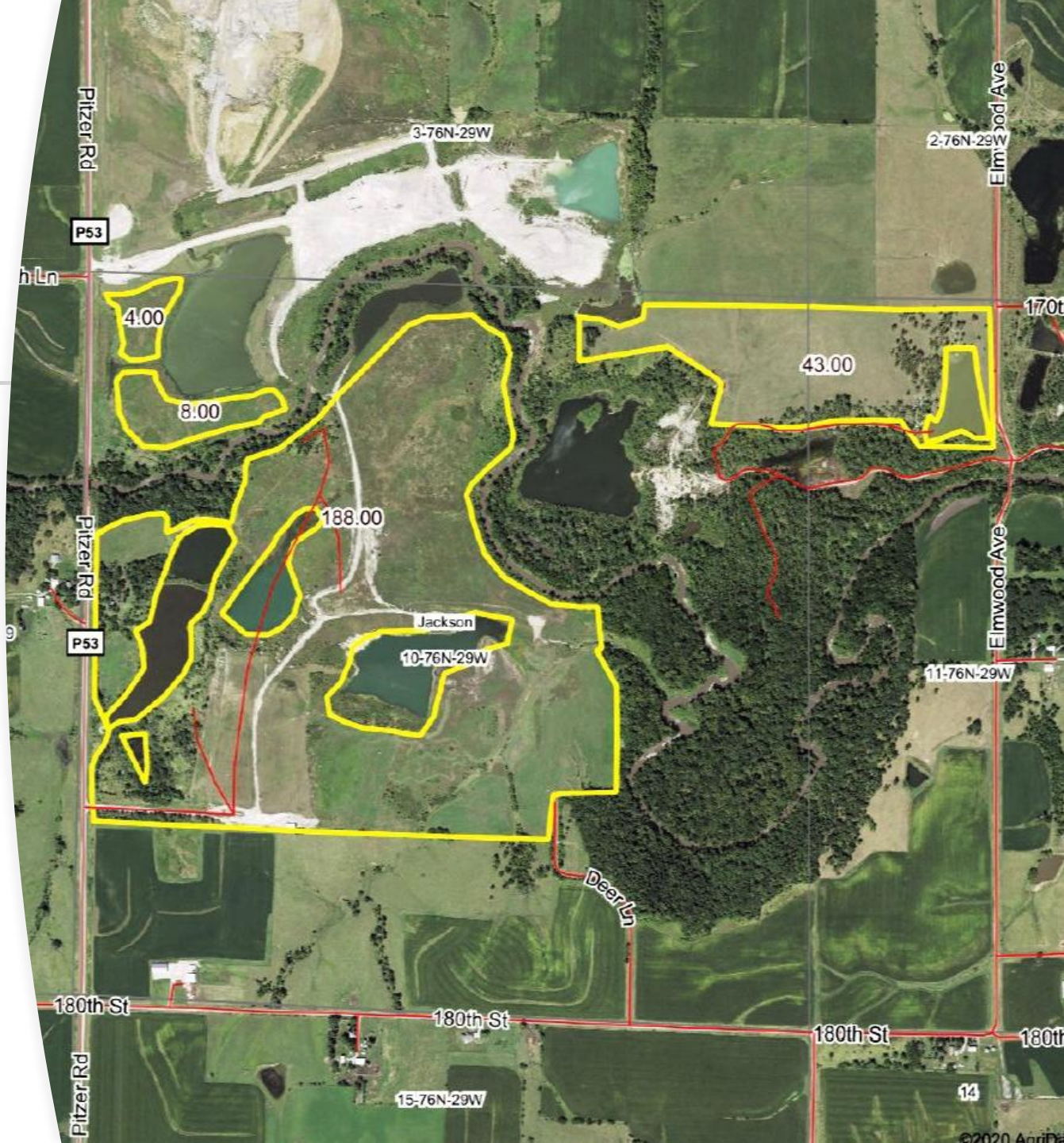


Lease Areas

231.0 permanent
pasture/hay acres

12.0 hay acres

64' x 40'
machine shed





Permanent Pasture

A diverse mix of seasonal grasses and vegetation provides excellent forage throughout the growing season.

Two nice-sized tracts:
▶ 43.0 & 188.0 ▶
Totaling 231.0 acres.



Wide open spaces are accessible for equipment used in pasture maintenance, hay harvest, and fertilizer applications.





Hay

Approximately 12 acres in the northwest corner are unfenced and used for hay harvest.

Additional areas within the pastures are also suitable for haying, offering flexibility for dual-use operations.

Machine Shed

A 64' x 40' machine shed with 12' x 16' overhead doors and a concrete floor provides convenient storage for equipment and supplies.

Whether you're storing haying equipment or livestock tools, this shed adds great value.

Electric service is available at the occupant's expense.



Corral

The corral adjacent to the machine shed was installed at the expense of the current occupant.

These components are not guaranteed to remain with the property; they are available for purchase from the occupant for \$ 2,500.

Please stay in contact with the farm manager to confirm the status prior to the offer deadline.



Fences

Most of the perimeter was newly built in 2020–2021, including long stretches of five-strand barbed wire.

Other sections feature woven wire fencing in good to fair condition.

Fixed, portable, flexible fences — Occupant is responsible for maintenance, assembly, inspection, materials, expenses, repairs, labor, etc., as needed to ensure livestock protection and confinement to the permanent pasture.





Water

True to the “Lakes of Madison County” name, the property includes multiple water bodies accessible to livestock.

Many of the bodies of water feature aphotic zones—deep regions of water that receive no sunlight—remain free of plant and algae growth—ensuring reliable water sources.



Access

Getting in and out is easy.

Paved and gravel roads lead to each tract.

Driveways are wide with solid bases, making them suitable for trucks, trailers, and heavy equipment.





Hunting

Hunting rights are reserved by the landowners and not included in the Farmers National lease.

Hunting rights are being leased to a third party.

Tenant will be cognitive and cooperative with hunting activities so not to infringe on hunting lessee's ability or quality of hunting.



Meet the Farm Manager

Ben Price is The Field Boss™. A Professional Farm Manager & Real Estate Broker Since 2008.

This defiant trade name expresses poise as a professional farm manager and real estate broker associate at Farmers National Company.

Covering territories spanning from Central and South-Central Iowa surrounding the Des Moines area, The Field Boss™ (TFB) is directly responsible for the management of over 100 tracts of land totaling about 18,000 acres.

Each year TFB will negotiate and write around 85 annual farm leases or agreements with over 60 farmers, representing more than 70 landowner clients as third party fiduciary agent.

Custom Farming and Cash Rent management are the greater part of assignments. TFB also implements other lease types including flexible cash rent, bushel, net share, custom blend and supplemental crop share.

TFB has worked diligently to grasp the ever-increasing interest in large scale organic farming. TFB is also well versed with hay, pasture and commits to keep over 60 Conservation Reserve (CRP) contracts in compliance.

www.TheFieldBoss.Farm

