

EMMET COUNTY LAND

AUCTION

Tuesday, November 9th, 2021
Sale Starts 10:00 A.M.

Sale Located: Armstrong Community Center, 519 6th St., Armstrong, IA

SELLING 48 ACRES



TERMS ON LAND

10% nonrefundable payment, due day of the sale, with balance due on or before December 16th, 2021 or when title is ready. Full terms of the purchase contract available day of sale. The sale is subject to the current tenant's rights.

The current lease has been terminated by the sellers. Sellers guarantee a clear and merchantable title on the property at closing.

All prospective buyers are encouraged to inspect and verify all information provided herein. Property being sold in "AS IS" condition. Final sale is subject to the Sellers approval or rejection. Auction staff and attorneys represent sellers for this transaction. Any announcements made on sale day take precedence over written material.

AUCTION NOTE

The Peterson family has made the decision to sell their family farmland. This is an opportunity to purchase farmland with an 80.7 CSR2 that lays level and is under very good farm management. The farm has good drainage. Call for more info or complete packet. See you sale day.

F.S.A. INFORMATION

Total Acres	48 Acres
Tillable Acres	47.6 Acres
Corn Base.....	24 Acres
Corn Yield.....	177 Bushels per acre
Soybean Base	23.6 Acres
Soybean Yield.....	48 Bushels per acre
CSR 2	80.7
Property Tax	\$1260.00 per year

LEGAL DESCRIPTION

Part of the Northwest Quarter (NW ¼); Southeast Quarter (SE ¼); part of of the Southwest Quarter (SW ¼, SE ¼) of Section 14, Township 99 North, 31 West, Emmet County, IA

PHYSICAL DESCRIPTION: Located along the east side of the Armstrong Golf Course, Armstrong, IA.

TAXES

Taxes are \$1,260.00 per year and will be prorated to the date of closing.
Buyers to assume all further taxes on property.

www.howellrealestateandauktion.com

HOWELL
Real Estate
& Auction

220 Central Avenue
Estherville, IA
712-362-4844

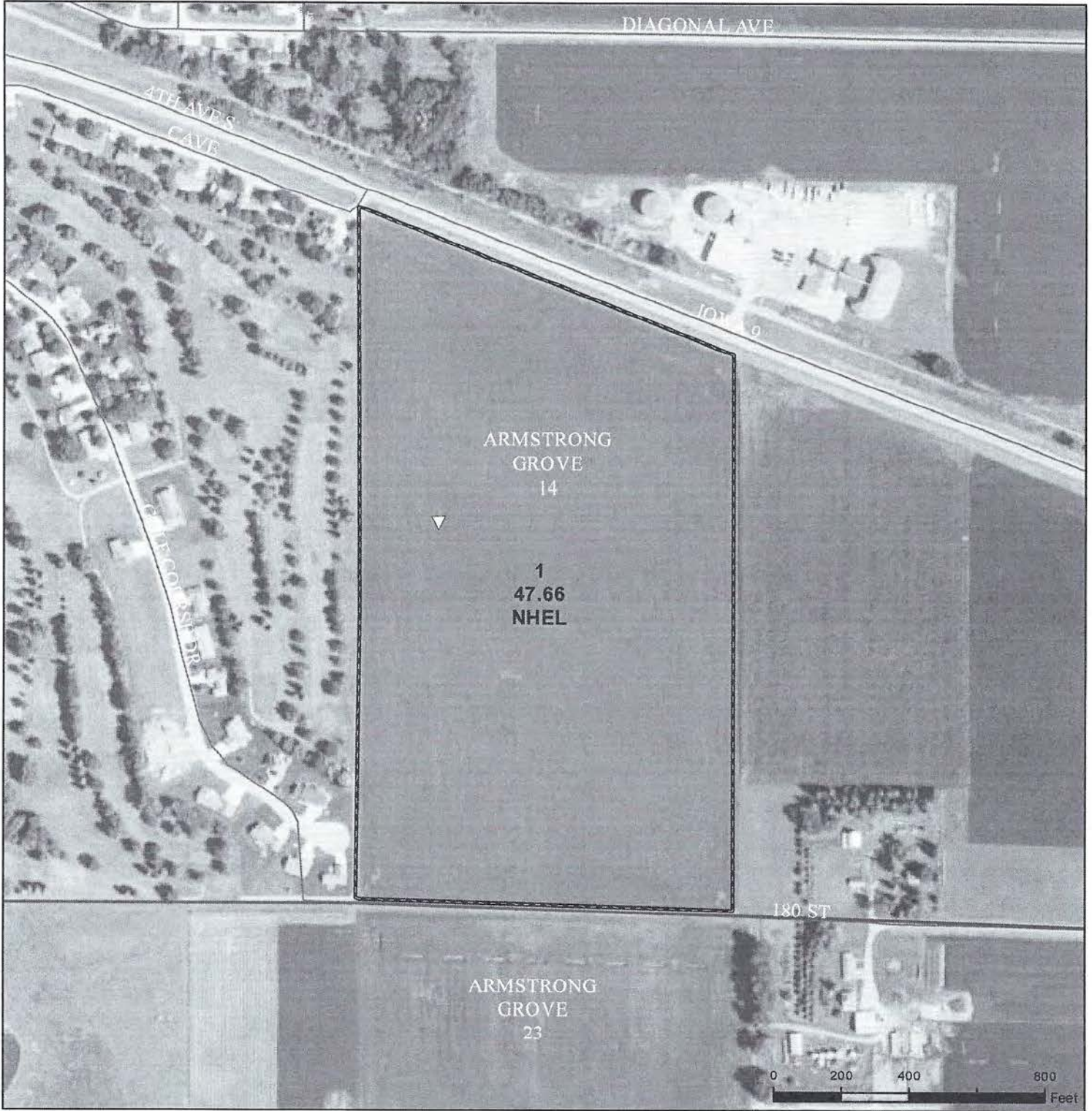
Larry Howell - 712-260-9693
Mark Howell - 712-260-9690
Gary Helmers - 507-236-2921

Peterson Family Farm - Owner
Lynn Fillenwarth (Fillenwarth Law Office) - Attorney



United States
Department of
Agriculture

Emmet County, Iowa



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 47.66 acres

2021 Program Year

Map Created March 30, 2021

Farm 3443

Tract 10844

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

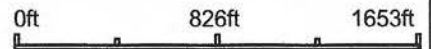
USDA is an equal opportunity provider, employer, and lender.

Aerial Map



©2021 AgriData, Inc.

Map Center: 43° 23' 13.33, -94° 28' 14.44



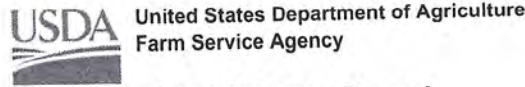
14-99N-31W
Emmet County
Iowa



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com

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

IOWA
EMMET
Form: FSA-156EZ



FARM : 3443
Prepared : 9/29/21 7:50 AM
Crop Year : 2022

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : JOHN JULIUS IRMITER
Farms Associated with Operator : 19-063-2054, 19-063-3443, 19-109-10924
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
47.66	47.66	47.66	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	47.66	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	24.00	0.00	177	
Soybeans	23.60	0.00	48	
TOTAL	47.60	0.00		

NOTES

Tract Number : 10844
Description : W½ S½ SE¼ 14S 99 31 AG
FSA Physical Location : IOWA/EMMET
ANSI Physical Location : IOWA/EMMET
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : HELEN PETERSON
Other Producers : None
Recon ID : None

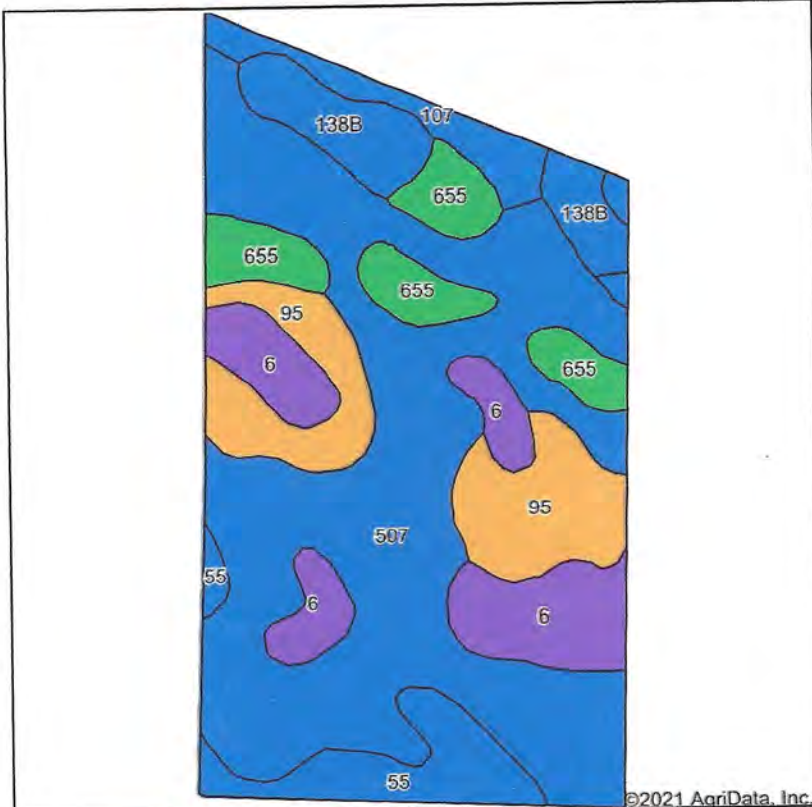
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
47.66	47.66	47.66	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	47.66	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

Soils Map



State: **Iowa**
 County: **Emmet**
 Location: **14-99N-31W**
 Township: **Armstrong Grove**
 Acres: **47.66**
 Date: **9/28/2021**

Maps Provided By:



Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.

© AgriData, Inc. 2021

www.AgriDataInc.com

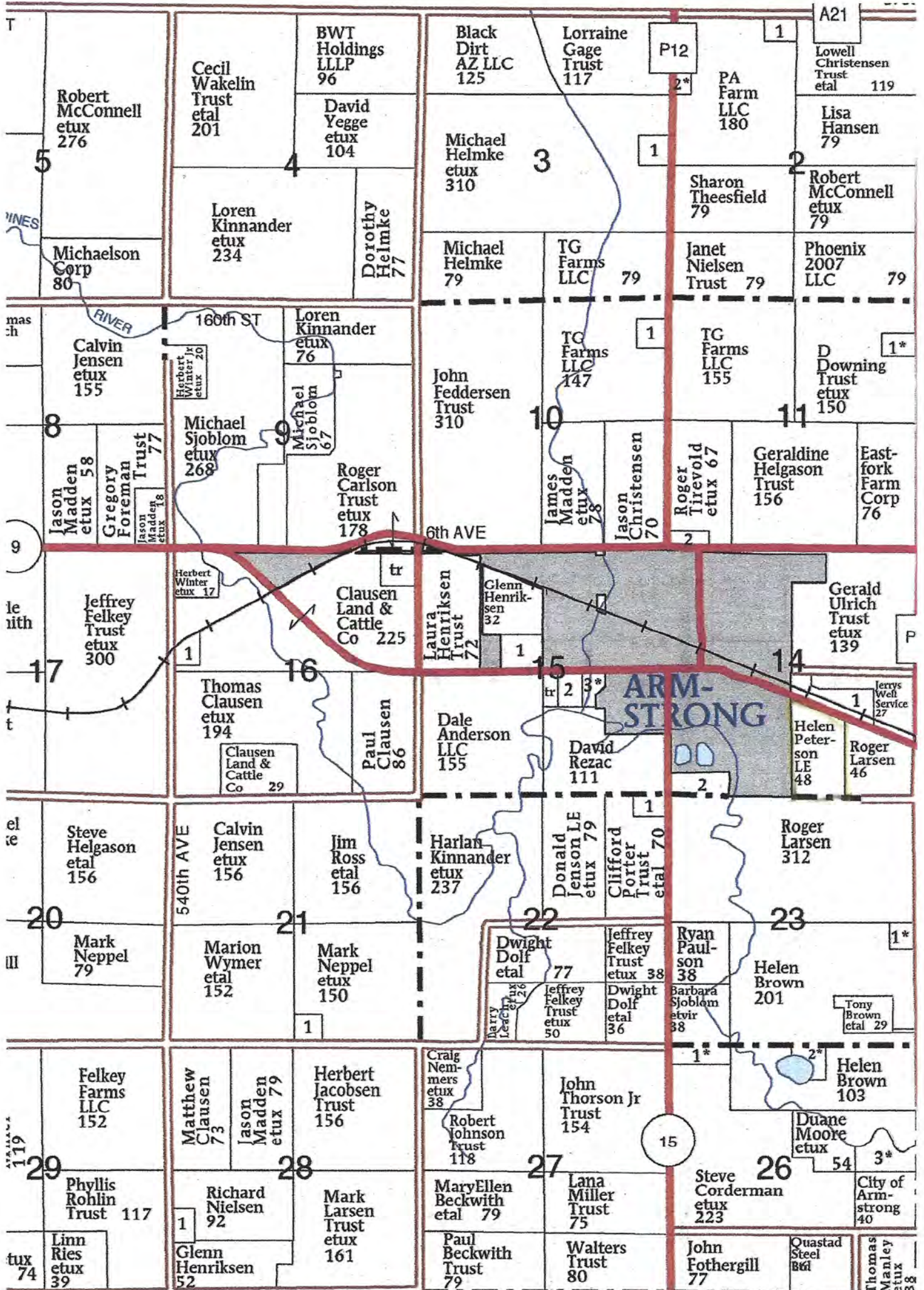
Area Symbol: IA063, Soil Area Version: 30								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	23.30	48.9%		IIw	84	73	81
95	Harp clay loam, 0 to 2 percent slopes	6.18	13.0%		IIw	72	57	82
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.88	12.3%		IIIw	59	53	74
655	Crippin loam, 1 to 3 percent slopes	4.01	8.4%		Ie	91	77	87
55	Nicollet clay loam, 1 to 3 percent slopes	3.39	7.1%		Iw	89	82	82
138B	Clarion loam, 2 to 6 percent slopes	3.12	6.5%		Ile	89	74	84
107	Webster clay loam, 0 to 2 percent slopes	1.78	3.7%		IIw	86	77	82
Weighted Average						80.7	69.6	*n 81.1

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



A21

Robert
McConnell
et ux
276

Cecil
Wakelin
Trust
etal
201

BWT
Holdings
LLP
96

David
Yegge
et ux
104

Black
Dirt
AZ LLC
125

Lorraine
Gage
Trust
117

P12
2*

PA
Farm
LLC
180

Lowell
Christensen
Trust
etal
119

Michael
Helmke
et ux
310

Loren
Kinnander
et ux
234

Dorothy
Helmke
77

Sharon
Theesfield
79

Lisa
Hansen
79

Robert
McConnell
et ux
79

Michaelson
Corp
80

Michael
Helmke
79

TG
Farms
LLC
79

Janet
Nielsen
Trust
79

Phoenix
2007
LLC
79

Calvin
Jensen
et ux
155

Loren
Kinnander
et ux
76

John
Feddersen
Trust
310

TG
Farms
LLC
147

TG
Farms
LLC
155

D
Downing
Trust
et ux
150

Jason
Madden
et ux
58

Gregory
Foreman
Trust
77

Michael
Sjoblom
et ux
268

Michael
Sjoblom
67

Roger
Carlson
Trust
et ux
178

James
Madden
et ux
78

Jason
Christensen
70

Roger
Tirevold
et ux
67

Geraldine
Helgason
Trust
156

East-
fork
Farm
Corp
76

Jeffrey
Felkey
Trust
et ux
300

Herbert
Winter
et ux
17

Clausen
Land &
Cattle
Co
225

Laura
Henriksen
Trust
72

Glenn
Henrik-
sen
32

Gerald
Ulrich
Trust
et ux
139

Thomas
Clausen
et ux
194

Clausen
Land &
Cattle
Co
29

Paul
Clausen
86

Dale
Anderson
LLC
155

David
Rezac
111

Helen
Peterson
LE
48

Roger
Larsen
46

Steve
Helgason
etal
156

Calvin
Jensen
et ux
156

Jim
Ross
etal
156

Harlan
Kinnander
et ux
237

Donald
Jensen
LE
79

Clifford
Porter
Trust
etal
70

Roger
Larsen
312

Mark
Neppel
79

Marion
Wymer
etal
152

Mark
Neppel
et ux
150

Dwight
Dolf
etal
77

Jeffrey
Felkey
Trust
et ux
50

Dwight
Dolf
etal
36

Jeffrey
Felkey
Trust
et ux
38

Ryan
Paulson
38

Tony
Brown
etal
29

Felkey
Farms
LLC
152

Matthew
Clausen
73

Jason
Madden
et ux
79

Herbert
Jacobsen
Trust
156

Craig
Nem-
mers
et ux
38

Robert
Johnson
Trust
118

John
Thorson Jr
Trust
154

Helen
Brown
103

Duane
Moore
et ux
54

Phyllis
Rohlin
Trust
117

Richard
Nielsen
92

Mark
Larsen
Trust
et ux
161

MaryEllen
Beckwith
etal
79

Lana
Miller
Trust
75

Steve
Corderman
et ux
223

City of
Arm-
strong
40

Linn
Ries
et ux
39

Glenn
Henriksen
52

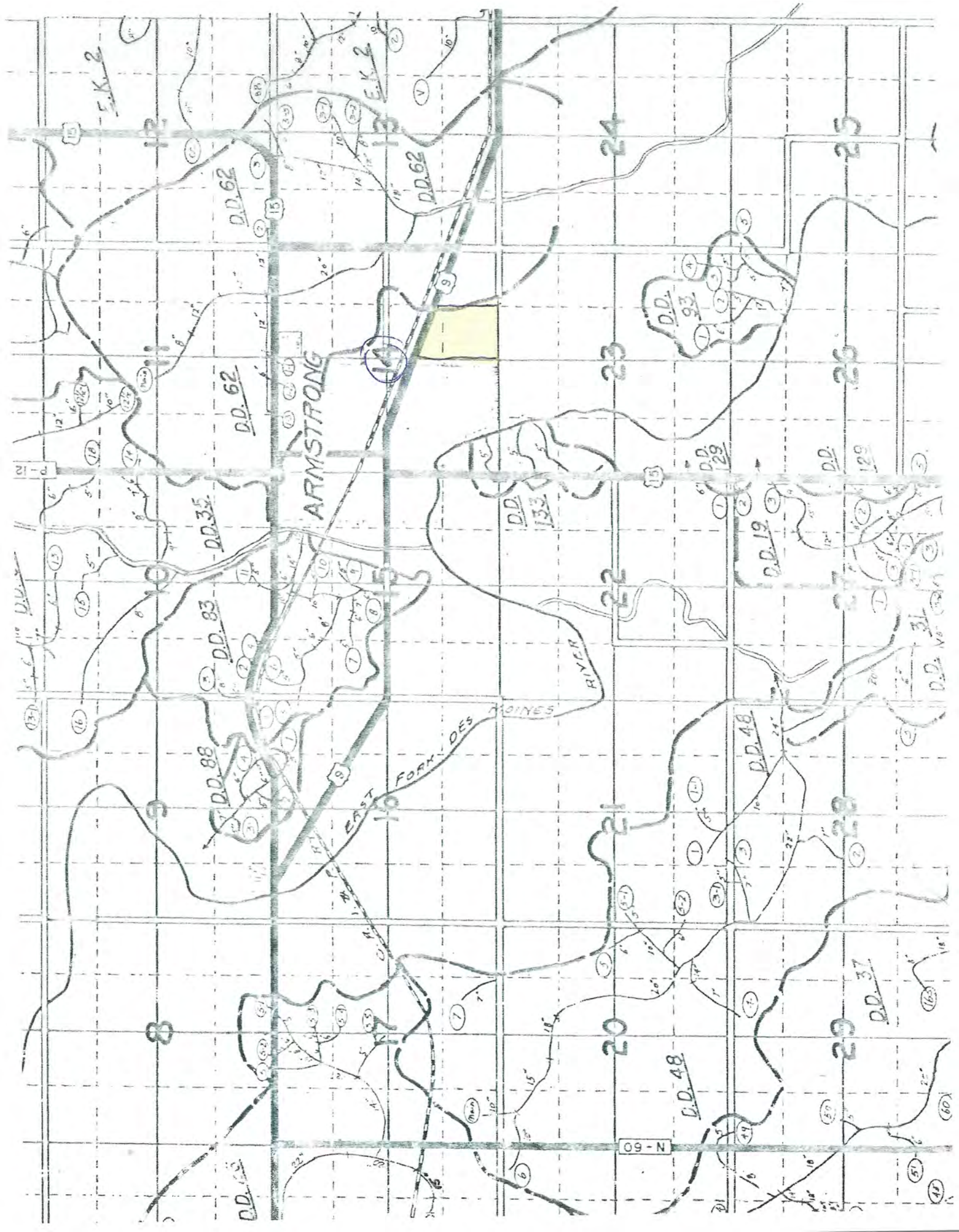
Paul
Beckwith
Trust
79

Walters
Trust
80

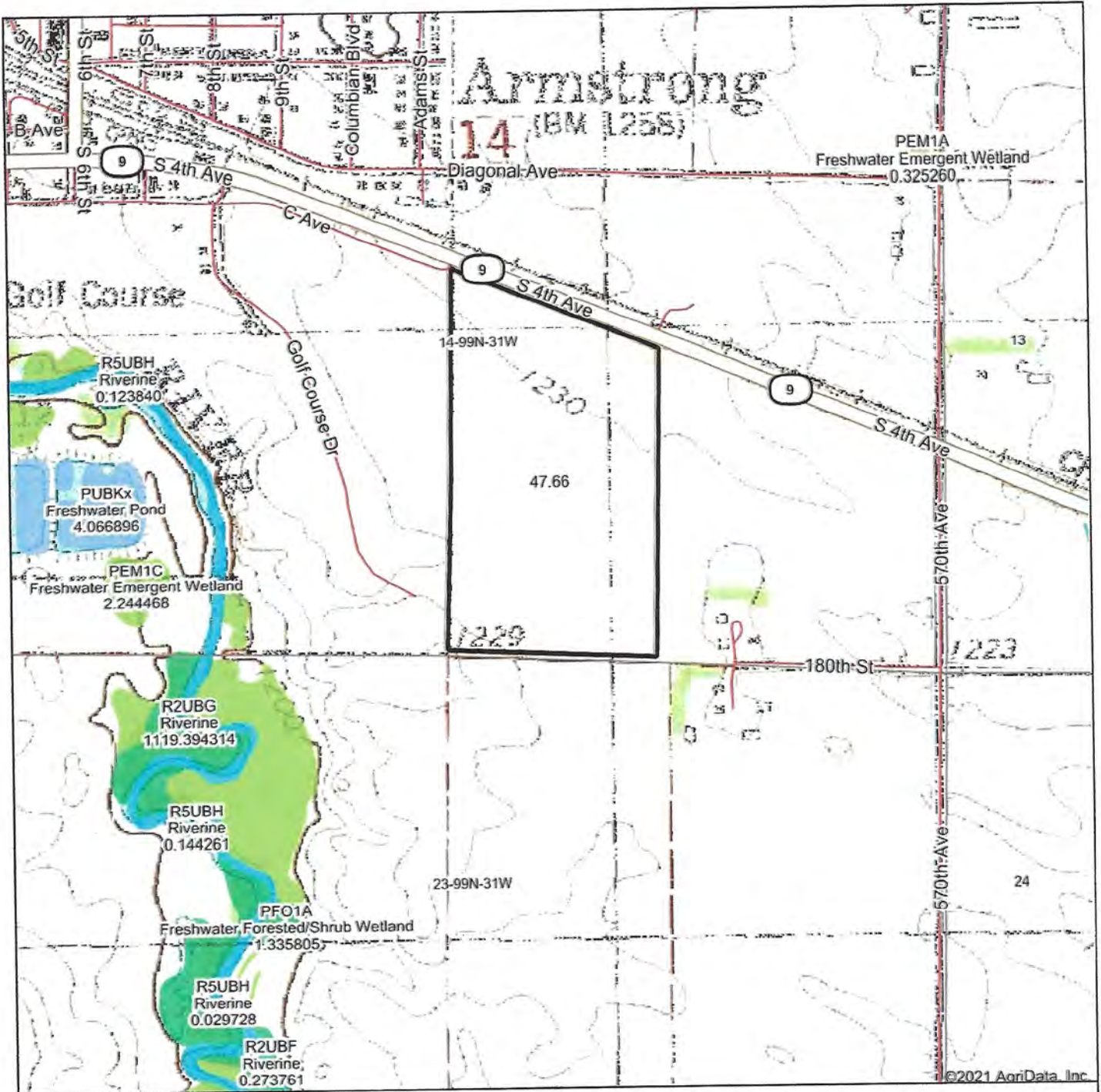
John
Fothergill
77

Quastad
Steel
Brd

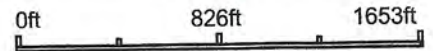
Thomas
Manley
et ux
28



Topography Map



map center: 43° 23' 13.33, -94° 28' 14.44



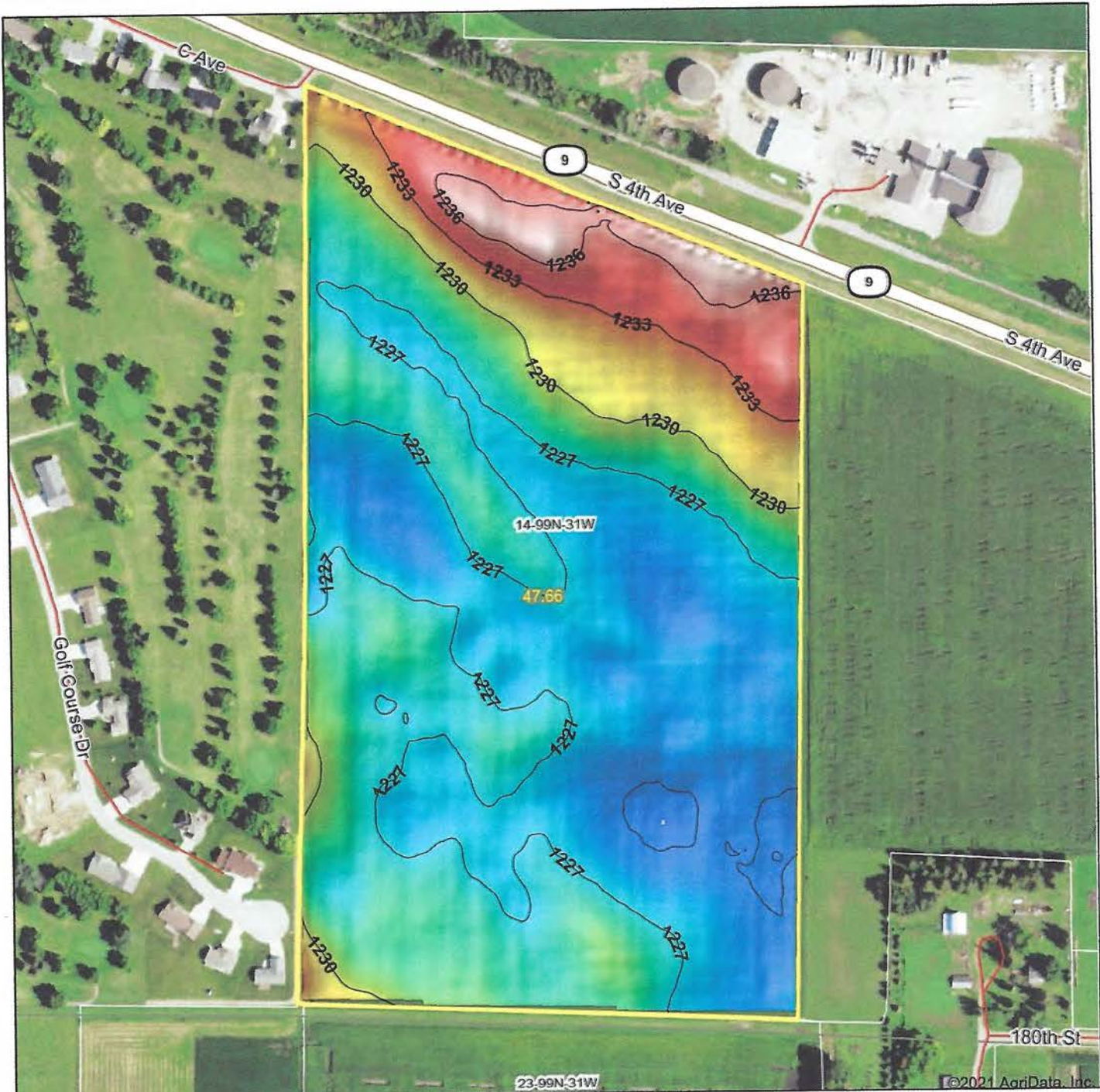
14-99N-31W
Emmet County
Iowa



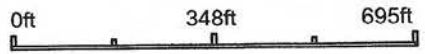
Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

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

Topography Hillshade



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,223.5
 Max: 1,237.9
 Range: 14.4
 Average: 1,228.2
 Standard Deviation: 3.15 ft

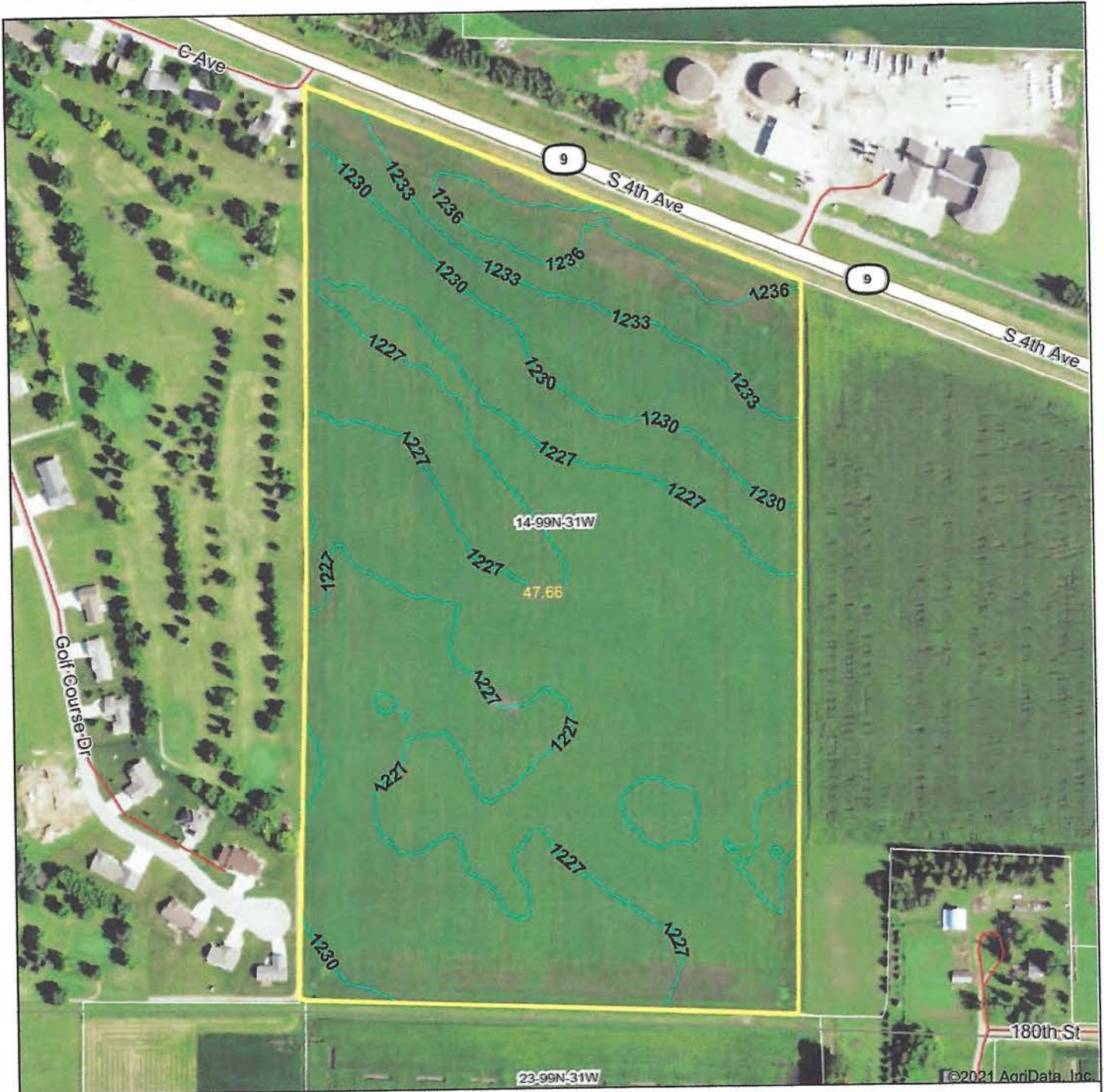


14-99N-31W
Emmet County
Iowa

map center: 43° 23' 13.33, -94° 28' 14.44

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com
 Field borders provided by Farm Service Agency as of 5/21/2008.

Topography Contours



Source: USGS 3 meter dem

Interval(ft): 3.0

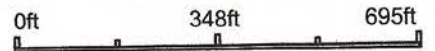
Min: 1,223.5

Max: 1,237.9

Range: 14.4

Average: 1,228.2

Standard Deviation: 3.15 ft



9/28/2021

14-99N-31W
Emmet County
Iowa

Map Center: 43° 23' 13.33, -94° 28' 14.44

Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

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

PLSS Legal Description



Acres: **47.66**
 Date: **9/28/2021**
 Township: **Armstrong Grove**
 County: **Emmet**
 State: **Iowa**



PLSS Source: **Bureau of Land Management (BLM)**
 PLSS Note: **BLM contains Government Lots and Quarters. Availability and accuracy will vary by location**

Short Legal:

PT NWSE; PT SWSE 14-99N-31W

Long Legal:

PART OF THE NW1/4 SE1/4; PART OF THE SW1/4 SE1/4 OF SECTION 14, TOWNSHIP 99 NORTH, 31 WEST, EMMET COUNTY, IOWA

Summary

Parcel ID 0814451002
Alternate ID
Property Address N/A
Sec/Twp/Rng 14-99-31
Brief Tax Description SW SE EX E TRACT 14 99 31
 (Note: Not to be used on legal documents)
Deed Book/Page 2017-00809 (6/23/2017)
Contract Book/Page
Gross Acres 33.88
Net Acres 33.88
Adjusted CSR Pts 2646.15
Class A - Agriculture
 (Note: This is for tax purposes only. Not to be used for zoning.)
District AGARA - ARMSTRONG GROVE TWP/A-R SCH/ARMSTRONG BFD
School District NORTH UNION SCHOOL

Owner

Deed Holder
PETERSON, HELEN M LIFE ESTATE
700 COLUMBIAN BLVD APT 3
ARMSTRONG IA 50514

Contract Holder

Mailing Address
 PETERSON, HELEN M LIFE ESTATE
 700 COLUMBIAN BLVD APT 3
 ARMSTRONG IA 50514

Land

Lot Area 33.88 Acres ; 1,475,813 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
5/8/2015	PETERSON, MARK A	THACKERY, CONNIE M ETAL	2017/00809	Transfer of partial interest	Deed		\$0.00

☒ There are other parcels involved in one or more of the above sales:
Recording: 2017/00809 - Parcel: 0814402002

Valuation

	2021	2020	2019	2018	2017
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$47,600	\$47,600	\$47,600	\$71,400	\$71,400
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$47,600	\$47,600	\$47,600	\$71,400	\$71,400
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$47,600	\$47,600	\$47,600	\$71,400	\$71,400

Taxation

	2020	2019	2018	2017
	Pay 2021-2022	Pay 2020-2021	Pay 2019-2020	Pay 2018-2019
+ Taxable Land Value	\$39,999	\$38,786	\$40,079	\$38,876
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$39,999	\$38,786	\$40,079	\$38,876
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$39,999	\$38,786	\$40,079	\$38,876
x Levy Rate (per \$1000 of value)	21.79121	21.79006	21.57427	21.96297
= Gross Taxes Due	\$871.63	\$845.15	\$864.68	\$853.83
- Ag Land Credit	(\$17.51)	(\$17.69)	(\$17.81)	(\$16.36)
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$854.00	\$828.00	\$846.00	\$838.00

Summary

Parcel ID 0814402002
Alternate ID
Property Address N/A
Sec/Twp/Rng 14-99-31
Brief Tax Description PT NW SE LYING SO RR 14 99 31
(Note: Not to be used on legal documents)
Deed Book/Page 2017-00809 (6/23/2017)
Contract Book/Page
Gross Acres 14.50
Net Acres 14.50
Adjusted CSR Pts 1252.91
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District AGARA - ARMSTRONG GROVE TWP/A-R SCH/ARMSTRONG BFD
School District NORTH UNION SCHOOL

Owner

Deed Holder PETERSON, HELEN M LIFE ESTATE 700 COLUMBIAN BLVD APT 3 ARMSTRONG IA 50514	Contract Holder	Mailing Address PETERSON, HELEN M LIFE ESTATE 700 COLUMBIAN BLVD APT 3 ARMSTRONG IA 50514
---	------------------------	---

Land

Lot Area 14.50 Acres ; 631,620 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
5/8/2015	PETERSON, MARK A	THACKERY, CONNIE M ETAL	2017/00809	Transfer of partial interest	Deed		\$0.00

There are other parcels involved in one or more of the above sales:
Recording: 2017/00809 - Parcel: 0814451002

Valuation

	2021	2020	2019	2018	2017
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$22,600	\$22,600	\$22,600	\$33,800	\$33,800
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$22,600	\$22,600	\$22,600	\$33,800	\$33,800
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$22,600	\$22,600	\$22,600	\$33,800	\$33,800

Taxation

	2020	2019	2018	2017
	Pay 2021-2022	Pay 2020-2021	Pay 2019-2020	Pay 2018-2019
+ Taxable Land Value	\$18,991	\$18,415	\$18,973	\$18,403
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$18,991	\$18,415	\$18,973	\$18,403
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$18,991	\$18,415	\$18,973	\$18,403
x Levy Rate (per \$1000 of value)	21.79121	21.79006	21.57427	21.96297
= Gross Taxes Due	\$413.84	\$401.26	\$409.33	\$404.18
- Ag Land Credit	(\$8.31)	(\$8.37)	(\$8.43)	(\$7.79)
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$406.00	\$392.00	\$400.00	\$396.00