

# Howell Real Estate & Auction

712-362-4844

220 Central Avenue - Estherville, IA 51334

Mark Howell Larry Howell

712-260-9690 712-260-9693

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[www.howellrealestateandauction.com](http://www.howellrealestateandauction.com)

## Martin County Farm Land For Sale

**Located:** Section 35 (SW 1/4) Lake Belt Township, Martin County, MN.

**Selling 150 Acres**

### *Tract:*

Sale Price:	\$1,125,000
Total Acres:	150.13 Acres
Tillable Acres:	147.27 Acres
Productivity Index (Soil Rating):	92.1
Corn Base:	TBD Acres
Corn Yield:	TBD Bushel
Soy Bean Base:	TBD Acres
Soy Bean Yield:	TBD Bushel
Property Tax	\$8,218 per year (including Acreage)

The Lease has been terminated, with buyer having full rights to farm in the 2020 crop year. The acreage has been surveyed off the property, both corn and soybean base(s) will be adjusted with new tillable acres. The property taxes will be adjusted according to tillable acres, minus the building site.

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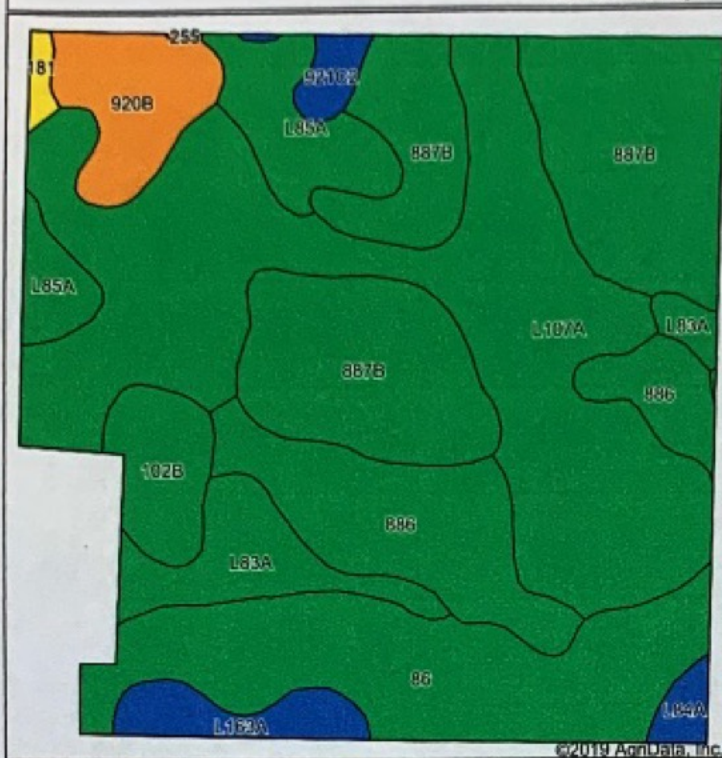
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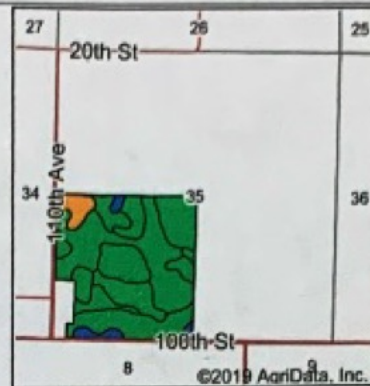
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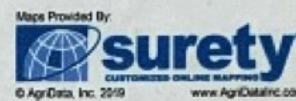
## Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Martin**  
 Location: **35-101N-32W**  
 Township: **Lake Belt**  
 Acres: **149.94**  
 Date: **3/25/2020**



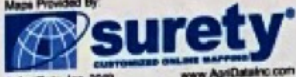
Area Symbol: MN091, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °C	Productivity Index	Brome-grass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	45.82	30.6%	■	llw	91						79
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	33.62	22.4%	■	lle	92						82
86	Canisteo clay loam, 0 to 2 percent slopes	21.53	14.4%	■	llw	93						79
886	Nicollet-Crippin complex	15.62	10.4%	■	l	100	5.2	210	94	60	5.2	81
L85A	Nicollet clay loam, 1 to 3 percent slopes	8.07	5.4%	■	lw	99						78
L83A	Webster clay loam, 0 to 2 percent slopes	7.14	4.8%	■	llw	93						80
920B	Clarion-Estherville complex, 2 to 6 percent slopes	6.48	4.3%	■	lle	76						59
102B	Clarion loam, 2 to 6 percent slopes	4.79	3.2%	■	lle	95						83
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	3.40	2.3%	■	lllw	86						77
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.51	1.0%	■	llle	87						65
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.17	0.8%	■	lllw	86						78

Soils data provided by USDA and NRCS.



Maps Provided By



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Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
181	Litchfield sandy loam	0.73	0.5%		llls	67	3.9	141	85	40	51	48
255	Mayer loam, 0 to 2 percent slopes	0.06	0.0%		llw	72						63
<b>Weighted Average</b>						<b>92.1</b>	<b>0.6</b>	<b>22.6</b>	<b>10.2</b>	<b>6.4</b>	<b>0.8</b>	<b>*n 78.8</b>

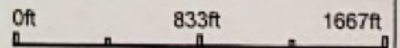
\*n: The aggregation method is "Weighted Average using major components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method



# Aerial Map



Map Center: 43° 30' 28.64, -94° 38' 39.47



**35-101N-32W**  
**Martin County**  
**Minnesota**



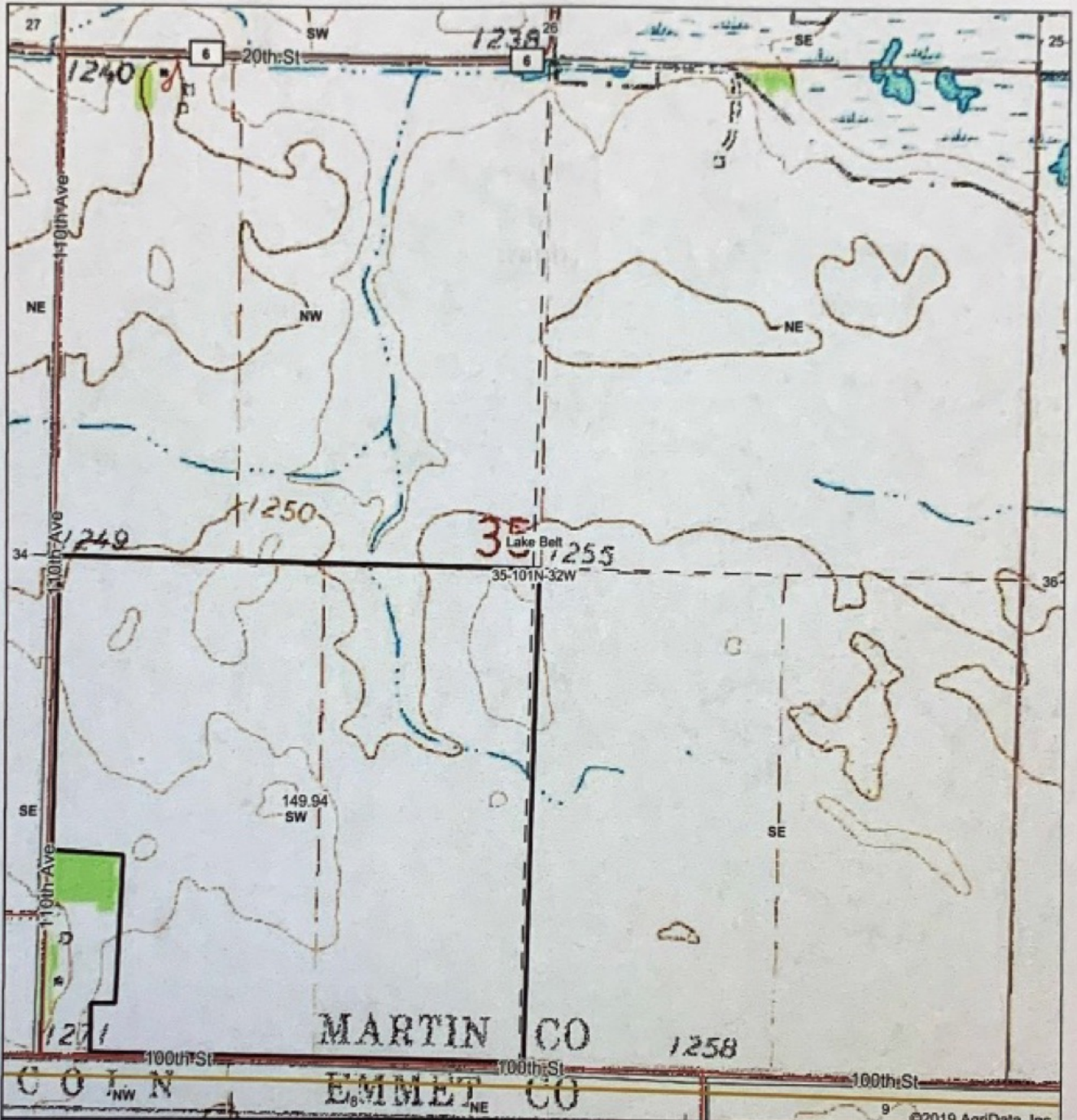
3/25/2020

Maps Provided By  
  
CUSTOMIZED ONLINE MAPPING  
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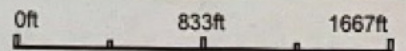
Field borders provided by Farm Service Agency as of 5/21/2008



# Topography Map



map center: 43° 30' 28.64, -94° 38' 39.47



Maps Provided By  
**surety**  
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**35-101N-32W**  
**Martin County**  
**Minnesota**



3/25/2020

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



W. 1/4 COR. SEC. 35  
FOUND AN IRON MON. WITH  
AN ALUM. CAP (4" DEEP).

N. 1/4 COR. SEC. 35  
IRON MON. WITH AN ALUM.  
CAP.

E.-W. 1/4 LINE  
---2669.76---  
S.89°35' 17"E.

2633.26  
S.0°32' 30"W.

33'

FENCE APPROX. ON LINE

LEGAL DESCRIPTION

The Southwest Quarter of Section 35, Township 101 North, Range 32 West, Martin County, Minnesota.

EXCEPTING THEREFROM

That part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 101 North, Range 32 West, Martin County, Minnesota, described as follows:

Beginning at the Southwest corner of said Section 35; thence on an assumed bearing of North 0 degrees 15 minutes 40 seconds East, along the west line of said section, a distance of 1082.00 feet; thence South 89 degrees 40 minutes 52 seconds East a distance of 433.00 feet to an iron monument; thence South 0 degrees 15 minutes 40 seconds West a distance of 1082.00 feet to the south line of said section; thence North 89 degrees 40 minutes 52 seconds West, along said south line, a distance of 433.00 feet to the point of beginning, containing 10.76 acres, subject to easements now of record in said county and state.

W. LINE SEC. 35  
---1551.47---  
N.0°15' 40"E.

APPROX. ROAD R/W LINE

S.89°40' 52"E.  
433.00

33'

150.13 ACRES TOTAL  
-2.86 ACRES IN R/W  
147.27 ACRES NET



S.0°32' 30"W.  
---2629.16---

---1082.00---  
N.0°15' 40"E.

EXCEPTION TRACT  
(10.76 ACRES)

S.0°15' 40"W.  
---1082.00---

33'

SET REF. MON.  
21' N. OF  
S. 1/4 COR. SEC. 35

APPROX. ROAD R/W LINE

10TH ST.

433.00  
N.89°40' 52"W.

N.89°40' 52"W.  
---2223.87---  
S. LINE SEC. 35

S.W. COR. SEC. 35  
(EXCEPTION TRACT PT. OF BEG.)  
FOUND AN IRON MON. WITH  
AN ALUM. CAP (4" DEEP).

S. 1/4 COR. SEC. 35  
FOUND AN IRON MON. WITH  
AN ALUM. CAP (4" DEEP).  
(12' N. OF ROAD CENTERLINE)



**Summary**

Parcel ID 100350100  
 Property Address 104 110TH AVE  
 CEYLON  
 Sec/Twp/Rng 35-101-032  
 Brief Tax Description Sect-35 Twp-101 Range-032 160.00 AC SW1/4 160AC  
 (Note: Not to be used on legal documents)  
 Deeded Acres 160.00  
 Class 101 - (NON-HSTD) AGRICULTURAL; 204 - (NON-HSTD) RES ON AG  
 District (1001) LAKE BELT T-451  
 School District 2752  
 Neighborhood 10 - LAKE BELT  
 Contact Appraiser: [Angie DeBoer](#)  
 Creation Date 07/07/1989



**Owner**

Primary Taxpayer  
[Robert J Nelson](#)  
 1050 20th St  
 Ceylon, MN 56121

**Land**

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	118.750	AC
2	TILL B1 70-74 CPI	0	0	0	0	29.250	AC
3	BUILDING SITE 1	0	0	0	0	1.000	AC
4	ADDN SITE ACRES	0	0	0	0	7.000	AC
5	ROAD	0	0	0	0	4.000	AC
<b>Total</b>						<b>160.000</b>	

**Buildings**

<b>Building 1</b>							
Year Built	1900						
Architecture	CONVENTION						
Heated Sq Ft	1689						
Finished Basement Sq Ft	1289						
Construction Quality	AVERAGE						
Condition	AC A, AVG-						
Foundation Type	POURED CON						
Frame Type	WOOD FRAME						
Size/Shape	1.50 SQ/RC						
Exterior Walls	AL SIDING; WOOD SDNG						
Windows	DH/WOOD						
Roof Structure	GABLE/HIP						
Roof Cover	COMP SHNGL						
Interior Walls	PLASTER						
Floor Cover	CARPET						
Heat	RAD WATER						
Air Conditioning	WINDOW						
Bedrooms	3						
Bathrooms	1.5						
Kitchen	SOFT/STAIN						
1st Floor Area Sq Ft	1289						
Ceiling	N/A						
Stories	1.5						



## Sub Area Square Footage

SubArea	Act Area	%	Adj Area	Heated	Prime	RCNLD
FEP 1930 F ENC PRCH	672	70	470	0	0	4,061
OWB 1900 1STY/BMT	490	150	735	490	490	6,351
OHB 1900 1.5STY/BMT	799	190	1,518	1,199	799	13,118
UGR 1930 UNF GARAGE	672	48	323	0	0	2,791
BFL 1900 BMT FIN LO	1,289	10	129	0	0	1,114
<b>Total for Bldg 1</b>	<b>3,922</b>		<b>3,175</b>	<b>1,689</b>	<b>1,289</b>	<b>27,435</b>

[Click here to view a list of sub area descriptions.](#)

## Extra Features

Seq	Code	Description	Dim 1	Dim 2	Units	UT
1	002500	RURAL OUTBUILDINGS	5	5	25.000	SF
2	004411	JUNK BIN	18	18	1.000	UT
3	004201	SM BIN <15K BU	18	18	3,054.000	BU
4	004201	SM BIN <15K BU	18	18	3,054.000	BU
5	002500	RURAL OUTBUILDINGS	58	28	1,624.000	SF
6	004201	SM BIN <15K BU	30	30	11,875.000	BU
7	004201	SM BIN <15K BU	24	24	6,514.000	BU
8	004201	SM BIN <15K BU	24	24	6,514.000	BU
9	004201	SM BIN <15K BU	24	24	6,514.000	BU
10	002600	OLDER POLE BARN	70	50	3,500.000	SF
11	002500	RURAL OUTBUILDINGS	12	10	120.000	SF
12	002500	RURAL OUTBUILDINGS	60	36	2,160.000	SF
13	002500	RURAL OUTBUILDINGS	12	7	84.000	SF
14	002500	RURAL OUTBUILDINGS	5	5	25.000	SF

## Valuation

	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment
+ Estimated Land Value	\$1,192,400	\$1,133,100	\$1,198,300	\$1,182,200	\$1,216,300
+ Estimated Building Value	\$41,700	\$41,700	\$34,900	\$35,300	\$37,500
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	<b>\$1,234,100</b>	<b>\$1,174,800</b>	<b>\$1,233,200</b>	<b>\$1,217,500</b>	<b>\$1,253,800</b>

## Taxation

	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Estimated Market Value	\$1,174,800	\$1,233,200	\$1,217,500	\$1,253,800
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	(\$21,700)
= Taxable Market Value	<b>\$1,174,800</b>	<b>\$1,233,200</b>	<b>\$1,217,500</b>	<b>\$1,232,100</b>
Net Taxes Due	\$8,165.00	\$8,527.00	\$8,345.00	\$4,175.00
+ Special Assessments	\$53.00	\$53.00	\$53.00	\$53.00
= Total Taxes Due	<b>\$8,218.00</b>	<b>\$8,580.00</b>	<b>\$8,398.00</b>	<b>\$4,228.00</b>

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

## Unpaid Taxes

	2020 Payable
Unpaid Tax	\$8,165.00
+ Unpaid Spec Asmt	\$53.00
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	<b>\$8,218.00</b>