

# EMMET COUNTY LAND

# AUCTION

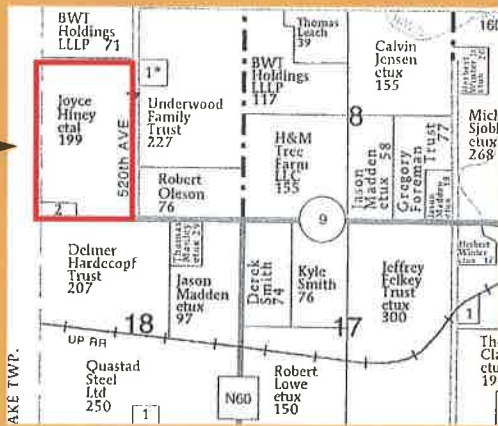
**Thursday, June 23rd, 2022**

**Sale Starts 9:30 A.M.**

**Sale Located:** Armstrong Community Center, 519 6th Street, Armstrong, IA

**SELLING 200 ACRES (more or less)**

Subject Parcel



## F.S.A. INFORMATION

### TRACT 1 (NORTH HALF)

Total Acres (m/l).....	102 Acres
Tillable Acres .....	100 Acres
Corn Base.....	51 Acres
Corn Yield.....	169 Bushels per acre
Soybean Base .....	49 Acres
Soybean Yield.....	43 Bushels per acre
CSR on Tillable .....	72.3
Property Tax .....	\$2,017.00 per year

### TRACT 2 (SOUTH HALF)

Total Acres (m/l).....	102 Acres
Tillable Acres .....	100 Acres
Corn Base.....	51 Acres
Corn Yield.....	169 Bushels per acre
Soybean Base .....	49 Acres
Soybean Yield.....	43 Bushels per acre
CSR on Tillable .....	52.8
Property Tax .....	\$2,017.00 per year

## LEGAL DESCRIPTION

Southwest Quarter (less acreage) and the South Half of the Northwest Quarter in Section 7, Armstrong Grove, Emmet County, IA

## TAXES

Taxes are \$4,034.00 per year. Sellers will pay property taxes due September of 2022 and March of 2023. Taxes to be up to date of July 1st, 2022. Buyer will assume all further tax responsibility. Those taxes include drainage.

## TERMS ON LAND

10% nonrefundable payment per parcel day of sale, with balance due on August 3, 2022 when clear deed and abstract will be given to buyers. Sellers will retain first half cash rent for the farm. The second half cash rent payable 1st of November will go to new buyer. Current tenant will give permission for fall tillage. Full possession of property will be March 1st, 2023. Property sold is "as is" condition. Statements made on sale day take precedence over written material.

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.

[www.howellrealestateandauktion.com](http://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

**Joyce Hiney Estate - Owner**

Danielle and Rhett Hiney - Co-Executors



United States  
Department of  
Agriculture

# Emmet County, Iowa



**Legend**

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

**Wetland Determination Identifiers**

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

**Tract Cropland Total: 200.24 acres**

**2022 Program Year**

Map Created March 31, 2022

**Farm 87**

**Tract 10440**

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

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

**Operator Name** : AARON HANSEN  
**Farms Associated with Operator** : 19-063-87, 19-063-1854, 19-063-1915, 19-063-3347, 19-063-3349, 19-063-3551, 19-063-4362  
**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
209.79	206.27	206.27	0.00	0.00	0.00	0.00	0.00	Active	2
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	206.27	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	105.00	0.00	169	
Soybeans	101.00	0.00	43	
<b>TOTAL</b>	<b>206.00</b>	<b>0.00</b>		

**NOTES**

**Tract Number** : 10439

**Description** : S1/2SW1/4SW1/4 7 99 31 Armstrong Grove  
**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** : AARON HANSEN  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
9.55	6.03	6.03	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	6.03	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

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

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0.00	0.00	206.27	0.00		0.00		0.00	0.00	0.00

**Crop Election Choice**

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 Recon ID : None

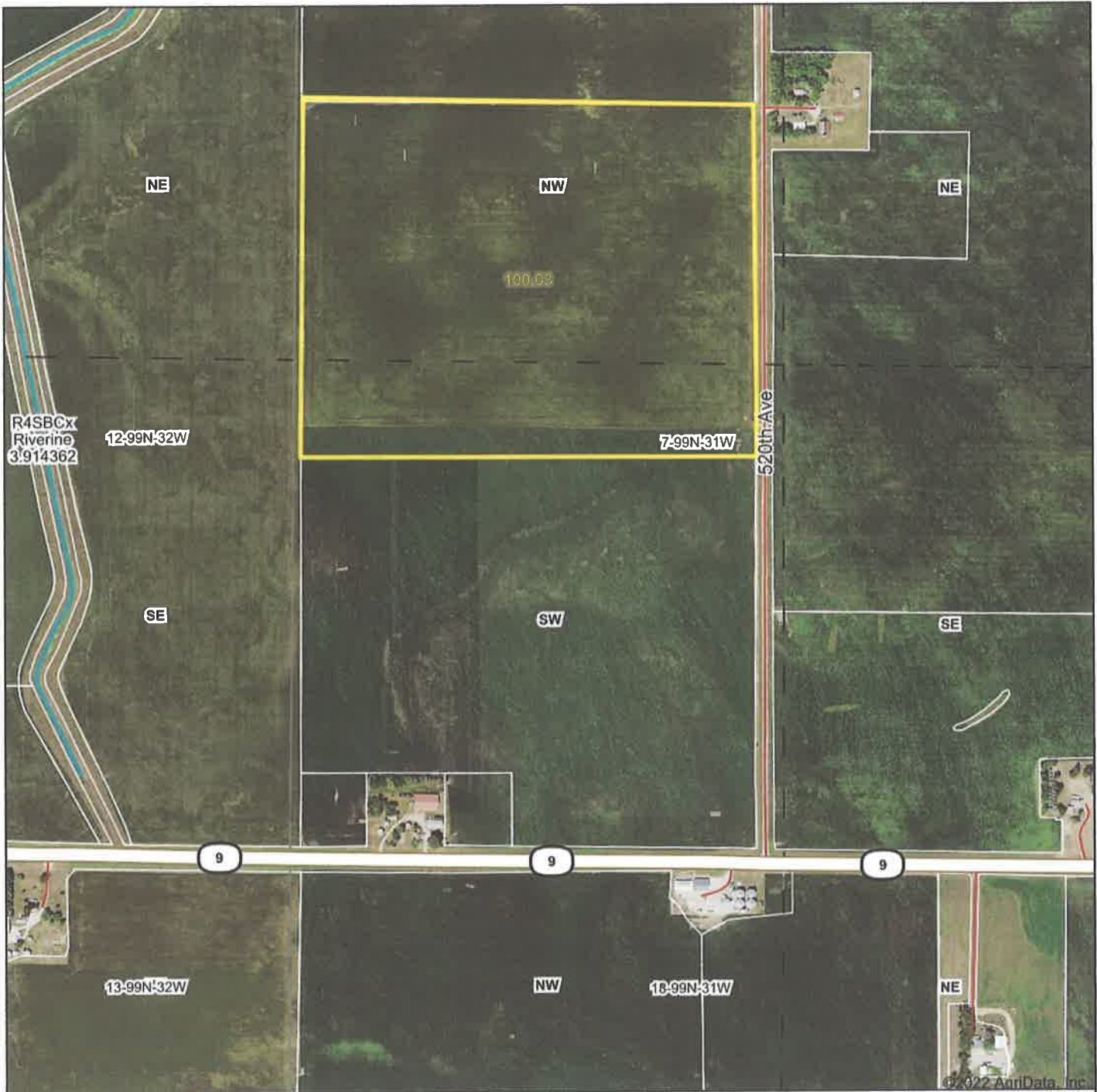
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State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	6.03	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

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

# Aerial Map



Map Center: 43° 24' 14.63, -94° 33' 21.47



**7-99N-31W**  
**Emmet County**  
**Iowa**



4/20/2022

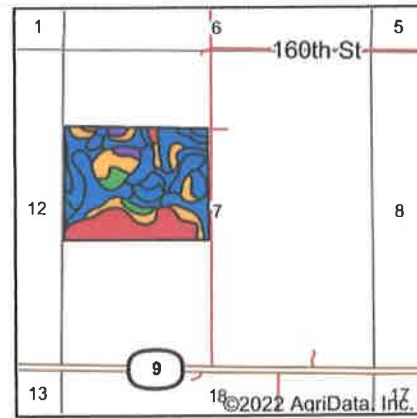
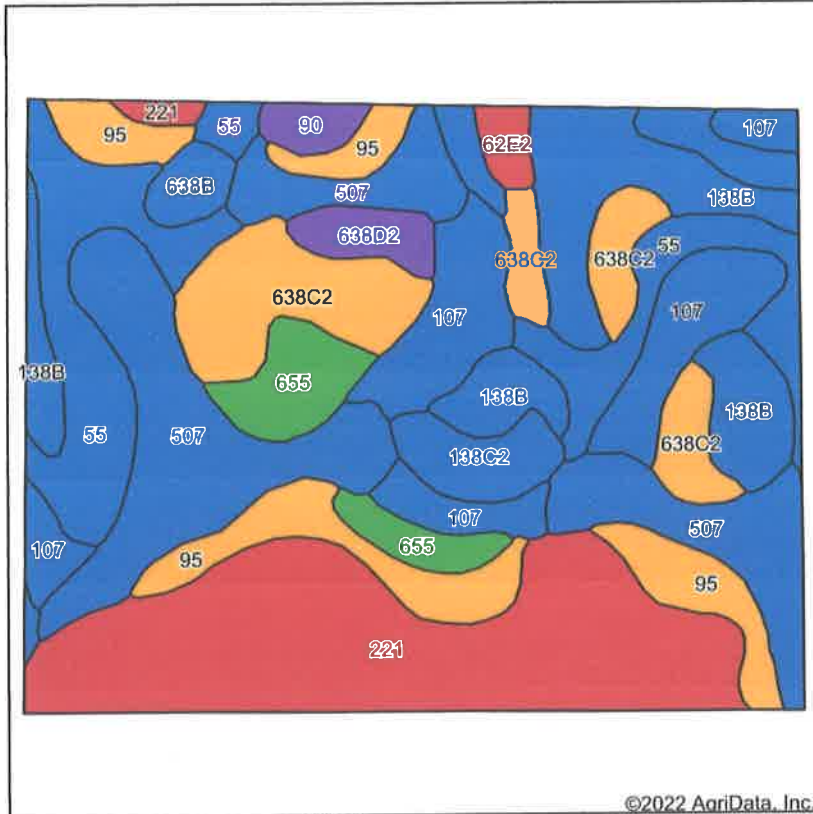
Maps Provided By:



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

# Soils Map



State: **Iowa**  
 County: **Emmet**  
 Location: **7-99N-31W**  
 Township: **Armstrong Grove**  
 Acres: **100.03**  
 Date: **4/20/2022**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA063, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
221	Klossner muck, 0 to 1 percent slopes	19.84	19.8%	■	Illw	32	45	83	
507	Canisteo clay loam, 0 to 2 percent slopes	17.02	17.0%	■	Ilw	84	73	81	
55	Nicollet clay loam, 1 to 3 percent slopes	13.24	13.2%	■	Iw	89	82	82	
138B	Clarion loam, 2 to 6 percent slopes	10.48	10.5%	■	Ile	89	74	84	
107	Webster clay loam, 0 to 2 percent slopes	10.31	10.3%	■	Ilw	86	77	82	
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	9.22	9.2%	■	Ille	75	53	72	
95	Harps clay loam, 0 to 2 percent slopes	8.44	8.4%	■	Ilw	72	57	82	
655	Crippin loam, 1 to 3 percent slopes	3.90	3.9%	■	Ie	91	77	87	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	2.31	2.3%	■	Ille	83	59	73	
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	1.54	1.5%	■	Ive	53	44	69	
638B	Clarion-Swanlake complex, 2 to 6 percent slopes	1.16	1.2%	■	Ile	85	68	84	
90	Okoboji mucky silt loam, 0 to 1 percent slopes	0.98	1.0%	■	Illw	55	54	70	
62E2	Storden loam, 10 to 22 percent slopes, moderately eroded	0.83	0.8%	■	Ive	32	29	59	
485B	Spillville loam, 2 to 5 percent slopes	0.76	0.8%	■	Ile	88	79	87	
<b>Weighted Average</b>						<b>2.20</b>	<b>72.3</b>	<b>64.8</b>	<b>*n 80.9</b>

\*\*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.

# Aerial Map



Map Center: 43° 24' 14.63, -94° 33' 21.47



**7-99N-31W**  
**Emmet County**  
**Iowa**

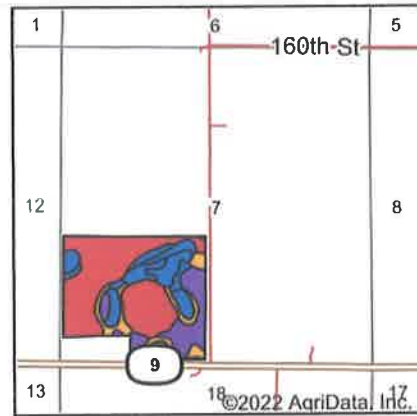
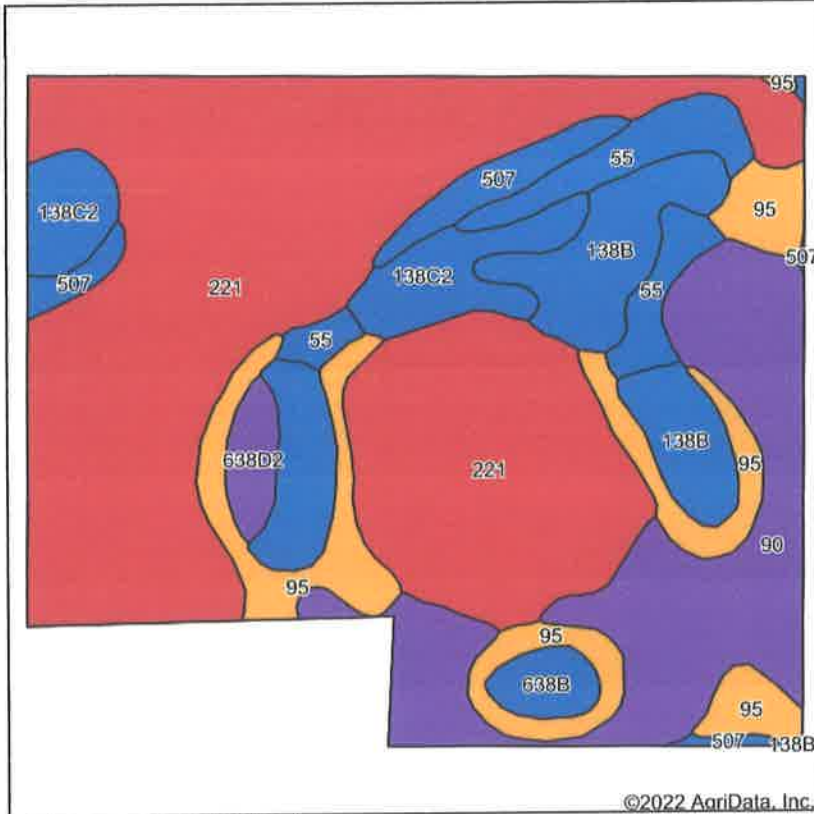


4/20/2022

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

# Soils Map



State: **Iowa**  
 County: **Emmet**  
 Location: **7-99N-31W**  
 Township: **Armstrong Grove**  
 Acres: **98.2**  
 Date: **4/20/2022**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA063, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
221	Klossner muck, 0 to 1 percent slopes	48.12	49.0%	<span style="color: red;">■</span>	IIIw	32	45	83	
90	Okoboji mucky silt loam, 0 to 1 percent slopes	15.27	15.5%	<span style="color: purple;">■</span>	IIIw	55	54	70	
95	Harps clay loam, 0 to 2 percent slopes	10.36	10.5%	<span style="color: orange;">■</span>	IIw	72	57	82	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	7.64	7.8%	<span style="color: blue;">■</span>	IIIe	83	59	73	
138B	Clarion loam, 2 to 6 percent slopes	6.70	6.8%	<span style="color: blue;">■</span>	Ile	89	74	84	
55	Nicollet clay loam, 1 to 3 percent slopes	4.75	4.8%	<span style="color: blue;">■</span>	Iw	89	82	82	
507	Canisteo clay loam, 0 to 2 percent slopes	2.72	2.8%	<span style="color: blue;">■</span>	IIw	84	73	81	
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	1.34	1.4%	<span style="color: purple;">■</span>	IVe	53	44	69	
638B	Clarion-Swanlake complex, 2 to 6 percent slopes	1.30	1.3%	<span style="color: blue;">■</span>	Ile	85	68	84	
<b>Weighted Average</b>						<b>2.70</b>	<b>52.8</b>	<b>53.6</b>	<b>*n 79.9</b>

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

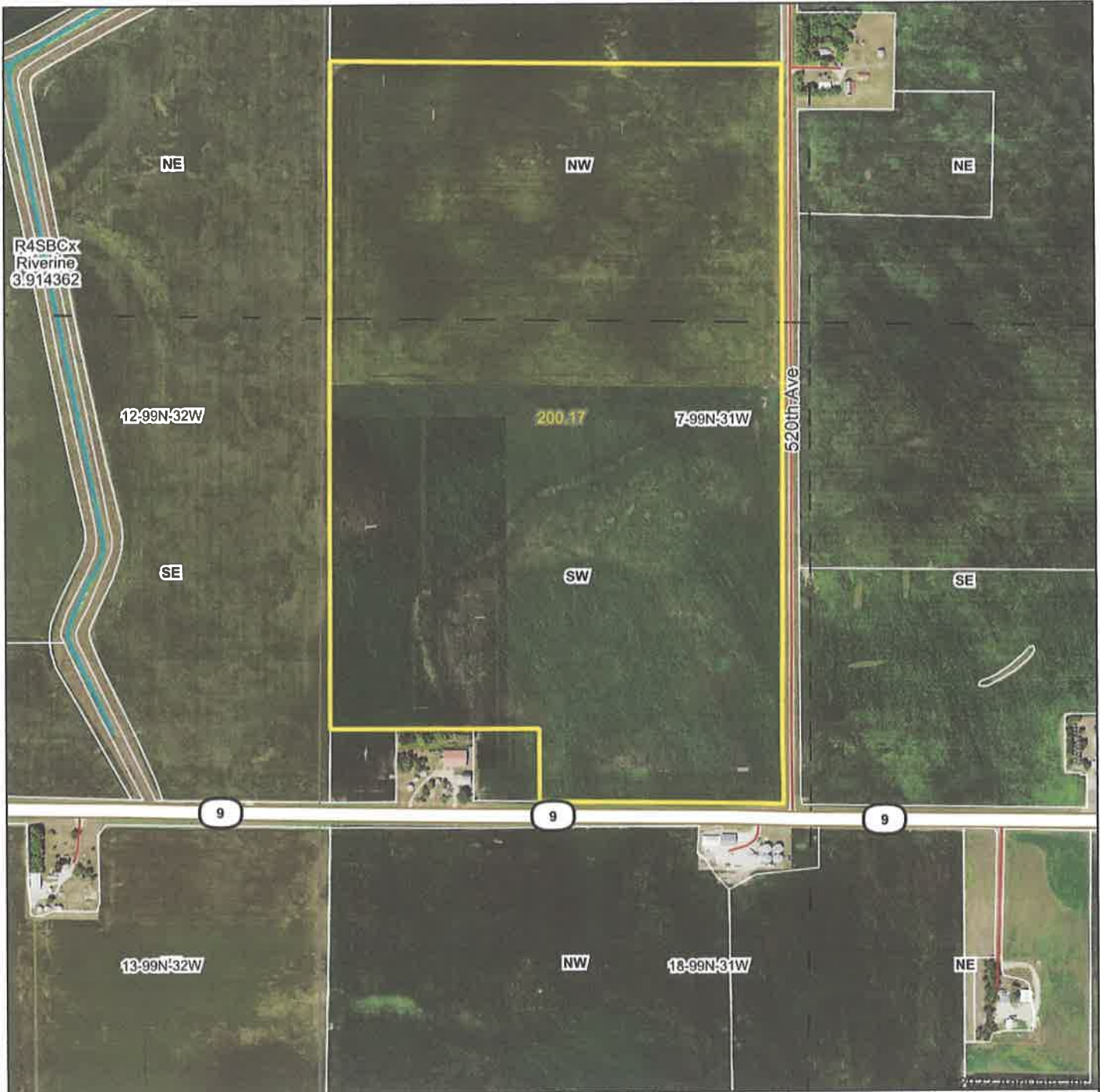
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

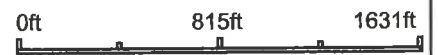
Soils data provided by USDA and NRCS.



# Aerial Map



Map Center: 43° 24' 12.4, -94° 33' 23.26



**7-99N-31W**  
**Emmet County**  
**Iowa**



4/20/2022

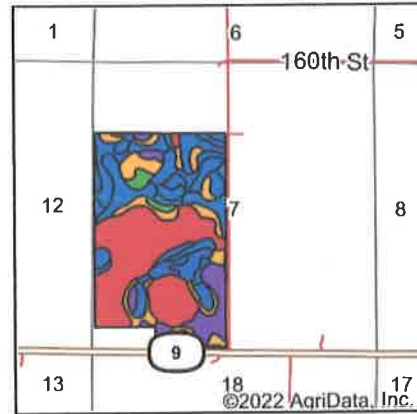
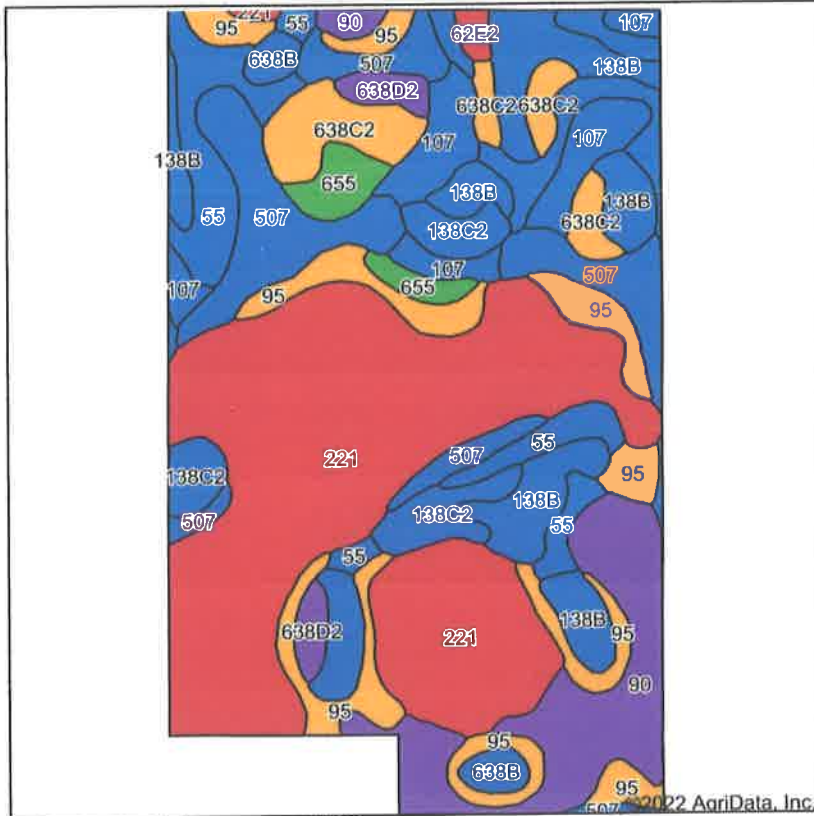
Maps Provided By:



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

# Soils Map



State: **Iowa**  
 County: **Emmet**  
 Location: **7-99N-31W**  
 Township: **Armstrong Grove**  
 Acres: **200.17**  
 Date: **4/20/2022**



Soils data provided by USDA and NRCS.

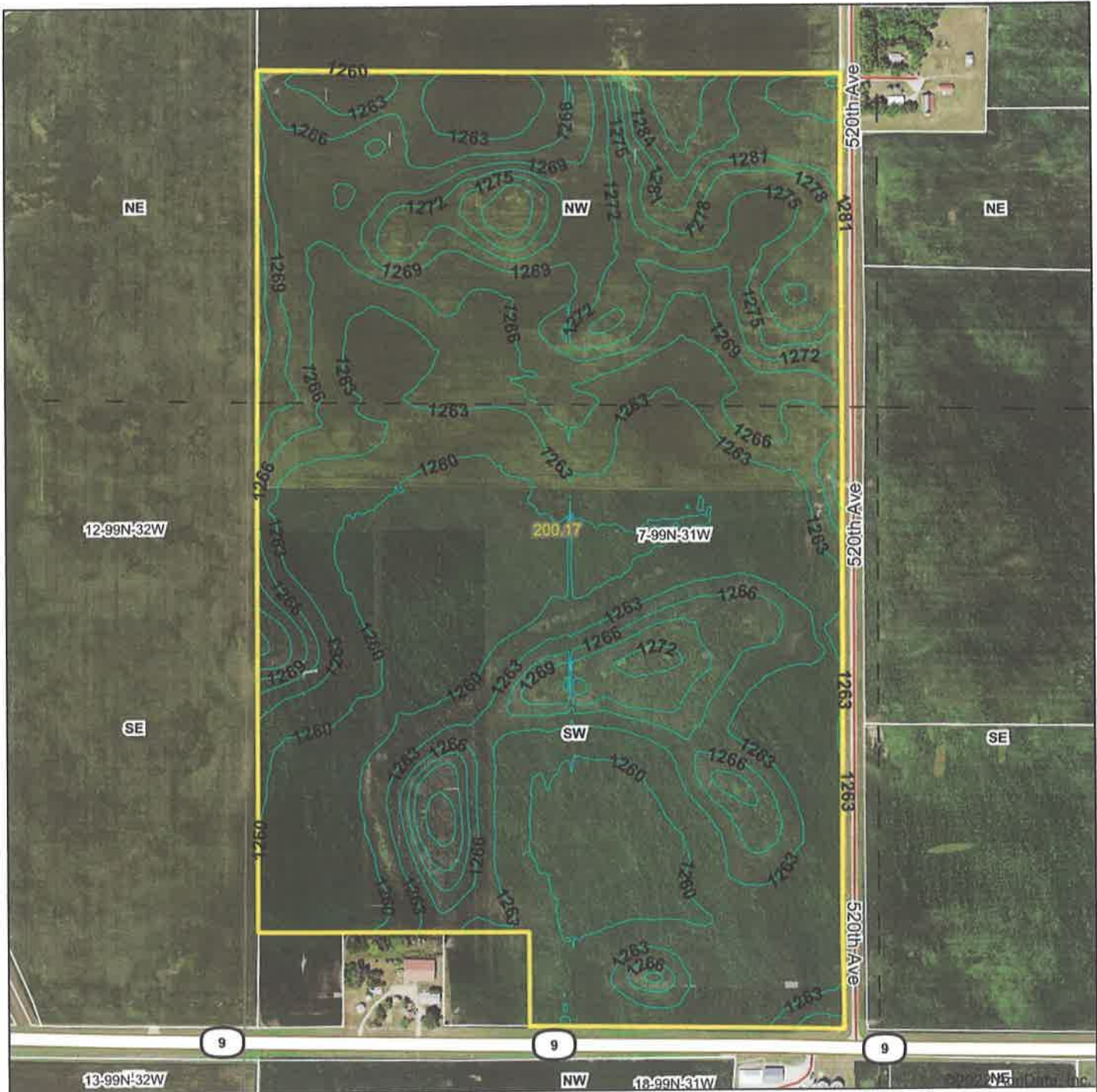
Area Symbol: IA063, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
221	Klossner muck, 0 to 1 percent slopes	67.92	33.9%		Illw	32	45	83	
507	Canisteo clay loam, 0 to 2 percent slopes	20.17	10.1%		Ilw	84	73	81	
95	Harps clay loam, 0 to 2 percent slopes	18.92	9.5%		Ilw	72	57	82	
55	Nicollet clay loam, 1 to 3 percent slopes	17.97	9.0%		Iw	89	82	82	
90	Okoboji mucky silt loam, 0 to 1 percent slopes	17.52	8.8%		Illw	55	54	70	
138B	Clarion loam, 2 to 6 percent slopes	17.34	8.7%		Ile	89	74	84	
107	Webster clay loam, 0 to 2 percent slopes	10.34	5.2%		Ilw	86	77	82	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	10.00	5.0%		Illle	83	59	73	
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	9.22	4.6%		Illle	75	53	72	
655	Crippin loam, 1 to 3 percent slopes	3.90	1.9%		Ile	91	77	87	
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	2.88	1.4%		IVe	53	44	69	
638B	Clarion-Swanlake complex, 2 to 6 percent slopes	2.46	1.2%		Ile	85	68	84	
62E2	Storden loam, 10 to 22 percent slopes, moderately eroded	0.80	0.4%		IVe	32	29	59	
485B	Spillville loam, 2 to 5 percent slopes	0.73	0.4%		Ile	88	79	87	
<b>Weighted Average</b>						<b>2.45</b>	<b>62.7</b>	<b>59.2</b>	<b>*n 80.3</b>

\*\*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.

# Topography Contours



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,258.4

Max: 1,290.6

Range: 32.2

Average: 1,265.5

Standard Deviation: 6.27 ft



4/20/2022

**7-99N-31W**  
**Emmet County**  
**Iowa**

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Maps Provided By:

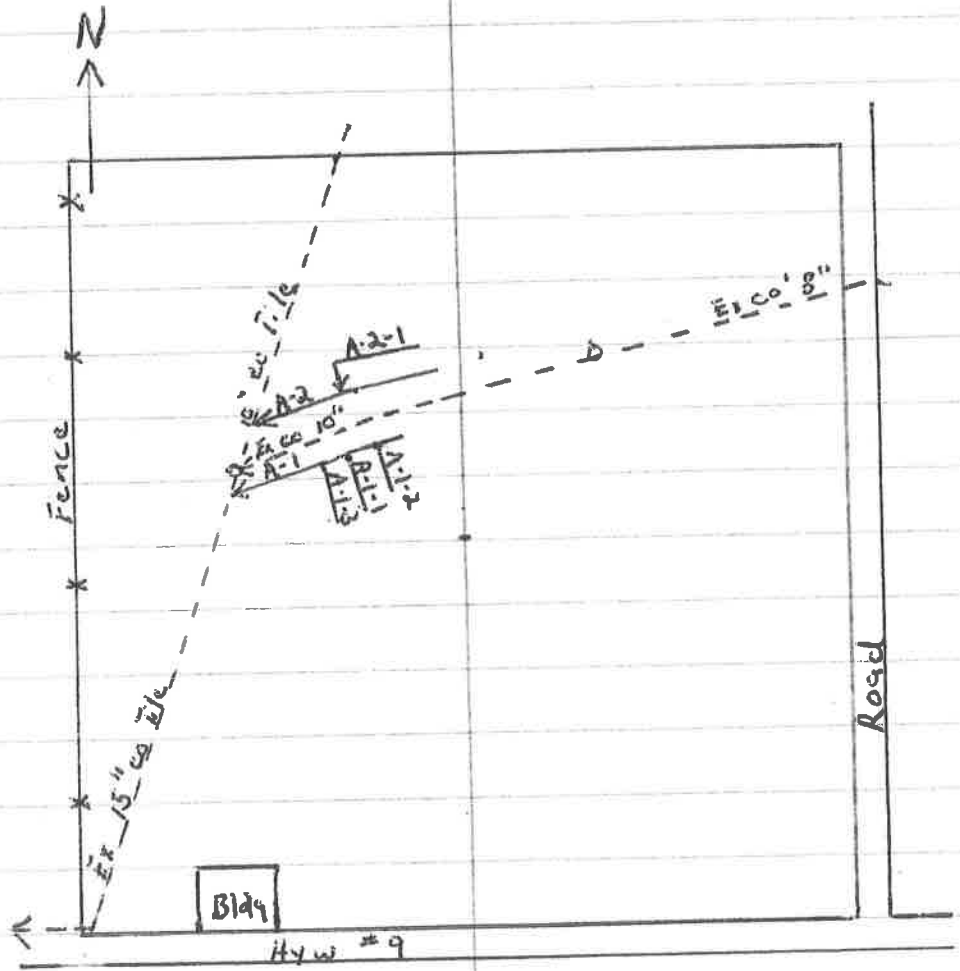


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Field borders provided by Farm Service Agency as of 5/21/2008.



Frank Hiney  
 S.W. 1/4 sec 7 A.G. Twp.  
 2100' 6" Tile



A-1	600'	A-2	600'	1150'
A-1-1	200'	A-2-1	350'	<u>950'</u>
A-1-2	150'		950'	2100'
A-1-3	<u>200'</u>			
	1150'			

Frank Heney

A-15

A-67

227.1

7

190.1

71.2

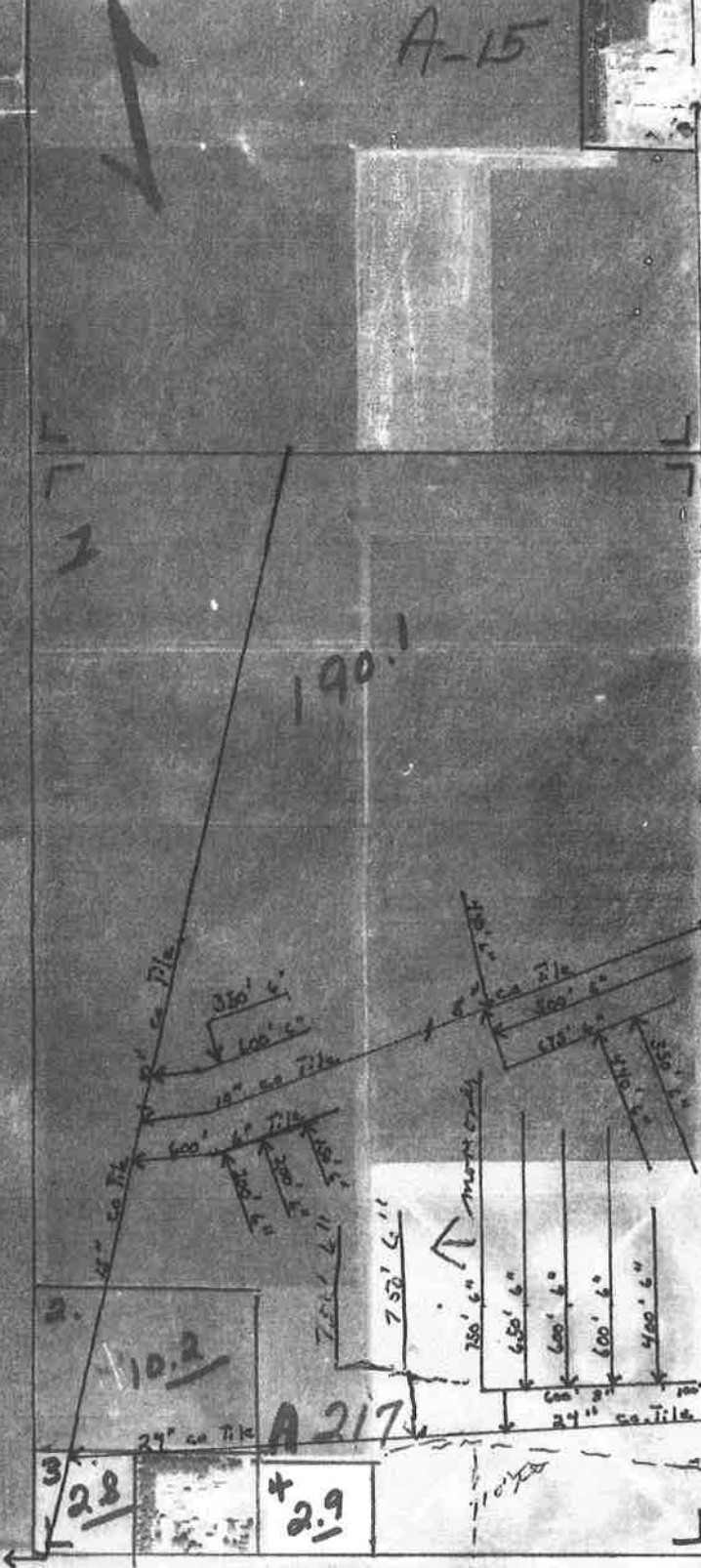
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A-213

A-217

110.2

2.9

2.8

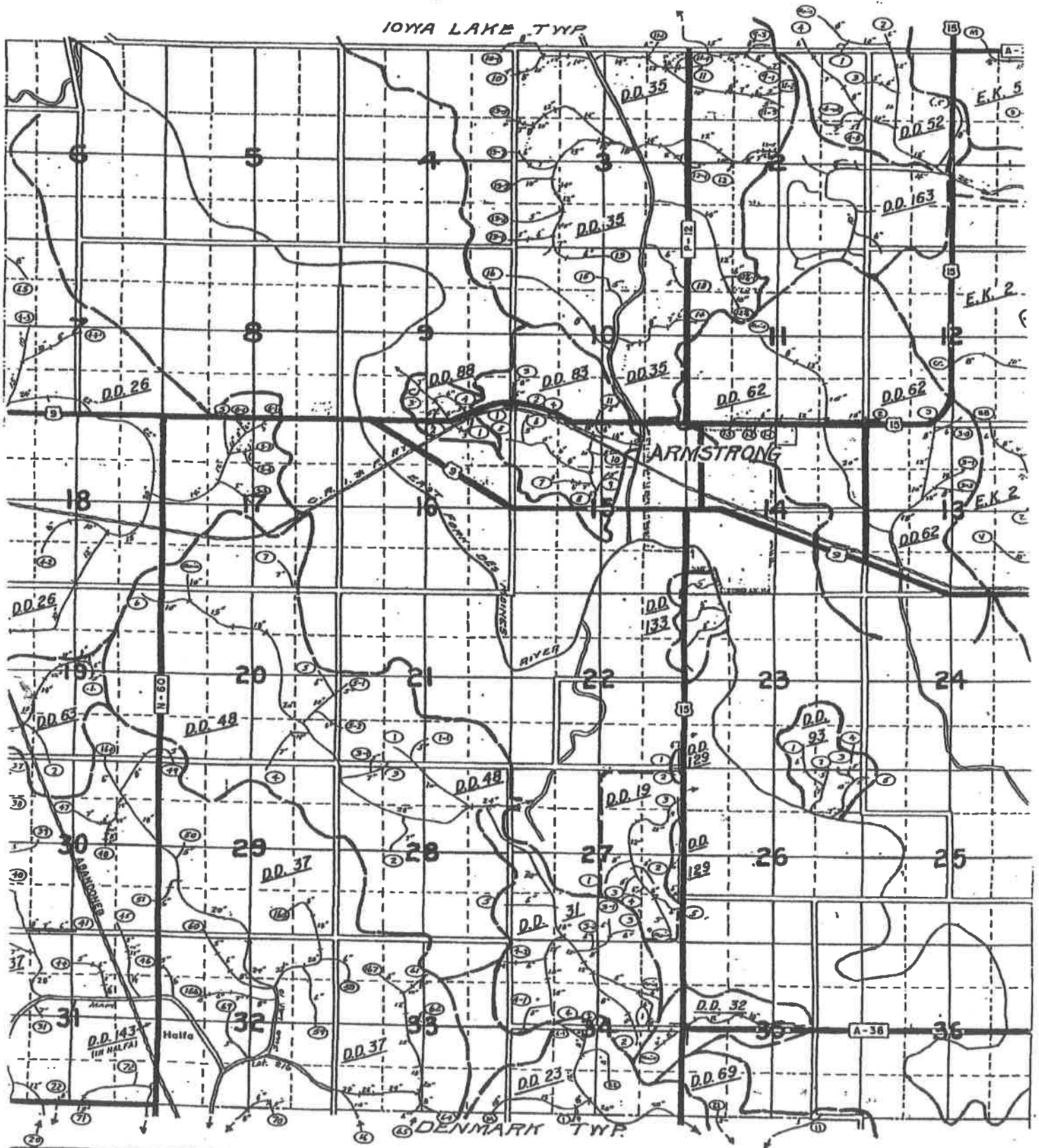


# ARMSTRONG GROVE

99-31

Revised Ja  
Revised April, 15

Note: C. & N.W. Railroad track  
been removed



Frank Hiney

Armstrong Grove  
Township

8

D.D. 26

9

D.

C. A.

