

EMMET COUNTY LAND

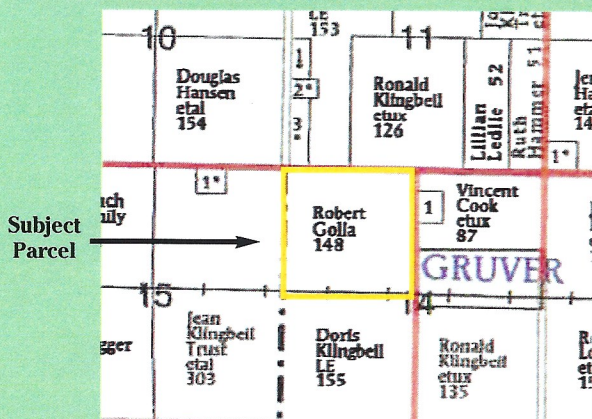
AUCTION

Wednesday, August 25th, 2021

Sale Starts 10:00 A.M.

Sale Located: Farm Bureau Building, Estherville, IA 51334

SELLING 148 ACRES



TERMS ON LAND

10% nonrefundable payment, due day of the sale, with balance due on or before December 1st, 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 will be 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.

F.S.A. INFORMATION

Total Acres	148 Acres
Tillable Acres	145.21 Acres
Corn Base.....	72.6 Acres
Corn Yield.....	162 Bushels per acre
Soybean Base	72.6 Acres
Soybean Yield.....	43 Bushels per acre
CSR 2	84.7
Property Tax	\$4,960.00 per year

LEGAL DESCRIPTION

Northwest Quarter (NW ¼) of Section 14, Center Twp. Emmet County IA
Physical Description: Corner of Hwy 9 and Hwy N40, 1/4 mile NW of Gruver, IA

TAXES

Taxes are \$4,960.00 per year and will be prorated to the date of closing.
Buyers to assume all further taxes on property.

AUCTION NOTE

The Golla family has made the decision to sell the land. This is an opportunity to purchase farmland with an 84.7 CSR2 that lays level and is under very good farm management. The farm has good drainage and private tile. Call for more info or complete packet. See you sale day.

www.howellrealestateandauktion.com

HOWELL
Real Estate
& Auction

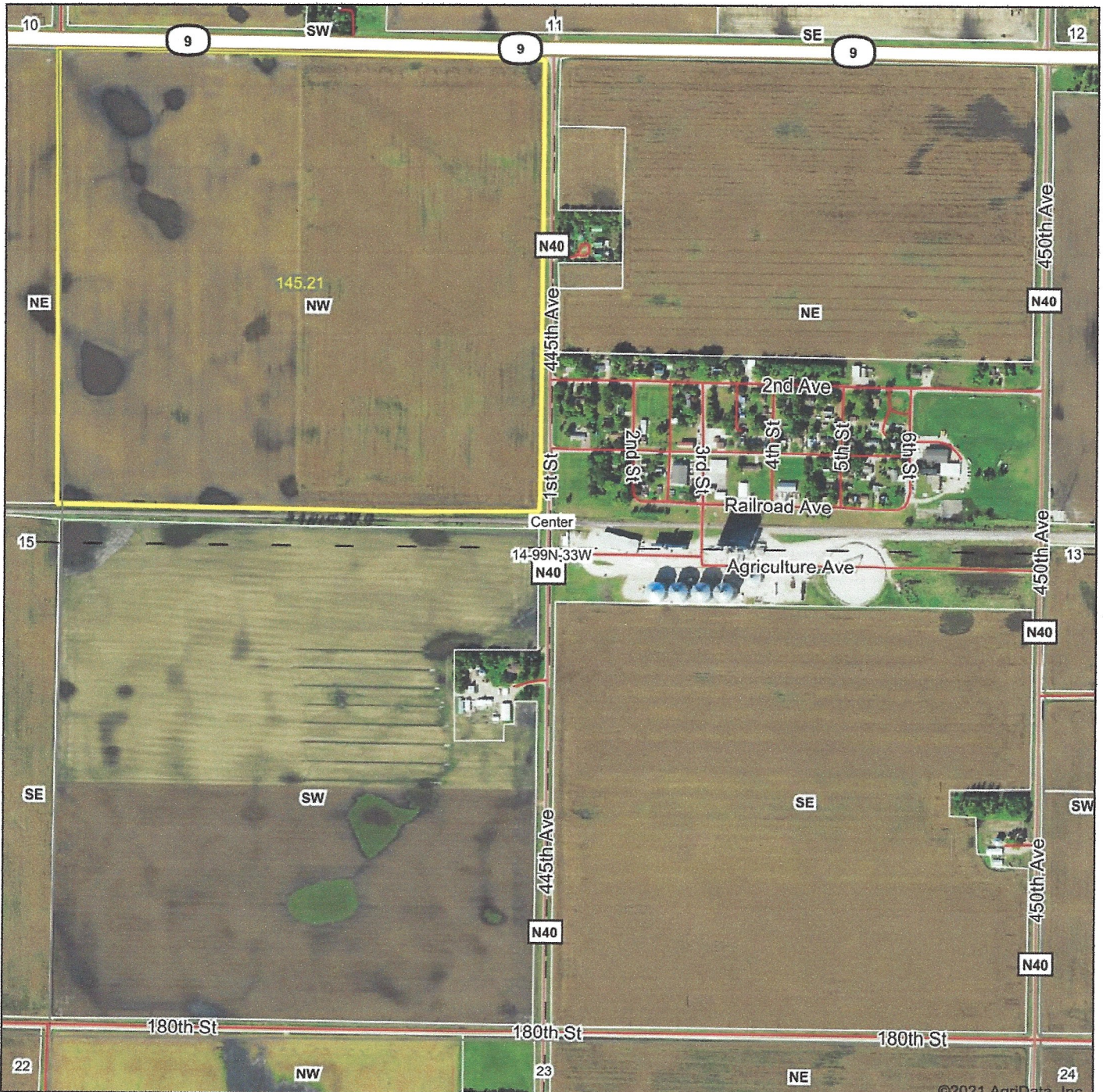
220 Central Avenue
Estherville, IA
712-362-4844

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

Golla Family - Owner

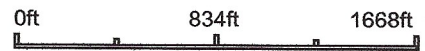
David Forsyth (Forsyth Law Office) - Attorney

Aerial Map



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Map Center: 43° 23' 31.28, -94° 42' 30.42



14-99N-33W
Emmet County
Iowa



7/29/2021

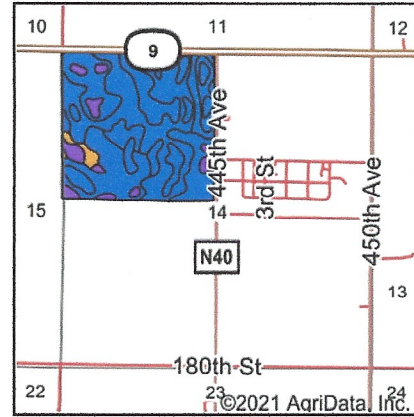
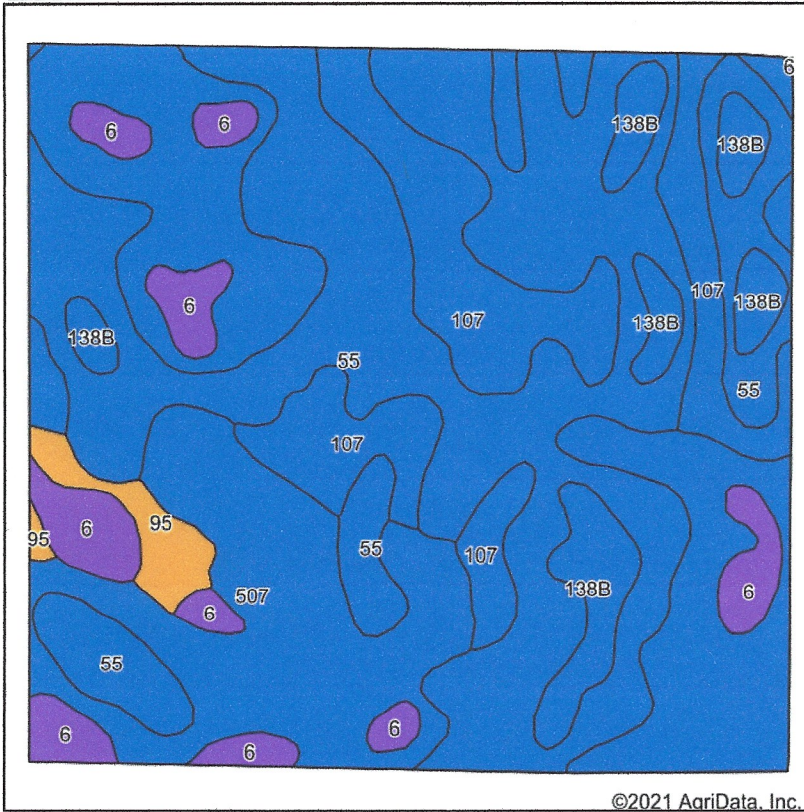
Maps Provided By:



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

Soils Map



State: **Iowa**
 County: **Emmet**
 Location: **14-99N-33W**
 Township: **Center**
 Acres: **145.21**
 Date: **7/29/2021**

Maps Provided By:



Soils data provided by USDA and NRCS.

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
55	Nicollet clay loam, 1 to 3 percent slopes	57.33	39.5%		lw	89	82	82
507	Canisteo clay loam, 0 to 2 percent slopes	45.76	31.5%		llw	84	73	81
107	Webster clay loam, 0 to 2 percent slopes	21.15	14.6%		llw	86	77	82
6	Okoboji silty clay loam, 0 to 1 percent slopes	9.57	6.6%		llw	59	53	74
138B	Clarion loam, 2 to 6 percent slopes	8.59	5.9%		lle	89	74	84
95	Harps clay loam, 0 to 2 percent slopes	2.81	1.9%		llw	72	57	82
Weighted Average						84.7	75.6	*n 81.3

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

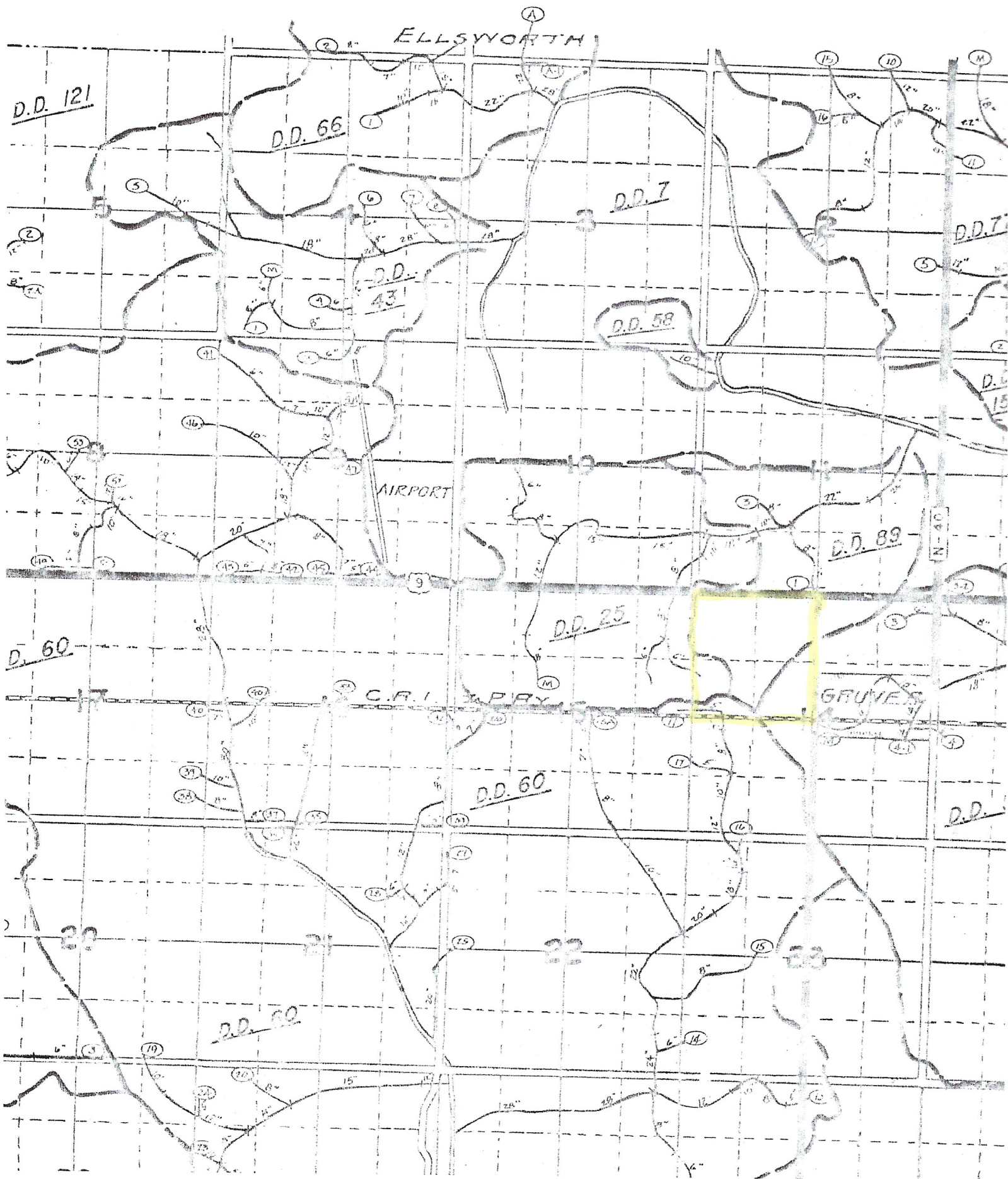
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

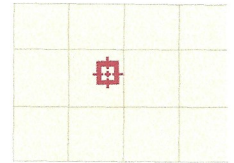
CENTER

99-33










Overview



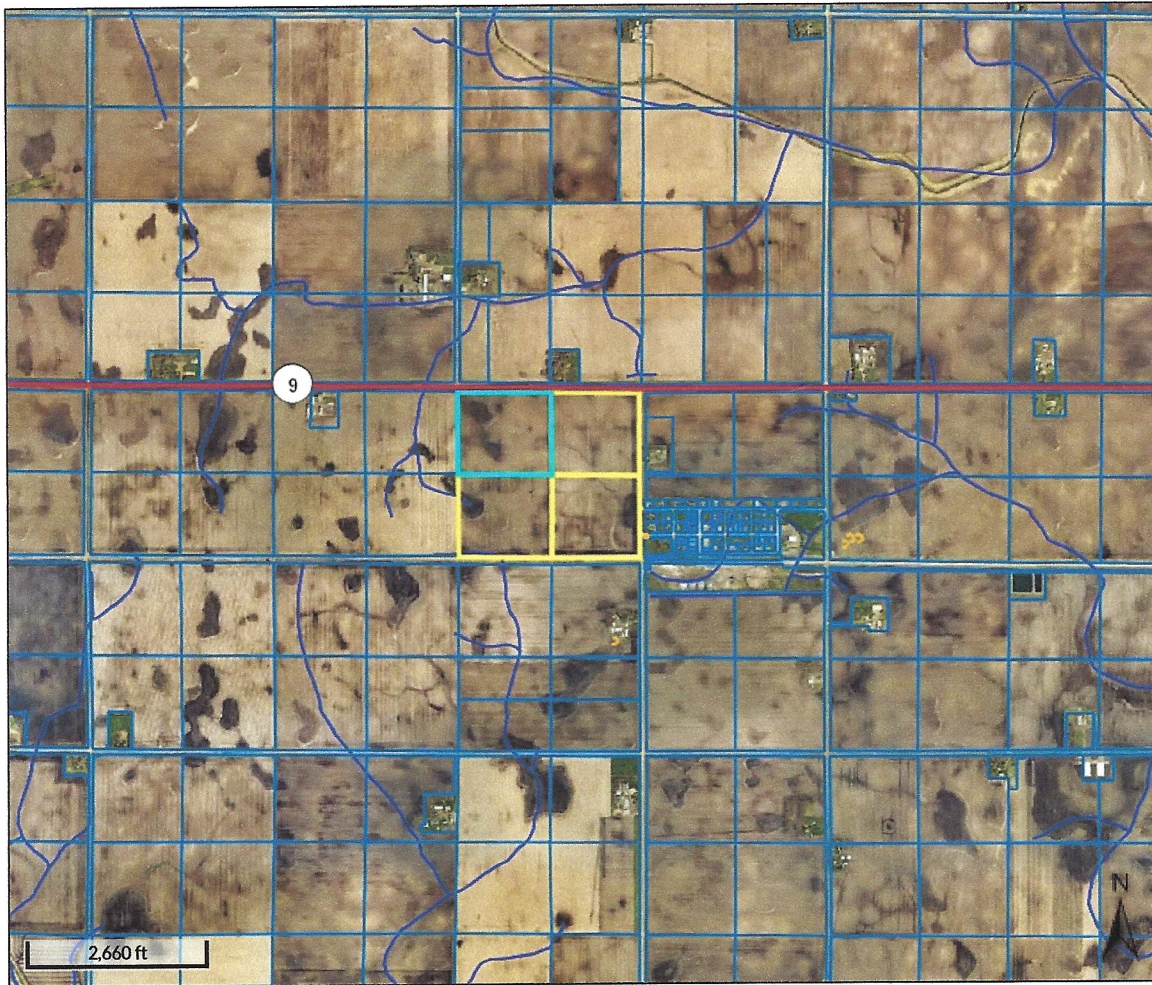
Legend

-  Highways
- Parcels
-  BLL
-  Parcel
-  Drainage
-  Water

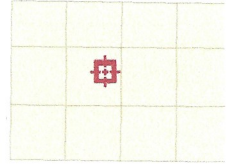
Parcel ID	0614100001	Alternate ID	n/a	Owner Address	GOLLA, ROBERT HERMAN
Sec/Twp/Rng	14-99-33	Class	A		3205 MEADOW GLEN ST
Property Address		Acreage	38.82		MARION, IA 52302
District	CNES				
Brief Tax Description	NW NW 14 99 33				
	(Note: Not to be used on legal documents)				

Date created: 8/5/2021
 Last Data Uploaded: 8/5/2021 3:13:54 PM






Developed by  Schneider
 GEOSPATIAL



Overview



Legend

-  Highways
- Parcels**
-  BLL
-  Parcel
-  Drainage
-  Water

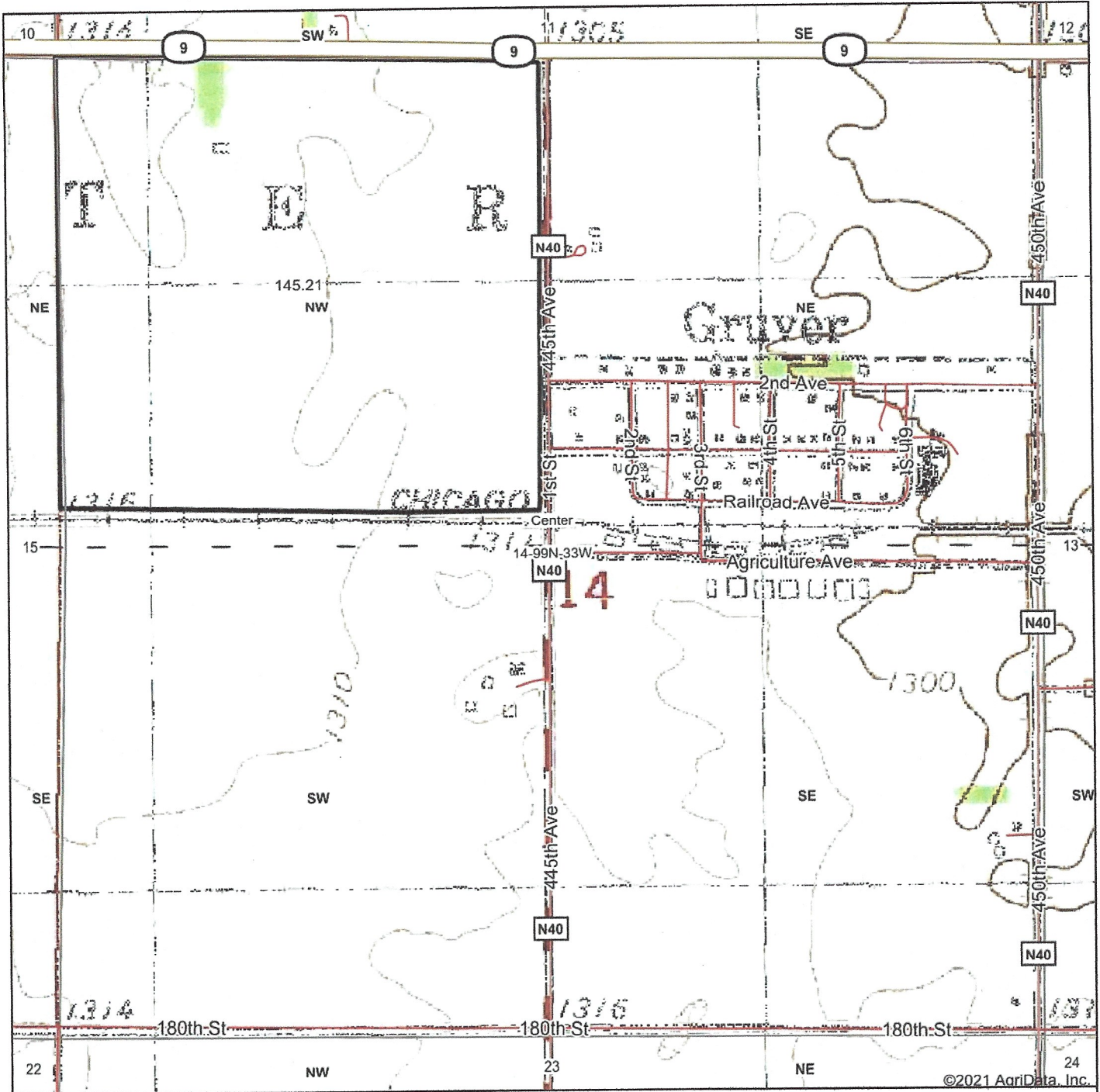
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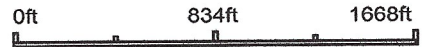
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Developed by  Schneider
 GEOSPATIAL

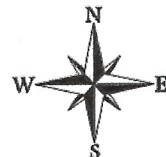
Topography Map



map center: 43° 23' 31.28, -94° 42' 30.42



14-99N-33W
Emmet County
Iowa



7/29/2021

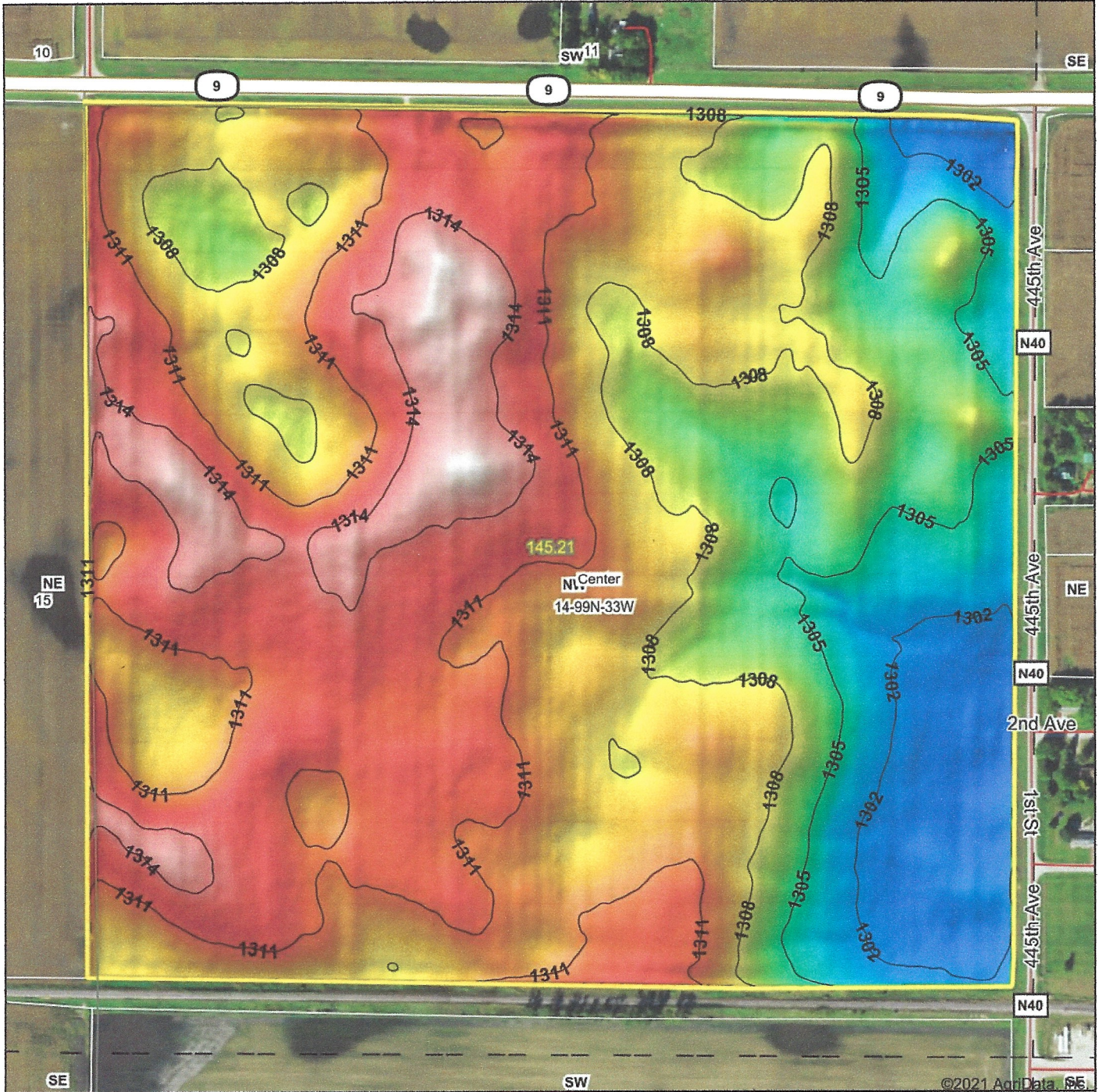
Maps Provided By:



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

Topography Hillshade



Source: USGS 3 meter dem

Interval(ft): 3

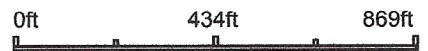
Min: 1,299.9

Max: 1,316.6

Range: 16.7

Average: 1,309.1

Standard Deviation: 3.67 ft



7/29/2021

14-99N-33W
Emmet County
Iowa

map center: 43° 23' 31.28, -94° 42' 30.42

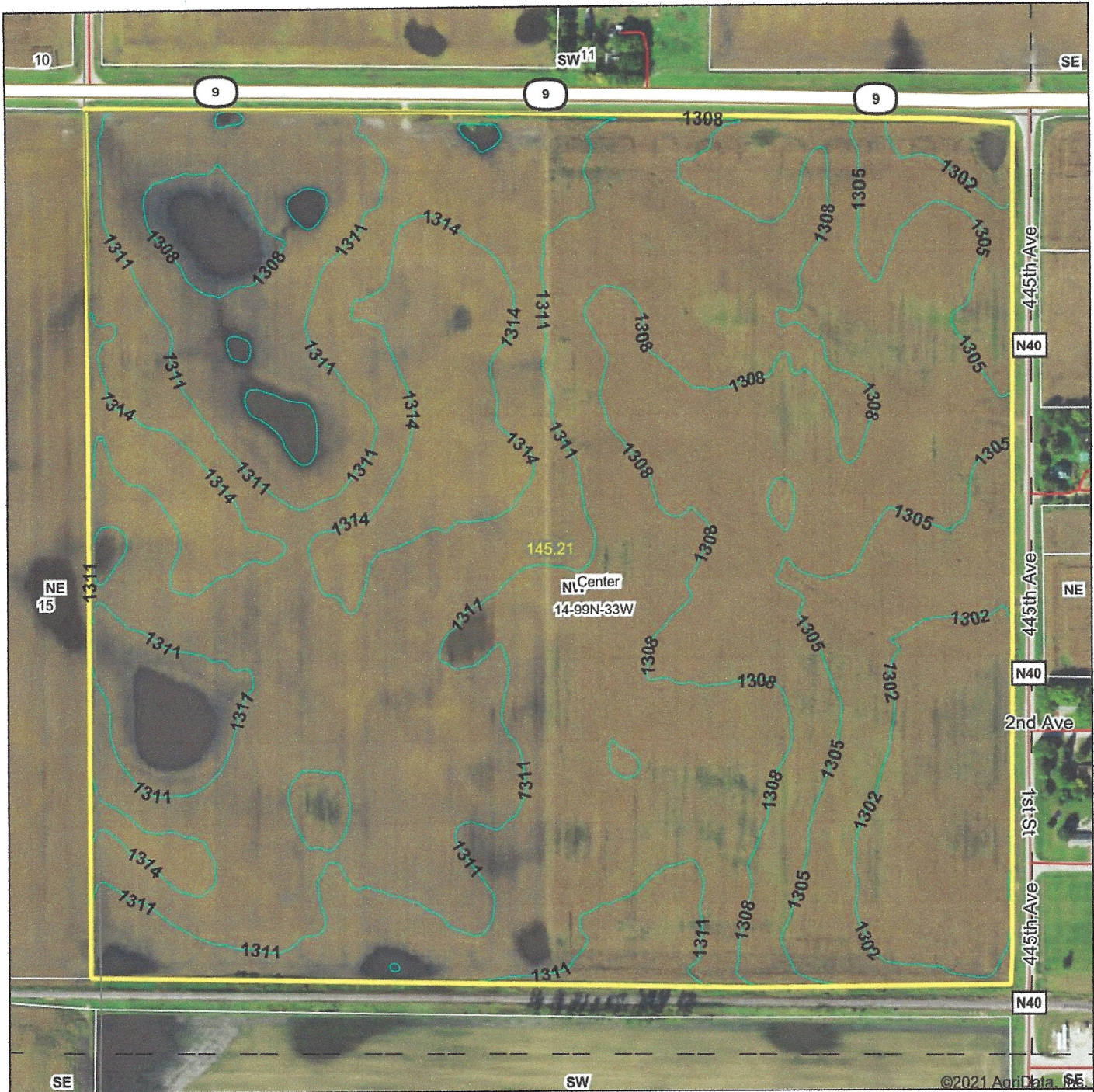
Maps Provided By:



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

Topography Contours



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Source: USGS 3 meter dem
 Interval(ft): 3.0
 Min: 1,299.9
 Max: 1,316.6
 Range: 16.7
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7/29/2021

14-99N-33W
 Emmet County
 Iowa

Map Center: 43° 23' 31.28, -94° 42' 30.42

Maps Provided By:



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

IOWA
EMMET
Form: FSA-156EZ



FARM : 63
Prepared : 7/29/21 11:28 AM
Crop Year : 2021

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : JACOB JOSEPH HIGGINS
 Farms Associated with Operator : 19-063-63, 19-063-1729, 19-063-2609, 19-063-3918, 19-063-4093, 19-063-4146, 19-063-4640, 19-063-4911, 27-091-10682
 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
145.21	145.21	145.21	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	145.21	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	72.60	0.00	162	
Soybeans	72.60	0.00	43	
TOTAL	145.20	0.00		

NOTES

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Tract Number : 701
 Description : NW1/4 14 99 33 Center
 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 : ROBERT HERMAN GOLLA
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
145.21	145.21	145.21	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	145.21	0.00	0.00	0.00	0.00	0.00



- 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: 145.21 acres

2021 Program Year

Map Created March 30, 2021

Farm 63
Tract 701

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.

3. NAME OF USDA AGENCY OR PRODUCER REQUESTING DETERMINATION
ASCS

4. FARM NO. AND TRACT NO. (S)
63
F-701

5. COUNTY
Emmet

	YES		TRACT NO.	FIELD NO.(S)	TOTAL ACRES
	NO	YES			
6. Is a soil survey now available for making a highly erodible land determination?		<input checked="" type="checkbox"/>			
7. Are there highly erodible soil map units on this farm?		<input checked="" type="checkbox"/>			
8. a. List highly erodible tract and fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.			N/A		
b. Is an approved conservation plan being actively applied on all of these fields? If "no," list the tract and fields (from the ASCS records) on which a plan is not being applied.			N/A		
9. a. List highly erodible tract and fields that, according to ASCS records, have been or will be converted for the production of agricultural commodities, were not used for this purpose in any crop year during 1981-1985, and were not enrolled in a USDA set-aside or diversion program.			N/A		
b. Is an approved conservation system being used on these fields? If "no," list the tract and fields (from the ASCS records) on which a system is not being used.			N/A		
10. Are there other fields or unnumbered areas that (1) have highly erodible map units, (2) were not used to produce an agricultural commodity in any crop year after 1980, and (3) were not enrolled in a USDA set-aside or diversion program in any crop year during 1981-1985?		<input checked="" type="checkbox"/>			

11. CERTIFICATION: The (no.) conservation plan(s) was (were) approved by the Conservation District on _____, and conform with technical requirements of the SCS field office technical guide. Conservation systems included in the conservation plan(s) applied (no.)

SECTION II - WETLAND

	YES		TRACT NO.	FIELD NO.(S)	TOTAL ACRES
	NO	YES			
12. Are hydric soils on this farm? If "yes," list tract and fields (from the ASCS records) or unnumbered areas (un) in which they occur.		<input checked="" type="checkbox"/>	701 T-707	1	
13. Do fields that were or will be used to produce an agricultural commodity contain wetland? If "yes," list tract and fields, outline the wetland areas within fields on the ASCS photograph(s), and mark with "w" for wetland; "aw" for artificial and irrigation induced wetland; "hw" for wetland on which the conversion would result in minimal effect.		<input checked="" type="checkbox"/>			
14. Are there converted wetlands on this farm that have been converted since December 23, 1985? If "yes," list the tract and fields, outline converted wetlands on the ASCS photograph(s), and mark with "cw".		<input checked="" type="checkbox"/>			
15. The wetland determination was done in the office <input checked="" type="checkbox"/> field <input type="checkbox"/> .					
16. This determination was hand delivered <input type="checkbox"/> mailed <input checked="" type="checkbox"/> to the producer on 28 Aug 87 (DATE)					

17. REMARKS
Any producer who does not agree with this determination may request reconsideration from the person making this determination. This request is a prerequisite for any further appeal. The request must be in writing and must set forth reasons for the request. The request must be mailed or delivered within 15 days after written notice of the determination is mailed to or otherwise made available to the producer.

18. SIGNATURE OF SCS DISTRICT CONSERVATIONIST
John K. Stewart
1.5A IN OLD FARMSTEAD NOT HSZ, NO SOOESTER URELATION. NO HSZ UNITS ON FARM
DATE 27 Aug 87

B-89
T-701

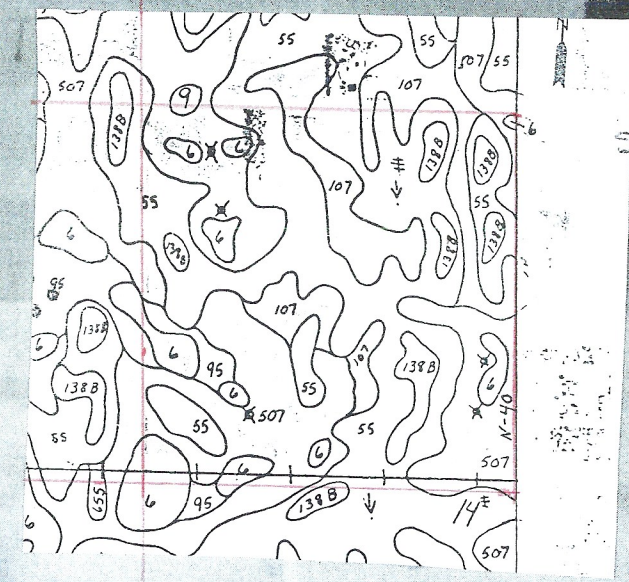
1.56 Ac
No. 50030572

142.0

T-615

85.7

14



B-350

B-55
T-702

128.5

B-41
T-713

19.1

28
12.2

B-300

NOT TO SCALE (1981) EMMET CO.

F-6

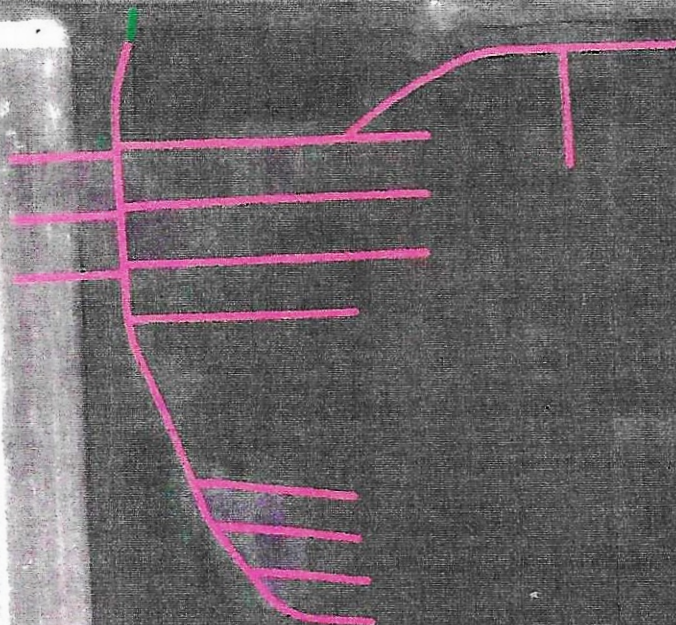
4

Sec 14



Private Tile Map "Golla Farm" NW
Portion of Farm

Hwy. 9



Client: Jake Higgins
Farm: Center
Field: Sec 14
Name: November 2017
Date: 12/5/2017

-  4 Inch Tile
-  5 Inch Tile
-  6 Inch Tile
-  8 Inch Tile
-  Existing Tile