

Howell Real Estate & Auction

220 Central Avenue
Estherville IA 51334
712-260-9690

**60.29 Acres in S 1/2 SE 1/4
Section 21 Lake Belt Township
Martin County, MN**

List Price: \$9,800 x 60.29 Acres \$590,842

FSA Information:

Tillable Acres	59.5 Acres
Corn Base	41.1 Acres
Soybean Base	10.8 Acres
Corn Proven Yield	165 Bushel
Soybean Proven Yield	39 Bushel
Productivity Index Rating	70.5
Property Taxes	\$2,836 / Year

Mark Howell 712-260-9690 Larry Howell 712-260-9693

www.howellrealestateandauktion.com

Aerial Map



Boundary Center: 43° 31' 53.59, -94° 40' 47.27

0ft 830ft 1659ft

21-101N-32W
Martin County
Minnesota

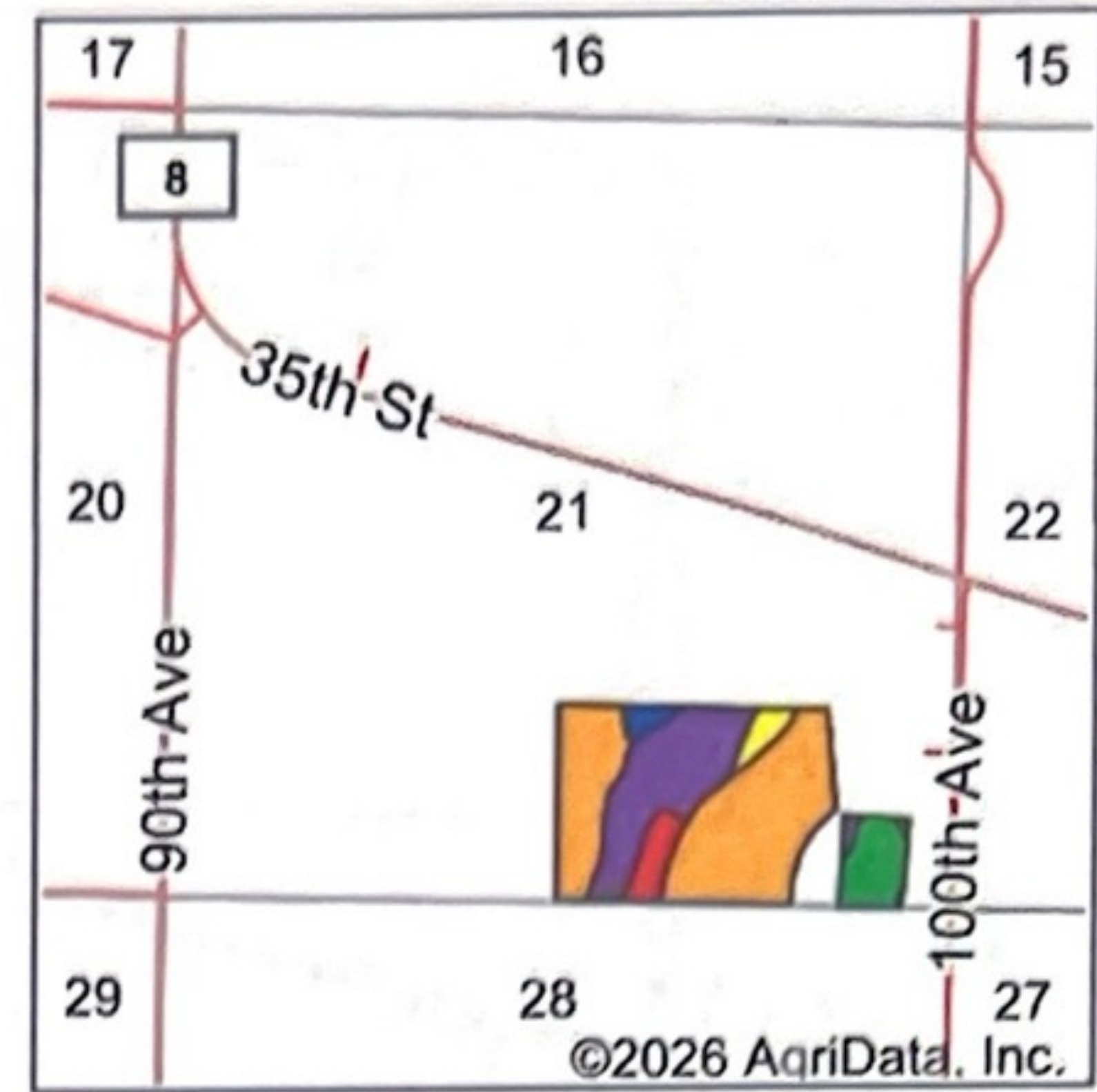
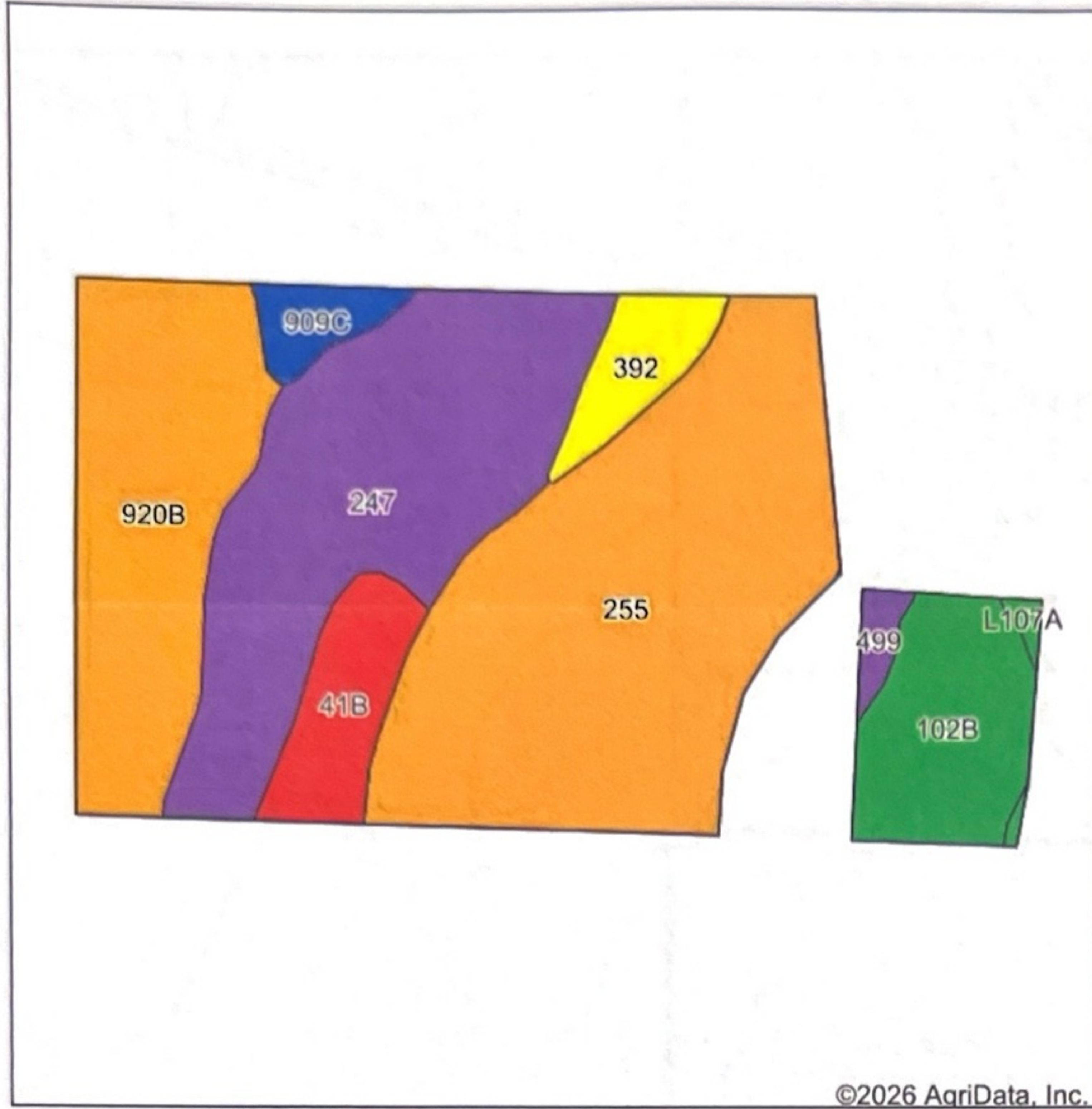


7/16/2026

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

Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **21-101N-32W**
 Township: **Lake Belt**
 Acres: **59.5**
 Date: **7/16/2026**

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Soils data provided by USDA and NRCS.

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Area Symbol: MN091, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
255	Mayer loam, 0 to 2 percent slopes	21.40	35.9%		IIw	72	67
247	Linder loam	14.58	24.5%		IIIs	60	51
920B	Clarion-Estherville complex, 2 to 6 percent slopes	10.95	18.4%		Ile	76	63
102B	Clarion loam, 2 to 6 percent slopes	5.25	8.8%		Ile	95	83
41B	Estherville sandy loam, 2 to 6 percent slopes	3.14	5.3%		IIIs	44	36
392	Biscay clay loam, 0 to 2 percent slopes	2.04	3.4%		IIw	70	66
909C	Truman-Bold silt loams, 6 to 12 percent slopes	1.28	2.2%		IIIe	84	71
499	Hanska loam, depressional	0.58	1.0%		IIIw	58	55
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	0.28	0.5%		IIw	91	81
Weighted Average					2.08	70.5	*n 62.1

*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 Map



Map Center: 43° 31' 54.86, -94° 40' 51.28

0ft 830ft 1659ft

21-101N-32W
Martin County
Minnesota

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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7/16/2026

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

Martin County, MN

Summary

Parcel ID	100210900
Property Address	
Sec/Twp/Rng	21-101-032
Brief Tax	SECT-21 TWP-101 RANGE-032 60.29 AC A 60.29 AC TRACT
Description	S1/2
Deeded Acres	60.29
Class	101-2A/1B/4BB AGRICULTURAL;
District	(1001) LAKE BELT T-451
School District	2752
Neighborhood	00001000-LAKE BELT
Neighborhood	
Group	
Appraiser	CRYSTAL
Roll Type	RP

* The Class code is the Assessor's Office determination of the use of the property for the current assessment year and is not the same as the property's zoning.

* Please contact the zoning authority for information regarding zoning.

Owner

Primary Owner
[FRANK D HUNTLEY ESTATE](#)
1435 410TH AVE
ESTHERVILLE IA 51334

Land

Year	Seq	HGA	Code	Units
2026	1		TILL A1 86-100 CPI	5.38
2026	2		TILL A2 75-85 CPI	12.2
2026	3		TILL B1 70-74 CPI	23.27
2026	4		TILL B2 60-69 CPI	14.53
2026	5		TILL C1 50-59 CPI	0.49
2026	6		TILL C2 0-49 CPI	3.16
2026	7		WASTE/DITCH/BUFFER	1.26

Valuation

Assessed Year	2026	2025	2024	2023
+ Total Estimated Building Value	\$0	\$0	\$0	\$0
Estimated Dwelling Value				
Estimated Extra Features Value				
+ Total Estimated Land Value	\$477,100	\$477,100	\$536,100	\$536,100
+ Total Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$477,100	\$477,100	\$536,100	\$536,100
% Change	0.00%	-11.01%	0.00%	-
Estimated HGA Value	\$0	\$0	\$0	\$0

HGA is the house, garage, and first acre of an agricultural homesteaded property.

Taxation

	2026 Payable	2025 Payable	2024 Payable	2023 Payable
Classification	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL
Estimated Market Value	\$477,100	\$536,100	\$536,100	\$374,300
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$477,100	\$536,100	\$536,100	\$374,300
Net Taxes Due	\$2,836.00	\$2,878.00	\$2,588.00	\$2,212.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$2,836.00	\$2,878.00	\$2,588.00	\$2,212.00
% Change	-1.46%	11.21%	17.00%	-4.16%

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

Taxes Unpaid

	Current Taxes Due
Unpaid Tax	\$1,418.00
+ Unpaid Penalty	\$0.00
+ Unpaid Fees	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$1,418.00

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE FOR A FULL BREAKDOWN

Tax Statements



[2026 Tax Statement \(PDF\)](#)
[2025 Tax Statement \(PDF\)](#)
[2024 Tax Statement \(PDF\)](#)
[2023 Tax Statement \(PDF\)](#)
[2022 Tax Statement \(PDF\)](#)
[2021 Tax Statement \(PDF\)](#)

Proposed Taxes



[2026 Proposed Taxes \(PDF\)](#)
[2025 Proposed Taxes \(PDF\)](#)
[2024 Proposed Taxes \(PDF\)](#)
[2023 Proposed Taxes \(PDF\)](#)
[2022 Proposed Taxes \(PDF\)](#)

Valuation Notice



[2027 Valuation Notice \(PDF\)](#)
[2026 Valuation Notice \(PDF\)](#)
[2025 Valuation Notice \(PDF\)](#)
[2024 Valuation Notice \(PDF\)](#)
[2023 Valuation Notice \(PDF\)](#)
[2022 Valuation Notice \(PDF\)](#)

Recent Sales In Area

Sale date range:

From:

01/01/21

To:

07/16/21

Search Sales by Neighborhood

Distance:

1500

Units:

Feet



Search Sales by Distance

No data available for the following modules: Buildings, Sub Area Square Footage, Extra Features, Sales, Photos, Sketches.

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Last Data Upload: 7/16/2026, 4:05:21 AM

Contact Us

Developed by



IOWA
EMMET
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3265
Prepared : 7/16/26 8:11 AM CST
Crop Year : 2026

Tract 9948 Continued ...

NOTES

Tract Number : 9977
Description : S1/2 SE1/4 21 LAKE BELT, MARTIN CO.
FSA Physical Location : MINNESOTA/MARTIN
ANSI Physical Location : MINNESOTA/MARTIN
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : FRANK D HUNTLEY ESTATE
Other Producers : CHRISTOPHER DAVID HOFFMAN, AIRBORNE FARMS INC, NATHAN JANSSEN, NICHOLAS JANSSEN
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
53.40	53.40	53.40	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	53.40	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	36.10	0.00	165
Soybeans	10.80	0.00	39
TOTAL	46.90	0.00	

NOTES

IOWA
EMMET
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3265
Prepared : 7/16/26 10:00 AM CST
Crop Year : 2026

~~Tract 10998~~ Continued ...

Soybeans	29.00	0.00	39
TOTAL	70.60	0.00	

NOTES

Tract Number : 10959
Description : S½ SE¼ 21 LAKE BELT, MARTIN CO EAST 8 ACRES
FSA Physical Location : MINNESOTA/MARTIN
ANSI Physical Location : MINNESOTA/MARTIN
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : FRANK D HUNTLEY ESTATE
Other Producers : CHRISTOPHER DAVID HOFFMAN, AIRBORNE FARMS INC, NATHAN JANSSEN, NICHOLAS JANSSEN
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
6.10	6.10	6.10	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	6.10	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	5.00	0.00	165
TOTAL	5.00	0.00	

NOTES



United States
Department of
Agriculture

Emmet County, Iowa



Wetland Determination Identifiers

☐ Non-Cropland ☐ CRP ☐ Iowa PLSS
☐ Restricted Use ☐ Tract Boundary ☐ Iowa Roads

▽ Limited Restrictions

□ Exempt from Conservation
Compliance Provisions

Tract Cropland Total: 6.10 acres

2026 Program Year
Map Created March 03, 2026

Farm 3265
Tract 10959

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United States
Department of
Agriculture

Emmet County, Iowa



Welland Determination Identifiers

☐ Non-Cropland ☐ CRP ☐ Iowa PLSS
☐ Restricted Use ☐ Tract Boundary ☐ Iowa Roads

☐ Limited Restrictions

☐ Exempt from Conservation
Compliance Provisions

Tract Cropland Total: 53.40 acres

2026 Program Year
Map Created March 03, 2026

Farm 3265
Tract 9977

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