

OSCEOLA COUNTY LAND AUCTION

80 ACRES OF EAST HOLMAN TOWNSHIP, OSCEOLA COUNTY, IOWA FARMLAND

TUESDAY, NOVEMBER 12, 2024 AT 9 AM

AUCTION AT THE MELVIN LEGION BUILDING & WEBCAST AUCTION



**ELVIN G. DUITSMAN
ESTATE**

**East Half of the Northeast
Quarter of Section 35-99-41**

KLAASSEN REALTY AND AUCTIONS

120 9TH STREET, SIBLEY, IOWA 51249

OFFICE - 712-754-3500

AUCTIONEERS:

KEVIN T. KLAASSEN, BROKER
RON STERK

DUANE BLEEKER
JOSH EARLL

WWW.KLAASSENREALTY.COM

Auctioneers Note: An outstanding farm with excellent crop production soils and well managed crop history. Please contact Klaassen Realty with any questions. Online bidding prior to and through the auction available through the klaassenrealty.hibid.com site or find us through the link in the auction section of the website, klaassenrealty.com.



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LOCATION: The property is located at the intersection of Highway 59 and 200th Street. This is 3 miles northeast of Cloverdale, Iowa; or 7 miles northwest of Melvin, Iowa; or 8 miles southeast of Sibley, Iowa. Auction sign posted at the property.

ABBREVIATED LEGAL DESCRIPTION: East Half of the Northeast Quarter of Section 35-99-41.

FARM INFORMATION: Selling will be 80 acres, more or less, according to the legal description. The farm is all tillable with exception of road easement. Current FSA program information shows 74.94 crop land acres with a 37.2 acre corn base and 123 bushel yield, soybean base of 35.8 acres with a 34 bushel yield. The CSR2 rating is 90.5 with an older CSR rating of 74.3. Nearly 96% Wilmonton and Letri soils with a small amount of Everly. Current taxes are \$2,160 per year.

TERMS: Ten percent earnest money on day of auction. Buyers will enter written agreements for purchase immediately following the close of bidding. All final bids are subject acceptance or rejection by ownership. Sale is subject to district court approval for the Elvin G. Duitsman Estate. Balance due on or before February 11, 2025, when court officer deed and abstract showing merchantable title will be delivered and possession given subject to any remaining rights of current tenant that expire March 1, 2025. The Sellers will pay the installment of Iowa real estate taxes that would become delinquent if not paid by October 1, 2025 and all prior taxes.

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DISCLAIMER: All information contained in this advertisement and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied concerning the property is made by the Sellers or the Auction Company. Each potential bidder is responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this advertisement is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the discretion of the auctioneers. All decisions of the auctioneers are final. Any announcements made the day of the sale take precedence over printed material or any other oral statements made. Please contact auctioneer for additional information on the property.

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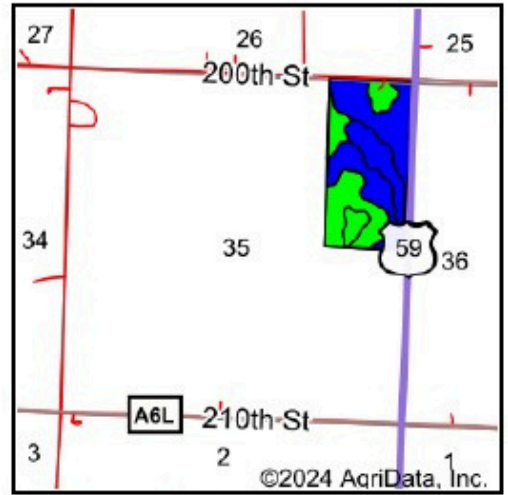
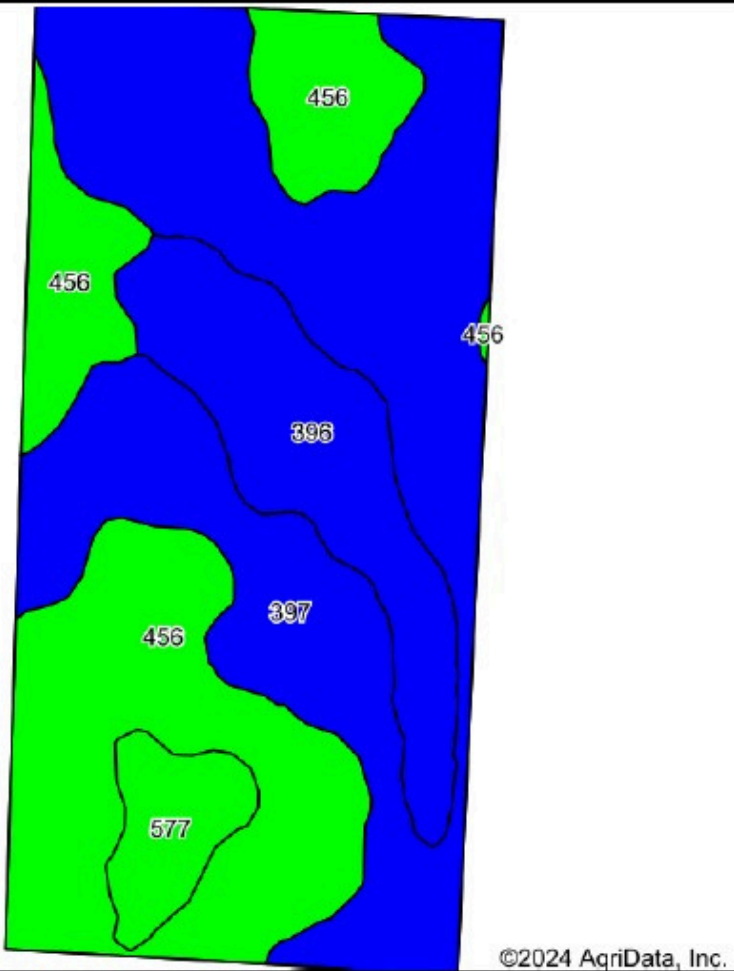
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Soils Map



State: **Iowa**
 County: **Osceola**
 Location: **35-99N-41W**
 Township: **Holman**
 Acres: **74.17**
 Date: **10/3/2024**

Maps Provided By:





 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA143, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
397	Letri silty clay loam, 0 to 2 percent slopes	35.06	47.3%		llw	90	72	78	
456	Wilmington silty clay loam, 0 to 3 percent slopes	24.71	33.3%		lw	91	78	80	
396	Letri silty clay loam, calcareous, 0 to 2 percent slopes	11.04	14.9%		llw	89	72	78	
577	Everly clay loam, 0 to 2 percent slopes	3.36	4.5%		I	96	78	74	
Weighted Average						1.62	90.5	74.3	*n 78.5

**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

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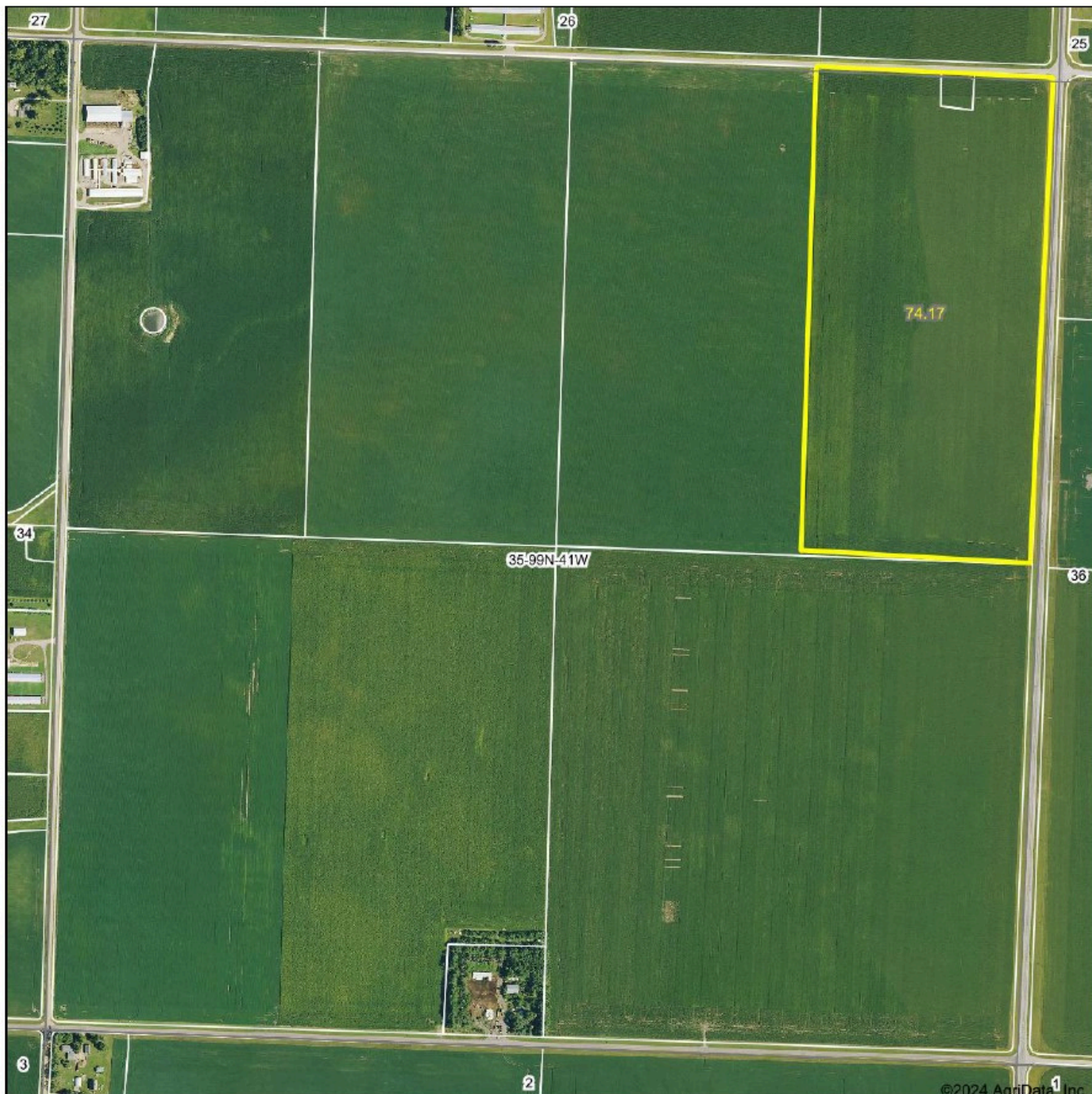
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Aerial Map



©2024 AgriData, Inc.

Boundary Center: 43° 21' 23.63, -95° 38' 43.69



35-99N-41W
Osceola County
Iowa



10/3/2024

Maps Provided By:

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

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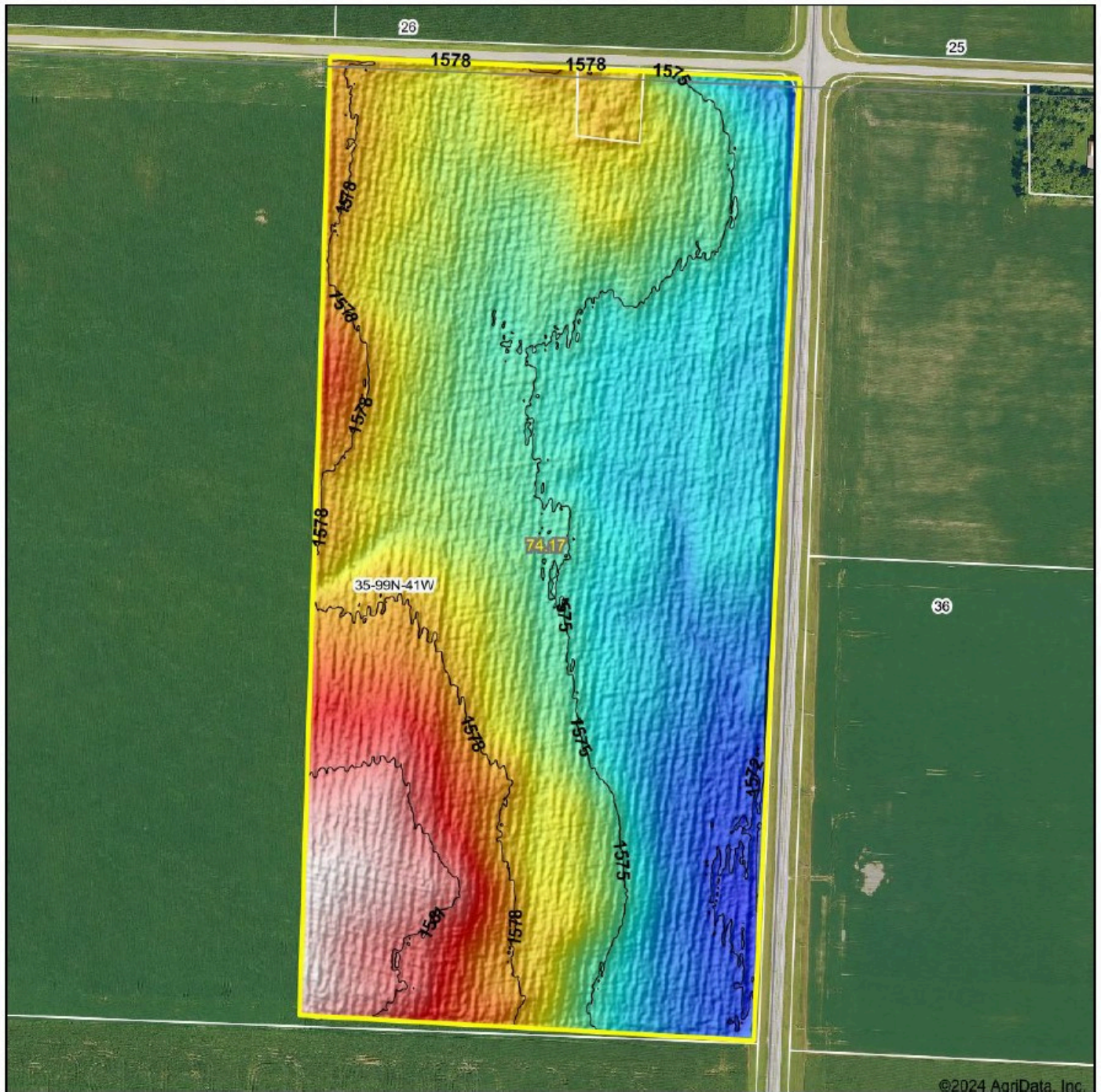
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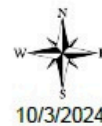
Topography Hillshade



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Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,571.6
Max: 1,582.7
Range: 11.1
Average: 1,576.2
Standard Deviation: 2.49 ft



35-99N-41W
Osceola County
Iowa

Boundary Center: 43° 21' 23.63, -95° 38' 43.69

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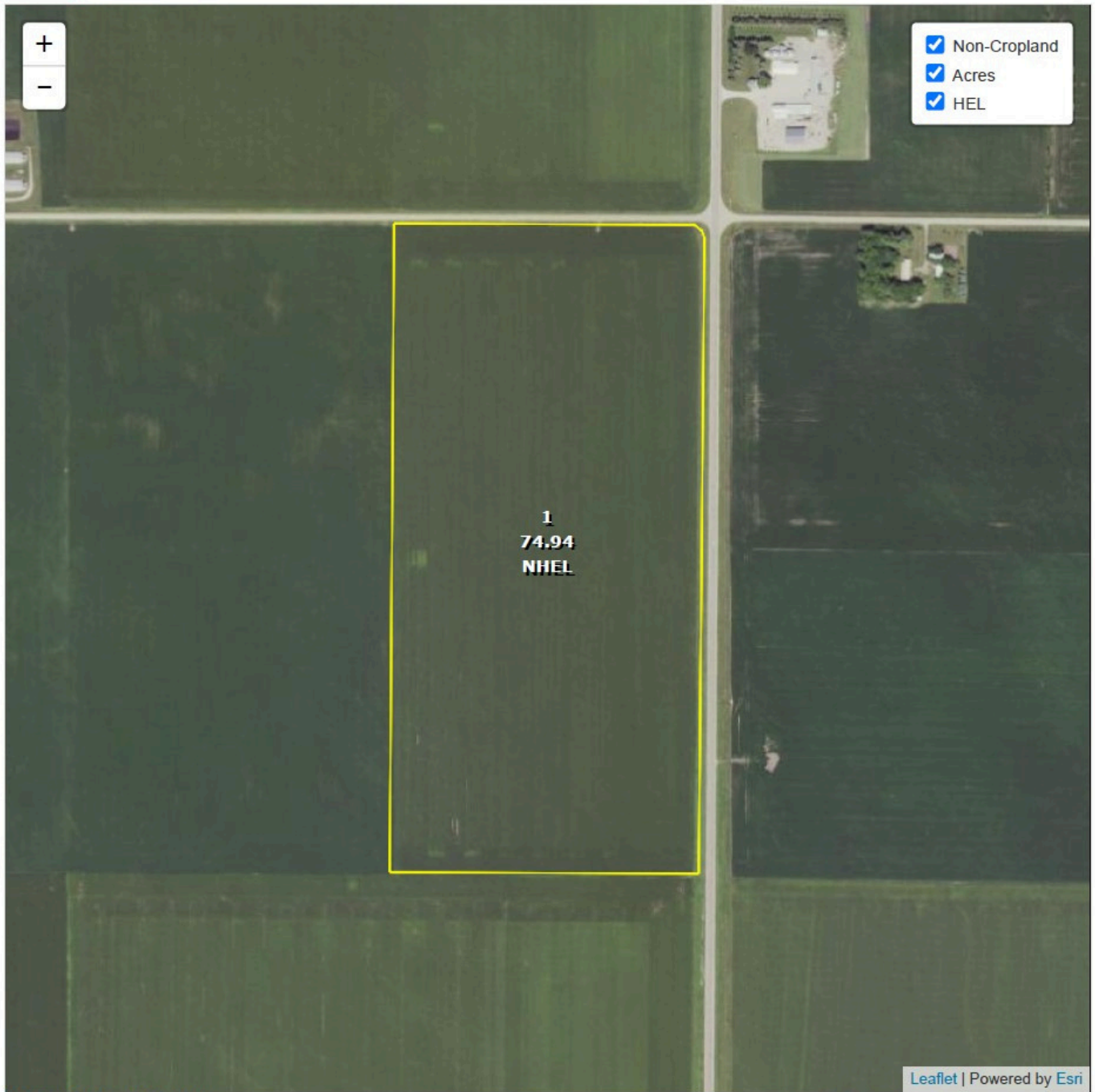
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Common Land Unit
 Cropland Non-cropland CRP

Farm 5342
 Tract 5379

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

2024 Crop Year



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).

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Abbreviated 156 Farm Record

Operator Name : ELVIN G DUITSMAN ESTATE
CRP Contract Number(s) : None
Recon ID : 19-143-2014-26
Transferred From : None
ARCPLC G/WF Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
74.94	74.94	74.94	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	74.94	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
Com	37.20	0.00	123	0
Soybeans	35.80	0.00	34	0
TOTAL	73.00	0.00		

NOTES

Tract Number : 5379

Description : E2NE4 SEC 35 99 41 EAST HOLMAN
FSA Physical Location : IOWA/OSCEOLA
ANSI Physical Location : IOWA/OSCEOLA
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : ELVIN G DUITSMAN ESTATE
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
74.94	74.94	74.94	0.00	0.00	0.00	0.00	0.0

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IOWA
OSCEOLA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5342
Prepared : 12/28/23 8:13 AM CST
Crop Year : 2024

Tract 5379 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	74.94	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	37.20	0.00	123
Soybeans	35.80	0.00	34
TOTAL	73.00	0.00	

NOTES

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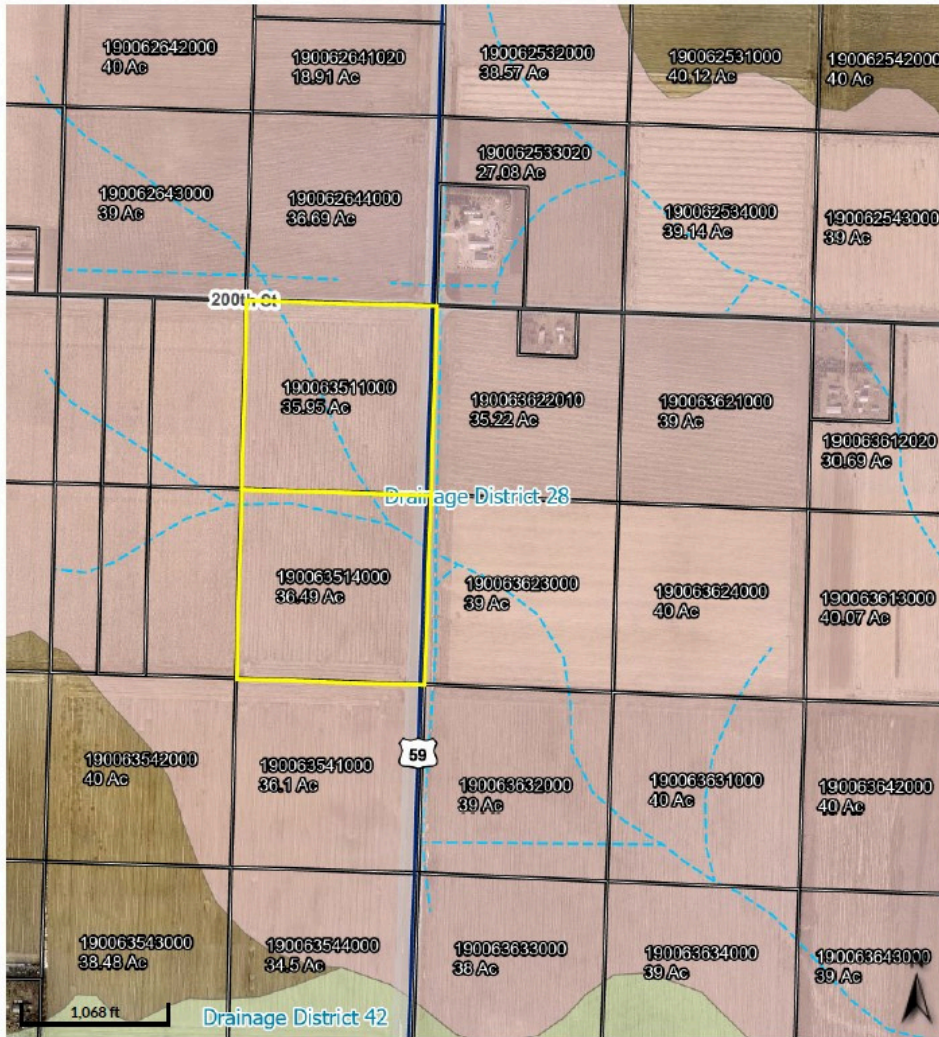
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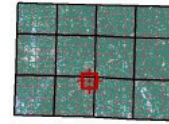
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COUNTY TILE



Overview



Legend

- Parcels
- BLL
- Wind Tower
- Blocks
- Lots
- Subdivisions
- Corporate Limits
- Road Centerlines**
- Highways
- Roads
- Right of Way
- Townships
- Sections
- Drainage Facilities**
- Open Ditch
- Tile
- Drainage Districts**
- DD1
- DD10
- DD11
- DD14
- DD15
- DD17
- DD18
- DD21
- DD22
- DD23
- DD24
- DD25
- DD26
- DD27
- DD28
- DD29
- DD3
- DD30
- DD33
- DD34
- DD35

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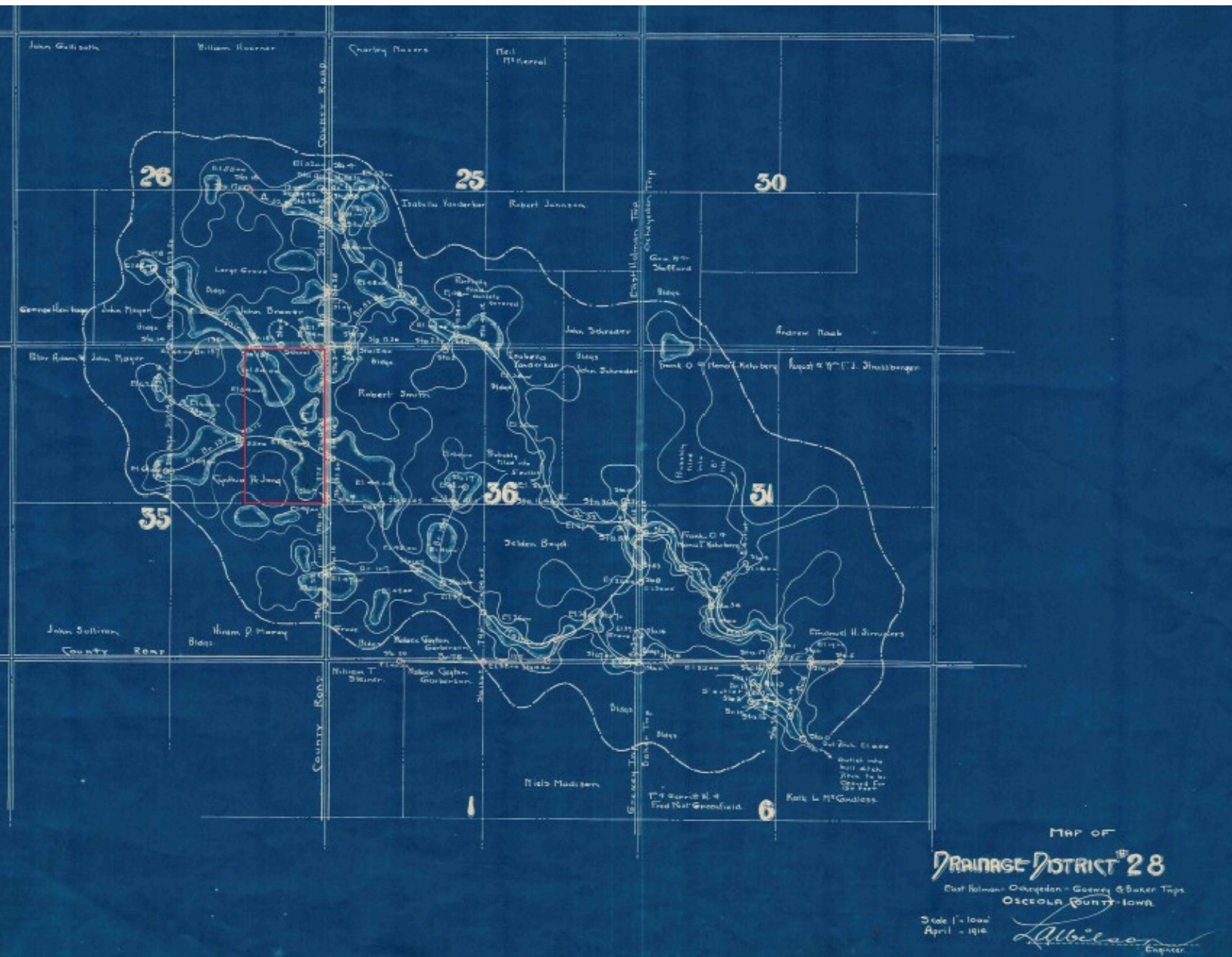
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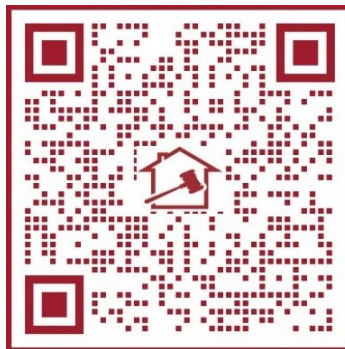


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