



DAN PIKE, AG LAND BROKER / AUCTIONEER

VERY GOOD QUALITY 173.56+/- ACRE HUNTER TOWNSHIP JACKSON COUNTY, MN.

# FARMLAND AUCTION

WEDNESDAY, DECEMBER 14, 2022 @ 10:00 A.M.

In case of very inclement weather/blizzard sale will be held on 12/15/22. Check our web site for changes.

Sale will be held at the American Legion Hall at 413 Main Street in Lakefield, MN.



SALE CONDUCTED BY



1362 Springfield Parkway  
Jackson, MN 56143  
507-847-3468  
[www.danpikeauction.com](http://www.danpikeauction.com)

OWNER

**Harriet A. Heitzman Trust**  
**Wesley Heitzman & Rebecca Peters Trustees**  
Attorney for the Sellers

**Ronald Schramel - Schramel Law Office Windom, MN. 507-831-1301**  
For more information go to [www.danpikeauction.com](http://www.danpikeauction.com) or call 507-847-3468.

## SALE CONDUCTED BY

**Dan Pike Auction Company, LLC &**

**Land & Farm Services Unlimited, LLC**

**Dan Pike & Scott Christopher**

Ag Land Broker - Auctioneer - Agricultural Appraiser

410 Springfield Parkway Jackson, Minnesota 56143 507-847-3468

**Email: [dan@danpikeauction.com](mailto:dan@danpikeauction.com) &**

**Web Site: [www.danpikeauction.com](http://www.danpikeauction.com) or [www.landfarmservices.com](http://www.landfarmservices.com)**

***Serving Real Estate & Auction clients since 1975.***

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.

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VERY GOOD QUALITY 173.56+/- ACRE HUNTER TOWNSHIP JACKSON COUNTY, MN.

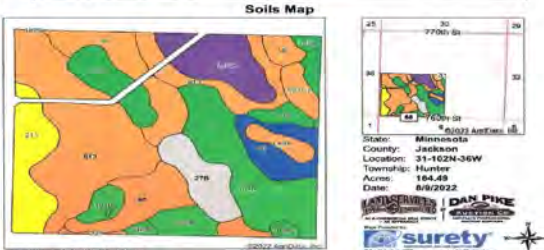
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## Jackson County, Minnesota



**PROPERTY LEGAL DESCRIPTION**  
The Southwest Quarter (SW1/4) 31-102-36 Jackson County, MN. Jackson County Parcel #09.031.0500. Containing 173.56 total acres.

### PROPERTY LOCATION

Located from the I-90 Interstate exit at Lakefield, Minnesota, 3-1/2 miles south on Highway #86 to 760th Street, then 1-1/2 miles west or from the Minnesota-Iowa border on Highway #86, 6 miles north on Highway #86 to 760th Street, then 1-1/2 miles west.

Watch for land auction signs on farm.

### METHOD OF SALE

The property will be offered in one parcel of 173.56+/- acres.

### PROPERTY & FSA INFORMATION

Total Acres: 173.56+/- Cropland Acres: 164.49+/-

Corn Base: 146.5 Corn Yield: 170

Soybean Base: 16.5 Soybean Yield: 47

Crop Productivity Index Rating: 86.9

### 2022 REAL ESTATE TAX & ASSESSMENTS

2022 Taxes: \$ 4,783.62 with an assessment of \$1,712.38.

### AUCTION SALE TERMS

The property will be offered as 1 parcel. The farm is being sold with a wind easement that will be transferred to the buyer upon closing. The property is being sold subject to a 2022 cropland lease that ends on March 1, 2023. The Buyer shall enter into a purchase agreement and make a 20% Non-Refundable downpayment the day of the auction. The closing shall be held on January 31, 2023 with the balance being due and payable in full at closing. The sale will NOT be contingent upon any buyer financing. The Buyer is responsible for all real estate taxes and assessments that are due and payable in 2023 and thereafter. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

### AUCTIONEER'S NOTE

This is a very good 173.56 acre tract of bare farmland. We are very honored to have been asked to represent the Heitzman family with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this property. If you are considering the purchase of good farmland to add to your investment portfolio this is an auction that you will want to attend. The information contained in this sale bill and other information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers and the sales staff are representing the seller. This auction is open to the public. We look forward to seeing everyone at the auction. Remember that the auction begins at 10:00 A.M. sharp, so don't be late.

No "Buyers Premium" will be charged - what you bid is what you will pay.

For more complete details and information, please visit our web page [www.danpikeauction.com](http://www.danpikeauction.com)

## SALE ARRANGED & CONDUCTED BY



Dan Pike - Ag Land Broker  
1362 Springfield Parkway  
Jackson, MN 56143  
507-847-3468  
Scott Christopher 507-841-3125  
Doug Wedel & Chris Kahler  
[www.danpikeauction.com](http://www.danpikeauction.com)

Area Symbol	Abbreviation	Soil Acres	Percent of Total	Legend	Productivity Index	Non-irrigated	Irrigated	Drain	Class	Highway	Spring	% OCCUPY	% RECD
813	Spilman-Laura	45.14	27.4%	10a	87	4.9	184	80	48	50	70	75	78
1028	Clayton-Barnes, 0 to 8 percent slopes	27.83	18.0%	10a	85							66	69
90	Clayton-Barnes, 8 to 15 percent slopes	24.87	15.1%	10a	85							70	68
211	Laura siltly clay, 0 to 2 percent slopes	12.80	7.4%	10a	81							50	50
135A	Clayton-Barnes, 0 to 8 percent slopes	12.03	7.0%	10a	77							77	81
278	Clayton-Barnes, 8 to 15 percent slopes	9.51	5.4%	10a	80	4.1	113	80	33	52	72	72	75
1018	Clayton-Barnes, 0 to 8 percent slopes	7.95	4.8%	10a	99							78	81
88	Clayton-Barnes, 8 to 15 percent slopes	7.88	4.7%	10a	75							71	61
105A	Clayton-Barnes, 0 to 8 percent slopes	5.43	3.3%	10a	88							81	83
1021C2	Clayton-Barnes, 8 to 15 percent slopes	3.81	2.3%	10a	87							70	70
186A	Clayton-Barnes, 0 to 2 percent slopes	3.01	1.8%	10a	88							78	78
110	Clayton-Barnes, 2 to 8 percent slopes	2.87	1.6%	10a	100							72	81
1028B2	Clayton-Barnes, 8 to 15 percent slopes	1.11	0.7%	10a	85							75	70
208	Clayton-Barnes, 0 to 2 percent slopes	0.49	0.3%	10a	85							85	86
Weighted Average		3.30	86.8			1.8	51.3	28.6	16.1	14.7	70.2	70.2	74.5

### For On-Line Bidding & Additional Property Information

Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information booklet under the Heitzman Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

For those wishing to bid online go to [www.danpikeauction.hibid.com](http://www.danpikeauction.hibid.com)

## OWNERS

Harriet A. Heitzman Trust  
Wesley Heitzman & Rebecca Peters Trustees

ATTORNEY  
FOR SELLER

Ronald Schramel  
Schramel Law Office  
Windom, MN. 507-831-1301

## **AUCTION SALE TERMS**

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## Harriet A. Heitzman Trust - Land Auction

- **METHOD OF SALE:** The farm will be offered as one parcel of 173.56+/- acres times the bid amount.
- **LEGAL DESCRIPTION:** The Southwest Quarter (SW1/4) 31-102-36 Jackson County, MN.
- **TAX PARCEL:** Jackson County Parcel #09.031.0500
- **IMPROVEMENTS:** Bare Farmland
- **2022 REAL ESTATE TAXES:** **2022 Taxes:** \$ 4,783.62 with an assessment of \$1,712.38.
  - \$ 4,783.62 Net Real Estate Tax Due in 2022
  - \$ 1,712.38 Assessment due in 2022
  - \$ 6,496.00 Total 2022 Real Estate Tax & Assessments
- **FSA INFORMATION:**

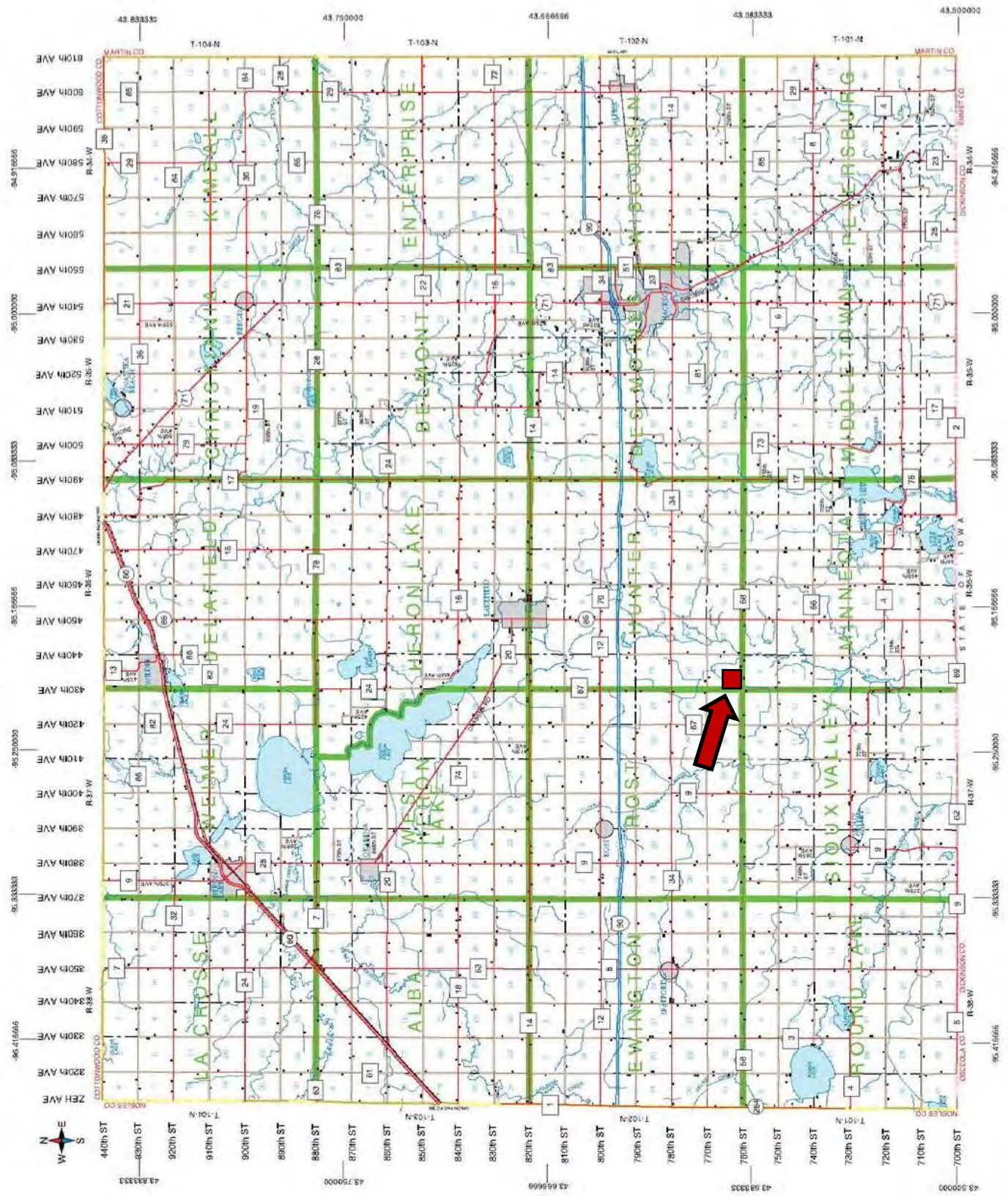
Total Acres	=	173.56 +/- Acres
DCP Cropland	=	164.49 +/- Acres
DCP Effective Cropland	=	164.49 +/- Acres
CRP Acres	=	0.00 +/- Acres
Corn Base Acres	=	146.50 +/- Acres
Corn PLC Yield	=	170 Bushels
Soybean Base Acres	=	16.50 +/- Acres
Soybean PLC Yield	=	47 Bushels
Total Base Acres	=	163.00 +/- Acres
- **PREDOMINANT SOILS:** Nicollet Clay Loam; Clarion – Storden Complex; Glencoe Clay Loam; Crippin Loam; Clarion Loam; Waldorf Silty Clay Loam; Spicer-Lura Complex; Clarion Loam; Collinwood Silty Clay Loam; Lura Silty Clay; Truman Silt Loam; Canisteo Clay Loam; Dickenson Sandy Loam; Klossner muck
- **TOPOGRAPHY:** Level to gently rolling. “See topography maps”
- **DRAINAGE:** The information that is available is included in this information booklet see maps.
- **NRCS CLASSIFICATION:** NHEL (Non-Highly Erodible)
- **LEASE STATUS:** New buyer will have possession of the property upon closing, but subject to the 2022 cropland lease and the tenant rights through 3/1/23. Seller retains all rights to 2022 cropland lease income.

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# Jackson County, Minnesota



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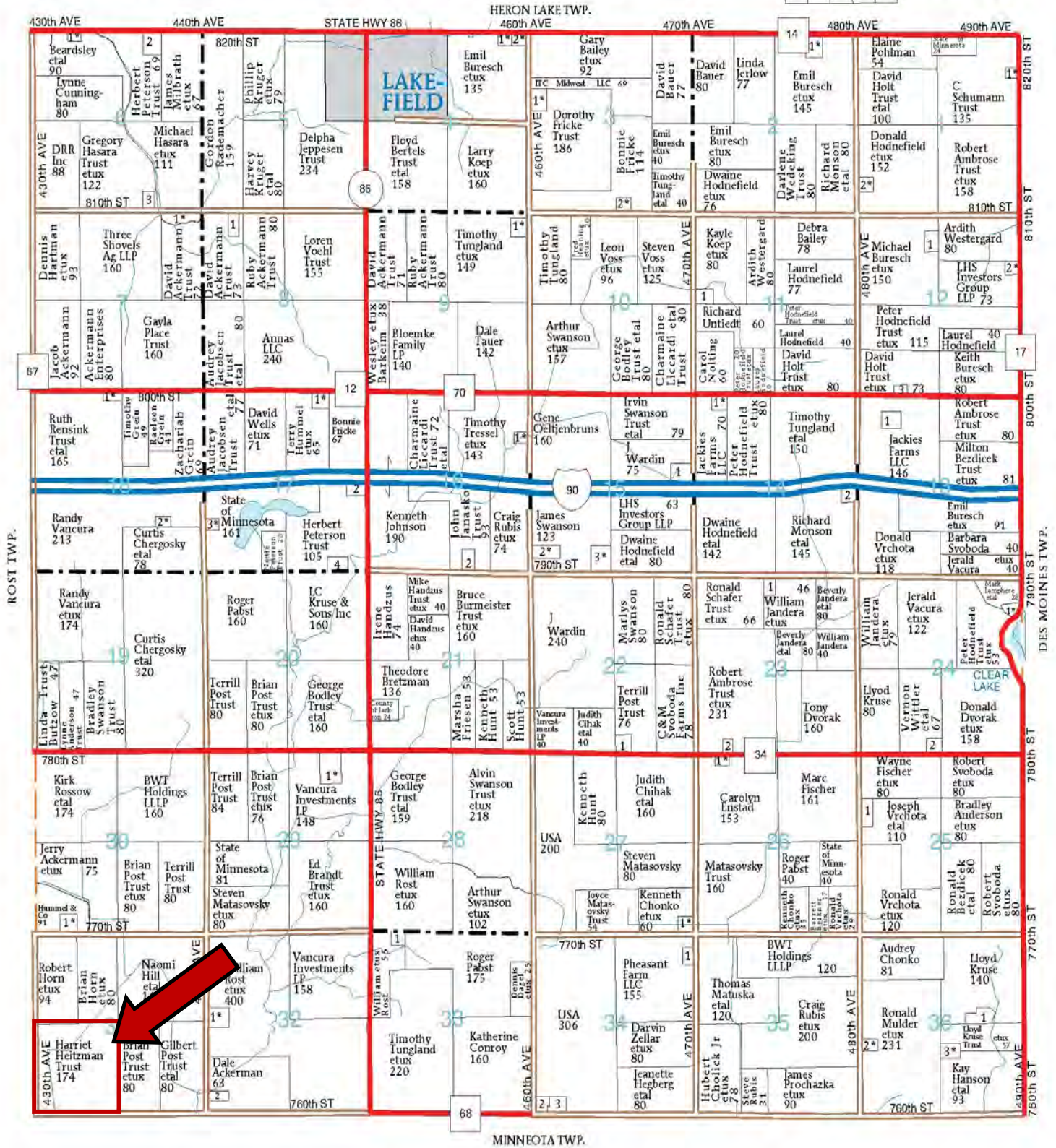
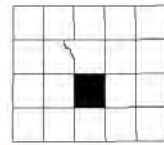
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T-102-N

# HUNTER PLAT

(Landowners)

R-36-W



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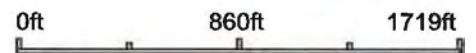
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# Aerial Map



Map Center: 43° 35' 42.62, -95° 12' 17.02



**31-102N-36W**  
**Jackson County**  
**Minnesota**



8/9/2022

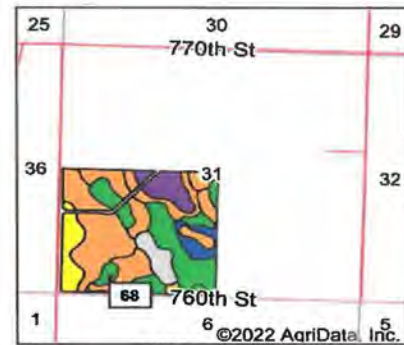
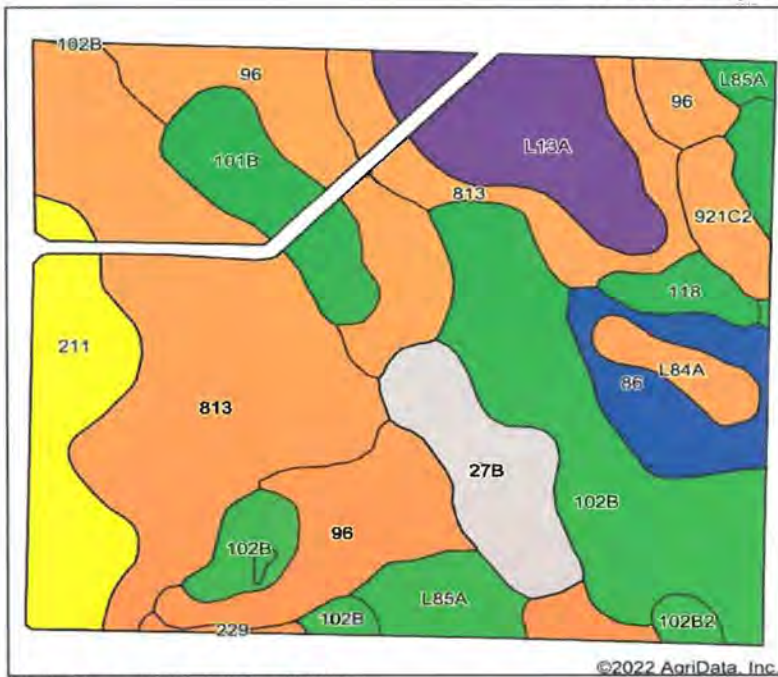
Field borders provided by Farm Service Agency as of 5/21/2008.

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# Soils Map



State: **Minnesota**  
 County: **Jackson**  
 Location: **31-102N-36W**  
 Township: **Hunter**  
 Acres: **164.49**  
 Date: **8/9/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: MN063, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Brome grass alfalfa hay Tons	Corn Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Corn	*n NCCPI Soybeans	
813	Spicer-Lura complex	45.14	27.4%		Ilw	87	4.9	164	80	48	50	70	75	
102B	Clarion loam, 2 to 6 percent slopes	27.83	16.9%		Ile	95						80	84	
96	Collinwood silty clay loam, 1 to 3 percent slopes	24.87	15.1%		Ilw	86						70	68	
211	Lura silty clay, 0 to 1 percent slopes	12.90	7.8%		Illw	81						55	55	
L13A	Klossner muck, 0 to 1 percent slopes	12.51	7.6%		Illw	77						77	83	
27B	Dickinson sandy loam, 1 to 6 percent slopes	9.51	5.8%		Ille	60	4.1	113	80	33	52	72	51	
101B	Truman silt loam, 2 to 6 percent slopes	7.95	4.8%		Ile	99						79	91	
86	Canisteo clay loam, 0 to 2 percent slopes	7.66	4.7%		Ilw	93						71	81	
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.43	3.3%		Iw	99						81	82	
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.51	2.1%		Ille	87						70	72	
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.01	1.8%		Illw	86						76	76	
118	Crippin loam, 1 to 3 percent slopes	2.57	1.6%		Ie	100						72	87	
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	1.11	0.7%		Ile	95						75	75	
229	Waldorf silty clay loam, 0 to 2 percent slopes	0.49	0.3%		Ilw	85						65	68	
<b>Weighted Average</b>						<b>2.20</b>	<b>86.9</b>	<b>1.6</b>	<b>51.5</b>	<b>26.6</b>	<b>15.1</b>	<b>16.7</b>	<b>*n 72.2</b>	<b>*n 74.5</b>

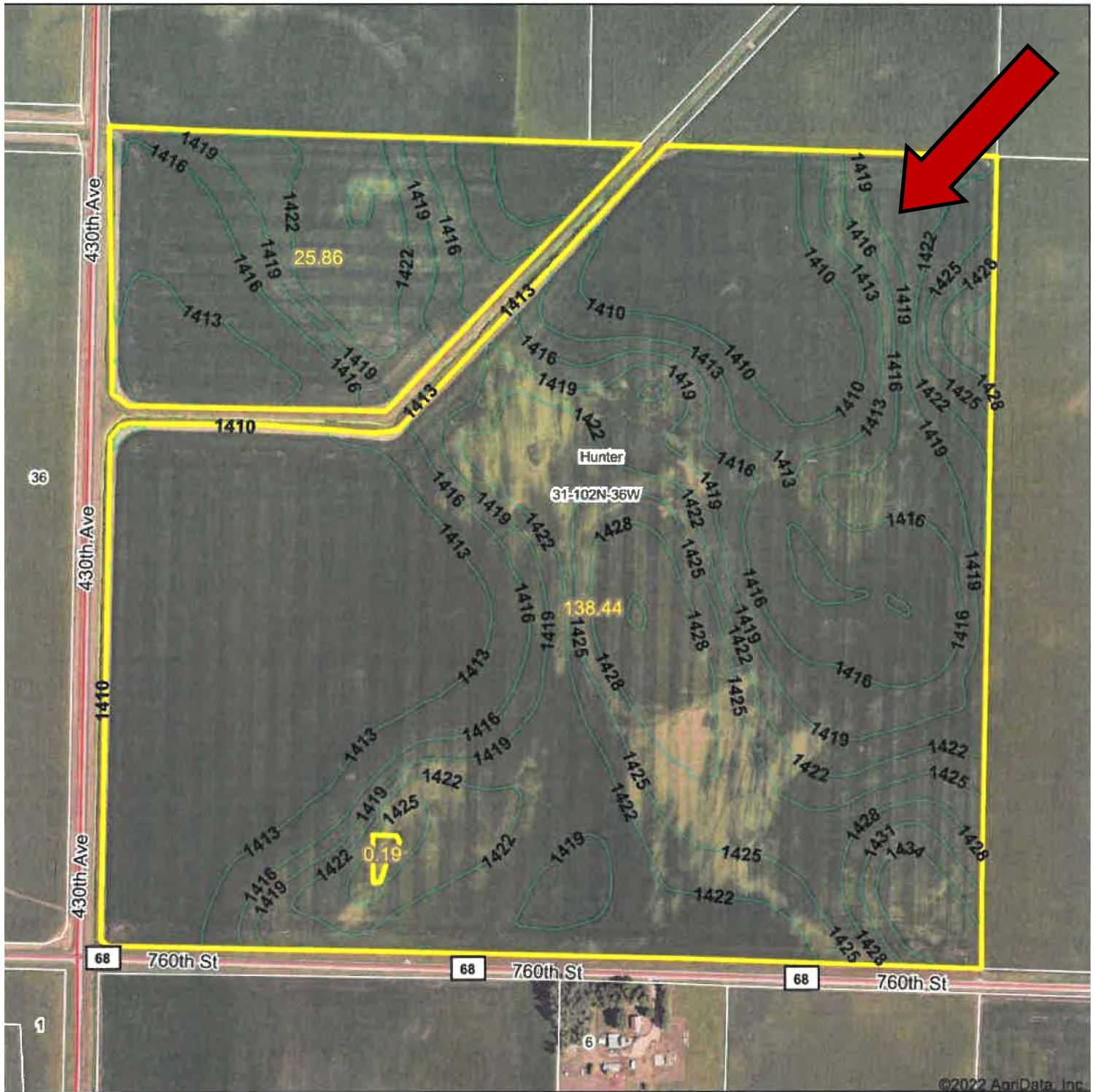
\*n: The aggregation method is "Weighted Average using all components"

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# Topography Contours



Source: USGS 10 meter dem  
 Interval(ft): 3.0  
 Min: 1,407.6  
 Max: 1,436.7  
 Range: 29.1  
 Average: 1,417.6  
 Standard Deviation: 6.4 ft

0ft 497ft 994ft



8/9/2022

**31-102N-36W**  
**Jackson County**  
**Minnesota**

Map Center: 43° 35' 42.62, -95° 12' 17.02



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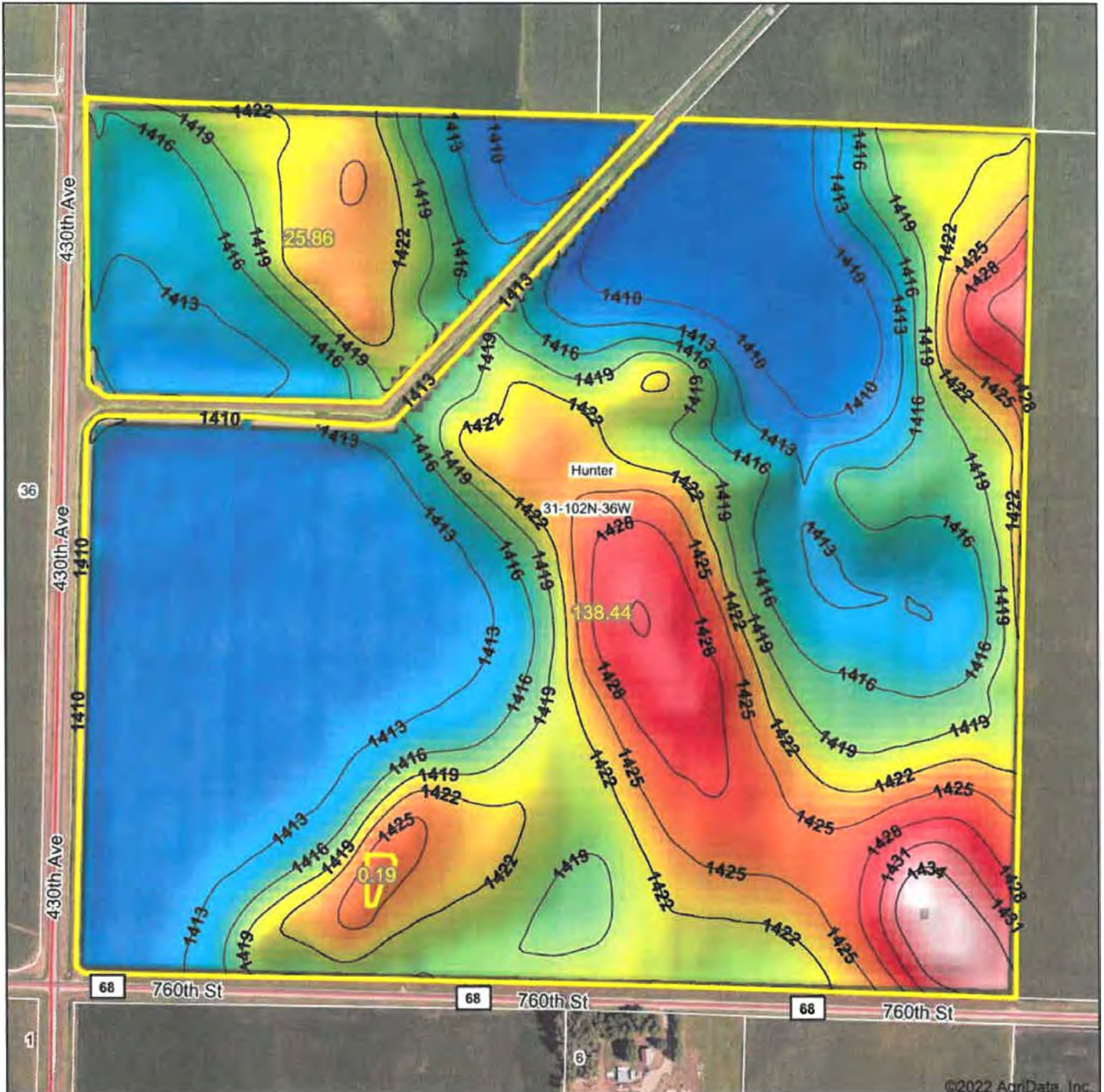
Field borders provided by Farm Service Agency as of 5/21/2008.

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# Topography Hillshade



©2022 AgriData, Inc.



Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 1,407.6  
 Max: 1,436.7  
 Range: 29.1  
 Average: 1,417.6  
 Standard Deviation: 6.4 ft



8/9/2022

**31-102N-36W**  
**Jackson County**  
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map center:43° 35' 42.62, -95° 12' 17.02

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Minnesota  
 Jackson  
 Report ID: FSA-156EZ

U.S. Department of Agriculture  
 Farm Service Agency  
 Abbreviated 156 Farm Record

FARM: 7098  
 Prepared: 11/9/22 9:29 AM  
 Crop Year: 2023  
 Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: [REDACTED] Farm Identifier: [REDACTED] Recon Number: 2011 - 5

Farms Associated with Operator: [REDACTED]

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
164.49	164.49	164.49	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	164.49	0.0	0.0	0.0				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	CORN, SOYBN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	146.5	170	0.00
SOYBEANS	16.5	47	0.00
<b>Total Base Acres:</b>	163.0		

Tract Number: 2010 Description: SW4 31-102-36 Hunter  
 FSA Physical Location: Jackson, MN ANSI Physical Location: Jackson, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
164.49	164.49	164.49	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	164.49	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	146.5	170	0.00
SOYBEANS	16.5	47	0.00
<b>Total Base Acres:</b>	163.0		

Owners: HARRIET A HEITZMAN TRUST



United States Department  
of Agriculture

Natural Resources  
Conservation Service

NRCS-CPA-026E  
9/2012

**HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION**

Name	[Redacted]	Request Date:	4/4/2018	County:	Jackson
Address	[Redacted]				
Agency or Person Requesting Determination:	Operator	Tract No:	2010	FSA Farm No:	

**Section I - Highly Erodible Land**

Is a soil survey now available for making a highly erodible land determination?	
Are there highly erodible soil map units on this farm?	

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust (Y/N)	Acres	Determination Date
<b>Refer to the Previous HEL determination available on file from your FSA office</b>				

The Highly Erodible Land determination was completed in the

**Section II - Wetlands**

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label	Occurrence Year	Acres	Determination Date	Certification Date
3	NW		0.2	12/14/2018	

The wetland determination was completed in the: Office      It was delivered by: Mail      On: 12/14/2018

Remarks:	
----------	--

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
<i>Susan Hult</i> Susan Hult	12/14/2018

The U.S. Department of Agriculture (USDA) prohibits discrimination in all of its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call tollfree at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay). USDA is an equal opportunity provider and employer.

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Customer: [REDACTED]  
Tract: 2010, Field 3  
T102 R36 S31  
Hunter 31

# Certified Wetland Determination



12/14/2018



Image Year: 2017

Jackson County

1:2,578 1 inch = 215 feet



**Legend**  
[Orange outline] NW

*This certified wetland determination/delineation has been conducted for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985. This determination/delineation may not be valid for identifying the extent of the Corps of Engineers' (COE's) Clean Water Act jurisdiction for this site. Other federal, state or local permits or restrictions may apply to activities impacting wetlands. Contact the US Fish and Wildlife Service for information concerning conservation easements. Contact the Local Governmental Unit (LGU) for State Wetland Conservation Act permits and Minnesota Department of Natural Resources for protected water permits prior to initiating wetland activities by completing the "Minnesota Joint Project Notification Form" available from the LGU.*



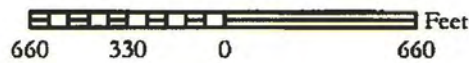
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1:7,920



2017 NAIP Imagery

- CLU - Jackson
- Civil Townships
- Sections

*Maps are for graphical purposes only. They do not represent a legal survey.*

**Date: 6/7/2019**

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U.S.D.A. Soil Conservation Service  
 HIGHERLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

SCS-CPA-028 (1-88)

1. Name and Address of Person  
 [Redacted]

2. Date of Request  
 8-23-88

3. County  
 Jackson

4. Name of USDA Agency or Person Requesting Determination  
 ASCS

5. Farm No. and Parcel No.  
 1636 1098 2010 ✓

SECTION I - HIGHLY ERODIBLE LAND

6. Is soil survey now available for making a highly erodible land determination?  
 Yes  No  Field No.(s) Total Acres

7. Are there highly erodible soil map units on this farm?  
 Yes  No  Field No.(s) Total Acres

8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.  
 110.10

9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, 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.

10. This Highly Erodible Land determination was completed in the: Office  Field

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

SECTION II - WETLAND

11. Are there hydric soils on this farm?  
 Yes  No  Field No.(s) Total Wetland Acres

List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:

12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.  
 NONE

13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.

14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.

15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.

NON-EXEMPTED WETLANDS:

16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.

17. The planned alteration measures on wetlands in fields \_\_\_\_\_ are considered maintenance and are in compliance with FSA.

18. The planned alteration measures on wetlands in fields \_\_\_\_\_ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.

19. This wetland determination was completed in the: Office  Field

20. This determination was: Delivered  Mailed  To the Person on Date: 9-13-88

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

21. Remarks No HIGHLY ERODIBLE FIELDS OR WETLANDS.

22. Signature of SCS District Conservationist  
 [Signature]

23. Date  
 9-13-88

Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.

JACKSON CO. NOT TO SCALE

I-7

718 T2002

2  
147.1

1 723

1 352 T2003

2  
44.4

3  
48.6

14.9

34

1686 T2010

1  
25.9

2229 T2004

1  
89.1

3  
51.1

2  
138.2



Hunter

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### Summary

**Parcel ID** 090310500  
**Property Address**  
**Sec/Twp/Rng** 31-102-036  
**Brief Tax Description** Sect-31 Twp-102 Range-036 173.56 AC SW 1/4  
(Note: Not to be used on legal documents)  
**Deeded Acres** 173.56  
**Class** 101 - (NON-HSTD) AGRICULTURAL  
**District** (901) HUNTER/2895  
**School District** 2895  
**Creation Date** 07/10/1989

### Owners

**Primary Taxpayer**  
 Harriet A Heitzman Trust  
 440 Raymond Place  
 Dubuque, IA 52003

### Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	72.23	0	0	0	160.000	AC
2	DITCH EXEMPT	0	0	0	0	8.000	AC
3	ROAD ACRES	0	0	0	0	5.560	AC
<b>Total</b>						<b>173.560</b>	

### Valuation

	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$1,162,300	\$946,300	\$946,300	\$946,300	\$1,008,000
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$1,162,300	\$946,300	\$946,300	\$946,300	\$1,008,000

### Value Notice

[2022 Valuation Notice \(PDF\)](#)  
[2021 Valuation Notice \(PDF\)](#)  
[2020 Valuation Notice \(PDF\)](#)  
[2019 Valuation Notice \(PDF\)](#)

### Taxation

	2022 Payable	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Estimated Market Value	\$946,300	\$946,300	\$946,300	\$1,008,000	\$1,091,000
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$946,300	\$946,300	\$946,300	\$1,008,000	\$1,091,000
Net Taxes Due	\$4,783.62	\$4,717.62	\$4,825.62	\$4,683.62	\$4,890.51
+ Special Assessments	\$1,712.38	\$1,712.38	\$1,712.38	\$1,712.38	\$205.49
= Total Taxes Due	\$6,496.00	\$6,430.00	\$6,538.00	\$6,396.00	\$5,096.00

IF YOU OWE BACK TAXES, PENALTIES, OR INTEREST, PLEASE CALL THE AUDITOR/TREASURERS OFFICE FOR A PAYMENT AMOUNT.

### Tax Statements

[2022 Tax Statement \(PDF\)](#)  
[2021 Tax Statement \(PDF\)](#)  
[2020 Tax Statement \(PDF\)](#)  
[2019 Tax Statement \(PDF\)](#)

### Taxes Unpaid

	2022 Payable
Unpaid Tax	\$2,391.81
+ Unpaid Spec Asmt	\$856.19
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$3,248.00

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EXISTING DEEP DITCH  
NEW THE INSTALLED  
PRIVATE LAND  
SECTION CENTER

BILL OF MATERIALS

Line	Length	Notes
MAIN A	500'	0+00 10" φ 0+60 8" φ
LAT. A-1	1900'	6" φ
LAT. A-2	900'	6" φ
LAT. A-3	800'	6" φ
LAT. A-4	675'	6" φ
LAT. A-11	600'	6" φ
LAT. A-11-1	400'	6" φ
LAT. A-11-2	300'	6" φ
MAIN B	600'	0+00 8" φ 2+00 6" φ
LAT. B-1	800'	6" φ
LAT. B-2	450'	6" φ
LAT. B-2-1	400'	6" φ
LAT. B-2-2	250'	6" φ
LAT. B-2-3	150'	6" φ
MAIN C	500'	6" φ

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LAT. A-1-1 600'  
 LAT. A-1-1 400'  
 LAT. A-1-1-1 300'

6" φ  
 6" φ  
 6" φ

MAIN B 600'  
 LAT. B-1 800'  
 LAT. B-2 450'  
 LAT. B-2-1 400'  
 LAT. B-2-2 250'  
 LAT. B-2-3 150'

0+00 8" φ 2+00 6" φ  
 6" φ  
 6" φ  
 6" φ  
 6" φ  
 6" φ

MAIN C 500'  
 LAT. C-1 450'  
 LAT. C-2 350'  
 LAT. C-3 200'

6" φ  
 6" φ  
 6" φ  
 6" φ

MAIN D 500'  
 LAT. D-1 400'  
 LAT. D-1-1 200'

6" φ  
 6" φ  
 6" φ

MAIN E 1700'  
 LAT. E-1 645'

0+00 10" φ 1+00 6" φ  
 8" φ

MAIN D 400'  
 LAT. D-1 200'

6" φ

MAIN E 1700'  
 LAT. E-1 645'  
 LAT. E-1-1 1500'  
 LAT. E-1-2 1400'  
 LAT. E-1-3 1400'  
 LAT. E-1-4 1300'  
 LAT. E-1-5 1200'  
 LAT. E-1-6 1100'  
 LAT. E-1-7 1100'  
 LAT. E-1-8 900'  
 LAT. E-1-8-1 500'  
 LAT. E-1-8-2 500'  
 LAT. E-1-8-3 400'  
 LAT. E-1-8-4 400'  
 LAT. E-1-8-5 400'  
 LAT. E-1-8-6 300'

0+00 10" φ 1+00 6" φ  
 8" φ  
 6" φ  
 6" φ  
 6" φ  
 6" φ  
 6" φ  
 6" φ  
 6" φ  
 6" φ  
 6" φ  
 6" φ  
 6" φ  
 6" φ  
 6" φ

MAIN F 800'  
 LAT. F-1 400'

6" φ  
 6" φ  
 6" φ

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LAT. E-1-4	1200'	6" $\phi$
LAT. E-1-5	1100'	6" $\phi$
LAT. E-1-6	1100'	6" $\phi$
LAT. E-1-7	900'	6" $\phi$
LAT. E-1-8	500'	6" $\phi$
LAT. E-1-8-1	500'	6" $\phi$
LAT. E-1-8-2	400'	6" $\phi$
LAT. E-1-8-3	400'	6" $\phi$
LAT. E-1-8-4	400'	6" $\phi$
LAT. E-1-8-5	400'	6" $\phi$
LAT. E-1-8-6	300'	6" $\phi$
<u>MAIN F</u>	800'	6" $\phi$
LAT. F-1	400'	6" $\phi$
LAT. F-1-1	500'	6" $\phi$
LAT. F-1-1-1	300'	6" $\phi$

TOTAL = 27,970'

CONSTRUCTED BY AHRENSTORFF & JAYCOX, CASKEY

GRADE OF LAT. 10.25 0.1%  
 GAP BETWEEN TILES SHALL BE 1/8"

DESIGN DATA

STA	SIZE	GRADE	CAP.	AC DRAIN
<u>MAIN A</u>				
0+00	10"	0.1%	55	15
0+60	8"	0.1%	30	15
<u>MAIN B</u>				
0+00	8"	0.5%	62	7
2+00	6"	0.5%	32	6
<u>MAIN C</u>				
0+00	6"	0.2%	17	4
<u>MAIN D</u>				
0+00	6"	0.1%	13	3
<u>MAIN E</u>				
0+00	10"	0.7%	135	42
1+00	6"	0.1%	13	4
<u>LAT. E-1</u>				
0+00	8"	0.2%	42	34
<u>MAIN F</u>				
0+00	6"	0.3%	23	5
4+00	6"	0.5%	32	4

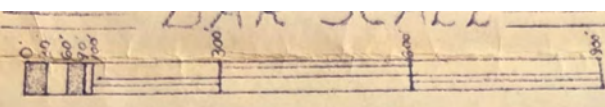
R = 3/8" / 24 hrs. NO INTAKES USED

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### BILL OF MATERIALS

MAIN A	500'	0+00 10" φ	0+60 8" φ
LAT. A-1	1900'	6" φ	
LAT. A-2	900'	6" φ	



- ### SPECIFICATIONS
- MIN. DEPTH OF TILE TO BE 3.08'
  - AVG. DEPTH OF LAT. TO BE 4.00'
  - MIN. GRADE OF LAT. TO BE 0.1%
  - GAP BETWEEN TILE SHALL BE 1/8"

### DESIGN DATA

STA.	SIZE	GRADE	CAP	AC DRAIN
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**If additional information becomes available we will add it to this information booklet. Please check back on our web site prior to the auction for any updates. If an update is made it will be noted on the front cover of this booklet with an update date in “RED”.**

**Thank you for your interest in the auction we look forward to seeing you on at the sale.**

***Auction Notes:***