

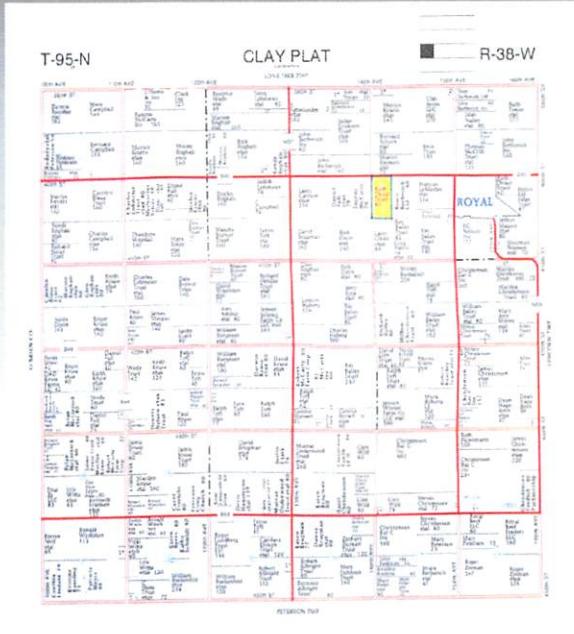
80 Acres +/- Section 11 Clay Township, Clay County, Iowa

# BARE FARMLAND AUCTION

Thursday, March 11, 2021 @ 10:30 A.M.

In case of VERY inclement weather—blizzards, please check our website at [www.auctioneeralley.com](http://www.auctioneeralley.com) for details.

**SALE LOCATION:** The auction will be held at the Royal Community Building located at 302 Main Street in Royal, IA. Watch for auction signs on day of the sale.



**PROPERTY LOCATION**

From the west edge of Royal, IA, go one mile west on B40 to the intersection of 140th Ave. Farm is located on the southeast corner of the intersection.

**PROPERTY LEGAL DESCRIPTION**

The West Half of the Northwest Quarter (W1/2 NW 1/4) Section 11 Clay Township, Clay County Iowa containing 80 acres more or less.

**AUCTION SALE TERMS**

All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer at the conclusion of the auction will enter into a Purchase Agreement/Contract and shall make a 20% NON-refundable earnest money down-payment the day of the auction. The sale will NOT be contingent upon any buyer financing. The unpaid balance shall be due and payable in full on or before April 16, 2021 when clear title & possession will be passed by Trustee's Deed. The Buyer will be responsible for the real estate taxes assessed from July 1, 2020 to June 30, 2021 payable in September 2021 and March 2022. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility, or other easements of record. 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 IA statutes. The buyer is responsible for all inspections of the property prior to the 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 and staff represent the seller in this transaction.

**AUCTIONEERS NOTE**

We are very honored to have been asked to represent the Ruth Draut Trust with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this land. If you are considering the purchase of farm land 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 not guaranteed. Any boundary lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers and 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 10:30 A.M. sharp so don't be late. Respectfully, Doug Wedel of Auctioneer Alley.

## CSR2 — 93.1

**Soils Map**

State: Iowa  
County: Clay  
Location: 11-95N-38W  
Township: Clay  
Acres: 78.68  
Date: 1/27/2021

Area Symbol	Soil Area	Soil Area Version	CSR2	Non-ir Class %	CSR2 <sup>1</sup>	CSR <sup>2</sup>	% NDCPs
1012	Gillett Grove silty clay loam, 0 to 2 percent slopes	E3.31	67.4%	54	78	74	
1001	McCreath silty clay loam, 0 to 2 percent slopes	11.81	15.0%	58	83	74	
992	Gillett Grove silty clay loam, depression, 0 to 1 percent slopes	7.11	9.0%	77	58	69	
262	Ransom silty clay loam, 1 to 3 percent slopes	3.81	4.8%	95	81	80	
779	Soo silty clay loam, loam-substratum, 2 to 5 percent slopes	2.81	3.7%	95	71	77	
<b>Weighted Average</b>							<b>93.1</b>

<sup>1</sup>CSR2 has updated the CSR values for each county to CSR2.  
<sup>2</sup>The aggregation method is "Weighted Average using all components"  
<sup>3</sup>Using Capabilities Class Dominant Condition Aggregation Method

**For Additional Information & Personal Inspection**

Go to our website at [www.auctioneeralley.com](http://www.auctioneeralley.com). The information brochure and auction sale bill are listed under "Upcoming Auctions", or call Doug Wedel at 507-236-4255 / 507-238-1318

**OWNER**  
**Ruth Draut Revocable Trust**

**Auctioneers**  
Doug Wedel (507-236-4255)  
Allen, Kevin, & Ryan Kahler  
Dan Pike, Scott Christopher,  
Dustyn Hartung, & Dylan Kallemeyn



**Attorney for the Seller**  
Kim Shaffer; Attorney  
Krahmer, Shaffer & Edmundson,  
LTD.  
Fairmont, Minnesota

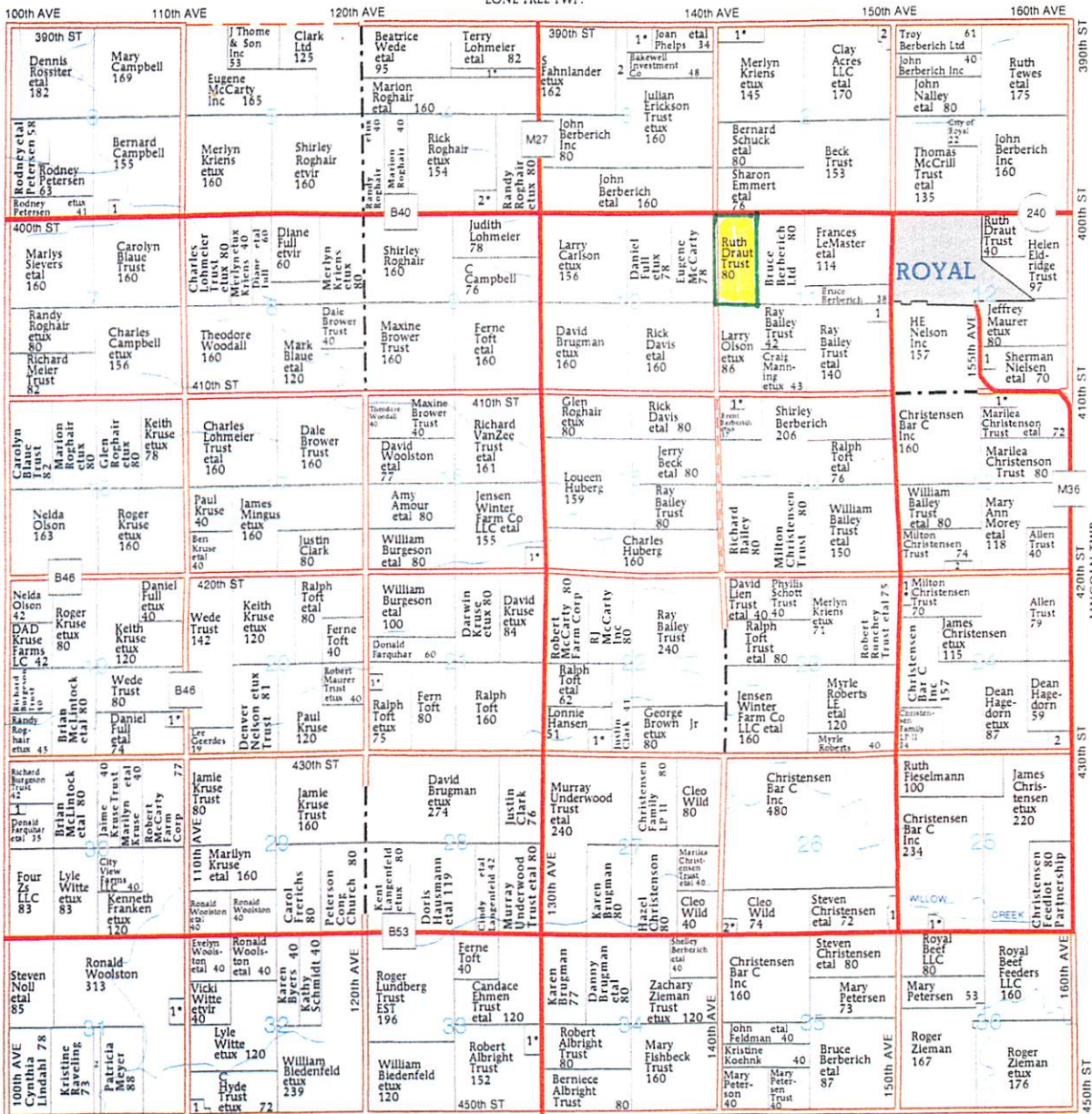


T-95-N

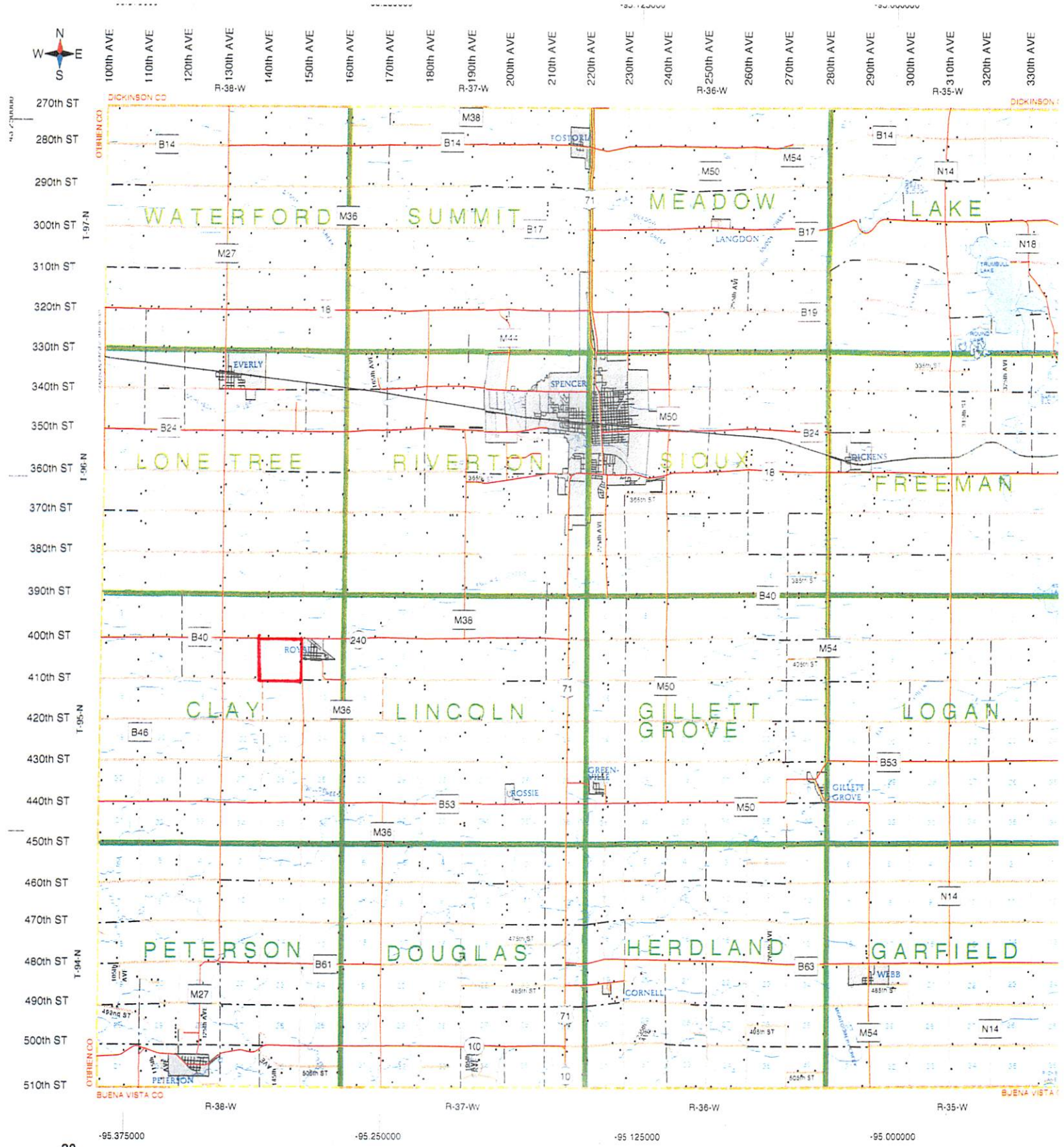
# CLAY PLAT

R-38-W

LONE TREE TWP.



PETERSON TWP.

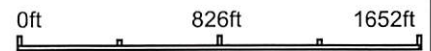




# Aerial Map



Map Center: 43° 3' 40.69, -95° 17' 57.77



**11-95N-38W**  
**Clay County**  
**Iowa**

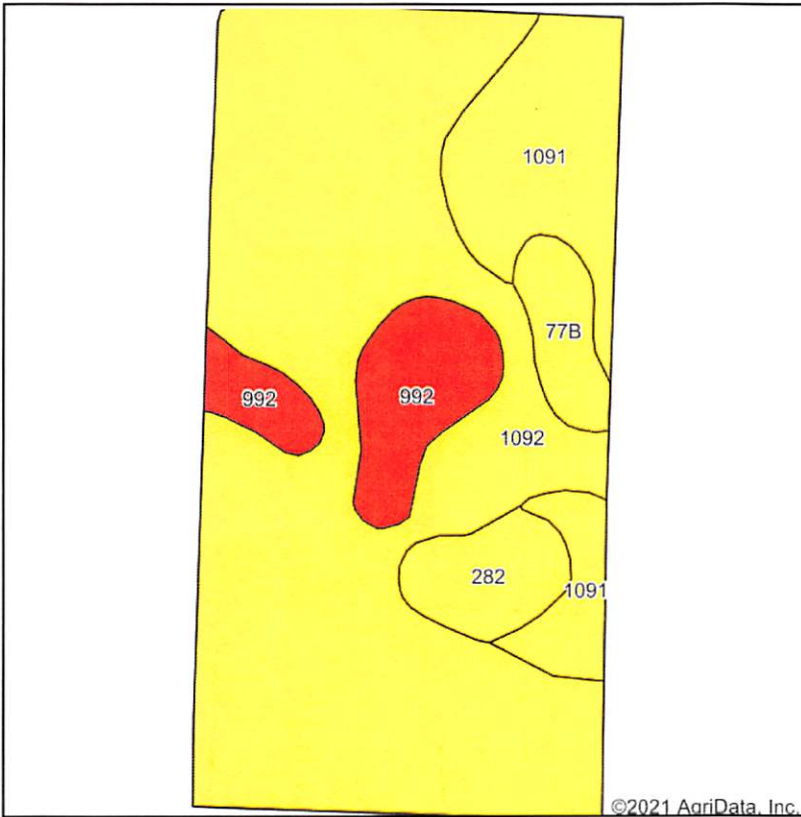


1/27/2021

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2021 www.AgriDataInc.com

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

# Soils Map



State: **Iowa**  
 County: **Clay**  
 Location: **11-95N-38W**  
 Township: **Clay**  
 Acres: **78.68**  
 Date: **1/27/2021**



Area Symbol: IA041, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
1092	Gillett Grove silty clay loam, 0 to 2 percent slopes	53.01	67.4%		llw	94	78	74
1091	McCreath silty clay loam, 0 to 2 percent slopes	11.81	15.0%		lw	98	83	74
992	Gillett Grove silty clay loam, depressionnal, 0 to 1 percent slopes	7.11	9.0%		lllw	77	58	69
282	Ransom silty clay loam, 1 to 3 percent slopes	3.81	4.8%		lw	95	81	80
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	2.94	3.7%		lle	95	71	77
<b>Weighted Average</b>						<b>93.1</b>	<b>76.8</b>	<b>*n 74</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



**Summary**

Parcel ID 953811100001  
 Alternate ID 3200182000  
 Property Address 400th St  
 Clay  
 Sec/Twp/Rng 11-95-38  
 Brief Legal Description NW NW  
 (Note: Not to be used on legal documents)  
 Document(s) DED: 76-701 (1998-05-20)  
 Gross Acres 40.00  
 Exempt Acres 2.20 (EXM)  
 Net Acres 37.80  
 CSR 3520.7  
 Class A - Agriculture  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District 320-0-CLAY CLAY CENTRAL/EV  
 School District CCE/SCHOOL

**Owners**

Primary Owner (Deed Holder)	Secondary Owner	Mailing Address
<a href="#">Draut, Ruth Revocable Trust</a> <a href="#">717 S State St, Ste 100</a> Fairmont, MN 56031-4470		

**Land**

Zoning A-1 AGRICULTURAL  
 Lot Area 37.80 Acres ; 1,646,568 SF

**Agricultural Soils Report**

Soil Type	Soil Description	Acres	CSR	CSR Points
77B	SAC	2.67	95.00	253.65
1091	MCCREATH	8.42	98.00	825.16
1092	GILLETT GROVE	22.66	94.00	2,130.04
992	GILLETT GROVE	4.05	77.00	311.85
		<b>Total Acres: 37.80</b>	<b>Average CSR: 93.14</b>	<b>Total CSR Points: 3,520.70</b>

**Sales**

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
5/20/1998		DRAUT, RUTH REVOCABLE TRUST	76 701	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)	Deed		\$0.00

**Valuation**

	2020	2019	2018	2017	2016
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Road	\$0	\$0	\$0	\$0	\$0
+ Land	\$66,890	\$66,890	\$102,100	\$102,100	\$110,900
= Total Assessed Value	\$66,890	\$66,890	\$102,100	\$102,100	\$110,900

**Latitude\Longitude**

Latitude 43.066732  
 Longitude -95.306614

**Taxation**

	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019	2016 Pay 2017-2018
Classification	Agriculture	Agriculture	Agriculture	Agriculture
Taxable Value	\$54,504	\$57,311	\$55,591	\$52,677
x Levy Rate (per \$1000 of value)	20.57767	19.86497	19.93411	20.65489
= Gross Taxes Due	\$1,121.57	\$1,138.48	\$1,108.16	\$1,088.04
- Credits	(\$31.23)	(\$32.34)	(\$32.47)	(\$31.69)
= Net Taxes Due	\$1,090.00	\$1,106.00	\$1,076.00	\$1,056.00



### Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2019	March 2021	\$545	No		8224
	September 2020	\$545	Yes	2020-09-17	
2018	March 2020	\$553	Yes	2020-03-06	8112
	September 2019	\$553	Yes	2019-10-16	
2017	September 2018	\$12,671.24	Yes	2018-05-24	81691
2017	March 2019	\$538	Yes	2019-02-25	8096
	September 2018	\$538	Yes	2018-09-11	
2016	March 2018	\$528	Yes	2017-06-30	8061
	September 2017	\$528	Yes	2017-06-30	
2015	March 2017	\$517	Yes	2016-09-30	8041
	September 2016	\$517	Yes	2016-09-30	
2014	March 2016	\$480	Yes	2015-09-21	8018
	September 2015	\$480	Yes	2015-09-21	

Amounts may not include delinquent interest and costs

### Mailing Labels

Distance:

100

Fee

Show All Owners

Show Parcel ID on Label

Use Address From:

Owner  Property

Skip Labels

0

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

### Homestead Tax Credit Application

[Apply online for the Iowa Homestead Tax Credit](#)

### Military Service Tax Exemption Application

[Apply online for the Iowa Military Tax Credit](#)

### Map



### Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Tax Sale Certificates, Business Property Tax Credit Application, Photos, Sketches.



**Summary**

Parcel ID 953811100003  
 Alternate ID 3200183000  
 Property Address 150th Ave  
 Clay  
 Sec/Twp/Rng 11-95-38  
 Brief Legal Description SW NW  
 (Note: Not to be used on legal documents)  
 Document(s) DED: 76-701 (1998-05-20)  
 Gross Acres 40.00  
 Exempt Acres 1.00 (EXM)  
 Net Acres 39.00  
 CSR 3629.36  
 Class A - Agriculture  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District 320-0-CLAY CLAY CENTRAL/EV  
 School District CCE/SCHOOL

**Owners**

Primary Owner (Deed Holder)	Secondary Owner	Mailing Address
<a href="#">Draut, Ruth Revocable Trust</a> 717 S State St, Ste 100 Fairmont, MN 56031-4470		

**Land**

Zoning A-1 AGRICULTURAL  
 Lot Area 39.00 Acres ; 1,698,840 SF

**Agricultural Soils Report**

Soil Type	Soil Description	Acres	CSR	CSR Points
77B	SAC	0.22	95.00	20.90
282	RANSOM	3.70	95.00	351.50
1091	MCCREATH	2.61	98.00	255.78
1092	GILLETT GROVE	29.47	94.00	2,770.18
992	GILLETT GROVE	3.00	77.00	231.00
		<b>Total Acres: 39.00</b>	<b>Average CSR: 93.06</b>	<b>Total CSR Points: 3,629.36</b>

**Sales**

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
5/20/1998		DRAUT, RUTH REVOCABLE TRUST	76 701	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)	Deed		\$0.00

**Valuation**

	2020	2019	2018	2017	2016
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Road	\$0	\$0	\$0	\$0	\$0
+ Land	\$68,960	\$68,960	\$105,250	\$105,250	\$114,330
= Total Assessed Value	\$68,960	\$68,960	\$105,250	\$105,250	\$114,330

**Latitude\Longitude**

Latitude 43.063184  
 Longitude -95.306594

**Taxation**

	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019	2016 Pay 2017-2018
Classification	Agriculture	Agriculture	Agriculture	Agriculture
Taxable Value	\$56,191	\$59,079	\$57,307	\$54,306
x Levy Rate (per \$1000 of value)	20.57767	19.86497	19.93411	20.65489
= Gross Taxes Due	\$1,156.28	\$1,173.60	\$1,142.36	\$1,121.68
- Credits	(\$32.20)	(\$33.34)	(\$33.48)	(\$32.67)
= Net Taxes Due	\$1,124.00	\$1,140.00	\$1,108.00	\$1,090.00



### Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2019	March 2021	\$562	No		8226
	September 2020	\$562	Yes	2020-09-17	
2018	March 2020	\$570	Yes	2020-03-06	8114
	September 2019	\$570	Yes	2019-10-16	
2017	September 2018	\$20,907.41	Yes	2018-05-24	81692
2017	March 2019	\$554	Yes	2019-02-25	8098
	September 2018	\$554	Yes	2018-09-11	
2016	March 2018	\$545	Yes	2017-06-30	8063
	September 2017	\$545	Yes	2017-06-30	
2015	March 2017	\$533	Yes	2016-09-30	8043
	September 2016	\$533	Yes	2016-09-30	
2014	March 2016	\$495	Yes	2015-09-21	8020
	September 2015	\$495	Yes	2015-09-21	

Amounts may not include delinquent interest and costs

### Mailing Labels

Distance:

100

Fee

Show All Owners

Show Parcel ID on Label

Use Address From:

Owner  Property

Skip Labels

0

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

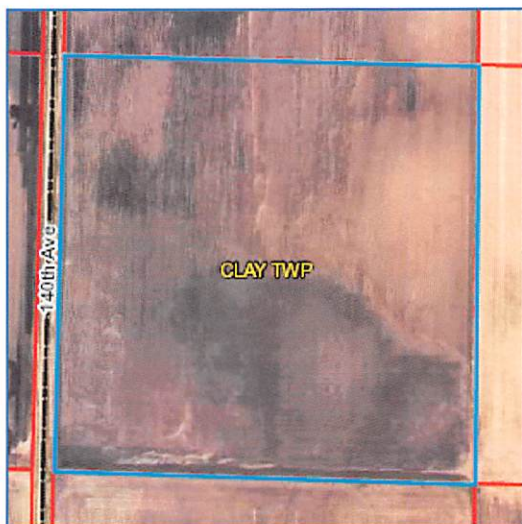
### Homestead Tax Credit Application

[Apply online for the Iowa Homestead Tax Credit](#)

### Military Service Tax Exemption Application

[Apply online for the Iowa Military Tax Credit](#)

### Map



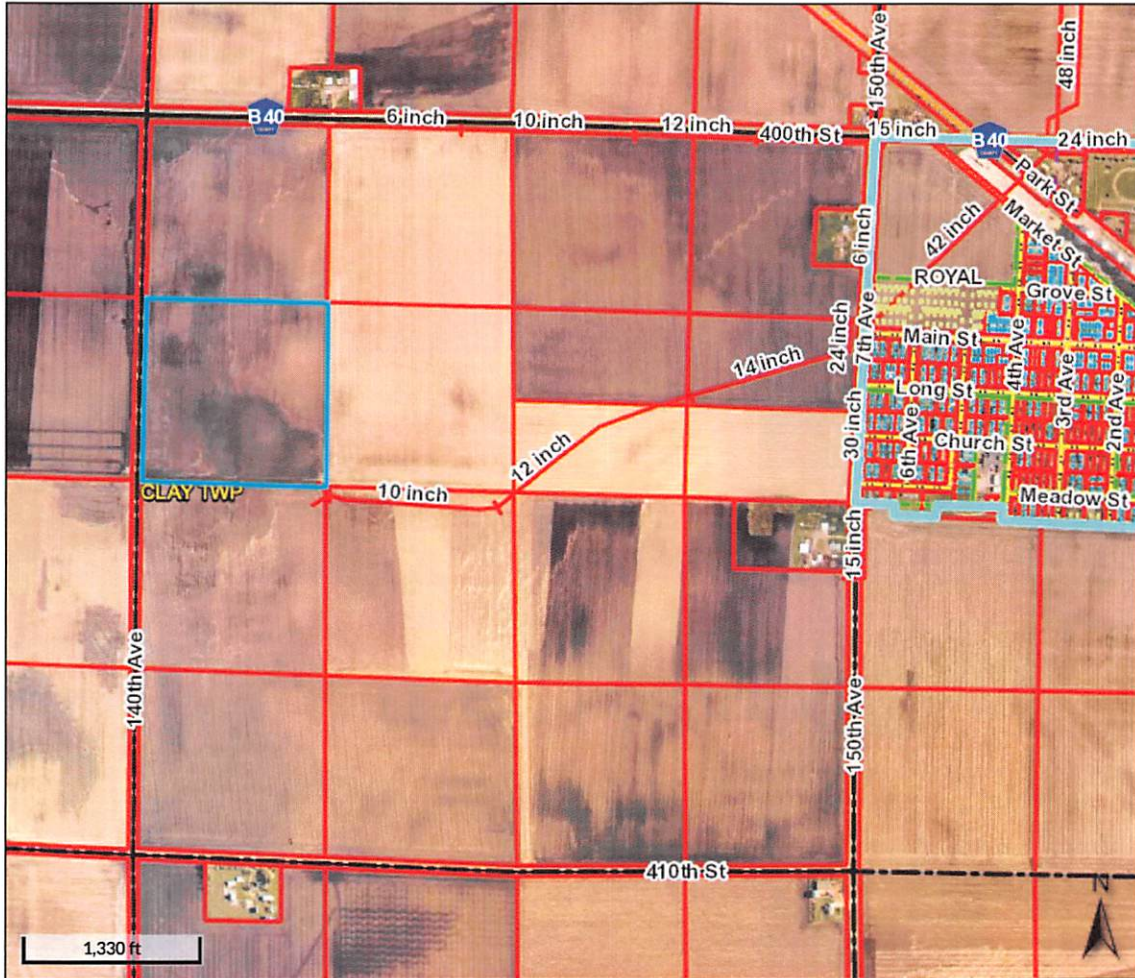
### Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

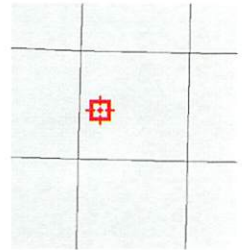
Sales Questionnaire Form

No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Tax Sale Certificates, Business Property Tax Credit Application, Photos, Sketches.

# Beacon™ Clay County, IA



Overview





# Google Earth Map

Write a description for your map.

Legend

Google Earth

Image USDA Farm Services Agency

1000 ft





IOWA  
CLAY



FARM : 4127  
Prepared : 2/24/21 8:59 AM  
Crop Year : 2021

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : BRYAN A TEWES  
 Farms Associated with Operator : 19-041-750, 19-041-1192, 19-059-2770, 19-041-4126, 19-041-4127, 19-059-4768, 19-041-4839, 19-041-5912, 19-041-6048, 19-041-6148  
 CRP Contract Number(s) : None  
 Recon ID : None  
 Transferred From : None  
 ARCPLC G/W Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
120.46	120.46	120.46	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	120.46	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	107.20	0.00	202	
Soybeans	12.30	0.00	63	
<b>TOTAL</b>	<b>119.50</b>	<b>0.00</b>		

NOTES

--

Tract Number : 50

Description : W2 NW4 11 95 38 CLAY  
 FSA Physical Location : IOWA/CLAY  
 ANSI Physical Location : IOWA/CLAY  
 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 : RUTH A DRAUT REVOCABLE TRUST  
 Other Producers : None  
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.68	78.68	78.68	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	78.68	0.00	0.00	0.00	0.00	0.00



Abbreviated 156 Farm Record

DCP Crop Data

Tract 50 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	71.30	0.00	202
Soybeans	7.00	0.00	63
<b>TOTAL</b>	<b>78.30</b>	<b>0.00</b>	

NOTES

--

Tract Number : 51

Description : NW4 NE4 12 95 38 CLAY  
 FSA Physical Location : IOWA/CLAY  
 ANSI Physical Location : IOWA/CLAY  
 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 : RUTH A DRAUT REVOCABLE TRUST  
 Other Producers : None  
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
41.78	41.78	41.78	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	41.78	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	35.90	0.00	202
Soybeans	5.30	0.00	63
<b>TOTAL</b>	<b>41.20</b>	<b>0.00</b>	

NOTES

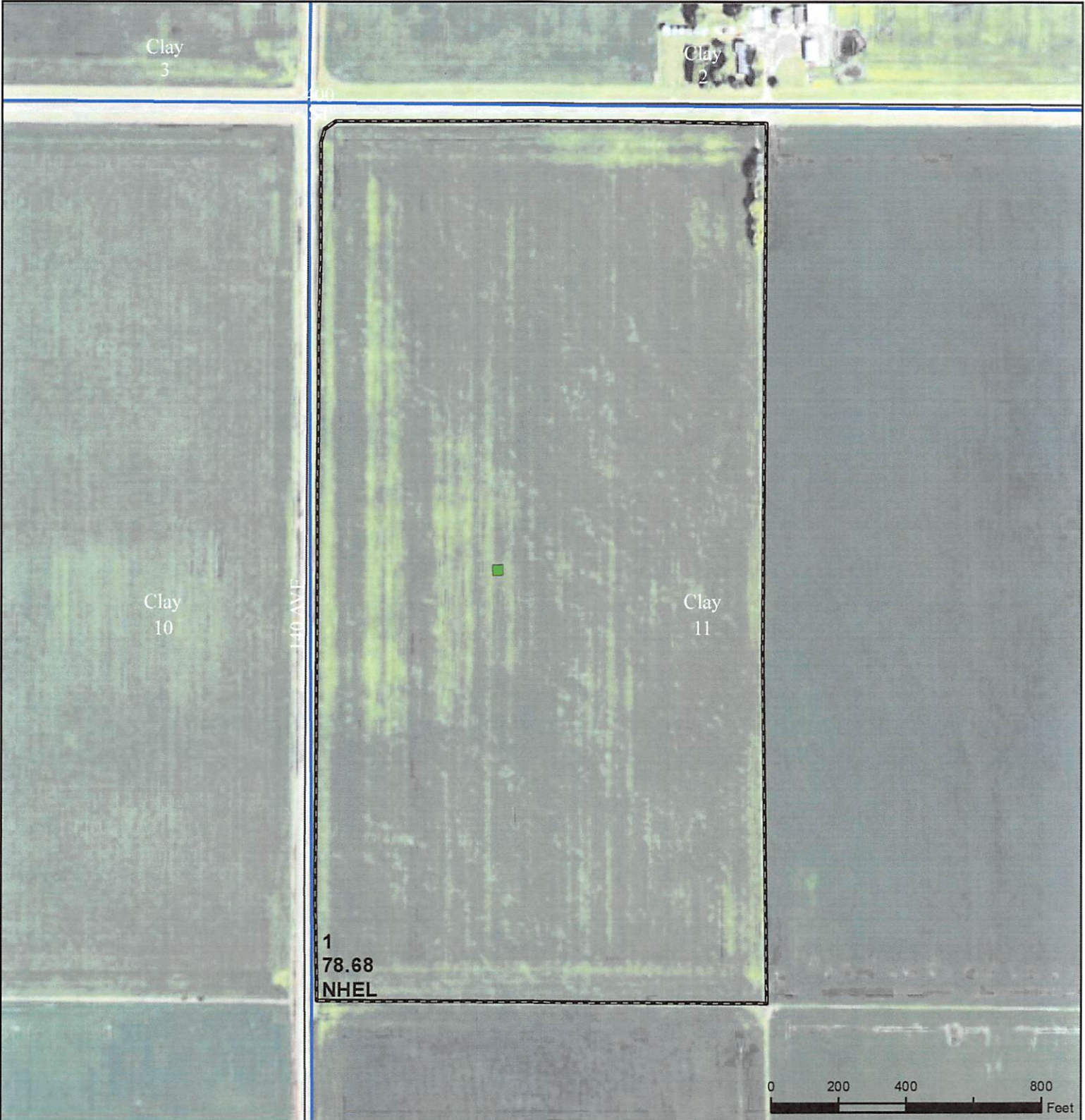
--

*In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.*

*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.*

*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*





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

- Wetland Determination**
- Restricted
  - ▼ Limited
  - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 78.68 acres

2020 Program Year  
Map Created March 30, 2020

**Farm 4127**  
**Tract 50**

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).