

Farm Data Sheets

For: Keith R. and Beverly J. Finer Trust

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Farmland Auction

For: Keith R. and Beverly J. Finer Trust

Wednesday September 20th 10:00 a.m.

Heritage Town Center

201 2nd Ave, SW Buffalo Center IA 50424

Selling Winnebago County Farm Ground

80 Acres +/- in Winnebago County IA.

Location: Farm lays north of 380th St. and west of 70th Ave. It is approximately five miles south and five miles east of Buffalo Center or four miles south and two and one half miles west of Thompson.

Short Legal Description: the SW SE and SE SE of 7-98-25 Winnebago County

This Parcel contains 77 taxable acres and 75.06 Cropland acres according to the FSA. It boasts a CSR 2 of 85.2 with primary soils of Clarion, Webster, and Nicollet. The Farm has a Corn Base of 58.8 Acres with a PLC Yield of 184, and a Soybean Base of 16.26 Acres with a PLC Yield of 47.

Parcel Numbers: 1007400003; and 1007400004

Current Year Property Tax: \$3070.00

Method of Sale: Purchase Price will be the bid amount times the multiplier. The multiplier will be 77.

Terms of Auction: Buyer will put 10 percent down non-refundable day of auction and rest due upon merchantable deed and abstract on or before 45 days. Taxes pro-rated to the date of closing. Seller's Attorney will be announced before the auction. All announcements made day of sale and contained in the purchase agreement will take precedence over printed material. Buyers will receive possession upon closing subject to the rights of current tenants.

Hallberg Auction

Jason Hallberg, Broker

800-373-2255

www.hallbergauction.com

Iowa
Winnebago

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

FARM: 5675
Prepared: 10/25/17 8:13 AM
Crop Year: 2018
Page: 2 of 2

Report ID: FSA-156EZ

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.

Tract Number: 977 Description: E8 S1/2-SE1/4-7-98-25

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
75.06	75.06	75.06	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	75.06	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	58.8		184	0.0
SOYBEANS	16.26		47	0.0
Total Base Acres:	75.06			

Owners: BEVERLY J FINER REV TRUST

KEITH R FINER REV TRUST

Other Producers: KEITH RICHARD FINER



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

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 75.06 acres

2023 Program Year

Map Created May 05, 2023

Farm 5675

Tract 977

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.

Aerial Map



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Boundary Center: 43° 18' 54.36, -93° 50' 17.29



7-98N-25W
Winnebago County
Iowa

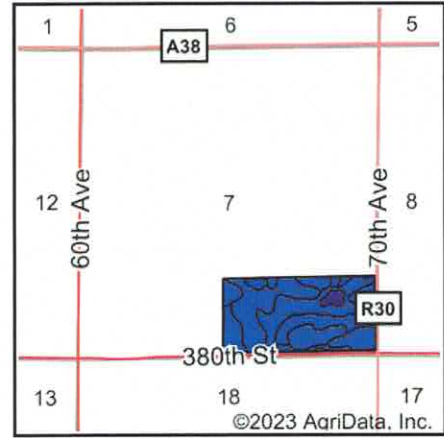
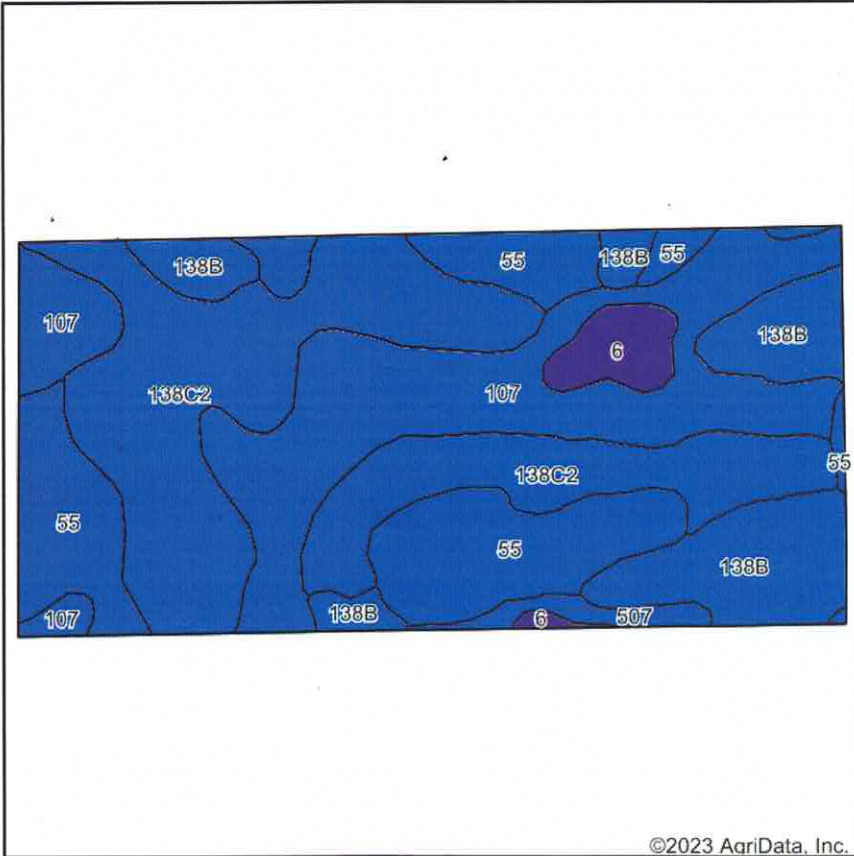


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

8/3/2023

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

Soils Map



State: **Iowa**
 County: **Winnebago**
 Location: **7-98N-25W**
 Township: **Linden**
 Acres: **75.06**
 Date: **8/3/2023**

Maps Provided By:



Area Symbol: IA189, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	25.48	33.9%		Ille	83	63	70	
107	Webster clay loam, 0 to 2 percent slopes	19.91	26.5%		Ilw	86	83	82	
55	Nicollet clay loam, 1 to 3 percent slopes	15.37	20.5%		lw	89	88	81	
138B	Clarion loam, 2 to 6 percent slopes	10.89	14.5%		lle	89	80	83	
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.23	3.0%		llw	59	57	74	
507	Canisteo clay loam, 0 to 2 percent slopes	1.18	1.6%		llw	84	78	81	
Weighted Average						2.16	85.2	75.9	*n 77.6

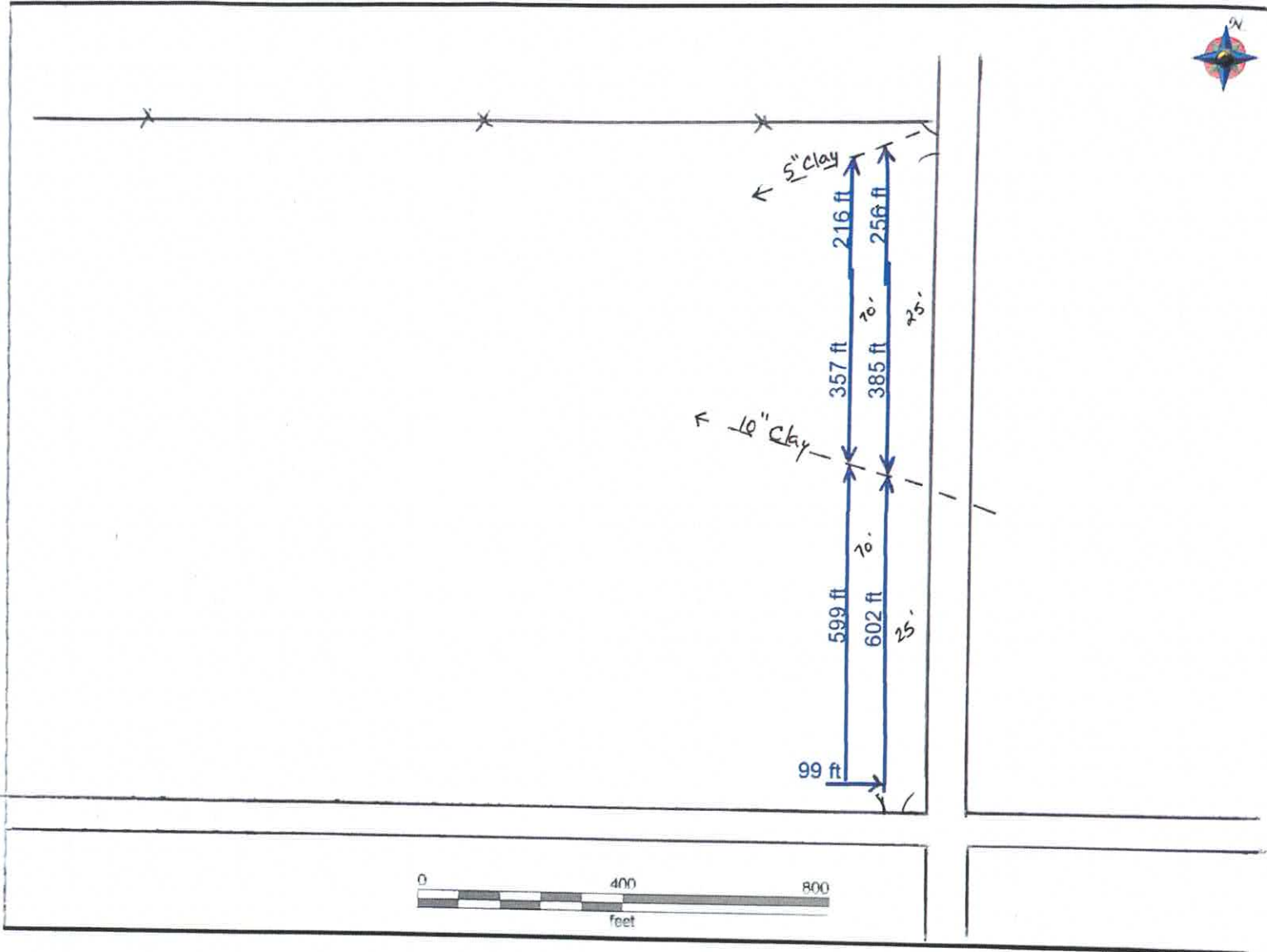
**IA has updated the CSR values for each county to CSR2.

*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.

Winnebago Co. Linden Twp Section # 7
Name



Client: Finer, Keith
Farm: West 80
Field: Winnebago Co. Linden Twp
Name: Spring 2013
Date: 5/14/2013

■ 5 Inch Tile 2514.79 ft

Helgeson Drainage, Inc
46819 230th Ave
Lake Mills, IA 50450

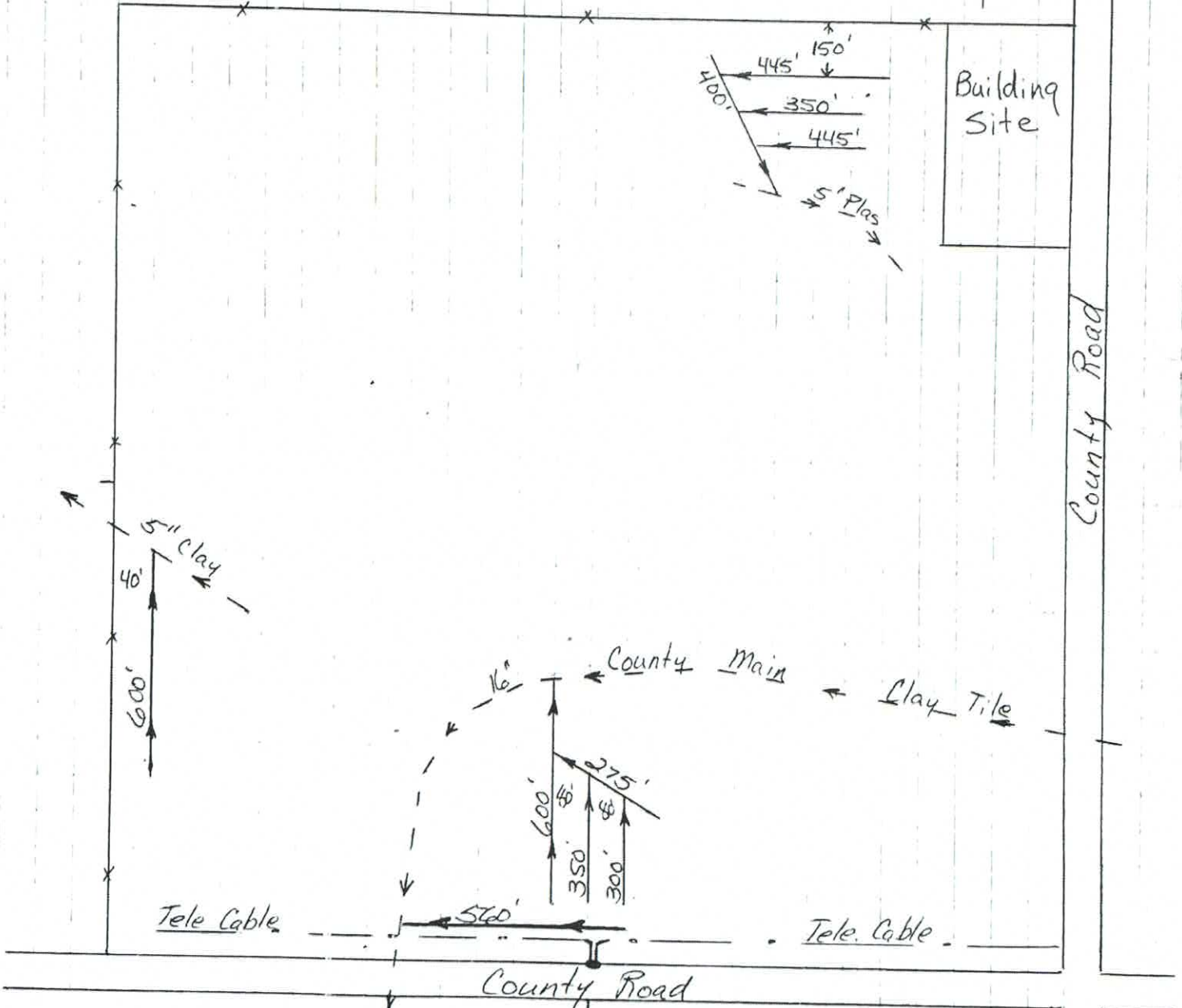
Shawn Helgeson

641-590-1964



So. 80 Kieth Finer
N 80 Brother InLaw

Keith Finer
11-9-96
Thompson Ia
Linden Twp. Sec #7



4325' 5" Plus Tile

Helgeson Drainage Inc
Lake Mills, Ia.
Gay Helgeson

Winnebago County, IA

Summary

Parcel ID 1007400004
 Alternate ID
 Property Address N/A
 Sec/Twp/Rng N/A
 Brief Tax Description 07 98 25 SE SE 7 98 25
 (Note: Not to be used on legal documents)
 Deed Book/Page 2012-1845 (10/2/2012)
 Contract Book/Page
 Gross Acres 38.00
 Net Acres 38.00
 Class A - Agriculture
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District LINI6 - LINDEN TWP/NORTH IOWA SCH/FD NO. 6
 School District NORTH IOWA SCHOOL

Owner

Deed Holder
[Finer Keith R Trust & Beverly J Trust](#)
[40094a 90th Ave](#)
 Thompson IA 50478
 Contract Holder
 Mailing Address
 Finer Keith R Trust & Beverly J Trust
 40094a 90th Ave
 Thompson IA 50478

Land

Lot Area 38.00 Acres ;1,655,280 SF

Sales (After/On 1/1/2005)

Date	Seller	Buyer	Recording	Type	Remarks	Amount
10/2/2012	FINER KEITH R & BEVERLY J	FINER KEITH R TRUST &	2012-1845	No consideration	TRANSFERRING 5 PARCELS TO EACH OF THEIR TRUSTS	\$0.00

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$77,754	\$60,830	\$60,830	\$64,714	\$64,714
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$77,754	\$60,830	\$60,830	\$64,714	\$64,714
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$77,754	\$60,830	\$60,830	\$64,714	\$64,714

Taxation

	2021	2020	2019	2018
	Pay 2022-2023	Pay 2021-2022	Pay 2020-2021	Pay 2019-2020
+ Taxable Land Value	\$54,164	\$54,379	\$52,731	\$50,921
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$54,164	\$54,379	\$52,731	\$50,921
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$54,164	\$54,379	\$52,731	\$50,921
x Levy Rate (per \$1000 of value)	24.96048	25.80932	25.87018	25.24515
= Gross Taxes Due	\$1,351.96	\$1,403.49	\$1,364.16	\$1,285.51
- Ag Land Credit	(\$29.18)	(\$26.23)	(\$21.33)	(\$35.28)
- Family Farm Credit	(\$20.67)	(\$18.54)	(\$14.96)	(\$24.64)
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,302.00	\$1,358.00	\$1,328.00	\$1,226.00

Tax History

If applicable, See below for Drainage and Special Assessments

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$651	Yes	3/27/2023	078233
	September 2022	\$651	Yes	9/26/2022	
2020	March 2022	\$679	Yes	3/16/2022	064012
	September 2021	\$679	Yes	9/14/2021	
2019	March 2021	\$664	Yes	3/26/2021	050847
	September 2020	\$664	Yes	9/21/2020	
2018	March 2020	\$613	Yes	4/3/2020	039150
	September 2019	\$613	Yes	9/24/2019	

Drainage and Special Assessments

Project:

2022 - DD 48 LAT 18 - REPAIRS

Accepted Date:

7/19/2022

Parcel Number:

1007400004

Name:

Amortization Date:

12/1/2022

Amortized Interest:

0

Number of Years:

0

Payoff:

\$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2022	\$23.58	\$23.58	\$0.00	\$0.00	\$5.00	\$28.58	R00161944	9/26/2022
Total			\$23.58	\$0.00	\$0.00	\$5.00	\$28.58		

Project:

2022 - DD 48 MAIN DITCH - REPAIRS

Accepted Date:

7/19/2022

Parcel Number:

1007400004

Name:

Amortization Date:

12/1/2022

Amortized Interest:

0

Number of Years:

0

Payoff:

\$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2022	\$5.24	\$5.24	\$0.00	\$0.00	\$5.00	\$10.24	R00161944	9/26/2022
Total			\$5.24	\$0.00	\$0.00	\$5.00	\$10.24		

Project:

2019-48MD - REPAIRS, ENGINEER

Accepted Date:

7/28/2020

Parcel Number:

1007400004

Name:

Amortization Date:

12/1/2020

Amortized Interest:

0

Number of Years:

0

Payoff:

\$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2020	\$119.57	\$119.57	\$0.00	\$0.00	\$5.00	\$124.57	R00113509	9/21/2020
Total			\$119.57	\$0.00	\$0.00	\$5.00	\$124.57		

Project:
 2017-48 - B & W SPRAYING
 Accepted Date:
 8/1/2017
 Parcel Number:
 1007400004
 Name:
 Amortization Date:
 12/1/2017
 Amortized Interest:
 0
 Number of Years:
 0
 Payoff:
 \$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2017	\$6.67	\$6.67	\$0.00	\$0.00	\$5.00	\$11.67	R00043201	9/27/2017
Total			\$6.67	\$0.00	\$0.00	\$5.00	\$11.67		

Project:
 20151001 D D 48 - 20151001 D D 48
 Accepted Date:
 10/1/2015
 Parcel Number:
 1007400004
 Name:
 Amortization Date:
 12/1/2015
 Amortized Interest:
 0
 Number of Years:
 0
 Payoff:
 \$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2015	\$5.00	\$5.00	\$0.00	\$0.00	\$3.00	\$8.00		9/30/2015
Total			\$5.00	\$0.00	\$0.00	\$3.00	\$8.00		

Iowa Land Records

[\(2012-1845\)](#)

Data for Winnebago County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1999.
 For records prior to 1999, contact the County Recorder or Customer Support at www.iowaLandRecords.org.

No data available for the following modules: Doing Business As, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Sales (Before 1/1/2005), Permits, Tax Sale Certificates, Photos, Sketches.

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Developed by


Winnebago County, IA

1556.00
1514.00

Summary

Parcel ID 1007400003
 Alternate ID 2012-1845
 Property Address N/A
 Sec/Twp/Rng N/A
 Brief Tax Description 07 98 25 SW SE 7 98 25
 (Note: Not to be used on legal documents)
 Deed Book/Page 2012-1845 (10/2/2012)
 Contract Book/Page
 Gross Acres 39.00
 Net Acres 39.00
 Class A - Agriculture
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District LINI6 - LINDEN TWP/NORTH IOWA SCH/FD NO. 6
 School District NORTH IOWA SCHOOL

Owner

Deed Holder
[Finer Keith R Trust & Beverly J Trust](#)
[40094a 90th Ave](#)
 Thompson IA 50478
 Contract Holder
 Mailing Address
 Finer Keith R Trust & Beverly J Trust
 40094a 90th Ave
 Thompson IA 50478

Land

Lot Area 39.00 Acres ; 1,698,840 SF

Sales (After/On 1/1/2005)

Date	Seller	Buyer	Recording	Type	Remarks	Amount
10/2/2012	FINER KEITH R & BEVERLY J	FINER KEITH R TRUST &	2012-1845	No consideration	TRANSFERRING 5 PARCELS TO EACH OF THEIR TRUSTS	\$0.00

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$79,936	\$62,537	\$62,537	\$66,530	\$66,530
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$79,936	\$62,537	\$62,537	\$66,530	\$66,530
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$79,936	\$62,537	\$62,537	\$66,530	\$66,530

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
+ Taxable Land Value	\$55,684	\$55,905	\$54,211	\$50,646
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$55,684	\$55,905	\$54,211	\$50,646
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$55,684	\$55,905	\$54,211	\$50,646
x Levy Rate (per \$1000 of value)	24.96048	25.80932	25.87018	25.24515
= Gross Taxes Due	\$1,389.90	\$1,442.87	\$1,402.45	\$1,278.57
- Ag Land Credit	(\$30.00)	(\$26.97)	(\$21.21)	(\$35.09)
- Family Farm Credit	(\$21.25)	(\$19.06)	(\$14.88)	(\$24.51)
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,338.00	\$1,396.00	\$1,366.00	\$1,218.00

Tax History

If applicable, See below for Drainage and Special Assessments

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$669	Yes	3/27/2023	078994
	September 2022	\$669	Yes	9/26/2022	
2020	March 2022	\$698	Yes	3/16/2022	062583
	September 2021	\$698	Yes	9/14/2021	
2019	March 2021	\$683	Yes	3/26/2021	051142
	September 2020	\$683	Yes	9/21/2020	
2018	March 2020	\$609	Yes	4/3/2020	038445
	September 2019	\$609	Yes	9/24/2019	

Drainage and Special Assessments

Project:

2022 - DD 48 LAT 18 - REPAIRS

Accepted Date:

7/19/2022

Parcel Number:

1007400003

Name:

Amortization Date:

12/1/2022

Amortized Interest:

0

Number of Years:

0

Payoff:

\$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2022	\$15.51	\$15.51	\$0.00	\$0.00	\$5.00	\$20.51	R00161944	9/26/2022
Total			\$15.51	\$0.00	\$0.00	\$5.00	\$20.51		

Project:

2022 - DD 48 MAIN DITCH - REPAIRS

Accepted Date:

7/19/2022

Parcel Number:

1007400003

Name:

Amortization Date:

12/1/2022

Amortized Interest:

0

Number of Years:

0

Payoff:

\$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2022	\$5.00	\$5.00	\$0.00	\$0.00	\$5.00	\$10.00	R00161944	9/26/2022
Total			\$5.00	\$0.00	\$0.00	\$5.00	\$10.00		

Project:

2021 - DD 48 MAIN TILE - REPAIRS

Accepted Date:

8/3/2021

Parcel Number:

1007400003

Name:

Amortization Date:

12/1/2021

Amortized Interest:

0

Number of Years:

0

Payoff:

\$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2021	\$5.00	\$5.00	\$0.00	\$0.00	\$5.00	\$10.00	R00135190	9/14/2021
Total			\$5.00	\$0.00	\$0.00	\$5.00	\$10.00		

Project:
 2019-48MD - REPAIRS, ENGINEER
 Accepted Date:
 7/28/2020
 Parcel Number:
 1007400003
 Name:
 Amortization Date:
 12/1/2020
 Amortized Interest:
 0
 Number of Years:
 0
 Payoff:
 \$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2020	\$100.02	\$100.02	\$0.00	\$0.00	\$5.00	\$105.02	R00113509	9/21/2020
Total			\$100.02	\$0.00	\$0.00	\$5.00	\$105.02		

Project:
 2017-48 - B & W SPRAYING
 Accepted Date:
 8/1/2017
 Parcel Number:
 1007400003
 Name:
 Amortization Date:
 12/1/2017
 Amortized Interest:
 0
 Number of Years:
 0
 Payoff:
 \$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2017	\$6.67	\$6.67	\$0.00	\$0.00	\$5.00	\$11.67	R00043201	9/27/2017
Total			\$6.67	\$0.00	\$0.00	\$5.00	\$11.67		

Project:
 20151001 D D 48 - 20151001 D D 48
 Accepted Date:
 10/1/2015
 Parcel Number:
 1007400003
 Name:
 Amortization Date:
 12/1/2015
 Amortized Interest:
 0
 Number of Years:
 0
 Payoff:
 \$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2015	\$5.00	\$5.00	\$0.00	\$0.00	\$3.00	\$8.00		9/30/2015
Total			\$5.00	\$0.00	\$0.00	\$3.00	\$8.00		

Iowa Land Records

[\(2012-1845\)](#)

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