

Excellent 133.34 Surveyed Acres
in Peterson Township, Clay County, IA

AUCTION

Thursday, November 13, 2025

10:30AM



www.vw72.com

FARMLAND AUCTION



Location: From Peterson, Iowa go 1 mile west on Hwy 10 and 1/2 south on M-27.

Auction signs will be posted.

Auction to be held at the Peterson Legion Community Building

Dorothy Wetherell Estate

Christopher A. Bjornstad~ Attorney, Cornwall, Avery, Bjornstad & Scott



215 Main Street, Sanborn, Iowa 51248

Specializing in Iowa Farmland Auctions!

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Auctioneers

Rich Vander Werff 712-261-0298 Todd Hattermann 712-348-0111

Shannon Rydberg 850-712-7041

Levi Mouw 712-441-6898

Excellent 133.34 Surveyed Acres in Peterson Township, Clay County, IA

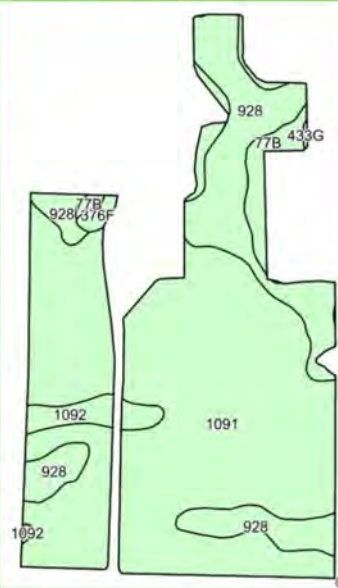
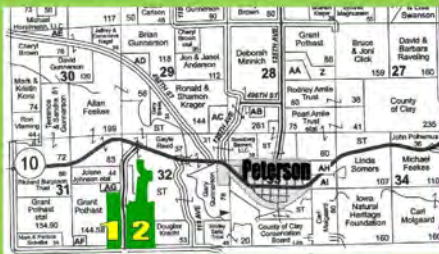
AUCTION

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Thursday, November 13, 2025

Location: From Peterson, Iowa go 1 mile west on Hwy 10 and
1/2 south on M-27. Auction signs will be posted.

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Tract 1 General Description: Selling will be an excellent 39.80 surveyed acres of Peterson Township, Clay County farmland. The farm is level to gently sloped. The primary soil types on the tillable acres consist of the McCreath, Annieville, Gillet, Cornell and Sac series. The farm has an estimated average CSR 1 of 80.1 and a CSR 2 of 96.3. The farm has approx. 34.55 tillable acres with the remainder as road and ditch.

Brief Legal Description: The E 1/2 the E 1/2 of the SE 1/4 of Section 31-94-38, Peterson Township, Clay County, IA. Property contains 39.80 surveyed acres.

Farm Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2026, as well as all prior taxes. The estimated net annual real estate taxes on tract 1 are \$1,136 per year.

Tract 2 General Description: Selling will be an excellent 93.54 surveyed acres of Peterson Township, Clay County farmland. The farm is level to gently sloped. The primary soil types on the tillable acres consist of the McCreath, Annieville, Sac and Gillett series. The farm has an estimated average CSR 1 of 80.8 and a CSR 2 of 98.2. The farm has approx. 91.25 tillable acres with the remainder as road and ditch. There is an access easement indicated in yellow on the aerial map for the adjoining properties.

Brief Legal Description: A tract in the W 1/2 of Section 32-94-38, Peterson Township, Clay Co, IA. Property contains 93.54 surveyed acres.

Farm Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2026, as well as all prior taxes. The estimated net annual real estate taxes on tract 2 are \$3,172 per year.

Method of Sale: Tracts 1 and 2 will be sold as choice of tracts with the highest bidder having the option to take one tract or both tracts. Then the auction will be concluded or we will sell the remaining tract.

Terms: 10% down upon conclusion of the auction. A late charge will apply for buyers delaying the closing. The abstracts will be continued to date. The buyers will have 10 days from receipt of abstract to have the abstract examined. The sellers guarantee a clear and marketable title on the property. The owners reserve the right to reject any and all bids. Online bidders must agree to these terms and conditions as well as online conditions prior to registering and must be verified 24 hours prior to start of auction. Exact legal descriptions will be according to the survey.

Possession/Closing: December 23, 2025 (Subject to lease termination which will expire March 1, 2026)

Company Note: We are pleased to present a rare opportunity to purchase outstanding farmland in Clay County. This exceptional property offers fertile soils, proven productivity, and a strong agricultural history—making it an ideal investment for farmers, investors, or agri-businesses. These will be offered via live and online simultaneous bidding on Thursday, November 13, 2025 from the Peterson Legion Community Building. Check out our website at www.vw72.com for additional information. We thank you for your interest. If you have any questions please give us a call. Todd, Shannon, Rich and Levi

Note: These farms are being sold "as is." While every effort has been made to ensure the accuracy of the information herein provided, no warranty is given and no responsibility is assumed by the auction company, the auctioneers, the seller or their agents concerning condition of the property, the corn bases, corn yields or other supplied information. Property is being sold subject to any easements, including road, drainage, utility or other easements of record. All prospective purchasers are encouraged to inspect and verify information provided herein. Vander Werff & Associates Inc., represent the sellers for this transaction. Not responsible for accidents. Any announcements made the day of the auction will supersede this advertisement.

VIEW OUR WEBSITE FOR THIS AUCTION AT WWW.VW72.COM



Dorothy Wetherell Estate

Christopher A. Bjornstad~ Attorney, Cornwall, Avery, Bjornstad & Scott

SPECIALIZING IN FARMLAND AUCTIONS!

Auctioneers

215 Main St.
Sanborn, IA 51244
712-729-3264 (office)
auctions@tcwexpress.net

Rich Vander Werff
Sanborn, IA
712-261-0298

Todd Rattermann
Pawnee, IA
712-345-0111

Shannon Sydberg
Sanborn, IA
850-712-7041

Levi Mow
Edgerton, MN
712-441-0808

FARMLAND AUCTION FORMATION

Tract 1: 39.80 Surveyed Acres

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FARMLAND AUCTION FORMATION

Tract 2: 93.54 Surveyed Acres

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JOINS CLAY TWP

This is a detailed plat map of Section 10, Township 68N, Range 14E. The map shows a grid of land parcels with their respective owners and acreage. Key features include:

- Streets:** Vertical streets from 10th Ave to 16th Ave; horizontal streets from 49th St to 57th St.
- Section 10:** Labeled in a circle at the bottom left.
- Peterson:** A large green-shaded area in the center-bottom, likely indicating a specific ownership or project area.
- Parcel Owners and Acreage:** Examples include Eilen Baum Trust (147.6), David Woolston et al (123), Remington & Ethel Hyde Trust (5), Dean Reese Family Trust (43), Larry & Cheryl Carlson (118.30), Susan Bodenhamer LE et al (48), Jeffrey & Brenda Burns (82), Susan Bodenhamer LE et al (127.1), Floyd & Nancy Romslo (301), John Berberich Inc. (80), Mary Klatt (113.69), Herman Brennehan Trust (307), Mary Ann Miller Trust (155), Betty Tunink LE (156), Ivan Jr. & Mary Reed (160), Michael Carpenter Trust (156), Beatrice Wede LE et al (80), Sharon Knudtson et al (80), Glen Taylor Trust (153.72), Timothy Klatt (79), Glen Taylor Trust (75), Bruce & Joni Click (80.25), Chatterton Family Farm, LLC (80), Robert & Lois McCarty (80), G & G Douma Farms, LLC (80), McGue Iowa Farms, LLC (26), Paul Althoff (160), Ann Geisinger (160), Glen Taylor Trust (160), David & Teresa Stoll (170), Carl Molgaard (160), Michael Feekes (110), Linda Somers (107), County of Clay Conservation Board (100), Douglas Kracht (53), Shiley Selz Trust (45), Grant Pohtast et al (134.90), Mark & Patricia Sciolleka (34), Jolene Johnson et al (44), Allan Feekees (199), Terrence & Sandra Gunnerson (81), Ron Viaming (44), Cheryl Brown (76), David Gunnerson (120), Mark & Kristin Korz (74), James Larson (140), Cory & Kristen Watts (73), Michael Horstmann, LLC (50), James Cuttall (200), Wayne Kolbeck Trust (101.30), Brian & Brenda Kolbeck (40), Brien & Brenda Kolbeck (40), Ryan French (120), Mary Reed (40), Chad & Kaam McCarty (40), Rosemary Weber et al (100), Steven & Lora Johnson (160), Laura Rohde (160), Samuel Flinders (45), David Peterson Trust (80), Andrew & Ginger Abel (40), VanZee Ranch, LLC (159), DeLoss Farms, LLC (84), Robert Maurer (62), John Dooley et al (162), Birney & Gloria Torrell (120), Doug & Pam Halverson Family Trust (157), Steve & Tracy Biedenfeld (8), Bryan & Tisha Halverson (120), French Trust (240), Howard & Marguerite Borland Family Trust (80), RJ McCarty Inc. (80), Ryan French (120), Mary Reed (40), Chad & Kaam McCarty (40), Rosemary Weber et al (100), Ryan French (120), Mary Reed (40), Chad & Kaam McCarty (40), Rosemary Weber et al (100), Ryan French (120), Mary Reed (40), Chad & Kaam McCarty (40), Rosemary Weber et al (100).

JOINS BUENA VISTA COUNTY, IA

Section 29 AC Nathan & Jennifer Wittmaack - 26
 Section 30 AE Gregory & Laura Sangwin - 21
 Section 31 AD Noel Dearing - 15
 AF Mark & Patricia Sickelka - 8.49
 AG Sandvick Living Trust - 12.33
 Section 33 AH Myrl & Gail Heckert - 14.91
 AI Carl Molgaard - 18
 Section 35 AJ Warner Munger et al - 6.42
 Section 36 AK Justin Nehring - 6

R38W	R37W	R3
NORTHWOOD	WINDMILL	GR
LONGVIEW	WINDMILL	GR
CLAY	LAUREN	GILLET
WINDMILL	WINDMILL	WINDMILL



NOTICE OF TERMINATION OF FARM TENANCY

TO: Eric R. Geisinger
5060 110th Ave.
Peterson, IA 51047

You and each of you are hereby notified that the farm tenancy of the following described real estate situated in Clay County, Iowa, to-wit:

See Exhibit "A" attached hereto, and incorporated herein by this reference, for the legal descriptions of the real estate,

will terminate and expire on the first day of March, 2026, and such tenancy will not continue after said date.

This notice is given to you in accordance with the provisions of Chapter 562 of the Code of Iowa.

If this notice is directed to a person in possession of the real estate, you are further notified that the undersigned demand that you vacate, surrender and deliver possession of said real estate on said date.

You will therefore take notice and govern yourselves accordingly.

DOROTHY JEAN WETHERELL ESTATE

By 
Christopher A. Bjornstad, Attorney
ICIS PIN: 0000924
Cornwall, Avery, Bjornstad and Scott
407 Grand Avenue
PO Box 999
Spencer, IA 51301

Dorothy Jean Wetherell Estate

Exhibit "A"

The East Half of the East Half of the Southeast Quarter ($E\frac{1}{2} E\frac{1}{2} SE\frac{1}{4}$) of Section Thirty-one (31), Township Ninety-four (94) North, Range Thirty-eight (38) West of the Fifth Principal Meridian, Clay County, Iowa; AND The Southwest Quarter ($SW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$), (also described as Lots One (1) and Two (2) of the $SW\frac{1}{4}$ of the $NW\frac{1}{4}$); the West Half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$); and the West Twelve (12) acres (also described as the West Twelve (12) rods) of the East Half ($E\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$); all in Section Thirty-two (32), Township Ninety-four (94) North, Range Thirty-eight (38) West of the Fifth Principal Meridian, Clay County, Iowa.

EXCEPT THE FOLLOWING TRACTS OF LAND:

Tract 1: A tract of land located in the West One-half ($W\frac{1}{2}$) of Section Thirty-two (32), Township Ninety-four (94) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa, containing 27.2 acres, described in a Plat of Survey prepared by E.R. Loebig, P.E. & L.S., dated October 26, 1993 and filed of record on October 29, 1993 in Book 1, LS at page 366, in the Office of the Recorder of Clay County, Iowa. Note: The West Line of the $SW\frac{1}{4}$ is assumed to bear due North and South.

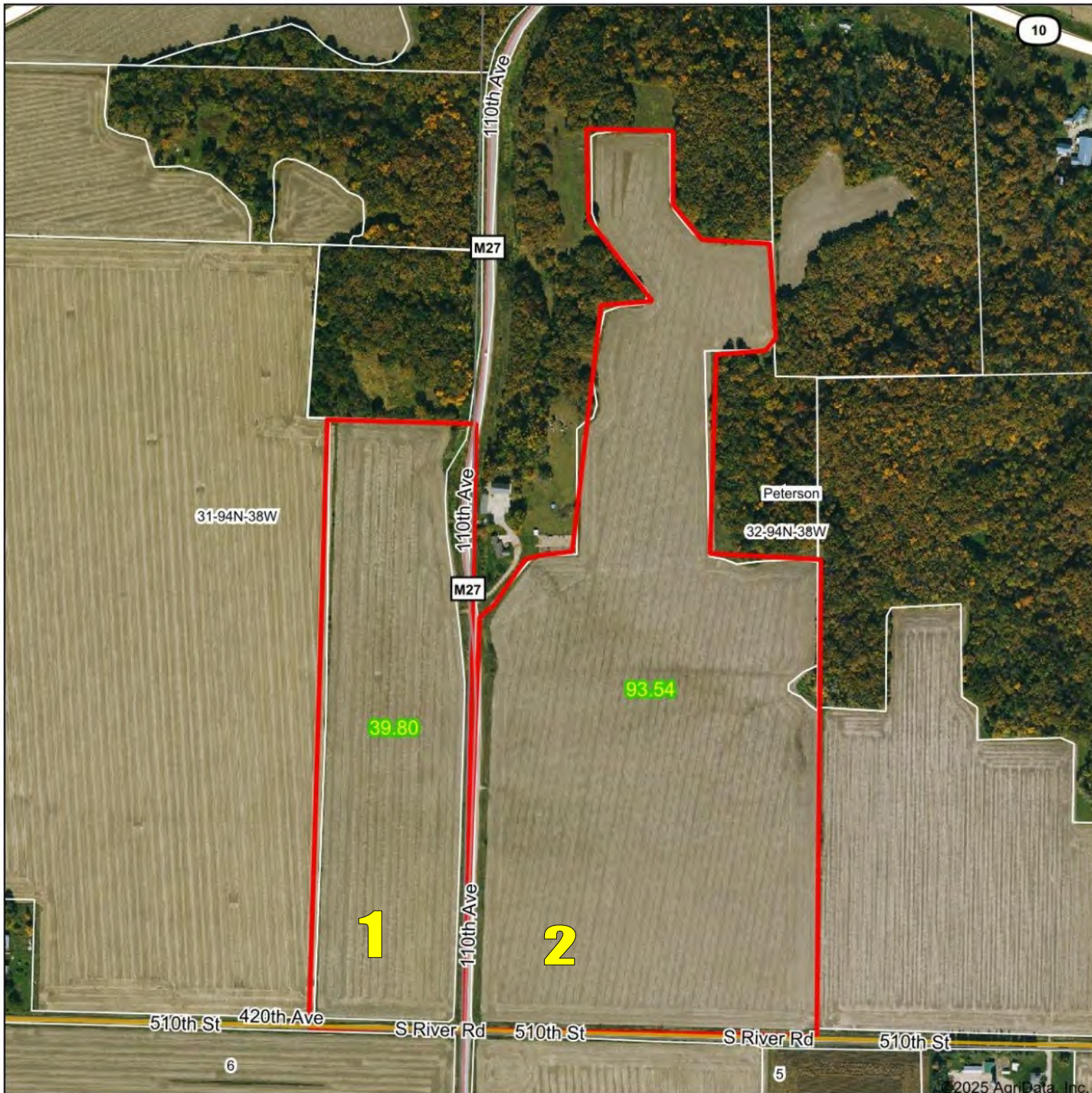
AND

Tract 2: A tract of land located in the West One-half ($W\frac{1}{2}$) of Section Thirty-two (32), Township Ninety-four (94) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa, more completely described as follows: Commencing at the Southwest Corner of said Section 32; thence N $89^{\circ}23'30''$ E 1,518.8 feet along the South Line of said Section 32; thence N $01^{\circ}00'43''$ W 2,077.0 feet to the Point of Beginning; thence S $89^{\circ}22'04''$ W 475.0 feet; thence N $03^{\circ}21'51''$ W 881.0 feet; thence S $89^{\circ}30'57''$ E 260.1 feet; thence N $30^{\circ}55'01''$ E 73.8 feet; thence S $04^{\circ}19'25''$ E 290.0 feet; thence N $85^{\circ}55'30''$ E 195.7 feet; thence S $01^{\circ}00'43''$ E 660.2 feet to the Point of Beginning. Said tract contains 8.9 acres. Note: The West Line of the $SW\frac{1}{4}$ is assumed to bear due North and South.

AND

ACCESS EASEMENT: A tract of land located in the West One-half ($W\frac{1}{2}$) of Section Thirty-two (32), Township Ninety-four (94) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa, more completely described as follows: Commencing at the Southwest Corner of said Section 32; thence N $00^{\circ}00'00''$ E 1,802.1 feet along the West Line of said Section 32; thence N $90^{\circ}00'00''$ E 14.2 feet to a point on the existing highway right-of-way, thence N $60^{\circ}49'58''$ E 61.3 feet; thence N $34^{\circ}22'18''$ E 262.1 feet; thence N $62^{\circ}42'55''$ E 64.0 feet; thence N $89^{\circ}00'13''$ E 126.1 feet to the Point of Beginning; thence N $89^{\circ}16'07''$ E 608.5 feet; thence N $03^{\circ}21'51''$ W 20.0 feet; thence S $89^{\circ}16'07''$ W 605.5 feet; thence S $05^{\circ}13'36''$ W 20.1 feet to the Point of Beginning. Said tract contains 0.3 acres. Note: The West Line of the $SW\frac{1}{4}$ is assumed to bear due North and South.

Aerial Map



Maps Provided By:



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Boundary Center: 42° 54' 54.57, -95° 21' 58.63

32-94N-38W
Clay County
Iowa

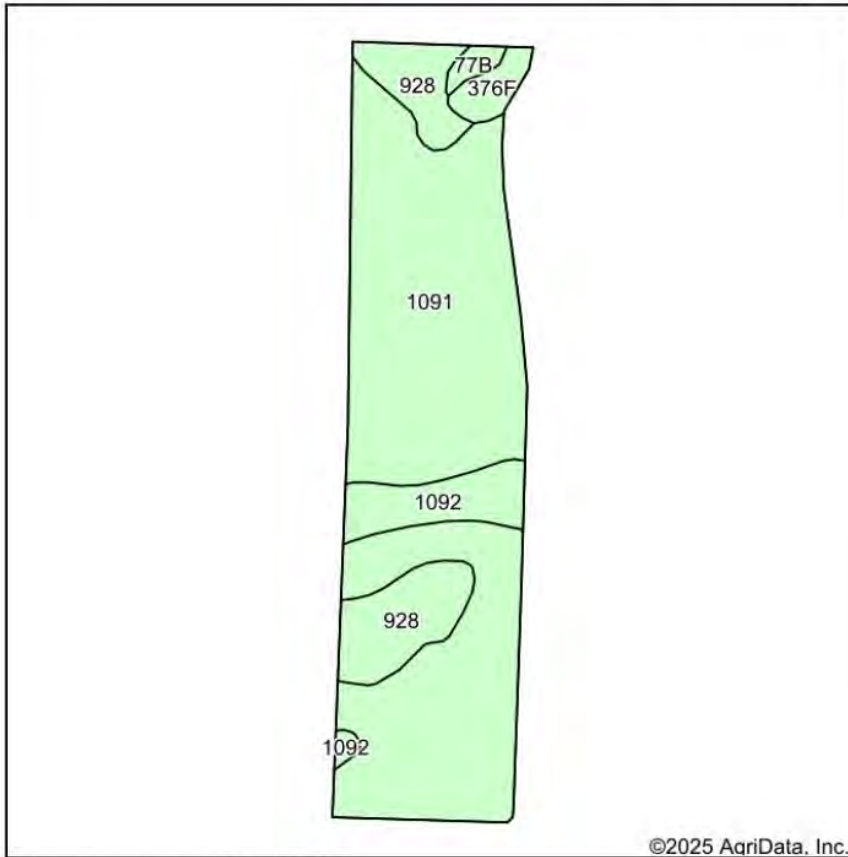
0ft 675ft 1351ft



10/17/2025

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

Soils Map



State: **Iowa**
 County: **Clay**
 Location: **31-94N-38W**
 Township: **Peterson**
 Acres: **34.55**
 Date: **10/17/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA041, Soil Area Version: 34

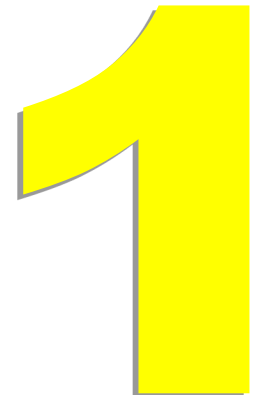
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
1091	McCreath silty clay loam, 0 to 2 percent slopes	26.17	75.7%	lw	240.0	69.6	98	83	74
928	Annieville silty clay loam, 0 to 2 percent slopes	4.58	13.3%	le	240.0	69.6	100	78	83
1092	Gillett Grove silty clay loam, 0 to 2 percent slopes	2.54	7.4%	llw	230.4	66.8	94	78	75
376F	Cornell silty clay loam, 18 to 25 percent slopes	0.87	2.5%	Vle	128.0	37.1	32	16	48
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	0.39	1.1%	lle	232.0	67.3	95	71	77
Weighted Average				1.21	236.4	68.5	96.3	80.1	*n 74.6

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

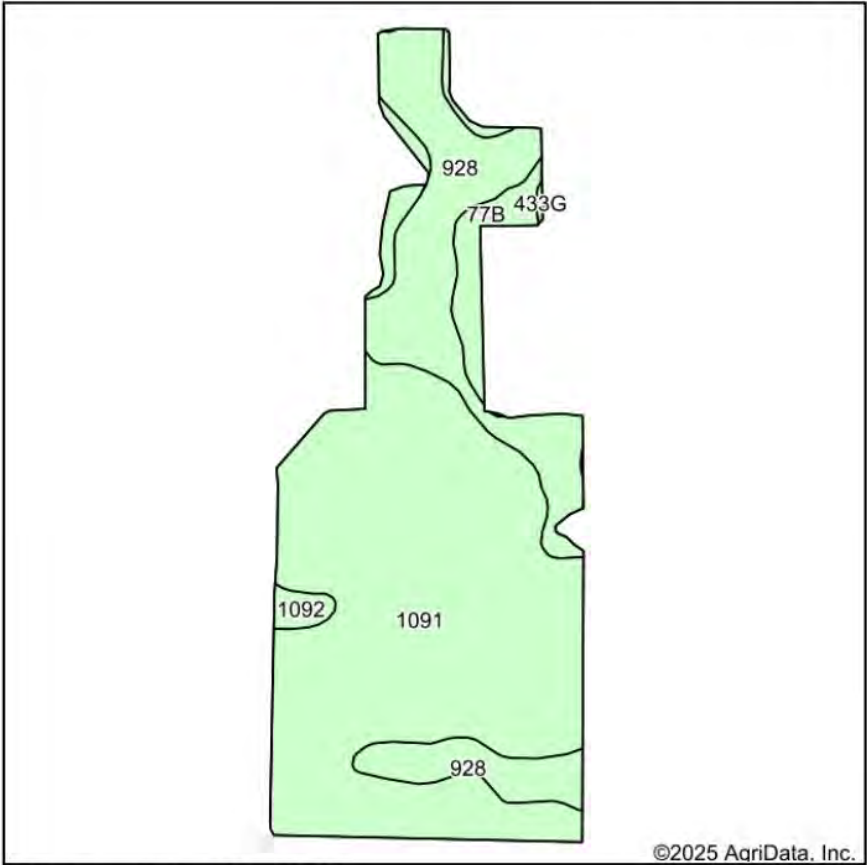
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



Soils data provided by USDA and NRCS.

Soils Map



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clay**
 Location: **32-94N-38W**
 Township: **Peterson**
 Acres: **91.25**
 Date: **10/17/2025**



Area Symbol: IA041, Soil Area Version: 34									
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
1091	McCreath silty clay loam, 0 to 2 percent slopes	61.42	67.4%	lw	240.0	69.6	98	83	74
928	Annieville silty clay loam, 0 to 2 percent slopes	23.00	25.2%	le	240.0	69.6	100	78	83
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	5.60	6.1%	lle	232.0	67.3	95	71	77
1092	Gillett Grove silty clay loam, 0 to 2 percent slopes	1.10	1.2%	llw	230.4	66.8	94	78	75
433G	Moneta loam, 25 to 40 percent slopes	0.13	0.1%	Vile	97.6	28.3	13	5	17
Weighted Average				1.08	239.2	69.4	98.2	80.8	*n 76.4

**IA has updated the CSR values for each county to CSR2.
 *i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

2

**EXHIBIT
A PART OF SECTIONS 31-94-38 AND 32-94-38 CLAY
COUNTY, IOWA**



Email
dgr@dgr.com
Web
dgr.com

Date: 10-16-25
Drawn By: ANW
Reviewed: TML
Approved: ANW

PROJECT NO. 375335

DWG. # P:\05075335\375335\DWG\375335\BOUNDARY_JARCS.DWG



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Notes:



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