

225.02 Surveyed Acres
in East Holman Township, Osceola County, IA

AUCTION

Friday, September 4, 2026

Auction to be held at the farm site **10:30AM**



Live & Online

FARMLAND AUCTION



Location: From the north side of Allendorf, IA go 1 mile east on 160th St. Auction signs will be posted.

Wayne Moet Estate

Joe Feller: Attorney ~ Koopman, Kennedy, Feller



215 Main Street, Sanborn, Iowa 51248

Specializing in Iowa Farmland Auctions!

712-729-3264 (office)

auctions@tcaexpress.com www.vw72.com

Auctioneers

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

Shannon Rydberg 712-344-2688

Levi Mouw 712-441-6898

FARMLAND AUCTION FORMATION

Tract 1:

- 80 surveyed acres of East Holman Township, Osceola County.
- Primary soil types: Nicollet, Clarion, Webster, Canisteo, Knoke and Harps series
- CSR 1 of 69.4 and a CSR 2 of 85.1

Brief Legal Description: Parcel C in the E 1/2 of Section 1-99-41

Farm Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2027, as well as all prior taxes. The estimated net annual real estate taxes on tract 1 are \$2,354 per year.

Tract 2:

- 80 surveyed acres of East Holman Township, Osceola County.
- Primary soil types: Nicollet, Webster, Clarion, Harps and Knoke series
- CSR 1 of 70.1 and a CSR 2 of 86

Brief Legal Description: Parcel D in the SE 1/4 of Section 1-99-41

Farm Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2027, as well as all prior taxes. The estimated net annual real estate taxes on tract 1 are \$2,376 per year.

Tract 3:

- 65.02 surveyed acres of East Holman Township, Osceola County.
- Primary soil types: Nicollet, Clarion, Knoke and Clarion-Storden series
- CSR 1 of 67.4 and a CSR 2 of 83.3

Brief Legal Description: Parcel E in the SE 1/4 of Section 1-99-41

Farm Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2027, as well as all prior taxes. The estimated net annual real estate taxes on tract 1 are \$1,808 per year.

FARMLAND AUCTION FORMATION

Method of Sale: Tracts 1-3 will be sold as choice of tracts with the highest bidder having the option to take one tract, two tracts or all three tracts. If the buyer takes all 3 tracts the auction will be concluded or we will sell the remaining tract or tracts.

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: November 10, 2026 (Subject to lease termination which will expire March 1, 2027)

Company Note: We are excited to present an outstanding opportunity to purchase exceptional Osceola County farmland. Vander Werff & Associates is honored to partner with the Moet Family and Joe Feller to offer these premier farmland tracts at public auction. The tracts will be offered through Live & Online Simultaneous Bidding on Friday, September 4, 2026, with the auction held at the farm site. For complete auction details, maps, aerial photos, and bidding information, please visit www.vw72.com. Thank you for your interest. If you have any questions or would like additional information, please don't hesitate to contact us. We look forward to visiting with you. Rich • Todd • Shannon • Levi ~~~ Vander Werff & Associates

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.

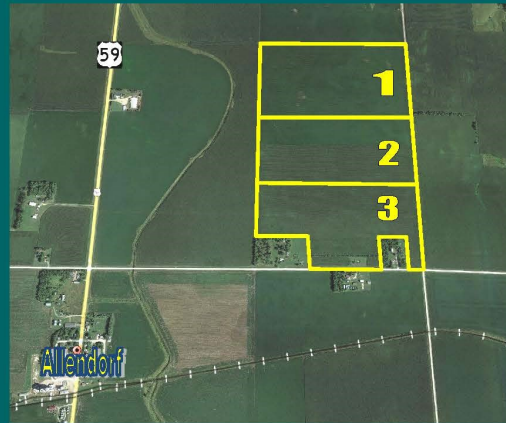
225.02 Surveyed Acres
in East Holman Township, Osceola County, IA

AUCTION

Friday, September 4, 2026

Auction to be held at the farm site **10:30AM**

Location: From the north side of Allendorf, IA go 1 mile east on 160th St.
Auction signs will be posted.



Tract 1:

- 80 surveyed acres of East Holman Township, Osceola County.
- Primary soil types: Nicollet, Clarion, Webster, Canisteo, Knoke and Harps series
- CSR 1 of 69.4 and a CSR 2 of 85.1

Brief Legal Description: Parcel C in the E 1/2 of Section 1-99-41

Farm Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2027, as well as all prior taxes. The estimated net annual real estate taxes on tract 1 are \$2,354 per year.

Tract 2:

- 80 surveyed acres of East Holman Township, Osceola County.
- Primary soil types: Nicollet, Webster, Clarion, Harps and Knoke series
- CSR 1 of 70.1 and a CSR 2 of 86

Brief Legal Description: Parcel D in the SE 1/4 of Section 1-99-41

Farm Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2027, as well as all prior taxes. The estimated net annual real estate taxes on tract 1 are \$2,376 per year.

Tract 3:

- 65.02 surveyed acres of East Holman Township, Osceola County.
- Primary soil types: Nicollet, Clarion, Knoke and Clarion-Storden series
- CSR 1 of 67.4 and a CSR 2 of 83.3

Brief Legal Description: Parcel E in the SE 1/4 of Section 1-99-41

Farm Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2027, as well as all prior taxes. The estimated net annual real estate taxes on tract 1 are \$1,808 per year.

Method of Sale: Tracts 1-3 will be sold as choice of tracts with the highest bidder having the option to take one tract, two tracts or all three tracts. If the buyer takes all 3 tracts the auction will be concluded or we will sell the remaining tract or tracts.

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: November 10, 2026 (Subject to lease termination which will expire March 1, 2027)

Company Note: We are excited to present an outstanding opportunity to purchase exceptional Osceola County farmland.

Vander Werff & Associates is honored to partner with the Moet Family and Joe Feller to offer these premier farmland tracts at public auction.

The tracts will be offered through Live & Online Simultaneous Bidding on Friday, September 4, 2026, with the auction held at the farm site.

For complete auction details, maps, aerial photos, and bidding information, please visit www.vw72.com.

Thank you for your interest. If you have any questions or would like additional information, please don't hesitate to contact us. We look forward to visiting with you.

Rich ~ Todd ~ Shannon ~ Levi ~ Vander Werff & Associates

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

Wayne Moet Estate

Joe Feller: Attorney ~ Koopman, Kennedy, Feller



SPECIALIZING IN FARMLAND AUCTIONS!

712-729-3264 (office)
auctions@tcexpress.net



Rich Vander Werff
712-261-0298

Todd Hattermann
712-348-0111

Auctioneers
Shannon Rydberg
712-344-2688

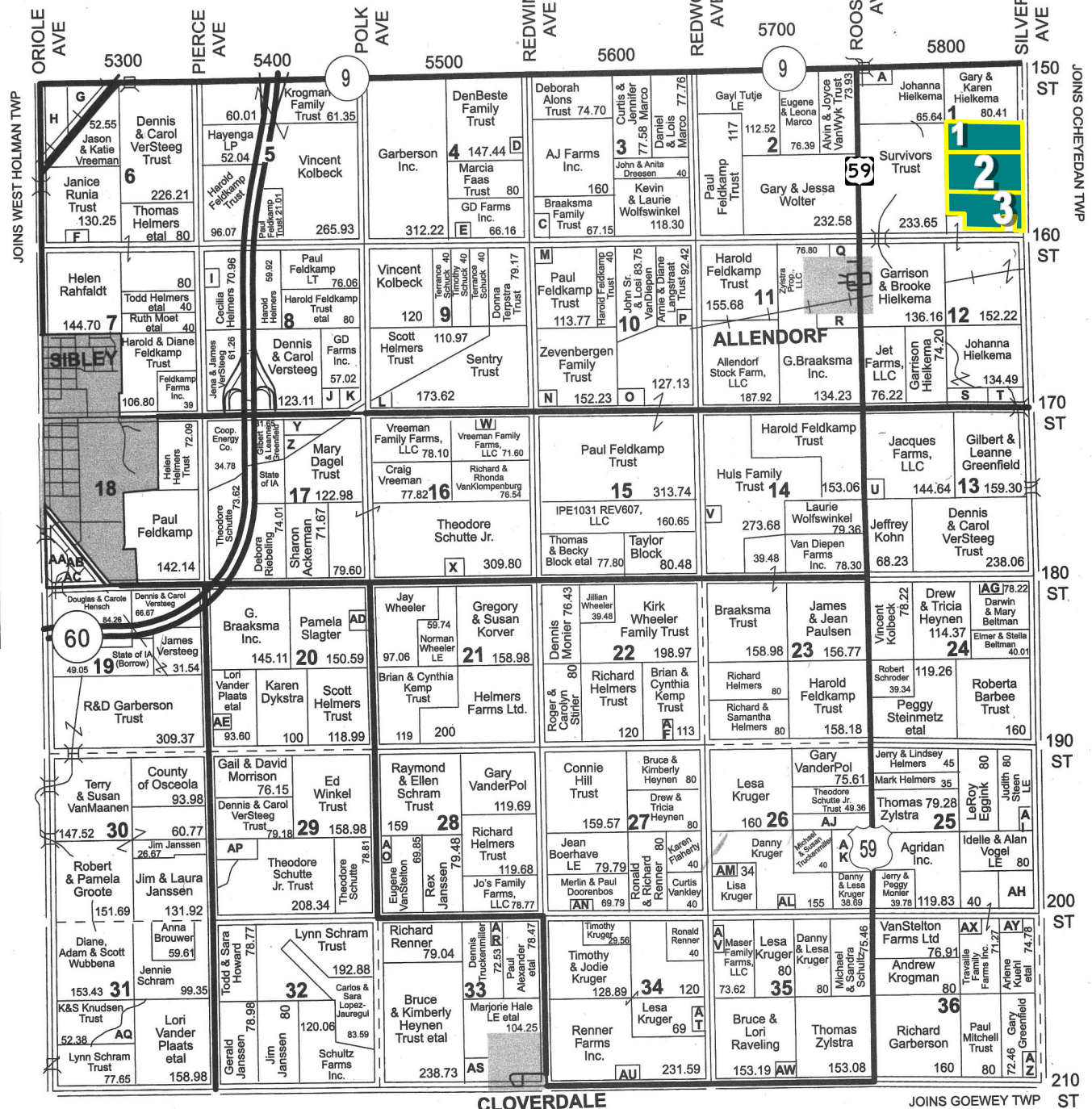
Levi Mourw
712-441-6898

EAST HOLMAN TWP

T 99 N

LAND OWNER

R 41 W
JOINS WILSON TWP



CLOVERDALE

JOINS GOEWY TWP

Small Tracts

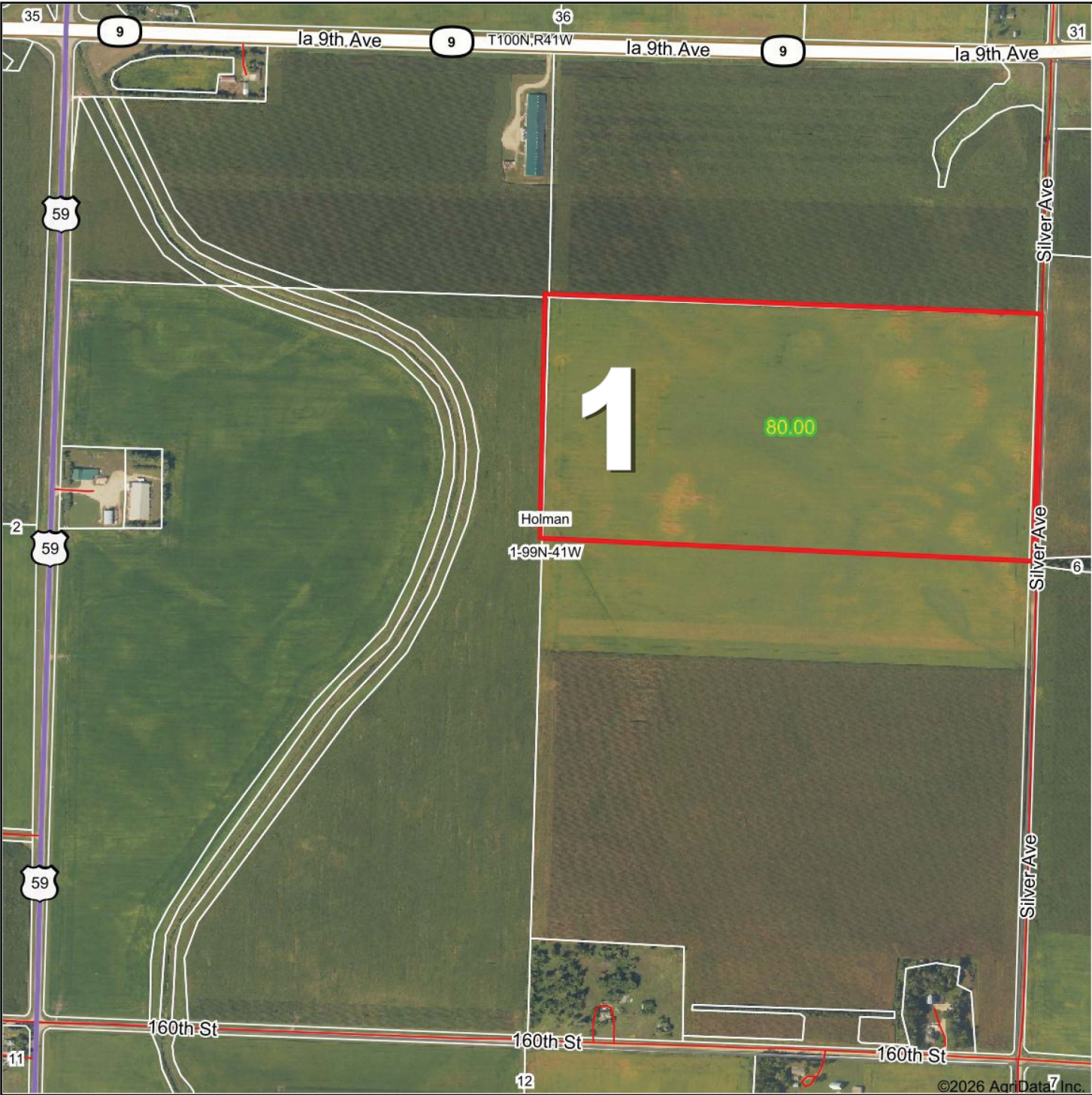
- Section 1 A Gary & Linda Kleve - 7.19
- Section 1 B Paul Palmer - 9.05
- Section 3 C Charles & Kahta Kruger - 12.85
- Section 4 D Alex Farms Inc. - 6
- Section 5 E Dusty & Angela Sonius - 13.84
- Section 6 F Michael Schneidemann - 12.82
- Section 6 G Theodore & April Braaksma - 28.92
- Section 6 H Kasey & Morgan Trample - 25.09
- Section 8 I Daniel & Loretta Berkland - 8.59
- Section 8 J County of Osceola - 14.41
- Section 8 K Jeremy & Jill Gibson - 6.27

- Section 9 L Thomas & Leesa Latterell - 6.98
- Section 10 M Jesse & Cassandra Kruger - 6.23
- Section 10 N Chad & Megan Traville - 7.42
- Section 10 O Paul Feldkamp Trust - 10.63
- Section 10 P Curt & Sharon Ackerman - 7.48
- Section 11 Q Braaksma Grain Farms Inc. - 12.04
- Section 11 R Allendorf Wind Farm Inc. - 15.56
- Section 12 S Johanna Hielkema - 10.84
- Section 12 T Gary & Karen Hielkema - 13.87
- Section 13 U Lindsay & Brian Watterson - 12.69
- Section 14 V Daniel & Jaime Huls - 5.02
- Section 16 W Jason & Katie Vreeman - 5.88
- Section 16 X Joel VanGelder - 5.78
- Section 17 Y Mary Dagel - 11.83
- Section 17 Z Wade Ellerbroek - 7.77
- Section 18 AA Stanley & Linda Klaahsen - 10.19
- Section 18 AB Hawkeye Land Co. - 6.34
- Section 18 AC Larry Krogman - 14.75
- Section 20 AD Corey Slagter - 7.40
- Section 20 AE Andrew & April Jurens - 5.19

- Section 22 AF Valerie Janssen - 7
- Section 24 AG Curtis & Melissa Visser - 5.88
- Section 25 AH Kelly & Jody Zevenbergen - 40
- Section 25 AI Garrison Hielkema - 8.39
- Section 26 AJ Ruth Helmers LE et al - 29.61
- Section 26 AK Truckenmiller Trust - 38.82
- Section 26 AL Douglas & Mary Hensch - 5
- Section 26 AM Paul Hensch - 6.51
- Section 27 AN Glenn Doorenbos - 10
- Section 28 AO Rex & Kelly Janssen - 8.62
- Section 29 AP Belles Hog Farms, LLC - 27.75
- Section 31 AQ Osceola Co. Wildlife Area - 22.61
- Section 33 AR Truckenmiller Pallet & Grain Inc. - 6.96
- Section 33 AS Richard Renner - 28.31
- Section 34 AT Douglas & Carole Hensch - 11
- Section 34 AU Ron Renner Farms, Inc. - 5.38
- Section 35 AV Trent Claussen - 5.62
- Section 35 AW Dennis Monier - 5.79
- Section 36 AX Robert Traville - 8.81
- Section 36 AY Michael Burke - 5.14
- Section 36 AZ Gary Greenfield - 7.54

R 42 W	R 41 W	R 40 W	R 39 W
VILA	WILSON	NORTON	FAIRVIEW
WEST HOLMAN	EAST HOLMAN	GOEWYDALE	ALLAN
OLMAN	GOEWY	WILSON	HARRISON

Aerial Map



©2026 AgriData, Inc.

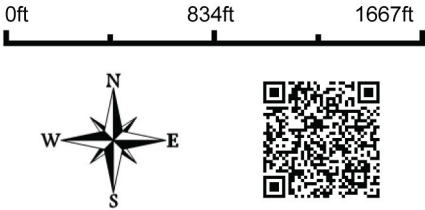


Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

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

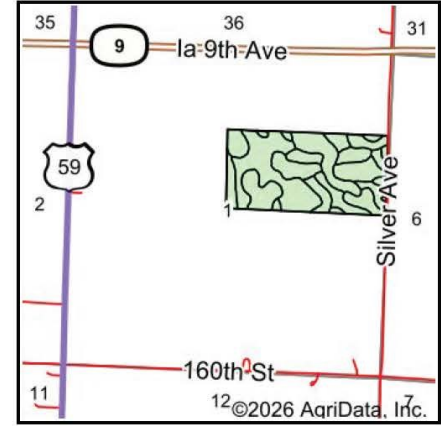
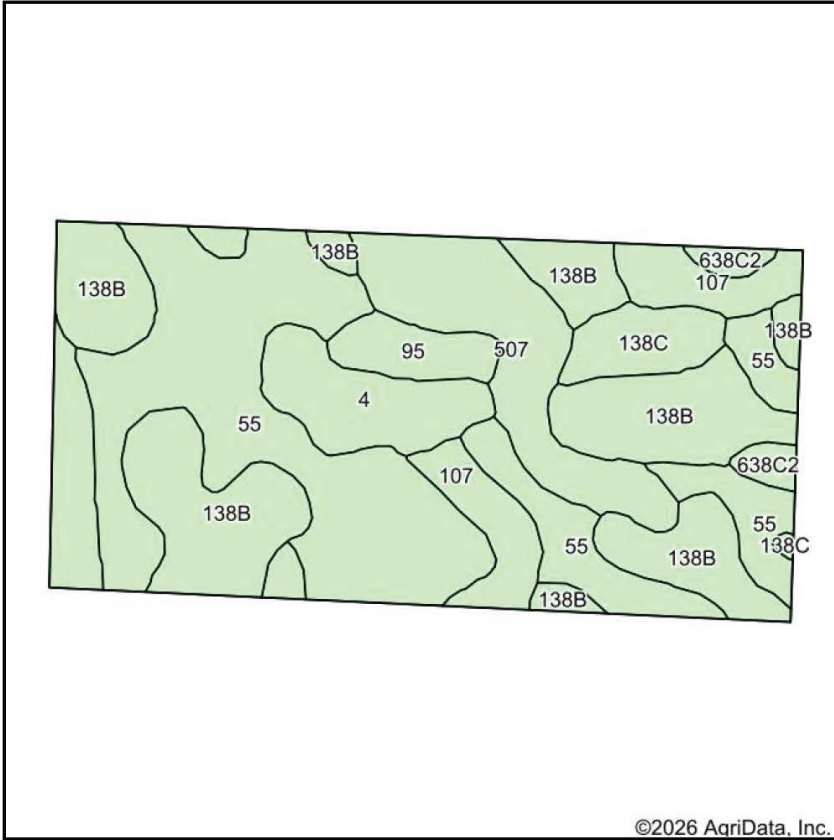
Boundary Center: 43° 25' 38.4, -95° 37' 42.36

1-99N-41W
Osceola County
Iowa



7/20/2026

Soils Map



State: **Iowa**
 County: **Osceola**
 Location: **1-99N-41W**
 Township: **Holman**
 Acres: **80**
 Date: **7/20/2026**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA143, Soil Area Version: 36									
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
55	Nicollet clay loam, 1 to 3 percent slopes	27.85	34.8%	Iw	233.6	67.7	89	73	81
138B	Clarion loam, 2 to 6 percent slopes	22.32	27.9%	IIe	225.6	65.4	89	73	83
107	Webster clay loam, 0 to 2 percent slopes	9.11	11.4%	IIw	224.0	65.0	86	70	82
507	Canisteo clay loam, 0 to 2 percent slopes	8.98	11.2%	IIw	224.0	65.0	84	71	81
4	Knoke silty clay loam, 0 to 1 percent slopes	5.06	6.3%	IIIw	177.6	51.5	56	41	74
138C	Clarion loam, 6 to 10 percent slopes	2.96	3.7%	IIIe	209.6	60.8	84	67	79
95	Harps clay loam, 0 to 2 percent slopes	2.45	3.1%	IIw	198.4	57.5	72	57	82
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.27	1.6%	IIIe	176.0	51.0	75	52	71
Weighted Average				1.77	222.8	64.6	85.1	69.4	*n 81

**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.

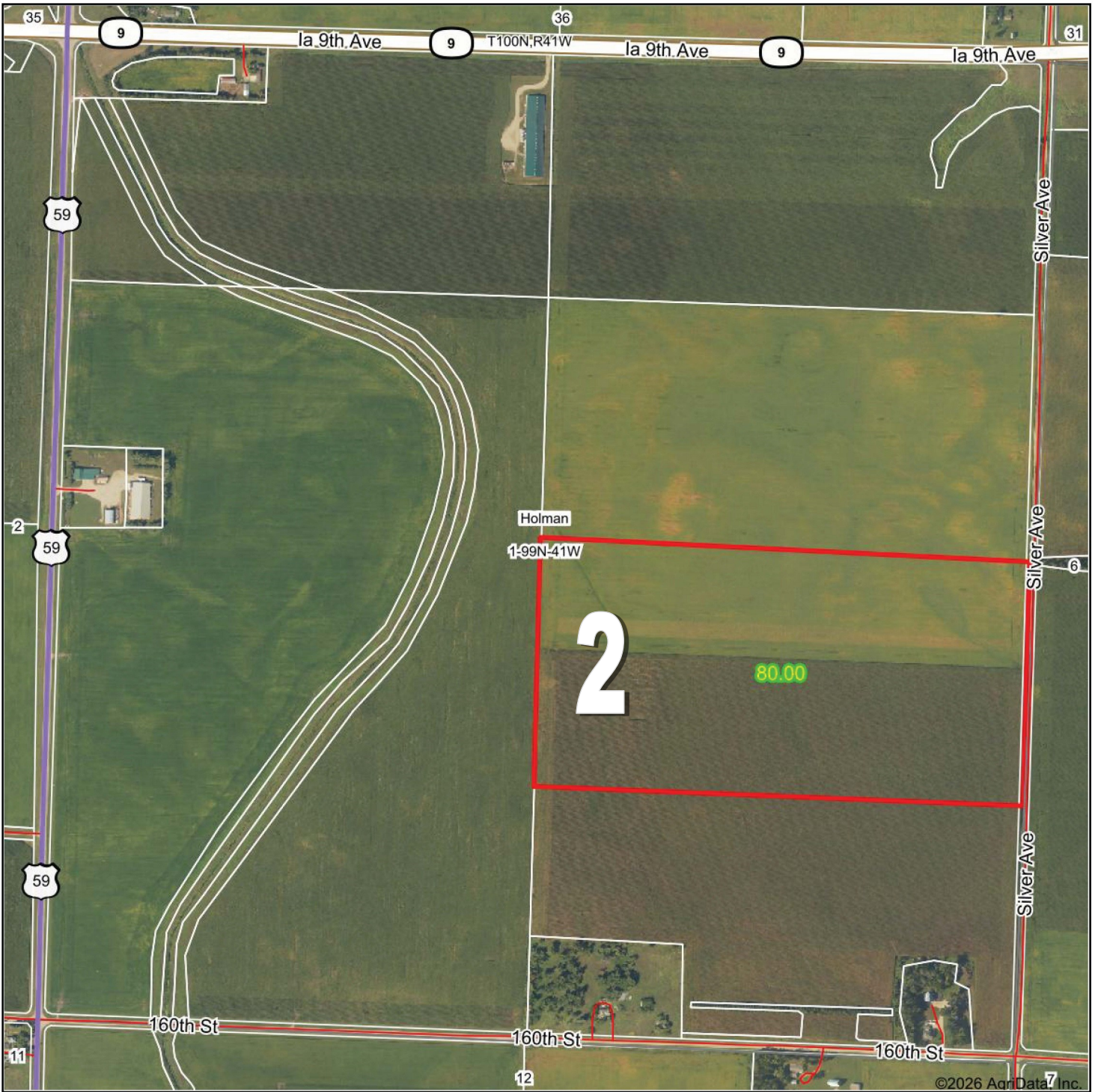
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 1

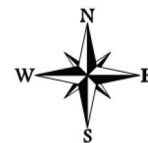
Soils data provided by USDA and NRCS.

Aerial Map



Boundary Center: 43° 25' 25.44, -95° 37' 42.24

0ft 834ft 1667ft



Maps Provided By:



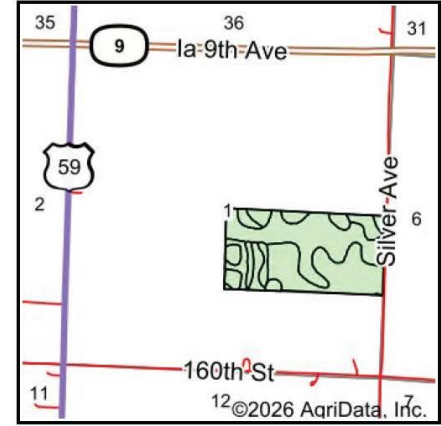
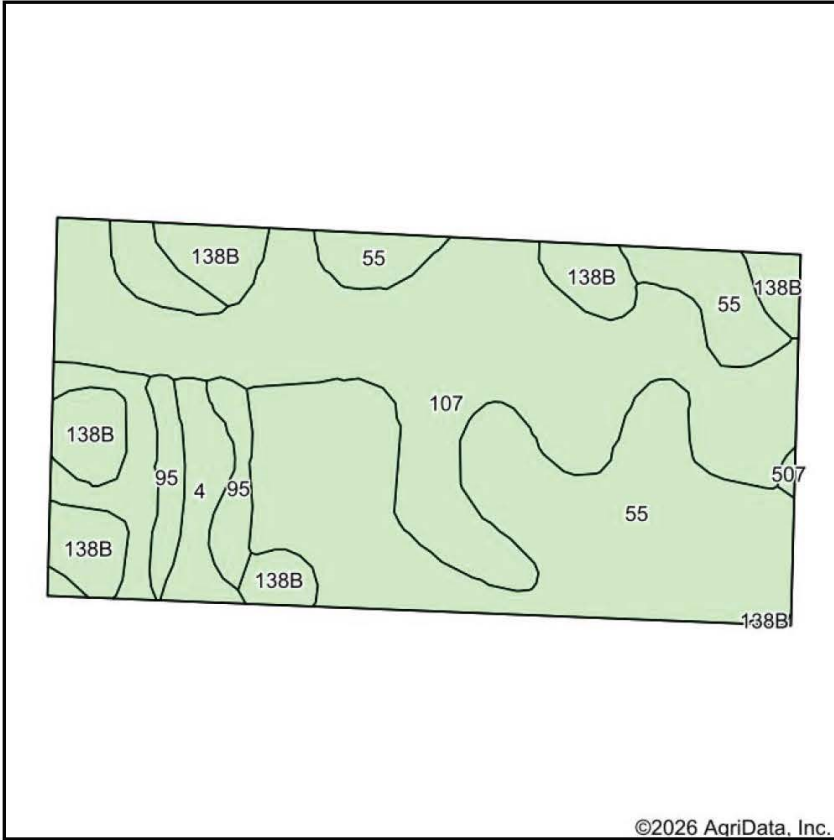
© AgriData, Inc. 2025 www.AgriDataInc.com

1-99N-41W
Osceola County
Iowa

7/20/2026

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

Soils Map



State: Iowa
 County: Osceola
 Location: 1-99N-41W
 Township: Holman
 Acres: 80
 Date: 7/20/2026



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA143, Soil Area Version: 36

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
55	Nicollet clay loam, 1 to 3 percent slopes	34.28	43.0%	lw	233.6	67.7	89	73	81
107	Webster clay loam, 0 to 2 percent slopes	30.55	38.2%	llw	224.0	65.0	86	70	82
138B	Clarion loam, 2 to 6 percent slopes	8.93	11.2%	lle	225.6	65.4	89	73	83
95	Harps clay loam, 0 to 2 percent slopes	3.31	4.1%	llw	198.4	57.5	72	57	82
4	Knoke silty clay loam, 0 to 1 percent slopes	2.76	3.4%	lllw	177.6	51.5	56	41	74
507	Canisteo clay loam, 0 to 2 percent slopes	0.17	0.2%	llw	224.0	65.0	84	71	81
Weighted Average				1.61	225.6	65.4	86	70.1	*n 81.4

**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.

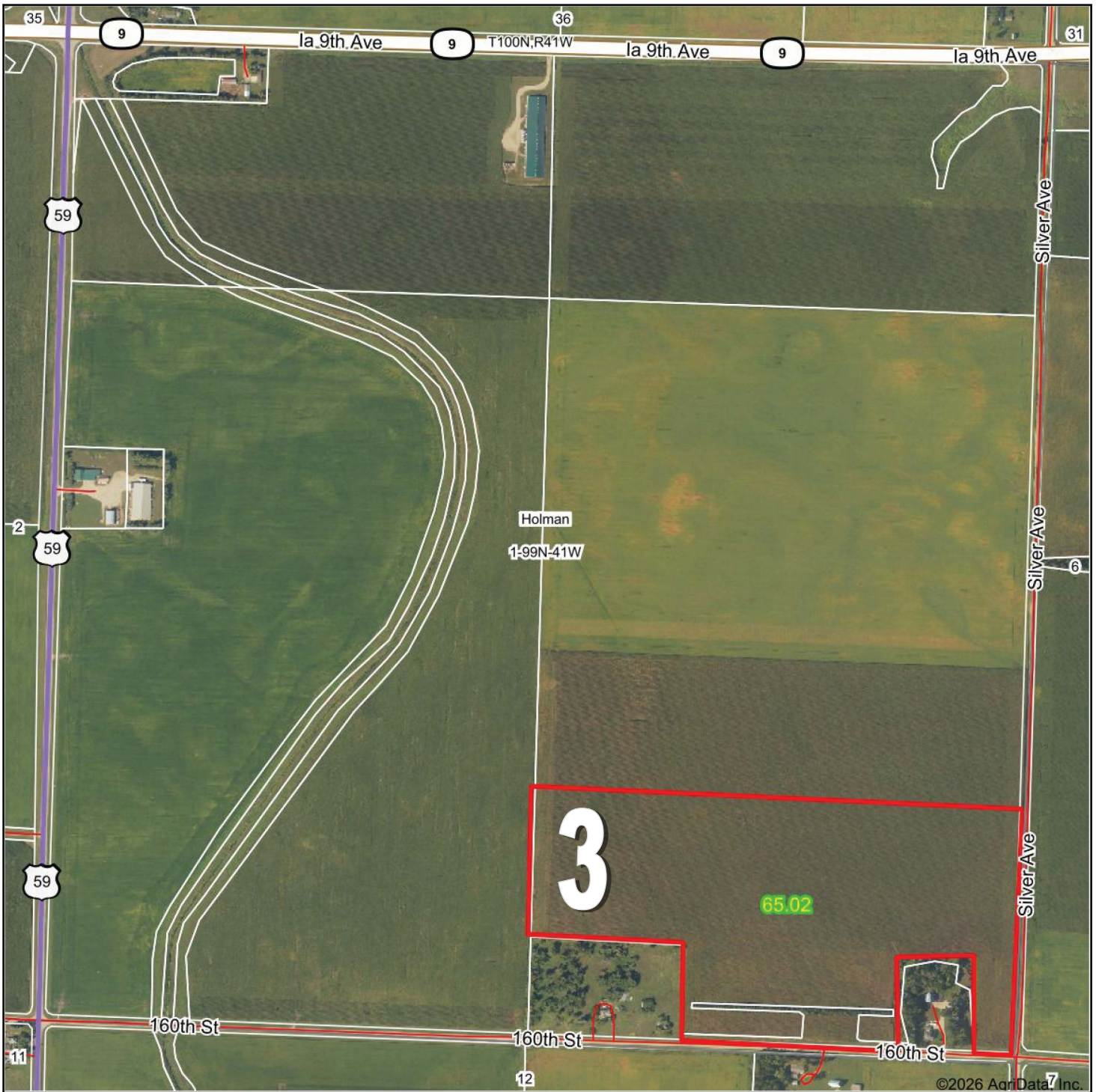
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 2

Soils data provided by USDA and NRCS.

Aerial Map



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Boundary Center: 43° 25' 12.25, -95° 37' 42.36

1-99N-41W
Osceola County
Iowa

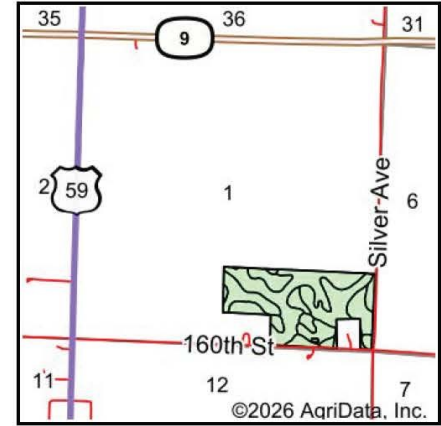
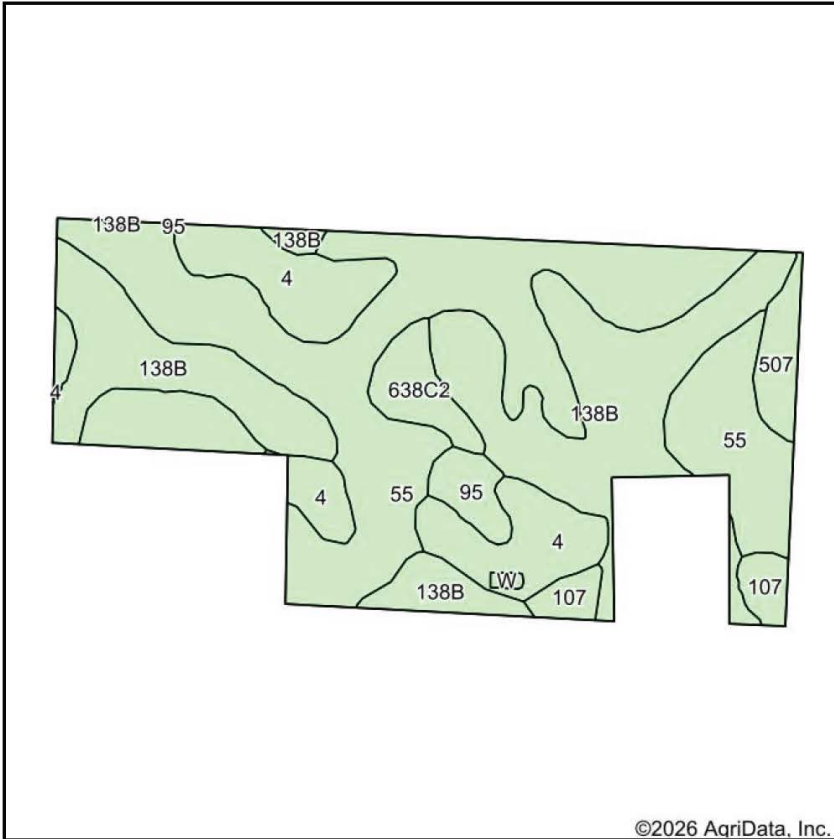
0ft 834ft 1667ft



7/20/2026

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

Soils Map



State: Iowa
 County: Osceola
 Location: 1-99N-41W
 Township: Holman
 Acres: 65.02
 Date: 7/20/2026



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA143, Soil Area Version: 36

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
55	Nicollet clay loam, 1 to 3 percent slopes	29.12	44.7%	lw	233.6	67.7	89	73	81
138B	Clarion loam, 2 to 6 percent slopes	20.20	31.1%	lle	225.6	65.4	89	73	83
4	Knoke silty clay loam, 0 to 1 percent slopes	8.79	13.5%	lllw	177.6	51.5	56	41	74
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	2.05	3.2%	llle	176.0	51.0	75	52	71
107	Webster clay loam, 0 to 2 percent slopes	1.67	2.6%	lllw	224.0	65.0	86	70	82
507	Canisteo clay loam, 0 to 2 percent slopes	1.65	2.5%	lllw	224.0	65.0	84	71	81
95	Harps clay loam, 0 to 2 percent slopes	1.40	2.2%	lllw	198.4	57.5	72	57	82
W	Water	0.14	0.2%		0.0	0.0	0	0	
Weighted Average				*-	220	63.8	83.3	67.4	*n 80.2

**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

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Tract 3

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Osceola County, Iowa



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: 219.84 acres

2026 Program Year

Map Created February 25, 2026

Farm **2701**

Tract **684**

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.

IOWA
OSCEOLA

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2701

Prepared : 6/22/26 3:06 PM CST

Crop Year : 2026

Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/M/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
231.88	219.84	219.84	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	219.84		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	111.30	0.00	165	0
Soybeans	108.30	0.00	47	0

TOTAL **219.60** **0.00**

NOTES

--

Tract Number : 684

Description : SE1/4&S1/2NE1/4 1 99 41 EAST HOLMAN
FSA Physical Location : IOWA/OSCEOLA
ANSI Physical Location : IOWA/OSCEOLA
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : WAYNE D MOET ESTATE
Other Producers : None
Recon ID : None

IOWA
OSCEOLA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2701
Prepared : 6/22/26 3:06 PM CST
Crop Year : 2026

Tract Land Data

Tract 684 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
231.88	219.84	219.84	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	219.84	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	111.30	0.00	165
Soybeans	108.30	0.00	47
TOTAL	219.60	0.00	

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, 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 State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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 [How to File a Program Discrimination Complaint](#) 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) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

**PARCEL C IN THE FRACTIONAL E.1/2 & PARCELS D & E IN THE SE1/4 SECTION 1-99-41
OSCEOLA COUNTY, IOWA**

PARCEL C IN THE FRAC. E.1/2 SECTION 1-99-41
80.00 ACRES TOTAL
- 1.01 ACRES R.O.W.
78.99 ACRES NET

PARCEL D IN THE SE1/4 SECTION 1-99-41
80.00 ACRES TOTAL
- 1.00 ACRES R.O.W.
79.00 ACRES NET

PARCEL E IN THE SE1/4 SECTION 1-99-41
65.02 ACRES TOTAL
- 1.62 ACRES R.O.W.
63.40 ACRES NET

SURVEYOR'S NOTE #1: FOUND DANIEL WITTRICK MONUMENTS AT 45° PER SURVEY OF PARCEL B. SET 1/2" X 24" REBAR IN CONC. MONUMENT CAP NO. 21092 AT 50'.

LEGEND:
 ▲ SECTION CORNER AS NOTED
 ● SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
 ○ FOUND 5/8" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 14418
 ○ FOUND 60D NAIL

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

BY: **TIM M. LALEMAN**, L.S. License No. 21092 (Date)

My license renewal date is December 31, 2027

Sheets covered by this seal: **SHEETS 1 OF 2 AND 2 OF 2**

BASIS OF BEARINGS:
 NAD 1983 (2011) EPOCH 2010.00
 IOWA REGIONAL COORDINATE SYSTEM
 ZONE 01 - SPENCER
 US SURVEY FOOT

0 400
SCALE IN FEET

DATE OF FIELD WORK-7-10-26

PROJECT NO. 376271

DWG. # P:03/076/271/376271/DWG/376271 BOUND SECT.1.DWG

SHEET 1 OF 2

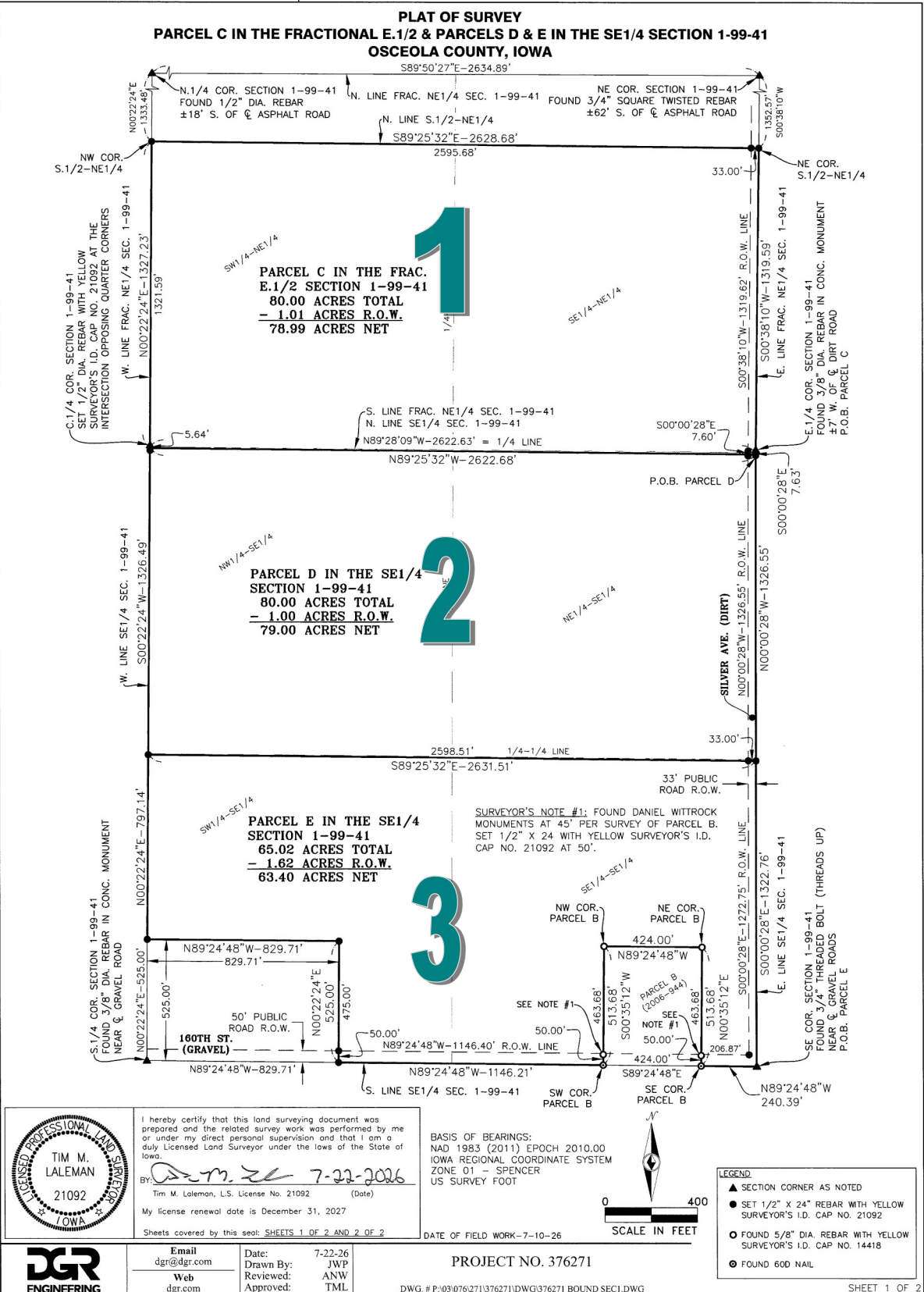
LOCATION:
E.1/2 SECTION 1-99-41

PREPARED BY AND RETURN TO:
TIM M. LALEMAN, PLS
DGR ENGINEERING
1302 SOUTH UNION STREET
P.O. BOX 511
ROCK RAPIDS, IOWA 51246
PHONE: 712-472-2531

SURVEY REQUESTED BY: VANDER WERFF & ASSOCIATES

CURRENT PROPRIETOR: WAYNE D. MOET

Document 20260796
BK: 2026 PG: 796
Recorded: 7/23/2026 at 8:21:45.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax: \$0.00
Sheila Christians, RECORDER
Osceola County, Iowa





NOTICE OF TERMINATION OF FARM TENANCY

TO: Gary Greenfield, 5896 – 210th Street, Sibley, IA 51249

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

The South One-half (S-1/2) of the Northeast Quarter (NE-1/4) of Section One (1), Township Ninety-nine (99) North, Range Forty-one (41), West of the 5th P.M., Osceola County, Iowa.

AND

The Southeast Quarter (SE-1/4) of Section One (1), Township Ninety-nine (99) North, Range Forty-one (41), West of the 5th P.M., Osceola County, Iowa. Excepting therefrom two (2) tracts of land described as follows, to-wit:

- (a) Commencing at the Southwest Corner (SW Cor.) of the Southeast Quarter (SE-1/4) of Section One (1), thence East 829.71 Feet along the Section line, thence North 525 Feet, thence West 829.71 Feet, thence South 525 Feet to the point of beginning all in Section One (1), Township Ninety-nine (99) North, Range Forty-one (41), West of the 5th P.M., Osceola County, Iowa.**
- (b) Commencing at the South Quarter Corner (S-1/4 Cor.) of Section One (1), Township Ninety-nine (99) North, Range Forty-one (41), West of the 5th P.M., Osceola County, Iowa; thence North 90° 00' 00" East along the South line of the Southeast Quarter (SE-1/4) of said Section One (1), a distance of 1,976.09 Feet to the point of beginning; thence continuing North 90° 00' 00" East along said South line, a distance of 424.00 Feet; thence North 00° 00' 00" East a distance of 513.68 Feet; thence North 90° 00' 00" West a distance of 424.00 Feet; thence South 00° 00' 00" East a distance of 513.68 Feet to the point of beginning.**

Note: The South line of the Southeast Quarter of said Section One is assumed to bear North 90° 00' 00" East.

AND

Notice of Termination of Farm Tenancy – Page Two

The Northeast Quarter (NE-1/4) of Section Twelve (12), excepting therefrom the rail road right-of-way all in Township Ninety-nine (99) North, Range Forty-one (41), West of the 5th P.M., Osceola County, Iowa.

will terminate and expire on the first day of March, 2027, 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.

Ruth A. Moet, Co-Executor of the
Wayne D. Moet Estate

Paul R. Moet, Co-Executor of the
Wayne D. Moet Estate

By 

Joseph M Feller, Attorney
ICIS PIN: 1556
Koopman Kennedy & Feller
823 - 3rd Avenue
P.O. Box 37
Sibley, IA 51249

CHECK OUT OUR WEBSITE FOR ALL UPCOMING AUCTIONS!!! www.vw72.com



SPECIALIZING IN IOWA FARMLAND AUCTIONS!

CELEBRATING OVER 50 YEARS IN BUSINESS!!!

215 Main Street,
Sanborn, Iowa 51248
712-729-3264

auctions@tcaexpress.net

www.vw72.com

Professional Service Since 1972

