

138.83 Surveyed Acres in Union Twp, O'Brien County

Thursday, October 8, 2026

AUCTION!

10:30AM

Near Paullina, IA!!!

EXCELLENT LOCATION!



FARMLAND AUCTION



**Location: From Paullina, go 3 miles west on Hwy 10
and 1 3/4 miles south on Oriole Ave.
Auction signs will be posted.**

Dorothy (Hoppe) Schmith Estate **Skinner Law Office; Altoona, IA - Attorney**



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: 108.66 Surveyed Acres

Tract 1 General Description: Selling will be 108.66 surveyed acres of Union Twp, O'Brien Co farmland. The farm is level to gently sloped. The primary soil types on the tillable acres consist of the Galva, Sac, Primghar, Marcus, Colo & Everly series. The farm has an estimated average CSR 1 of 66.6 and a CSR 2 of 91.3. According to the FSA Office the farm has approx. 102.57 cropland/ tillable acres with the remainder as grassland in the NE corner, road and ditch.

Brief Legal Description: Parcel F in SW 1/4 in Section 18-94-41, Union Twp, O'Brien Co, IA. Property contains 108.66 surveyed acres.

Tract 2: 30.17 Surveyed Acres

Tract 2 General Description: Selling will be 30.17 acres of O'Brien County pastureland. The pasture has water supply with a narrow creek running through a portion as well as partial fencing. Additional work will be needed to cross the creek to get access to the pastureland to the east of the creek. Access to tract 2 / the pasture is by the vacated road to the south that is owned 1/2 by the Schmith Estate and 1/2 by the land owner to the south. Both of the owners are giving an easement to each other which will be recorded.

Brief Legal Description: Parcel G in SW 1/4 in Section 18-94-41, Union Twp, O'Brien Co, IA. Property contains 30.17 surveyed acres.

Rare opportunity to purchase 30.17 acres of pastureland!

138.83 Surveyed Acres in Union Twp, O'Brien County

Thursday, October 8, 2026

Location: From Paullina, go 3 miles west on Hwy 10 and 1 3/4 miles south on Oriole Ave. Auction signs will be posted.

AUCTION!

10:30AM

Auction to be held @ the Paullina Legion Building



Near Paullina, IA!!!
EXCELLENT LOCATION!
 Rare opportunity to purchase 30.17 acres of pastureland!

Tract 1: 108.66 Surveyed Acres

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Brief Legal Description: Parcel F in SW 1/4 in Section 18-94-41, Union Twp, O'Brien Co, IA. Property contains 108.66 surveyed acres.
Corn Yield/Corn Base: The corn PLC yield is 181 bushels and the soybean PLC yield is 53 bushels. The corn and soybean base are 40.40 acres.

Tract 2: 30.17 Surveyed Acres

Tract 2 General Description: Selling will be 30.17 acres of O'Brien County pastureland. The pasture has water supply with a narrow creek running through a portion as well as partial fencing. Additional work will be needed to cross the creek to get access to the pastureland to the east of the creek. Access to tract 2 / the pasture is by the vacated road to the south that is owned 1/2 by the Schmth Estate and 1/2 by the land owner to the south. Both of the owners are giving an easement to each other which will be recorded.
Brief Legal Description: Parcel G in SW 1/4 in Section 18-94-41, Union Twp, O'Brien Co, IA. Property contains 30.17 surveyed acres.

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 both tracts is \$4,152.

Method of Sale: Tract 1 consisting of the farmland will be sold first and then tract 2 consisting of the pastureland will be sold. These tracts will not be combined.

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. **Sale subject to court approval.**

Possession/Closing: December 3, 2026 (Subject to current lease which will expire March 1, 2027)

Company Note: We are pleased to represent the Heirs of the Dorothy (Hoppe) Schmth Family in offering these highly sought-after O'Brien County farmland and pastureland tracts at public auction. Ideally located near numerous grain marketing facilities, these properties present an excellent opportunity for area farmers, landowners, and investors. The property will be offered as Tracts 1 & 2 with live and online simultaneous bidding, giving bidders the opportunity to participate in person or from anywhere. Visit www.vw72.com for complete auction information, photos, maps, terms, and additional property details. We appreciate your interest in this outstanding offering and look forward to seeing you auction day! Please contact us with any questions. Rich, Todd, Shannon 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. Sold subject to court approval.

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

Dorothy (Hoppe) Schmth Estate
Skinner Law Office; Altoona, IA - Attorney



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Todd Kattormann
 712-348-0111

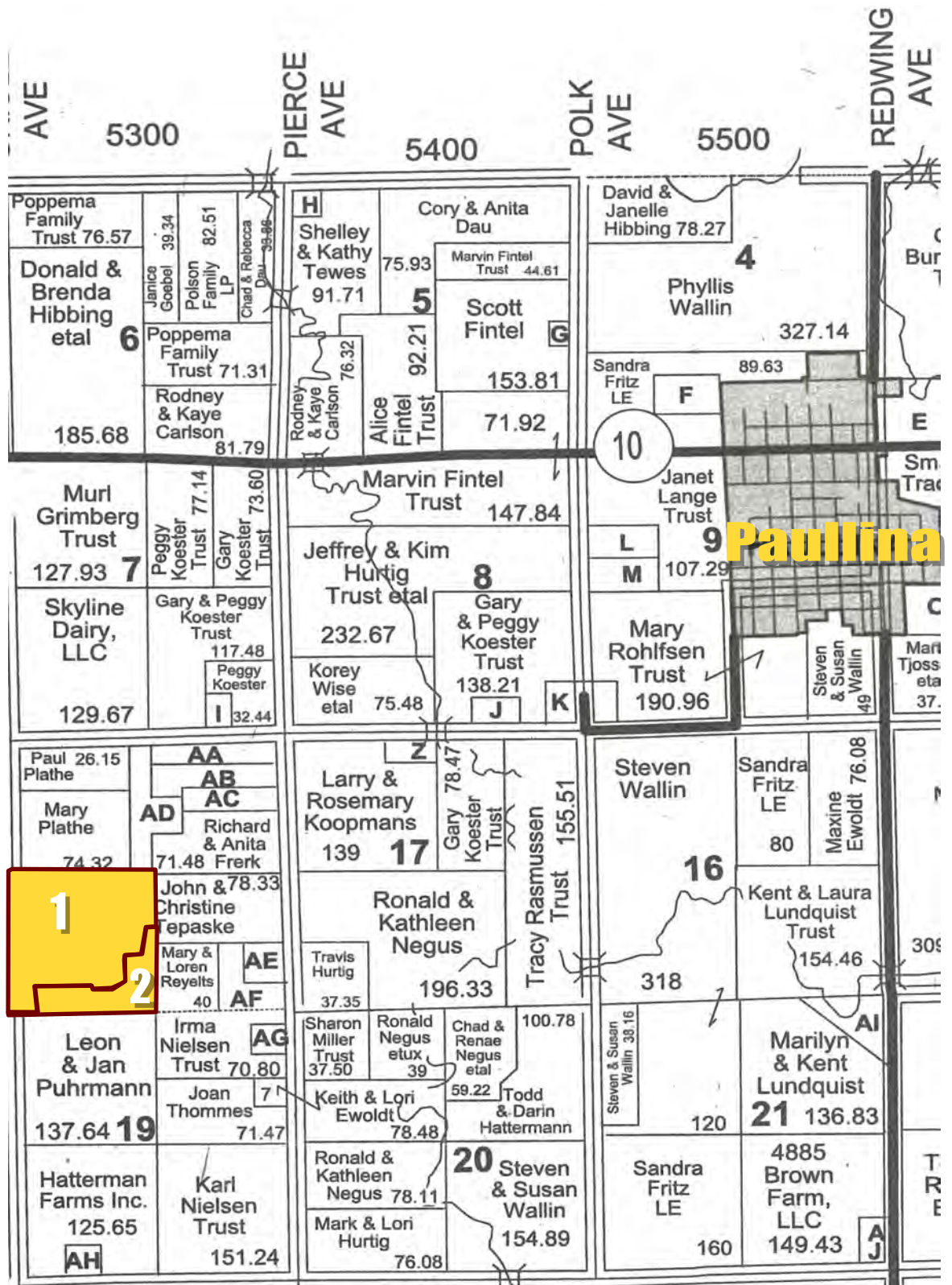
Shannon Rydberg
 712-344-2688

Auctioneers

Nich Vander Werff
 712-261-9298

Levi Moww
 712-441-6898





Auction to be held @ the Paullina Legion Building

Tract 1



www.vw72.com

Aerial Map



Boundary Center: 42° 57' 24.75, -95° 44' 13.13

0ft 426ft 851ft

18-94N-41W
O'Brien County
Iowa



8/14/2026



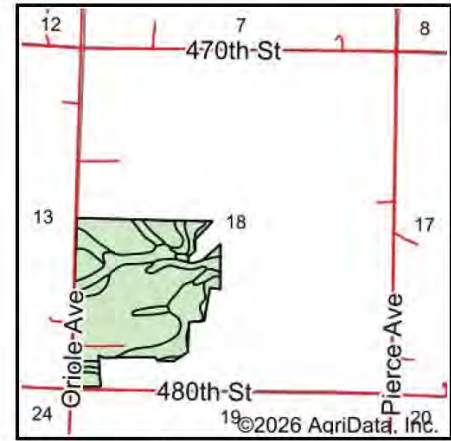
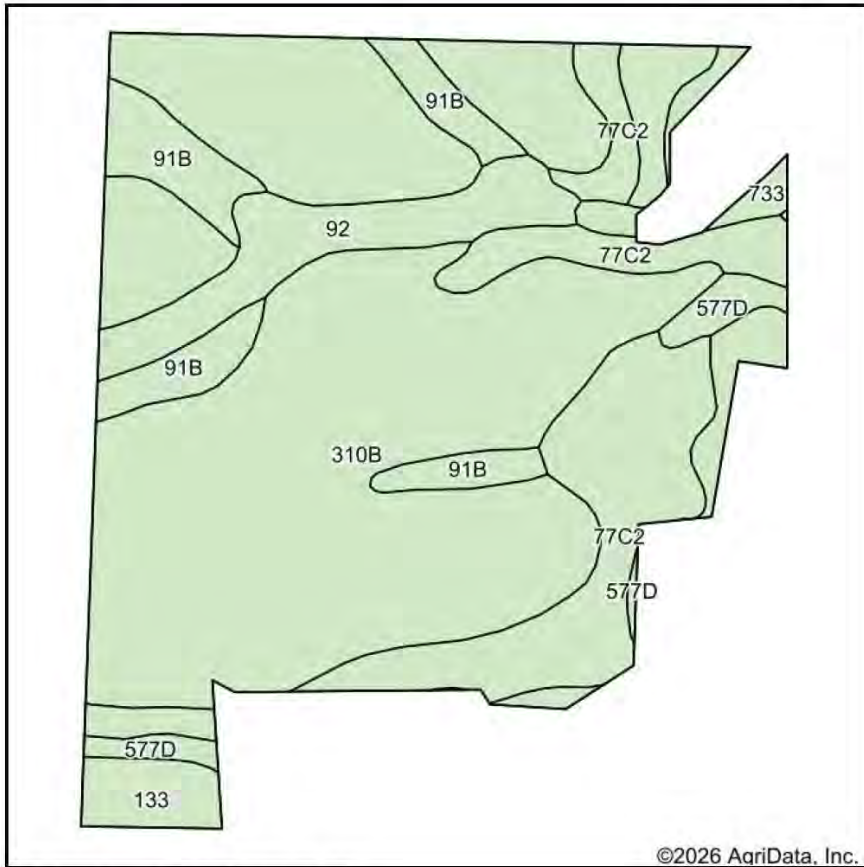
Maps Provided By:



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

Soils Map



State: Iowa
 County: O'Brien
 Location: 18-94N-41W
 Township: Union
 Acres: 102.57
 Date: 8/20/2026



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA141, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
310B	Galva silty clay loam, 2 to 5 percent slopes	60.98	59.5%	Ile	232.0	67.3	95	70	75
77C2	Sac silty clay loam, loam substratum, 5 to 9 percent slopes, eroded	17.26	16.8%	IIle	211.2	61.2	88	51	72
91B	Primghar silty clay loam, 2 to 5 percent slopes	7.58	7.4%	Ile	232.0	67.3	95	78	78
92	Marcus silty clay loam, 0 to 2 percent slopes	6.90	6.7%	IIw	230.4	66.8	94	75	75
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	4.33	4.2%	IIw	204.8	59.4	78	73	80
577D	Everly clay loam, 9 to 14 percent slopes	3.92	3.8%	IIIle	177.6	51.5	56	39	64
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.60	1.6%	IIw	204.8	59.4	78	68	75
Weighted Average				2.21	224.7	65.2	91.3	66.6	*n 74.5

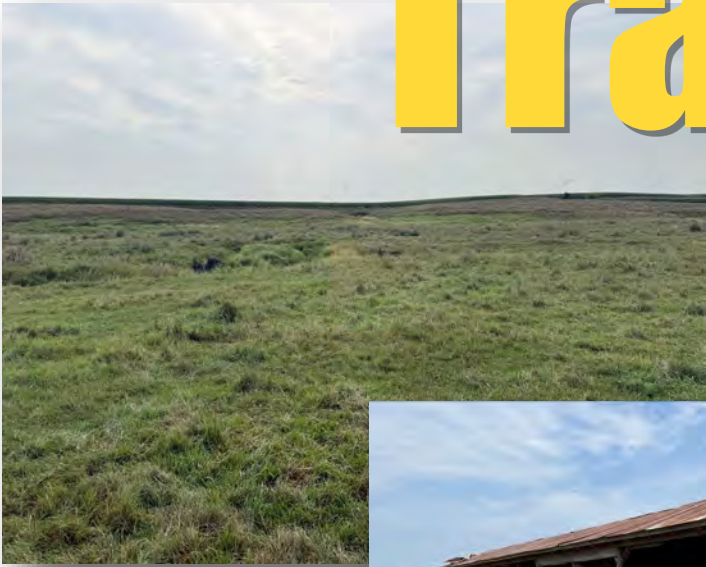
**IA has updated the CSR values for each county to CSR2.

*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

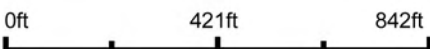


www.vw72.com

Aerial Map



Boundary Center: 42° 57' 19.44, -95° 44' 12.81



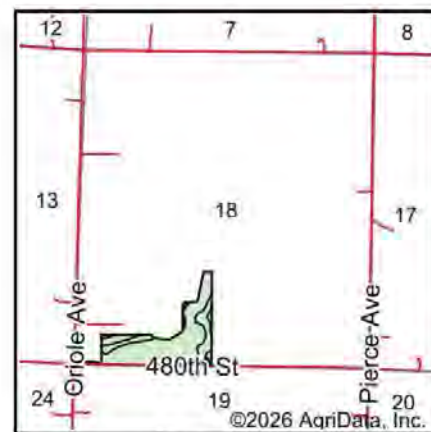
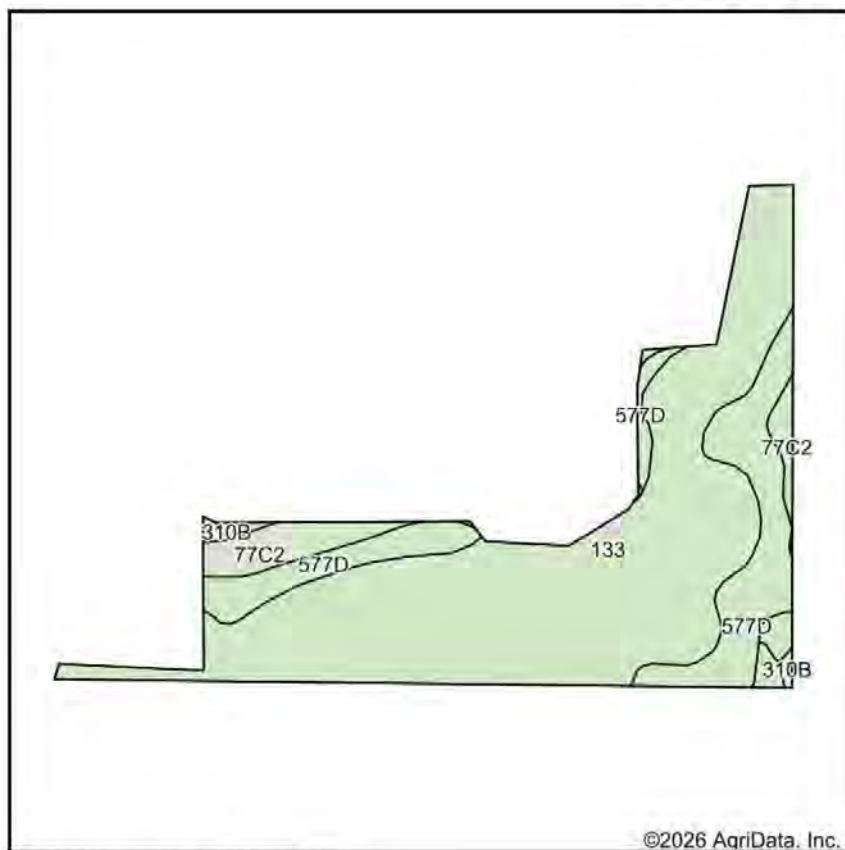
18-94N-41W
O'Brien County
Iowa



8/14/2026

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

Soils Map



State: Iowa
 County: O'Brien
 Location: 18-94N-41W
 Township: Union
 Acres: 30.17
 Date: 8/14/2026



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: 1A141, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*i Corn Bu	*j Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	21.15	70.1%	IIw	204.8	59.4	78	73	80
577D	Everly clay loam, 9 to 14 percent slopes	6.35	21.0%	IIIe	177.6	51.5	56	39	64
77C2	Sac silty clay loam, loam substratum, 5 to 9 percent slopes, eroded	2.16	7.2%	IIIe	211.2	61.2	88	51	72
310B	Galva silty clay loam, 2 to 5 percent slopes	0.29	1.0%	Ile	232.0	67.3	95	70	75
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	0.22	0.7%	IIIe	211.2	61.2	84	53	65
Weighted Average				2.29	199.8	58	74.3	64.1	*n 75.9

**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.



United States
Department of
Agriculture

O'Brien 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

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.

Non-Irrigated
Corn-Yellow-Grain
Soybeans-Common-Grain

Tract Cropland Total: 102.57 acres

2026 Program Year
Map Created February 25, 2026

Farm 3128
Tract 610

IOWA
O'BRIEN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3128

Prepared : 8/10/26 4:53 PM CST

Crop Year : 2026

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
137.12	102.57	102.57	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	102.57		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	40.40	0.00	181	
Soybeans	40.40	0.00	53	
TOTAL	80.80	0.00		

NOTES

Tract Number : 610

Description : SW4 SEC 18 94-41 UNION
FSA Physical Location : IOWA/O'BRIEN
ANSI Physical Location : IOWA/O'BRIEN
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : DOROTHY SCHMITH ESTATE
Other Producers : LEON L PUHRMANN
Recon ID : None

IOWA
O'BRIEN
Form: FSA-156EZ

 United States Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM : 3128
Prepared : 8/10/26 4:53 PM CST
Crop Year : 2026

Tract Land Data

Tract 610 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
137.12	102.57	102.57	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	102.57	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	40.40	0.00	181
Soybeans	40.40	0.00	53
TOTAL	80.80	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.

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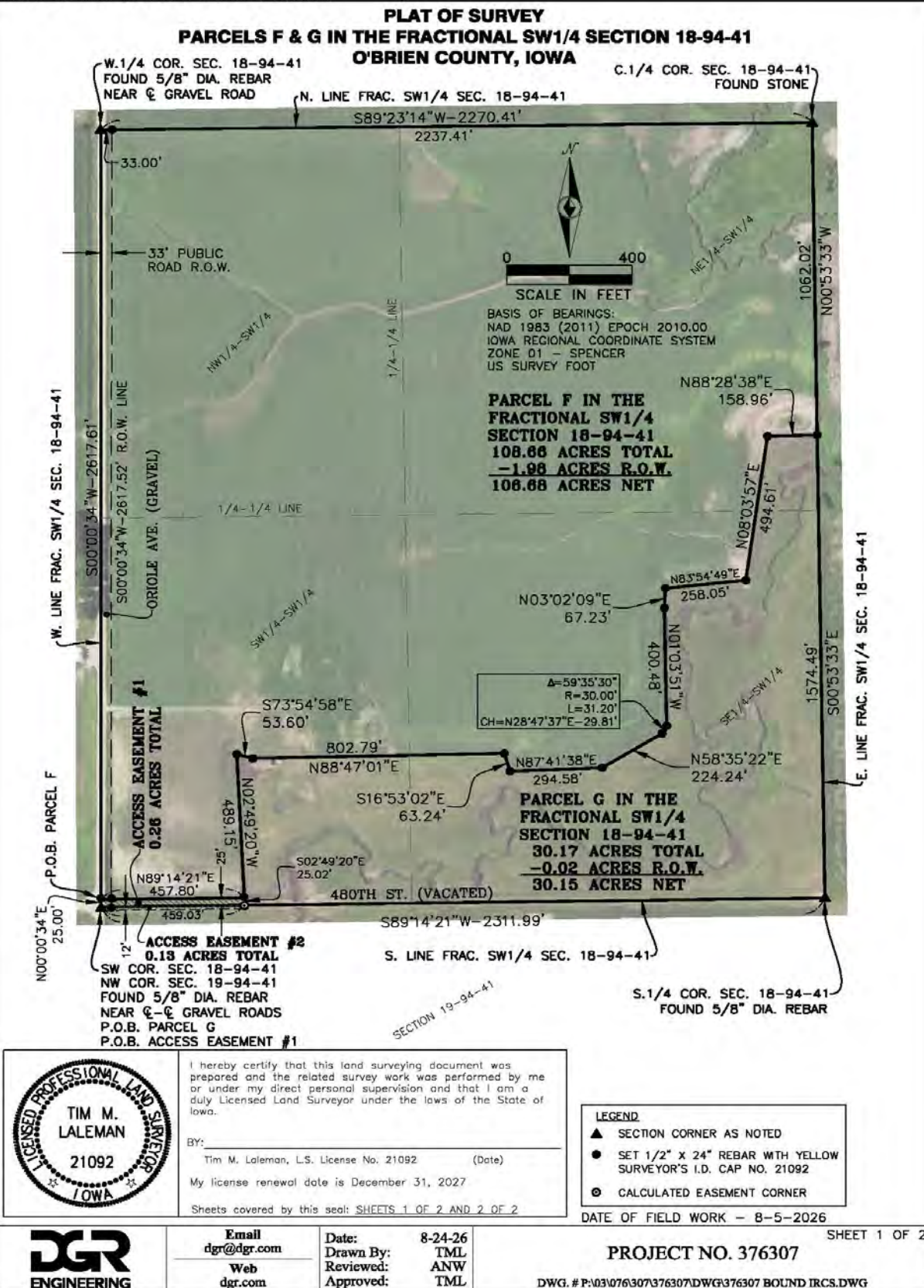
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the 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.

LOCATION:
FRACTIONAL SW1/4 SECTION 18-94-41

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: TODD HATTERMANN

CURRENT PROPRIETORS: LINDA NELSON,
CONNIE NEUROTH, SANDRA APPELDORN, BEAU HOPPE, LYNDESE
HOPPE, SHAWN PUHRMANN AND
DOROTHY L.M. SCHMITH
ACCESS EASEMENT #2-LEON L. & JANET L. PUHRMANN





NOTICE OF TERMINATION OF FARM TENANCY

TO: Blake Jurgensen, 5928 500th Street, Paulina, IA 51046

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

Southwest Fractional Quarter (SW Frl. 1/4) of Section Eighteen (18) in Township Ninety-four (94) North of Range Forty-one (41) West of the 5th P.M., in O'Brien County and State of Iowa, containing One Hundred Thirty-seven and Six-hundredths (137.06) acres, more or less, according to the government survey thereof

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.

Linda Nelson, Connie Neuroth, Sandra Appledorn, Shawn Puhmann, Cynthia Hoppe, Beau Hoppe, and Lyndsey Hoppe,
LANDLORD

By

Blake E. Huser, Attorney

ICIS PIN: AT0014929

Skinner Law Office, P.C.

160 Adventureland Dr. NW, Suite B,

PO Box 367

Altoona, IA 50009

ATTORNEY FOR LANDLORD



NOTICE OF TERMINATION OF FARM TENANCY

TO: Leon L. Puhrmann and Janet L. Puhrmann, 4816 Oriole Avenue, Paullina, Iowa 51046

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

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LANDLORD

By 

Blake E. Huser, Attorney
ICIS PIN: AT0014929
Skinner Law Office, P.C.
160 Adventureland Dr. NW, Suite B,
PO Box 367
Altoona, IA 50009
ATTORNEY FOR LANDLORD

Thank you for our interest in Vander Werff and Associates, Inc services. I hope you will find our company to be helpful whether you are in need of an auction, appraisal or real estate services. We stand ready to serve you, as well as answer any questions you might have.

Our auction staff has a wealth of knowledge of the field. We've been conducting auctions of all types for over 50 years. Whether you are considering a sale of farm land, farm equipment, business, residential real estate, commercial real estate, we can meet your needs in a professional manner while obtaining the top price for your property. We also hold bi-annual farm equipment consignment auctions at our lot located east of Sanborn.

We are a local family owned company that prides ourselves on being involved in our community. We work, play and farm right here in Northwest Iowa!

Our realtors specialize in the sale of farm real estate; however have also sold many residential and commercial properties. My staff will work hard to obtain the best possible price for your property, while handling themselves in a professional manner.

We are firmly dedicated to our mission statement: Vander Werff & Associates, Inc is committed to a standard of excellence in all areas of client service. We are dedicated to providing superior service to all clients including lenders, attorneys, corporations, individuals, and fellow workers. All will be served with the courtesy, respect, and compassion which communicates a desire to meet another's needs with a personal, efficient, and caring approach.

Kindest Regards,

Rich Vander Werff, President MSA CAI



Notes:



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