151.56 Surveyed Acres in Union Township, O'Brien County, Iowa

AUCTION

Friday, November 13, 2026 @ 10:30 AM

Auction to be held at the Paullina Legion Building

VanderWerff and Associates

Live & Online

Farmland Auction



Location: From the west edge of Paullina, IA go 1/2 mile west on Hwy 10 then 1/2 mile north on Polk Ave. Auction signs will be posted.

Scott Fintel Estate

Tom Whorley & Avery Van Holland: Attorneys ~ Heidman Law

Vander Werff and Associates

NAA Auctioneer | IAA IOWA Auctioneers Association

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

Brief Legal Description: **Parcel I in Section 5-94-41 excluding the easement to Parcel H, Union Township, O'Brien County, Iowa**

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 are $6,057 per year.

FSA: According the FSA office the Corn PLC Yield is 175 bushels, Soybean PLC Yield is 46 bushels. The Corn Base is 74.19 acres, Soybean Base is 74.05 acres. 148.24 tillable Acres.

Method of Sale: Bid price per acre times 151.56 surveyed acres.

Terms: 10% down upon conclusion of the auction. A late charge will apply for buyers delaying the closing. The abstract 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: January 14, 2027 (Subject to current lease. Lease termination will expire March 1, 2027.)

Company Note: Vander Werff & Associates is honored to represent the Scott Fintel Estate in the sale of quality O'Brien County farmland at public auction on Friday, November 13, 2026. The auction will be held at the Paullina Legion Building, with Live & Online Simultaneous Bidding available. We invite you to visit www.vw72.com for complete auction details, including maps, aerial photos, property information, and online bidding. We sincerely appreciate the opportunity to work with the Scott Fintel Estate and welcome your interest in this farmland. If you have any questions or would like additional information, please don't hesitate to contact us. We look forward to seeing you on auction day! Rich • Todd • Shannon • Levi Your auctioneers—Vander Werff & Associates

Note: This farm is 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.

151.56 Surveyed Acres in Union Township, O'Brien County, Iowa

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Excellent Location near Paullina, IA!

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

Scott Fintel Estate

Tom Whorley & Avery Van Holland: Attorneys ~ Heidman Law

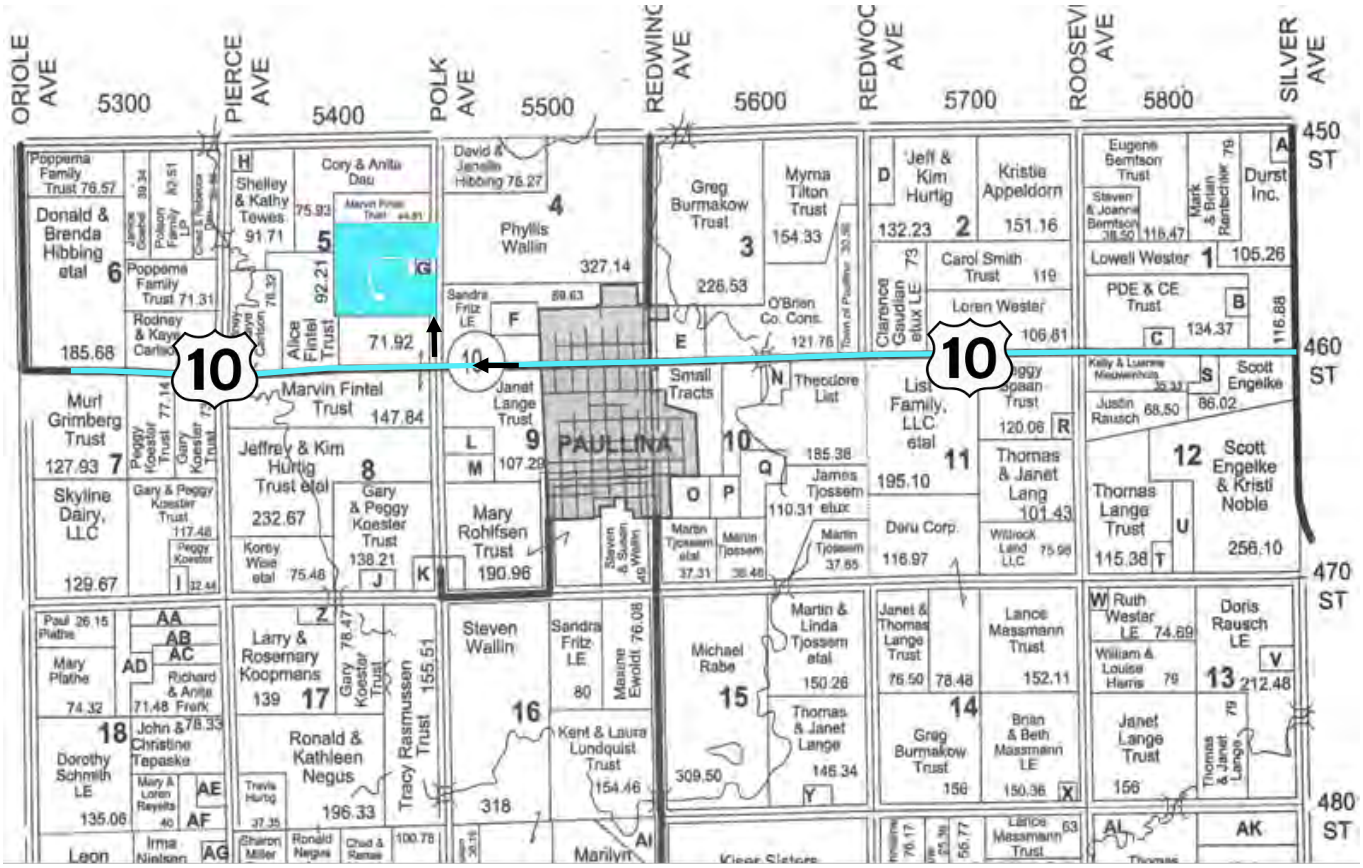
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Auctioneers

Rich Vander Werff	Todd Batterman	Shannon Rydberg	Levi Meuw
712-201-0290	712-348-0111	712-344-2868	712-441-6898





Excellent Location near Paullina, IA!



www.vw72.com

Aerial Map



Boundary Center: 42° 59' 23.45, -95° 42' 29.42

0ft 842ft 1685ft

5-94N-41W
O'Brien County
Iowa

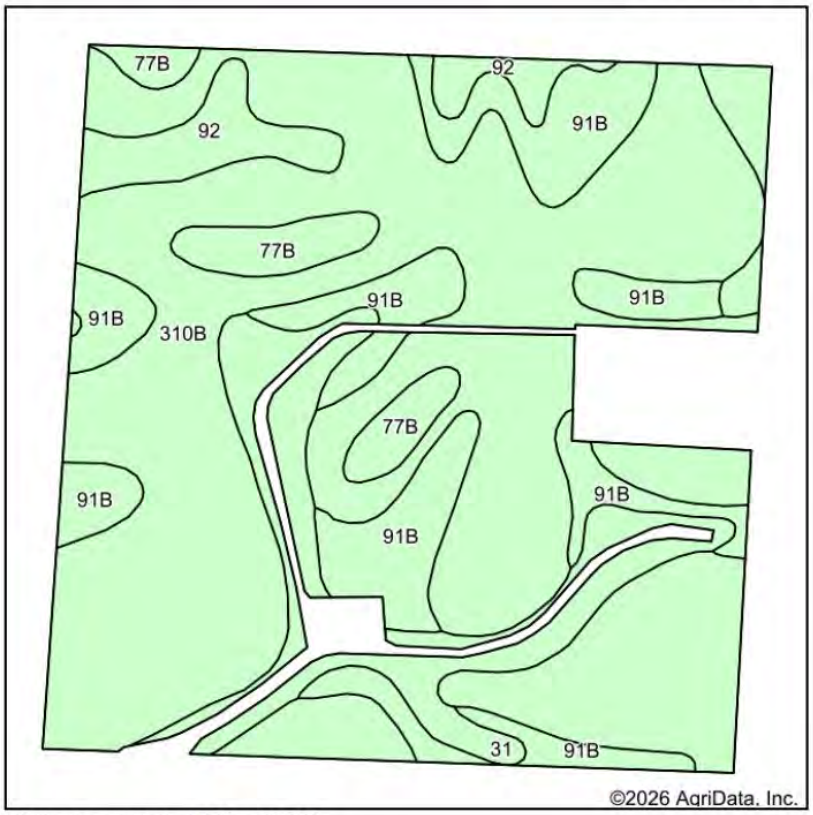
10/8/2026

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.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **O'Brien**
Location: **5-94N-41W**
Township: **Union**
Acres: **148.46**
Date: **10/8/2026**

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

N W E S

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	93.68	63.0%	IIe	232.0	67.3	95	70	75
91B	Primghar silty clay loam, 2 to 5 percent slopes	25.92	17.5%	IIe	232.0	67.3	95	78	78
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	13.89	9.4%	IIw	204.8	59.4	80	72	68
92	Marcus silty clay loam, 0 to 2 percent slopes	8.99	6.1%	IIw	230.4	66.8	94	75	75
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	5.98	4.0%	IIe	232.0	67.3	95	68	77
			Weighted Average	**2.00**	**229.4**	**66.5**	**93.5**	**71.8**	***n 74.9**

**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.

USDA United States Department of Agriculture

O'Brien County, Iowa

Farm **7627**

Tract **31857**



Tract Boundary Cropland

Noncropland

Tract Cropland Total: 148.24 acres

2026 Program Year

Phy. County: O'Brien, IA

2023 imagery

Wetland Determination Identifiers

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

0 200 400 Ft

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

Map Created 04 23 2026

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 : 7627
Prepared : 10/13/26 7:56 AM CST
Crop Year : 2027

Operator Name : DANIEL JACOBS
CRP Contract Number(s) : None
Recon ID : 19-141-2019-37
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
154.54	148.24	148.24	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	148.24	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	74.19	0.00	175	
Soybeans	74.05	0.00	46	
TOTAL	**148.24**	**0.00**		

NOTES

Tract Number : **31857**

Description : N2SE4, S2NE4 LESS ACREAGE SEC 5 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 : Wetland determinations not complete
WL Violations : None
Owners : SCOTT FINTEL
Other Producers : None
Recon ID : 19-141-2019-36

Tract Land Data

Tract 31857 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
154.54	148.24	148.24	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	148.24	0.00	0.00	0.00	0.00	0.00

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Corn	74.19	0.00	175
Soybeans	74.05	0.00	46
TOTAL	**148.24**	**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.

Notice of Termination of Farm Tenancy
Sent via Certified Mail 7017 2680 0000 0329 9480

TO: Daniel W. Jacobs
322 S Main Street
PO Box 223
Paullina, 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:

The North Half of the Southeast Quarter (N½ SE¼) AND the South 1349.1 feet of the Northeast Quarter (NE¼) of Section Five (5) in Township Ninety-four (94) North of Range Forty-one (41) West of the Fifth Principal Meridian, in O'Brien County and State of Iowa, subject to established highways and easements of record , if any; ***EXCEPT*** *parcel described in "Affidavit Explanatory of Title" filed 8/27/91 in the office of the O'Brien County Recorder in Book 10 and Page 506.*

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.

Estate of Scott C. Fintel

By _____
Randall Fintel, Executor

By _____
Curtis Fintel, Executor

INDEX LEGEND

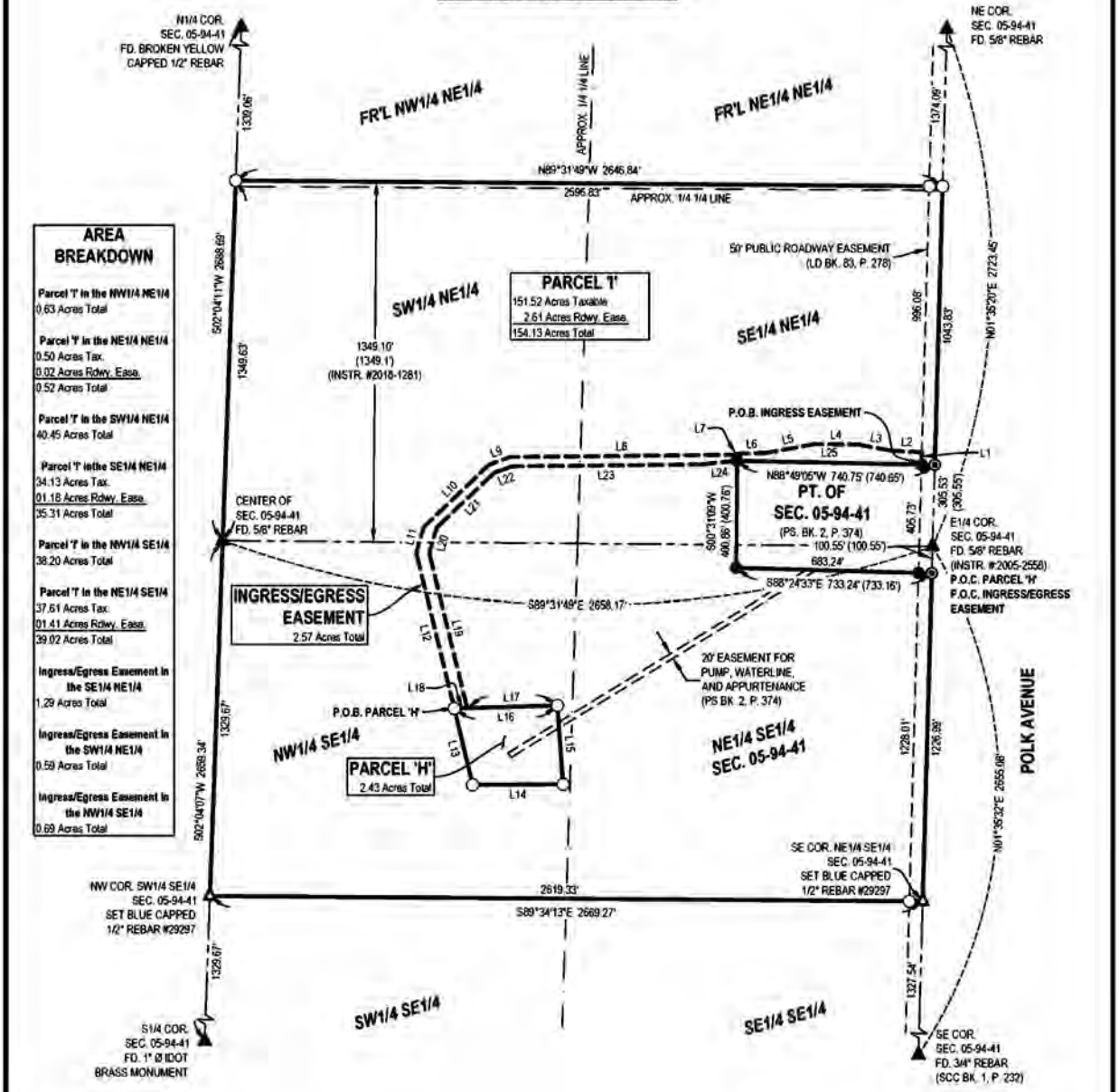
Location: Section 05-94-41 - NE1/4 & SE1/4

Requestor: Curt Fintel
Proprietor: Scott C. Fintel
Surveyor: Samuel M. Bassett, P.L.S. #29297
Prepared by Beck Engineering, Inc.
& Return to: 806 Hartford Place SE
Orange City, Iowa 51041
(712) 737-9225

Instr. Number: 2026-1987
BK: 7 PG: 172
Pages 2
Recorded: 7/9/2026 at 8:55:46.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.22
Combined Fee: $15.22
Revenue Tax: $0.00
SUSAN SMITH RECORDER
O'Brien County, Iowa

PLAT OF SURVEY

SEE PAGE 2 FOR LEGAL DESCRIPTIONS



AREA BREAKDOWN

Parcel 'I' in the NW1/4 NE1/4
0.63 Acres Total

Parcel 'I' in the NE1/4 NE1/4
0.50 Acres Tax.
0.02 Acres Rdwy. Ease.
0.52 Acres Total

Parcel 'I' in the SW1/4 NE1/4
40.45 Acres Total

Parcel 'I' inthe SE1/4 NE1/4
34.13 Acres Tax.
01.18 Acres Rdwy. Ease.
35.31 Acres Total

Parcel 'I' in the NW1/4 SE1/4
38.20 Acres Total

Parcel 'I' in the NE1/4 SE1/4
37.61 Acres Tax.
01.41 Acres Rdwy. Ease.
39.02 Acres Total

Ingress/Egress Easement in the SE1/4 NE1/4
1.29 Acres Total

Ingress/Egress Easement in the SW1/4 NE1/4
0.59 Acres Total

Ingress/Egress Easement in the NW1/4 SE1/4
0.69 Acres Total

SURVEYOR'S NOTES:

1. BEARINGS ARE ASSUMED TO BEAR AS SHOWN FROM THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 1: SPENCER. ALL DISTANCES MEASURED USING THE U.S. SURVEY FOOT.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A FULL TITLE SEARCH. ADDITIONAL EASEMENTS, RECORDED OR UNRECORDED, NOT SHOWN ON THIS PLAT MAY EXIST.
3. ANY DOCUMENTS REFERENCED ON THIS PLAT OF SURVEY ARE LOCATED IN THE O'BRIEN COUNTY RECORDER'S OFFICE UNLESS NOTED OTHERWISE.

PROFESSIONAL LAND SURVEYOR
SAMUEL M. BASSETT
29297
IOWA

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 Professional Land Surveyor under the laws of the State of Iowa.

06-26-2026
Date: Samuel M. Bassett, P.L.S. #29297
License renewal date: 12/31/2027
Pages certified by this seal: 2

BEI
Civil Engineering - Land Surveying
Landscape Architecture - Architecture

SURVEY LOCATION
S05-T94N-R41W

GRAPHIC SCALE
0 200 400
(1" = 400')

BEI PROJECT #: S26070
DRAFTED BY CDK
SURVEYED: MAY, 2026 BY CDK

PAGE 1 OF 2

LEGEND
- ▲ FOUND SECTION CORNER AS NOTED
- △ SET SECTION CORNER AS NOTED
- ● FOUND YELLOW CAPPED 5/8" REBAR #4753
- ◉ FOUND 60D SPIKE
- ○ SET BLUE CAPPED 1/2" REBAR #29297
- ( ) RECORD DIMENSION

LEGAL DESCRIPTIONS

Legal Description for Parcel 'H':
Part of the NW1/4 of the SE1/4 of Section 05, Township 94 North, Range 41 West of the 5th P.M., O'Brien County, Iowa, more particularly described as follows:

COMMENCING at the E1/4 Corner of said Section 05; thence N01°35'20"E on the East line of said NE1/4 a distance of 305.53 feet to the NE Corner of a Parcel of land as shown on a Plat of Survey recorded in Plat Book 2, Page 374, located in the O'Brien County Recorder's Office; thence N88°49'05"W on the North line of said Parcel of land a distance of 50.00 feet to the West line of the Public Roadway Easement for Polk Avenue as described in an Easement for Public Highway recorded in Land Deed Book 83, Page 278, located in the O'Brien County Recorder's Office, said point also being the most Northerly Southeast Corner of an Ingress/Egress Easement (simultaneous survey) (the following 12 courses are common to said Ingress/Egress Easement); thence N01°35'20"E on said West line a distance of 47.13 feet; thence N87°33'26"W a distance of 114.44 feet; thence N79°24'28"W a distance of 129.05 feet; thence N89°36'02"W a distance of 161.49 feet; thence S79°33'43"W a distance of 187.32 feet; thence S89°10'07"W a distance of 97.18 feet; thence S77°56'19"W a distance of 21.50 feet; thence S89°24'47"W a distance of 836.20 feet; thence S70°12'13"W a distance of 83.82 feet; thence S46°20'46"W a distance of 338.65 feet; thence S16°11'16"W a distance of 100.24 feet; thence S13°46'05"E a distance of 598.34 feet to the Southwest Corner of said Ingress/Egress Easement said point being the POINT OF BEGINNING; thence S13°30'30"E a distance of 294.19 feet; thence N89°40'45"E a distance of 338.60 feet; thence N04°06'34"W a distance of 296.25 feet; thence S88°19'03"W on the South line of said Ingress/Egress Easement and the Easterly extension thereof a distance of 386.25 feet to the POINT OF BEGINNING, containing 2.43 acres and being subject to any and all easements, be they of record or not.

Legal Description for Ingress/Egress Easement:
Part of the E1/2 of Section 05, Township 94 North, Range 41 West of the 5th P.M., O'Brien County, Iowa, more particularly described as follows:

COMMENCING at the E1/4 Corner of said Section 05; thence N01°35'20"E on the East line of the NE1/4 of said Section 05 a distance of 305.53 feet to the NE Corner of a Parcel of land as shown on a Plat of Survey recorded in Plat Book 2, Page 374, located in the O'Brien County Recorder's Office; thence N88°49'05"W on the North line of said Parcel of land a distance of 50.00 feet to the West line of the Public Roadway Easement for Polk Avenue as described in an Easement for Public Highway recorded in Land Deed Book 83, Page 278, located in the O'Brien County Recorder's Office, said point being the POINT OF BEGINNING; thence N01°35'20"E on said West line a distance of 47.13 feet; thence N87°33'26"W a distance of 114.44 feet; thence N79°24'28"W a distance of 129.05 feet; thence N89°36'02"W a distance of 161.49 feet; thence S79°33'43"W a distance of 187.32 feet; thence S87°54'30"W a distance of 109.32 feet; thence S77°56'19"W a distance of 9.15 feet; thence S89°24'47"W a distance of 836.20 feet; thence S70°12'13"W a distance of 83.82 feet; thence S46°20'46"W a distance of 338.65 feet; thence S16°11'16"W a distance of 100.24 feet; thence S13°46'05"E a distance of 598.34 feet to the NW Corner of that part of the NW1/4 of the SE1/4 of said Section 05 designated Parcel 'H' (simultaneous survey); thence N88°19'03"E on the North line of said Parcel 'H' a distance of 48.07 feet; thence N13°46'05"W a distance of 595.83 feet; thence N16°11'16"E a distance of 98.88 feet; thence N46°20'46"E a distance of 297.94 feet; thence N70°12'13"E a distance of 70.50 feet; thence N89°24'47"E a distance of 705.49 feet; thence N84°23'03"E a distance of 138.27 feet to the NW Corner of said Plat Book 2, Page 374; thence S88°49'05"E on the North line of said Plat Book 2, Page 374 a distance of 690.75 feet to the POINT OF BEGINNING, containing 2.57 acres and being subservient to any and all prior easements, be they of record or not.

Legal Description for Parcel 'I':
The South 1349.10 feet of the NE1/4 AND the N1/2 of the SE1/4 of Section 05, Township 94 North, Range 41 West of the 5th P.M., O'Brien County, Iowa, EXCEPT that part thereof designated Parcel 'H' (simultaneous survey) and FURTHER EXCEPTING, that part of said Section 05 as shown on a Plat of Survey recorded in Plat Book 2, Page 374, located in the O'Brien County Recorder's Office, containing a total of 154.13 acres, inclusive of 2.61 acres of Public Roadway Easement, and being subject to any and all other easements, be they of record or not.

PARCEL LINE TABLE		
I.D.	BEARING	DISTANCE
L1	N01°35'20"E	47.13'
L2	N87°33'26"W	114.44'
L3	N79°24'28"W	129.05'
L4	N89°36'02"W	161.49'
L5	S79°33'43"W	187.32'
L6	S89°10'07"W	97.18'
L7	S77°56'19"W	21.50'
L8	S89°24'47"W	836.20'
L9	S70°12'13"W	83.82'
L10	S46°20'46"W	338.65'
L11	S16°11'16"W	100.24'
L12	S13°46'05"E	598.34'
L13	S13°30'30"E	294.19'

PARCEL LINE TABLE		
I.D.	BEARING	DISTANCE
L14	N89°40'45"E	338.60'
L15	N04°06'34"W	296.25'
L16	S88°19'03"W	386.25'
L17	N88°19'03"E	338.18'
L18	N88°19'03"E	48.07'
L19	N13°46'05"W	595.83'
L20	N16°11'16"E	98.88'
L21	N46°20'46"E	297.94'
L22	N70°12'13"E	70.50'
L23	N89°24'47"E	705.49'
L24	N84°23'03"E	138.27'
L25	S88°49'05"E	690.75'



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

VANDER WERFF and ASSOCIATES

Notes:



CHECK OUT OUR WEBSITE FOR ALL UPCOMING AUCTIONS!!!

www.vw72.com

SPECIALIZING IN IOWA FARMLAND AUCTIONS!

CELEBRATING OVER 50 YEARS IN BUSINESS!!!

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