

# 4,000 hd. Finishing Site FOR SALE BY: **PRIVATE TREATY**

**SUBJECT PROPERTY:** 4,000 head finishing site on 5.15 acres of land.

**LEGAL DESCRIPTION:** Section 16 of Iowa Lake Township, Emmet County, IA, T100N, R31W or property is located approx. 15 miles southwest of Fairmont, MN on Hwy 15 and 110th Street.

**CONTACT INFORMATION:** Call Dustyn Hartung (Lic #S66204000) 507-236-7629 to receive information on prices, terms, inspection, etc.



IA Broker-Allen D.  
Kahler #B57538000



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507-238-4318



**Summary**

Parcel ID 0416200005  
 Alternate ID  
 Property Address 5475 110TH ST  
 ARMSTRONG IA 50514  
 Sec/Twp/Rng 16-100-31  
 Brief Tax Description TR IN N 1/2 NE 16 100 31  
 (Note: Not to be used on legal documents)  
 Deed Book/Page 2017-00226 (2/13/2017)  
 Contract Book/Page  
 Gross Acres 5.15  
 Net Acres 5.15  
 Adjusted CSR Pts 453.05  
 Class A - Agriculture  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 District ILARA - IOWA LAKE TWP/A-R SCH/ARMSTRONG BFD  
 School District NORTH UNION SCHOOL



**Owner**

**Deed Holder**  
 Gerhardt, Andrew  
 2449 Stella St  
 Fairmont MN 56031

**Contract Holder**

**Mailing Address**  
 Gerhardt, Andrew  
 2449 Stella St  
 Fairmont MN 56031

**Land**

Lot Area 5.15 Acres ; 224,334 SF

**Agricultural Buildings**

Plot #	Type	Description	Width	Length	Year Built
0	Confinement - Custom-Built	HOG CONFINEMENT - DEQ	41	408	2000
0	Steel Bulk Feed Tank	8 - 18 TON BULK BINS	9	0	2000
0	Steel Bulk Feed Tank	FLEX AUGER	4	0	2000
	Concrete Pit - 8 Ft Depth	CONCRETE PITS - DEQ FILED	41	408	2000

**Sales**

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
1/17/2017	GERHARDT, DICK 1/2 & GERHARDT, JACK & SHELLEY 1/2	GERHARDT, ANDREW	2017/00226	Sale between family members or related parties	Deed		\$600,000.00
10/31/2016	GERHARDT, DIANE	GERHARDT, DICK	2016/01295	Transfer of partial interest	Affidavit		\$0.00
8/1/2012	GERHARDT, JACK & SHELLEY 1/3 ETAL	GERHARDT, DICK & DIANE 1/2 & GERHARDT, JACK & SHELLEY 1/2	2012/01414-1415	Assignment or assumption of a contract or deed	Deed		\$0.00
3/7/2008	GERHARDT, TIM L & PAMELA - 1/3	DICK & JACK GERHARDT - EA 1/6	2008/00450-451	SALE BETWEEN FAMILY MEMBERS	Deed		\$150,000.00
11/6/2001	GERHARDT, TIM L & PAMELA - 1/3	DICK & JACK GERHARDT - EA 1/3	2001/002341-42	SALE BETWEEN FAMILY MEMBERS	Contract		\$249,150.00

+

**Valuation**

	2017	2016	2015	2014	2013
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$8,000	\$9,100	\$9,100	\$13,700	\$13,700
+ Assessed Building Value	\$79,900	\$129,300	\$91,500	\$148,500	\$148,500
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$87,900	\$138,400	\$100,600	\$162,200	\$162,200
- Exempt Value	(\$23,300)	(\$37,800)	\$0	\$0	\$0
= Net Assessed Value	\$64,600	\$100,600	\$100,600	\$162,200	\$162,200

**Taxation**

	2016 Pay 2017-2018	2015 Pay 2016-2017	2014 Pay 2015-2016	2013 Pay 2014-2015
+ Taxable Land Value	\$4,322	\$4,196	\$6,124	\$5,946
+ Taxable Building Value	\$43,462	\$42,188	\$66,383	\$64,449
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0

	2016 Pay 2017-2018	2015 Pay 2016-2017	2014 Pay 2015-2016	2013 Pay 2014-2015
= Gross Taxable Value	\$47,784	\$46,384	\$72,507	\$70,395
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$47,784	\$46,384	\$72,507	\$70,395
x Levy Rate (per \$1000 of value)	21.75709	21.91614	22.15654	22.79429
= Gross Taxes Due	\$1,039.64	\$1,016.56	\$1,606.50	\$1,604.60
- Ag Land Credit	(\$1.90)	(\$3.03)	(\$1.97)	(\$2.03)
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- 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	\$1,038.00	\$1,014.00	\$1,604.00	\$1,602.00

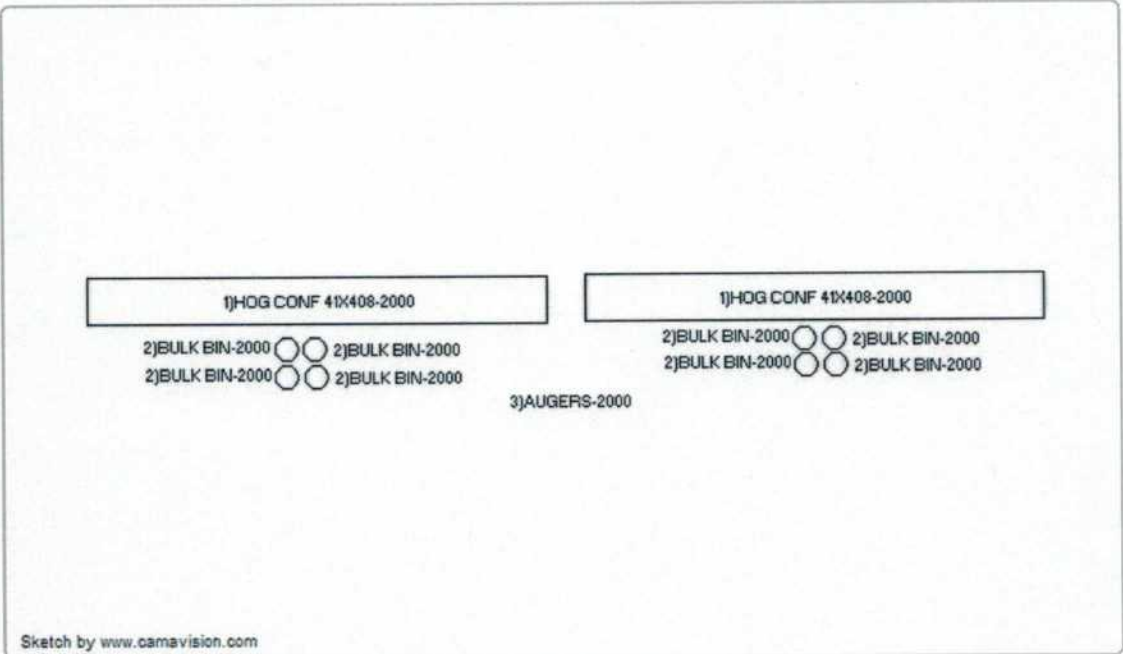
### Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2016	March 2018	\$519	Yes	8/21/2017	702205
	September 2017	\$519	Yes	8/21/2017	
2015	March 2017	\$507	Yes	3/17/2017	610409
	September 2016	\$507	Yes	8/26/2016	
2014	March 2016	\$802	Yes	3/3/2016	510376
	September 2015	\$802	Yes	9/8/2015	
2013	March 2015	\$801	Yes	3/2/2015	410354
	September 2014	\$801	Yes	9/4/2014	
2012	March 2014	\$1,231	Yes	3/3/2014	310352
	September 2013	\$1,231	Yes	9/3/2013	

### Photos



### Sketches



No data available for the following modules: Residential Dwellings, Commercial Buildings, Yard Extras, Permits, Tax Sale Certificate, Special Assessments.

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Overview



Legend


-  Highways
-  Townships
-  Sections
-  Parcels
-  Roads

Parcel ID	0416200005	Alternate ID	n/a	Owner Address	GERHARDT, ANDREW
Sec/Twp/Rng	16-100-31	Class	A		2449 STELLA ST
Property Address	5475 110TH ST	Acres	5.15		FAIRMONT MN 56031
	ARMSTRONG				
District	ILARA				
Brief Tax Description	TR IN N 1/2 NE 16 100 31				

(Note: Not to be used on legal documents)

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