



Farms For Sale



Prepared by:

Jeremy Sills

Date: July 2025

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Vinton, IA 52349

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Grundy County

405 m/l tillable acres in 5

Separate Tracts

Great Farms in a
Strong Area!
Investment
Opportunity!

Sealed Bid Auction

**Bids due September 1,
2025!**



SERVICES

Farm Management

Currently manage our clients' farms located in Iowa and Minnesota. A full-service management where we essentially step into the shoes of our clients in full consultation with them about their farm's operation. Lease type selection, tenant selection, government agency work, commodity marketing is just part of what we do.

Real Estate

A full-service real estate brokerage service with an emphasis on agricultural property, from acreages to ranches! Whether it's a listing agreement or an auction, our objective is to get the highest net dollars in our client's pockets.

Financial Consulting

Our financial consulting service includes cash flow analysis on operating funds, real estate purchase returns on investment, farm division pros and cons.


Farm Valuation

The farm valuation service comes in many forms but most often issued to establish farm values for the purpose of land divisions, listing purposes, or simply providing clients an update on their financial situation. Valuation services range from Broker's Price Opinions to full Appraisals.

Contact us:

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Vinton, IA 52349

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Farm Details

Submit your offer by September 1st!

➤ Farm:

Tract #1: Parcel 891634100002

- 83.31 Taxable Acres M/L
- 82.67 FSA Effective Crop Acres FSA Tract #2791
- CSR2 on Tillable Acres: 88.6

Legal Description: PART OF THE NW1/4 NW1/4; NE1/4 NW1/4; PART OF THE SW1/4 NW1/4; PART OF THE SE1/4 NW1/4 OF SECTION 34, TOWNSHIP 89 NORTH, 16 WEST, GRUNDY COUNTY, IOWA

Tract #2: Parcels 891530300001

- 85.9 Taxable Acres M/L
- ~ 85 Tillable Acres West ½ of FSA Tract #9524
- CSR2 on Tillable Acres: 87.9

Legal Description: W1/2 SW1/4 OF SECTION 30, TOWNSHIP 89 NORTH, 15 WEST, GRUNDY COUNTY, IOWA

Tract #3: Parcels 891530300002

- 75.53 Taxable Acres M/L
- 74.56 Tillable Acres East ½ of FSA Tract #9524
- CSR2 on Tillable Acres: 89.3

Legal Description: NE1/4 SW1/4; PART OF THE SE1/4 SW1/4; PART OF THE SW1/4 SE1/4 OF SECTION 30, TOWNSHIP 89 NORTH, 15 WEST, GRUNDY COUNTY, IOWA

Tract #4: Parcel 891531100004

- 78.9 Taxable Acres M/L
- 78.56 FSA Effective Crop Acres FSA Tract #10225
- CSR2 on Tillable Acres: 68.1

Legal Description: PART OF THE NE1/4 NW1/4; PART OF THE NW1/4 NE1/4; SE1/4 NW1/4; PART OF THE SW1/4 NE1/4 OF SECTION 31, TOWNSHIP 89 NORTH, 15 WEST, GRUNDY COUNTY, IOWA

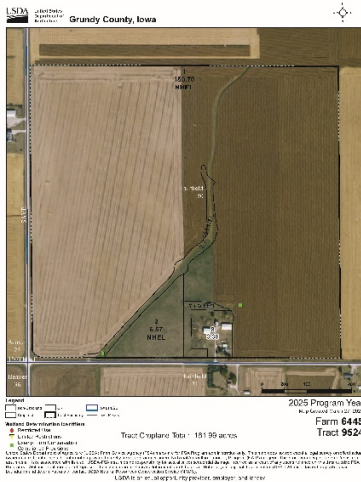
Tract #5: Parcel 891531100003

- 82 Taxable Acres M/L
- 81.84 FSA Effective Crop Acres FSA Tract #9524
- CSR2 on Tillable Acres: 61.5

Legal Description: W1/2 NW1/4 OF SECTION 31, TOWNSHIP 89 NORTH, 15 WEST, GRUNDY COUNTY, IOWA

*All CSR2 data derived from Surety Pro

Tracts 2, 3 and 4 have both been recently surveyed with acre adjustments that have not been through the Farm Service Agency. Please see the enclosed Survey documents.



SALE PACKET

Titleholder of Record
(per County Assessor)

Kevin Roy Groote & Crystal Kay Groote,
Velda Groote, Jean Hemmen

Highest and Best Use

The highest and best use of this property is
row crop production.

The Property Description

We are pleased to present 405 acres M/L of quality Grundy County farmland available through a **sealed bid auction**. The farm is being offered in five individual tracts, providing an excellent opportunity for farmers, investors, and landowners to expand or begin their land holdings in one of Iowa's premier agricultural regions.

Bids Due: September 1, 2025

Tract 1: 82.6 tillable acres M/L | CSR2: 88.6

Tract 2: 85 tillable acres M/L | CSR2: 87.9

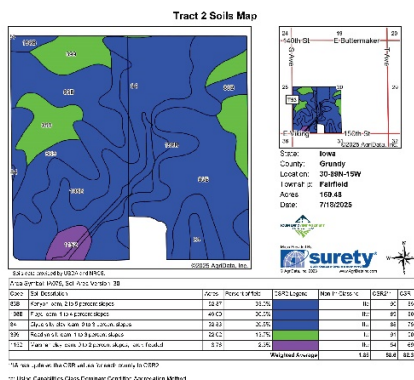
Tract 3: 74.56 tillable acres M/L | CSR2: 89.3

Tract 4: 78.5 tillable acres M/L | CSR2: 68.1

Tract 5: 81.8 tillable acres M/L | CSR2: 61.5

All tracts offer productive soils with strong farming history. Tracts may be bid on individually or in combination.

Don't miss your chance to own a part of this rare offering in Grundy County, IA.





IOWA
GRUNDY

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6445

Prepared : 7/1/25 2:23 PM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-075-2013-33
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
408.42	405.06	405.06	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	405.06	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	203.30	0.00	166	
Soybeans	197.00	0.00	50	
TOTAL	400.30	0.00		

NOTES

Tract Number : 2791

Description : BEAV 34 N1/2 of NW1/4
FSA Physical Location : IOWA/GRUNDY
ANSI Physical Location : IOWA/GRUNDY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JEAN HEMMEN, VELDA JANE GROOTE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
82.67	82.67	82.67	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 2791 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	82.67	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	42.60	0.00	166
Soybeans	40.07	0.00	50
TOTAL	82.67	0.00	

NOTES

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Tract Number : 9524

Description : FRFD 30 SW1/4
FSA Physical Location : IOWA/GRUNDY
ANSI Physical Location : IOWA/GRUNDY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : VELDA JANE GROOTE
Other Producers : None
Recon ID : 19-075-2013-38

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
165.35	161.99	161.99	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	161.99	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	80.00	0.00	166
Soybeans	78.03	0.00	50
TOTAL	158.03	0.00	

NOTES

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Abbreviated 156 Farm Record

Tract Number : 10225

Description : FRFD 31 E1/2 NW1/4 EXCPT Acreage
FSA Physical Location : IOWA/GRUNDY
ANSI Physical Location : IOWA/GRUNDY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : KEVIN ROY GROOTE, CRYSTAL KAY GROOTE
Other Producers : None
Recon ID : 19-075-2023-136

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.56	78.56	78.56	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	78.56	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	39.52	0.00	166
Soybeans	38.64	0.00	50
TOTAL	78.16	0.00	

NOTES

Tract Number : 10226

Description : FRFD 31 W1/2 NW1/4
FSA Physical Location : IOWA/GRUNDY
ANSI Physical Location : IOWA/GRUNDY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JEAN HEMMEN
Other Producers : None
Recon ID : 19-075-2023-136

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
81.84	81.84	81.84	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 10226 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	81.84	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	41.18	0.00	166
Soybeans	40.26	0.00	50
TOTAL	81.44	0.00	

NOTES

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United States
Department of
Agriculture

Grundy 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

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2025 Program Year

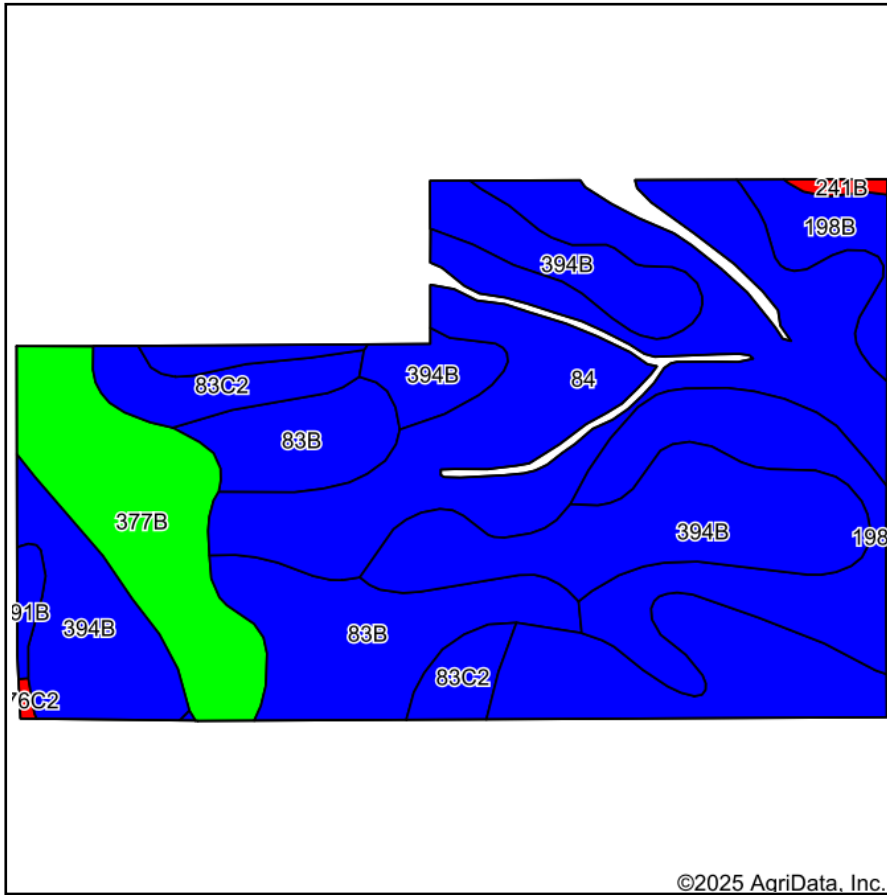
Map Created March 27, 2025

Farm **6445**

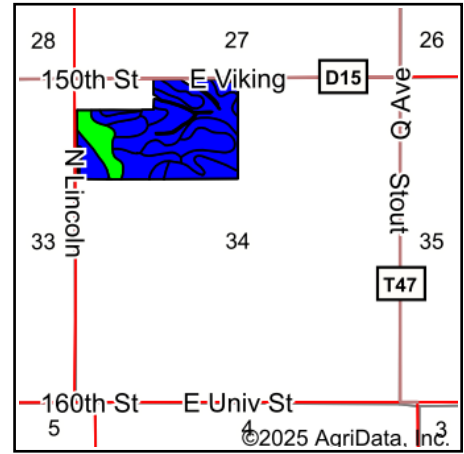
Tract **2791**

Tract Cropland Total: 82.67 acres

Tract 1 Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Grundy**
 Location: **34-89N-16W**
 Township: **Beaver**
 Acres: **80.91**
 Date: **6/5/2025**



Maps Provided By:



Area Symbol: IA075, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
84	Clyde silty clay loam, 0 to 3 percent slopes	28.16	34.8%		llw	88	76							
394B	Ostrander loam, 2 to 5 percent slopes	18.33	22.7%		lle	88	86							
198B	Floyd loam, 1 to 4 percent slopes	10.56	13.1%		llw	89	80							
83B	Kenyon loam, 2 to 5 percent slopes	10.23	12.6%		lle	90	86							
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	8.84	10.9%		lle	94	90							
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	3.88	4.8%		llle	84	69	10.6	6.3	212	3.7	88	6.2	61

Soils data provided by USDA and NRCS.





Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.53	0.7%		IIw	87	76							
241B	Saude-Lilah complex, 2 to 5 percent slopes	0.28	0.3%		Ile	48	58							
776C2	Lilah sandy loam, 3 to 9 percent slopes, moderately eroded	0.10	0.1%		IVs	5	15							
Weighted Average					2.05	88.6	81.1	0.5	0.3	10.2	0.2	4.2	0.3	2.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Legend

-  Non-Cropland
  Cropland
  CRP
  Tract Boundary
  Iowa PLSS
 Iowa Roads

Wetland Determination Identifiers

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

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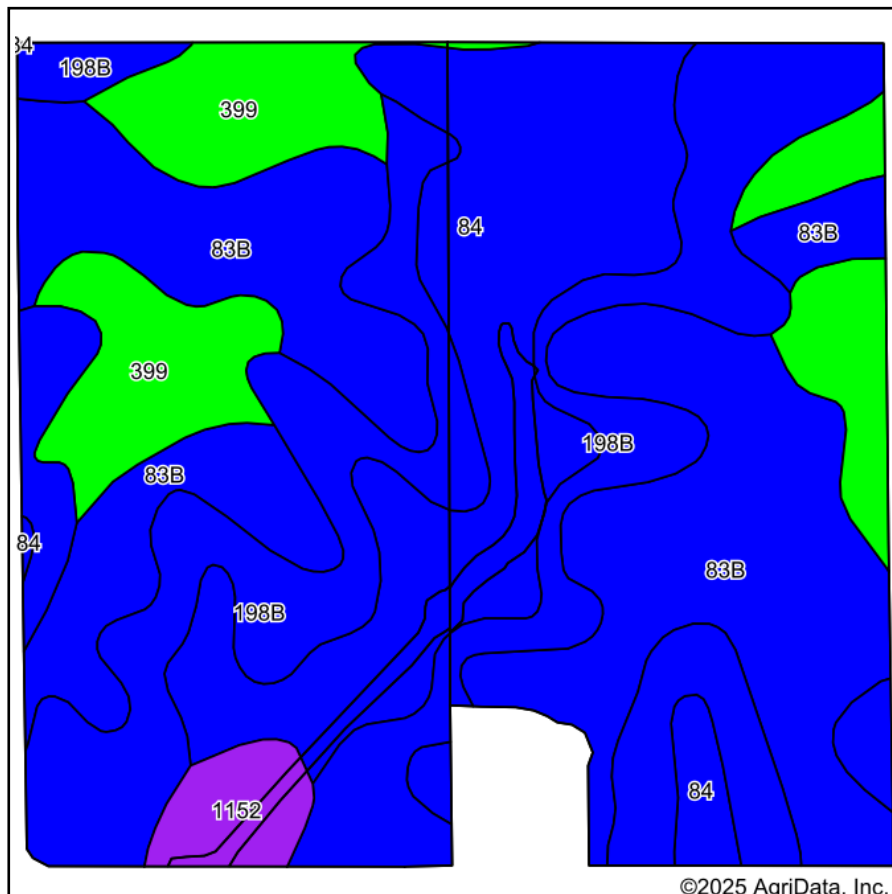
2025 Program Year

Map Created March 27, 2025

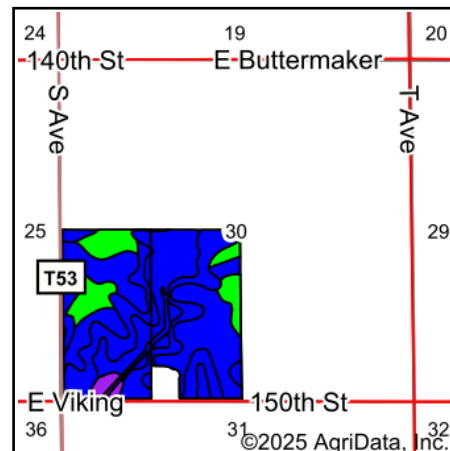
Farm **6445**Tract **9524**

Tract Cropland Total: 161.99 acres

Tract 2 & 3 Combined Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Grundy**
 Location: **30-89N-15W**
 Township: **Fairfield**
 Acres: **160.48**
 Date: **7/18/2025**








Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA075, Soil Area Version: 30

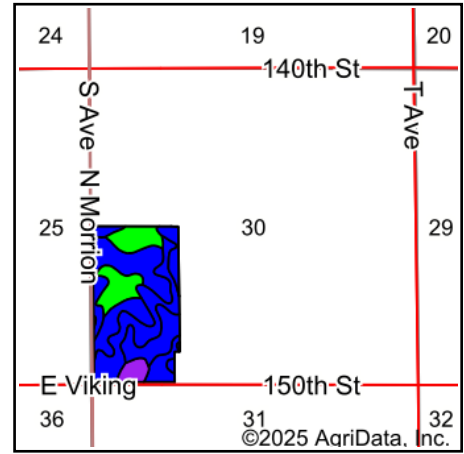
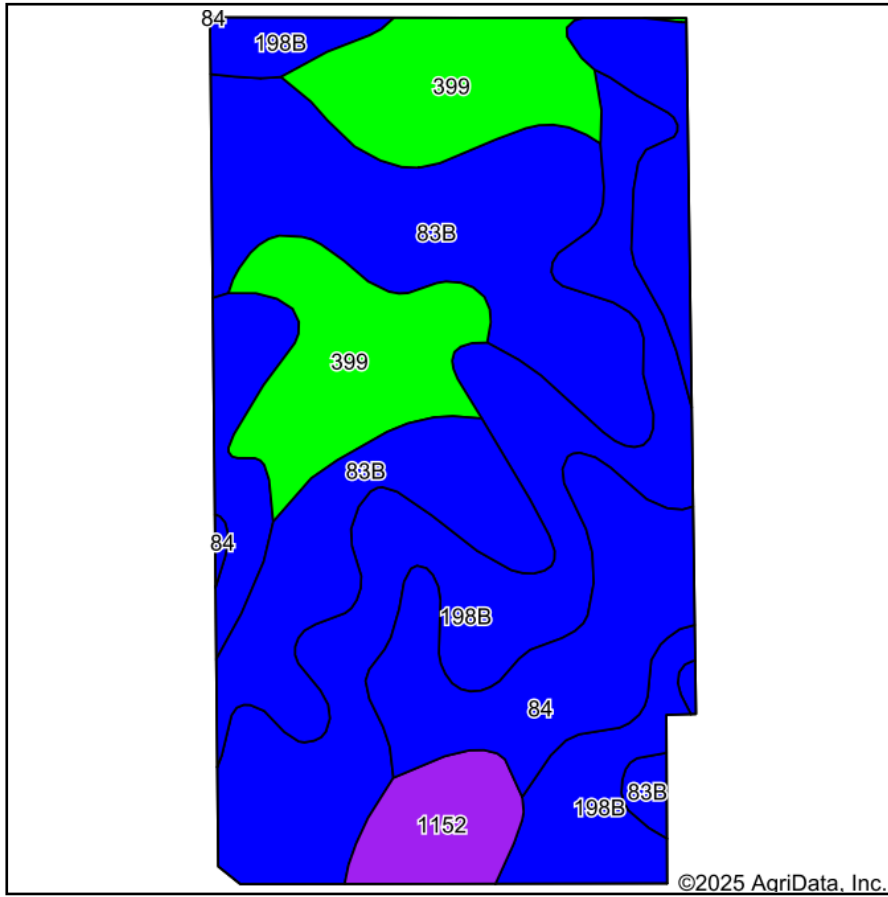
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
83B	Kenyon loam, 2 to 5 percent slopes	52.87	33.0%		Ile	90	86
198B	Floyd loam, 1 to 4 percent slopes	49.00	30.5%		Ilw	89	80
84	Clyde silty clay loam, 0 to 3 percent slopes	32.83	20.5%		Ilw	88	76
399	Readlyn silt loam, 1 to 3 percent slopes	22.02	13.7%		Iw	91	90
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	3.76	2.3%		Ilw	54	69
Weighted Average					1.86	88.6	82.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract 2 Soils Map



State: **Iowa**
 County: **Grundy**
 Location: **30-89N-15W**
 Township: **Fairfield**
 Acres: **85.12**
 Date: **7/21/2025**



Maps Provided By:

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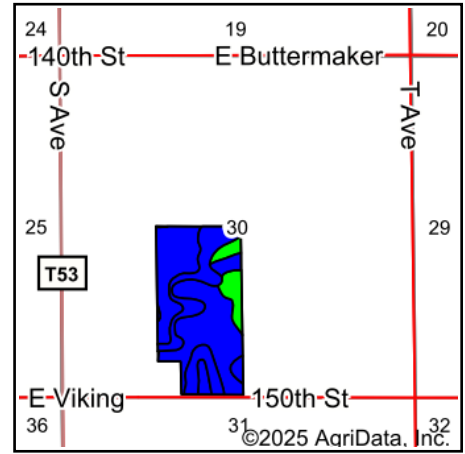
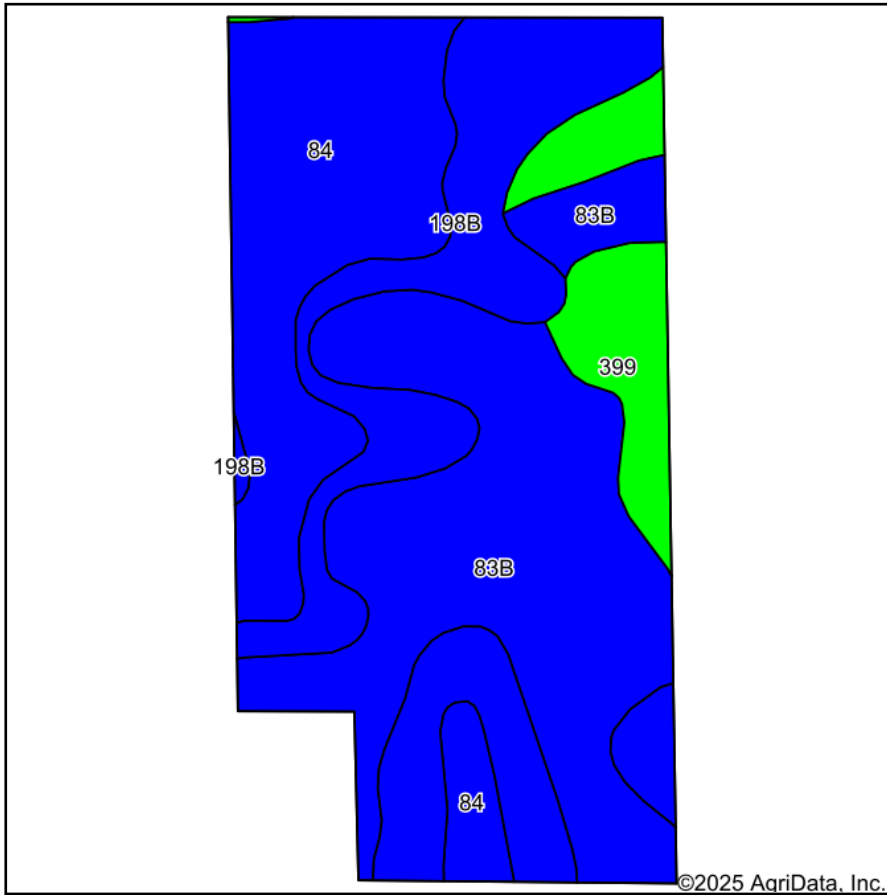
Area Symbol: IA075, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
198B	Floyd loam, 1 to 4 percent slopes	28.63	33.6%		Ilw	89	80
83B	Kenyon loam, 2 to 5 percent slopes	24.05	28.3%		Ile	90	86
399	Readlyn silt loam, 1 to 3 percent slopes	15.06	17.7%		Iw	91	90
84	Clyde silty clay loam, 0 to 3 percent slopes	13.63	16.0%		Ilw	88	76
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	3.75	4.4%		Ilw	54	69
Weighted Average					1.82	87.9	82.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 3 Soils Map



State: **Iowa**
 County: **Grundy**
 Location: **30-89N-15W**
 Township: **Fairfield**
 Acres: **74.56**
 Date: **7/21/2025**



Maps Provided By:

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Area Symbol: IA075, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
83B	Kenyon loam, 2 to 5 percent slopes	28.52	38.3%		Ile	90	86
198B	Floyd loam, 1 to 4 percent slopes	20.26	27.2%		Ilw	89	80
84	Clyde silty clay loam, 0 to 3 percent slopes	18.97	25.4%		Ilw	88	76
399	Readlyn silt loam, 1 to 3 percent slopes	6.81	9.1%		Iw	91	90
Weighted Average					1.91	89.3	82.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



United States
Department of
Agriculture

Grundy County, Iowa



Legend

- | | | |
|--------------|----------------|------------|
| Non-Cropland | CRP | Iowa PLSS |
| Cropland | Tract Boundary | Iowa Roads |

Wetland Determination Identifiers

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

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2025 Program Year

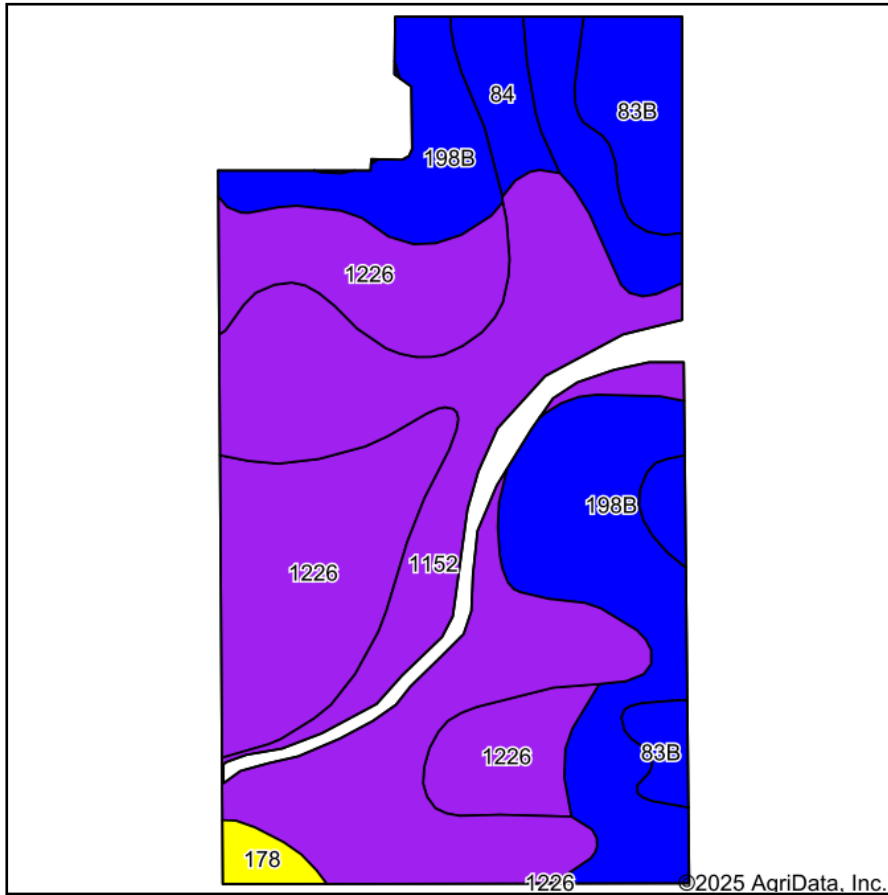
Map Created March 27, 2025

Farm **6445**

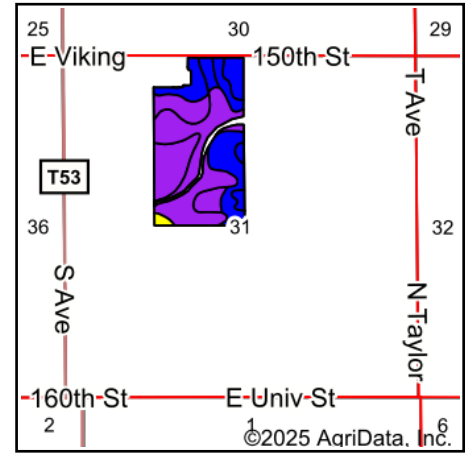
Tract **10225**

Tract Cropland Total: 78.56 acres

Tract 4 Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Grundy**
 Location: **31-89N-15W**
 Township: **Fairfield**
 Acres: **74.79**
 Date: **3/28/2025**



Maps Provided By:



Area Symbol: IA075, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	27.42	36.7%		Ilw	54	69
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	19.56	26.2%		IlS	59	73
198B	Floyd loam, 1 to 4 percent slopes	19.14	25.6%		Ilw	89	80
83B	Kenyon loam, 2 to 5 percent slopes	5.62	7.5%		Ile	90	86
84	Clyde silty clay loam, 0 to 3 percent slopes	2.13	2.8%		Ilw	88	76
178	Waukee loam, 0 to 2 percent slopes	0.92	1.2%		IlS	69	79
Weighted Average					2.00	68.1	74.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Grundy County, Iowa



Legend

- | | | |
|--------------|----------------|------------|
| Non-Cropland | CRP | Iowa PLSS |
| Cropland | Tract Boundary | Iowa Roads |

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
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2025 Program Year

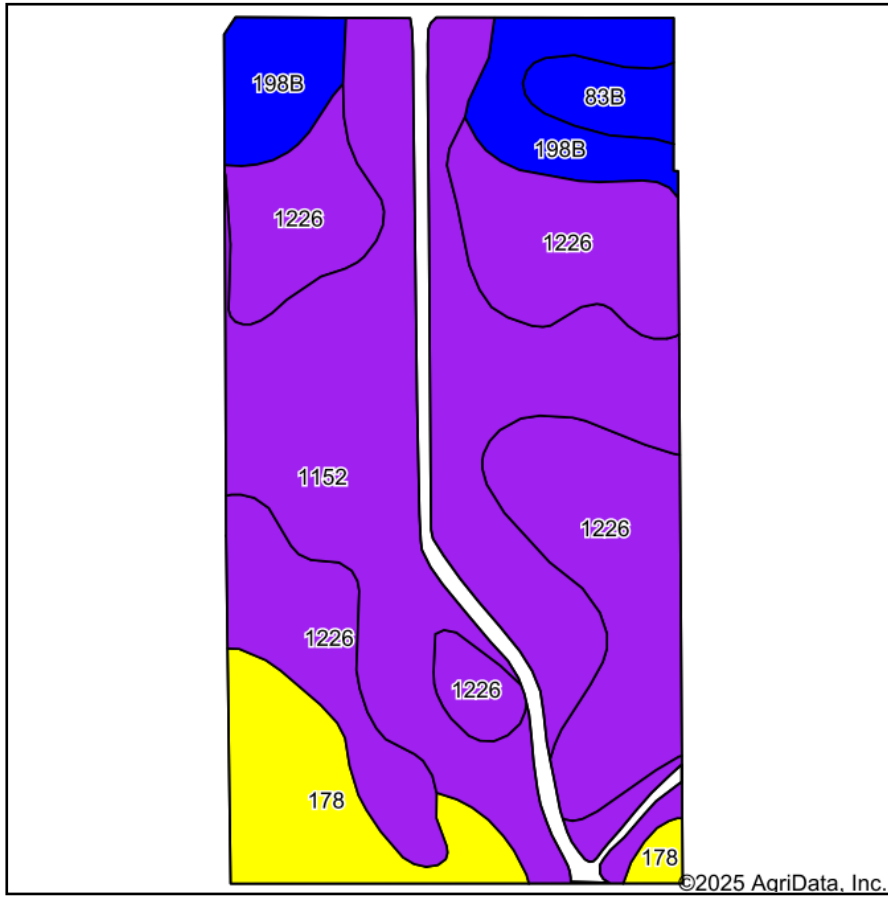
Map Created March 27, 2025

Farm **6445**

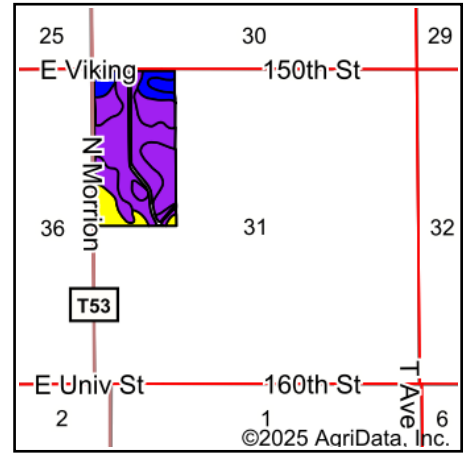
Tract **10226**

Tract Cropland Total: 81.84 acres

Tract 5 Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Grundy**
 Location: **31-89N-15W**
 Township: **Fairfield**
 Acres: **78.67**
 Date: **6/5/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IA075, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	33.27	42.3%		Ilw	54	69
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	28.34	36.0%		IlS	59	73
178	Waukee loam, 0 to 2 percent slopes	7.55	9.6%		IlS	69	79
198B	Floyd loam, 1 to 4 percent slopes	7.46	9.5%		Ilw	89	80
83B	Kenyon loam, 2 to 5 percent slopes	2.05	2.6%		Ile	90	86
Weighted Average					2.00	61.5	72.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Kevin & Crystal Groote, Velda Groote, & Jean Hemmen Farms Sealed Bid Auction Form

Bids are due to Iowa Land Management & Real Estate on or before:

September 1, 2025 at 5:00pm

Address: 415 A Ave Vinton, Iowa 52349

Tract 1 – FSA Tract 2791

- Total Amount Bid for Tract 1: \$_____ total

Tract 2 – “West ½” FSA Tract 9524

- Total Amount Bid for Tract 2: \$_____ total

Tract 3 – “East ½” FSA Tract 9524

- Total Amount Bid for Tract 3: \$_____ total

Tract 4 – FSA Tract 10225

- Total Amount Bid for Tract 4: \$_____ total

Tract 5 – FSA Tract 10226

- Total Amount Bid for Tract 5: \$_____ total

If you would like to bid on all tracts, please fill out the Total amount offered for each individual tract above.

- Bidder Name: _____

- Address: _____

- Phone: _____

- Email: _____

Terms of the Sale on next page

- Bid Form can be mailed to or dropped off at Iowa Land Management & Real Estate at 415 A Ave Vinton, Iowa 52349 or emailed to jeremy@iowalandco.com
- Sellers may accept, counter or reject any & all bids for any reason, including prior sale. Reserve in place.
- Please include a financial reference letter with this bid form.
- A 10% earnest money payment is required upon entering into a purchase contract. Earnest payment may be paid in the form of check. Successful bidder will enter into a real estate contract and deposit with Iowa Land Management & Real Estate the required earnest payment on or before September 12, 2025. All funds will be deposited and held in the Iowa Land Management & Real Estate trust account. Bidding is not contingent on buyer financing or any other contingencies of any kind.
- Closing will occur on or before November 15, 2025. Balance of purchase price payable in cash or guaranteed check at closing. Possession will be granted to the buyer at closing subject to prior tenant's rights.
- All property is sold on an "As is, Where is" basis. No warranty or guaranty, either expressed or implied, is made by Iowa Land Management & Real Estate or seller. Sale is subject to all covenants, leases, and easements of record. Conducting inspections and due diligence is the responsibility of each bidder and at their own risk.

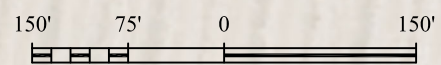
BIDDER'S SIGNATURE: _____ Date _____



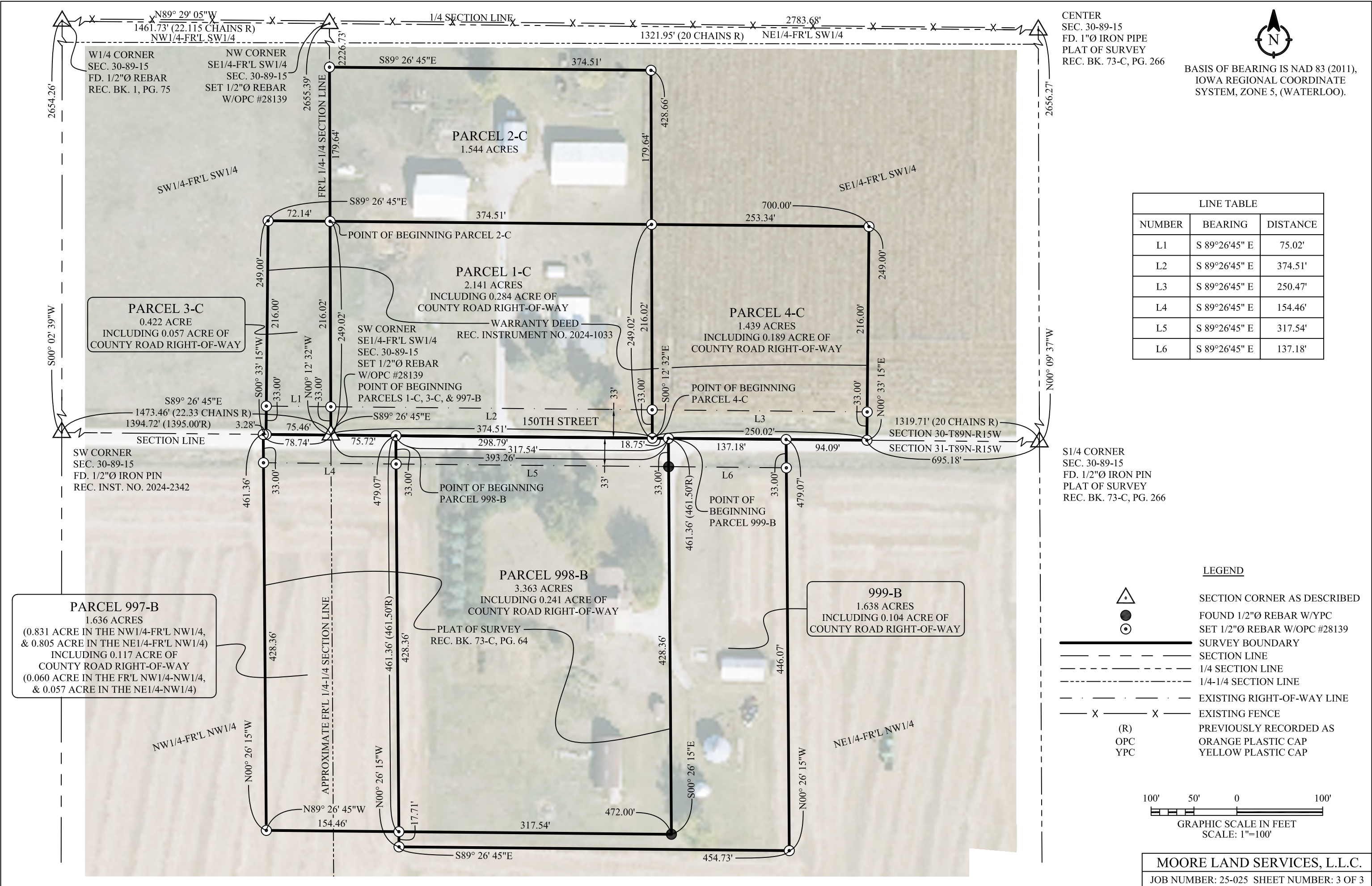
415 A Ave Vinton, Iowa 52349
319-472-5353
www.iowalandco.com



150TH STREET



GRAPHIC SCALE IN FEET
SCALE: 1"=150'



RECORDER'S INDEX
COUNTY: GRUNDY
SECTIONS: 30-T89N-R15W & 31-T89N-R15W
QUARTER SECTION: FR'L SW1/4 OF SEC. 30 & FR'L NW1/4 OF SEC. 31
CITY: N/A
SUBDIVISION: N/A
LOT(S): PARCELS 1-C, 2-C, 3-C, & 4-C IN SEC. 30 & PARCELS 997-B, 998-B, & 999-B IN SEC. 31
PROPRIETOR: SEE LIST OF PROPRIETORS ON SHEET 1
REQUESTED BY: KEVIN R. GROOTE

FOR RECORDER'S USE ONLY

Number: 2025-1478
Recorded: 7/15/2025 at 3:06:39.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Real Estate Transfer Tax:
Grundy County, Iowa
Travis Case RECORDER

PREPARED BY/RETURN TO: MOORE LAND SERVICES, L.L.C., 13789 DOMINO ROAD, ELKADER, IA 52043 - PH: (563) 329-1051

PLAT OF SURVEY
PARCELS 1-C, 2-C, 3-C, & 4-C IN THE S1/2 OF THE FR'L SW1/4 OF SECTION 30-T89N-R15W,
& PARCELS 997-B, 998-B, & 999-B IN THE N1/2 OF THE FR'L NW1/4 OF SECTION 31-T89N-R15W,
ALL IN GRUNDY COUNTY, IOWA

SURVEY DESCRIPTIONS (SECTION 30-T89N-R15W):

PARCEL 1-C

PARCEL 1-C IN THE SOUTHEAST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 89 NORTH, RANGE 15 WEST OF THE 5TH P.M., GRUNDY COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SAID SECTION;
THENCE NORTH 00° 12' 32" WEST 249.02 FEET ALONG THE WEST LINE OF SAID FRACTIONAL QUARTER-QUARTER SECTION TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED BY A WARRANTY DEED RECORDED JUNE 4, 2024 AS INSTRUMENT NUMBER 2024-1033, ON FILE IN THE GRUNDY COUNTY RECORDER'S OFFICE;
THENCE SOUTH 89° 26' 45" EAST 374.51 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF PARCEL 4-C IN SAID SECTION;
THENCE SOUTH 00° 12' 32" EAST 249.02 FEET ALONG THE WEST LINE OF SAID PARCEL 4-C TO THE SOUTHWEST CORNER THEREOF AND THE SOUTH LINE OF SAID SECTION;
THENCE NORTH 89° 26' 45" WEST 374.51 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;
CONTAINING 2.141 ACRES, INCLUDING 0.284 ACRE OF COUNTY ROAD RIGHT-OF-WAY, SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, ORDINANCES AND LIMITED ACCESS PROVISIONS OF RECORD AND NOT OF RECORD.

BASIS OF BEARING IS NAD 83 (2011), IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, (WATERLOO).

PARCEL 2-C

PARCEL 2-C IN THE SOUTHEAST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 89 NORTH, RANGE 15 WEST OF THE 5TH P.M., GRUNDY COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SAID SECTION;
THENCE NORTH 00° 12' 32" WEST 249.02 FEET ALONG THE WEST LINE OF SAID FRACTIONAL QUARTER-QUARTER SECTION TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED BY A WARRANTY DEED RECORDED JUNE 4, 2024 AS INSTRUMENT NUMBER 2024-1033, ON FILE IN THE GRUNDY COUNTY RECORDER'S OFFICE, AND TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00° 12' 32" WEST 179.64 FEET ALONG SAID WEST LINE;
THENCE SOUTH 89° 26' 45" EAST 374.51 FEET;
THENCE SOUTH 00° 12' 32" EAST 179.64 FEET TO THE NORTHEAST CORNER OF PARCEL 1-C IN SAID SECTION AND SAID NORTH LINE;
THENCE NORTH 89° 26' 45" WEST 374.51 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;
CONTAINING 1.544 ACRES, SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, ORDINANCES AND LIMITED ACCESS PROVISIONS OF RECORD AND NOT OF RECORD.
BASIS OF BEARING IS NAD 83 (2011), IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, (WATERLOO).

PARCEL 3-C

PARCEL 3-C IN THE SOUTHWEST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 89 NORTH, RANGE 15 WEST OF THE 5TH P.M., GRUNDY COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SAID SECTION;
THENCE NORTH 00° 12' 32" WEST 249.02 FEET ALONG THE EAST LINE OF SAID FRACTIONAL QUARTER-QUARTER SECTION TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED BY A WARRANTY DEED RECORDED JUNE 4, 2024 AS INSTRUMENT NUMBER 2024-1033, ON FILE IN THE GRUNDY COUNTY RECORDER'S OFFICE;
THENCE NORTH 89° 26' 45" WEST 72.14 FEET ALONG THE NORTH LINE OF SAID TRACT TO THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 00° 33' 15" WEST 249.00 FEET ALONG THE WEST LINE OF SAID TRACT TO THE SOUTHWEST CORNER THEREOF AND THE SOUTH LINE OF SAID SECTION;
THENCE SOUTH 89° 26' 45" EAST 75.46 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;
CONTAINING 0.422 ACRE, INCLUDING 0.057 ACRE OF COUNTY ROAD RIGHT-OF-WAY, SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, ORDINANCES AND LIMITED ACCESS PROVISIONS OF RECORD AND NOT OF RECORD.
BASIS OF BEARING IS NAD 83 (2011), IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, (WATERLOO).

PARCEL 4-C

PARCEL 4-C IN THE SOUTHEAST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 89 NORTH, RANGE 15 WEST OF THE 5TH P.M., GRUNDY COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SAID SECTION;
THENCE SOUTH 89° 26' 45" EAST 374.51 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF PARCEL 1-C IN SAID SECTION AND TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89° 26' 45" EAST 250.02 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY A WARRANTY DEED RECORDED JUNE 4, 2024 AS INSTRUMENT NUMBER 2024-1033, ON FILE IN THE GRUNDY COUNTY RECORDER'S OFFICE;
THENCE NORTH 00° 33' 15" EAST 249.00 FEET ALONG THE EAST LINE OF SAID TRACT TO THE NORTHEAST CORNER THEREOF;
THENCE NORTH 89° 26' 45" WEST 253.34 FEET ALONG THE NORTH LINE OF SAID TRACT TO THE NORTHEAST CORNER OF PARCEL 1-C IN SAID SECTION;
THENCE SOUTH 00° 12' 32" EAST 249.02 FEET ALONG THE EAST LINE OF SAID PARCEL 1-C TO THE POINT OF BEGINNING;
CONTAINING 1.439 ACRES, INCLUDING 0.189 ACRE OF COUNTY ROAD RIGHT-OF-WAY, SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, ORDINANCES AND LIMITED ACCESS PROVISIONS OF RECORD AND NOT OF RECORD.
BASIS OF BEARING IS NAD 83 (2011), IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, (WATERLOO).

MOORE LAND SERVICES, L.L.C.
JOB NUMBER: 25-025
SURVEY COMPLETED ON: JULY 1, 2025
SHEET NUMBER: 1 OF 3

LIST OF PROPRIETORS (AT TIME OF SURVEY)

KEVIN R. GROOTE AND CRYSTAL K. GROOTE - PARCELS 1-C, 3-C, & 4-C IN SECTION 30-T89N-R15W.
VELDA J. GROOTE - PARCEL 2-C IN SECTION 30-T89N-R15W
DANIEL D. CROTTY AND MAUREEN L. CROTTY - PARCELS 997-B & 998-B IN SECTION 31-T89N-R15W.
KEVIN ROY GROOTE AND CRYSTAL KAY GROOTE - PARCEL 999-B IN SECTION 31-T89N-R15W.



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.

Phillip J. Moore 7-15-2025
Phillip J. Moore, P.L.S. Date
License Number: 28139
My license renewal date is December 31, 2026.
Sheets covered by this seal: SHEETS 1 THROUGH 3

SURVEY DESCRIPTIONS (SECTION 31-T89N-R15W):

PARCEL 997-B

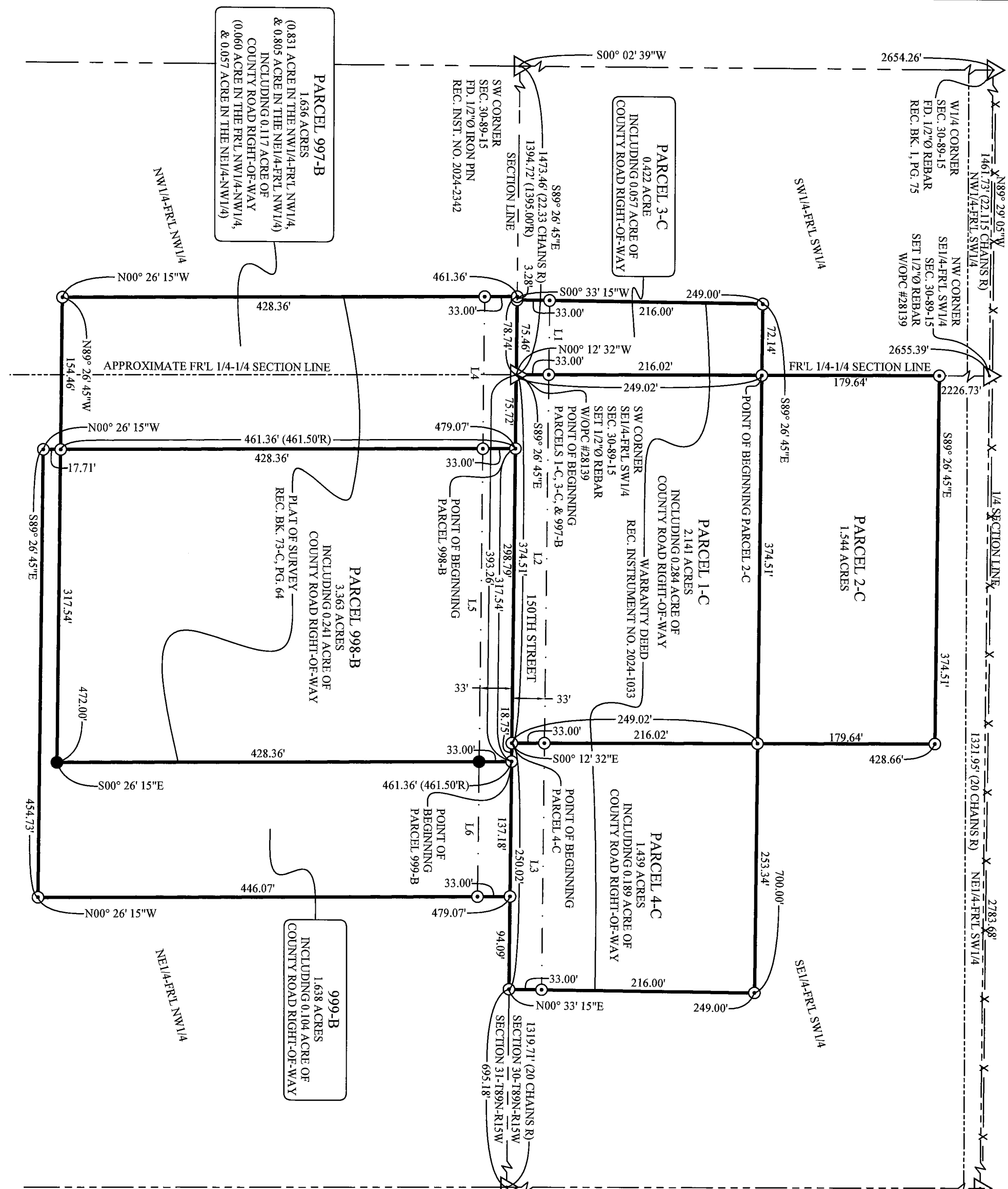
PARCEL 997-B IN THE NORTH HALF OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 89 NORTH, RANGE 15 WEST OF THE 5TH P.M., GRUNDY COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION;
THENCE **SOUTH 89° 26' 45" EAST 75.72 FEET** ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHWEST CORNER OF PARCEL 998-B IN SAID SECTION;
THENCE **SOUTH 00° 26' 15" EAST 461.36 FEET** ALONG THE WEST LINE OF SAID PARCEL 998-B TO THE SOUTH LINE OF A TRACT OF LAND SHOWN AND DESCRIBED IN A PLAT OF SURVEY RECORDED MARCH 7, 1989 IN BOOK 73-C ON PAGE 64 ON FILE IN THE GRUNDY COUNTY RECORDER'S OFFICE;
THENCE **NORTH 89° 26' 45" WEST 154.46 FEET** ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER THEREOF;
THENCE **NORTH 00° 26' 15" WEST 461.36 FEET** ALONG THE WEST LINE OF SAID TRACT TO THE NORTHWEST CORNER THEREOF;
THENCE **SOUTH 89° 26' 45" EAST 78.74 FEET** ALONG THE NORTH LINE OF SAID TRACT TO THE POINT OF BEGINNING;
CONTAINING 1.636 ACRES, INCLUDING 0.117 ACRE OF COUNTY ROAD RIGHT-OF-WAY, SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, ORDINANCES AND LIMITED ACCESS PROVISIONS OF RECORD AND NOT OF RECORD.
BASIS OF BEARING IS NAD 83 (2011), IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, (WATERLOO).

PARCEL 998-B

PARCEL 998-B IN THE NORTHEAST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 89 NORTH, RANGE 15 WEST OF THE 5TH P.M., GRUNDY COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION;
THENCE **SOUTH 89° 26' 45" EAST 75.72 FEET** ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHEAST CORNER OF PARCEL 997-B IN SAID SECTION AND TO THE POINT OF BEGINNING;
THENCE CONTINUING **SOUTH 89° 26' 45" EAST 317.54 FEET** ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF A TRACT OF LAND SHOWN AND DESCRIBED IN A PLAT OF SURVEY RECORDED MARCH 7, 1989 IN BOOK 73-C ON PAGE 64 ON FILE IN THE GRUNDY COUNTY RECORDER'S OFFICE;
THENCE **SOUTH 00° 26' 15" EAST 461.36 FEET** ALONG THE EAST LINE OF SAID TRACT TO THE SOUTHEAST CORNER THEREOF;
THENCE **NORTH 89° 26' 45" WEST 317.54 FEET** ALONG THE SOUTH LINE OF SAID TRACT TO THE SOUTHEAST CORNER OF SAID PARCEL 997-B;
THENCE **NORTH 00° 26' 15" WEST 461.36 FEET** ALONG THE EAST LINE OF SAID PARCEL 997-B TO THE POINT OF BEGINNING;
CONTAINING 3.363 ACRES, INCLUDING 0.241 ACRE OF COUNTY ROAD RIGHT-OF-WAY, SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, ORDINANCES AND LIMITED ACCESS PROVISIONS OF RECORD AND NOT OF RECORD.
BASIS OF BEARING IS NAD 83 (2011), IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, (WATERLOO).

PARCEL 999-B

PARCEL 999-B IN THE NORTHEAST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 89 NORTH, RANGE 15 WEST OF THE 5TH P.M., GRUNDY COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION;
THENCE **SOUTH 89° 26' 45" EAST 393.26 FEET** ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHEAST CORNER OF A TRACT OF LAND SHOWN AND DESCRIBED IN A PLAT OF SURVEY RECORDED MARCH 7, 1989 IN BOOK 73-C ON PAGE 64 ON FILE IN THE GRUNDY COUNTY RECORDER'S OFFICE AND TO THE POINT OF BEGINNING;
THENCE **SOUTH 00° 26' 15" EAST 461.36 FEET** ALONG THE EAST LINE OF SAID TRACT TO THE SOUTHEAST CORNER THEREOF;
THENCE **NORTH 89° 26' 45" WEST 317.54 FEET** ALONG THE SOUTH LINE OF SAID TRACT TO THE SOUTHEAST CORNER OF SAID PARCEL 997-B;
THENCE **SOUTH 00° 26' 15" EAST 17.71 FEET**;
THENCE **SOUTH 89° 26' 45" EAST 454.73 FEET**;
THENCE **NORTH 00° 26' 15" WEST 479.07 FEET** TO THE NORTH LINE OF SAID SECTION;
THENCE **NORTH 89° 26' 45" WEST 137.18 FEET** ALONG THE NORTH LINE OF SAID SECTION TO THE POINT OF BEGINNING;
CONTAINING 1.638 ACRES, INCLUDING 0.104 ACRE OF COUNTY ROAD RIGHT-OF-WAY, SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, ORDINANCES AND LIMITED ACCESS PROVISIONS OF RECORD AND NOT OF RECORD.
BASIS OF BEARING IS NAD 83 (2011), IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, (WATERLOO).
NOTE: THE BEARINGS AND DISTANCES INDICATED IN THESE SURVEY DESCRIPTIONS ARE TO THE MONUMENTS "FOUND OR SET" AS INDICATED ON THE ATTACHED "PLAT OF SURVEY" AND THE CALLS ALONG THE COURSES IN THESE DESCRIPTIONS ARE TO THOSE MONUMENTS AS INDICATED. REFERENCES ARE HEREBY MADE TO THE RECORDED DOCUMENTS AS INDICATED ON THE ATTACHED "PLAT OF SURVEY".



CENTER
SEC. 30-89-15
FD. 1"Ø IRON PIPE
PLAT OF SURVEY
REC. BK. 73-C, PG. 266

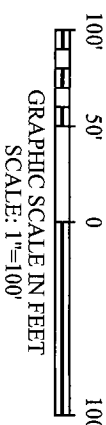
BASIS OF BEARING IS NAD 83 (2011),
IOWA REGIONAL COORDINATE
SYSTEM, ZONE 5, (WATERLOO).

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 89°26'45" E	75.02'
L2	S 89°26'45" E	374.51'
L3	S 89°26'45" E	250.47'
L4	S 89°26'45" E	154.46'
L5	S 89°26'45" E	317.54'
L6	S 89°26'45" E	137.18'

S1/4 CORNER
SEC. 30-89-15
FD. 1/2"Ø IRON PIN
PLAT OF SURVEY
REC. BK. 73-C, PG. 266

LEGEND

- SECTION CORNER AS DESCRIBED
FOUND 1/2"Ø REBAR W/YPC
SET 1/2"Ø REBAR W/OPC #28139
SURVEY BOUNDARY
- SECTION LINE
1/4 SECTION LINE
1/4-1/4 SECTION LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING FENCE
(R) PREVIOUSLY RECORDED AS
OPC ORANGE PLASTIC CAP
YPC YELLOW PLASTIC CAP



Grundy County, IA

Summary

Parcel ID	891530300001
Alternate ID	
Property Address	N/A
Sec/Twp/Rng	30-89-15
Township Desc	FAIRFIELD TWP
Brief Tax Description	30-89-15 W 1/2 OF SW 1/4
	(Note: Not to be used on legal documents)
Deed Book/Page	2023-2220 (12/8/2023)
Contract Book/Page	
Net Acres	85.90
Class	A - Agriculture
	(Note: This is for tax purposes only. Not to be used for zoning.)
District	FADKDBF - FAIRFIELD TWP/DIKE-N.HARTFORD SCH/DIKE BENE. FIRE
School District	DIKE-NEW HARTFORD COMM.SCHOOL

Owner

Deed Holder
[Groote, Velda J](#)
[PO Box 261](#)
Dike IA 50624
Contract Holder
Life Estate
Mailing Address
Groote, Velda J
PO Box 261
Dike IA 50624

Land

Lot Area 85.90 Acres ;3,741,804 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
11/30/2012	BERNIECE GROOTE ESTATE	GROOTE NATHAN WILLIAM & VELDA JANE	2012-0393,94,96	Sale between family members or related parties	Deed		\$286,333.00

Recent Sales In Area

Sale date range:

From:

06/03/20

To:

06/03/20

Distance:

1500

Units:

Feet



Search Sales by Distance

Valuation

	2025	2024	2023	2022	2021
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$238,760	\$192,070	\$192,070	\$151,403	\$151,403
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$238,760	\$192,070	\$192,070	\$151,403	\$151,403
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$238,760	\$192,070	\$192,070	\$151,403	\$151,403

Taxation

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023
+ Taxable Land Value	\$137,977	\$138,750	\$134,811
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$137,977	\$138,750	\$134,811
- Homestead 65+ Exemption	\$0	\$0	\$0

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023
- Military Exemption	\$0	\$0	\$0
= Net Taxable Value	\$137,977	\$138,750	\$134,811
x Levy Rate (per \$1000 of value)	26.18731	23.88757	23.99293
= Gross Taxes Due	\$3,613.25	\$3,314.40	\$3,234.51
- Ag Land Credit	(\$176.05)	(\$125.36)	(\$104.98)
- Family Farm Credit	(\$123.85)	(\$89.25)	(\$74.36)
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$3,314.00	\$3,100.00	\$3,056.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2023	March 2025	\$1,657	Yes	3/3/2025	155425
	September 2024	\$1,657	Yes	8/21/2024	
2022	March 2024	\$1,550	Yes	3/11/2024	147520
	September 2023	\$1,550	Yes	8/28/2023	
2021	March 2023	\$1,528	Yes	2/21/2023	139473
	September 2022	\$1,528	Yes	8/23/2022	
2020	March 2022	\$1,524	Yes	3/4/2022	100894
	September 2021	\$1,524	Yes	8/19/2021	
2019	March 2021	\$1,455	Yes	3/8/2021	090320
	September 2020	\$1,455	Yes	8/27/2020	

Parcel Balance

First Half Balance	Second Half Balance	Last Payment Date
\$0.00	\$0.00	3/3/2025 12:00:00 AM

Iowa Land Records

NOTICE! Iowa Land Records has launched a new 2.0 version of their web portal. Please see the following to access the new portal or for more information.

- If you work in the real estate industry professionally, submit a [Business Application](#)
- If you are an individual searching for your records or the records of family members, submit a [Citizen Search Application](#)

[Search Business Application](#)

[Citizen Search Application](#)

Already have an account? [Login Here](#)

[YOUTUBE 'Search 2.0 - Webinar 8.15.2023'](#)

Data for Grundy County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1996.
For records prior to 1996, contact the County Recorder or Customer Support at www.iowaLandRecords.org.

Homestead Tax Credit and Exemption

[Apply Online for the Homestead Tax Credit and Exemption](#)

Military Service Tax Exemption Application

[Apply Online for the Military Service Tax Exemption](#)

No data available for the following modules: Residential Dwelling, Commercial Buildings, Agricultural Buildings, Yard Extras, Tax Sale Certificates, Photos, Sketches.

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 6/2/2025, 11:04:42 PM

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL

Grundy County, IA

Summary

Parcel ID 891530300002
Alternate ID
Property Address N/A
Sec/Twp/Rng 30-89-15
Township Desc FAIRFIELD TWP
Brief 30-89-15 E 1/2 OF SW 1/4, EX 4 ACRE TRACT DESC AS COM 1398' E OF SW
Tax Description COR OF SEC 30 TO POB, N 249' E 700'; S 249' W 700' TO POB
(Note: Not to be used on legal documents)
Deed Book/Page 2024-0256 (2/8/2024)
Contract
Book/Page
Net Acres 75.53
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District FADKDBF - FAIRFIELD TWP/DIKE-N.HARTFORD SCH/DIKE BENE. FIRE
School District DIKE-NEW HARTFORD COMM.SCHOOL



Owner

Deed Holder
[Groote, Velda J](#)
[PO Box 261](#)
Dike IA 50624
Contract Holder
Life Estate
Mailing Address
Groote, Velda J
PO Box 261
Dike IA 50624

Land

Lot Area 75.53 Acres ;3,290,087 SF

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built
	Steel Utility Building	COL M POLE IMP SHED	48	82	1982
	Steel Utility Building	COL M POLE IMP SHED	48	60	1993
	Crib	MTL/FR CRIB	29	32	1900

Recent Sales In Area

Sale date range:

From:

06/03/20

To:

06/03/20

Distance:

1500

Units:

Feet



Search Sales by Distance

Valuation

	2025	2024	2023	2022	2021
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$211,330	\$170,040	\$170,040	\$134,059	\$134,059
+ Assessed Building Value	\$14,870	\$15,780	\$15,780	\$7,600	\$7,600
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$226,200	\$185,820	\$185,820	\$141,659	\$141,659
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$226,200	\$185,820	\$185,820	\$141,659	\$141,659

Taxation

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023
+ Taxable Land Value	\$122,152	\$122,856	\$119,368
+ Taxable Building Value	\$11,336	\$6,965	\$6,767

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$133,488	\$129,821	\$126,135
- Homestead 65+ Exemption	\$0	\$0	\$0
- Military Exemption	\$0	\$0	\$0
= Net Taxable Value	\$133,488	\$129,821	\$126,135
x Levy Rate (per \$1000 of value)	26.18731	23.88757	23.99293
= Gross Taxes Due	\$3,495.69	\$3,101.11	\$3,026.35
- Ag Land Credit	(\$155.89)	(\$111.00)	(\$92.91)
- Family Farm Credit	(\$109.67)	(\$79.03)	(\$65.81)
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$3,230.00	\$2,912.00	\$2,868.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2023	March 2025	\$1,615	Yes	3/3/2025	156540
	September 2024	\$1,615	Yes	8/21/2024	
2022	March 2024	\$1,456	Yes	3/11/2024	141444
	September 2023	\$1,456	Yes	8/28/2023	
2021	March 2023	\$1,434	Yes	2/21/2023	131848
	September 2022	\$1,434	Yes	8/23/2022	
2020	March 2022	\$1,421	Yes	3/4/2022	099770
	September 2021	\$1,421	Yes	8/19/2021	
2019	March 2021	\$1,357	Yes	3/8/2021	089189
	September 2020	\$1,357	Yes	8/27/2020	

Parcel Balance

First Half Balance	Second Half Balance	Last Payment Date
\$0.00	\$0.00	3/3/2025 12:00:00 AM

Iowa Land Records

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Homestead Tax Credit and Exemption

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Military Service Tax Exemption Application

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Photos



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Grundy County, IA

Summary

Parcel ID	891531100003
Alternate ID	
Property Address	N/A
Sec/Twp/Rng	31-89-15
Township Desc	FAIRFIELD TWP
Brief Tax Description	31-89-15 W 1/2 NW 1/4, EX A PORTION OF A 5 ACRE TRACT (Note: Not to be used on legal documents)
Deed Book/Page	ES12-0390 (12/4/2012)
Contract Book/Page	
Net Acres	82.00
Class	A - Agriculture (Note: This is for tax purposes only. Not to be used for zoning.)
District	FADKDBF - FAIRFIELD TWP/DIKE-N.HARTFORD SCH/DIKE BENE. FIRE
School District	DIKE-NEW HARTFORD COMM.SCHOOL

Owner

Deed Holder
[Hemmen, Jean](#)
[650 N Hawes Rd #4804](#)
Mesa AZ 85207
Contract Holder
Life Estate
Mailing Address
Hemmen, Jean
650 N Hawes Rd #4804
Mesa AZ 85207

Land

Lot Area 82.00 Acres ;3,571,920 SF

Recent Sales In Area

Sale date range:

From:

06/03/21

To:

06/03/21

Distance:

1500

Units:

Feet



Search Sales by Distance

Valuation

	2025	2024	2023	2022	2021
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$159,220	\$128,110	\$128,110	\$100,982	\$100,982
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$159,220	\$128,110	\$128,110	\$100,982	\$100,982
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$159,220	\$128,110	\$128,110	\$100,982	\$100,982

Taxation

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023
+ Taxable Land Value	\$92,030	\$92,543	\$89,916
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$92,030	\$92,543	\$89,916
- Homestead 65+ Exemption	\$0	\$0	\$0
- Military Exemption	\$0	\$0	\$0
= Net Taxable Value	\$92,030	\$92,543	\$89,916
x Levy Rate (per \$1000 of value)	26.18731	23.88757	23.99293
= Gross Taxes Due	\$2,410.02	\$2,210.63	\$2,157.35
- Ag Land Credit	(\$117.42)	(\$83.61)	(\$70.02)
- Family Farm Credit	(\$82.61)	(\$59.53)	(\$49.60)

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$2,210.00	\$2,068.00	\$2,038.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2023	March 2025	\$1,105	Yes	3/4/2025	152707
	September 2024	\$1,105	Yes	9/9/2024	
2022	March 2024	\$1,034	Yes	3/1/2024	142017
	September 2023	\$1,034	Yes	8/31/2023	
2021	March 2023	\$15	Yes	4/3/2023	132128
	September 2022	\$0	No		
2021	March 2023	\$1,019	Yes	4/3/2023	132128
	September 2022	\$1,019	Yes	9/16/2022	
2020	March 2022	\$1,017	Yes	3/7/2022	103424
	September 2021	\$1,017	Yes	9/14/2021	
2019	March 2021	\$970	Yes	3/29/2021	092868
	September 2020	\$970	Yes	9/21/2020	

Parcel Balance

First Half Balance	Second Half Balance	Last Payment Date
\$0.00	\$0.00	3/4/2025 9:34:35 AM

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Homestead Tax Credit and Exemption

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Military Service Tax Exemption Application

[Apply Online for the Military Service Tax Exemption](#)

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Grundy County, IA

Summary

Parcel ID	891531100004
Alternate ID	
Property Address	N/A
Sec/Twp/Rng	31-89-15
Township Desc	FAIRFIELD TWP
Brief	31-89-15 E 1/2 NW 1/4, EXC TRACT DESC AS COMM AT PT 1395' E & 33' S OF NW
Tax Description	COR OF SEC, 461.5' S, 472' E, 461.5' N, 472' W TO POB (Note: Not to be used on legal documents)
Deed Book/Page	2023-0608 (4/14/2023)
Contract	
Book/Page	
Net Acres	78.90
Class	A - Agriculture (Note: This is for tax purposes only. Not to be used for zoning.)
District	FADKDBF - FAIRFIELD TWP/DIKE-N.HARTFORD SCH/DIKE BENE. FIRE
School District	DIKE-NEW HARTFORD COMM.SCHOOL



Owner

Deed Holder
Groote, Kevin Roy & Groote, Crystal Kay
[28301 150th St](#)
Dike IA 50624
Contract Holder
Life Estate
Mailing Address
Groote, Kevin Roy & Groote, Crystal Kay
28301 150th St
Dike IA 50624

Land

Lot Area 78.90 Acres ;3,436,884 SF

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built
	Bin - Grain Storage (Bushel)	DRYING BIN	16	17	1965
	Bin - Grain Storage (Bushel)	DRYING BIN	30	18	1978
	Machine or Utility Building	MET POLE IMP SHED	24	48	1900

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
4/5/2023	DENNIS, DENNY & JOAN DENNIS REV TRUST	GROOTE, KEVIN ROY & CRYSTAL KAY	2023-0608	Sale between family members or related parties	Deed		\$986,250.00

Recent Sales In Area

Sale date range:

From: To:

Distance:

Valuation

	2024	2023	2022	2021	2020
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$136,460	\$136,460	\$107,574	\$107,574	\$110,439
+ Assessed Building Value	\$7,640	\$7,640	\$4,350	\$4,350	\$3,760
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$144,100	\$144,100	\$111,924	\$111,924	\$114,199
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$144,100	\$144,100	\$111,924	\$111,924	\$114,199

Taxation

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022
+ Taxable Land Value	\$98,029	\$98,584	\$95,785	\$92,802
+ Taxable Building Value	\$5,488	\$3,986	\$3,873	\$3,160
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$103,517	\$102,570	\$99,658	\$95,962
- Homestead 65+ Exemption	\$0	\$0	\$0	\$0
- Military Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$103,517	\$102,570	\$99,658	\$95,962
x Levy Rate (per \$1000 of value)	26.18731	23.88757	23.99293	24.54069
= Gross Taxes Due	\$2,710.83	\$2,450.15	\$2,391.09	\$2,354.97
- Ag Land Credit	(\$125.09)	(\$89.07)	(\$74.58)	(\$65.57)
- Family Farm Credit	(\$88.00)	(\$63.42)	(\$52.83)	(\$46.35)
- 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	\$2,498.00	\$2,298.00	\$2,264.00	\$2,244.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2023	March 2025	\$1,249	Yes	8/29/2024	152708
	September 2024	\$1,249	Yes	8/29/2024	
2022	March 2024	\$0	No		142018
	September 2023	\$34	Yes	11/8/2023	
2022	March 2024	\$1,149	Yes	3/4/2024	142018
	September 2023	\$1,149	Yes	11/8/2023	
2021	March 2023	\$1,132	Yes	9/12/2022	132129
	September 2022	\$1,132	Yes	9/12/2022	
2020	March 2022	\$0	No		103425
	September 2021	\$17	Yes	11/1/2021	
2020	March 2022	\$1,122	Yes	11/18/2021	103425
	September 2021	\$1,122	Yes	11/1/2021	
2019	March 2021	\$1,071	Yes	9/14/2020	092869
	September 2020	\$1,071	Yes	9/14/2020	

Parcel Balance

First Half Balance	Second Half Balance	Last Payment Date
\$0.00	\$0.00	8/29/2024 12:00:00 AM

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Homestead Tax Credit and Exemption

[Apply Online for the Homestead Tax Credit and Exemption](#)

Military Service Tax Exemption Application

[Apply Online for the Military Service Tax Exemption](#)

Photos



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Grundy County, IA

Summary

Parcel ID	891634100002
Alternate ID	
Property Address	N/A
Sec/Twp/Rng	34-89-16
Township Desc	BEAVER TWP
Brief Tax Description	34-89-16 N 100 ACRES NW 1/4 EXCEPT N 512.95' OF W 1273.8'
	(Note: Not to be used on legal documents)
Deed Book/Page	2023-2223 (12/8/2023)
Contract Book/Page	
Net Acres	83.31
Class	A - Agriculture
	(Note: This is for tax purposes only. Not to be used for zoning.)
District	BEDKDBF - BEAVER TWP/DIKE-N. HARTFORD SCH/DIKE BENEFIT FIRE
School District	DIKE-NEW HARTFORD COMM.SCHOOL

Owner

Deed Holder
[Hemmen, Jean](#)
[650 N Hawes Rd #4804](#)
Mesa AZ 85207

[Groote, Velda J](#)
[PO Box 261](#)
Dike IA 50624

Contract Holder
Life Estate
Mailing Address
Hemmen, Jean
650 N Hawes Rd #4804
Mesa AZ 85207

Land

Lot Area 83.31 Acres ;3,628,984 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
11/30/2012	GROOTE NATHAN JEAN HEMMEN JOAN HEISLER	HEMMEN JEAN	2012-0395	Sale between family members or related parties	Deed		\$280,000.00

Recent Sales In Area

Sale date range:

From:

06/03/20

To:

06/03/20

Distance:

1500

Units:

Feet



Search Sales by Distance

Valuation

	2025	2024	2023	2022	2021
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$233,980	\$188,210	\$188,210	\$148,357	\$148,357
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$233,980	\$188,210	\$188,210	\$148,357	\$148,357
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$233,980	\$188,210	\$188,210	\$148,357	\$148,357

Taxation

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023
+ Taxable Land Value	\$135,204	\$135,959	\$132,099
+ Taxable Building Value	\$0	\$0	\$0

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$135,204	\$135,959	\$132,099
- Homestead 65+ Exemption	\$0	\$0	\$0
- Military Exemption	\$0	\$0	\$0
= Net Taxable Value	\$135,204	\$135,959	\$132,099
x Levy Rate (per \$1000 of value)	26.20607	23.90609	23.95859
= Gross Taxes Due	\$3,543.17	\$3,250.25	\$3,164.91
- Ag Land Credit	(\$172.51)	(\$122.84)	(\$102.88)
- Family Farm Credit	(\$121.36)	(\$87.46)	(\$72.87)
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$3,250.00	\$3,040.00	\$2,990.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2023	March 2025	\$1,625	Yes	3/4/2025	158739
	September 2024	\$1,625	Yes	9/9/2024	
2022	March 2024	\$1,520	Yes	3/1/2024	149108
	September 2023	\$1,520	Yes	8/31/2023	
2021	March 2023	\$22	Yes	4/3/2023	130417
	September 2022	\$0	No		
2021	March 2023	\$1,495	Yes	4/3/2023	130417
	September 2022	\$1,495	Yes	9/16/2022	
2020	March 2022	\$1,490	Yes	3/7/2022	099507
	September 2021	\$1,490	Yes	9/14/2021	
2019	March 2021	\$1,419	Yes	3/29/2021	088925
	September 2020	\$1,419	Yes	9/21/2020	

Parcel Balance

First Half Balance	Second Half Balance	Last Payment Date
\$0.00	\$0.00	3/4/2025 9:34:35 AM

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[Search Business Application](#)

[Citizen Search Application](#)

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Military Service Tax Exemption Application

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Jeremy Sills

Broker/Owner

415 A Avenue
Vinton, IA 52349

 319-472-5353

 319-472-5454

 jeremy@iowalandco.com

 www.iowalandco.com

CONCLUSION

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Should you have any question please don't hesitate to contact me. I can always be reached on my cell phone at 319-415-8233.

Respectfully,

Jeremy W.
Sills



PROUD

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We offer clients the option to place a Conservation Farm Lease with unique practices tailored to each specific farm.