

ZOMER COMPANY

**Upcoming Live Public Auction Of 119.82+/- Acres Of
Wheeler TWP, Lyon County, IA Farmland &
Abandoned Building Site—Sold As 1 Parcel**

This tillable land has a CSR2 of 93.1!

And is located Southwest of George, IA!



Auction Date: March 2, 2022 @10:30 A.M.

Bertha De Vries Revocable Trust - Owner

zomercompany.com

Auctioneers:

Zomer Company

1414 Main St.,

Rock Valley, IA 51247

Mark Zomer-712-470-2526—Blake Zomer-712-460-2552

Gary Vanden Berg-712-470-2068—Darrell Vande Vegte-712-470-1125

Joel Westra-605-31-6941

Auctioneers Note: Our company is honored to have been selected by the Bertha De Vries Revocable Trust to offer this property for sale at live public auction! You will not want to miss this auction! This property is in a great location and is located on a hard surface road! This is an excellent opportunity!! This auction will be held at the site of the farmland!! Watch zomerauctions.com in case of inclement weather!

Location: From Jurrens Funeral Home in George, IA. go 5 miles West on 210th St to Indian Ave. then go 2 1/4 miles South on Indian Ave to the property. Property is located on the East side of Indian Ave. Auction signs will be posted. Watch zomerauctions.com for inclement weather! Auction will be held at the site of the farmland!



**Auctioneers:
Zomer Company
1414 Main St.,
Rock Valley, IA 51247
Office — 712-476-9443
www.zomercompany.com**

Abbreviated Legal Description: Parcels D & E in the Fractional W1/2 of Section 18, TWP 98N, Range 44W, Lyon County, IA (Parcel D is 118.36 acres, Parcel E is 1.46 acres)—subject to roads and easements of record.

General description: According to the Lyon County assessor, this property contains 119.82+/- gross acres. According to a recent survey, this farm contains approx. 106.40 tillable acres, an approx. 3.65 acre building site, approx. 5.88 acres of grass waterway with the remainder in road and ditch. This farm has a corn base of 93.07 acres with a PLC yield of 173bu. on corn. and also has a soybean base of 13.33 acres with a PLC yield of 54bu on soybeans. The tillable land is classified as NHEL. The predominant soil types include: 310B, B2, C2-Galva, 91, B-Primghar, 31-Afton, 133-Colo, 430-Ackmore, 878B2-Ocheydan. The average **CSR2 is 93.1 and the average CSR1 is 67.3**. This farm appears to have a good state of productivity and is well managed. The building site consists of an older uninhabitable home, an older barn, granary and some older out-buildings. This farm has been in this family for decades. This property would make a great addition to your current farming operation or would make a great investment opportunity!! This property will be sold as one unit with the building site and farmland. Make plans today to attend this auction!!! This land is leased for the 2022 crop year and buyer will receive the full rent for 2022 from the tenant and the seller will subsidize the rent for 2022 also! Contact an agent for details!

Method of sale: Auction will be held at the site of the farmland. Property will be sold with the final bid price x the final gross surveyed acres. Farm will be sold based on the gross surveyed acres. Farm will be surveyed prior to auction.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$3,918.00 per year. Seller will pay the 2021 taxes which are due and payable in March and Sept of 2022.

Possession: Possession will be on March 1, 2023. Land is leased for the 2022 crop year. Buyer will receive the full rent for 2022 from the current tenant and the seller will also subsidize the rent for 2022. Contact an agent for details!

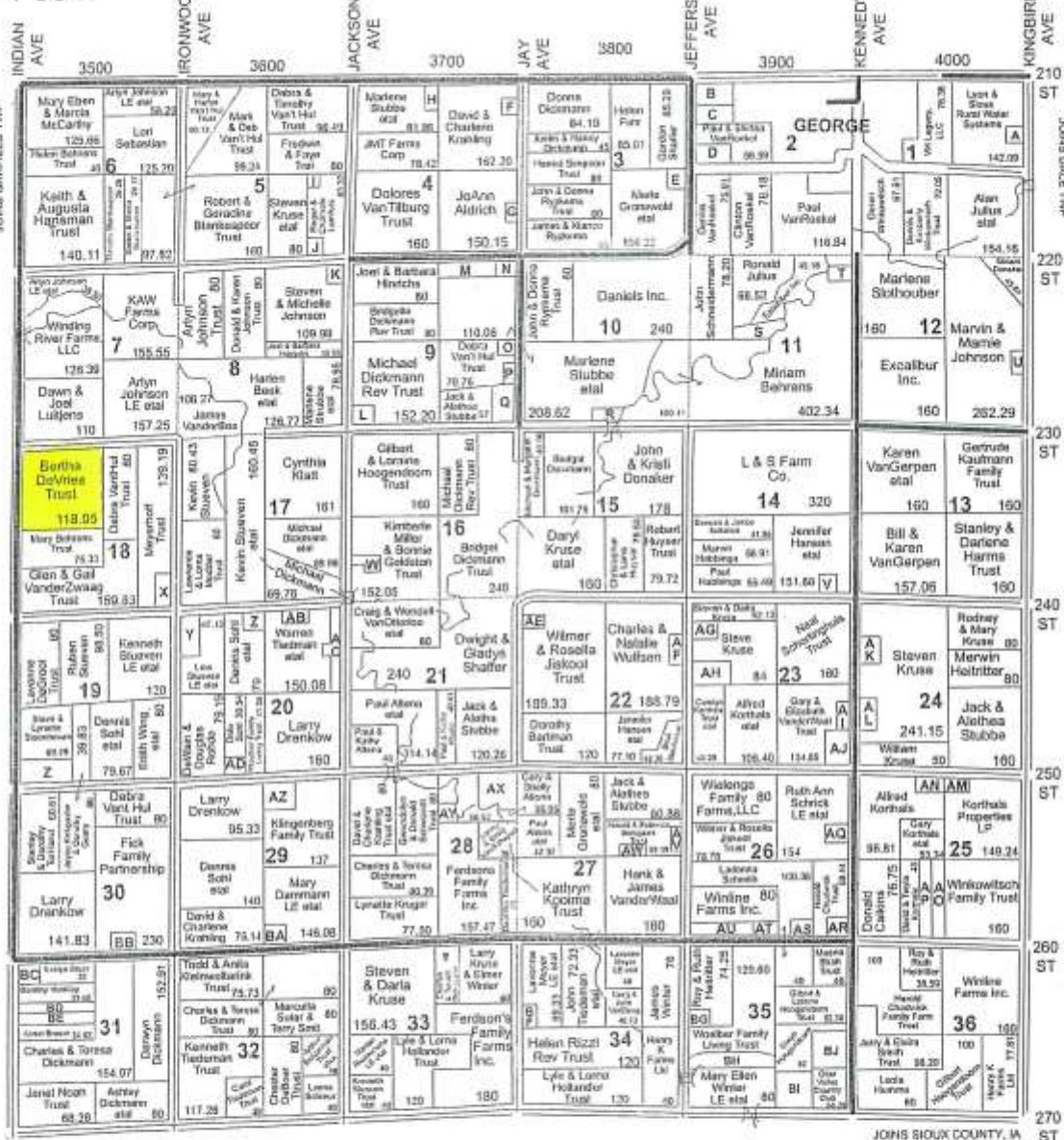
Terms: Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before April 7, 2022 when the buyer shall receive a clear and merchantable title to the property. This farm is being sold as is as a cash sale with no finance contingencies and as is with any/all defects and encroachments if any. While every effort has been made to ensure the accuracy of the information herein, all prospective buyers are encouraged to inspect the property and verify all data provided. No warranties are expressed or implied. Any lines on maps and pictures are for informational purposes only and are not guaranteed to be actual boundary lines of the property. Sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing if any will be the responsibility of the purchaser pursuant to IA statutes. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and auction booklets are available upon request. All buyers are encouraged to do buyers due diligence. This Property is being sold subject to the confirmation of the sellers. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. – **Mike Austin—Attorney for Seller.**

WHEELER TWP

LAND OWNER

R 44 W

T 98 N



Small Tracts

- Section 1 A Paul & Laras Denekas - 7.14
- Section 2 B Karen Smith - 29.14
- C Carol Lylem et al - 21.78
- D Wheeling Trs & Town of George - 15
- E Michael & Barbara Moller - 3.38
- Section 3 F Elvira Schipper - 8.81
- G Marie Golek et al - 0.85
- H Delbert & Gladys Knappe - 10.74
- I Larkins Farm Inc. - 6.85
- J Larkins Farm Inc. - 6.87
- Section 4 K Goyford Gamewater - 14.46
- Section 5 L Bridgette Dickman Rev Trust - 7.88
- M Douglas & Rebecca Stubbs - 40
- N Jason & Megan Stubbs - 7.13
- O Netherlands Reformed Hope Church - 5.45
- P Martin Kruse - 7.82
- Q Kathryn Rasmussen - 20
- Section 10 R Paul & Angela Wadsworth - 12.03
- Section 11 S City of George - 23.04
- T John Donaker - 7.51

- Section 12 U Craig & Angela Johnson - 7.44
- Section 14 V Eric Staudacher - 8.32
- Section 16 W Kimble & David Miller - 7.85
- Section 18 X Crenell & Shania Hoogendorn - 21.20
- Section 19 Y Barbara VanDusen - 30.53
- Section 20 Z Kevin Stueven - 12.87
- AA Hawkayo Prie Egg Farm, LLP - 5.59
- AB Ferdons Family Farms Inc. - 5.12
- AC Darwin & Wanda VanOrtsoff - 17.31
- AD Loren & Bruce Wheeler - 8.43
- Section 22 AE Gerald & Karen Meyer - 10.67
- AF Mark & Loni Smith - 11.21
- Section 23 AG William Kruse - 5
- AH Charles Wulfson - 29.17
- AI Kenneth Daniels - 5.54
- AJ Daniels Inc. - 20.39
- Section 24 AK M-S-R Kruse Farm Ltd - 6.74
- AL M-S-R Kruse Farm Ltd - 20.11
- Section 25 AM David & Tula Korhala - 10.76
- AN Gary & Loni Korhala - 9.83

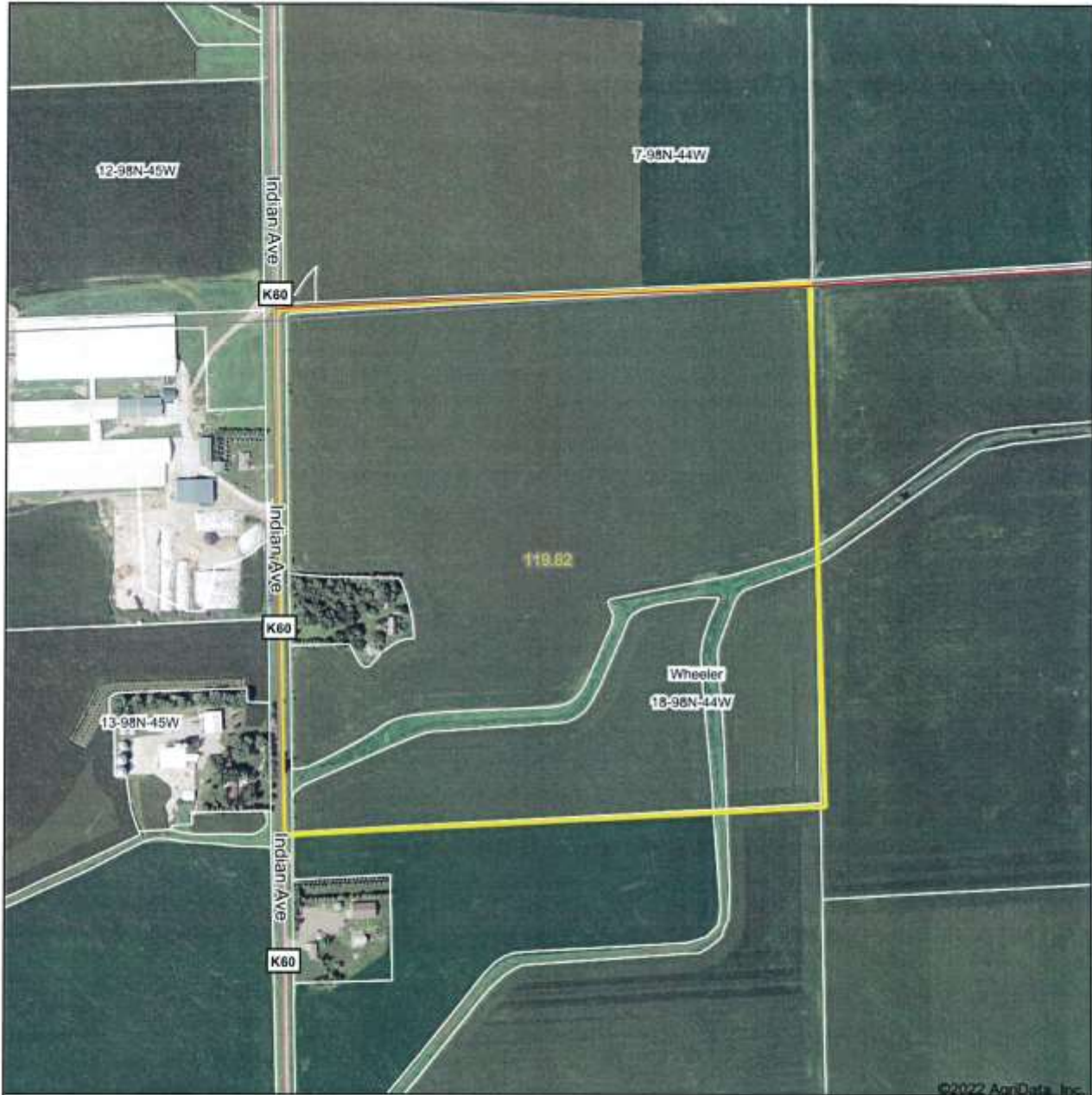
- Section 25 AO Alford Korhala - 20.13
- AP Gary & Loni Korhala - 20.13
- Section 26 AQ Sweet Action Sine, LLP - 8
- AR Chadwick Inc. - 11.50
- AS Ryan & Brandy Schmidt - 15.64
- AT Vincent & Carol Lulljans - 0.80
- AU Glen & Kathy VanEspin - 28.35
- Section 27 AV Kent Visk & Debra Taylor - 5.04
- AW Hoogendorn Bros. Inc. - 5.85
- Section 28 AX Paul & Kathy Alora - 25.97
- AY Oronia Tideman - 21.88
- Section 29 AZ Owen & Douglas Rehder - 23
- BA Lorie & Lash Egert - 10
- Section 30 BB Bruce Fick - 10
- Section 31 BC Chad Binner & Sandy DeKahn - 3
- Section 32 BD Bruce Vanlan - 17.31
- BE Bruce Vanlan - 17.31
- Section 34 BF Kevin & Carol DeKa - 10.47
- Section 35 BG Tim & Doris Kennedy - 5.88
- BH Douglas & Wendy Wadbar - 30.48

- Section 35 BI Glen & Loni Hoogendorn Trust - 42.26
- BJ Hoogendorn Bros. Inc. - 23.88



LYON COUNTY, IA

Aerial Map



Map Center: 43° 18' 45.65, -96° 5' 34.61



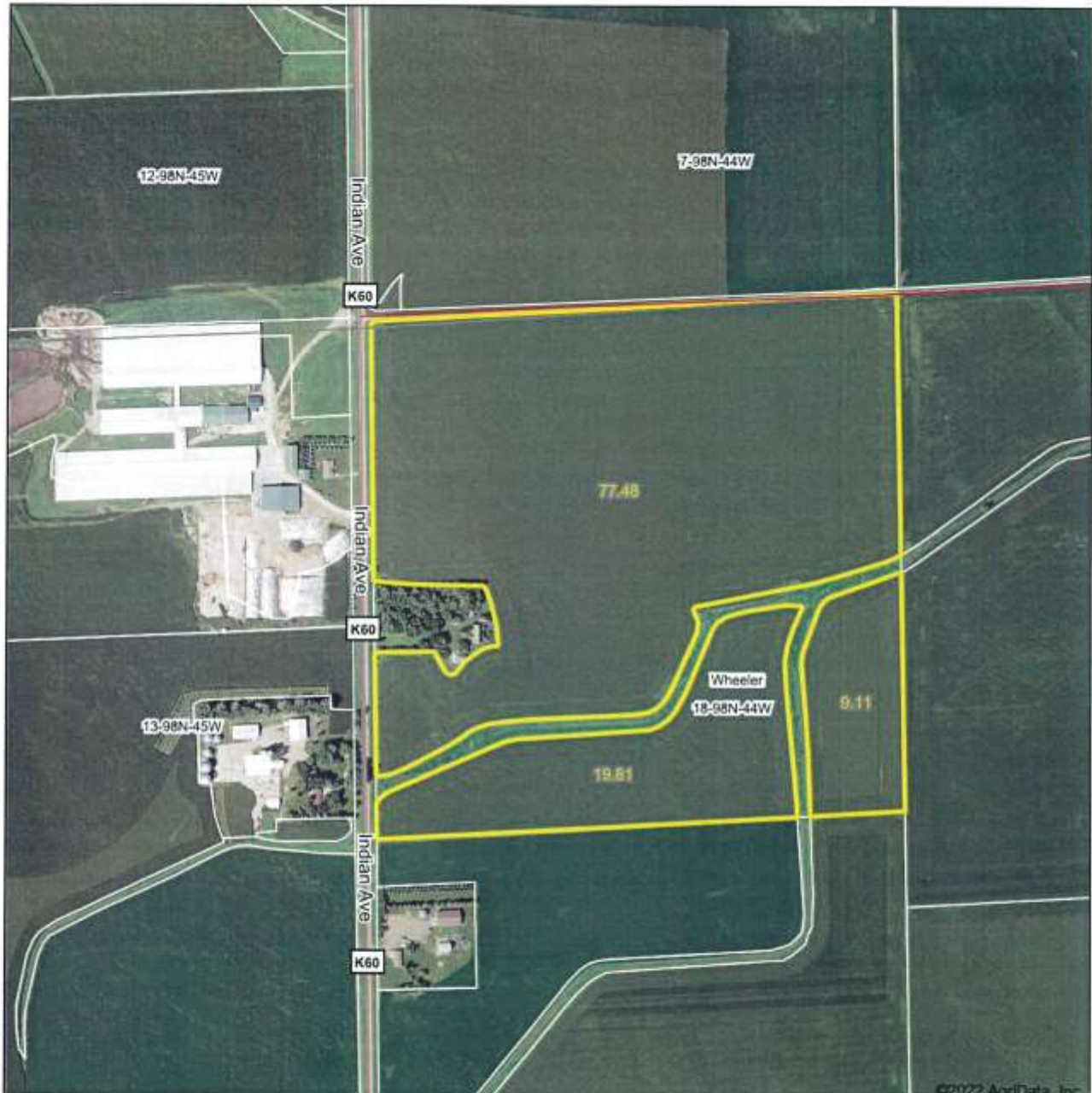
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 CUSTOMIZED ONLINE MAPPING
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18-98N-44W
Lyon County
Iowa



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

Aerial Map



Map Center: 43° 18' 46.03, -96° 5' 39.58

0ft 668ft 1337ft



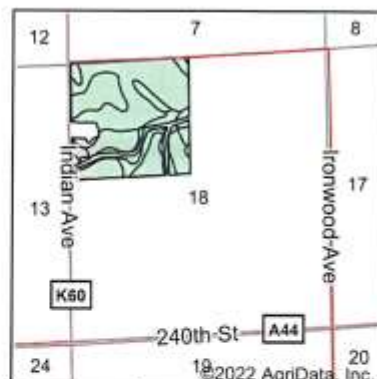
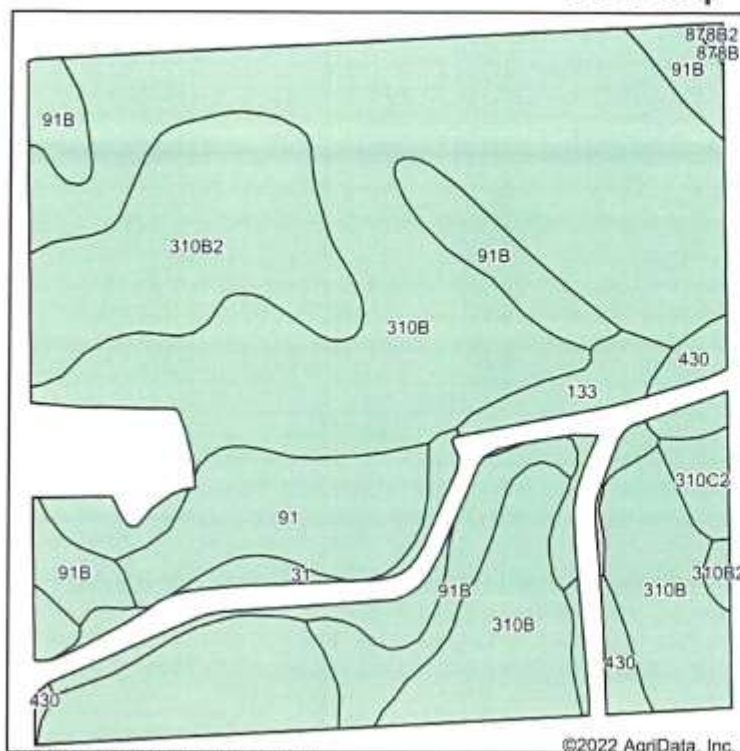
Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

18-98N-44W
Lyon County
Iowa



Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **18-98N-44W**
 Township: **Wheeler**
 Acres: **106.4**
 Date: **1/24/2022**



Maps Provided By



Area Symbol: IA119, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B	Galva silty clay loam, 2 to 5 percent slopes	63.85	60.0%	Ile	95	66	76
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	12.97	12.2%	Ile	90	64	68
91B	Primghar silty clay loam, 2 to 5 percent slopes	11.08	10.4%	Ile	95	74	78
91	Primghar silty clay loam, 0 to 2 percent slopes	7.45	7.0%	Iw	100	76	78
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.68	3.5%	Ilw	80	68	68
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	3.23	3.0%	Ilw	78	69	80
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	2.75	2.6%	Ilw	77	70	86
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	1.27	1.2%	Ille	84	50	66
878B2	Ocheyedan loam, 2 to 5 percent slopes, moderately eroded	0.12	0.1%	Ile	87	54	71
Weighted Average				1.94	93.1	67.3	*n 75.4

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

*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.



Lyon County, Iowa



2022 Crop Year

Farm
Tract



Tract 1 of 1

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).

IOWA
LYON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM :

Prepared : 1/24/22 1:22 PM

Crop Year : 2022

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
115.93	106.40	106.40	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	106.40	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	93.07	0.00	173	0
Soybeans	13.33	0.00	54	
TOTAL	106.40	0.00		

NOTES

Tract Number :
Description : N 118A W2 SEC 18 WHEELER TWP 98 44
FSA Physical Location : IOWA/LYON
ANSI Physical Location : IOWA/LYON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BERTHA DE VRIES
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
115.93	106.40	106.40	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	106.40	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
-----------	------------	-----------------------------	-----------

PLAT OF SURVEY
PARCELS D & E IN THE FRACTIONAL W.1/2 SECTION 18-98-44
LYON COUNTY, IOWA

NW COR. SECTION 18-98-44
 FOUND COTTON GIN SPIKE
 NEAR E ASPHALT ROAD
 POINT OF BEGINNING PARCEL D

N. LINE FRAC. NW1/4 SEC. 18-98-44

N1/4 COR. SECTION 18-98-44
 FOUND 1/2" DIA. REBAR WITH
 YELLOW SURVEYOR'S I.D. CAP
 NO. 21092 OVER STONE

230TH ST. (DIRT)
 33' PUBLIC ROAD R.O.W.

SE1/4-NW1/4

1/4-1/4 LINE

PARCEL D IN THE FRAC. W.1/2
 SECTION 18-98-44
 118.36 ACRES TOTAL
 - 4.25 ACRES ROAD R.O.W.
 114.11 ACRES NET

ACRES BY ALIQUOT PART - PARCEL D

	TOTAL	R.O.W.	NET
NW1/4-NW1/4	30.65 AC.	2.25 AC.	28.40 AC.
NE1/4-NW1/4	40.64 AC.	1.00 AC.	39.64 AC.
SW1/4-NW1/4	20.01 AC.	1.00 AC.	19.01 AC.
SE1/4-NW1/4	27.06 AC.	0.00 AC.	27.06 AC.
TOTALS	118.36 AC.	4.25 AC.	114.11 AC.

SCALE IN FEET
 0 350

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

W. LINE FRAC. NW1/4 SEC. 18-98-44

CO. RD. 1800 (ASPHALT)
 20' R.O.W.

49.5' PUBLIC ROAD R.O.W.

SW1/4-NW1/4

PARCEL E IN THE FRAC. W.1/2
 SECTION 18-98-44
 1.46 ACRES TOTAL
 - 0.03 ACRES ROAD R.O.W.
 1.43 ACRES NET

ACRES BY ALIQUOT PART - PARCEL E

	TOTAL	R.O.W.	NET
SW1/4-NW1/4	0.53 AC.	0.03 AC.	0.50 AC.
SE1/4-NW1/4	0.93 AC.	0.00 AC.	0.93 AC.
TOTALS	1.46 AC.	0.03 AC.	1.43 AC.

LONGSTANDING FENCE

W.1/4 COR. SECTION 18-98-44
 FOUND COTTON GIN SPIKE
 NEAR E ASPHALT ROAD

SE1/4-NW1/4

APPROXIMATE N. LINE OF REAL ESTATE DESCRIBED
 IN REAL ESTATE CONTRACT - INSTALLMENTS,
 RECORDED IN BOOK 2020, PAGE 511

S. LINE N. 118.36 ACRES

5. LINE FRAC. NW1/4 SEC. 18-98-44

0.1/4 COR. SECTION 18-98-44
 FOUND 1/2" DIA. REBAR WITH
 YELLOW SURVEYOR'S I.D. CAP
 NO. 21092 OVER STONE

DATE OF FIELD WORK - 1-27-22

SHEET 1 OF 2

Rent Information:

Buyer will receive the full 2022 rent from the current tenant of \$41,426.00, which will be paid from the current tenant to the new buyer at closing.

Buyer will receive at closing a rent subsidy of \$11,836.00 from the seller.

Total rent which buyer will receive for 2022 will be \$53,262.00 which will all be paid at closing to the new buyer.

ZOMER COMPANY

Presented by

Mark Zomer — Broker - 712-470-2526

Blake Zomer — Sales - 712-460-2552

Darrell Vande Vegte — Sales-712-470-1125

Gary Van Den Berg — Sales - 712-470-2068

Ryan Zomer — Sales - 712-441-3970

Licensed in Iowa, South Dakota and Minnesota

If you are thinking about selling your property—
Call today and let us explain our services and marketing strategies.
We understand that selling your Acreage, Farmland, Equipment,
Personal Property etc. is one of the most important things you will
do in your lifetime and we Thank You in advance for your trust
and confidence in our firm.

See our website—www.zomercompany.com
or www.zomerauctions.com

for our past successful results