

ZOMER COMPANY

Upcoming Live Public Auction Of West Branch TWP, Sioux County, IA Farmland

This Auction Will Consist Of 2 Adjoining Tracts Of Farmland!

This Farmland Is Located South Of Sioux Center, IA & Just 1 Mile
West of the Intersection Of HWY 10 & HWY 75!

Tract 1: 75.85 Acres — Tract 2: 79.98 Acres



Auction Date: **February 10, 2022 @10:30 A.M.**

Rosalie Ann Dellwo Trust & Suzanne M. Schmidt — Owners

zomercompany.com

Auctioneers:

Zomer Company

1414 Main St., Rock Valley, IA 51247 Office— 712-476-9443

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

Gary Van Den Berg - 712-470-2068 — Darrell Vande Vegte - 712-470-1125

Joel Westra - 605-310-6941 — Joel Westra, Jr. 605-957-5222

Ivan Huenink-712-470-2003 — Gerad Gradert-712-539-8794

Auctioneers' Note: We are honored to have been selected to offer for sale these excellent tracts of farmland! This farmland is located in a great area! If you are looking for a opportunity to expand your operation then be sure to attend this auction! Call an auctioneer today to receive a full informational packet!

Location: From Sioux Feed on the South Edge of Sioux Center, IA go 3 miles South on HWY 75 to HWY 10 then go 1 Mile West on HWY 10 to Tract 1.

Tract 2 lies directly North of Tract 1.

Signs will be posted! Auction Will Be Held At The Site Of The Farmland.

Watch zomerauctions.com for inclement weather!



Abbreviated Legal Description of Tract #1: The South 1/2 of the SW1/4 of Section 32, TWP 95N, Range 45W, Sioux County, IA EXCEPT Parcel A located therein. Subject to all easements and public roads of record.

General Description of Tract #1: According to the recent survey, this property contains 75.85+/- gross acres. According to FSA/Agri Data, this farm contains approx. 68.24 tillable acres, approx. 2.36 Acres which are currently grass (could be tillable) with the balance in road/ditch and approx. 1.22 acres of grass waterway. This farm has road on 2 sides. This farm has a corn base of 47.7 acres with a PLC yield of 181bu. And a soybean base of 25.2 acres with a PLC yield of 53bu. This farm is classified as NHEL. The predominant soil types include: 310B, B2, C2-Galva, 133-Colo, 91B-Primghar, 810B2-Galva, 31-Afton. The average CSR1 is 66.8. The average CSR2 is 85.7. This would make a great addition to your operation or a great investment! This farm is rented for the 2022 crop year & the buyer will receive the full rent for 2022 and the seller will also subsidize the rent for 2022. This is a nice farm in a great area!

Abbreviated Legal Description of Tract #2: The N1/2 of the SW1/4 of Section 32, TWP 95N, Range 45W, Sioux County, IA. Subject to all easements and public roads of record.

General Description of Tract #2: According to the recent survey, this property contains 79.98+/- gross acres. According to FSA, this farm contains approx. 77.56 tillable acres with the balance in road/ditch and approx. 1.41 acres of grass waterway. This farm has road on 1 side and is an inside tract of farmland. This farm has a corn base of 50.3 acres with a PLC yield of 181bu. And a soybean base of 27.2 acres with a PLC yield of 53bu. This farm is classified as NHEL. The predominant soil types include: 310B, B2, C2-Galva, 467-Radford, 133-Colo, 810-Galva, 91-Primghar. The average CSR1 is 67. The average CSR2 is 90. This would make a great addition to your operation or a great investment! Buyer of this parcel will be required at buyers sole expense to install a crossing to cross the waterway on this property for access to the Eastern portion of the property. This farm is rented for the 2022 crop year and the buyer will receive the full rent for 2022 and the seller will also subsidize the rent for 2022. This is a nice farm in a great area!

Method of sale: Auction will be held at the site of the farmland. Farmland will be sold with the final bid price x the final gross surveyed acres. Tract 1 will be sold and remain sold and then Tract 2 will be sold and remain sold. Tracts will not be combined.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$1,976.00 per year on Tract 1 and approx. \$2,290.00 per year on Tract 2. Seller will pay the 2021 taxes which are due and payable in March and Sept of 2022.

Possession: Full possession will be on March 1, 2023 due to the current farm lease. The buyer will receive the full rent for the 2022 crop year from the tenant and the seller will also subsidize the current rent.

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 which will be on or before March 18, 2022. Buyer shall receive a clear and merchantable title to the property on closing day. These farms are 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. All buyers are encouraged to do buyer's due diligence. 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 statues. If any driveway installation or modification is needed it shall be the sole responsibility/expense of the buyer. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and auction booklets are available upon request. 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. **Brad De Jong & Colby Lessmann—Attorney for sellers.**

TABLE OF CONTENTS

Auction Location & Time	Pg 2
Auction Terms	Pg 3
Plat Map	Pg 5
Tract 1 Aerial map	Pg 6
Tract 1 soil map	Pg 7
Tract 1 FSA map	Pg 8
Tract 2 FSA info	Pg 9
Tract 2 Aerial Map	Pg 10
Tract 2 Soil map	Pg 11
Tract 2 FSA map	Pg 12
Tract 2 FSA info	Pg 13
Rent Informaton	Pg 14

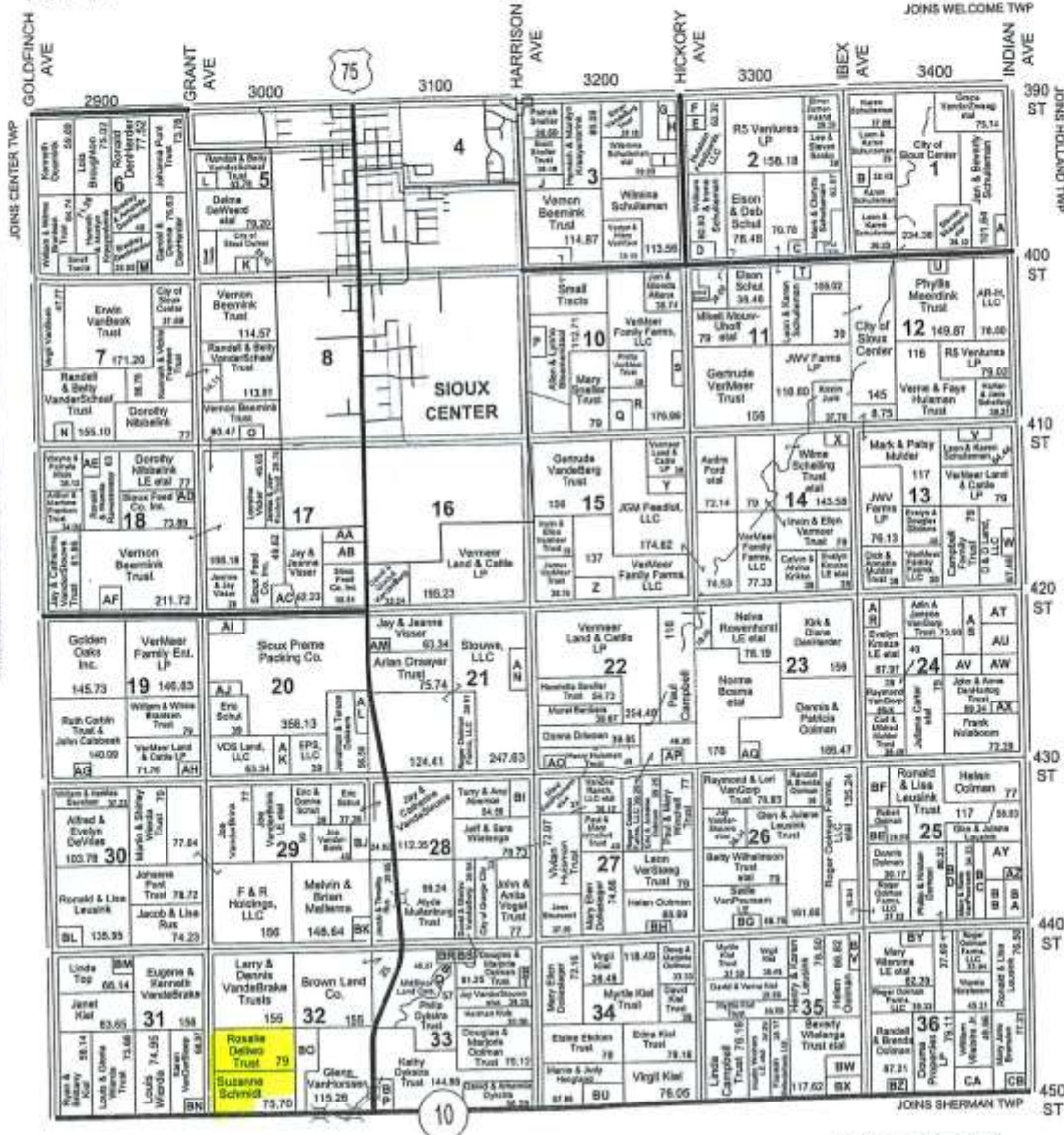
WEST BRANCH TWP

LAND OWNER

T 95 N

R 45 W

LAND OWNER & RURAL RESIDENT MAPS



Small Tracts

- Section 1 A Lynette Hyattson - 13.63
- B Richard McWhorter et al - 5.50
- Section 2 C Matthew & Minda Schulman - 7.78
- D Harold Meyer & Minda Kaul - 13.05
- E Greg & Erica Schuch et al - 8.84
- F Wayne & Beverly Schuch - 9.85
- Section 3 G Joel & Karen Schulman - 9.10
- H Paul Schulman - 7.05
- I 4-2's, LLC - 13.28
- J Alan & Brenda Kemper - 14.32
- Section 5 K Janie & Jana Franken - 8.29
- L Gerber & Bernice Oorink - 15.73
- Section 6 M Gary & Deanna DeHarter - 8.54
- Section 7 N Fred & Leah Holmstrom - 10.54
- Section 8 O Joshua Meandering - 8.70
- Section 10 P Don Bloomend - 13.15
- Q Adam & Jennifer Lenters - 17.45
- R Stephen Lenters - 21.55
- S Duane & Beverly VanZee Trust - 8

- Section 11 T Matthew & Minda Schulman - 7.32
- Section 12 U Mike & Denise Vanderbroek - 5.70
- Section 13 V Steven & Norma VanVat - 12.56
- W Matthew & Michelle Vanderhoof - 9.51
- Section 14 X Schelling Dairy Inc. - 10.33
- Section 15 Y Maria Olsbet - 10.59
- Z Vermeer Inc. - 15
- Section 17 AA James & Kay Kosters - 13.20
- AB Sharon Vreugdenhil Trust - 24.34
- AC Sioux Falls Development Inc. - 20.22
- Section 18 AD Iowa Rural Water Systems Corp. - 5.11
- AE Ralph Launers - 5.19
- AF Jason & Kelly Franken - 8.86
- Section 19 AG Joel & Minda Schulman - 5.71
- AH Rodney & Joanne DeWard - 5.24
- Section 20 AI Adin & LouAnn Franken - 8.51
- AJ Donald & Margery Schley - 5.80
- AK Jacob & Lisa Rus - 13.05
- AL Trans One Genetics, LLC - 12.51
- Section 21 AM Robert & Julie Wobbers - 5.47
- AN Eric & Tali Vanderbrouwe - 21.06

- Section 22 AO Steven & Patricia HB - 7.02
- AP Beas & Kim Olsman, LLC - 11.20
- Section 23 AQ Arnold & Cheryl Beckert - 8.53
- Section 24 AR Brian & Nancy Krons - 9.53
- AS Wilfred Wielinga LE et al - 18.75
- AT Lisa DawHaring - 28.25
- AU Rhonda Wielinga - 28.07
- AV Harlan Wielinga - 28
- AW Harlan & Jane Wielinga - 20.72
- AX Garben & Benito Dornik - 9.56
- Section 25 AY Ernest & Jeanette Wielinga - 29.66
- AZ Brian & Tam Olsman, LLC - 9.34
- BA Ernest Wielinga - 18.25
- BB Vahyn & Cheryl Sneller Trust - 16.90
- BC Helma Deliaas - 24.53
- BD Phil Dorset - 16.40
- BE Roger Olsman Farms, LLC - 8.57
- BF Roger Olsman Farms, LLC - 20.45
- Section 26 BG Douglas & Marjorie Olsman Trust - 9.24
- Section 27 BH Harold & Katherine Vanderhoof - 7.48

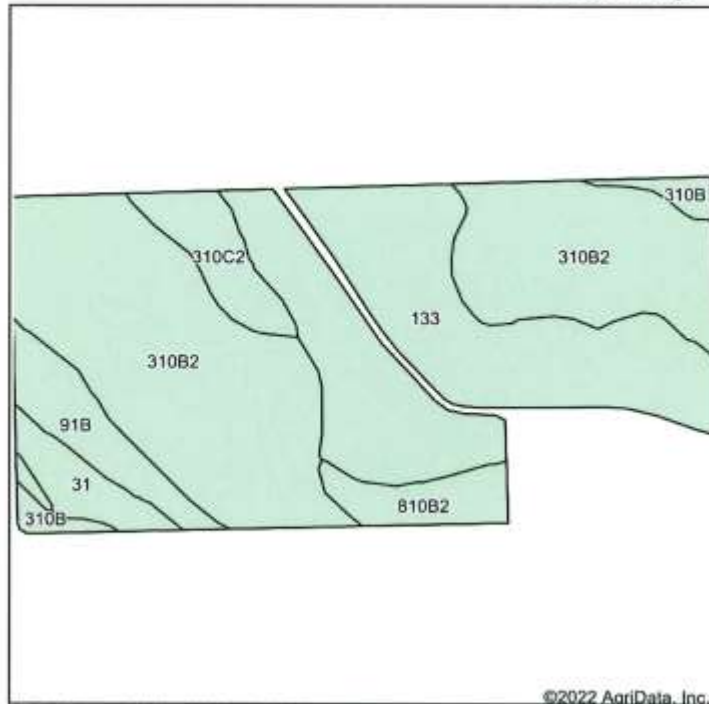
- Section 28 BJ Terry Aberson - 18.34
- Section 29 BK Chris & Becky Vanderbrink - 19
- Section 30 BL Timon & Anita Rans - 6.70
- Section 31 BM Bradley & Linda VanFegener - 9.27
- BH Wayne VanDerStoop et al - 7.57
- Section 32 BO Don & Elvira VanHousen Trust - 23
- Section 33 BP Luan & Shelle VanderSchaf - 6.84
- BQ Jane Anema - 6.20
- BR Douglas Vanderberg - 6.12
- BS Billary Noleboom - 6.94
- BT Jeremy Olsman - 5.85
- Section 34 BU Judith Hoogland - 16.06
- Section 35 BV Marvin Olsman - 9.51
- BW Hany & Joyce Dykstra - 17.53
- BX Larry Dykstra - 14.32
- Section 36 BY Rodney & Sandra DeGroot - 14.52
- BZ Randy's Iron Works Inc. - 9.29
- CA Viesla Farms Inc. - 28.54
- CB J & L Herman, LLC - 5.45

SIoux COUNTY, IA

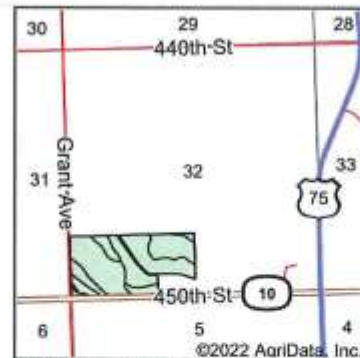
Aerial Map



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Sioux**
 Location: **32-95N-45W**
 Township: **West Branch**
 Acres: **68.27**
 Date: **1/12/2022**



Area Symbol: IA167, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	31.07	45.5%	Ile	90	65	68
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	23.42	34.3%	Ilw	78	70	80
91B	Primghar silty clay loam, 2 to 5 percent slopes	4.03	5.9%	Ile	95	75	78
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	3.16	4.6%	Ille	84	51	66
810B2	Galva silty clay loam, terrace, 2 to 5 percent slopes, eroded	2.73	4.0%	Ile	92	63	66
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.45	3.6%	Ilw	80	69	68
310B	Galva silty clay loam, 2 to 5 percent slopes	1.41	2.1%	Ile	95	67	76
Weighted Average				2.05	85.7	66.8	*n 72.7

**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.



United States
Department of
Agriculture

Sioux 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

Tract Cropland Total: 72.90 acres

2021 Program Year

Map Created March 17, 2021

Farm 10779

Tract 40916

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.

Iowa
Sioux

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 10779
Prepared: 12/27/21 1:23 PM
Crop Year: 2022
Page: 6 of 6

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 40916 Description S2 SW4 SEC 32 WEST BRANCH(EX 1.0 AC ACREAGE)

FSA Physical Location : Sioux, IA ANSI Physical Location: Sioux, IA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
76.23	72.9	72.9	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		Native Sod	
0.0	0.0	72.9	0.0	0.0		0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	47.7	181	0.00
SOYBEANS	25.2	53	0.00
Total Base Acres:	72.9		

Owners: SCHMIDT, SUZANNE M

Other Producers: None

Aerial Map



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgrData, Inc. 2021 www.AgrDataInc.com

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

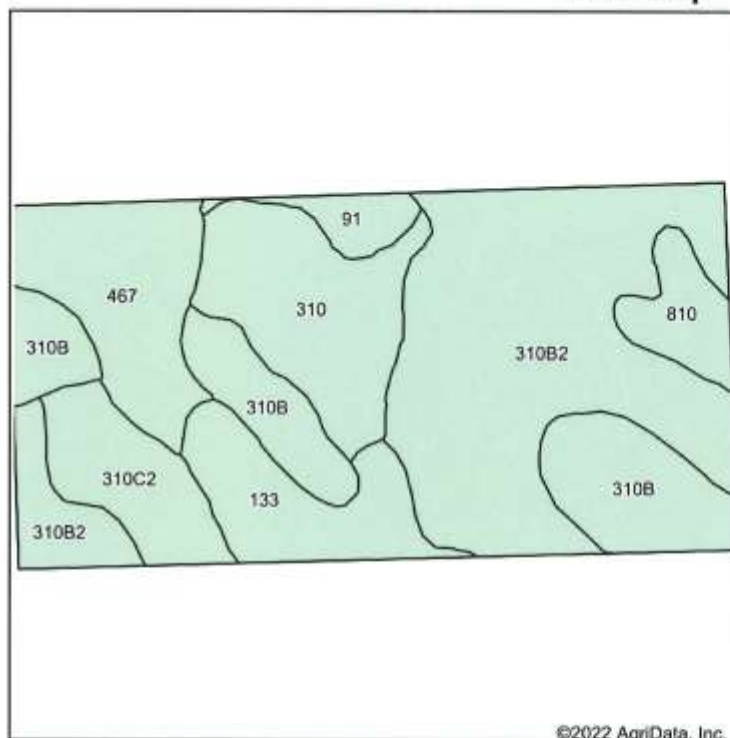
Map Center: 42° 59' 55.71, -96° 11' 25.71

32-95N-45W
Sioux County
Iowa

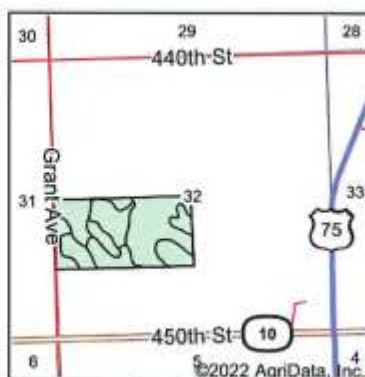
0ft 658ft 1315ft



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Sioux**
 Location: **32-95N-45W**
 Township: **West Branch**
 Acres: **79.98**
 Date: **1/12/2022**



Maps Provided By:



© AgriData, Inc. 2021

www.AgriDataInc.com



Area Symbol: IA167, Soil Area Version: 31								
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	30.06	37.6%	Ile	90	65		68
310B	Galva silty clay loam, 2 to 5 percent slopes	12.56	15.7%	Ile	95	67		76
310	Galva silty clay loam, 0 to 2 percent slopes	10.32	12.9%	I	100	72		77
467	Radford silt loam, 0 to 2 percent slopes	9.31	11.6%	Ilw	79	73		92
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	6.90	8.6%	Ilw	78	70		80
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	5.79	7.2%	Ille	84	51		66
810	Galva silty clay loam, terrace, 0 to 2 percent slopes	3.20	4.0%	I	100	70		78
91	Primghar silty clay loam, 0 to 2 percent slopes	1.84	2.3%	Iw	100	77		78
Weighted Average				1.88	90	67	*n 74.7	

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

*n: The aggregation method is "Weighted Average using all components"

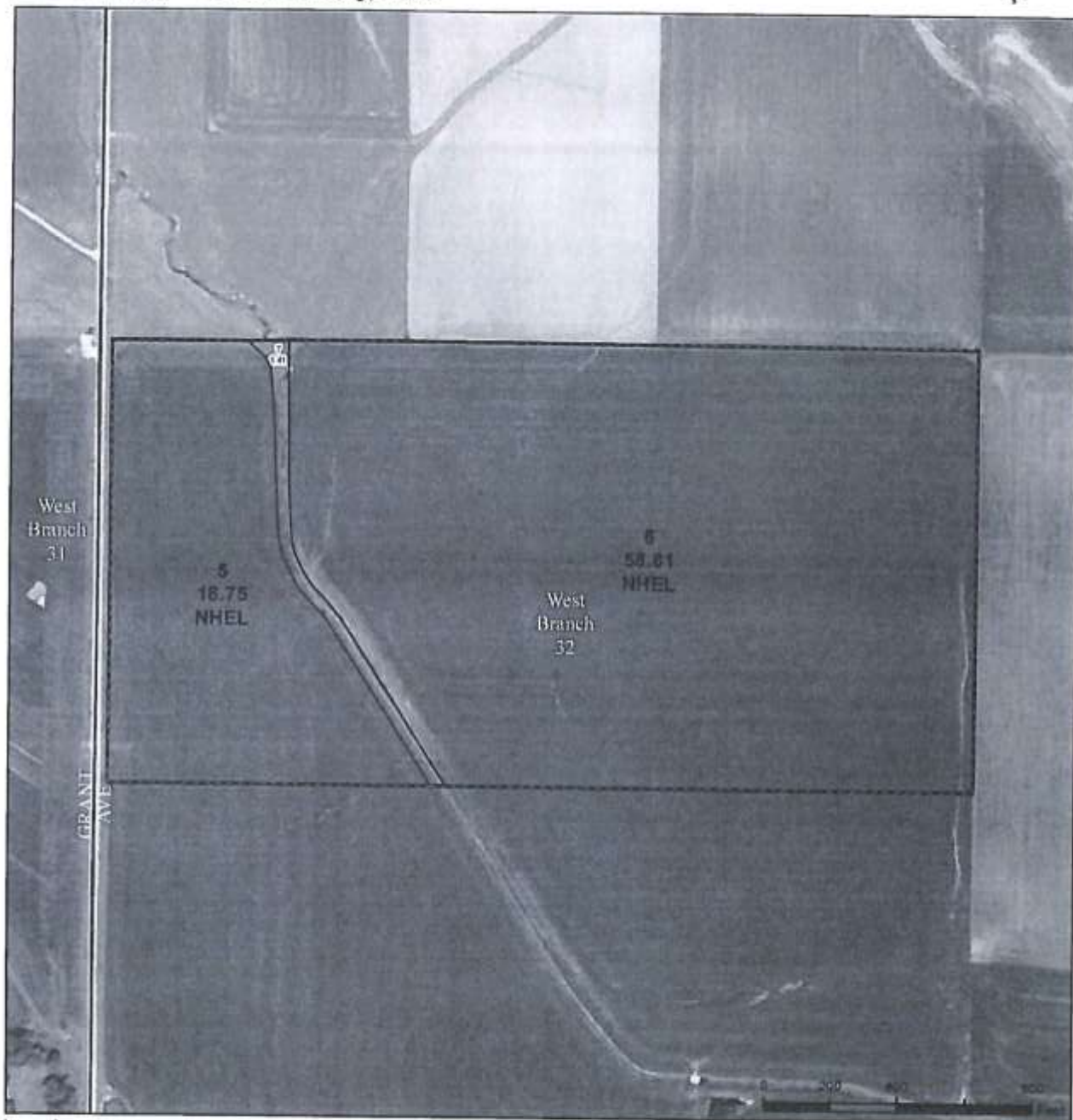
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Sioux 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

Tract Cropland Total: 77.56 acres

2021 Program Year

Map Created March 17, 2021

Farm 10779

Tract 40915

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.

Tract Number: 40815 **Description:** N2 SW4 SEC 32 WEST BRANCH
FSA Physical Location: Sioux, IA **ANSI Physical Location:** Sioux, IA
BIA Range Unit Number:
HEL Status: NHFI: no agricultural commodity planted on undetermined fields
Wetland Status: Wetland determinations not complete
WL Violations: None

Farmland	Cropland	DCP Cropland	WSP	WRP	EWP	CRP Cropland	GRP
78.97	77.58	77.58	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NPL/FWP	Native Sod		
0.0	0.0	77.56	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	50.3	181	0.00
SOYBEANS	27.2	53	0.00
Total Base Acres:	77.5		

Owners: BELLWO, ROSALIE
Other Producers: None

Rent Information:

Tract 1:

Buyer shall receive from current tenant \$25,550.00 for rent for the 2022 crop year on July, 1, 2022.

Buyer shall receive from the owner \$7,300.00 for a rent subsidy at closing.

Tract 2:

Buyer shall receive from current tenant \$26,950.00 for rent for the 2022 crop year which shall be paid as follows:
\$13,475.00 payable on closing day and \$13,475.00 payable on September 1, 2022.

Buyer shall receive from the owner \$7,700.00 for a rent subsidy at closing.

Presented by

ZOMER COMPANY

Mark Zomer — Broker - 712-470-2526
Darrell Vande Vegte — Sales-712-470-1125
Gary Van Den Berg — Sales - 712-470-2068
Ryan Zomer — Sales - 712-441-3970
Blake Zomer — Sales - 712-460-2552

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



"Your Farmland Specialists"

1414 Main St.

Rock Valley, IA 51247

Zomercompany.com

(712) 476-9443

Tract 1: 75.85 Acres

Tract 2: 79.98 Acres

**West Branch TWP, Sioux
County, IA Farmland**

