

ZOMER COMPANY

**151.37+/- Acres Located in
Doon TWP, Lyon County, Iowa!!
Located North of Doon, IA, East of Inwood, IA
and Southeast of Alvord, IA!!!**



Auction Date: September 23, 2022 @ 10:30 A.M.

Fred L. Elbert Revocable Trust - Owner

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 — Bryce Zomer-712-451-9444

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

Auctioneer's Note: Our company is honored to have been selected by the Elbert family to offer for sale at auction this tract of farmland! This land is located North of Doon, IA! This farmland offers a great opportunity to start your land portfolio or add to your current operation! Call an auctioneer listed below today to receive a full informational packet! This auction will be held at the site of the farmland! Watch zomercompany.com in case of inclement weather!

Location: From the North edge of Doon, IA go 2 1/4 miles North on Garfield Ave. to the property. Property is located on the East side of Garfield Ave. Auction will be held at the site of the farmland!



Auctioneers & Assistants:

Zomer Company

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

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

Legal Description: Parcel E in the SW1/4 of Section 12, TWP 98N, Range 46W, Lyon County, IA. Sold subject to public roads and easements of record.

General description: According to the survey, this property contains 151.37 gross acres. According to FSA, this farm contains approx. 144.93 tillable acres. This farm is classified as HEL. The predominant soil types include: 410B, B2, C2—Moody, 430-Ackmore, 401C2, D2-Crofton, 37-Alcester, 31-Afton, 910, B-Trent, 27B-Terril, 92-Marcus, 311-Galva, 541D-Estherville-Salida and 899-Davis. The average **CSR2 is 67.5 and the average CSR1 is 56.1**. This is a high quality farm which is nearly 95% tillable! The current tenant has had an excellent yield history on this farm! This farm has a corn base of 141 acres with a PLC yield of 122bu and a soybean base of 0.30 acres with a PLC yield of 41bu. There also is a large amount of drainage tile line installed in this farm! This farm appears to have a good state of productivity and is well managed. This farmland would make a great addition to your current farming operation or would make a great investment opportunity! Make plans today to attend this auction!

Method of sale: Farm will be sold with the final bid price x the gross surveyed acres. Auction will be held at the site of the farmland.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$3,496.00 per year. Seller will pay the 2022 taxes which are due and payable in March and Sept of 2023.

Possession: Possession will be on March 1, 2023. This land is available to farm for the 2023 crop year.

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/installment contract with the remaining balance due and payable as follows: additional 35% of the purchase price will be due and payable on December 30, 2022 and the remaining 50% of the purchase price will be due and payable on January 3, 2023 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 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. – **Paul Kippley/Ben Vander Kooi are the attorney's for the seller.**

TABLE OF CONTENTS

Auction Location & Time	Pg2
Auction Terms	Pg 3
Plat Map	Pg 5
Agri-Data Aerial Map	Pg 6
Soil Maps	Pg 7– 9
FSA Aerial Map	Pg 10
FSA 156 Form	Pg 11
Aerial Survey	Pg 12
Estimated Tile Map	Pg 13
Property Notes	Pg 14
Listing Agency	Pg 15

DOON TWP

LAND OWNER

R 46 W
JOHN CLEVELAND TWP

T 98 N



Small Tracts

Section 1 A Cory & Julie VanTilberg - 14.15	Section 14 W Warren & Cheryl VanGinkel - 5.93	Section 24 AR Lyon County - 6.73	Section 25 BM Brandus & Morgan Erickson - 6.57
Section 1 B Deere Land Farms Inc. - 12.14	Section 15 X Jason & Melinda DuWard - 9.41	AS Joe & Donna Anderson - 35.03	Section 26 BN Floyd & Lash VanderBerk - 17.53
Section 1 C Troy & Allison Tholson - 18.15	Section 16 Y Roovina & Gilbert Hoogendoorn - 20	AT Chad Mulder - 6.89	BO Tyler & Krista VanderBerk - 15.16
Section 2 D Marvin & Debra Fler - 32.06	Section 17 Z Joshua & Rachel VanBeek - 40	AU David & Rachel Huyar - 12.79	BP John & Krista Kookma Trust - 7.71
Section 2 E Wayne & Christine Panschou - 11.71	Section 18 AA Brent & Bethany Driessen - 20.61	Section 27 AV VanDerBerk & Sons Inc. - 14.29	BQ Evan & Rhonda Letour - 6.87
Section 3 F Gregory & Kristi DeJager - 8.39	Section 19 AB Leon & LoriAnn Bulgens - 11.14	AW P & C Horstman Farms Inc. - 9.29	
Section 3 G Randall Jensen & Carol VanderHok - 6.30	Section 20 AC Zebulon & Melissa Bekker - 8.42	Section 28 AX Michael VanZanten - 12.66	
Section 4 H Charles O'Donnell - 5.20	Section 21 AD Terry & Pamela Dorhout - 10.43	Section 29 AY Gregory & Wanda Galber - 8.87	
Section 4 I Duetz K Foodst Inc. - 20.74	Section 22 AE Rock River Jerseys, LLC - 26.73	AZ Evan & Kimberly Allena - 12.93	
Section 4 J Michael Boer - 8.45	Section 23 AF Rock River Rentals, LLC - 43.77	BA Daniel & Hannah Bekker - 6.99	
Section 5 K William & Debra Kock - 9.61	Section 24 AG Harlen Dorhout - 26.10	BB Robert & Cathleen VanZanten - 11.01	
Section 5 L Marilyn & Carlo VanHill - 7.20	Section 25 AH David & Teresa Koedam - 20	BC Chad & Alanna Koonen - 5.09	
Section 7 M Floyd & Mary VanDenTop - 8.45	Section 26 AI Mud Creek Livestock - 10.73	Section 34 BD Thad & Carla DeJager - 15	
Section 8 N Kyle & Nindy DeJager - 10.41	Section 27 AJ Circle C Farms Inc. - 23.51	BE Gary & Kay VanVeldhuizen - 5.41	
Section 9 O Devin & Carlo DeJager - 7.45	Section 28 AK Collin Heerboom - 17.29	BG Gail & Darla VanBerkum - 18.29	
Section 10 P Brady & Kayla Vooshes - 6.06	Section 29 AL Elvener & Richard Landman Trust - 30.25	BH Lynn County Iowa - 14.20	
Section 11 Q Martin VanEngen - 12.02	Section 30 AM Leon & Debra Bolkeena - 16.19	BI Spencer & Kendra Gort - 5.80	
Section 12 R Hasche Farms Inc. - 10	Section 31 AN Jordas Hoeksma - 14.66	BJ Wade & Jan Gort - 20.53	
Section 13 S Andrew Anderson - 9.00	Section 32 AO Andrew Anderson - 20.48	BK City of Doon - 6.41	
Section 13 T David & Mary Kookma - 7.66	Section 33 AP Jan Anderson - 7.59	BL Kenneth Vink et al - 6.78	
Section 14 U Parry & Charlene VanEdgton - 8.40	Section 34 AQ Lance VanBommel - 10.49		
Section 14 V Howard & Lynette Allena - 10.41			

LYON COUNTY, IA

Aerial Map



Map Center: 43° 19' 14.91, -96° 13' 43.62

0ft 839ft 1678ft

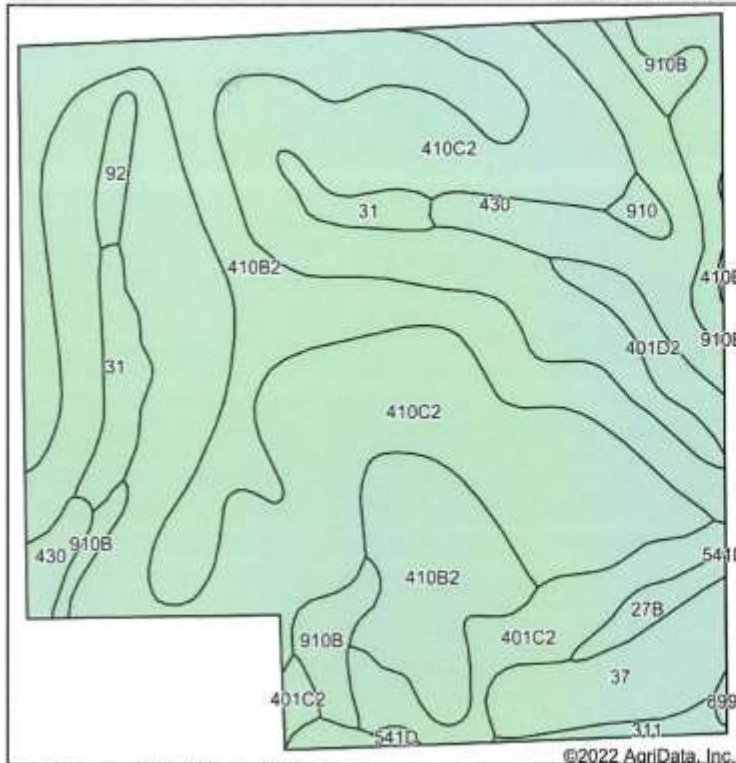


12-98N-46W
Lyon County
Iowa



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

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **12-98N-46W**
 Township: **Doon**
 Acres: **151.37**
 Date: **7/19/2022**



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.

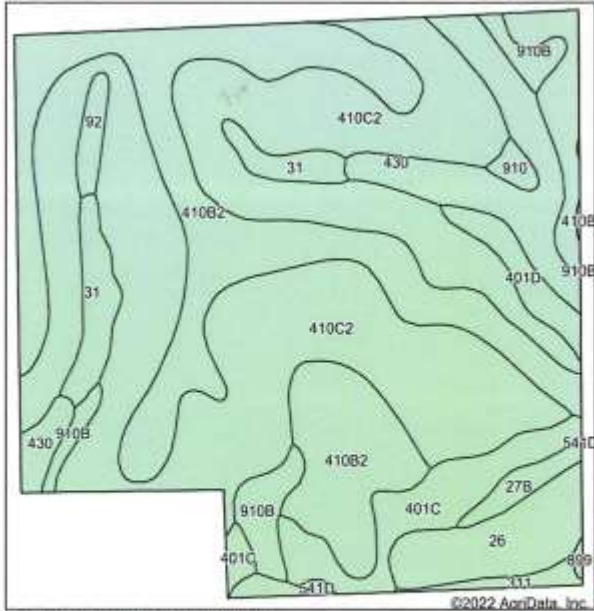
Area Symbol: IA119, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	71.09	47.0%		Ille	65	48	63	
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	38.48	25.4%		Ile	67	63	66	
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	10.99	7.3%		Ilw	77	70	86	
401C2	Crofton silt loam, 5 to 9 percent slopes, eroded	7.48	4.9%		Ille	Ille	58	69	
37	Alcester silty clay loam, cool, 0 to 2 percent slopes	6.41	4.2%		I	I	79	72	
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.79	3.2%		Ilw	80	68	68	
910B	Trent silty clay loam, 2 to 5 percent slopes	4.50	3.0%		Ile	73	73	79	
401D2	Crofton silt loam, 9 to 14 percent slopes, eroded	2.55	1.7%		Ille	34		65	
27B	Terril loam, 2 to 5 percent slopes	1.52	1.0%		Ile	86	63	71	
92	Marcus silty clay loam, 0 to 2 percent slopes	1.30	0.9%		Ilw	94	71	75	
311	Galva silty clay loam, stratified substratum, 0 to 2 percent slopes	1.07	0.7%		I	100	70	76	
910	Trent silty clay loam, 0 to 3 percent slopes	0.74	0.5%		I	I	73	75	
541D	Estherville-Salida complex, 9 to 14 percent slopes	0.24	0.2%		IVs	5	5	24	
899	Davis silt loam, 0 to 2 percent slopes	0.15	0.1%		I	69	76	68	
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	0.06	0.0%		Ile	67	65	72	
Weighted Average					2.45	*-	67.5	*-	*n 67.1

**IA has updated the CSR values for each county to CSR2.
 *- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 *- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **12-98N-46W**
 Township: **Doon**
 Acres: **151.37**
 Date: **7/19/2022**



Soils data provided by USDA and NRCS. ©2022 AgriData, Inc.

Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	Non-Irr Class %c	Irr Class %c	CSR*	Alfalfa hay Tons	Alfalfa hay irrigated Tons	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Com Bu	Com Irrigated Bu	Grain sorghum Bu	Grain sorghum irrigated Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome grass AUM	Soybeans Bu	Soybeans irrigated Bu
410C2	Moody silty clay loam, 5 to 8 percent slopes, moderately eroded	71.10	47.0%		IIIe	48	3		5		151	105	60			81		41	
410B2	Moody silty clay loam, 2 to 5 percent slopes, moderately eroded	38.64	25.5%		IIIe	63	3.3		5.5		171	120	73			85		42	
430	Ackmore silty clay loam, 1 to 3 percent slopes	10.97	7.2%		IIw	70			6.9	4.8	181				2.9	89	4.9	45	
401C	Crofton silt loam, 5 to 8 percent slopes	7.47	4.9%		IIIe	43	2.8	4.5	2.8		144	90	50			68		34	
26	Kennebec silty clay loam, 0 to 2 percent slopes	6.40	4.2%		Iw	75			6.4	5.3	187				3.1	94	5.1	47	

Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	CSR*	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	Soybeans Irrigated Bu	
31	Afton silty clay loam, 0 to 2 percent slopes	4.80	3.2%		llw	68			6.3	3.7	178				3	92	5	46		
910B	Trent silty clay loam, 2 to 5 percent slopes	4.51	3.0%		lle	73	3.8		6.3		185		70			94			47	
401D	Crofton silt loam, 9 to 14 percent slopes	2.54	1.7%		llle	37	2.7		3.1		136		45			62			31	
27B	Terril loam, 2 to 5 percent slopes	1.52	1.0%		lle	63			5.8	4.7	171				2.8	85	4.6		42	
92	Marcus silty clay loam, 0 to 2 percent slopes	1.32	0.9%		llw	71			6.6	3.8	182				3.1	96	5.2		48	
311	Galva silty clay loam, stratified substratum, 0 to 2 percent slopes	1.00	0.7%		l	70			9.1	5.2	181				3	92	5		46	
910	Trent silty clay loam, 0 to 2 percent slopes	0.74	0.5%		lw	75	4	8.5	6.7		187	160	75	130		96			48	50
541D	Estherville-Salida complex, 9 to 14 percent slopes	0.22	0.1%		IVs	5			1.9	1.3	93				0.8				12	
899	Davis silt loam, 0 to 2 percent slopes	0.14	0.1%		l	76	4.3		7.2		189		82			101			50	
Weighted Average				2.48	*-	56.1	2.6	0.3	5.3	0.8	161.9	85.2	52.6	0.6	0.5	83.1	0.9	41.7	0.2	

*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 *- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



Lyon County, Iowa



Common Land Unit

- Cropland
- Non-cropland
- CRP

2022 Crop Year

Farm 394
Tract 2173

Wetland Determination Identifiers

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



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



United States Department of Agriculture
Farm Service Agency

FARM : 394
Prepared : 7/19/22 12:26 PM
Crop Year : 2022

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

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
146.97	144.93	144.93	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	144.93	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	141.00	0.00	122	0
Soybeans	0.30	0.00	41	
TOTAL	141.30	0.00		

NOTES

Tract Number : 2173

Description : SW4 SEC 12 EXC BLDG SITE DOON TWP 98 46 UND INT
FSA Physical Location : IOWA/LYON
ANSI Physical Location : IOWA/LYON
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : FRED L ELBERT REVOCABLE INTERVIVOS TRUST
Other Producers :
Recon ID : None

Tract Land Data

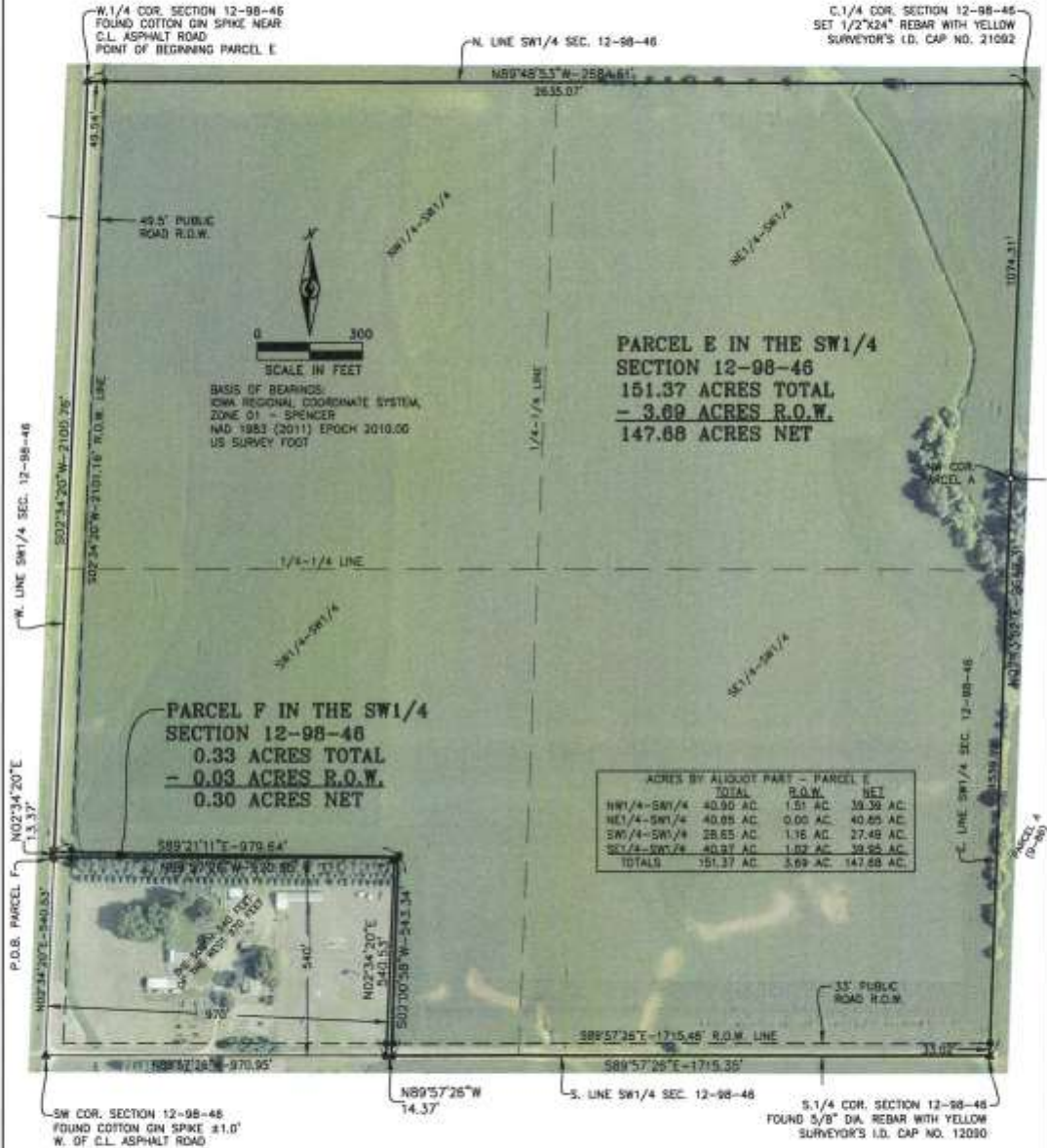
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
146.97	144.93	144.93	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	144.93	0.00	0.00	0.00	0.00	0.00

LOCATION:
SW1/4 SECTION 12-98-46

PREPARED BY AND RETURN TO:
TIM M. LALEMAN, PLS DGR
ENGINEERING 1302 SOUTH
UNION STREET P.O. BOX 511
ROCK RAPIDS, IOWA 51246
PHONE: 712-472-2531

SURVEY REQUESTED BY: MARK ZOMER
CURRENT PROPRIETOR:
FRED L. ELBERT REVOCABLE INTERVIVOS TRUST

PLAT OF SURVEY
PARCELS E & F IN THE SW1/4 SECTION 12-98-46
LYON COUNTY, IOWA



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

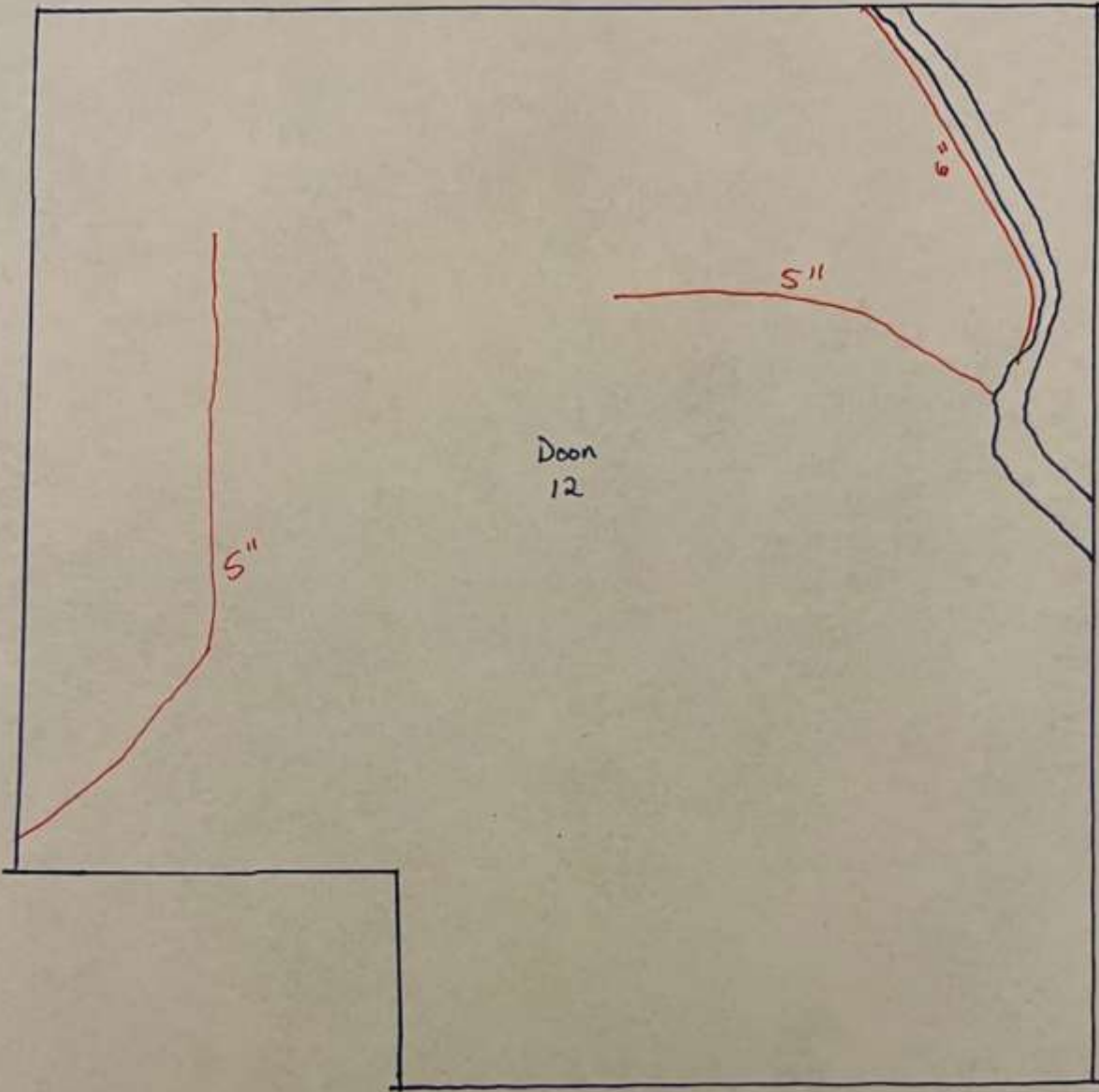
BY: **TIM M. LALEMAN**
21092
IOWA

Mr. M. Laleman, I.S. License No. 21092 (Date)
My license renewal date is December 31, 2023

Sheets covered by this plat SHEETS 1 OF 2 AND 2 OF 2

- ▲ SECTION CORNER AS NOTED
 - SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
 - SET MAG NAIL
 - FOUND 5/8" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 12090
- DATE OF FIELD WORK - 7-11-22

↑ Estimated tile map as drawn by tenant
N



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

Bryce Zomer—Sales - 712-451-9444

Gerad Gradert-712-539-8794

Ivan Huenink-712-470-2003

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

for our past successful results



"Your Farmland Specialists"

1414 Main St.

Rock Valley, IA 51247

Zomercompany.com

(712) 476-9443

**151.37+/- Acres Of Farmland In
Doon TWP, Lyon County, IA!**

**Located Approx. 2 miles
North of Doon, IA!**



Fred L. Elbert Revocable Trust—Seller