

ZOMER COMPANY

**Upcoming Live Public Auction
Of 87.74 Irrigated Acres
Of Doon TWP, Lyon County, IA Farmland
To Be Sold In One Tract**



Auction Date: November 15, 2022 @ 10:30 A.M.

Joan Marie Groeneweg 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

Bryce Zomer—712-451-9444 — Ryan Zomer—712-441-3970

Ivan Huenink—712-470-3203 — Gerad Gradert—712-539-8794

Auctioneer's Note: Our company is honored to have been selected by Joan to offer for sale at public auction this excellent irrigated farm in Doon TWP, Lyon County, IA! This farm lays fantastic and with long rows this farm is easy to farm with large equipment! This is a wonderful opportunity to purchase a farm with irrigation in an area where irrigated farmland is not often for sale! Watch zomercompany.com in case of inclement weather!

Location: On the North edge of Doon, IA at the intersection of Garfield Ave and 250th St. go West on 250th St for 1/2 mile to the farm. Farm is located on the North side of 250th St. 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 — Joel Westra, Jr. - 605-957-5222

Ryan Zomer - 712-441-3970 — Bryce Zomer - 712-541-9444

Abbreviated Legal Description: The West 1/2 of the SE1/4 And the East 1/2 of the SW1/4 Excepting Railroad right of way and excepting a tract described as East 862' of the North 2,016' of the W1/2 of the SE1/4 and Excepting Parcels C, F & E and excepting a tract commencing at center of said Section 23 thence East 458' thence South 1781' to the point of beginning thence West 113', thence Southwesterly 213' to the center of public highway thence Southeasterly 124' along the center line of highway to a point due South of the point of beginning thence North 232' to the point of beginning, all located in Section 23, 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 87.74 gross acres. According to FSA, this farm contains approx. 73.23+/- tillable acres under irrigation, approx. 10.29+/- acres of non irrigated cropland, approx. 3.80+/- acres of trees/grass in the Northeast corner with the remainder in road/ditch. This farm is classified as NHEL. The predominant soil types include: 608, B-Dempster, 203-Cylinder, 410B-Moody, 486-Davis, 541D-Esterville-Salida, 174B, C2-Bolan, 878B, B2-Ocheydan, 501. The average CSR2 is 45.5 and the average CSR1 is 51.3 on the irrigated tillable farmland. This farm recently had a 5 tower Zimmatic 9500P w/ 8500 Series Spans irrigation system installed in 2016 and the irrigation system will be included with the farm!! This property has one approx. 159 feet deep Pleistocene well and one existing alluvial well which is approx. 40ft deep and the buyer will be responsible to transfer the well permit into the buyers name. The current well permit number is #6777m4. The elec for the irrigation is provided from Mid American Energy. This farm has a corn base only with a PLC yield of 161bu. This land has been operated by an excellent tenant who has done an excellent job of maintaining this farm! This farmland would make a great addition to your current farming operation or would make a great investment opportunity! It is not often you have the opportunity to purchase an irrigated farm in this area! An irrigated farm is hard to come by so make plans today to purchase a farm which will give you consistent yields! Land long term has historically been a great investment! An opportunity like this is not always available!

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. \$1,300.00 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 with the remaining balance due and payable on closing day on or before December 27, 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 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 information provided including but not limited to acres, years, plc yields, etc. are not guaranteed and buyers are encouraged to verify any information that is important to the buyer. If buyer delays closing penalties may apply. 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—attorney for the seller.**

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DOON TWP LAND OWNER

R 46 W
JOHN CLEVELAND TWP

T 98 N



LAND OWNER & RURAL RESIDENT MAPS

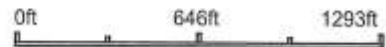
- Small Tracts**
- Section 1 A Cory & Julie VanTilburg - 14.15
 - B Deans Lars Farms Inc - 12.14
 - C Troy & Allison Thibault - 18.16
 - Section 2 D Marvin & Debra Filer - 32.08
 - E Wayne & Christine Ranschau - 11.71
 - Section 3 F Gregory & Kristi DeJager - 5.39
 - G Randall Jensen & Carol VanderKolk - 6.30
 - Section 4 H Charles O'Donnell - 5.20
 - I Duane K Feedlot Inc - 20.74
 - J Michael Bow - 8.45
 - Section 5 K William & Debra Koch - 9.61
 - Section 6 L Marilyn & Carlo VerHill - 7.80
 - Section 7 M Floyd & Mary VandenTop - 8.46
 - Section 8 N Kyle & Miray DeJager - 10.41
 - Section 10 O Derwin & Carla DeJager - 7.45
 - P Brady & Kaye Vorhees - 5.98
 - Q Martin VanEngen - 12.92
 - R Haesche Farms Inc - 10
 - Section 13 S Andrew Anderson - 9.08
 - T David & Mary Kistka - 7.66
 - Section 14 U Penny & Charlene VanEggen - 8.40
 - V Howard & Lynette Alena - 10.41
 - Section 14 W Warren & Cheryl VanGral - 5.93
 - Section 15 X Jason & Melissa DuWard - 9.41
 - Section 16 Y Rowena & Gilbert Hoogendoorn - 30
 - Z Joshua & Rachal VanBaek - 40
 - Section 17 AA Brent & Beahnn Dissen - 20.91
 - Section 18 AB Leon & Lisa Ann Burgers - 11.14
 - AC Zebulun & Melissa Bekker - 8.42
 - AD Terry & Pamela Dohm - 16.45
 - Section 19 AE Rock River Jerseys, LLC - 39.73
 - AF Rock River Jerseys, LLC - 43.77
 - AG Harlan Dohm - 29.10
 - Section 20 AH David & Teresa Kocant - 20
 - Section 21 AI Mud Creek Unleash - 18.73
 - AJ Circle C Farms Inc - 23.51
 - AK Cuffin Harbom - 17.23
 - Section 22 AL Eleanor & Richard Lindman Trust - 30.35
 - AM Leon & Debra Bekker - 16.18
 - AN Jordan Hoeft - 14.68
 - Section 23 AO Andrew Anderson - 20.48
 - AP Jon Anderson - 7.38
 - Section 24 AQ Lancia VanBommel - 10.49
 - Section 24 AR Lyon County - 8.73
 - AS Jon & Dennis Anderson - 35.93
 - AT Chad Mulder - 8.80
 - AU David & Rachel Huyser - 12.29
 - Section 27 AV VanDerBink & Sons Inc - 14.20
 - AW P & C Horstman Farms Inc - 8.20
 - Section 28 AX Michael VanZanten - 12.86
 - Section 31 AY Gregory & Wanda Galtier - 3.87
 - AZ Evan & Kimberly Alena - 12.80
 - BA Daniel & Hannah Bekker - 8.50
 - BB Robert & Cathleen VanZanten - 11.01
 - Section 33 BC Chad & Alanna Koenen - 5.06
 - Section 34 BD Thod & Carla DeJager - 15
 - BE Gary & Kay VanVeldhuizen - 5.41
 - BF Gal & Darla VanDerKam - 16.28
 - Section 35 BG Teri & Duane Dykstra - 19.54
 - BH Lyon County Iowa - 14.20
 - BI Spencer & Kendra Goff - 5.90
 - BJ Wade & Jan Goff - 26.53
 - BK City of Doon - 6.41
 - BL Kenneth Vink et al - 6.70
 - Section 35 BM Brenden & Marger Eckson - 6.57
 - Section 38 BN Floyd & Leah VanderBink - 17.33
 - BO Tyler & Krista VanderBink - 15.16
 - BP John & Kristi Kozius Trust - 7.71
 - BQ Evan & Rhonda LyLoun - 6.87

LYON COUNTY, IA

Aerial Map



Map Center: 43° 17' 23.09, -96° 14' 49.8

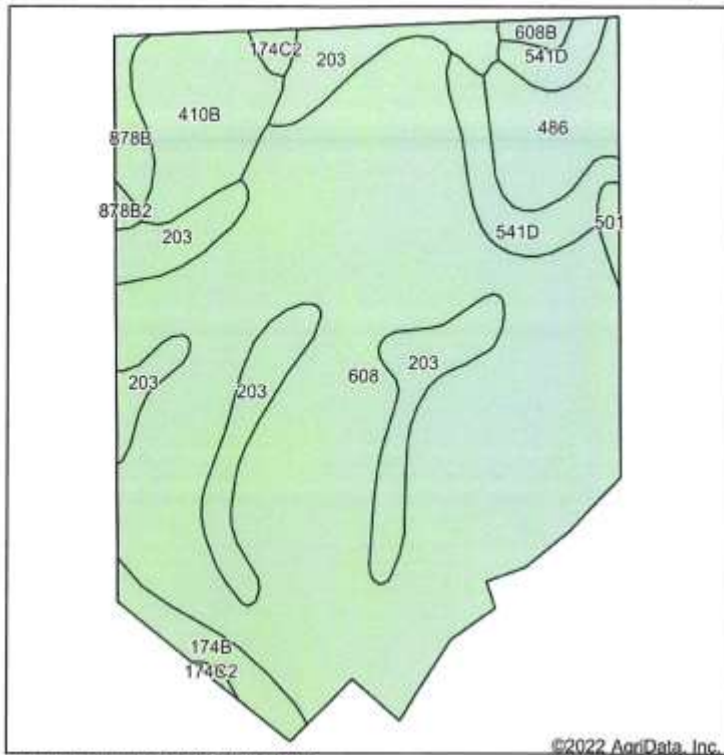


23-98N-46W
Lyon County
Iowa

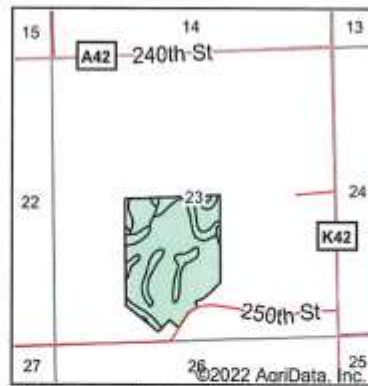


Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Lyon**
 Location: **23-98N-46W**
 Township: **Doon**
 Acres: **87.74**
 Date: **8/19/2022**



Area Symbol: IA119, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
608	Dempster silt loam, moderately deep, 0 to 2 percent slopes	56.52	64.4%	Ils	40	50	43	
203	Cylinder silty clay loam, deep, 0 to 2 percent slopes	11.66	13.3%	I	60	60	61	
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	5.74	6.5%	Ile	67	65	72	
486	Davis loam, 0 to 2 percent slopes	4.38	5.0%	Iw	66	70	82	
541D	Estherville-Salida complex, 9 to 14 percent slopes	4.26	4.9%	IVs	5	5	24	
174B	Bolan loam, 2 to 5 percent slopes	2.17	2.5%	Ile	55	43	53	
878B	Ocheyedan loam, 2 to 5 percent slopes	1.29	1.5%	Ile	84	56	73	
174C2	Bolan loam, 5 to 9 percent slopes, moderately eroded	0.57	0.6%	Ile	47	26	49	
608B	Dempster silt loam, moderately deep, 2 to 5 percent slopes	0.49	0.6%	Ile	35	43	43	
501	Gravel pit	0.43	0.5%	Vils	0	0		
878B2	Ocheyedan loam, 2 to 5 percent slopes, moderately eroded	0.23	0.3%	Ile	87	54	71	
Weighted Average					1.95	45	50.6	*n 48.9

**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.

Aerial Map



Map Center: 43° 17' 23.09, -96° 14' 49.8

0ft 646ft 1293ft



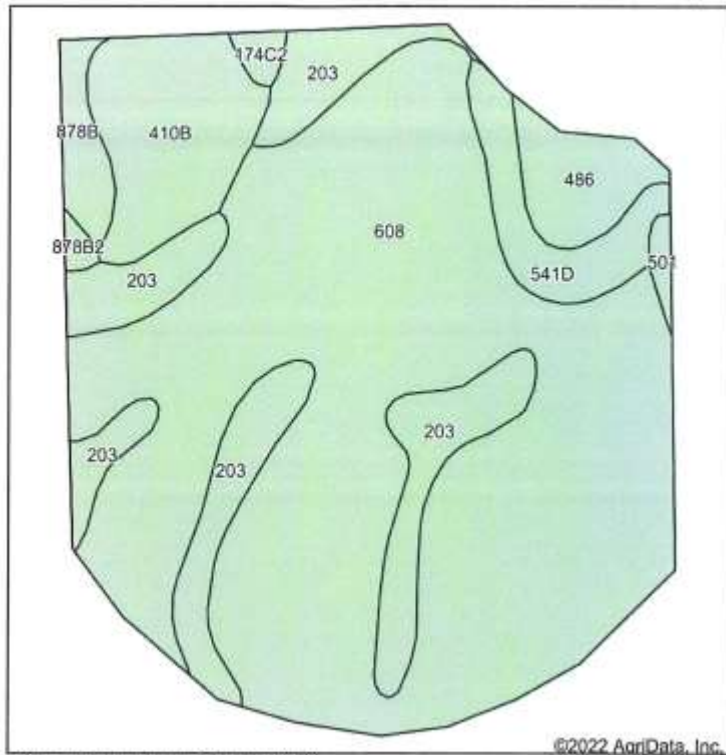
Maps Provided By:
surety
 CUSTOMER ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgridataInc.com

23-98N-46W
Lyon County
Iowa

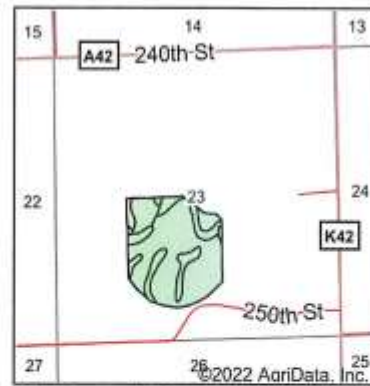


Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
 County: Lyon
 Location: 23-98N-46W
 Township: Doon
 Acres: 73.23
 Date: 8/19/2022



Area Symbol: IA119, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
608	Dempster silt loam, moderately deep, 0 to 2 percent slopes	48.46	66.2%	IIIs	40	50	43
203	Cylinder silty clay loam, deep, 0 to 2 percent slopes	10.88	14.9%	I	60	60	61
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	5.72	7.8%	IIe	67	65	72
541D	Estherville-Salida complex, 9 to 14 percent slopes	3.01	4.1%	IVs	5	5	24
486	Davis loam, 0 to 2 percent slopes	2.61	3.6%	Iw	66	70	82
878B	Ocheyedan loam, 2 to 5 percent slopes	1.48	2.0%	IIe	84	56	73
174C2	Bolan loam, 5 to 9 percent slopes, moderately eroded	0.44	0.6%	IIIe	47	26	49
501	Gravel pit	0.36	0.5%	VIIIs	0	0	
878B2	Ocheyedan loam, 2 to 5 percent slopes, moderately eroded	0.27	0.4%	IIe	87	54	71
Weighted Average					1.93	45.5	51.3
							*n 49.1

**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



Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm 8593
Tract 12921

Wetland Determination Identifiers

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

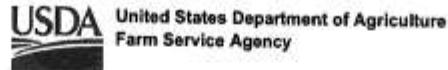
2022 Crop Year



Tract 1 of 3

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



FARM : 8593
Prepared: 8/16/22 8:36 AM
Crop Year : 2022

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : 2019-19-167-0011388
ARCPLC G/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
200.65	196.85	196.85	0.00	0.00	0.00	0.00	0.00	Active	3
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	196.85	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Com	196.85	0.00	161	45
TOTAL	196.85	0.00		

NOTES

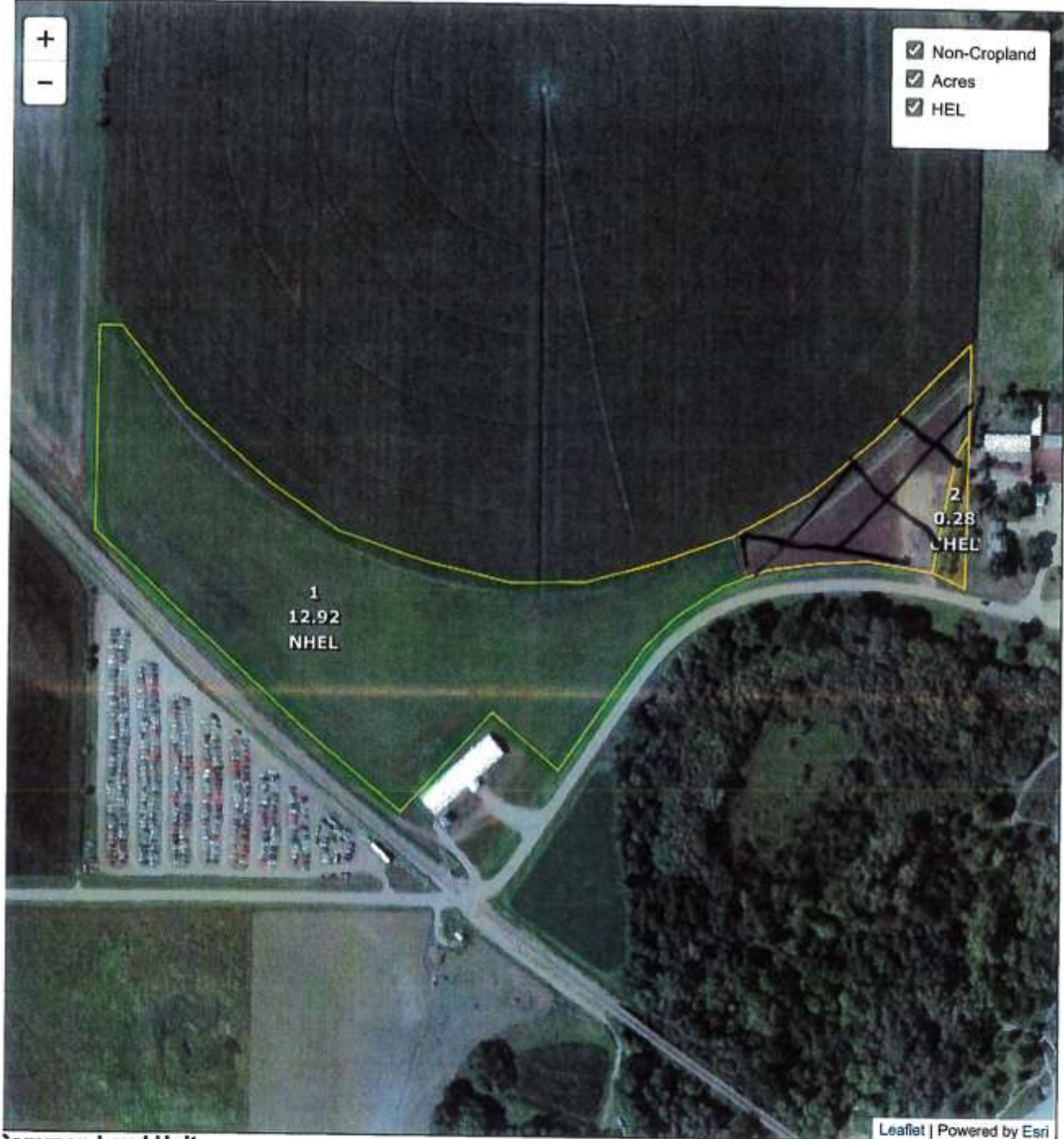
Tract Number : 12921
Description : IRR N 77A E2 SW4 & W2 W2 SE4 SEC 23 DOON TWP 98 46
FSA Physical Location : IOWA/LYON
ANSI Physical Location : IOWA/LYON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JOAN MARIE GROENEWEG REVOCABLE TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
77.03	73.23	73.23	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	73.23	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	73.23	0.00	161



Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm 11387
Tract 44142

Wetland Determination Identifiers

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

2022 Crop Year



Tract 3 of 5

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Tract Number : 44142
Description : IRR S 13 AC E2 SW4 + W2 W2 SE4 SEC 23 DOON LYON CO
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 : JOAN MARIE GROENEWEG REVOCABLE TRUST
Other Producers : None
Recon ID : 19-167-2019-49

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
13.20	12.92	12.92	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	12.92	0.00	0.00	0.00	0.00	0.00

IOWA
 SIOUX
 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 11387
 Prepared : 8/16/22 9:49 AM
 Crop Year : 2022

Tract 44142 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	12.92	0.00	166
TOTAL	12.92	0.00	

NOTES

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Automatic Irrigation Inc.

1111 Railway St.

Centerville, SD 57014

Office: (605) 563-2649; Fax: (605) 563-2144

automatic@hcinet.net

8500P

Sold To: River Bottom Farms

Ship To:

Order No. 37119

Date: 8/2/2022

Sales Rep: Phillip Eide

*Printed
Purchased
2-5-16*

System	System Type	System Length	Outlet Count
8500P	9500P w/ 8500 Series Spans	898.92	126

System Information

System Parts:

1	0120089	6-5/8" Standard Non-Tow
1	0160150	Non-Tow, 8-5/8", 8", 6-5/8", 5-9/16", Long Bolt Package
1	0169300	VISION, 480V, 10 wire CR, Encoder, for Std Riser and 9504MP
3	1183450	Fuse, 25 Amp, 600 Volt, Class CC
1	1603691	FieldNET, CDMA Cellular, Verizon
2	0156030	6-5/8", 157' (47.87m) Solid, 90" spacing, 8500P
3	0156040	6-5/8", 179' (54.57m) Solid, 90" spacing, 8500P
1	0165790	5-9/16" x 44' (13.41m) Overhang, 90" Spacing, 8500P
1	0181170	SR100, 200 GPM, BP, Aquamatic, 33'-44' (10.06m-13.41m) Overhang, Tower Mount
4	0165570	6-5/8" Joint, 8500P
1	0137745	6-5/8" Last Tower Joint
5	0165560	Non-Tow Tower Structure, 8500P
5	0134544	Plug, Quick Drain, 5-30 PSI, Low Pressure (Black)
3	0121673	Tower Control, Standard, 8-5/8", 8", 6-5/8" & 5-9/16"
1	0121681	Tower Control, Next-To-Last, 8-5/8", 8", 6-5/8" & 5-9/16"
1	0121699	Tower Control, Last
5	0162450	Non-Tow, AT Gearbox
5	0113498	43 RPM, Lindsay
5	0184040	NFTrax, 12 x 52
2	0118638	12 AWG, 157' (47.87m), 10 wire, Span Cable
3	0118646	12 AWG, 179' (54.57m), 10 wire, Span Cable

Sprinkler Parts:

70	0135301	R3000 Rotator
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Control Panel / Pivot Point Accessories:

1	0136796	Pressure Transducer, 0-150#
1	0131524	End Tower Light (Bulb not included)
1	0131557	Pivot Point Light (Bulb not included)

Ancillary Parts:

1	0128918	Pivot Tie Package, 3 Sides
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Quote/Sales Order Extended Details

Automatic Irrigation Inc.

1111 Railway St.

Centerville, SD 57014

Office: (605) 563-2649; Fax: (605) 563-2144

automatic@hcinet.net

1 0165750 Flush Out Kit, 8500P

Lindsay Equipment Sales Price	\$55,799.62
Lindsay Freight	\$950.00
Dealer Items w/ Freight	\$0.00
Installation	\$4,000.00
Sub Total:	\$60,749.62
Misc Items	\$0.00
Trade-in (Dollars)	(\$5,000.00)
Total Cash Allowance	(\$8,125.00)
Total Quote Price Before Tax	\$47,624.62
Tax	\$0.00
Total Quote Price After Tax	\$47,624.62

Terms & Conditions -

IOWA DEPARTMENT OF NATURAL RESOURCES

WATER USE PERMIT

Permit issued to:	Permit Number:	6777m4
Riverbottom Farms Inc	Effective:	02/03/2014
	Expires:	02/02/2024

The Permittee is authorized to:

withdraw water from one existing Pleistocene well, about 159 feet deep, and one existing alluvial well, about 40 feet deep, on land generally described as part of the E 1/2 of the SW 1/4 and part of the W 1/2 of the SE 1/4 of Section 23, T98N, R46W, Lyon County, Iowa, in the maximum quantity of 108 acre-feet per year at a maximum rate of 1,000 gallons per minute during the period April 1 to September 30 of each year for irrigation of up to 75 acres of general farm crops such as corn, soybeans and oats, on said land.

This authorization to withdraw water has been granted pursuant to the provisions of Part 4 of Division III of Chapter 455B, Code of Iowa, and Chapters 50, 51, and 52 of Part 567, Iowa Administrative Code, and is further subject to the general permit conditions within this permit.

Conditions of this permit may be appealed as provided in rule 567--50.9, Iowa Administrative Code. Appeal must be in writing and must be received at the Iowa Department of Natural Resources, Water Supply Engineering Section, Wallace Building, Suite M, Des Moines, Iowa 50319 within thirty days of the date of the certification of the mailing of the permit.

FOR THE DIRECTOR:

By: Michael K. Anderson, P.E. Date Executed: 02/03/2014

cc: Field Office No. 3 - Spencer
Permit File

CERTIFICATE OF MAILING

On the date shown below, a copy of the foregoing permit was mailed to the Permittee and to each person entitled to receive a copy as provided by rule 567--50.8(2), Iowa Administrative Code.

2-4-14

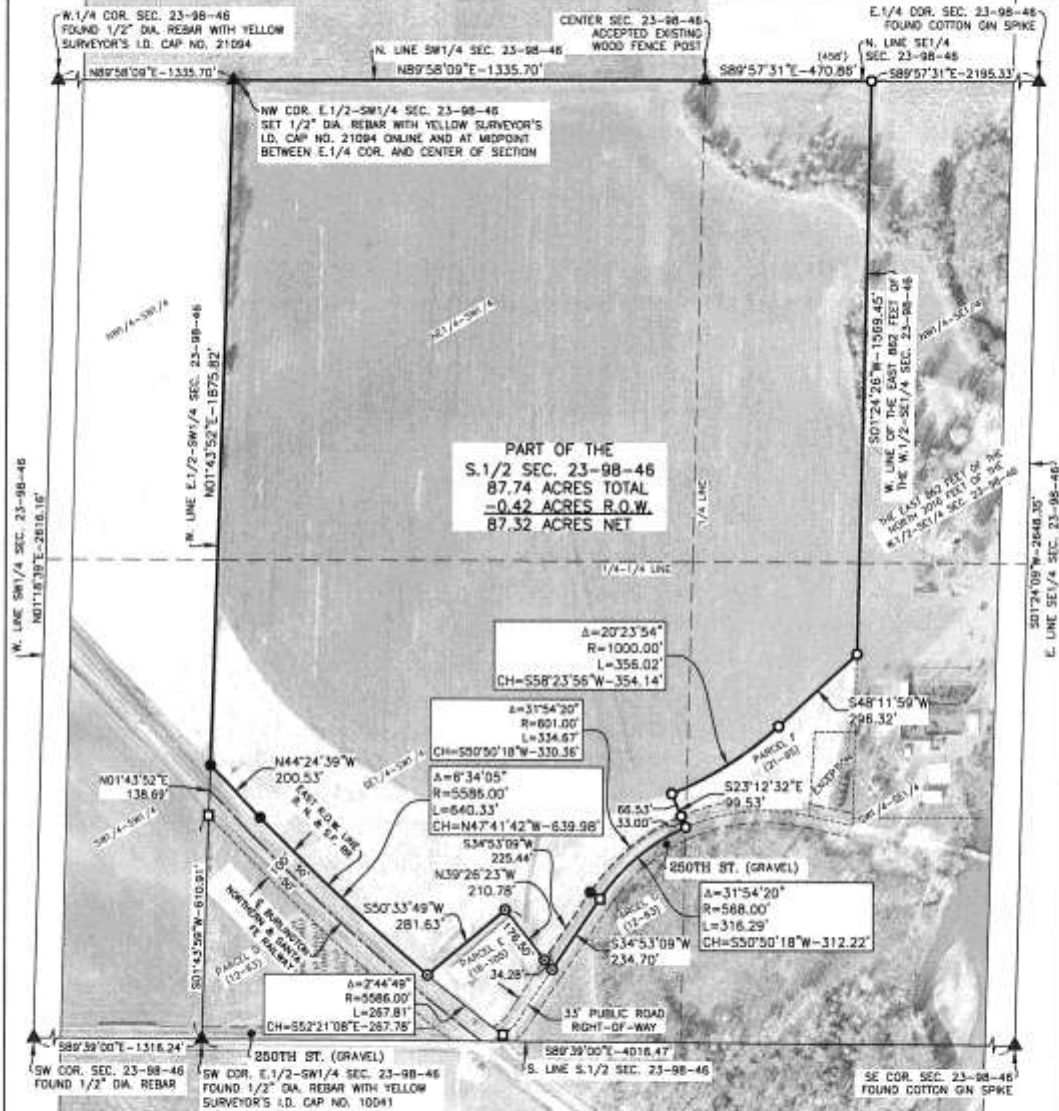
**PLAT OF SURVEY
(RETRACEMENT SURVEY)
PART OF THE S.1/2 SECTION 23-98-46
LYON COUNTY, IOWA**

LOCATION:
S.1/2 SEC. 23-98-46

PREPARED BY AND RETURN TO:
ADAM N. WERSMA, PLS
DGR ENGINEERING
1302 SOUTH UNION STREET
P.O. BOX 511
ROCK RAPIDS, IOWA 51248
PHONE: 712-472-2531

SURVEY REQUESTED BY: MARK ZOWER

CURRENT PROPRIETOR:
JONAN MARE GROENEWEG REV. TRUST



PART OF THE
S.1/2 SEC. 23-98-46
87.74 ACRES TOTAL
-0.42 ACRES R.O.W.
87.32 ACRES NET

ACRES BY ALIQUOT PART	TOTAL	R.O.W.	NET
SW1/4-SE1/4	4.92 AC.	0.00 AC.	4.92 AC.
NW1/4-SE1/4	14.24 AC.	0.00 AC.	14.24 AC.
NE1/4-SW1/4	40.41 AC.	0.00 AC.	40.41 AC.
SE1/4-SW1/4	28.17 AC.	0.42 AC.	27.75 AC.
TOTALS	87.74 AC.	0.42 AC.	87.32 AC.



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: Adam N. Wersma, L.S. License No. 21094 (Date)
My license renewal date is December 31, 2023

Sheets covered by this work: SHEET 1 OF 2 AND SHEET 2 OF 2



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

- LEGEND**
- ▲ SECTION CORNER AS NOTED
 - SET 1/2" x 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21094
 - FOUND 1/2" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21094
 - ⊙ FOUND 1/2" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
 - FOUND 1/2" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 15841
 - ### RECORDED DIMENSION



DGR ENGINEERING
Rock Rapids, Iowa 712-472-2531
Ston City, Iowa
Ston Falls, South Dakota

Date: 7-15-22
Drawn By: ANW
Reviewed: TML
Approved: ANW

PROJECT NO. 372217

DWG. VP-183072317:372217:ADPWG:372217.DWG

DATE OF FIELD WORK: 7-11-22
SHEET 1 OF 2



View from North



View from South





Presented by

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Mark Zomer — Broker - 712-470-2526
Darrell Vande Vegte — Sales-712-470-1125
Ryan Zomer — Sales - 712-441-3970
Blake Zomer — Sales - 712-460-2552
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