

# ZOMER COMPANY

**Upcoming Live Public Auction Of  
40.03+/- Acres Of Farmland In East  
Holman TWP, Osceola County, IA  
Located Northeast Of Sibley, IA!**



**Auction Date: October 29, 2022 @ 10:30 A.M.**

**Marlys J. Wolfswinkel Estate - Owner**

**[zomercompany.com](http://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**

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

**Bryce Zomer - 712-451-9444 — Joel Westra - 605-310-6941 — Ryan Zomer - 712-441-3970**

**Auctioneers Note: The Zomer Company is extremely honored to have been selected by the Wolfswinkel Family to offer for sale at live public auction this outstanding inside tract of Osceola County, IA farmland! This farmland has good soil ratings and has very little waste acres with road only on one side! Do not miss out on this opportunity to purchase this quality Osceola County, IA farm! This auction will be held at the site of property!! Watch [zomercompany.com](http://zomercompany.com) in case of inclement weather!**

**Location:** From the intersection of HWY 60 & HWY 9 Northeast of Sibley, IA go 2 1/2 miles East on HWY 9 to Redwood Ave. then go 1/2 mile South on Redwood Ave. to the farm or from the North side of Allendorf at the intersection of HWY 59 and 160th St. go 1 mile West on 160th St. to Redwood Ave. then go 1/2 mile North on Redwood Ave. Farm is located on the West side of Redwood Ave. Auction signs will be posted. Auction to be held onsite at the farm.



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**Abbreviated Legal Description:** The N1/2 of the N1/2 of the SE1/4 of Section 3, TWP 99N, Range 41W, Osceola County, IA. Subject to all public easements, special assessments, drainage taxes and roadways of record.

**General description:** According to a survey conducted on this farm, this property contains 40.03+/- gross acres of farmland. According to FSA/survey, this property contains approx. 39.53+/- tillable acres with the remainder in road and ditch. This farm is 98.7% tillable and can be farmed in 1/2 mile rows! This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 157bu. on corn and a PLC yield of 47bu on soybeans. The tillable farmland is classified as NHEL. The predominant soil types of property include: 107-Webster, 138B-Clarion, 55-Nicollet, 638C2-Clarion-Storden, 274-Rolfe, 507-Canisteo. The CSR2 rating is 84.6 and the CSR1 rating is 67.9 on the tillable farmland! This is a great farm with good soil ratings and is easy to farm with 1/2 mile rows! This farm does have some drainage tile line installed! If you are younger farmer looking to make your first land purchase or an existing farmer looking to add a good farm to your operation then be sure to take a look at this property! It is not often that you can purchase a farm that checks all the boxes including a good soil rating, 1/2 mile rows, drainage tile, nearly all tillable with the exception of the road and ditch and a good location! The buyer of this farm will be required to install a field driveway for access at the buyers sole expense. Call an agent today for a full informational brochure on this property! Do not pass up this chance to buy an excellent Osceola County, IA farm!

**Method of sale:** Farm will be sold with the final bid x the gross surveyed acres. Auction will be held live on site at the property.

**Taxes:** The current Real Estate Taxes according to the Osceola County Treasurer are approx. \$1,006.00 per year. Buyer will be responsible for all future drainage taxes which are assessed on this property. Seller will pay the 2022 taxes which are due & payable in March and Sept of 2023.

**Possession:** Possession of the farm will be on March 1, 2023 due to the current farm lease.

**Terms:** Purchaser(s) will be required to pay a non-refundable 15% of the purchase price due the day of the auction and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before December 16, 2022 when the buyer shall receive a clear and merchantable title to the property. This property 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 purchasers pursuant to IA statutes. All buyers are encouraged to do buyers due diligence. If buyer delays closing penalties may apply. 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.

– Carrie Jones—Attorney for Seller.

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# EAST HOLMAN TWP

## LAND OWNER

T 99 N

R 41 W

JOINS WILSON TWP



OSCEOLA CO. LAND OWNER & RURAL RESIDENT MAPS

### Small Tracts

- Section 1 A Gary & Linda Klave - 7.19
- Section 3 B Charles & Kahla Kruger - 12.85
- Section 4 C Alex Farms Inc. - 6
- Section 5 D Paul Feldkamp - 21.01
- Section 6 E Dennis & Carol Versteeg - 8.39
- Section 8 G Daniel & Loretta Berland - 8.59
- Section 10 J Lawrence Kruger - 6.23
- Section 11 M Braakma Grain Farms Inc. - 12.04
- Section 12 O Gerit Heikama - 10.84
- Section 13 Q Lance & Shawna Rook - 12.69
- Section 17 R Harold Feldkamp Trust - 11.83
- Section 18 T Robert & Pamela Groote - 5.87
- Section 20 X Teresa & Lonnie Janssen - 5.19
- Section 22 Y John & Valerie Janssen - 7
- Section 23 Z Belman Farms Inc. - 5.88
- Section 25 AA Arlin & Dolores Zavenbergen - 40
- Section 26 AB Ruth Helmers - 29.61
- Section 27 AC Dennis Truckenmiller - 38.82
- Section 28 AD Douglas Hensch - 5
- Section 29 AG Belas Hog Farms, LLC - 27.75
- Section 31 AH Osceola Co. Wildlife Area - 22.81
- Section 33 AI Truckenmiller Pkist & Grain Inc. - 6.95
- Section 34 AK Timothy & Jodie Kruger - 10
- Section 35 AN Trent Clausen - 5.52
- Section 36 AO Dennis Monier - 5.79
- Section 36 AP Robert Traville - 8.81
- Section 36 AQ Rodney & Tami VanderVaan - 5.14
- Section 36 AR Gary Greenfield - 7.54

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O'BRIEN-OSCEOLA COUNTIES, IA

# Aerial Map



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

Field borders provided by Farm Service Agency as of 8/21/2008.

Map Center: 43° 25' 24.74, -95° 40' 6.19

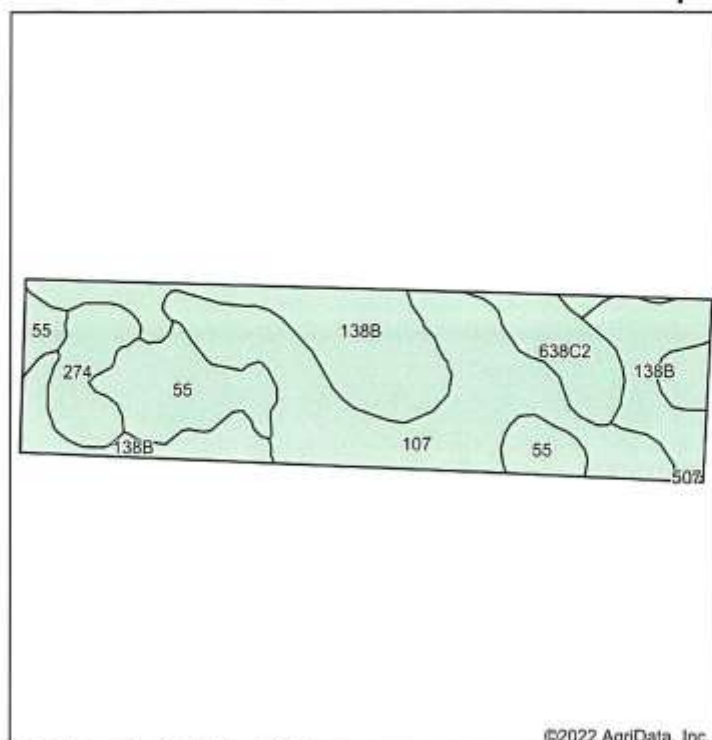
**3-99N-41W**  
**Osceola County**  
**Iowa**

0ft 650ft 1299ft





## Soils Map



State: **Iowa**  
 County: **Osceola**  
 Location: **3-99N-41W**  
 Township: **Holman**  
 Acres: **40.03**  
 Date: **8/29/2022**



Maps Provided By:



Area Symbol: IA143, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
107	Webster clay loam, 0 to 2 percent slopes	14.02	35.0%	Ilw	86	70	82
138B	Clarion loam, 2 to 6 percent slopes	13.67	34.1%	Ile	89	73	84
55	Nicollet clay loam, 1 to 3 percent slopes	6.35	15.9%	Iw	89	73	82
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.06	7.6%	IIle	75	52	72
274	Rolfe silt loam, 0 to 1 percent slopes	2.84	7.1%	IIlw	57	39	68
507	Canisteo clay loam, 0 to 2 percent slopes	0.09	0.2%	Ilw	84	71	81
<b>Weighted Average</b>				<b>1.99</b>	<b>84.6</b>	<b>67.9</b>	<b>*n 80.9</b>

\*\*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

## Osceola 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

Tract Cropland Total: 79.38 acres

2022 Program Year

Map Created April 29, 2022

Farm 4513

Tract 3080

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  
OSCEOLA  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4513  
Prepared : 8/23/22 2:16 PM  
Crop Year : 2022

See Page 2 for non-discriminatory Statements.

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
79.38	79.38	79.38	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	79.38	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	47.70	0.00	157	0
Soybeans	31.68	0.00	47	0
<b>TOTAL</b>	<b>79.38</b>	<b>0.00</b>		

NOTES

Tract Number : 3080  
Description : N1/2SE1/4 SEC 3 99 41 EAST HOLMAN  
FSA Physical Location : IOWA/OSCEOLA  
ANSI Physical Location : IOWA/OSCEOLA  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : ROBERT WOLFSWINKEL, MARLYS WOLFSWINKEL  
Other Producers : None  
Recon ID : None

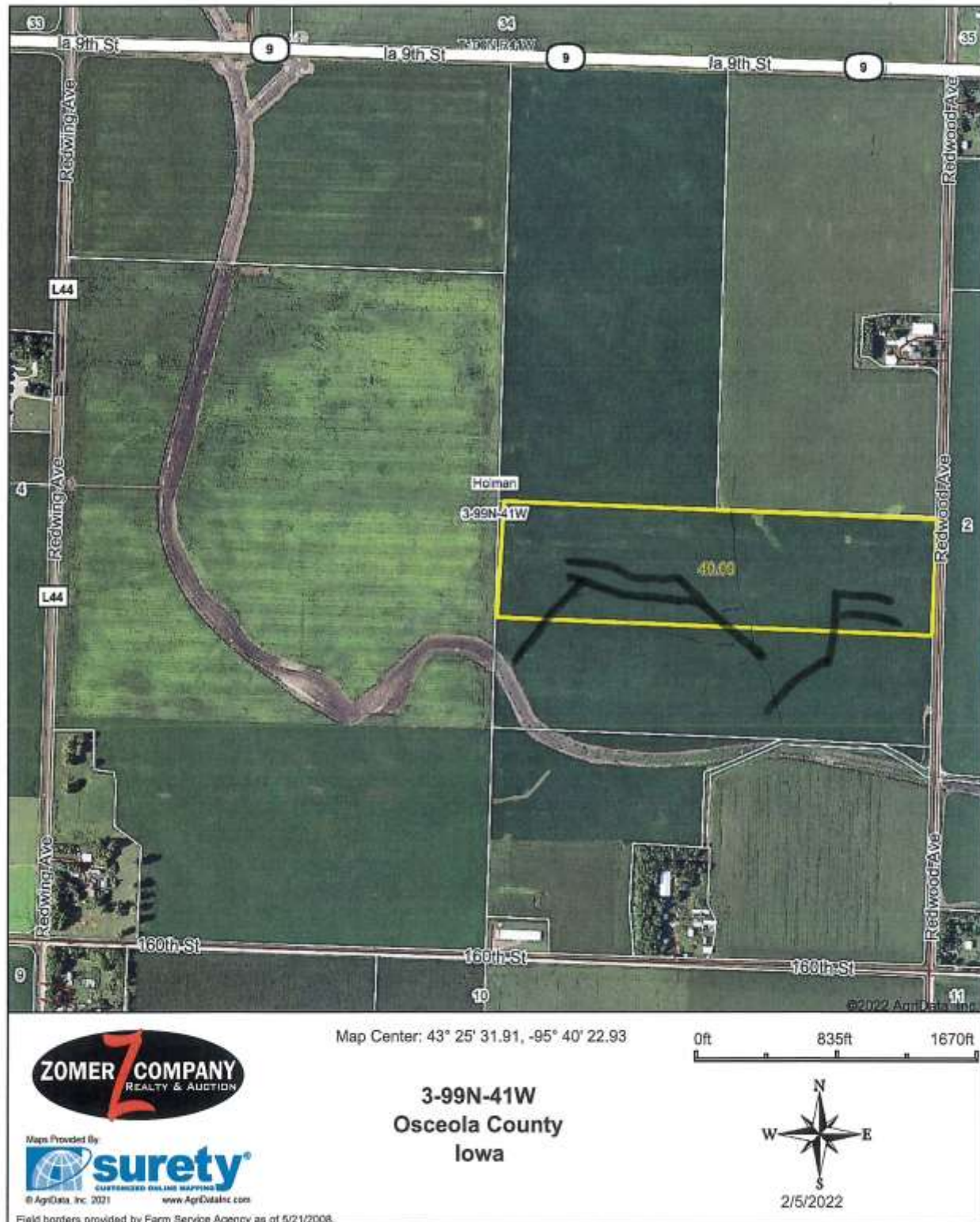
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.38	79.38	79.38	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	79.38	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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2/5/22, 1: **Estimated Hand Drawn Tile Map—Not Guaranteed**



# INDEX LEGEND

**Location:** N1/2 of SE1/4 of Section 3-99-41,  
Osceola County, Iowa

**Proprietor:** Robert & Marlys Wolfswinkel

**Requestor:** Kevin Wolfswinkel  
431 12th Ave. NE  
Sibley, IA 51249

**Surveyor:** Patrick G. Mohning IA Lic. #23532

**MOHNING LAND SURVEYING, LLC 2244 193RD AVENUE, MILFORD, IOWA 712-540-5951**



**Document 20221241**

Book 2022 Page 1241 Type 06 012 Pages 1

Date 8/22/2022 Time 1:58 PM

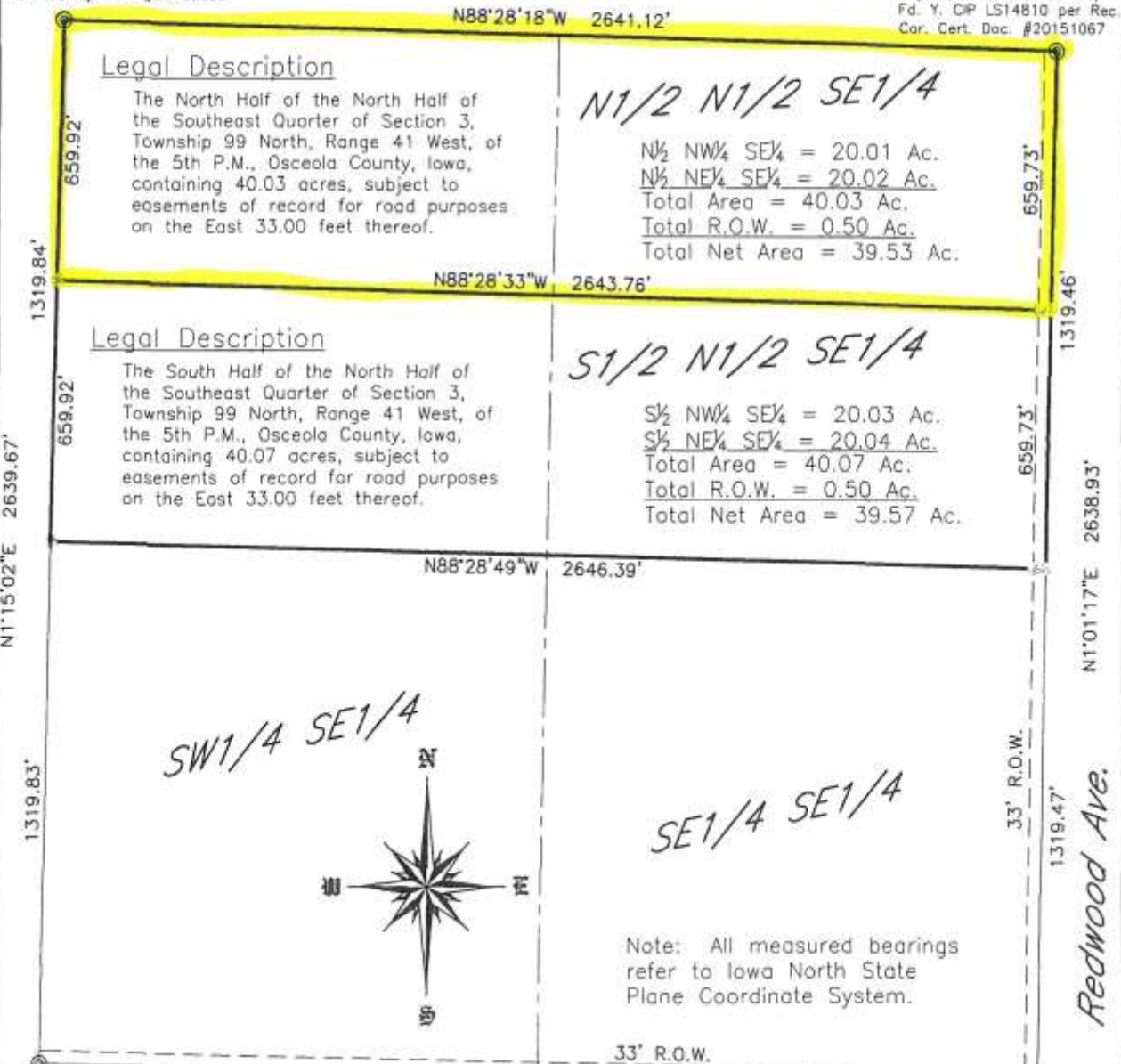
Rec Amt \$7.00

INDX: S  
TRNF  
SCND: S

DEBORA A. VAN BEEST, COUNTY RECORDER  
OSCEOLA COUNTY IOWA

Center Cor. Sec. 3-99-41;  
Fd. Y. CIP LS23532 per  
Rec. Survey Doc. #20180693

E1/4 Cor. Sec. 3-99-41;  
Fd. Y. CIP LS14810 per Rec.  
Cor. Cert. Doc. #20151067





# Presented by **ZOMER COMPANY**

**Mark Zomer — Broker - 712-470-2526**  
**Darrell Vande Vegte — Sales-712-470-1125**  
**Ryan Zomer — Sales - 712-441-3970**  
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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](http://www.zomercompany.com)**  
**or [www.zomerauctions.com](http://www.zomerauctions.com)**  
for our past successful results