

ZOMER COMPANY

Upcoming Live Public Woodbury County, IA Farmland Auction

Located In Morgan TWP & Consisting Of

198.98+/- Contiguous Acres Of Farmland To Be Sold In 2 Separate Tracts

Tract 1: 54.61+/- Acres — Tract 2: 144.37+/- Acres



Auction Date: October 28, 2022 @ 10:00A.M.

Brunhild T. Ericksen 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 — Gerad Gradert - 712-539-8794

Ivan Huenink - 712-470-2003 — Joel Westra - 605-310-6941

Auctioneer's Note: The Zomer company is privileged to offer for sale at live public auction this land for the Brunhild T. Ericksen Revocable Trust! This land provides the opportunity to purchase either a smaller tract of farmland or large contiguous tract of farmland! This is a good area where farms of this nature are not always available! Watch zomercompany.com in case of inclement weather!

Location: From the East edge of Anthon, IA go 6 1/2 miles East on 220th St. to the farm. Land is located in the Southeast corner of the intersection of Story Ave & 220th St. or from the East side of Correctionville at the intersection of HWY 20 and Safford Ave go 6 miles South on Safford Ave to 220th ST. then go 1 mile East on 220th St. Tract 1 is directly North of Tract 2. The tracts are adjoining. 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 of Tract 1: Parcel 1 in the Frac. NW1/4 of Section 3, TWP 87N, Range 42W, Woodbury County, IA. Sold subject to public roads, special assessments and easements of record.

General description of Tract 1: According to the survey, this property contains 54.61+/- gross acres. According to FSA, this farm contains approx. 51.5+/- tillable acres (exact tillable acres will need to be determined by FSA due to recent survey), with the remainder in road/ditch and grass waterway. This farm is classified as HEL. The predominant soil types include: 8B-Judson, 100D2-Monona, 8C-Judson, 1D3-Ida, 100C2-Monona, 1C3-Ida. The average CSR2 is 74.9 and the average CSR1 is 60.1. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield on corn of 142bu. And a PLC yield of 43bu on soybeans. This land has a rolling topography and if you are looking for a smaller tract to invest in or are a young farmer looking to get started this is an excellent opportunity to purchase a smaller tract of land or if you are looking for an opportunity to purchase a large contiguous tract of land if you purchase this tract and tract 2 it provides an opportunity to purchase 198.98+/- acres of contiguous farmland! This land has great soil ratings and is one tract of land that you will not want to miss! An opportunity like this is not always available!

Abbreviated Legal Description of Tract 2: Parcel 2 in the Frac. NW1/4 And the N1/2 of the N1/2 of the SW1/4 of Section 3, TWP 87N, Range 42W, Woodbury County, IA. Sold subject to public roads, special assessments and easements of record.

General description of Tract 2: According to the survey, this property contains 144.37+/- gross acres. According to FSA, this farm contains approx. 123.49+/- tillable acres (exact tillable acres will need to be determined by FSA due to recent survey), with the remainder in road/ditch, pushup terraces and grass waterways/trees. This farm also has a 13,000bu. grain bin which will be included with the property. This bin has a dryer floor but the dryer is not operable. The elec motor to run the fans is the tenants and the tenant will be removing the elec motor. This farm is classified as HEL. The predominant soil types include: 100D2-Monona, 8B-Judson, 100C2-Monona, 1D3-Ida, 1C3-Ida, 8C-Judson, 1E3-Ida, 100E2-Monona. The average CSR2 is 69.9 and the average CSR1 is 56.9. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield on corn of 142bu. And a PLC yield of 43bu on soybeans. This land has a rolling topography! This land has great soil ratings and land of this nature in this neighborhood is not always available for sale! If you are looking to expand your operation or purchase an investment this property presents a wonderful opportunity to do that! Land long term has continually proven to be a great investment! Do not miss the opportunity to purchase either of these farms as you never know when to next opportunity to purchase land in this area will be!

Method of sale: Tract 1 & Tract 2 will be offered in the choice method. The first successful bidder will be permitted to select the tract of their choice or they may select both tracts. If the first successful bidder only selects one of the tracts then whichever tract is remaining will then be sold. The tracts will not be combined in any way. If the first successful bidder of the first round of bidding selects both tracts then the auction will be over. Tracts will be sold with the final bid price times the gross surveyed acres. Auction to be held at the site of the farmland.

Taxes: The current Real Estate Taxes according to the Woodbury County Treasurer are approx. \$1,885.00 per year on Tract 1 and approx. \$4,985.00 per year on Tract 2. Taxes are only estimated and taxes will be reassessed due to the recent survey. 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 on each tract, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before December 22, 2022 when the buyer shall receive a clear and merchantable title to the property. 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 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 and subject to court approval. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. – **The seller is also represented by Mick Connealy, Crary Huff Law Firm, Sioux City, Iowa, 712-224-7556.**

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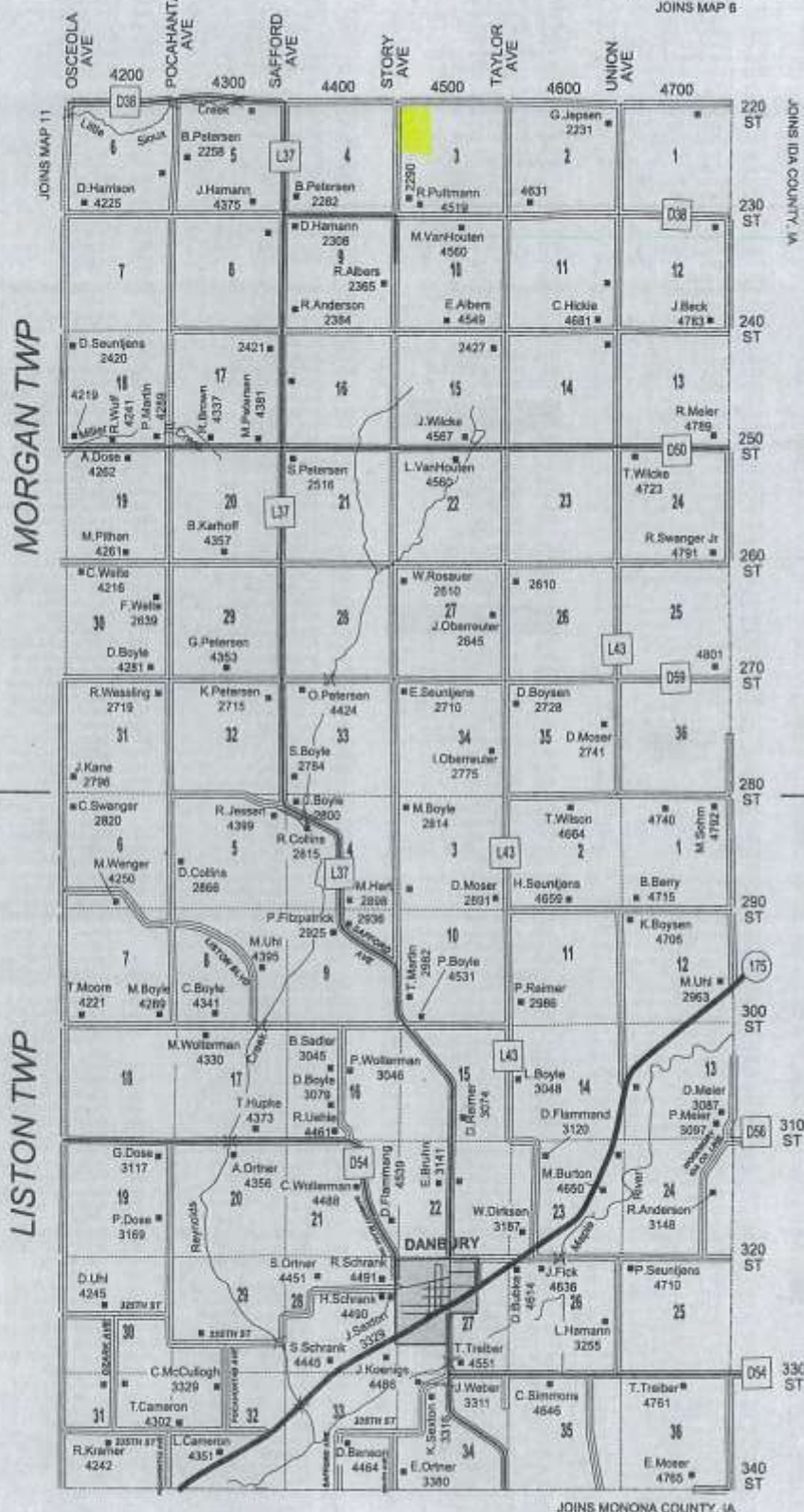
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MAP 12

T 87 N & 86 N

R 42 W

JOINS MAP 6



R-42W	R-43W	R-44W	R-45W	R-46W	R-47W
MAP 1	MAP 2	MAP 3	MAP 4	MAP 5	MAP 6
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COUNTY-WIDE DIRECTORY, LLC

VISIT US ONLINE AT: www.countywidedirectories.com

RURAL RESIDENT MAPS

MORGAN TWP

LISTON TWP

DANBURY

Aerial Map



Map Center: 42° 22' 47.25, -95° 43' 12.61



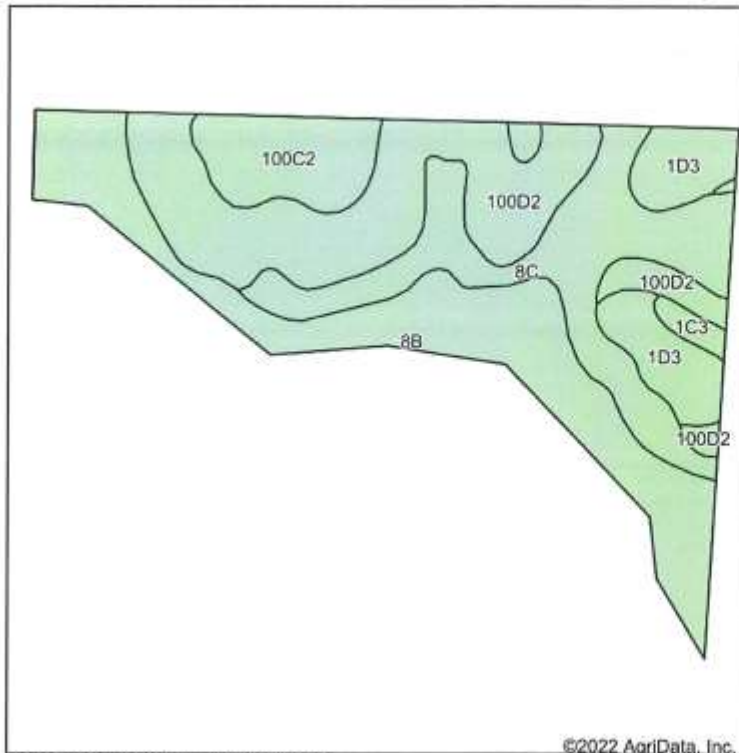
Maps Provided By
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3-87N-42W
Woodbury County
Iowa



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

Soils Map



State: **Iowa**
 County: **Woodbury**
 Location: **3-87N-42W**
 Township: **Morgan**
 Acres: **54.61**
 Date: **8/23/2022**



Maps Provided By:



Area Symbol: IA193, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	15.81	29.0%	Ile	92	79	81	
100D2	Monona silty clay loam, 9 to 14 percent slopes, eroded	15.44	28.3%	IIle	60	47	69	
8C	Judson silty clay loam, 5 to 9 percent slopes	12.46	22.8%	IIle	86	64	74	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	5.15	9.4%	IIle	32	37	61	
100C2	Monona silty clay loam, 5 to 9 percent slopes, eroded	5.10	9.3%	IIle	85	57	74	
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	0.65	1.2%	IIle	58	46	64	
Weighted Average					2.71	74.9	60.1	*n 73.3

**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: 42° 22' 46.04, -95° 43' 28.14



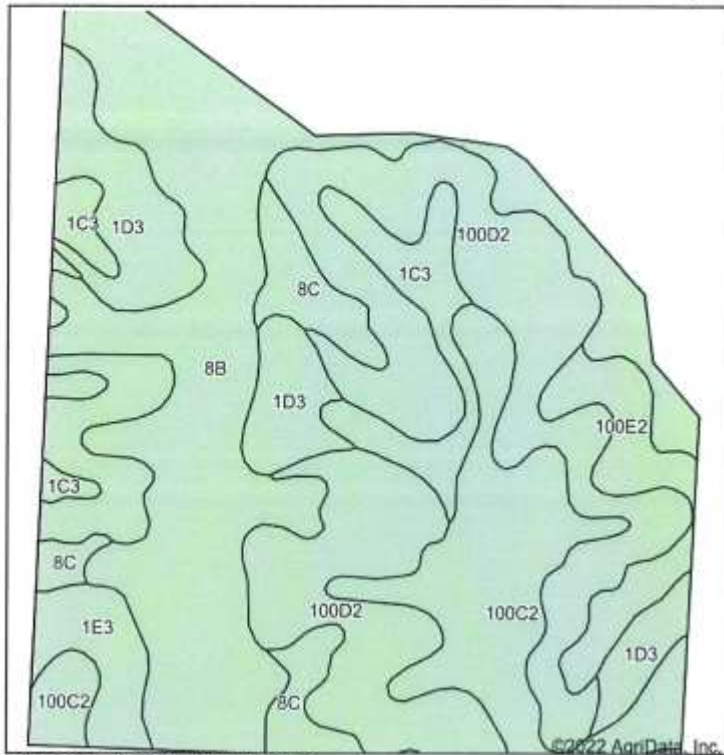
3-87N-42W
Woodbury County
Iowa



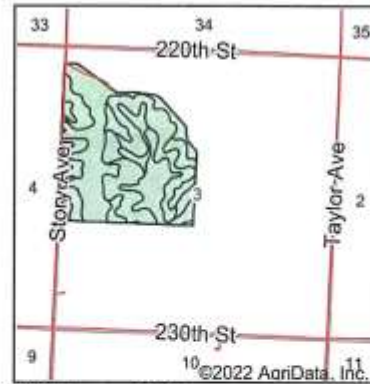
8/23/2022

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Woodbury**
 Location: **3-87N-42W**
 Township: **Morgan**
 Acres: **144.37**
 Date: **8/23/2022**



Area Symbol: IA193, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
100D2	Monona silty clay loam, 9 to 14 percent slopes, eroded	45.78	31.7%	IIIe	60	47	69
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	43.13	29.9%	Ile	92	79	81
100C2	Monona silty clay loam, 5 to 9 percent slopes, eroded	18.96	13.1%	IIIe	85	57	74
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	12.71	8.8%	IIIe	32	37	61
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	8.55	5.9%	IIIe	58	46	64
8C	Judson silty clay loam, 5 to 9 percent slopes	6.91	4.8%	IIIe	86	64	74
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	4.36	3.0%	IVe	18	28	56
100E2	Monona silty clay loam, 14 to 20 percent slopes, eroded	3.97	2.7%	IVe	46	37	64
Weighted Average					2.76	69.9	56.9
							*n 72

**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.



- 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: 176.54 acres

2022 Program Year
Map Created February 17, 2022

Farm 2702
Tract 2418

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
 WOODBURY
 Form: FSA-156EZ



FARM : 2702
 Prepared : 6/17/20 9:40 AM
 Crop Year : 2020

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
 Farms Associated with Operator : 19-193-904, 19-193-1077, 19-193-2702
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
193.92	176.54	176.54	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	176.54	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	169.90	0.00	142	
Soybeans	0.20	0.00	43	0
TOTAL	170.10	0.00		

NOTES

Tract Number : 2418
 Description : NW1/4 & N Part SW1/4 SEC 3 MORGAN
 FSA Physical Location : IOWAWOODBURY
 ANSI Physical Location : IOWAWOODBURY
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : BRUNHILD ERICKSEN
 Other Producers : None
 Recon ID : None

*but no
 Cur*

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
193.92	176.54	176.54	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	176.54	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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

IOWA
WOODBURY
Form: FSA-156EZ



FARM : 2702
Prepared : 6/17/20 9:40 AM
Crop Year : 2020

Abbreviated 156 Farm Record

Tract 2418 Continued ...

Com	169.90	0.00	142
Soybeans	0.20	0.00	43
TOTAL	170.10	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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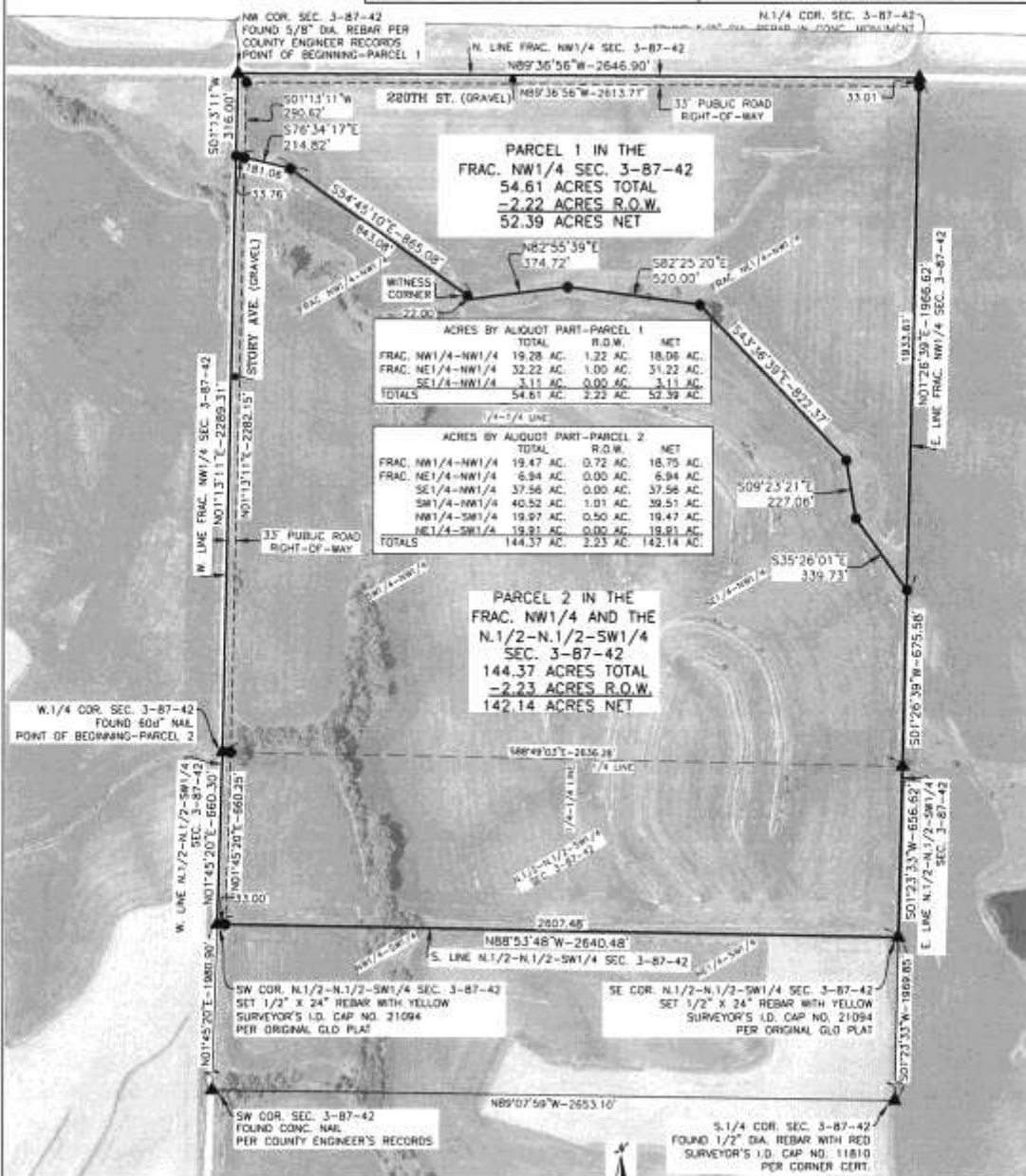
**PLAT OF SURVEY
PARCEL 1 IN THE FRAC. NW1/4 AND
PARCEL 2 IN THE FRAC. NW1/4 AND
THE N.1/2-N.1/2-SW1/4 OF
SECTION 3-87-42
WOODBURY COUNTY, IOWA**

LOCATION:
FRAC. W.1/2 SEC. 3-87-42

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 ZOMER

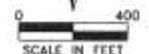
CURRENT PROPRIETOR:
BRUNHILD T. ERIKSEN REV. TRUST



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) (3/24/22)
My license renewal date is December 31, 2023.

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



BASIS OF BEARINGS:
NAD 1983 (2011) EPOCH 2010.00
IOWA REGIONAL COORDINATE SYSTEM
ZONE 04 (SIOUX CITY-IOWA FALLS)
L.S. SURVEY FOOT

LEGEND
SECTION CORNER AS NOTED
● SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21094



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

Date: 7-18-22
Drawn By: ANW
Reviewed: TML
Approved: ANW

PROJECT NO. 372205
DATE OF FIELD WORK: 7-16-22
SHEET 1 OF 2
DWG. # P: 07472-205-372205-DWG-372205-CT-CORRECTIONVILLE DWG

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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Gerad Gradert — Sales - 712-539-8794
Bryce Zomer — Sales - 712-451-9444

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 & Equipment Specialists"

1414 Main St.

Rock Valley, IA 51247

Zomercompany.com

(712) 476-9443

198.98+/- Acres Of
Farmland In Morgan TWP,
Woodbury County, IA !



Brunhild T. Ericksen Revocable Trust —Sellers