



**Upcoming Online Only Public Auction Of A 3840 Head Hog Site Great In-
come Producing Property With Long-term Contract**

MFPII LLC - Owners

**Online Auction Closing Date: November 21,
2022 @ 2:00 P.M.**



zomercompany.com
712-476-9443

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

Auctioneers Note: We are honored to have been selected to offer for sale at auction this updated hog site! This site is located in Lyon County, IA and was built new by the current owner in approx. 1998 and has undergone extensive updating in recent years! This is a excellent opportunity to purchase an existing hog site with an existing contract! Make plans today to purchase this property!

Location: From the East edge of Rock Rapids, IA go 3 miles East on US HWY 9 to Indian Ave. then go approx. 1/2 mile North on Indian Ave to the site. Site is located on the West side of Indian Ave. Auction signs will be posted.



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

Legal Description: Parcel B in the SE1/4 of Section 36, TWP 100N, Range 45W, Lyon County, IA. Subject to all easements and roads of record.

General Description: If you are looking for an existing well maintained hog finisher site then your search is over! This property has a longterm contract in place which is generating over \$165,000.00 in gross income per year! This site consists of 4 separate 960HD wean to finish hog buildings which are approx. 41ft x 193ft and were built in approx. 1998 and have undergone extensive updating in recent years and the buildings have all been updated to achieve Smithfield's required bio security standards! Each of these buildings has 20 pens, an 8ft deep pit, Thorpe dry feeders, swinging waterers, 3 LB guardian heaters, Ventra Pro controllers and medicators. Each of these buildings are serviced by 2—14 ton in tandem AP bulk bins with clear boots and 1—1,000 gallon propane tank. This site also had a slat inspection approx. 1 year ago and any slats which needed replacement at this time were replaced. The slat inspection that was completed at this time is available. This facility is a shower in/shower out facility and all 4 buildings are connected by indoor walkways. This site has two concrete truck loadouts which were just installed in 2022. This site is on rural water and REC elec. This site is located on a hard surface road with excellent access for feed trucks and loading/unloading of hogs! This site has a 60 KW Olympian backup generator with a 400 amp transfer switch which was installed new in 2022! Some of the recent updates include the addition of the office (which includes laundry, shower & office area) and loadouts in 2022, new roofs in 2021, predominately newer curtains and a new Agri Alert alarm system in 2022. This property is sold subject to all terms of the current contract with Murphy Brown LLC d/b/a Smithfield Hog Production and buyer will be required to assume this contract. Murphy Brown LLC d/b/a Smithfield Hog Production has the right per the contract to approve the new buyer and the new site management and the sale is contingent on Murphy Brown LLC d/b/a Smithfield Hog Production's approval of the buyer and the new site management. Contact An Agent For Details. Buyer will be required to inspect the septic system on the property and update to Iowa code if required at the buyers sole expense. This site has been well maintained and current labor is managed by Farmers Coop Society. If you are looking for an opportunity to own a great investment with income producing revenue day one then be sure to check out this outstanding hog finisher site operation!

Method of Sale: Property will be sold in total dollars. Auction will be held online only

Viewing: Due to bio-security prospective buyers must isolate themselves from hogs for 2 days and will be required to shower in/shower out of the site also according to the current contract regulation. A video of each building is available at zomercompany.com

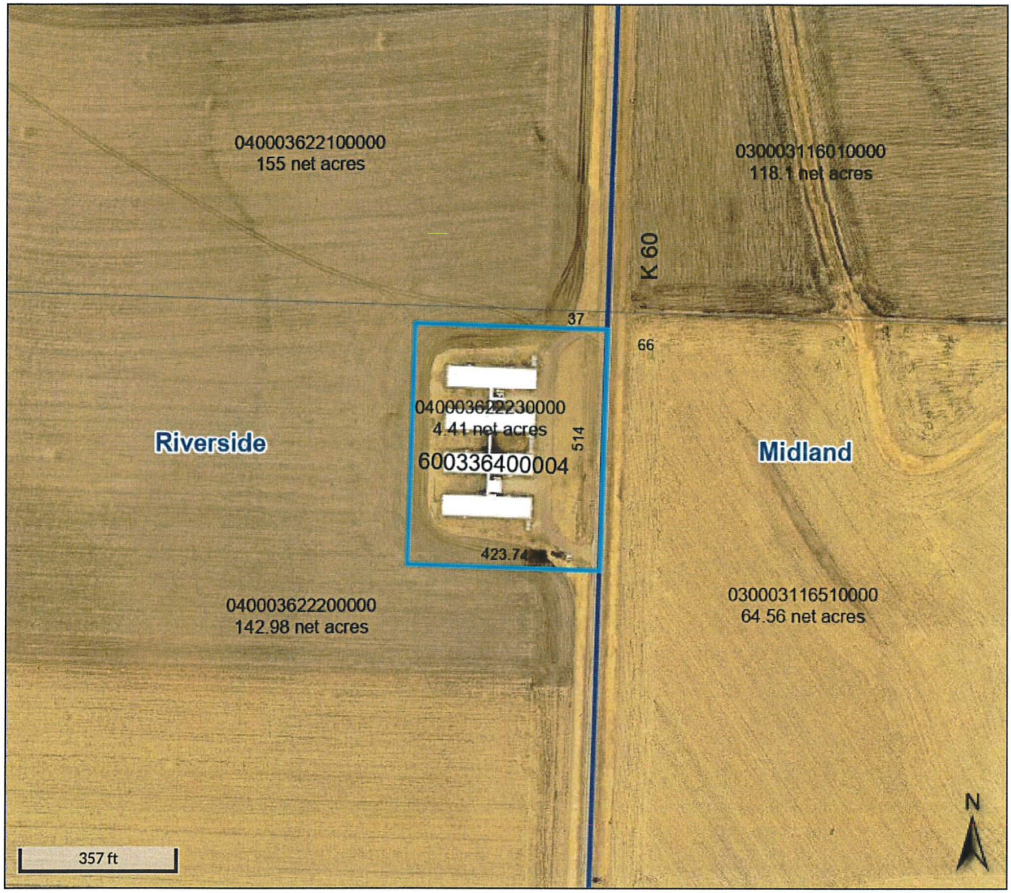
Possession: Full possession of the property is closing day subject to the current contract. Buyer must abide by all contract terms and will need to be approved by Smithfield.

Taxes: According to the Lyon County Assessor the current taxes are estimated to be approx. \$790.00 per year. Seller will pro-rate the taxes to the date of closing.

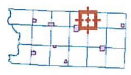
Terms: Purchaser of the site will be required to pay a non-refundable 15% of the purchase price as a earnest money deposit and agree to enter into a purchase agreement immediately following the auction with the remaining balance due and payable on closing day on or before December 28, 2022 when the buyer shall receive a clear and merchantable title to the property. This property is being sold as a cash sale with no finance contingencies and as is, where 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. Any announcements made day of the auction will supersede any advertisements. All buyers are encouraged to do buyers due diligence. All years built, measurements and other data provided are not guaranteed. Buyer of this site must comply with current hog contract terms. Any new fencing must be done according to Iowa Statutes. 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. **Jacqueline Grotewold—Attorney for sellers.**

TABLE OF CONTENTS

Auction Location & Time	Pg 2
Auction Terms	Pg 3
Assessor Map	Pg 5
Utility Expenses	Pg 6-7
Barn Inspection	Pg 8-12
Recorded Survey	Pg 13
Property Notes	Pg 14
Listing Agency	Pg 15



Overview



Legend

-  Political Township
- Parcels**
-  BLL
-  Condo
-  Parcel

Parcel ID	04000362230000	Alternate ID	n/a	Owner Address	MFP II, LLC
Sec/Twp/Rng	36-100-45	Class	A		317 3Rd St Nw
Property Address		Acreage	5		Sioux Center, IA 51250-
District	RIVERSIDE CENTRAL LYON				
Brief Tax Description	PARCEL B IN SE1/4				
	(Note: Not to be used on legal documents)				

Date created: 10/10/2022
Last Data Uploaded: 10/10/2022 6:30:14 PM

Developed by  **Schneider**
GEOSPATIAL

	2021	Description	
1/31/2021	LYON RURAL ELECTRIC 268521021	Electric	\$442.88
2/28/2021	LYON RURAL ELECTRIC 268531021	Electric	\$446.60
3/31/2021	LYON RURAL ELECTRIC 268541021	Electric	\$703.89
4/30/2021	LYON RURAL ELECTRIC 268551021	Electric	\$733.72
5/31/2021	LYON RURAL ELECTRIC 268561021	Electric	\$853.03
7/19/2021	LYON RURAL ELECTRIC 268571021	Electric	\$256.43
7/31/2021	LYON RURAL ELECTRIC 268581021	Electric	\$543.55
8/31/2021	LYON RURAL ELECTRIC 268591021	Electric	\$908.94
10/15/2021	LYON RURAL ELECTRIC 2685101021	Electric	\$949.97
11/16/2021	LYON RURAL ELECTRIC 2685111021	Electric	\$972.34
11/30/2021	LYON & SIOUX RURAL S153604112921	Electric	\$973.50
			\$7,784.85
1/7/2021	PREMIER COMMUNICATIO12047688	phone	\$123.01
2/8/2021	PREMIER COMMUNICATIO12067699	phone	\$49.98
3/8/2021	PREMIER COMMUNICATIO12100779	phone	\$53.35
4/9/2021	PREMIER COMMUNICATIO12110514	phone	\$47.41
5/6/2021	PREMIER COMMUNICATIO12142337	phone	\$54.41
6/8/2021	PREMIER COMMUNICATIO12166421	phone	\$50.78
7/12/2021	PREMIER COMMUNICATIO12184257	phone	\$47.25
8/4/2021	PREMIER COMMUNICATIO12208750	phone	\$47.25
9/8/2021	PREMIER COMMUNICATIO12247723	phone	\$49.81
10/11/2021	PREMIER COMMUNICATIO12275672	phone	\$52.30
11/8/2021	PREMIER COMMUNICATIO12305443	phone	\$111.20
12/9/2021	PREMIER COMMUNICATIO12327246	phone	\$62.89
			\$749.64
1/31/2021	COOPERATIVE GAS & OI7790113121	propane	\$4,636.00
2/28/2021	COOPERATIVE GAS & OI7790122821	propane	\$2,046.00
7/31/2021	COOPERATIVE GAS & OI7790173121	propane	\$1,169.74
8/31/2021	COOPERATIVE GAS & OI7790183121	propane	\$2,877.49
12/31/2021	COOPERATIVE GAS & OI77901123121	propane	\$1,941.94
			\$12,671.17
1/31/2021	LYON & SIOUX RURAL S15360412721	water	\$455.20
2/28/2021	LYON & SIOUX RURAL S15360422421	water	\$579.90
4/19/2021	MOVE LYON & SIOUX RWS TO MFP2	water	\$853.50
4/30/2021	LYON & SIOUX RURAL S1536045121	water	\$718.50
5/31/2021	LYON & SIOUX RURAL S1536046121	water	\$535.50
6/30/2021	LYON & SIOUX RURAL S1536047121	water	\$514.50
7/31/2021	LYON & SIOUX RURAL S1536048121	water	\$343.50
8/31/2021	LYON & SIOUX RURAL S15360483021	water	\$652.50
9/30/2021	LYON & SIOUX RURAL S15360492821	water	\$733.50
10/31/2021	LYON & SIOUX RURAL S153604102721	water	\$865.50
12/31/2021	LYON & SIOUX RURAL S153604122921	water	\$589.50
12/31/2021	LYON & SIOUX RURAL S2685011022	water	\$1,039.45
			\$7,881.05

electric

phone

propane

water

2022 as of Aug 31, 2022		Description	
1/25/2022	LYON RURAL ELECTRIC 2685013122	electric	\$1,039.45
1/31/2022	LYON RURAL ELECTRIC 268521022	electric	\$1,367.39
2/28/2022	LYON RURAL ELECTRIC 268531022	electric	\$1,214.15
3/31/2022	LYON RURAL ELECTRIC 268541022	electric	\$1,182.71
4/30/2022	LYON RURAL ELECTRIC 268551022	electric	\$915.52
5/31/2022	LYON RURAL ELECTRIC 268561022	electric	\$1,202.35
6/30/2022	LYON RURAL ELECTRIC 268571022	electric	\$1,477.41
7/31/2022	LYON RURAL ELECTRIC 2685081022	electric	\$738.73
9/19/2022	LYON RURAL ELECTRIC 268591022	electric	\$605.13
			\$9,742.84
1/11/2022	PREMIER COMMUNICATIO12344812	Phone	\$46.62
2/9/2022	PREMIER COMMUNICATIO12364836	Phone	\$46.62
3/4/2022	PREMIER COMMUNICATIO12392782	Phone	\$46.62
4/6/2022	PREMIER COMMUNICATIO12420348	Phone	\$46.48
5/11/2022	PREMIER COMMUNICATIO12437583	Phone	\$46.48
6/6/2022	PREMIER COMMUNICATIO12480093	Phone	\$46.48
7/11/2022	PREMIER COMMUNICATIO12489914	Phone	\$47.37
8/4/2022	PREMIER COMMUNICATIO12507813	Phone	\$47.37
9/8/2022	PREMIER COMMUNICATIO12535811	Phone	\$47.37
			\$421.41
1/31/2022	COOPERATIVE GAS & OI7790113122	propane	\$12,056.21
2/28/2022	COOPERATIVE GAS & OI7790122822	propane	\$16,778.50
3/31/2022	COOPERATIVE GAS & OI77900133122	propane	\$2,716.00
8/31/2022	COOPERATIVE GAS & OI7790183122	propane	\$737.80
			\$32,288.51
1/31/2022	LYON & SIOUX RURAL S15360412722	water	\$211.50
2/28/2022	LYON & SIOUX RURAL S15360422422	water	\$322.50
3/31/2022	LYON & SIOUX RURAL S15360432922	water	\$487.50
4/30/2022	LYON & SIOUX RURAL S15360442722	water	\$523.50
5/31/2022	LYON & SIOUX RURAL S15360452622	water	\$565.50
6/30/2022	LYON & SIOUX RURAL S15360463022	water	\$505.50
7/31/2022	LYON & SIOUX RURAL S15360472722	water	\$516.95
8/31/2022	LYON & SIOUX RURAL S15360482922	water	\$532.45
			\$3,665.40

electric

phone

propane

\$3,665.40 water



Slat Replacement Professionals™

1-888-435-2210

Barn inspection

MFP2

Rock Rapids, IA

11/20/20

Inspected and Prepared by Tyler Sauck – Tyler@altenburgconstruction.com

General overview:

Size of Barns: 40 x 192

Size of Slats: 4' x 4" x 10'

Size of Beams: 12'

Beam Pockets: 4"

Slat ledge: 3"

The slats and lintels at this site are in fair shape with few exceptions noted below. Slats are all bearing properly on ledge wall and on lintels. Lintels appear to be bearing correctly on posts and in end walls. Slats are worn with aggregate showing around feeders. The South barn appears to be in the worst shape and has had slat work done previous to this inspection.

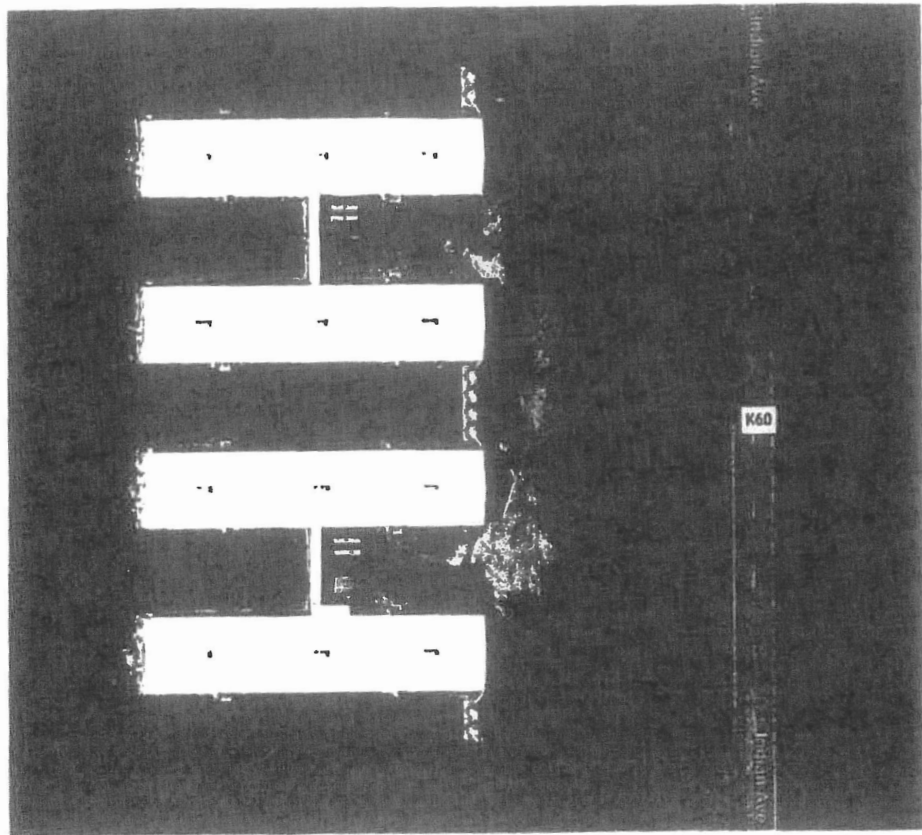
The slats noted in red below are structurally damaged.

The slats noted in green below have been previously replaced.

Consider replacing slats noted in red. (Work done by Altenburg Construction 12/2/20)

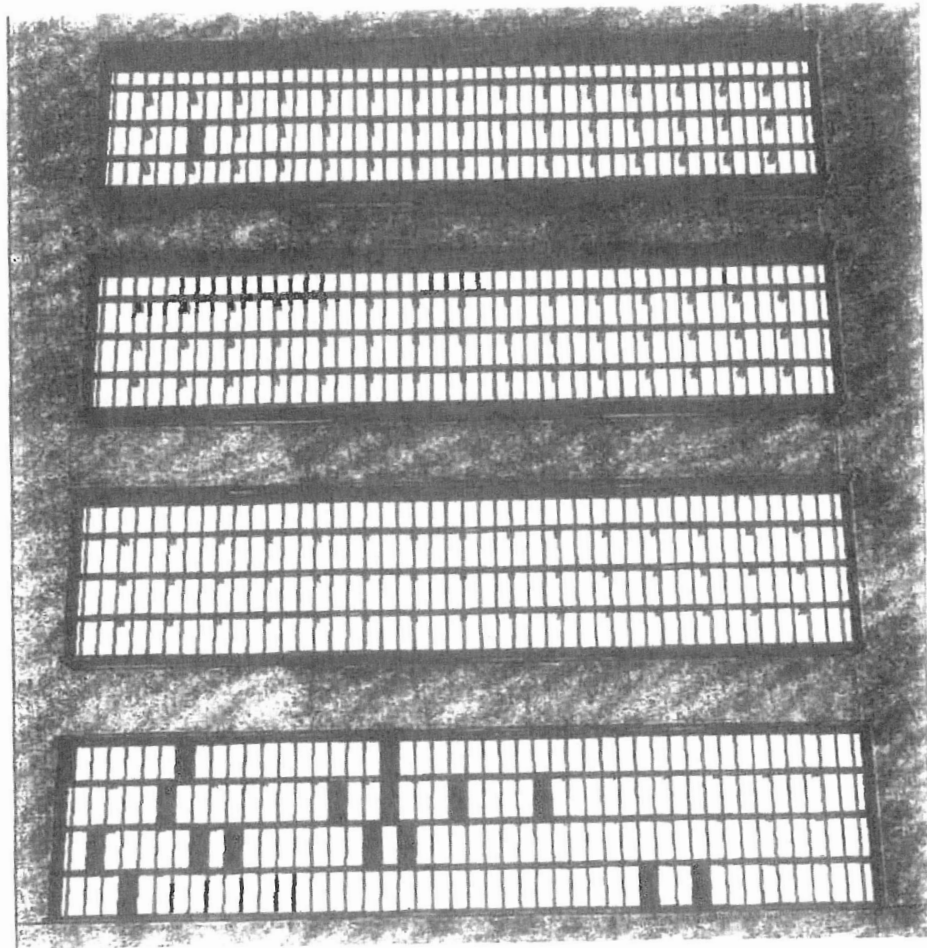
Inspection is a representation of slats at time of inspection and condition can change.

Satellite view of site



Wire Frame of site with damaged slat locations

North



South



Slat Replacement Professionals®

Date	Invoice #
12/23/2020	4502

Altenburg Construction Inc.
 221 PV Street | P.O. Box. 48 | Lewisville, MN 56060
 Phone. 507-435-2210 | Toll Free. +888-435-2210
 Fax. 507-435-2220 | E-Mail. office@altenburgconstruction.com
 Website. www.altenburgconstruction.com

*Dec
1-5-21*

Farmer COOP Society 311 3rd Street NW Soubir Center, IA 51250 Newland site		P.O. No.	Terms
			Due on receipt
Quantity	Description	Rate	Amount
4,000	Detailed inspection of barn	0.20	800.00
8	Labor and material to replace 8 slats	415.00	3,320.00
A finance charge of 1 1/2% per month will be added to invoices past due. Minimum \$5.00			
All work is complete!		Total	\$4,120.00

Read 17-20-20

Iowa transfer books & for taxation of Sept, 1998.
R. McCallum Auditor

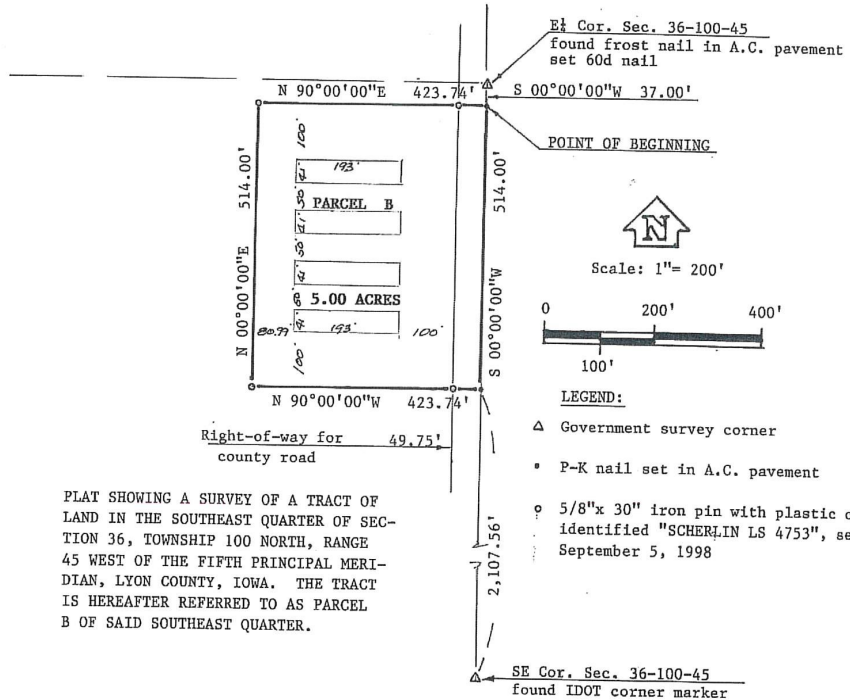
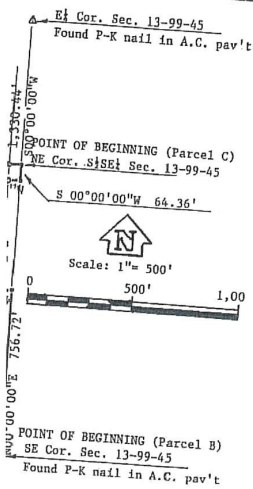
002042 *6-000*

Lyon County, Iowa
 Filed for record, indexed & delivered to the County Auditor this 9th day of September, 1998 at 4:00 P.M. Recorded in Plat Book 10, Page 83.
Cydonia House Recorder
 Joyce Hjelling, Deputy

Lyon County, Iowa
 Entered upon transfer books & for taxation this 15th day of Sept, 1998.
Renetta McCallum Auditor

Tele/FAX 712-757-4955

Lloyd W. Scherlin, P.E. & L.S., P.O. Box 181, Primghar, Iowa 51245 Tele/Fax 712-757-4955



SECTION 13, TOWNSHIP 99
 HEREFTER REFERRED TO AS

15th Principal Meridian,
 along the East line of
 38 minutes 23 seconds
 of 509.38 feet; thence
 said Southeast Quarter;
 86 feet to the South
 the South line of said
 71.88 acres inclusive

degree 00 minute 00

Fifth Principal Meridian,
 Southeast Quarter of
 of the South Half of
 East line, a distance
 hence North 89 degrees
 ter; thence North 00
 est Corner of said South
 lf. of said Southeast
 inclusive of 0.07 acre

degree 00 minute 00

PLAT SHOWING A SURVEY OF A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 100 NORTH, RANGE 45 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LYON COUNTY, IOWA. THE TRACT IS HEREAFTER REFERRED TO AS PARCEL B OF SAID SOUTHEAST QUARTER.

DESCRIPTION OF PARCEL B:

Commencing at the East Quarter Corner of Section 36, Township 100 North, Range 45 West of the Fifth Principal Meridian, Lyon County, Iowa; thence South 00 degree 00 minute 00 second West along the East line of the Southeast Quarter of said Section 36, a distance of 37.00 feet to a POINT OF BEGINNING; thence continuing South 00 degree 00 minute 00 second West along said East line, a distance of 514.00 feet; thence North 90 degrees 00 minute 00 second West along said East line, a distance of 423.74 feet; thence North 00 degree 00 minute 00 second East a distance of 423.74 feet; thence North 90 degrees 00 minute 00 second East a distance of 423.74 feet to the POINT OF BEGINNING. Parcel B contains 5.00 acres inclusive of 0.59 acre of right-of-way for county road on the East side thereof.

NOTE: The East line of the Southeast Quarter of said Section 36 is assumed to bear North 00 degree 00 minute 00 second East.

Proprietor:
 Hoogendoorn Farms LTD
 SE 1/4 Sec. 36, T100N, R45W
 Lyon County, Iowa
 September 4, 1998

This plat was prepared and the related survey personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.
9-7, 1998



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.
Lloyd W. Scherlin 9-5, 1998
 Lloyd W. Scherlin, P.E. & L.S.
 License number 4753
 My license renewal date is December 31, 1998
 Pages or sheets covered by this seal:

PRESENTED BY

ZOMER COMPANY

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
Gary Van Den Berg — Sales - 712-470-2068
Ivan Huenink — Sales - 712-470-2003
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

**3,840 Head Hog Site
Lyon County, IA!**



MFPII LLC — Sellers