



**Live Public Auction Of 40.20+/- Acres
Of Wheeler TWP, Lyon County, IA Farmland
This Land Is Located Southwest of George, IA!**

Auction Date: November 21, 2022 @ 10:30 A.M.



Irvin & Lavonne Meyer Heirs- Owner

zomercompany.com

712-476-9443

Auctioneers:

Zomer Company

1414 Main St., Rock Valley, IA 51247

Broker: Mark Zomer - 712-470-2526

Blake Zomer - 712-460-2552

Gary Van Den Berg - 712-470-2068

Darrell Vande Vegte - 712-470-1125

Tim De Bruin-712-475-3325

Bryce Zomer-712-451-9444

Joel Westra-605-310-6941

Auctioneers Note: Zomer Company is honored to represent the Meyer family in offering this great tract of farmland in Wheeler TWP, Lyon County, IA at auction! This land is in a great area and is an inside tract of farmland! If you are looking for a land to add to your operation or a great investment be sure to take a look at this property today! This land has been in the Meyer family for many years! Do not miss this opportunity! This auction will be held at the site of the farmland!! Watch zomercompany.com in case of inclement weather!

Location: From Jurrens Funeral Home in George, IA go 5 miles South on Kennedy Ave to 260th St., then go 1 1/2 miles West on 260th St. to the farm. Land is located on the South side of 260th St. Auction signs will be posted. 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

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

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

Tim De Bruin-712-475-3325

Legal Description: The NW1/4 of the NE1/4 of Section 34, TWP 98N, Range 44W, Lyon County, IA—subject to roads and easements of record.

General description: According to the recent survey, this property contains 40.20+/- gross acres. According to FSA, this farm contains approx. 28.68+/- tillable acres, approx. 10.44 acres of CRP with an annual payment of \$2,417.00 with a contract expiring on 9-30-2026, with the remainder in road and ditch. This farm has a corn base of 24.39 acres with a PLC yield of 135bu and soybean base of 4.29 acres with a PLC yield of 43bu. This farm is classified as NHEL. The predominant soil types include: 486-Davis, 899-Davis, 174D2-Bolan, 133-Bolan, 27B-Terril, 785-Spillco. The average **CSR2 is 64.8 and the average CSR1 is 66.7**. This is an amazing opportunity to purchase a smaller tract of farmland in a great area! If you are a younger farmer or an investor looking for a tract of land to invest in this is a wonderful opportunity to purchase good tract of farmland! Make plans today to purchase this property!

Method of sale: Farm will be sold based on the final bid price x the gross surveyed acres. Auction will be held at the site of the Land. This farm will be surveyed and sold based on the gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$874.00 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. 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 22, 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 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 purchaser pursuant to IA statutes. Any announcements made day of the auction will supersede any advertisements. All buyers are encouraged to do buyers due diligence. If buyer delays closing penalties will apply. 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.

—Mike Austin—Attorney for Seller.

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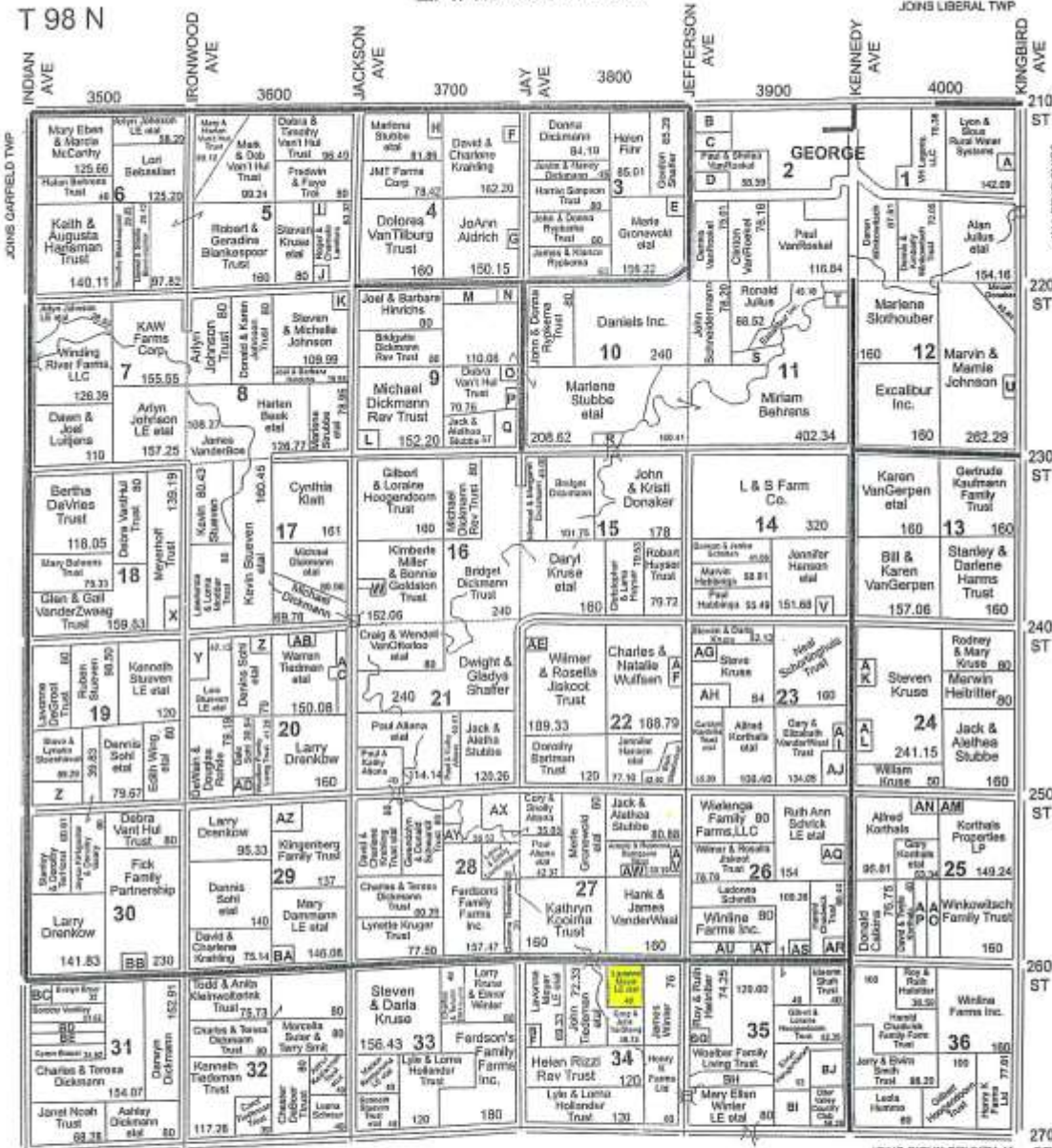
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WHEELER TWP

LAND OWNER

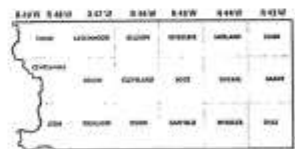
R 44 W

T 98 N



LAND OWNER & RURAL RESIDENT MAPS

- Small Tracts**
- Section 1 A Paul & Larra Deraska - 7.14
 - Section 2 B Karen Smith - 20.14
 - Section 3 C Carol Lutzens et al - 21.78
 - Section 4 D Wheeler Tap & Tom of George - 15
 - Section 5 E Michael & Barbara Medder - 5.30
 - Section 4 F Elvira Schipper - 6.81
 - Section 4 G Marie Gronowki et al - 9.85
 - Section 4 H Dobert & Gladys Kaugnitzer - 10.74
 - Section 5 J Landers Farm Inc. - 6.90
 - Section 5 J Landers Farm Inc. - 6.97
 - Section 8 K Gaylord Garrester - 14.48
 - Section 9 L Bridgette Dickson Ray Trust - 7.80
 - Section 9 M Douglas & Rebecca Stubbe - 40
 - Section 9 N Jason & Megan Stubbe - 7.13
 - Section 9 O Netherlands Reformed Hope Church - 5.48
 - Section 9 P Martin Kruse - 7.82
 - Section 9 Q Kathryn Klathren - 26
 - Section 10 R Paul & Angela VanBosman - 12.03
 - Section 11 S City of George - 23.04
 - T Jessa Donaker - 7.51
 - Section 12 U Craig & Angelle Johnson - 7.44
 - Section 14 V Eric Slavickov - 8.32
 - Section 16 W Kerber & David Miller - 7.95
 - Section 18 X Conrad & Shania Hoogendoorn - 21.20
 - Section 19 Y Barbara VanKloven - 30.53
 - Section 29 Z Kevin Stueven - 12.87
 - AA Hawkeye Pride Egg Farms, LLP - 5.50
 - AB Foytens Family Farms Inc. - 5.12
 - AC Darwin & Wanda VanCottco - 17.01
 - AD Loran & Bruce Woodler - 11.43
 - Section 22 AE Corale & Karen Wiley - 12.07
 - AF Mark & Leil Smith - 11.21
 - Section 23 AG William Kruse - 5
 - AH Charles Wulfen - 20.17
 - AI Korneh Deraska - 5.50
 - AJ Daniels Inc. - 29.30
 - Section 24 AK M-S-R Kruse Farm LM - 6.74
 - AL M-S-R Kruse Farm LM - 20.11
 - Section 25 AM David & Tella Korhals - 10.78
 - AN Gary & Lori Korhals - 8.03
 - Section 25 AO Alford Korhals - 20.13
 - AP Gary & Lorilyn Korhals - 20.13
 - Section 26 AQ Soled Acton Smith, LLP - 5
 - AR Chadwick Inc. - 11.56
 - AS Ryan & Blaney Schwab - 10.54
 - AT Vicous & Carol Lutzens - 4.30
 - AU Otto & Kathy VanEosen - 26.35
 - Section 27 AV Koren Wren & Debra Taylor - 5.04
 - AW Hoogendoorn Bros. Inc. - 5.34
 - Section 28 AX Paul & Kathy Allen - 28.97
 - AY Deanna Tideman - 21.80
 - Section 29 AZ Owen & Douglas Roido - 23
 - Section 30 BA Loris & Loan Eggdof -
 - Section 30 BB Bruce Fick - 10
 - Section 31 BC Chad Brewer & Sarily Dufans - 8
 - BD Shawn Vedlin - 17.31
 - BE Ryan Worhaz - 17.31
 - Section 34 BF Kevin & Carol Okie - 10.67
 - Section 35 BG Tim & Dorcas Kennedy - 5.60
 - BH Douglas & Wendy Wheeler - 20.40
 - Section 35 BI Gilbert & Loraine Hoogendoorn Trust - 42.26
 - BJ Hoogendoorn Bros. Inc. - 23.86



LYON COUNTY, IA

Aerial Map



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

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

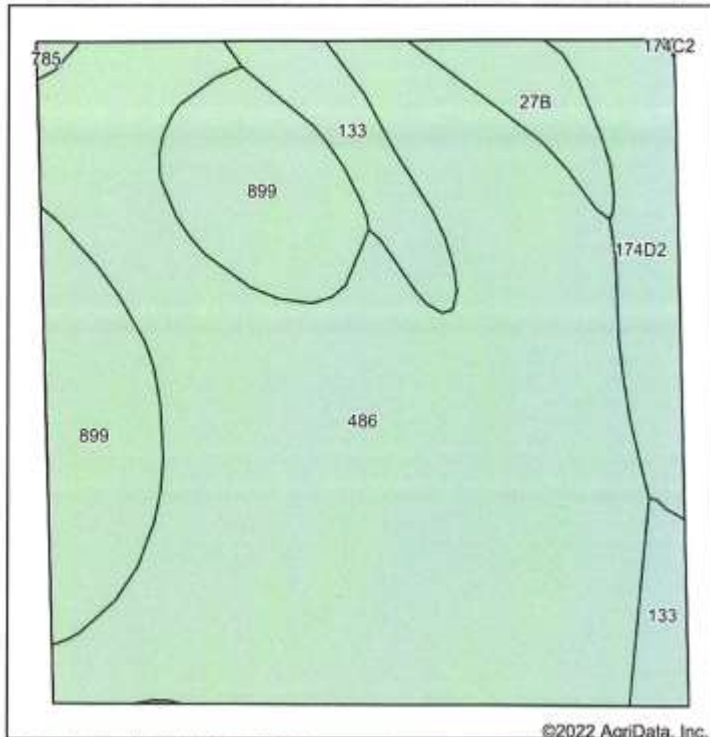
Map Center: 43° 16' 14.22, -96° 1' 37.74

0ft 516ft 1032ft

34-98N-44W
Lyon County
Iowa



Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **34-98N-44W**
 Township: **Wheeler**
 Acres: **40**
 Date: **9/16/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: IA119, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
486	Davis loam, 0 to 2 percent slopes	26.48	66.2%	lw	66	70	82
899	Davis silt loam, 0 to 2 percent slopes	6.56	16.4%	I	69	76	68
174D2	Bolan loam, 9 to 14 percent slopes, moderately eroded	2.92	7.3%	IVe	23	16	44
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	2.65	6.6%	IIw	78	69	80
27B	Terril loam, 2 to 5 percent slopes	1.29	3.2%	Ile	86	63	71
785	Spillco loam, 0 to 2 percent slopes, occasionally flooded	0.10	0.2%	IIw	73	68	69
Weighted Average					1.32	64.8	66.7
							*n 76.4

**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 7888

Tract 1989

Wetland Determination Identifiers

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

2022 Crop Year



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, other than 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 : 7888
Prepared : 9/15/22 3:39 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) : 11054A
Recon ID : 19-119-2014-54
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
39.12	39.12	39.12	0.00	0.00	10.44	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	28.68	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	24.39	0.00	135	0
Soybeans	4.29	0.00	43	
TOTAL	28.68	0.00		

NOTES

Tract Number : 1989
Description : NW4 NE4 SEC 34 WHEELER TWP 98 44
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 :
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.12	39.12	39.12	0.00	0.00	10.44	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	28.68	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
LYON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7888
Prepared : 9/15/22 3:39 PM
Crop Year : 2022

Abbreviated 156 Farm Record

Tract 1989 Continued ...

Corn	24.39	0.00	135
Soybeans	4.29	0.00	43
TOTAL	28.68	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/permanent 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.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ams.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

CRP-1 (07-06-20) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 19 119	2. SIGN-UP NUMBER 48
	3. CONTRACT NUMBER 11054A	4. ACRES FOR ENROLLMENT 10.44
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) LYON COUNTY FARM SERVICE AGENCY 710 N 2ND AVE E STE 101 ROCK RAPIDS, IA51246-1710	6. TRACT NUMBER 1989	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 11-01-2015 TO: (MM-DD-YYYY) 09-30-2026
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (712) 472-3774	8. SIGNUP TYPE: SAFE - Iowa Gaining Ground	

Initials x R.S.
Date x 11-5-21

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 231.56	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 2,417.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	1989	2	CP38E-4D	10.44	\$ 1,420.00
(Item 9C is applicable only when the first year payment is prorated.)						

Initials x R.S.
Date x 11-5-21

AK
R.S.

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
	100.00 %	Randy Schmith		11-5-2021
	0.00 %	see attached		
	0.00 %	see attached		

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE Buttary Green Acting CED	B. DATE (MM-DD-YYYY) 12-15-2021
-------------------------	--	------------------------------------

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 890-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

RECEIVED
NOV 08 2021
Lyon Co FSA, Rock Rapids, IA
Date Printed: 11/02/2021

REVIEW DRAFT
9-27-2022

LOCATION:
NW1/4-NE1/4 SECTION 34-98-44

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: MIKE AUSTIN

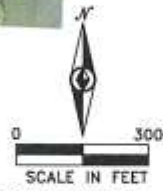
CURRENT PROPRIETORS:
PERCY MEYER, ETAL

**PLAT OF SURVEY
(RETRACEMENT)
THE NW1/4-NE1/4 SECTION 34-98-44
LYON COUNTY, IOWA**



DESCRIPTION - FROM AFFIDAVIT OF DEATH TERMINATING LIFE ESTATE (2021-25B3)

The Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Thirty-four (34), in Township Ninety-eight (98) North, of Range Forty-four (44) West of the 5th P.M., Lyon County, Iowa.



BASIS OF BEARINGS:
IOWA REGIONAL COORDINATE SYSTEM,
ZONE D1 - SPENCER
NAD 1983 (2011) EPOCH 2010.00
US SURVEY FOOT



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, L.S. License No. 21092 (Date)

My license renewal date is December 31, 2023

Sheets covered by this seal: THIS SHEET ONLY

- ▲ SECTION CORNER AS NOTED
 - SET 1/2" x 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
 - SET MAG NAIL
 - FOUND NAIL WITH ILLEGIBLE YELLOW SURVEYOR'S I.D. CAP ON WOOD FENCE POST
- DATE OF FIELD WORK - 9-26-22



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

Date 9-26-22
Drawn By TML
Reviewed By ANW
Approved By TML

PROJECT NO. 372300

DWG. # P:03672300.372300.DWG.372300_BOUND.DWG



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

for our past successful results



"Your Farmland Specialists"

1414 Main St.

Rock Valley, IA 51247

Zomercompany.com

(712) 476-9443

40.20+/- Of Farmland
In Wheeler TWP,
Lyon County, IA!



Irvin & Lavonne Meyer Heirs —Sellers