



**Upcoming Live Public Auction Of
40.54+/- Acres Of Quality Farmland Located In
Summit TWP, O'Brien County, IA!**

Auction Date: November 5, 2022 @ 10:30 A.M.



Van Meekeren Family - Owner

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

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Darrell Vande Vegte - 712-470-1125

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Bryce Zomer-712-451-9444

Ivan Huenink-712-470-2003

Gerad Gradert-712-539-8794

Ryan Zomer-712-441-3970

Auctioneers Note: Zomer Company is honored to represent the Van Meeke-ren Family in the sale of this excellent tract of O'Brien County, IA farmland! This is a excellent opportunity to purchase an inside tract of farmland! This is a fantastic farm in a great area in Summit TWP, O'Brien County, IA! Do not miss this opportunity! This auction will be held at the site of the farmland!! Watch zomercompany.com in case of inclement weather! Thanks, Zomer Company

Location: From the intersection of HWY 60 & HWY 18 in Sheldon, IA go 3 1/2 miles East on HWY 18 (320th ST) to Oriole Ave. then go 1 mile South on Oriole Ave to 330th St. then go 1/4 mile East on 330th St. to the farm. Land is located on the South Side of 330th St. Auction signs will be posted. Watch zomercompany.com for inclement weather! Auction will be held at the site of the farmland!



Legal Description: The West 1/2 of the East 1/2 of the NW1/4 of Section 6, TWP 96N, Range 41W, O'Brien County, IA—Subject to all public roads and easements of record.

General description: According to the county assessor, this property contains 40.54+/- gross acres. According to FSA, this farm contains approx. 39.58+/- tillable acres with the remainder in road and ditch and an approx. 0.60 acre grass waterway. This farm has a corn base of 23.40 acres with a PLC yield of 167bu and soybean base of 16.18 acres with a PLC yield of 55bu. This farm is classified as NHEL. The predominant soil types include: 310b-Galva, 91-Primghar, 92-Marcus, 89B-Sac, 89C2-Sac, 733-Calco. The average **CSR2 is 95.1 and the average CSR1 is 72.5**. This is an amazing inside tract of farmland! 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 an excellent tract of farmland! This is a one of a kind high quality farm that you can be proud to own! High caliber tracts of land are not available for sale often so do not miss out your opportunity to purchase this quality O'Brien County, IA farm! Make plans today to purchase this farm! This farm will be surveyed and sold based on the gross surveyed acres.

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.

Taxes: The current Real Estate Taxes according to the O'Brien County Treasurer are approx. \$1,236.00 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 January 18, 2023 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. **—Nathan Rockman—Attorney for Seller.**

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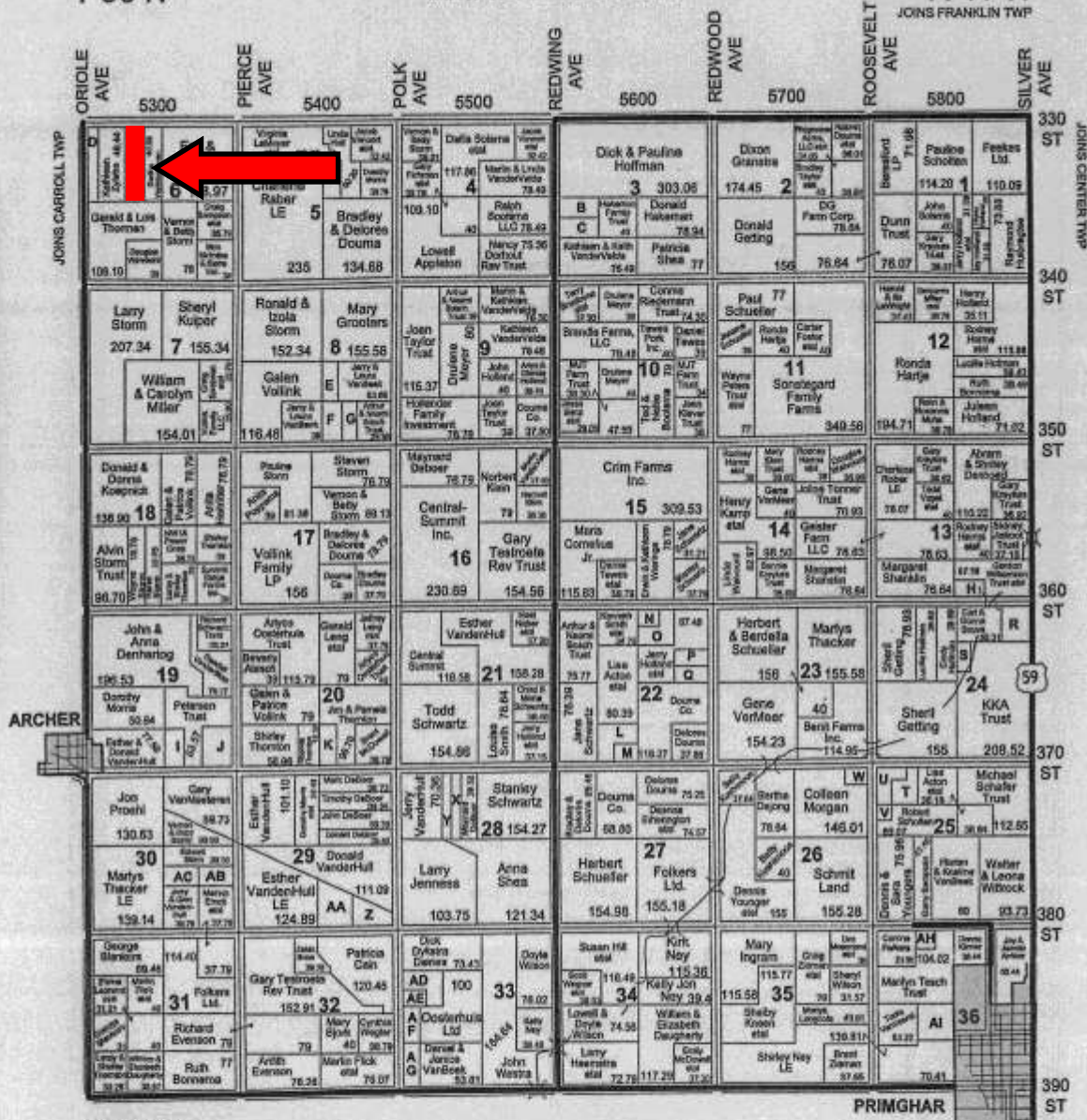
SUMMIT TWP

LAND OWNER

T 96 N

R 41 W

JOINS FRANKLIN TWP



Small Tracts

- Section 2 A Ridgeview Acres, LLC - 38.84
- Section 3 B Bryon Storm - 14.69
- Section 4 C Martin VanderVelde - 19.25
- Section 6 D Andrew Zylstra - 10.91
- Section 8 E Rodney Harms et al - 20
- F Arthur & Naomi Bosch Trust - 23
- G Rodney Harms et al - 14.62
- Section 13 H GJL Real Estate, LLC - 7.57
- Section 19 I Gerald Leng et al - 19.31
- Section 20 K Jane McDowell - 19.32
- Section 22 L Stanley & Jane Schwartz - 31.15
- M Timothy Hadden - 7.88
- N Jerry Holland et al - 7.46
- O Lucille Hoffman - 22.54
- P Lucille Hoffman - 26.58
- Q Kenneth & Lori Smith et al - 11.51

- Section 24 R Kyle Haynen et al - 23.67
- S Arlen & Mary Hoffman - 8.04
- Section 25 T Ladonna Hoffmann - 20.89
- U Ronald Neth - 18.70
- V Bremer Farms, LLC - 5.77
- Section 26 W Dennis VanMeesteren - 10.75
- Section 28 X Timothy DeBoer - 17.18
- Y Terry Einck et al - 20.03
- Section 29 Z Rhonda VanderHull - 38.15
- AA Donald VanderHull - 35.97
- Section 30 AB Vernon & Betty Storm - 19.50
- AC Amy Halverson et al - 20
- Section 33 AD Laura Oldenkamp - 33.67
- AE Oosterhuis Ltd - 5.33
- AF Larry Heemstra Trust et al - 18.79
- AG Dennis & Lori Heemstra Trust - 18.04
- Section 29 AH Michael Peters - 14.58
- Section 36 AI Conrad Cook et al - 29.01

R 42 W	R 41 W	R 40 W	R 39 W
FLYVE	HAMMER	UNION	WAGLEY
CARROLL	SANBET	CHRYN	ORRICK
HART	SAUL	WILSON	CHART
CAUTION	UNION	LIBERTY	WATSON

Aerial Map



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

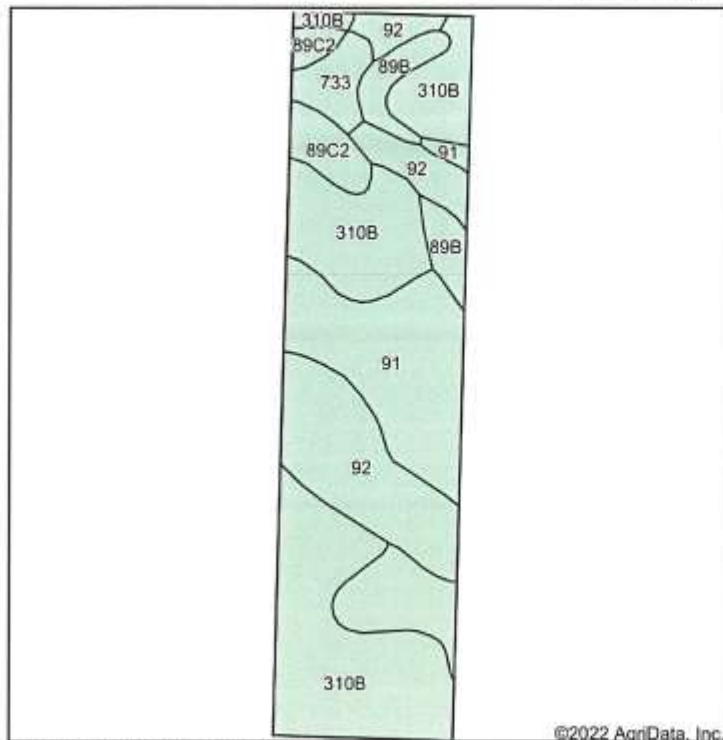
Map Center: 43° 10' 7.23, -95° 44' 13.47

6-96N-41W
O'Brien County
Iowa

0ft 633ft 1267ft



Soils Map



State: Iowa
 County: O'Brien
 Location: 6-96N-41W
 Township: Summit
 Acres: 40.54
 Date: 9/23/2022



Area Symbol: IA141, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B	Galva silty clay loam, 2 to 5 percent slopes	16.08	39.7%	Ile	95	70	76
91	Primghar silty clay loam, 0 to 2 percent slopes	10.50	25.9%	Iw	100	80	78
92	Marcus silty clay loam, 0 to 2 percent slopes	8.35	20.6%	Ilw	94	75	75
89B	Sac variant silty clay loam, 2 to 5 percent slopes	2.23	5.5%	Ile	95	68	80
89C2	Sac variant silty clay loam, 5 to 9 percent slopes, moderately eroded	1.90	4.7%	IIle	87	51	68
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.48	3.7%	Ilw	78	68	75
Weighted Average				1.79	95.1	72.5	*n 76.1

**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.



United States
Department of
Agriculture

O'Brien 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

**Non-Irrigated
Corn-Yellow-Grain
Soybeans-Common-Grain**

Tract Cropland Total: 39.58 acres

2022 Program Year

Map Created May 20, 2022

**Farm 4907
Tract 29451**

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
O'BRIEN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4907

Prepared : 9/22/22 2:56 PM

Crop Year : 2022

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
40.18	39.58	39.58	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	39.58	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	23.40	0.00	167	
Soybeans	16.18	0.00	55	
TOTAL	39.58	0.00		

NOTES

Tract Number : 29451

Description : W2E2NW4 SEC 6 96-41 SUMMIT
FSA Physical Location : IOWA/O'BRIEN
ANSI Physical Location : IOWA/O'BRIEN
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
40.18	39.58	39.58	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	39.58	0.00	0.00	0.00	0.00	0.00

IOWA
O'BRIEN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4907
Prepared : 9/22/22 2:56 PM
Crop Year : 2022

DCP Crop Data

Tract 29451 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	23.40	0.00	167
Soybeans	16.18	0.00	55
TOTAL	39.58	0.00	

NOTES

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PROPERTY NOTES

Presented by

ZOMER COMPANY

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and confidence in our firm.

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