



**Upcoming Live Public Auction Of A 73.19 Acres Of
High Quality Farmland In Lynn TWP, Sioux County, IA**

Auction Date: November 11, 2022 @ 10:30 A.M.



**Adrian & Winona Kraai
Revocable Trust &
Winona Kraai Estate—Owners**

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

Bryce Zomer-712-451-9444

Ryan Zomer-712-441-3970

Ivan Huenink-712-470-2003

Gerad Gradert-712-539-8794

Joel Westra-605-310-3941

Auctioneers' Note: The Zomer Company is honored to represent the Kraai family in this excellent offering of prime Sioux County, IA farmland! This land is located in the Heartbeat of Sioux County, IA and has an excellent topography and fantastic soil ratings! Call an auctioneer today to receive a full informational packet!

Location: From Newkirk, IA go 4 miles North on Kingbird Ave to 360th St. then go 1 1/4 miles East on 360th St. to the Farm. Farm is located South of 360th St. or from NCC in Sheldon, IA go 5 miles West on HWY 18 to Kingbird Ave then go 4 miles South on Kingbird Ave to 360th St. then go 1 1/4 miles East on 360th St. Auction will be held at the site of the farmland.

Watch zomercompany.com for inclement weather.



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 — Bryce Zomer-712-451-9444

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

Ryan Zomer-712-441--3970

Legal Description: Parcel A in the NW1/4 of Section 20, TWP 96N, Range 43W, Sioux County, IA. Subject to public roads and easements of record.

General Description: According to the survey, this property contains 73.19 gross acres. According to FSA and the recent survey, this farm contains approx. 72.49 tillable acres with the balance in road/ditch. This farm has road on 1 side and is an inside tract of farmland and is nearly 100% tillable! This farm has a corn base of 38.19 acres with a PLC yield of 172bu. And a soybean base of 38.19 acres with a PLC yield of 56bu. This farm is classified as NHEL. The predominant soil types include: 91-Primghar, 310, B, B2-Galva, 92-Marcus. The average CSR1 is 72.6. The average CSR2 is 96.6! This is an exceptional tract of Lynn TWP, Sioux County, IA farmland! This land checks all the boxes including 1/2 mile rows, nearly 100% tillable, great location and excellent soil ratings! If you are a farmer or investor looking for a tract of land that you can be proud to own this farm checks that box! High Caliber, High Quality is the best way to describe this tract of farmland! Make plans today to attend this auction and purchase this quality tract of farmland!

Method of sale: Auction will be held at the site of the farmland. Farmland will be sold with the final bid price x the gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,105.00 per year. Taxes will be reassessed due to the recent survey.

Possession: Full Possession will be on March 1, 2023 This farm 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 which will be on December 16, 2022 when the buyer shall receive a clear and merchantable title to the property on closing day. 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 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. Buyers are encouraged to do buyers due diligence. This Property is being sold subject to the confirmation of the sellers. If buyer delays closing penalties will apply. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. **Brad De Jong—attorney for sellers.**

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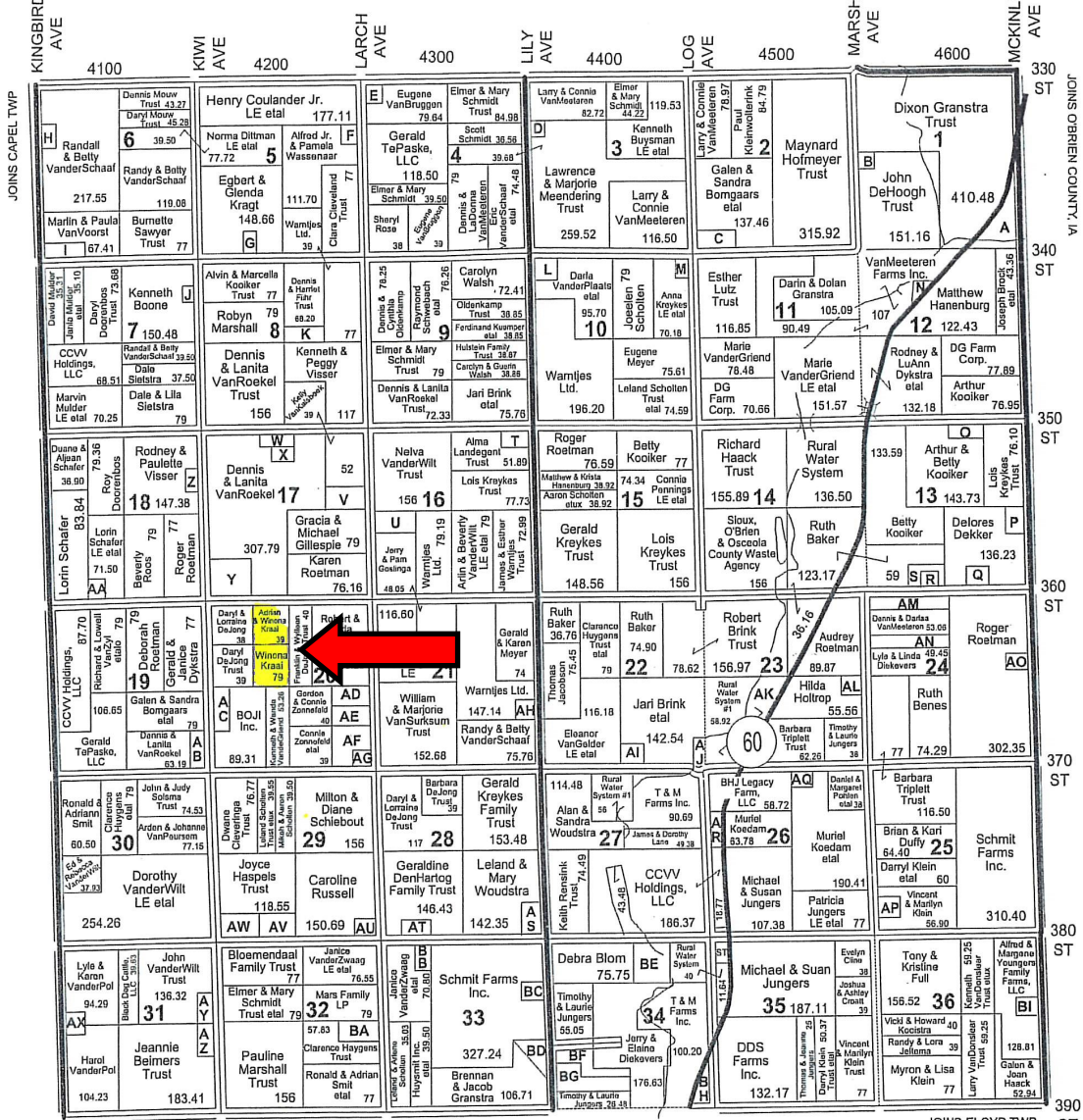
LYNN TWP

LAND OWNER

R 43 W
JOINS GRANT TWP

T 96 N

LAND OWNER & RURAL RESIDENT MAPS



Small Tracts

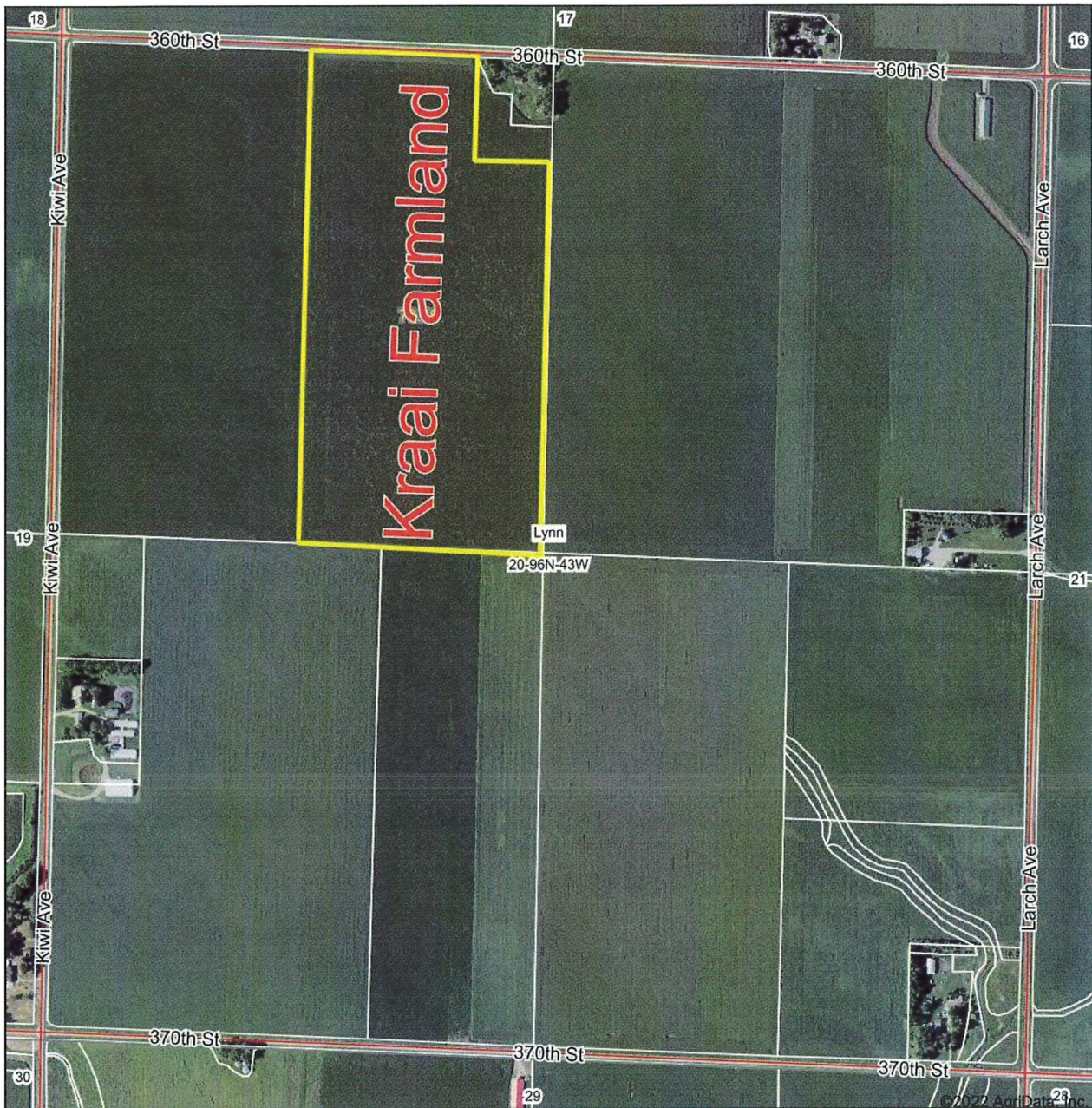
Section 1 A Carolyn VanMaanen Trust et al - 18.05
B Gary & Nadine DeHoogh - 6.08
Section 2 C Dennis & LaDonna VanMeeteren - 13.95
Section 3 D Kenneth & Lisa VanKeKerix - 8.92
Section 4 E Van's Farm Inc. - 5.06
Section 5 F Coulander Manure Handling Inc. - 7.30
G Travis & Alicia McDonald - 7.34
Section 6 H Heath & Roberta Warnjes - 6.12
I Verdean & Joan Wiertzema - 8.37
Section 7 J Kenneth & Linda Boone - 5.56
Section 8 K Warren Fihri - 10.80
Section 10 L Lyon Pork, LLC - 8.55
M Norman & Joellen Schollen - 6.82
Section 12 N Keith & Kristin Kleinwolterink - 5.94
Section 13 O Kimmy & Cheryl Kookler - 14.27
P Kirk Dekker - 11.34
Q Marion & Ruth Baker - 6.15
R M & R Pork Inc. - 6.73
S Marion & Ruth Baker - 12.27
Section 16 T Sonstegard Farms - 23.87
U Theresa Goslinga LE et al - 24.76

Section 17 V Ronald VanKalsbeek - 19.50
W Jamie VanRoelke - 26.97
X Ruth Stienjes - 11.47
Y Rick & Rhonda VanRoelke - 39.52
Section 18 Z Asa Visser - 8.62
AA Brian & Mary Schaefer - 5.09
Section 19 AB Jamie VanRoelke - 13.81
Section 20 AC Daryl & Lorraine DeJong - 12.24
AD Josh & Kelly Goslinga - 17.50
AE Jerry & Pam Goslinga - 17.50
AF Daryl & Lorraine DeJong - 35
AG Nathan & Shanna DeHoogh - 9.02
Section 21 AH Steven Krogman - 9.59
Section 22 AI Ryan & Mikyla Dittman - 9.41
AJ T & M Farms Inc - 6.56
Section 23 AK John & Judith Solsma Trust - 42.22
AL Brent & Barbara Stuit - 9.81
Section 24 AM Lisa Pasco - 24.55
AN Linda Diekevers et al - 29.62
AO Dennis Jr. & Pamela Ellis - 8.67
Section 25 AP Dean Klein - 10.22

Section 26 AQ Christopher & Kacy Jungers - 6.59
AR Evelyn Cline - 8.35
Section 28 AS Alan & Sandra Woudstra - 11.14
AT Kersten Family Trust - 6.14
Section 29 AU Taylor VanderZwaag - 5.31
AV Fox Creek Ranch Trust - 15.54
AW Robert & Kathy Verdoorn - 15.54
Section 31 AX Hickory Plains Inc. - 12.17
AY Red Roof Farm Inc. - 16.76
AZ Lance Beimers - 12.25
Section 32 BA Alvin & Julie Stuit - 20.90
Section 33 BB Brian & Angela VanderZwaag - 6.20
BC Stanley & Arlene Otterloo - 5.88
BD T&M Farms Inc. - 24.51
Section 34 BE John & Darla VandeWeerd - 28.49
BF Brennan Jungers - 32.90
BG Christopher & Kacy Jungers - 31.80
BH Donald Evink - 10.15
Section 36 BI SAM Farms Inc. - 5.23

SIoux COUNTY, IA

Aerial Map



Map Center: 43° 7' 13.16, -95° 56' 59.67

0ft 836ft 1672ft



Maps Provided By:



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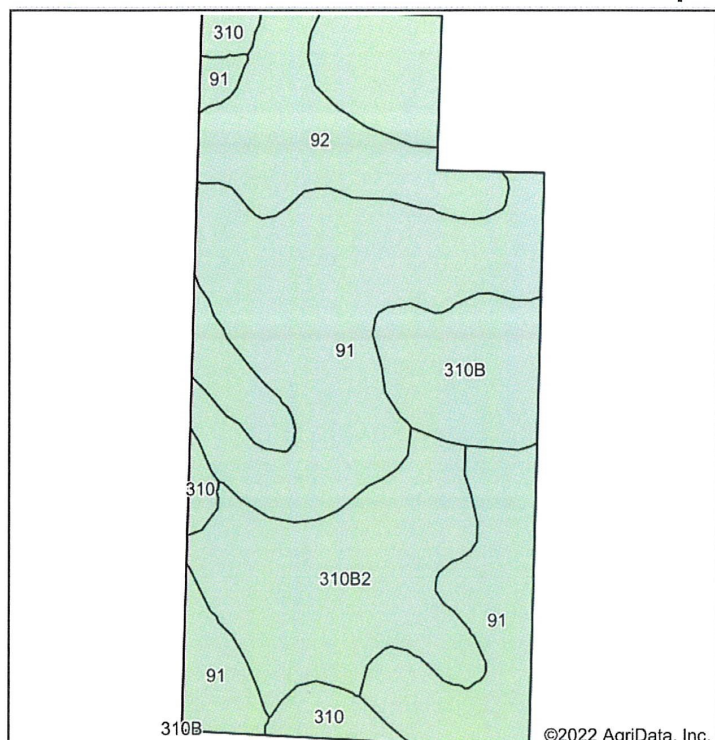
Field borders provided by Farm Service Agency as of 5/21/2008.

20-96N-43W
Sioux County
Iowa

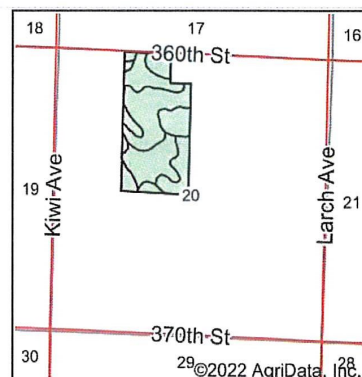


9/26/2022

Soils Map



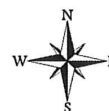
Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Sioux**
 Location: **20-96N-43W**
 Township: **Lynn**
 Acres: **73.19**
 Date: **9/26/2022**



Maps Provided By:



Area Symbol: IA167, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
91	Primghar silty clay loam, 0 to 2 percent slopes	37.01	50.6%	Iw	100	77	78
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	15.10	20.6%	Ile	90	65	68
92	Marcus silty clay loam, 0 to 2 percent slopes	11.30	15.4%	Ilw	94	72	75
310B	Galva silty clay loam, 2 to 5 percent slopes	6.65	9.1%	Ile	95	67	76
310	Galva silty clay loam, 0 to 2 percent slopes	3.13	4.3%	I	100	72	77
Weighted Average				1.45	96.6	72.6	*n 75.2

**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

Sioux 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: 76.75 acres

2022 Program Year

Map Created April 27, 2022

Farm 11514

Tract 44269

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).

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IOWA
SIOUX

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11514

Prepared : 9/14/22 9:18 AM

Crop Year : 2022

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : 19-167-2020-12
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
79.16	76.75	76.75	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	76.75	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	38.19	0.00	172	0
Soybeans	38.19	0.00	56	0
TOTAL	76.38	0.00		

NOTES

Tract Number : 44269

Description : E2 NW4 SEC 20 LYNN
FSA Physical Location : IOWA/SIOUX
ANSI Physical Location : IOWA/SIOUX
BIA Unit Range Number :
HEL Status : NHLE: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : WINONA KAY KRAAI REVOCABLE TRUST
Other Producers : None
Recon ID : 19-167-2020-11

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.16	76.75	76.75	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	76.75	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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Tract 44269 Continued ...

Corn	38.19	0.00	172
Soybeans	38.19	0.00	56
TOTAL	76.38	0.00	

NOTES

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REVIEW DRAFT
9-23-22

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PROPERTY NOTES

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
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Licensed in Iowa, South Dakota and Minnesota

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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)
for our past successful results



"Your Farmland Specialists"

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Rock Valley, IA 51247

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73.19+/- Of High Quality

Farmland

In Lynn TWP,

Sioux County, IA !



Adrian & Winona Kraai Revocable Trust & Winona Kraai Estate—Sellers