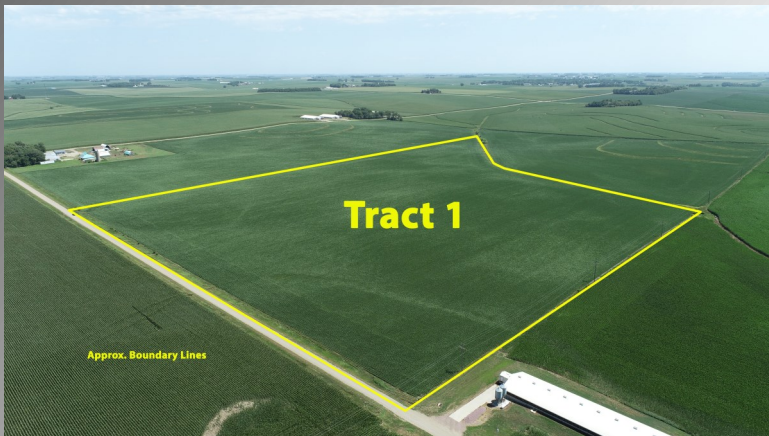


ZOMER COMPANY

REALTY & AUCTION

Upcoming Live Public Auction
Of 204.87 +/- Acres In Center TWP &
152.72 +/- Acres In Eagle TWP
In Sioux County, IA
Sold In 5 Separate Tracts



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

Moeller Heirs - Owner

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

Gerad Gradert-712-539-8794

zomercompany.com

Auctioneers' Note: We are honored to represent the Moeller Heirs in this excellent offering of Sioux County, IA Farmland! This is a fantastic opportunity to purchase quality farmland in a great area! This would make an excellent opportunity to purchase a tract to add to your current operation or a great investment! Call an auctioneer today to receive a full informational packet!

Tract 1 & 2 Location: From the intersection of HWY 10 and Eagle Ave North of Ireton, IA go 1 mile North on Eagle Ave to 440th St. then go 1 1/4 mile West on 440th St. to Tract 1. Tract 1 is South of 440th St. Tract 2 is located directly East & South of Tract 1

Tract 3 & 4 Location: From Sioux Feed on the South side of Sioux Center, IA go 8 miles West on 420th St to the site of Tract 4. Tract 3 is located directly North of Tract 4 and is bordered by Dove Ave and 410th St

Tract 5 Location: From Sioux Feed on the South side of Sioux Center, IA go West on 420th St for 7 miles to Eagle Ave then go 3/4 mile North on Eagle Ave to the farm. Tract 4 is located on the West side of Eagle Ave.

Signs will be posted! Auction of all of the tracts will be held at the site of Tract 1

Watch zomercompany.com for inclement weather!

Abbreviated Legal Description of Tract 1: Parcel A in NE1/4 of Section 36, TWP 95N, Range 47W, Sioux County, IA. Subject to public roads & easements of record.

General Description of Tract 1: According to the recent survey, this property contains 60+/- gross acres. According to FSA/survey, this farm contains approx. 58+/- tillable acres with the balance in road/ditch. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 158bu. on corn and a PLC yield of 45bu. on soybeans. This farm is classified as NHEL. The predominant soil types include: 810, B-Galva, 467-Radford, 310B, B2-Galva, 8B-Judson, 428B-Ely, 91-Primghar. The average CSR1 is 69.3. The average CSR2 is 96. This is a high caliber farm which is nearly all tillable! This land is located in the Heartbeat of Sioux County, IA and has one of the highest soil ratings in the area and is an outstanding opportunity to purchase a quality farm! Make plans today to attend this auction!

Abbreviated Legal Description of Tract 2: Parcel B in NE1/4 of Section 36, TWP 95N, Range 47W, Sioux County, IA. Subject to public roads & easements of record.

General Description of Tract 2: According to the recent survey, this property contains 92.72+/- gross acres. According to FSA/survey, this farm contains approx. 90+/- tillable acres which includes the grass terraces, with the balance in road/ditch. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 158bu. on corn and a PLC yield of 45bu. on soybeans. This farm is classified as NHEL. The predominant soil types include: 310B, B2, C2-Galva, 467-Radford, 91, B-Primghar, 810, B-Galva, 8B-Judson, 428B-Ely. The average CSR1 is 67.2. The average CSR2 is 91.2. This land has excellent soil ratings and if purchased in conjunction with Tract 1 offers the opportunity to purchase a contiguous 152.72+/- acres! This land is in a great area! If you are a farmer or investor be sure to take a look at this property today!

Abbreviated Legal Description of Tract 3: Parcel A in Fractional NW1/4 of Section 18, TWP 95N, Range 46W, Sioux County, IA. Subject to public roads & easements of record.

General Description of Tract 3: According to the recent survey, this property contains 50.07+/- gross acres. According to FSA/survey, this farm contains approx. 47+/- tillable acres which includes the grass terraces, with the balance in road/ditch. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 180bu. on corn and a PLC yield of 48bu. on soybeans. This farm is classified as HEL. The predominant soil types include: 310B, B2, C2—Galva, 11B-Radford-Judson. The average CSR1 is 56.4. The average CSR2 is 86. This land if purchased in conjunction with Tract 4 offers the opportunity to purchase a contiguous 125.16+/- acres! This land is in a great area! If you are a farmer or investor looking for a smaller quality tract of farmland then your search is over! Make plans today to purchase this farm on auction day!

Abbreviated Legal Description of Tract 4: Parcel C in the Fractional W1/2 of Section 18, TWP 95N, Range 46W, Sioux County, IA. Subject to public roads & easements of record.

General Description of Tract 4: According to the recent survey, this property contains 75.09+/- gross acres. According to FSA/survey, this farm contains approx. 71.92+/- tillable acres which includes the grass terraces, with the balance in road/ditch. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 180bu. on corn and a PLC yield of 48bu. on soybeans. This farm is classified as HEL. The predominant soil types include: 310B, B2, C2—Galva, 11B-Radford-Judson, 8b-Judson. The average CSR1 is 60.1. The average CSR2 is 88. This land if purchased in conjunction with Tract 3 offers the opportunity to purchase a contiguous 125.16+/- acres! This is quality farm in a great area!

Abbreviated Legal Description of Tract 5: Parcel A in NE1/4 of Section 18, TWP 95N, Range 46W, Sioux County, IA. Subject to public roads & easements of record.

General Description of Tract 5: According to the recent survey, this property contains 79.71+/- gross acres. According to FSA/survey, this farm contains approx. 75+/- tillable acres which includes the grass terraces, with the balance in road/ditch. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 180bu. on corn and a PLC yield of 48bu. on soybeans. This farm is classified as NHEL. The predominant soil types include: 310B, B2, C2-Galva, 11B-Radford-Judson, 8B-Judson, 91B-Primghar, 428B-Ely. The average CSR1 is 62.9. The average CSR2 is 89.5. This auction provides a fantastic opportunity to purchase one or multiple tracts of farmland! If you are looking for land in Eagle TWP or Center TWP do not miss this opportunity to purchase a quality tract of farmland!

Method of sale: Auction will be held at the site of Tract 1. Farmland will be sold with the final bid price x the final gross surveyed acres. The farms will be offered for sale in the choice method. The top successful bidder of each round of choice will have their choice of which tract they would like to purchase. Each top successful bidder of each round of choice will only be permitted to select 1 tract. Choice will be offered of the tracts until all of the tracts are sold. After a tract is sold in a round of choice it will remain sold and will not be available to bid on again.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$1,947.00 per year on Tract 1, approx. \$3,008.76 per year on Tract 2, approx. \$1,489.58 per year on Tract 3, approx. \$2,233.93 per year on Tract 4 and approx. \$2,410.00 per year on Tract 5. Seller will pay the 2022 taxes which are due and payable in March and Sept of 2023. Taxes will be reassessed due to the recent survey.

Possession: Full possession will be on March 1, 2023 due to the current farm lease.

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 or before December 23, 2022. Buyer shall receive a clear and merchantable title to the property on closing day. 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 and pictures are for informational purposes only and are not guaranteed to be actual boundary lines of the property. All buyers are encouraged to do buyer's due diligence. 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 statues. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and auction booklets are available upon request. This Property is being sold subject to the confirmation of the sellers. Penalties may apply if buyer delays closing. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. **Dan Mouw— Attorney for sellers.**

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EAGLE TWP

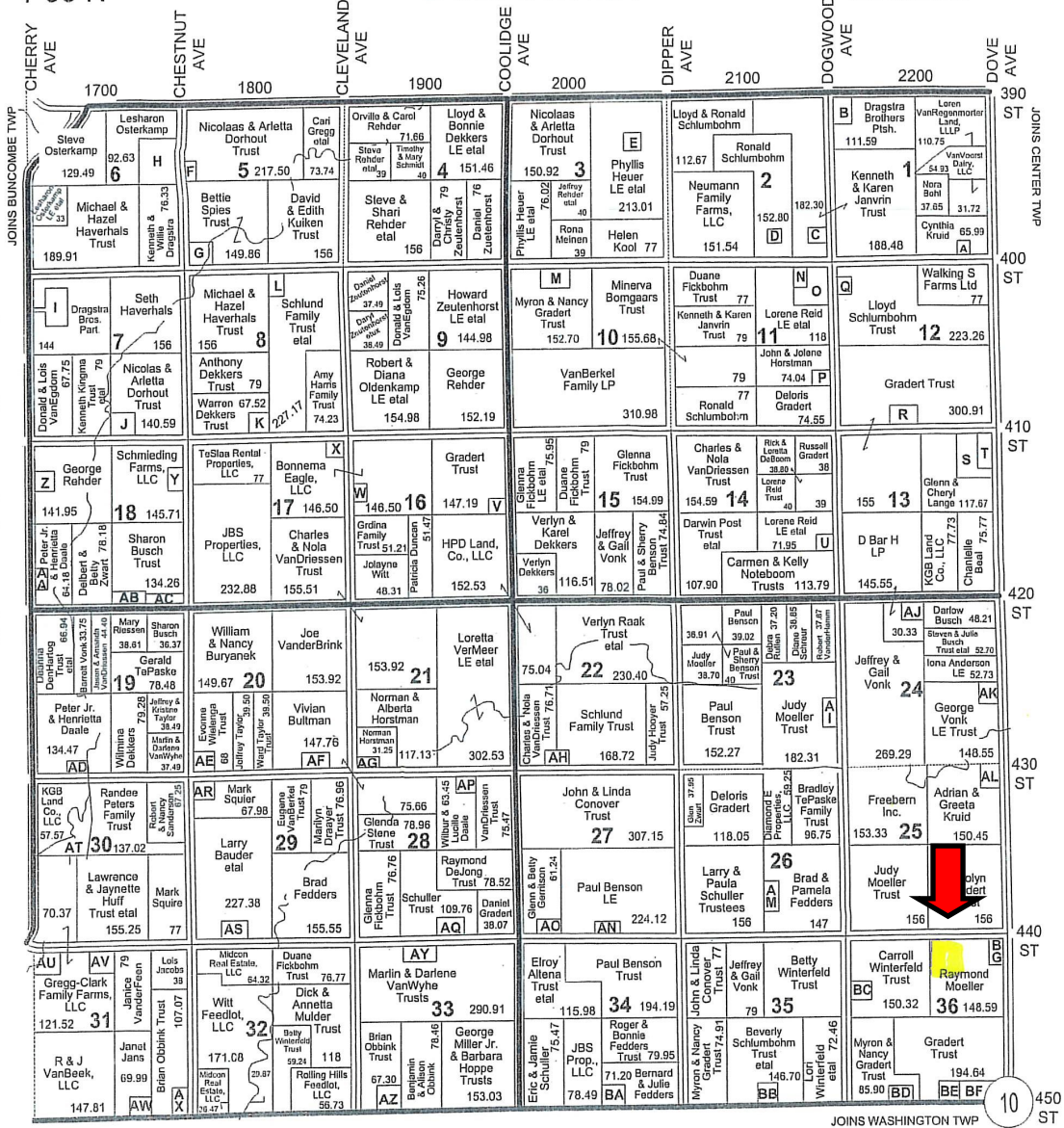
LAND OWNER

R 47 W

JOINS GARFIELD TWP

T 95 N

LAND OWNER & RURAL RESIDENT MAPS

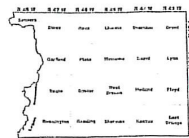


Small Tracts

- Section 1 A Chad & Rochelle Groeneweg - 11.04
- Section 2 B Kenneth Dragstra Trust - 8.64
- Section 2 C Dragstra Bros. Inc. - 5.09
- Section 2 D Lloyd Schlumbohm - 6.02
- Section 3 E Randy Heuer - 10.71
- Section 5 F Todd & Dawn Trigg - 7.68
- Section 6 G Ronald Craft - 6.14
- Section 8 H William Osterkamp - 55.10
- Section 7 I Josh & Allison Leusink - 5.85
- Section 7 J David Dorhout - 12.39
- Section 8 K Chad & Jerrienne Abbas - 9.48
- Section 8 L Andrew & Carrie Thonslad - 6.81
- Section 10 M Frederick & Shari Koopmans - 6.72
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- Section 11 P Nicholas VanSchepen - 5.83
- Section 12 Q Greg & Shirley Koenen - 6.86
- Section 12 R Russell Gradert - 11.09
- Section 13 S Terry & Linda VanWyhe - 19.35
- Section 13 T Terry VanWyhe - 13.90

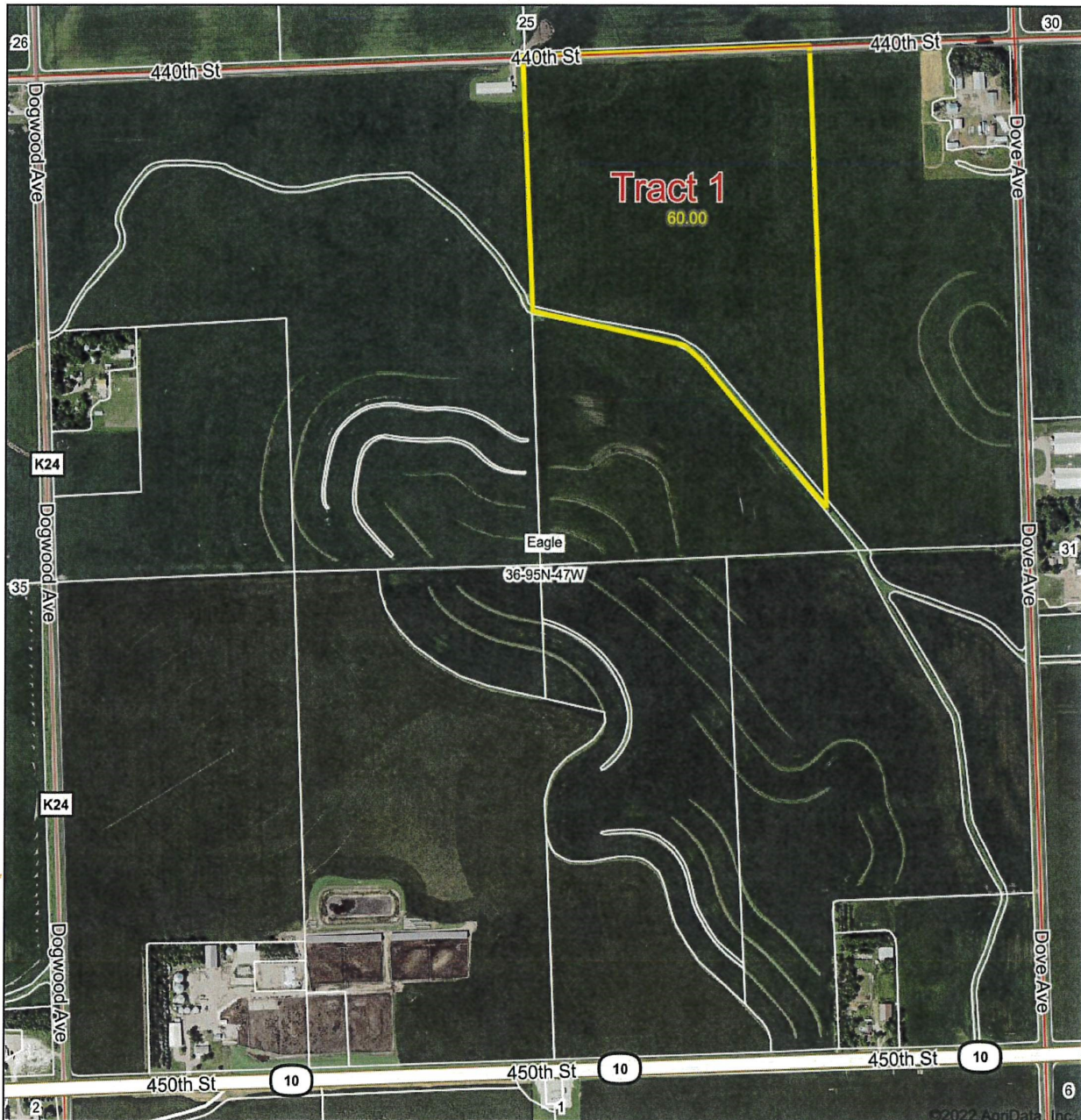
- Section 14 U Steve & Wauneva Wagers - 7.05
- Section 16 V Timothy & Mary Schmidt - 8.19
- Section 16 W Duane & LeaAnn Bonnema - 9.50
- Section 17 X Eagle Pig Inc. - 9.50
- Section 18 Y Verlyn & Donna Zwart - 10.76
- Section 18 Z Craig & Julie Wegner - 8.12
- Section 18 AA Peter Daale & Sons Partnership - 5.89
- Section 18 AB Ronald & Joyce Daale - 11.19
- Section 18 AC William Feldhacker - 7.81
- Section 19 AD Peter Daale & Sons Partnership - 9.97
- Section 20 AE Dan & Susan Kamp - 6.77
- Section 20 AF Shane & Katherine Wit - 8.24
- Section 22 AH Robert & Crystal Osterkamp - 6
- Section 22 AM Robert & Tammy Horton - 8.01
- Section 23 AI Robert & Gail VanderHamm - 13.19
- Section 24 AJ Phillip Staylor - 7.39
- Section 24 AK Bonnie & Kathleen Vonk - 9.45
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- Section 34 BA Lyle & Loretta Myers - 5.59
- Section 35 BB Beverly Schlumbohm Trust - 10.61
- Section 36 BC Jesse & Tia Murphy - 5.68
- Section 36 BD Daniel & Joshua Gradert - 9.56
- Section 36 BE Zachary Hulst - 5.85
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SIoux COUNTY, IA

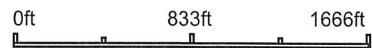
Aerial Map



Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

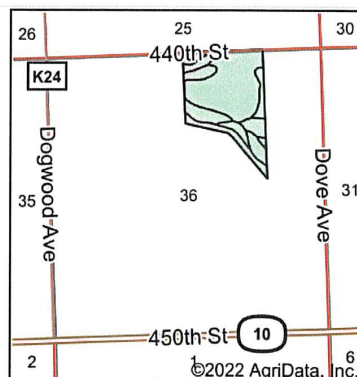
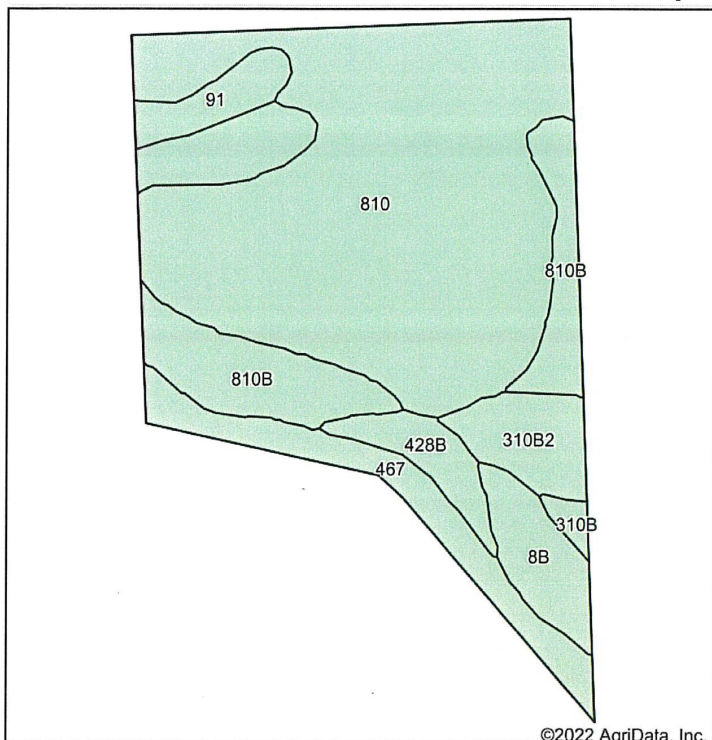
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36-95N-47W
Sioux County
Iowa



Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **36-95N-47W**
 Township: **Eagle**
 Acres: **60**
 Date: **9/14/2022**



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.

Area Symbol: IA167, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
810	Galva silty clay loam, terrace, 0 to 2 percent slopes	34.28	57.1%	I	100	70	78	
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	10.11	16.8%	Ile	95	65	77	
467	Radford silt loam, 0 to 2 percent slopes	5.02	8.4%	Ilw	79	73	92	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	3.02	5.0%	Ile	90	65	68	
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	2.99	5.0%	Ile	92	69	81	
428B	Ely silty clay loam, shallow loess, 2 to 5 percent slopes	2.16	3.6%	Ile	88	70	74	
91	Primghar silty clay loam, 0 to 2 percent slopes	1.97	3.3%	Iw	100	77	78	
310B	Galva silty clay loam, 2 to 5 percent slopes	0.45	0.8%	Ile	95	67	76	
Weighted Average					1.40	96	69.3	*n 78.5

**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.

EAGLE TWP

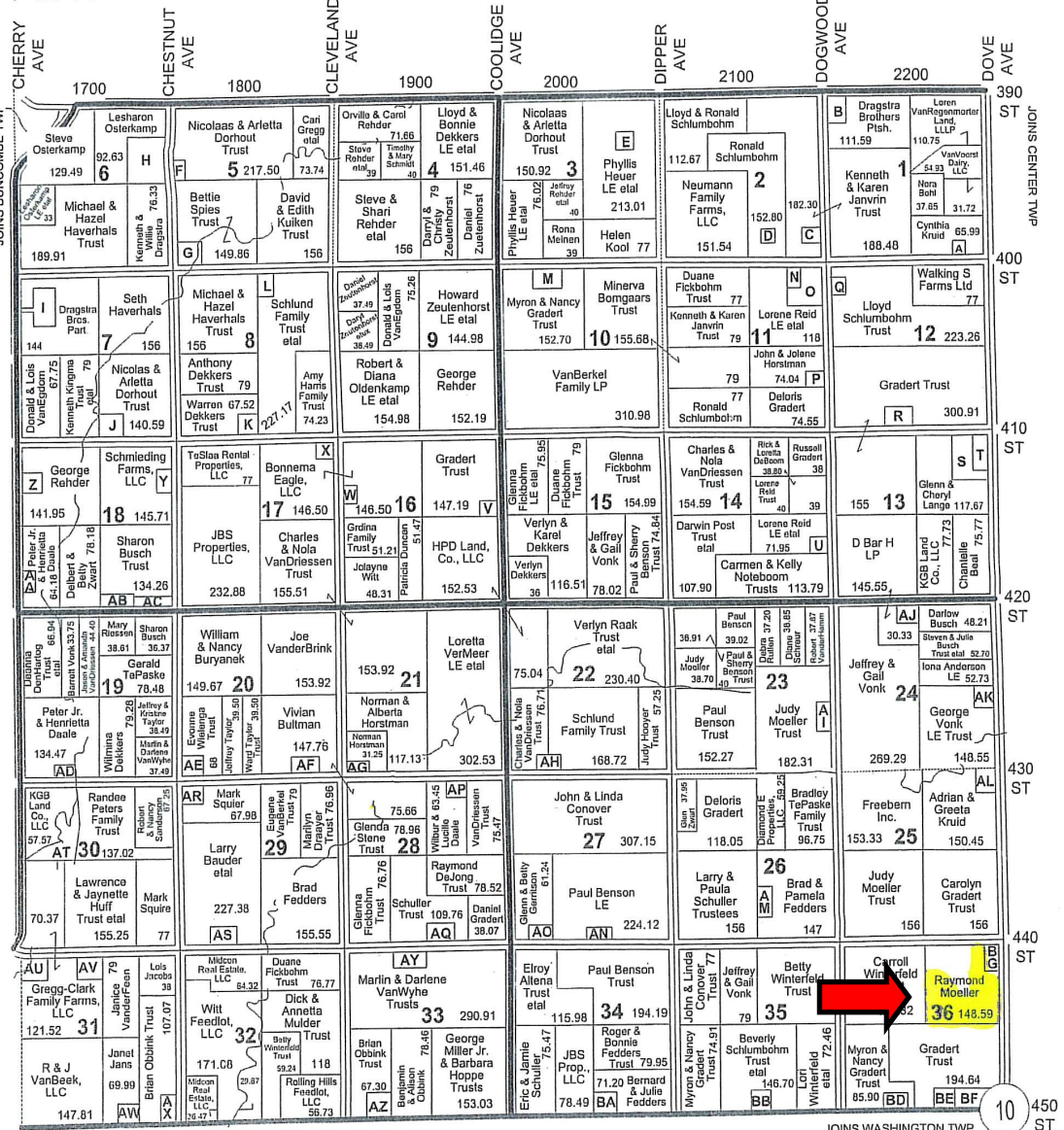
LAND OWNER

R 47 W

T 95 N

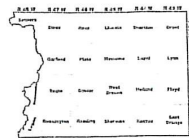
JOINS GARFIELD TWP

LAND OWNER & RURAL RESIDENT MAPS



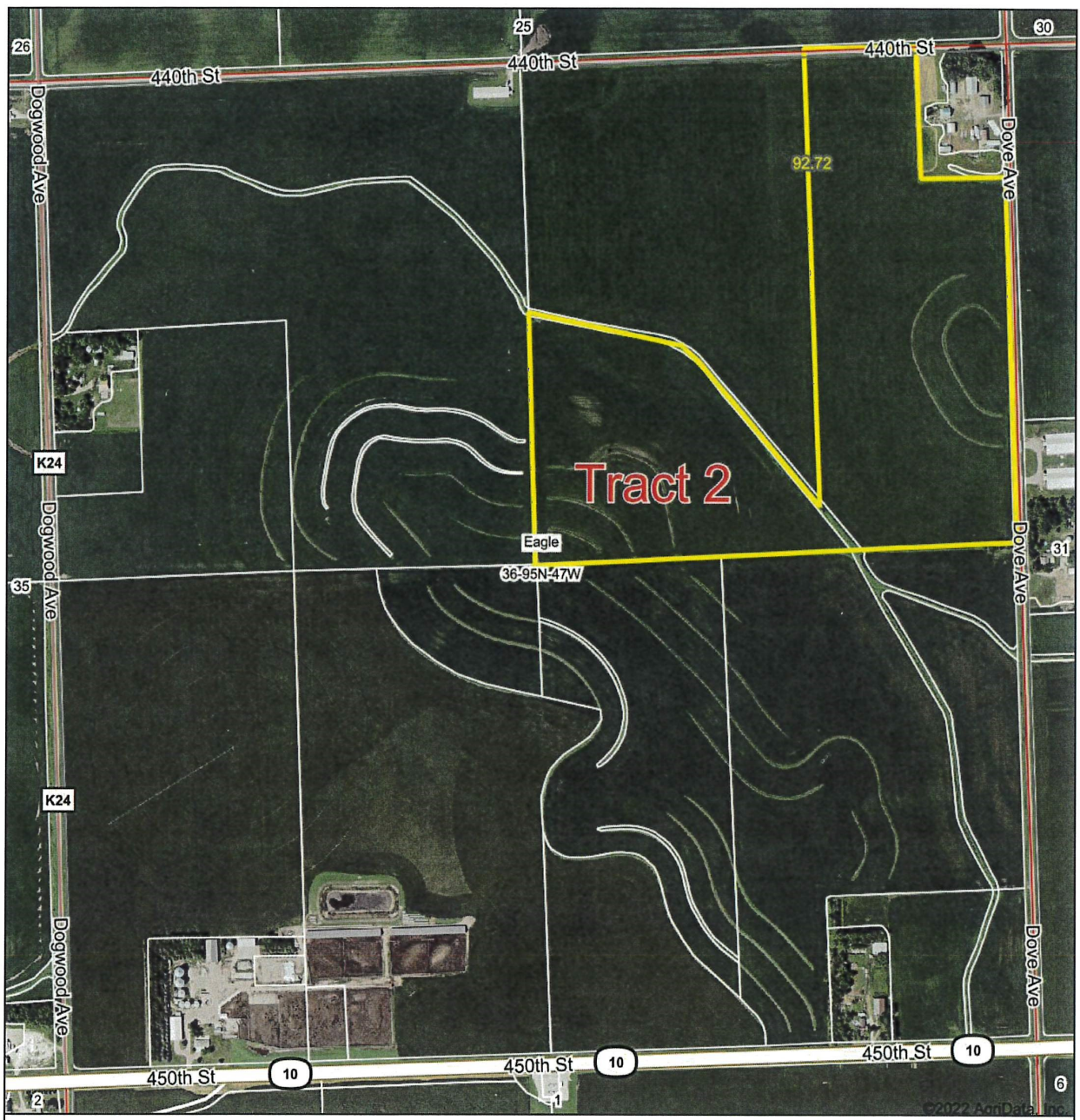
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SIoux COUNTY, IA

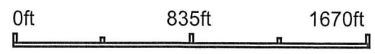
Aerial Map



Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

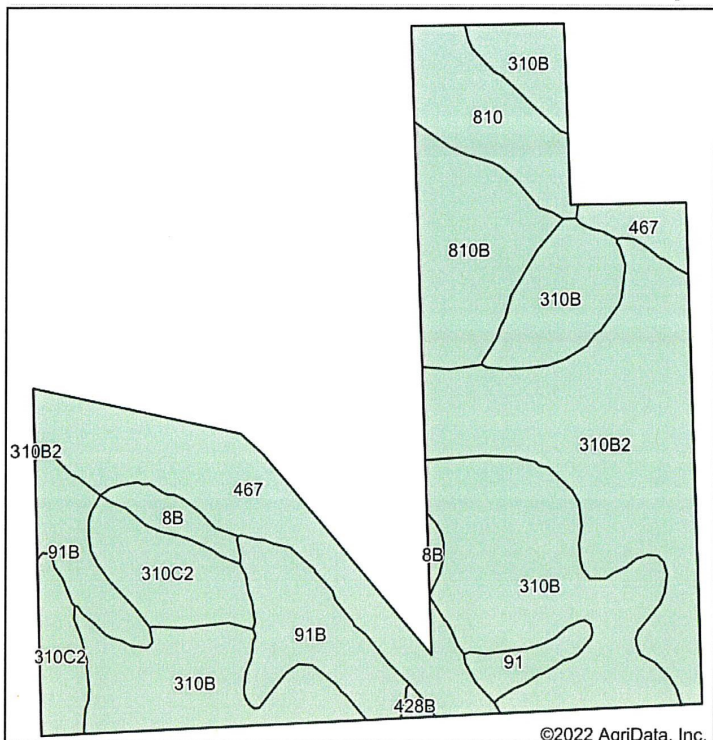
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36-95N-47W
Sioux County
Iowa

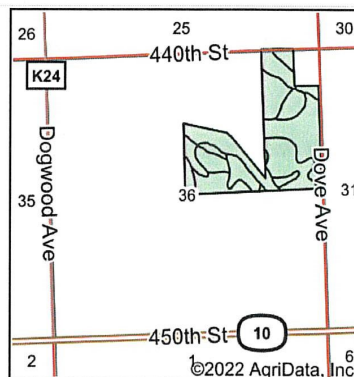


Soils Map



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Sioux**
 Location: **36-95N-47W**
 Township: **Eagle**
 Acres: **92.72**
 Date: **9/14/2022**



Area Symbol: IA167, Soil Area Version: 31

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	28.21	30.4%	Ile	95	67	76	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	18.72	20.2%	Ile	90	65	68	
467	Radford silt loam, 0 to 2 percent slopes	13.15	14.2%	Ilw	79	73	92	
91B	Primghar silty clay loam, 2 to 5 percent slopes	8.85	9.5%	Ile	95	75	78	
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	7.69	8.3%	Ile	95	65	77	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	7.03	7.6%	Ille	84	51	66	
810	Galva silty clay loam, terrace, 0 to 2 percent slopes	5.61	6.1%	I	100	70	78	
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	1.78	1.9%	Ile	92	69	81	
91	Primghar silty clay loam, 0 to 2 percent slopes	1.46	1.6%	Iw	100	77	78	
428B	Ely silty clay loam, shallow loess, 2 to 5 percent slopes	0.22	0.2%	Ile	88	70	74	
Weighted Average					2.00	91.2	67.2	*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.



Legend

- 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: 147.55 acres

2022 Program Year
 Map Created April 28, 2022
Farm 11827
Tract 44579

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
SIOUX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 11827
Prepared : 8/30/22 8:40 AM
Crop Year : 2022

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : 19-167-2021-177
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
149.66	147.55	147.55	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	147.55	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	107.79	0.00	158	0
Soybeans	39.55	0.00	45	0
TOTAL	147.34	0.00		

NOTES

Tract Number : 44579

Description : NE4 (EX 8 AC NE CORNER) SEC 36 EAGLE
FSA Physical Location : IOWA/SIOUX
ANSI Physical Location : IOWA/SIOUX
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : VIVIAN J BULTMAN
Other Producers : None
Recon ID : 19-167-2021-176

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
149.66	147.55	147.55	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	147.55	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
SIOUX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11827
Prepared : 8/30/22 8:40 AM
Crop Year : 2022

Tract 44579 Continued ...

Corn	107.79	0.00	158
Soybeans	39.55	0.00	45
TOTAL	147.34	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.

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.

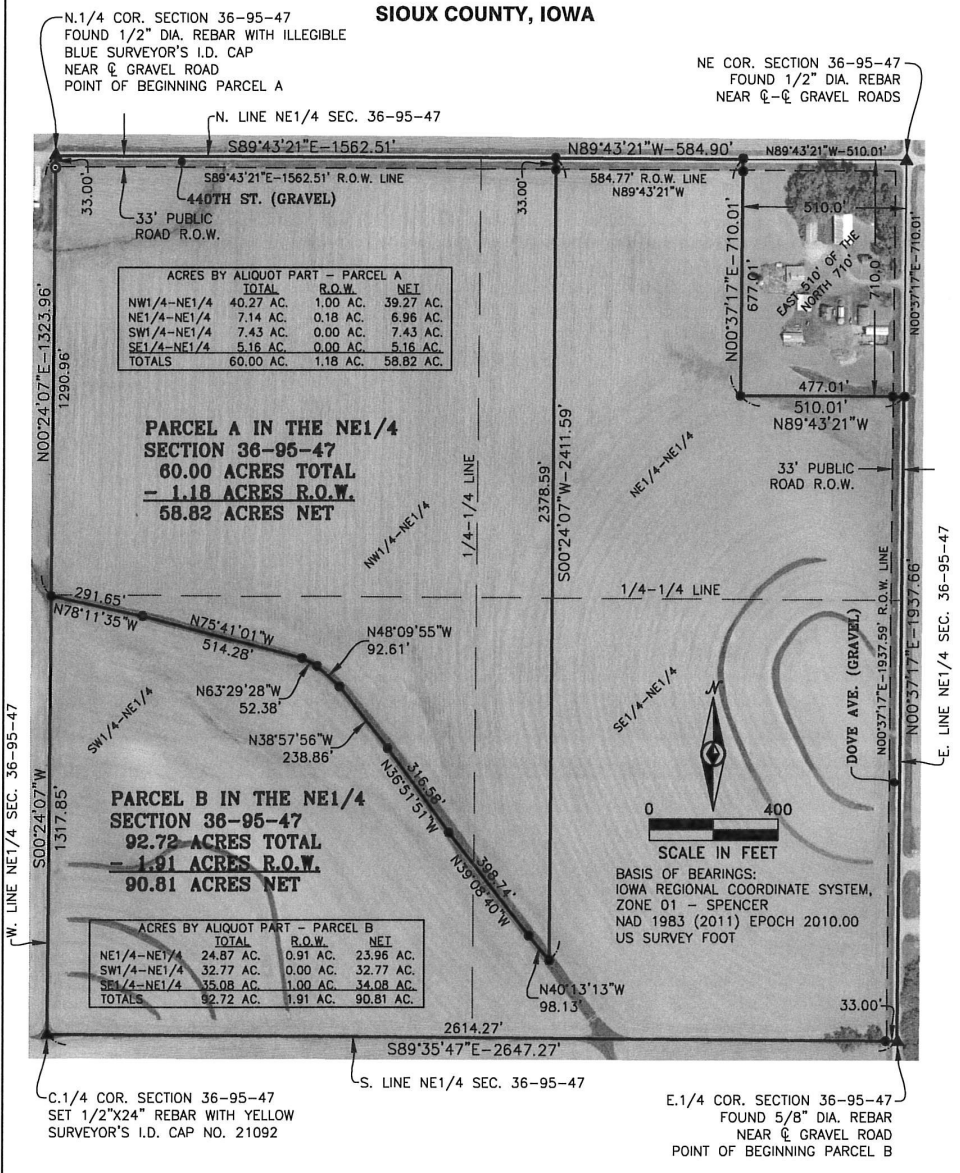
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the 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) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

LOCATION:
NE1/4 SECTION 36-95-47

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: MARK ZOMER
CURRENT PROPRIETORS: BARB ALTENA, ETAL

PLAT OF SURVEY
PARCELS A & B IN THE NE1/4 SECTION 36-95-47
SIoux COUNTY, IOWA



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

- ▲ SECTION CORNER AS NOTED
 - SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
 - FOUND 1/2" DIA. REBAR WITH BLUE SURVEYOR'S I.D. CAP NO. 10315
- DATE OF FIELD WORK - 7-15-22

Sheets covered by this seal: SHEETS 1 OF 2 AND 2 OF 2

SHEET 1 OF 2



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

Date 8-16-22
Drawn By TML
Reviewed By ANW
Approved By TML

PROJECT NO. 372208

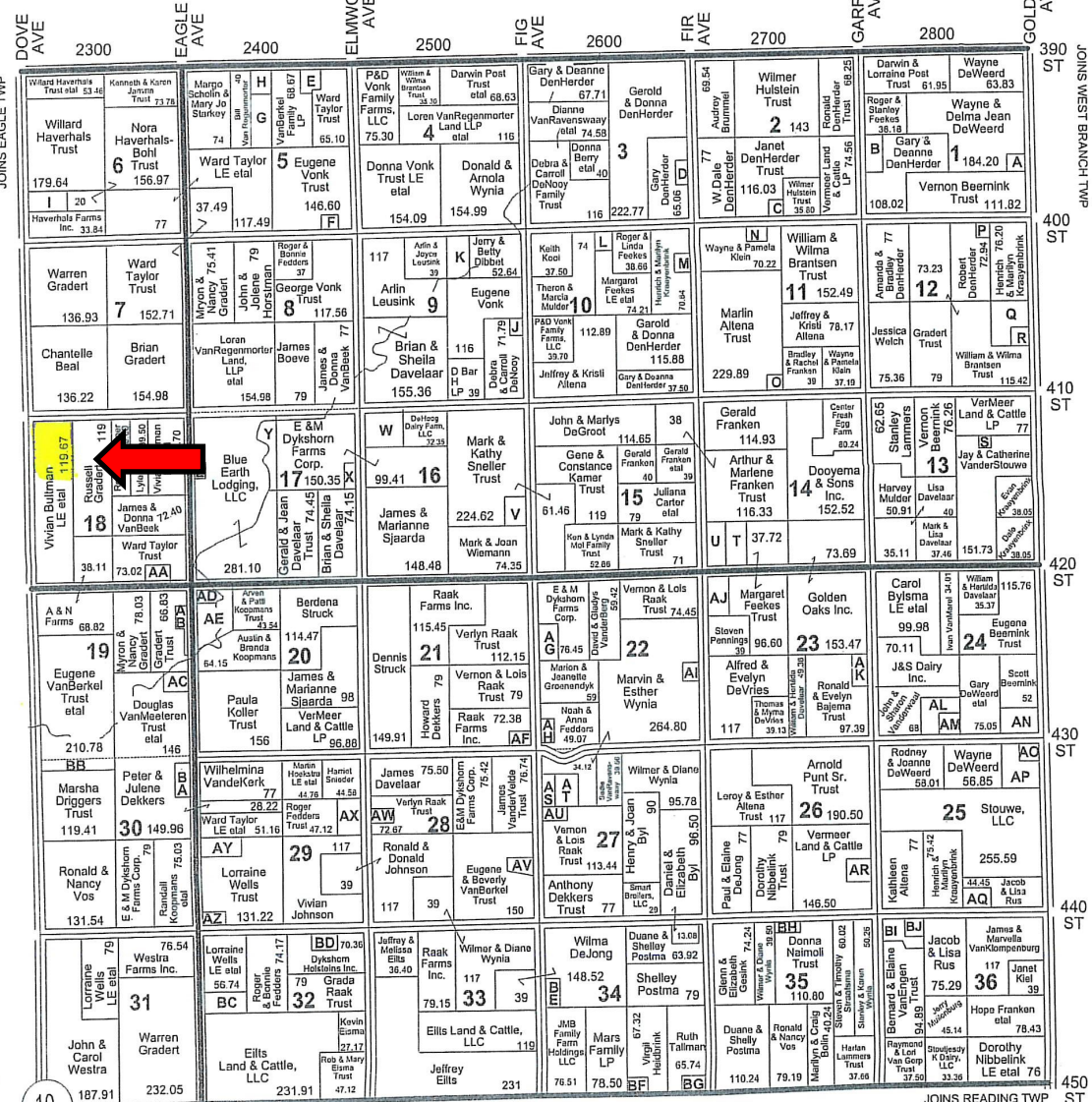
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CENTER TWP

R 46 W

LAND OWNER

T 95 N



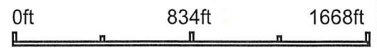
- Small Tracts**
- Section 1 A Jeffrey DeWeerd - 13.80
 - Section 1 B Kent & Sylvia Pruismann Trust - 7.35
 - Section 2 C Duane & Janet Bajema Trust - 5.29
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 - Section 16 W Dykshorn Holsteins Inc. - 24.18
 - Section 17 X Dykshorn Holsteins Inc. etal - 5.85
 - Section 17 Y Sioux County - 17.55
 - Section 17 Z Wesley & Deanna Foreman - 5.04
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 - Section 23 AJ Margaret Feekes LE etal - 17.87
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 - Section 36 BJ Alfredo Martinez & Delia Anzua - 5.21

SIoux COUNTY, IA

Aerial Map



Map Center: 43° 2' 52.43, -96° 19' 21.99



Maps Provided By:

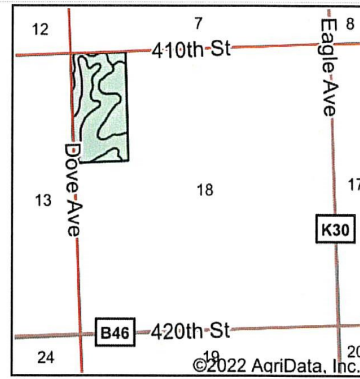
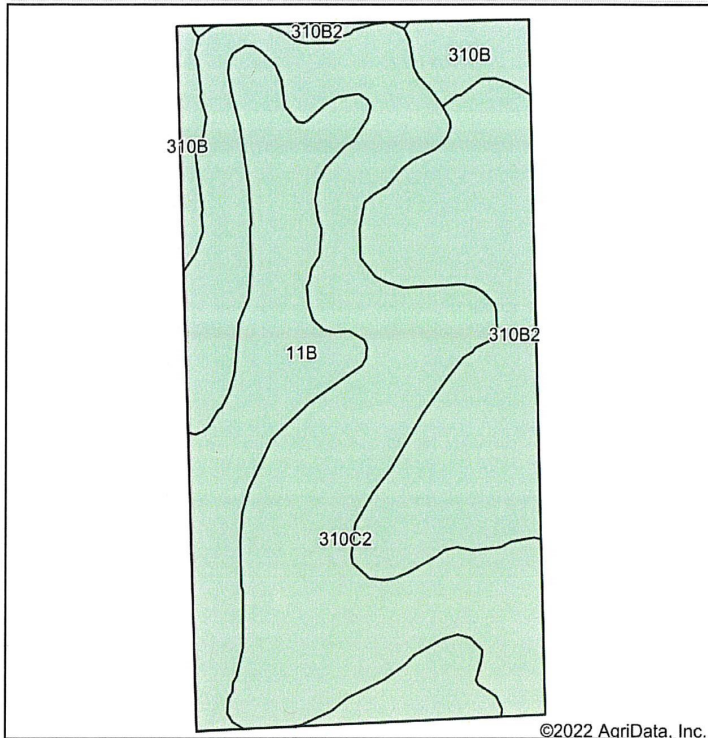
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18-95N-46W
Sioux County
Iowa



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

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **18-95N-46W**
 Township: **Center**
 Acres: **50.07**
 Date: **9/14/2022**



Area Symbol: IA167, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	23.99	47.9%	IIIe	84	51	66
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	12.20	24.4%	Ile	90	65	68
11B	Radford-Judson complex, 0 to 5 percent slopes	11.29	22.5%	IIw	84	56	86
310B	Galva silty clay loam, 2 to 5 percent slopes	2.59	5.2%	Ile	95	67	76
Weighted Average					2.48	86	56.4
							*n 71.5

**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

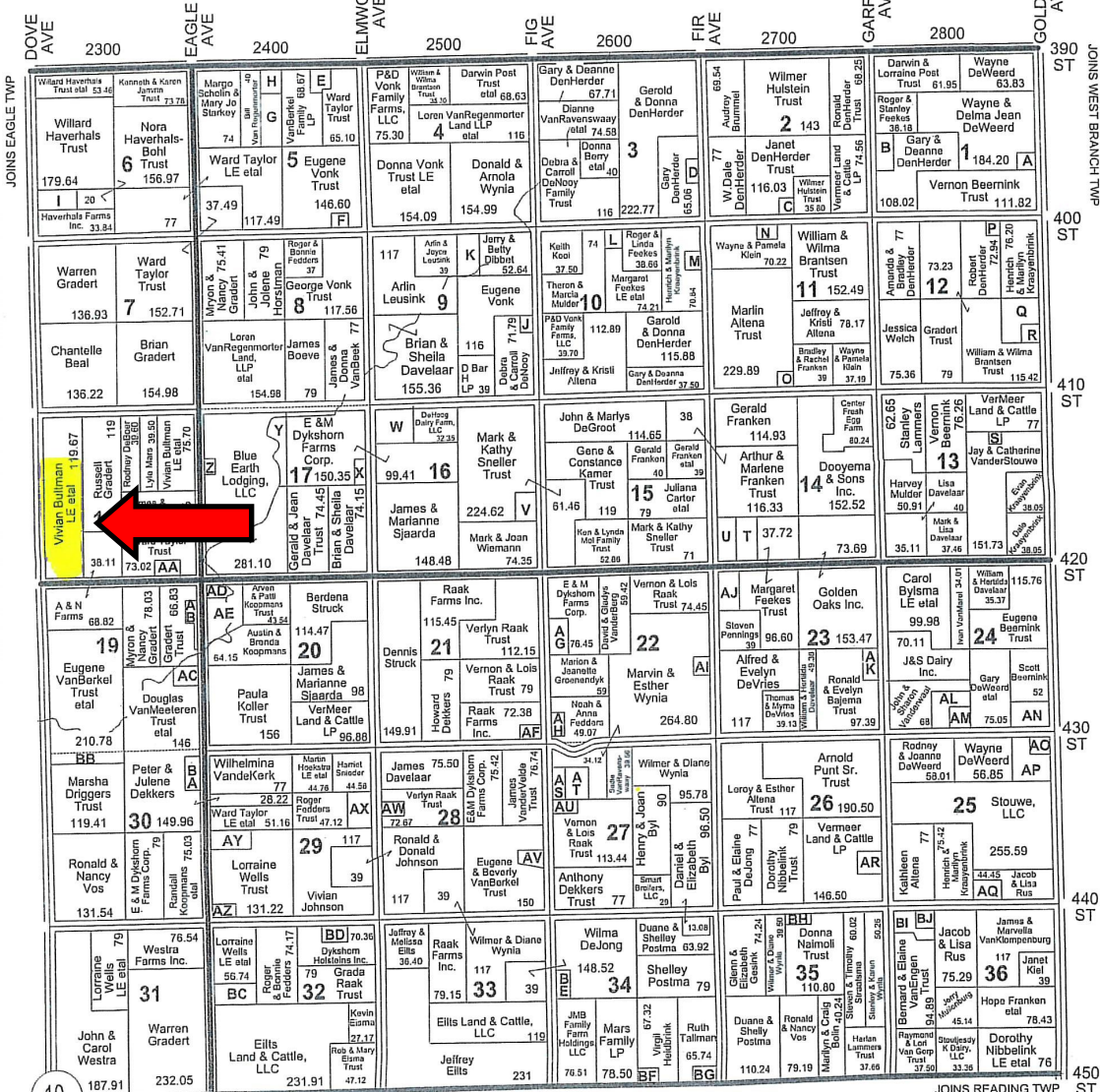
Soils data provided by USDA and NRCS.

CENTER TWP

LAND OWNER

R 46 W
JOINS PLATO TWP

T 95 N



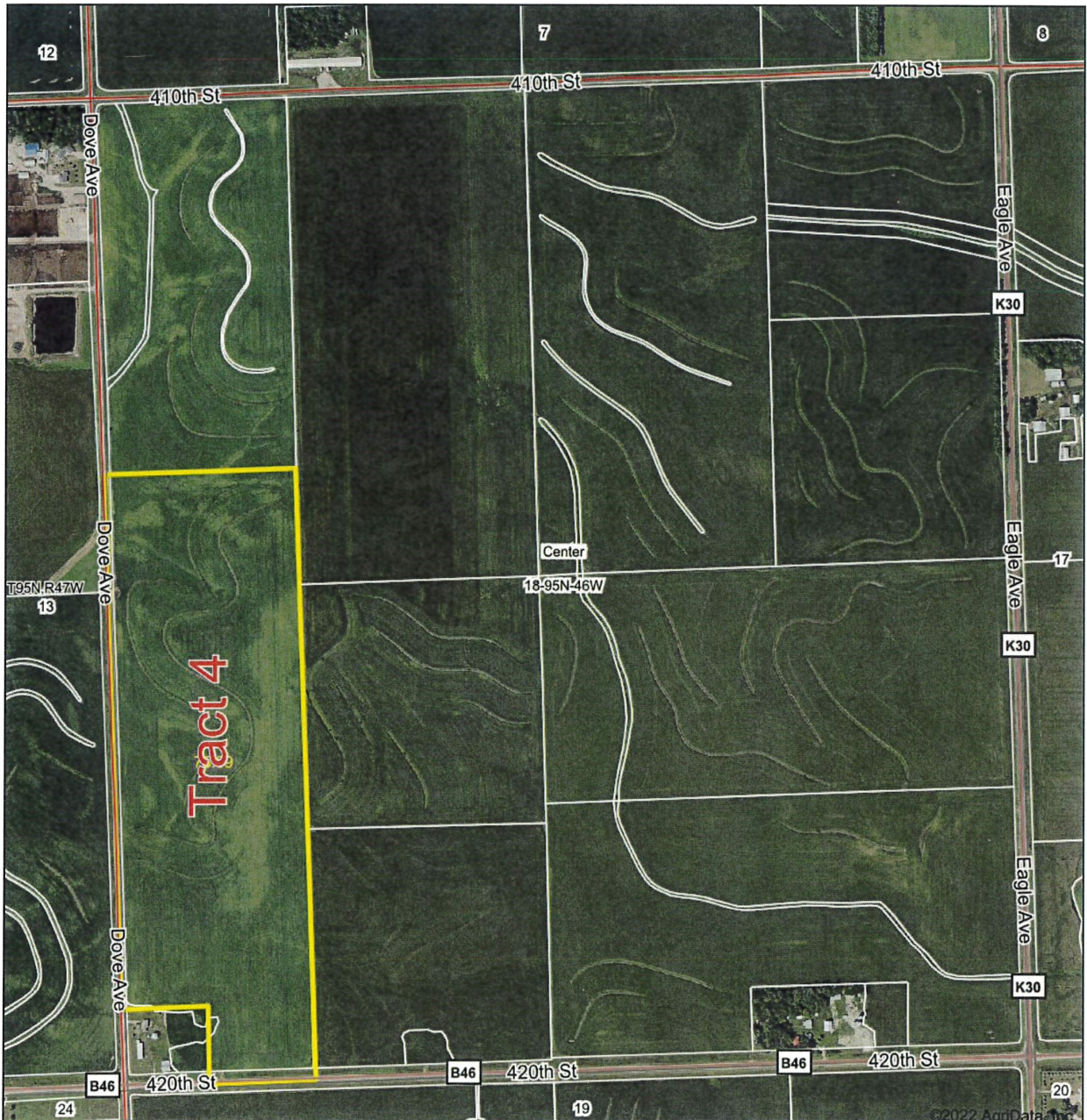
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Small Tracts

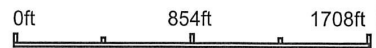
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- BJ Alfredo Martinez & Delia Anzua - 5.21

SIOUX COUNTY, IA

Aerial Map



Map Center: 43° 2' 53.25, -96° 19' 23.39



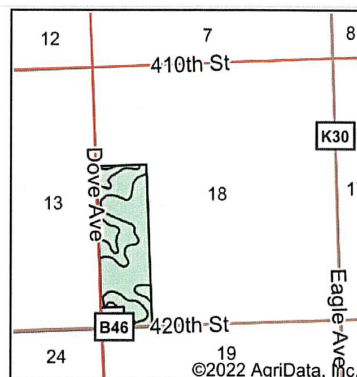
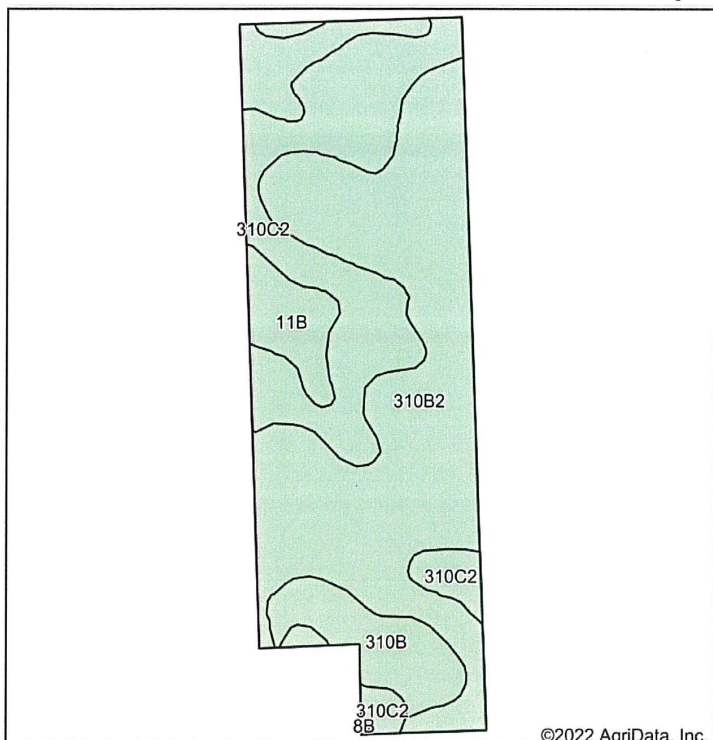
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18-95N-46W
Sioux County
Iowa

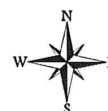


Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **18-95N-46W**
 Township: **Center**
 Acres: **75.09**
 Date: **9/14/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: IA167, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	38.84	51.7%	Ile	90	65	68
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	22.14	29.5%	IIle	84	51	66
11B	Radford-Judson complex, 0 to 5 percent slopes	7.78	10.4%	IIw	84	56	86
310B	Galva silty clay loam, 2 to 5 percent slopes	6.27	8.3%	Ile	95	67	76
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	0.06	0.1%	Ile	92	69	81
Weighted Average					2.29	88	60.1

**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.



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: 119.53 acres

2022 Program Year
 Map Created April 27, 2022
Farm 11653
Tract 41897

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CENTER TWP

LAND OWNER

R 46 W

T 95 N

	DOVE AVE 2300	EAGLE AVE 2400	ELMWOOD AVE 2500	FG AVE 2600	FIR AVE 2700	GARFIELD AVE 2800	GOLDENFIELD AVE 390 ST
	2300	2400	2500	2600	2700	2800	390 ST
	2300	2400	2500	2600	2700	2800	400 ST
	2300	2400	2500	2600	2700	2800	410 ST
	2300	2400	2500	2600	2700	2800	420 ST
	2300	2400	2500	2600	2700	2800	430 ST
	2300	2400	2500	2600	2700	2800	440 ST
	2300	2400	2500	2600	2700	2800	450 ST

LAND OWNER & RURAL RESIDENT MAPS

10

- Small Tracts**
- Section 1 A Jeffrey DeWaeerd - 13.80
 - B Kent & Sylvia Pruisman Trust - 7.35
 - Section 2 C Duane & Janet Bajema Trust - 5.29
 - Section 3 D Gary & Deanne DenHerder - 11.39
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 - BJ Alfredo Martinez & Delia Anzua - 5.21

SIOUX COUNTY, IA

Aerial Map



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Map Center: 43° 3' 2.98, -96° 19' 0.49

0ft 649ft 1297ft

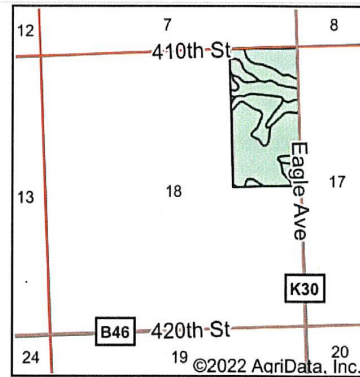
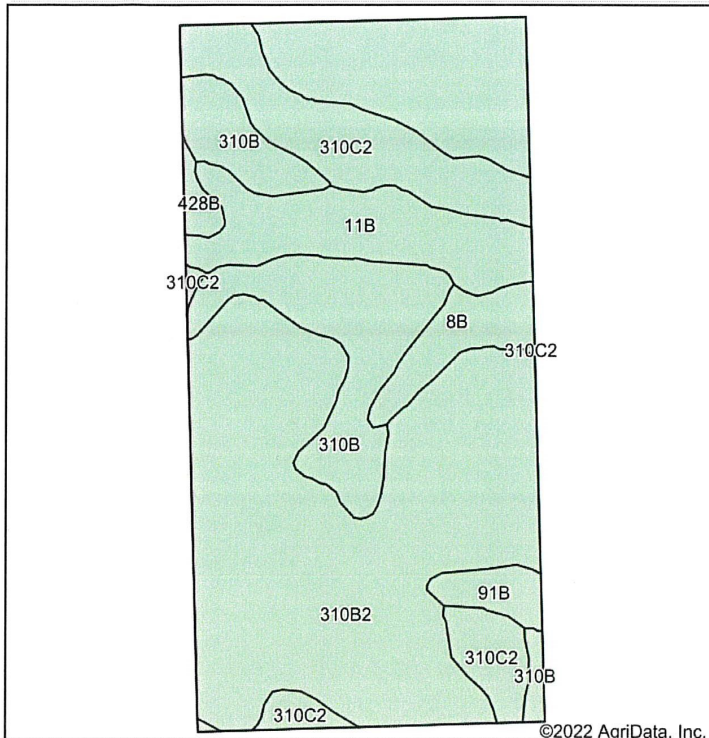


18-95N-46W
Sioux County
Iowa



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

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **18-95N-46W**
 Township: **Center**
 Acres: **79.71**
 Date: **9/14/2022**



Area Symbol: IA167, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	44.33	55.6%	Ile	90	65	68
310B	Galva silty clay loam, 2 to 5 percent slopes	11.76	14.8%	Ile	95	67	76
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	10.63	13.3%	IIle	84	51	66
11B	Radford-Judson complex, 0 to 5 percent slopes	7.74	9.7%	IIw	84	56	86
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	3.00	3.8%	Ile	92	69	81
91B	Primghar silty clay loam, 2 to 5 percent slopes	1.56	2.0%	Ile	95	75	78
428B	Ely silty clay loam, shallow loess, 2 to 5 percent slopes	0.69	0.9%	Ile	88	70	74
Weighted Average					2.13	89.5	62.9
							*n 71.4

**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.



Legend

- 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: 36.94 acres

2022 Program Year

Map Created April 27, 2022

Farm 11653

Tract 44373

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Legend

- Non-Cropland
- Cropland
- CRP
- Iowa PLSS
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 38.28 acres

2022 Program Year

Map Created April 26, 2022

Farm 11653

Tract 540

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IOWA
 SIOUX
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 11653
 Prepared : 8/30/22 8:45 AM
 Crop Year : 2022

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
 Farms Associated with Operator :
 CRP Contract Number(s) : None
 Recon ID : 19-167-2020-130
 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
195.87	194.75	194.75	0.00	0.00	0.00	0.00	0.00	Active	3
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	194.75	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	145.18	0.00	180	0
Soybeans	41.52	0.00	48	0
TOTAL	186.70	0.00		

NOTES

Tract Number : 540
 Description : SE1/4 NE1/4 SEC 18 CENTER
 FSA Physical Location : IOWA/SIOUX
 ANSI Physical Location : IOWA/SIOUX
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : VIVIAN J BULTMAN
 Other Producers : None
 Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
38.28	38.28	38.28	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	38.28	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
 SIOUX
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 11653
 Prepared : 8/30/22 8:45 AM
 Crop Year : 2022

Abbreviated 156 Farm Record

Tract 540 Continued ...

Corn	28.65	0.00	180
Soybeans	8.19	0.00	48
TOTAL	36.84	0.00	

NOTES

Tract Number : 41897

Description : W1/2 W1/2 SEC 18 CENTER
 FSA Physical Location : IOWA/SIOUX
 ANSI Physical Location : IOWA/SIOUX
 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 : VIVIAN J BULTMAN
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
120.04	119.53	119.53	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	119.53	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	89.47	0.00	180
Soybeans	25.59	0.00	48
TOTAL	115.06	0.00	

NOTES

Tract Number : 44373

Description : NE4 NE4 SEC 18 CENTER
 FSA Physical Location : IOWA/SIOUX
 ANSI Physical Location : IOWA/SIOUX
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : VIVIAN J BULTMAN
 Other Producers : None
 Recon ID : 19-167-2020-129

IOWA
 SIOUX
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11653

Prepared : 8/30/22 8:45 AM

Crop Year : 2022

Tract 44373 Continued ...

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
37.55	36.94	36.94	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	36.94	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	27.06	0.00	180
Soybeans	7.74	0.00	48
TOTAL	34.80	0.00	

NOTES

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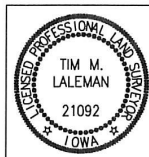
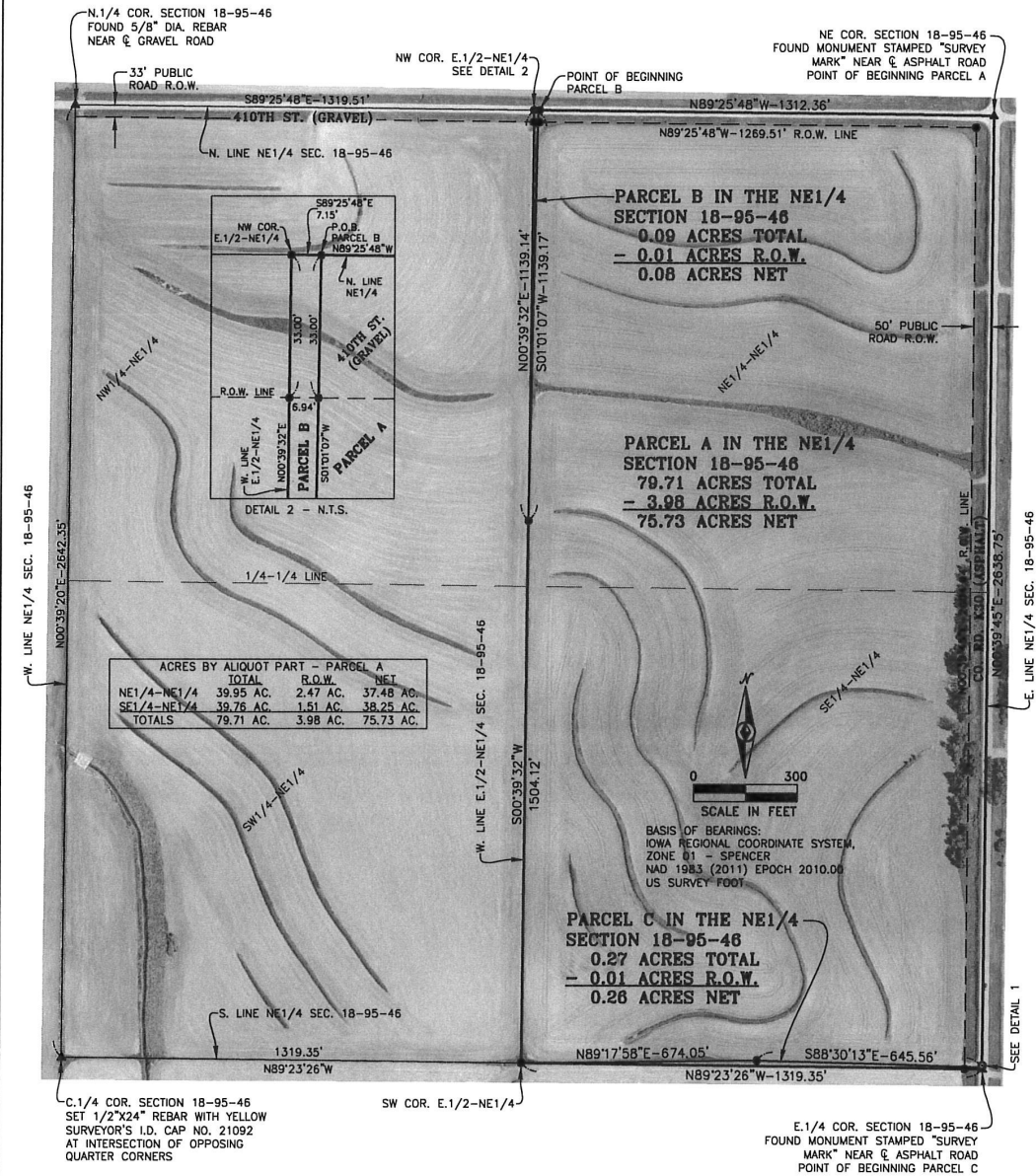
LOCATION:
NE1/4 SECTION 18-95-46

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: MARK ZOMER

CURRENT PROPRIETORS: BARB ALIENA, ETAL

PLAT OF SURVEY
PARCELS A, B & C IN THE NE1/4 SECTION 18-95-46
SIoux COUNTY, IOWA

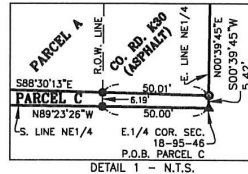


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

BY: Tim M. Laleman, L.S. License No. 21092 (Date)
My license renewal date is December 31, 2023

Sheets covered by this seal: SHEETS 1 OF 2 AND 2 OF 2

- ▲ SECTION CORNER AS NOTED
- SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
- SET MAG NAIL



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

Date 8-4-22
Drawn By TML
Reviewed By ANW
Approved By TML

PROJECT NO. 372207

SHEET 1 OF 2

DWG. # P:03/072.2073/2207/DWG/372207 BOUND SEC 18_NE.DWG



PRESENTED BY

ZOMER COMPANY

Mark Zomer — Broker - 712-470-2526

Darrell Vande Vegte — Sales-712-470-1125

Gary Van Den Berg — Sales - 712-470-2068

Ryan Zomer — Sales - 712-441-3970

Blake Zomer — Sales - 712-460-2552

Bryce Zomer—Sales—712-451-9444

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Center TWP & 152.72+/-
Acres In Eagle TWP In
Sioux County, IA**



Moeller Heirs—Sellers