

ZOMER COMPANY

133.93+/- Acres of Farmland in

Liberal TWP, Lyon County, IA

To Be Sold In Two Separate Tracts!

Tract #1: 79.5+/- Acres Farmland

Tract #2: 54.43+/- Acres Farmland



Auction Date: November 3, 2022 @ 10:30 A.M.

De Jong Family Farm - Owner

zomercompany.com

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

Joel Westra - 605-310-6941 — Tim De Bruin—712-475-3325

Gerad Gradert-712-539-8794 — Ivan Huenink-712-470-2003 — Bryce Zomer-712-451-9444

Auctioneers Note: The Zomer Company is extremely privileged to represent the De Jong Family in offering this quality Liberal TWP, Lyon County, IA farmland at auction! This land is in a great area and has excellent soil ratings! If you are looking to purchase quality Lyon County, IA farmland this is your opportunity! Make plans today to purchase one or both of these prime tracts of land! Watch zomercompany.com in case of inclement weather!

Location: From Frontier Bank in George, IA go North on Kennedy Ave for 3 miles to 180th St. then go 3 miles West on 180th St to Jackson Ave. then go 1 mile North on Jackson Ave. to Tract 2. Tract 1 is located directly Northwest of Tract 2 and is accessed from 170th St. Watch zomercompany.com for inclement weather! Auction will be held at the site of the farmland!

Legal Description of Tract 1: Parcel B in the SE1/4 of Section 8, TWP 99N, Range 44W, Lyon County, IA.- Subject to all public roads and easements of record.

General description of Tract 1: According to the survey, this property contains 79.50 gross acres. According to FSA, this farm contains approx. 77.99 tillable acres with the balance in road and ditch. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 183bu on corn and a PLC yield of 55bu on soybeans. This farmland is classified as NHEL. The predominant soil types include: 91, B-Primghar, 310, B-Galva, P733-Calco, 92-Marcus. The average **CSR1 is 69.9** and the average **CSR2 is 94.1**. This is a high caliber farm with excellent soil ratings! If you are a farmer or investor looking to add a high caliber farm to your operation or investment portfolio then be sure to take a look at this property! Liberal TWP is known to have some of the best farmland in Lyon County, IA! Buyer of this tract will be required to grant an easement to the owner of the acreage site (Parcel A) for the well which is located on this property. Contact an agent for details.

Legal Description of Tract 2: Parcel C in the SE1/4 of Section 8, TWP 99N, Range 44W, Lyon County, IA.- Subject to all public roads and easements of record.

General description of Tract 2: According to the survey, this property contains 54.43 gross acres. According to FSA, this farm contains approx. 52+/- tillable acres with the balance in road and ditch. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 183bu on corn and a PLC yield of 55bu on soybeans. This farmland is classified as NHEL. The predominant soil types include: 310, B-Galva, P733-Calco, 92-Marcus, 91, B-Primghar. The average **CSR1 is 69.3** and the average **CSR2 is 92.7**. This is a high caliber farm with excellent soil ratings! If you are a farmer or investor looking to add a high caliber farm to your operation or investment portfolio then be sure to take a look at this property! Liberal TWP is known to have some of the best farmland in Lyon County, IA! Smaller tracts of land in this area are not always available for sale! Buyer of this tract will be required to grant an easement to the owner of the acreage site (Parcel A) for the water and elec line which travels across this property to the well on the adjoining property. Contact an agent for details.

Method of sale: This farm will be sold with the final bid price times the gross acres. Farms will be sold in the choice method and the first successful top bidder will have the choice of either Tract 1 or Tract 2. The first successful top bidder will only be permitted to select 1 tract and then whichever tract is remaining will then be sold. Auction will be held at the site of the Land.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$2,349.23 per year on Tract 1 and approx. \$1,608.41 per year on Tract 2. Seller will pay the 2022 taxes which are due and payable in March and Sept of 2023. Taxes will be reassessed due to recent survey.

Possession: Possession will be on March 1, 2023

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 15, 2022, when the buyer shall receive a clear and merchantable title to the property. 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. 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. re encouraged to do buyers due diligence. 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. If buyer delays closing penalties may apply. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. – **Mike Austin/Jennifer Wippert—Attorney for Seller.**

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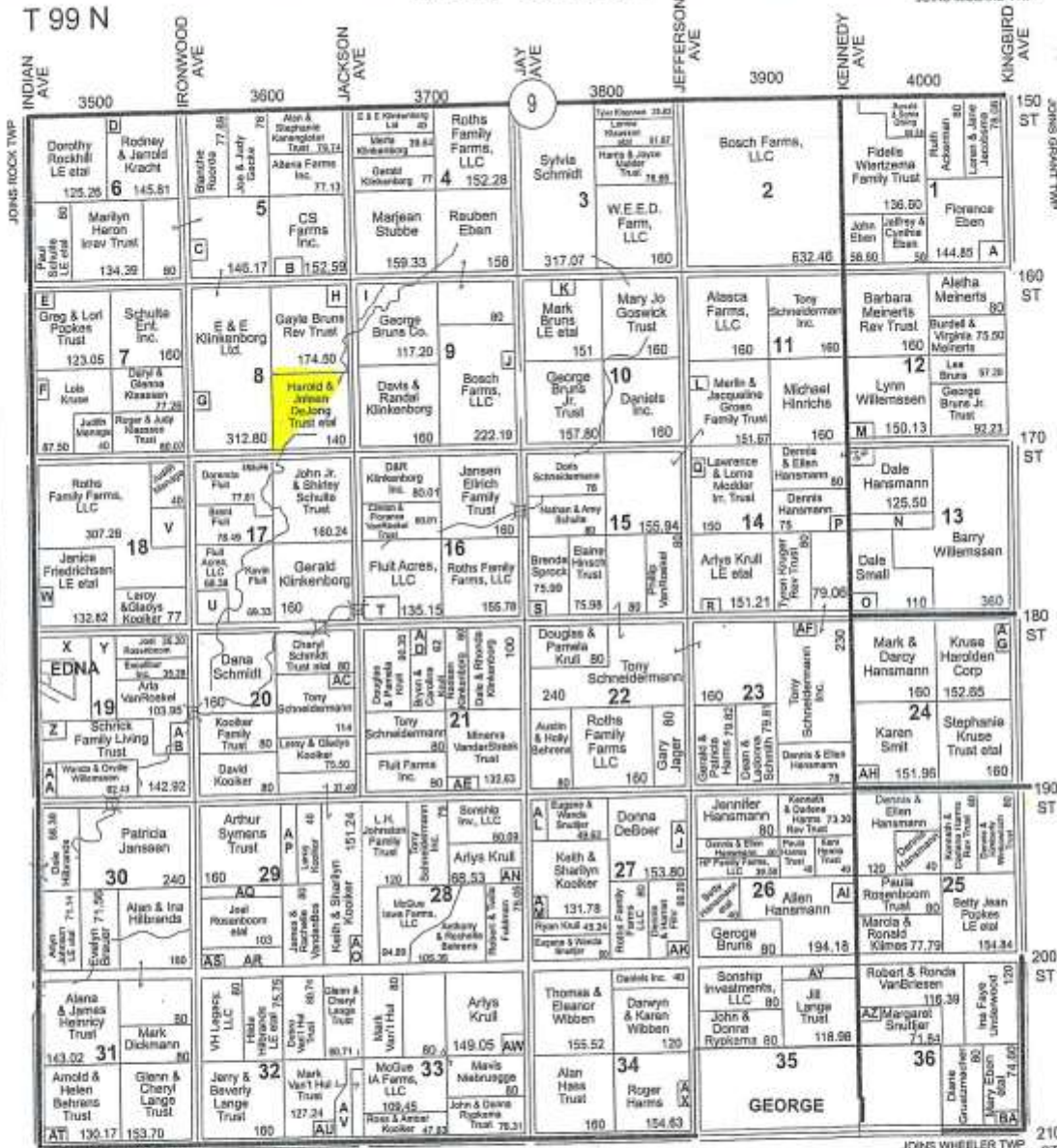
LIBERAL TWP

LAND OWNER

R 44 W

JOHN MIDLAND TWP

T 99 N



Small Tracts

- Section 1 A Jeffrey & Cynthia Eben - 11.12
- Section 5 B Byron & Sharon Maassen - 9.94
- Section 6 C Gerald & Davis Klinkenberg - 13.83
- Section 7 D RAK Farm Inc. - 9.55
- Section 8 E Chad & Teresa Hoogendoorn - 12.51
- Section 9 F Rodney & Justin Faskert - 8.78
- Section 10 G Randal Klinkenberg - 7.20
- Section 11 H Barbara Meinerts Rev Trust - 5.50
- Section 12 I Barbara Meinerts Rev Trust - 4.0
- Section 13 J James & Cleone Kruse - 14.80
- Section 14 K George Bruns - 9
- Section 15 L Mark & Kayla Mulder - 7.99
- Section 16 M Barry & Lynn Wilmsen - 9.81
- Section 17 N Dale & Jennifer Hansmann - 18
- Section 18 O George-Lilla Rock Community School - 5
- Section 19 P Dennis & Ellen Hansman - 5
- Section 20 Q Darwin & Sheila Kleassen - 10
- Section 21 R Reid & April Krull - 5.84
- Section 22 S Andrew & Amanda Sprock - 7.99

- Section 16 T Brent & Dorenda Flut - 24.81
- Section 17 U Devon & Trine Flut - 22.49
- Section 18 V Dennis & Sandra Sprock - 33
- Section 19 W John & Janet Friedrichsen - 5.74
- Section 20 X Brent & Dorenda Flut - 53.67
- Section 21 Y Kevin Flut - 53.67
- Section 22 Z Kyle & Jessica Schrick - 8.21
- Section 23 AA Wanda Wilmsen - 30
- Section 24 AB Jeffrey DeYong - 24.80
- Section 25 AC Lloyd & Debra Krull - 6
- Section 26 AD Douglas & Pamela Krull - 6.57
- Section 27 AE Christopher & Tasha Mow - 27.41
- Section 28 AF Debra Hembrook - 9.49
- Section 29 AG Joshua Eben - 7.35
- Section 30 AH Christopher Hansmann - 8.04
- Section 31 AI Blair & Jennifer Hansmann - 5.39
- Section 32 AJ Mitchell & Huss Excavation Inc. - 5.77
- Section 33 AK Julie Filtr - 10.80

- Section 27 AL Robert & Ronda VanBilzen Trustees - 30.38
- Section 28 AM Nicole Koole - 10.58
- Section 29 AN Ryan & Deanna Krull - 11
- Section 30 AO Todd Sienhoven - 8.76
- Section 31 AP Roger & Janette Koobar - 40
- Section 32 AQ Paula Rosenboom - 23
- Section 33 AR Excaltur Inc. - 24.55
- Section 34 AS Deen Rosenboom - 9.46
- Section 35 AT Curtis & Iva Behrens - 10.17
- Section 36 AU Craig & Dannelle Geardes - 5.44
- Section 37 AV Nolan Hilbrands - 27.12
- Section 38 AW Koray & Valerie Krull - 10.91
- Section 39 AX Laura Ching - 5.09
- Section 40 AY Jason & Karen VanBilzen - 6.13
- Section 41 AZ Norman & Elleen Krull - 9.02
- Section 42 BA Rocky Schickler - 5.19

LYON COUNTY, IA

Aerial Map



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

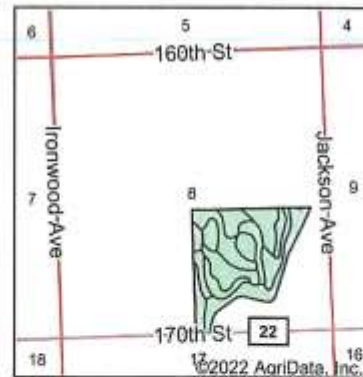
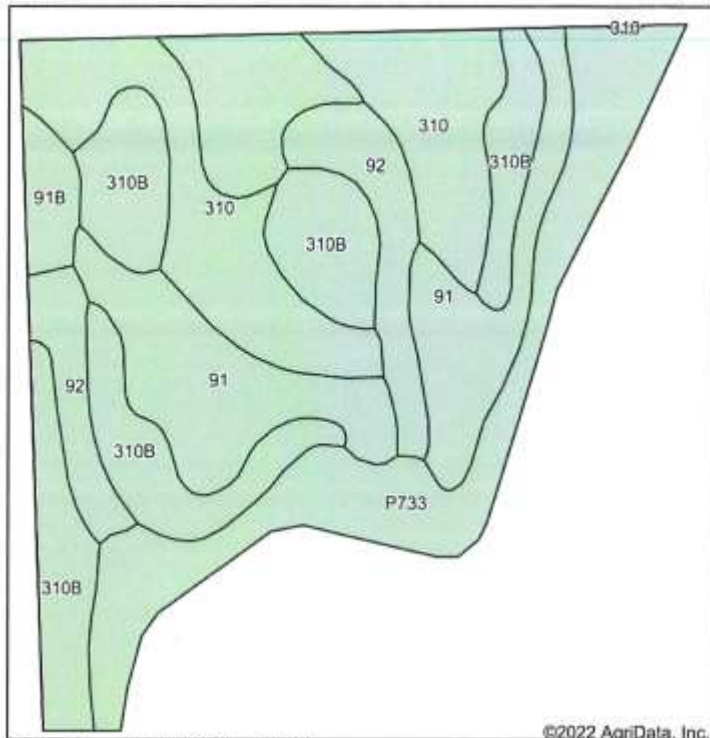
Map Center: 43° 24' 24.95, -96° 3' 42.85



8-99N-44W
Lyon County
Iowa



Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **8-99N-44W**
 Township: **Liberal**
 Acres: **79.5**
 Date: **9/13/2022**



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.

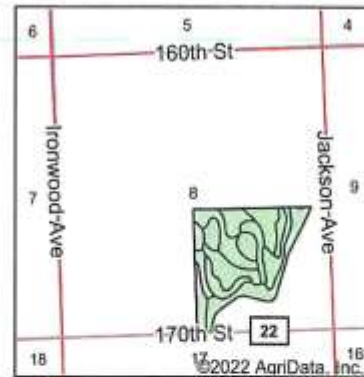
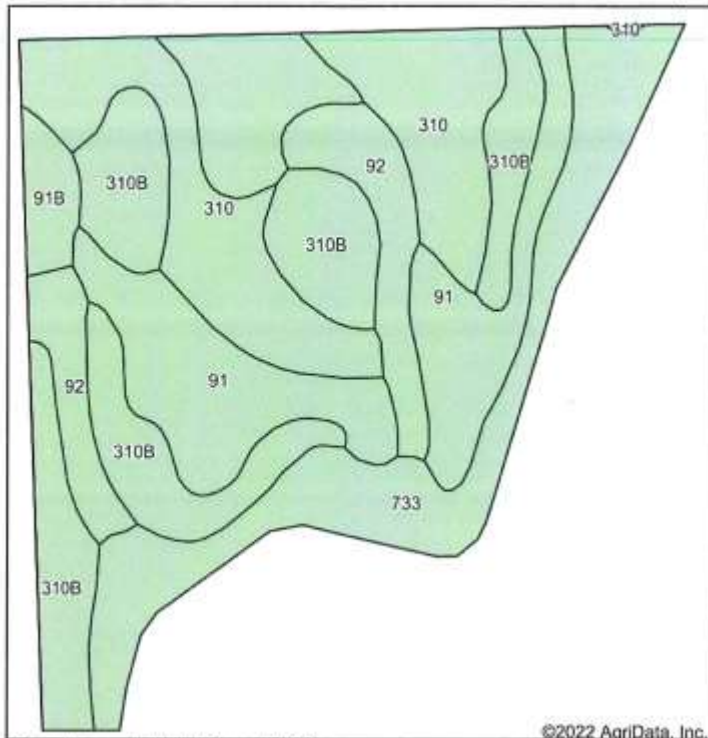
Area Symbol: IA119, Soil Area Version: 30

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	19.72	24.8%	lw	100	76	78
310B	Galva silty clay loam, 2 to 5 percent slopes	19.01	23.9%	lle	95	66	76
310	Galva silty clay loam, 0 to 2 percent slopes	16.54	20.8%	l	100	71	77
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.54	18.3%	llw	78		75
92	Marcus silty clay loam, 0 to 2 percent slopes	7.74	9.7%	llw	94	71	75
91B	Primghar silty clay loam, 2 to 5 percent slopes	1.95	2.5%	lle	95	74	78
Weighted Average					1.54	94.1	*n 76.5

**IA has updated the CSR values for each county to CSR2.
 *- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
 *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.

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **8-99N-44W**
 Township: **Liberal**
 Acres: **79.5**
 Date: **9/13/2022**



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.

Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	
91	Pringhar silty clay loam, 0 to 2 percent slopes	19.76	24.9%	lw	76	6.8	5.3	189	3.3	100	5.5	50	
310B	Galva silty clay loam, 2 to 5 percent slopes	19.07	24.0%	lle	66	8.9	5.1	175	3	92	5	46	
310	Galva silty clay loam, 0 to 2 percent slopes	16.63	20.9%	l	71	9	5.3	182	3.1	94	5.1	47	
733	Calco silty clay loam, 0 to 2 percent slopes	14.31	18.0%	llw	64	6.5	3.3	172	2.7	83	4.6	42	
92	Marcus silty clay loam, 0 to 2 percent slopes	7.75	9.7%	llw	71	6.6	3.8	182	3.1	96	5.2	48	
91B	Pringhar silty clay loam, 2 to 5 percent slopes	1.98	2.5%	lle	74	6.7	5.2	186	3.2	98	5.3	49	
Weighted Average					1.54	69.9	7.7	4.7	180.4	3.1	93.3	5.1	46.8

*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

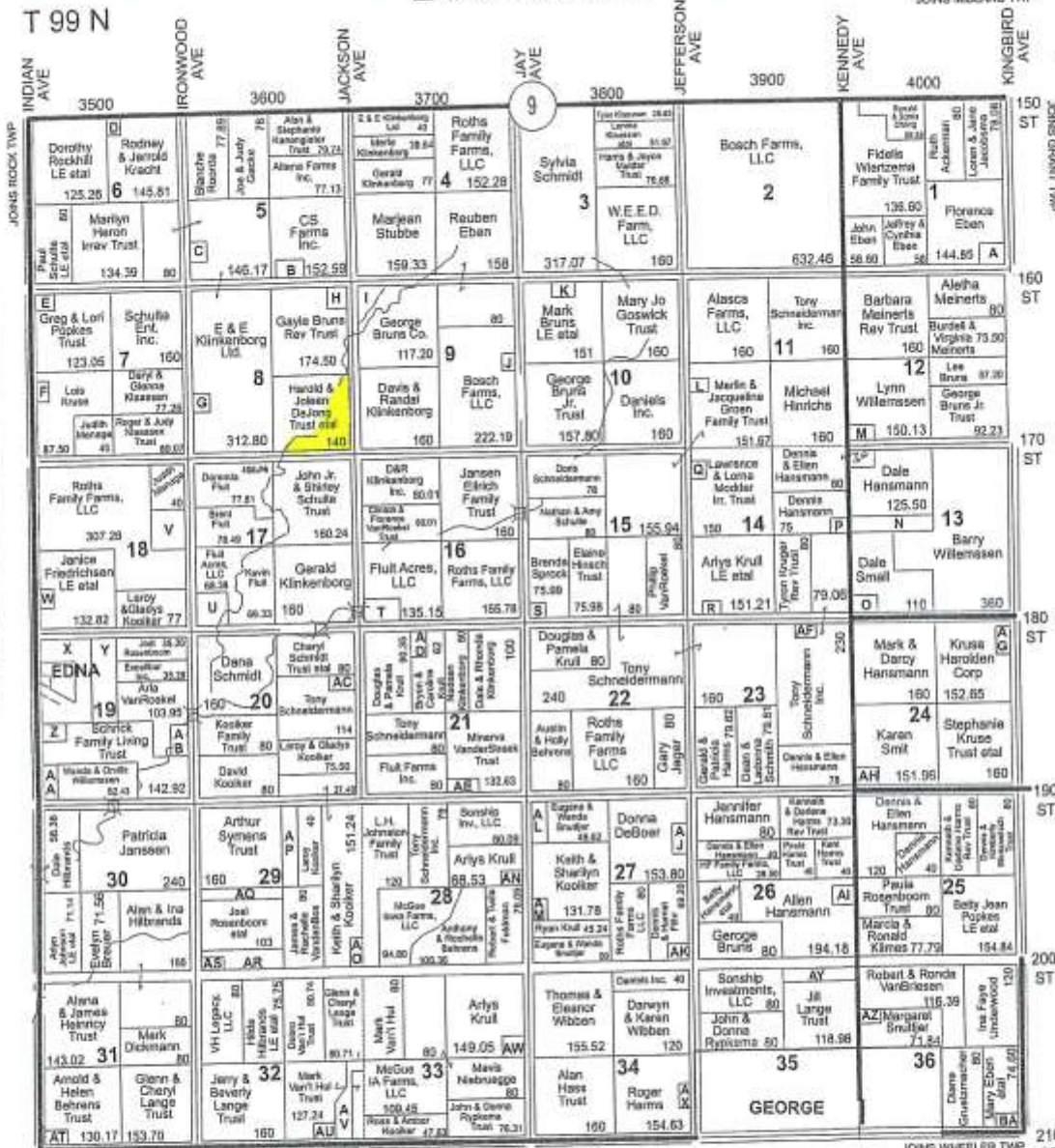
LIBERAL TWP

LAND OWNER

R 44 W

JOHN MIDLAND TWP

T 99 N



Small Tracts

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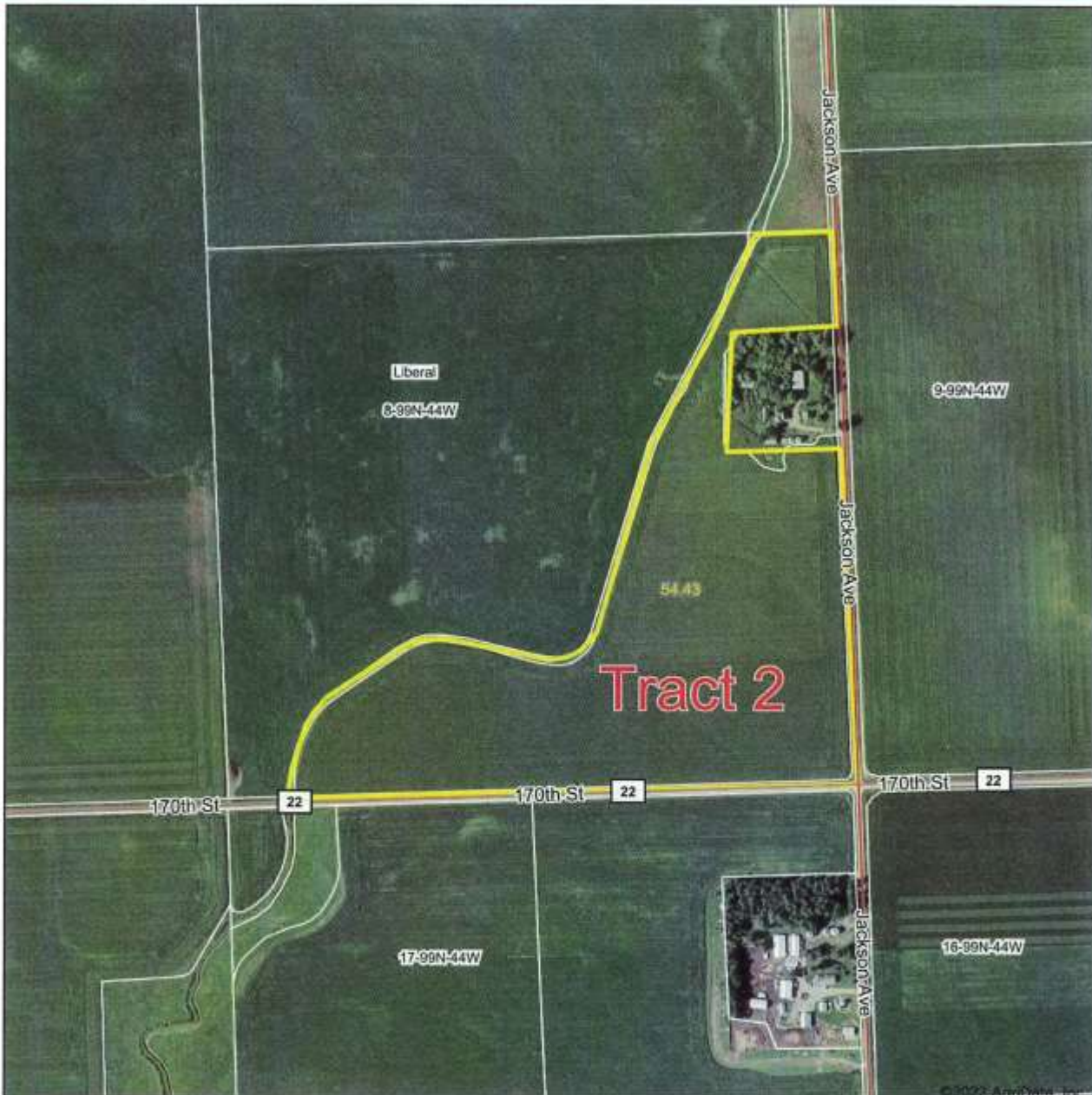
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- Section 36 BA Rocky Schlicker - 5.19

JOHN WHEELER TWP

LYON COUNTY, IA

Aerial Map



Map Center: 43° 24' 24.09, -96° 3' 44.7

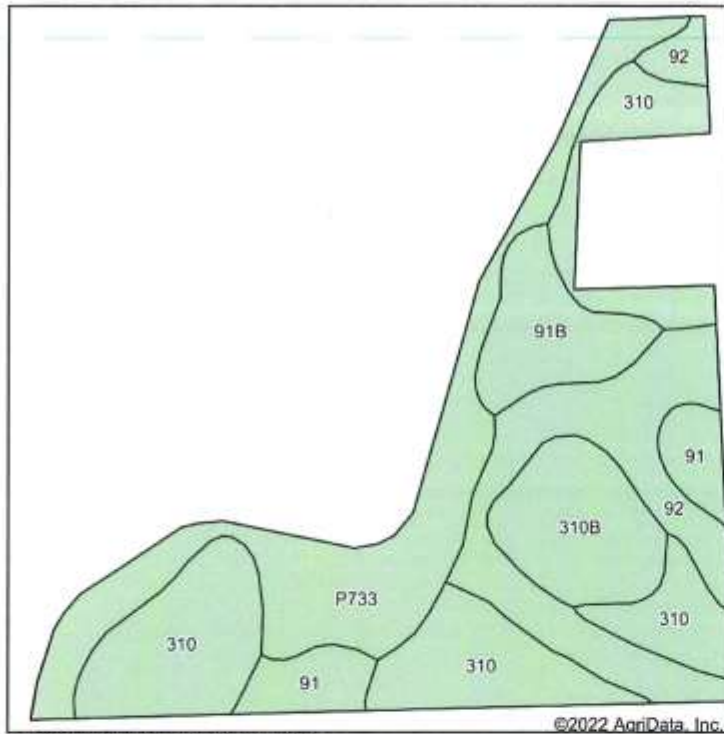


8-99N-44W
Lyon County
Iowa



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

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Lyon**
 Location: **8-99N-44W**
 Township: **Liberal**
 Acres: **54.43**
 Date: **9/13/2022**



Maps Provided By:



Area Symbol: IA119, Soil Area Version: 30								
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
310	Galva silty clay loam, 0 to 2 percent slopes	17.22	31.6%		I	100	71	
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	12.94	23.8%		IIw	78	75	
92	Marcus silty clay loam, 0 to 2 percent slopes	10.77	19.8%		IIw	94	71	
310B	Galva silty clay loam, 2 to 5 percent slopes	5.59	10.3%		IIe	95	66	
91B	Primghar silty clay loam, 2 to 5 percent slopes	4.48	8.2%		IIe	95	74	
91	Primghar silty clay loam, 0 to 2 percent slopes	3.43	6.3%		Iw	100	76	
Weighted Average					1.62	92.7	*-	*n 76.2

**IA has updated the CSR values for each county to CSR2.

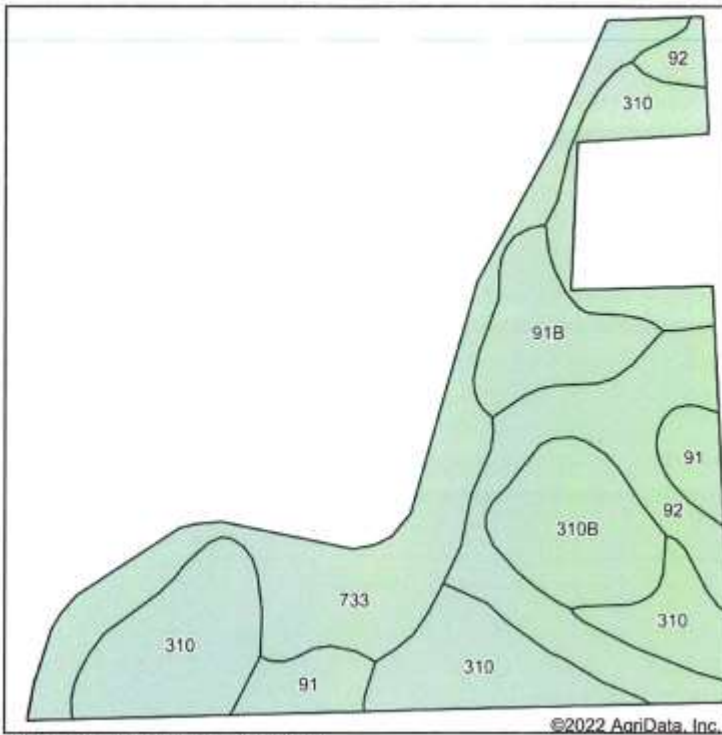
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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.

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **8-99N-44W**
 Township: **Liberal**
 Acres: **54.43**
 Date: **9/13/2022**



Soils data provided by USDA and NRCS.

Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	
310	Galva silty clay loam, 0 to 2 percent slopes	17.08	31.4%	I	71	9	5.3	182	3.1	94	5.1	47	
733	Calco silty clay loam, 0 to 2 percent slopes	13.19	24.2%	IIw	64	6.5	3.3	172	2.7	83	4.6	42	
92	Marcus silty clay loam, 0 to 2 percent slopes	10.71	19.7%	IIw	71	6.6	3.8	182	3.1	96	5.2	48	
310B	Galva silty clay loam, 2 to 5 percent slopes	5.59	10.3%	IIe	66	8.9	5.1	175	3	92	5	46	
91B	Primghar silty clay loam, 2 to 5 percent slopes	4.48	8.2%	IIe	74	6.7	5.2	186	3.2	98	5.3	49	
91	Primghar silty clay loam, 0 to 2 percent slopes	3.38	6.2%	Iw	76	6.8	5.3	189	3.3	100	5.5	50	
Weighted Average					1.62	69.3	7.6	4.5	179.6	3	92.2	5	46.2

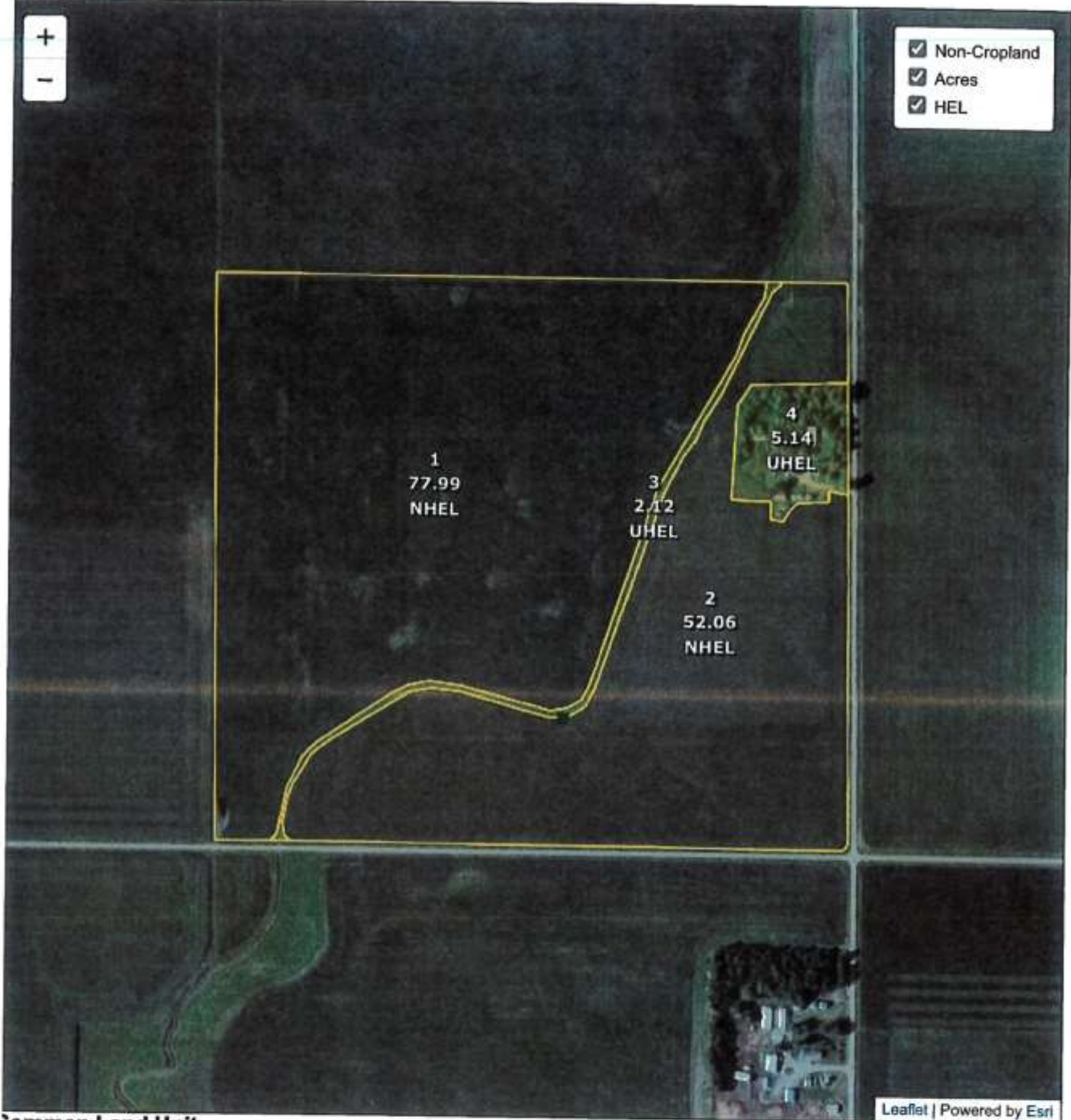
*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

*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 963
 Tract 1001

Wetland Determination Identifiers

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

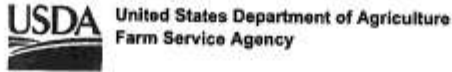
2022 Crop Year



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; 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-028 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

IOWA
LYON
Form: FSA-156EZ



FARM : 963
Prepared : 9/13/22 10:02 AM
Crop Year : 2022

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator : 19-119-963
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
137.31	130.05	130.05	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	130.05	0.00		0.00		0.00	0.00	0.00

Group 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
Com	71.60	0.00	183	0
Soybeans	49.90	0.00	55	
TOTAL	121.50	0.00		

NOTES

Tract Number : 1001
Description : 140A SE4 SEC 8 LIBERAL TWP 99 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
137.31	130.05	130.05	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	130.05	0.00	0.00	0.00	0.00	0.00

IOWA
LYON
Form: FSA-156EZ



FARM : 963
Prepared : 9/13/22 10:02 AM
Crop Year : 2022

Abbreviated 156 Farm Record

DQP Crop Data

Tract 1001 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	71.60	0.00	183
Soybeans	49.90	0.00	55
TOTAL	121.50	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: complaint.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

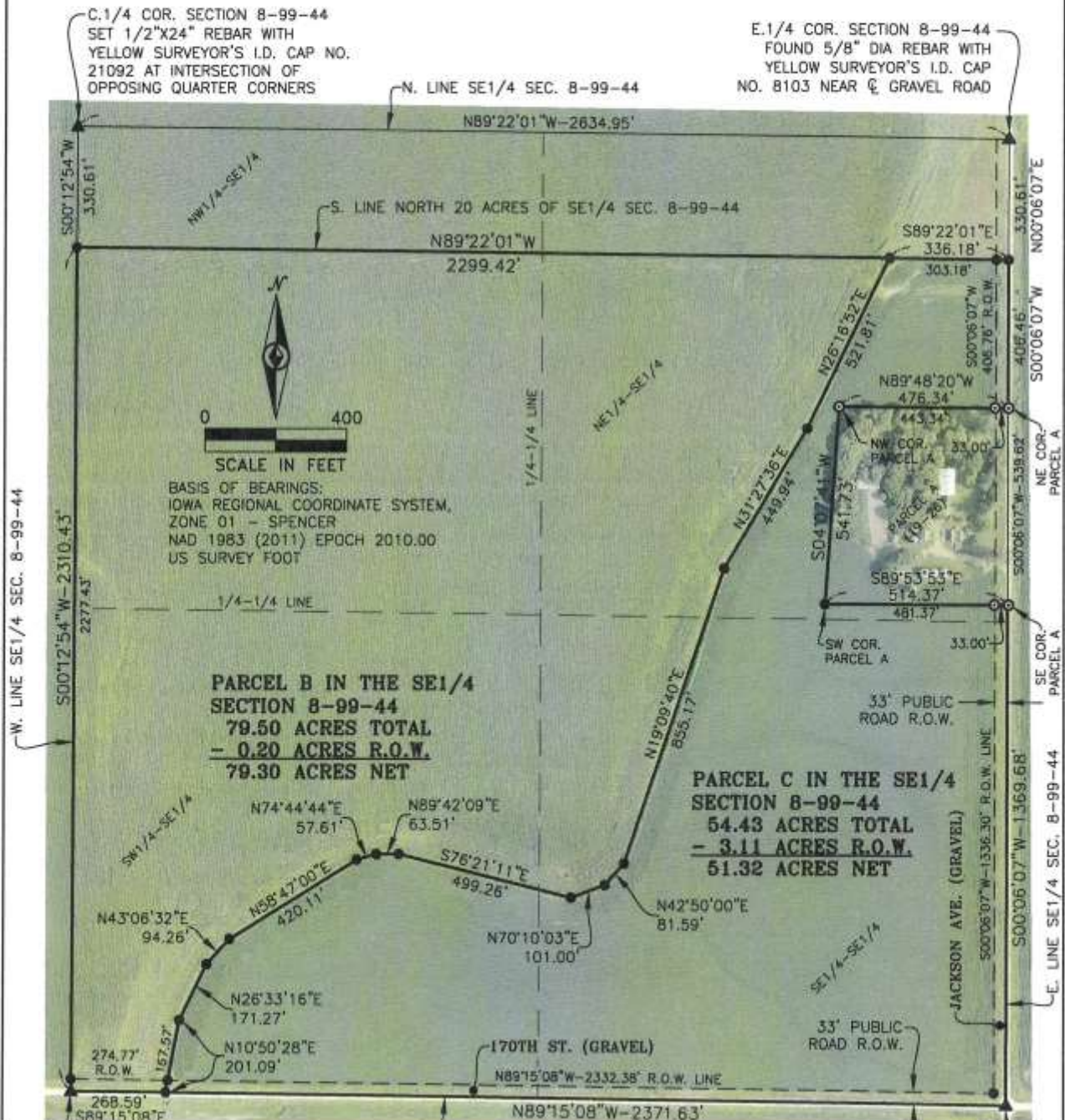
LOCATION:
SE1/4 SECTION 8-99-44

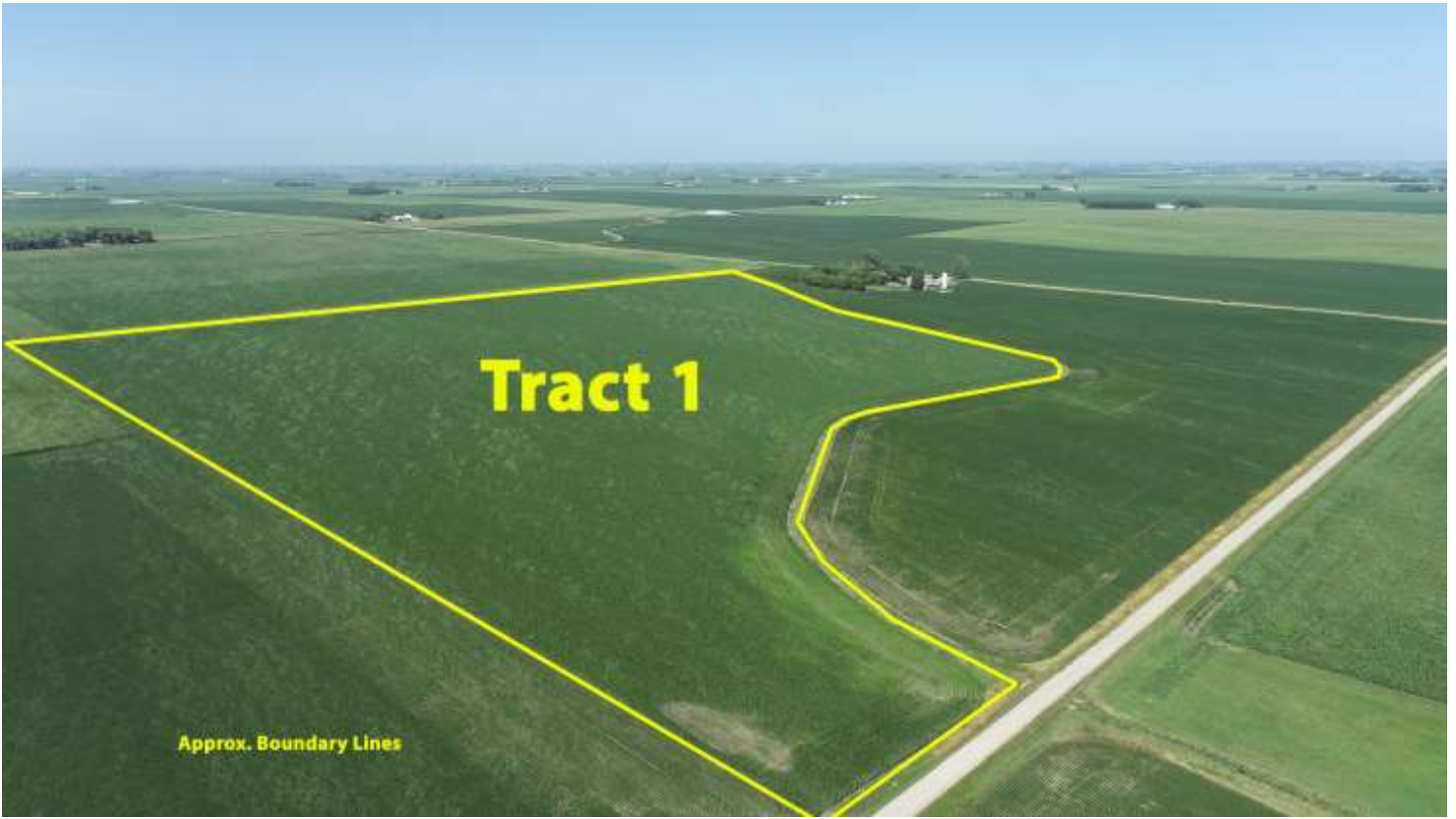
PREPARED BY AND RETURN TO:
TIM M. LALEMAN, PLS
DGR ENGINEERING
1302 SOUTH UNION STREET
P.O. BOX 511
ROCK RAPIDS, IOWA 51246
PHONE: 712-472-2531

SURVEY REQUESTED BY: MARK ZOMER

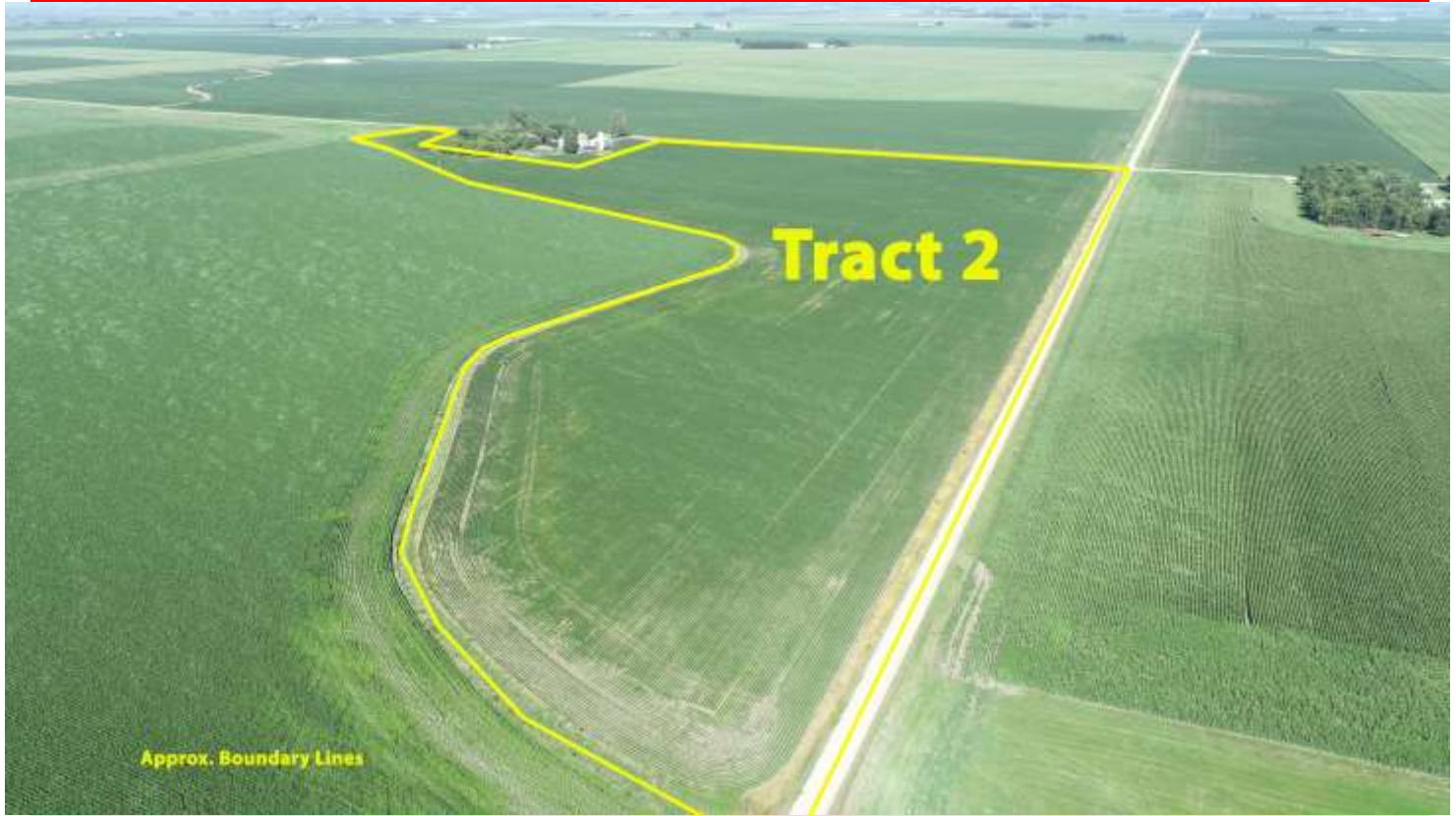
CURRENT PROPRIETOR:
THE HAROLD K. DEJONG AND JOLEEN S. DEJONG
REVOCABLE TRUST, ETAL

**PLAT OF SURVEY
PARCELS B & C IN THE SE1/4 SECTION 8-99-44
LYON COUNTY, IOWA**





Tract 1



Tract 2

PROPERTY NOTES

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

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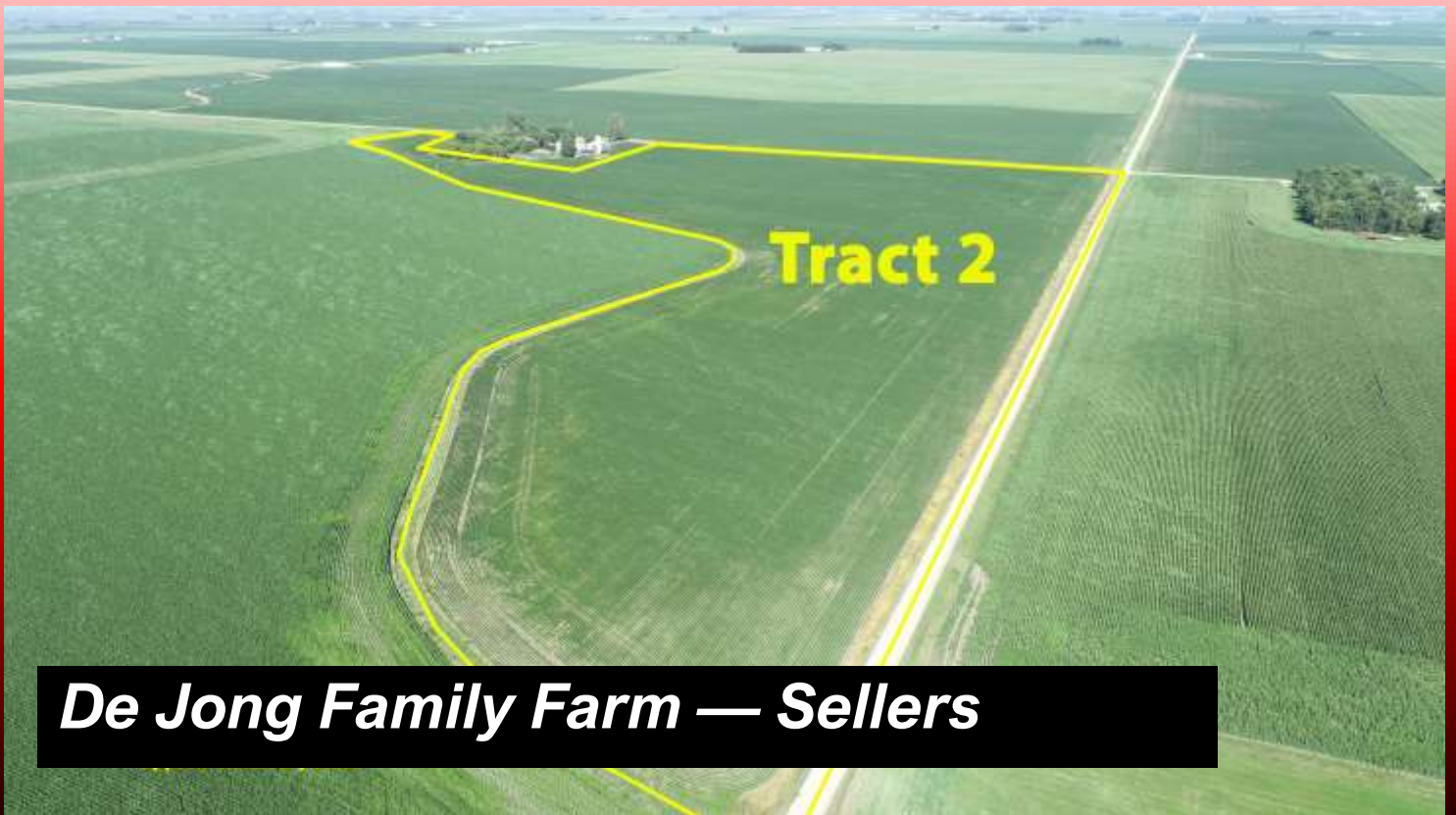
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