



**Upcoming Live Public Auction Of
Excellent Welcome TWP, Sioux County, IA Farmland**

Auction Date: December 7, 2022 @ 10:30 AM

Gerrit Horstman Family Trust- 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
Gary Van Den Berg - 712-470-2068
Darrell Vande Vegte - 712-470-1125**

Auctioneers' Note: High Quality! We are honored to have been selected by the Horstman Family to offer for sale at public auction this excellent Sioux County, IA farm! This farm is in an excellent area has great soil ratings and is one farm you will want to check out! Call an auctioneer today to receive a full informational packet!



Location: From Bomgaars in Sioux Center, IA go North on US HWY 75 for 4 miles to 340th St. Farm is in the Northeast corner of the intersection of 340th St. and US HWY 75.

Signs will be posted!

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

Bryce Zomer-712-451-9444

Abbreviated Legal Description: Parcel A in the W1/2 of the SW1/4 of Section 4, TWP 96N, Range 45W, Sioux County, IA. Subject to all public roads and easements of record.

General Description: According to the survey, this property contains 73.37+/- gross acres. According to the survey, this farm contains approx. 69.83+/- tillable acres with the balance in road/ditch. This farm has a corn base of 64.10 acres with a PLC yield of 186bu. and a soybean base of 5.80 acres with a PLC yield of 53bu. This farm is classified as NHEL. The predominant soil types include: 310, B-Galva, 91, B-Primghar, 92-Marcus. The average CSR1 is 71.7. The average CSR2 is 96.3. If you are looking to purchase a powerful tract of Sioux County, IA farmland then your search is over! This farm is one you can be proud to own! Farmers & Investors do not miss this opportunity to own an excellent tract of land in Welcome TWP with excellent soil ratings! Make plans today to purchase this quality farm! Farmland of this caliber is not always available!

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

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,174.00 per year. Seller will pay the 2022 taxes which are due and payable in March and Sept of 2023.

Possession: Full possession will be on March 1, 2023. This 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 which will be on or before January 24, 2023. Buyer shall receive a clear and merchantable title to the property on closing day. 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. 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. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. **Thomas Whorley—Attorney for sellers.**

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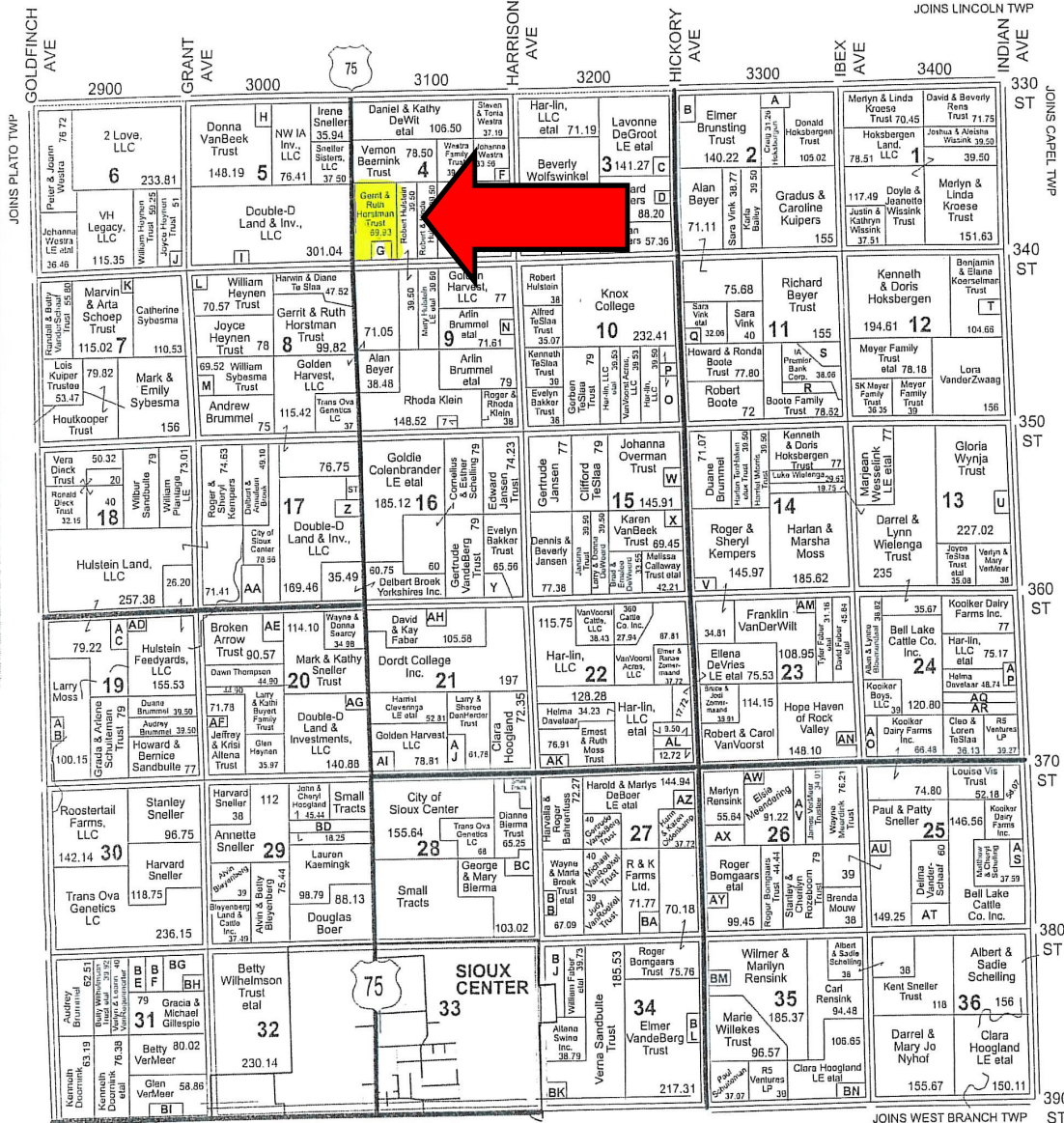
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WELCOME TWP

T 96 N

LAND OWNER

R 45 W



LAND OWNER & RURAL RESIDENT MAPS

Small Tracts

- Section 2 A C & D Hoksbergen Farms Inc. - 11.75
- B Richard Beyer - 6.42
- Section 3 C Harlo & Sara Vink - 6.07
- D Kenneth & Lisa Ciesielski - 8.04
- E Casey Kooiker - 5.95
- Section 4 F Evan & Kim Brummel - 6.21
- G Randall & Sandra Westra - 6.07
- Section 5 H Jeff & Becky Ullenberg - 5.95
- I Chad & Jenna Vandenberg - 5.70
- Section 6 J Danny & Laurel Buyert - 5.70
- Section 7 K Henry & Alicia Wolfswinkel - 6.11
- Section 8 L Danny & Laurel Buyert - 7.16
- M Marlin Sandbutle - 7.48
- Section 9 N Philip & Sheryl Brummel - 5.81
- Section 10 O Howard & Ronda Boote Trust - 23.70
- P Glenda VanMeeteran - 7.09
- Section 11 Q Sara Vink - 5.67
- R John & Lavonna VanMiddendorp - 20
- S Todd & Joanne VanMiddendorp - 18.75
- Section 12 T Calvin & Janice Klarenbeek - 12.01
- Section 13 U Kevin & Sandra Wynjia - 7.98

- Section 14 V Kempers Farm Inc. - 7.52
- Section 15 W William & Carol Koops - 7.58
- X Calvin Bomgaars - 8.72
- Section 16 Y David & Leanne VanHolland - 11.44
- Section 17 Z Todd & Nicole DeWeerd - 8.73
- AA Michael & Pearl Schouten - 21.18
- Section 19 AB Jeffrey & Amy DeBoer - 5.07
- AC Darren & Kelsey Klarenbeek - 13.62
- AD Primo Feedyards, LLC - 8.40
- Section 20 AE Ricky & Sara Sandbutle - 9.80
- AF Craig & Karen Heynen - 6.04
- AG Larry & Kathi Buyert Family Trust - 5.65
- Section 21 AH Sandra Byrnes - 5.42
- AI Tyler & Brette Feldhacker - 8.57
- AJ Lyle & Sharon DentHerder - 17.42
- Section 22 AK Roger & Carol VanVoorst - 7.50
- AL Helma Tebben - 10.73
- Section 23 AM Lorretta & Harvard Punt - 9.50
- AN John & Janna Wesseliuss - 6.28
- Section 24 AO Willard & Vicki Frankan - 7.33
- AP Larry & Joyce VanderWilt - 5.02
- AQ VanVoorst Acres, LLC - 14.81
- AR Har-lin, LLC - 14.81

- Section 25 AS Paul & Stephanie Schelling - 11.41
- AT Harm & Karen Oldenkamp - 19
- AU Timothy & Elsie Ymker - 6.75
- Section 26 AV Harry & Dolores Meendering et al - 23.50
- AW George & Rebecca Scholten - 7.81
- AX Arlyn & Bath Rozzboom - 18.86
- AY Roger & Minerva Bomgaars Trustees - 9.84
- Section 27 AZ Greg & Patty Majerus - 7.40
- BA Brian & Rebecca Cupenus - 7.23
- BB Michael VanRoelke Trust - 9.85
- Section 28 BC Bierna Farms Inc. - 13.77
- Section 29 BD Wissink Trust - 17.17
- Section 31 BE Lois & Lae Broughton - 19.16
- BF Glenn & Betty Vermeer - 19.16
- BG Mark & Tricia Vermeer - 29.62
- BH Allen & Phyllis Beukelman - 6.57
- BI Mark & Tricia Vermeer - 18.52
- Section 34 BJ Neilton & Carol Doornink Trust - 21.44
- BK Scott & Jolynn VandeBerg - 8.75
- BL Arlin & Diane VandeBerg - 13.39
- Section 35 BM Joel & Karen Schuiteman - 5.39
- BN Terry & Renae Schuiteman - 9.35

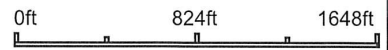
SIoux COUNTY, IA

Aerial Map



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Map Center: 43° 9' 41.09, -96° 10' 18.23



Maps Provided By:



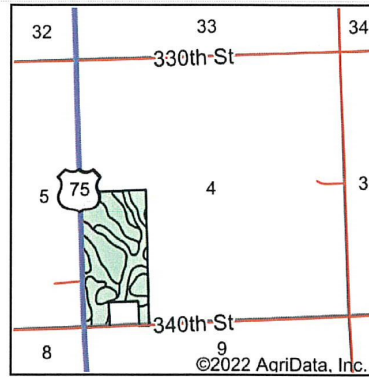
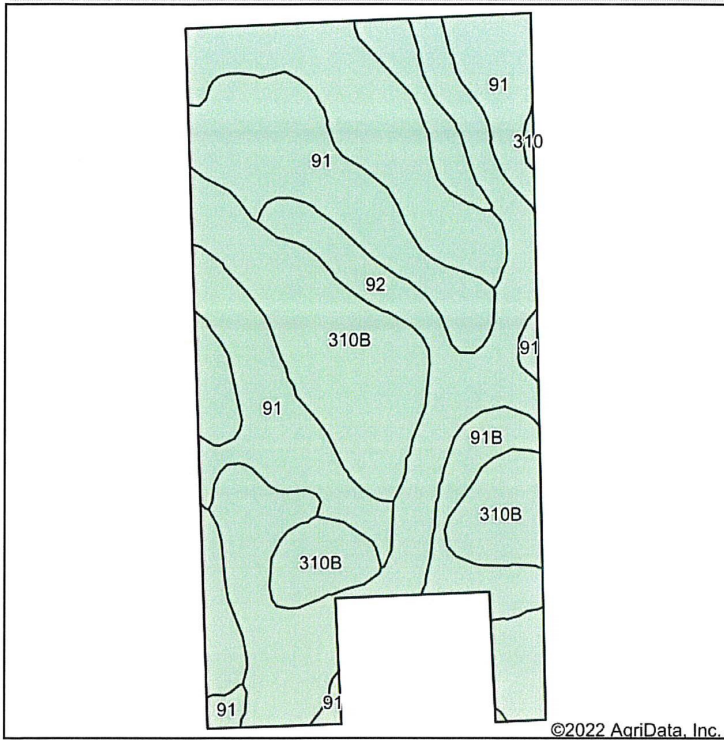
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Field borders provided by Farm Service Agency as of 5/21/2008.

4-96N-45W
Sioux County
Iowa



Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **4-96N-45W**
 Township: **Welcome**
 Acres: **73.37**
 Date: **10/27/2022**



Maps Provided By:



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 |
| 310B | Galva silty clay loam, 2 to 5 percent slopes | 29.43 | 40.1% | Ile | 95 | 67 | 76 |
| 91 | Primghar silty clay loam, 0 to 2 percent slopes | 22.33 | 30.4% | Iw | 100 | 77 | 78 |
| 92 | Marcus silty clay loam, 0 to 2 percent slopes | 17.99 | 24.5% | Ilw | 94 | 72 | 75 |
| 91B | Primghar silty clay loam, 2 to 5 percent slopes | 3.47 | 4.7% | Ile | 95 | 75 | 78 |
| 310 | Galva silty clay loam, 0 to 2 percent slopes | 0.15 | 0.2% | I | 100 | 72 | 77 |
| Weighted Average | | | | 1.69 | 96.3 | 71.7 | *n 76.5 |

**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.

IOWA
 SIOUX
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 5292
 Prepared : 10/19/22 3:07 PM CST
 Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : RANDALL DEAN WESTRA
 CRP Contract Number(s) : None
 Recon ID : None
 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 |
| 69.95 | 69.95 | 69.95 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | Active | 2 |
| 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 | 69.95 | 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 | 64.10 | 0.00 | 186 | 0 |
| Soybeans | 5.80 | 0.00 | 53 | 0 |
| TOTAL | 69.90 | 0.00 | | |

NOTES

Tract Number : 38262

Description : NW4 SW4 SEC 4 WELCOME
 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 : GERRIT J HORSTMAN REV TR, RUTH J HORSTMAN REV TR
 Other Producers : None
 Recon ID : None

| Tract Land Data | | | | | | | |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------------------------|
| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
| 38.32 | 38.32 | 38.32 | 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 | 38.32 | 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 | 35.30 | 0.00 | 186 |

IOWA
 SIOUX
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5292
 Prepared : 10/19/22 3:07 PM CST
 Crop Year : 2023

Tract 38262 Continued ...

| | | | |
|----------|------|------|----|
| Soybeans | 3.00 | 0.00 | 53 |
|----------|------|------|----|

TOTAL 38.30 0.00

NOTES

Tract Number : 38263

Description : SW4 SW4 EX ACREAGE SE4 SEC 4 WELCOME
 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 : RUTH J HORSTMAN REV TR, GERRIT J HORSTMAN REV TR
 Other Producers : None
 Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------------------------|
| 31.63 | 31.63 | 31.63 | 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 | 31.63 | 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 | 28.80 | 0.00 | 186 |
| Soybeans | 2.80 | 0.00 | 53 |

TOTAL 31.60 0.00

NOTES

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United States
Department of
Agriculture

Sioux County, Iowa



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: 38.32 acres

2022 Program Year

Map Created April 27, 2022

Farm 5292
Tract 38262

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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United States
Department of
Agriculture

Sioux County, Iowa



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: 31.63 acres

2022 Program Year

Map Created April 27, 2022

Farm 5292

Tract 38263

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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RECORDED
SIOUX COUNTY IOWA

2802
2802

2010 JUN -3 PM 2:41
FILE 2010 CARD 2802

Anta Van Bruggen
A. VAN BRUGGEN RECORDER

RANDY SCHOELLERMAN, SCHLOTFELDT ENGINEERING INC., P.O. BOX 806, LEMARS, IOWA 51031 PHONE: 712-546-8118

PLAT OF SURVEY

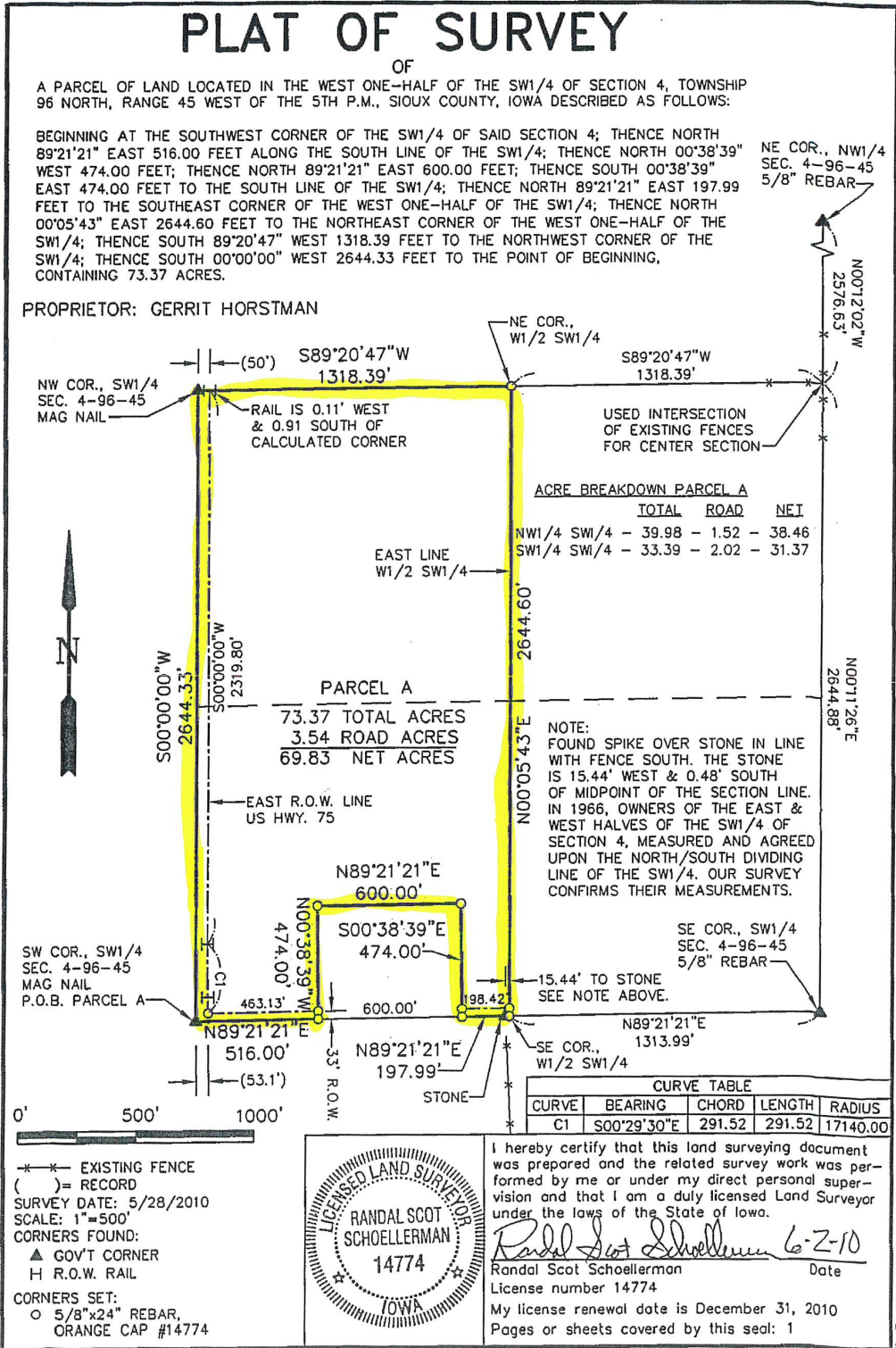
OF

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF THE SW1/4 OF SECTION 4, TOWNSHIP 96 NORTH, RANGE 45 WEST OF THE 5TH P.M., SIOUX COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SW1/4 OF SAID SECTION 4; THENCE NORTH 89°21'21" EAST 516.00 FEET ALONG THE SOUTH LINE OF THE SW1/4; THENCE NORTH 00°38'39" WEST 474.00 FEET; THENCE NORTH 89°21'21" EAST 600.00 FEET; THENCE SOUTH 00°38'39" EAST 474.00 FEET TO THE SOUTH LINE OF THE SW1/4; THENCE NORTH 89°21'21" EAST 197.99 FEET TO THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF THE SW1/4; THENCE NORTH 00°05'43" EAST 2644.60 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE SW1/4; THENCE SOUTH 89°20'47" WEST 1318.39 FEET TO THE NORTHWEST CORNER OF THE SW1/4; THENCE SOUTH 00°00'00" WEST 2644.33 FEET TO THE POINT OF BEGINNING, CONTAINING 73.37 ACRES.

NE COR., NW1/4
SEC. 4-96-45
5/8" REBAR

PROPRIETOR: GERRIT HORSTMAN



ACRE BREAKDOWN PARCEL A

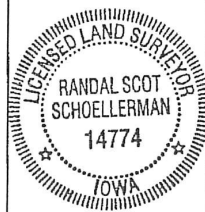
| | TOTAL | ROAD | NET |
|-------------|-------|------|-------|
| NW1/4 SW1/4 | 39.98 | 1.52 | 38.46 |
| SW1/4 SW1/4 | 33.39 | 2.02 | 31.37 |

NOTE:
FOUND SPIKE OVER STONE IN LINE WITH FENCE SOUTH. THE STONE IS 15.44' WEST & 0.48' SOUTH OF MIDPOINT OF THE SECTION LINE. IN 1966, OWNERS OF THE EAST & WEST HALVES OF THE SW1/4 OF SECTION 4, MEASURED AND AGREED UPON THE NORTH/SOUTH DIVIDING LINE OF THE SW1/4. OUR SURVEY CONFIRMS THEIR MEASUREMENTS.

CURVE TABLE

| CURVE | BEARING | CHORD | LENGTH | RADIUS |
|-------|-------------|--------|--------|----------|
| C1 | S00°29'30"E | 291.52 | 291.52 | 17140.00 |

*-X- EXISTING FENCE
() = RECORD
SURVEY DATE: 5/28/2010
SCALE: 1"=500'
CORNERS FOUND:
▲ GOV'T CORNER
H R.O.W. RAIL
CORNERS SET:
○ 5/8"x24" REBAR,
ORANGE CAP #14774



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.

Randal Scot Schoellerman 6-2-10
Randal Scot Schoellerman Date
License number 14774
My license renewal date is December 31, 2010
Pages or sheets covered by this seal: 1

FILE: horstman sw4-96-45.dwg



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
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

or www.zomerauctions.com

for our past successful results



"Your Farmland & Equipment Specialists"

1414 Main St.

Rock Valley, IA 51247

Zomercompany.com

(712) 476-9443

73.37 Acres+/- Of Farmland

In Welcome TWP,

Sioux County, IA!



Gerrit Horstman Family Trust—Seller