

ZOMER COMPANY

REALTY & AUCTION

**Upcoming Live Public Auction Of 68.90+/- Acres Of Farmland And
56.84+/- Acres Of Pastureland/Recreational Property**

Located In Garfield TWP, Lyon County, IA

Mark Hoogendoorn Family LLC- Owner

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



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

Auctioneer's Note: Our company is honored to have been selected by the Hoogendoorn Family to offer for sale at auction these excellent tracts of Lyon County, IA land! If you have been looking for land in Garfield TWP then you know that land is not often available at auction in Garfield TWP! Do not miss this opportunity to purchase 1 or both of these tracts! Watch zomercompany.com in case of inclement weather!

Location: From Doon, IA go East on 260th St for 4 miles to Harrison Ave. then go 1 3/4 mile North on Harrison Ave. to both tracts or from Hull, IA go 8 miles North on Hickory Ave. to 240th St. then go West on 240th St for 3/4 mile to Tract 1. Tract 2 lies directly South of Tract 1. Auction will be held at the site of the farmland!



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 — Joel Westra, Jr. - 605-957-5222

Abbreviated Legal Description of Tract 1: Parcel J in the NW1/4 of Section 22, TWP 98N, Range 45W, Lyon County, IA. Sold subject to public roads and easements of record.

General Description of Tract 1: According to the survey, this property contains 68.90 gross acres. According to FSA, this farm contains approx. 65 tillable acres with the remainder in road and ditch and a small grass waterway. This farm is classified as NHEL. The predominant soil types include: . The average **CSR2 is and the average CSR1 is** . This is an excellent farm with 1/2 mile rows that is nearly all tillable with the only exception being the road and ditch! This farm has a corn base of 40.40 acres with a PLC yield of 169bu and a soybean base of 24.10 acres with a PLC yield of 44bu. This land is in a good area where land is not often sold! If you are considering adding a farm to your operation or investment portfolio then do not miss out on this fantastic opportunity to purchase this farm in Garfield TWP, Lyon County, IA! Make plans today to attend this auction!

Abbreviated Legal Description of Tract 2: Parcel K in the NW1/4 of Section 22, TWP 98N, Range 45W, Lyon County, IA. Sold subject to public roads and easements of record.

General Description of Tract 2: According to the survey, this property contains 56.84 gross acres of pastureland! This pastureland is fenced and has a good source of water from the rock river which runs through this property! This property has the following predominant soil types: 785-Spillco, 658-Mayer, 310B, C2-Galva, 899-Davis, 26B-Kennebec, 37-Alcester, 27B-Terril, 174C2-Bolan. According to Agri-Data this property has a CSR2 rating of 64.1 and a CSR1 rating of 37.7. If you have been looking to purchase a tract of pastureland or a recreational property in Lyon County, IA then you know that these types of properties are not always readily available! Cow Calf operators and outdoorsman do not miss out on this great opportunity! This property is accessed through a permanent ingress/egress access easement across the adjoining owners property.

Method of sale: Farm will be sold with the final bid price x the gross surveyed acres. Tract 1 will be sold and then Tract 2 will be sold. Tracts will not be combined. Auction will be held at the site of Tract 1.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are currently combined on Tract 1 & Tract 2 and are approx. approx. \$2,422 .00 per year total combined. Taxes will be reassessed due to the recent survey work.

Possession: Possession will be on March 1, 2023. This farmland and pastureland are both available to farm and graze for 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 when the buyer shall receive a clear and merchantable title to the property. Closing day for Tract 1 will be on December 29, 2022. Closing day for Tract 2 will be on January 25, 2023. These properties 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 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 verify any information that is important to the buyer. If buyer delays closing penalties may apply. All buyers are encouraged to do buyers due diligence. 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. – **Brad De Jong—attorney for the seller.**

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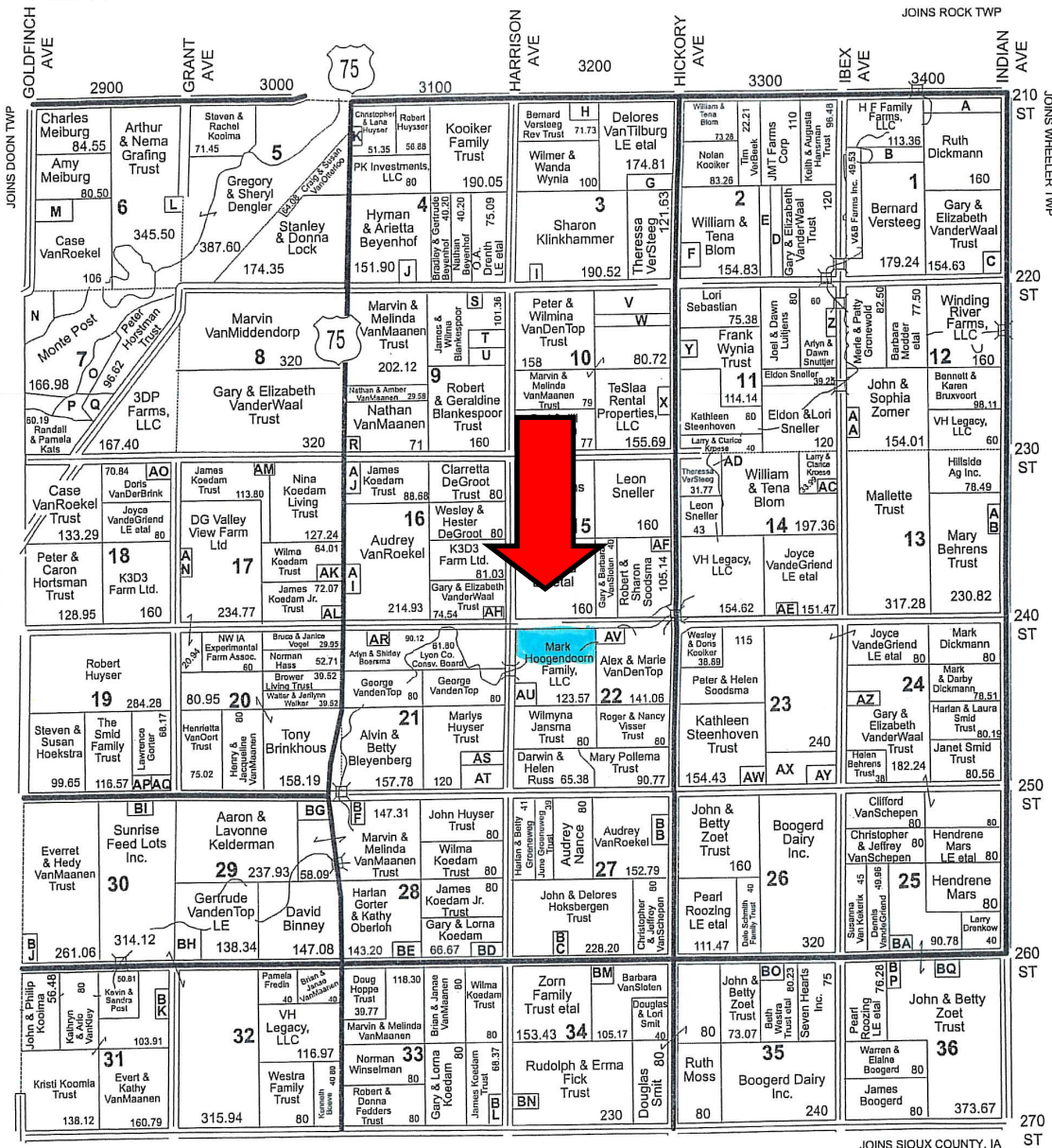
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GARFIELD TWP

T 98 N

LAND OWNER

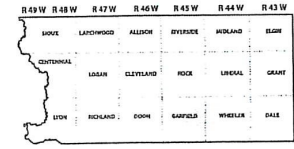
R 45 W



LAND OWNER & RURAL RESIDENT MAPS

Small Tracts

- | | | | |
|---|---|--|---|
| <p>Section 1 A Helen Behrens Trust - 29.90
B Theresa Versteeg - 11.23
C Marius & Elizabeth Versteeg - 6.78
Section 2 D William Winkovitch Trust - 10
E Dale & Bonnie Winkovitch - 30
F Sneller Total Harvest Inc. - 5.17
Section 3 G Vernon & Susan VanTilburg - 20.94
H Dennis & Janine DeBruin - 23.02
I Massan Farm Inc. - 7.85
Section 4 J Nathan Beyenhof - 8.10
K William & Natalie Kirch - 5.36
Section 6 L Graling, LLC - 8.21
M Willis & Gloria VanRoekel - 29.50
Section 7 N Duane & Doris VanderBrink - 20.92
O Marvin & Joan Post - 13.73
P Andrew & Ashley Anderson - 41.68
Q Cody Anderson - 16.46
Section 9 R Nathan & Amber VanMannen - 16.48
S Nathan & Lisa Schliermeyer - 10.32
T Phillip & Jennifer DeGroot - 23.97
U Wade & Stacie DeGroot - 23.75</p> | <p>Section 10 V Carl & Jill Maassen - 52.37
W Nathan & Amber VanMaanen - 26.91
X Mark Maassen - 5.48
Section 11 Y Edwin & Lori Koedam - 5.88
Z Eunice Snuttler et al - 20
Section 12 AA V & B Farms Inc. - 5.99
Section 13 AB Har-mar Inc. - 8.37
Section 14 AC V&B Farms Inc. - 6.01
AD FMC Properties, LLC - 8.23
AE Dennis & Jacquelyn VandeGriend - 8.53
Section 15 AF Travis Soodsma - 14.66
Section 16 AG Alan & Nancy Wassenaar - 5.78
AH Barry & Patricia Pollema - 15.17
AI Marilyn Niemeyer - 7
AJ Mark & Kaile Boender - 5.32
Section 17 AK James Koedam - 15.99
AL Barbara Coulson - 5
AM Oak Ridge Park, LLC - 5.30
AN Wade & Stacia DeGroot - 6.50
Section 18 AO Seth & Kari DeVries - 8.97</p> | <p>Section 19 AP REM Calf Co. - 6.83
AQ Roger & Minerva Grevingoed - 5
Section 21 AR Keith & Terri Volink - 11.73
AS Glenn Sohl - 20
AT LFT Trust - 20
Section 22 AU Jack & Anita Soodsma - 36.43
AV Jason & Aissa VanMaanen - 23.29
Section 23 AW Daniel & Sadie Maassen - 5.57
AX Dennis & Jacquelyn VandeGriend - 71.61
AY Joel & Trisha Huysler - 8.39
Section 24 AZ V & B Farms Inc. - 17.12
Section 25 BA Phillip & Karen Zoet - 14.26
Section 27 BB Brent & Audrey Meyer - 5.50
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Section 29 BG Sioux-Lyon, LLC - 15
BH Kyle & Jessica Lems - 20.66</p> | <p>Section 30 BI Christopher & Laura Cleveringa - 5
BJ John & Snyra Ymker - 11.24
Section 31 BK Leroy & Jacqueline VanVeldhuizen - 5.02
Section 33 BL Wesley & Lynette Dolleslager - 9.56
Section 34 BM G & B Farm Inc. - 14.83
BN Diane & Diane Fick - 10
Section 35 BO D & D Acres - 10
Section 36 BP Phillip & Karen Zoet - 13.80
BO Zoet Farms Inc. - 10.20</p> |
|---|---|--|---|



LYON COUNTY, IA

Aerial Map



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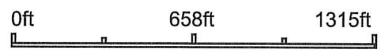


Maps Provided By:

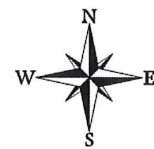


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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 43° 17' 54.02, -96° 9' 13.32

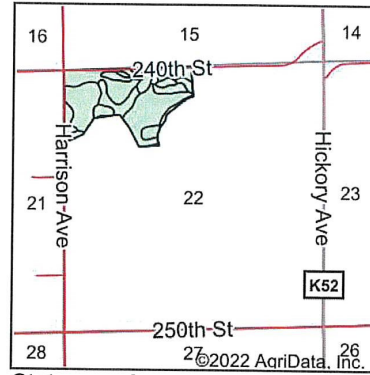
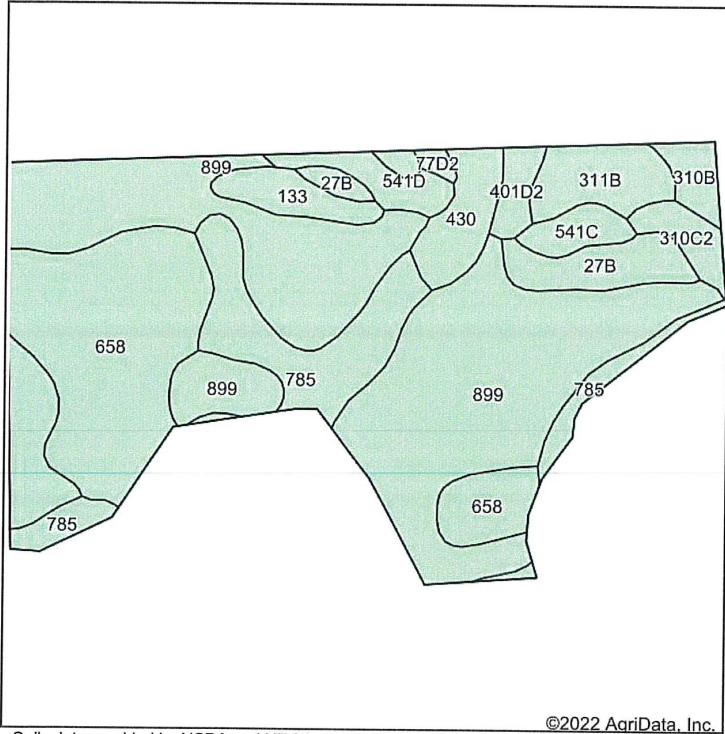


22-98N-45W
Lyon County
Iowa



10/19/2022

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **22-98N-45W**
 Township: **Garfield**
 Acres: **68.9**
 Date: **10/19/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA119, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
899	Davis silt loam, 0 to 2 percent slopes	31.29	45.4%	I	69	76	68
658	Mayer loam, 0 to 2 percent slopes	13.65	19.8%	IIw	79	46	54
785	Spillco loam, 0 to 2 percent slopes, occasionally flooded	7.70	11.2%	IIw	73	68	69
27B	Terril loam, 2 to 5 percent slopes	2.93	4.3%	Ile	86	63	71
311B	Galva silty clay loam, stratified substratum, 2 to 5 percent slopes	2.92	4.2%	Ile	91	65	72
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	2.34	3.4%	IIw	77	70	86
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	1.70	2.5%	IIw	78	69	80
541D	Estherville-Salida complex, 9 to 14 percent slopes	1.54	2.2%	IVs	5	5	24
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	1.26	1.8%	IIIe	84	50	66
541C	Estherville-Salida complex, 5 to 9 percent slopes	1.22	1.8%	IVs	24	5	30
310B	Galva silty clay loam, 2 to 5 percent slopes	1.08	1.6%	Ile	95	66	76
401D2	Crofton silt loam, 9 to 14 percent slopes, eroded	1.00	1.5%	IIIe	34		65
77D2	Sac silty clay loam, loam substratum, 9 to 14 percent slopes, eroded	0.27	0.4%	IIIe	61	36	68
Weighted Average					1.66	71.5	*n 64.9

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

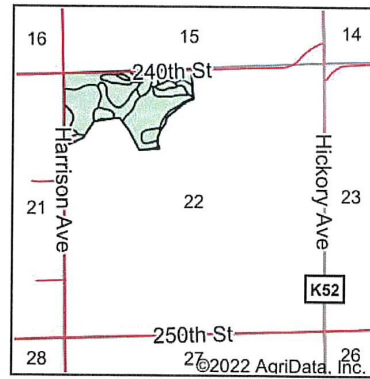
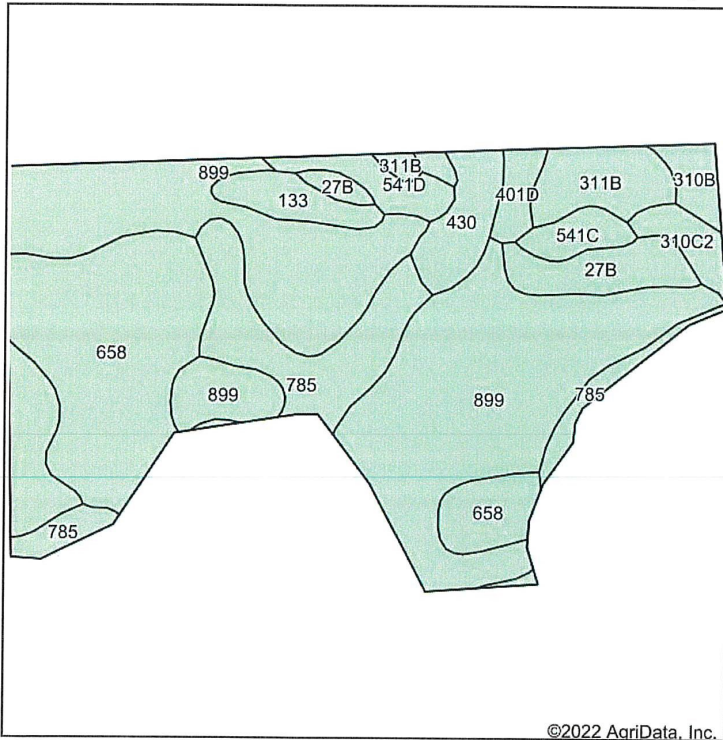
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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: **22-98N-45W**
 Township: **Garfield**
 Acres: **68.9**
 Date: **10/19/2022**



Soils data provided by USDA and NRCS.

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Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Alfalfa hay Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
899	Davis silt loam, 0 to 2 percent slopes	31.37	45.5%	I	76	4.3	7.2		189	82		101		50
658	Mayer loam, 0 to 2 percent slopes	13.63	19.8%	llw	46		5	3.2	148		2	60		30
785	Spillco loam, 0 to 2 percent slopes	7.56	11.0%	llw	68		8.8	5.8	178		3.6	109	5.9	54
311B	Galva silty clay loam, stratified substratum, 2 to 5 percent slopes	2.96	4.3%	lle	65		8.9	5	174		3	90	4.9	45
27B	Terril loam, 2 to 5 percent slopes	2.93	4.3%	lle	63		5.8	4.7	171		2.8	85	4.6	42
430	Ackmore silty clay loam, 1 to 3 percent slopes	2.35	3.4%	llw	70		6.9	4.8	181		2.9	89	4.9	45

Soils data provided by USDA and NRCS.

Maps Provided By:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Alfalfa hay Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
133	Colo silty clay loam, 0 to 2 percent slopes	1.69	2.5%	IIw	69		6.3	3.7	179		3	92	5	46
541D	Estherville-Salida complex, 9 to 14 percent slopes	1.57	2.3%	IVs	5		1.9	1.3	93		0.8			12
310C2	Galva silty clay loam, 5 to 9 percent slopes, moderately eroded	1.25	1.8%	IIIe	50		8.3	4.7	154		2.8	85	4.6	42
541C	Estherville-Salida complex, 5 to 9 percent slopes	1.22	1.8%	IVs	5		2.5	1.7	93		1	31		10
310B	Galva silty clay loam, 2 to 5 percent slopes	1.08	1.6%	IIe	66		8.9	5.1	175		3	92	5	46
401D	Crofton silt loam, 9 to 14 percent slopes	1.01	1.5%	IIIe	37	2.7	3.1		136	45		62		31
77D2	Sac silty clay loam, 9 to 14 percent slopes, moderately eroded	0.28	0.4%	IIIe	36		4.7	3.8	135		2.2	68	3.7	34
Weighted Average				1.66	63.5	2	6.7	2.2	172	38	1.4	87.3	1.5	43.5

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

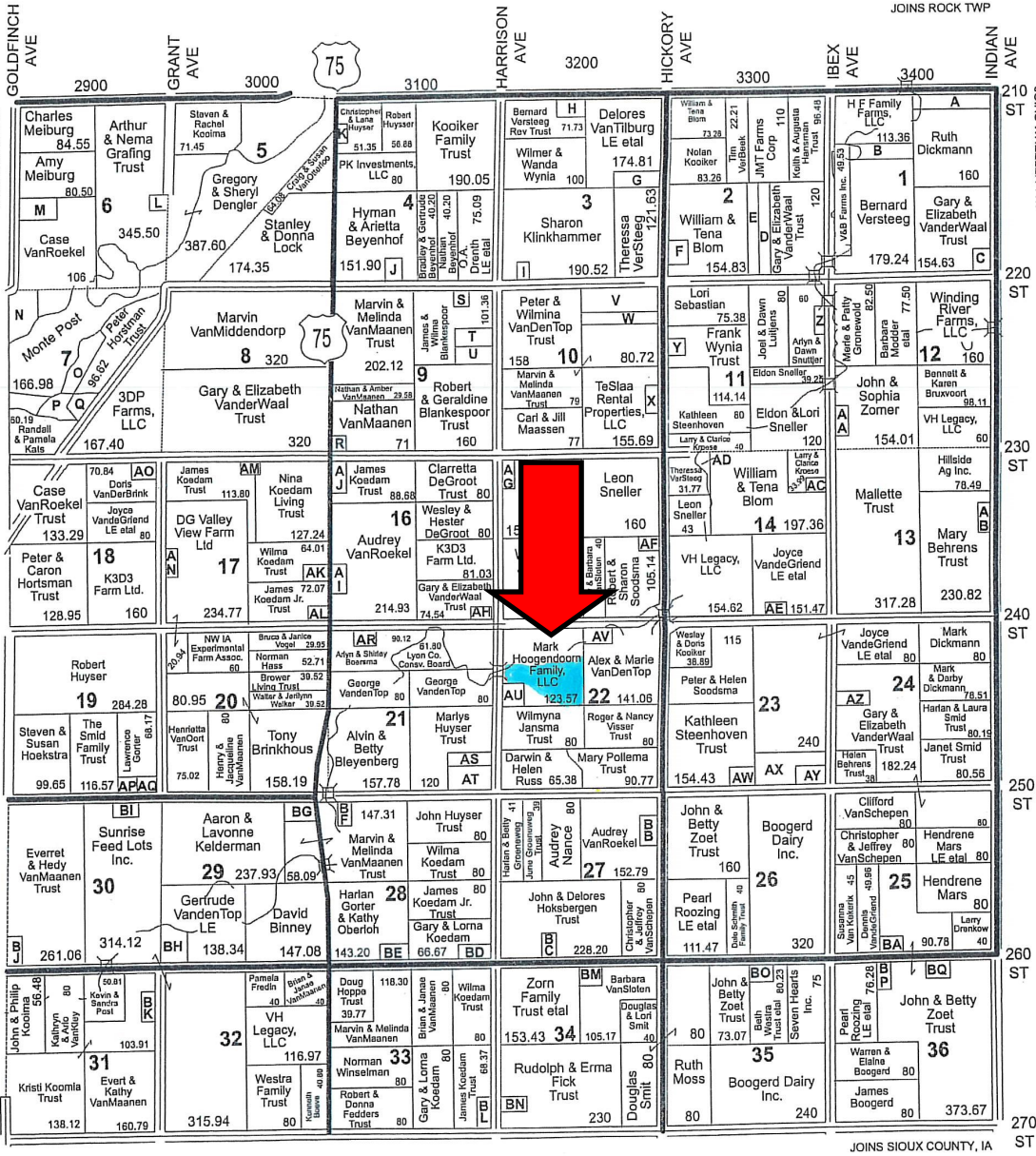
*c: Using Capabilities Class Dominant Condition Aggregation Method

GARFIELD TWP

LAND OWNER

T 98 N

R 45 W



LAND OWNER & RURAL RESIDENT MAPS

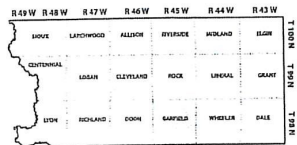
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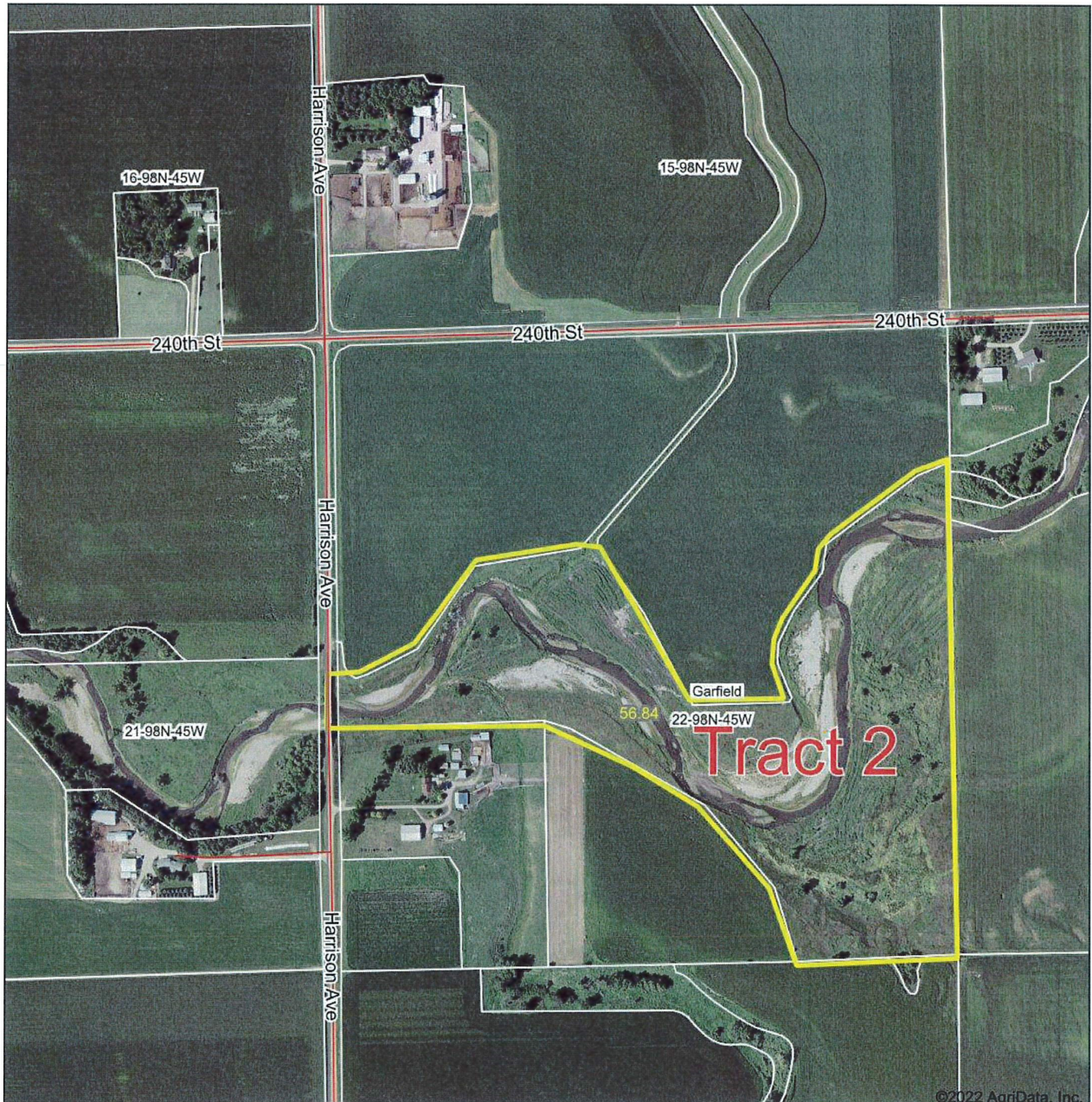
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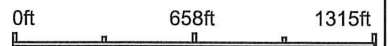
LYON COUNTY, IA

Aerial Map



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Map Center: 43° 17' 54.02, -96° 9' 13.32



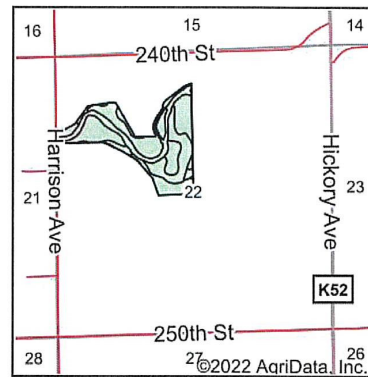
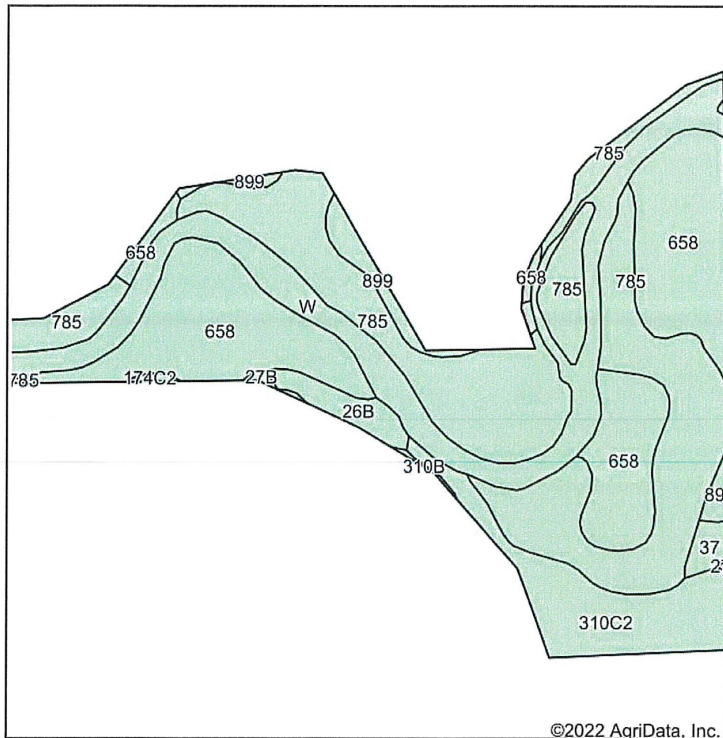
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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22-98N-45W
Lyon County
Iowa



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

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **22-98N-45W**
 Township: **Garfield**
 Acres: **56.84**
 Date: **10/19/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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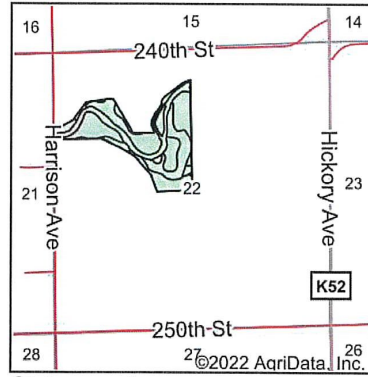
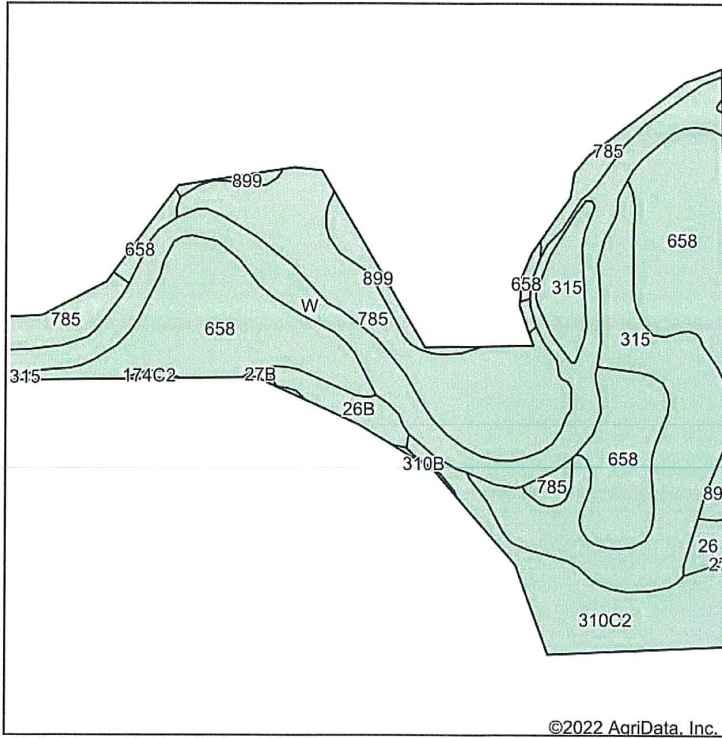
Area Symbol: IA119, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
785	Spillco loam, 0 to 2 percent slopes, occasionally flooded	21.62	38.0%		IIw	73	68	69	
658	Mayer loam, 0 to 2 percent slopes	16.69	29.4%		IIw	79	46	54	
W	Water	9.32	16.4%			0	0		
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	5.47	9.6%		IIIe	84	50	66	
899	Davis silt loam, 0 to 2 percent slopes	1.67	2.9%		I	69	76	68	
26B	Kennebec silty clay loam, 2 to 5 percent slopes, occasionally flooded	1.19	2.1%		IIe	88	70	78	
37	Alcester silty clay loam, cool, 0 to 2 percent slopes	0.58	1.0%		I	79		72	
27B	Terril loam, 2 to 5 percent slopes	0.12	0.2%		IIe	86	63	71	
174C2	Bolan loam, 5 to 9 percent slopes, moderately eroded	0.09	0.2%		IIIe	47	26	49	
310B	Galva silty clay loam, 2 to 5 percent slopes	0.09	0.2%		IIe	95	66	76	
Weighted Average						*-	*-	64.1	*-
								*n 53.2	

**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
 *- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.
 *- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **22-98N-45W**
 Township: **Garfield**
 Acres: **56.84**
 Date: **10/19/2022**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Alfalfa hay Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
658	Mayer loam, 0 to 2 percent slopes	16.65	29.3%	llw	46		5	3.2	148		2	60		30
785	Spillco loam, 0 to 2 percent slopes	11.32	19.9%	llw	68		8.8	5.8	178		3.6	109	5.9	54
315	Alluvial land	10.43	18.3%	Vw	5						1			
W	Water	9.31	16.4%		0									
310C2	Galva silty clay loam, 5 to 9 percent slopes, moderately eroded	5.42	9.5%	llle	50		8.3	4.7	154		2.8	85	4.6	42
899	Davis silt loam, 0 to 2 percent slopes	1.69	3.0%	l	76	4.3	7.2		189	82		101		50
26B	Kennebec silty clay loam, 2 to 5 percent slopes	1.18	2.1%	lle	70		6.3	5.1	181		3	92	5	46

Soils data provided by USDA and NRCS.

Maps Provided By:



© AgriData, Inc. 2021

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Alfalfa hay Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
26	Kennebec silty clay loam, 0 to 2 percent slopes	0.57	1.0%	Iw	75		6.4	5.3	187		3.1	94	5.1	47
27B	Terril loam, 2 to 5 percent slopes	0.11	0.2%	Ile	63		5.8	4.7	171		2.8	85	4.6	42
174C2	Bolan loam, 5 to 9 percent slopes, moderately eroded	0.08	0.1%	IIle	26		6.9	2.8	121		1.6	50	2.7	25
310B	Galva silty clay loam, 2 to 5 percent slopes	0.08	0.1%	Ile	66		8.9	5.1	175		3	92	5	46
Weighted Average				*-	37.4	0.1	4.5	2.7	105.5	2.4	1.9	53.6	1.8	26.6

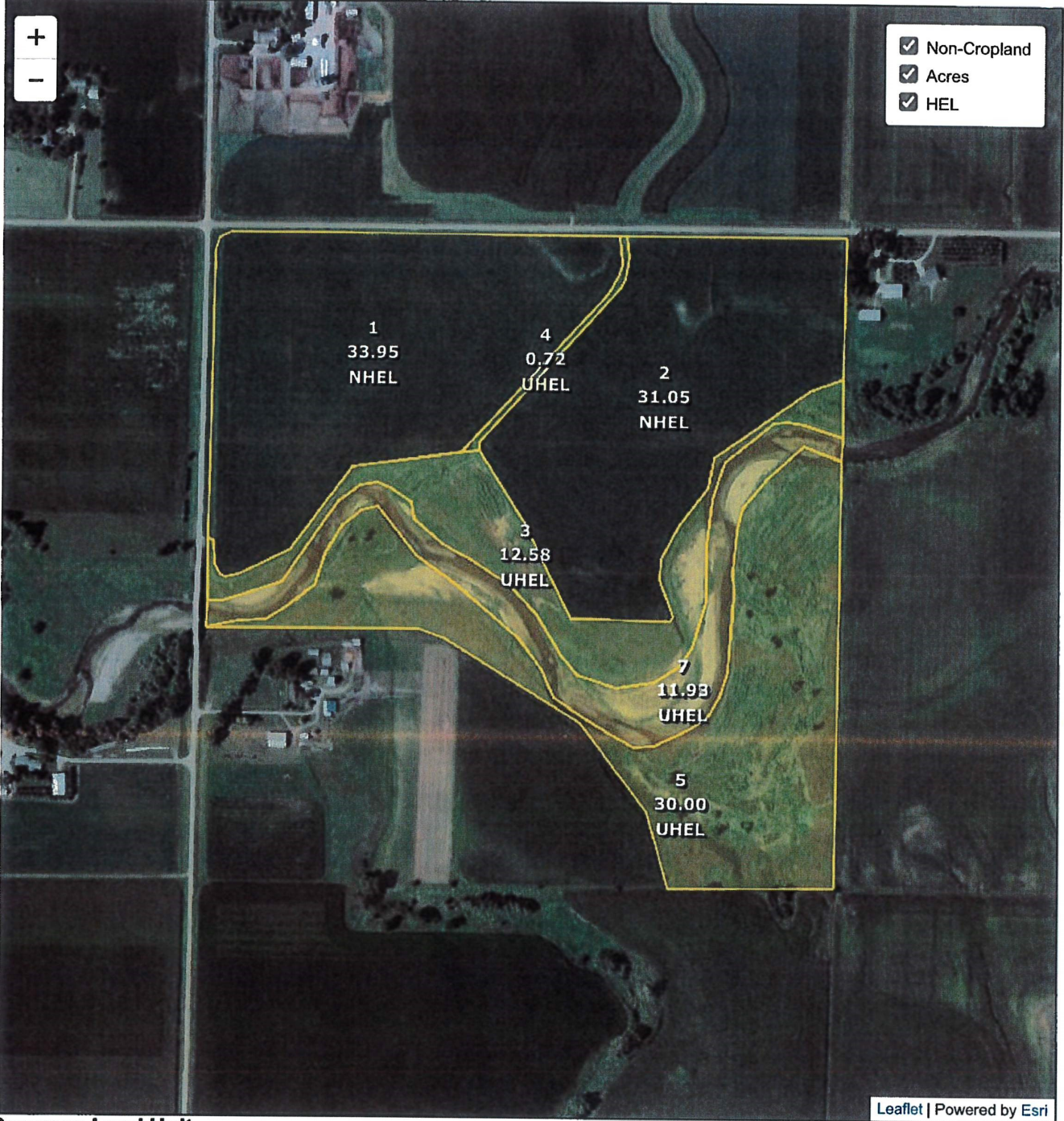
*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.



Lyon County, Iowa



Leaflet | Powered by Esri

Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm 5340
Tract 9957

Wetland Determination Identifiers

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

2023 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; whether 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).

IOWA
LYON
Form: FSA-156EZ



FARM : 5340
Prepared : 10/14/22 11:21 AM CST
Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ██████████
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
120.23	65.00	65.00	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	65.00	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	40.40	0.00	169	0
Soybeans	24.10	0.00	44	
TOTAL	64.50	0.00		

NOTES

Tract Number : 9957
Description : N2 & FRAC S2 NW4 SEC 22 GARFIELD TWP 98 45
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
120.23	65.00	65.00	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	65.00	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	40.40	0.00	169

IOWA
LYON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5340
Prepared : 10/14/22 11:21 AM CST
Crop Year : 2023

Tract 9957 Continued ...

Soybeans	24.10	0.00	44
TOTAL	64.50	0.00	

NOTES

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**PLAT OF SURVEY
PARCELS J AND K IN THE
NW1/4 SECTION 22-98-45
LYON COUNTY, IOWA**

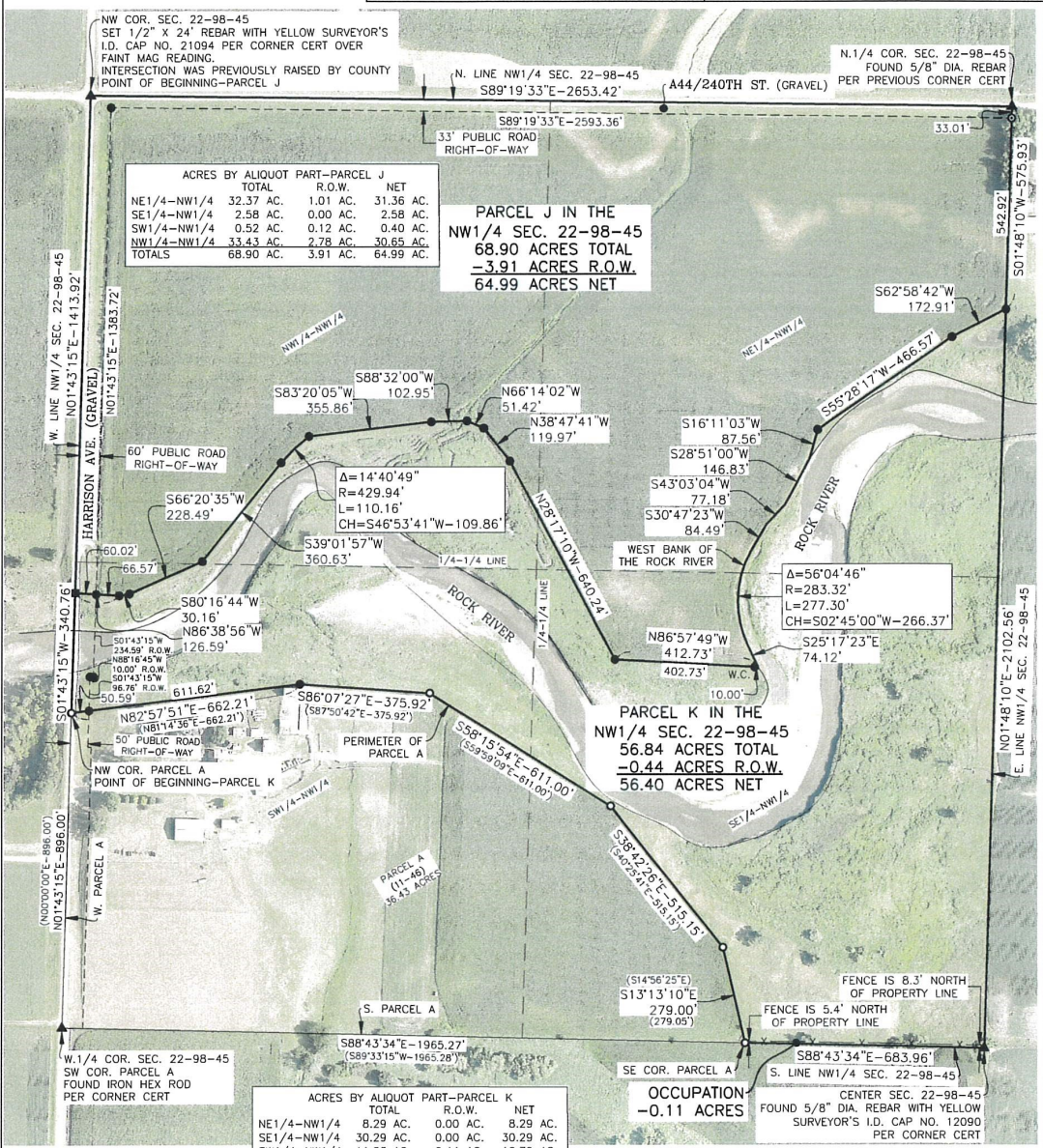
LOCATION:
NW1/4 SEC. 22-98-45

PREPARED BY AND RETURN TO:
ADAM N. WIERSMA, 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:
MARK HOOGENDOORN FAMILY, LLC

**REVIEW DRAFT
10-14-22**



ACRES BY ALIQUOT PART-PARCEL J

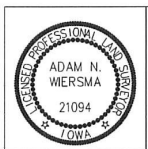
	TOTAL	R.O.W.	NET
NE1/4-NW1/4	32.37 AC.	1.01 AC.	31.36 AC.
SE1/4-NW1/4	2.58 AC.	0.00 AC.	2.58 AC.
SW1/4-NW1/4	0.52 AC.	0.12 AC.	0.40 AC.
NW1/4-NW1/4	33.43 AC.	2.78 AC.	30.65 AC.
TOTALS	68.90 AC.	3.91 AC.	64.99 AC.

**PARCEL J IN THE
NW1/4 SEC. 22-98-45
68.90 ACRES TOTAL
-3.91 ACRES R.O.W.
64.99 ACRES NET**

**PARCEL K IN THE
NW1/4 SEC. 22-98-45
56.84 ACRES TOTAL
-0.44 ACRES R.O.W.
56.40 ACRES NET**

ACRES BY ALIQUOT PART-PARCEL K

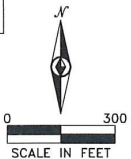
	TOTAL	R.O.W.	NET
NE1/4-NW1/4	8.29 AC.	0.00 AC.	8.29 AC.
SE1/4-NW1/4	30.29 AC.	0.00 AC.	30.29 AC.
SW1/4-NW1/4	11.23 AC.	0.44 AC.	10.79 AC.
NW1/4-NW1/4	7.03 AC.	0.00 AC.	7.03 AC.
TOTALS	56.84 AC.	0.44 AC.	56.40 AC.



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: Adam N. Wiersma, L.S. License No. 21094 (Date)
My license renewal date is December 31, 2023

Sheets covered by this set: SHEET 1 OF 2 AND SHEET 2 OF 2



BASIS OF BEARINGS:
NAD 1983 (2011) EPOCH 2010.00
IOWA REGIONAL COORDINATE SYSTEM
ZONE 01 (SPENCER)
US SURVEY FOOT

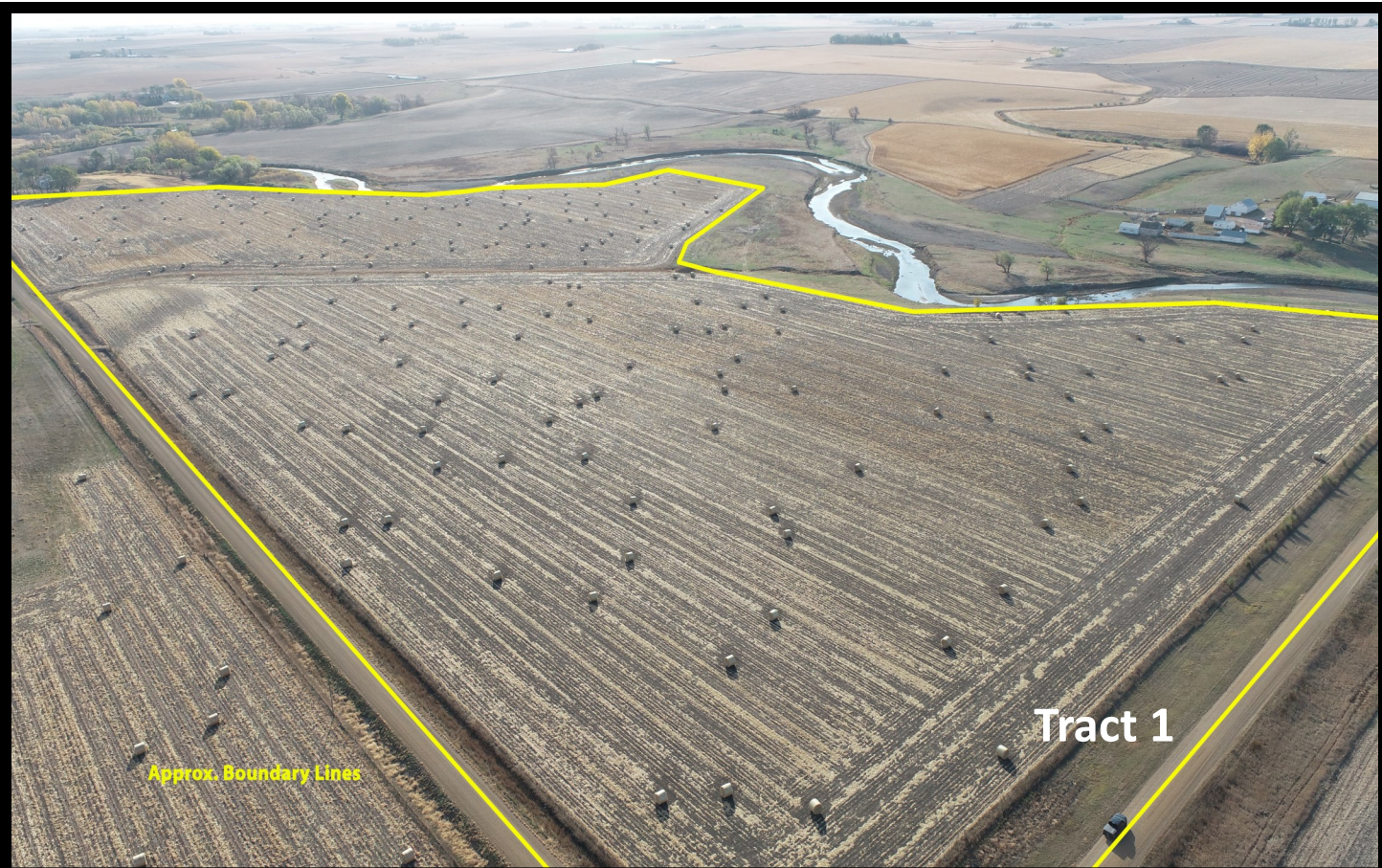
- LEGEND**
- ▲ SECTION CORNER AS NOTED
 - SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21094
 - SET MAG-MAIL
 - FOUND 5/8" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 8103
 - FOUND 1/2" DIA. REBAR
 - W.C. WITNESS CORNER
 - (##) RECORD DIMENSION



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

Date 10-14-22
Drawn By ANW
Reviewed TML
Approved ANW

PROJECT NO. 372311
DWG. # P:03 072.311\372311\DWG\372311.DWG





Tract 2



Tract 1

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

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56.84+/- Acres Pastureland/Recreational
Property
In Garfield TWP,
Lyon County, IA !



Mark Hoogendoorn Family LLC—Sellers