



**Upcoming Live Public Auction Of 40+/- Acres
Of Wheeler TWP, Lyon County, IA Farmland
This Land Is Located Southwest of George, IA!**

Schreur Family Heirs - Owner

Auction Date: November 18, 2022 @ 1:30 P.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

Bryce Zomer - 712-451-9444

Ryan Zomer - 712-441-3970

Tim De Bruin - 712-475-3325

Joel Westra - 605-310-6941

Auctioneers Note: Zomer Company is honored to represent the Schreur family in offering this tract of Lyon County, IA farmland for sale at public auction! This farmland has great soil ratings and would make an excellent farm to add to your operation or investment portfolio! If you are a younger farmer looking to buy your first tract of land or a larger operator looking to add acres to his operation this is an excellent opportunity! This auction will be held at the site of the farmland!! Watch zomercompany.com in case of inclement weather!

Location: From Jurrens Funeral Home in George, IA go 5 miles South on Kennedy Ave to 260th St., then go 3 miles West on 260th St to Jackson Ave then go 1 mile South on Jackson Ave. Farm is located in the Northwest corner of the intersection of Jackson Ave and 270th St. Auction signs will be posted. Watch zomercompany.com for inclement weather! Auction will be held at the site of the farmland!



Legal Description: The SE1/4 of the SE1/4 of Section 32, TWP 98N, Range 44W, Lyon County, IA—subject to public roads and easements of record.

General description: According to the county assessor, this property contains 40+/- gross acres. According to FSA, this farm contains approx. 38+/- tillable acres with the remainder in road and ditch and grass waterway. FSA will need to do a reconstitution on this farm due to the recent survey. This farm has a corn base of 25.80 acres with a PLC yield of 158bu and soybean base of 11.30 acres with a PLC yield of 47bu. This farm is classified as NHEL. The predominant soil types include: 91-Primghar, 310B, B2, C2-Galva, 133-Colo, 92-Marcus, P733-Calco, 430-Ackmore. The average **CSR2 is 88.8 and the average CSR1 is 66.8**. This is an amazing opportunity to purchase a smaller tract of farmland in a great area! If you are a younger farmer or an investor looking for a tract of land to invest in this is a wonderful opportunity to purchase good tract of farmland! Make plans today to purchase this property!

Method of sale: Farm will be sold based on the final bid price x the gross surveyed acres. Auction will be held at the site of the Land. This farm will be surveyed and sold based on the gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$1,292.00 per year. Seller will pay the 2022 taxes which are due and payable in March and Sept of 2023.

Possession: Possession will be on March 1, 2023. 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 on or before December 20, 2022 when the buyer shall receive a clear and merchantable title to the property. 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. 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. All buyers are encouraged to do buyers due diligence. If buyer delays closing penalties will apply. 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. **—De Koster & De Koster PLLC—Attorney for Seller.**

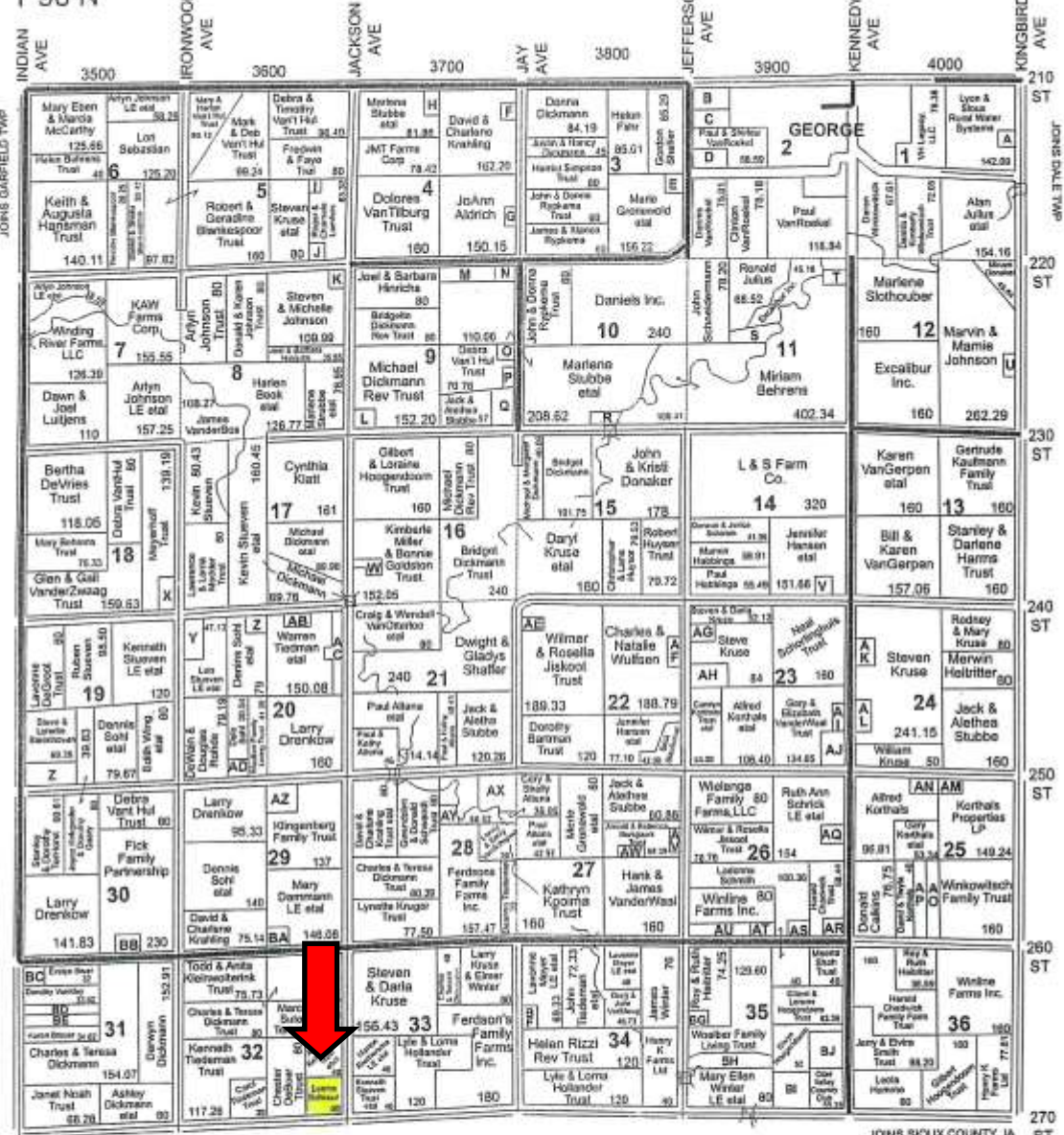
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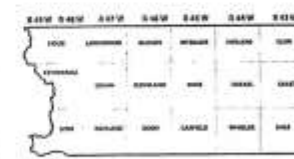
WHEELER TWP

LAND OWNER

T 98 N R 44 W
 JOINS LIBERAL TWP



- Small Tracts**
- | | | | |
|--|--|---|--|
| Section 1 A Paul & LaFaw Denakas - 7.14 | Section 12 U Craig & Angela Johnson - 7.44 | Section 25 AD Alfred Korhala - 20.13 | Section 35 BI Gilbert & Loraine Hoogendorn Trust - 42.28 |
| Section 2 B Karen Smith - 20.14 | Section 14 V Eric Swadlow - 3.32 | AP Gary & Loraine Korhala - 20.13 | BJ Hoogendorn Bros. Inc. - 25.86 |
| C Carol Lullgren et al - 21.78 | Section 16 W Elizabeth & David Miller - 7.95 | Section 26 AD Sweet Acres Swine, LLP - 5 | |
| D Wheeler Tap & Town of George - 15 | Section 18 X Cress & Shania Hoogendorn - 21.20 | AR Chadwick Inc. - 11.58 | |
| Section 3 E Michael & Barbara Modder - 5.30 | Section 19 Y Barbara VanSton - 30.53 | AS Ryan & Brian Schraib - 19.64 | |
| Section 4 F Erika Schipper - 6.81 | Section 20 Z Kevin Starnen - 12.07 | AT Vincent & Carol Lullgren - 8.55 | |
| G Mario Grotewiel et al - 9.95 | AA Hawk Eye Pridg Egg Farms, LLP - 5.59 | AU Glen & Kelly VanEssen - 28.35 | |
| H Debert & Gladys Kannegele - 10.74 | AB Ferdons Family Farms Inc. - 6.12 | Section 27 AV Kari Veik & Debra Taylor - 5.94 | |
| Section 5 I Landers Farm Inc. - 6.35 | AC Darrell & Wanda VanOrtberg - 17.81 | AW Hoogendorn Bros. Inc. - 5.94 | |
| J Landers Farm Inc. - 6.97 | AD Loren & Bruce Wuestler - 8.43 | Section 28 AX Paul & Kathy Alena - 26.97 | |
| Section 6 K Gaylord Gammeler - 14.49 | Section 22 AE Gerald & Karen Meyer - 10.97 | AY Deenee Tadesuan - 23.66 | |
| Section 7 L Begette Dickson Rev Trust - 7.89 | AF Mark & Leil Smith - 11.21 | Section 29 AZ Duain & Douglas Rohde - 23 | |
| M Douglas & Rebecca Stubbe - 40 | Section 23 AG William Kruse - 5 | BA Lonna & Leah Egbert - | |
| N Jason & Megan Stubbe - 7.13 | AH Charles Wulfen - 20.17 | Section 30 BB Bruce Flick - 10 | |
| O Melharlands Reformed Hope Church - 5.48 | AI Kenneth Durkals - 5.98 | Section 31 BC Chad Brewer & Sandy DeKorn - 3 | |
| P Marlin Kruse - 7.62 | AJ Daniels Inc. - 20.39 | BD Stacey VanDine - 17.31 | |
| Section 8 Q Kathryn Klythen - 20 | Section 24 AK M-G-R Kruse Farm Ltd - 8.74 | BE Ryan Markke - 17.31 | |
| R Paul & Angela VanDusen - 12.93 | AL M-G-R Kruse Farm Ltd. - 20.11 | Section 34 BF Neve & Carol Deke - 10.67 | |
| Section 11 S City of George - 23.04 | Section 25 AM David & Tella Korhala - 10.70 | Section 35 DG Tim & Denise Kennedy - 5.86 | |
| T John Donaker - 7.51 | AN Gary & Lori Korhala - 9.33 | BH Douglas & Wendy Wuestler - 30.48 | |



LYON COUNTY, IA

Aerial Map



Map Center: 43° 15' 39.33, -96° 3' 46.88

0ft 670ft 1339ft



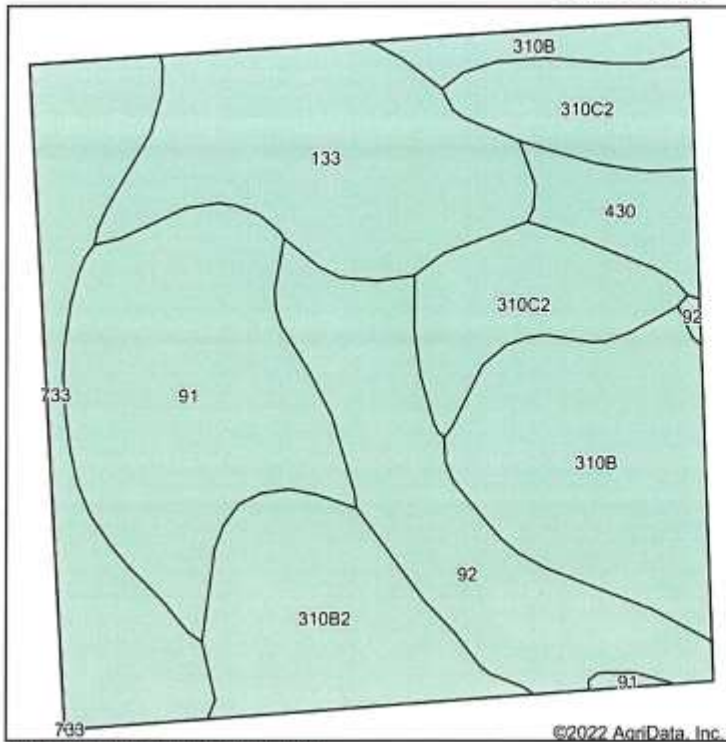
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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32-98N-44W
Lyon County
Iowa



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

Soils Map



Soils data provided by USDA and NRCS.

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State: Iowa
 County: Lyon
 Location: 32-98N-44W
 Township: Wheeler
 Acres: 40
 Date: 10/3/2022



Maps Provided By:



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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 brome AUM	Soybeans Bu
91	Primghar silty clay loam, 0 to 2 percent slopes	7.13	17.8%	lw	76	6.8	5.3	189	3.3	100	5.5	50
310B	Galva silty clay loam, 2 to 5 percent slopes	6.40	16.0%	lle	66	8.9	5.1	175	3	92	5	46
133	Colo silty clay loam, 0 to 2 percent slopes	6.25	15.6%	llw	69	6.3	3.7	179	3	92	5	46
92	Marcus silty clay loam, 0 to 2 percent slopes	5.55	13.9%	llw	71	6.6	3.8	182	3.1	96	5.2	48
310C2	Galva silty clay loam, 5 to 9 percent slopes, moderately eroded	4.58	11.5%	llle	50	8.3	4.7	154	2.8	85	4.6	42
733	Calco silty clay loam, 0 to 2 percent slopes	4.47	11.2%	llw	64	6.5	3.3	172	2.7	83	4.6	42
310B2	Galva silty clay loam, 2 to 5 percent slopes, moderately eroded	4.22	10.5%	lle	64	8.8	5	172	2.9	89	4.8	44

Soils data provided by USDA and NRCS.

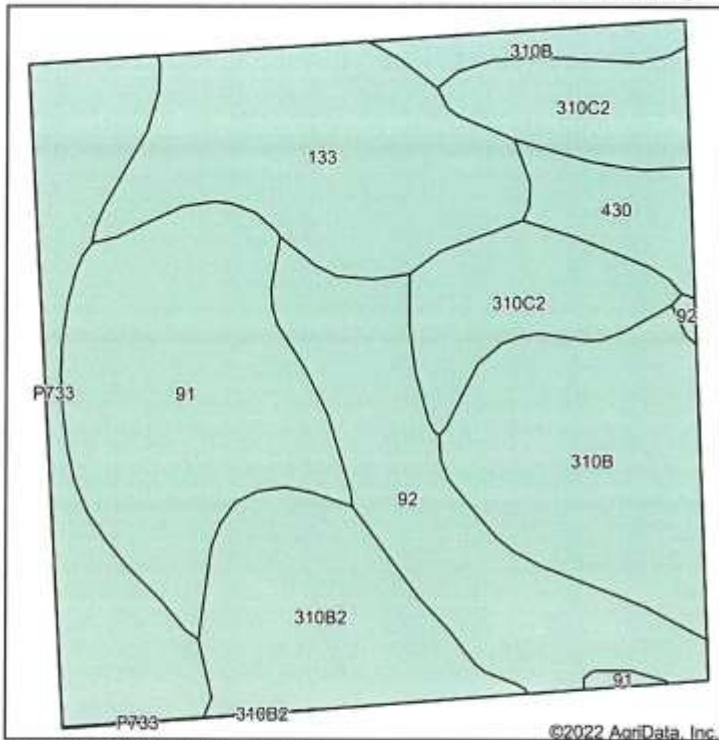


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Com Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu		
430	Ackmore silty clay loam, 1 to 3 percent slopes	1.40	3.5%	llw	70	6.9	4.8	181	2.9	89	4.9	45		
Weighted Average						1.94	66.8	7.4	4.5	176.2	3	91.8	5	45.8

*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 Map



State: **Iowa**
 County: **Lyon**
 Location: **32-98N-44W**
 Township: **Wheeler**
 Acres: **40**
 Date: **10/3/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: IA119, Soil Area Version: 30
 Area Symbol: IA167, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
91	Primghar silty clay loam, 0 to 2 percent slopes	7.13	17.8%	lw	100	76	78	
310B	Galva silty clay loam, 2 to 5 percent slopes	6.39	16.0%	lle	95	66	76	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	6.22	15.6%	llw	78	69	80	
92	Marcus silty clay loam, 0 to 2 percent slopes	5.58	14.0%	llw	94	71	75	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	4.60	11.5%	llle	84	50	66	
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.40	11.0%	llw	78		75	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	4.26	10.6%	lle	90	64	68	
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	1.42	3.6%	llw	77	70	86	
Weighted Average					1.94	88.8	*-	*n 75.1

**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.



Leaflet | Powered by Esri

Common Land Unit

Cropland
 Non-cropland
 CRP

2023 Crop Year

Farm 11410
Tract 37890

Wetland Determination Identifiers

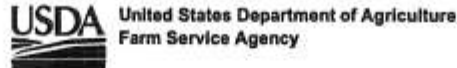
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions



Tract 1 of 3

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).

IOWA
SIOUX
Form: FSA-156EZ



FARM : 11410
Prepared : 10/3/22 3:09 PM CST
Crop Year : 2023

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

CRP Contract Number(s) : None
Recon ID : 19-167-2019-73
Transferred From : None
ARCPLC G/W Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
158.11	150.67	150.67	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	150.67	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DGP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Com	88.00	0.00	158	0
Soybeans	59.20	0.00	47	0
TOTAL	147.20	0.00		

NOTES

Tract Number : 37890
Description : SE4 SE4 SEC 32 WHEELER - LYON
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 : LEONA M SCHREUR
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.79	38.12	38.12	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	38.12	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	25.80	0.00	158

IOWA
SIOUX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11410
Prepared : 10/3/22 3:09 PM CST
Crop Year : 2023

Tract 37890 Continued ...

UNIT CENTS PER ACRE

ACRES

Soybeans	11.30	0.00	47
TOTAL	37.10	0.00	

NOTES

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Presented by **ZOMER COMPANY**

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Ryan Zomer — Sales - 712-441-3970
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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

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Personal Property etc. is one of the most important things you will
do in your lifetime and we Thank You in advance for your trust
and confidence in our firm.

See our website

www.zomercompany.com

for our past successful results



"Your Farmland Specialists"

1414 Main St.
Rock Valley, IA 51247
Zomercompany.com
(712) 476-9443

**40+/- Acres Of Farmland
In Wheeler TWP,
Lyon County, IA !**



Approx. Boundary Lines

Schreur Family Heirs — Sellers