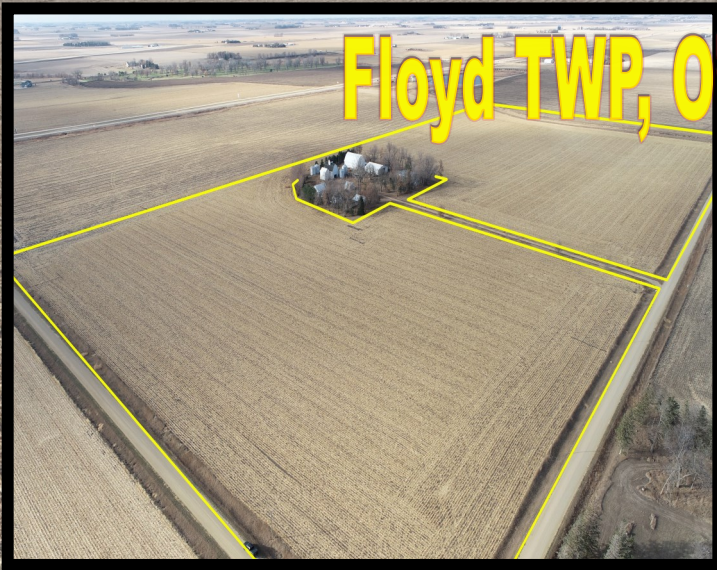


Upcoming Live Public Auction

75.12+/- Acres Of Quality Farmland Located In

Floyd TWP, O'Brien County, IA!



KKK Trust Dated December 8, 1989- Owner

Auction Date: January 17, 2023 @ 10:30 A.M.

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



zomercompany.com

Auctioneers Note: Zomer Company is honored to represent the KKA Trust in offering for sale this land at auction! This is a nice property in a great area where land is not always available! Do not miss out on this opportunity to purchase a quality tract of O'Brien County, IA farmland! This auction will be held at the site of the farmland!! Watch zomercompany.com in case of inclement weather! Thanks, Zomer Company

Location: From the intersection of US HWY 18 & US HWY 60 on the East edge of Sheldon, IA go North on US HWY 60 for 1 mile to 310th St. then go 1/2 mile East on 310th St to the land or from the intersection of US HWY 60 and US HWY 18 on the East edge of Sheldon, IA go approx. 1/2 mile East on US HWY 18 and then go North on Nettle Ave for 1 mile. Farm is in the Northwest corner of the intersection of Nettle Ave & 310th St.



**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

Legal Description: The East 1/2 of the SE1/4 EXCEPTING Parcel D therein, all located in Section 21, TWP 97N, Range 42W, O'Brien County, IA—Subject to all public roads and easements of record.

General description: According to the county assessor, this property contains 75.12+/- gross acres. According to FSA, this farm contains approx. 67.67+/- tillable acres, approx. 4.51 acres of CRP with an annual payment of \$1,597.00 with a contract expiring on 9-30-2025 with the remainder in road and ditch and an approx. 1.09 acre grass waterway. This farm has a corn base of 36.40 acres with a PLC yield of 168bu and soybean base of 31.26 acres with a PLC yield of 52bu. This farm is classified as NHEL. The predominant soil types include: 310, B-Galva, 91-Primghar, 733-Calco, 92-Marcus, 77B, C2-Sac—Sac. The average **CSR2 is 93.5 and the average CSR1 is 72.3**. This is an excellent tract of land in Floyd TWP, O'Brien County, IA! If you are looking for a great tract to add to your operation or investment portfolio do not miss out on this farm today! Farmers & Investors do not miss this auction!

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

Taxes: The current Real Estate Taxes according to the O'Brien County Treasurer are approx. \$2,260.00 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 February 17, 2023 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. Buyer agrees to assume the CRP contract and will be responsible for any midterm maintenance due on the property. 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. —**Micah Schreurs—Attorney for Seller.**

TABLE OF CONTENTS

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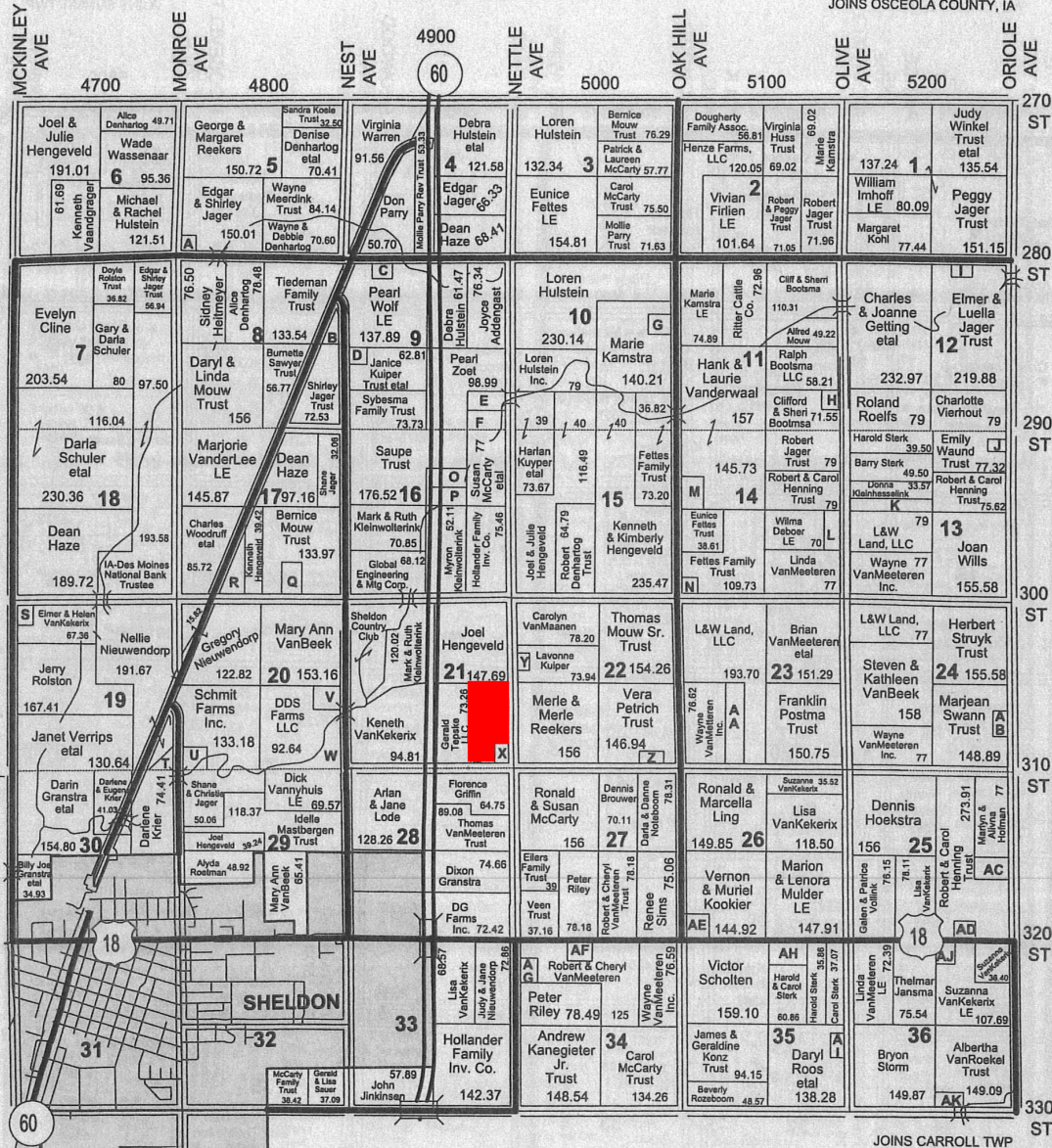
FLOYD TWP

LAND OWNER

T 97 N

R 42 W

JOINS OSCEOLA COUNTY, IA



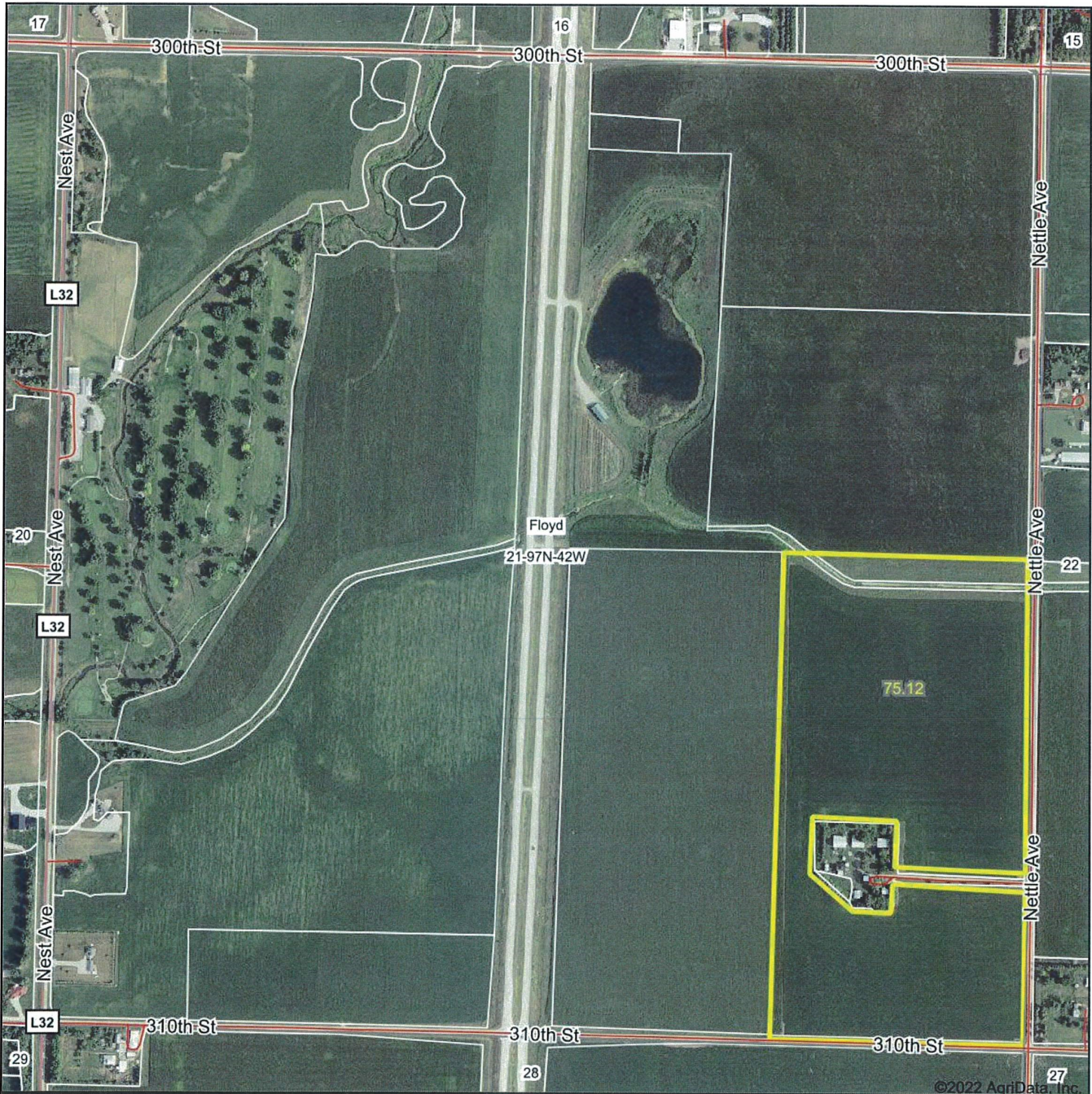
O'BRIEN CO. LAND OWNER & RURAL RESIDENT MAPS

Small Tracts

- Section 5 A Alice DenHartog - 5.16
- Section 8 B Dwain Renken & Dorothy Bottin - 12.40
- Section 9 C Ryan Wolf - 8.86
- D Wayne & Nancy Woelber - 13.95
- E Dale & Laurel Zoet - 20.79
- F Susan McCarty et al - 19.50
- Section 10 G Timothy & Gloria Kamsten - 16.77
- Section 11 H Bootsma Inc. - 7.45
- Section 12 I Ryan & Jackie Freese - 15.82
- Section 13 J Diamond H Farms Inc. - 5.06
- K Wayne or Crystal Brink - 25.68
- Section 14 L Barry Sterk - 9
- M Robert & Wilma VanderLinden - 11.48
- N Chris & Mindy VanBeek - 6.88
- Section 16 O William & Loma Saupe - 19.07
- P Nancy Woelber et al - 12.23
- Section 17 Q Thomas Mouw Jr. - 21.01
- R William Hengeveld - 39.43
- Section 19 S Ricky & Carmen Holtrop - 6.36
- T Darlene Krier - 15.75
- Section 20 U Lee & Darla Reuvers - 17.86
- V Justin & Kellye Kleinhesselink - 7.21
- W Arwin & Glenda VanWyk - 33.17
- Section 21 X Timothy Griffin - 5.63
- Section 22 Y S&S Hog Corp. - 6.24
- Z Emily & Scott Knight - 8.04
- Section 23 AA Steven & Kathleen VanBeek - 38.72
- Section 24 AB Timothy & Wendy Peelen - 7.11
- Section 25 AC Marlys Busse - 24.37
- AD Diamond H Farms Inc. - 5.43
- Section 26 AE Rod VanderVeen Livestock - 8.57
- Section 34 AF Todd VanBeek - 10
- AG Soil Science Properties, LLC - 14
- Section 35 AH Barry Sterk - 16.12
- AI Ryan & Janice Greenfield - 7.40
- Section 36 AJ Farmer Burt Inc. - 6.42
- AK Wayne & Marsha VanRoekel - 7.41

R 42 W	R 41 W	R 40 W	R 39 W
FLOYD	FRANKLIN	LINCOLN	HASTLEY
CARROLL	HAMMILL	CENTER	OMAHA
BAKER	DALE	HIGHLAND	GRANT
CALEDONIA	UNION	LIBERTY	WATERMAN

Aerial Map

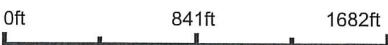


©2022 AgriData, Inc.



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Map Center: 43° 12' 28.27, -95° 48' 45.55



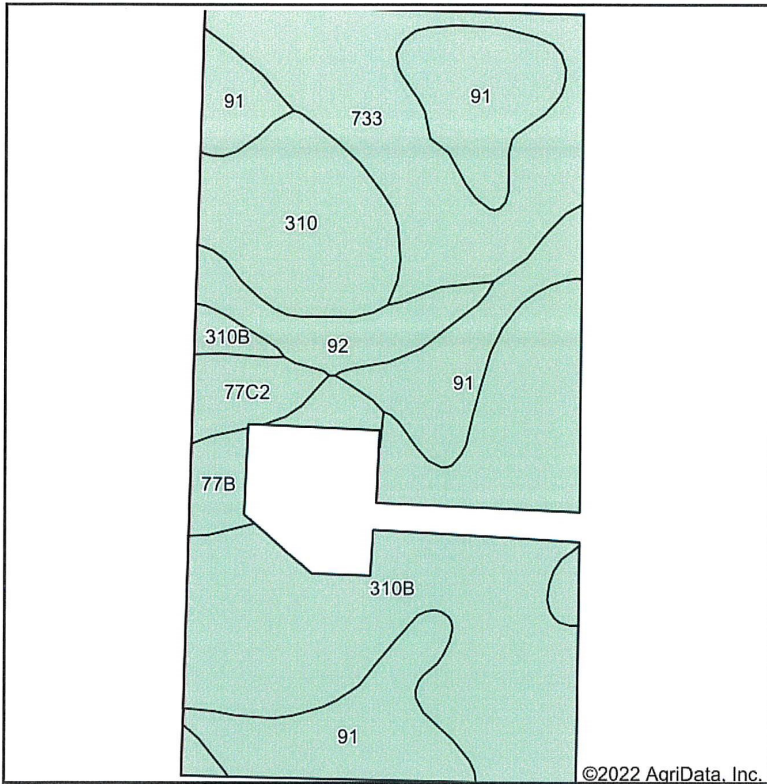
21-97N-42W
O'Brien County
Iowa



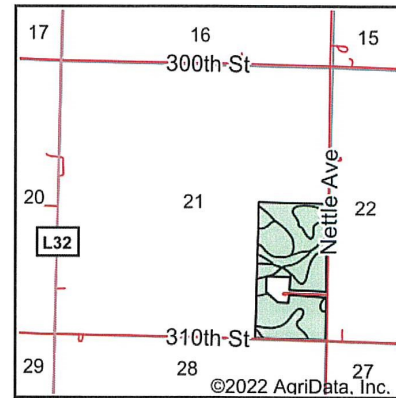
11/28/2022

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **O'Brien**
 Location: **21-97N-42W**
 Township: **Floyd**
 Acres: **75.12**
 Date: **11/28/2022**



Maps Provided By



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www.AgriDataInc.com



Area Symbol: IA141, Soil Area Version: 27

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	26.44	35.2%	Ile	95	70	75
91	Primghar silty clay loam, 0 to 2 percent slopes	18.25	24.3%	Iw	100	80	78
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	13.42	17.9%	Ilw	78	68	75
310	Galva silty clay loam, 0 to 2 percent slopes	8.19	10.9%	I	100	75	77
92	Marcus silty clay loam, 0 to 2 percent slopes	4.12	5.5%	Ilw	94	75	75
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	2.45	3.3%	Ile	95	68	77
77C2	Sac silty clay loam, loam substratum, 5 to 9 percent slopes, eroded	2.25	3.0%	Ille	88	51	73
Weighted Average				1.68	93.5	72.3	*n 76

**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.



United States
Department of
Agriculture

O'Brien County, Iowa



Legend

Wetland Determination Identifiers

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

**Non-Irrigated
Corn-Yellow-Grain
Soybeans-Common-Grain**

Tract Cropland Total: 72.48 acres

2022 Program Year

Map Created May 20, 2022

Farm 6562

Tract 30063

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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IOWA
O'BRIEN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6562

Prepared : 11/16/22 8:04 AM CST

Crop Year : 2023

Operator Name :
CRP Contract Number(s) :
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
78.22	72.48	72.48	0.00	0.00	4.51	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	67.97	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	36.40	0.00	168	
Soybeans	31.26	4.44	52	
TOTAL	67.66	4.44		

NOTES

Tract Number : 30063

Description : E2SE4 SEC 21 97-42 FLOYD
FSA Physical Location : IOWA/O'BRIEN
ANSI Physical Location : IOWA/O'BRIEN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : KKA TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.22	72.48	72.48	0.00	0.00	4.51	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	67.97	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	36.40	0.00	168

IOWA
O'BRIEN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6562
Prepared : 11/16/22 8:04 AM CST
Crop Year : 2023

Tract 30063 Continued ...

Soybeans	31.26	4.44	52
TOTAL	67.66	4.44	

NOTES

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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.

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO CODE & ADMIN. LOCATION 19 141	2. SIGN-UP NUMBER 47
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11049A	4. ACRES FOR ENROLLMENT 4.51
		5. FARM NUMBER 6562	6. TRACT NUMBER(S) 30063
7A. COUNTY OFFICE ADDRESS (Include Zip Code) O BRIEN COUNTY FARM SERVICE AGENCY 315 SOUTH RERICK PRIMGHAR, IA 51245-7714		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 12-01-2014 TO: (MM-DD-YYYY) 09-30-2025
7B. TELEPHONE NUMBER (Include Area Code): (712) 757-3835		THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.	
10A. Rental Rate Per Acre \$ 354.09		11. Identification of CRP Land (See Page 2 for additional space)	
10B. Annual Contract Payment \$ 1,597	A. Tract No.	B. Field No.	C. Practice No.
10C. First Year Payment \$	30063	1	CP21
(Item 10C applicable only to continuous signup when the first year payment is prorated.)	30063	5	CP21
12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)			
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): KKA TRUST 9	(2) SHARE 100.00%	(3) SIGNATURE X <i>[Signature]</i>	(4) DATE (MM-DD-YYYY) X 06-14-2018
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
13. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	
		B. DATE (MM-DD-YYYY) 8/20/18	
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.			
This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.			

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_us.html or any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

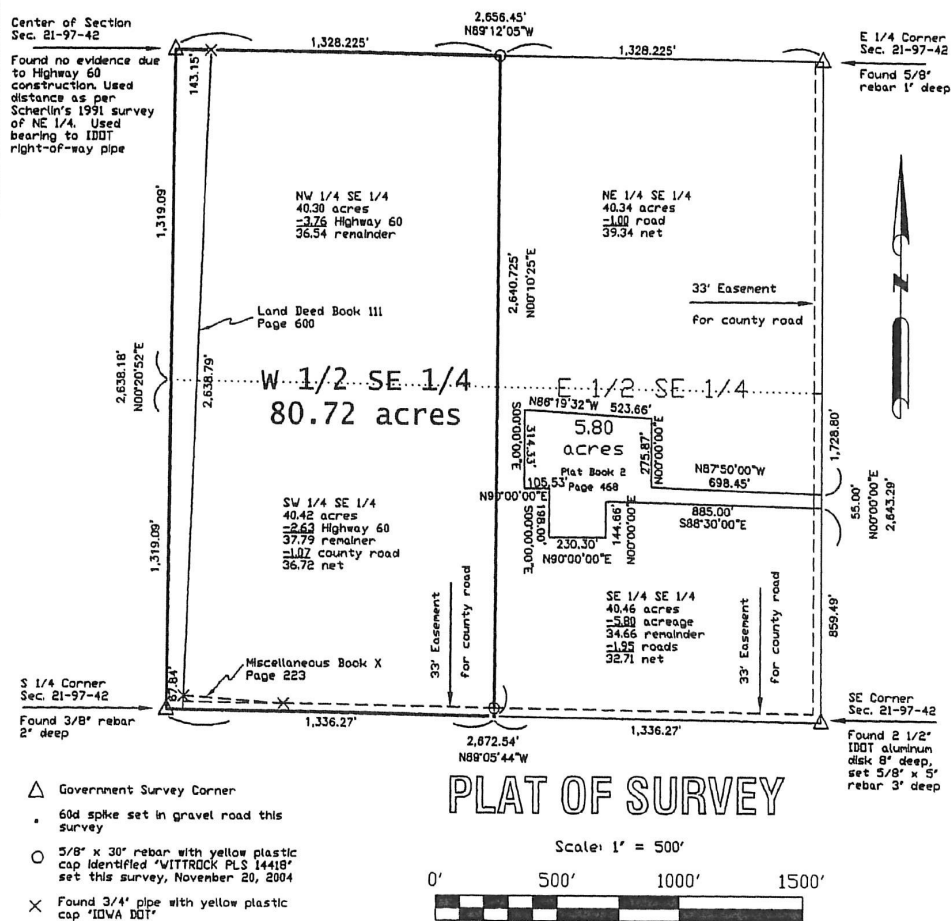
☐ Original - County Office Copy A
 ☐ Owner's Copy
 ☐ Operator's Copy

REC002447



O'BRIEN COUNTY RECORDER KURT BROWN
 FEE BOOK 2004-2961 11/29/2004 @ 01:35PM
 PS PLAT OR SURVEY Book:PS 3 Page:817 #: 1
 Total Fees: \$7.00

Prepared by: Daniel Wittrock P.O. Box 45 Pringhar, Iowa 51245 phone: (712) 957-8685



PLAT SHOWING A SURVEY TO ESTABLISH THE BOUNDARIES OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 97 NORTH, RANGE 42 WEST OF THE FIFTH PRINCIPAL MERIDIAN, O'BRIEN COUNTY, IOWA.

DESCRIPTION:

The West Half of the Southeast Quarter of Section 21, Township 97 North, Range 42 West of the Fifth Principal Meridian, O'Brien County, Iowa. Said West Half contains 80.72 acres inclusive of 6.39 acres of Highway 60. The remainder of 74.33 acres includes 1.07 acres of easement for county road along the South side thereof.

proprietor:
 Robert Edmund Griffin, Jr.
 Mary Frances Lipsett
 Patricia Jan Murphy
 Sheila Anne Benedict
 Constance Diane Mataloni
 W 1/2 SE 1/4 Sec. 21-97-42
 O'Brien County, Iowa
 November 20, 2004



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.

Daniel Wittrock Nov. 29, 2004
 Daniel Wittrock, PLS
 Iowa Reg. No. 14418
 My license renewal date is December 31, 2005
 Pages covered by this seal are (1)

O'BRIEN COUNTY RECORDER:
KURT BROWN
Instrument #2012-2467
10/03/2012 8:08:12 AM
PLAN OR SURVEY
Book: 28 5 Page: 444 # Pages: 1
Total Fees: \$7.00

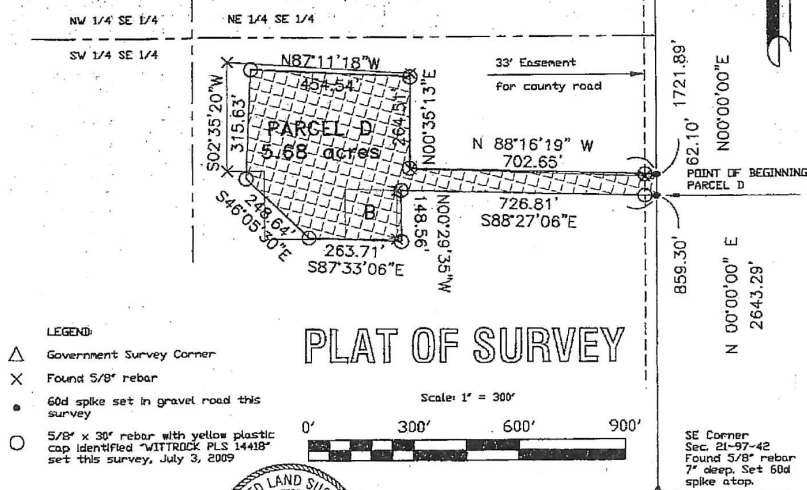
Prepared by: Daniel Wittrock P.O. Box 45 Pringhar, Iowa 51245 phone: (712) 957-8685

PLAT SHOWING A SURVEY OF A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 97 NORTH, RANGE 42 WEST OF THE FIFTH PRINCIPAL MERIDIAN, O'BRIEN COUNTY, IOWA. THIS TRACT WILL HEREAFTER BE REFERRED TO AS PARCEL D IN THE SOUTHEAST QUARTER OF SAID SECTION 21.

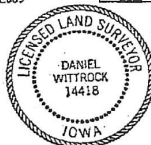
DESCRIPTION OF PARCEL D

Commencing at the Southeast Corner of Section 21, Township 97 North, Range 42 West of the Fifth Principal Meridian, O'Brien County, Iowa; thence North 00 degrees 00 minutes 00 seconds East along the East line of the Southeast Quarter of said Section 21, a distance of 859.30 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 00 minutes 00 seconds East along said East line, a distance of 62.10 feet; thence North 88 degrees 16 minutes 19 seconds West a distance of 702.65 feet; thence North 87 degrees 11 minutes 18 seconds West a distance of 454.54 feet; thence North 00 degrees 35 minutes 13 seconds East a distance of 264.51 feet; thence North 87 degrees 11 minutes 18 seconds West a distance of 454.54 feet; thence South 02 degrees 35 minutes 20 seconds West a distance of 315.63 feet; thence South 46 degrees 05 minutes 30 seconds East a distance of 248.64 feet; thence South 87 degrees 33 minutes 06 seconds East a distance of 263.71 feet; thence North 00 degrees 29 minutes 35 seconds West a distance of 148.56 feet; thence South 88 degrees 27 minutes 06 seconds East a distance of 726.81 feet to the POINT OF BEGINNING. Parcel D contains 5.68 acres inclusive of 0.05 acre of easement for county road along the East side thereof.

NOTE: The East line of the Southeast Quarter of said Section 21 is assumed to bear North 00 degrees 00 minutes 00 seconds East.



proprietor:
Timothy S. Griffin
SE 1/4 Sec. 21-97-42
O'Brien County, Iowa
July 3, 2009



I hereby certify that the 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.

Daniel Wittrock Oct. 3, 2012
Daniel Wittrock, PLS Iowa Reg. No. 14418
My license renewal date is December 31, 2013
Pages covered by this seal: one (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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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](http://www.zomerauctions.com)

for our past successful results

1414 Main St.
Rock Valley, IA 51247
712.476.9443
Zomercompany.com

**75.12+/- Of Farmland
In Floyd TWP,
O'Brien County, IA!**

KKK Trust Dated December 8, 1989—Sellers



“Your Farmland & Equipment Specialists”