



**Upcoming Live Public Auction Of**  
**79.53+/- Acres Of Farmland In Fredonia TWP, Plymouth County, IA**  
**AND**  
**80.93+/- Acres Of Farmland In Sherman TWP, Sioux County, IA**  
**AND**  
**A 5.41+/- Acre Building Site In Sherman TWP, Sioux County, IA**  
**Located Southeast Of Maurice, IA And Northeast of Le Mars, IA!**



**Auction Date: December 14, 2022 @ 10:30 A.M.**

**Marc Chapman Estate - 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**  
**Ryan Zomer-712-441-3970**  
**Bryce Zomer-712-451-9444**  
**Ivan Huenink-712-470-2003**  
**Gerad Gradert-712-539-8794**

**Auctioneers' Note: The Zomer Company is honored to have been selected by the Chapman family to offer for sale at public auction these excellent properties! These properties are located Southeast of Maurice, IA & Northeast of Le Mars, IA! Call an auctioneer today to receive a full informational packet!**

**Tract 1 Location:** From Maurice, IA go South on US HWY 75 for 5 miles then go East on 110th St. for 4 miles to Noble Ave then go North on Noble Ave for 3/4 mile. Farm is on the East side of Noble Ave.

**Tract 2 Location:** From Maurice, IA go South on US HWY 75 for 5 miles then go East on 110th St. for 2 miles to Marble Ave then go North on Marble Ave for 1 mile to 510th St. Farm is in the Northwest corner of the intersection of 510th St. & Hickory (Marble) Ave.

**Tract 3 Location:** 3276 510th St., Maurice, IA. Tract 3 adjoins Tract 2.

**Auction for all tracts to be held at Tract 1.** Watch [zomercompany.com](http://zomercompany.com) for inclement weather!

**Abbreviated Legal Description of Tract 1 (Farmland):** Parcel B in the Fractional W1/2 of the NW1/4 of Section 6, TWP 93N, Range 44W, Plymouth County, IA. Subject to all public roads and easements of record.

**General Description of Tract 1:** According to the survey, this property contains 79.53+/- gross acres. According to the survey/FSA, this farm contains approx. 75.25+/- tillable acres with the balance in road/ditch and grass terraces. This farm has a corn base of 38.90 acres with a PLC yield of 141bu. and a soybean base of 36.35 acres with a PLC yield of 38bu. This farm is classified as HEL. The predominant soil types include: 310B, C2-Galva, 1B3-Ida. The average CSR1 is 56.8. The average CSR2 is 86.8. This is an excellent tract of farmland in Fredonia TWP, Plymouth County, IA! Farmers & Investors do not miss this opportunity to purchase a quality Plymouth County, IA farm! This farm has had excellent yield history and the APH yield records are available! This farm has had an average approved yield of 217bu on corn and an average approved yield of 61bu on soybeans! This land has been in the Chapman family for many years and now is your opportunity purchase it and make it a part of your families legacy! Invest in your families future today by purchasing this tract of farmland! Make plans today to attend this auction!

**Abbreviated Legal Description of Tract 2 (Farmland):** Lot 2 in Parcel C in the SE1/4 of Section 34, TWP 94N, Range 45W, Sioux County, IA. Subject to all public roads and easements of record.

**General Description of Tract 2:** According to the survey, this property contains 80.93+/- gross acres. According to the survey/FSA, this farm contains approx. 60.16+/- tillable acres, approx. 11.60 acres of CRP with an annual payment of \$4,152.00 with a contract expiring 9-30-2023 (Buyer will receive the full 10-1-2023 CRP payment), and approx. 4.55+/- acres of grass waterway with the balance in road/ditch and grass terraces. This farm has a corn base of 33.80 acres with a PLC yield of 141bu. and a soybean base of 26.35 acres with a PLC yield of 38bu. This farm is classified as NHEL. The predominant soil types include: 310B, B2, C2-Galva, 467-Radford, 428B-Ely, 91B-Primghar, 33D2-Steinauer, 92-Marcus, 810B-Galva. The average CSR1 is 67.2. The average CSR2 is 87.8. This is an excellent tract of farmland in Sherman TWP, Sioux County, IA! Farmers & Investors do not miss this opportunity to purchase a quality Sioux County, IA farm! This farm has had excellent yield history and the APH yield records are available! This farm has had an average approved yield of 224bu on corn and an average approved yield of 66bu on soybeans! This land has been in the Chapman family for many years and now is your opportunity purchase it and make it a part of your families legacy! Invest in your families future today by purchasing this tract of farmland! Any trees or rubbish on this property will be the buyers expense to remove. Make plans to attend this auction today!

**Abbreviated Legal Description of Tract 3 (Building Site):** Lot 1 in Parcel C in the SE1/4 of Section 34, TWP 94N, Range 45W, Sioux County, IA. Subject to all public roads and easements of record. (3276 510th ST., Maurice, IA)

**General Description of Tract 3:** According to the survey, this property contains 5.41+/- gross acres. This property would make an excellent location for you to establish your families dream home! This building site is located approx. 1 1/4 miles from a hard surface road and is approx. 8 miles Northeast of Le Mars, IA and approx. 5 miles Southeast of Maurice, IA and is approx. 10 miles Southwest of Orange City, IA! This property is in a great location! Southern Sioux Rural Water is located adjacent to this property and this property is serviced by NW REC for elec. Buyers are encouraged to contact Southern Sioux Rural Water with any questions regarding rural water. This property has a well established grove in place! This property has several older buildings and would make an excellent private location for you to build your dream home! It is not often that you have the opportunity to purchase properties like this in this area! Contractors, Investors, Farmers do not miss out on this opportunity! If you are looking to make the move out to the country do not pass up this property!

**Method of sale:** Auction will be held at the site of Tract 1. Tracts 1 & 2 will be offered in the choice method. The top successful bidder of the round of choice will be permitted to select the tract of their choice and then the remaining tract will be sold. The first top successful bidder of choice will only be permitted to select one tract. After Tract 1 & 2 are both sold then Tract 3 will be sold. Tracts 1 & 2 will be sold with the final bid price x the final gross surveyed acres. Tract 3 will be sold in total dollars.

**Taxes:** The current Real Estate Taxes according to the county treasurer are approx. \$2,107.51 per year on Tract 1, approx. \$1,900.00 per year on Tract 2 and approx. \$100.00 per year on Tract 3. Seller will pay the 2022 taxes which are due and payable in March and Sept of 2023

**Possession:** Full possession will be on closing day on all the tracts. This farmland 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 February 10, 2023. Buyer shall receive a clear and merchantable title to the property on closing day. 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 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. Buyer agrees to assume the CRP contract and abide by all CRP terms Any announcements made day of the auction will supercede 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. **Dan Pluim— Attorney for sellers.**

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# FREDONIA TWP

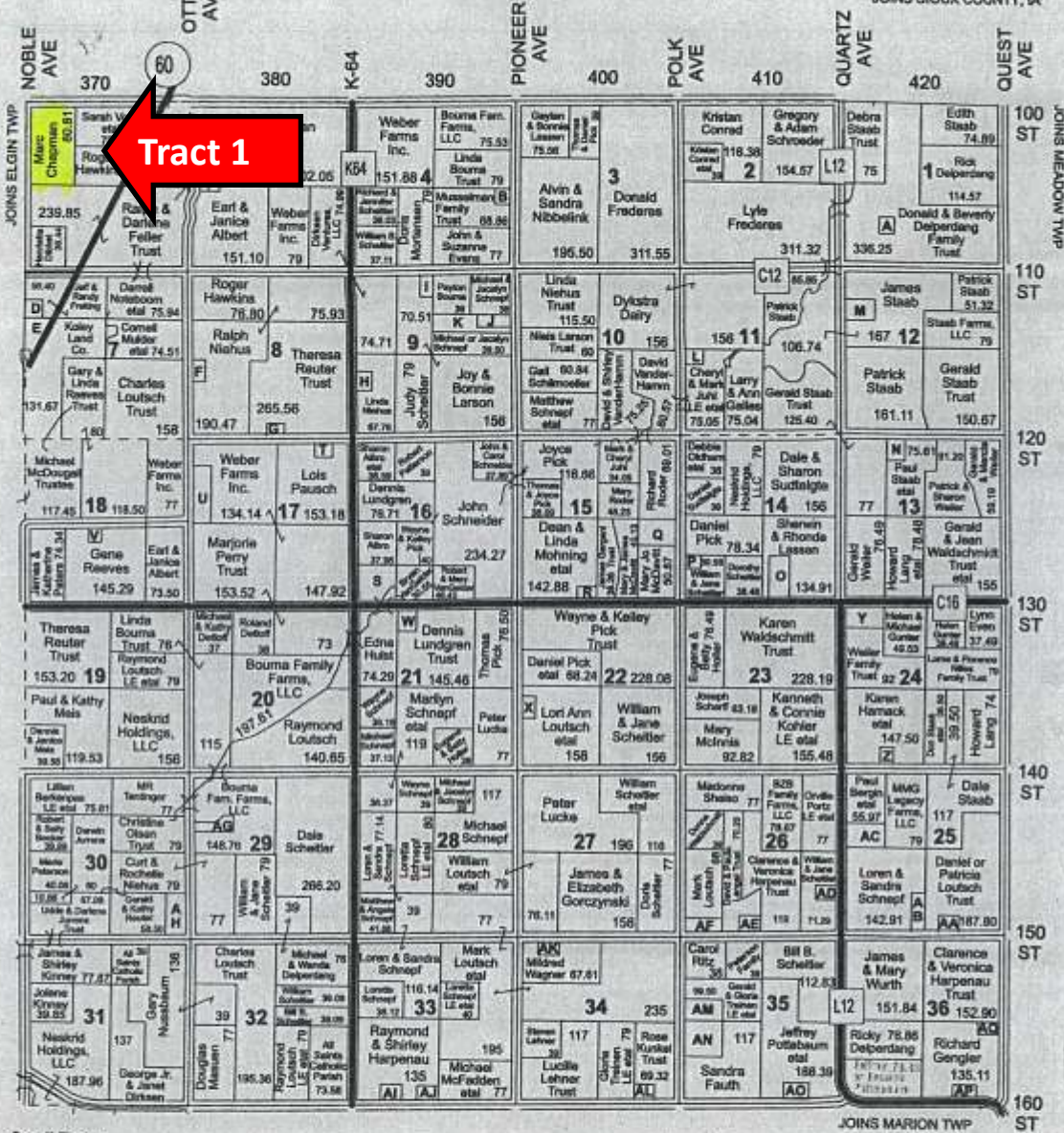
LAND OWNER

T 93 N

R 44 W

JOINS SIOUX COUNTY, IA

LAND OWNER & RURAL RESIDENT MAPS



**Small Tracts**

- Section 1 A Willow Valley Pork Inc. - 13.66
- Section 4 B Thomas & Twylla Miller - 10.14
- Section 5 C Caroline Razac etal - 12.93
- Section 7 D Scott & Gail Dorhout - 6.43
- Section 8 E Earl & Janice Albert - 10.97
- Section 8 F Matthew Jurgens - 5.03
- Section 8 G Robert Moon & Reba Pry - 6.01
- Section 9 H Shaun Niehus - 7.61
- Section 9 I Daniel & Kristin Lassen - 8.49
- Section 9 J Michael & Jodi Fisher - 10.96
- Section 9 K Michael Schnepf - 28.54
- Section 11 L Cheryl & Mark Juhl - 5.91
- Section 12 M Roman Staab - 15.15
- Section 13 N Paul Staab - 9.50
- Section 14 O Blaine & Cassie Reuter - 19.90
- Section 14 P Donna Waldschmitt - 6.91
- Section 15 Q Gerald & Marcia Weiler - 25.54
- Section 15 R John & Katie Majares - 8.21
- Section 16 S Bryan & Kelly VanGelder - 36.65
- Section 17 T Jeffrey & Janette Reuter - 8.22
- Section 17 U Rodney & Stephanie Jurgens - 21.86
- Section 18 V Gene & Pamela Reeves - 9.50
- Section 21 W Dennis & Janice Meis - 12.21
- Section 22 X Mark Loutsch etal - 7.72
- Section 24 Y Gerald & Marcia Weiler - 15.27
- Section 24 Z Carla Schroeder - 6.95
- Section 25 AA Matthew & Sara Loutsch - 5.76
- Section 25 AB County of Plymouth - 11.04
- Section 25 AC Kenneth & Connie Kohler LE etal - 18.98
- Section 26 AD Daniel & Suanne Steichen - 5.71
- Section 26 AE Jeff Fulton - 8.80
- Section 26 AF Joseph & Sarah Moser - 11
- Section 29 AG Lyle & Betty Scheitler - 6.71
- Section 30 AH All Saints Catholic Parish - 18.50
- Section 33 AI Monte & Paige Harpenau - 8.14
- Section 33 AJ Monte Harpenau - 9.45
- Section 34 AK David & Cindy Kass - 9.38
- Section 35 AL John Schroeder - 7.68
- Section 35 AM Gloria Treinen LE etal - 19.50
- Section 35 AN Philip & Margaret Schroeder Trust - 39
- Section 35 AO Anthony & Amy Wurth - 7.29
- Section 36 AP David & Alisa Utesch - 6.54
- Section 36 AQ Gary & Krista Harpenau - 16.79

PLYMOUTH COUNTY, IA

### Aerial Map



Map Center: 42° 54' 19.88, -96° 5' 34.41



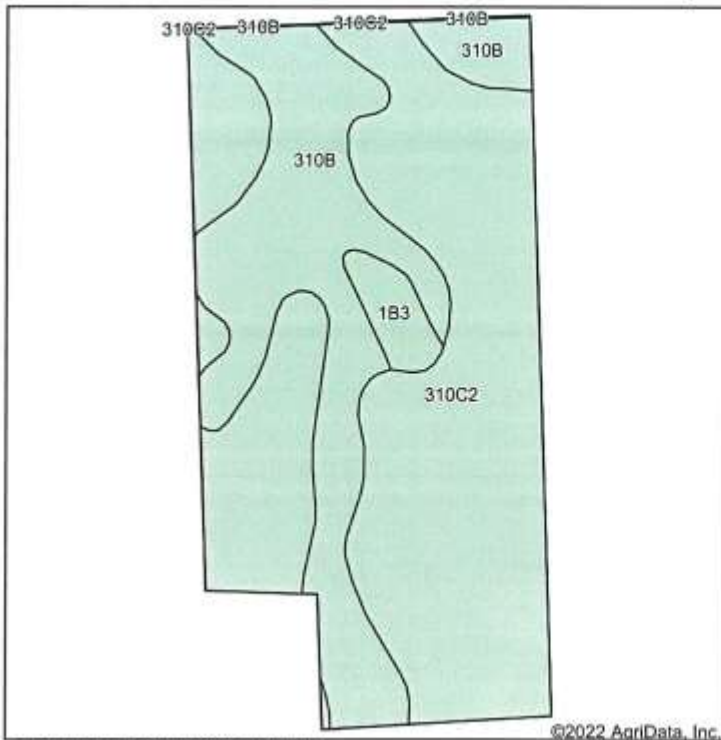
Maps Provided By:  
**surety**  
CUSTOMER ONLINE MAPPING  
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**6-93N-44W**  
**Plymouth County**  
**Iowa**



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

### Soils Map



State: **Iowa**  
 County: **Plymouth**  
 Location: **6-93N-44W**  
 Township: **Fredonia**  
 Acres: **79.53**  
 Date: **10/31/2022**



Area Symbol: IA149, Soil Area Version: 32  
 Area Symbol: IA167, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	51.10	64.3%	IIIe	84	51	66
310B	Galva silty clay loam, 2 to 5 percent slopes	26.04	32.7%	Ile	95	68	76
1B3	Ida silt loam, 2 to 5 percent slopes, severely eroded	2.29	2.9%	Ile	57	57	62
310B	Galva silty clay loam, 2 to 5 percent slopes	0.10	0.1%	Ile	95	67	76
<b>Weighted Average</b>					<b>2.64</b>	<b>86.8</b>	<b>*n 69.2</b>

\*\*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.



**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: 75.25 acres

2022 Program Year

Map Created April 27, 2022

**Farm 10689**

**Tract 36959**

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).

USDA is an equal opportunity provider, employer, and lender.



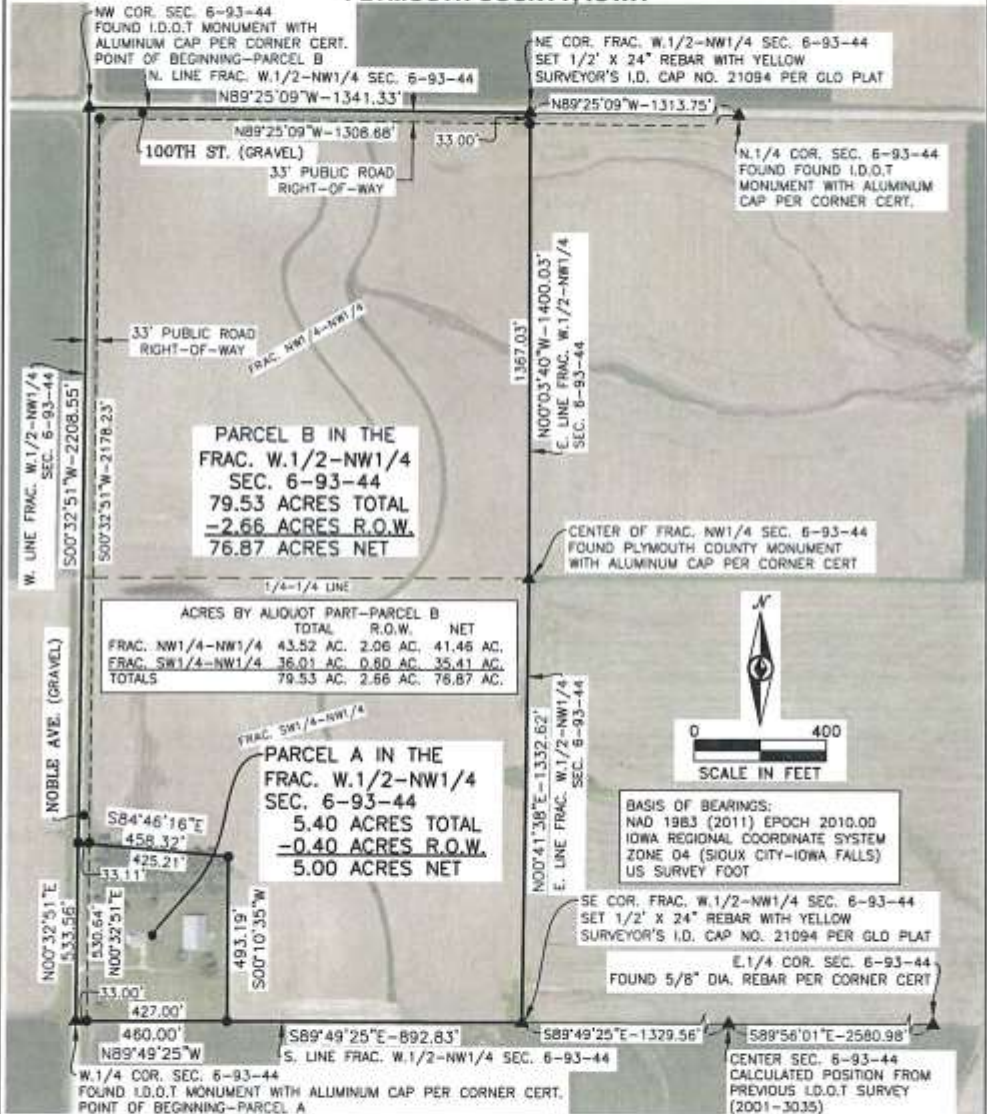
LOCATION:  
 FRAC. NW1/4 SEC. 6-93-44

PREPARED BY AND RETURN TO:  
 ADAM N. WERSMA, 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: MARC CHAPMAN

**PLAT OF SURVEY**  
**PARCELS A AND B IN THE FRAC. W.1/2-NW1/4 SECTION 6-93-44**  
**PLYMOUTH COUNTY, IOWA**



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. Wersma, 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

DATE OF FIELD WORK—10-20-22

SHEET 1 OF 2

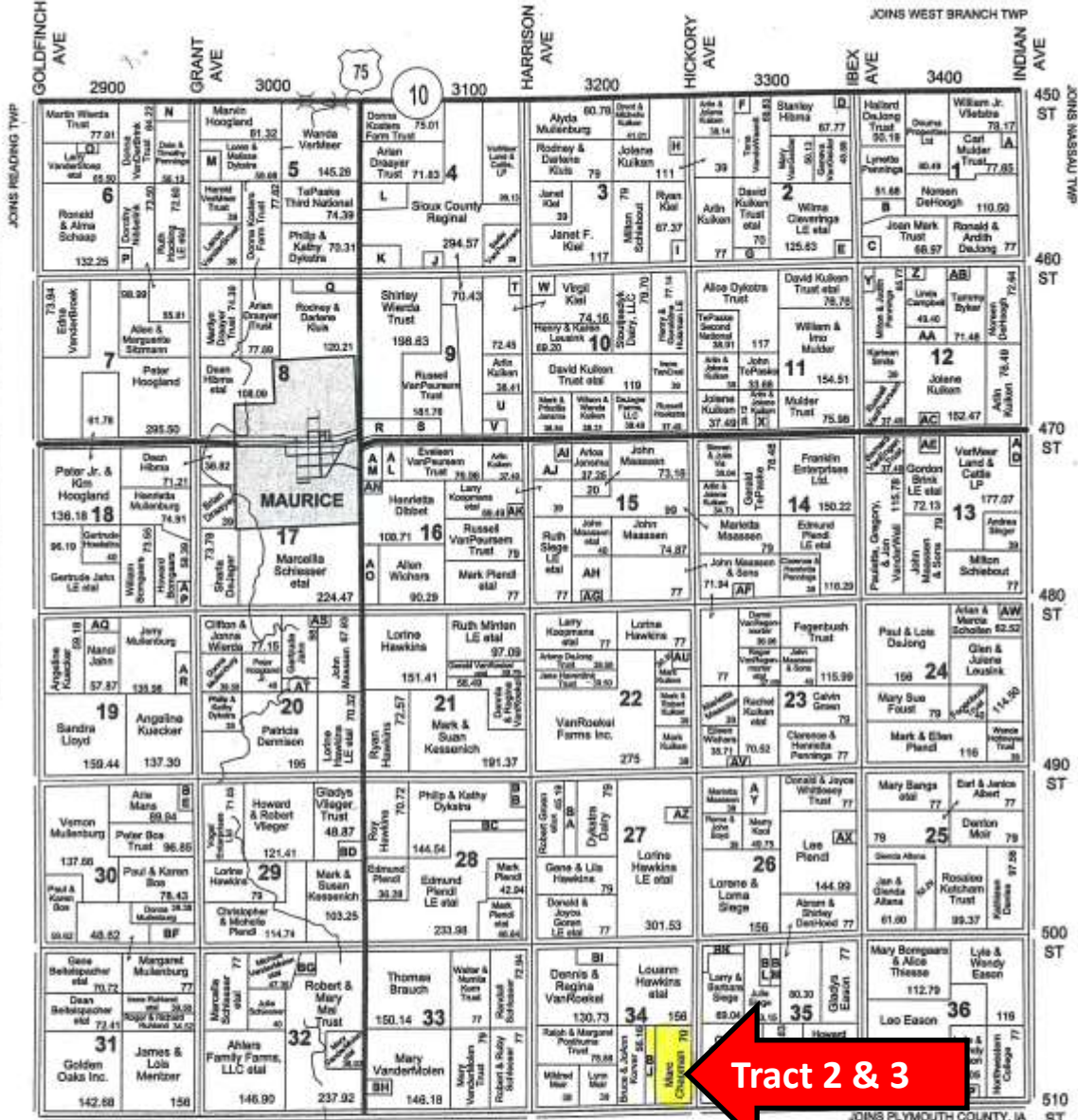
	DGR ENGINEERING Rock Rapids, Iowa 712-472-2531 Sioux City, Iowa Sioux Falls, South Dakota	Date 10-24-22 Drawn By ANW Reviewed TME Approved ANW	PROJECT NO. 372323
	DWG. # P-03-072323-372323-DWG-372323-PLYMCR701.DWG		

# SHERMAN TWP

T 94 N

LAND OWNER

R 45 W

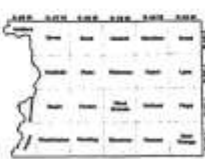
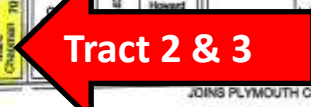


**Small Tracts**

- Section 1 A Loren & Kathleen Mulder - 7.73
- B Milton Pennings - 12.22
- C Wilma Cleverings - 5.09
- Section 2 D Stanley & Martha Hibma - 12.59
- E Robert & DeeAnn Cleverings - 11.31
- F Marlin & Darlene Wichers LE etal - 9.14
- G Brent & Michelle Kulken - 9
- Section 3 H Daniel & Sarah Bornema - 8.41
- I Marvin & Joyce Huisman - 9.83
- Section 4 J Marvin & Alita Scholten - 6.38
- K Raymond & Lori Ann VanGorp - 21.89
- L Raymond & Lori Ann VanGorp - 25.88
- Section 5 M Brent & Stacy Hasema - 19.34
- N Darlene Klus - 23.41
- O Lyle & Karen VanderStoop - 5.94
- P Harry & Sharon Zommemaand - 5.50
- Section 8 Q Herman Klus - 27.12
- Section 9 R Marlin Wierda Trust - 20.09
- S Wayne & Crystal Brink - 8.03
- T Virgil & Janet Kell - 5.20
- U Marietta Massens - 25.25
- V Tarry & Maria Hooyer - 5.30
- Section 10 W Jaffrey Kiel - 12.84
- Section 11 X Paul & Joan Dekker - 8.77

- Section 12 Y Lloyd Cleverings - 10.83
- Z Robert & Wanda Wichers - 5.84
- AA Donna VanWyk Trust - 18
- AB Arlin & Lorna Bylema - 7.52
- AC New Fashion Pork, LLP - 5.01
- Section 13 AD Kevin DeJong - 12.83
- AE Rodney & Viola DeJong - 6.35
- Section 14 AF Anne Plageman - 5.08
- Section 15 AG Larry & Barbara Siege - 7.09
- AH Ruth Reppert Trust - 31.91
- AJ Mark & Priscilla Janama - 8.95
- AJ Arloa Janama LE etal - 29.03
- Section 16 AK David & Eurice Koopmans - 9.51
- AL Bernard VanEngen - 15.11
- AM Martin Wierda Trust - 13.89
- AN Alan & Lisa Smit - 8.91
- AO Eileen Vogelhaar - 25.43
- Section 18 AP GH Farms Inc. - 8.44
- Section 19 AQ Three Oak Farms, LLC - 18.83
- AR Mullenburg Farms Inc. - 19
- Section 20 AS Harold & Bernice VanderStoop - 6.37
- AT Gertrude Jahn LE etal - 16
- Section 22 AU Derek & Tai Poppama - 9.50
- Section 23 AV Robert Kulken - 8.01

- Section 24 AW Keith Scholten - 14.48
- Section 25 AX Mark & Ellen Plandl - 13.01
- AY Lennis Orken - 29.25
- Section 27 AZ Rick Hoekstra - 5.46
- BA Donald & Joyce Groen LE etal - 24.71
- Section 28 BB Gerrit Jr. VanDonkersaar etal - 11.46
- BD Mark Plandl etal - 23.70
- Section 29 BE Howard & Pamela Viegler - 11.06
- Section 30 BF Chris & Michelle Plandl - 7.13
- BF Daryl Mullenburg - 23
- Section 32 BG Ryan Zommemaand etal - 6.50
- Section 33 BH MS Kessenich Farms Inc. - 6.50
- Section 34 BI Dennis VanRoekel - 23.11
- BI Bruce Korver - 19.45
- Section 35 BK City of Orange City - 8.43
- BL Larry & Barbara Siege - 13.15
- BM Pam Chandler - 13.15
- BN David Korver - 9.30
- BO Mark & Carol Kroyer - 5.12
- Section 36 BP Jacob & Sharon Rams - 7.95



SIoux COUNTY, IA

### Aerial Map



Map Center: 42° 54' 43.97, -96° 8' 20.7



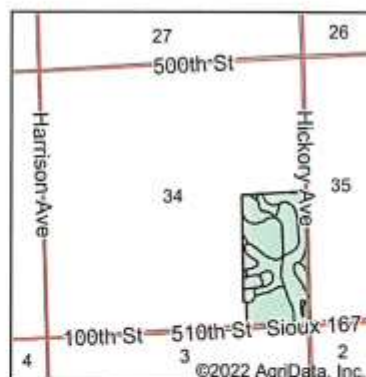
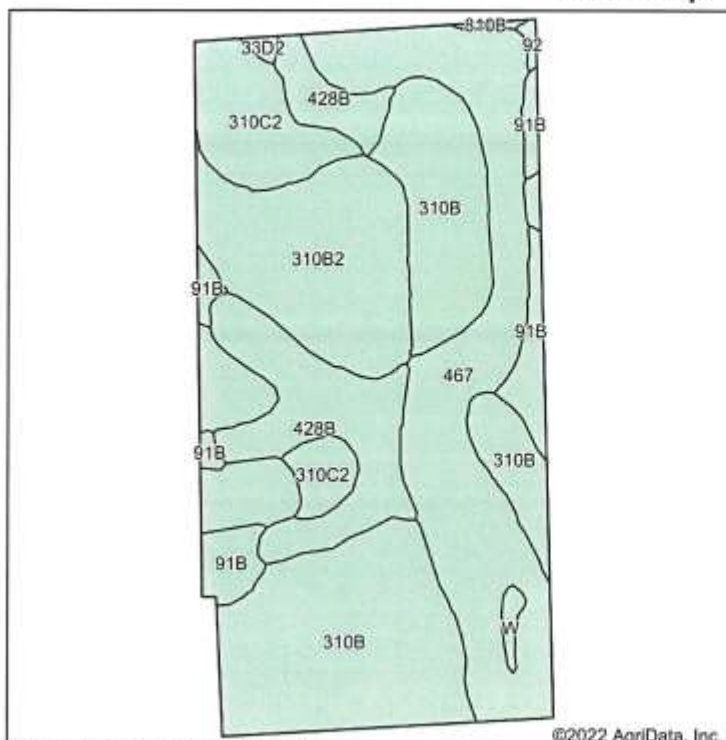
34-94N-45W  
Sioux County  
Iowa



10/31/2022

Field borders provided by Farm Service Agency as of 5/21/2018.

### Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **34-94N-45W**  
 Township: **Sherman**  
 Acres: **80.93**  
 Date: **10/31/2022**



Soils data provided by USDA and NRCS.

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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	24.28	30.0%	Ile	95	67	76
467	Radford silt loam, 0 to 2 percent slopes	19.30	23.8%	IIw	79	73	92
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	15.38	19.0%	Ile	90	65	68
428B	Ely silty clay loam, shallow loess, 2 to 5 percent slopes	10.44	12.9%	Ile	88	70	74
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	6.40	7.9%	IIle	84	51	66
91B	Primghar silty clay loam, 2 to 5 percent slopes	4.19	5.2%	Ile	95	75	78
W	Water	0.38	0.5%		0	0	
33D2	Steinauer clay loam, 9 to 14 percent slopes, moderately eroded	0.23	0.3%	Ive	29	34	54
92	Marcus silty clay loam, 0 to 2 percent slopes	0.20	0.2%	IIw	94	72	75
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	0.13	0.2%	Ile	95	65	77
<b>Weighted Average</b>				<b>*-</b>	<b>87.8</b>	<b>67.2</b>	<b>*n 76.9</b>

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

Soils data provided by USDA and NRCS.



**Legend**

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

**Wetland Determination Identifiers**

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

Tract Cropland Total: 71.76 acres

2022 Program Year  
Map Created April 27, 2022

**Farm 10689**  
**Tract 3496**

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<b>CRP-1</b> (07-06-20)  <b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>	1. ST. & CO. CODE & ADMIN. LOCATION 19 167		2. SIGN-UP NUMBER 44
	3. CONTRACT NUMBER 10071B		4. ACRES FOR ENROLLMENT 11.60
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) SIOUX COUNTY FARM SERVICE AGENCY 714 8TH ST SE ORANGE CITY, IA51041-7451	6. TRACT NUMBER 3496	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2013 TO: (MM-DD-YYYY) 09-30-2023	
	5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (712) 737-4801	8. SIGNUP TYPE: Continuous	

**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 receipt of a copy of the Appendix/Appendices for the applicable contract period. 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 PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.**

9A. Rental Rate Per Acre	\$ 357.94	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 4,152.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	3496	0002	CP21	8.10	\$ 1,482.00
(Item 9C is applicable only when the first year payment is prorated.)		3496	0003	CP8A	1.30	\$ 164.00
		3496	0004	CP8A	0.70	\$ 88.00

**11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)**

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
MARC K CHAPMAN ESTATE PO BOX 341555 AUSTIN, TX78734-0028	100.00 %			
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)

**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 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.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. 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.

**Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). 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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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](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) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

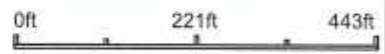
### Aerial Map



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

Map Center: 42° 54' 37.67, -96° 8' 30.03

34-94N-45W  
Sioux County  
Iowa



LOCATION:  
SE1/4 SEC. 34-94-45

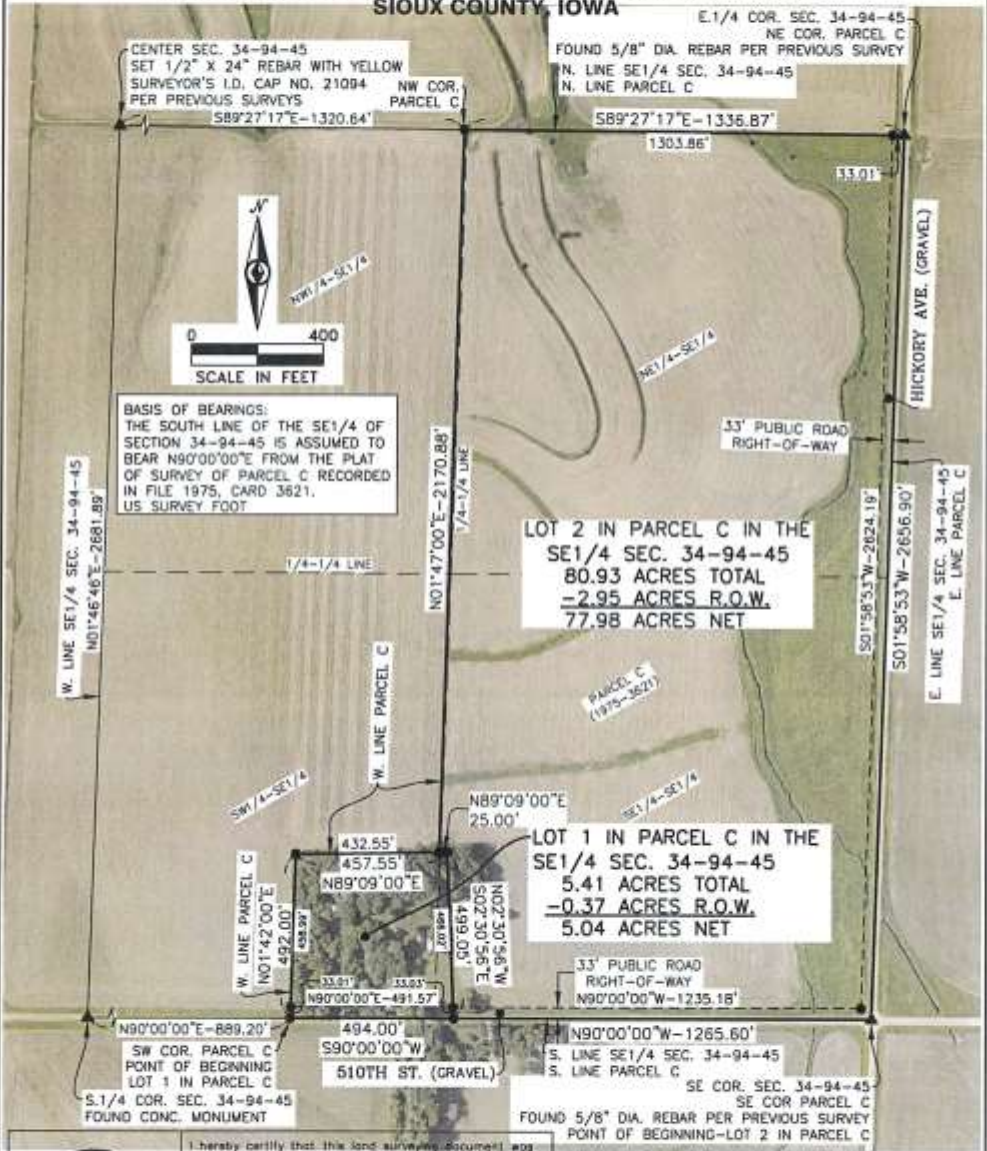
PREPARED BY AND RETURN TO:  
ADAM N. WIERSMA, PLS  
DGR ENGINEERING  
1302 SOUTH UNION STREET  
P.O. BOX 511  
ROCK RAPIDS, IOWA 51246  
PHONE: 712-472-2531

SURVEY REQUESTED BY: MARK ZOMER

CURRENT PROPRIETOR: MARC CHAPMAN, SR.

**REVIEW DRAFT**  
**10-24-22**

**PLAT OF SURVEY**  
**LOTS 1 AND 2 IN PARCEL C IN THE SE1/4 SECTION 34-94-45**  
**SIOUX COUNTY, IOWA**



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, 2025

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



**LEGEND**

- ▲ SECTION CORNER AS NOTED
- SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D., CAP NO. 21094
- ### RECORD DIMENSION

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

Date: 10-24-22  
Drawn By: ANW  
Reviewed: TML  
Approved: ANW

DATE OF FIELD WORK - 10-20-22  
SHEET 1 OF 2  
PROJECT NO. 372323  
DWG.# P300372-323-372323-DWG-372323-SIOUX\_LOCAL.DWG



IOWA  
SIOUX  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 10689  
Prepared : 10/19/22 2:57 PM CST  
Crop Year : 2023

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : MARC K CHAPMAN ESTATE  
CRP Contract Number(s) : 10071A  
Recon ID : 19-167-2015-58  
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
159.58	147.01	147.01	0.00	0.00	11.60	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	135.41	0.00		0.00		0.00	0.00	0.00

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	72.70	0.00	141	
Soybeans	62.70	9.90	38	0
<b>TOTAL</b>	<b>135.40</b>	<b>9.90</b>		

**NOTES**

Tract Number : 3496  
Description : W2 E2 SE4 SEC 34 SHERMAN  
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 : MARC K CHAPMAN ESTATE  
Other Producers : None  
Recon ID : None

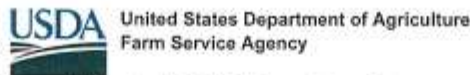
**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
76.68	71.76	71.76	0.00	0.00	11.60	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	60.16	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	33.80	0.00	141

IOWA  
SIOUX  
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 10689  
Prepared : 10/19/22 2:57 PM CST  
Crop Year : 2023

Tract 3496 Continued ...

Soybeans	26.35	9.90	38
<b>TOTAL</b>	<b>60.15</b>	<b>9.90</b>	

NOTES

Tract Number : 36959

Description : W2 NW4 SEC 6 FREDONIA - PLYMOUTH  
 FSA Physical Location : IOWA/PLYMOUTH  
 ANSI Physical Location : IOWA/PLYMOUTH  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : MARC K CHAPMAN ESTATE  
 Other Producers : None  
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
82.90	75.25	75.25	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	75.25	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	38.90	0.00	141
Soybeans	36.35	0.00	38
<b>TOTAL</b>	<b>75.25</b>	<b>0.00</b>	

NOTES

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**Actual Production History (APH) Database**  
Multiple Peril Crop Insurance



Created By: JAG506LL  
Created: 12/06/2021

Insured Name: MARC CHAPMAN  
Crop Year: 2022  
Agency Code: 14-0605  
Agency Name: ISB INSURANCE INC  
Policy #: IA-942-3047985-22

CORN RP		SOYBEANS RP		CORN RP			
Crop Plan	Unit #	Crop Plan	Unit #	Crop Plan	Unit #		
149 - Plymouth	0001-0001	149 - Plymouth	0001-0001	167 - Sioux	0001-0002		
GSG		COMM		GSG			
NON IRR		NON IRR		NON IRR			
OUTAYAYC		OUTAYAYC		OUTAYAYC			
Yield Limit	14-Default Yield Limitation	Yield Limit	14-Default Yield Limitation	Yield Limit	14-Default Yield Limitation		
Farm Name		Farm Name		Farm Name			
Other Ident		Other Ident		Other Ident			
TWP-RGE Section	FSA Farm # FSA Tract # Fld#	TWP-RGE Section	FSA Farm # FSA Tract # Fld#	TWP-RGE Section	FSA Farm # FSA Tract # Fld#		
093N-044W .6		093N-044W .6		094N-045W .34			
Crop Year of History	Total Production	Acres	Yields & Desc.	Prod. Rec. Type	YE Opt	TA Yield	Pract/Temp Area
2012	0.0	0		02	0		T Yield
2013	13,013.0	75.50	172A	02	195	189	Prior Yield
2014				02	0	213	Yld Floor
2015				02	0	151	Rate Yld
2016	16,937.0	75.30	225A	02	240	203	Yld Ind
2017				02	0	198	Ave. Yield
2018	16,546.0	74.20	223A	A	233	*203	
2019				02	0		
2020	14,498.0	75.25	193A	A	203		
2021				02	0		
Yield Total					4	Prelim Yld	
# of Trees/Vines	Processor #/Name	Adj. Yield	Apprv Yld				
		203	217				
Multi crop year reporting reason							
Tenant/Landlord Insuring Other's Share				Name of Other Person(s) Sharing			
Insured's Share 1.0000				Verify			
Insurability							
Other							
Required				Field Review Inspection			

New Producer  Added Land/New Crops/PTIV  Added Land/New Crops/PTIV  
 # - Year designated for exclusion with selection of YE option 1 - Has Inspection L - Year has loss data R - Year has an APH review V - Verified fresh production  
 \*average yield without trend applied for rating purposes  
 2021.08.APHD.M    END: 12/06/2021    documents@naucountry.com    Fax to: 763-233-4400    Crop Year: 2022    Page 3 of 6



Actual Production History (APH) Database  
Multiple Peril Crop Insurance

Created By: IA0505LL  
Created: 12/06/2021

Insured Name: MARC CHAPMAN  
Crop Year: 2022  
Agency Code: 14-0605  
Agency Name: ISB INSURANCE INC  
Policy #: IA-942-3047985-22

Crop Plan						Crop Plan					
SOYBEANS						Unit #					
RP						Unit #					
County	Type	Practice	Options	Yield Limit	14-Default Yield Limitation	Crop Plan	County	Type	Practice	Options	Yield Limit
67 - Sioux	COMM	NON IRR	OUTAYAYC	YC Opt Out <input type="checkbox"/>							
Farm Name						Farm Name					
Other Ident						Other Ident					
TWP-RGE Section						TWP-RGE Section					
694N-045W .34						FSA Farm #   FSA Tract #   Fld#					
Crop Year of History	Total Production	Acres	Yields & Desc.	Prod. Rec. Type	YE Opt Out	Crop Year of History	Total Production	Acres	Yields & Desc.	Prod. Rec. Type	YE Opt Out
2013			02		0	2013			02		0
2014	3,515.0	69.40	59A		64	2014			59A		66
2015			02		0	2015			02		0
2016	4,158.0	60.10	69A		72	2016			69A		50
2017			02		0	2017			02		0
2018	3,848.0	60.17	64A	A	86	2018			64A	A	64
2019			02		0	2019			02		0
2020	3,725.0	60.16	62A	A	83	2020			62A	A	63
2021			02		0	2021			02		0
Yield Total					64	Yield Total					64
# of Trees/Vines	Processor #/Name	Adj. Yield	Apprv. Yld		66	# of Trees/Vines	Processor #/Name	Adj. Yield	Apprv. Yld		66
Multi crop year reporting reason						Multi crop year reporting reason					
Tenant/Landlord Insuring Other's Share						Tenant/Landlord Insuring Other's Share					
Name of Other Person(s) Sharing						Name of Other Person(s) Sharing					
Insured's Share 1.0000 <input type="radio"/> Verify						Insured's Share <input type="radio"/> Verify					
Insurability						Insurability					
Other						Other					
Required <input type="radio"/> Field Review <input type="radio"/> Inspection						Required <input type="radio"/> Field Review <input type="radio"/> Inspection					

New Producer       Added Land/New Crops/PTV  
 New Producer       Added Land/New Crops/PTV  
 New Producer       Added Land/New Crops/PTV  
 New Producer       Added Land/New Crops/PTV

# - Year designated for exclusion with selection of YE option I - Has Inspection L - Year has loss data R - Year has an APH review V - Verified fresh production  
\*average yield without trend applied for rating purposes

# PROPERTY NOTES

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# PROPERTY NOTES

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# 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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