



**Upcoming Live Public Auction Of 77.42+/- Acres
Of Quality Riverside TWP, Lyon County, IA Farmland
To Be Sold In One Tract**

Janet K. Noah- Owner

Auction Date: December 12, 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

Ryan Zomer-712-441-3970

Bryce Zomer-712-451-9444

Ivan Huenink-712-470-2003

Gerad Gradert-712-539-8794

Auctioneer's Note: Our company is honored to have been selected by Janet Schuett Noah to offer this excellent Riverside TWP, Lyon County, IA farmland for sale at auction! This land is located Northeast of Rock Rapids, IA! This land is nearly all tillable! If you are looking for an excellent tract of farmland to purchase for your operation or as an investment do not miss this opportunity! Watch zomercompany.com in case of inclement weather!

Location: On the East edge of Rock Rapids, IA Go North on Harrison Ave for 3 miles to 120th St. then go 1 1/2 miles East on 120th ST to Hoover Ave. then go North on Hoover Ave for 1/2 mile. When you reach the acreage site on Hoover Ave you will then go 1/4 mile West on an access path. Auction will be held at the Zomer Company auction lot on the South edge of Little Rock, IA (4594 IA 9 St., Little Rock, IA)



Auctioneers & Assistants:

Zomer Company

1414 Main St.,

Rock Valley, IA 51247

www.zomercompany.com

712-476-9443

Abbreviated Legal Description: That part of the East 1/2 of the NW1/4 of Section 14, TWP 100N, Range 45W, Lyon County, IA EXCEPTING Acreage Site. Sold subject to public roads and easements of record.

General Description: According to the survey, this property contains 77.42+/- gross acres. According to FSA/ survey, this farm contains approx. 75.09+/- tillable acres with the remainder in an approx. 0.78+/- acre grass waterway. This farm is classified as NHEL. The predominant soil types include: 808-Dempster, 785-Spillco, 133-Colo, 27B-Terril, 37-Alcester, 174B-Bolan, 808B-Dempster, 486-Davis, 608C2-Dempster, 878B-Ocheydan, 203-Cylinder, P733-Calco. The average **CSR2 is 62.6 and the average CSR1 is 61.1**. This farm has a corn base of 38.30 acres with a PLC yield of 177bu and a soybean base of 35.40 acres with a PLC yield of 51bu. This farm is nearly all tillable with the only exception being the grass waterway and the access path! This farm is very conducive to farm with predominately all long rows! Land has proven again and again to be a great investment! Farmers & Investors land in this area is not always available! Do not miss this opportunity to purchase this quality Lyon County, IA farm! This land has been in the Ed Schuett family for many years and it may not be available again in your lifetime! The buyer of this farm will own the access path and an easement will be given to the adjoining acreage owner for use of the access path. The easement for the well on the property has expired and there are no current easements in place for the well on the property.

Method of sale: Farm will be sold with the final bid price x the gross surveyed acres. Auction will be held at the Zomer Company auction lot on the South edge of Little Rock, IA (4594 IA 9 St., Little Rock, IA)

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$1,624.00 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. This land is available to farm for the 2023 crop year.

Terms: Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before January 20, 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. 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. – **Mike Austin—attorney for the seller.**

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RIVERSIDE TWP

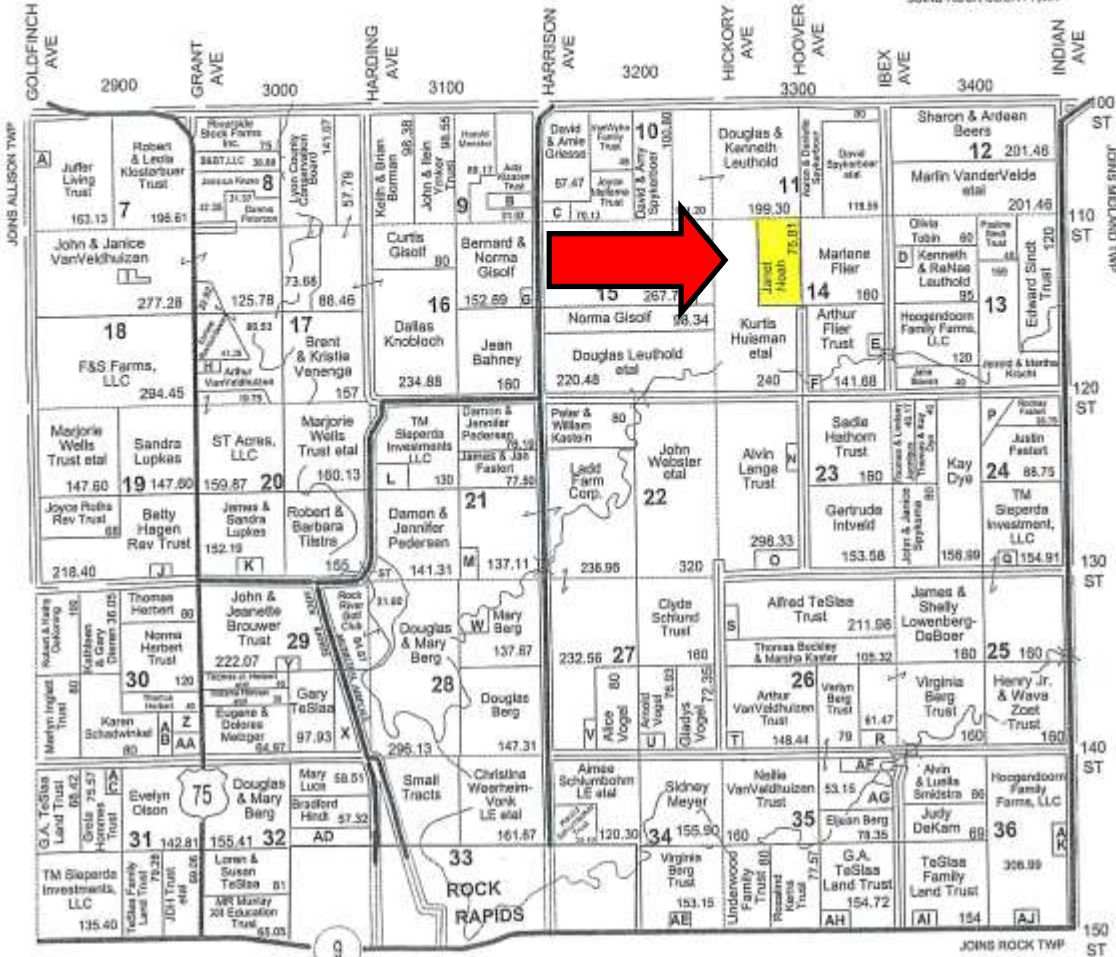
LAND OWNER

T 100 N

R 45 W

JOHN ROCK COUNTY, IOWA

LAND OWNER & RURAL RESIDENT MAPS



Small Tracts

- Section 7 A Gregory & Michelle VanWyke - 7.16
- Section 9 B NW IA Feeders, LLP - 19.38
- Section 10 C Roger & Deborah Meyer - 9.20
- Section 13 D Rodney & Julie Fastert - 5
- E John Steven - 40
- Section 14 F Tyler Klaassen - 9.59
- G Pete's Drainage Inc. - 6.53
- Section 16 H Curtis & Brenda Giesoff - 7.11
- Section 18 I Zachary VanWesten & Mindy Jageron - 16.45
- Section 19 J Kristopher & Alexandra Krull - 10
- Section 20 K Lloyd & Mary Lupkes - 6.95
- Section 21 L Pam Johnson et al - 30
- M City of Rock Rapids - 22.57
- Section 23 N Dale & Corson Klarenbeek - 5.89
- O Aaron Spykerboer - 13.42
- Section 24 P Karen Flier Trust - 35.97
- Q Benjamin Zollinger - 5.09

- Section 26 R NW Iowa Feeders, LLP - 20.41
- S Thomas & Kay Dye - 6.56
- T Corwin & Stephanie VanVeldhuizen - 11.57
- Section 27 U Sidney & Tana Meyer - 11.11
- V Harold Schumbohm Trust - 7.44
- Section 28 W Darin & Stacy Knobloch - 14.04
- Section 29 X City of Rock Rapids - 58
- Y James & Corrine Montag - 15.84
- Section 30 Z James & Sandra Lupkes - 14.54
- AA Thomas & Denise Lupkes - 29.09
- AB Tracy Dirks - 14.55
- Section 31 AC Harold Hommes - 5.72
- Section 32 AD Rock Rapids Area Develop. Foundation Inc. - 40
- Section 34 AE Ordal Harbarts - 6.85
- Section 35 AF NW IA Feeders, LLP - 13.89
- AG Denise Sleenhoven - 15.27
- AH Larry & Cheryl Timmerman - 5.28
- Section 36 AI Brant Hoogendoorn - 5
- AJ Chad TeSlaa - 6.01
- AK MFP II, LLC - 5



LYON COUNTY, IOWA

Aerial Map



Map Center: 43° 29' 9.6, -96° 7' 35.65

0ft 648ft 1295ft



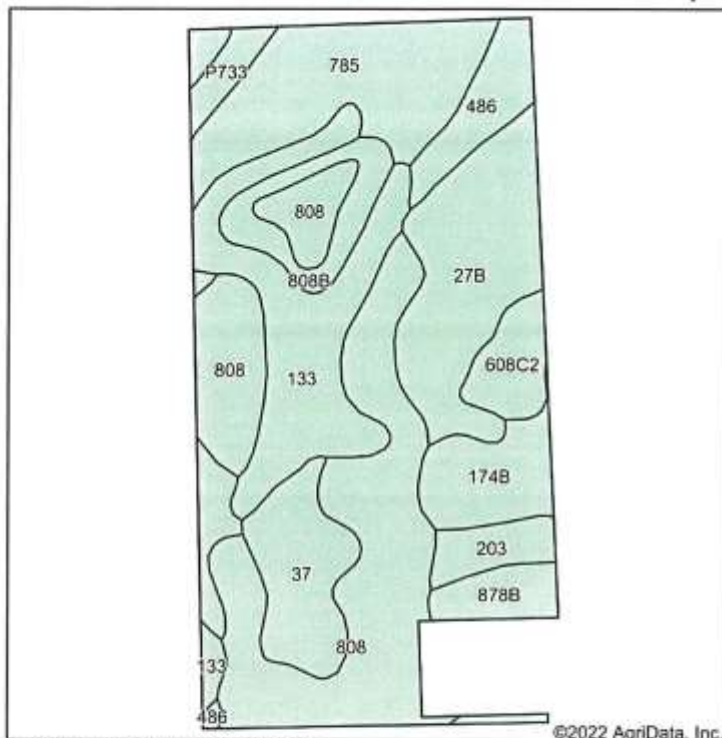
Field borders provided by Farm Service Agency as of 5/21/2008.

14-100N-45W
Lyon County
Iowa



10/31/2022

Soils Map



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.



State: Iowa
 County: Lyon
 Location: 14-100N-45W
 Township: Riverside
 Acres: 77.42
 Date: 10/31/2022



Maps Provided By:



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www.AgrDataInc.com



| Area Symbol: 1A119, Soil Area Version: 30 | | | | | | | | |
|---|---|-------|------------------|------------------|--------------|--------|-----|-------------------|
| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Irr Class *c | CSR2** | CSR | *n NCCPI Soybeans |
| 808 | Dempster silt loam, deep, 0 to 2 percent slopes | 21.16 | 27.3% | | I | 40 | 57 | 47 |
| 785 | Spillco loam, 0 to 2 percent slopes, occasionally flooded | 11.98 | 15.5% | | IIw | 73 | 68 | 69 |
| 133 | Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded | 10.92 | 14.1% | | IIw | 78 | 69 | 80 |
| 27B | Terril loam, 2 to 5 percent slopes | 9.89 | 12.8% | | Ile | 86 | 63 | 71 |
| 37 | Alcester silty clay loam, cool, 0 to 2 percent slopes | 5.30 | 6.8% | | I | 79 | | 72 |
| 174B | Bolan loam, 2 to 5 percent slopes | 4.00 | 5.2% | | Ile | 55 | 43 | 53 |
| 808B | Dempster silt loam, deep, 2 to 5 percent slopes | 3.17 | 4.1% | | Ile | 35 | 52 | 47 |
| 486 | Davis loam, 0 to 2 percent slopes | 3.11 | 4.0% | | Iw | 66 | 70 | 82 |
| 608C2 | Dempster silt loam, moderately deep, 5 to 9 percent slopes, moderately eroded | 2.48 | 3.2% | | IIle | 27 | 24 | 52 |
| 878B | Ocheyedan loam, 2 to 5 percent slopes | 2.27 | 2.9% | | Ile | 84 | 56 | 73 |
| 203 | Cylinder silty clay loam, deep, 0 to 2 percent slopes | 1.93 | 2.5% | | I | 60 | 60 | 61 |
| P733 | Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded | 1.21 | 1.6% | | IIw | 78 | | 75 |
| Weighted Average | | | | 1.63 | *- | 62.6 | *- | *n 63.3 |

**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.

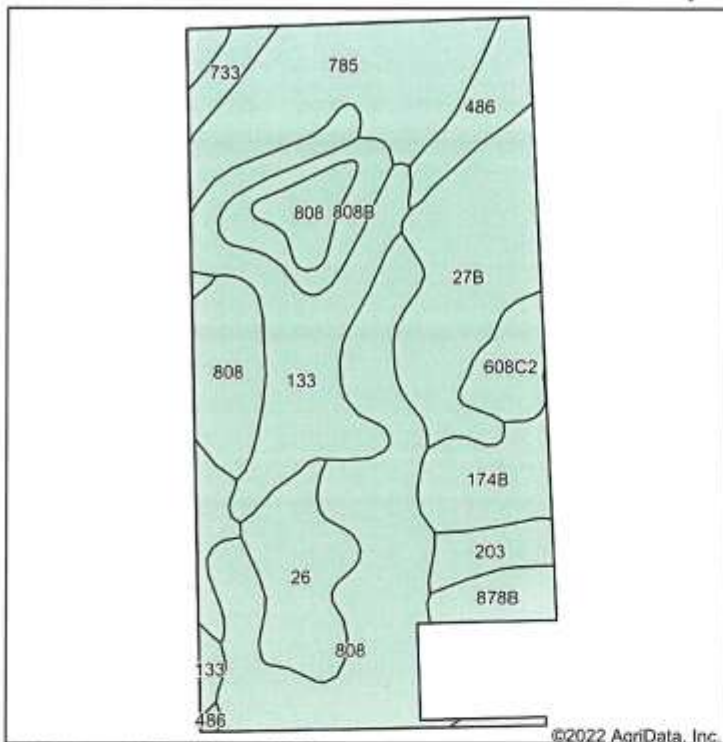
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- 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



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Lyon**
 Location: **14-100N-45W**
 Township: **Riverside**
 Acres: **77.42**
 Date: **10/31/2022**



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* | Alfalfa hay Tons | Brome grass alfalfa AUM | Brome grass alfalfa hay Tons | Corn Bu | Flax Bu | Grain sorghum Bu | Kentucky bluegrass AUM | Oats Bu | Smooth brome grass AUM | Soybeans Bu |
|------|---|-------|------------------|------------------|------|------------------|-------------------------|------------------------------|---------|---------|------------------|------------------------|---------|------------------------|-------------|
| 808 | Dempster silt loam, deep, 0 to 2 percent slopes | 21.12 | 27.3% | I | 57 | 3.1 | 4.2 | | 163 | 23 | 58 | | 71 | | 36 |
| 785 | Spillco loam, 0 to 2 percent slopes | 12.11 | 15.6% | Ilw | 68 | | 8.8 | 5.8 | 178 | | | 3.6 | 109 | 5.9 | 54 |
| 133 | Colo silty clay loam, 0 to 2 percent slopes | 10.95 | 14.1% | Ilw | 69 | | 6.3 | 3.7 | 179 | | | 3 | 92 | 5 | 46 |
| 27B | Terril loam, 2 to 5 percent slopes | 9.85 | 12.7% | Ile | 63 | | 5.8 | 4.7 | 171 | | | 2.8 | 85 | 4.6 | 42 |
| 26 | Kennebec silty clay loam, 0 to 2 percent slopes | 5.30 | 6.8% | Iw | 75 | | 6.4 | 5.3 | 187 | | | 3.1 | 94 | 5.1 | 47 |
| 174B | Bolan loam, 2 to 5 percent slopes | 3.97 | 5.1% | Ile | 43 | | 8.5 | 3.2 | 144 | | | 1.9 | 57 | 3.1 | 29 |

Soils data provided by USDA and NRCS.

Maps Provided By:

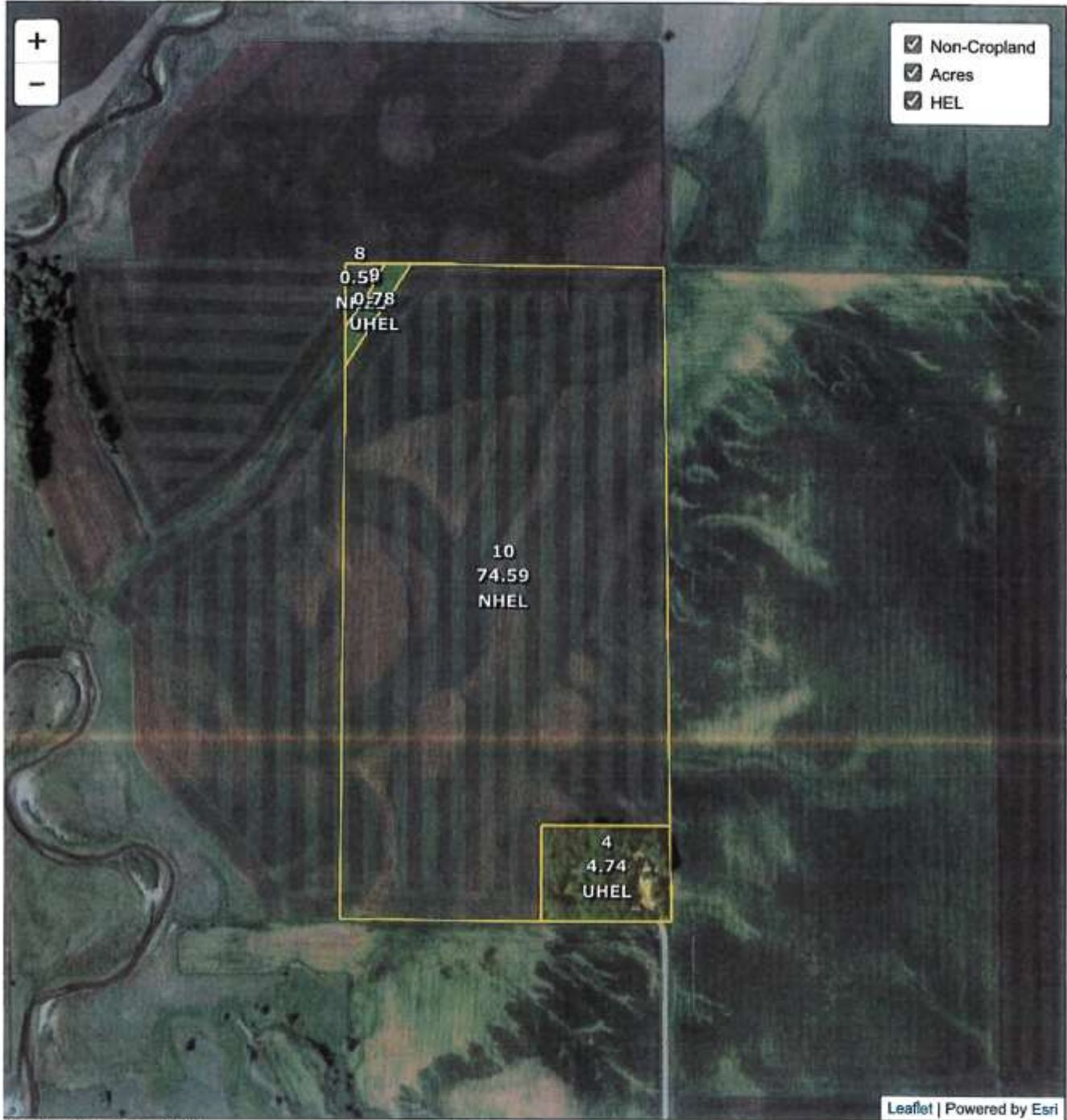


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| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | CSR* | Alfalfa hay Tons | Brome grass alfalfa AUM | Brome grass alfalfa hay Tons | Corn Bu | Flax Bu | Grain sorghum Bu | Kentucky bluegrass AUM | Oats Bu | Smooth brome grass AUM | Soybeans Bu |
|-------------------------|---|-------|------------------|------------------|-------------|------------------|-------------------------|------------------------------|--------------|------------|------------------|------------------------|-------------|------------------------|-------------|
| 808B | Dempster silt loam, deep, 2 to 5 percent slopes | 3.17 | 4.1% | Ile | 52 | 3 | 4 | | 156 | 18 | 53 | | 69 | | 35 |
| 486 | Davis loam, 0 to 2 percent slopes | 3.10 | 4.0% | Iw | 70 | 4.3 | 7.2 | | 181 | | 82 | | 90 | | 45 |
| 608C2 | Dempster silt loam, moderately deep, 5 to 9 percent slopes, moderately eroded | 2.47 | 3.2% | IIle | 24 | 2.8 | 3.8 | | 118 | 14 | 46 | | 44 | | 22 |
| 878B | Ocheyedan loam, 2 to 5 percent slopes | 2.23 | 2.9% | Ile | 56 | | 7.7 | 4.2 | 162 | | | 2.5 | 76 | 4.1 | 38 |
| 203 | Cylinder silty clay loam, deep, 0 to 2 percent slopes | 1.92 | 2.5% | I | 60 | | 9.2 | 4.1 | 167 | | | 2.5 | 77 | 4.2 | 38 |
| 733 | Calco silty clay loam, 0 to 2 percent slopes | 1.23 | 1.6% | IIw | 64 | | 6.5 | 3.3 | 172 | | | 2.7 | 83 | 4.6 | 42 |
| Weighted Average | | | | 1.63 | 61.1 | 1.2 | 6.2 | 2.8 | 168.5 | 7.5 | 22.7 | 1.8 | 82.9 | 3 | 41.5 |

*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



2023 Crop Year

Common Land Unit

Cropland Non-cropland CRP

Farm 5695

Tract 202

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions



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; 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
LYON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5695

Prepared : 10/14/22 11:09 AM CST

Crop Year : 2023

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

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|---------------|-----------|-----------------------|------------------------|
| 80.61 | 75.09 | 75.09 | 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 | 75.09 | 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 | 38.30 | 0.00 | 177 | |
| Soybeans | 35.40 | 0.00 | 51 | |
| TOTAL | 73.70 | 0.00 | | |

NOTES

Tract Number : 202
Description : E2 NW4 SEC 14 RIVERSIDE TWP 100 45
FSA Physical Location : IOWA/LYON
ANSI Physical Location : IOWA/LYON
BIA Unit Range Number :
HEL Status : NHSL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JANET K NOAH
Other Producers :
Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|-----------------------|------------------------|
| 80.61 | 75.09 | 75.09 | 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 | 75.09 | 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 | 38.30 | 0.00 | 177 |

IOWA
LYON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5695
Prepared : 10/14/22 11:09 AM CST
Crop Year : 2023

Tract 202 Continued ...

| | | | |
|--------------|--------------|-------------|----|
| Soybeans | 35.40 | 0.00 | 51 |
| TOTAL | 73.70 | 0.00 | |

NOTES

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REVIEW DRAFT
10-5-2022

DWG. # P-034072-240-372290 DWG. 372290 BOLLND DWG.

PROPERTY NOTES

Presented by **ZOMER COMPANY**

Mark Zomer — Broker - 712-470-2526
Darrell Vande Vegte — Sales-712-470-1125
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Gerad Gradert — Sales - 712-539-8794
Bryce Zomer — Sales - 712-451-9444

Licensed in Iowa, South Dakota and Minnesota

If you are thinking about selling your property—
Call today and let us explain our services and marketing strategies.
We understand that selling your Acreage, Farmland, Equipment,
Personal Property etc. is one of the most important things you will
do in your lifetime and we Thank You in advance for your trust
and confidence in our firm.

See our website
www.zomercompany.com
for our past successful results



"Your Farmland Specialists"

1414 Main St.

Rock Valley, IA 51247

Zomercompany.com

(712) 476-9443

77.42 +/- Acres Of Farmland

In Riverside TWP,

Lyon County, IA!



Janet K. Noah—Seller