

Upcoming Live Public Auction Of Farmland, Pastureland & Recreational Property!

This Land Is Located Northwest Of Rock Rapids, IA In
Riverside TWP, Lyon County, IA

To Be Sold In Three Separate Tracts

Tract 1: 63.93+/- Acres Of Farmland

Tract 2: 11.74+/- Acres Of Farmland

Tract 3: 44.90+/- Acres Of Pastureland/Recreational
Property With A Stock Pond



Auction Date: January 28, 2023 @10:30 A.M.

Arthur Van Veldhuizen Trust- Owner



zomercompany.com

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

Joel Westra - 605-310-6941

Auctioneer's Note: Our company is honored to have been selected by the Van Veldhuizen family to offer for sale at auction this excellent land in Riverside TWP, Lyon County, IA as they have purchased another property and will be completing a 1031 exchange. Farmers, Investors, Cow/Calf Operators, Outdoor Enthusiasts do not miss this auction! This auction offers something for all buyers! Watch zomercompany.com in case of inclement weather!

Location: On The East edge of Rock Rapids, IA at the intersection of HWY 9 & HWY 75 go North on HWY 75 for 3 1/2 miles to Tract 1. Tract 2 & 3 lie South & East of Tract 1 and are accessed by a permanent easement on the former railroad bed. Auction to be held at the site of Tract 1.

Abbreviated Legal Description of Tract 1: Parcel B in the NW1/4 of Section 17, TWP 100N, Range 45W, Lyon County, IA AND Parcel G in the SW1/4 of Section 17, TWP 100N, Range 45W, Lyon County, IA. Sold subject to public roads and easements of record.

General Description of Tract 1: According to the survey, this property contains 63.93+/- gross acres. According to FSA/survey, this farm contains approx. 57.12+/- tillable acres, approx. 1.71 acres of grass/hayland (could be farmed) with the remainder in road/ditch and access easement area. This farm is classified as NHEL & UHEL. The predominant soil types include: 133-Colo, 27B-Terril, 458-Millington, 608, B, C2-Dempster, 33D, E-Steinauer. The average **CSR2 is 67.6 and the average CSR1 is 60**. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 184bu on corn and a PLC yield of 54bu on soybeans. This land in the fall of 2022 had approx. 4,700 gallons per acre of hog manure applied to the tillable acres. The buyer will not be required to give any reimbursement for the manure applied. This is a great opportunity to purchase a nice tract of Lyon County, IA land! 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 Van Veldhuizen family for many years and it may not be available again in your lifetime! The buyer of this farm will be required to grant an access easement to the buyer of Tract 2 & Tract 3 for permanent ingress/egress access. This easement shall lie on the former railroad bed. Contact an agent for details on the access easement. Buyer of this tract shall be required to grant an easement for an elec line which runs underground from the NE corner of Tract 2 to Tract 3 and lies in the access easement area. Contact an agent for details!

Abbreviated Legal Description of Tract 2: Remainder Of Lot 1 in the SW1/4 of Section 17, TWP 100N, Range 45W, Lyon County, IA. Sold subject to public roads and easements of record.

General Description of Tract 2: According to the survey, this property contains 11.74+/- gross acres. According to FSA/survey, this farm contains approx. 10.88+/- tillable acres with the remainder in approx. 0.86 acre of grass. This farm is classified as HEL & UHEL. The predominant soil types include: 411B, C2-Egan, 27B-Terril, 33D-Steinauer, 608, C2-Dempster, 411B-Egan. The average **CSR2 is 63.4 and the average CSR1 is 46.7**. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 184bu on corn and a PLC yield of 54bu on soybeans. This land in the fall of 2022 had approx. 4,700 gallons per acre of hog manure applied to the tillable acres. The buyer will not be required to give any reimbursement for the manure applied. This is a great opportunity to purchase a smaller tract of farmland! Farmers & Investors if you are looking to expand your operation or portfolio do not miss this opportunity to purchase this quality Lyon County, IA farm! This land has been in the Van Veldhuizen family for many years and it may not be available again in your lifetime! The buyer of this farm will receive a permanent ingress/egress access easement from the buyer of Tract 1. This easement shall lie on the former railroad bed. Contact an agent for details on the access easement. Buyer of this tract shall be required to grant an easement to the buyer of Tract 3 for the elec meter which is located in the NE corner of this property. Contact an agent for details on this easement.

Abbreviated Legal Description of Tract 3: Parcel H in the SW1/4 of Section 17, TWP 100N, Range 45W, Lyon County, IA.

Sold subject to public roads and easements of record.

General Description of Tract 3: Cow/Calf Operators, Hunters & Outdoorsmen you will want to take a look at this property! According to the survey, this property contains 44.90+/- gross acres. If you are looking to add acres to your cow/calf operation do not pass up the opportunity to purchase this pasture! This land is located adjacent to public hunting land providing a unique opportunity for your own personal hunting retreat with close proximity to the Rock River and a stock pond on the property! If you are looking to purchase a property to expand your cow/calf operation or a recreational property with endless possibilities do not pass up this opportunity! This land has been in the Van Veldhuizen family for many years and it may not be available again in your lifetime! The buyer of this tract will be required to sign a fence agreement stating that any maintenance/repair or installation and any costs associated with any fences which adjoin Tract 1 & Tract 2 will be the sole responsibility of the buyer of Tract 3. The buyer of this land will receive a permanent ingress/egress access easement from the buyer of Tract 1. This easement shall lie on the former railroad bed. Contact an agent for details on the access easement. Buyer of this tract shall also receive an easement from the buyer of Tract 1 & Tract 2 for an elec meter and elec line which is underground in the access easement area and runs from the NE corner of Tract 2 to Tract 3. Contact an Agent For Details.

Method of sale: Land will be sold with the final bid price x the gross surveyed acres. Tracts will be sold in the choice method. The top successful bidder of each round of choice will be permitted to select the tract or tracts of their choice. The top successful bidder in each round of choice will be permitted to select as many tracts as are remaining or one tract. Sale will continue in the choice method until all of the tracts are sold. Auction will be held at the site of Tract 1.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$1,874 per year combined for Tracts 1 & 3 and approx. \$290.00 per year on Tract 2. Seller will pay the 2022 taxes which are due and payable in March and Sept of 2023. Taxes are estimated and will be reassessed due to recent survey.

Possession: Possession will be on March 1, 2023. This land is available 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 22, 2023 when the buyer shall receive a clear and merchantable title to the property. This land 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. – Jennifer Wippert—attorney for the seller.

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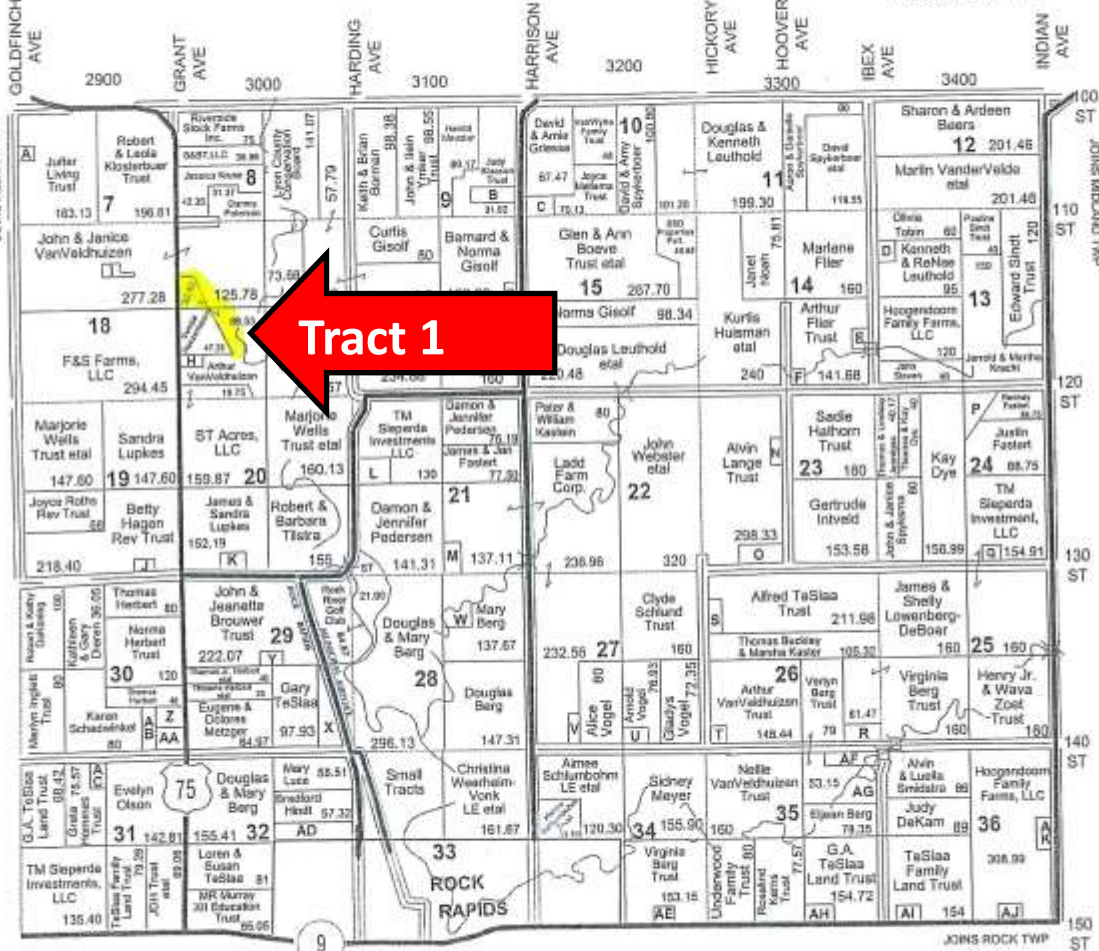
RIVERSIDE TWP

LAND OWNER

T 100 N

R 45 W

JOHN ROCK COUNTY, IOWA

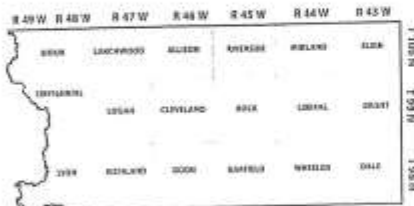


LAND OWNER & RURAL RESIDENT MAPS

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 Fasten - 5
 E John Steven - 40
 Section 14 F Tyler Klaasman - 8.59
 G Pala's Drainage Inc. - 6.53
 Section 15 H Curtis & Brenda Giesoff - 7.11
 Section 19 I Zachary VanWesten & Mindy Jagerman - 16.45
 Section 20 J Kristopher & Alexandra Krul - 10
 Section 21 K Lloyd & Mary Lukes - 6.95
 L Pam Johnson et al - 30
 M City of Rock Rapids - 22.57
 Section 23 N Dale & Correen Klamenbeck - 5.89
 O Aaron Spytke - 13.42
 Section 24 P Karen Flier Trust - 35.97
 Q Benjamin Zollinger - 5.09

Section 25 R NW Iowa Feeders, LLP - 20.41
 S Thomas & Key Dye - 6.58
 T Conwin & Stephanie VanVelhuizen - 11.57
 Section 27 U Sidney & Tana Meyer - 11.11
 V Harold Schlumbohm Trust - 7.44
 Section 28 W Derin & Stacy Knobloch - 14.04
 Section 29 X City of Rock Rapids - 58
 Y James & Corinne Montag - 15.84
 Section 30 Z James & Sandra Lukes - 14.54
 AA Thomas & Denise Lukes - 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 Ortel Harbarts - 6.85
 Section 35 AF NW IA Feeders, LLP - 13.89
 AG Denise Sleanhoven - 15.27
 AH Larry & Cheryl Timmerman - 5.28
 Section 36 AI Brant Hoogendoorn - 6
 AJ Chad TeSlaa - 6.01
 AK MFP II, LLC - 5

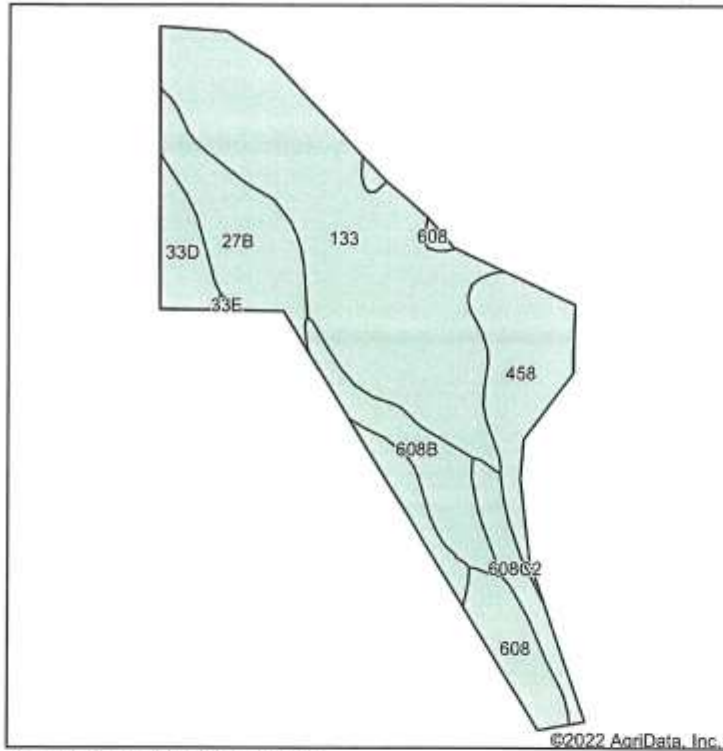


LYON COUNTY, IA

Aerial Map



Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **17-100N-45W**
 Township: **Riverside**
 Acres: **63.93**
 Date: **12/21/2022**



Maps Provided By:



Area Symbol: IA119, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	29.60	46.3%	IIw	78	69	80
27B	Terril loam, 2 to 5 percent slopes	10.08	15.8%	IIe	86	63	71
458	Millington loam, somewhat poorly drained, 0 to 2 percent slopes	7.91	12.4%	IIw	75	65	86
608B	Dempster silt loam, moderately deep, 2 to 5 percent slopes	5.58	8.7%	IIe	35	43	42
608	Dempster silt loam, moderately deep, 0 to 2 percent slopes	4.53	7.1%	IIs	40	50	43
608C2	Dempster silt loam, moderately deep, 5 to 9 percent slopes, moderately eroded	3.09	4.8%	IIIe	27	24	51
33D	Steinauer clay loam, 9 to 14 percent slopes	3.01	4.7%	IVe	31	33	54
33E	Steinauer clay loam, 14 to 18 percent slopes	0.13	0.2%	IVe	19	19	53
Weighted Average				2.15	67.6	60	*n 70.7

**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.

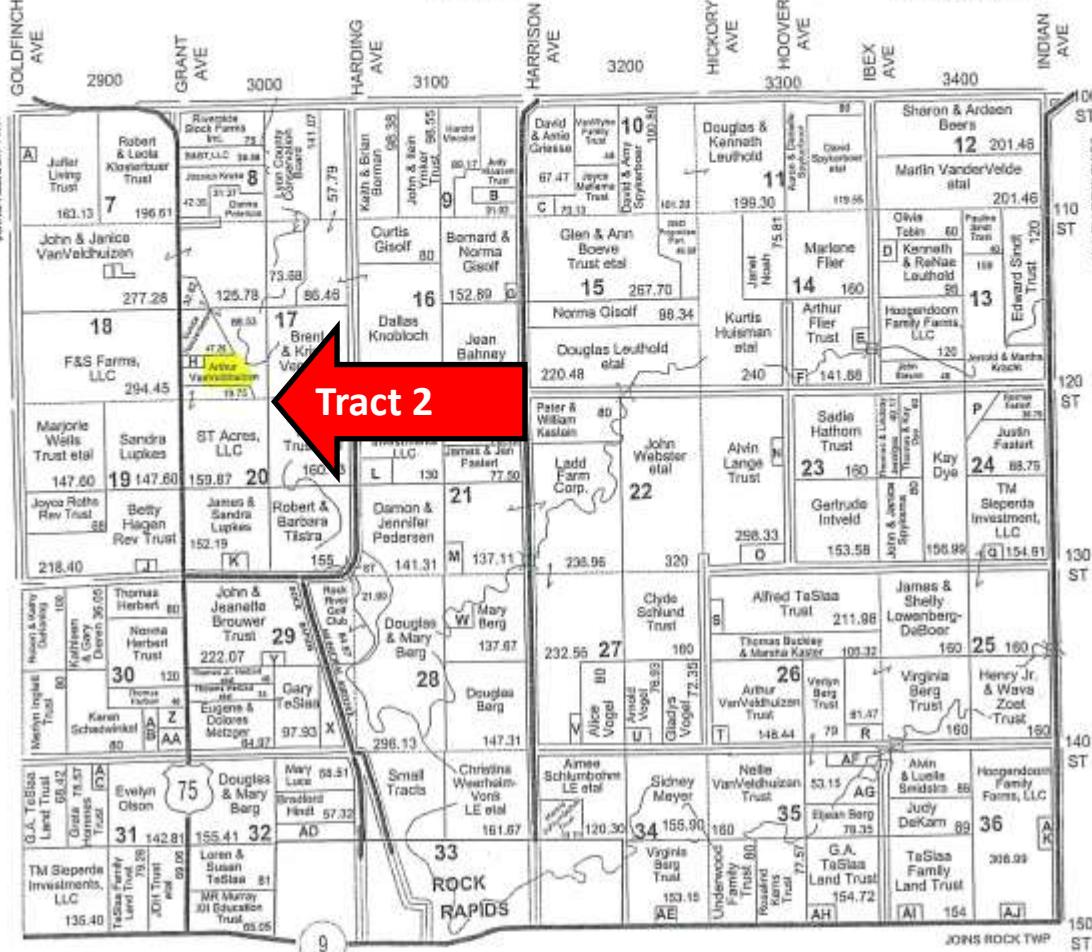
RIVERSIDE TWP

LAND OWNER

T 100 N

R 45 W

JOHN ROCK COUNTY, MN



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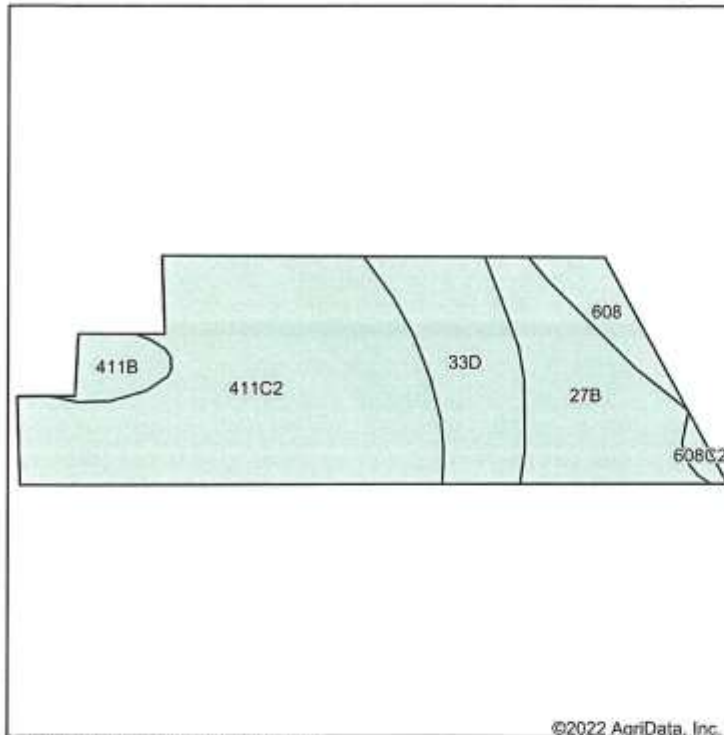


LYON COUNTY, IA

Aerial Map



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Lyon**
 Location: **17-100N-45W**
 Township: **Riverside**
 Acres: **11.74**
 Date: **12/21/2022**



Map Provided By:



Area Symbol: IA119, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
411C2	Egan silty clay loam, 5 to 9 percent slopes, moderately eroded	6.29	53.6%	IIIe	67	44	60
27B	Terril loam, 2 to 5 percent slopes	2.33	19.8%	IIe	86	63	71
33D	Steinauer clay loam, 9 to 14 percent slopes	1.92	16.4%	IVe	31	33	54
608	Dempster silt loam, moderately deep, 0 to 2 percent slopes	0.59	5.0%	IIIs	40	50	43
411B	Egan silty clay loam, 2 to 5 percent slopes	0.49	4.2%	IIe	74	60	75
608C2	Dempster silt loam, moderately deep, 5 to 9 percent slopes, moderately eroded	0.12	1.0%	IIIe	27	24	51
Weighted Average				2.87	63.4	46.7	*n 60.9

**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.

RIVERSIDE TWP

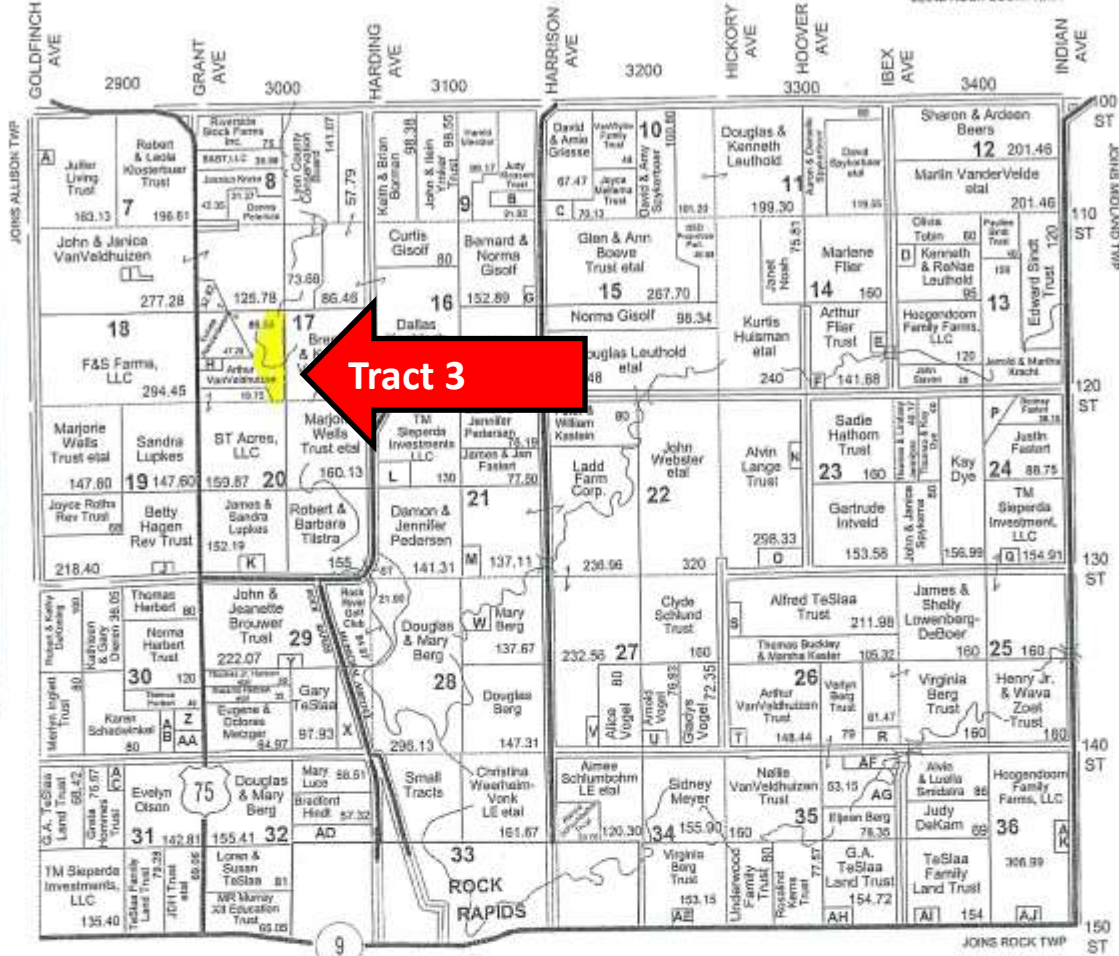
LAND OWNER

T 100 N

R 45 W

JOHN ROCK COUNTY, MN

LAND OWNER & RURAL RESIDENT MAPS



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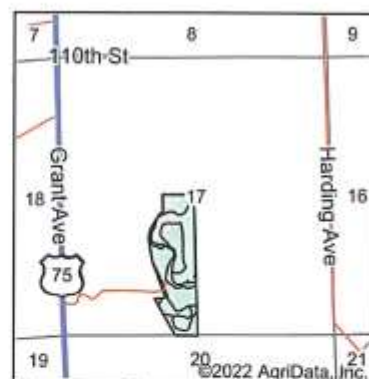
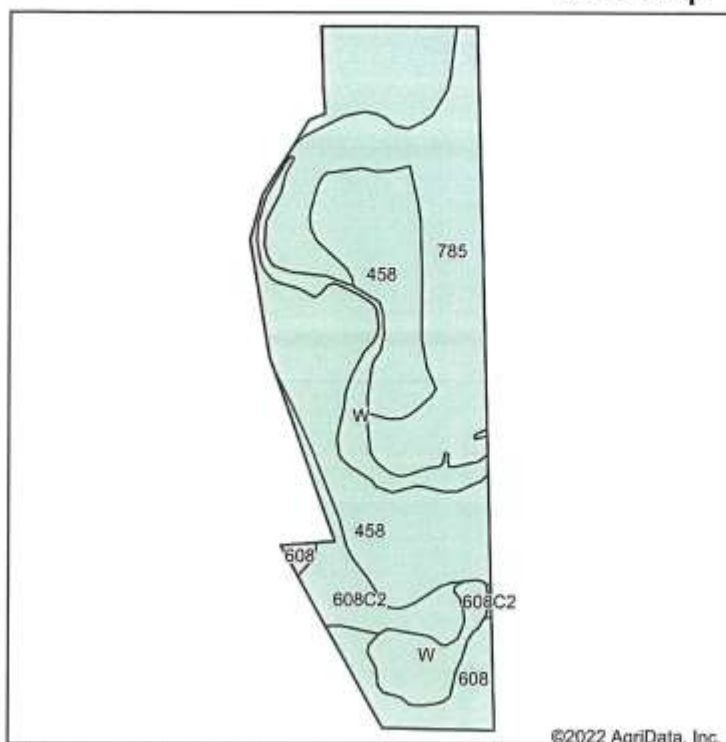


LYON COUNTY, IA

Aerial Map



Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **17-100N-45W**
 Township: **Riverside**
 Acres: **44.9**
 Date: **12/21/2022**



Map Provided By:



Area Symbol: IA119, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
458	Millington loam, somewhat poorly drained, 0 to 2 percent slopes	20.43	45.5%	IIw	75	65	86
785	Spillco loam, 0 to 2 percent slopes, occasionally flooded	13.13	29.2%	IIw	73	68	69
W	Water	5.06	11.3%		0	0	
608C2	Dempster silt loam, moderately deep, 5 to 9 percent slopes, moderately eroded	3.33	7.4%	IIle	27	24	51
608	Dempster silt loam, moderately deep, 0 to 2 percent slopes	2.95	6.6%	IIls	40	50	43
Weighted Average				*-	60.1	54.5	*n 65.9

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

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

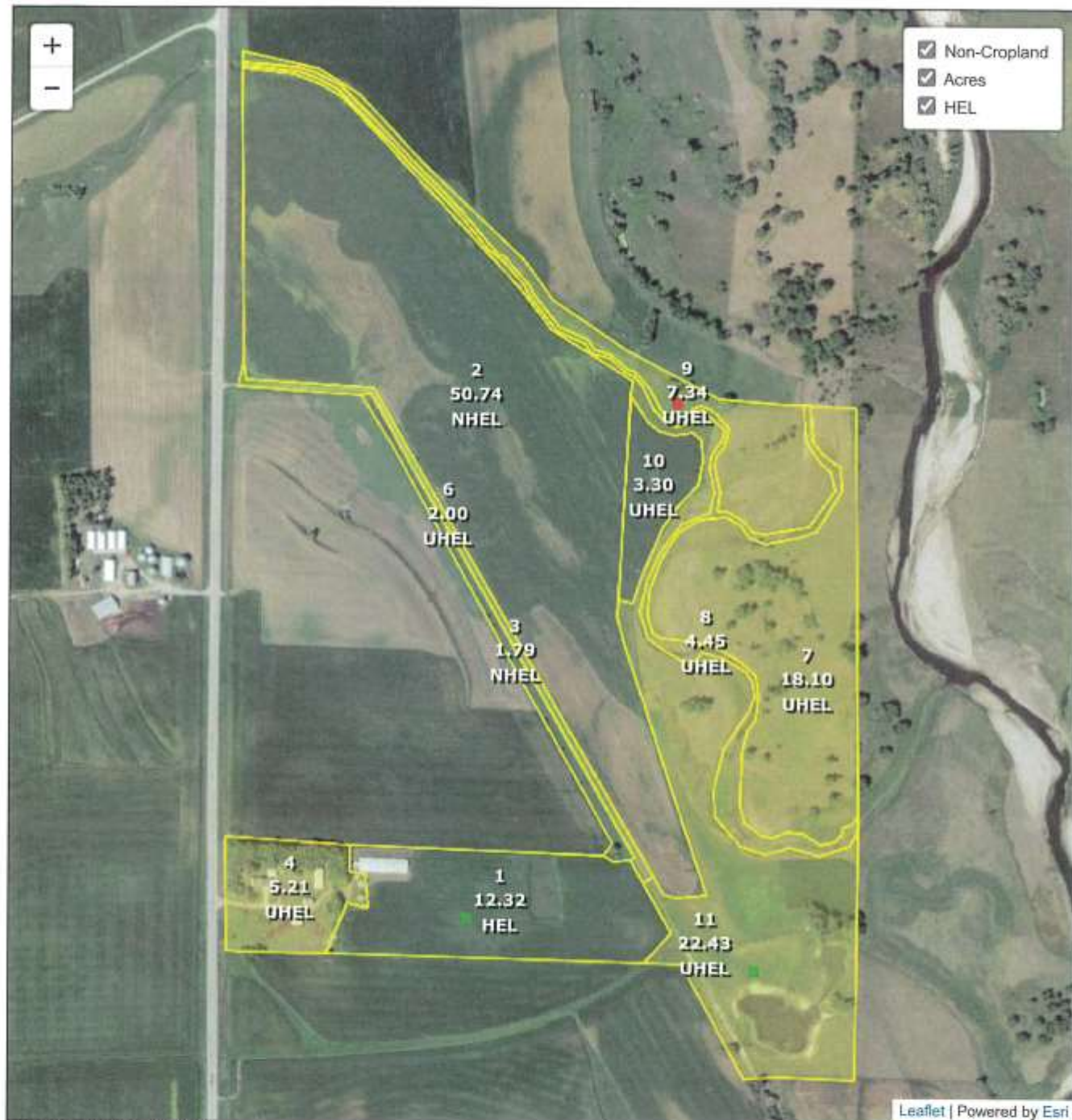
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.



Lyon County, Iowa



Common Land Unit

Cropland Non-cropland CRP

Farm 7730
Tract 10474

Wetland Determination Identifiers

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

2023 Crop Year



Tract 2 of 2

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



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7730
Prepared : 12/13/22 8:32 AM CST
Crop Year : 2023

NOTES

Tract Number : 10474
Description : FR SW4 NW4 & FRAC SW4 SEC 17 RIVERSIDE TWP 100 45
FSA Physical Location : IOWA/LYON
ANSI Physical Location : IOWA/LYON
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : ARTHUR A VAN VELDHUIZEN TRUST
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
127.68	68.15	68.15	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	68.15	0.00	0.00	0.00	0.00	3.30

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	38.00	0.00	184
Soybeans	23.80	0.00	54
TOTAL	61.80	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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.asc.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) 696-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

LOCATION:
SW1/4 SEC. 17-100-45

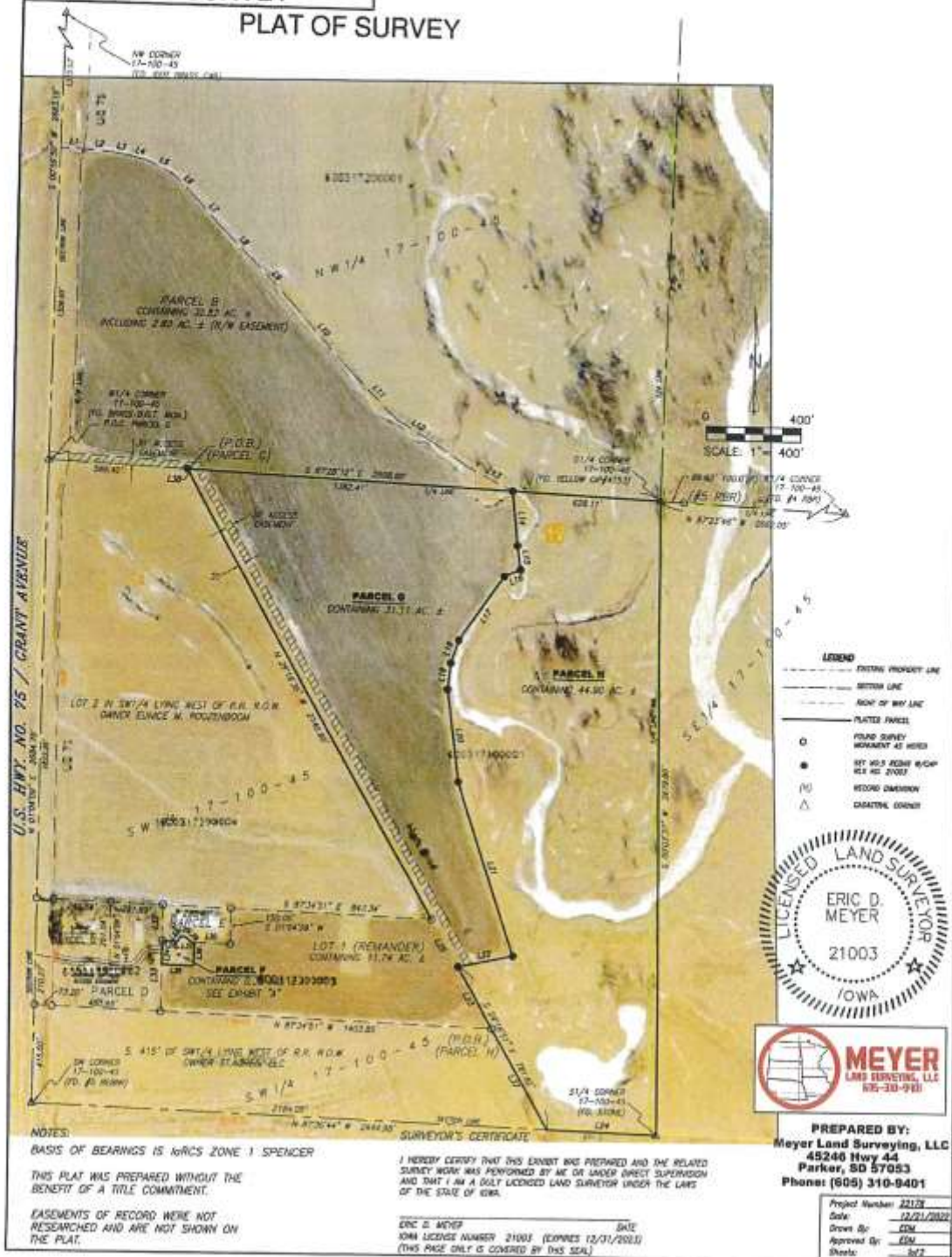
PREPARED BY:
ERIC D. MEYER, PLS
MEYER LAND SURVEYING, LLC
45246 SD HWY 44
PARKER, SOUTH DAKOTA 57104
PHONE: 605-310-9401

SURVEY REQUESTED BY: CORWIN VELDHUIZEN

CURRENT PROPRIETORS:
NELLIE VAN VELDHUIZEN, TRUSTEE OF THE ARTHUR A. VAN
VELDHUIZEN TRUST (C.O.D. 2004-624), (WD 2004-631)

RETURN TO: MEYER LAND SURVEYING, INC. ATTN: ERIC MEYER

PLAT OF SURVEY





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
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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

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

Farmland & Pastureland/
Recreational Property To Be
Sold In 3 Tracts In
Riverside TWP, Lyon County, IA



Arthur A. Van Veldhuizen Trust—Sellers