



LIVE PUBLIC

Land Auction

Lyon County, IA



Approx. Boundary Lines

79.53+/- Acres In Elgin TWP

November 7, 2023 @ 10:30 A.M.

Lori Pick & Raymond Arends Estate

Zomer Company | Zomercompany.com

Broker: Mark Zomer - 712-470-2526 | Blake Zomer - 712-460-2552 | Ryan Zomer—712-441-3970

Bryce Zomer - 712-451-9444 | Gary Van Den Berg - 712-470-2068 | Darrell Vande Vegte - 712-470-1125

Don Krommendyk—712-470-3203 | Ivan Huenink 712-470-2003 | Gerad Gradert 712-539-8794

Auctioneers' Note: We are honored to represent Lori Pick & the Raymond Arends Estate in offering this high quality Lyon County, IA farm for sale! Land for generations has proven itself to be a fantastic investment! If you are looking to expand your current farming operation or looking for an excellent investment be sure to look at this farm! Call an auctioneer today to receive a full informational packet!

Abbreviated Legal Description: Parcel B & C in the NW1/4 of Section 14, TWP 100N, Range 43W, Lyon County, IA. Sold subject to all public roads and easements of record.

General Description: According to survey, this property contains 79.53+/- gross acres. According to FSA/Agri Data, this farm contains approx. 76.34 tillable acres with the balance in road/ditch. This farm has road on 2 sides. This farm has a corn base of 38.70 acres with a PLC yield of 156 bu and a soybean base of 36.80 acres with a PLC yield of 50bu.. This farm is classified as NHEL. The predominant soil types include: 77B-Sac, 259-Biscay Clay, 91-Primghar, 608B-Dempster, 32-Spicer, 92-Marcus, P733-Calco. The average CSR1 is 61.8. The average CSR2 is 84.5. This farm has excellent soil ratings! If you are a younger farmer, established farmer or an investor looking to add a very attractive farm to your operation/portfolio this is one farm that fits all of the criteria that you want in a farm! This farm also has several thousand feet of drainage tile line installed! Do not pass up this opportunity!

Method of sale: Farmland will be sold with the final bid price x the gross surveyed acres. Auction to be held at the Zomer Company Auction lot on HWY 9 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. \$2,296.00 per year. Seller will pay the 2023 taxes which are due and payable in March and Sept of 2024.

Possession: Full possession will be on March 1, 2024. This farm is available to farm for the 2024 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 December 15, 2023. Buyer shall receive a clear and merchantable title to the property on closing day. 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. 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. Any announcements made day of the auction will supersede any advertisements. This Auction is subject to court approval. 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. **Jennifer Wippert—Attorney for sellers.**

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Location: From the North edge of Little Rock, IA at the intersection of 140th St & Marsh Ave. go North on Marsh Ave For 3 miles to 110th St. then go 3/4 mile West on 110th St. to the farmland. This tract of land is located in the Southeast corner of the intersection of Log Ave and 110th St. Auction to be held at the Zomer Company Auction lot on HWY 9 on the South edge of Little Rock, IA.(4594 IA 9 St., Little Rock, IA)

Watch zomercompany.com for inclement weather!

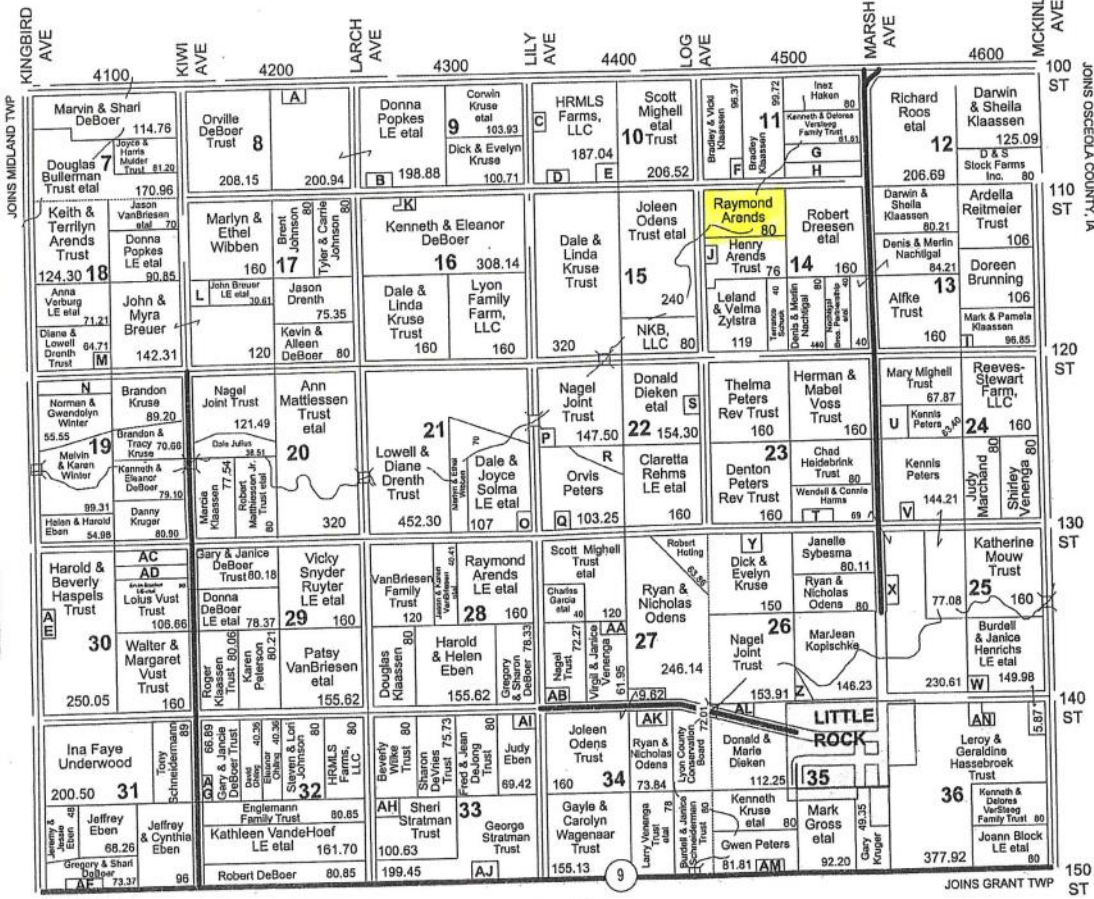
ELGIN TWP
LAND OWNER

R 43 W

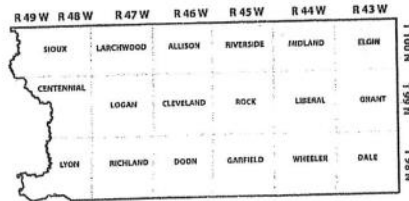
T 100 N

JOINS NOBLES COUNTY, MN

LAND OWNER & RURAL RESIDENT MAPS



- Small Tracts**
- Section 8 A Gaylon Popkes - 8.44
 - Section 9 B Dorene & Kimberly Chapa - 9.30
 - Section 10 C Johnson Three, LLC - 6.04
 - Section 10 D Steve & Lori Johnson - 7.60
 - Section 10 E Steve & Lori Johnson - 5.78
 - Section 10 G Larry VanVeldhuizen - 29.80
 - Section 10 H D & S Stock Farms Inc. - 31.80
 - Section 10 I New Fashion Pork, LLP - 8
 - Section 10 J Layton Arends Inc. - 5
 - Section 10 K Kenneth DeBoer - 7.73
 - Section 10 L James & Laura Brauer - 9.39
 - Section 10 M LDL Pork Inc. - 6.50
 - Section 10 N Minerva VanderStreek - 45
 - Section 21 O J.A. Firms Inc. - 9.84
 - Section 22 P Nagel Hog Farm Inc. - 10
 - Section 22 Q ROK Peters Corp. etal - 17.35
 - Section 22 R Orvis & Diane Peters - 39.40
 - Section 22 S Kenny DeBoer - 5.30
 - Section 23 T Terry & Lisa Harms - 11
 - Section 24 U Sandra & Kennis Peters - 28.56
 - Section 24 V KSC Peters Inc. - 11.23
 - Section 25 W Ardel & Frances Henrichs - 10.02
 - Section 26 X Chad Harms - 7
 - Section 26 Y Dana & Audrey Kruse - 10
 - Section 26 Z Matthew Nagel - 5.38
 - Section 27 AA Lyon Co. Conservation Board - 18.05
 - Section 27 AB Becky & Joel Heldebrink - 8
 - Section 30 AC Walter & Margaret Vust - 26.32
 - Section 30 AD Fern Popkes Trust - 26.84
 - Section 30 AE Larry Haspels - 7.15
 - Section 31 AF G & S Country Farms Inc. - 6.48
 - Section 32 AG G & S Country Farms Inc. - 13.11
 - Section 33 AH Circle S Farms Inc. - 10
 - Section 33 AI Sheila Arends & Jared VanEngen - 8.95
 - Section 33 AJ Circle S Farms Inc. - 7.63
 - Section 34 AK Clinton Bruns - 5.58
 - Section 35 AL Matthew Nagel - 9.31
 - Section 35 AM Kent Peters - 5.21
 - Section 36 AN Gerald & Doris DeBoer - 16.27



LYON COUNTY, IA

Aerial Map



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Boundary Center: 43° 29' 20.05, -95° 53' 44.2

0ft 646ft 1291ft



14-100N-43W
Lyon County
Iowa



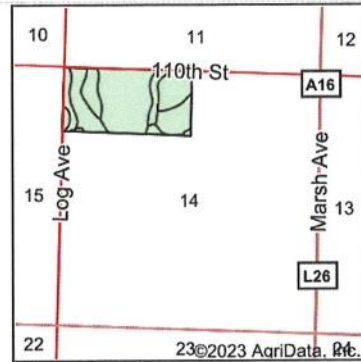
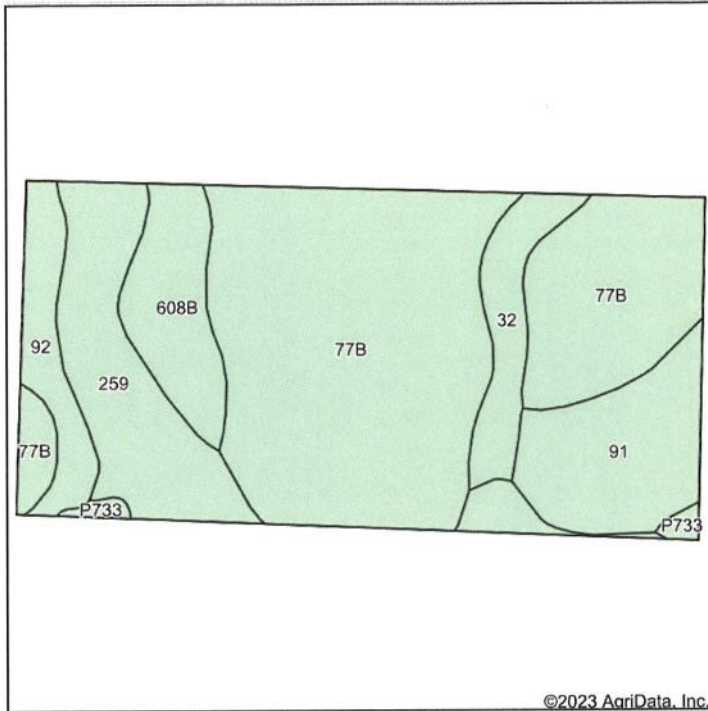
8/31/2023

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.



Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **14-100N-43W**
 Township: **Elgin**
 Acres: **79.53**
 Date: **8/31/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA119, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	42.79	53.8%	Ile	95	62	77
259	Biscay clay loam, deep, 0 to 2 percent slopes	11.94	15.0%	Ilw	55	55	51
91	Primghar silty clay loam, 0 to 2 percent slopes	8.97	11.3%	Iw	100	76	78
608B	Dempster silt loam, moderately deep, 2 to 5 percent slopes	6.19	7.8%	Ile	35	43	42
32	Spicer silty clay loam, 0 to 2 percent slopes	4.53	5.7%	Ilw	91	66	83
92	Marcus silty clay loam, 0 to 2 percent slopes	4.40	5.5%	Ilw	94	71	75
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.71	0.9%	Ilw	78		75
Weighted Average					1.89	84.5	*n 70.7

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Lyon County, Iowa



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: 75.52 acres

2023 Program Year

Map Created March 17, 2023

Farm 8420

Tract 620

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.



Tract Number	: 620
Description	: N2 NW4 SEC 14 ELGIN TWP 100 43
FSA Physical Location	: IOWA/LYON
ANSI Physical Location	: IOWA/LYON
BIA Unit Range Number	:
HEL Status	: N HEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: RAYMOND ARENDS
Other Producers	: None
Recon ID	: None

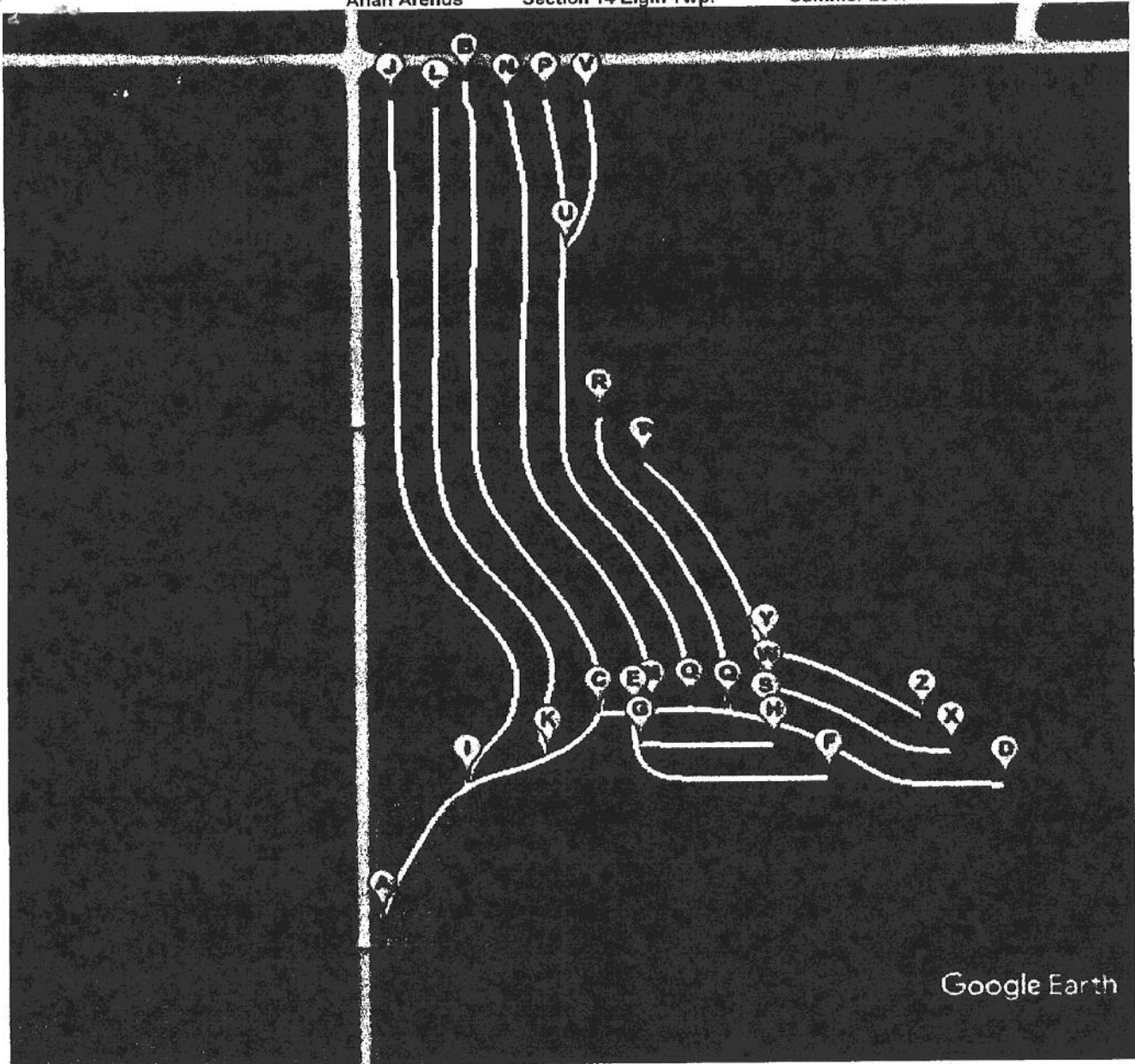
Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.34	75.52	75.52	0.00	0.00	0.00	0.00	0.0

IOWA LYON Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency	FARM : 8420 Prepared : 7/28/23 10:24 AM CST Crop Year : 2023
Abbreviated 156 Farm Record		

Tract 620 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	75.52	0.00	0.00	0.00	0.00	0.00

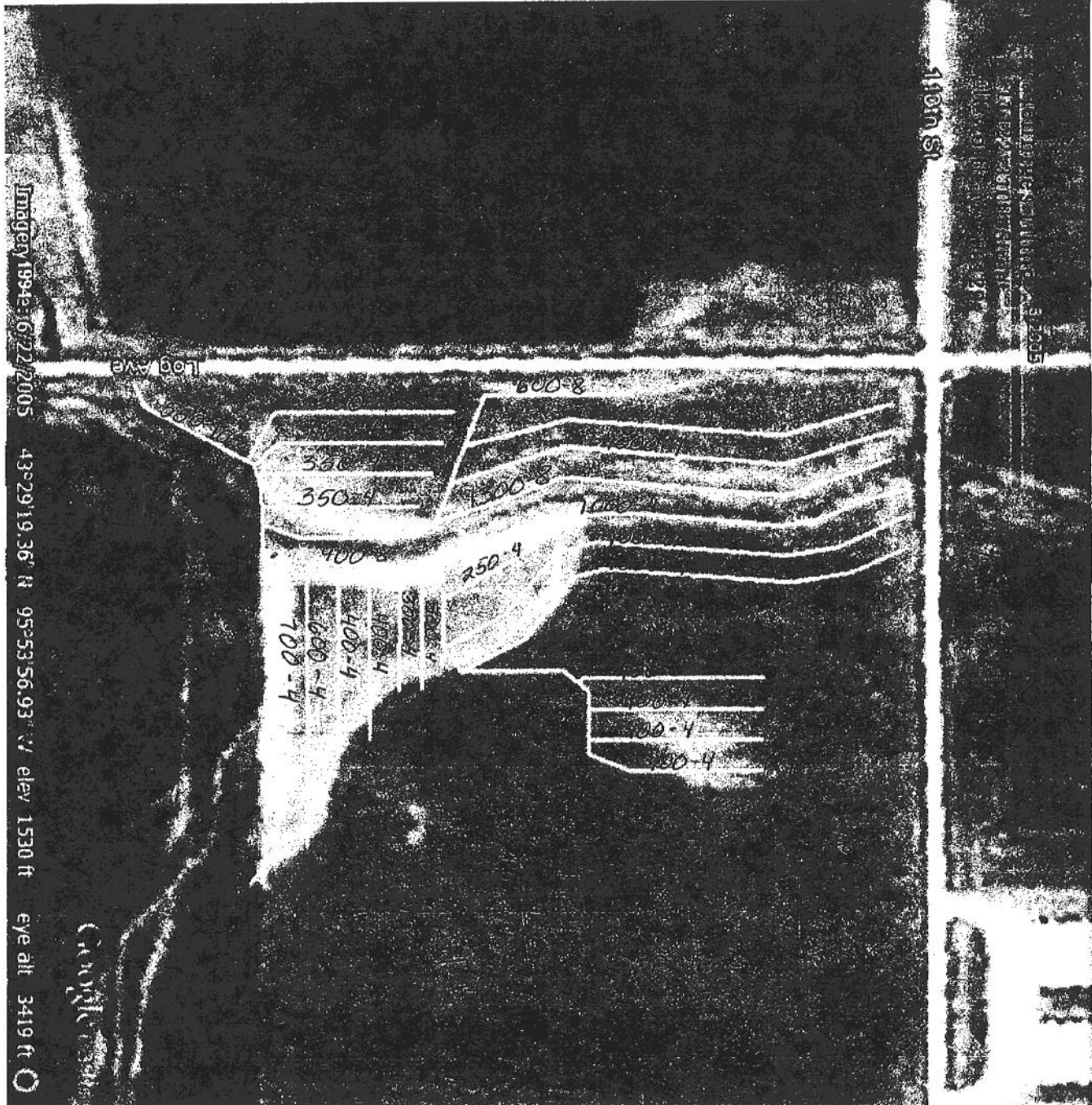
DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	38.70	0.00	156
Soybeans	36.80	0.00	50
TOTAL	75.50	0.00	



Reference	Description	Lat. (Degrees)		Lat. (D.M.)		Lat. (D.M.S.)			Run	Size	Feet
		Long. (Degrees)		Long. (D.M.)		Long. (D.M.S.)					
A	12" Outlet Culvert	43.486544 °		43 °	29.19267 '	43 °	29 '	11.56 "	A-B	12"	1696
		95.900458 °		95 °	54.02750 '	95 °	54 '	1.85 "	C-D	8"	682
B	12" Inlet	43.490617 °		43 °	29.43700 '	43 °	29 '	26.22 "	E-F	8"	401
		95.899925 °		95 °	53.99550 '	95 °	53 '	59.73 "	G-H	4"	230
C	Start of C-D	43.487528 °		43 °	29.25167 '	43 °	29 '	15.1 "	I-J	4"	1303
		95.899161 °		95 °	53.94967 '	95 °	53 '	56.98 "	K-L	4"	1225
D	End of C-D	43.487178 °		43 °	29.23067 '	43 °	29 '	13.84 "	M-N	4"	1155
		95.896744 °		95 °	53.80467 '	95 °	53 '	48.28 "	O-P	4"	1152
E	Start of E-F	43.487531 °		43 °	29.25183 '	43 °	29 '	15.11 "	Q-R	4"	595
		95.898947 °		95 °	53.93683 '	95 °	53 '	56.21 "	S-T	4"	524
F	End of E-F	43.487217 °		43 °	29.23300 '	43 °	29 '	13.98 "	U-V	4"	291
		95.897789 °		95 °	53.86733 '	95 °	53 '	52.04 "	W-X	4"	338
G	Start of G-H	43.487378 °		43 °	29.24267 '	43 °	29 '	14.56 "	Y-Z	4"	297
		95.898908 °		95 °	53.93450 '	95 °	53 '	56.07 "			

From: Arlan Arends - Attn: Mark Zomer

Christian's Farm

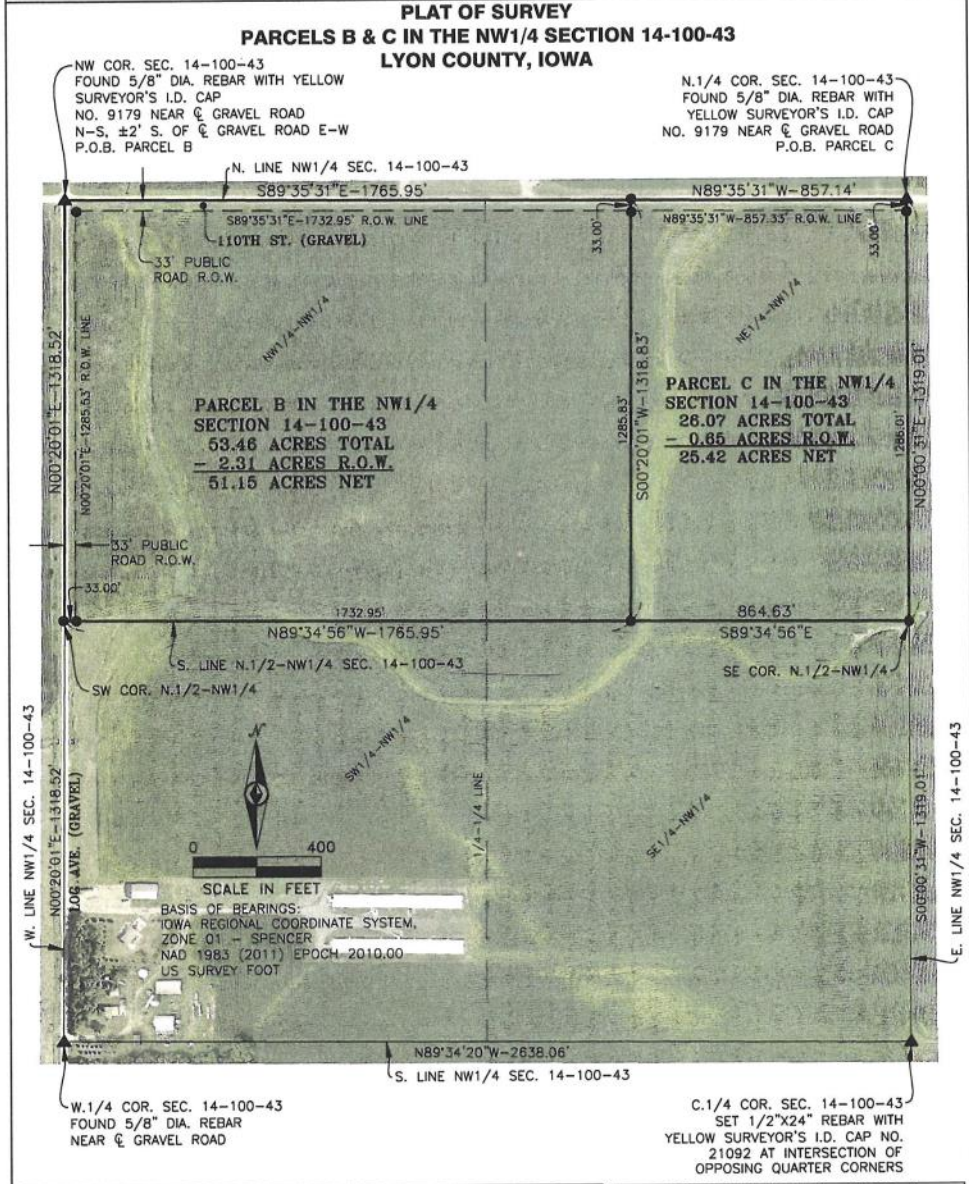


REVIEW DRAFT
4-21-23

LOCATION:
NW1/4 SECTION 14-100-43

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

SURVEY REQUESTED BY: JENNIFER WIPPERT
CURRENT PROPRIETORS: RAYMOND ARENDS



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: _____
Tim M. Laleman, L.S. License No. 21092 (Date)
My license renewal date is December 31, 2023

Sheets covered by this seal: SHEETS 1 OF 2 AND 2 OF 2

ACRES BY ALIQUOT PART - PARCEL D			
	TOTAL	R.O.W.	NET
NW1/4-NE1/4	39.76 AC.	1.97 AC.	37.79 AC.
NE1/4-NE1/4	13.70 AC.	0.34 AC.	13.36 AC.
TOTALS	53.46 AC.	2.31 AC.	51.15 AC.

▲ SECTION CORNER AS NOTED

● SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092

DATE OF FIELD WORK - 4-14-23



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

Date 4-21-23
Drawn By TML
Reviewed By ANW
Approved By TML

PROJECT NO. 373098
DWG. # P:03073\098\373098\DWG\373098 BOUND SEC14.DWG

PRESENTED BY

ZOMER COMPANY

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Darrell Vande Vegte — Sales-712-470-1125
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Call today and let us explain our services and marketing strategies.
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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.

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for our past successful results