



ZOMER COMPANY
REALTY & AUCTION

LIVE PUBLIC

Land Auction

O'Brien County, IA

Carroll TWP

159.98 +/- Acres



**The Elizabeth Zylstra &
Sharon Zylstra Estates**

November 3, 2023 @ 10:30 A.M.

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 | Joel Westra - 605-310-6941

Auctioneer's Note: The Zomer Company is privileged to offer for sale at auction for the Zylstra Estates this fantastic offering of land and a building site located in Carroll TWP, O'Brien County, IA! If you have been looking for a fantastic farm or a building site to establish your family's home and legacy do not miss this auction! Watch zomercompany.com in case of inclement weather!

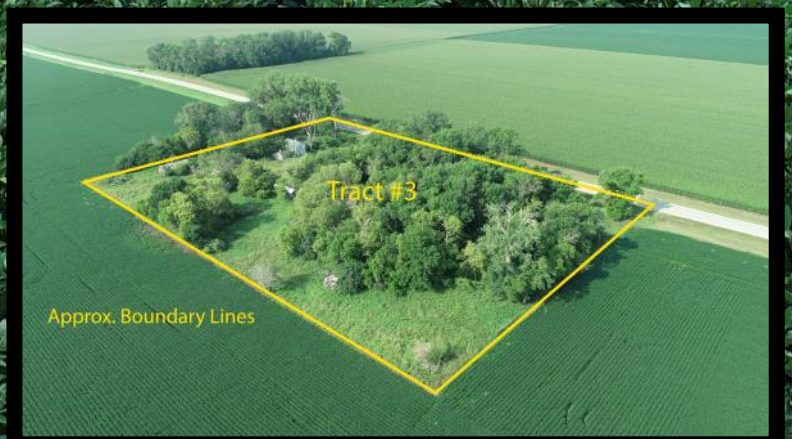
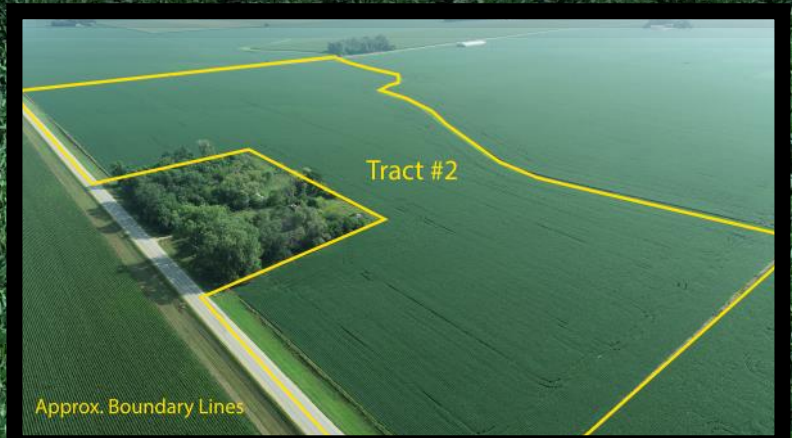
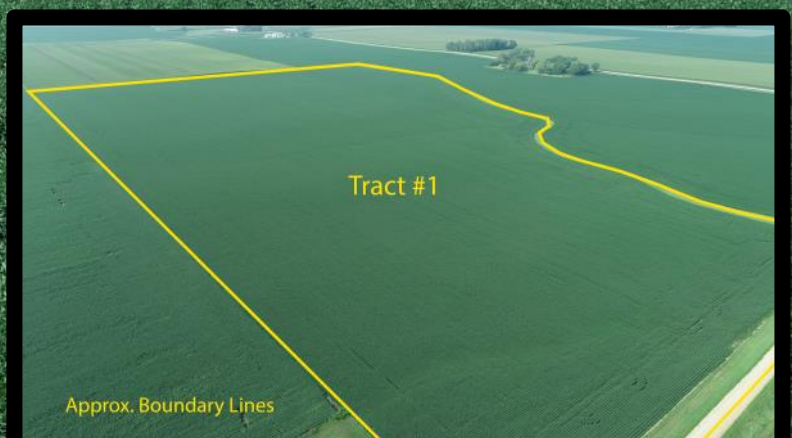
**Location: 3838 Nettle Ave.,
Hospers, IA**

**or from the East edge of Sheldon,
IA go 1/2 mile East to Nettle Ave
then go South on Nettle Ave for 6
1/4 miles to the land and building
site**

**or from the East edge of Hospers,
IA go 5 miles East on B40(400th
St) to Nettle Ave. then go 1 3/4
miles North on Nettle Ave to the
land and building site**

**or from the West edge of
Primghar, IA go 8 miles West on
B40(390th St) to Nettle Ave. then
go 3/4 mile North on Nettle Ave
to the land and building site.**

**Auction will be held at the Cross-
roads Pavilion Event Center park-
ing lot in Sheldon, IA (301 34th
Ave., Sheldon, IA)**



Legal Description of Tract 1: Parcel G in the NW1/4 of Section 34, TWP 96N, Range 42W, O'Brien County, IA—Subject to all public roads and easements of record.

General description of Tract 1: According to the recent survey, this property contains 85.86+/- gross acres. According to FSA, this farm contains approx. 84.30+/- tillable acres. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 168bu on corn and a PLC yield of 43bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310B-Galva, 91, B-Primghar, 92-Marcus, 77B-Sac. The average **CSR2 is 95.9 and the average CSR1 is 72.9**. Wow! When people talk about quality O'Brien County, IA farmland this is the kind of land they are talking about! This powerful farm has it all with outstanding soil ratings and extensive drainage tile line already installed making this one farm that you can be proud to call your own! This is one of those farms that for generations your family can be proud to own!

Legal Description of Tract 2: Parcel F in the NW1/4 of Section 34, TWP 96N, Range 42W, O'Brien County, IA—Subject to all public roads and easements of record.

General description of Tract 2: According to the recent survey, this property contains 69.06+/- gross acres. According to FSA, this farm contains approx. 64.38+/- tillable acres. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 168bu on corn and a PLC yield of 43bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310B-Galva, 91-Primghar, 92-Marcus, 77B-Sac. The average **CSR2 is 96.5 and the average CSR1 is 74.3**. Wow! When people talk about quality O'Brien County, IA farmland this is the kind of land they are talking about! This powerful farm has it all with outstanding soil ratings and extensive drainage tile line already installed making this one farm that you can be proud to call your own! Land has been proven to be an excellent investment and if you choose to purchase this outstanding farm your family will thank you for generations!

Legal Description of Tract 3: Parcel E in the NW1/4 of Section 34, TWP 96N, Range 42W, O'Brien County, IA—Subject to all public roads and easements of record.

General description of Tract 3: According to the recent survey, this property contains 5.06+/- gross acres. If you have been searching for that perfect location to build your home then do not pass up this opportunity! This type of property is very hard to find! This property is located on a hard surface road and also has a well established grove in place! This property does have rural water and electricity available near the property! When was the last time that you were able to purchase 5+ acres to build your family's dream property on in this great of a location! This property is located centrally between Sheldon, IA, Primghar, IA & Hospers, IA!

Method of sale: Tracts 1 & 2 will be sold in the choice method. The top successful bidder of the round of choice will be permitted to select the tract of their choice. The first top successful bidder will be permitted to select 1 tract only and whichever tract is then remaining between Tracts 1 & 2 will then be sold. After Tracts 1 & 2 have both been sold then Tract 3 will be sold. Tracts will not be combined in any way. Auction to be held at the Crossroads Pavilion Event Center parking lot in Sheldon, IA (301 34th Ave., Sheldon, IA)

Taxes: The current Real Estate Taxes according to the O'Brien County Treasurer are approx. \$5,108.00 per year combined on Tracts 1, 2 & 3. Seller will pay the 2023 taxes which are due and payable in March and Sept of 2024.

Possession: Possession will be on March 1, 2024 on Tracts 1 & 2. Possession will be at closing on Tract 3. Land 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 on or before December 14, 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. 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, Woods Fuller Law Firm—Attorney for Seller.**

TABLE OF CONTENTS

Auction Location & Time	Pg 2
Auction Terms	Pg 3
Tract 1 Plat Map	Pg 5
Tract 1 Agri-Data Map	Pg 6
Tract 1 Soil Map	Pg 7
Tract 2 Plat Map	Pg 8
Tract 2 Agri-Data Map	Pg 9
Tract 2 Soil Map	Pg 10
Tract 3 Plat Map	Pg 11
Tract 3 Aerial Map	Pg 12
FSA Map	Pg 13
USDA 156 Form	Pg 14-15
Tile Information	Pg 16-17
Aerial Survey	Pg 18
Property Notes	Pg 19

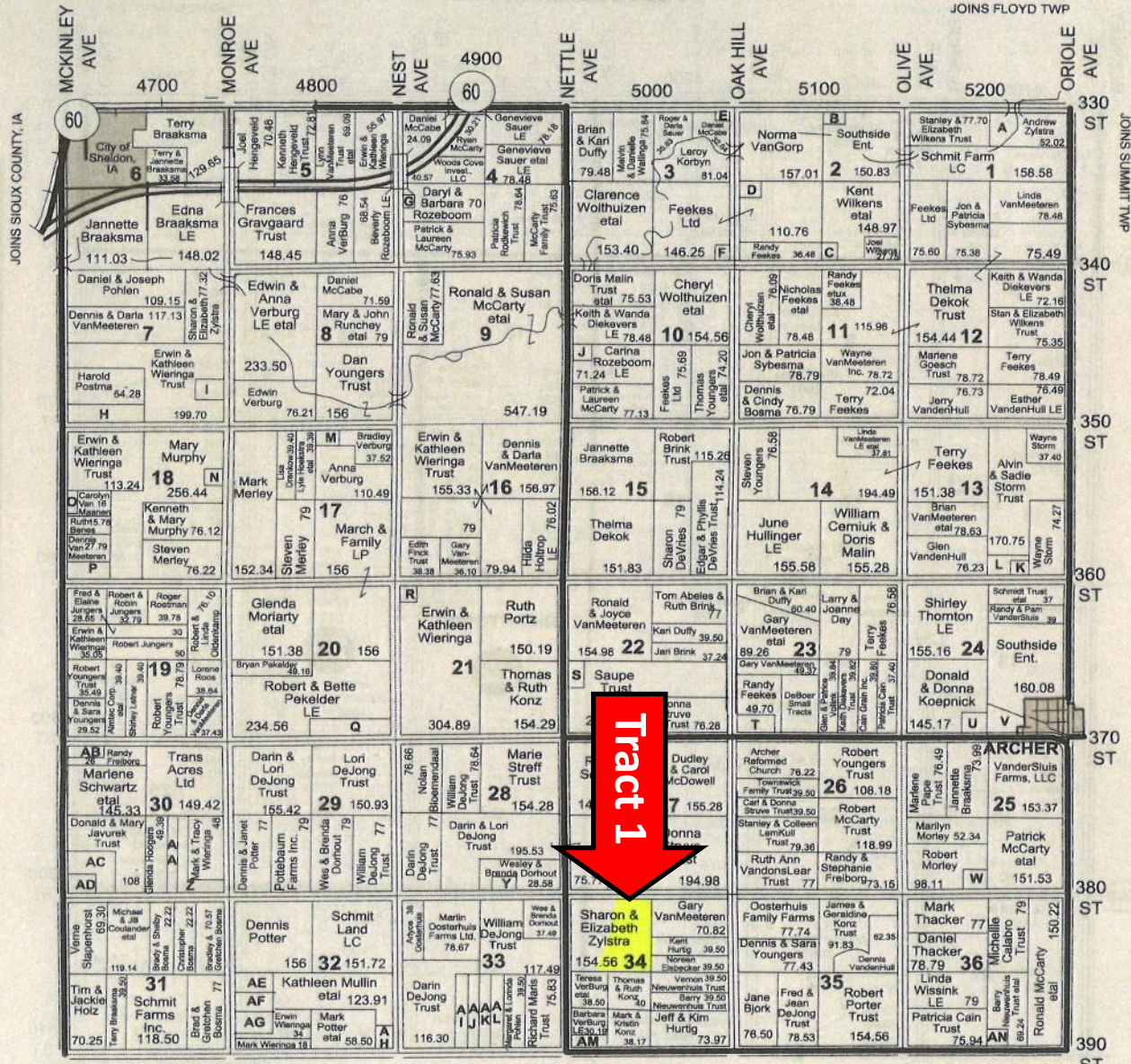
CARROLL TWP

LAND OWNER

T 96 N

R 42 W

JOINS FLOYD TWP



O'BRIEN CO. LAND OWNER & RURAL RESIDENT MAPS

Small Tracts

- Section 1 **A** Wayne & Marsha VanRoekel - 23.62
- Section 2 **B** Charles, Mark & Brian Strouth - 5.40
- C** Kent Wilkens - 6.01
- D** Mabel Wagenaar LE - 7.74
- Section 3 **E** Jason & Rebecca Schwarz - 6.72
- F** Steven & Angie Fischer - 7.91
- Section 4 **G** Daniel Rozeboom - 6.74
- Section 7 **H** Brian & Kathryn Wieringa - 36.44
- I** Roger & Donna Poppema - 6.87
- Section 10 **J** Roger & Darla Sauer - 7.42
- Section 13 **K** Steven Reineke - 8.98
- L** Karen Storm - 20.47
- Section 17 **M** Jesse & Bethany VerBurg - 7.57
- Section 18 **N** Kenneth & Mary Murphy - 5.01
- O** Ronald & Marcella Ling - 8.30
- P** P & D Poultry Inc. - 8.11
- Section 20 **Q** Bryan Pekelder & Bonnie VanDonge - 27.63
- Section 21 **R** Brian & Kathryn Wieringa - 5.25
- Section 22 **S** Michael VanMeesteren et al - 12.08
- Section 23 **T** Brett & Emily VanderVeen - 14.28
- Section 24 **U** David & Barbara Dekok Trust - 9.42
- V** Kent Hurtig - 18.12
- Section 25 **W** David & Angela Morley - 5.55
- Section 27 **X** Scott Dekok - 5.47
- Section 28 **Y** Wesley & Brenda Dorhout - 9.87
- Section 30 **Z** Julie Dykstra - 28.67
- AA** Carolyn Hoogers Trust - 29.63
- AB** Randy Freiborg - 26.08
- AC** Verne Stapenhorst - 34.46
- AD** Jeremy & Sandra Sauer - 6.20
- Section 32 **AE** Carolyn Hoogers Trust - 19.75
- AF** Julie Dykstra - 19.50
- AG** Emily Dykstra - 24.90
- AH** Timothy Mullin - 5.19
- Section 33 **AI** Brian Wieringa - 39.60
- AJ** Erwin & Kathleen Wieringa - 39.60
- AK** Timothy & Cheri Mullin - 19.75
- AL** Timothy Mullin et al - 19.75
- Section 34 **AM** Thomas & Ruth Konz - 6.69
- Section 36 **AN** T & L Farm Inc. - 9.25

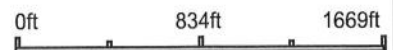
R 42 W	R 41 W	R 40 W	R 39 W
FLOYD	FRANKLIN	LINCOLN	HARTLEY
CORBELL	SUNSET	CENTER	OSBORN
BAKER	DALE	HIGHLAND	GRANT
CALADORA	UNION	LIBERTY	WATERMAN



Aerial Map



Boundary Center: 43° 5' 42.21, -95° 47' 42.28



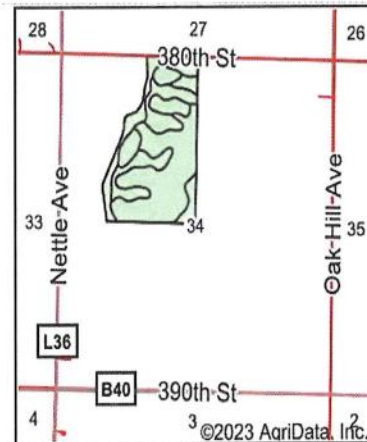
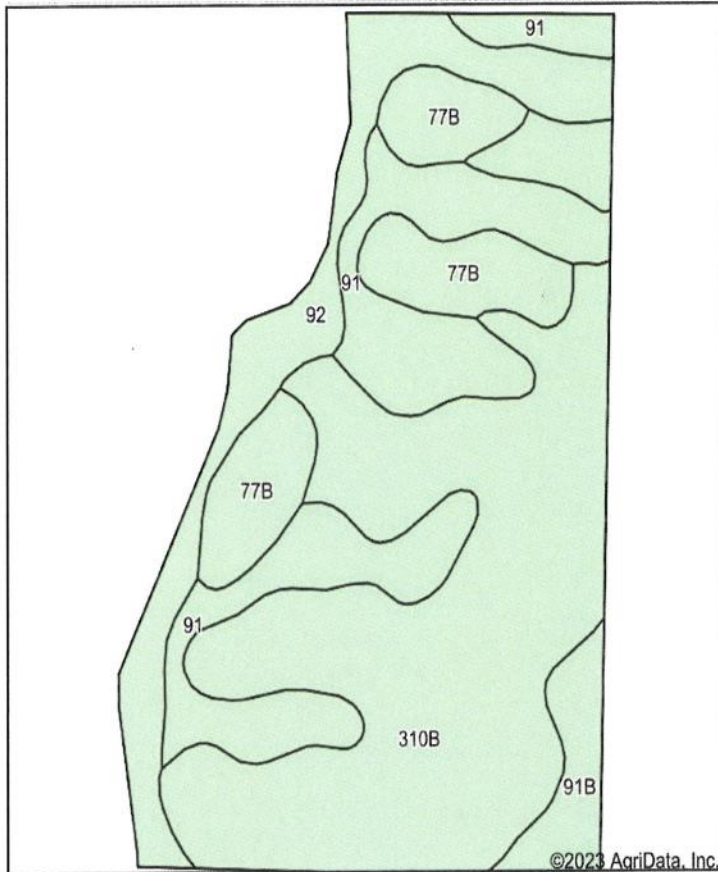
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

34-96N-42W
O'Brien County
Iowa



7/27/2023

Soils Map



State: Iowa
 County: O'Brien
 Location: 34-96N-42W
 Township: Carroll
 Acres: 85.86
 Date: 7/27/2023



Maps Provided By:



Soils data provided by USDA and NRCS.

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	41.57	48.4%	Ile	95	70	75	
91	Primghar silty clay loam, 0 to 2 percent slopes	18.27	21.3%	Iw	100	80	78	
92	Marcus silty clay loam, 0 to 2 percent slopes	11.74	13.7%	Ilw	94	75	75	
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	10.70	12.5%	Ile	95	68	77	
91B	Primghar silty clay loam, 2 to 5 percent slopes	3.58	4.2%	Ile	95	78	78	
Weighted Average					1.79	95.9	72.9	*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



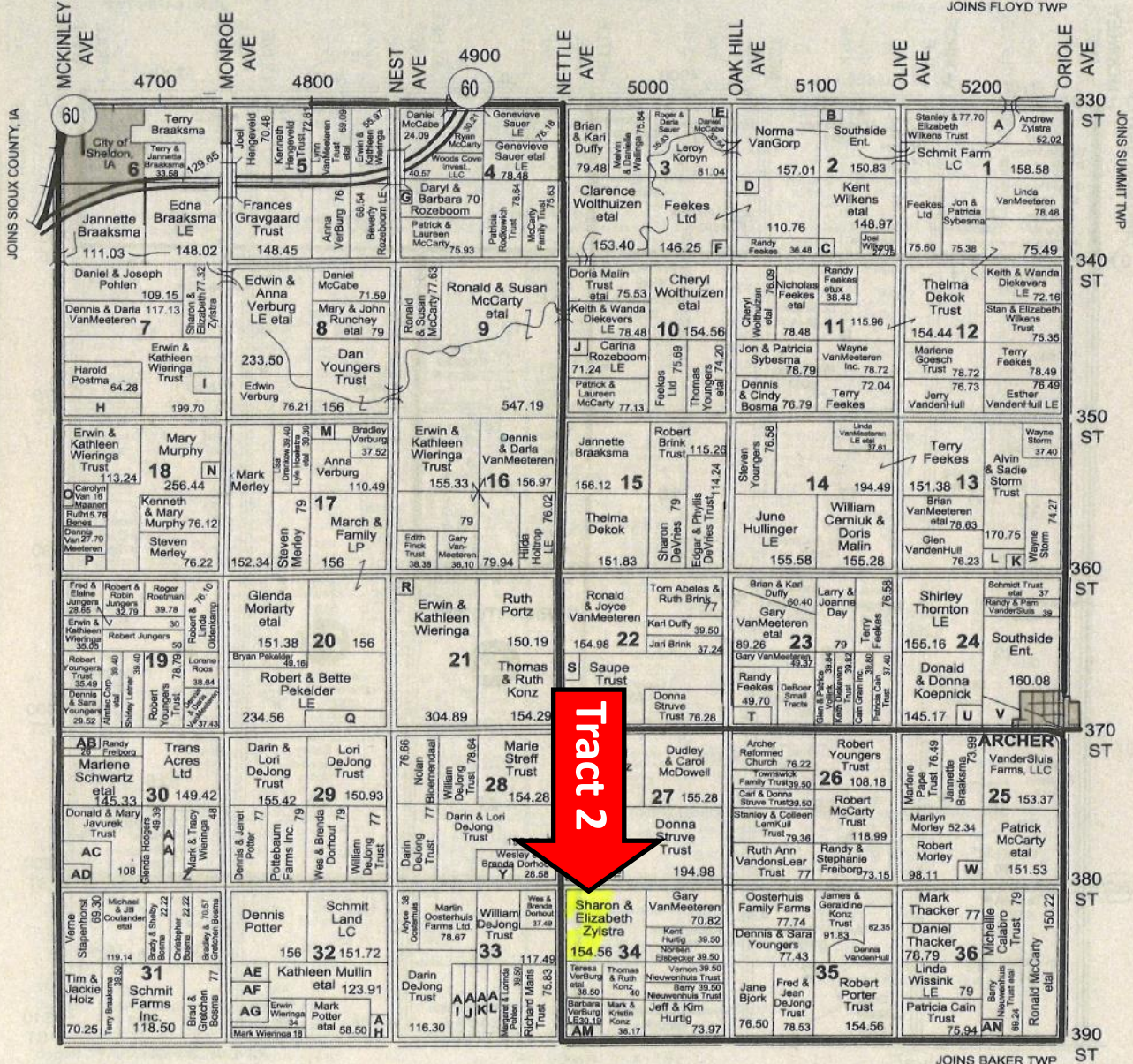
CARROLL TWP

LAND OWNER

T 96 N

R 42 W

JOINS FLOYD TWP



O'BRIEN CO. LAND OWNER & RURAL RESIDENT MAPS

Small Tracts

- Section 1 **A** Wayne & Marsha VanRoekel - 23.62
- Section 2 **B** Charles, Mark & Brian Strouth - 5.40
- Section 2 **C** Kent Wilkens - 6.01
- Section 2 **D** Mabel Wagenaar LE - 7.74
- Section 3 **E** Jason & Rebecca Schwarz - 6.72
- Section 3 **F** Steven & Angie Fischer - 7.91
- Section 4 **G** Daniel Rozeboom - 6.74
- Section 7 **H** Brian & Kathryn Wieringa - 36.44
- Section 7 **I** Roger & Donna Poppema - 6.87
- Section 10 **J** Roger & Darla Sauer - 7.42
- Section 13 **K** Steven Reineke - 8.98
- Section 13 **L** Karen Storm - 20.47
- Section 17 **M** Jesse & Bethany VerBurg - 7.57
- Section 18 **N** Kenneth & Mary Murphy - 5.01
- Section 18 **O** Ronald & Marcella Ling - 8.30
- Section 18 **P** P & D Poultry Inc. - 8.11
- Section 20 **Q** Bryan Pekelder & Bonnie VanDonge - 27.63
- Section 21 **R** Brian & Kathryn Wieringa - 5.25
- Section 22 **S** Michael VanMeeteren et al - 12.08
- Section 23 **T** Brett & Emily VanderVeen - 14.28
- Section 24 **U** David & Barbara Dekok Trust - 9.42
- Section 24 **V** Kent Hurtig - 18.12
- Section 25 **W** David & Angela Morley - 5.55
- Section 27 **X** Scott Dekok - 5.47
- Section 28 **Y** Wesley & Brenda Dorhout - 9.87
- Section 30 **Z** Julie Dykstra - 28.67
- Section 32 **AA** Carolyn Hoogers Trust - 29.63
- Section 32 **AB** Randy Freiberg - 26.08
- Section 32 **AC** Verne Stapenhorst - 34.46
- Section 32 **AD** Jeremy & Sandra Sauer - 6.20
- Section 32 **AE** Carolyn Hoogers Trust - 19.75
- Section 32 **AF** Julie Dykstra - 19.50
- Section 32 **AG** Emily Dykstra - 24.90
- Section 32 **AH** Timothy Mullin - 5.19
- Section 33 **AI** Brian Wieringa - 39.60
- Section 33 **AJ** Erwin & Kathleen Wieringa - 39.60
- Section 33 **AK** Timothy & Cheri Mullin - 19.75
- Section 33 **AL** Timothy Mullin et al - 19.75
- Section 34 **AM** Thomas & Ruth Konz - 6.69
- Section 36 **AN** T & L Farm Inc. - 9.25

R 42 W	R 41 W	R 40 W	R 39 W
FLOYD	FRANKLIN	LINCOLN	HARTLEY
CORBELL	LANCASTER	CENTRE	WESLEY
BAKER	DALE	HIGHLAND	GRANT
CALEDONIA	UNION	LIBERTY	WATERMAN

Aerial Map



Boundary Center: 43° 5' 41.92, -95° 47' 54.47



34-96N-42W
O'Brien County
Iowa

7/27/2023

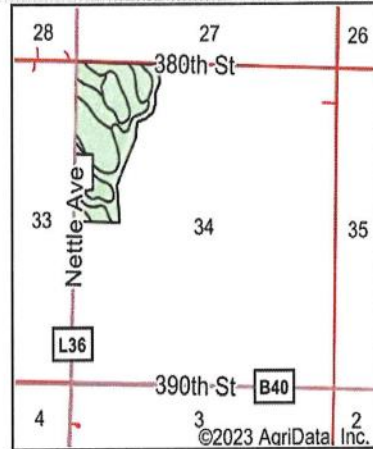
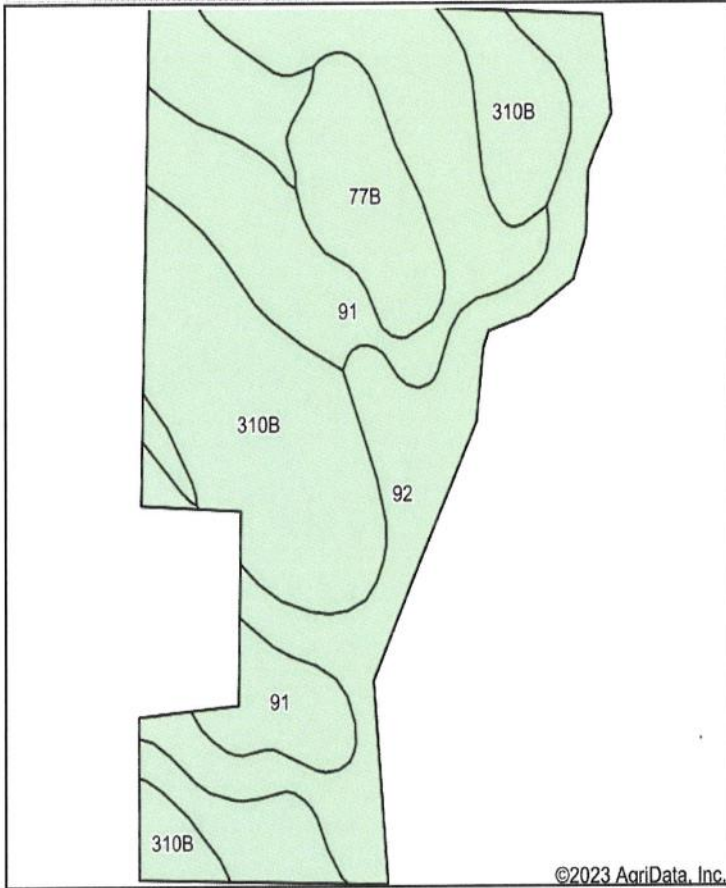


Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgrIDataInc.com

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



Soils Map



State: **Iowa**
 County: **O'Brien**
 Location: **34-96N-42W**
 Township: **Carroll**
 Acres: **69.06**
 Date: **7/27/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

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	23.65	34.2%	Ile	95	70	75	
91	Primghar silty clay loam, 0 to 2 percent slopes	23.23	33.6%	Iw	100	80	78	
92	Marcus silty clay loam, 0 to 2 percent slopes	15.76	22.8%	Ilw	94	75	75	
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	6.42	9.3%	Ile	95	68	77	
Weighted Average					1.66	96.5	74.3	*n 76.2

**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

CARROLL TWP

LAND OWNER

T 96 N

R 42 W

JOINS FLOYD TWP

MCKINLEY AVE 4700 MONROE AVE 4800 NEST AVE 4900 NETTLE AVE 5000 OAK HILL AVE 5100 OLIVE AVE 5200 ORIOLE AVE

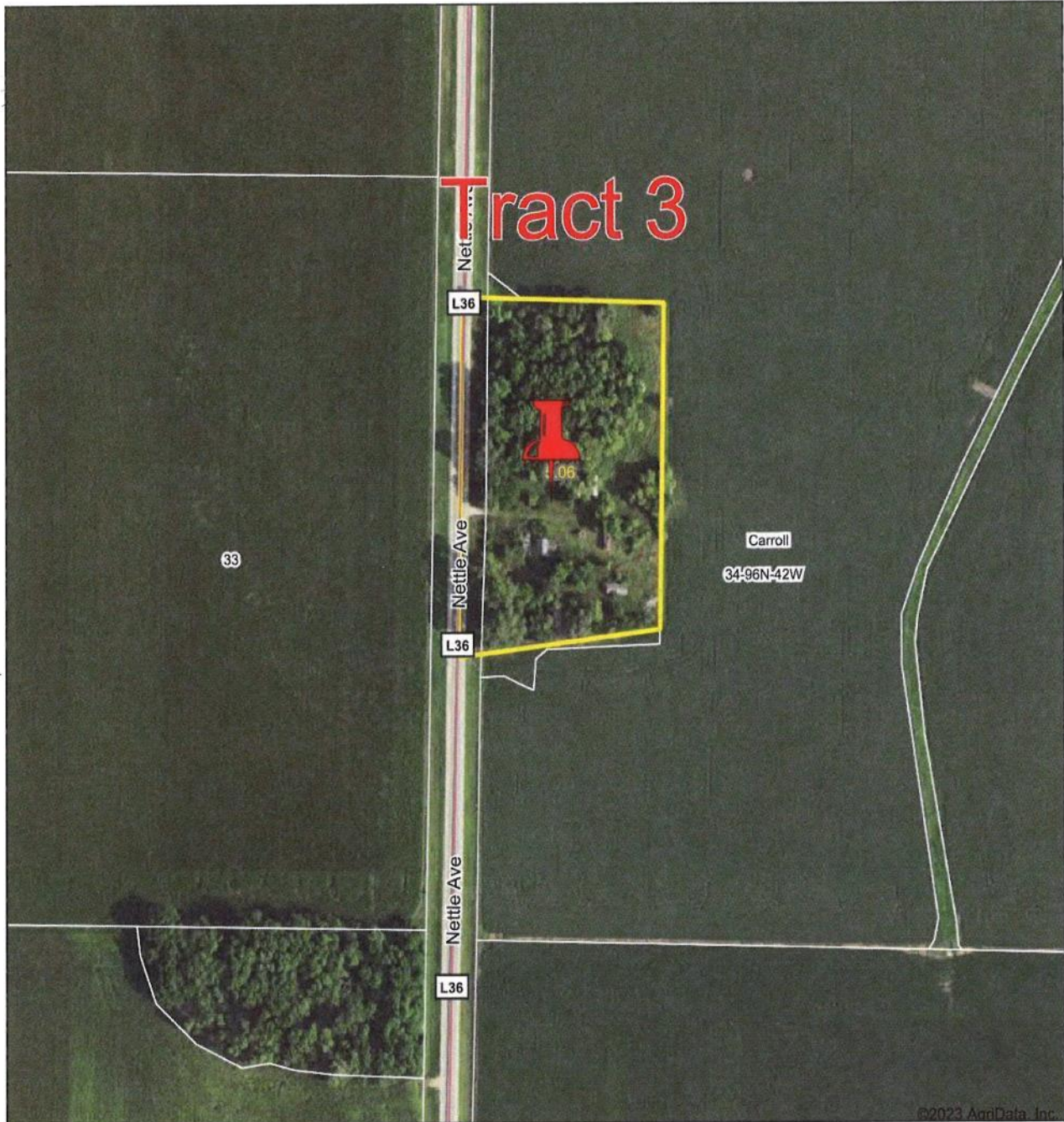
60	Terry Braaksma 129.85	Edna Braaksma LE 148.02	Frances Gravgard Trust 148.45	Daryl & Barbara Rozeboom 70 75.93	Ronald & Susan McCarty etal 9 547.19	Doris Malin Trust etal 75.53	Cheryl Wolthuizen etal 10 154.56	Norma VanGorp 157.01	Southside Ent 2 150.83	Stanley & 77.70 Elizabeth Wilkens Trust Schmit Farm LC 1 158.58	Andrew Zylstra 52.02
60	Jannette Braaksma 111.03	Edna Braaksma LE 148.02	Frances Gravgard Trust 148.45	Daryl & Barbara Rozeboom 70 75.93	Ronald & Susan McCarty etal 9 547.19	Doris Malin Trust etal 75.53	Cheryl Wolthuizen etal 10 154.56	Norma VanGorp 157.01	Southside Ent 2 150.83	Stanley & 77.70 Elizabeth Wilkens Trust Schmit Farm LC 1 158.58	Andrew Zylstra 52.02
60	Jannette Braaksma 111.03	Edna Braaksma LE 148.02	Frances Gravgard Trust 148.45	Daryl & Barbara Rozeboom 70 75.93	Ronald & Susan McCarty etal 9 547.19	Doris Malin Trust etal 75.53	Cheryl Wolthuizen etal 10 154.56	Norma VanGorp 157.01	Southside Ent 2 150.83	Stanley & 77.70 Elizabeth Wilkens Trust Schmit Farm LC 1 158.58	Andrew Zylstra 52.02

Tract 3

- Small Tracts**
- Section 1 A Wayne & Marsha VanRoekel - 23.62
 - Section 2 B Charles, Mark & Brian Strouth - 5.40
 - Section 3 C Kent Wilkens - 6.01
 - Section 3 D Mabel Wagenaar LE - 7.74
 - Section 3 E Jason & Rebecca Schwarz - 6.72
 - Section 3 F Steven & Angie Fischer - 7.91
 - Section 4 G Daniel Rozeboom - 6.74
 - Section 7 H Brian & Kathryn Wieringa - 36.44
 - Section 7 I Roger & Donna Poppema - 6.87
 - Section 10 J Roger & Darla Sauer - 7.42
 - Section 13 K Steven Reineke - 8.98
 - Section 13 L Karen Storm - 20.47
 - Section 17 M Jesse & Bethany VerBurg - 7.57
 - Section 18 N Kenneth & Mary Murphy - 5.01
 - Section 18 O Ronald & Marcella Ling - 8.30
 - Section 18 P & D Poultry Inc. - 8.11
 - Section 20 Q Bryan Pekelder & Bonnie VanDonge - 27.63
 - Section 21 R Brian & Kathryn Wieringa - 5.25
 - Section 22 S Michael VanMeesteren etal - 12.08
 - Section 23 T Brett & Emily VanderVeen - 14.28
 - Section 24 U David & Barbara Dekok Trust - 9.42
 - Section 24 V Kent Hurtig - 18.12
 - Section 25 W David & Angela Morley - 5.55
 - Section 27 X Scott Dekok - 5.47
 - Section 28 Y Wesley & Brenda Dohout - 9.87
 - Section 30 Z Julie Dykstra - 28.67
 - Section 32 AA Carolyn Hoogers Trust - 29.63
 - Section 32 AB Randy Freiborg - 26.08
 - Section 32 AC Verne Staphenhorst - 34.46
 - Section 32 AD Jeremy & Sandra Sauer - 6.20
 - Section 32 AE Carolyn Hoogers Trust - 19.75
 - Section 32 AF Julie Dykstra - 19.50
 - Section 32 AG Emily Dykstra - 24.90
 - Section 32 AH Timothy Mullin - 5.19
 - Section 33 AI Brian Wieringa - 39.60
 - Section 33 AJ Erwin & Kathleen Wieringa - 39.60
 - Section 33 AK Timothy & Cheri Mullin - 19.75
 - Section 33 AL Timothy Mullin etal - 19.75
 - Section 34 AM Thomas & Ruth Konz - 6.69
 - Section 36 AN T & L Farm Inc. - 9.25

R 42 W	R 41 W	R 40 W	R 39 W
FLOYD	FRANKLIN	LINCOLN	HARTLEY
CARROLL	CUMBER	CENTER	OSHA
BAKER	DALE	HIGHLAND	GRANT
CALDWELL	UNION	LIBERTY	WATSON

Aerial Map



©2023 AgriData, Inc.

Boundary Center: 43° 5' 36.83, -95° 48' 3.02



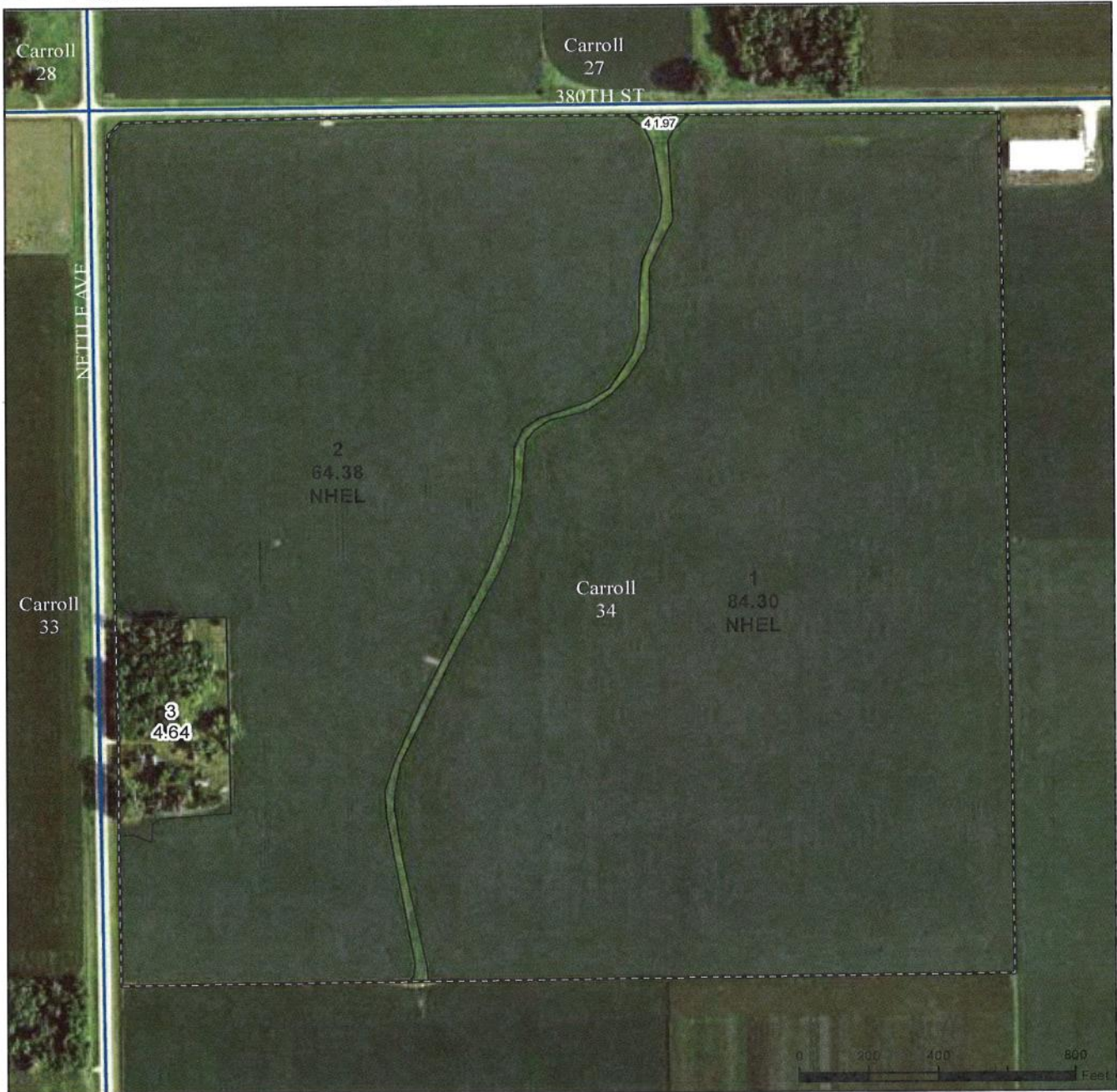
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

34-96N-42W
O'Brien County
Iowa



7/27/2023

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



Legend

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

Wetland Determination Identifiers

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

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

2023 Program Year

Map Created April 27, 2023

Farm 239

Tract 291

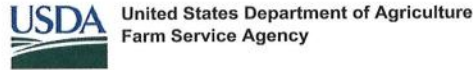
Tract Cropland Total: 148.68 acres

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.



IOWA
O'BRIEN
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 239
Prepared : 6/13/23 1:57 PM CST
Crop Year : 2023

See Page 2 for non-discriminatory Statements.

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	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
155.29	148.68	148.68	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	148.68	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	111.52	0.00	168	
Soybeans	37.16	0.00	43	
TOTAL	148.68	0.00		

NOTES

Tract Number : 291
Description : NW4 SEC 34 96-42 CARROLL
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 : SHARON ZYLSTRA ESTATE, ELIZABETH I ZYLSTRA ESTATE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.29	148.68	148.68	0.00	0.00	0.00	0.00	0.0

IOWA
O'BRIEN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 239
Prepared : 6/13/23 1:57 PM CST
Crop Year : 2023

Tract 291 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	148.68	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	111.52	0.00	168
Soybeans	37.16	0.00	43
TOTAL	148.68	0.00	

NOTES

--

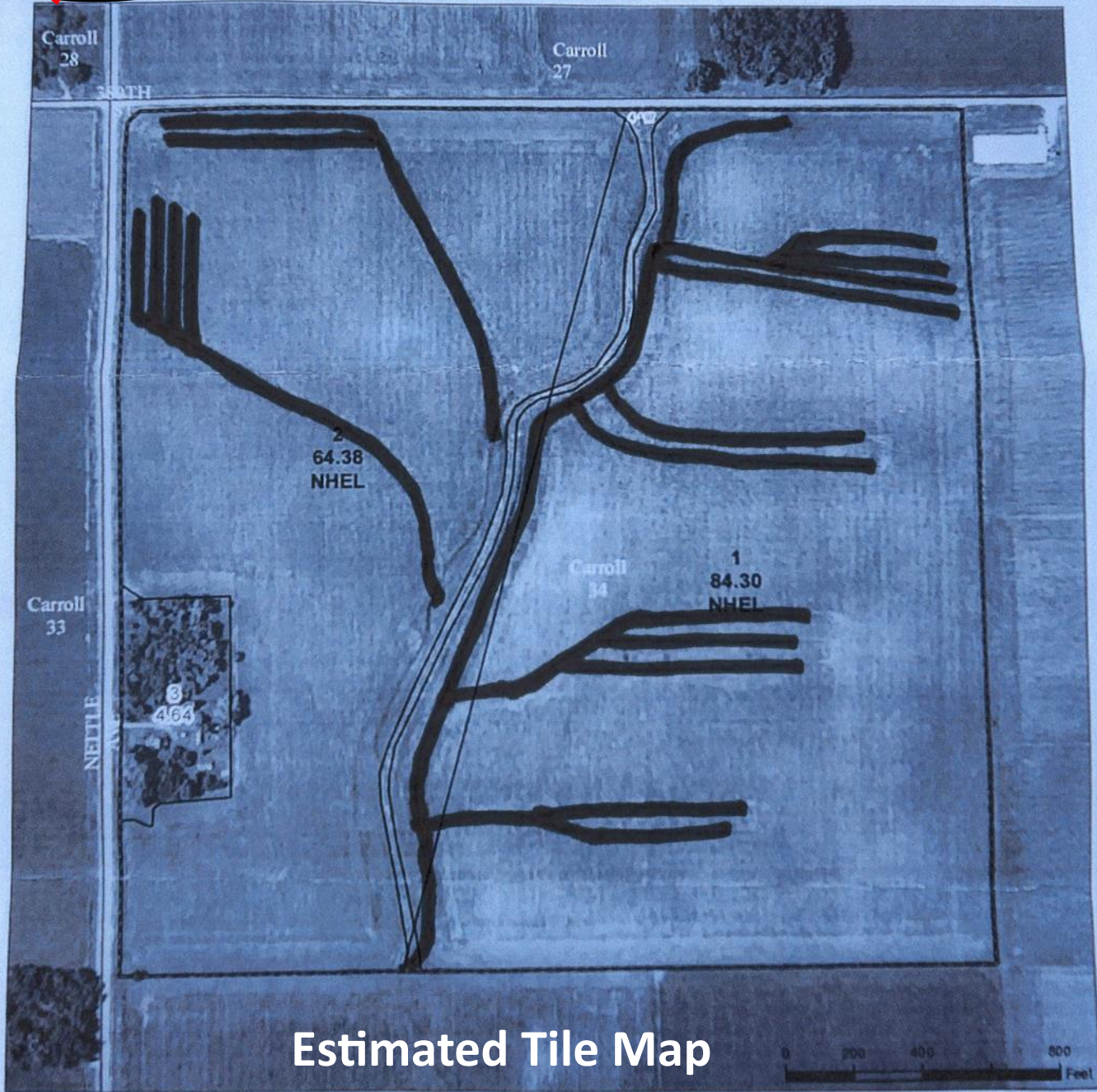
In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national 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.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.



O'Brien County, Iowa



Estimated Tile Map

Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 148.68 acres

2019 Program Year
Map Created May 08, 2019

Farm 239
Tract 291

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.

M & S Drainage, Inc.
 240 North West Street
 Canton SD 57013

Bill To

Date	Invoice #
6/8/2017	1355

Terms	Due Date
	6/8/2017

Quantity	Description	Rate	Amount
7,955	6 inch tubing & installation	2.05	16,307.75T
9,910	4 inch tubing & installation	1.35	13,378.50T
18	Connections	35.00	630.00T
1	12 inch connection	60.00	60.00T
5	Backhoe work locating tile with maverick	150.00	750.00T
30	12 inch dual wall tile repair old 12 inch tile	6.00	180.00T
17,865	Discount if paid by 06-18-17	-0.05	-893.25T
	No sales tax in Iowa	0.00%	0.00
Thank you for your business. The discount is taken off taken off		Total	\$30,413.00

Repair broken Tile

950.00

31,363.00



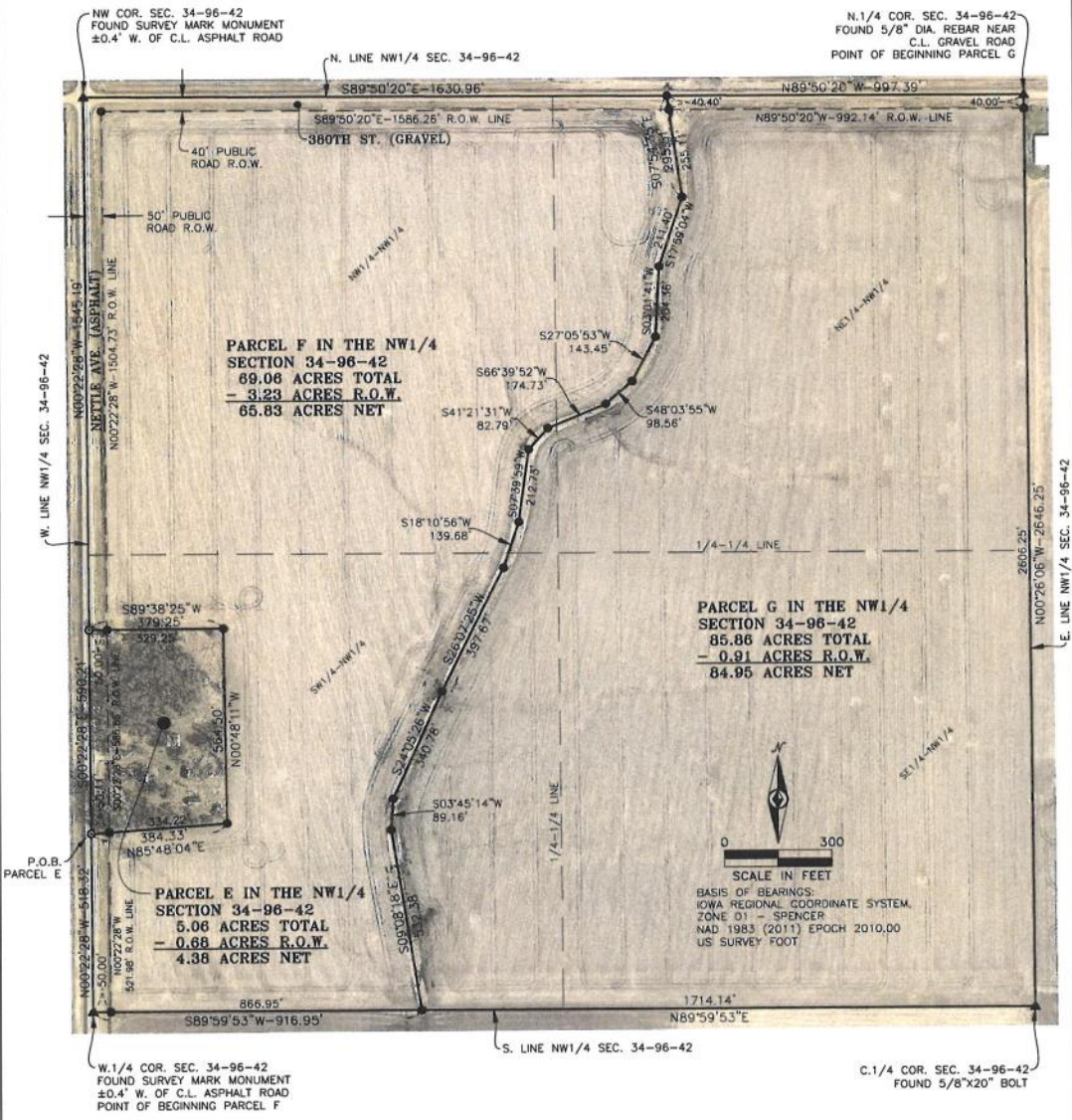
LOCATION:
NW1/4 SECTION 34-96-42

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: MARK ZOMER

CURRENT PROPRIETORS:
ELIZABETH ZYLSTRA & SHARON ZYLSTRA

**PLAT OF SURVEY
PARCELS E, F & G IN THE NW1/4 SECTION 34-96-42
O'BRIEN 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: **TIM M. LALEMAN**
21092

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 F			
	TOTAL	R.O.W.	NET
NW1/4-NW1/4	39.22 AC.	2.69 AC.	36.53 AC.
NE1/4-NW1/4	6.14 AC.	0.29 AC.	5.85 AC.
SW1/4-NW1/4	23.70 AC.	0.25 AC.	23.45 AC.
TOTALS	69.06 AC.	3.23 AC.	65.83 AC.

ACRES BY ALIQUOT PART - PARCEL G			
	TOTAL	R.O.W.	NET
NW1/4-NW1/4	0.79 AC.	0.00 AC.	0.79 AC.
NE1/4-NW1/4	33.81 AC.	0.91 AC.	32.90 AC.
SW1/4-NW1/4	11.28 AC.	0.00 AC.	11.28 AC.
SE1/4-NW1/4	39.98 AC.	0.00 AC.	39.98 AC.
TOTALS	85.86 AC.	0.91 AC.	84.95 AC.

LEGEND:

- ▲ SECTION CORNER AS NOTED
- SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
- SET MAG NAIL

DATE OF FIELD WORK-6-7-2023

SHEET 1 OF 2

	DGR ENGINEERING Rock Rapids, Iowa 712-472-2531 Sioux City, Iowa Sioux Falls, South Dakota	Date 7-11-23 Drawn By TML Reviewed By ANW Approved By TML	PROJECT NO. 373160 DWG. # P-03073160/373160 DWG/373160 BOUND.DWG
	<p>zomercompany.com</p>		

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
Don Krommendyk — Sales - 712-470-3203

Licensed in Iowa, South Dakota, Minnesota & Nebraska

If you are thinking about selling your property then give us a call today and let us explain our services and marketing strategies. We understand that selling your acreage, farmland, equipment and personal property 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