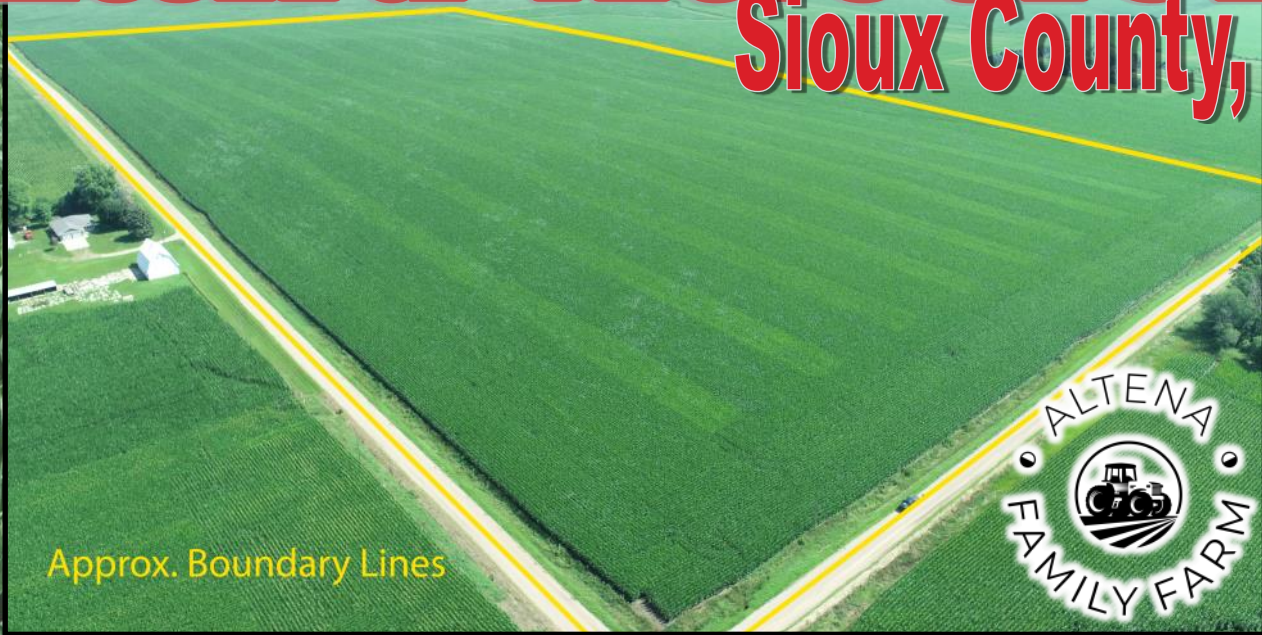




LIVE PUBLIC

Land Auction

Sioux County, IA



Approx. Boundary Lines

80.89+/- Acres In Center TWP

November 6, 2023 @ 10:30 A.M.

Wilmer & Kathleen Altena 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 the Altena family in offering this high quality Sioux County, IA farm for sale! This tract of land is one of those farms that you will be proud to own! Not often can you purchase land of this quality in this area at auction! Land is an excellent long term investment! Watch zomercompany.com in case of inclement weather!

Abbreviated Legal Description: The West 1/2 of the SW1/4 of Section 25, TWP 95N, Range 46W, Sioux County, IA. Subject to all easements and public roads of record.

General Description: According to the recent survey, this property contains 80.89+/- gross acres. According to FSA/Survey, this farm contains approx. 77.90 tillable acres with the balance in road/ditch. This farm has road on 2 sides. This farm has a corn base only of 77 acres with a PLC yield of 197bu. This farm is classified as NHEL. The predominant soil types include: 310B2-Galva, 91B-Primghar, 31-Afton, 310B, C2-Galva. The average CSR1 is 67.7. The average CSR2 is 90.4. This is a powerful offering of Sioux County, IA farmland! This is one of those farms that you can be proud to own! With 1/2 mile rows, excellent soil ratings and a fantastic location this farm offers everything you look for when buying farmland! With the purchase of a high quality farm such as this, the future generations of your family will look back and say THANK YOU to you for having the excellent foresight to purchase such a high quality tract of farmland! Establish your families legacy by purchasing this tract of land!

Method of sale: Auction will be held at the site of the farmland. Farmland will be sold with the final bid price x the gross surveyed acres. Auction will be held at the site of the farmland.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,486.00 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 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 which will be on or before December 18, 2023. Buyer shall receive a clear and merchantable title to the property on closing day. This farms 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. 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. **Brian Van Engen—Attorney for sellers.**

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Location: From the intersection of HWY 10 and HWY 75 (Million Dollar Corner) South of Sioux Center, IA go West on HWY 10 for 3 miles to Garfield Ave. then go North on Garfield Ave for 1 mile to the farm

Or from Ireton, IA go North on Eagle Ave for 1 1/4 mile to HWY 10 then go East on HWY 10 for 4 miles to Garfield Ave. then go 1 mile North on Garfield Ave. Farm is located in the Northeast corner of the intersection of Garfield Ave and 440th St.

CENTER TWP

LAND OWNER

R 46 W
JOINS PLATO TWP

T 95 N

DOVE AVE 2300	EAGLE AVE 2400	ELMWOOD AVE 2500	FIG AVE 2600	FIR AVE 2700	GARFIELD AVE 2800	GOLDFINCH AVE 2900
1 Willard Haverhals Trust 179.64	6 Nora Haverhals-Boht Trust 156.97	4 P&O Vonk Family Farms LLC 75.30	4 Loren Van Regenmortel Land LLP 116	3 Gary & Deanna DenHerder 97.71	2 Wilmer Hulstein Trust 143	1 Darwin & Lorraine Post Trust 61.95
2 Warren Gradert 138.93	7 Ward Taylor Trust 152.71	5 Eugene Vonk Trust 146.60	5 Donald & Arnola Wynia 154.99	3 Debra & Barry DeVooy Family Trust 116	2 Janel DenHerder Trust 116.03	2 Wayne DeWeerd 63.63
3 Chantelle Baal 136.22	8 Loren Van Regenmortel Land LLP 154.98	6 Donna Vonk Trust LE etal 154.09	6 Brian & Sheila Davelaar 155.36	4 Keith Kooi 37.69	3 Marlin Altona Trust 229.89	3 Wayne & Pamela Koon 70.22
4 Vivian Bullman LE etal 38.11	9 Blue Earth Lodging, LLC 281.10	7 Mark & Kathy Sneller Trust 224.62	7 James & Marianne Sjaarda 148.48	5 John & Marys DeGroot 114.65	4 Gerald Frankan Trust 114.93	4 Wayne & Pamela Koon 70.22
5 A & N Farms 68.82	10 James & Donna VanBerkel Trust 73.02	8 Mark & Kathy Sneller Trust 224.62	8 Mark & Joan Wiernann 74.35	6 Gerald Frankan Trust 114.65	5 Arthur & Marlene Frankan Trust 116.33	5 Wayne & Pamela Koon 70.22
6 Eugene VanBerkel Trust etal 210.76	11 Douglas VanMeesteren Trust etal 146	9 Dennis Struck 149.91	9 Raak Farms Inc. 115.45	7 Margaret Feekes Trust 96.60	6 Golden Oaks Inc. 153.47	6 Wayne & Pamela Koon 70.22
7 Marsha Driggers Trust 119.41	12 Wilhelmina Vandekerk 28.22	10 James & Marianne Sjaarda 156	10 Vernon & Lois Raak Trust 79	8 Alfred & Evelyn DeVries 117	7 Arnold Punt Sr. Trust 190.50	7 Wayne & Pamela Koon 70.22
8 Ronald & Nancy Vos 131.54	13 Lorraine Wells Trust 131.22	11 James & Marianne Sjaarda 156	11 Raak Farms Inc. 115.45	9 Paul & Elaine DeJong 146.50	8 Leroy & Esther Altona Trust 117	8 Wayne & Pamela Koon 70.22
9 John & Carol Westra 187.91	14 Lorraine Wells Trust 131.22	12 Lorraine Wells Trust 131.22	12 Raak Farms Inc. 115.45	10 Duane & Shelley Postma 148.52	9 Donna Naimol Trust 110.80	9 Wayne & Pamela Koon 70.22
	15 Lorraine Wells Trust 131.22	13 Lorraine Wells Trust 131.22	13 Raak Farms Inc. 115.45	11 Duane & Shelley Postma 148.52	10 Donna Naimol Trust 110.80	10 Wayne & Pamela Koon 70.22
	16 Lorraine Wells Trust 131.22	14 Lorraine Wells Trust 131.22	14 Raak Farms Inc. 115.45	12 Duane & Shelley Postma 148.52	11 Donna Naimol Trust 110.80	11 Wayne & Pamela Koon 70.22
	17 Lorraine Wells Trust 131.22	15 Lorraine Wells Trust 131.22	15 Raak Farms Inc. 115.45	13 Duane & Shelley Postma 148.52	12 Donna Naimol Trust 110.80	12 Wayne & Pamela Koon 70.22
	18 Lorraine Wells Trust 131.22	16 Lorraine Wells Trust 131.22	16 Raak Farms Inc. 115.45	14 Duane & Shelley Postma 148.52	13 Donna Naimol Trust 110.80	13 Wayne & Pamela Koon 70.22
	19 Lorraine Wells Trust 131.22	17 Lorraine Wells Trust 131.22	17 Raak Farms Inc. 115.45	15 Duane & Shelley Postma 148.52	14 Donna Naimol Trust 110.80	14 Wayne & Pamela Koon 70.22
	20 Lorraine Wells Trust 131.22	18 Lorraine Wells Trust 131.22	18 Raak Farms Inc. 115.45	16 Duane & Shelley Postma 148.52	15 Donna Naimol Trust 110.80	15 Wayne & Pamela Koon 70.22
	21 Lorraine Wells Trust 131.22	19 Lorraine Wells Trust 131.22	19 Raak Farms Inc. 115.45	17 Duane & Shelley Postma 148.52	16 Donna Naimol Trust 110.80	16 Wayne & Pamela Koon 70.22
	22 Lorraine Wells Trust 131.22	20 Lorraine Wells Trust 131.22	20 Raak Farms Inc. 115.45	18 Duane & Shelley Postma 148.52	17 Donna Naimol Trust 110.80	17 Wayne & Pamela Koon 70.22
	23 Lorraine Wells Trust 131.22	21 Lorraine Wells Trust 131.22	21 Raak Farms Inc. 115.45	19 Duane & Shelley Postma 148.52	18 Donna Naimol Trust 110.80	18 Wayne & Pamela Koon 70.22
	24 Lorraine Wells Trust 131.22	22 Lorraine Wells Trust 131.22	22 Raak Farms Inc. 115.45	20 Duane & Shelley Postma 148.52	19 Donna Naimol Trust 110.80	19 Wayne & Pamela Koon 70.22
	25 Lorraine Wells Trust 131.22	23 Lorraine Wells Trust 131.22	23 Raak Farms Inc. 115.45	21 Duane & Shelley Postma 148.52	20 Donna Naimol Trust 110.80	20 Wayne & Pamela Koon 70.22
	26 Lorraine Wells Trust 131.22	24 Lorraine Wells Trust 131.22	24 Raak Farms Inc. 115.45	22 Duane & Shelley Postma 148.52	21 Donna Naimol Trust 110.80	21 Wayne & Pamela Koon 70.22
	27 Lorraine Wells Trust 131.22	25 Lorraine Wells Trust 131.22	25 Raak Farms Inc. 115.45	23 Duane & Shelley Postma 148.52	22 Donna Naimol Trust 110.80	22 Wayne & Pamela Koon 70.22
	28 Lorraine Wells Trust 131.22	26 Lorraine Wells Trust 131.22	26 Raak Farms Inc. 115.45	24 Duane & Shelley Postma 148.52	23 Donna Naimol Trust 110.80	23 Wayne & Pamela Koon 70.22
	29 Lorraine Wells Trust 131.22	27 Lorraine Wells Trust 131.22	27 Raak Farms Inc. 115.45	25 Duane & Shelley Postma 148.52	24 Donna Naimol Trust 110.80	24 Wayne & Pamela Koon 70.22
	30 Lorraine Wells Trust 131.22	28 Lorraine Wells Trust 131.22	28 Raak Farms Inc. 115.45	26 Duane & Shelley Postma 148.52	25 Donna Naimol Trust 110.80	25 Wayne & Pamela Koon 70.22
	31 Lorraine Wells Trust 131.22	29 Lorraine Wells Trust 131.22	29 Raak Farms Inc. 115.45	27 Duane & Shelley Postma 148.52	26 Donna Naimol Trust 110.80	26 Wayne & Pamela Koon 70.22
	32 Lorraine Wells Trust 131.22	30 Lorraine Wells Trust 131.22	30 Raak Farms Inc. 115.45	28 Duane & Shelley Postma 148.52	27 Donna Naimol Trust 110.80	27 Wayne & Pamela Koon 70.22
	33 Lorraine Wells Trust 131.22	31 Lorraine Wells Trust 131.22	31 Raak Farms Inc. 115.45	29 Duane & Shelley Postma 148.52	28 Donna Naimol Trust 110.80	28 Wayne & Pamela Koon 70.22
	34 Lorraine Wells Trust 131.22	32 Lorraine Wells Trust 131.22	32 Raak Farms Inc. 115.45	30 Duane & Shelley Postma 148.52	29 Donna Naimol Trust 110.80	29 Wayne & Pamela Koon 70.22
	35 Lorraine Wells Trust 131.22	33 Lorraine Wells Trust 131.22	33 Raak Farms Inc. 115.45	31 Duane & Shelley Postma 148.52	30 Donna Naimol Trust 110.80	30 Wayne & Pamela Koon 70.22
	36 Lorraine Wells Trust 131.22	34 Lorraine Wells Trust 131.22	34 Raak Farms Inc. 115.45	32 Duane & Shelley Postma 148.52	31 Donna Naimol Trust 110.80	31 Wayne & Pamela Koon 70.22
	37 Lorraine Wells Trust 131.22	35 Lorraine Wells Trust 131.22	35 Raak Farms Inc. 115.45	33 Duane & Shelley Postma 148.52	32 Donna Naimol Trust 110.80	32 Wayne & Pamela Koon 70.22
	38 Lorraine Wells Trust 131.22	36 Lorraine Wells Trust 131.22	36 Raak Farms Inc. 115.45	34 Duane & Shelley Postma 148.52	33 Donna Naimol Trust 110.80	33 Wayne & Pamela Koon 70.22
	39 Lorraine Wells Trust 131.22	37 Lorraine Wells Trust 131.22	37 Raak Farms Inc. 115.45	35 Duane & Shelley Postma 148.52	34 Donna Naimol Trust 110.80	34 Wayne & Pamela Koon 70.22
	40 Lorraine Wells Trust 131.22	38 Lorraine Wells Trust 131.22	38 Raak Farms Inc. 115.45	36 Duane & Shelley Postma 148.52	35 Donna Naimol Trust 110.80	35 Wayne & Pamela Koon 70.22
	41 Lorraine Wells Trust 131.22	39 Lorraine Wells Trust 131.22	39 Raak Farms Inc. 115.45	37 Duane & Shelley Postma 148.52	36 Donna Naimol Trust 110.80	36 Wayne & Pamela Koon 70.22
	42 Lorraine Wells Trust 131.22	40 Lorraine Wells Trust 131.22	40 Raak Farms Inc. 115.45	38 Duane & Shelley Postma 148.52	37 Donna Naimol Trust 110.80	37 Wayne & Pamela Koon 70.22
	43 Lorraine Wells Trust 131.22	41 Lorraine Wells Trust 131.22	41 Raak Farms Inc. 115.45	39 Duane & Shelley Postma 148.52	38 Donna Naimol Trust 110.80	38 Wayne & Pamela Koon 70.22
	44 Lorraine Wells Trust 131.22	42 Lorraine Wells Trust 131.22	42 Raak Farms Inc. 115.45	40 Duane & Shelley Postma 148.52	39 Donna Naimol Trust 110.80	39 Wayne & Pamela Koon 70.22
	45 Lorraine Wells Trust 131.22	43 Lorraine Wells Trust 131.22	43 Raak Farms Inc. 115.45	41 Duane & Shelley Postma 148.52	40 Donna Naimol Trust 110.80	40 Wayne & Pamela Koon 70.22

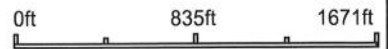
- Small Tracts**
- Section 1 A Jeffrey DeWeerd - 13.80
 - B Kent & Sylvia Pruismann Trust - 7.35
 - C Duane & Janet Bajema Trust - 5.29
 - D Gary & Deanna DenHerder - 11.39
 - E J & M Hog Inc. - 17.38
 - F James & Erica Vonk - 9.40
 - G Loren Van Regenmortel Land LLLP - 28.22
 - H Community First Broadcasting, LLC - 7.71
 - Section 6 I Peter & Jody Haverhals - 15.16
 - Section 9 J Edward Ymker - 5.21
 - K Jacob Dibbet Jr. Trust - 19.50
 - Section 10 L Arie & Helen Byl - 9.45
 - M Bruce & Phyllis Hooyer - 6.16
 - Section 11 N Wayne Klein - 6.78
 - O John & Elaine Fuoss - 5.11
 - Section 12 P Robert & Suzanne DenHerder - 5.24
 - Q Robert & Suzanne DenHerder - 30.67
 - R Michael & Kara Donlin - 8.33
 - Section 13 S Robert & Deanna Wynia - 5
 - Section 14 T Roger & Linda Feekes - 18.86
 - U Benjamin & Alison Obbink - 17.89
 - Section 16 V Scott & Laci Varilek - 10.38
 - W Dykshorn Holsteins Inc. - 24.18
 - Section 17 X Dykshorn Holsteins Inc. etal - 5.65
 - Y Sioux County - 17.55
 - Z Wesley & Deanna Foreman - 5.04
 - Section 18 AA Betty VanWyk - 7.23
 - Section 19 AB Dean Dekkers - 8.20
 - AC Randall & Karen VanBeek - 11.08
 - Section 20 AD Mark Rens - 10.36
 - AE Alvin & Kelly VanEngen - 33.91
 - Section 21 AF Dussin & Tina TerHorst - 5.06
 - Section 22 AG Clint Raak - 19
 - AH Brian & Michelle Denken - 5.36
 - AI Nelson & Deborah Wynia - 9.70
 - Section 23 AJ Margaret Feekes LE etal - 17.87
 - AK Rodney & Dawn Zomermaand - 9.23
 - Section 24 AL Arthur & Marlene Frankan - 31.59
 - AM Donald & Margery Schley - 7.41
 - AN B.K. Tucker, LLC - 25
 - Section 25 AO Alan & Cheryl Sandbulte - 6.45
 - AP Henrich & Marilyn Kraayenbrink - 31.55
 - AQ Thomas & Oriana Rus - 12.80
 - Section 26 AR Dennis & Elaine Zomermaand - 9.50
 - Section 27 AS Michael & Renae Calkhoven - 6.11
 - AT Ronald & Wanda VanRavenswaay - 32.56
 - AU Joel & Laura Hirschman - 5.36
 - Section 28 AV Jonathan & Eileen Butler - 6.36
 - AW Roger Fedders Trust - 6.33
 - Section 29 AX Noah & Anna Fedders - 19.54
 - AY Mark & Julia Wells - 19.24
 - Section 30 BA Anden Taylor - 7.15
 - BB Paula Koller - 20.19
 - Section 32 BC Mark & Julia Wells - 19.24
 - BD Terry & Linda Mulder - 6.64
 - Section 34 BE James & Angela Dekkers - 7.48
 - BF Carl & Josh VanZweden - 11.18
 - BG Jacob & Trena VanWyk - 9.80
 - Section 35 BH Vernon Beernink Trust - 8.50
 - Section 36 BI Merle Wynia - 15.64
 - BJ Alfredo Martinez & Delia Anzua - 5.21

SIoux COUNTY, IA

Aerial Map



Boundary Center: 43° 0' 55.88, -96° 13' 52.94



Maps Provided By:



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25-95N-46W
Sioux County
Iowa

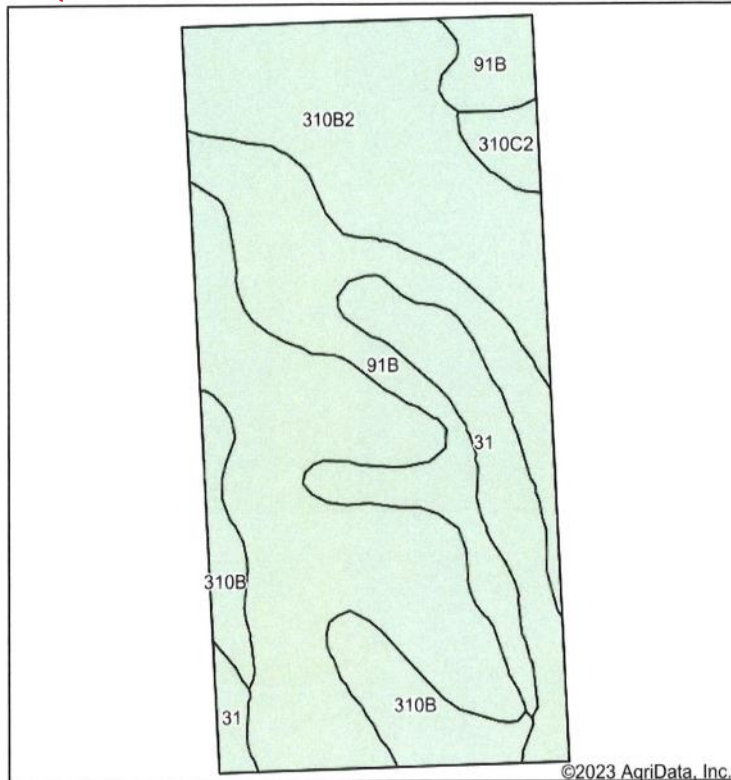


8/15/2023

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



Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **25-95N-46W**
 Township: **Center**
 Acres: **80**
 Date: **8/15/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: IA167, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	43.49	54.4%	Ile	90	65	67	
91B	Primghar silty clay loam, 2 to 5 percent slopes	19.16	24.0%	Ile	95	75	78	
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	8.86	11.1%	IIw	80	69	67	
310B	Galva silty clay loam, 2 to 5 percent slopes	6.93	8.7%	Ile	95	67	75	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	1.56	2.0%	IIle	84	51	65	
Weighted Average					2.02	90.4	67.7	*n 70.3

**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
- Wetland Determination
- Iowa Roads

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

Tract Cropland Total: 77.28 acres

2023 Program Year

Map Created May 02, 2023

Farm 3982

Tract 37482

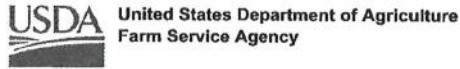
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IOWA
SIOUX
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.



Abbreviated 156 Farm Record

FARM : 3982
Prepared : 8/1/23 10:05 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	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
77.28	77.28	77.28	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	77.28	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	77.00	0.00	197	0
TOTAL	77.00	0.00		

NOTES

Tract Number : 37482
Description : W2 SW4 SEC 25 CENTER
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 : Wetland determinations not complete
WL Violations : None
Owners : KATHLEEN M ALTENA
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.28	77.28	77.28	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	77.28	0.00	0.00	0.00	0.00	0.00

IOWA
 SIOUX
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 3982
 Prepared : 8/1/23 10:05 AM CST
 Crop Year : 2023

Abbreviated 156 Farm Record

Tract 37482 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	77.00	0.00	197
TOTAL	77.00	0.00	

NOTES

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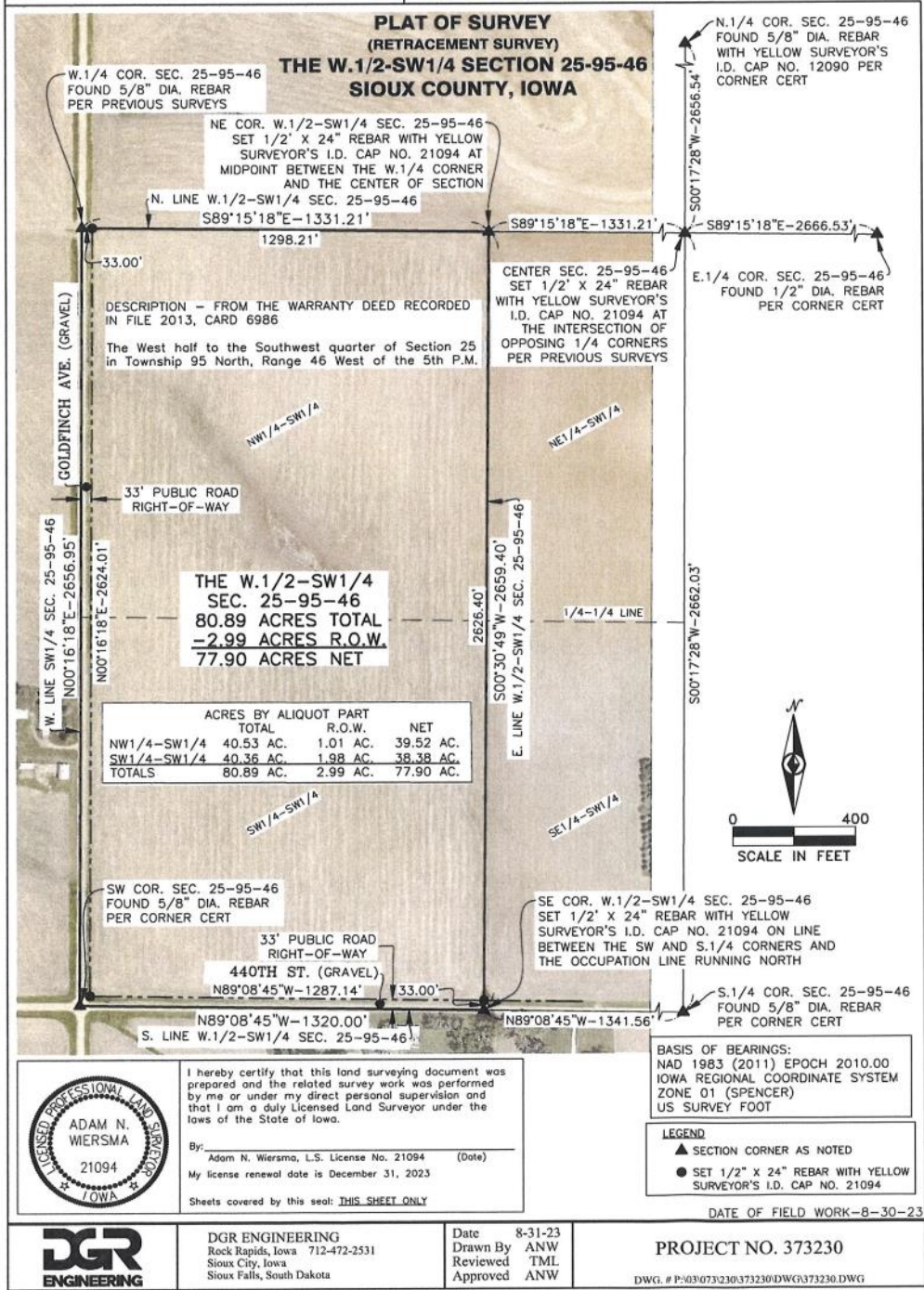
REVIEW DRAFT
8-31-23

LOCATION:
SW1/4 SEC. 25-95-46

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-REALTOR

CURRENT PROPRIETOR: KATHLEEN M. ALTENA REV. TRUST



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

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

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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