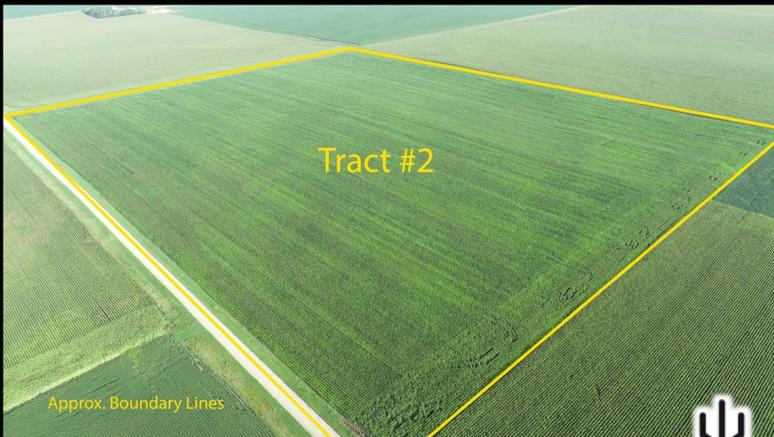
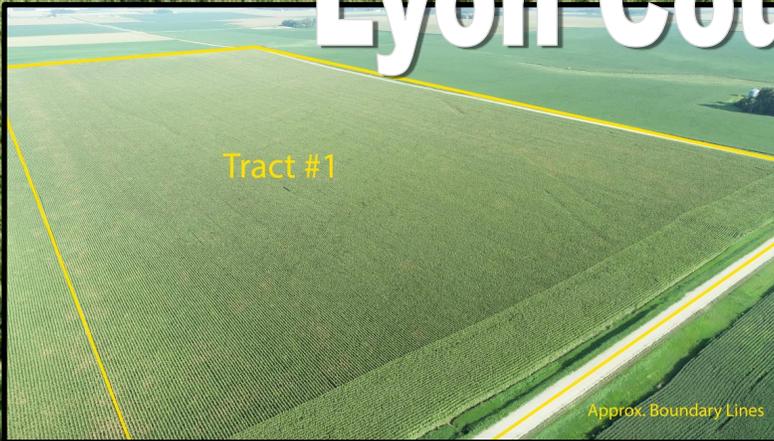


**ZOMER COMPANY**  
REALTY & AUCTION

**LIVE PUBLIC**

# Land Auction

**Lyon County, IA**



**Liberal TWP**

**2 Tracts**

**November 17, 2023**

**@ 10:30 A.M.**

**EUGENE & WANDA SNUTTJER**

Zomer Company | [Zomercompany.com](http://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

**Auctioneer's Note: The Zomer Company is honored to represent Eugene & Wanda in offering these two high quality tracts of farmland for sale at auction! Farmland in Liberal TWP in Lyon County, IA is considered to be some of the best farmland in Lyon County, IA! Do not pass up the opportunity to purchase one or both of these two fantastic farms! Watch [zomercompany.com](http://zomercompany.com) in case of inclement weather!**

**Tract 1 Location:** From George, IA go North on Kennedy Ave for 1 Mile to 200th St then go 1 3/4 miles West on 200th St. to Tract 1. Tract 1 is in the Northeast corner of Jay Ave and 200th St.

**Tract 2 Location:** From George, IA go North on Kennedy Ave for 2 Miles to 190th St then go 1 3/4 miles West on 190th St. to Tract 2. Tract 2 is on the South Side of 190th St.

**Auction of both of the tracts will be held at Tract 1.**



**Abbreviated Legal Description of Tract 1: The South 50 acres of the S1/2 of the SW1/4 of Section 27, TWP 99N, Range 44W, Lyon County, IA.** Sold subject to public roads and easements of record.

**General description of Tract 1:** According to the recent survey, this property contains 50.01+/- gross acres. According to FSA/Survey, this farm contains approx. 47.41+/- tillable acres. This farm is classified as NHEL. The predominant soil types include: 310B, B2-Galva, 77B-Sac, 91B-Primghar, 92-Marcus. The average **CSR2 is 94.4 and the average CSR1 is 66.4**. This farm has a corn base of 38.80 acres with a PLC yield of 186bu and a soybean base of 5.43 acres with a PLC yield of 55bu. If you are looking to add a high quality Lyon County, IA farm to your operation or if you are looking for a great investment property then be sure to check this farm out today! Land long term has proven itself to be a fantastic investment! Start planning for your families future today by making plans to purchase this quality tract of land which may not be available again to purchase in your lifetime!! Land in Liberal TWP in Lyon County, IA is well known to be some of the best farmland in Lyon County! Make plans today to attend this auction!

**Abbreviated Legal Description of Tract 2: A part of the N1/2 of the NW1/4 of Section 27, TWP 99N, Range 44W, Lyon County, IA as shown by plat of survey.** Sold subject to public roads and easements of record.

**General description of Tract 2:** According to the recent survey, this property contains 49.60+/- gross acres. According to FSA/Survey, this farm contains approx. 48.36+/- tillable acres. This farm is classified as NHEL. The predominant soil types include: 310B-Galva, 91, B-Primghar, P733-Calco. The average **CSR2 is 95.4 and the average CSR1 is 67.7**. This farm has a corn base of 40.24 acres with a PLC yield of 186bu and a soybean base of 5.63 acres with a PLC yield of 55bu. If you are looking to add a high quality Lyon County, IA farm to your operation or if you are looking for a great investment property then be sure to check this farm out today! Land long term has proven itself to be a fantastic investment! Start planning for your families future today by making plans to purchase this quality tract of land which may not be available again to purchase in your lifetime!! Land in Liberal TWP in Lyon County, IA is well known to be some of the best farmland in Lyon County! Make plans today to attend this auction!

**Method of sale:** Farms will be sold with the final bid price x the gross surveyed acres. These farms will be surveyed and the final sale price will be based on the gross surveyed acres. Auction will be held at the site of Tract 1. Farms will be sold in the choice method with the top bidder of the round of choice having the option to select the tract of their choice. The top bidder of choice may only select one of the tracts. Whichever tract is remaining after the round of choice will then be sold. Tracts will not be combined and once sold will remain sold.

**Taxes:** The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$1,576.00 per year on Tract 1 and approx. \$1,636.00 per year on Tract 2. Seller will pay the 2023 taxes which are due and payable in March and Sept of 2024.

**Possession:** Possession of these farms 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 on or before January 12, 2024, when the buyer shall receive a clear and merchantable title to the property. These farms are 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. 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. **Paul Kippley —Attorney for seller**

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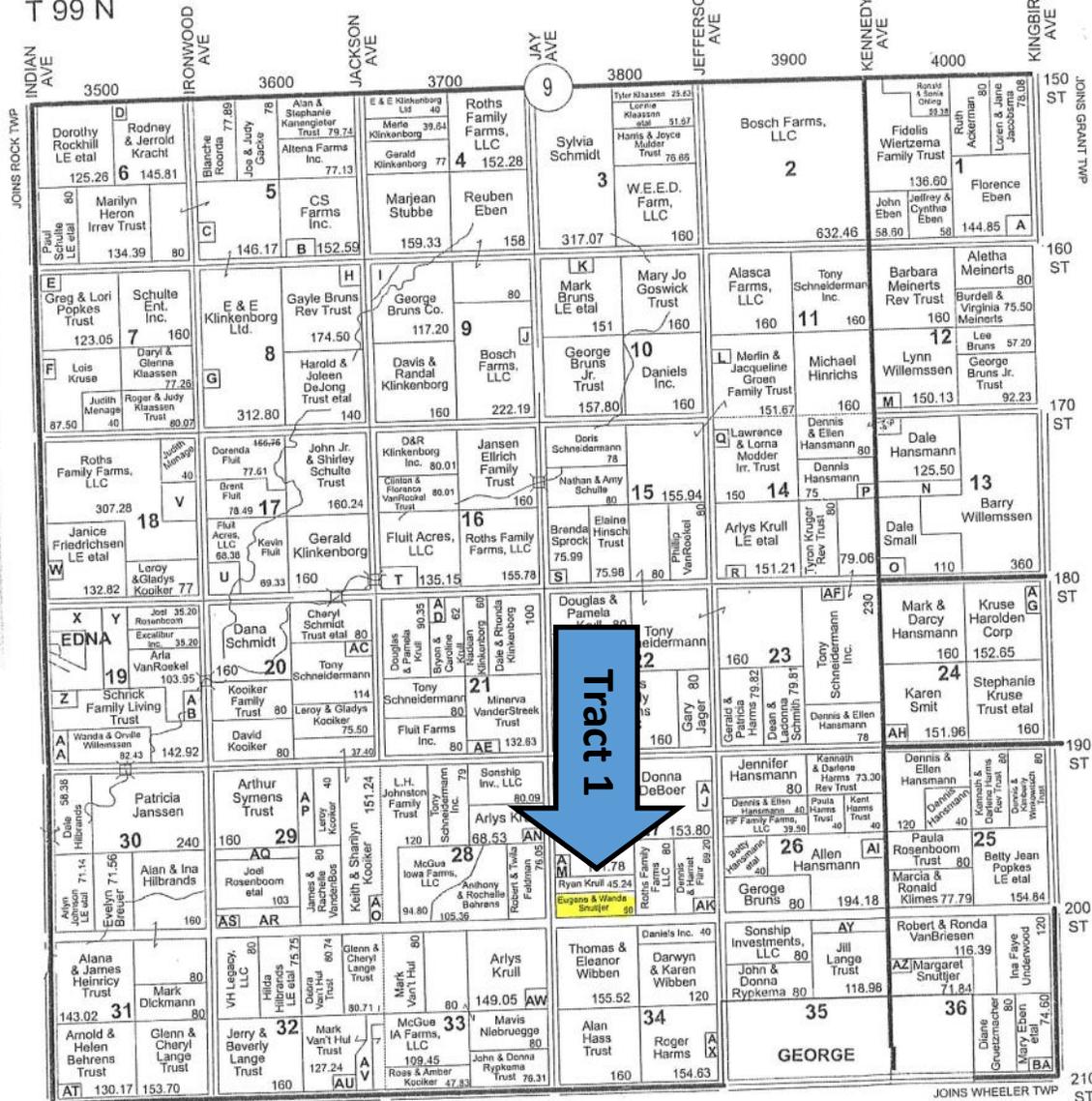
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# LIBERAL TWP

## LAND OWNER

R 44 W  
JOINS MIDLAND TWP

T 99 N



**Small Tracts**

- Section 1 A Jeffrey & Cynthia Eben - 11.12
- Section 5 B Byron & Sharon Maassen - 6.94
- Section 6 C Gerald & Davis Klinkenborg - 13.83
- Section 7 D RAK Farm Inc. - 9.55
- Section 7 E Chad & Teresa Hoogendoorn - 12.51
- Section 7 F Rodney & Justin Fastert - 8.78
- Section 8 G Randal Klinkenborg - 7.20
- Section 8 H Barbara Meinerts Rev Trust - 5.50
- Section 9 I Barbara Meinerts Rev Trust - 4.0
- Section 9 J James & Cleone Kruse - 14.80
- Section 10 K George Bruns - 9
- Section 11 L Mark & Kayla Mulder - 7.98
- Section 12 M Barry & Lynn Willemssen - 9.81
- Section 13 N Dale & Jennifer Hansmann - 18
- Section 13 O George-Little Rock Community School - 5
- Section 14 P Dennis & Ellen Hansman - 5
- Section 14 Q Darwin & Shella Klaassen - 10
- Section 14 R Reid & April Krull - 5.84
- Section 15 S Andrew & Amanda Sprock - 7.96

- Section 16 T Brent & Dorenda Fluit - 24.61
- Section 17 U Devon & Trina Fluit - 22.49
- Section 18 V Dennis & Sandra Sprock - 33
- Section 18 W John & Janet Friedrichsen - 5.74
- Section 19 X Brent & Dorenda Fluit - 53.67
- Section 19 Y Kevin Fluit - 53.67
- Section 19 Z Kyle & Jessica Schrick - 8.21
- Section 20 AA Wanda Willemssen - 30
- Section 20 AB Jeffrey DeYong - 24.60
- Section 20 AC Lloyd & Delores Krull - 6
- Section 21 AD Douglas & Pamela Krull - 6.67
- Section 21 AE Christopher & Tasha Mow - 27.41
- Section 23 AF Debra Hambrook - 9.49
- Section 24 AG Joshua Eben - 7.35
- Section 26 AH Christopher Hansmann - 8.04
- Section 26 AI Blair & Jennifer Hansmann - 6.39
- Section 27 AJ Mitchell & Huss Excavation Inc. - 5.77
- Section 27 AK Julie Fiihr - 10.80

- Section 27 AL Robert & Ronda VanBriesen Trustees - 30.38
- Section 27 AM Nicole Koelle - 10.58
- Section 28 AN Ryan & Deanna Krull - 11
- Section 29 AO Todd Steenhoven - 8.75
- Section 29 AP Roger & Janelle Kooiker - 40
- Section 29 AQ Paula Rosenboom - 23
- Section 29 AR Excalibur Inc. - 24.55
- Section 29 AS Dean Rosenboom - 9.46
- Section 31 AT Curtis & Iva Behrens - 10.17
- Section 32 AU Craig & Dannelle Goerdes - 5.44
- Section 32 AV Nolan Hilbrands - 27.12
- Section 33 AW Koray & Valerie Krull - 10.91
- Section 34 AX Laura Ohling - 5.09
- Section 35 AY Jason & Karen VanBriesen - 6.13
- Section 36 AZ Norman & Eileen Krull - 9.02
- Section 36 BA Rocky Schlichter - 5.19

LYON COUNTY, IA



Aerial Map



©2023 AgriData, Inc.

Boundary Center: 43° 21' 41.75, -96° 1' 59.1



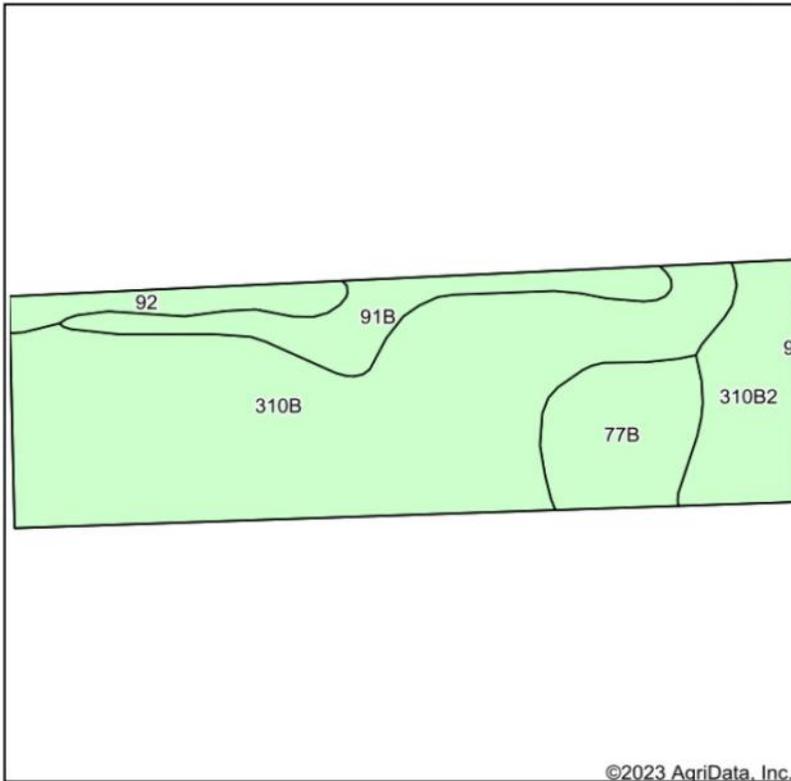
27-99N-44W  
Lyon County  
Iowa



9/13/2023

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

### Soils Map



State: **Iowa**  
 County: **Lyon**  
 Location: **27-99N-44W**  
 Township: **Liberal**  
 Acres: **50**  
 Date: **9/13/2023**



Soils data provided by USDA and NRCS.

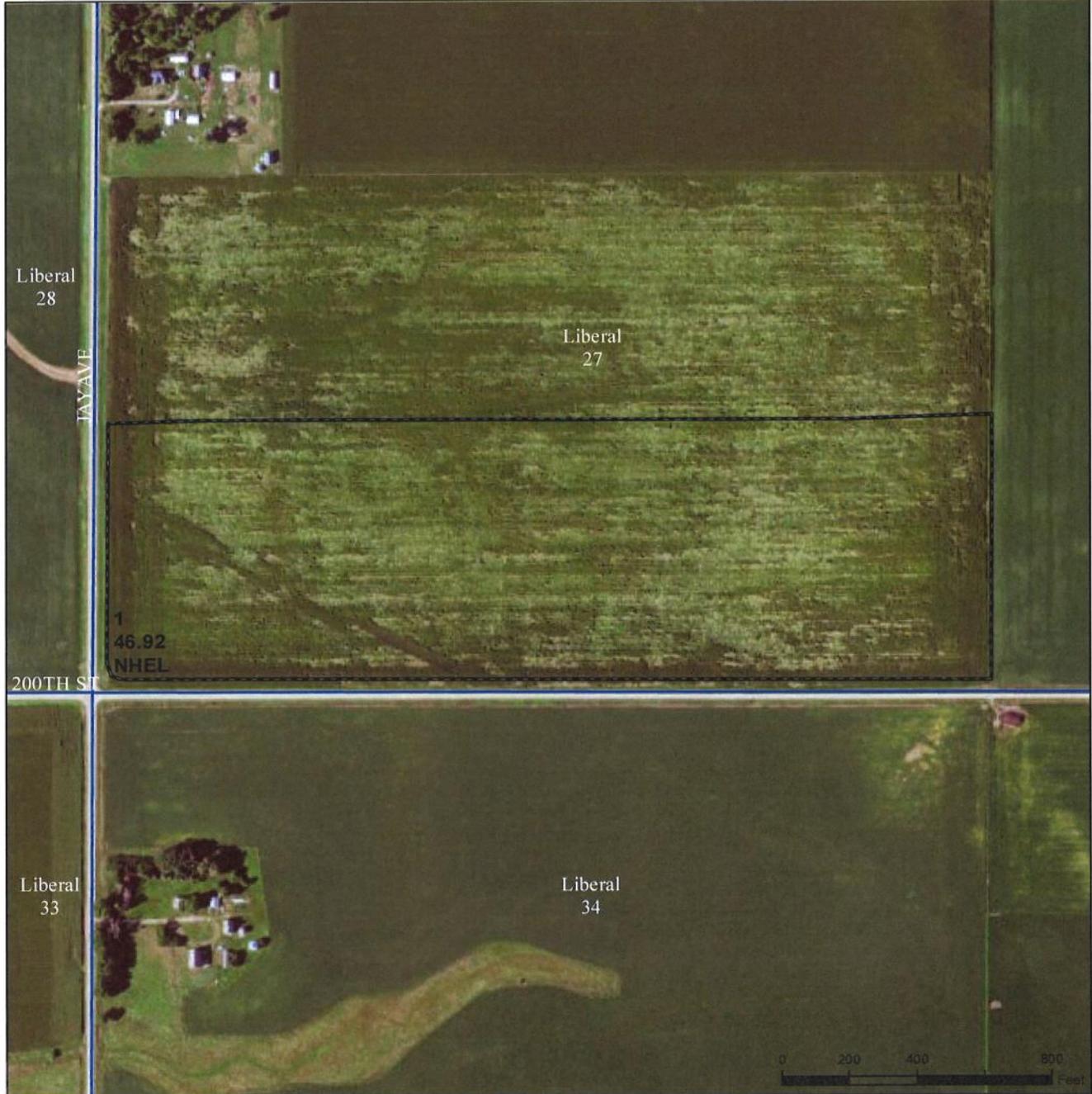
Area Symbol: IA119, Soil Area Version: 31

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	30.97	61.9%	Ile	95	66	75	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	5.88	11.8%	Ile	90	64	67	
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	5.64	11.3%	Ile	95	62	77	
91B	Primghar silty clay loam, 2 to 5 percent slopes	5.04	10.1%	Ile	95	74	78	
92	Marcus silty clay loam, 0 to 2 percent slopes	2.47	4.9%	Ilw	94	71	75	
<b>Weighted Average</b>					<b>2.00</b>	<b>94.4</b>	<b>66.4</b>	<b>*n 74.6</b>

\*\*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
- Cropland
- Tract Boundary
- Iowa Roads

**Wetland Determination Identifiers**

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

Tract Cropland Total: 46.92 acres

**2023 Program Year**

Map Created March 17, 2023

**Farm 6625**

**Tract 10639**

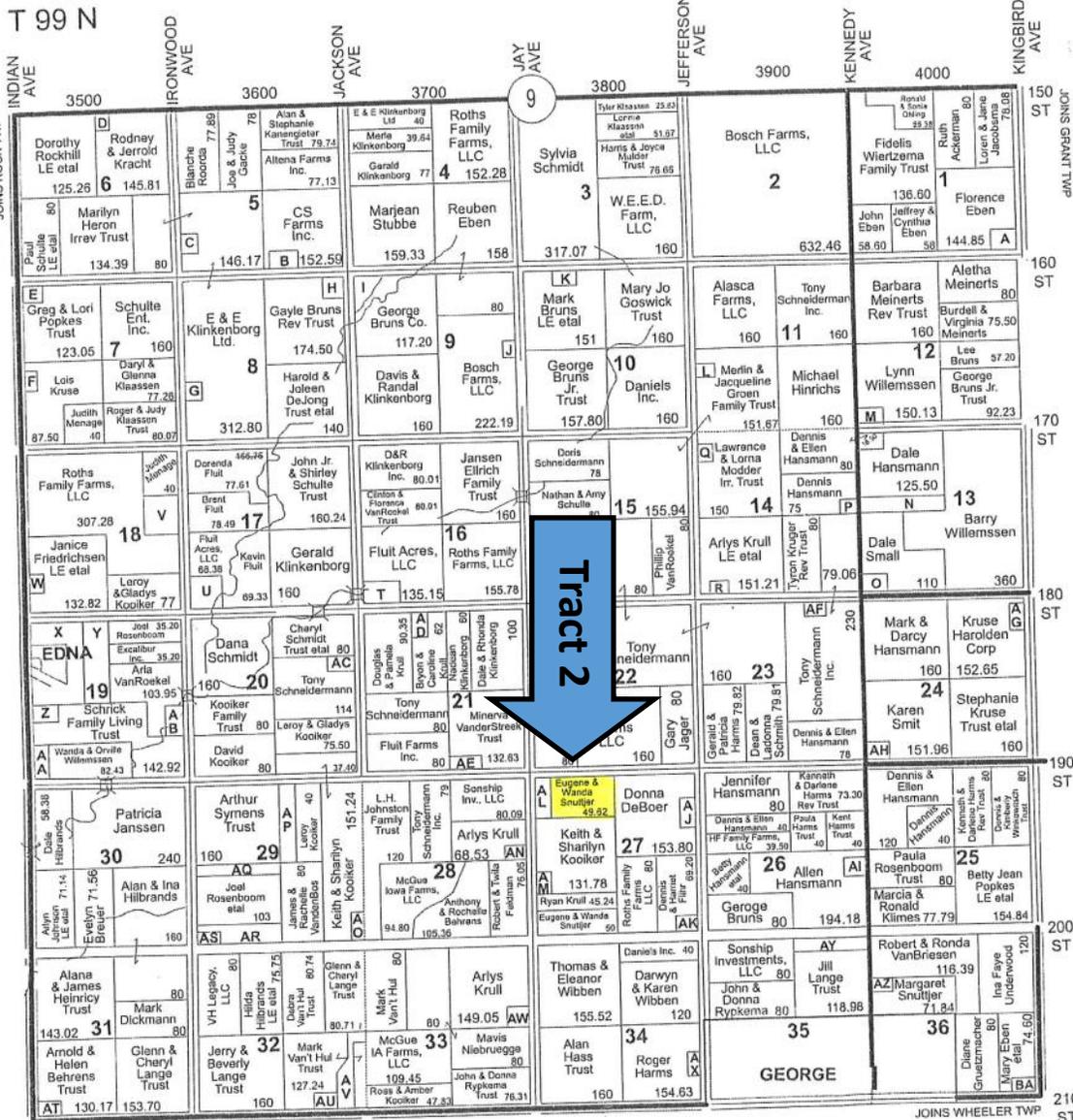
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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.

# LIBERAL TWP

## LAND OWNER

R 44 W  
JOINS MIDLAND TWP



LAND OWNER & RURAL RESIDENT MAPS

**Small Tracts**

- Section 1 A Jeffrey & Cynthia Eben - 11.12
- Section 5 B Byron & Sharon Maassen - 6.94
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- Section 35 AY Jason & Karen VanBriesen - 6.13
- Section 36 AZ Norman & Eileen Krull - 9.02
- Section 36 BA Rocky Schlichter - 5.19

JOINS WHEELER TWP

210 ST

190 ST

180 ST

170 ST

160 ST

150 ST

JOINS GRANT TWP

Aerial Map



Boundary Center: 43° 22' 23.11, -96° 1' 52

0ft 648ft 1297ft



**27-99N-44W**  
**Lyon County**  
**Iowa**



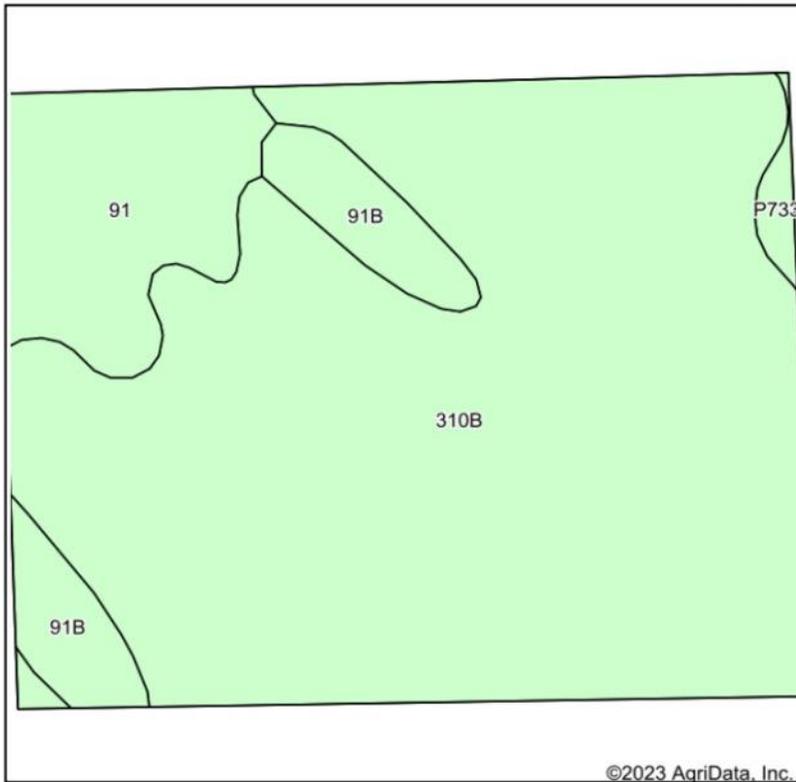
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING

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9/13/2023

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

### Soils Map



State: Iowa  
 County: Lyon  
 Location: 27-99N-44W  
 Township: Liberal  
 Acres: 50  
 Date: 9/13/2023



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



Soils data provided by USDA and NRCS.

Area Symbol: IA119, Soil Area Version: 31

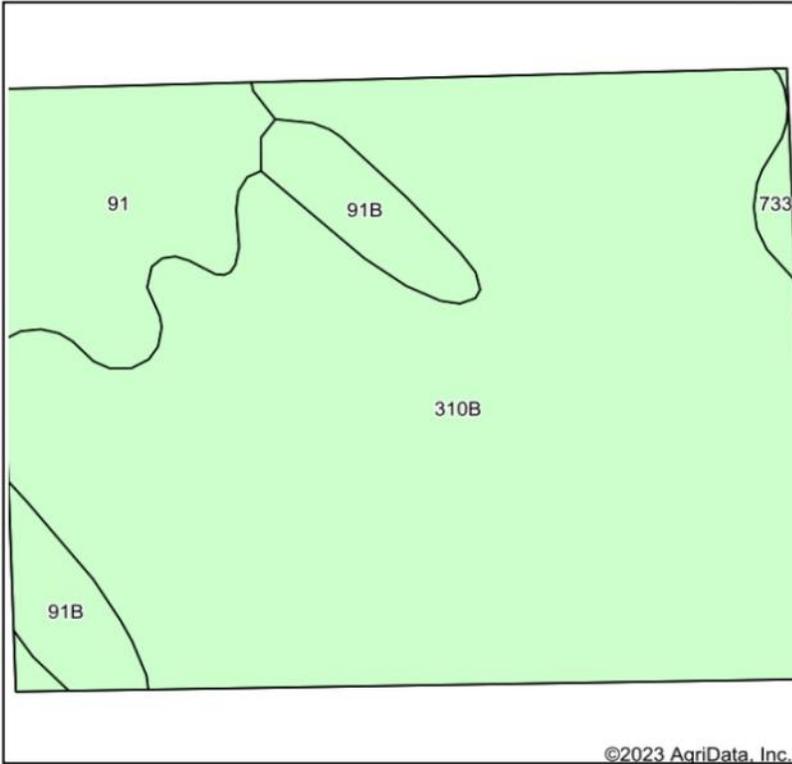
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B	Galva silty clay loam, 2 to 5 percent slopes	40.25	80.5%	Ile	95	66	75
91	Primghar silty clay loam, 0 to 2 percent slopes	5.97	11.9%	Iw	100	76	78
91B	Primghar silty clay loam, 2 to 5 percent slopes	3.33	6.7%	Ile	95	74	78
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.45	0.9%	Ilw	78		75
<b>Weighted Average</b>					<b>1.88</b>	<b>95.4</b>	<b>*n 75.6</b>

\*\*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.



**Soils Map**



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Lyon**  
 Location: **27-99N-44W**  
 Township: **Liberal**  
 Acres: **50**  
 Date: **9/13/2023**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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**Archived Soils Ending 1/21/2012**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	
310B	Galva silty clay loam, 2 to 5 percent slopes	40.20	80.4%	lle	66	8.9	5.1	175	3	92	5	46	
91	Primghar silty clay loam, 0 to 2 percent slopes	6.03	12.1%	lw	76	6.8	5.3	189	3.3	100	5.5	50	
91B	Primghar silty clay loam, 2 to 5 percent slopes	3.34	6.7%	lle	74	6.7	5.2	186	3.2	98	5.3	49	
733	Calco silty clay loam, 0 to 2 percent slopes	0.43	0.9%	llw	64	6.5	3.3	172	2.7	83	4.6	42	
<b>Weighted Average</b>					<b>1.88</b>	<b>67.7</b>	<b>8.5</b>	<b>5.1</b>	<b>177.4</b>	<b>3</b>	<b>93.3</b>	<b>5.1</b>	<b>46.6</b>

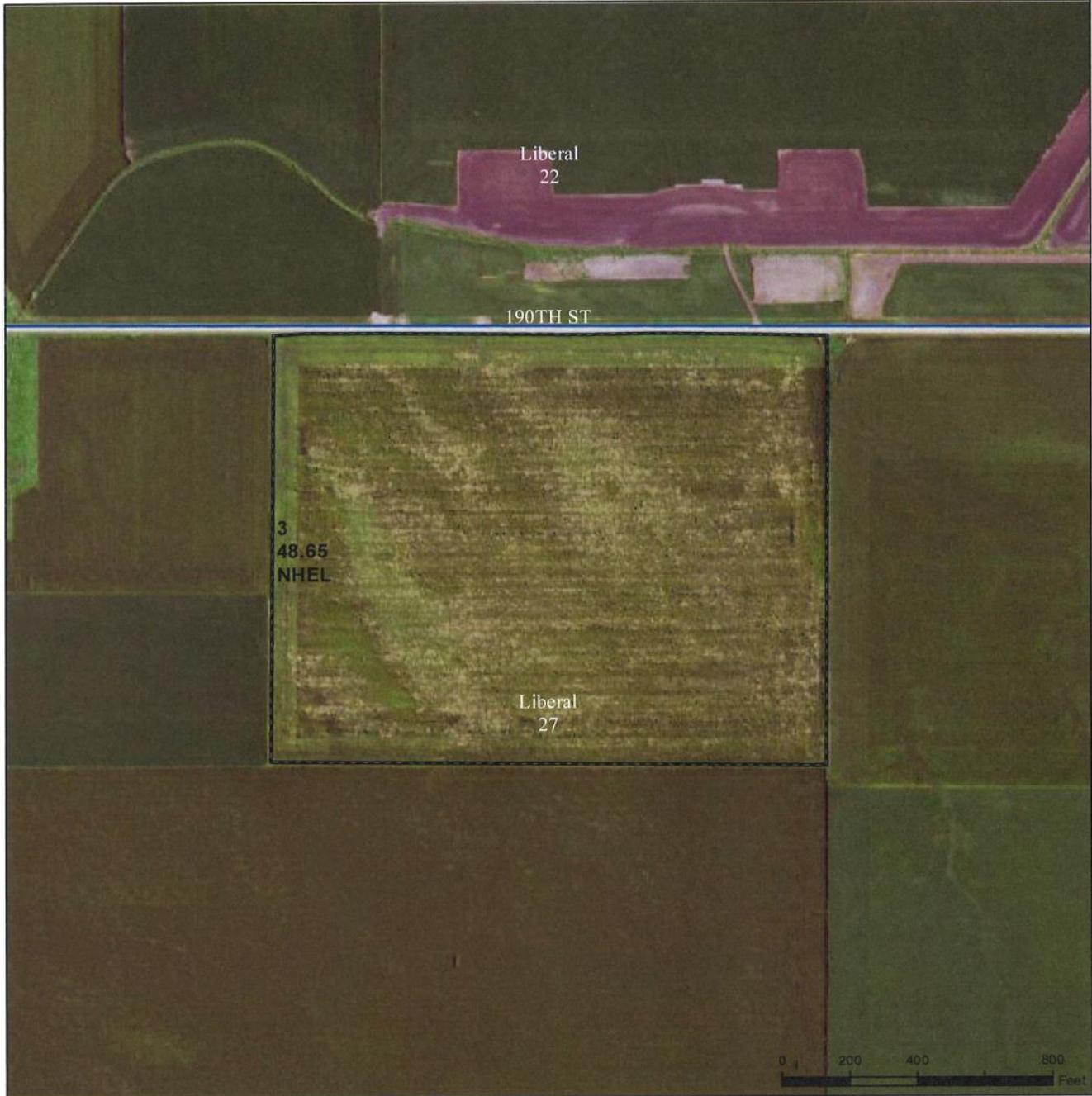
\*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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: 48.65 acres

2023 Program Year

Map Created March 17, 2023

Farm 6625

Tract 11100

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USDA is an equal opportunity provider, employer, and lender.



IOWA  
LYON  
Form: FSA-156EZ



FARM : 6625  
Prepared : 9/1/23 1:16 PM CST  
Crop Year : 2023

See Page 3 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

**Operator Name**

CRP Contract Number(s) : None  
Recon ID : 19-119-2007-258  
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
95.57	95.57	95.57	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	95.57	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	79.04	0.00	186	0
Soybeans	11.06	0.00	55	
<b>TOTAL</b>	<b>90.10</b>	<b>0.00</b>		

**NOTES**

**Tract Number** : 10639  
**Description** : S 50A SW4 SEC 27 LIBERAL TWP 99 44  
**FSA Physical Location** : IOWA/LYON  
**ANSI Physical Location** : IOWA/LYON  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : EUGENE SNUTTJER, WANDA SNUTTJER  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
46.92	46.92	46.92	0.00	0.00	0.00	0.00	0.0

IOWA  
LYON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6625  
Prepared : 9/1/23 1:16 PM CST  
Crop Year : 2023

Tract 10639 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	46.92	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	38.80	0.00	186
Soybeans	5.43	0.00	55
<b>TOTAL</b>	<b>44.23</b>	<b>0.00</b>	

NOTES

Tract Number : 11100

Description : E 49A N2 NW4 SEC 27 LIBERAL TWP 99 44  
 FSA Physical Location : IOWA/LYON  
 ANSI Physical Location : IOWA/LYON  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : EUGENE SNUTTJER, WANDA SNUTTJER  
 Other Producers : None  
 Recon ID : 19-119-2007-257

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
48.65	48.65	48.65	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	48.65	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	40.24	0.00	186
Soybeans	5.63	0.00	55
<b>TOTAL</b>	<b>45.87</b>	<b>0.00</b>	

NOTES

**50.01 +/- Acres**

Tract #1

Approx. Boundary Lines

**CSR2 - 94.4**

49.60 +/- Acres

Tract #2

Approx. Boundary Lines

CSR2 - 95.4

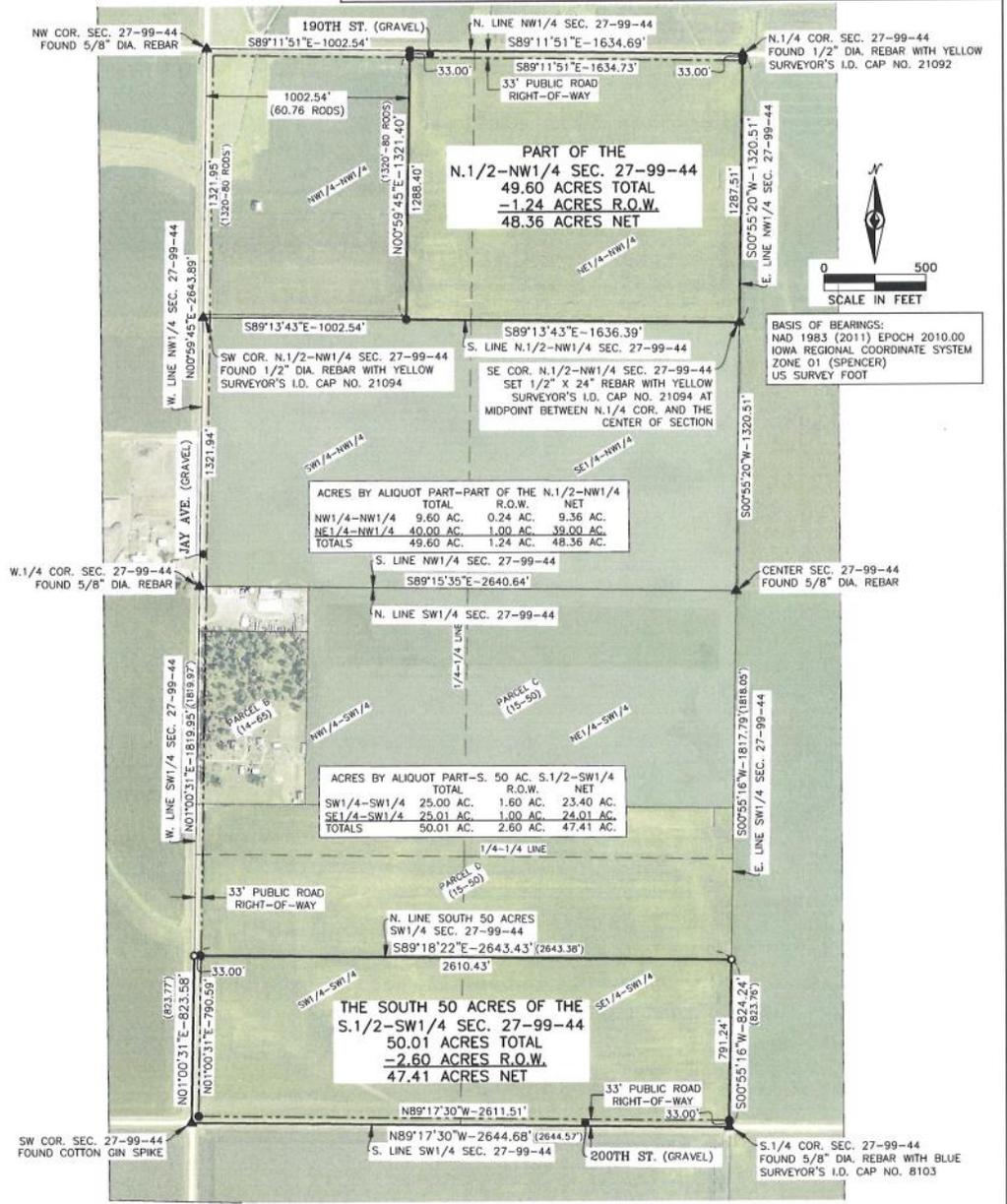
**PLAT OF SURVEY  
(RETRACEMENT SURVEY)  
PART OF THE N.1/2-NW1/4  
AND  
THE SOUTH 50 ACRES OF THE  
S.1/2-SW1/4 SECTION 27-99-44  
LYON COUNTY, IOWA**

LOCATION:  
W.1/2 SEC. 27-99-44

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

CURRENT PROPRIETORS: EUGENE AND WANDA SMUTTJER



0 500  
SCALE IN FEET

BASIS OF BEARINGS:  
NAD 1983 (2011) EPOCH 2010.00  
IOWA REGIONAL COORDINATE SYSTEM  
ZONE 01 (SPENCER)  
US SURVEY FOOT



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: Adam N. Wiersma, L.S. License No. 21094 (Date)  
My license renewal date is December 31, 2023

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

**LEGEND**

- ▲ SECTION CORNER AS NOTED
- SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21094
- FOUND 5/8" DIA. REBAR
- (###) RECORD DIMENSION

DATE OF FIELD WORK-9-21-23  
SHEET 1 OF 2



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

Date 9-27-23  
Drawn By ANW  
Reviewed TML  
Approved ANW

PROJECT NO. 373259  
DWG. # P:03.073.259.373259/DWG1373259.DWG



# 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**

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