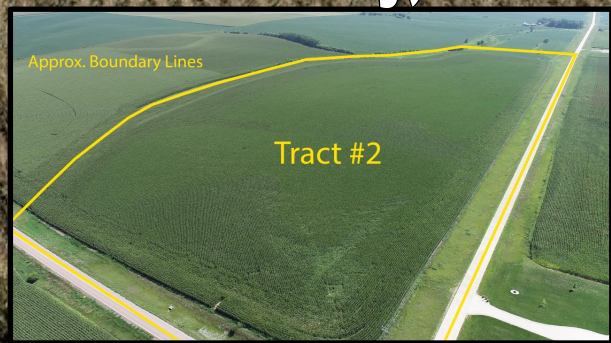
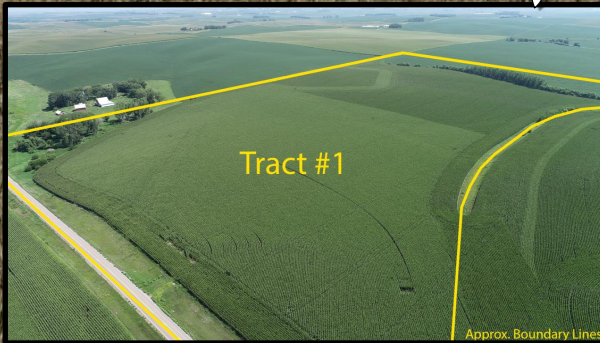


# ZOMER **Z** COMPANY REALTY & AUCTION

## LIVE PUBLIC

# Land Auction

## Portland TWP, Plymouth County, IA

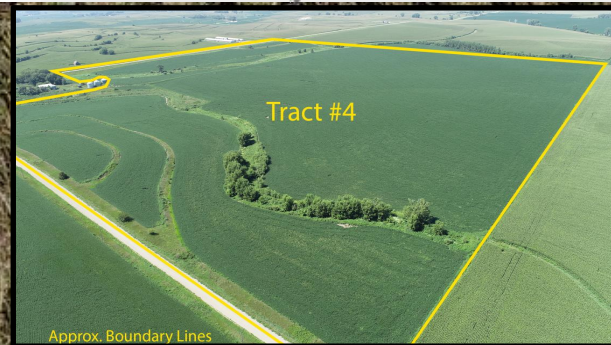
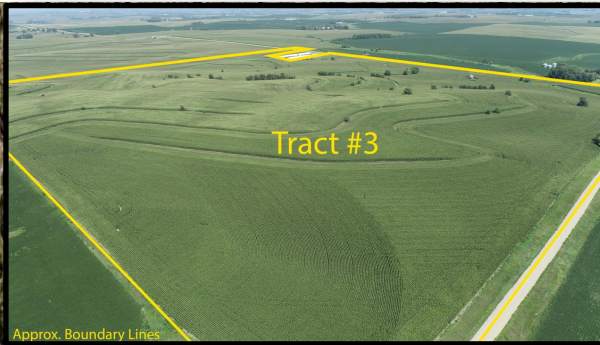


## 464.89+/- Acres

## 4 Tracts

## Auction Date:

## November 13, 2023 @10:30 A.M.



# Donald Koch, Dennis Koch, David Koch, Richard Koch & Robert Koch—Owners

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

Joel Westra-605-310-6941 | Ivan Huenink 712-470-2003 | Gerad Gradert 712-539-8794

**Auctioneers Note: We are honored to represent the Koch family in offering for sale at auction these powerful Plymouth County, IA farms! These tracts of farmland offer a tremendous opportunity to purchase one tract of land or the opportunity to purchase one large block of land consisting of 464+/- acres of farmland!**

**Abbreviated Legal Description of Tract 1: Parcel B in the NW1/4 of Section 36, TWP 93N, Range 48W, Plymouth County, IA. Subject to all easements and public roads of record.**

**General Description of Tract 1:** According to the recent survey, this property contains 91.55+/- gross acres. According to FSA/Survey, this farm contains approx. 86+/- tillable acres. This farm has road on 1 side and is an inside tract of farmland! This farm has a corn base and soybean base combined with the adjoining tract of farmland with a PLC yield of 138bu on corn and a PLC yield of 42bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310B-Galva, 91B-Primghar, 310C2-Galva, 19B-Kennebec-McPaul, 1D3, C3-Ida. **The average CSR1 is 66.5. The average CSR2 is 90.6.** This land currently has a manure easement on it that can be terminated. (Contact agent for details). The seller of this property will apply liquid hog manure to the acres of this farm which are currently planted to beans in the fall of 2023 and buyer will NOT be required to reimburse the seller for the manure applied or application costs. This is a powerful offering of Plymouth County, IA farmland with some of the best soil ratings in the county! This is a top quality tract of farmland that you will be proud to own! Make plans today to attend this auction!

**Abbreviated Legal Description of Tract 2: Parcel A in the NW1/4 of Section 36, TWP 93N, Range 48W, Plymouth County, IA. Subject to all easements and public roads of record.**

**General Description of Tract 2:** According to the recent survey, this property contains 64.49+/- gross acres. According to FSA/Survey, this farm contains approx. 58+/- tillable acres. This farm has a corn base and soybean base combined with the adjoining tract of farmland with a PLC yield of 138bu on corn and a PLC yield of 42bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310B, C2-Galva, 1C3,D3-Ida, 91B-Primghar. **The average CSR1 is 67.1. The average CSR2 is 92.** This land currently has a manure easement on it that can be terminated. (Contact agent for details). Farms of this size and with this high of soil ratings are not often offered for sale in this area! If you want to purchase a top quality farm in Portland TWP, Plymouth County, IA this farm is one which you can be proud to own! If you are a younger farmer, established operator or investor looking for a smaller tract of farmland this farm is one that you can feel proud to own!

**Abbreviated Legal Description of Tract 3: The SE1/4 of Section 35, TWP 93N, Range 48W, Plymouth County, IA Excepting a parcel. Subject to all easements and public roads of record.**

**General Description of Tract 3:** According to the recent survey, this property contains 156.33+/- gross acres. According to FSA/Survey, this farm contains approx. 140.60+/-tillable acres. This farm has a corn base of 122.40 acres with a PLC yield of 138bu and a soybean base of 21.30 acres with a PLC yield of 42bu.. This farm is classified as HEL. The predominant soil types include: 1C2, D3-Ida, 310B, C2-Galva, 19B-Kennebec-McPaul, 91B-Primghar. The average CSR1 is 48.1. The average CSR2 is 62.6. This farm is contour farmed and also has some grass terraces. The seller of this property will apply liquid hog manure to this farm in the fall of 2023 and buyer will NOT be required to reimburse the seller for the manure applied or application costs. (Contact agents for details). This land currently has a manure easement on it that can be terminated. (Contact agent for details). This is an excellent opportunity to purchase a larger tract of farmland in Plymouth County, Iowa! This farm is a good producer and would make an excellent addition to your investment portfolio or current operation!

**Abbreviated Legal Description of Tract 4: Parcel B & C in the SW1/4 of Section 36, TWP 93N, Range 48W, Plymouth County, IA. Subject to all easements and public roads of record.**

**General Description of Tract 4:** According to the recent survey, this property contains 152.52+/- gross acres. According to FSA/Survey, this farm contains approx. 130.32+/- tillable acres. This farm has a corn base & soybean base combined with the adjoining tract of farmland with a PLC yield of 144bu on corn and a PLC yield of 42bu on soybeans. This farm is classified as predominantly NHEL with only a small portion classified as HEL. The predominant soil types include: 31B, C2, D2-Galva, 91B-Primghar, 19B-Kennebec-McPaul, T310B, D2-Galva, 1C3, D3-Ida. **The average CSR1 is 64.9. The average CSR2 is 88.3.** The seller of this property will apply liquid hog manure to this farm in the fall of 2023 and buyer will NOT be required to reimburse the seller for the manure applied or application costs. (Contact Agent for details). This land currently has a manure easement on it that can be terminated. (Contact agent for details). This is an excellent tract of Plymouth County, IA farmland! This farm is contour farmed & also has some grass terraces! Do not pass up on the opportunity to purchase this fantastic tract of land! If you are looking to add a farm to your operation this auction provides you the opportunity to purchase several tracts of Plymouth County, IA land! Make plans today to purchase these powerful Plymouth County, IA farms!

**Method of sale:** Auction of all of the tracts will be held at Tract 4. Tracts will be sold in the choice method. Top bidder of each round of choice will be permitted to select the tract of their choice. If both Tracts 1 & 2 are still remaining as choice options then the top bidder may select both Tract 1 & 2 otherwise each top successful bidder in each round of choice will only be permitted to select 1 of the 4 land tracts. Once a tract is sold it will remain sold and will not be available to bid on again. No combination of the tracts will be offered. Choice will continue until all of the parcels are sold. Tracts will be sold with the final bid price times the gross surveyed acres.

**Taxes:** The current Real Estate Taxes according to the Plymouth County Treasurer are approx. \$6,560.00 per year for Tracts 1 & 2 combined, approx. \$4,302.00 per year for Tract 3 & approx. \$6,253.32 per year for Tract 4. 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! Early possession may also be available!

**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 21, 2023 on Tracts 3 & 4 and on January 5, 2024 on Tract 1 & 2. Buyer shall receive a clear and merchantable title to the property on closing day. 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. 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. **Kelsey Langel—Attorney for sellers.**

**Tract 1 Location:** From Akron, IA go East on C16(150th St) for 3 1/4 miles To Tract 1. Tract 1 is located on the South side of C16(150th St.).

**Tract 2 Location:** From Akron, IA go East on C16(150th St) for 3 miles to Tract 2. Tract 2 is in the SE corner of the intersection of K18 & C16

**Tract 3 Location:** From Akron, IA go East on C16(150th St) for 3 miles to K18 then go South on K18 for 3/4 mile to Tract 3. Tract 3 is on the West side of K18.

**Tract 4 Location:** From Akron, IA go East on C16(150th St) for 3 miles to K18 then go South on K18 for 3/4 Mile. Tract 4 is on the East side of K18 and is also on the North side of 160th St.

Auction of all of the tracts will be held at the site of Tract 4.



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# PORTLAND TWP

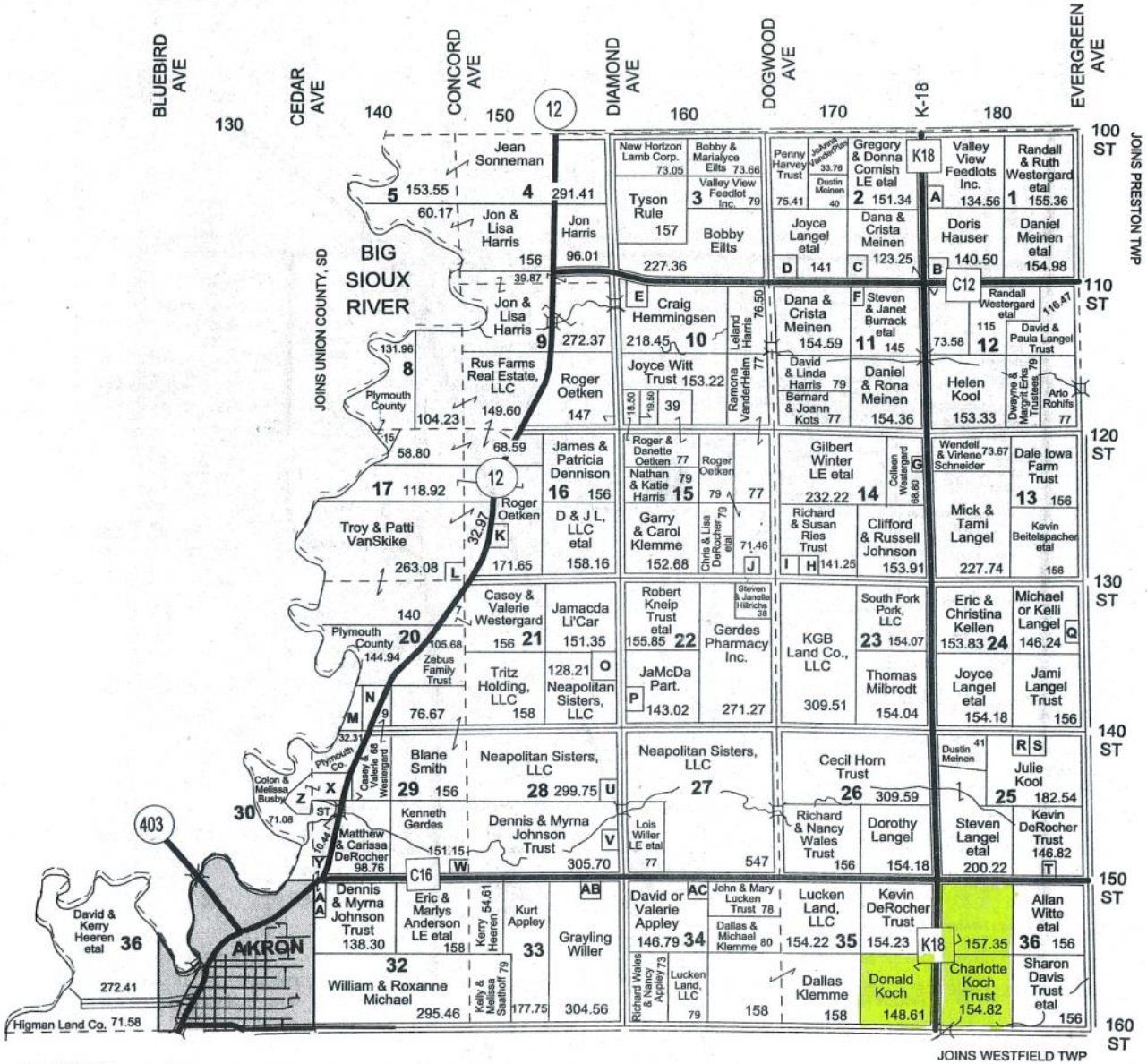
## LAND OWNER

T 93 N

R 48 W

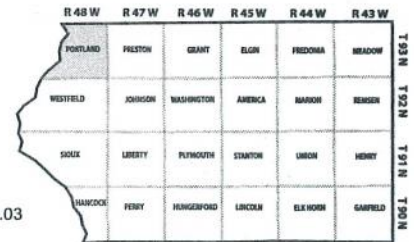
JOINS SIOUX COUNTY, IA

LAND OWNER & RURAL RESIDENT MAPS

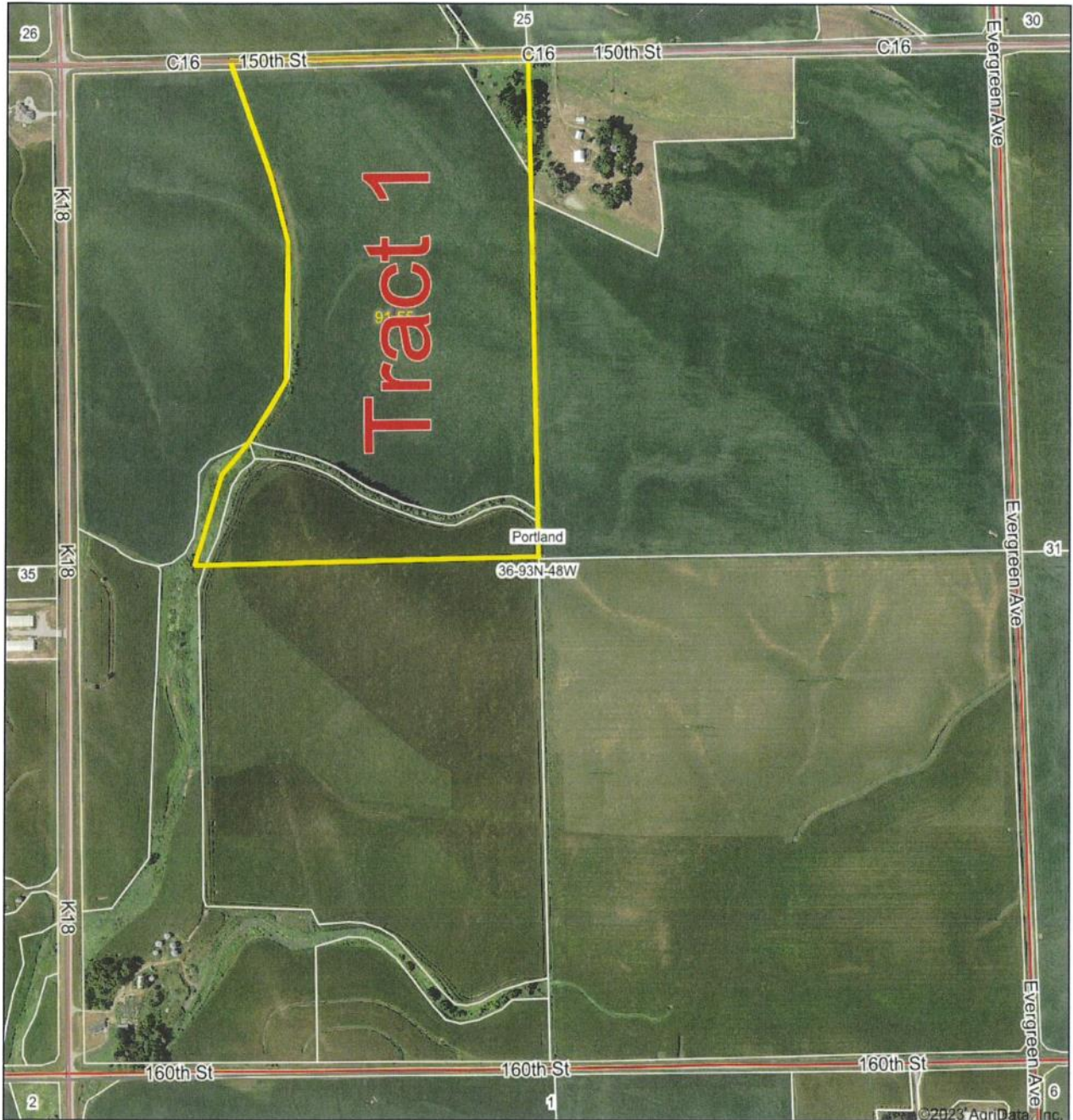


**Small Tracts**

- Section 1 A Michael & Donna Garrett - 14.05
- B Jerod & Kayla Bruget - 10.93
- Section 2 C Dustin & Becky Meinen - 25.08
- D John Guthridge - 10.09
- Section 10 E Thomas & Donna Mahaney - 12.40
- Section 11 F Steven & Janet Burrack - 9.19
- Section 14 G Jason & Amy Rolfes - 6.57
- H Jeffrey & Lisa Wolthuizen - 7.81
- I Garry & Carol Klemme - 6.94
- Section 15 J James & Lucille Eyer - 5.54
- Section 16 K Nicholas & Allison Schoenfelder - 11.83
- Section 17 L Gerald Wakeman - 5
- Section 20 M Colon & Melissa Busby - 6.31
- N Christine Harvey Trust - 13.60
- Section 21 O Kyle & Jennifer Schoen - 27.79
- Section 22 P Neapolitan Sisters, LLC - 12.23
- Section 24 Q Becky Hebert - 6.32
- Section 25 R Robbi Bixenman - 5.18
- S Casey & Valerie Westergard - 19.03
- T John Jr. & Holly Sabaliauskas - 5.47
- Section 28 U Ned & Deb Hauser - 14.25
- V Jose & Olivia Arreola - 8.16
- Section 29 W Austin & Emily Willer - 5.85
- X Christine Harvey Trust - 37.23
- Y Cemetery - 12
- Section 30 Z Christine Harvey Trust - 31.30
- Section 32 AA Cemetery - 15.43
- Section 33 AB Lea Jacobs - 7.45
- Section 34 AC Richard Adams & Tammy Masters - 9.03



### Aerial Map



Boundary Center: 42° 49' 59.74, -96° 27' 44.58



**36-93N-48W**  
**Plymouth County**  
**Iowa**



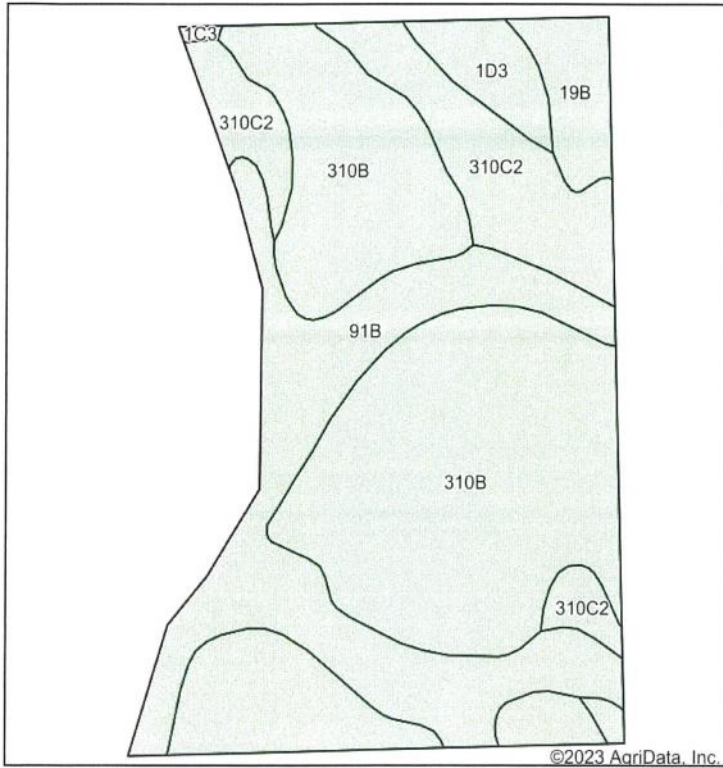
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CUSTOMIZED ONLINE MAPPING  
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9/16/2023

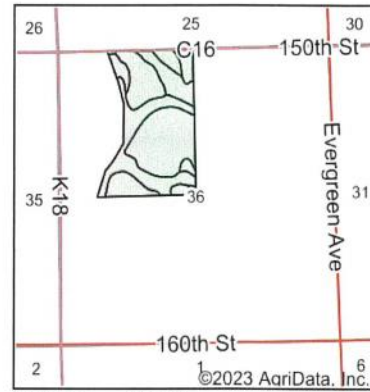
Field borders provided by Farm Service Agency as of 5/21/2008.



## Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Plymouth**  
 Location: **36-93N-48W**  
 Township: **Portland**  
 Acres: **91.55**  
 Date: **9/16/2023**



Maps Provided By:



Area Symbol: IA149, Soil Area Version: 33

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	49.43	54.0%	Ile	95	68	75	
91B	Primghar silty clay loam, 2 to 5 percent slopes	22.14	24.2%	Ile	95	76	78	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	13.10	14.3%	IIle	84	51	65	
19B	Kennebec-McPaul silt loams, 2 to 5 percent slopes	3.59	3.9%	Ile	79	73	79	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	3.11	3.4%	IIle	32	35	59	
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	0.18	0.2%	IIle	58	44	61	
<b>Weighted Average</b>					<b>2.18</b>	<b>90.6</b>	<b>66.5</b>	<b>*n 73.9</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.



### Aerial Map



Boundary Center: 42° 49' 59.81, -96° 27' 58.25



**36-93N-48W**  
**Plymouth County**  
**Iowa**



Maps Provided By:



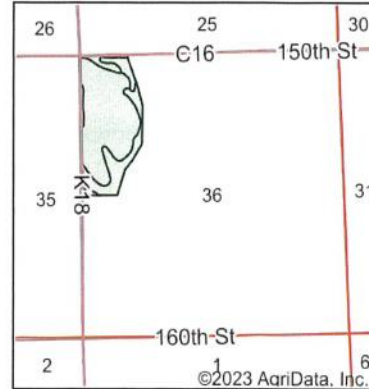
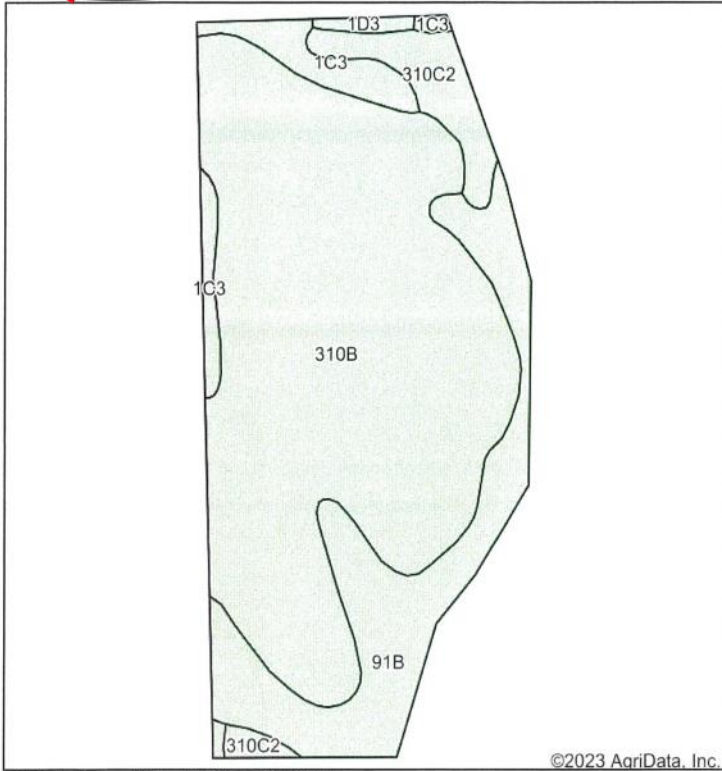
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9/16/2023

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



## Soils Map



State: **Iowa**  
 County: **Plymouth**  
 Location: **36-93N-48W**  
 Township: **Portland**  
 Acres: **64.49**  
 Date: **9/16/2023**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA149, Soil Area Version: 33								
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	44.02	68.3%	Ile	95	68	75	
91B	Primghar silty clay loam, 2 to 5 percent slopes	12.86	19.9%	Ile	95	76	78	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	3.82	5.9%	IIle	84	51	65	
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	3.36	5.2%	IIIle	58	44	61	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	0.43	0.7%	IIIle	32	35	59	
<b>Weighted Average</b>					<b>2.12</b>	<b>92</b>	<b>67.1</b>	<b>*n 74.2</b>

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

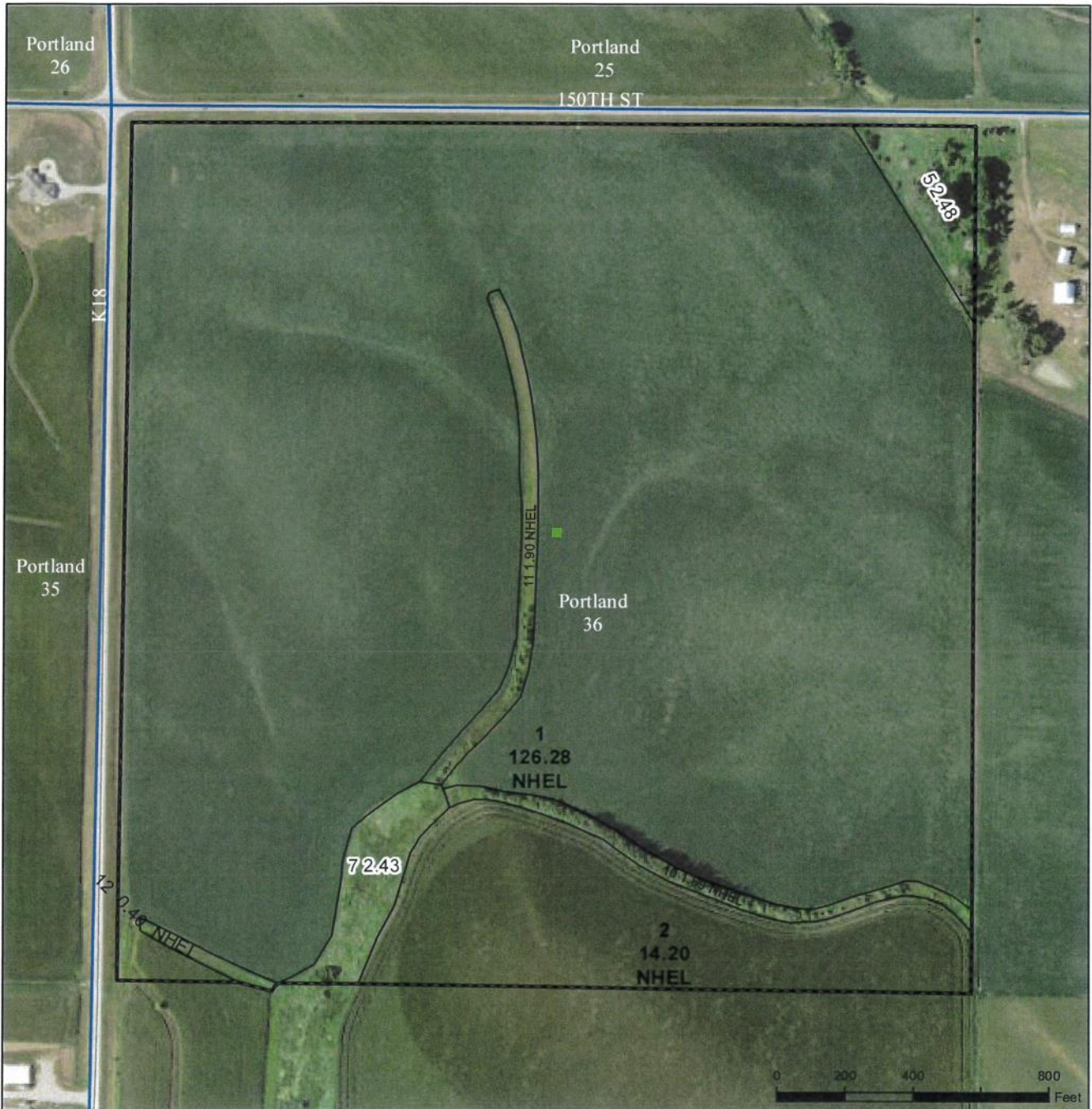
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Plymouth County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 144.47 acres

2023 Program Year

Map Created May 09, 2023

Farm 8151  
Tract 12838

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

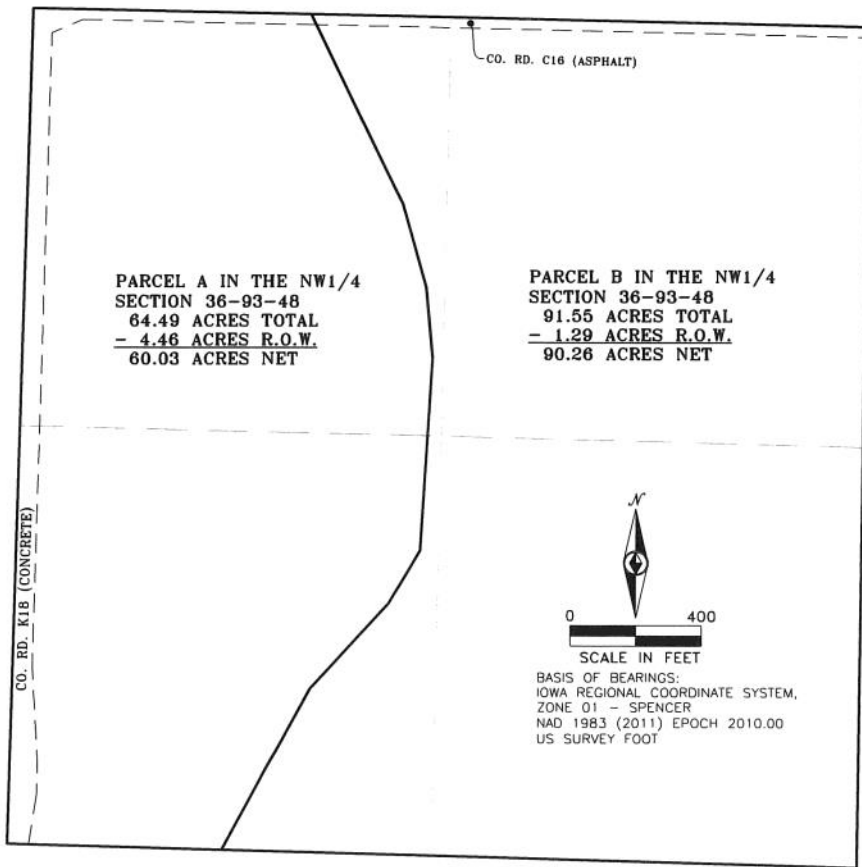


LOCATION:  
 NW1/4 SECTION 36-93-48

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 PROPRIETOR: DONALD R. KOCH

**PLAT OF SURVEY  
 PARCELS A & B IN THE NW1/4 SECTION 36-93-48  
 PLYMOUTH COUNTY, IOWA**



SHEET 1 OF 2



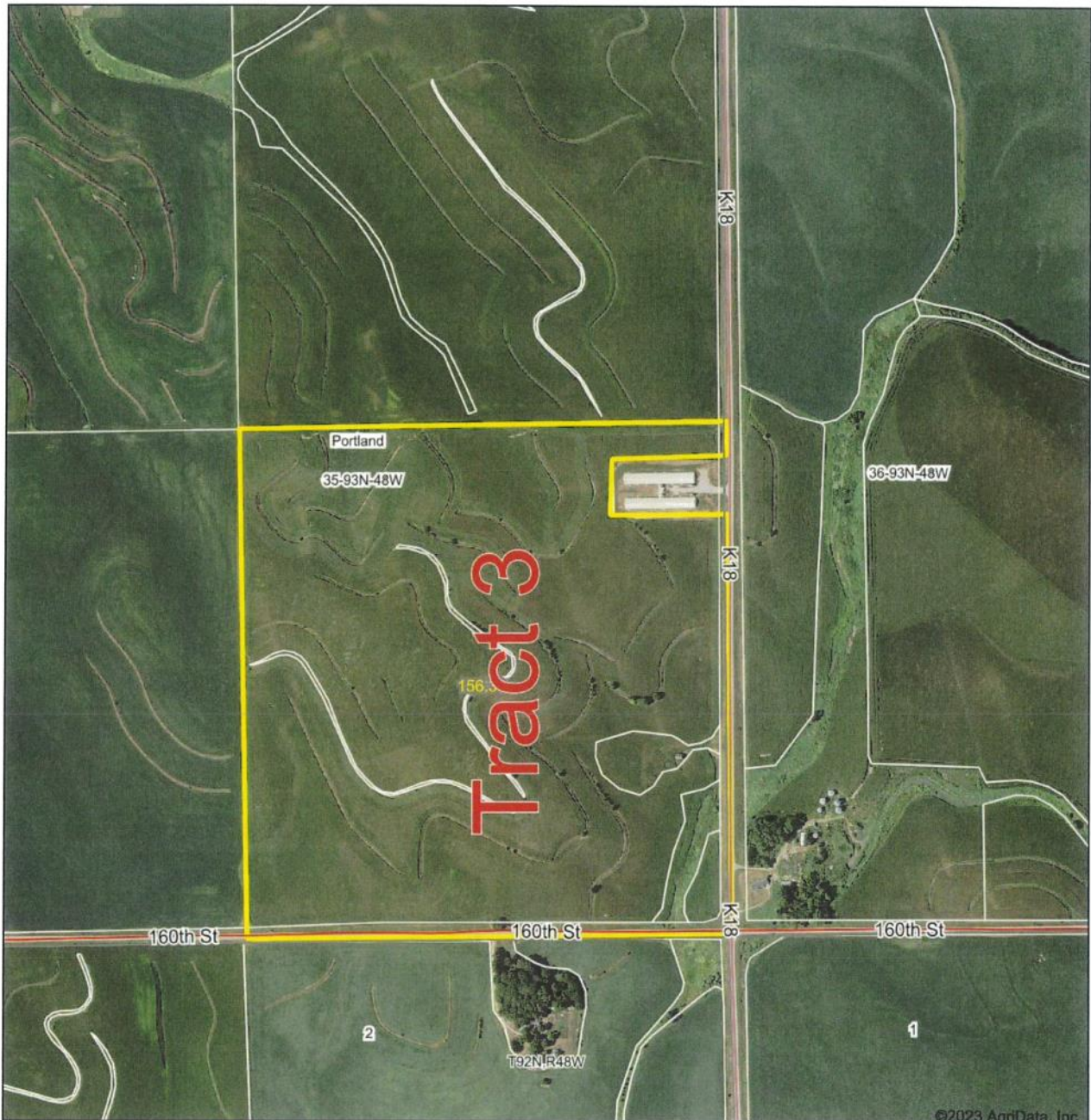
DGR ENGINEERING  
 Rock Rapids, Iowa 712-472-2531  
 Sioux City, Iowa  
 Sioux Falls, South Dakota

Date 9-15-23  
 Drawn By TML  
 Reviewed By ANW  
 Approved By TML

PROJECT NO. 373229

DWG. # P:\03\073\229\373229\DWG\373229 BOUND NW SEC 36.DWG

### Aerial Map



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Boundary Center: 42° 49' 33.94, -96° 28' 24.62



0ft 834ft 1668ft



**35-93N-48W**  
**Plymouth County**  
**Iowa**

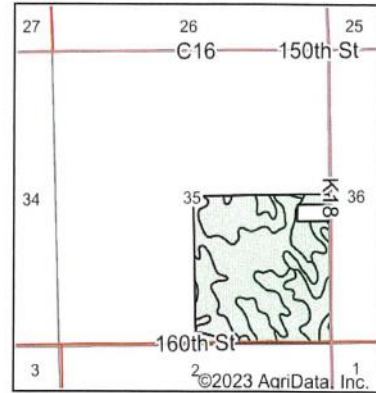
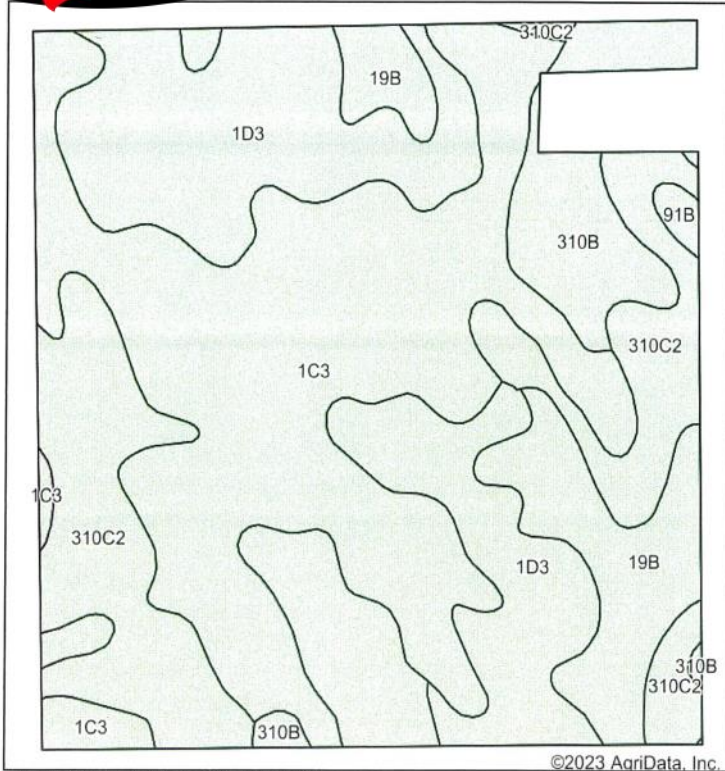


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Field borders provided by Farm Service Agency as of 5/21/2008.

9/16/2023



### Soils Map



State: **Iowa**  
 County: **Plymouth**  
 Location: **35-93N-48W**  
 Township: **Portland**  
 Acres: **156.33**  
 Date: **9/16/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA149, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	59.44	38.0%	IIIe	58	44	61
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	35.71	22.8%	IIIe	84	51	65
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	35.27	22.6%	IIIe	32	35	59
19B	Kennebec-McPaul silt loams, 2 to 5 percent slopes	15.29	9.8%	Ile	79	73	79
310B	Galva silty clay loam, 2 to 5 percent slopes	9.88	6.3%	Ile	95	68	75
91B	Primghar silty clay loam, 2 to 5 percent slopes	0.74	0.5%	Ile	95	76	78
<b>Weighted Average</b>				<b>2.83</b>	<b>62.6</b>	<b>48.1</b>	<b>*n 64.2</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
  - Cropland
  - CRP
  - Tract Boundary
  - Iowa PLSS
  - Iowa Roads

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 146.76 acres

2023 Program Year  
 Map Created May 09, 2023  
**Farm 8151**  
**Tract 11731**

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 all other maps, reports, and data) for boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

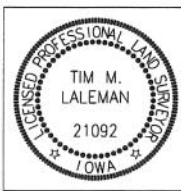
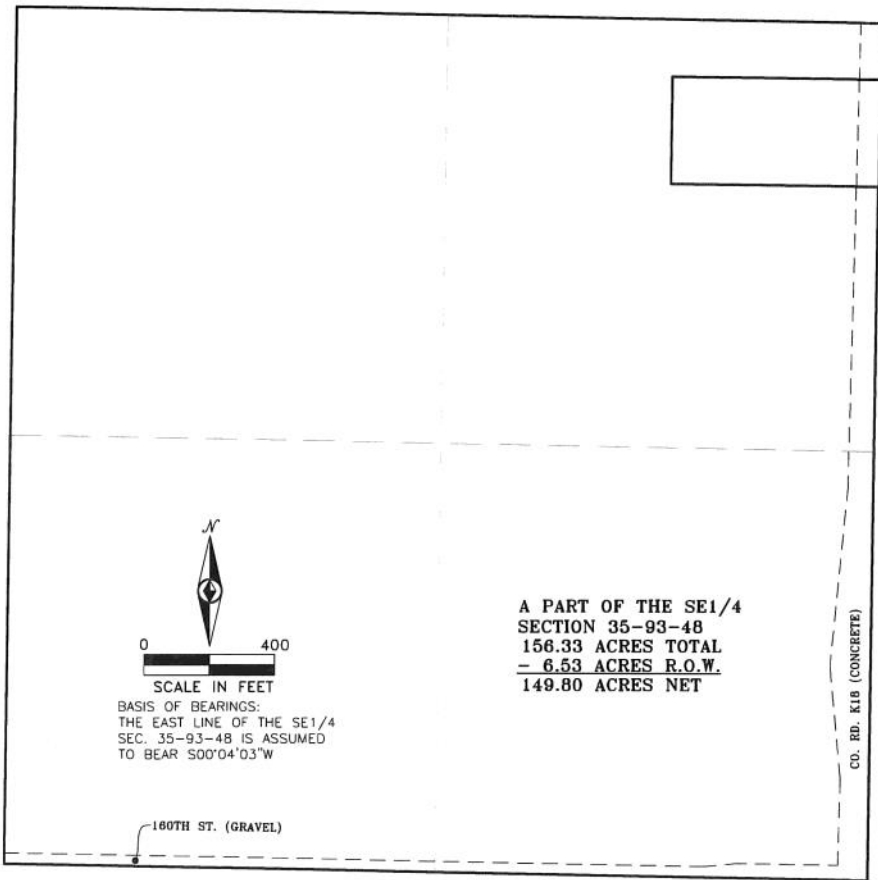


LOCATION:  
SE1/4 SECTION 35-93-48

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 PROPRIETOR: DONALD R. KOCH

**PLAT OF SURVEY  
A PART OF THE SE1/4 SECTION 35-93-48  
PLYMOUTH 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, L.S. License No. 21092 (Date)

My license renewal date is December 31, 2023

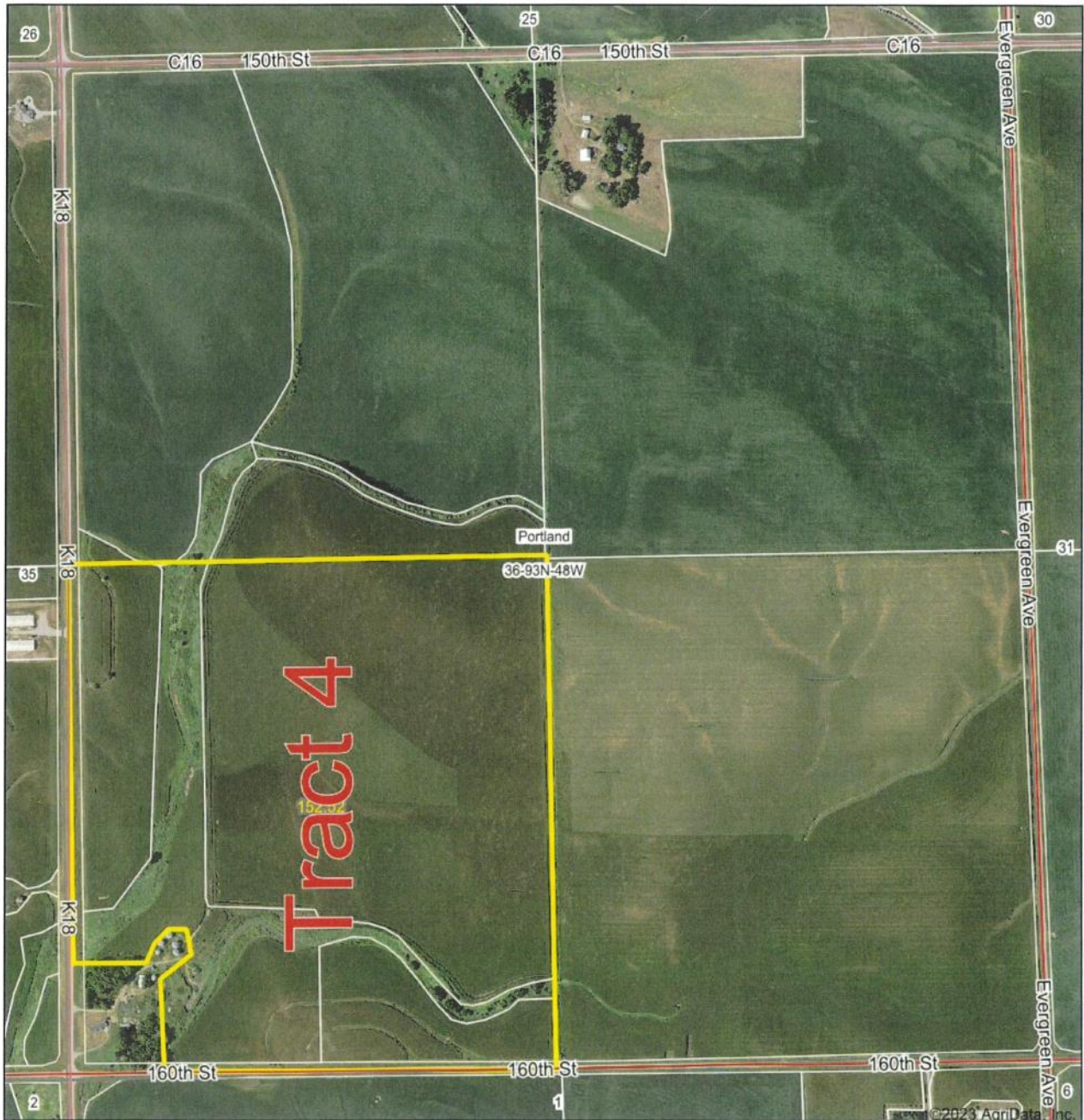
Sheets covered by this seal: SHEETS 1 OF 2 AND 2 OF 2

- DATE OF FIELD WORK-8-29-2023
- ▲ SECTION CORNER AS NOTED
  - SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
  - EASEMENT CORNER

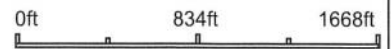
	DGR ENGINEERING Rock Rapids, Iowa 712-472-2531 Sioux City, Iowa Sioux Falls, South Dakota	Date 9-15-23 Drawn By TML Reviewed By ANW Approved By TML	PROJECT NO. 373229 DWG. # P-03 073 229 373229-DWG0373229-BOUND SE SEC 35 ORTHO.DWG
	SHEET 1 OF 2		



### Aerial Map



Boundary Center: 42° 49' 33.61, -96° 27' 49.41



**36-93N-48W**  
**Plymouth County**  
**Iowa**



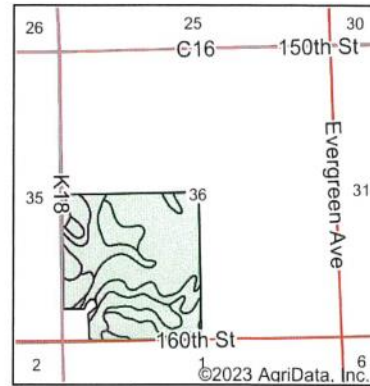
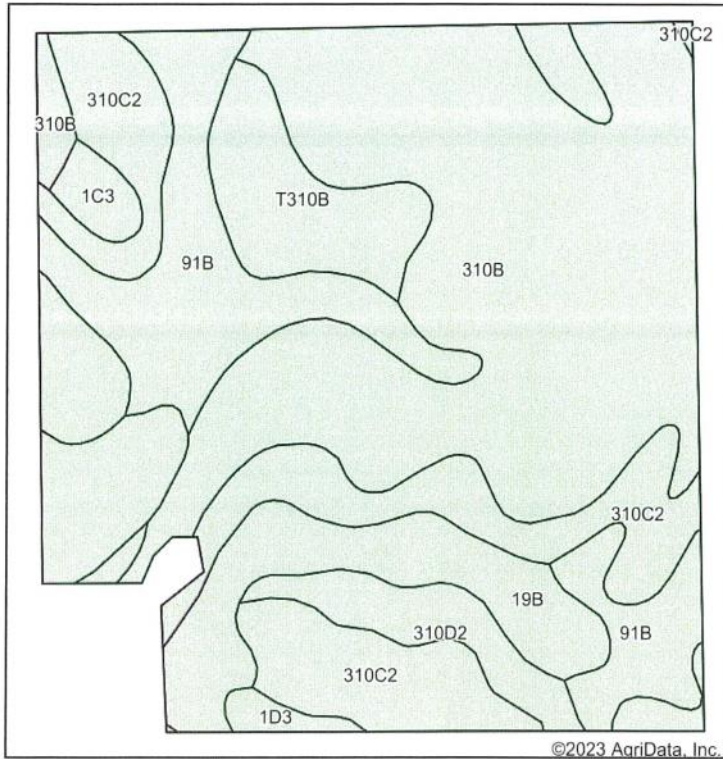
Maps Provided By:  
**surety**  
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9/16/2023

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



### Soils Map



State: **Iowa**  
 County: **Plymouth**  
 Location: **36-93N-48W**  
 Township: **Portland**  
 Acres: **152.52**  
 Date: **9/16/2023**



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Soils data provided by USDA and NRCS.

Area Symbol: IA149, Soil Area Version: 33								
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	61.70	40.5%	Ile	95	68	75	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	29.97	19.6%	IIle	84	51	65	
91B	Primghar silty clay loam, 2 to 5 percent slopes	23.43	15.4%	Ile	95	76	78	
19B	Kennebec-McPaul silt loams, 2 to 5 percent slopes	18.55	12.2%	Ile	79	73	79	
T310B	Galva silty clay loam, terrace, 2 to 5 percent slopes	9.15	6.0%	Ile	95	69	76	
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	6.61	4.3%	IIle	57	42	60	
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	1.93	1.3%	IIle	58	44	61	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	1.18	0.8%	IIle	32	35	59	
<b>Weighted Average</b>					<b>2.26</b>	<b>88.3</b>	<b>64.9</b>	<b>*n 73.1</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: 108.46 acres

2023 Program Year

Map Created May 09, 2023

Farm 8150

Tract 14338

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





**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: 22.89 acres

2023 Program Year

Map Created May 09, 2023

**Farm 8150**  
**Tract 14339**

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IOWA  
PLYMOUTH  
Form: FSA-156EZ



FARM : 8151  
Prepared : 9/18/23 8:51 AM CST  
Crop Year : 2023

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : DONALD R KOCH  
CRP Contract Number(s) : None  
Recon ID : 19-149-2012-28  
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
302.58	291.23	291.23	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	291.23	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	229.40	0.00	138	0
Soybeans	26.50	0.00	42	0
<b>TOTAL</b>	<b>255.90</b>	<b>0.00</b>		

NOTES

Tract Number : 11731

Description : I10 SE4 SEC 35 PORTLAND TWP  
FSA Physical Location : IOWA/PLYMOUTH  
ANSI Physical Location : IOWA/PLYMOUTH  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : DONALD R KOCH  
Other Producers : None  
Recon ID : None

Tract 3

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
153.20	146.76	146.76	0.00	0.00	0.00	0.00	0.0





IOWA  
PLYMOUTH  
Form: FSA-156EZ

**USDA** United States Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM : 8151**  
Prepared : 9/18/23 8:51 AM CST  
Crop Year : 2023

Tract 11731 Continued ... **Tract 3**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	146.76	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	122.40	0.00	138
Soybeans	21.30	0.00	42
<b>TOTAL</b>	<b>143.70</b>	<b>0.00</b>	

**NOTES**

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**Tract Number : 12838**

**Description :** NW4 Sec 36 Portland  
**FSA Physical Location :** IOWA/PLYMOUTH  
**ANSI Physical Location :** IOWA/PLYMOUTH  
**BIA Unit Range Number :**  
**HEL Status :** HEL determinations not completed for all fields on the tract  
**Wetland Status :** Tract does not contain a wetland  
**WL Violations :** None  
**Owners :** DONALD R KOCH  
**Other Producers :** None  
**Recon ID :** 19-149-2012-26

**Tract 1 & 2**

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
149.38	144.47	144.47	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	144.47	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	107.00	0.00	138
Soybeans	5.20	0.00	42
<b>TOTAL</b>	<b>112.20</b>	<b>0.00</b>	

**NOTES**

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IOWA  
PLYMOUTH  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 8150  
Prepared : 9/18/23 8:50 AM CST  
Crop Year : 2023

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : DONALD R KOCH  
CRP Contract Number(s) : None  
Recon ID : 19-149-2012-27  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
152.65	131.35	131.35	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	131.35	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	100.50	0.00	144	0
Soybeans	4.80	0.00	42	0
<b>TOTAL</b>	<b>105.30</b>	<b>0.00</b>		

NOTES

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Tract Number : 14338  
Description : N2 SW4 & SE4 SW4 Sec 36 Portland  
FSA Physical Location : IOWA/PLYMOUTH  
ANSI Physical Location : IOWA/PLYMOUTH  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : ROBERT H KOCH, DENNIS KOCH, DAVID KOCH, RICHARD KOCH  
Other Producers : None  
Recon ID : 19-149-2023-30

Tract 4

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
116.42	108.46	108.46	0.00	0.00	0.00	0.00	0.0





IOWA  
PLYMOUTH  
Form: FSA-156EZ



**Abbreviated 156 Farm Record**

**FARM : 8150**  
Prepared : 9/18/23 8:50 AM CST  
Crop Year : 2023

**Tract 14338 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	108.46	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	82.99	0.00	144
Soybeans	3.96	0.00	42
<b>TOTAL</b>	<b>86.95</b>	<b>0.00</b>	

**NOTES**

**Tract Number : 14339**

**Description :** SW4 SW4 Sec 36 Portland  
**FSA Physical Location :** IOWA/PLYMOUTH  
**ANSI Physical Location :** IOWA/PLYMOUTH  
**BIA Unit Range Number :**  
**HEL Status :** HEL field on tract.Conservation system being actively applied  
**Wetland Status :** Tract does not contain a wetland  
**WL Violations :** None  
**Owners :** DONALD R KOCH  
**Other Producers :** None  
**Recon ID :** 19-149-2023-30

# Tract 4

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
36.23	22.89	22.89	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	22.89	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

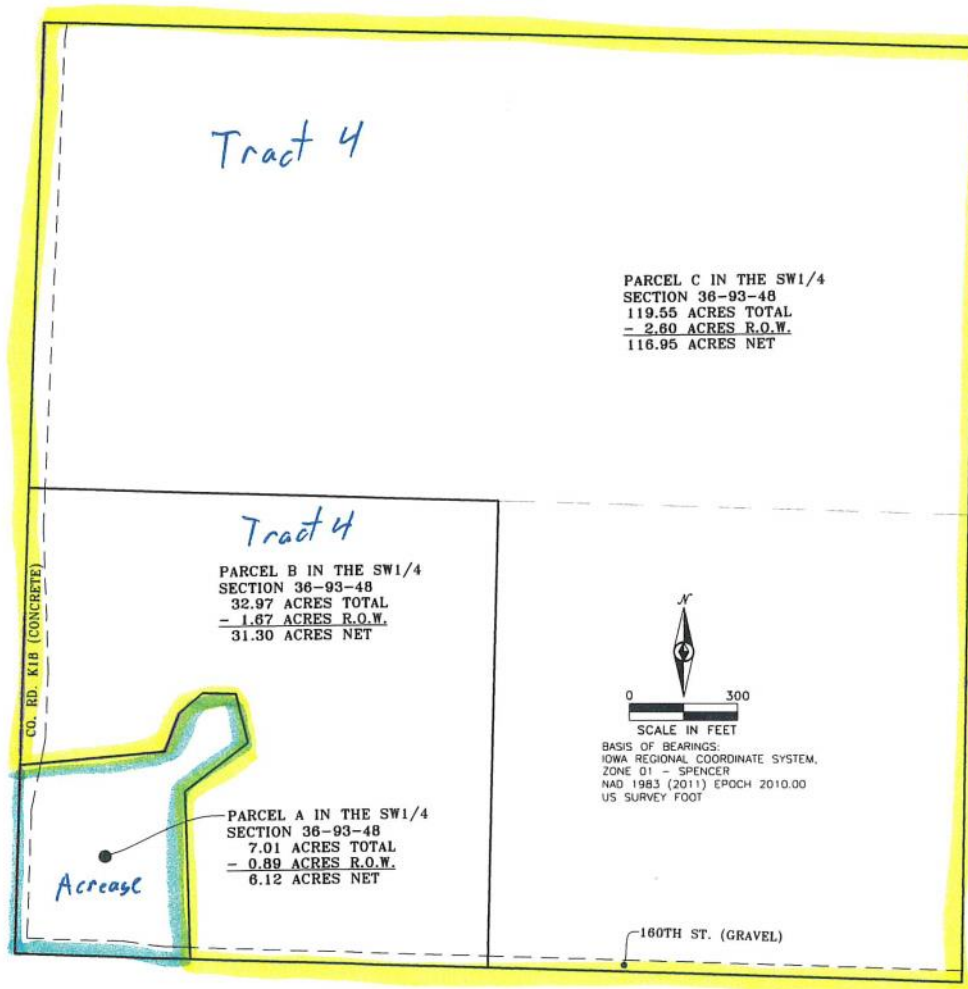
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	17.51	0.00	144
Soybeans	0.84	0.00	42
<b>TOTAL</b>	<b>18.35</b>	<b>0.00</b>	

**NOTES**



LOCATION:  
SW1/4 SECTION 36-93-48  
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:  
PARCELS A & B - DONALD R. KOCH  
PARCEL C - ROBERT KOCH, ETAL

**PLAT OF SURVEY  
PARCELS A, B & C IN THE SW1/4 SECTION 36-93-48  
PLYMOUTH COUNTY, IOWA**



SHEET 1 OF 2



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

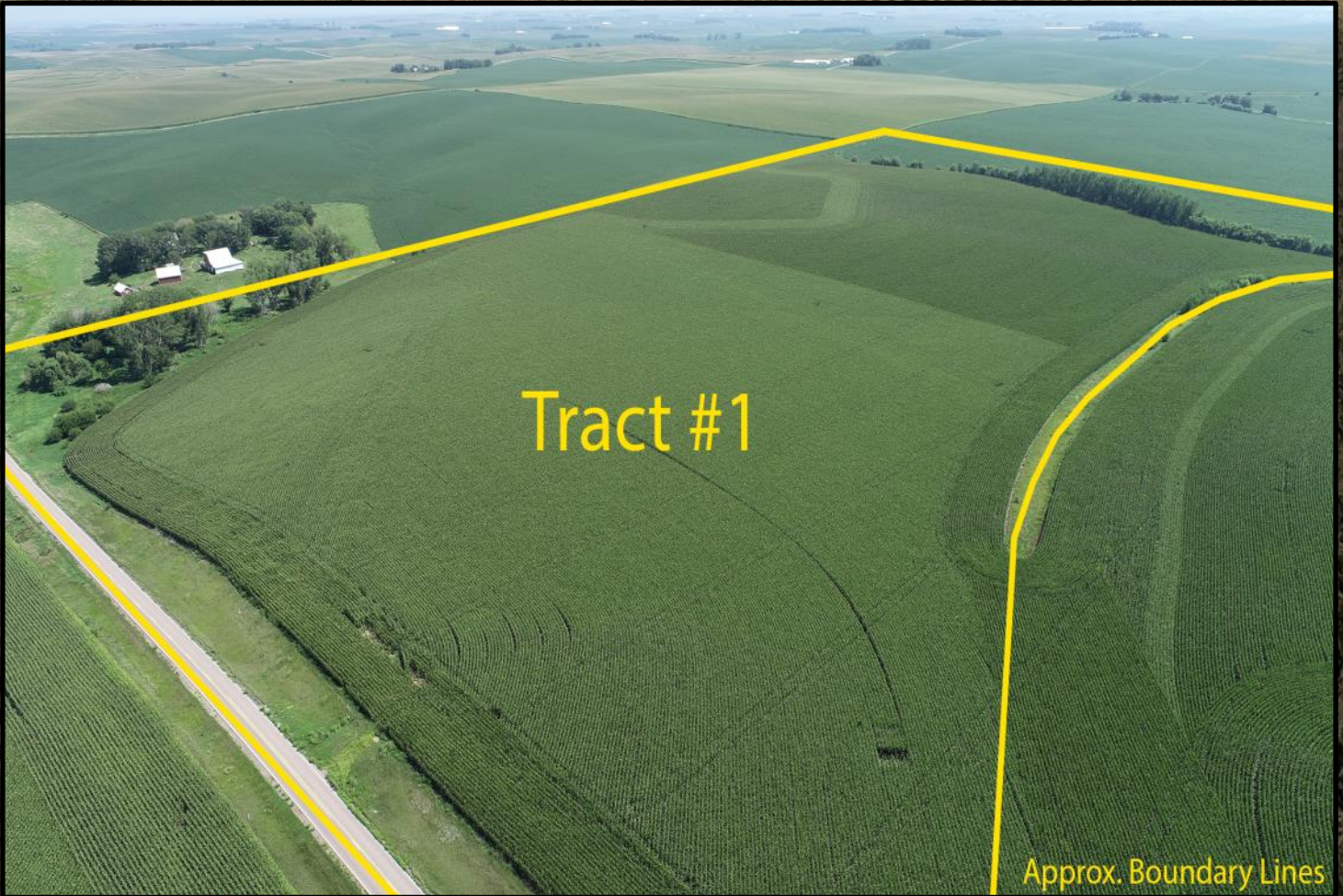
Date 9-15-23  
Drawn By TML  
Reviewed By ANW  
Approved By TML

PROJECT NO. 373229

DWG. # P-03 0737229 373229-DWG/373229 BOUND SW SEC 36.DWG

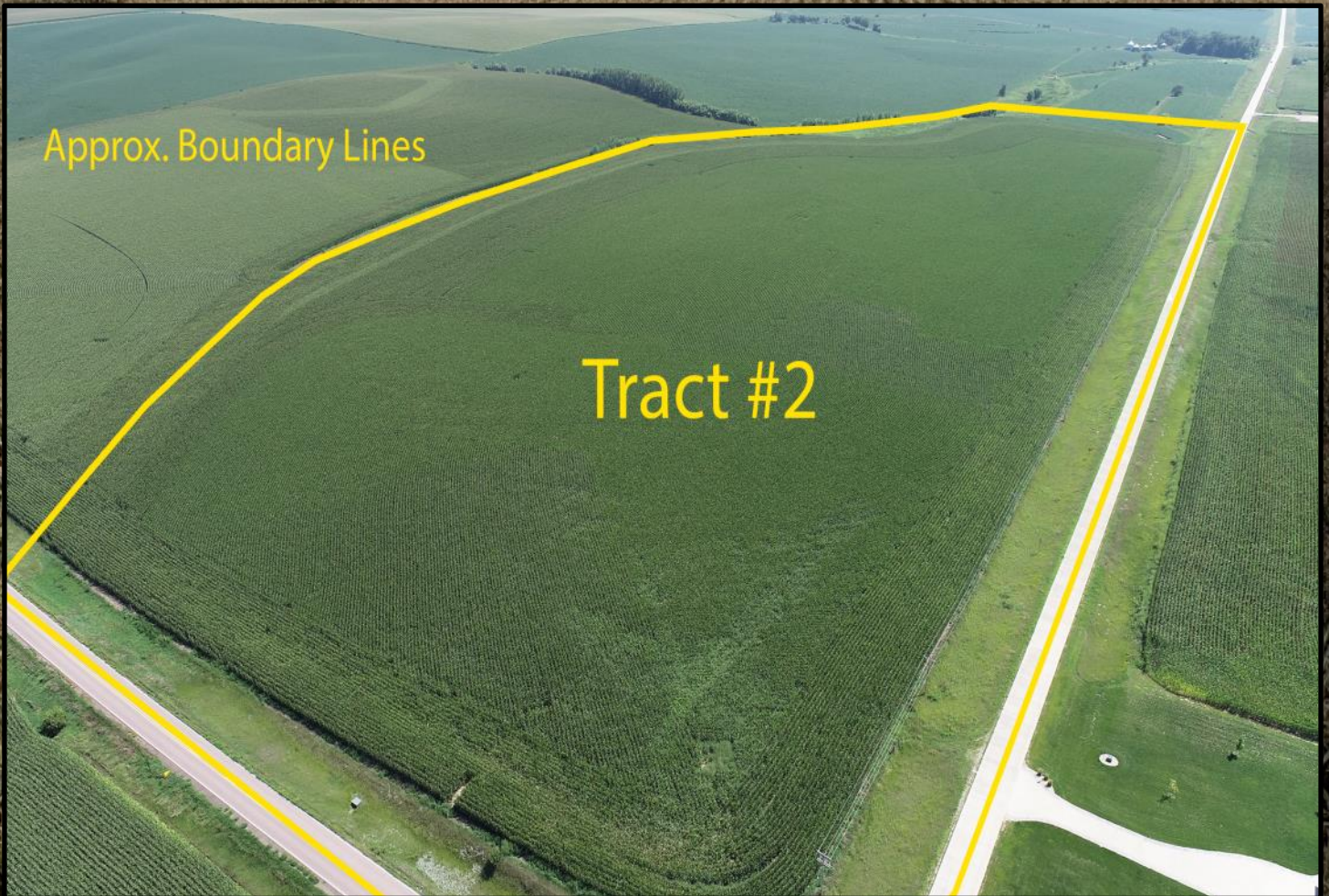


# Tract 1: 91.55 Acres



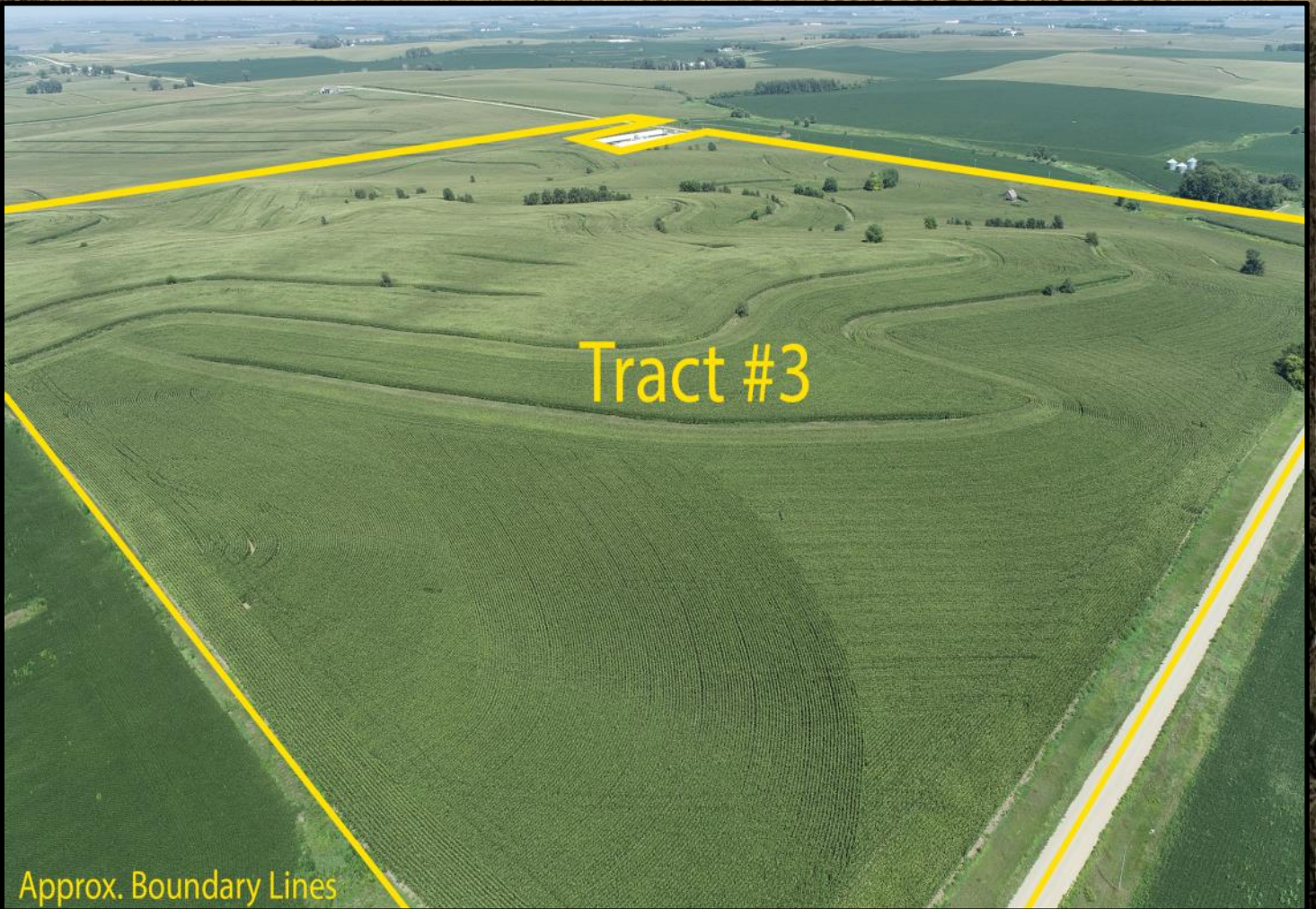
**CSR2 - 90.6**

# Tract 2: 64.49 Acres



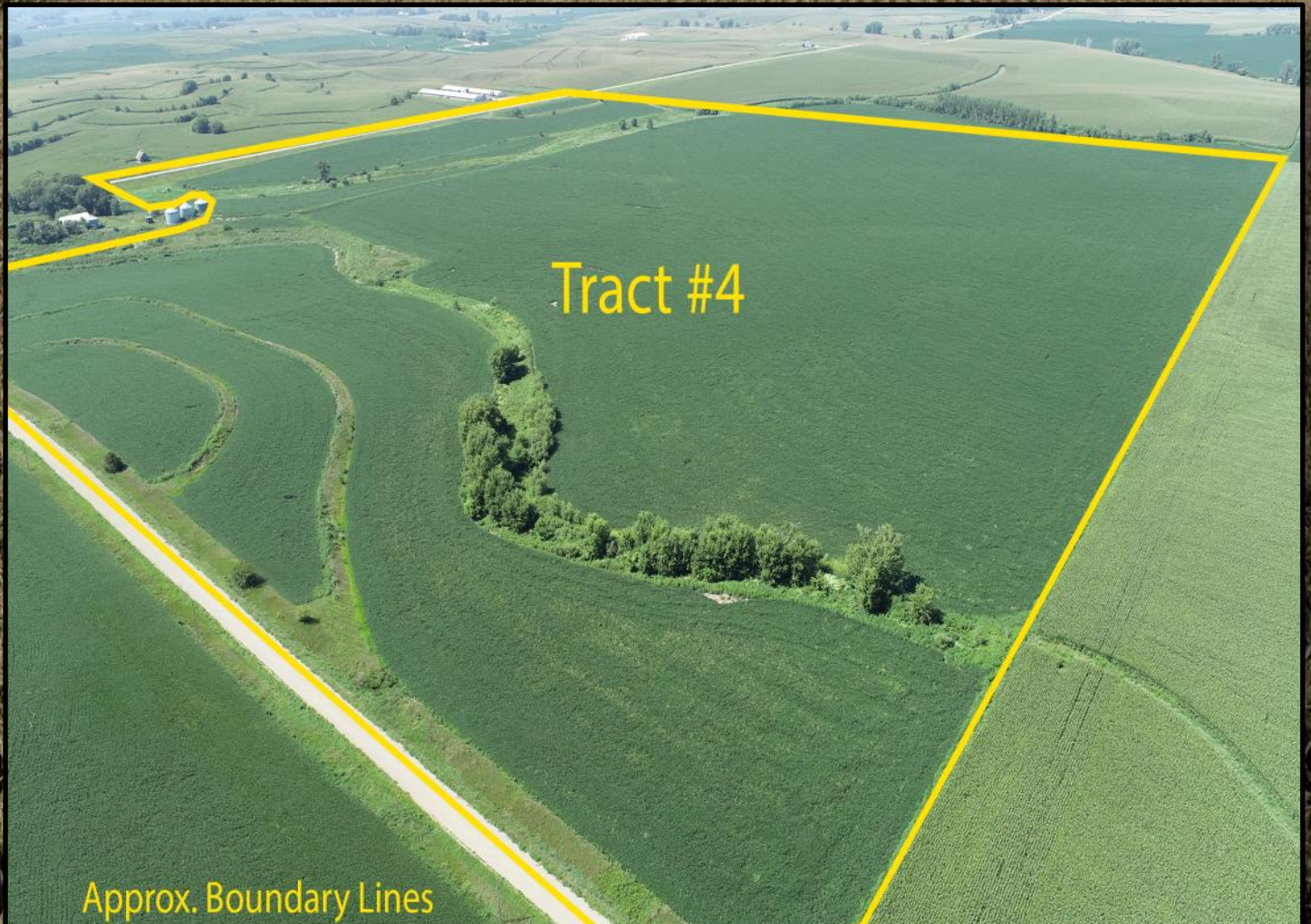
**CSR2 - 92**

# Tract 3: 156.33 Acres



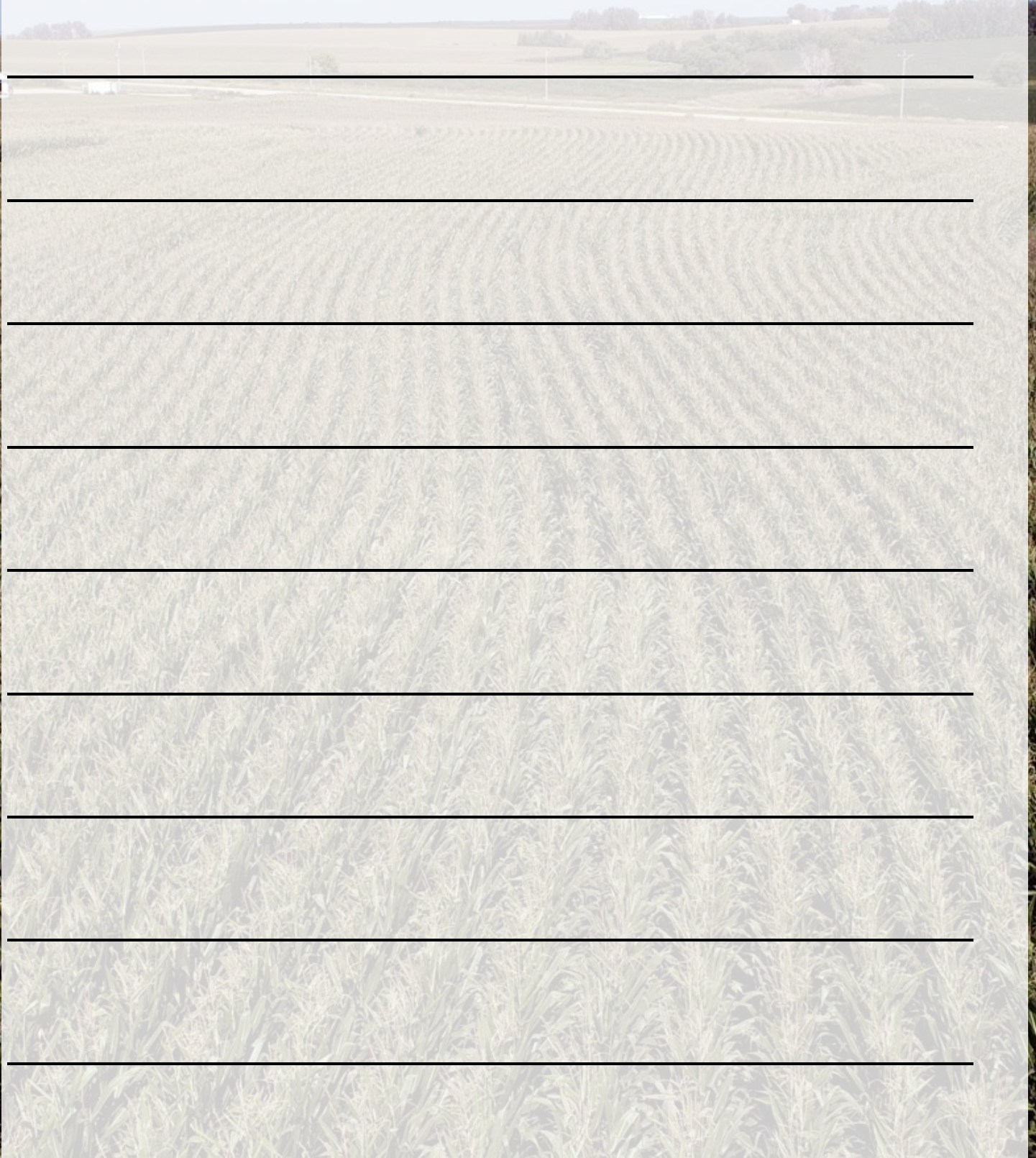
**CSR2 - 62.6**

# Tract 4: 152.52 Acres



**CSR2 - 88.3**

# PROPERTY NOTES



# PROPERTY NOTES

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# 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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