



LIVE PUBLIC Land Auction

Riverside TWP • Lyon County, IA



M.R. Murray XII Education Trust- Owner

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

Joel Westra-60-310-6941 | Ivan Huenink 712-470-2003 | Gerad Gradert 712-539-8794



Auctioneers Note: The Zomer Company is honored to have been selected to offer for sale at auction this fantastic farm in Lyon County, IA for the M.R. Murray XII Education Trust!! The proceeds from the auction will go to benefit a scholarship fund for Central Lyon Students! Make plans today to purchase this quality tract of farmland! Watch zomercompany.com in case of inclement weather!

Location: From Runnings in Rock Rapids, IA go West on HWY 9 for approx. 1/2 mile to the site of the farmland! Farmland is located on the North Side of HWY 9. Auction to be held at the site of the farmland. Watch zomercompany.com for inclement weather.



Legal Description: Parcel E in the SW1/4 of Section 32, TWP 100N, Range 45W, Lyon County, IA. Sold subject to public roads and easements of record.

General description: According to the recent survey, this property contains 64.21+/- gross acres. According to FSA, this farm contains approx. 60.84+/- tillable acres. This farm is classified as NHEL. The predominant soil types include: 910, B-Trent, 733-Calco, 411B, B2-Egan. The average **CSR2 is 74.5 and the average CSR1 is 69.7**. This farm has a corn base of 31.20 acres with a PLC yield of 170bu and a soybean base of 10.40 acres with a PLC yield of 53bu. This fantastic farm is located just West of Rock Rapids, IA! For generations land has been an investment which can help provide for your family whether it be from farming or as an investment! Farmland is typically one thing that only changes hands once in a lifetime do not let your chance to purchase this tract of land pass you by! Make plans today to attend this auction!

Method of sale: Farm will be sold with the final bid price x the gross surveyed acres. This farm will be surveyed and the final sale price will be based on the gross surveyed acres. Auction will be held at the site of the farmland.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$1,658.00 per year. Seller will pay the 2023 taxes which are due and payable in March and Sept of 2024.

Possession: Possession of this farm 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 December 18, 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. 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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RIVERSIDE TWP

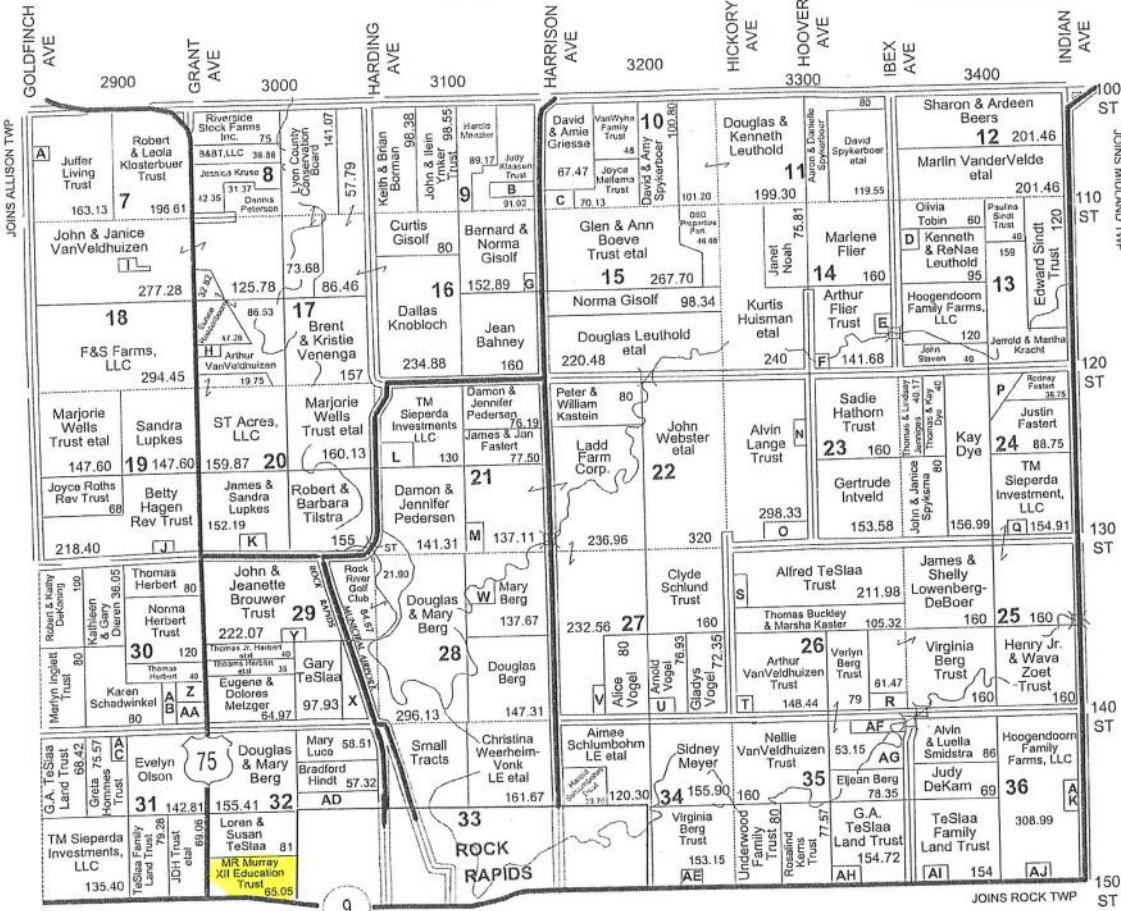
LAND OWNER

T 100 N

R 45 W

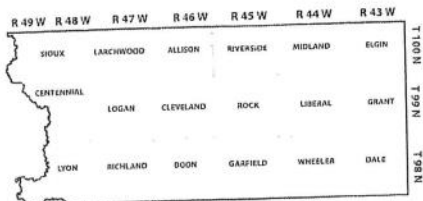
JOINS ROCK COUNTY, MN

LAND OWNER & RURAL RESIDENT MAPS



Small Tracts

- Section 7 A Gregory & Michelle VanWyhe - 7.16
- Section 9 B NW IA Feeders, LLP - 19.38
- Section 10 C Roger & Deborah Meyer - 9.20
- Section 13 D Rodney & Julia Fastert - 5
- Section 14 E John Steven - 40
- Section 14 F Tyler Klassens - 9.59
- Section 14 G Pale's Drainage Inc. - 6.53
- Section 16 H Curtis & Brenda Gisolff - 7.11
- Section 18 I Zachary VanWesten & Mindy Jagerson - 16.45
- Section 19 J Kristopher & Alexandra Krull - 10
- Section 20 K Lloyd & Mary Lupkes - 6.95
- Section 21 L Pam Johnson et al - 30
- Section 23 M City of Rock Rapids - 22.57
- Section 23 N Dale & Coreen Klaronbeek - 5.89
- Section 24 O Aaron Spykerboer - 13.42
- Section 24 P Karen Flier Trust - 35.97
- Section 24 Q Benjamin Zollinger - 5.09
- Section 26 R NW Iowa Feeders, LLP - 20.41
- Section 26 S Thomas & Kay Dye - 5.56
- Section 26 T Corwin & Stephanie VanVeldhuizen - 11.57
- Section 27 U Sidney & Tana Meyer - 11.11
- Section 27 V Harold Schlumbohm Trust - 7.44
- Section 28 W Darin & Stacy Knobloch - 14.04
- Section 29 X City of Rock Rapids - 58
- Section 29 Y James & Corrine Montag - 15.84
- Section 30 Z James & Sandra Lupkes - 14.54
- Section 30 AA Thomas & Denise Lupkes - 29.09
- Section 30 AB Tracy Dirks - 14.55
- Section 31 AC Harold Hommes - 5.72
- Section 32 AD Rock Rapids Area Develop. Foundation Inc. - 40
- Section 34 AE Ordel Harberts - 6.85
- Section 35 AF NW IA Feeders, LLP - 13.89
- Section 35 AG Denise Steenhoven - 15.27
- Section 35 AH Larry & Cheryl Timmerman - 5.28
- Section 36 AI Brent Hoogendoorn - 6
- Section 36 AJ Chad TeSlaa - 6.01
- Section 36 AK MFP II, LLC - 5



LYON COUNTY, IA



Aerial Map



Boundary Center: 43° 26' 5.29, -96° 11' 23.66

0ft 654ft 1309ft

32-100N-45W
Lyon County
Iowa

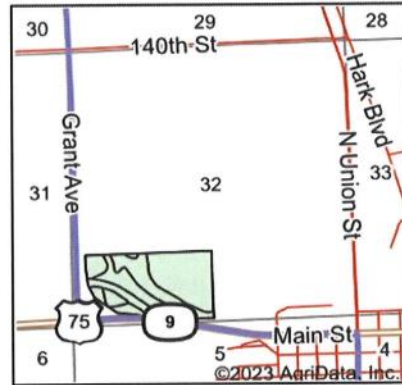
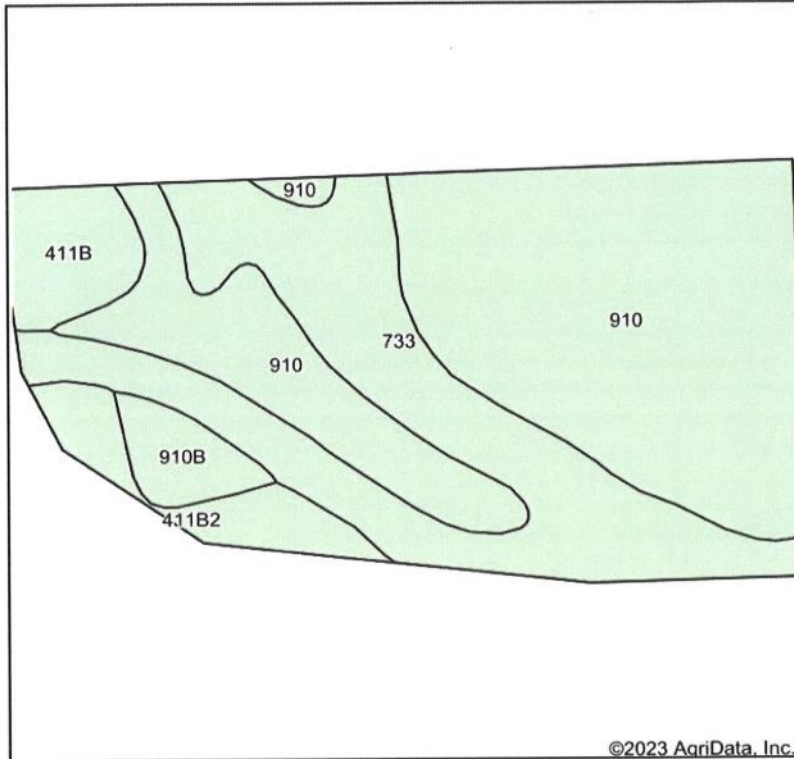


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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9/13/2023

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

Soils Map



State: Iowa
 County: Lyon
 Location: 32-100N-45W
 Township: Riverside



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	Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
910	Trent silty clay loam, 0 to 3 percent slopes	33.83	53.7%		I	73	75	73
733	Calco silty clay loam, 0 to 2 percent slopes	19.90	31.6%		IIw	78	64	75
411B	Egan silty clay loam, 2 to 5 percent slopes	3.55	5.6%		Ile	74	60	75
411B2	Egan silty clay loam, 2 to 5 percent slopes, moderately eroded	3.49	5.5%		Ile	71	58	63
910B	Trent silty clay loam, 2 to 5 percent slopes	2.23	3.5%		Ie	73	73	79
Weighted Average						74.5	69.7	*n 73.4

**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
 *- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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: 62.90 acres

2023 Program Year

Map Created March 17, 2023

Farm 7697

Tract 268

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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

Tract Number	: 268
Description	: S2 SW4 SEC 32 RIVERSIDE TWP 100 45
FSA Physical Location	: IOWALYON
ANSI Physical Location	: IOWALYON
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract does not contain a wetland
WL Violations	: None
Owners	: M R MURRAY XII EDUCATION TRUST
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
62.90	62.90	62.90	0.00	0.00	0.00	0.00	0.0

Page: 1 of 3

IOWA LYON Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 7697 Prepared : 9/5/23 11:51 AM CST Crop Year : 2023
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Tract 268 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	60.84	0.00	2.06	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	31.20	0.00	170
Soybeans	10.40	0.00	53
TOTAL	41.60	0.00	



LOCATION:
SW1/4 SECTION 32-100-45

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

SURVEY REQUESTED BY: JENNIFER WIPPERT
CURRENT PROPRIETOR: M.R. MURRAY XII EDUCATION TRUST

REVIEW DRAFT
9-25-23

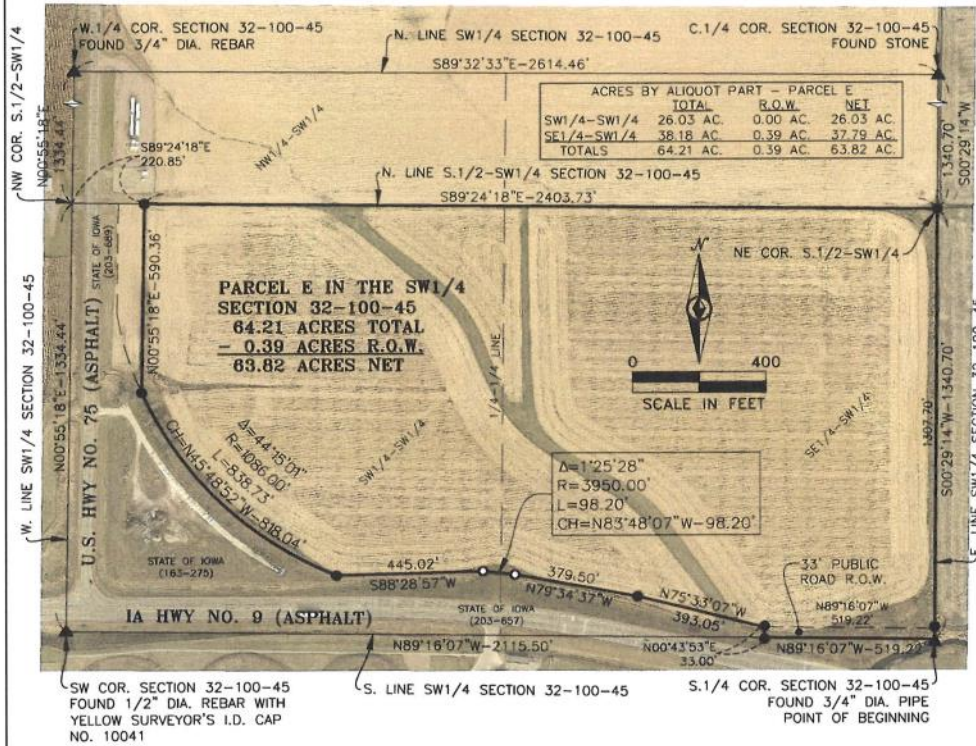
PLAT OF SURVEY
PARCEL E IN THE SW1/4 SECTION 32-100-45
LYON COUNTY, IOWA

DESCRIPTION - PARCEL E IN THE SW1/4 SECTION 32-100-45

That part of the Southwest Quarter (SW1/4) of Section Thirty-two (Sec. 32), Township 100 North, Range 45 West of the 5th P.M., Lyon County, Iowa, described as follows:

Beginning at the South Quarter Corner of said Section 32; thence North 89°16'07" West along the south line of said SW1/4 for a distance of 519.22 feet; thence North 00°43'53" East for a distance of 33.00 feet; thence North 75°33'07" West for a distance of 393.05 feet; thence North 79°34'37" West for a distance of 379.50 feet to the beginning of a non-tangent curve, concave South having a radius of 3,950.00 feet; thence Westerly on the arc of said curve to the left for an arc distance of 98.20 feet (said curve subtended by a chord which bears North 83°48'07" West with a chord distance of 98.20 feet) to the beginning of a non-tangent line; thence South 88°28'57" West for a distance of 445.02 feet to the beginning of a non-tangent curve, concave Northeast having a radius of 1,086.00 feet; thence Northwesterly on the arc of said curve to the right for an arc distance of 838.73 feet (said curve subtended by a chord which bears North 45°48'52" West with a chord distance of 818.04 feet) to the beginning of a non-tangent line; thence North 00°55'18" East for a distance of 590.36 feet to the north line of the South Half of said SW1/4 (S.1/2-SW1/4); thence South 89°24'18" East along said north line for a distance of 2,403.73 feet to the Northeast Corner of said S.1/2-SW1/4; thence South 00°29'14" West along the east line of said SW1/4 for a distance of 1,340.70 feet to the Point of Beginning, containing 64.21 acres, inclusive of 0.39 acres of public road right-of-way along the south side thereof.

SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.



TIM M. LALEMAN
21092
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: THIS SHEET ONLY

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

LEGEND:

- ▲ SECTION CORNER AS NOTED
- SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
- FOUND 3/4" DIA. REBAR

DATE OF FIELD WORK-8-29-2023

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

Date 9-25-23
Drawn By TML
Reviewed By ANW
Approved By TML

PROJECT NO. 373229
DWG. # P:03:073:247:373247:DWG:373247 BOUND.DWG

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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Personal Property etc. is one of the most important things you will
do in your lifetime and we Thank You in advance for your trust
and confidence in our firm.

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for our past successful results