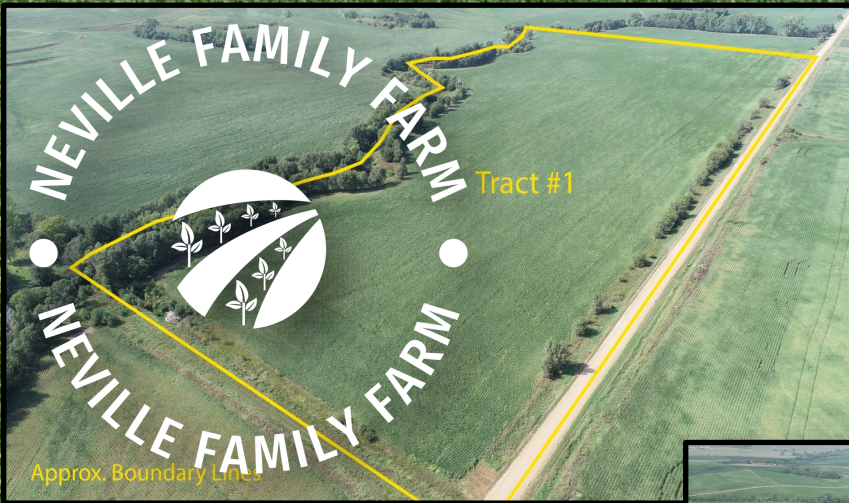




LIVE PUBLIC

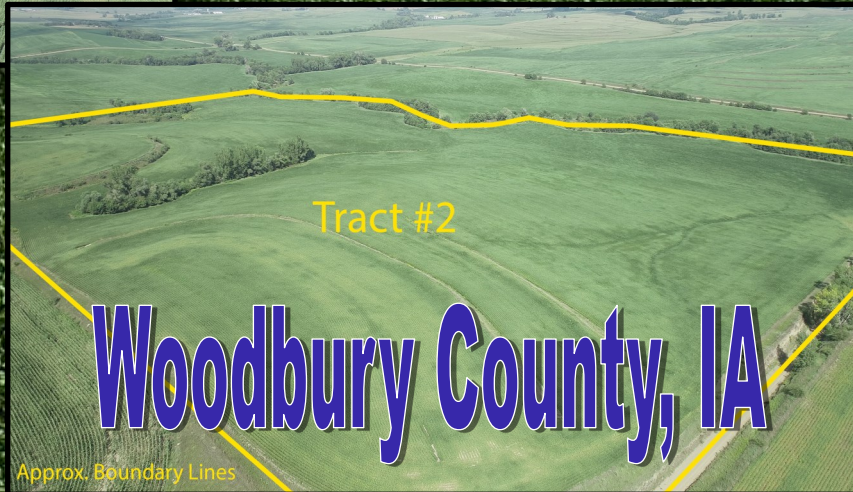
Land Auction



November 2, 2023
at 10:30 A.M.

2 Tracts

Moville TWP



Zomer Company | Zomercompany.com

Broker: Mark Zomer - 712-470-2526 | Blake Zomer - 712-460-2552 | Ryan Zomer—712-441-3970

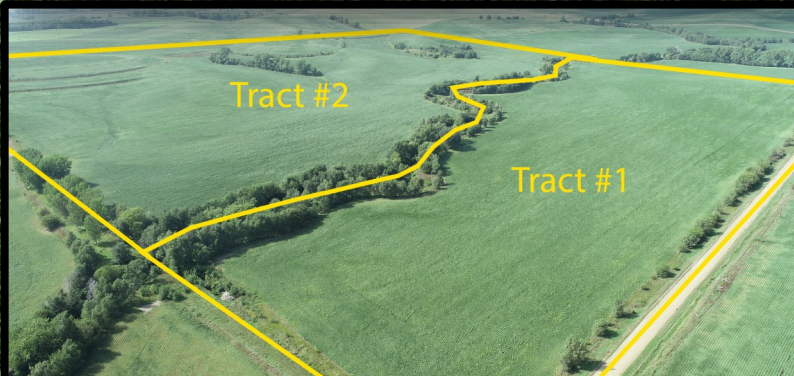
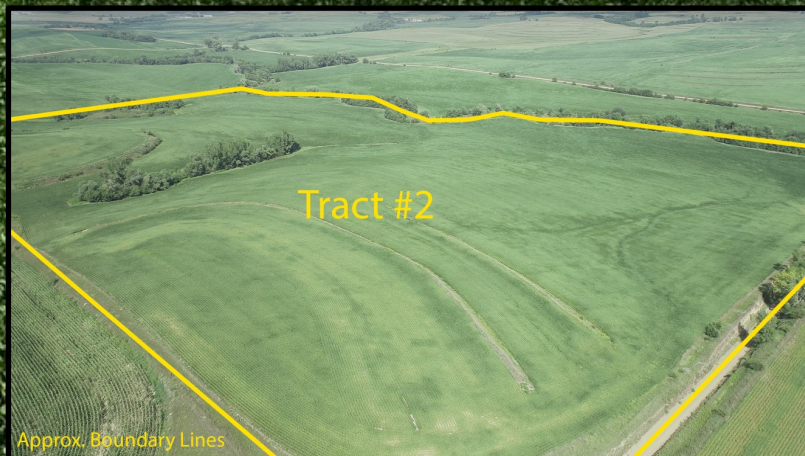
Bryce Zomer - 712-451-9444 | Gary Van Den Berg - 712-470-2068 | Darrell Vande Vegte - 712-470-1125

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

Auctioneer's Note: The Zomer Company is honored to represent the Loren C. Neville Estate in offering at auction these two excellent tracts of Woodbury County, IA farmland! This land was purchased from the Egan Family in 1979 by the Neville family and has not been offered for sale again to the public for over 40 years!! Land as many of you know is something which you truly may only have a once in a lifetime opportunity to purchase as once a tract of land is sold it often does not come for sale again in your lifetime! Do not pass up this opportunity to purchase one or both of these tracts of land!

Watch zomercompany.com in case of inclement weather!

Location: From Climbing Hill, IA go North on K64 for approx. 4 miles to 210th St. then go East on 210th St for approx. 1 3/4 mile to Tract 2. Tract 1 lies adjoining Tract 2 directly to the East of Tract 2. OR from the SE edge of Merville, IA at the intersection of HWY 20 and Humboldt Ave go South on Humboldt Ave for 1 mile to K67 then go approx. 1 mile East on 160th St(K67) then go around the curve and go South on Hancock Ave (K67) for 4 3/4 miles to Tract 1. Tract 1 lies on the West side of K67 (Hancock Ave). Tract 2 lies directly adjoining Tract 1 directly West of Tract 1.



Loren C. Neville Estate—Owner

Abbreviated Legal Description of Tract 1: Parcel B in the SE/4 of Section 26, TWP 88N, Range 45W, Woodbury County, IA. Sold subject to public roads, special assessments, drainage taxes and easements of record if any.

General description of Tract 1: According to the recent survey, this property contains 58.99+/- gross acres. According to FSA/ survey, this farm contains approx. 51.38+/- tillable acres with the remainder in waterway and road/ditch. This farm is classified as NHEL. The predominant soil types include: 670-Rawles, 12B-Napier, 510B-Monona, 1C3-Ida . The average CSR2 is 83.3 and the average CSR1 is 69.7. This farm has a corn base and soybean based combined with Tract 2 with a PLC yield of 157bu on corn and a PLC yield of 47bu on soybeans. This is a fantastic tract of land in Woodbury County, IA with an excellent topography! When was the last time you could say that you had an opportunity to purchase an excellent tract of land such as this in this area!? If you are a younger farmer looking to get started, an established farmer looking to add a quality farm to your operation or an investor looking for that perfect tract of land to invest in then be sure to take a look at this farm! Land is a powerful investment which you can use to propel your family's legacy forward for years to come and establish a generational legacy which your children, grandchildren and great grandchildren can build upon for years to come! Don't wait to buy land! Buy land and wait!!

Abbreviated Legal Description of Tract 2: Parcel A in the SE1/4 of Section 26, TWP 88N, Range 45W, Woodbury County, IA. Sold subject to public roads, special assessments, drainage taxes and easements of record if any. This property is sold subject to an easement for a gas line which runs through this property along the West property line.

General description of Tract 2: According to the recent survey, this property contains 101.01+/- gross acres. According to FSA/ survey, this farm contains approx. 95.71+/- tillable acres (NOTE: This does include the grass terraces according to FSA) with the remainder in waterway and road/ditch. This farm is classified as HEL. The predominant soil types include: 670-Rawles, 1E3, D3-Ida, 12B, C-Napier, 10C2, E3-Monona. The average CSR2 is 59.9 and the average CSR1 is 53.3. This farm has a corn base and soybean based combined with Tract 2 with a PLC yield of 157bu on corn and a PLC yield of 47bu on soybeans. This tract of land offers a tremendous opportunity to purchase a quality Woodbury County, IA farm! Often you hear people talk about how glad they are that they purchased the land they did when they did! Make plans today to purchase this quality farm so that 5, 10, 20 & 50 years from now you can look back and tell your children and grandchildren about how you made the right decision to purchase land when you did which created a generational legacy for your family!

Method of sale: Tracts will be sold in the order listed and will not be combined in any way. Tracts will be sold and remain sold. No combination of tracts will be offered. Auction will be held at Merville, IA Community Center (815 Main St., Merville, IA)

Taxes: The current Real Estate Taxes according to the Woodbury County Treasurer are approx. \$5,518.00 per year combined on Tracts 1 & 2. Taxes are only estimated and taxes will be reassessed due to the recent survey. 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. These farms are 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 on each tract, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before December 11, 2023 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 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 information provided including but not limited to acres, years, plc yields, yields, etc. are not guaranteed and buyers are encouraged to verify any information that is important to the buyer. If buyer delays closing penalties may apply. 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. – **Colby Lessman—Sellers Attorney**

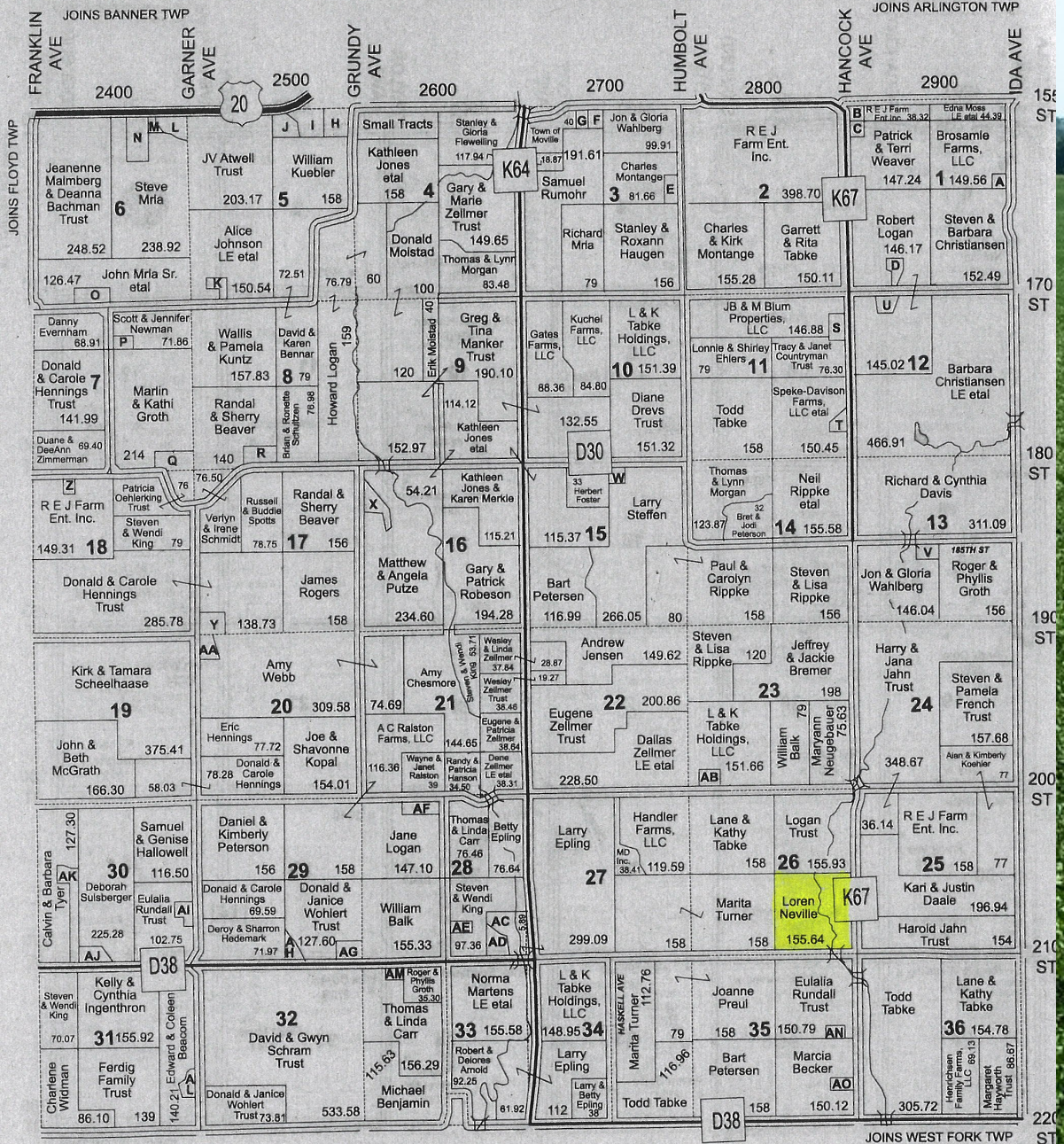
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MOVILLE TWP

T 88 N R 45 W
LAND OWNER

LAND OWNER & RURAL RESIDENT MAPS

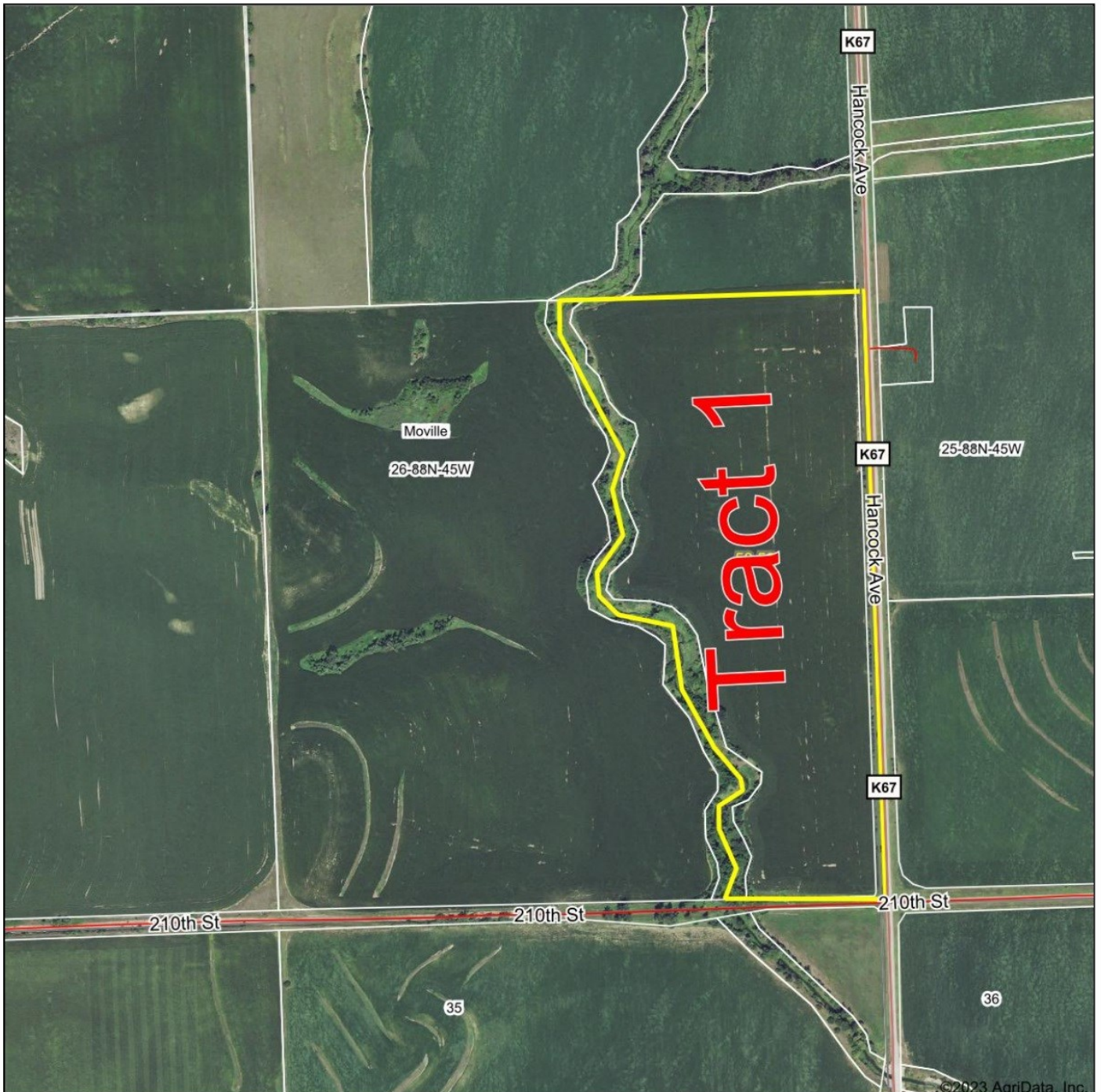


Small Tracts

- | | | | | | |
|-----------|-------------------------------------|------------|------------------------------------------|------------|-------------------------------------|
| Section 1 | A Dustin & Lindee Brosamle - 8.44 | Section 7 | P Glenn & Nancy Eckert - 5.14 | Section 28 | AC Norma Martens LE etal - 19.64 |
| | B Randall & Kathy Petersen - 6.60 | | Q Kim Riherd - 21.60 | | AD Jeffrey Petersen - 13.29 |
| | C Gabriel & Kerri Weaver - 10.34 | Section 8 | R Andy & Jamie Beaver - 19 | | AE John & Camilla Ringkob - 7.23 |
| | D Staci Schweder - 9.41 | Section 11 | S Craig & Vicki McElrath - 9.40 | | AF Alan & Diane Raiston - 8.90 |
| Section 3 | E Randy Rhue - 19.33 | | T Matthew & Melissa Wulf - 7.13 | Section 29 | AG Lonnie & Shirley Ehlers - 22.62 |
| | F David Strachan - 7.50 | Section 12 | U Kevin & Lisa Fouts - 10.56 | | AH Chad & Rebecca Brockhaus - 5.65 |
| | G Patrick & Sandra Rogers - 10.28 | Section 13 | V Harold & Constance Higginbotham - 9.96 | Section 30 | AI James Wolfe - 10.15 |
| Section 5 | H Shane & Kimberly Mitchell - 19.77 | Section 15 | W Steven & Susan McElrath - 9.50 | | AJ Jerry & Teresa Asmussen - 11.99 |
| | I Richard Mria - 13.52 | Section 16 | X Glen & Elizabeth Marlett - 23.19 | | AK Todd Conklin - 11.41 |
| | J Earl Oleson - 16.42 | Section 17 | Y Glen & Bonita Holst - 19.27 | Section 31 | AL Carol Blair - 12.58 |
| | K Kevin Card - 7.46 | Section 18 | Z Randall & Kimberly Davis - 5.88 | | AM John & Camilla Ringkob - 7.23 |
| Section 6 | L Richard & Kimberly Luze - 18.53 | Section 20 | AA Kenneth & Katie Bradley - 6.42 | Section 33 | AN Robert Jr. & Bonnie Woack - 5.21 |
| | M Brian Berkenpas & Lisa George - 8 | Section 23 | AB Richard Franks - 6.34 | | AO Paul & Angela Hollowell - 5.85 |
| | N Brianlisa, LLC - 21.31 | | | | |
| | O Robin & Vernon Everham - 19.29 | | | | |



Aerial Map



Boundary Center: 42° 24' 15, -96° 2' 27.63



26-88N-45W
Woodbury County
Iowa



Maps Provided By:

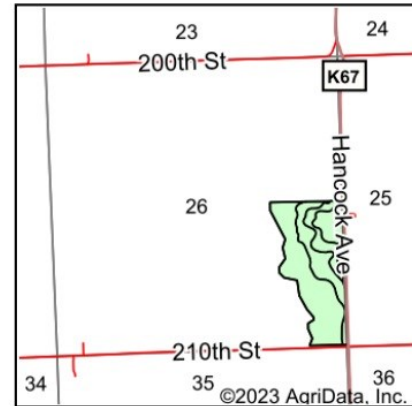
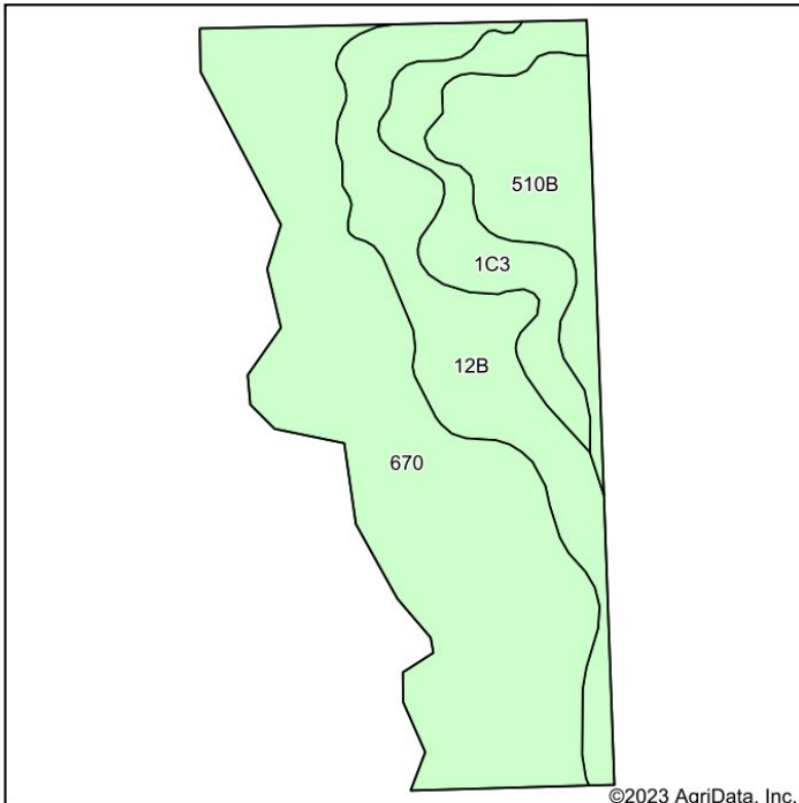


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9/12/2023

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

Soils Map



State: **Iowa**
 County: **Woodbury**
 Location: **26-88N-45W**
 Township: **Moville**
 Acres: **58**
 Date: **9/12/2023**



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

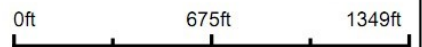
Area Symbol: IA193, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
670	Rawles silt loam, 0 to 2 percent slopes, occasionally flooded	30.66	52.9%	IIw		82	73	79
12B	Napier silt loam, 2 to 5 percent slopes	12.75	22.0%	IIe		93	72	90
510B	Monona silt loam, terrace, 2 to 5 percent slopes	7.78	13.4%	IIe	IIIe	95	74	84
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	6.81	11.7%	IIIe		58	46	61
Weighted Average				2.12	*-	83.3	69.7	*n 80

**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.



Boundary Center: 42° 24' 15.08, -96° 2' 40.45



26-88N-45W
Woodbury County
Iowa



Maps Provided By:

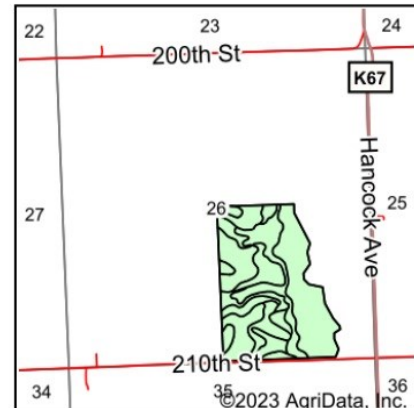
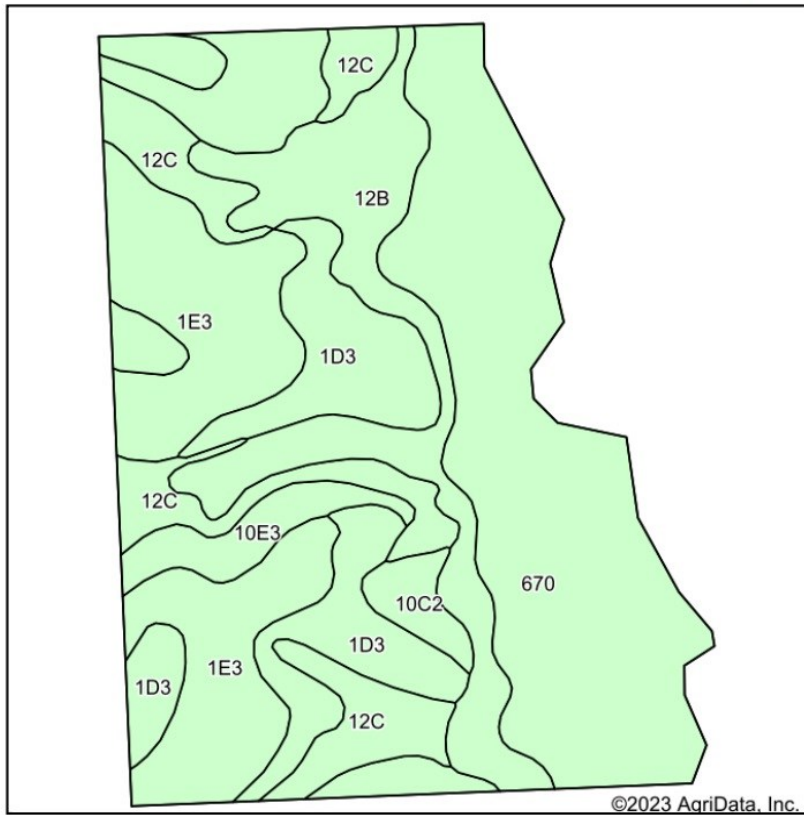


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Field borders provided by Farm Service Agency as of 5/21/2008.

9/12/2023

Soils Map



State: **Iowa**
 County: **Woodbury**
 Location: **26-88N-45W**
 Township: **Moville**
 Acres: **100**
 Date: **9/12/2023**



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

Area Symbol: IA193, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
670	Rawles silt loam, 0 to 2 percent slopes, occasionally flooded	30.02	30.0%	IIw	82	73	79
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	22.88	22.9%	IVe	18	28	54
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	17.05	17.0%	IIIe	32	37	59
12B	Napier silt loam, 2 to 5 percent slopes	14.37	14.4%	IIe	93	72	90
12C	Napier silt loam, 5 to 9 percent slopes	10.84	10.8%	IIIe	89	58	87
10E3	Monona silt loam, 14 to 20 percent slopes, severely eroded	3.06	3.1%	IVe	38	34	56
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	1.78	1.8%	IIIe	86	57	76
Weighted Average					2.82	53.3	*n 71.6

**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





Legend

Non-Cropland	CRP	Iowa PLSS
Cropland	Tract Boundary	Iowa Roads

Wetland Determination Identifiers

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

Irrigated _____ Intended Use _____
 Non Irrigated _____ Grain _____
 Irrigated _____ Seed _____
 Forage _____

Tract Cropland Total: 147.09 acres

2023 Program Year
 Map Created May 01, 2023
Farm 1399
Tract 2285

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
 WOODBURY
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 1399
 Prepared : 9/8/23 3:38 PM CST
 Crop Year : 2023

Abbreviated 156 Farm Record

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
155.36	147.09	147.09	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	147.09	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	136.00	0.00	157	0
Soybeans	2.10	0.00	47	0
TOTAL	138.10	0.00		

NOTES

Tract Number : 2285

Description : SE1/4 SEC 26 MOVILLE
 FSA Physical Location : IOWA/WOODBURY
 ANSI Physical Location : IOWA/WOODBURY
 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 : LOREN NEVILLE
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.36	147.09	147.09	0.00	0.00	0.00	0.00	0.0





IOWA
 WOODBURY
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1399
 Prepared : 9/8/23 3:38 PM CST
 Crop Year : 2023

Tract 2285 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	147.09	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	136.00	0.00	157
Soybeans	2.10	0.00	47
TOTAL	138.10	0.00	

NOTES

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Tract 2



Tract 1



Location: From Climbing Hill, IA go North on K64 for approx. 4 miles to 210th St. then go East on 210th St for approx. 1 3/4 mile to Tract 2. Tract 1 lies adjoining Tract 2 directly to the East of Tract 2. OR from the SE edge of Moville, IA at the intersection of HWY 20 and Humboldt Ave go South on Humboldt Ave for 1 mile to K67 then go approx. 1 mile East on 160th St (K67) then go around the curve and go South on Hancock Ave (K67) for 4 3/4 miles to Tract 1. Tract 1 lies on the West side of K67 (Hancock Ave). Tract 2 lies directly adjoining Tract 1 directly West of Tract 1.



**PLAT OF SURVEY
PARCELS A AND B IN THE
SE1/4 SECTION 26-88-45
WOODBURY COUNTY, IOWA**

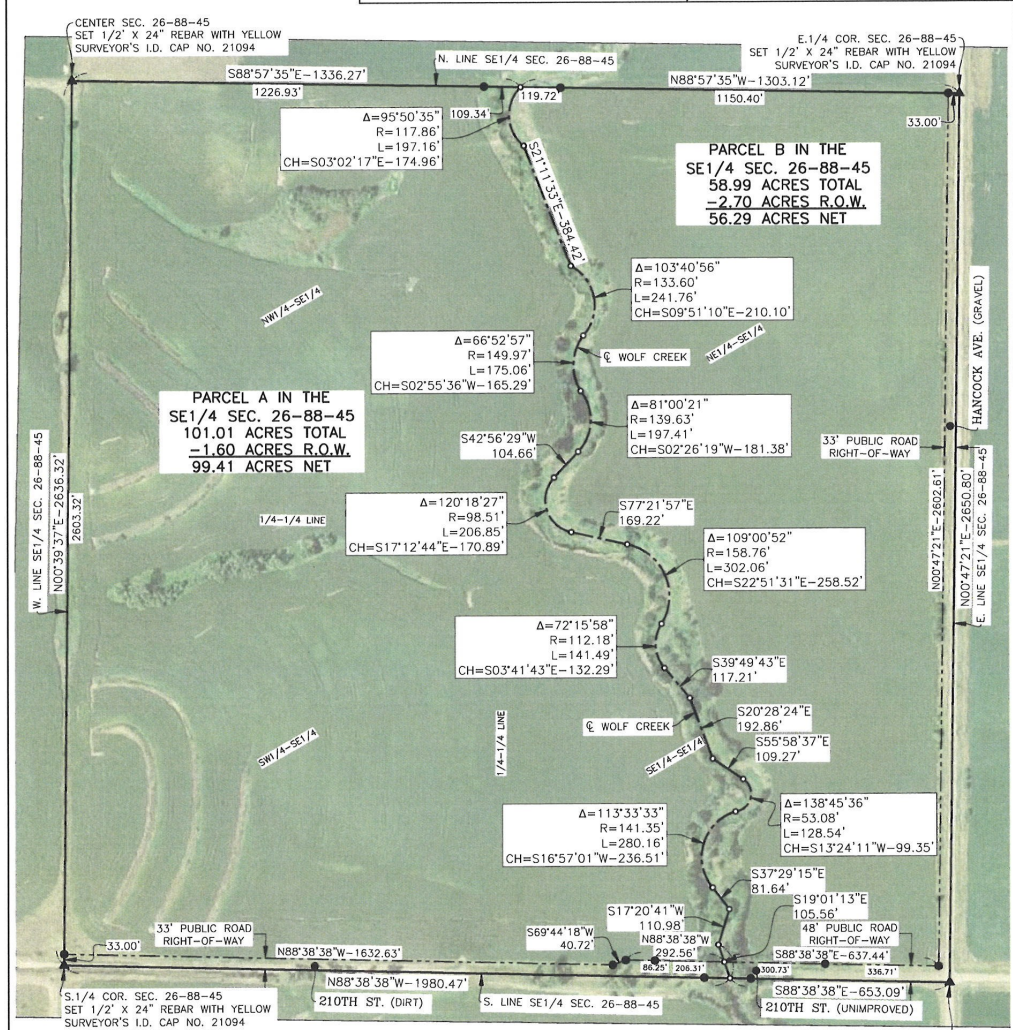
LOCATION:
SE1/4 SEC. 26-88-45

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

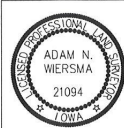
CURRENT PROPRIETOR: LOREN NEVILLE ESTATE

**REVIEW DRAFT
9-20-23**



ACRES BY ALIQUOT PART-PARCEL A			
	TOTAL	R.O.W.	NET
NE1/4-SE1/4	4.28 AC.	0.00 AC.	4.28 AC.
SE1/4-SE1/4	16.88 AC.	0.60 AC.	16.28 AC.
SW1/4-SE1/4	39.92 AC.	1.00 AC.	38.92 AC.
NW1/4-SE1/4	39.93 AC.	0.00 AC.	39.93 AC.
TOTALS	101.01 AC.	1.60 AC.	99.41 AC.

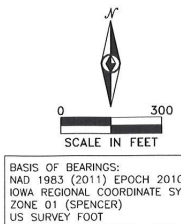
ACRES BY ALIQUOT PART-PARCEL B			
	TOTAL	R.O.W.	NET
NE1/4-SE1/4	35.80 AC.	1.00 AC.	34.80 AC.
SE1/4-SE1/4	23.16 AC.	1.70 AC.	21.46 AC.
NW1/4-SE1/4	0.03 AC.	0.00 AC.	0.03 AC.
TOTALS	58.99 AC.	2.70 AC.	56.29 AC.



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
 - CALCULATED CENTERLINE OF WOLF CREEK ON 9-19-23

DATE OF FIELD WORK-9-19-23
SHEET 1 OF 2



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

Date 9-20-23
Drawn By ANW
Reviewed TML
Approved ANW

PROJECT NO. 373239
DWG. # P:030731239\373239\DWG\373239.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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and confidence in our firm.

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