



ZOMER **Z** COMPANY REALTY & AUCTION

Upcoming Live Public Auction Of An 8.26 Acre
Acreage Site

Located On A Hard Surface Road Just West Of
George, IA

Gordon C. Shaffer Estate - Owners

November 25, 2023 @ 10:30 A.M.

Zomer Company

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
Rick Childress 605-261-3208

Auctioneer's Note: The Zomer Company is extremely honored to present at public auction for the Gordon C. Shaffer Estate this fantastic acreage in an excellent location on a hard surface road just West of George, IA! This acreage offers endless opportunity with plenty of space! If you are looking to relocate from your current acreage or looking to move into the country from town do not pass up the opportunity to purchase this acreage! Make plans today to attend this auction!



November 25, 2023 @ 10:30 A.M.

Abbreviated Legal Description of Acreage Site: Parcel D in the Fractional NE1/4 of Section 3, TWP 98N, Range 44W, Lyon County, IA. Subject to all public roads and easements of record.

General Description of Acreage Site: If you have been looking for that perfect acreage to call home then be sure to take a look at this property! This property offers endless potential with 8.26 gross surveyed acres! The home on the property consists of a 4 bedroom 2 story home with a 24 x 24 double detached garage! The main floor of this home features the kitchen/dining room, living room, formal dining/sitting room, master bedroom, laundry and a full bathroom! The 2nd level of the home features 3 bedrooms and a playroom/storage area! This home in the approx. 1980's had a new poured concrete basement installed! The basement of the home is unfinished. This home has an asphalt roof and vinyl siding and wood siding. This is a nice home that offers endless opportunities for you and your family! The home is on Lyon/Sioux rural water and REC elec. This property does also have approx. 3 wells which are used for outdoor water only (the working condition of the wells has not been tested). The outbuildings on the property consist of a 38 x 60 barn, 33 x 40 corn crib, 28 x 48 open front cattle shed, 24 x 40 older hog house, 28 x 40 storage shed with concrete floor, a 20 x 40 storage building with dirt floor, a 16 x 20 garage with concrete floor, grain bins and several other outbuildings! The septic system on the home is currently functioning and will be exempt from inspection due to this property being owned by an estate. This property has an excellent well established grove! This is a tremendous opportunity to purchase a property with endless potential! How often do you have the opportunity to purchase an acreage site on a hard surface road which offers 8.26 acres and a nice home and outbuildings! The adjoining 77.02 acres of farmland which adjoins this acreage site will also be sold on this auction which offers a tremendous opportunity to purchase an excellent acreage site and the adjoining farmland! (See land auction ad for details on land) If you currently living in town or looking to move from your current acreage this property is one that you will want to make sure that you take a look at!

Open House: Open house will be held on October 28, 2023 from 10:00 A.M. to 12:00 P.M. (Noon) and on November 4, 2023 from 10:00 A.M. to 12:00 P.M. (Noon) or by appointment by contacting one of the agents listed below.

Method of sale: Land adjoining acreage will be sold first and then the acreage site will be sold. Auction will start at 10:30 A.M.. Land will be sold with the final bid price times the gross surveyed acres and the acreage will be sold in total dollars.

Taxes: According to the Lyon County Treasurer the current Real Estate Taxes are combined with the farmland and are approx. \$3,542.00 per year total combined. Seller will pro-rate the taxes to the date of closing. Taxes will be reassessed due to the recent survey.

Possession: Full Possession will be on closing day.

Terms: Purchaser(s) shall be required to pay a non-refundable 15% of the purchase price as a 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 26, 2024, when the buyer shall receive a clear and merchantable title to the property. This property 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 are for informational purposes only and are not guaranteed to be actual boundary lines of the property. Seller does 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. This property has been surveyed. All measurements, footages, years built etc are taken off of county assessor data and are not guaranteed and buyers are encouraged to do buyers due diligence. Any announcements made day of the auction will supersede any advertisements. 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 seller. If any additional information is requested, please contact auctioneers listed below. **William K. Klinker—Attorney For Seller.**

This Acreage Site is in an awesome location on a hard surface road located just outside of George, IA! This acreage features 8.26+/- acres which offers plenty of room! The home on the property is a nice 2 story home with 4 bedrooms! This property also features several outbuildings including a 24 x 24 detached double garage, a 38 x 60 barn, a 28 x 40 storage/machine shed, a 28 x 48 open front cattle shed, a 16 x 20 detached garage, a 20 x 40 storage building and several other outbuildings!

The 77.02+/- acres of farmland which adjoins this acreage will also be sold on this auction!





Main Floor

Kitchen – 7 x 11

Living Room – 13 x 14

Formal Dining Room – 8 x 11

Dining Area – 8 x 11

Bathroom – 4 x 7

Master Bedroom – 8 x 15

Laundry – 7 x 7

Porch (Enclosed) – 7 x 21

2nd Floor

Bedroom #2 – 5 x 12

Bedroom #3 – 9 x 15

Bedroom #4 – 12 x 13

Playroom – 7 x 9





Outbuildings

#1—26' x 50'

#2—40' x 60'

#3—33' x 40'

#4—27' x 43'

#5—26' x 48'

* All Measurements are Approximate*

Aerial Map



©2023 AgriData, Inc.

Boundary Center: 43° 20' 25.54, -96° 1' 10.72



3-98N-44W
Lyon County
Iowa



Maps Provided By:



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10/2/2023

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



PERSONAL PROPERTY "WHAT STAYS – WHAT GOES"

Items marked "included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Offer to Buy/Purchase Agreement. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING. Warranties are available for purchase from independent warranty companies.

This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not by any Agent acting on behalf of the Seller. **The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

I. Appliances/Systems/Services:

	Included?	Working?		OR	Unknown	Rented?		Included?	Working?	Yes /	No	OR	Unknown
		Yes	No			Yes / No	Yes / No						
Range/Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Lawn Sprinkler System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Solar Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Pool Heater, Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Hood/Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Well & Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
TV receiving	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Smoke Alarm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Septic Tank &	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>	Drain field	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	City Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Central AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	City Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Window AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Plumbing System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Central Heating System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Water Heater	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Windows	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Fireplace/Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Wood Burning System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Furnace Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Ceiling Fan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Sauna/Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Water Softener/	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Locks and Keys	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Conditioner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
LP Tanks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Storage Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	Underground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Pet Transmitter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	"pet fence"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Collars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	# of collars					
Garage door opener	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	# of remotes					1

Exceptions/Explanations for "NO" responses above:

DKP

DES



If not specified above, the following shall be included property in the sale.

INCLUDED PROPERTY (if any). All property that integrally belongs to, are specifically adapted to, or is part of the real estate (except rental items), whether attached or detached, such as wall to wall carpeting and vinyl, light fixtures and bulbs, ceiling fan(s), mirrors, shelving, shades, rods, blinds, awnings, storm windows, storm doors, screens, plumbing fixtures, sump pump, water heater, water softener, automatic heating equipment, fuel tank, air conditioning equipment (except window), door chimes, alarm devices, built-in items and electrical service cable/fencing, garage door opener and control(s), other attached fixtures, radio and/or attached TV receiving equipment, fencing, trees, bushes, shrubs, plants, appurtenant structures or equipment, storage buildings, and rural water membership shall be considered a part of real estate and included in this sale.

OTHER INCLUDED ITEMS: _____

EXCLUDED PROPERTY (Items the Seller shall take with them): _____

PERSONAL PROPERTY AND DEBRIS. Seller agrees to remove all debris and all personal property not marked as "included" from the property by possession date unless there is a prior written agreement by the parties. Personal Property remaining after possession or closing dates (which ever is later) shall be considered abandoned and may immediately be disposed of in any manner.

Garrel, Geerdes + Shaffer

Seller has owned the property since 1916 (date). Seller has indicated above the history and condition of all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). **Seller hereby acknowledges Seller has retained a copy of this statement.**

Seller Denise E. Shaffer, EXEC Seller Deanna K. Pederson Date 9-25-23
EXEC EXEC

Buyer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) may wish to obtain.

Buyer _____ Buyer _____ Date _____

THIS IS A LEGAL DISCLOSURE.
If not understood, consult with the lawyer of your choice.



SELLER DISCLOSURE OF PROPERTY CONDITION

(To be delivered prior to buyer making Offer to Buy Real Estate)



Property Owner(s) & Address:

Gordon C. Shaffer Estate 2139 Jefferson Ave, George, IA 51257

Purpose of Disclosure: Completion of Section I this form is required under Chapter 558A of the Iowa code which mandates the Seller(s) disclose condition and information about the property, unless exempt:

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply.

If claiming an exemption, sign here and stop.

<u>X Deanna K. Pedersen</u> Seller	<u>9-25-23</u> Date	<u>X Dennis E. Shaffer</u> Seller	<u>9/25/23</u> Date
<u>EXECUTOR</u>		<u>EXECUTOR</u>	
_____ Buyer	_____ Date	_____ Buyer	_____ Date

Instructions to the Seller: (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not by any Agent acting on behalf of the Seller. **The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

Seller initials _____ Buyer initials _____

I. Property Conditions, Improvements and Additional Information: (Section I is Mandatory)

EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

1. **Basement/Foundation:** Has there been known water or other problems? Yes No Unknown

1A. If yes, please explain: _____

2. **Roof:** Any known problems? Yes No Unknown

2A. Type _____

2B. Date of repairs/replacement (If any) _____

Describe: _____

3. **Well and pump:** Any known problems? Yes No Unknown

3A. Type of well (depth/diameter), age and date of repair: _____

Serial#: 099223-100161-9790569

Prepared by: Mark Zomer | Zomer Company | markzomer@yahoo.com |



**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT:
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Address: 2139 Jefferson Ave, George, IA 51237

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE (initial)

DES
DICK

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

DES
DICK

- (b) Records and Reports available to the Seller (check one below):
 Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGEMENT (initial)

- (c) Purchaser has received copies of all information listed above.
 or, No Records or Reports were available (see (b) above).

 (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home, Lead Poisoning: How to Protect Iowa Families*.

 (e) Purchaser has (check one below):
 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGEMENT (initial)

BZ (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATE OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate:

<u>Donna E. Shaffer, EXEC</u>	<u>9/25/23</u>	_____	_____
Seller	Date	Purchaser	Date
<u>Donna K. Pederson, EXEC</u>	<u>9-25-23</u>	_____	_____
Seller	Date	Purchaser	Date
<u>[Signature]</u>	<u>9-25-23</u>	_____	_____
Seller's Agent	Date	Purchaser's Agent	Date

LOCATION:
 FRACTIONAL NE1/4 SECTION 3-98-44
 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: WILLIAM KLINKER, ATTORNEY
 CURRENT PROPRIETOR: GORDON C SCHAFFER

REVIEW DRAFT
5-8-2023

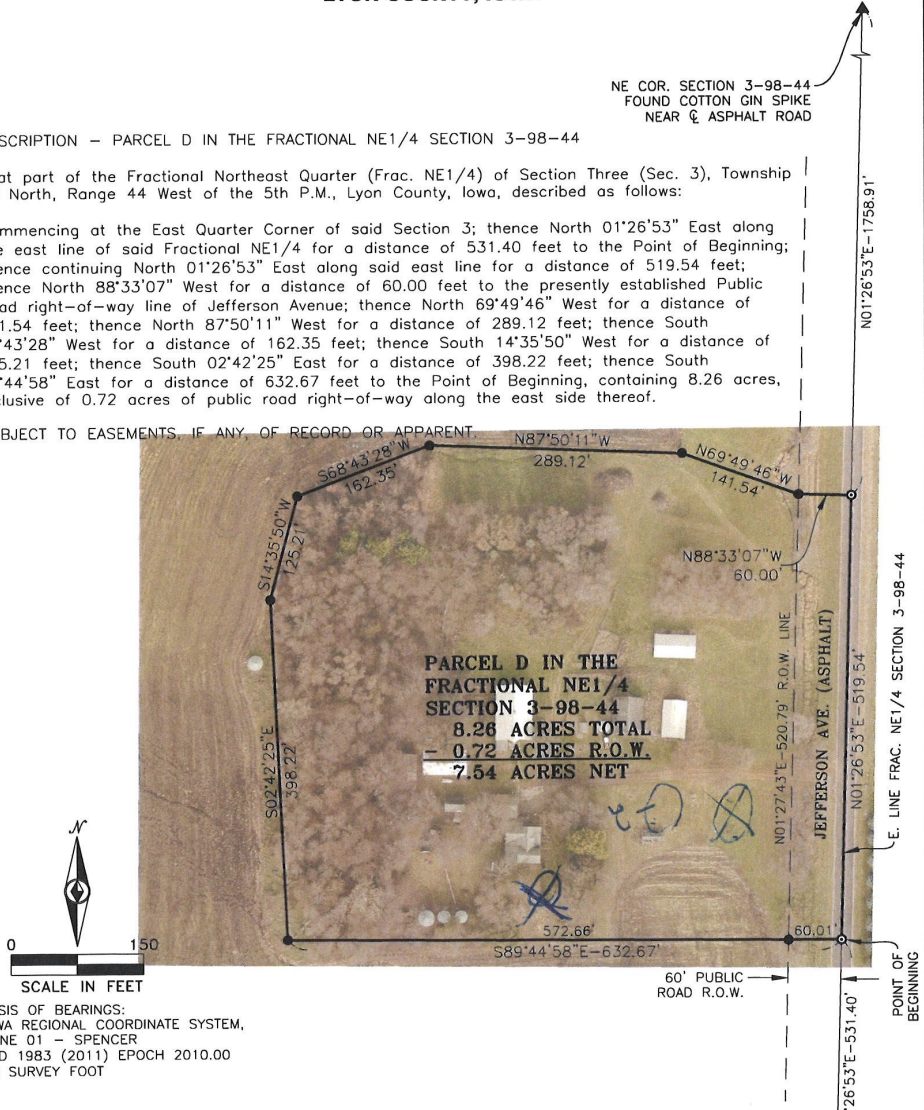
PLAT OF SURVEY
PARCEL D IN THE FRACTIONAL NE1/4 SECTION 3-98-44
LYON COUNTY, IOWA

DESCRIPTION - PARCEL D IN THE FRACTIONAL NE1/4 SECTION 3-98-44

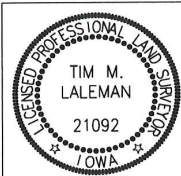
That part of the Fractional Northeast Quarter (Frac. NE1/4) of Section Three (Sec. 3), Township 98 North, Range 44 West of the 5th P.M., Lyon County, Iowa, described as follows:

Commencing at the East Quarter Corner of said Section 3; thence North 01°26'53" East along the east line of said Fractional NE1/4 for a distance of 531.40 feet to the Point of Beginning; thence continuing North 01°26'53" East along said east line for a distance of 519.54 feet; thence North 88°33'07" West for a distance of 60.00 feet to the presently established Public Road right-of-way line of Jefferson Avenue; thence North 69°49'46" West for a distance of 141.54 feet; thence North 87°50'11" West for a distance of 289.12 feet; thence South 68°43'28" West for a distance of 162.35 feet; thence South 14°35'50" West for a distance of 125.21 feet; thence South 02°42'25" East for a distance of 398.22 feet; thence South 89°44'58" East for a distance of 632.67 feet to the Point of Beginning, containing 8.26 acres, inclusive of 0.72 acres of public road right-of-way along the east side thereof.

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



SCALE IN FEET
 BASIS OF BEARINGS:
 IOWA REGIONAL COORDINATE SYSTEM,
 ZONE 01 - SPENCER
 NAD 1983 (2011) EPOCH 2010.00
 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: 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

E.1/4 COR. SECTION 3-98-44
 FOUND MAG NAIL
 NEAR Q-Q ASPHALT ROADS
 ▲ SECTION CORNER AS NOTED
 ● SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
 ○ SET MAG NAIL
 DATE OF FIELD WORK - 4-27-23

	DGR ENGINEERING Rock Rapids, Iowa 712-472-2531 Sioux City, Iowa Sioux Falls, South Dakota	Date 5-8-23 Drawn By TML Reviewed By ANW Approved By TML	PROJECT NO. 373116 DWG.# P: 03/073/116/373116/DWG/373116 BOUND_ACR/EA/PLW
	PARCEL D IN THE FRACTIONAL NE1/4 SECTION 3-98-44 8.26 ACRES TOTAL - 0.72 ACRES R.O.W. 7.54 ACRES NET		



ZOMER COMPANY

PRESENTED BY

Mark Zomer — Broker - 712-470-2526

Darrell Vande Vegte — Sales-712-470-1125

Gary Van Den Berg — Sales - 712-470-2068

Ryan Zomer — Sales - 712-441-3970

Blake Zomer — Sales - 712-460-2552

Licensed in Iowa, South Dakota, Nebraska and Minnesota

If you are thinking about selling your property—
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





1414 Main St.
Rock Valley, IA 51247
712-476-9443
Zomercompany.com

Zomer Company
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
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