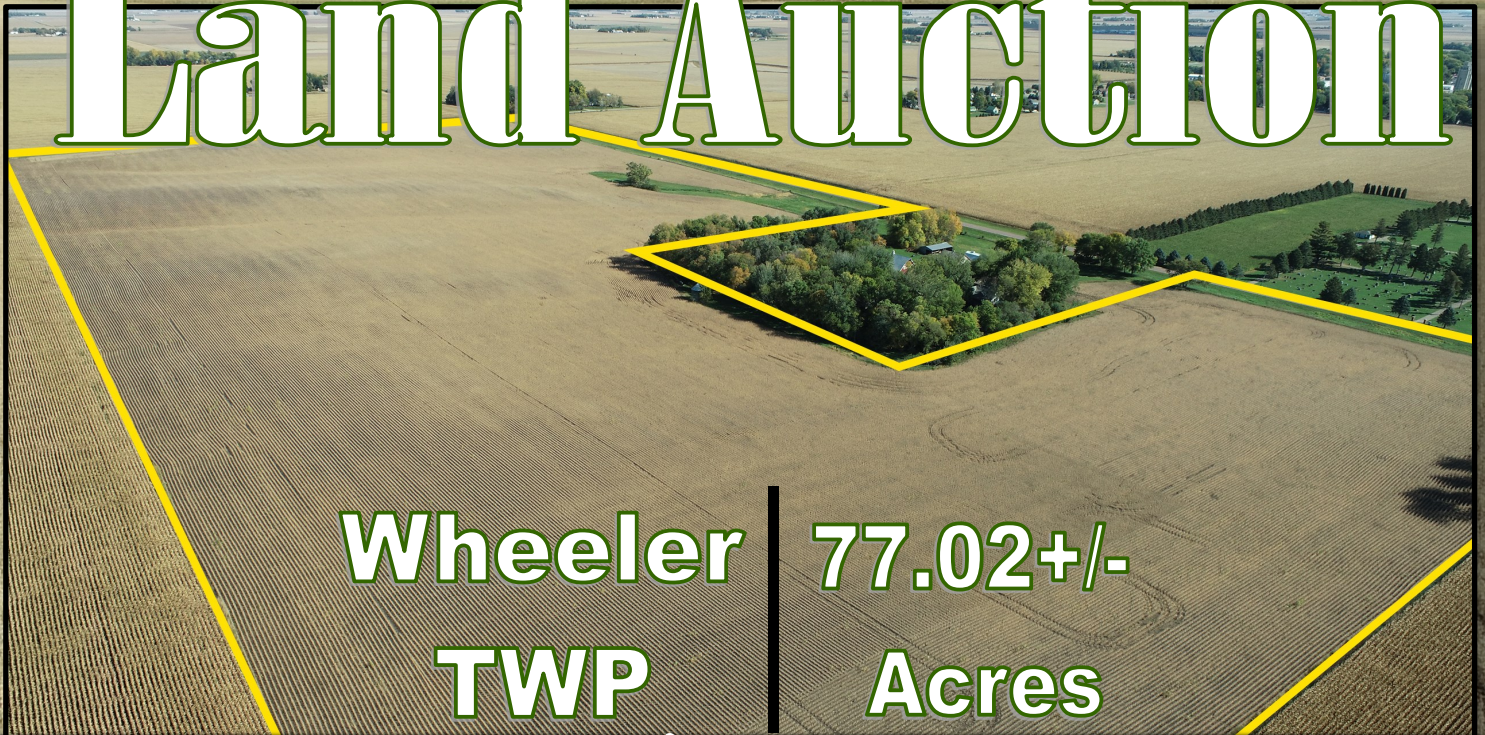




LIVE PUBLIC **Lyon County, IA**

Land Auction



Wheeler | **77.02+/-**
TWP | **Acres**

Gordon C. Shaffer Estate - Owners

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

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

Don Krommendyk—712-470-3203 | Ivan Huenink 712-470-2003 | Gerad Gradert 712-539-8794

Auctioneer's Note: The Zomer Company is honored to represent the Gordon C. Shaffer Estate in offering at public auction this fantastic tract of land in Wheeler TWP, Lyon County, IA! This land is bordered by a hard surface road and has excellent soil ratings! If you want to purchase a farm with outstanding soil ratings then be sure to check out this tract of farmland! Watch zomercompany.com in case of inclement weather!

Location: From Jurrens Funeral Home in George, IA go West on A34 (210th St.) for 1 mile to the farmland. Farmland is located in the Southwest corner of the intersection of Jefferson Ave. & A34 (210th St). Auction to be held at the site of the adjoining acreage site (2139 Jefferson Ave., George, IA).



Approx. Boundary Lines

Abbreviated Legal Description: Parcel E in the Fractional NE1/4 of Section 3, TWP 98N, Range 44W, Lyon County,

IA. Sold subject to public roads and easements of record.

General description: According to the recent survey, this property contains 77.02+/- gross acres. According to FSA/ Survey, this farm contains approx. 70.24+/- tillable acres. This farm is classified as NHEL. The predominant soil types include: 310B, B2-Galva, 91B-Primghar, P733-Calco, 92-Marcus, 133-Colo. The average **CSR2 is 92.5 and the average CSR1 is 67.3.** This farm has a corn base of 32.45 acres with a PLC yield of 160bu and a soybean base of 32.45 acres with a PLC yield of 51bu. This land in 2019 and in 2020 had a large amount of drainage tile line installed! This property has an older well that is not in use on the property. This is an excellent tract of land! Land in this area is known to be some of the best farmland in Lyon County, IA! If you are a younger farmer, established farmer or investor looking for a tract of land to add to your operation or investment portfolio then be sure to take a look at this farm! If you decide to purchase this quality tract of land you will not regret your decision and the future generations of your family will never look back and say that they wished you had not purchased this land! Land is one of those things that is truly only typically for sale once in your lifetime! Do not pass up this opportunity to purchase this farm! If you are looking for an opportunity to purchase an acreage site and the adjoining land this auction also offers you that unique opportunity as immediately following the land the adjoining 8.26+/- acreage site will also be sold! (See acreage ad for details on the acreage site)

Method of sale: Auction will be held at the site of the adjoining acreage site (2139 Jefferson Ave., George, IA). Farmland will be sold with the final bid price times the gross surveyed acres. Farmland will be sold first and then immediately following the adjoining 8.26+/- acreage site will also be sold. (See acreage ad for details on acreage site)

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are estimated to be approx. \$2,600.00 per year on the farmland. Taxes will reassessed by the county due to the recent survey. Taxes listed are only estimated and are not guaranteed.

Possession: Possession of these farms will be on March 1, 2024. This land is available to farm for the 2024 crop year!

Terms: Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before January 26, 2024, 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. **William K. Klinker —Attorney for seller**

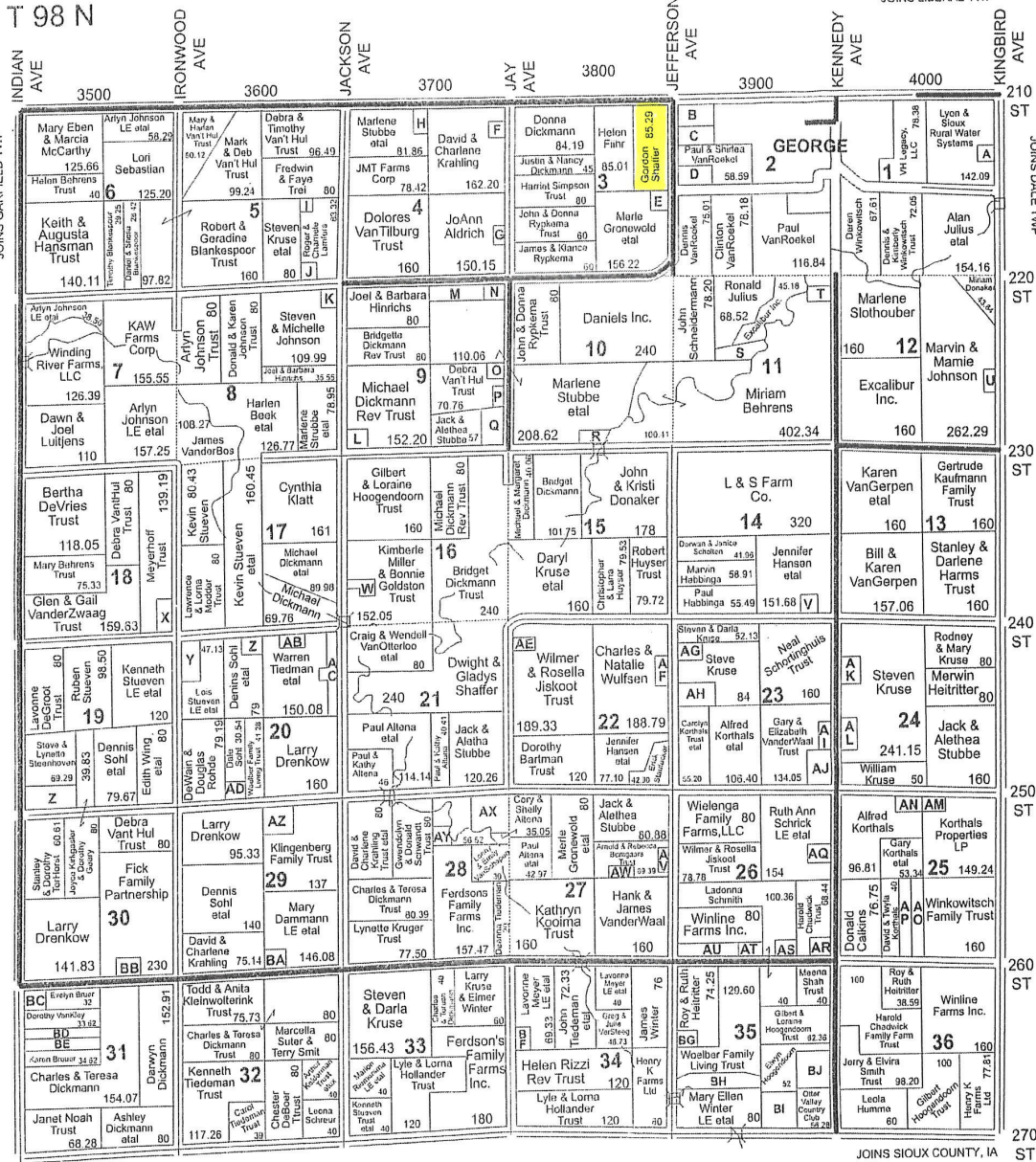
TABLE OF CONTENTS

Auction Location	Pg 2
Auction Terms	Pg 3
Plat Map	Pg 5
AgriData Map	Pg 6
Soil Map	Pg 7-8
FSA Map	Pg 9
USDA 156 Form	Pg 10-11
Tile Maps	Pg 12-13
Aerial Survey	Pg 14

WHEELER TWP

LAND OWNER

R 44 W



LAND OWNER & RURAL RESIDENT MAPS

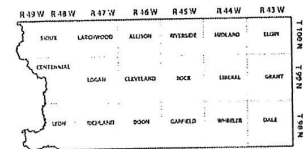
Small Tracts

- Section 1 A Paul & LaRae Denekeas - 7.14
- Section 2 B Karan Smith - 20.14
- Section 3 C Carol Luitjens et al - 21.78
- Section 4 D Wheeler Twp & Town of George - 15
- Section 5 E Michael & Barbara Modder - 5.38
- Section 6 F Elmira Schipper - 6.81
- Section 7 G Merle Groteveld et al - 9.85
- Section 8 H Delbert & Gladys Kammeijer - 10.74
- Section 9 J Lanfers Farm Inc. - 6.95
- Section 10 K Gaylor Gammwiler - 14.46
- Section 11 L Bridgette Dickman Rev Trust - 7.80
- Section 12 M Douglas & Rebecca Stubbe - 40
- Section 13 N Jason & Megan Stubbe - 7.13
- Section 14 O Neillfarlands Reformed Hope Church - 5.40
- Section 15 P Martin Kruse - 7.82
- Section 16 Q Kathryn Klatsen - 20
- Section 17 R Paul & Angela VanBresen - 12.03
- Section 18 S City of George - 23.04
- Section 19 T John Donaker - 7.51

- Section 20 U Craig & Angela Johnson - 7.44
- Section 21 V Eric Slaufacker - 8.32
- Section 22 W Kimberle & David Miller - 7.95
- Section 23 X Cronel & Sharia Hoogendoorn - 21.20
- Section 24 Y Barbara VanSloten - 30.53
- Section 25 Z Kevin Stueven - 12.87
- Section 26 AA Hawkeye Pride Egg Farms, LLP - 5.99
- Section 27 AB Ferdsons Family Farms Inc. - 6.12
- Section 28 AC Darwin & Wanda VanOtterloo - 17.81
- Section 29 AD Loren & Bruce Woelbar - 8.13
- Section 30 AE Gerald & Karen Meyer - 10.87
- Section 31 AF Mark & Leslie Smit - 11.21
- Section 32 AG William Kruse - 5
- Section 33 AH Charles Wulfen - 20.17
- Section 34 AI Kenneth Daniels - 5.56
- Section 35 AJ Daniels Inc. - 20.39
- Section 36 AK M-S-R Krusa Farm Ltd - 8.74
- Section 37 AL M-S-R Krusa Farm Ltd - 20.11
- Section 38 AM David & Twila Korhals - 10.76
- Section 39 AN Gary & Lori Korhals - 9.83

- Section 40 AO Allrad Korhals - 20.13
- Section 41 AP Gary & Lorilyn Korhals - 20.13
- Section 42 AQ Sweet Action Swina, LLP - 6
- Section 43 AR Chadwick Inc. - 11.56
- Section 44 AS Ryan & Briney Schmitt - 19.64
- Section 45 AT Vincent & Carol Luitjens - 0.93
- Section 46 AU Olin & Kathy VanEssen - 28.35
- Section 47 AV Kant VanK & Darja Rose Taylor - 5.04
- Section 48 AW Hoogendoorn Bros. Inc. - 5.84
- Section 49 AX Paul & Kathy Altona - 26.97
- Section 50 AY Deanna Tiedeman - 23.88
- Section 51 AZ Dwan & Douglas Rohde - 23
- Section 52 BA Lonnie & Leah Egdorf - 10
- Section 53 BB Bruce Fick - 10
- Section 54 BC Chad Brewer & Sandy DeKam - 8
- Section 55 BD Sharon Verdun - 17.31
- Section 56 BE Ryan Martine - 17.31
- Section 57 BF Kevin & Carol Dires - 10.87
- Section 58 BG Tim & Donnie Kennedy - 5.80
- Section 59 BH Douglas & Wendy Woelbar - 30.40

- Section 35 BI Gilbert & Loraine Hoogendoorn Trust - 42.26
- Section 36 BJ Hoogendoorn Bros. Inc. - 23.88

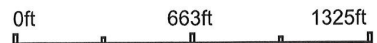


LYON COUNTY, IA

Aerial Map



Boundary Center: 43° 20' 31.34, -96° 1' 15.12



3-98N-44W
Lyon County
Iowa



Maps Provided By:

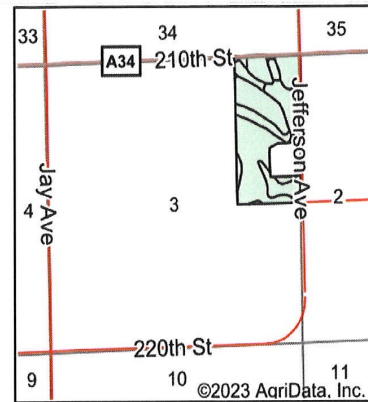
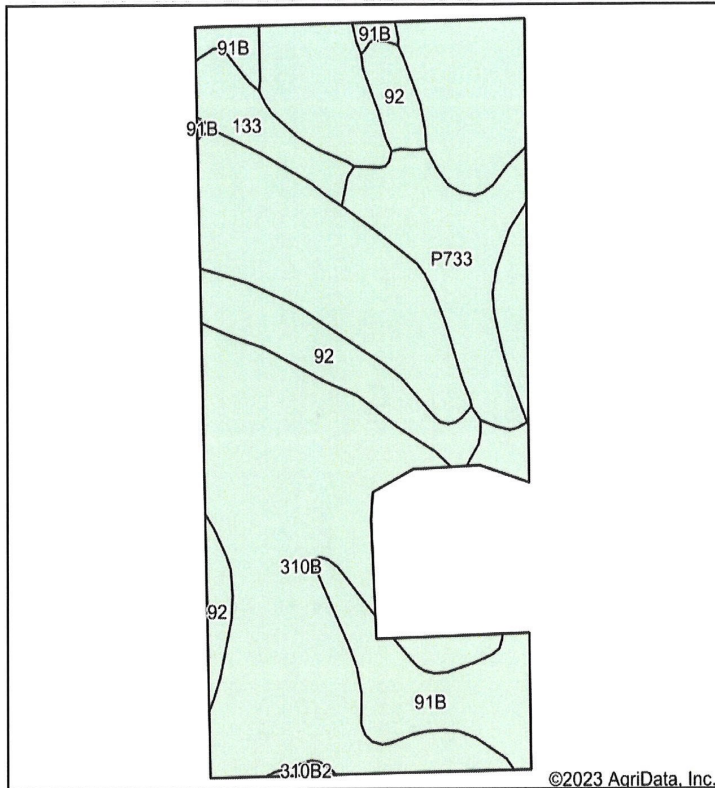


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10/2/2023

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

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **3-98N-44W**
 Township: **Wheeler**
 Acres: **77.02**
 Date: **10/2/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA119, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B	Galva silty clay loam, 2 to 5 percent slopes	49.57	64.4%	Ile	95	66	75
91B	Primghar silty clay loam, 2 to 5 percent slopes	8.40	10.9%	Ile	95	74	78
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.99	10.4%	Ilw	78		75
92	Marcus silty clay loam, 0 to 2 percent slopes	7.87	10.2%	Ilw	94	71	75
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	2.98	3.9%	Ilw	78	69	80
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	0.21	0.3%	Ile	90	64	67
Weighted Average					2.00	92.5	*- *n 75.5

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

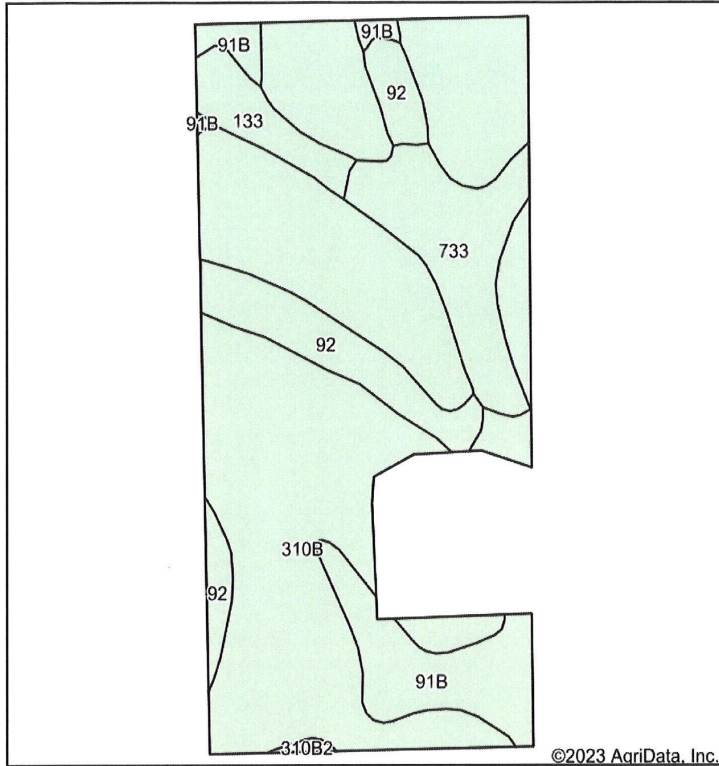
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

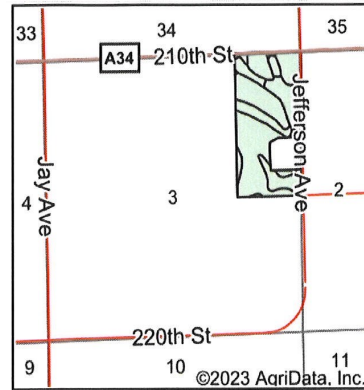
Soils data provided by USDA and NRCS.



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Lyon**
 Location: **3-98N-44W**
 Township: **Wheeler**
 Acres: **77.02**
 Date: **10/2/2023**



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

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
310B	Galva silty clay loam, 2 to 5 percent slopes	49.54	64.3%	Ile	66	8.9	5.1	175	3	92	5	46
91B	Primghar silty clay loam, 2 to 5 percent slopes	8.39	10.9%	Ile	74	6.7	5.2	186	3.2	98	5.3	49
733	Calco silty clay loam, 0 to 2 percent slopes	7.98	10.4%	IIw	64	6.5	3.3	172	2.7	83	4.6	42
92	Marcus silty clay loam, 0 to 2 percent slopes	7.92	10.3%	IIw	71	6.6	3.8	182	3.1	96	5.2	48
133	Colo silty clay loam, 0 to 2 percent slopes	2.99	3.9%	IIw	69	6.3	3.7	179	3	92	5	46
310B2	Galva silty clay loam, 2 to 5 percent slopes, moderately eroded	0.20	0.3%	Ile	64	8.8	5	172	2.9	89	4.8	44
Weighted Average				2.00	67.3	8.1	4.7	176.8	3	92.1	5	46.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Lyon County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 70.20 acres

2023 Program Year
Map Created March 17, 2023

Farm 5888
Tract 8621

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 map) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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IOWA
LYON
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 5888
Prepared : 9/26/23 3:49 PM CST
Crop Year : 2024

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
80.07	70.20	70.20	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	70.20	0.00		0.00	0.00	0.00	9.87	

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	32.45	0.00	160	0
Soybeans	32.45	0.00	51	
TOTAL	64.90	0.00		

NOTES

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Tract Number : 8621
Description : E2 NE4 SEC 3 WHEELER TWP 98 44
FSA Physical Location : IOWA/LYON
ANSI Physical Location : IOWA/LYON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : GORDON SHAFFER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.07	70.20	70.20	0.00	0.00	0.00	0.00	0.0

IOWA
 LYON
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5888
 Prepared : 9/26/23 3:49 PM CST
 Crop Year : 2024

Tract 8621 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	70.20	0.00	0.00	0.00	0.00	9.87

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	32.45	0.00	160
Soybeans	32.45	0.00	51

TOTAL **64.90** **0.00**

NOTES

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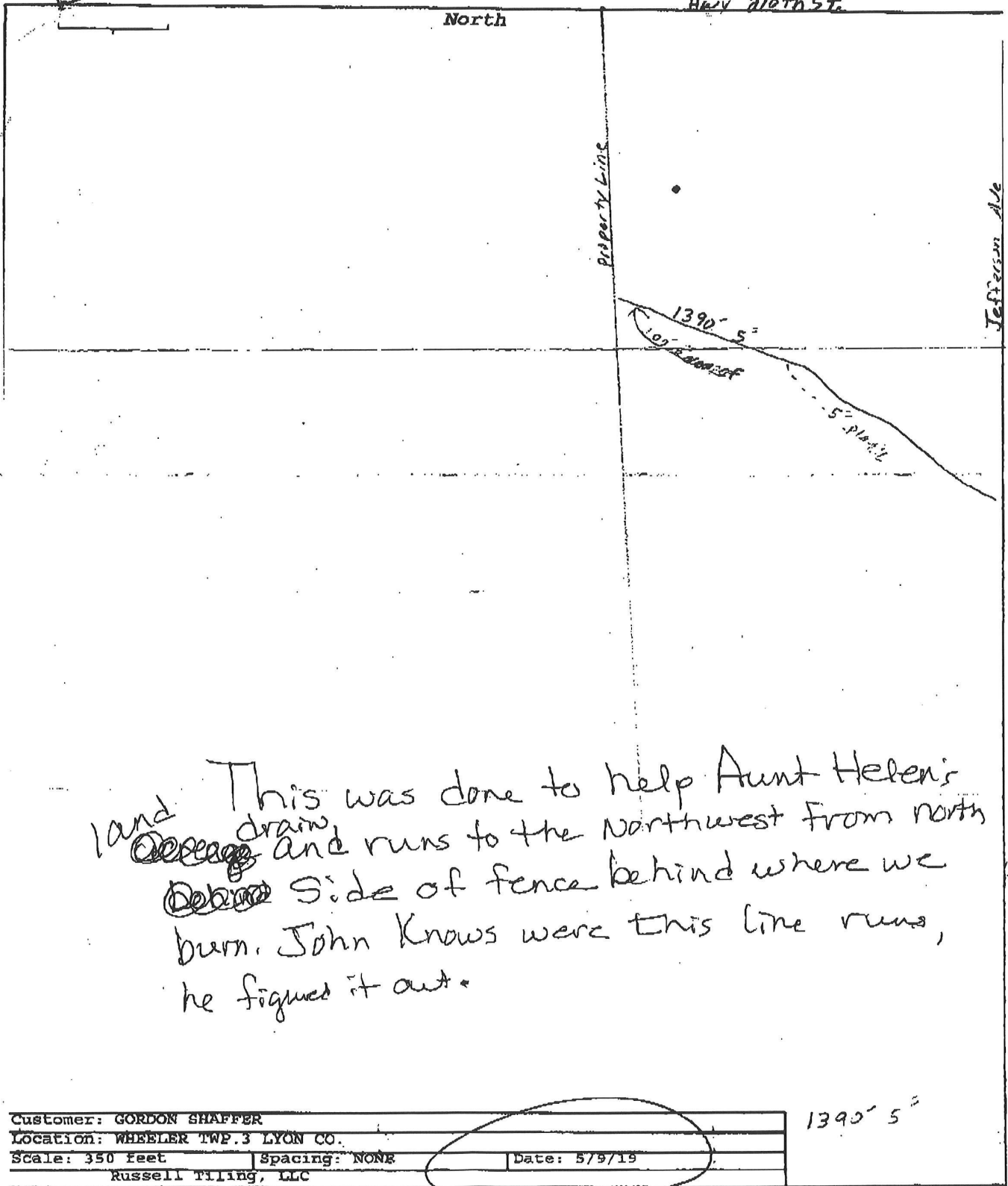
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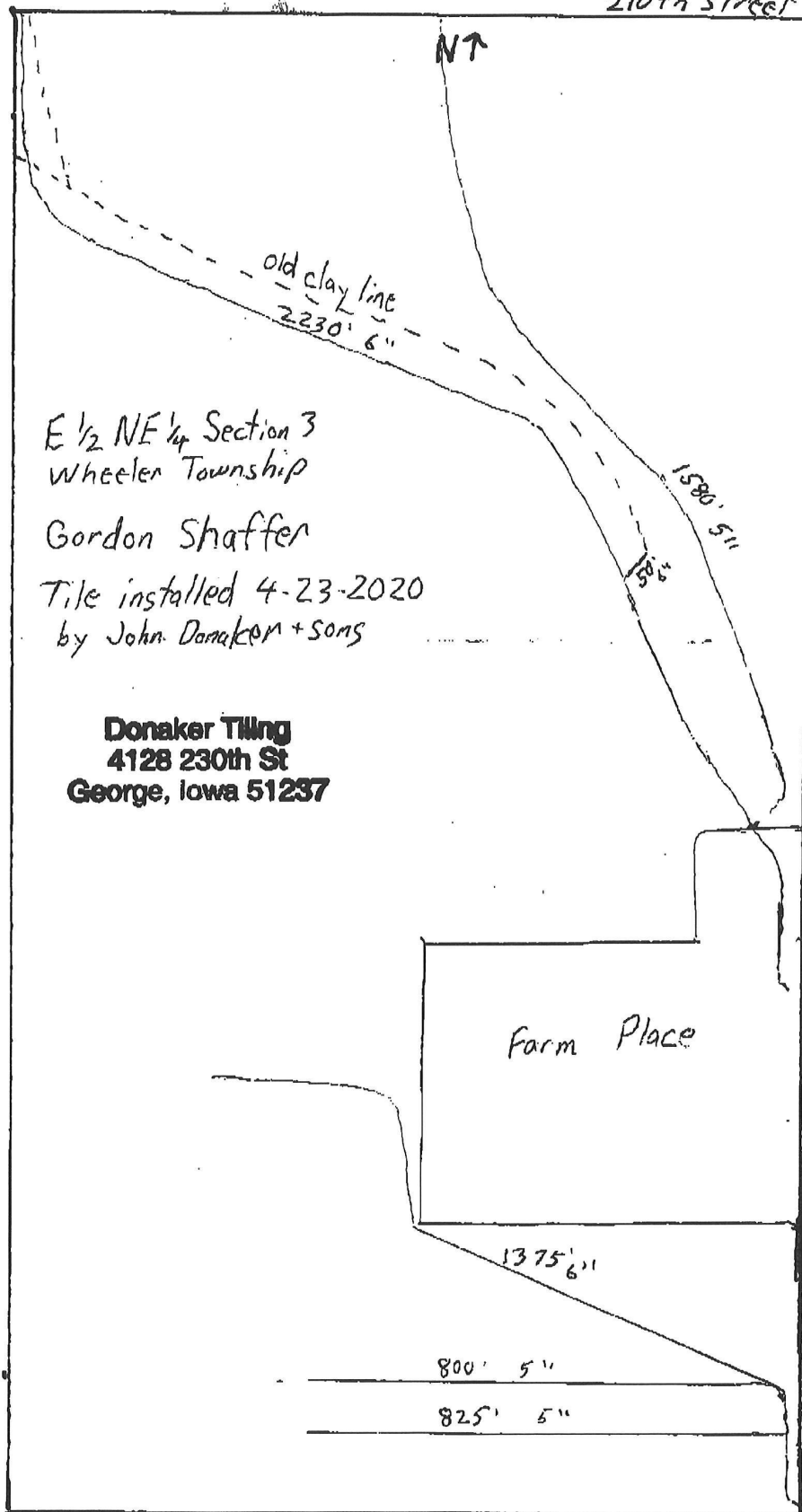
LATEC GPS: LineFeature.shp



land. This was done to help Aunt Helen's
~~draw~~ ^{draw} and runs to the Northwest from north
~~draw~~ ^{draw} side of fence behind where we
 burn. John Knows were this line runs,
 he figured it out.

Customer: GORDON SHAFER	
Location: WHEELER TWP. 3 LYON CO.	
Scale: 350 feet	Spacing: NONE
Russell Tiling, LLC	

1390' 5"



E 1/2 NE 1/4 Section 3
Wheeler Township

Gordon Shaffer

Tile installed 4-23-2020
by John Donaker + sons

Donaker Tilling
4128 230th St
George, Iowa 51237

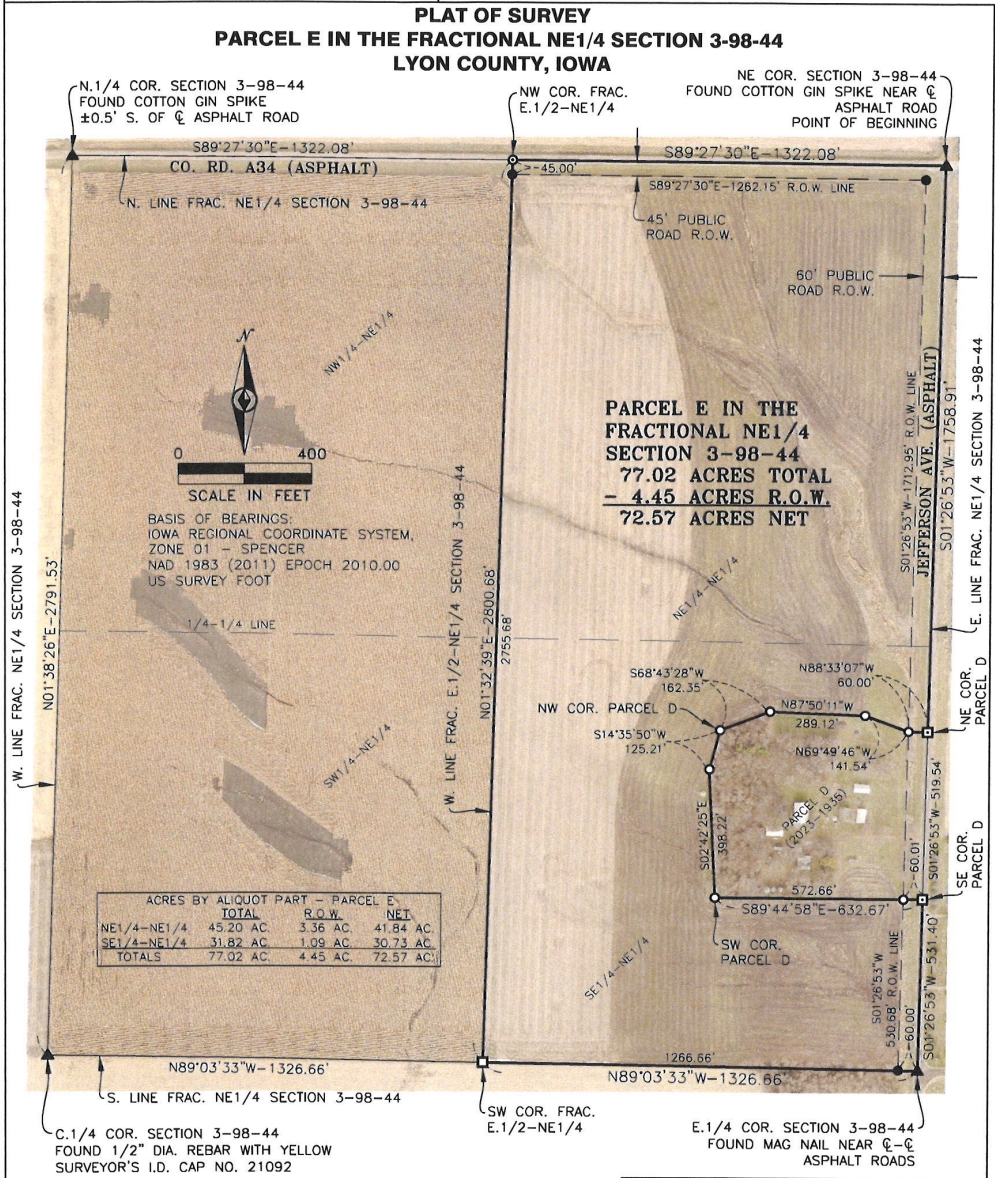


LOCATION:
FRACTIONAL NE1/4 SECTION 3-98-44

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: MARK ZOMER
CURRENT PROPRIETOR: GORDON C. SHAFFER

REVIEW DRAFT
9-21-23



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 seat: SHEETS 1 OF 2 AND 2 OF 2

- ▲ SECTION CORNER AS NOTED
- SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
 - ⊙ SET MAG NAIL
 - FOUND 1/2" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
 - ⊞ FOUND MAG NAIL
 - FOUND 1/2" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 8103
- DATE OF FIELD WORK - 9-21-23



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

Date 9-21-23
Drawn By TML
Reviewed By ANW
Approved By TML

SHEET 1 OF 2

PROJECT NO. 373116

DWG. # P:03073116\373116\DWG\373116 BOUND.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

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

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