



Online Auction

1200 Head Finisher



April 3, 2024 @ 6:00 P.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

Auctioneers Note: We are honored to present at auction this outstanding opportunity to purchase a 1200 head hog site in Lyon County, IA! This site is in an area where not many sites are often offered for sale! If you are looking to purchase your first hog barn, looking to add another barn to your operation or are an investor looking for a great investment property then be sure to make plans today to purchase this property!

Location: From Rock Rapids, IA go West on HWY 9 for 3 miles to Fir Ave. then go North on Fir Ave for 2 1/2 miles to the site. Site is on the West side of Fir Ave. Auction signs will be posted.



Legal Description: Parcel E in the S1/2 of Section 22, TWP 100N, Range 46W, Lyon County, IA. Subject to all easements and roads of record.

General Description: If you are looking for an existing well maintained hog finisher site then your search is over! This property consists of approx. 1.76+/- acres. The building on this property is approx. 51 x 193 and was constructed new in approx. 2008! This building has an approx. 10 x 10 office area and 10 pens of which 1 can be divided into a sick pen/smaller pen. This building also has an 8ft concrete pit. This building has 2 dry feeders per pen, cup waterers, brooder heaters, 2 in tandem approx. 15 ton Bulk bins, a 1,000 gallon propane tank which is rented from Modern Gas in Rock Rapids, IA, an airstream Expert PN-110 controller, Airstream curtain controllers and a Agri-Alert 800EZ alarm system. The medicator in the building will not be included as part of the sale. This building is serviced by Lyon/Sioux rural water (Property does have a smaller cistern w/ a pump) and REC elec.. This building currently has pigs in it however pigs will be out of the building by closing day and buyer will be able to fill the barn with their own source of pigs. This building will be power washed after the current turn of pigs has vacated the building. Buyer will receive any manure left in the pit on closing day.

Method of Sale: Property will be sold in total dollars. Auction will be held online only with all bidding to take place online. To register to bid go to zomercompany.com. If you are unable to bid online and need assistance please reach out to an auctioneer.

Viewing: Detailed Video of the barn is available to prospective buyers by contacting an agent listed below.

Possession: Full possession of the property is closing day. Early occupancy may be arranged if the building is empty and a early occupancy agreement is signed.

Taxes: According to the Lyon County Assessor the current taxes are estimated to be approx. \$456.00 per year. Seller will pro-rate the taxes to the date of closing.

Terms: Purchaser of the site will be required to pay a non-refundable 15% of the purchase price as a earnest money deposit and agree to enter into a purchase agreement immediately following the auction with the remaining balance due and payable on closing day on or before May 31, 2024 when the buyer shall receive a clear and merchantable title to the property. This property is being sold as a cash sale with no finance contingencies and as is, where 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. Any announcements made day of the auction will supersede any advertisements. All buyers are encouraged to do buyers due diligence. All years built, measurements and other data provided are not guaranteed. 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. **Curtis Puetz—Attorney for sellers.**

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Beacon™ Lyon County, IA



Overview



Legend

- Political Townships
- Parcels**
- Parcel
- BLL
- Condo

Parcel ID	050002203311000	Alternate ID	n/a	Owner Address	Cooperative Credit Company
Sec/Twp/Rng	22-100-46	Class	A		128 Third Street NW
Property Address		Acreage	1.76		PO Box 80
					Sioux Center, IA 51250
District	ALLISON CENTRAL LYON				
Brief Tax Description	PARCEL E IN S 1/2 NE 1/4				
	(Note: Not to be used on legal documents)				

Date created: 1/17/2024
 Last Data Uploaded: 1/17/2024 2:47:58 AM

Developed by  Schneider
 GEOSPATIAL

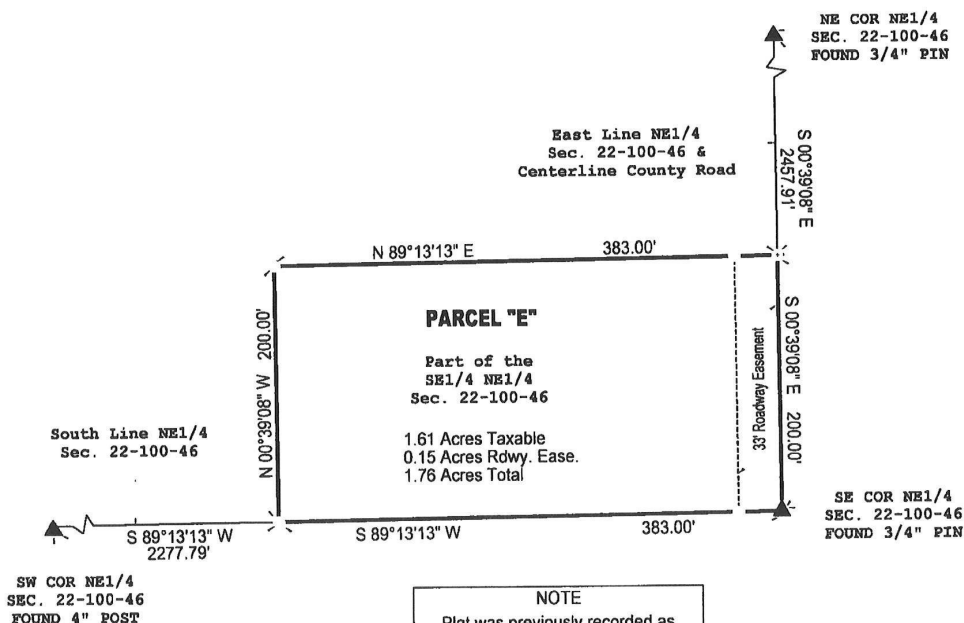
Document 2008 1885
 Book 15 Page 22 Type PLAT Pages 1
 Date 7/30/2008 Time 2:09 PM
 Rec Amt \$7.00 $\frac{1}{4}$

Eldon E. Kruse, Recorder
 Lyon Iowa

PREPARED BY = DAVID L. WILBERDING 515 HAWKEYE AVE SW LEMARS, IOWA 51031 PHONE (712) 548-4599

REVISED PLAT OF SURVEY

SURVEY PLAT SHOWING A PARCEL OF LAND LOCATED IN A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22, T100N, R46W OF THE 5TH P.M., LYON COUNTY, IOWA.



NOTE
 Plat was previously recorded as Document 2008 - 1733 (Plat Book 15 - Page 18) but is being revised at the request of the property Owner to move the Parcel to the South. No deed was ever conveyed using said Plat.

Legal Description for Parcel "E":

The South 200.00 feet of the East 383.00 feet (as measured along the property lines) of the Southeast Quarter of the Northeast Quarter of Section 22, Township 100 North, Range 46 West of the 5th P.M., Lyon County, Iowa; said described Parcel "E" contains a total of 1.76 Acres, inclusive of a Public Roadway Easement of 0.15 Acres. Said parcel is also subject to any and all other Easements of Record.

For the purpose of this Survey the East Line of the NE 1/4 of said Section 22 is assumed to bear S 00°39'08" E.

() = Recorded as SCALE 1" = 100'	O = Set 1/2" Rebar W/Red Cap #10315 ⊕ = Set 120D Spike		Owner = FRIEDRICH FARMS INC.
	DATE SURVEY JUNE 2008	SURVEY REQUESTED BY NICK SMIT	
SURVEY LOCATION 	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. <i>David L. Wilberding</i> 7-28-08 David L. Wilberding License No. 10315 Date: _____ My License renewal date is December 31, 2009 Pages or sheets covered by this seal: 1		

PROPERTY NOTES



PRESENTED BY

ZOMER COMPANY

Mark Zomer — Broker - 712-470-2526
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Ryan Zomer — Sales - 712-441-3970
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Licensed in Iowa, South Dakota, Minnesota, & Nebraska

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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