

ZOMER **Z** COMPANY REALTY & AUCTION

Live/Online

High Quality

Land Auction

Holland TWP, Sioux County, IA

Auction Date: February 27, 2024 @ 10:30 AM

Tract 1:

40 Acres

CSR2 - 99.7

Tract 2:

77.41 Acres

CSR2 - 99.1

The Ken & LaDonna Huisman Farm

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 represent the Ken & LaDonna Huisman family in offering at auction some of the highest quality land available in Sioux County, IA! These farms have tremendous soil ratings and offer an opportunity to purchase a farm that you can be proud to tell people that you own! Land is an investment that your future generations of family will Thank You for investing in!

Location: From Newkirk, IA go West on B40(400th St.) for 2 miles to Jefferson Ave. then go South on Jefferson Ave. for 1/2 mile to the farms or from the Sioux Center, IA Hospital go 7 miles East on B40(400th St) to Jefferson Ave. then go 1/2 mile South on Jefferson Ave. or from the North side of Orange City, IA go North on Jackson Ave for 4 miles to B40(400th St) then go East on B40 (400th St) for 2 miles to Jefferson Ave. then go South for 1/2 mile on Jefferson Ave.

Farms Are located on the East side of Jefferson Ave.

Auction to be held at the site of the farmland. Watch zomercompany.com for inclement weather!

Abbreviated Legal Description of Tract 1: Parcel C in the NW1/4 of Section 11, TWP 95N, Range 44W, Sioux County, IA. Subject to all easements and public roads of record. Sold subject to a Dakota Access Pipeline easement, Summit Pipeline and any/all other pipeline and other easements on the farm.

General Description of Tract 1: According to the recent survey, this property contains 40+/- gross acres. According to FSA/Survey, this farm contains approx. 39.50 tillable acres with the balance in road/ditch. This farm has road on 1 side and is 98.7% tillable! This farm has a corn base only which is combined with the adjoining farmland with a PLC yield of 186bu. This farm is classified as NHEL. The predominant soil types include: 91-Primghar, 310-Galva, 92-Marcus. **The average CSR1 is 75.1. The average CSR2 is 99.7.** The owners of this property have signed an easement with the Summit pipeline and the buyers of the farm will receive the crop damage payment from Summit at closing for this property. This farm is leased for the 2024 crop year and the buyer of the farm will receive the rent for 2024 and a rent subsidy at closing. The buyer of this farm will be solely responsible for any costs to widen the driveway for this farm. This farm truly presents the opportunity to purchase a farm which offers an outstanding opportunity to purchase a farm that may have one of the highest CSR2 soil ratings in Sioux County, IA and perhaps even the entire state! This farm offers everything that you look for when purchasing land including 1/2 mile rows, very few non tillable acres with road on only one side and outstanding soil ratings! Land is an investment that you will be glad you own and when you look back 5, 10 or 20 years from now you will be glad that you made the decision to purchase this premier tract of Sioux County, IA farmland!

Abbreviated Legal Description of Tract 2: Parcel D in the NW1/4 of Section 11, TWP 95N, Range 44W, Sioux County, IA. Subject to all easements and public roads of record. Sold subject to a Dakota Access Pipeline easement, Summit Pipeline and any/all other pipeline and other easements on the farm.

General Description of Tract 2: According to the recent survey, this property contains 77.41+/- gross acres. According to FSA/Survey, this farm contains approx. 76.44 tillable acres with the balance in road/ditch. This farm has road on 1 side and is 98.7% tillable! This farm has a corn base only which is combined with the adjoining farmland with a PLC yield of 186bu. This farm is classified as NHEL. The predominant soil types include: 91-Primghar, 310, B-Galva, 92-Marcus. **The average CSR1 is 74.7. The average CSR2 is 99.1.** The owners of this property have signed an easement with the Summit pipeline and the buyers of the farm will receive the crop damage payment from Summit at closing for this property. This farm is leased for the 2024 crop year and the buyer of the farm will receive the rent for 2024 and a rent subsidy at closing. This farm presents the opportunity to purchase a farm with outstanding soil ratings! When was the last time that you can say that you had the opportunity to purchase a farm that had a CSR2 soil rating as high as this one! This farm offers everything that you look for when purchasing land including 1/2 mile rows, very few non tillable acres with road on only one side and outstanding soil ratings! Land is an investment that you will be glad you own and when you look back 5, 10 or 20 years from now you will be glad that you made the decision to purchase this premier tract of Sioux County, IA farmland!

Method of sale: Auction will be held at the site of the farmland. Farmland will be sold with the final bid price x the gross surveyed acres. Farms will be sold in the choice method with the top successful bidder of the round of choice having the option to select the tract of their choice or both of the tracts. If one tract is selected then the remaining tract will be sold. If both tracts are selected then the auction will be complete.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$1,240.00 per year on Tract 1 and approx. \$2,400.00 per year on Tract 2. Seller will pay the 2023 taxes which are due and payable in March and Sept of 2024.

Possession: Full possession will be on March 1, 2025.

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 which will be on or before April 10, 2024. Buyer shall receive a clear and merchantable title to the property on closing day. 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 and pictures are for informational purposes only and are not guaranteed to be actual boundary lines of the property. All buyers are encouraged to do buyer's due diligence. 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. Buyer is responsible to legally terminate the existing lease if the buyer desires to discontinue the lease for 2025 and beyond. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and 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 sellers. If any additional information is requested, please contact auctioneers listed below. **Brad De Jong—Attorney for sellers.**

TABLE OF CONTENTS

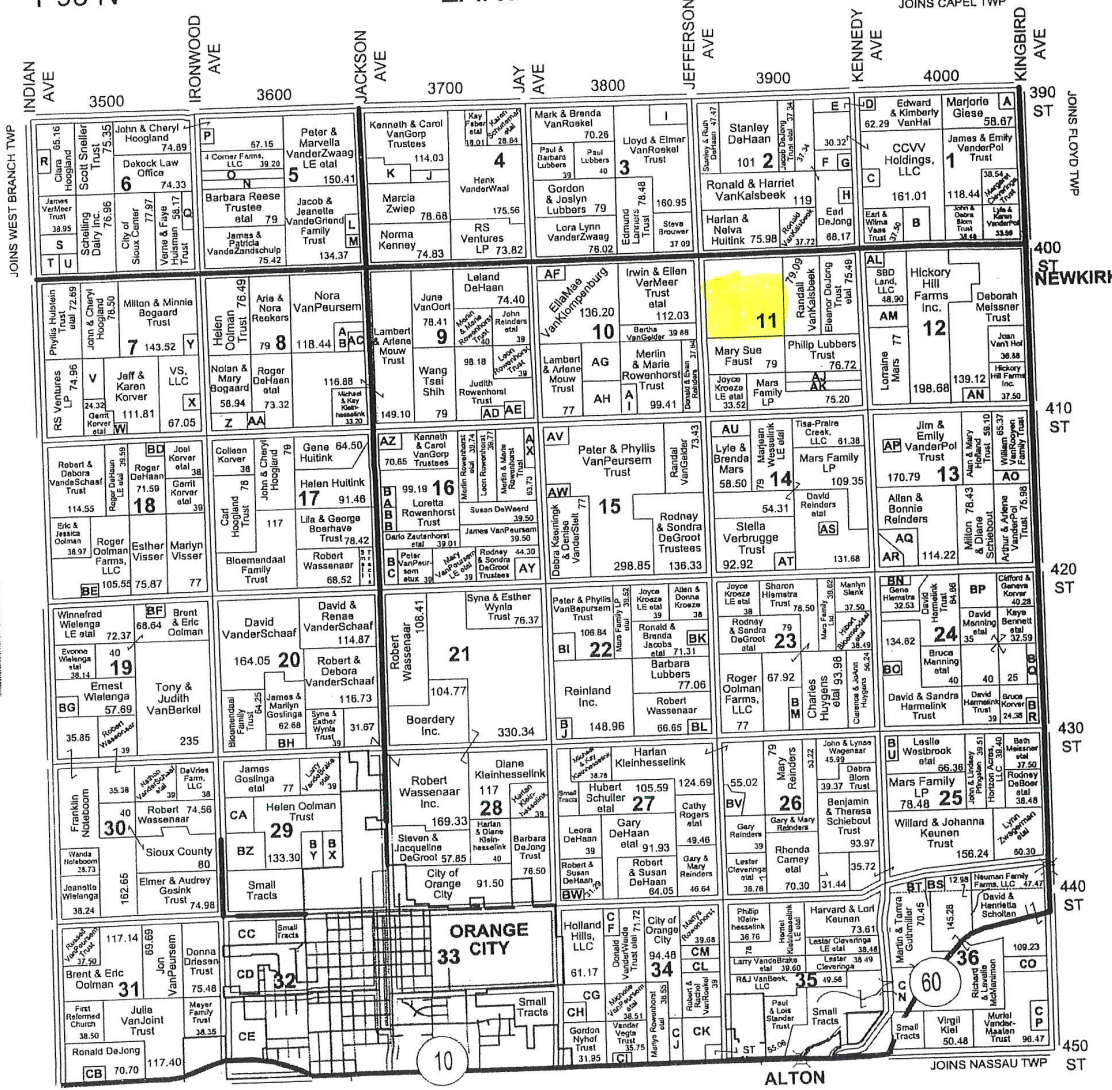
Auction Location & Time	Pg 2
Auction Terms	Pg 3
Plat Map	Pg 5
Tract 1 AgriData Aerial Map	Pg 6
Tract 1 Soil Map	Pg 7
Tract 2 AgriData Aerial Map	Pg 8
Tract 2 Soil Map	Pg 9
FSA Map	Pg 10
USDA 156 Form	Pg 11-12
Proposed Summit Pipeline Route	Pg 13
Aerial Survey	Pg 14
Rent Info & Crop Damage	Pg 15
Photos	Pg 16-17
Property Notes	Pg 18-19

HOLLAND TWP

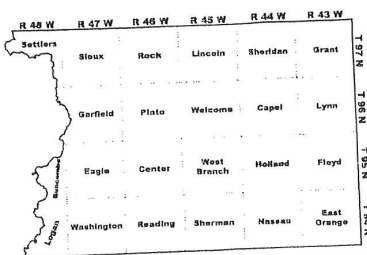
LAND OWNER

T 95 N

R 44 W



LAND OWNER & RURAL RESIDENT MAPS

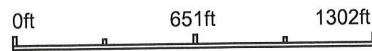


Aerial Map



©2024 AgriData, Inc.

Boundary Center: 43° 4' 2.61, -96° 0' 45.2



11-95N-44W
Sioux County
Iowa

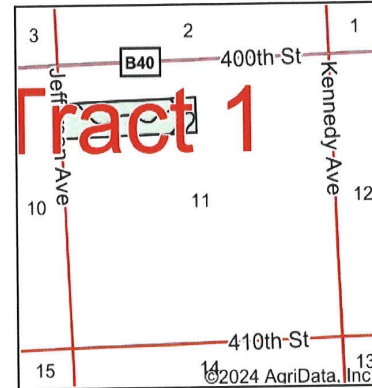
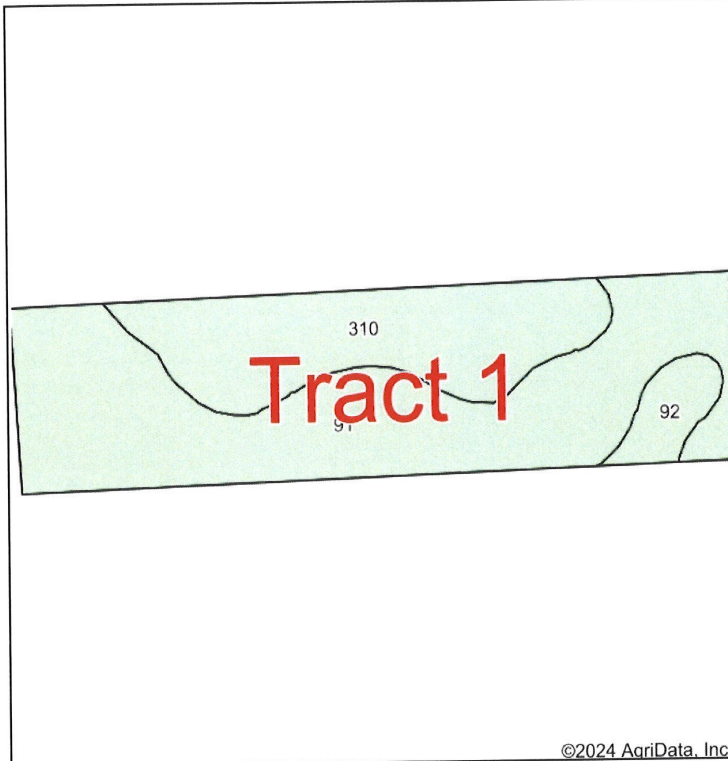


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

1/9/2024

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

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **11-95N-44W**
 Township: **Holland**
 Acres: **40**
 Date: **1/9/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA167, Soil Area Version: 33							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
91	Primghar silty clay loam, 0 to 2 percent slopes	24.81	62.0%	lw	100	77	78
310	Galva silty clay loam, 0 to 2 percent slopes	13.03	32.6%	l	100	72	77
92	Marcus silty clay loam, 0 to 2 percent slopes	2.16	5.4%	llw	94	72	75
Weighted Average				1.05	99.7	75.1	*n 77.5

**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

Soils data provided by USDA and NRCS.

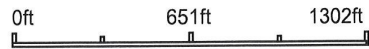


Aerial Map



©2024 AgriData, Inc.

Boundary Center: 43° 3' 53.03, -96° 0' 44.97



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

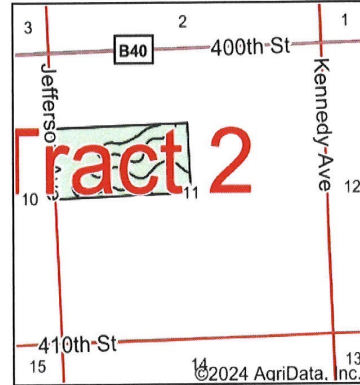
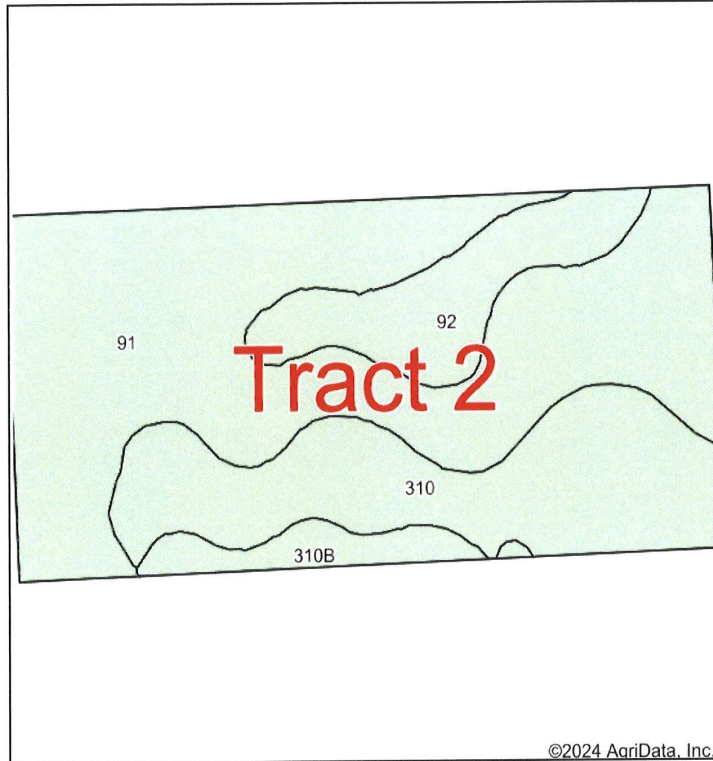
11-95N-44W
Sioux County
Iowa



1/9/2024

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

Soils Map



State: Iowa
 County: Sioux
 Location: 11-95N-44W
 Township: Holland
 Acres: 77.41
 Date: 1/9/2024



Soils data provided by USDA and NRCS.

Area Symbol: IA167, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
91	Primghar silty clay loam, 0 to 2 percent slopes	44.64	57.7%	lw	100	77	78
310	Galva silty clay loam, 0 to 2 percent slopes	20.22	26.1%	l	100	72	77
92	Marcus silty clay loam, 0 to 2 percent slopes	9.12	11.8%	llw	94	72	75
310B	Galva silty clay loam, 2 to 5 percent slopes	3.43	4.4%	lle	95	67	75
Weighted Average				1.16	99.1	74.7	*n 77.3

**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

Soils data provided by USDA and NRCS.





Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Wetland Determination
- Wetland Inventory
- Iowa Roads

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

Tract Cropland Total: 151.87 acres

2023 Program Year

Map Created May 02, 2023

Farm 8398
Tract 1560

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
SIOUX



FARM : 8398
Prepared : 1/8/24 3:50 PM CST
Crop Year : 2024

Form: FSA-156EZ

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
155.42	151.87	151.87	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	151.87	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	146.00	0.00	186	0
TOTAL	146.00	0.00		

NOTES

Tract Number : 1560

Description : NW4 SEC 11 HOLLAND
FSA Physical Location : IOWA/SIOUX
ANSI Physical Location : IOWA/SIOUX
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
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.42	151.87	151.87	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	151.87	0.00	0.00	0.00	0.00	0.00



IOWA
SIOUX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8398
Prepared : 1/8/24 3:50 PM CST
Crop Year : 2024

Tract 1560 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	146.00	0.00	186
TOTAL	146.00	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



Proposed Summit Pipeline Route Exhibit Attached to Easement

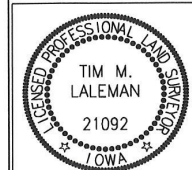
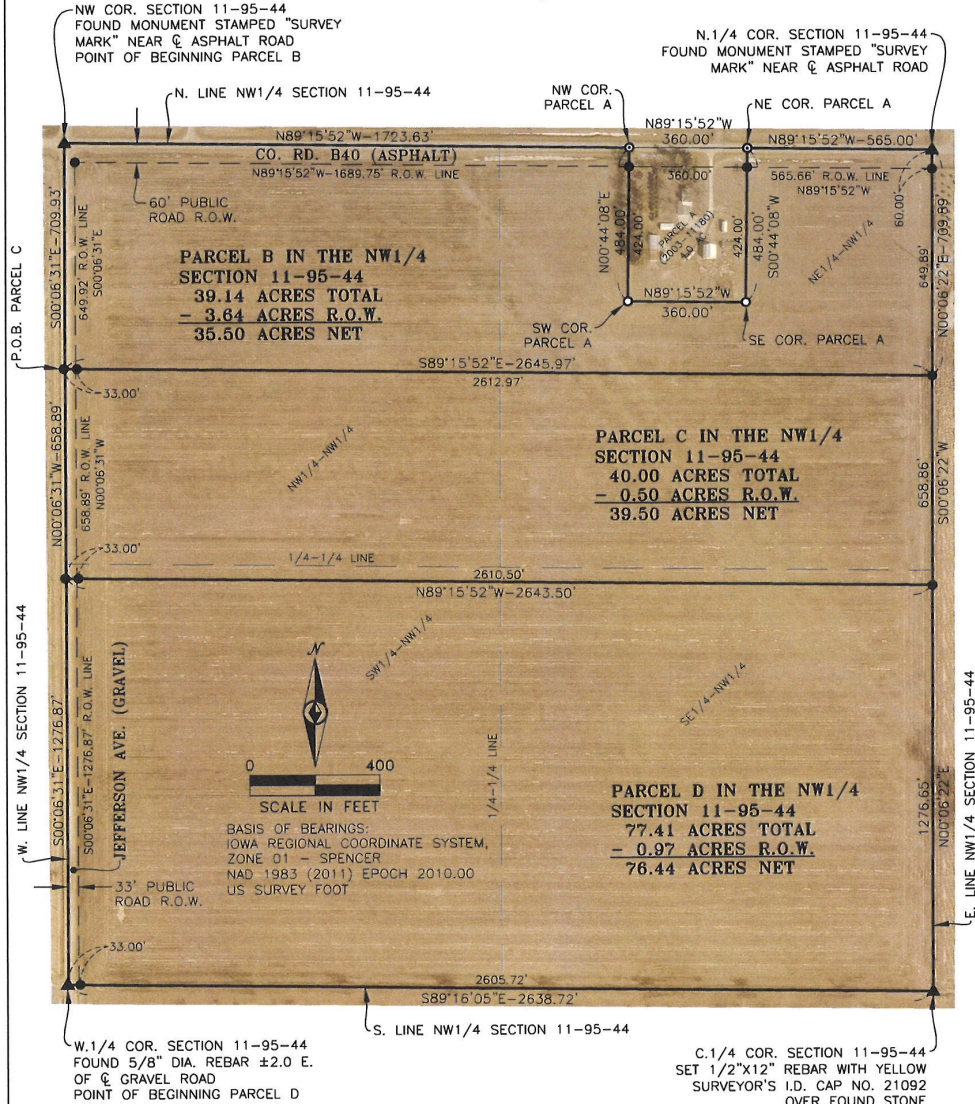
LOCATION:
NW1/4 SECTION 11-95-44

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:
KENNETH L. HUISMAN REVOCABLE TRUST

REVIEW DRAFT
1-9-24

PLAT OF SURVEY
PARCELS B, C & D IN THE NW1/4 SECTION 11-95-44
SIOUX COUNTY, 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, 2025

Sheets covered by this seal: SHEETS 1 OF 2 AND 2 OF 2

- LEGEND:**
- ▲ SECTION CORNER AS NOTED
 - SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
 - ⊙ FOUND MAG NAIL
 - FOUND 5/8" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 12090



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

Date 1-8-24
Drawn By TML
Reviewed By ANW
Approved By TML

PROJECT NO. 374013
DWG. # P:03074013\373013\DWG\374013 BOUND.DWG

Rent Info & Crop Damage

Rent Information:

These farms are leased for the 2024 crop year. Buyer at closing shall receive the rent for 2024 and a rent subsidy from the seller.

Tract 1: Buyer of Tract 1 will receive at closing a total rent amount for the 2024 crop year of \$19,750.00 which includes both the rent and the rent subsidy amounts.

Tract 2: Buyer of Tract 2 will receive at closing a total rent amount for the 2024 crop year of \$38,220.00 which includes both the rent and rent subsidy amounts.

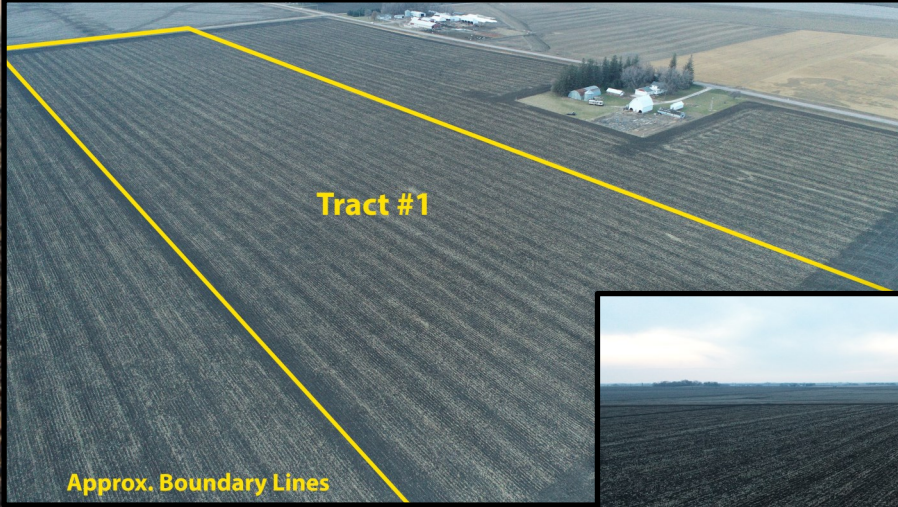
Buyers of both tracts are solely responsible to terminate the existing farm lease when legally required if buyer desires to discontinue the current lease agreement for crop years 2025 and beyond.

Crop Damage Information:

The owners of these farms have signed an easement agreement with Summit Carbon Solutions for Summit to put a pipeline through these properties. Buyer shall receive the crop damage payment which was paid by Summit for potential future crop damage and payments shall be as follows for both tracts:

Tract 1: Buyer of Tract 1 at closing shall receive a credit in the amount of \$5,702.45 for potential future crop damage.

Tract 2: Buyer of Tract 2 at closing shall receive a credit in the amount of \$6,930.67 for potential future crop damage.



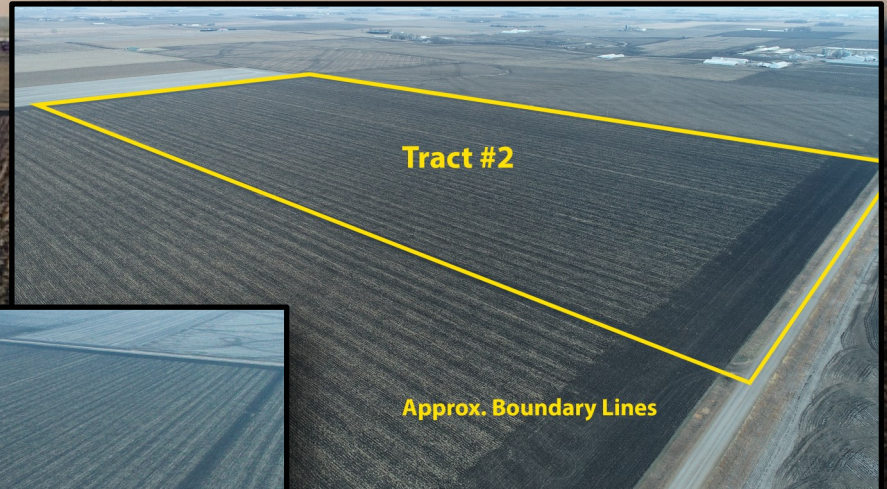
Tract 1

40 Acres



CSR1 - 75.1 CSR2 - 99.7

Tract 2



77.41 Acres



CSR1 - 74.7 CSR2 - 99.1



PROPERTY NOTES

A large, faint background image of a rural landscape. In the foreground, there is a field of dry, yellowish-brown grass or straw. In the middle ground, a road or path leads towards a small house or barn. The background shows a hazy horizon under a light sky. This image is overlaid with a semi-transparent white box that contains ten horizontal black lines, providing a space for property notes.

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

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