



Live / Online

Sioux County, IA

# Land Auction

## 5 Tracts In West Branch & Center TWP

**Auction Date: March 7, 2024 @10:30 A.M.**



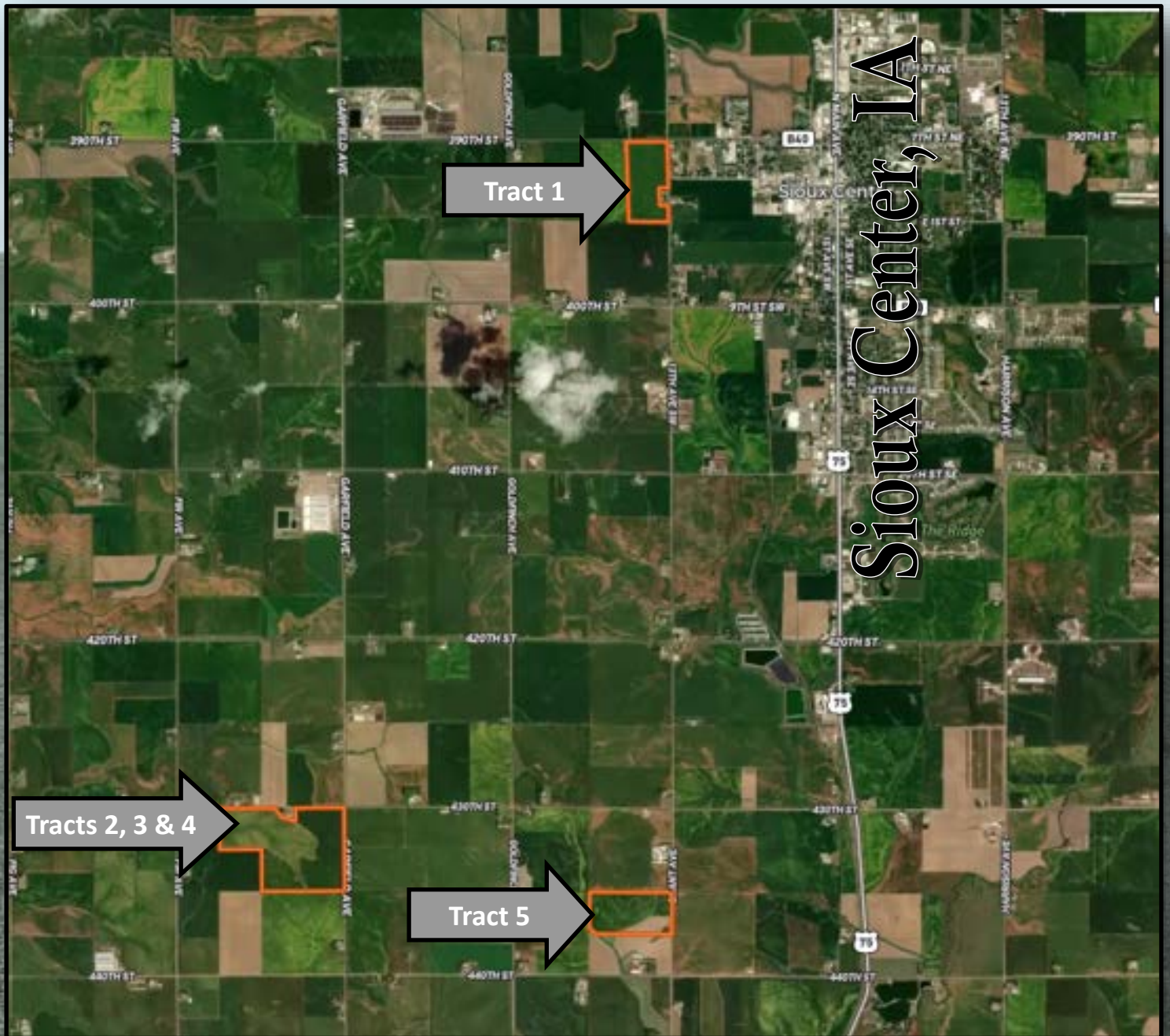
# Arnold F. Punt Sr. & Johanna Punt Trusts—Owners

Zomer Company | [Zomercompany.com](http://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



**Location: Tract 1 Location:** From Hardee's in Sioux Center, IA go 1 mile West on 7th St. NW (390th St.) to the site of Tract 1. Tract 1 is located directly West of Rise Gymnastics.

**Tract 2, 3 & 4 Location:** From Sioux Feed on the South side of Sioux Center, IA go 3 miles West on 420th St. to Garfield Ave then go 1 mile South on Garfield Ave to Tract 3. Tract 2 is located directly South of Tract 3 and Tract 4 is located directly West of Tract 3.

**Tract 5 Location:** From Sioux Feed go South on HWY 75 for 2 miles to 440th St. then go 1 mile West on 440th St. then go 3/4 mile North on Grant Ave. to the site of Tract 5.

**Auction for all of the tracts to be held at the site of Tract 1.**

Watch [zomercompany.com](http://zomercompany.com) for inclement weather!

**Auctioneer's Note: We take great pride in presenting, on behalf of the esteemed Punt family, a remarkable offering of prime farmland located in Sioux County, IA, up for auction. This event opens doors to diverse opportunities for prospective buyers. Whether you're a younger farmer seeking your first land purchase, an established operator eager to expand your operations, or an investor eyeing quality Sioux County, IA property, this auction is a must-attend. Investing in land is a decision you'll never regret!**

**Abbreviated Legal Description of Tract 1: Parcel A in the Fractional NE1/4 of Section 6, TWP 95N, Range 45W, Sioux County, IA. Subject to all easements and public roads of record.**

**General Description of Tract 1:** According to the recent survey, this property contains 74.41+/- gross acres. According to FSA/Survey, this farm contains approx. 71.30 tillable acres with the balance in road/ditch. This farm has a corn base of 53.49 acres with a PLC yield of 166bu and a soybean base of 20.49 acres with a PLC yield of 54bu. This farm is classified as NHEL. The predominant soil types include: 310B, B2-Galva, 91, B-Primghar. The average CSR1 is 69.4. The average CSR2 is 94.5. This farm had approx. 10 to 12 tons per acre of cattle manure applied to it and buyer shall NOT be required to reimburse seller for the cattle manure applied. Featuring 1/2 mile rows, impeccable soil ratings and a location 2nd to none, this farm is truly one that you can proud to own! Seize the opportunity to shape your family's future by making this exceptional land acquisition. If you decide to purchase this tract of land it is not just a purchase, it is a strategic investment in the legacy of your family! Land of this nature in these types of locations is rarely available for sale! This farm is located adjacent to the City Of Sioux Center, IA directly across from Rise Gymnastics on the West side of Sioux Center, IA!

**Abbreviated Legal Description of Tract 2: Parcel C (South 1/2) in the NE1/4 of Section 26, TWP 95N, Range 46W, Sioux County, IA. Subject to all easements and public roads of record.**

**General Description of Tract 2:** According to the recent survey, this property contains 81.50+/- gross acres. According to FSA/Survey, this farm contains approx. 80.49 tillable acres with the balance in road/ditch. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 166bu on corn and a PLC yield of 54bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310B, B2-Galva, 91B-Primghar. The average CSR1 is 67.1. The average CSR2 is 92.1. The ground which was planted to beans had had approx. 10 to 12 tons per acre of cattle manure applied to it and buyer shall NOT be required to reimburse seller for the cattle manure applied. This farm is 98.7% tillable! This farm offers an opportunity to purchase a tract which is nearly all tillable! This farm boasts a CSR2 rating of 92.1 which indicates its exceptional quality! If you are looking to acquire a prime tract of farmland for your operation or investment portfolio then be sure to take a look at this farm! If purchased in conjunction with Tracts 3 & 4 this farm offers the opportunity to purchase one large contiguous farm! Seller of this farm has signed an easement agreement with Summit Carbon Solutions and buyer shall receive the crop damage payment that the sellers have received for potential future crop damage.

**Abbreviated Legal Description of Tract 3: Parcel B (North 1/2) in the NE1/4 of Section 26, TWP 95N, Range 46W, Sioux County, IA. Subject to all easements and public roads of record.**

**General Description of Tract 3:** According to the recent survey, this property contains 75.65+/- gross acres. According to FSA/Survey, this farm contains approx. 73.16 tillable acres with the balance in road/ditch. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 166bu on corn and a PLC yield of 54bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310B, B2-Galva, 91, B-Primghar, 31-Afton. The average CSR1 is 67.9. The average CSR2 is 92. The ground which was planted to beans had had approx. 10 to 12 tons per acre of cattle manure applied to it and buyer shall NOT be required to reimburse seller for the cattle manure applied. This farm offers an opportunity to purchase a tract which is nearly all tillable with the only exception being the road and ditch! This farm boasts a CSR2 rating of 92 which indicates its exceptional quality! If you are looking to acquire a prime tract of farmland for your operation or investment portfolio then be sure to take a look at this farm! If purchased in conjunction with Tracts 2 & 4 this farm offers the opportunity to purchase one large contiguous farm! Seller of this farm has signed an easement agreement with Summit Carbon Solutions and buyer shall receive the crop damage payment that the sellers have received for potential future crop damage.

**Abbreviated Legal Description of Tract 4: Parcel A in the NW1/4 of Section 26, TWP 95N, Range 46W, Sioux County, IA. Subject to all easements and public roads of record.**

**General Description of Tract 4:** According to the recent survey, this property contains 40.14+/- gross acres. According to FSA/Survey, this farm contains approx. 37.81+/- tillable acres of which approx. 1.70 acres is currently enrolled in CRP with an annual payment of \$391.00 with a contract ending 9-30-2030. Buyer shall receive the full 10-1-2024 CRP Payment. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 166bu on corn and a PLC yield of 54bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310B, B2-Galva, 91B-Primghar, 31-Afton, 467-Radford, 8B-Judson. The average CSR1 is 67.8. The average CSR2 is 87.8. This farm had approx. 10 to 12 tons per acre of cattle manure applied to it and buyer shall NOT be required to reimburse seller for the cattle manure applied. This farm offers a tremendous opportunity to purchase a smaller tract of farmland! This is an excellent opportunity to purchase an inside tract of farmland! If purchased in conjunction with Tracts 2 & 3 this farm offers the opportunity to purchase one large contiguous farm! Seller of this farm has signed an easement agreement with Summit Carbon Solutions and buyer shall receive the crop damage payment that the sellers have received for potential future crop damage. Buyer agrees to assume the current CRP contract and shall be responsible for any mid term maintenance needed if any.

**Abbreviated Legal Description of Tract 5: Parcel C in the SE1/4 of Section 30, TWP 95N, Range 45W, Sioux County, IA. Subject to all easements and public roads of record.**

**General Description of Tract 5:** According to the recent survey, this property contains 79.86+/- gross acres. According to FSA/Survey, this farm contains approx. 76.32+/- tillable acres. This farm has 12.80 corn base acres with a PLC yield of 157bu, approx. 44.31 corn base acres with a PLC yield of 166bu. and 16.30 soybean base acres with a PLC yield of 54bu. This farm is classified as HEL. The predominant soil types include: 310B, B2, C2-Galva, 467-Radford, 91B-Primghar. The average CSR1 is 62.2. The average CSR2 is 86.2. This farm is located in an excellent area! If you are looking for a tract of land for your operation or investment portfolio do not miss this opportunity to purchase this quality tract of Sioux County, IA farmland! The buyer of this farm shall receive farming possession of all land located North of the waterway on closing day. The approx. 15.71+/- tillable acres located on the South side of the waterway is rented for the 2024 crop year and the buyer shall receive the full rent for this 15.71+/- acres for the 2024 crop year.

**Method of sale:** Auction of all the tracts will be held at the site of Tract 1. Order of auction shall be as follows: Tract 1 shall be sold first. Once tract 1 is sold then choice will be offered of tracts 2, 3 & 4. Top bidder of the round of choice will have the option to select the tract of their choice or 2 of the tracts or all 3 tracts. If the top bidder selects 1 tract then choice will be offered again of the remaining two tracts and the top bidder will have the option to take one of the tracts or both of the tracts. Once Tracts 2, 3 & 4 have all been sold then Tract 5 will be sold.

**Taxes:** The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,478.00 per year on Tract 1, approx. \$2,724.00 per year on Tract 2, approx. \$2,496.00 per year on Tract 3, approx. \$1,272.00 per year on Tract 4 and approx. \$2,506.00 per year on Tract 5. Seller will pay the 2023 taxes which are due and payable in March and Sept of 2024.

**Possession:** Full possession will be on closing day on Tracts 1, 2, 3 & 4. Buyer shall receive full possession of all land located North of the waterway on Tract 5 on closing day. The approx. 15.71+/- acres of tillable land which is located South of the waterway is rented for the 2024 crop year and buyer shall receive the full rent for the 2024 crop year for this approx. 15.71+/- acres.

**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 17, 2024. Buyer shall receive a clear and merchantable title to the property on closing day. 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. 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 statues. 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. **Dan**

**Mouw—Attorney for sellers.**

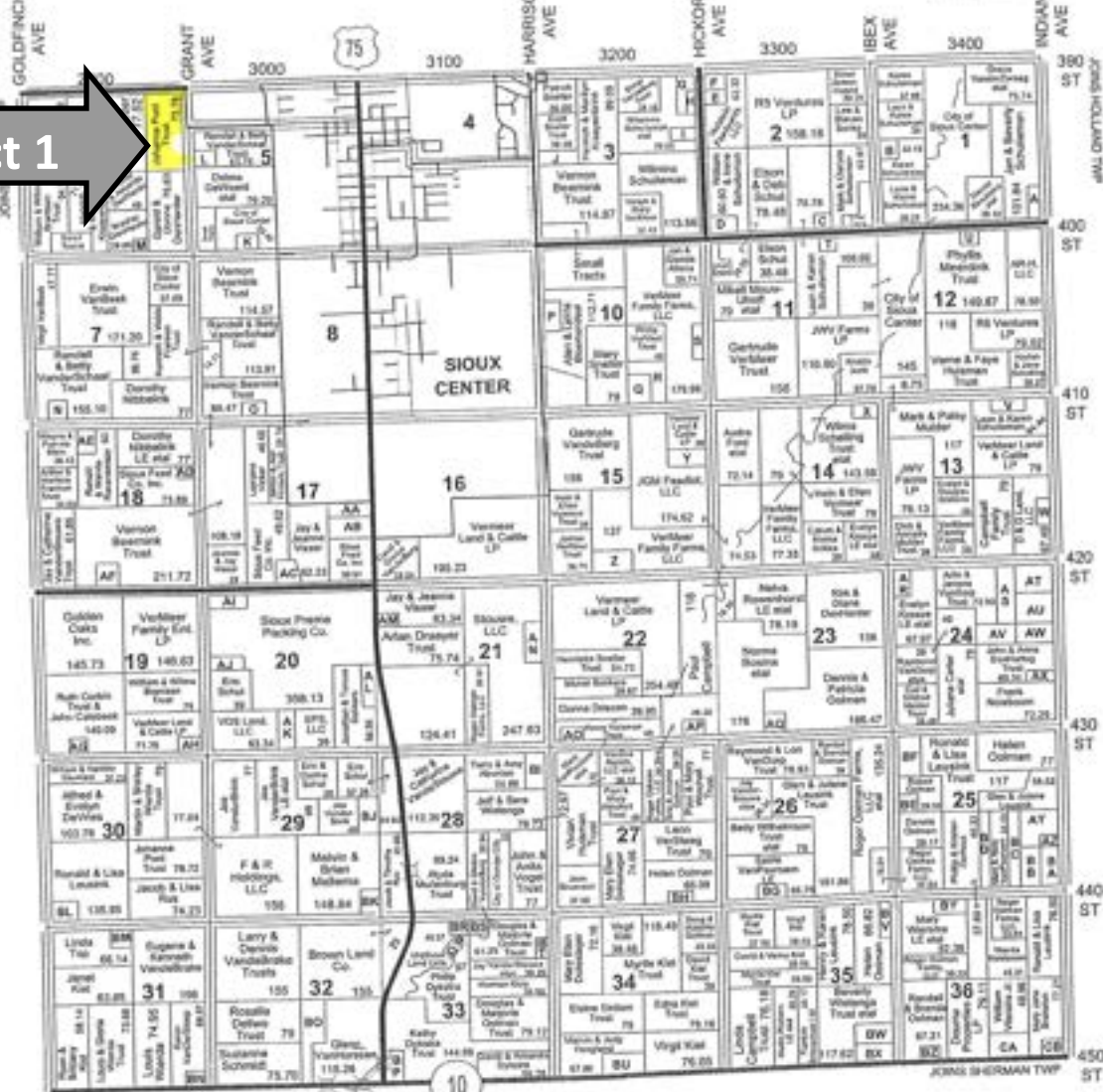
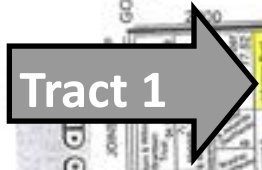
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# WEST BRANCH TWP

## LAND OWNER

T 95 N R 45 W



- Small Tracts**
- Section 1 A Lynette Nyström - 13.83
  - Section 2 B Richard McMillan et al - 5.53
  - Section 3 C Matthew & Minda Schullerman - 2.78
  - Section 4 D Harold Mayer & Marsha Koel - 13.28
  - Section 5 E Greg & Erica Schul et al - 8.84
  - Section 6 F Wayne & Beverly Schul - 8.85
  - Section 7 G Joel & Karen Schullerman - 9.30
  - Section 8 H Paul Schullerman - 7.85
  - Section 9 J A-Z, LLC - 13.28
  - Section 10 K Alan & Brenda Kampers - 14.32
  - Section 11 L Garban & Denise Dornink - 15.73
  - Section 12 M Gary & Deanne Dierker - 4.54
  - Section 13 N Phil & Leah Nilsson - 10.54
  - Section 14 O David Juehling - 8.79
  - Section 15 P Ben Blomquist et al - 13.18
  - Section 16 Q Adam & Jennifer Leimer - 17.48
  - Section 17 R Stephen Lemaire - 21.85
  - Section 18 S Duane & Beverly VanZee - 9
  - Section 19 T Matthew & Minda Schullerman - 7.32
  - Section 20 U Mike & Denise VanderBerk - 5.79
  - Section 21 V Steven & Roma VanHulst - 12.36
  - Section 22 W Matthew & Minda VanderBerk - 8.51
  - Section 23 X Schelling Dairy Inc. - 19.33
  - Section 24 Y Alan Dittot - 19.39
  - Section 25 Z Vermeer Inc. - 18
  - Section 26 AA James & Kay Kistner - 13.73
  - Section 27 AB Steven Vinogoroff Trust - 24.34
  - Section 28 AC Sioux Feed Complement Inc. - 20.72
  - Section 29 AD Iowa Rural Water System Corp. - 5.11
  - Section 30 AE Ralph Lemaire - 5.19
  - Section 31 AF Jason & Kelly Franken - 8.86
  - Section 32 AG Joel & Madeline Scholten - 5.71
  - Section 33 AH Rodney & Joanne DeWent - 5.24
  - Section 34 AJ Aris & LouAnn Franken - 8.51
  - Section 35 AK Donald & Margery Schley - 5.88
  - Section 36 AL Jacob & Lisa Rub - 13.85
  - Section 37 AM Trans Ova Genetics, LC - 12.21
  - Section 38 AN Robert & Jilene Holmstrom - 5.47
  - Section 39 AO Eric & Tull VanderBerk - 21.08
  - Section 21 AG Steven & Patricia Hill - 7.82
  - Section 22 AP Bruce & Kim Colman, LLC - 11.29
  - Section 23 AQ Arnold & Cheryl Beckelman - 8.53
  - Section 24 AR Brian & Nancy Kroetz - 8.82
  - Section 25 AS Wilfred Walenga S.E. et al - 19.78
  - Section 26 AT Lisa Gerberling - 28.23
  - Section 27 AU Rhonda Walenga - 28.07
  - Section 28 AV Helen Walenga - 21
  - Section 29 AW Helen & Jane Walenga - 25.72
  - Section 30 AX Gertem & Benika Dornink - 9.66
  - Section 31 AY Ernest & Jeannette Walenga - 29.68
  - Section 32 AZ Brent & Tara Dolman, LLC - 8.54
  - Section 33 BA Ernest Walenga - 18.23
  - Section 34 BB Varilyn & Cheryl Smoler Trust - 16.82
  - Section 35 BC Rejean Dufresne - 24.53
  - Section 36 BD Phil Goodrich - 18.48
  - Section 37 BE Roger Dolman Farms, LLC - 8.57
  - Section 38 BF Roger Dolman Farms, LLC - 29.46
  - Section 39 BG Douglas & Marjorie Dolman Trust - 9.34
  - Section 40 BH Harold & Katherine Vandellert - 7.48
  - Section 28 BI Terry Nelson - 18.34
  - Section 29 BJ Chris & Becky VanderBerk - 18
  - Section 30 BK Bruce & Eric Reine - 7.36
  - Section 31 BL Teron & Arlo Reine - 6.79
  - Section 32 BM Bradley & Linda Vaasgerenmoner - 9.27
  - Section 33 BN Jeffrey VanDerVorst et al - 1.32
  - Section 34 BO Don & Elvira VanHousen Trust - 23
  - Section 35 BP Loren & Shelle VanDerSchaaf - 8.94
  - Section 36 BQ Jane Anava - 8.29
  - Section 37 BR Douglas VanderBerk - 8.12
  - Section 38 BS Brittany Peterson - 9.34
  - Section 39 BT Jeremy Dolman - 5.83
  - Section 40 BU Marlin Dolman - 8.31
  - Section 36 BV Harry & Joyce Oykema - 17.53
  - Section 37 BX Larry Oykema - 14.32
  - Section 38 BY Rodney & Sandra DeGroot - 14.52
  - Section 39 BZ Randy's Iron Works Inc. - 9.28
  - Section 40 CA Verne Farms Inc. - 28.94
  - Section 40 CB J & L Hartman, LLC - 9.45

SIoux COUNTY, IA

### Aerial Map



Boundary Center: 43° 4' 50.18, -96° 11' 52.6

0ft 835ft 1670ft



**6-95N-45W**  
**Sioux County**  
**Iowa**



Maps Provided By  
**surety**  
SUSTAINING ONLINE MAPPING

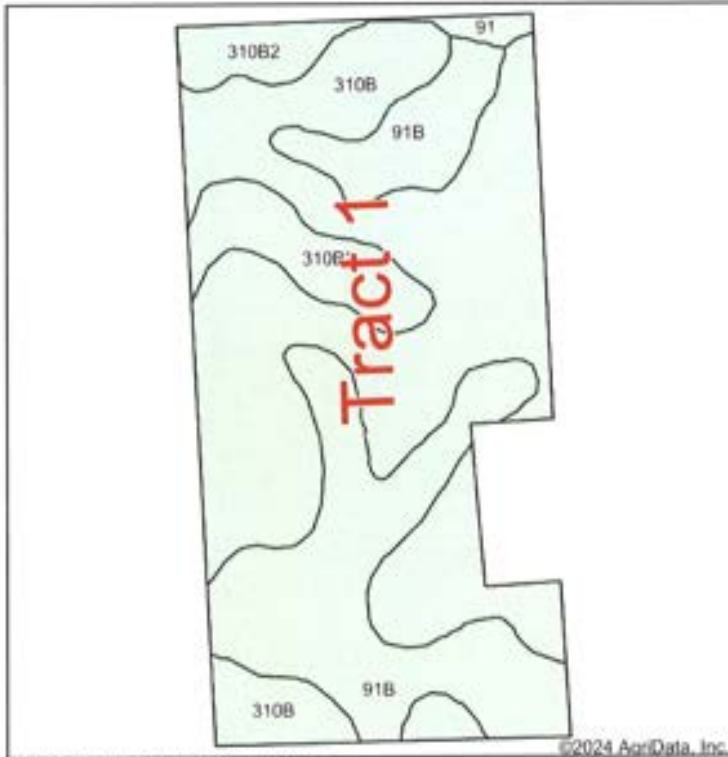
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1/16/2024

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



### Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **6-95N-45W**  
 Township: **West Branch**  
 Acres: **74.41**  
 Date: **1/16/2024**



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
310E	Vesely clay loam, 2 to 5 percent slopes	42.35	56.9%	lle	95	67	75
91B	Primghar silty clay loam, 2 to 5 percent slopes	23.45	31.5%	lle	95	75	78
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	7.84	10.5%	lle	90	65	67
91	Primghar silty clay loam, 0 to 2 percent slopes	0.77	1.0%	lw	100	77	78
<b>Weighted Average</b>					<b>1.99</b>	<b>94.5</b>	<b>69.4</b>
							<b>*n 75.1</b>

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

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

\*\*IA has updated the CSR values for each county to CSR2. \*c: Using Capabilities Class Dominant Condition Aggregation Method

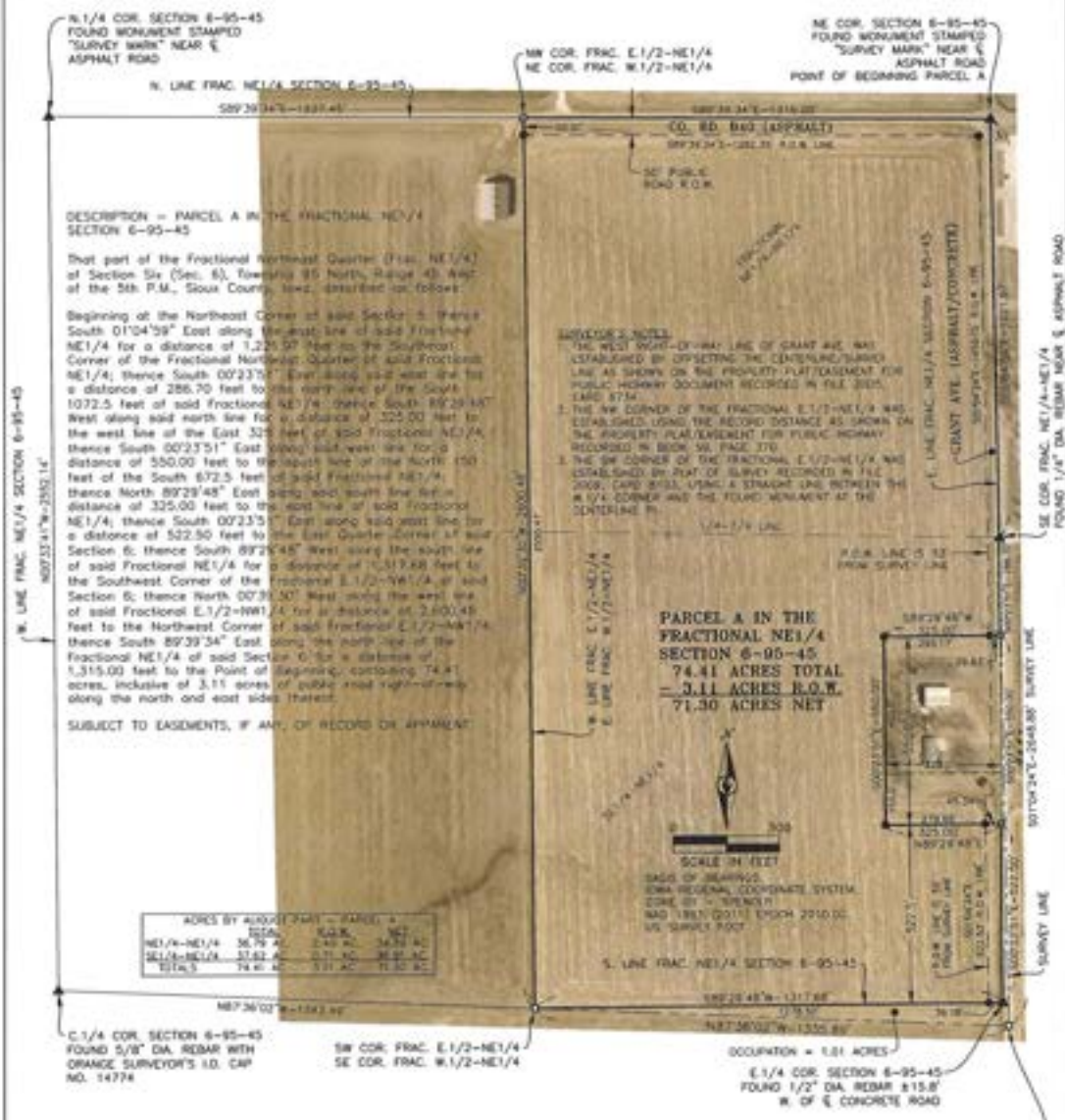
Soils data provided by USDA and NRCS.



REVIEW DRAFT  
1-12-24

FRACTIONAL NE1/4 SECTION 6-95-45  
 PREPARED BY AND RETURN TO:  
 TIM M. LALEMAN, PLS  
 DGR ENGINEERING  
 1302 SOUTH LINCOLN STREET  
 P.O. BOX 511  
 ROCK RAPIDS, IOWA 51246  
 PHONE: 712-472-2531  
 SURVEY REQUESTED BY: MARK ZOMER  
 CURRENT PROPRIETOR: JOHANNA PUNT LIVING TRUST

**PLAT OF SURVEY  
 PARCEL A IN THE FRACTIONAL NE1/4 SECTION 6-95-45  
 SIOUX COUNTY, IOWA**



**TIM M. LALEMAN**  
 21092  
 7/2016

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, I.S. License No. 21092 (2016)  
 My license renewal date is December 31, 2025.  
 Words covered by this seal: 2022, 2024

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

Date: 1-10-24  
 Drawn By: TML  
 Reviewed By: AJW  
 Approved By: TML

**PROJECT NO. 174016**  
 ENR: A PLS 074902706451590270494 BOUND SEC 6 PWS





**Legend**

- Non-Cropland
- CRP
- Iowa PLSS
- Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Iowa Roads

Tract Cropland Total: 73.98 acres

2023 Program Year

Map Created May 02, 2023

**Farm 5954**  
**Tract 38101**

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-020 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.

# CENTER TWP

## LAND OWNER

R 46 W

T 95 N



Tract 2, 3 & 4

**Small Tracts**

- Section 1 A Jeffrey DeVlaard - 13.80
- Section 1 B Kenti & Sylvia Pruismann Trust - 7.35
- Section 2 C Duane & Janet Rajama Trust - 5.29
- Section 3 D Gary & Deanne DonHerder - 11.39
- Section 5 E J & M Hog Inc - 17.39
- Section 6 F James & Erica Vank - 9.40
- Section 6 G Loren VanRegenmorter Land LLLP - 26.22
- Section 6 H Community First Broadcasting, LLC - 7.71
- Section 8 I Peter & Jody Haverhals - 16.10
- Section 9 J Edward Ynker - 5.21
- Section 9 K Jacob Dittel Jr. Trust - 19.50
- Section 10 L Arne & Helen Bjf - 9.45
- Section 10 M Bruce & Phyllis Hoyer - 6.16
- Section 11 N Wayne Klein - 6.79
- Section 11 O John & Elaine Puzos - 5.11
- Section 12 P Robert & Suzanne DenHerder - 6.24
- Section 12 Q Robert & Suzanne DenHerder - 36.67
- Section 12 R Michael & Kara Donli - 8.33
- Section 13 S Robert & Deanna Wyma - 6
- Section 14 T Roger & Linda Feeles - 15.86
- Section 14 U Benjamin & Allison Oboznik - 17.89

- Section 15 V Scott & Lari Varlek - 10.36
- Section 15 W Cylahom Holdings Inc. - 24.18
- Section 17 X Dykshom Holdings Inc. et al - 3.85
- Section 17 Y Sioux County - 17.55
- Section 17 Z Wesley & Deanna Foreman - 5.04
- Section 18 AA Betty VanWyk - 7.23
- Section 19 AB Dean Delbers - 8.20
- Section 19 AC Randall & Karen VanBeek - 11.08
- Section 20 AD Mark Rans - 10.35
- Section 20 AE Arvin & Kelly VanEngen - 33.91
- Section 21 AF Dustin & Tina TerHorst - 5.06
- Section 21 AG Clint Raak - 19
- Section 21 AH Brian & Michelle Deinken - 5.36
- Section 21 AI Nelson & Deborah Wyma - 9.70
- Section 23 AJ Margaret Friesen LC et al - 17.87
- Section 23 AK Robert & Dawn Zornemaand - 9.23
- Section 24 AL Arthur & Marlene Frankon - 31.50
- Section 24 AM Donald & Margery Schley - 7.41
- Section 24 AN B.K. Tucker, LLC - 25
- Section 25 AO Alan & Cheryl Sandhu - 6.45
- Section 25 AP Harvey & Marilyn Kroyerbrink - 31.55
- Section 25 AQ Thomas & Diana Puz - 12.80

- Section 26 AR Dennis & Elaine Zornemaand - 9.50
- Section 27 AS Michael & Renee Calkhoven - 5.11
- Section 27 AT Ronald & Wanda VanRavenosway - 32.56
- Section 27 AU Joel & Laura Hirschman - 6.36
- Section 29 AV Jonathan & Eileen Butler - 6.36
- Section 29 AW Roger Pedders Trust - 6.33
- Section 29 AX Niah & Anna Pedders - 19.54
- Section 29 AY Mark & Julia Wells - 19.24
- Section 29 AZ Mark & Julia Wells - 5.17
- Section 30 BA Anden Taylor - 7.15
- Section 30 BB Paula Koller - 20.19
- Section 32 BC Mark & Julia Wells - 19.24
- Section 32 BD Terry & Linda Muder - 6.64
- Section 34 BE James & Angela Dekkers - 7.45
- Section 34 BF Carl & Josh VanZweeden - 11.13
- Section 34 BG Jacob & Treva VanWyk - 9.86
- Section 35 BH Vernon Beemink Trust - 6.50
- Section 36 BI Mark Wyma - 15.84
- Section 36 BJ Alfredo Martinez & Delta Anzu - 5.21

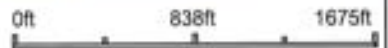
SIoux COUNTY, IA



**Aerial Map**



Boundary Center: 43° 1' 15.48, -96° 14' 20.13



**26-95N-46W**  
**Sioux County**  
**Iowa**

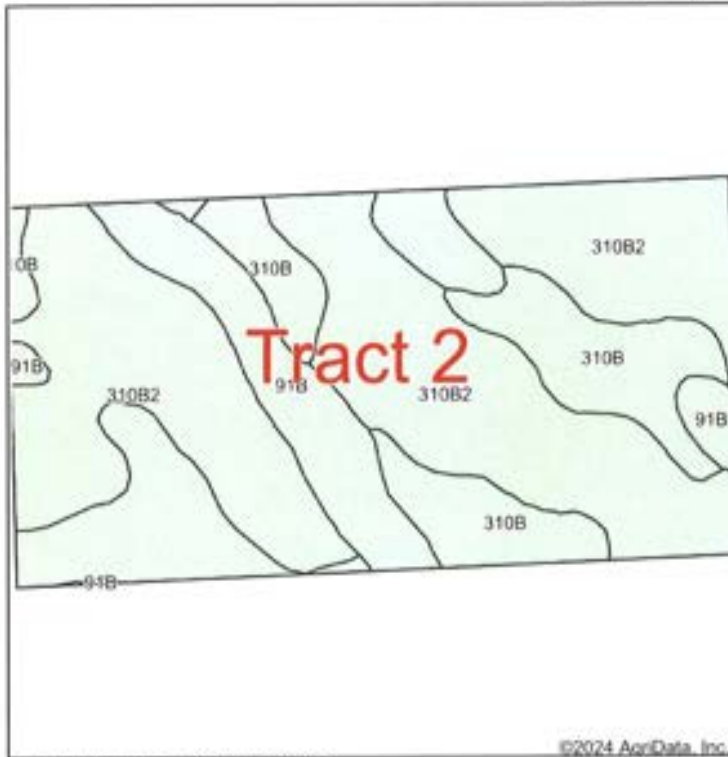


Maps Provided By  
**surety**  
CUSTOMER ONLINE MAPS™  
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1/16/2024

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

### Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **26-95N-46W**  
 Township: **Center**  
 Acres: **81.5**  
 Date: **1/16/2024**



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Area Symbol: IA167, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	46.53	57.1%	Ile	90	65	67
310B	Galva silty clay loam, 2 to 5 percent slopes	22.22	27.3%	Ile	95	67	75
91B	Pringhar silty clay loam, 2 to 5 percent slopes	12.75	15.6%	Ile	95	75	78
<b>Weighted Average</b>				<b>2.00</b>	<b>92.1</b>	<b>67.1</b>	<b>*n 70.9</b>

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

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

\*\*IA has updated the CSR values for each county to CSR2.\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



**Aerial Map**



Boundary Center: 43° 1' 28.46, -96° 14' 20.42



**26-95N-46W**  
**Sioux County**  
**Iowa**

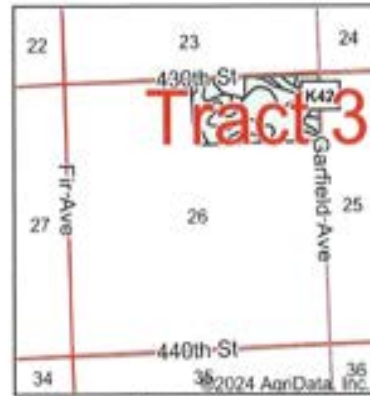
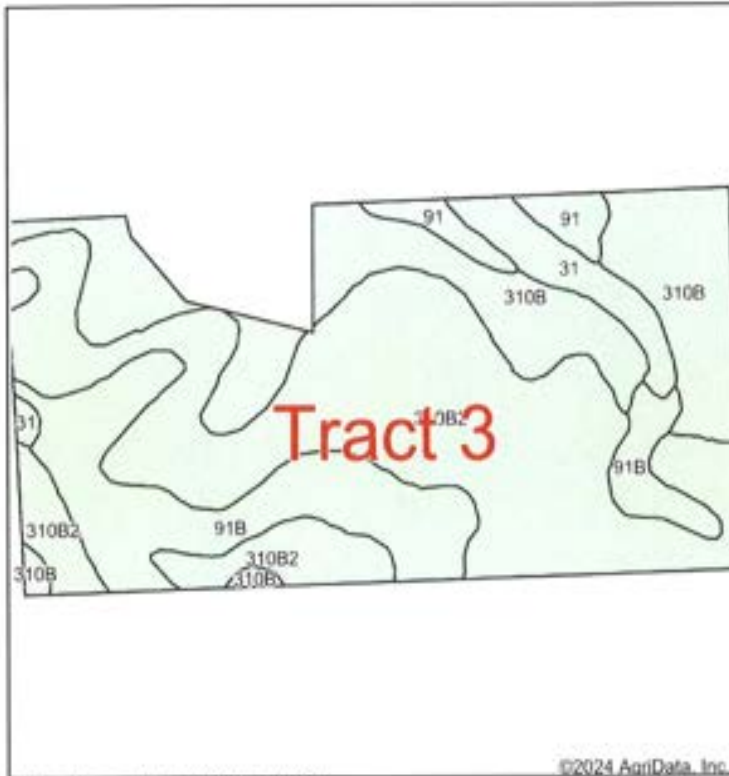


Maps Provided By:  
**surety**  
CUSTOMER ONLINE MAPS™  
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1/16/2024

Field borders provided by Farm Service Agency as of 9/21/2023.

### Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **26-95N-46W**  
 Township: **Center**  
 Acres: **75.65**  
 Date: **1/16/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: IA167, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	36.60	48.4%	Ile	90	65	67	
310B	Galva silty clay loam, 2 to 5 percent slopes	18.89	25.0%	Ile	95	67	75	
91B	Primghar silty clay loam, 2 to 5 percent slopes	14.39	19.0%	Ile	95	75	78	
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.52	4.7%	Ilw	80	69	68	
91	Primghar silty clay loam, 0 to 2 percent slopes	2.25	3.0%	Iw	100	77	78	
<b>Weighted Average</b>					<b>1.97</b>	<b>92</b>	<b>67.9</b>	<b>*n 71.5</b>

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

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

\*\*IA has updated the CSR values for each county to CSR2.\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



**Aerial Map**



Boundary Center: 43° 1' 28.33, -96° 14' 48.84



**26-95N-46W**  
**Sioux County**  
**Iowa**



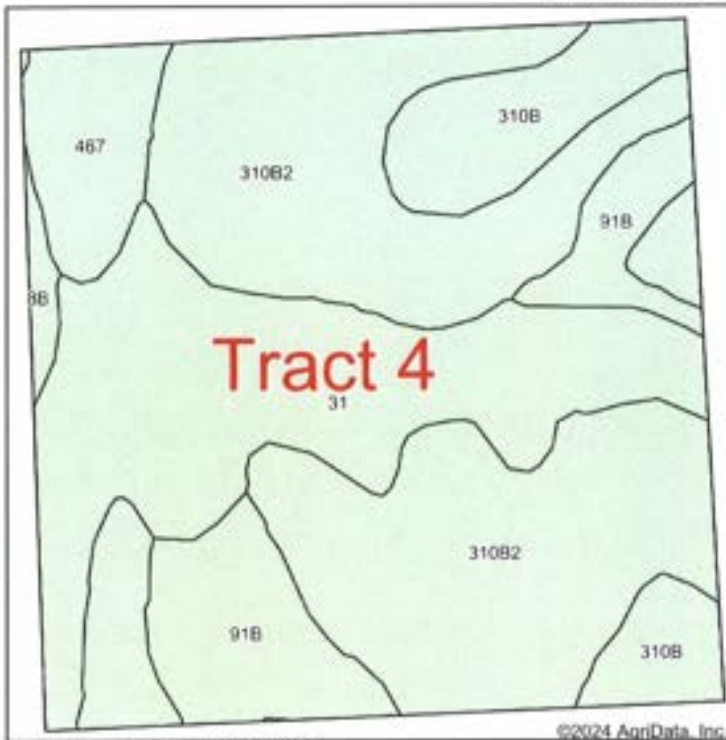
Maps Provided by  
**surety**  
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1/16/2024

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



### Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **26-95N-46W**  
 Township: **Center**  
 Acres: **40.14**  
 Date: **1/16/2024**



Area Symbol: IA167, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	18.75	46.7%	Ile	90	65	67	
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.52	26.2%	Ihw	80	69	68	
91B	Primghar silty clay loam, 2 to 5 percent slopes	4.38	10.9%	Ile	95	75	78	
310B	Galva silty clay loam, 2 to 5 percent slopes	3.83	9.5%	Ile	95	67	75	
467	Radford silt loam, 0 to 2 percent slopes	2.24	5.6%	Ihw	79	73	83	
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	0.42	1.0%	Ile	92	69	80	
<b>Weighted Average</b>					<b>2.00</b>	<b>87.8</b>	<b>67.8</b>	<b>*n 70.3</b>

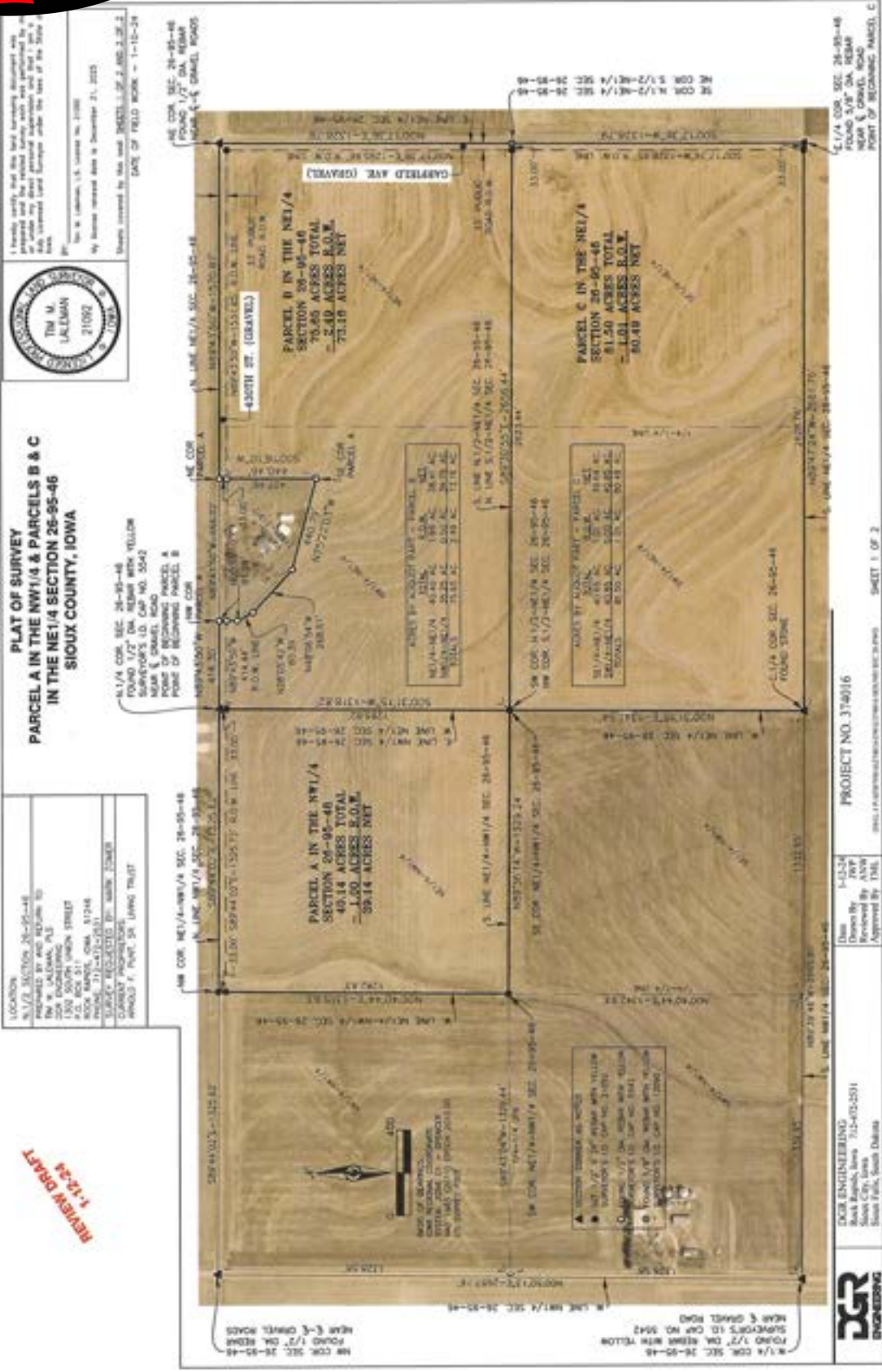
\*\*IA has updated the CSR values for each county to CSR2.

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

\*\*IA has updated the CSR values for each county to CSR2.\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





REVISION DRAFT  
1-12-24



Sioux County, Iowa



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Iowa Roads

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

Tract Cropland Total: 192.07 acres

2023 Program Year

Map Created May 02, 2023

Farm 5954

Tract 303

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).

USDA is an equal opportunity provider, employer, and lender.



IOWA  
SIOUX



United States Department of Agriculture  
Farm Service Agency

FARM : 5954

Prepared : 1/11/24 8:10 AM CST

Form: FSA-156EZ

Crop Year : 2024

See Page 3 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

**Operator Name**

CRP Contract Number(s) : 11742A  
Recon ID : None  
Transferred From : None  
ARCPLC G/MF Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
335.10	326.66	326.66	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag-Rel. Activity	SOD	
0.00	0.00	324.96	0.00		1.70	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
Com	234.70	0.00	166	0
Soybeans	90.23	1.50	54	0
<b>TOTAL</b>	<b>324.93</b>	<b>1.50</b>		

**NOTES**

**Tract Number**

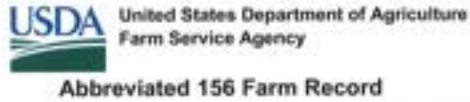
: 303

Description : NE1/4 + NE1/4 NW1/4 SEC 26 CENTER  
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 : Wetland determinations not complete  
WL Violations : None  
Owners :  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
198.04	192.07	192.07	0.00	0.00	0.00	0.00	0.0

IOWA  
SIOUX  
Form: FSA-156EZ



FARM : 5954  
Prepared : 1/11/24 8:10 AM CST  
Crop Year : 2024

Tract 303 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	190.37	0.00	1.70	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	136.90	0.00	166
Soybeans	53.44	1.50	54
<b>TOTAL</b>	<b>190.34</b>	<b>1.50</b>	

NOTES

Tract Number : 38101

Description : E 1/2 NE 1/4 (EX BLDG SITE) SEC 6 WEST BRANCH  
 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
73.98	73.98	73.98	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	73.98	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	53.49	0.00	166
Soybeans	20.49	0.00	54
<b>TOTAL</b>	<b>73.98</b>	<b>0.00</b>	

NOTES





<b>CRP-1</b> (01-08-24)  <b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>	<b>1. ST. &amp; CO. CODE &amp; ADMIN. LOCATION</b> 19 167		<b>2. SIGN-UP NUMBER</b> 53
	<b>3. CONTRACT NUMBER</b> 11742A		<b>4. ACRES FOR ENROLLMENT</b> 1.70
<b>5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)</b> SIOUX COUNTY FARM SERVICE AGENCY 714 8TH ST SE ORANGE CITY, IA51041-7451	<b>6. TRACT NUMBER</b> 303	<b>7. CONTRACT PERIOD</b> FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2020 09-30-2030	
	<b>8. SIGNUP TYPE:</b> Continuous		
<b>5B. COUNTY FSA OFFICE PHONE NUMBER</b> (include Area Code) (712) 737-4801			

**THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C38, as applicable.**

<b>9A. Rental Rate Per Acre</b>	\$ 230.00	<b>10. Identification of CRP Land (See Page 2 for additional space)</b>				
<b>9B. Annual Contract Payment</b>	\$ 391.00	<b>A. Tract No.</b>	<b>B. Field No.</b>	<b>C. Practice No.</b>	<b>D. Acres</b>	<b>E. Total Estimated Cost-Share</b>
<b>9C. First Year Payment</b>	\$	303	2	CP21	1.70	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)						

**11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)**

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
ARMY, J. P. STREET CO. 11111111 11111111	100.00 %			
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			

<b>12. CCC USE ONLY</b>	<b>A. SIGNATURE OF CCC REPRESENTATIVE</b>	<b>B. DATE (MM-DD-YYYY)</b>
-------------------------	---	-----------------------------

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

**Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(7). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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](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) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

TEMPORARY WORKSPACE

PERMANENT WORKSPACE

## EXHIBIT "B"

### PROPOSED ROUTE

SIOUX COUNTY, IA

**SEC. 26 T095N R46W**



**ROUTING LENGTH = 2677.227 FT.**  
**IMPACTS: PIPELINE EASEMENT = 3.073 AC./ TEMPORARY CONSTRUCTION EASEMENT = 3 AC./ ATWS = 0.482 AC.**

Legend	
PROPOSED ROUTE PARCEL BOUNDARY TEMPORARY CONSTRUCTION EASEMENT SECTION BOUNDARY	PIPELINE EASEMENT ATWS ADJACENT PROPERTIES

**NOTES:**

1. THE EASEMENTS ARE APPROXIMATELY SHOWN ON THIS EXHIBIT.
2. THIS SKETCH WILL BE UPDATED WITH A DRAWING SHOWING FINAL LOCATIONS OF EASEMENTS.
3. COORDINATE SYSTEM: UTM ZONE 14 NORTH, NAD83, US SURVEY FEET



PROPOSED PIPELINE ROUTE		
DRAWN BY: CLS	SUMMIT CARBON SOLUTIONS MIDWEST CARBON EXPRESS	
CHECKED BY: CLS	Arnold F. Punt Sr. Living Trust under Agreement dated January 8, 1999	
MAP DATE: 12/21/2021	TAX ID: 1526251001, 1526201001, 1526128001	
SCALE: 1 inch = 587'	TRACT NUMBER: IA-SI-205-0137.000	
REV NO.	DATE	DESCRIPTION
DRAWING NO. IA-SI-205-0137.000		SHEET NO. 01 of 01



### **Crop Damage Payment Info:**

**Owners of the property have signed an easement with Summit Carbon Solutions for a pipeline to go through Tracts 2, 3 & 4. Buyers of these parcels will receive the crop damage payment that has been paid out by Summit to the sellers.**

**Tract 2: Buyer of Tract 2 shall receive \$9,555.00 for crop damage at closing.**

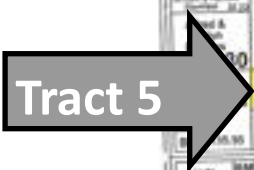
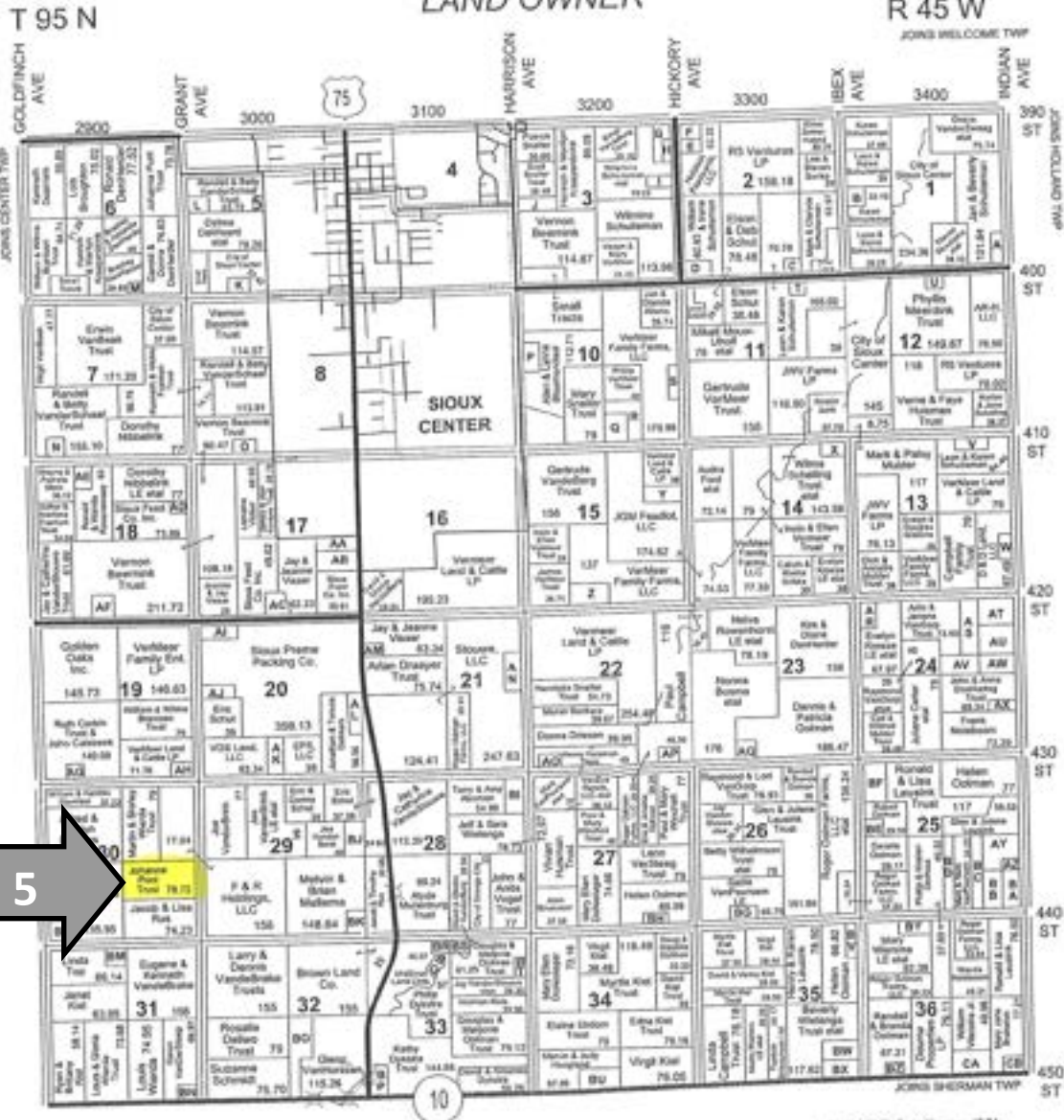
**Tract 3: Buyer of Tract 3 shall receive \$2,140.00 for crop damage at closing.**

**Tract 4: Buyer of Tract 4 shall receive \$6,680.00 for crop damage at closing.**



# WEST BRANCH TWP

## LAND OWNER



- |  |   |  |  |
|--|---|--|--|
| <p><b>Small Tracts</b></p> <p>Section 1 A Lynette Hyattson - 13.83<br/>B Richard McMillerton et al - 5.58</p> <p>Section 2 C Matthew &amp; Minnie Schullerman - 7.78<br/>D Randal Meyer &amp; Larrie Koel - 13.25<br/>E Greg &amp; Erica Schol et al - 8.84<br/>F Wayne &amp; Beverly Schol - 9.35</p> <p>Section 3 G Joel &amp; Karen Schullerman - 9.70<br/>H Paul Schullerman - 7.85<br/>I Jean &amp; Brenda Kampers - 14.32</p> <p>Section 4 K James &amp; Joan Frankan - 6.25<br/>L Gay &amp; Deanne DeWander - 15.73</p> <p>Section 5 M Neil &amp; Leah Halverson - 19.34</p> <p>Section 6 N David Woodring - 8.70</p> <p>Section 10 P Ben Blomendahl - 13.15<br/>Q Adam &amp; Jennifer Carlen - 17.45<br/>R Stephen Leiker - 21.35<br/>S Duane &amp; Beverly VanZee Trust - 9</p> | <p>Section 11 T Matthew &amp; Minnie Schullerman - 7.32</p> <p>Section 12 U Mike &amp; Denise VanderBrook - 5.75</p> <p>Section 13 V Steven &amp; Neeta VanRit - 12.56</p> <p>Section 14 X Schelling Dairy Inc. - 10.33</p> <p>Section 15 Y Marie Dimer - 18.38<br/>Z Vermeer Inc. - 19</p> <p>Section 17 AA James &amp; Kay Koeler - 13.70<br/>AB Sharon Veugelink Trust - 24.34<br/>AC Steve Peet Cullumson Inc. - 29.73</p> <p>Section 18 AD Iowa Rural Water System Corp. - 5.11</p> <p>Section 19 AE Ralph Lammey - 5.79<br/>AF James &amp; Kelly Frickan - 8.88</p> <p>Section 20 AG Joel &amp; Malinda Schol - 5.71<br/>AH Rodney &amp; Joanne DeWander - 5.34</p> <p>Section 20 AI Arlo &amp; LouAnn Frickan - 8.51<br/>AJ Donald &amp; Margery Schley - 5.80<br/>AK Josh &amp; Lisa Ross - 13.88<br/>AL Trace One Genetics, LLC - 12.51</p> <p>Section 21 AM Robert &amp; Jilene Woodburn - 5.47<br/>AN Eric &amp; Tali VanderStoewe - 21.08</p> | <p>Section 22 AO Steven &amp; Patricia Hill - 7.81<br/>AP Brian &amp; Kim Oelman, LLC - 11.30</p> <p>Section 23 AQ Arnold &amp; Cheryl Soukalanen - 8.53</p> <p>Section 24 AR Brian &amp; Nancy Rimes - 9.32<br/>AS Vivred Wieringa LE et al - 19.79<br/>AT Lisa DeWander - 28.25<br/>AU Rhonda Hastings - 28.07<br/>AV Harlan Wieringa - 28</p> <p>Section 25 AT Ernest &amp; Joanne Wieringa - 29.88<br/>AJ Brent &amp; Tara Oelman, LLC - 8.34<br/>BA Great Wieringa - 18.25<br/>BB Verlyn &amp; Cheryl Smiler Trust - 16.90<br/>BC Melissa DeFries - 24.93<br/>BD Phil DeHout - 16.48<br/>BE Roger Oelman Farms, LLC - 8.57<br/>BF Roger Oelman Farms, LLC - 25.48<br/>Section 26 BG Douglas &amp; Marjorie Oelman Trust - 9.24<br/>Section 27 BH Harold &amp; Katherine Woodruff - 7.48</p> | <p>Section 28 BI Terry Hanson - 18.34</p> <p>Section 29 BJ Chas &amp; Socy VanderBrook - 18<br/>BK Steve &amp; Eric Swame - 7.36</p> <p>Section 30 BL Timon &amp; Arla Piers - 6.79</p> <p>Section 31 BM Bradley &amp; Linda VanderKamper - 8.27<br/>BN Jeffrey VanDerStee et al - 7.82</p> <p>Section 32 BO Don &amp; Elvira VanderKamper Trust - 23<br/>Section 33 BP Loren &amp; Shelly VanderSchief - 8.04<br/>BQ Jane Annes - 8.29<br/>BR Douglas VanderBerg - 8.12<br/>BS Dillany Holmstrom - 9.94<br/>BT Jeremy Oelman - 5.83</p> <p>Section 34 BU Judith Hougland - 16.88<br/>Section 35 BV Marvin Oelman - 9.51<br/>BW Harry &amp; Joyce Oykita - 17.53<br/>BX Larry Oykita - 14.32</p> <p>Section 36 BY Rodney &amp; Sondra DeGroot - 14.52<br/>BZ Randy's Iron Works Inc. - 9.28<br/>CA Victoria Farms Inc. - 28.04<br/>CB J &amp; L Harmon, LLC - 9.45</p> |
|--|---|--|--|

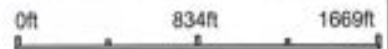
SIoux COUNTY, IA



**Aerial Map**



Boundary Center: 43° 1' 1.92, -96° 11' 59.84



**30-95N-45W**  
**Sioux County**  
**Iowa**

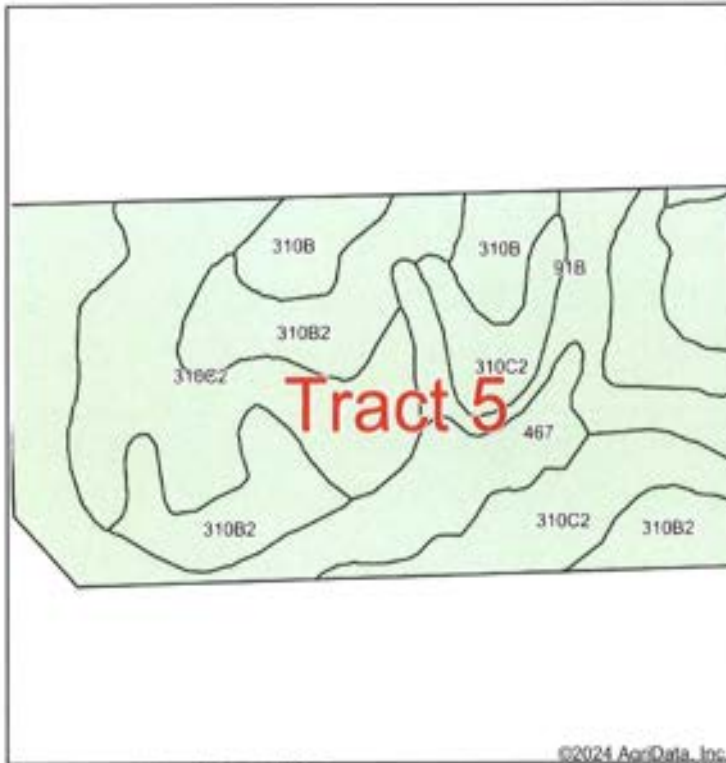


Maps Provided by  
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1/16/2024

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

### Soils Map



State: Iowa  
 County: Sioux  
 Location: 30-95N-45W  
 Township: West Branch  
 Acres: 79.86  
 Date: 1/16/2024



Soils data provided by USDA and NRCS.

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Area Symbol: IA167, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	31.53	39.5%	IIIe	84	51	65
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	18.08	22.6%	IIe	90	65	67
467	Radford silt loam, 0 to 2 percent slopes	16.84	21.1%	IIW	79	73	83
91B	Primghar silty clay loam, 2 to 5 percent slopes	7.31	9.2%	IIe	95	75	78
310B	Galva silty clay loam, 2 to 5 percent slopes	6.10	7.6%	IIc	95	67	75
<b>Weighted Average</b>				<b>2.39</b>	<b>86.2</b>	<b>62.2</b>	<b>*n 71.2</b>

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

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

\*\*IA has updated the CSR values for each county to CSR2. \*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





**Legend**

- Non-Cropland
- CRP
- Iowa PLSS
- Wetland Determination
- Wetlands
- Iowa Roads
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 15.71 acres

2023 Program Year

Map Created May 03, 2023

**Farm 5953**  
**Tract 38733**

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**Legend**

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

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

Tract Cropland Total: 60.61 acres

2023 Program Year  
Map Created May 03, 2023

**Farm 5954**  
**Tract 38734**

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IOWA  
SIOUX  
Form: FSA-156EZ  
See Page 2 for non-discriminatory Statements.



**Abbreviated 156 Farm Record**

FARM : 5953  
Prepared : 1/11/24 8:10 AM CST  
Crop Year : 2024

Operator Name  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/MF Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
15.71	15.71	15.71	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	15.71	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
Com	12.80	0.00	157	0
<b>TOTAL</b>	<b>12.80</b>	<b>0.00</b>		

**NOTES**

Tract Number : 38733  
Description : 16 AC SE CORNER N2 SE4 SEC 30 WEST BRANCH  
FSA Physical Location : IOWA/SIOUX  
ANSI Physical Location : IOWA/SIOUX  
BIA Unit Range Number :  
HEL Status : HEL field on tract Conservation system being actively applied  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners :  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
15.71	15.71	15.71	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	15.71	0.00	0.00	0.00	0.00	0.00

IOWA  
SIOUX  
Forms: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5954  
Prepared : 1/11/24 8:10 AM CST  
Crop Year : 2024

**Tract Number** : 38734  
**Description** : N2SE4 (EX 16 AC SE CORNER SEC 30 WEST BRANCH)  
**FSA Physical Location** : IOWA/SIOUX  
**ANSI Physical Location** : IOWA/SIOUX  
**BIA Unit Range Number** :  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners**  
**Other Producers** : None  
**Recon ID** : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
63.06	60.61	60.61	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	60.61	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	44.31	0.00	166
Soybeans	16.30	0.00	54
<b>TOTAL</b>	<b>60.61</b>	<b>0.00</b>	

NOTES

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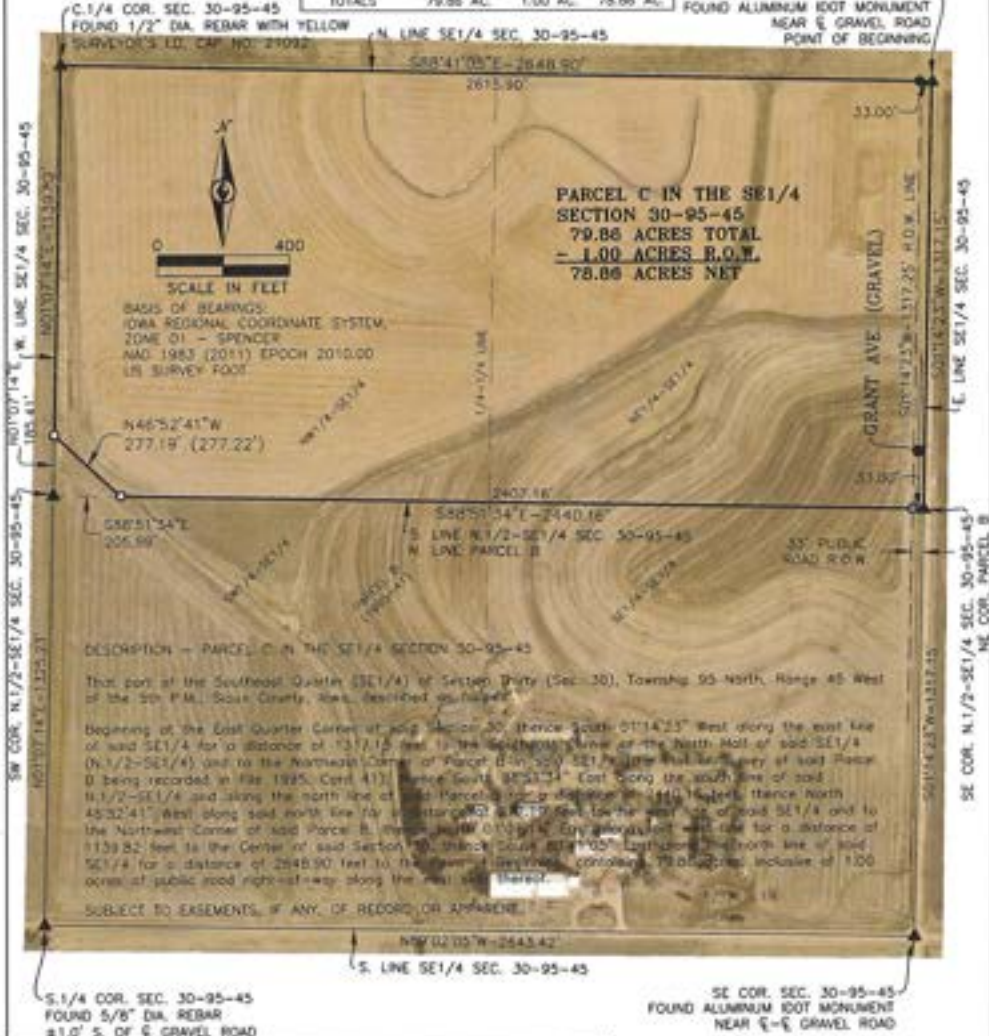


LOCATION:  
 SE1/4 SECTION 30-95-45  
 PREPARED BY AND RETURN TO:  
 TIM M. LALEMAN, PLS  
 DGR ENGINEERING  
 1302 SOUTH UNION STREET  
 P.O. BOX 511  
 ROCK RAPIDS, IOWA 51246  
 PHONE: 712-472-2531  
 SURVEY REQUESTED BY: MARK ZOMER  
 CURRENT PROPRIETORS: JOHANNA PUNT LIVING TRUST

REVIEW DRAFT  
 1-12-24

**PLAT OF SURVEY**  
**PARCEL C IN THE SE1/4 SECTION 30-95-45**  
**SIOUX COUNTY, IOWA**

ACRES BY ADJUT PART		
TOTAL	R.O.W.	NET
NE1/4-SE1/4 40.09 AC.	1.00 AC.	39.09 AC.
NW1/4-SE1/4 39.77 AC.	0.00 AC.	39.77 AC.
<b>TOTALS</b>	<b>1.00 AC.</b>	<b>78.86 AC.</b>



**DESCRIPTION - PARCEL C IN THE SE1/4 SECTION 30-95-45**  
 That part of the Southeast Quarter (SE1/4) of Section Thirty (Sec. 30), Township 95-North, Range 45-West of the 5th P.M., Sioux County, Iowa, described as follows:  
 Beginning at the East Quarter Corner of said Section 30, thence South 01°14'23" West along the east line of said SE1/4 for a distance of 1377.15 feet to the Southeast Corner of the North Half of said SE1/4 (N.1/2-SE1/4) and to the Northwest Corner of Parcel B in said SE1/4, thence following the survey of said Parcel B being recorded in file 1925, Cont. 411, thence South 82°33'21" East along the south line of said N.1/2-SE1/4 and along the north line of said Parcel B a distance of 1441.16 feet, thence North 45°32'41" West along said north line for a distance of 2407.16 feet to the west line of said SE1/4 and to the Northwest Corner of said Parcel B, thence South 01°14'23" East along said east line for a distance of 1139.82 feet to the Center of said Section 30, thence South 89°14'05" East along the north line of said SE1/4 for a distance of 2648.90 feet to the corner of said parcel, contains 79.86 acres, inclusive of 1.00 acre of public road right-of-way along the east line thereof.  
 SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.



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: THIS SHEET ONLY

- ▲ SECTION CORNER AS NOTED
  - SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
  - FOUND 1/2" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 5542
  - FOUND 5/8" DIA. REBAR
- DATE OF FIELD WORK - 1-10-24

	DGR ENGINEERING Rock Rapids, Iowa 712-472-2531 Sioux City, Iowa Sioux Falls, South Dakota	Date 1-12-24 Drawn By JWP Reviewed By ANW Approved By TML	<b>PROJECT NO. 374016</b> DWG. # P:\07074016\374016.DWG\07074016.DWG
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### **Tract 5 Rent Information:**

A portion of Tract 5 which consists of the approx. 15.71+/- acres which is located on the South side of the waterway is rented for the 2024 crop year.

The buyer shall receive at closing the rent for this 15.71+/- acres. Total rent buyer shall receive at closing shall equal \$3,927.50.

Buyer is responsible to terminate the existing farm lease when required if buyer desires to discontinue the current lease arrangement for 2025 and beyond.





# 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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