



39.834+/-

Acres

LIVE PUBLIC

Land Auction

Wheeler TWP, Lyon County, IA



Approx. Boundary Lines

Sale Date: April 8, 2024 @10:30 A.M.

Joyce E. Kirkgasler & Dorothy W. Geary- Owners

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 present at auction this outstanding tract of Wheeler TWP, Lyon County, IA farmland! This land has not been available for purchase for several decades and now is your opportunity to purchase this outstanding farm! If you have been considering buying land just remember the famous saying is "Don't wait to buy land, buy land and wait"! Seize this opportunity to purchase this farm as it is a decision that you will look back on and be glad you made! Watch zomercompany.com in case of inclement weather!

Location: From Jurrens Funeral Home in George, IA go West on A34 (210th St.) for 5 miles to Indian Ave. then go South on Indian Ave for 4 miles to 250th St. then go approx. 1/4 mile East on 250th St. to the farm OR from Doon, IA go 7 miles East on 260th St to Indian Ave. then go North on Indian Ave for 1 mile to 250th St. then go approx. 1/4 mile East on 250th St. to the farm. Farm is on the North side of 250th St. Auction of the farmland will be held at the site of the land.



Abbreviated Legal Description: The East 39.834 Acres of the West 139.834 acres of the Fractional South 1/2 of Section 19, TWP 98N, Range 44W, Lyon County, Iowa. Sold subject to public roads and easements of record.

General description: According to the deed/assessor, this property contains 39.834+/- gross acres. According to FSA, this farm contains approx. 38.87+/- tillable acres. This farm is classified as NHEL. The predominant soil types include: 310B, B2, C2-Galva, 91B-Primghar, 92-Marcus, 430-Ackmore, 31-Afton. The average **CSR2 is 91 and the average CSR1 is 65.2**. This farm has a corn base of 23.40 acres with a PLC yield of 171bu and a soybean base of 15.47 acres with a PLC yield of 51bu. This is an excellent tract of land! 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! This farm is available to farm for the 2024 crop year!

Method of sale: Auction will be held at the site of the land! Farmland will be sold with the final bid price times the gross county deeded acres of 39.834+/- . This farm has not been surveyed and is being sold based on the county deeded acres only. Acres are understood to be more or less and if surveyed may vary.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are estimated to be approx. \$1,270.00 per year on the farmland. Taxes will be pro-rated through December 31, 2023. Seller shall pay the 2023 taxes payable in 2024. Buyer shall be responsible for the 2024 taxes due an payable in 2025 and all future taxes

Possession: Possession of these farms will be on April 15, 2024 upon the successful deposit of the earnest money. 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 May 15, 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. **De Koster & De Koster, PLLC—Attorney for seller**

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WHEELER TWP

LAND OWNER



LAND OWNER & RURAL RESIDENT MAPS

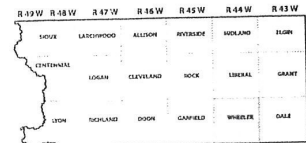
Small Tracts

- Section 1 A Paul & LaRae Denekas - 7.14
- Section 2 B Karen Smith - 20.14
- Section 3 E Michael & Barbara Modder - 5.38
- Section 4 F Elmita Schipper - 6.81
- Section 5 I Lamfers Farm Inc. - 6.95
- Section 6 K Gaylord Gammoister - 14.46
- Section 7 L Bridgette Dickmann Rev Trust - 7.80
- Section 8 M Douglas & Rebecca Stubbe - 4.0
- Section 9 N Jason & Megan Stubbe - 7.13
- Section 10 R Paul & Angela VanBrienen - 12.03
- Section 11 S City of George - 23.04
- T John Donaker - 7.51

- Section 12 U Craig & Angela Johnson - 7.44
- Section 14 V Eric Stauffer - 8.32
- Section 16 W Kimberle & David Miller - 7.95
- Section 18 X Cronell & Shania Hoogendoorn - 21.20
- Section 19 Y Barbara VanSloten - 30.53
- Section 20 Z Kevin Stueven - 12.87
- Section 21 AA Hawkeye Pride Egg Farms, LLP - 5.99
- Section 22 AB Ferdsons Family Farms Inc. - 5.12
- Section 23 AC Darwin & Wanda VanOtterloo - 8.43
- Section 24 AD Loren & Bruce Meyer - 10.87
- Section 25 AE Gerald & Karen Meyer - 11.21
- Section 26 AG William Kruse - 5
- Section 27 AH Charles Wulfson - 20.17
- Section 28 AI Kenneth Daniels - 5.56
- Section 29 AJ Daniels Inc. - 20.39
- Section 30 AK M-S-R Kruse Farm Ltd. - 8.74
- Section 31 AL M-S-R Kruse Farm Ltd. - 20.11
- Section 32 AM David & Twila Korthals - 10.76
- Section 33 AN Gary & Lori Korthals - 9.83

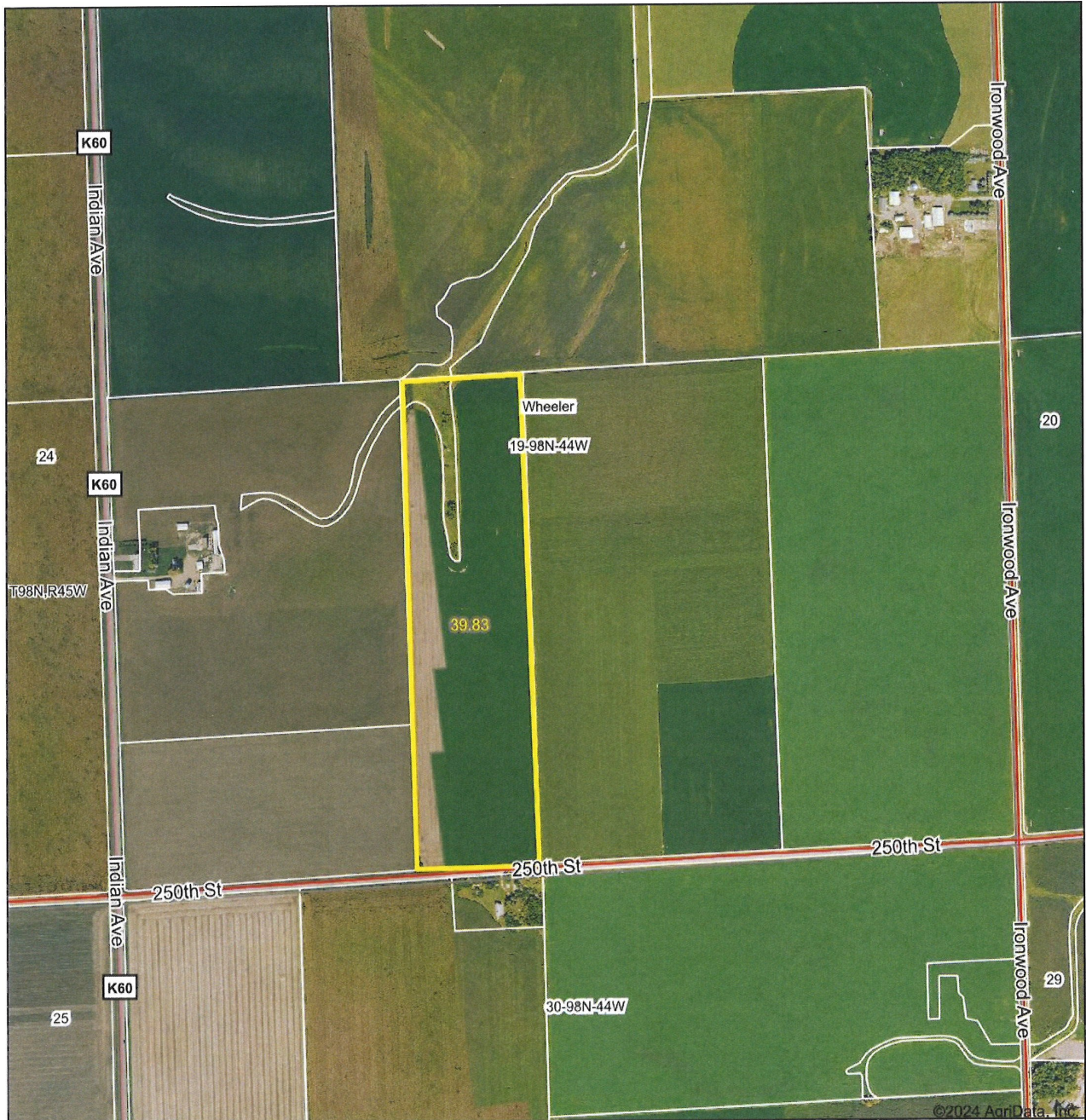
- Section 25 AO Alfred Korthals - 20.13
- Section 26 AP Gary & Lorayn Korthals - 20.13
- Section 27 AQ Sweet Action Swine, LLP - 6
- Section 28 AR Chadwick Inc. - 11.58
- Section 29 AS Ryan & Brinney Schmiltz - 19.64
- Section 30 AT Vincent & Carol Luitjens - 8.93
- Section 31 AU Orin & Kathy VanEssen - 28.35
- Section 32 AV Kant Vink & Daijrose Taylor - 5.04
- Section 33 AW Hoogendoorn Bros. Inc. - 5.84
- Section 34 AX Paul & Kathy Allena - 26.97
- Section 35 AY Deanna Tiedeman - 23.88
- Section 36 AZ Daxan & Douglas Rohde - 23
- Section 37 BA Lonnie & Leah Egdorf - 10
- Section 38 BB Bruce Fick - 10
- Section 39 BC Chad Breuer & Sandy DeKam - 8
- Section 40 BD Sharon Verduin - 17.31
- Section 41 BE Ryan Martinez - 17.31
- Section 42 BF Kevin & Carol Dirks - 10.67
- Section 43 BG Tim & Denise Kennedy - 5.60
- Section 44 BH Douglas & Wendy Woelber - 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° 17' 25.01, -96° 5' 24.97

0ft 848ft 1696ft



Maps Provided By:



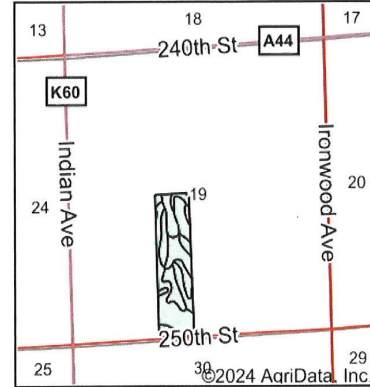
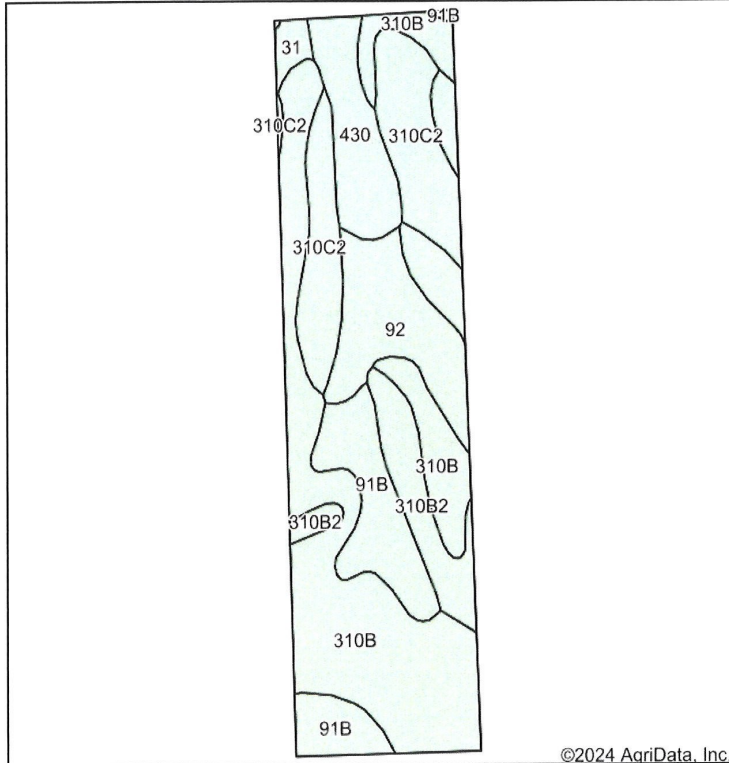
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Field borders provided by Farm Service Agency as of 5/21/2008.

19-98N-44W
Lyon County
Iowa



2/20/2024

Soils Map



State: **Iowa**
County: **Lyon**
Location: **19-98N-44W**
Township: **Wheeler**
Acres: **39.83**
Date: **2/20/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA119, Soil Area Version: 32							
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	16.41	41.2%	Ile	95	66	75
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	6.33	15.9%	IIIe	84	50	65
91B	Primghar silty clay loam, 2 to 5 percent slopes	5.13	12.9%	Ile	95	74	78
92	Marcus silty clay loam, 0 to 2 percent slopes	4.54	11.4%	IIw	94	71	75
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	3.59	9.0%	Ile	90	64	67
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	3.30	8.3%	IIw	77	70	86
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.53	1.3%	IIw	80	68	68
Weighted Average				2.16	91	65.2	*n 73.9

**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
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 38.87 acres

2023 Program Year
Map Created March 17, 2023

Farm 6665
Tract 1954

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

Tract Number : 1954
Description : E2 E2 SW4 SEC 19 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 : JOYCE KIRKGASLER, DOROTHY GEARY
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
41.33	38.87	38.87	0.00	0.00	0.00	0.00	0.0

Page: 1 of 3

IOWA
 LYON
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record
FARM : 6665
Prepared : 2/20/24 9:36 PM CST

Crop Year : 2024

Tract 1954 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	38.87	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	23.40	0.00	171
Soybeans	15.47	0.00	51
TOTAL	38.87	0.00	



**39.834+/-
Acres**

CSR2 is 91 and the average CSR1 is 65.2.

PROPERTY NOTES



PRESENTED BY

ZOMER COMPANY

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and confidence in our firm.

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