

ZOMER COMPANY
REALTY & AUCTION

Live Public Land Auction

Within Reach Of Sioux City, IA

Concord TWP, Woodbury County, IA



Auction Date: April 11, 2024 @10:30 A.M.

Edwin & Marilyn Niemeyer Revocable Trust—Owner

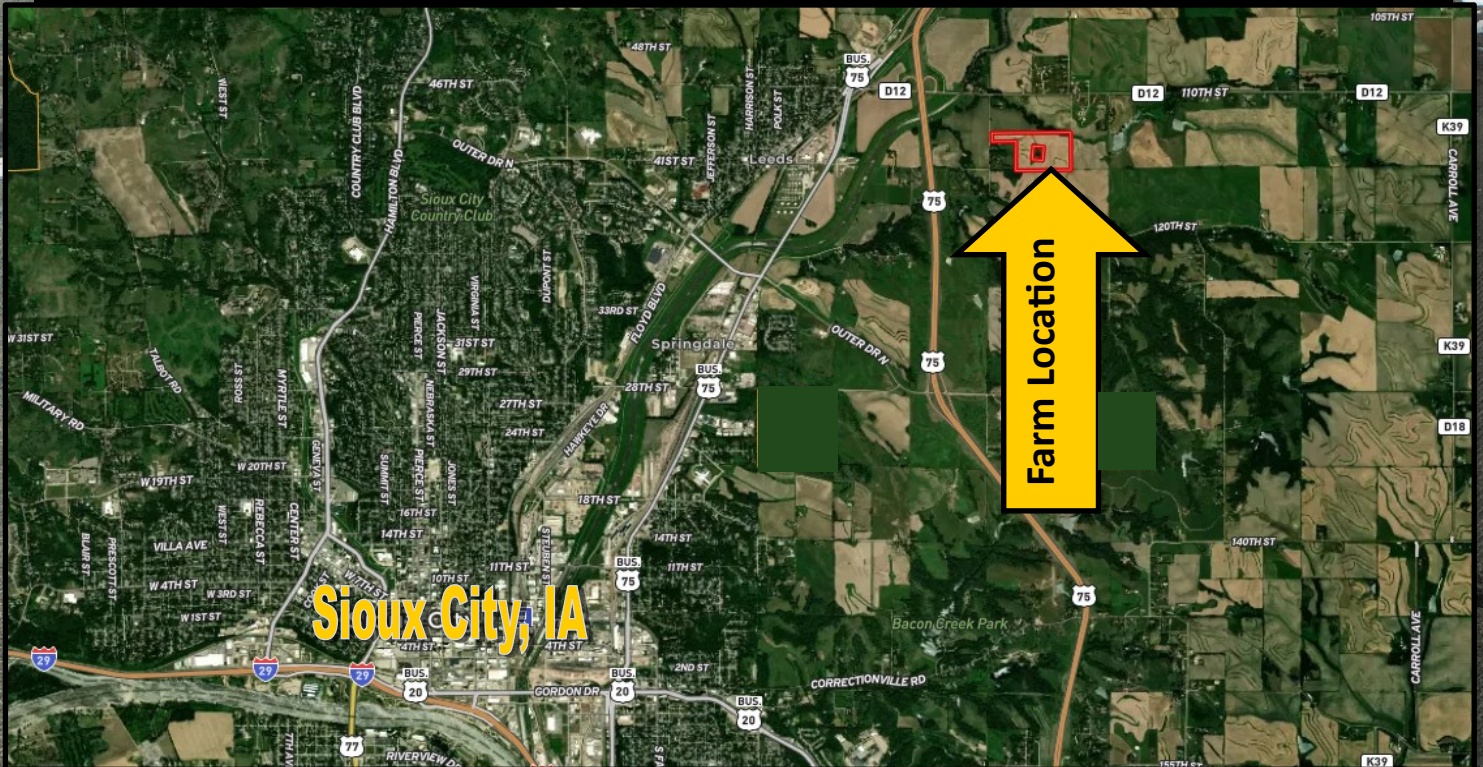
Zomer Company | Zomercompany.com

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

Joel Westra—605-310-6941 | Ivan Huenink 712-470-2003 | Gerad Gradert 712-539-8794

Auctioneer's Note: We take great pride in presenting at auction, on behalf of the Edwin & Marilyn Niemeyer Trust, this outstanding tract of Woodbury County, Iowa farmland! Land in this area is not often readily available for purchase! If you are younger farmer, established operator or investor looking to make a purchase of land this is a great opportunity to purchase a smaller tract of land in an area where land is not always for sale! Make plans today to attend this auction and purchase this great tract of Woodbury County, Iowa farmland!



Farm Location: If coming from the North on US 75 take the ramp on US 75N to Floyd BLVD/CR-D12/46th St/Hospital then take Taft to 46th St then go approx. 1 mile East on 46th St.(110th St.) to Barker Ave then go South on Barker Ave for approx. 1/4 mile or if coming from the South on US 75 take exit 99 toward CR-D12/46th St then turn onto 46th St (110th St.) and go 1/2 mile to Barker Ave then go South on Barker Ave for approx. 1/4 mile. Or from Lawton, IA at the intersection of HWY 20 and Eastland Ave on the West side of Lawton, IA go North on Eastland Ave for 5 miles to 110th St. then go 7 miles West on 110th St. then go 1/2 mile South on Barker Ave. to the Farm. Farm is located on the East side of Barker Ave.

Auction of the land will be held at:

Country Celebrations Event Center:

5606 Hamilton Blvd, Sioux City, IA 51108

Abbreviated Legal Description: The South 1/2 of the Northwest 1/4 of Section 7, TWP 89N, Range 46W, Woodbury County, IA owned by Edwin O. Niemeyer Revocable Trust, Excepting Lot 1 of Niemeyers Addition AND EXCEPTING Acreage sites located therein. Subject to all drainage assessments, easements and public roads of record. Copy of full legal description is available by contacting auctioneer.

General Description: According to the Woodbury County Assessor, this property contains 56.07+/- gross taxable acres. According to FSA/Agri-Data, this farm contains approx. 51+/- tillable acres. This farm has a corn base of 34.10 acres with a PLC yield of 112bu and a soybean base of 13.50 acres with a PLC yield of 32bu. FSA will do a reconstitution on the base acres and plc yields for this farm. This farm is classified as HEL. The predominant soil types include: 1C3, D3, E3-Ida, 12B, C-Napier, 10D2-Monona, 47B-Napier-Rawles, 212-Kennebec, 510-Monona. The average CSR1 is 46.5. The average CSR2 is 53.5. Seize the opportunity to shape your family's future by making this exceptional land acquisition of this smaller tract of farmland located in an area just 1 mile Northeast of Sioux City, IA where land is not always readily available! This is a great opportunity to purchase a farm near the outskirts of a growing city! 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! When you look back on history you can see that land has been an investment that can help secure your families future for years to come!

Method of sale: Auction of the land will be held at: Country Celebrations Event Center: 5606 Hamilton Blvd, Sioux City, IA 51108

Property will be surveyed and the final purchase price shall be based on the final bid price times the final gross surveyed acres. Farm will be sold on a per acre basis.

Taxes: The current Real Estate Taxes according to the Woodbury County, IA Treasurer will be reassessed due to a recent survey split. Seller will pay the 2023 taxes pro-rated through December 31, 2023 which are due and payable in March and Sept of 2024.

Possession: This farm is leased for the 2024 crop year and buyer shall at closing receive the full rent 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 which will be on or before May 20, 2024 which is when 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. 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. 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 and subject to court approval. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below.

Robert Stewart & Jeremy Saint, Cray Huff Law Firm —Attorney for Trust.

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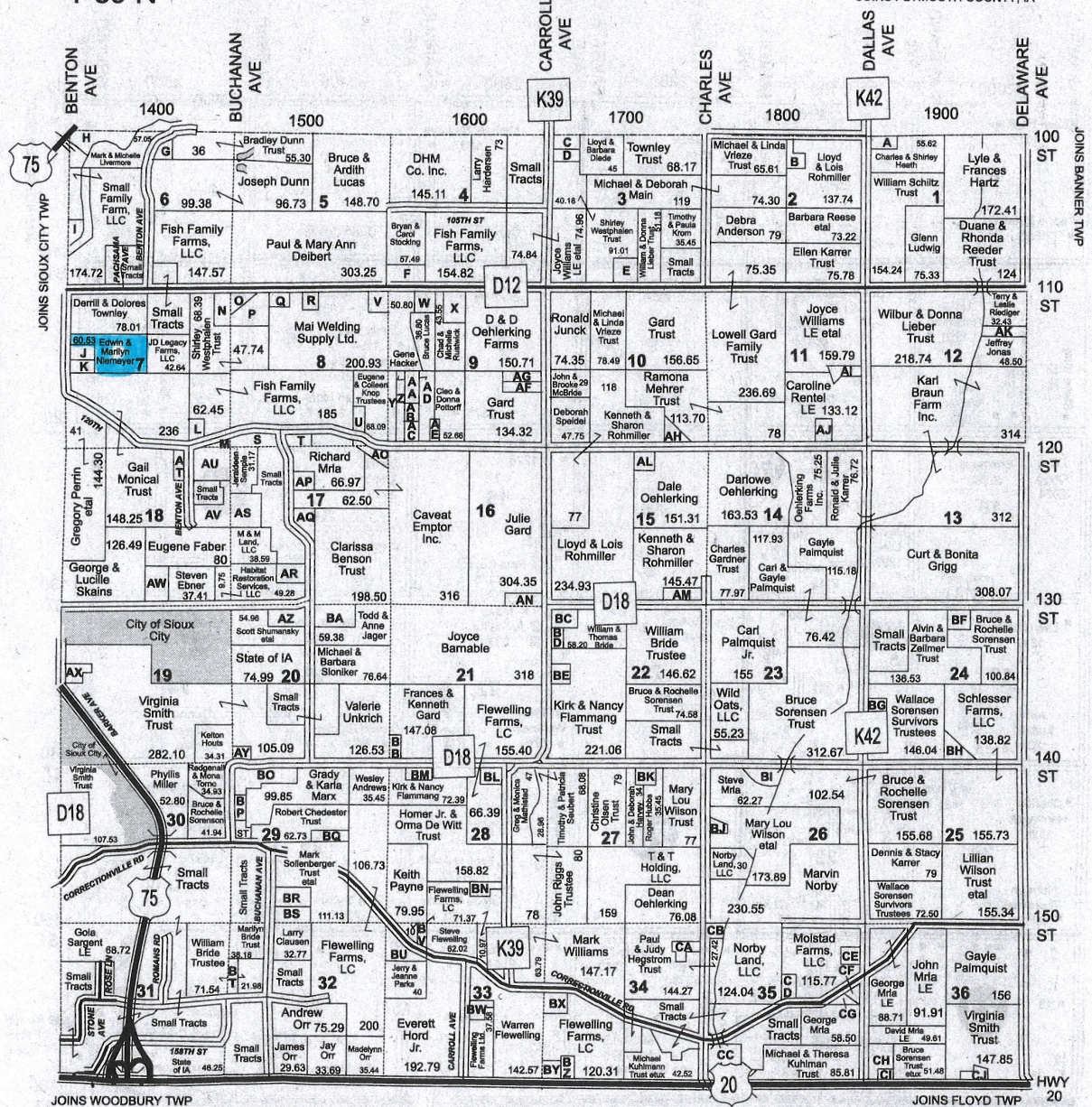
CONCORD TWP

LAND OWNER

T 89 N

R 46 W

JOINS PLYMOUTH COUNTY, IA

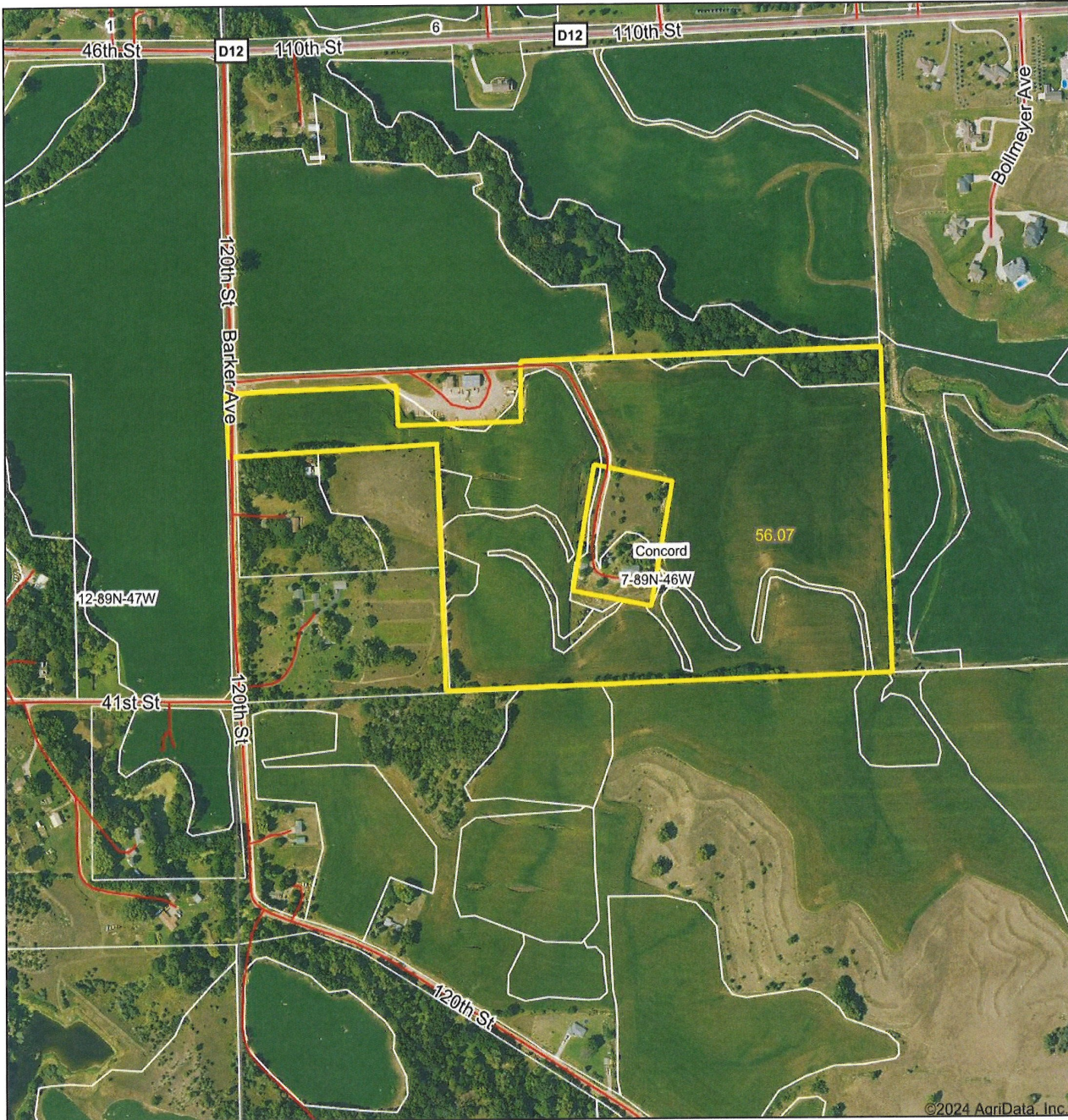


LAND OWNER & RURAL RESIDENT MAPS

| | | | |
|--|--|--|---|
| <p>Small Tracts</p> <p>Section 1 A Charles Michaelson Benjamin - 10.70 Section 2 B Dean Kruse - 5.78 Section 3 C Jeffrey Amdt - 11.29 D David Burroughs - 5.78 E Mark & Jamoy Williams - 13.56 Section 4 F Michael & Geney Strosop - 18 Section 6 G Madonna Hansen - 13.77 H CMR Contracting Inc. - 20.99 I City of Sioux City - 10 Section 7 J Mark Zank - 10.05 K Drew Currie - 9.66 L Max & Anna Jones - 9.55 M Thomas & Marlene Bauer - 5.21 N Kent Larson - 9.26 Section 8 O Ronald & Connie Oothoudt - 7.01 P Mary Burg - 23.91 Q Fred Jr. & Jeannette Davis - 6.18 R Michael & Sally McMahon - 5.29 S Daniel Bauer - 18.45 T Dennis & Elizabeth Brockhaus - 11.50 U Jeffrey Bright Jr. - 5 V Rodney & Sarah Rassel - 5.52</p> | <p>Section 9 W James & Tina Webster - 6.10 X Jason Allen - 10.04 Y Lucille Parks LE etal - 9.88 Z Darlowe & Dale Oehlerking - 29.63 AC John Mria Jr. - 14.59 AB Spencer & Trisha Yockey - 5.47 AC Dorothy Kontz - 9.69 AD Darlowe & Dale Oehlerking - 28.05 AE Randy & Roxanne Pojar - 5.47 AF Randall & Angela Archer - 9.75 AG Mary Mycka & Ronald Stowers - 9.75 Section 10 AH Octavio & Maira Moreno - 5.30 Section 11 AI Harold & Malina West - 6.05 AJ George Mria Jr. - 6.96 Section 12 AK Randy Riediger - 8.55 Section 15 AL Dale & Michelle Oehlerking - 6.69 AM Douglas & Linda Ross - 11.68 Section 16 AN Susan Bryce - 5.40 Section 17 AO David & Joanne Jahn - 10.50 AP Thomas Bergner - 6.13 AQ Grayson & Ashley Rawlings - 14 AR John Mria Jr. - 14.10 AS Stuart & Tracy Seibold - 26.66</p> | <p>Section 18 AT Thomas & Regina Kelley - 6.73 AU Steven & Jane Hemmingstad - 38.54 AV Douglas Buckholdt etal - 26.38 AW Mathew & Jill Holmes - 28.67 Section 19 AX Thomas & Tarena Crawford - 5.45 Section 20 AY Mark & Floyd Beklund - 5.55 AZ Scott & Ladonna Shumansky - 21.34 BA Orvis & Connie Trobaugh - 19.65 Section 21 BB Gard Trust - 7.03 Section 22 BC James & Susan Tague - 8.13 BD Mark & Jane Bainbridge - 5.92 BE Cory & Peggy Davidson - 9.50 Section 24 BF Gary & Roxanne Flammang - 10.46 BG Robert Sorensen - 9.48 BH Daniel & Susan Flammang - 16.85 Section 26 BJ James & Sharyl Wilson - 8 BJ Thomas & Dantelle Gates - 5.95 Section 27 BK Bill & Ruth Hayes - 9.47 Section 28 BL Richard & Carole Ludwig - 10.60 BM Bryan & Christa Mesz - 5.61 BN Curtis & Alison Justice - 6.57</p> | <p>Section 29 BO Robert & Cynthia Gray - 19.80, BP Gilbert Nelson etal - 5.40 BQ Dennis & Crystal Benson - 8 BR Walter & Jane Greene - 22.91 BS Gary & Valeria Weikel - 8.88 Section 32 BT Larry & Sheryl Lewis - 9.75 Section 33 BU Shella Rooney - 20.85 BV Clay & Amber Jensen - 5.48 BW Linda Thompson etal - 12.04 Section 34 BX Gilbert Holmes Trust - 8.80 BY Brian & Anita Peterson - 26.17 BZ Fabrications Inc. - 6.03 CA Glenn & Staci Pry - 9.81 Section 35 CB Randall & Kimberly Rathman - 6.54 CC Todd & Tara Shumansky - 38.48 CD Michael & Susan Simoni - 10.90 CE Nathan & Kayla Halbur - 8.63 CF Michael & Janine Washburn - 7.40 CG Dennis & Ruth Uhl - 6.62 Section 36 CH Theodore & Shirley Herbold - 17.72 CI AJSC Real Estate, LLC - 6.07 CJ Kathy Downey - 6.59</p> |
|--|--|--|---|

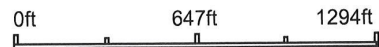


Aerial Map



©2024 AgriData, Inc.

Boundary Center: 42° 32' 30.78, -96° 19' 36.58



Maps Provided By:



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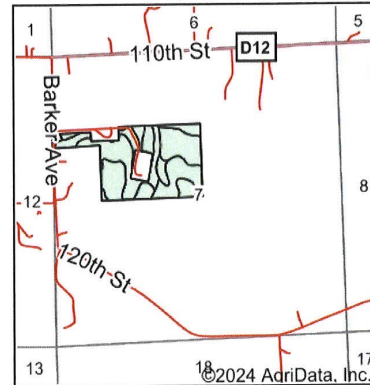
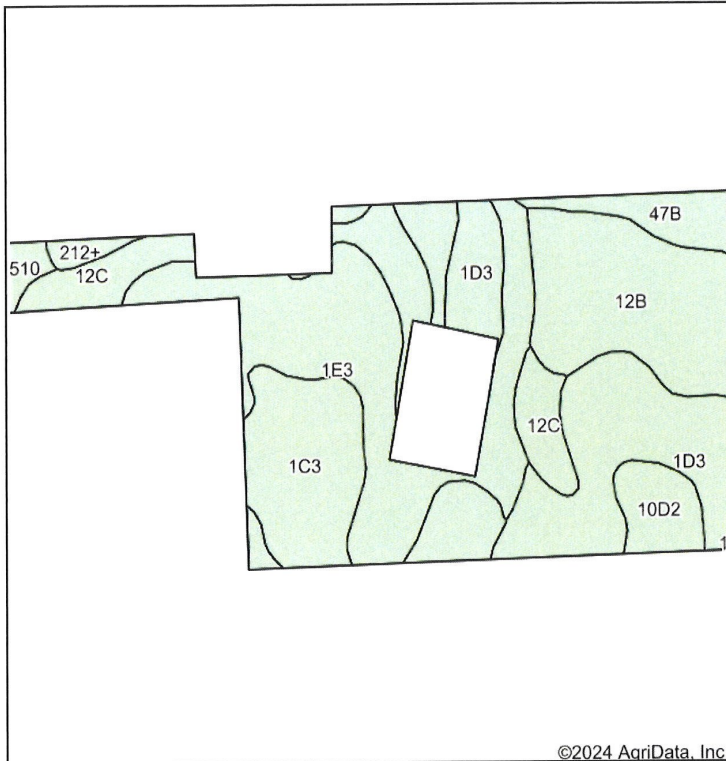
Field borders provided by Farm Service Agency as of 5/21/2008.

7-89N-46W
Woodbury County
Iowa



2/20/2024

Soils Map



State: **Iowa**
 County: **Woodbury**
 Location: **7-89N-46W**
 Township: **Concord**
 Acres: **56.07**
 Date: **2/20/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA193, Soil Area Version: 33

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Irr Class *c | CSR2** | CSR | *n NCCPI Soybeans |
|-------------------------|---|-------|------------------|------------------|--------------|-------------|-------------|-------------------|
| 1E3 | Ida silt loam, 14 to 20 percent slopes, severely eroded | 14.91 | 26.6% | IVe | | 18 | 28 | 54 |
| 1D3 | Ida silt loam, 9 to 14 percent slopes, severely eroded | 11.25 | 20.1% | IIIe | | 32 | 37 | 58 |
| 12B | Napier silt loam, 2 to 5 percent slopes | 9.59 | 17.1% | IIe | | 93 | 72 | 89 |
| 1C3 | Ida silt loam, 5 to 9 percent slopes, severely eroded | 8.46 | 15.1% | IIIe | | 58 | 46 | 61 |
| 12C | Napier silt loam, 5 to 9 percent slopes | 6.05 | 10.8% | IIIe | | 89 | 58 | 87 |
| 10D2 | Monona silt loam, 9 to 14 percent slopes, eroded | 2.23 | 4.0% | IIIe | | 60 | 47 | 70 |
| 47B | Napier-Rawles complex, 2 to 5 percent slopes | 2.15 | 3.8% | IIw | | 85 | 59 | 74 |
| 212+ | Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded, overwash | 0.74 | 1.3% | Iw | | 91 | 80 | 91 |
| 510 | Monona silt loam, terrace, 0 to 2 percent slopes | 0.69 | 1.2% | Iw | I | 96 | 79 | 86 |
| Weighted Average | | | | 3.01 | *- | 53.5 | 46.5 | *n 67.7 |

**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

**IA has updated the CSR values for each county to CSR2.*c: Using Capabilities Class Dominant Condition Aggregation Method*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.





Legend

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

Wetland Determination Identifiers

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

Irrigated

- Non Irrigated
- Irrigated

Intended Use

- Grain
- Seed
- Forage

Tract Cropland Total: 53.72 acres

2023 Program Year

Map Created May 01, 2023

Farm 368

Tract 1140

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).

IOWA
 WOODBURY
 Form: FSA-156EZ



FARM : 368
 Prepared : 2/20/24 9:38 AM CST
 Crop Year : 2024

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : WOODBURY IOWA
 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 |
|--------------------|--------------------|------------------------|----------------|------|------|------|----------------------|-------------|------------------|
| 63.40 | 53.72 | 53.72 | 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 | 53.72 | 0.00 | | 0.00 | 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 |
|--------------|--------------|-----------------------------|-----------|-----|
| Corn | 34.10 | 0.00 | 112 | 0 |
| Soybeans | 13.50 | 0.00 | 32 | 0 |
| TOTAL | 47.60 | 0.00 | | |

NOTES

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Tract Number : 1140

Description : MOST S1/2 NW1/4 SEC 7 CONCORD
 FSA Physical Location : IOWA/WOODBURY
 ANSI Physical Location : IOWA/WOODBURY
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : WOODBURY IOWA
 Other Producers : None
 Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 63.40 | 53.72 | 53.72 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |



Tract 1140 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00 | 0.00 | 53.72 | 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 | 34.10 | 0.00 | 112 |
| Soybeans | 13.50 | 0.00 | 32 |
| TOTAL | 47.60 | 0.00 | |

NOTES

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PROPERTY NOTES

PRESENTED BY

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for our past successful results