



Live/Online

# Land Auction

Cleveland TWP Lyon County, IA

**March 18, 2024 @ 10:30 A.M.**



# Schreurs Family- 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

**Auctioneer's Note: The Zomer Company is honored to represent the Schreurs family in offering at auction this tremendous tract of Lyon County, IA farmland! This farm offers an excellent opportunity to purchase a quality tract of farmland for your operation or investment portfolio! Land is an asset that has proven itself to be an excellent investment! Watch [zomercompany.com](http://zomercompany.com) in case of inclement weather!**

**Location:** From Alvord, IA go 1/2 mile East on 210th St. to Elmwood Ave. then go North on Elmwood Ave for 1 mile to the farm or From Lester, IA go 2 miles East on HWY 9 to Elmwood Ave then go 5 miles South on Elmwood Ave to the farm. Farm is in the Northwest corner of the intersection of Elmwood Ave and 200th St. Auction to be held at the Alvord, IA CFE fertilizer plant (2108 Eagle Ave., Alvord, IA) just West of Alvord, IA.



**Legal Description:** Parcel J in the SE1/4 of Section 29, TWP 99N, Range 46W, Lyon County, IA. Sold subject to public roads and easements of record.

**General description:** According to the recent survey, this property contains 77.14+/- gross acres. According to FSA, this farm contains approx. 72.59+/- tillable acres. This farm is currently classified as HEL. The predominant soil types include: 410B, C2, D2-Moody, 878B-Ocheydan, 910B-Trent, 33E-Steinauer, 430-Ackmore, 878C2-Ocheydan. The average **CSR2 is 64.2 and the average CSR1 is 53.8**. This farm has a corn base combined with the adjoining farmland with a PLC yield of 166bu on corn and a PLC yield of 46bu on soybeans. If you are looking to add a high quality Lyon County, IA farm to your operation or if you are looking for a great investment property then be sure to check this farm out today! Land long term has proven itself to be a fantastic investment! Start planning for your family's future today by making plans to purchase this quality tract of land which may not be available again to purchase in your lifetime!! Make plans today to attend this auction!

**Method of sale:** Farm will be sold with the final bid price x the gross surveyed acres. Auction to be held at the Alvord, IA CFE fertilizer plant (2108 Eagle Ave., Alvord, IA) just West of Alvord, IA.

**Taxes:** The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$1,627.00 per year. Seller will pay the 2023 taxes which are due and payable in March and Sept of 2024.

**Possession:** Full possession of this farm will be on closing day. Early possession for farming purposes is available upon successful deposit of earnest money.

**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 April 23, 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. This auction is subject to court approval. 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. —**Jacqueline Grotewold** —

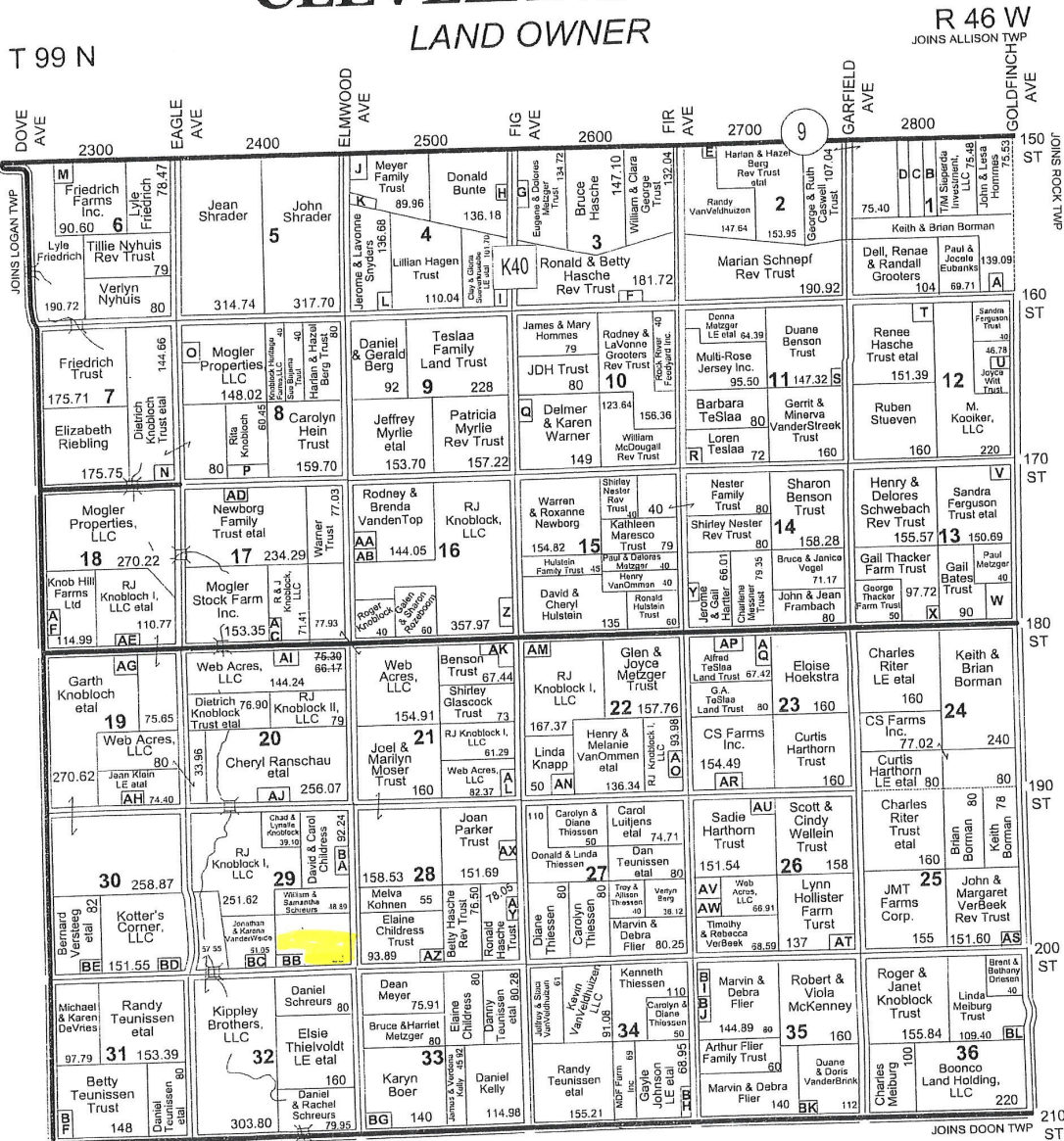
**Attorney for seller**

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# CLEVELAND TWP

## LAND OWNER



**Small Tracts**

- Section 1 A Keith & Lori Borman - 5.92
- B Rebecca Ives - 25.39
- C Kristin Lee LE etal - 25.39
- D Julie Taylor - 25.39
- Section 2 E TLR Inc. - 8.66
- Section 3 F Betty Hasche Trust - 13.55
- G Multi-Rose Jersarys Inc. - 14.56
- Section 4 H Mey 5 Inc. - 17.25
- I Kent & Elyse Moser - 8.36
- J Northwest 9 Inc. - 9.64
- K Reagan Meyer - 5.27
- L Alan & Jill Bruggeman - 9.31
- Section 6 M Wyhe's Choice Inc. - 7.04
- Section 7 N Derek & Connie Knobloch - 15.34
- Section 8 O Pig Hill Co. - 11.98
- P Derek & Connie Knobloch - 17.26
- Section 10 Q Craig & Kelly Metzger - 7
- Section 11 R Multi Rose Jerseys Inc. - 8
- S Multi Rose Jerseys Inc. - 12.68
- Section 12 T Daryl & Dale Hasche - 8.61
- U Adam & Catherine Vogel - 5.64
- Section 13 V Loren & Linda Silvey - 9.31
- W Robert Follett Trust - 30
- X Randal & Mariann Roemen etal - 12.38
- Section 14 Y Matthew & Hana Hartter - 6.85
- Section 16 Z JRT Focus Farms Ltd. - 19.98
- AA Travis VandenTop - 5.92
- AB Gilbert & Leona VandenTop - 10.03
- Section 17 AC JRT Focus Farms Ltd - 6.36
- AD Jason Balster - 5.71
- Section 18 AE Paul Metzger - 5.78
- AF Mychal & Dawn VanWyhe - 5
- Section 19 AG Robert & Shirley DeSmet - 10.67
- AH Vincent & Phyllis Nelson - 5.27
- Section 20 AI Allan & Wanda Koedam - 8.31
- AJ Joel & Marilyn Moser - 23.87
- Section 21 AK JRT Focus Farms Ltd - 17.53
- AL Loren & Ruth VanRoekel - 14.58
- Section 22 AM JRT Focus Farms Ltd - 10.33
- AN Brett Harkness & Shannon Berndt - 5
- AO JRT Focus Farms Ltd - 6.02
- Section 23 AP Todd & LeAnn Rath - 7.20
- AQ Travis & Britney VanVelduhuizen - 5.34
- Section 23 AR Derek & Whitney VanVelduhuizen - 5.51
- Section 25 AS JMT Farms Corp. - 6.40
- Section 26 AT John & Leora VanMiddendorp - 23
- AU Tristan & Chalsea Keunzi - 7.95
- AV Darwyn & Renee Klarenbeek - 16.22
- AW Darwyn Klarenbeek - 8.88
- Section 28 AX Allan & LeAnn Post - 7.56
- AY Don & Linda Thiessen - 5.45
- AZ Ryan VanGinkel - 11.11
- Section 29 BA Jordan & Erin Bakker - 7.76
- BB Chuck & Jessica VanRoekel - 7.20
- BC Paul & Patricia Bouwman - 5.17
- Section 30 BD Lance & Katlyn VanRoekel - 6.73
- BE Lowell & Paula Bosler - 12.89
- Section 31 BF Randy & Stephanie Taunissen - 25.15
- Section 33 BG Bernard & Rachel Bakker - 20
- Section 34 BH Eugene Johnson - 22.05
- Section 35 BI Merlin & Betty Rozeboom - 8.49
- BJ Merlin Rozeboom - 6.82
- BK JC Farms, LLC - 5.89
- Section 36 BL Cory & Julie VanTilburg - 10.03

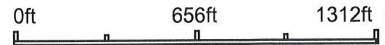
LYON COUNTY, IA



**Aerial Map**



Boundary Center: 43° 21' 45.65, -96° 17' 55.52



**29-99N-46W**  
**Lyon County**  
**Iowa**



Maps Provided By:

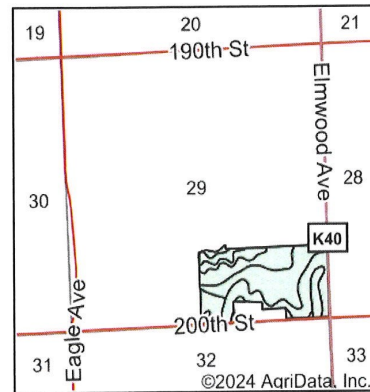
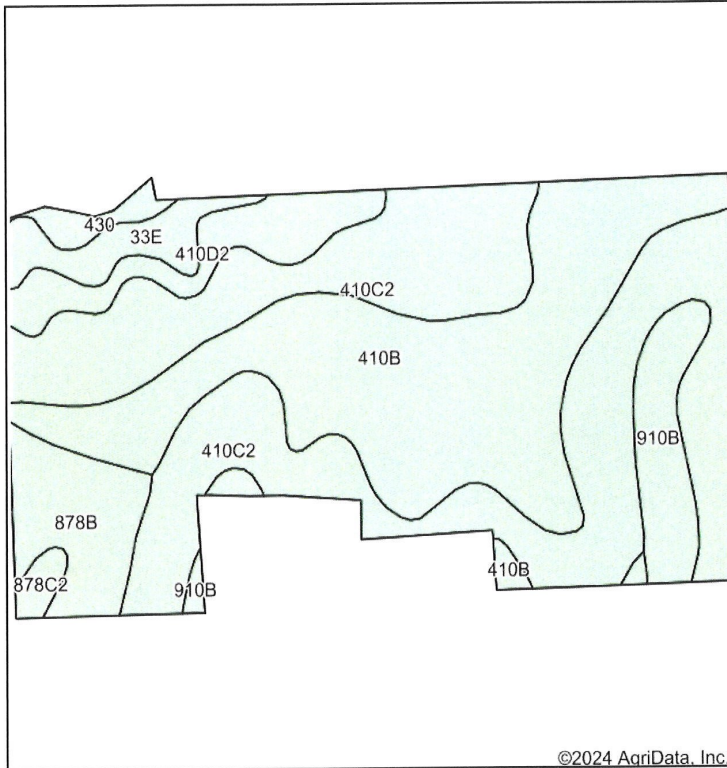


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Field borders provided by Farm Service Agency as of 5/21/2008.

1/29/2024

### Soils Map



State: **Iowa**  
 County: **Lyon**  
 Location: **29-99N-46W**  
 Township: **Cleveland**  
 Acres: **77.36**  
 Date: **1/29/2024**



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	
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	33.56	43.4%	IIIe	65	48	62	
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	25.27	32.7%	IIe	67	65	71	
878B	Ocheyedan loam, 2 to 5 percent slopes	5.13	6.6%	IIe	84	56	71	
410D2	Moody silty clay loam, 11 to 17 percent slopes, eroded	4.53	5.9%	IIIe	34	33	57	
910B	Trent silty clay loam, 2 to 5 percent slopes	4.28	5.5%	Ie	73	73	79	
33E	Steinauer clay loam, 14 to 18 percent slopes	2.82	3.6%	IVe	19	19	51	
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	1.08	1.4%	IIw	77	70	86	
878C2	Ocheyedan loam, 5 to 9 percent slopes, moderately eroded	0.69	0.9%	IIIe	79	40	66	
<b>Weighted Average</b>					<b>2.52</b>	<b>64.2</b>	<b>53.8</b>	<b>*n 66.2</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
  - Cropland
  - Tract Boundary
  - Iowa Roads

**Wetland Determination Identifiers**

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

Tract Cropland Total: 96.57 acres

**2023 Program Year**

Map Created March 17, 2023

**Farm 7139**

**Tract 11518**

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).

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IOWA  
LYON



United States Department of Agriculture  
Farm Service Agency

FARM : 7139  
Prepared : 1/24/24 12:04 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) : 11208B  
Recon ID : 19-119-2009-224  
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
100.13	96.57	96.57	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	94.83	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	78.20	0.00	166	0
Soybeans	12.80	0.00	46	
<b>TOTAL</b>	<b>91.00</b>	<b>0.00</b>		

NOTES

Tract Number : 11518

Description : SE4 EXC BLDGS & N 49A SEC 29 CLEVELAND TWP 99 46  
FSA Physical Location : IOWALYON  
ANSI Physical Location : IOWALYON  
BIA Unit Range Number :  
HEL Status : HEL determinations not completed for all fields on the tract  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : TWJM LLC  
Other Producers : None  
Recon ID : 19-119-2009-223

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
100.13	96.57	96.57	0.00	0.00	0.00	0.00	0.0





IOWA  
 LYON  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 7139**  
**Prepared : 1/24/24 12:04 PM CST**  
**Crop Year : 2024**

**Tract 11518 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	94.83	0.00		0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	78.20	0.00	166
Soybeans	12.80	0.00	46
<b>TOTAL</b>	<b>91.00</b>	<b>0.00</b>	

**NOTES**

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

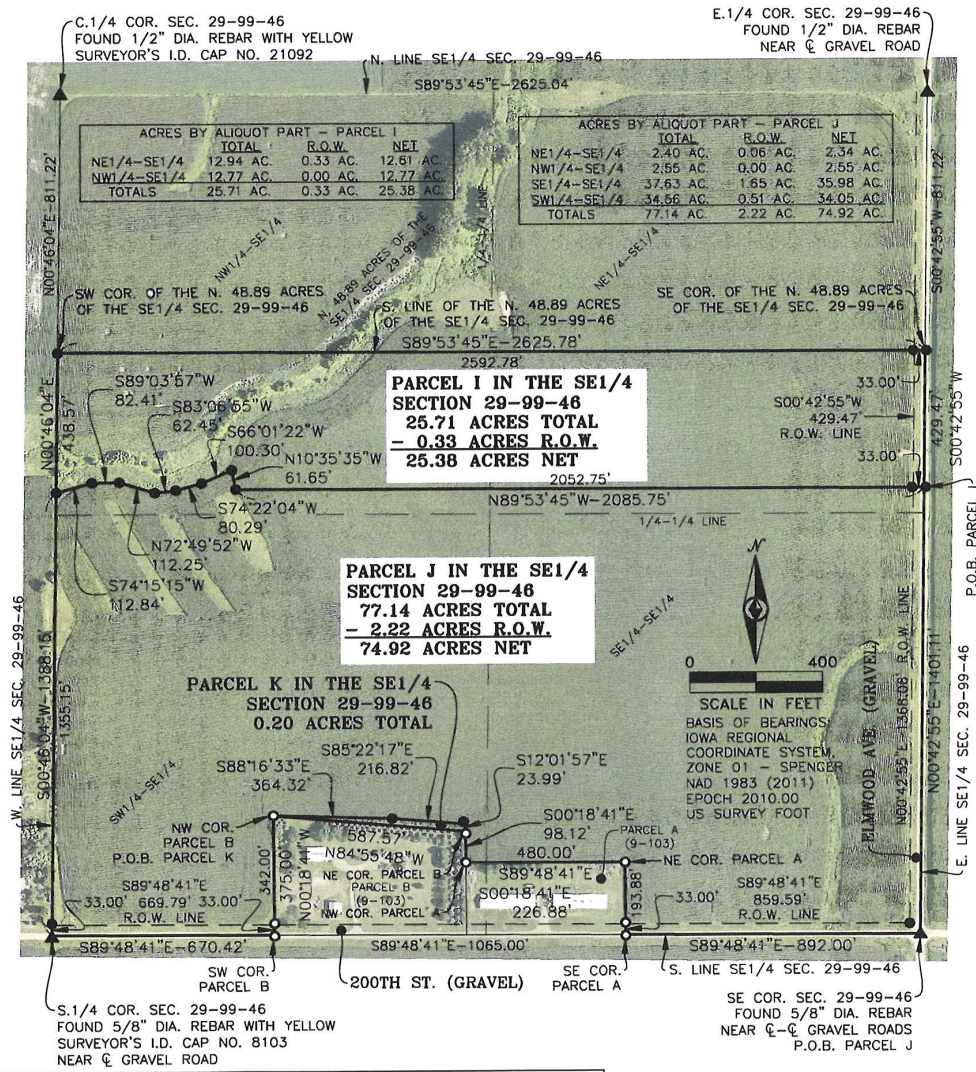
**REVIEW DRAFT**  
1-18-24

LOCATION:  
SE1/4 SECTION 29-99-46

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: JACQUELINE GROTEWOLD  
CURRENT PROPRIETORS: TWJM LLC

**PLAT OF SURVEY**  
**PARCELS I, J, & K IN THE SE1/4 SECTION 29-99-46**  
**LYON 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**  
Tim M. Laleman, L.S. License No. 21092 (Date)

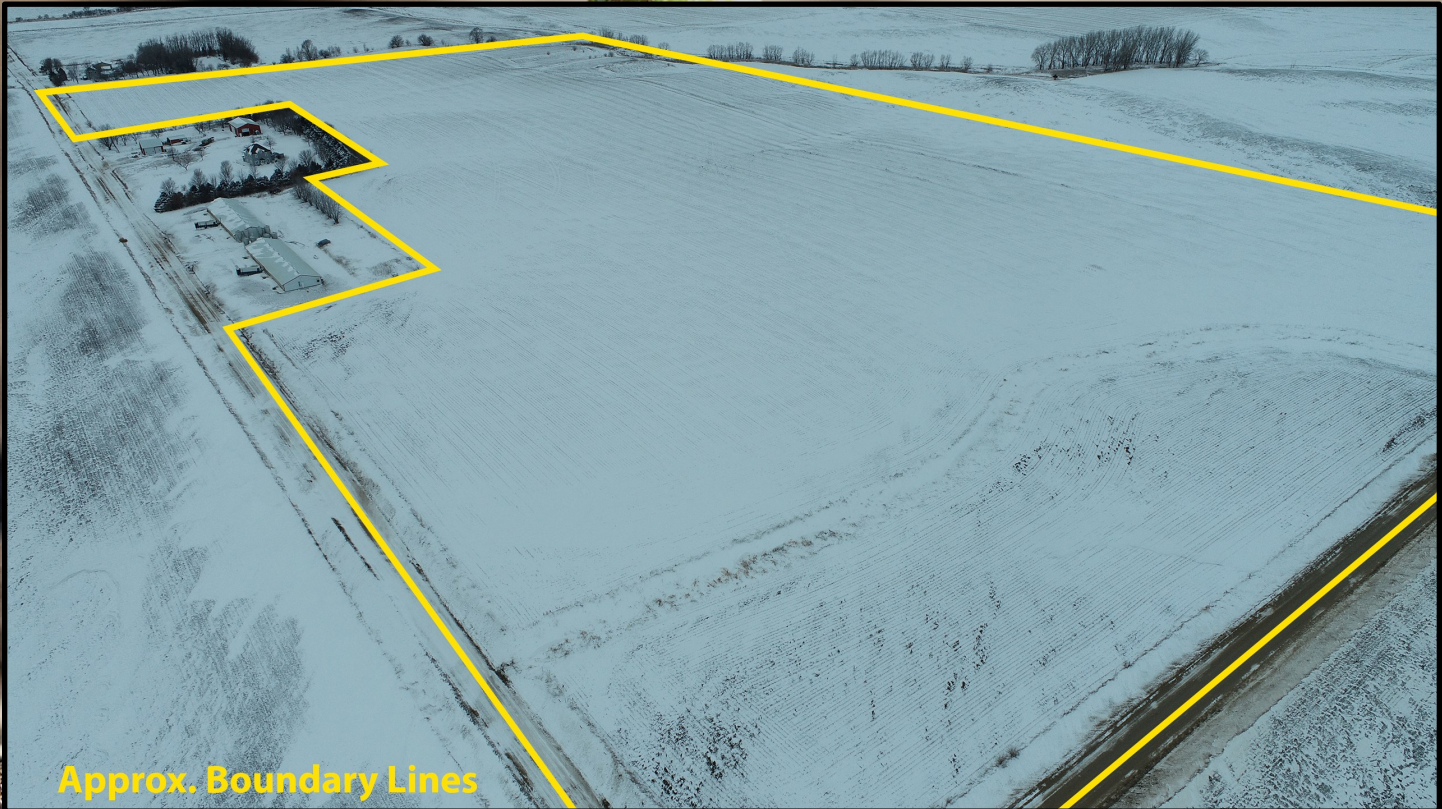
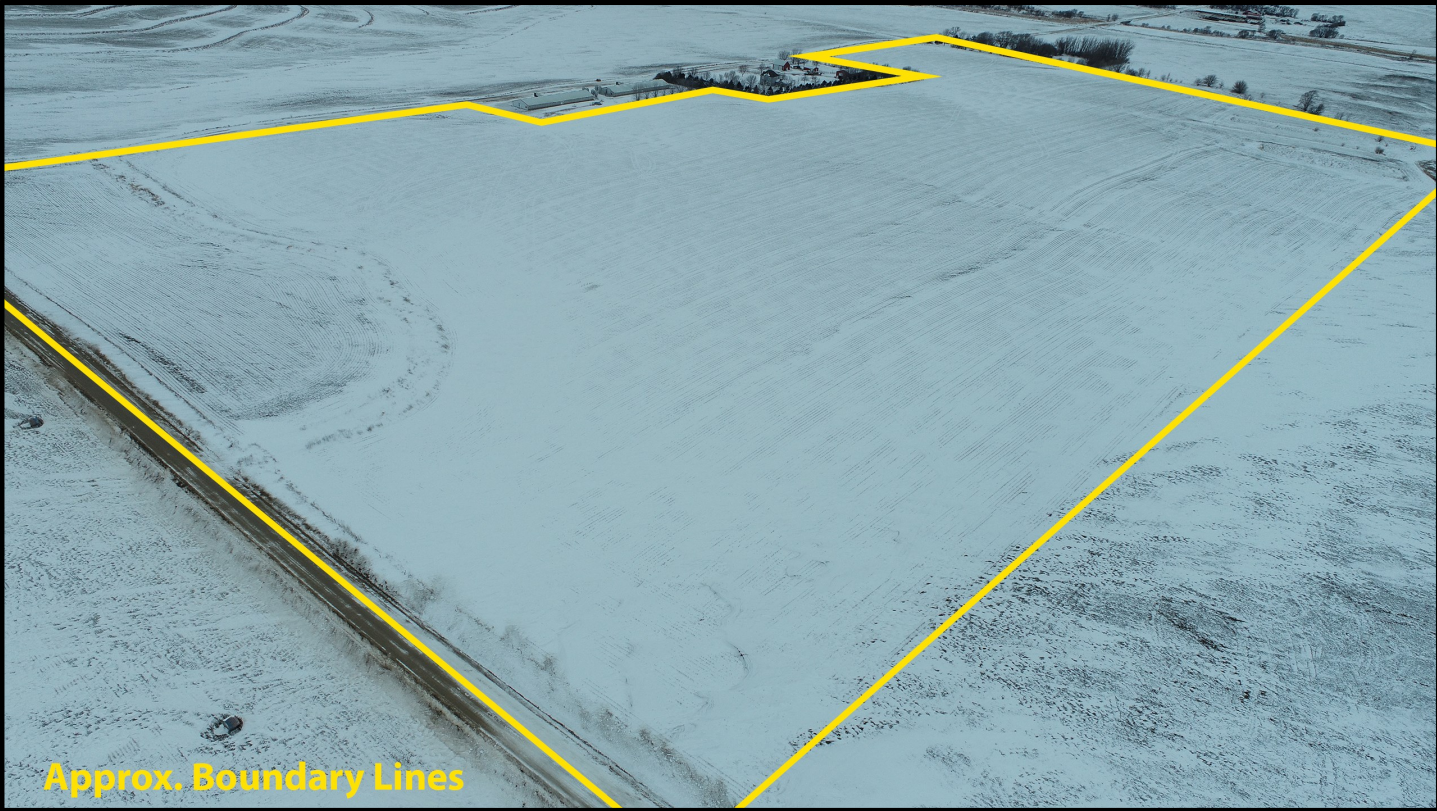
My license renewal date is December 31, 2025

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

- ▲ SECTION CORNER AS NOTED
  - SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
  - FOUND 5/8" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 8103
- DATE OF FIELD WORK - 1-8-24 SHEET 1 OF 2

	DGR ENGINEERING Rock Rapids, Iowa 712-472-2531 Sioux City, Iowa Sioux Falls, South Dakota	Date 1-18-24 Drawn By JWP Reviewed By ANW Approved By TML	PROJECT NO. 374015 DWG. # P:03\074\015\374015\DWG\374015 BOUND.DWG
	SHEETS 1 OF 2 AND 2 OF 2		









# PROPERTY NOTES

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# 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.

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for our past successful results