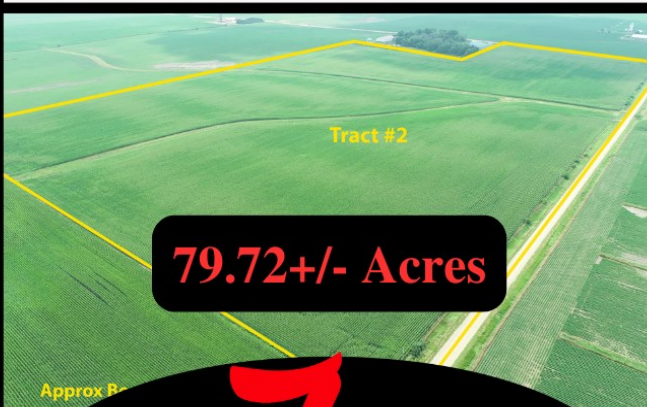
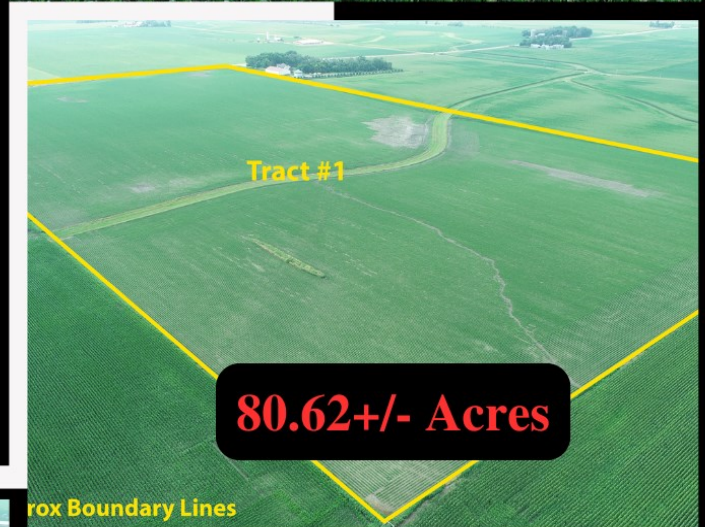


# Live Public Auction

UPCOMING HIGH  
QUALITY FARMLAND  
AUCTION OF 2  
SEPARATE  
CONTIGUOUS TRACTS  
OF FARMLAND IN  
**GOEWY TWP,  
OSCEOLA COUNTY, IA!!**



Sale Date:

October 31, 2024 @ 10:30 A.M

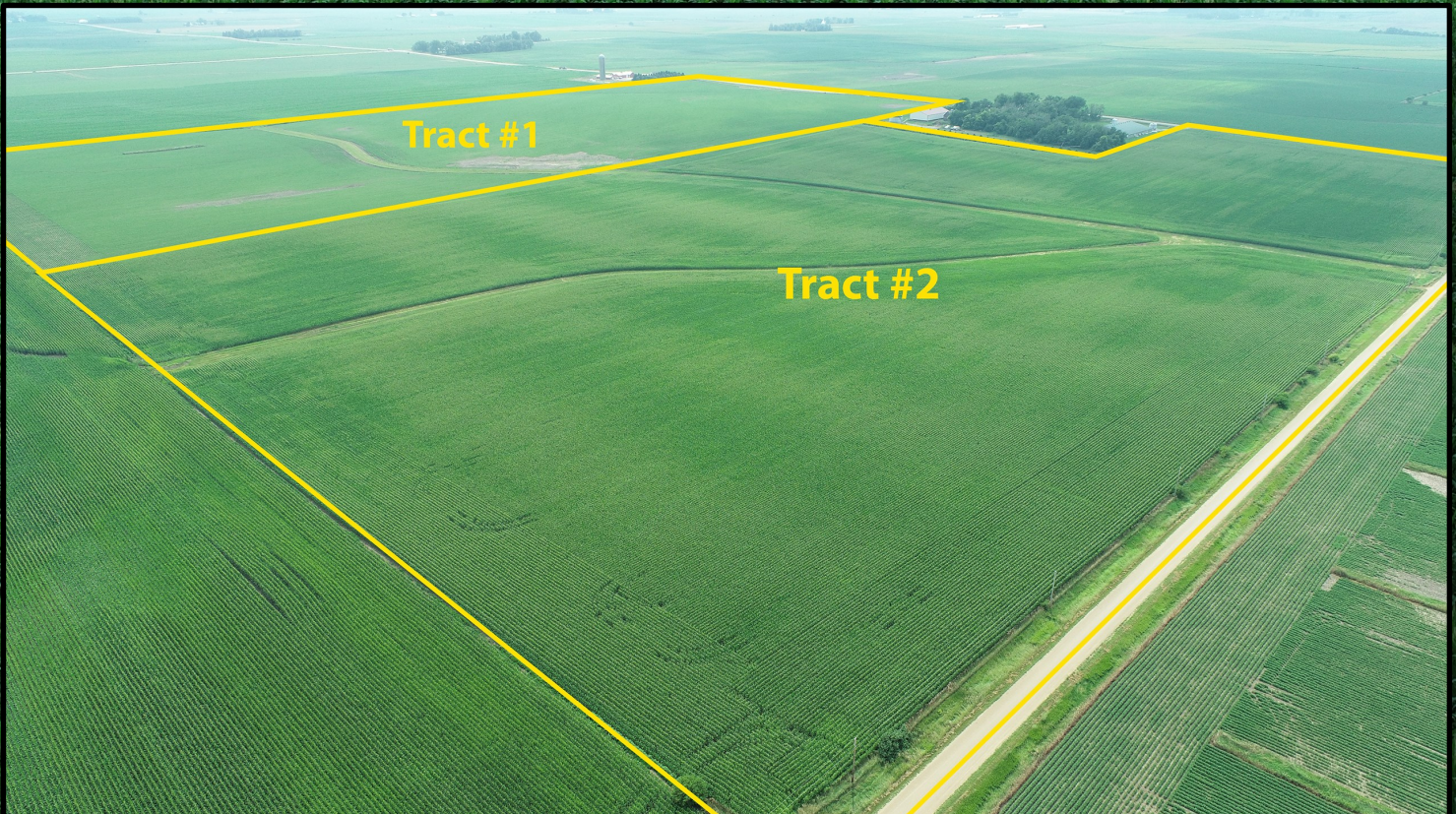
**DEAN L. JANSSEN  
FARMLAND TRUST  
(ASHTON STATE BANK,  
TRUSTEE) - OWNERS**

**ZOMER COMPANY**  
REALTY & AUCTION

**Auctioneer's Note: Zomer Company has the extreme honor of representing the Janssen Family in the sale of their family's farmland! This farmland is located in a prime location between Sibley, IA and Ashton, IA in Osceola County, IA!! Farmland of this caliber with these high of soil ratings does not come for sale in this area very often! Make plans to attend this high quality auction and purchase one or both of these excellent farms!**

**Location:** From Ashton, IA at HWY 60 go 1 mile East on 230th St. to Olive Ave. then go North on Olive Ave for 1 mile to 220th St. then go East on 220th St. for 2 miles to Pierce Ave then go 1/2 mile North to the Farmland

The two tracts are adjoining and Tract 1 lies on the East side of Pierce Ave and Tract 2 is directly adjoining Tract 1 to the North and adjoins Pierce Ave and 210th St. on the North side. Watch [zomercompany.com](http://zomercompany.com) in case of inclement weather!



**[www.zomercompany.com](http://www.zomercompany.com)**

**Abbreviated Legal Description of Tract 1: Parcel D in the Fractional NW1/4 of Section 5, TWP 98N, Range 41W, Osceola County, IA. Sold subject to all public easements and roads of record.**

**General Description of Tract 1:** According to the recent survey, this property contains 80.62+/- gross acres. According to the Survey/FSA, this farm contains approx. 76.68+/- tillable acres. This is an inside tract of farmland with road on only one side! This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 174bu on corn and a PLC yield of 49bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 77B-Sac, 91-Primghar, 92-Marcus, 77B2-Sac. The average CSR1 is 80.7. The average CSR2 is 96.6. Featuring 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. Land for generations has proven itself to be an excellent investment! If you choose to make the decision to purchase this land it is a decision that your family for generations will thank you for making! This farm offers an excellent opportunity if purchased in conjunction with Tract 2 to purchase one large contiguous tract of farmland!

**Abbreviated Legal Description of Tract 2: Parcel C in the Fractional NW1/4 of Section 5, TWP 98N, Range 41W, Osceola County, IA. Sold subject to all public easements and roads of record.**

**General Description of Tract 2:** According to the recent survey, this property contains 79.72+/- gross acres. According to the Survey/FSA, this farm contains approx. 74.42+/- tillable acres. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 174bu on corn and a PLC yield of 49bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 77B-Sac, 91-Primghar, 92-Marcus, 77B2-Sac. The average CSR1 is 80.6. The average CSR2 is 96.3. This farm has outstanding soil ratings and an excellent topography! If you are looking to purchase your first farm or are an investor or established farmer looking for a quality tract of land to invest in and add to your portfolio this farm is one that you will want to think strongly about purchasing! Land of this caliber with these high of soil ratings is not available every day and when a quality tract of this nature comes for sale you do not want to pass up the opportunity to purchase it! This farm offers an excellent opportunity if purchased in conjunction with Tract 1 to purchase one large contiguous tract of farmland!

**Method of sale: Auction of the tracts to be held at the site of the farmland (see [zomercompany.com](http://zomercompany.com) in case of inclement weather).** Tracts will be sold in the choice method. Top bidder of the round of choice will have the option to select the tract of their choice or both of the tracts. If the top bidder selects 1 tract then whichever tract is remaining will be sold. If the top bidder of the round of choice selects both of the tracts then the auction will be over. Tracts will not be combined in any way other than the option to purchase both tracts during the round of choice.

**Taxes:** The current Real Estate Taxes according to the Osceola County Treasurer are approx. \$2,496.00 per year on Tract 1 and approx. \$2,380.00 per year on Tract 2. Seller will pay the 2024 taxes which are due and payable in March and Sept of 2025.

**Possession:** Possession of the farms will be on March 1, 2025. These farms are available to farm for the 2025 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 December 12, 2024. Buyer shall receive a clear and merchantable title to the property on closing day. These farms are being sold as is as a cash sale with no finance contingencies and as is with any/all defects and encroachments if any. While every effort has been made to ensure the accuracy of the information herein, all prospective buyers are encouraged to inspect the property and verify all data provided. No warranties are expressed or implied. Any lines on maps and pictures are for informational purposes only and are not guaranteed to be actual boundary lines of the property. All buyers are encouraged to do buyer's due diligence. If buyer delays closing, penalties may apply. 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. This auction is subject to court approval. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. **Clark McDermott—Attorney for sellers.**

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# GOEWY TWP

## LAND OWNER

T 98 N

R 41 W

JOINS EAST HOLMAN TWP

ORIOLE AVE 5300	PIERCE AVE 5400	POLK AVE 5500	REDWING AVE 5600	REDWOOD AVE 5700	ROOSEVELT AVE 5800	SILVER AVE
JOINS GILMAN TWP						210 ST
James Kreber Trust 160.84 JoAnn Fritsch Michael Thole Patricia & Leo Bosma et al Gregory Sharbondy 150.47	Dean Jansen Farmland Trust 157.77 Elleen 37.35 Haiselgard Paula Morgan Elsie Fern Trust H. Riemersma Trust	Darrell & Darlene Teerink 127.82 Hanning Trust Thomas & Beth Zylstra Hans & Helen Houtman Hans & Helen Houtman Linda White et al Cora Heide et al	Dale & Danna Braaksma 156.59 Harold & Diane Feldkamp Trust 317.06	Frances Wills 158.69 Robert & Betty Blankers Trust 80 Roger & Peggy Jacobs 38.20	Schariepp Scholarship Trust 153.81 Gary & Luann Schiphoff 152.50	Richard Garberson 79.69 Betty Frahm Trust 159.80 Beth Hulstein 158.98
Randall Janssen et al 62.63 Southside Ent. 79.18 Randall Janssen 65.91	Joey & Diana Poes Trustees 127.38 Ronald Thole 106.75 Karen Thole & Kathleen Strivens 79.86	Shar-Mor, LLC 157.37 Gordon & Joan Jettie Trustees 147.23	Ronald Sterler 155.71 Ariene & David Kuehl 80 Ronald Sterler 160.75	Bridget Ravelling et al 158.37 Alan Larson Family Farms, LLC 160	Marie Monkemeier et al 158.37 Jamie Hulstein 120.21 David Beek 40 Rodney Howard 158.77	LuAnn Schiphoff 77.05 Gary Schiphoff 79.01 Mark Hulstein 77.99 Beth Hulstein 80 RD Hulstein Farms Inc. 80 Ronald Schultz & Sons Inc. 79.71
Carolyn Belgard Trust 73.89 Lary Verdoorn Trust 202.47	David Honkoma et al 40 Bernard Jettie Family Trust 136.20 Carl Berkenbos Trust 77.18	Bruce Roelfs 39.49 Donna Bill 77.47 Rex & Julie Benz Trust 76.41 Kevin & Larua Gradert Trust 228.86	Alan Domyer 80 Larry & Leon Hulstein 80 Judy Winkler Trust 79.55 LR Hulstein Farms Ltd. 229.88	Phyllis Walburg Trust 120 Kevin & Larua Gradert Trust 80 Jacquelyn Johnston 80 Gilde Farm, LLC 158.98 Montague Trust 80 Joel Grau 78.97	Alan Larson Farms, LLC 80 Vernon & Marsha Spykeman 160.30 Craig Vanhouten 74.05 Larvonne Family Trust 79.22 Larvonne Vanhouten 80 Marie Monkemeier Trust et al 153.14 RD Hulstein Farms Inc. 157.65 Beth Hulstein 158.13	Rodney Hulstein 160 Donald Thole 40 Sharon Sullivan 40 Ronald Bruce & Phyllis Ravelling 38.03 37.91
AA Acom Farm Trust 112.19 Leon Hulstein 147	Laura Kruger 58.78 Ruth Vigatel 59.65 Muriel Caswell 59.63 Richard Bangert Trust 59.81 Marlin Roelfs 79.49	Judy Winkler Trust et al 40.34 LR Hulstein Farms Ltd. 35.17 Michael & Diane Schulte Trust 153.23 Warren & Lana Anderson 79.50	Ronald Sterler 155.64 Benz Family Inc. 151.78	Phyllis Walburg Trust 120 Kevin & Larua Gradert Trust 80 Jacquelyn Johnston 80 Gilde Farm, LLC 158.98 Montague Trust 80 Joel Grau 78.97	Daryl & Marilee Strenge Trust 78.27 Ronald Sterler 75.52 Daryl & Marilee Strenge Trust 157.28	Rodney Hulstein 79.14 79.21 Tena Strenge LE 156.44
R&D Garberson Trust 149.41 Henze Farms LLC 112.23	Patricia Huffstutter 119.24 Loren Hulstein 118.80 Hilda Roelfs LE 158	Janice & Stanley Tankey Trust 75.14 K & S Krieg Land Co., LLC 78 Bruce & Gayle Roelfs 125.84	Warren & Lana Anderson 159.58 Richard Garberson 157.89	Warren & Lana Anderson 8820 Inv. Co. No. 2, LLC 115.58 Richard Garberson 157.89	Ruth DenBeste 127.32 Phyllis Rook 93.56 Phyllis Postma 74.22 Paul & Phyllis VanderLinden Trust 154.08	Maser Family Farms, LLC 79.01 79.01 118.67 Lyle & Barbara Mullenburg Trust DeGraaf Family Farm, LLC 77.43 Dale & Marlene Heitritter 160
Thomas Mow Sr. Family Trust 156.49 Judy Winkler Trust 80 Kevin Rook 78.63 Phyllis Rook 40	Judy Winkler Trust 101.78 Roy Roelfs et al 74.59 Carolyn Bootsma 77.64 Rex & Julie Benz Trust 118.18	Judy Winkler Trust 79.49 Wanda & Eric Schulte 38.74 Rex & Julie Benz Trust 118.18	High Plains Dairy, LLP 33 313.71 Craig & Tamara Soisma et al 156 Kenneth & Joan Scholten Trust 160	Warren & Lana Anderson 8820 Inv. Co. No. 2, LLC 115.58 Richard Garberson 157.89	Sharon Gradert 158.98 Robert & Marsha Anema 149.84	Maser Family Farms, LLC 79.01 79.01 118.67 Lyle & Barbara Mullenburg Trust DeGraaf Family Farm, LLC 77.43 Dale & Marlene Heitritter 160
Judy Winkler Trust 79.38 Chaita & Pearl VanderPoel 80.52 Phyllis Rook 40	Kevin Rook 78.63 Phyllis Rook 40	Judy Winkler Trust 79.49 Wanda & Eric Schulte 38.74 Rex & Julie Benz Trust 118.18	High Plains Dairy, LLP 33 313.71 Craig & Tamara Soisma et al 156 Kenneth & Joan Scholten Trust 160	Warren & Lana Anderson 8820 Inv. Co. No. 2, LLC 115.58 Richard Garberson 157.89	Sharon Gradert 158.98 Robert & Marsha Anema 149.84	Maser Family Farms, LLC 79.01 79.01 118.67 Lyle & Barbara Mullenburg Trust DeGraaf Family Farm, LLC 77.43 Dale & Marlene Heitritter 160

**Small Tracts**

- Section 3 A Steven & Tina Woelber - 5.33
- Section 4 B Duane & Lisa Drost - 6.17
- Section 4 C Sunrise Farms Rentals, LLC - 33.39
- Section 5 D Robert & Marcia Zylstra - 33.45
- Section 5 E State of IA - 5.10
- Section 5 F Jim & Laura Janssen - 9.74
- Section 6 G James Kreber Trust - 18.49
- Section 6 H Ronald Thole - 19.87
- Section 6 I Don Thole - 11.38
- Section 6 J Ronald Thole - 6.87
- Section 7 K Don Thole - 20.17
- Section 7 L Beth Ann & Michael Thole - 19.50
- Section 7 M Thomas & Ruth Dagel - 5.11
- Section 9 N Hugh & Melony Schiphoff - 5
- Section 11 O Matthew & Timothy Helmers - 5.06
- Section 11 P Schiphoff Inc. - 31.57
- Section 11 Q Ryan & Tracy Schiphoff - 7.11
- Section 12 R Brent Schiphoff - 7.79

- Section 14 S Seth & Susan Hofman - 6.12
- Section 16 T David Huisenga - 8.15
- Section 17 U David & Dawn Huisenga - 5.35
- Section 17 V Houston Hieronimus et al - 6.20
- Section 18 W Adam & Stacy Reinke - 7.92
- Section 18 X Patricia Huffstutter - 16.50
- Section 18 Y Natalie Peters - 7.18
- Section 18 Z Sherrea Vande Brake - 6.20
- Section 19 AA Daniel & Faye Hunt Trust - 23.59
- Section 19 AB Kenneth & Dawn Hunt - 5.99
- Section 20 AC Dennis & Janet Reinke - 5.74
- Section 21 AD Wood Creek Farms, LLC - 8.22
- Section 26 AE Verinda Duis - 5.10
- Section 26 AF Justin Tiedemann - 5.79
- Section 26 AG Loren DenBeste - 5.99

- Section 28 AH Bruce & Lana VanEngen - 7.21
- Section 28 AI Larry & Alberta Klein - 8.15
- Section 28 AJ Bruce & Debbie Mosier - 9.62
- Section 29 AK Adam & Jennifer Douma - 5.07
- Section 30 AL Christopher Bosma - 9.30
- Section 30 AM Randall & Janice Huss - 31.84
- Section 30 AN Derek & Kelsey Kindwall - 6.89
- Section 31 AO Eric Doorebons - 6.64
- Section 32 AP Derrick Petersen - 6.28
- Section 32 AQ Corwin & Carolyn Bootsma - 5.06
- Section 34 AR Troy Simons - 16
- Section 34 AS Kevin & Lisa Diekovers - 6.46
- Section 35 AT Joshua & Glenda Krikke - 7.90
- Section 36 AU Terry & Sandra DeGraaf - 6.41
- Section 36 AV Mary Benz - 6.53

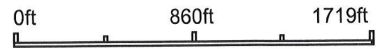
R 42 W	R 41 W	R 40 W	R 39 W
WOLA	WALB	WERTS	WARRER
WEST	WEST	COYNE	ALLEN
BARB	BOGGS	BARB	BARBER



**Aerial Map**



Boundary Center: 43° 20' 23.95, -95° 43' 3.44



**5-98N-41W**  
**Osceola County**  
**Iowa**

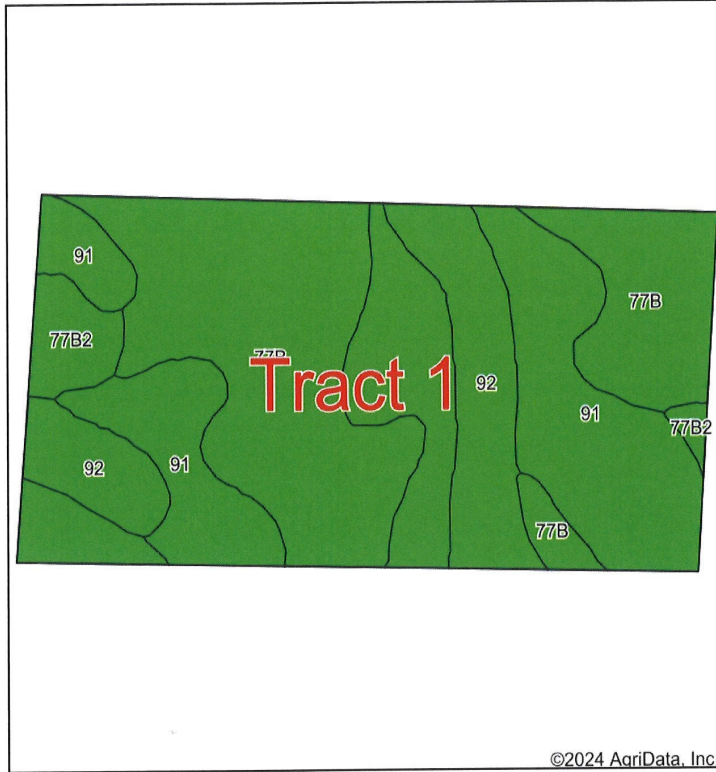


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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9/10/2024

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

### Soils Map



State: **Iowa**  
 County: **Osceola**  
 Location: **5-98N-41W**  
 Township: **Goewey**  
 Acres: **80.62**  
 Date: **9/10/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: IA143, Soil Area Version: 34										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	35.19	43.7%	<span style="display:inline-block; width:10px; height:10px; background-color: #008000;"></span>	6.4ft.	lle	95	77	77	
91	Primghar silty clay loam, 0 to 2 percent slopes	29.75	36.9%	<span style="display:inline-block; width:10px; height:10px; background-color: #008000;"></span>	3.5ft.	lw	100	86	78	
92	Marcus silty clay loam, 0 to 2 percent slopes	12.27	15.2%	<span style="display:inline-block; width:10px; height:10px; background-color: #008000;"></span>	2.5ft.	llw	94	80	75	
77B2	Sac silty clay loam, loam substratum, 2 to 5 percent slopes, eroded	3.41	4.2%	<span style="display:inline-block; width:10px; height:10px; background-color: #008000;"></span>	6.4ft.	lle	92	74	73	
<b>Weighted Average</b>							<b>1.63</b>	<b>96.6</b>	<b>80.7</b>	<b>*n 76.9</b>

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

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

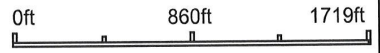
Soils data provided by USDA and NRCS.



**Aerial Map**



Boundary Center: 43° 20' 37.87, -95° 43' 2.47



**5-98N-41W**  
**Osceola County**  
**Iowa**



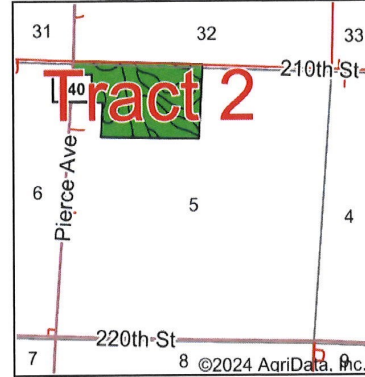
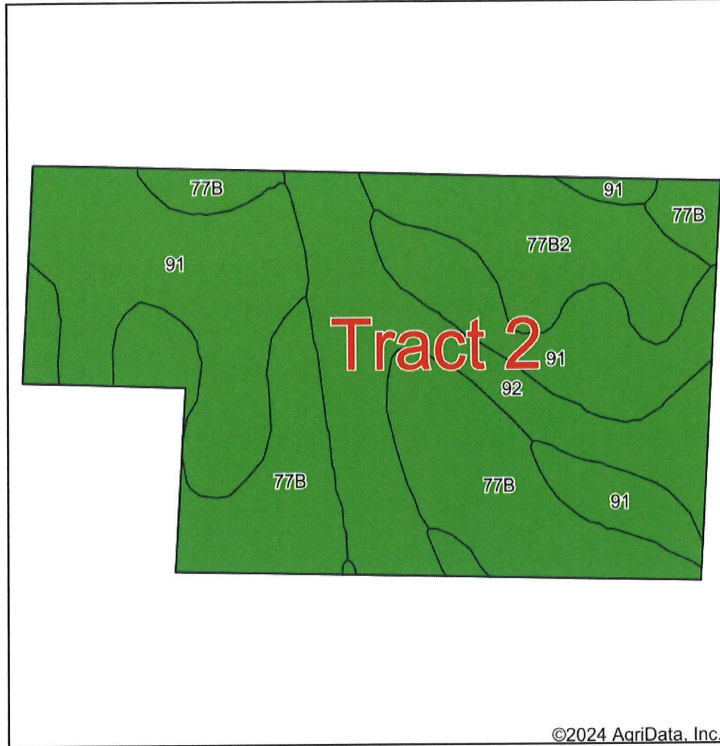
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

9/10/2024

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



### Soils Map



State: **Iowa**  
 County: **Osceola**  
 Location: **5-98N-41W**  
 Township: **Goewey**  
 Acres: **79.72**  
 Date: **9/10/2024**







Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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Area Symbol: IA143, Soil Area Version: 34										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
91	Primghar silty clay loam, 0 to 2 percent slopes	29.33	36.8%		3.5ft.	lw	100	86	78	
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	24.21	30.4%		6.4ft.	lle	95	77	77	
92	Marcus silty clay loam, 0 to 2 percent slopes	16.27	20.4%		2.5ft.	llw	94	80	75	
77B2	Sac silty clay loam, loam substratum, 2 to 5 percent slopes, eroded	9.91	12.4%		6.4ft.	lle	92	74	73	
<b>Weighted Average</b>							<b>1.63</b>	<b>96.3</b>	<b>80.6</b>	<b>*n 76.5</b>

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

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





**Common Land Unit**

- Cropland
- Non-cropland
- CRP

**2024 Crop Year**

Farm **5647**  
Tract **4652**

**Wetland Determination Identifiers**

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



Tract 1 of 1

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  
OSCEOLA  
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 5647  
Prepared : 7/23/24 11:41 AM CST  
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 19-143-2018-11  
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
156.37	151.57	151.57	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	151.57	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	75.15	0.00	174	0
Soybeans	74.97	0.00	49	0
<b>TOTAL</b>	<b>150.12</b>	<b>0.00</b>		

NOTES

Tract Number : 4652

Description : NW1/4 5 98 41 GOEWY  
FSA Physical Location : IOWA/OSCEOLA  
ANSI Physical Location : IOWA/OSCEOLA  
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 : DEAN L JANSSEN FARMLAND TR  
Other Producers : None  
Recon ID : 19-143-2007-21

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.37	151.57	151.57	0.00	0.00	0.00	0.00	0.0



IOWA  
OSCEOLA  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 5647**  
Prepared : 7/23/24 11:41 AM CST  
Crop Year : 2024

**Tract 4652 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	151.57	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	75.15	0.00	174
Soybeans	74.97	0.00	49
<b>TOTAL</b>	<b>150.12</b>	<b>0.00</b>	

**NOTES**

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

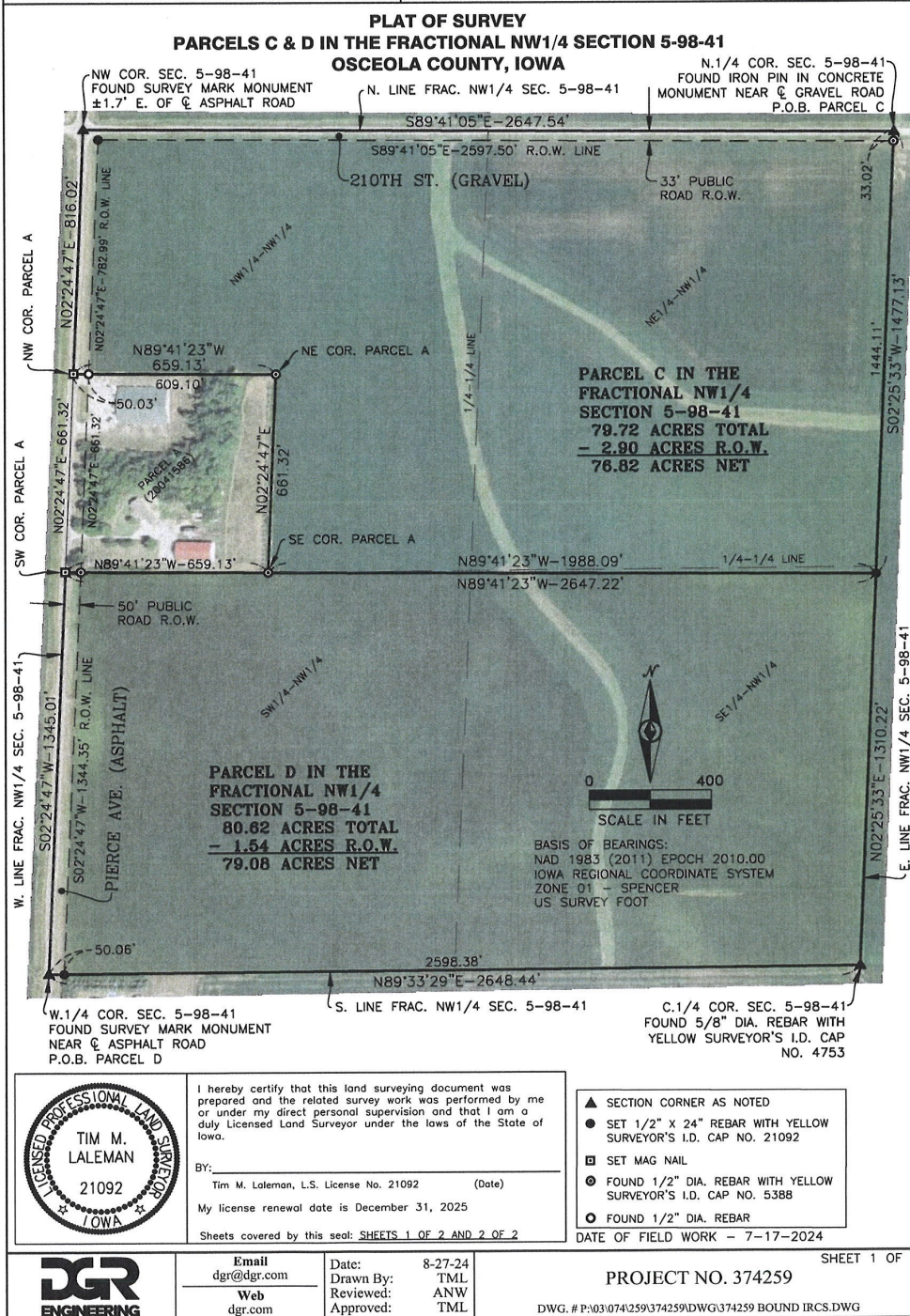
**REVIEW DRAFT**  
**(8-27-24)**

LOCATION:  
FRACTIONAL NW1/4 SECTION 5-98-41

PREPARED BY AND RETURN TO:  
TIM M. LALEMAN, PLS  
DGR ENGINEERING  
1302 SOUTH UNION STREET  
P.O. BOX 511  
ROCK RAPIDS, IOWA 51246  
PHONE: 712-472-2531

SURVEY REQUESTED BY: MARK ZOMER

CURRENT PROPRIETOR:  
DEAN L. JANSSEN REVOCABLE TRUST U/T/A





# PROPERTY NOTES

A large, light gray rectangular area occupies the center of the page, serving as a background for the notes. It features a faint, semi-transparent image of a rural landscape with a road, fields, and some buildings in the distance. Overlaid on this background are ten horizontal black lines, spaced evenly down the page, to provide a guide for writing property notes.

# 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**  
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