

LIVE PUBLIC Land Auction

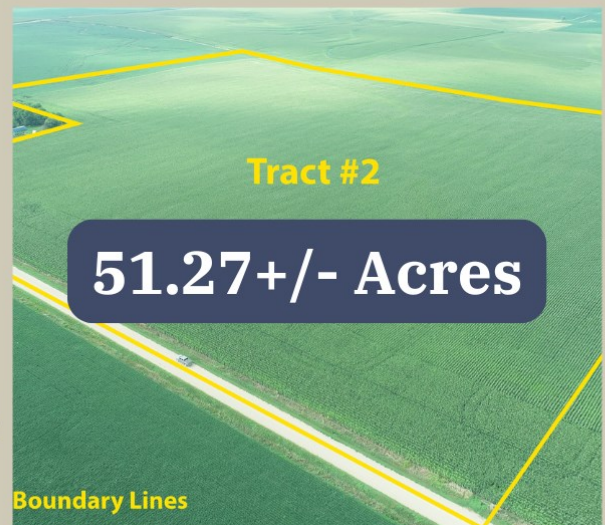
Cleveland TWP
Lyon County, IA

Marian Schnepf
Revocable Trust—Owners

Upcoming High Quality
Farmland Auction Of
193.01+/- Acres Of
Contiguous Farmland To Be
Sold In 3 Separate Tracts

Sale Date:

NOVEMBER 13, 2024
@ 10:30 A.M.



ZOMER COMPANY
REALTY & AUCTION

1414 Main St, Rock Valley, IA

www.zomercompany.com

Auctioneer's Note: The Zomer Company is honored to represent the Schnepf family in offering at auction this outstanding legacy of farmland! This is a fantastic opportunity to build your family's legacy by purchasing one or several or all of these high quality tracts of farmland!

Location: From the West side of Rock Rapids, IA, go West on HWY 9 for 2 miles to Garfield Ave. Then go South on Garfield Ave for 3/4 mile to Tract 1. Continue on Garfield Ave to 160th St. and go 1/4 mile West. You will reach Tract 2. If you continue for 1/4 mile further West on 160th St., you will reach Tract 3. These Tracts are all adjoining and Tract 2 is located directly West of Tract 1. Tract 3 is located directly West of Tract 2. Auction to be held at the Alvord, IA CFE fertilizer plant (2108 Eagle Ave., Alvord, IA) just West of Alvord, IA. Watch zomercompany.com for inclement weather!



www.zomercompany.com

Abbreviated Legal Description of Tract 1: Parcel F in the SE1/4 of Section 2, TWP 99N, Range 46W, Lyon County, IA. Subject to all public roads and easements of record.

General Description of Tract 1: According to the recent survey this farm consists of 45.41+/- gross acres. According to FSA/Survey, this farm contains approx. 43.23+/- tillable acres. This tract of farmland is completely tillable with the only exception being the road and ditch! This farm has a corn base and soybean base which is combined with the adjoining farmland with a PLC yield of 174bu on corn and a PLC yield of 47bu on soybeans. This farm is classified NHEL. The predominant soil types include: 410B-Moody, 910B-Trent, 411B-Egan, 92-Marcus. The average CSR1 is 65.8. The average CSR2 is 70.3. This farm is one of those farms when you ride by it you can be proud to own! This farm is one that checks all of the boxes including long rows, good soil ratings, nearly all tillable, and a good topography! The famous saying is "Don't wait to buy land. Buy land and wait"! If you choose to make the decision to purchase this farm, it is a decision that your future generations will thank you for making!

Abbreviated Legal Description of Tract 2: Parcel E in the S1/2 of Section 2, TWP 99N, Range 46W, Lyon County, IA. Subject to all public roads and easements of record.

General Description of Tract 2: According to the recent survey this farm consists of 51.27+/- gross acres. According to FSA/Survey, this farm contains approx. 50.35+/- tillable acres. This farm is nearly 100% tillable with only 0.92 of road and ditch being non tillable! This farm has a corn base and soybean base which is combined with the adjoining farmland with a PLC yield of 174bu on corn and a PLC yield of 47bu on soybeans. This farm is classified NHEL. The predominant soil types include: 411B-Egan, 910B-Trent, 410B-Moody. The average CSR1 is 62.6. The average CSR2 is 73.3. When you hear people talk about high quality Lyon County, Iowa farmland, this is the type of farm they are referring to! This farm is the type of farm that checks all of the boxes including good soil ratings, long rows and it is nearly all tillable! Investors and farmers, you will want to take purchasing this farm into serious consideration as a farm of this quality and nature in this area may not be available for purchase again for many years! Don't wait to buy land. Buy land and wait!

Abbreviated Legal Description of Tract 3: Parcel D in the SW1/4 of Section 2, TWP 99N, Range 46W, Lyon County, IA. Subject to all public roads and easements of record.

General Description of Tract 3: According to the recent survey this farm consists of 96.35+/- gross acres. According to FSA/Survey, this farm contains approx. 92+/- tillable acres. This farm has a corn base and soybean base which is combined with the adjoining farmland with a PLC yield of 174bu on corn and a PLC yield of 47bu on soybeans. This farm is classified NHEL. The predominant soil types include: 410B-Moody, 411B, C2-Egan, 92-Marcus, 910, B-Trent, 33C-Steinauer. The average CSR1 is 65.4. The average CSR2 is 75. When you hear people talk about high quality Lyon County, Iowa farmland, this is the type of farm they are referring to! This is an outstanding opportunity to purchase a larger tract of farmland! Investors and farmers, you will want to take purchasing this farm into serious consideration as a farm of this quality and nature in this area may not be available for purchase again for many years! Don't wait to buy land. Buy land and wait!

Method of sale: Auction to be held at the Alvord, IA CFE fertilizer plant (2108 Eagle Ave., Alvord, IA) just West of Alvord, IA.

Tracts will be offered first in the choice method. The top bidder of the round of choice will have the option to select the tract of their choice, or any combination of the remaining tracts. Rounds of choice will continue until all of the tracts are sold. If multiple tracts are still remaining in the 2nd round of choice, the top bidder of that round of choice will have the option to select the remaining tract of their choice or both of the remaining tracts. If 2 rounds of choice happen and the top bidder in each round only selects one of the tracts, then whichever tract is remaining will then be sold. Once a tract is sold, it will remain sold and will not be available for purchase again. Tracts will not be combined in any way other than the opportunity to select multiple tracts during the round of choice.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$1,135.25 per year on Tract 1, approx. \$1,281.75 per year on Tract 2 and approx. \$2,408.75 per year on Tract 3. Taxes will need to be reassessed due to the recent survey completed. Taxes will be pro-rated through December 31, 2024.

Possession: Possession 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 16, 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. 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. If buyer delays closing, penalties may apply. 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.

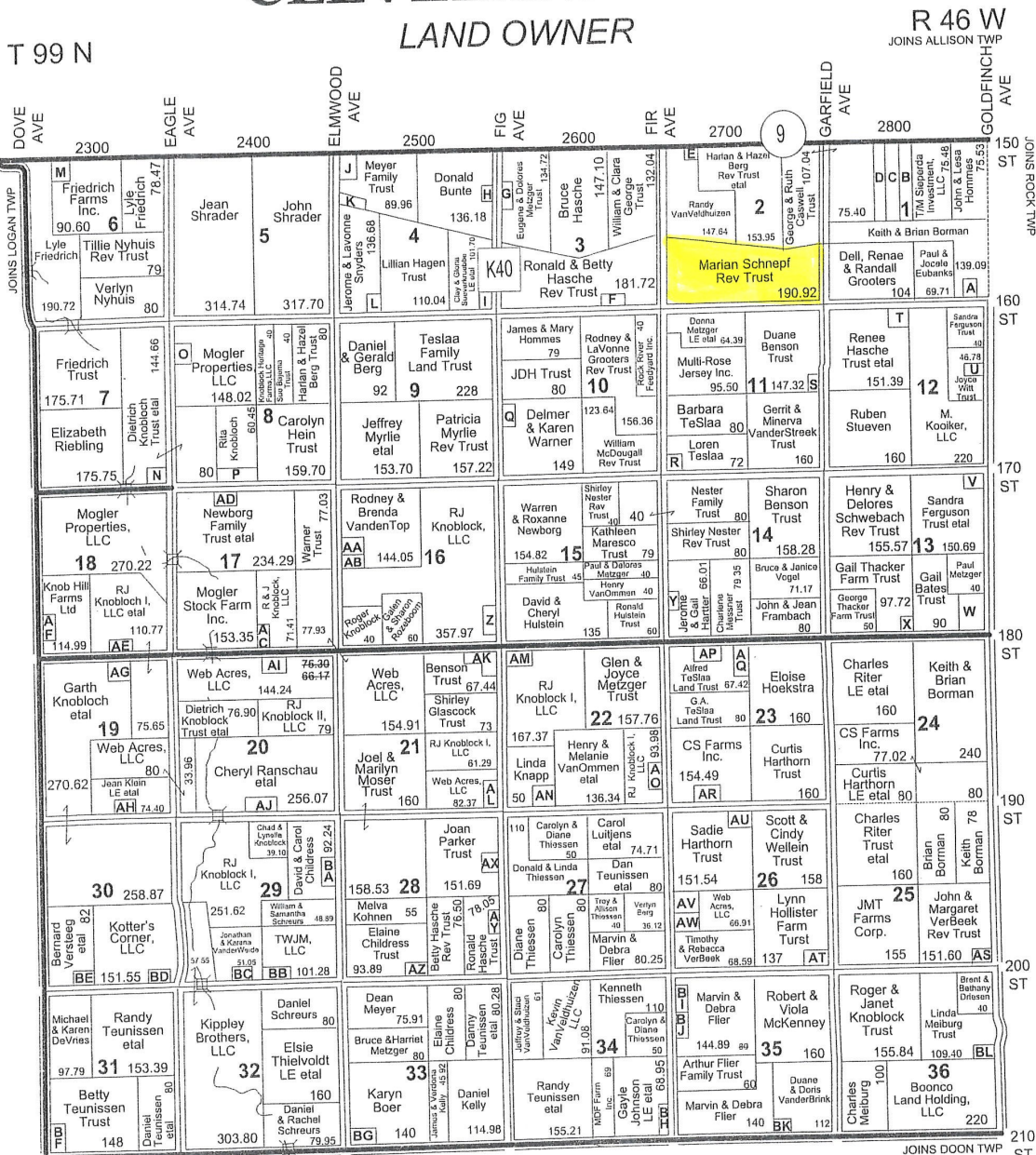
Paul Kippley—Attorney for sellers.

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CLEVELAND TWP

LAND OWNER



LAND OWNER & RURAL RESIDENT MAPS

Small Tracts

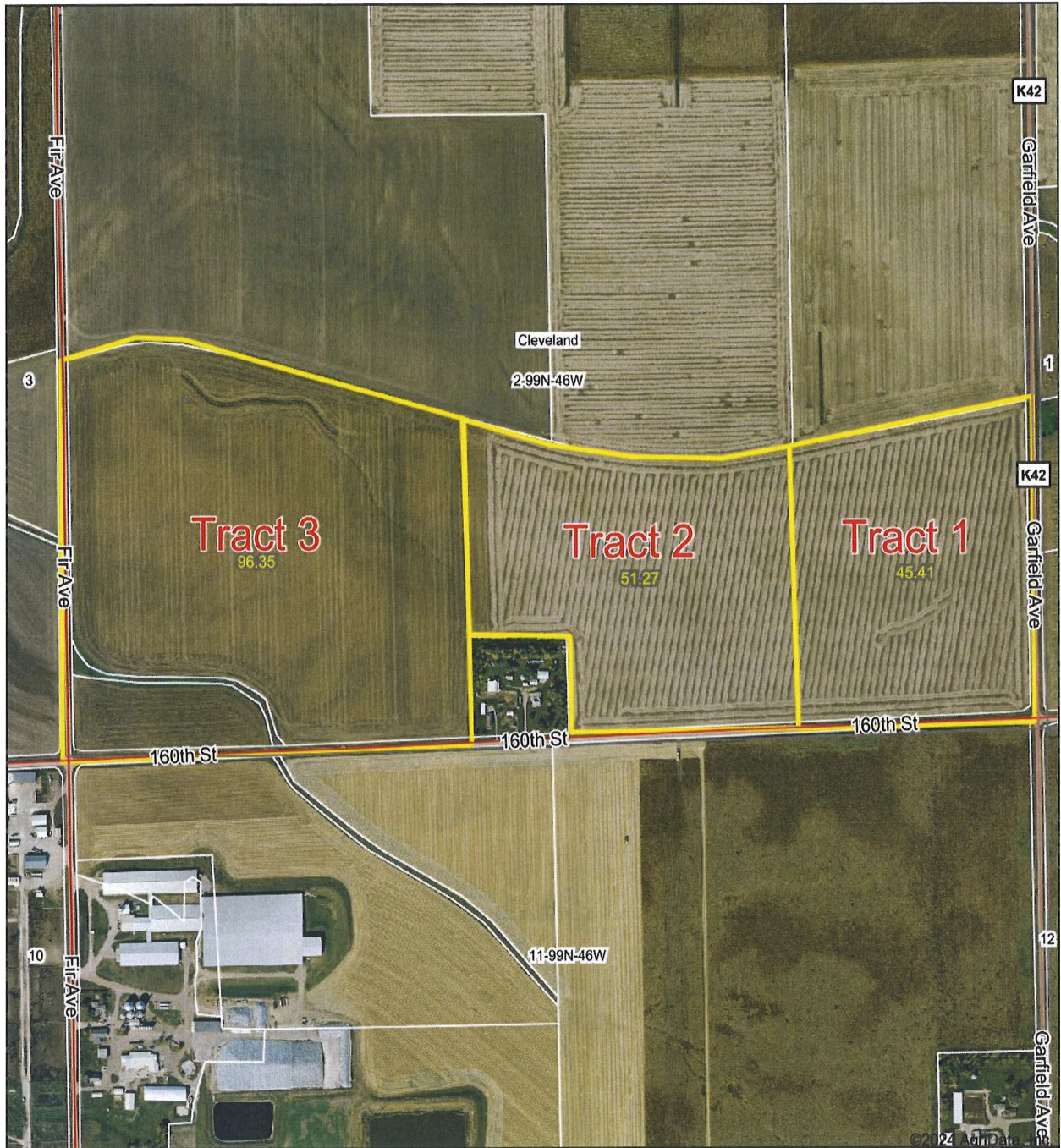
- Section 1 A Keith & Lori Borman - 5.92
- B Rebecca Ives - 25.39
- C Kristin Lee LE etal - 25.39
- D Julie Taylor - 25.39
- Section 2 E TLR Inc. - 8.66
- Section 3 F Betty Hasche Trust - 13.55
- G Multi-Rose Jerseys Inc. - 14.56
- Section 4 H Mey 5 Inc. - 17.25
- I Kent & Elyse Moser - 8.36
- J Northwest 9 Inc. - 9.64
- K Reagen Meyer - 5.27
- L Alan & Jill Bruggeman - 9.31
- Section 6 M Whyte'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 Harter - 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 VanVeldhuizen - 5.34

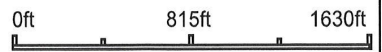
- Section 23 AR Derek & Whitney VanVeldhuizen - 5.51
- Section 25 AS JMT Farms Corp. - 6.40
- Section 26 AT John & Leora VanMiddendorp - 23
- AU Tristan & Chalsea Keunzi - 7.95
- AV Darwyn & Renee Klarenbeek - 16.22
- AW Darwyn Klarenbeek - 8.88
- Section 28 AX Allan & LeAnn Post - 7.56
- AY Don & Linda 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 Teunissen - 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 - 6.62
- BK JC Farms, LLC - 5.69
- Section 36 BL Cory & Julie VanTilburg - 10.03

LYON COUNTY, IA

Aerial Map



Boundary Center: 43° 25' 18.06, -96° 14' 38.18



2-99N-46W
Lyon County
Iowa

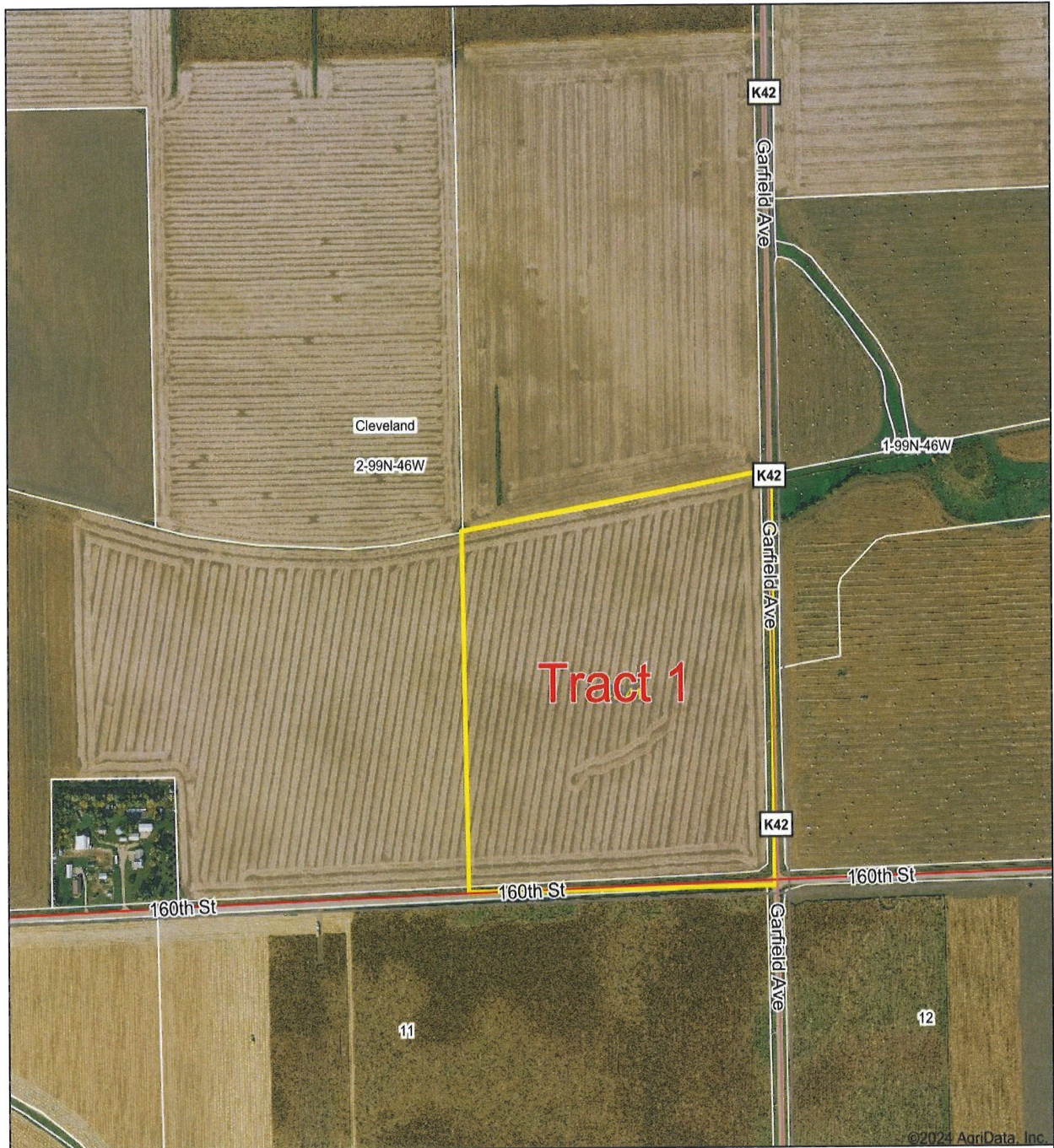


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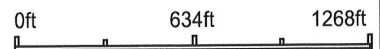
9/17/2024

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

Aerial Map



Boundary Center: 43° 25' 15.8, -96° 14' 11.19



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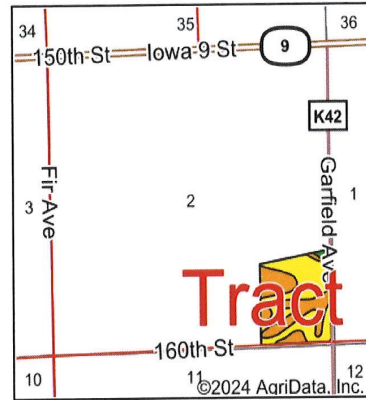
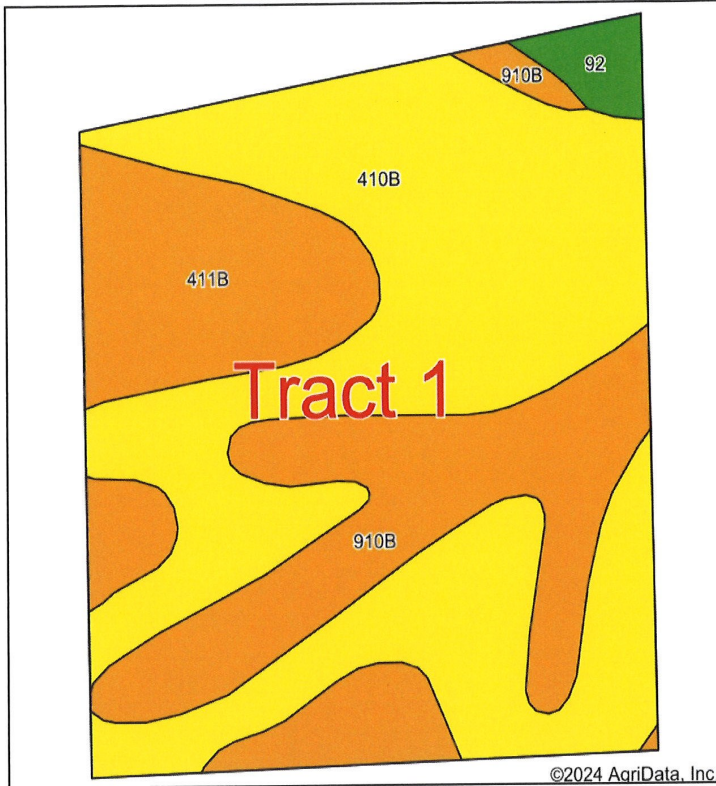
2-99N-46W
Lyon County
Iowa



9/13/2024

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

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **2-99N-46W**
 Township: **Cleveland**
 Acres: **45.41**
 Date: **9/13/2024**



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Soils data provided by USDA and NRCS.

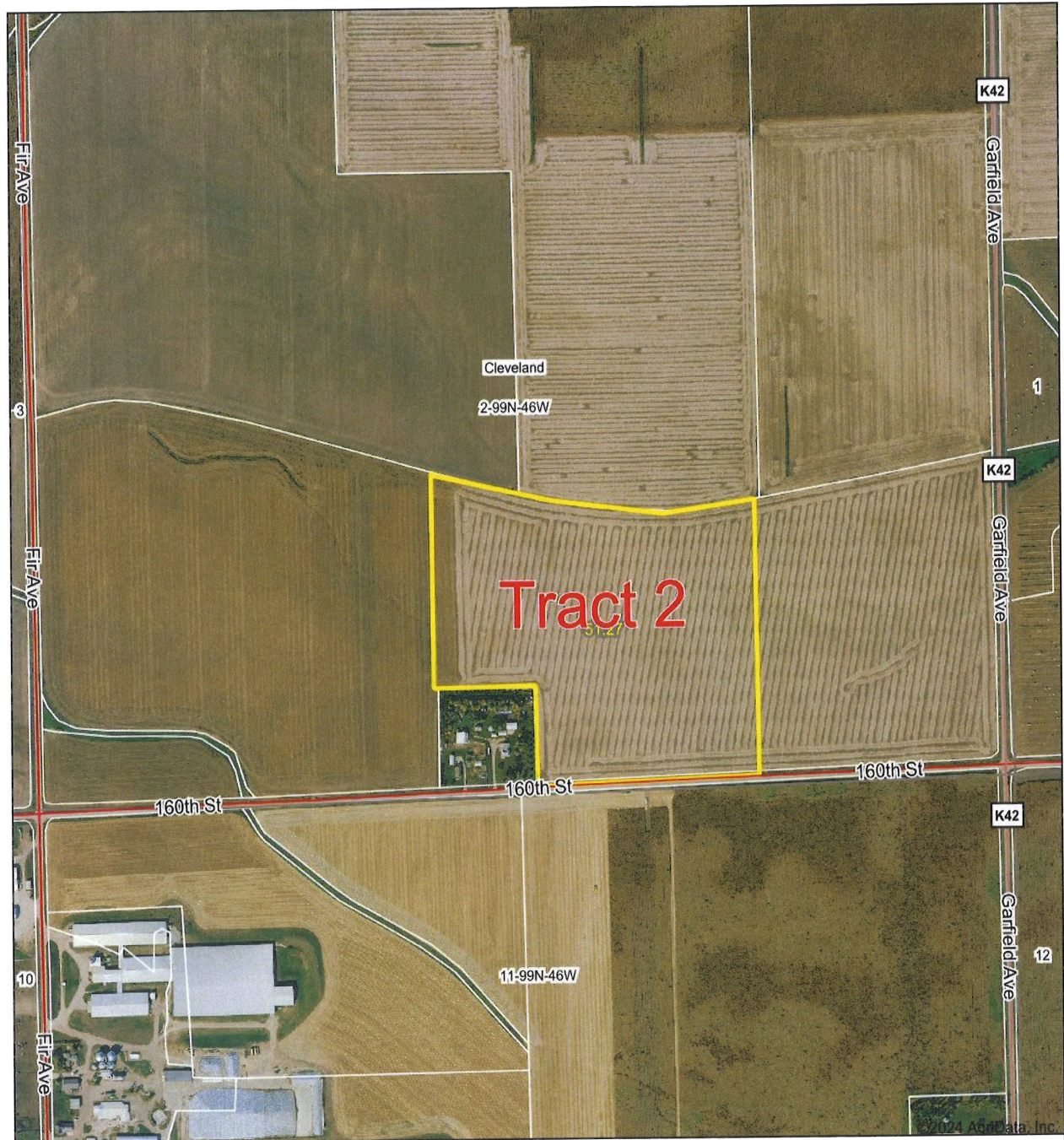
Area Symbol: IA119, Soil Area Version: 32										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	25.67	56.5%		> 6.5ft.	Ile	67	65	71	
910B	Trent silty clay loam, 2 to 5 percent slopes	9.52	21.0%		5.9ft.	Ie	73	73	79	
411B	Egan silty clay loam, 2 to 5 percent slopes	9.24	20.3%		> 6.5ft.	Ile	74	60	75	
92	Marcus silty clay loam, 0 to 2 percent slopes	0.98	2.2%		2.5ft.	Ilw	94	71	75	
Weighted Average							1.79	70.3	65.8	*n 73.6

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

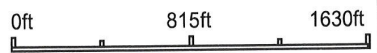
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Aerial Map



Boundary Center: 43° 25' 15.85, -96° 14' 32.38



2-99N-46W
Lyon County
Iowa

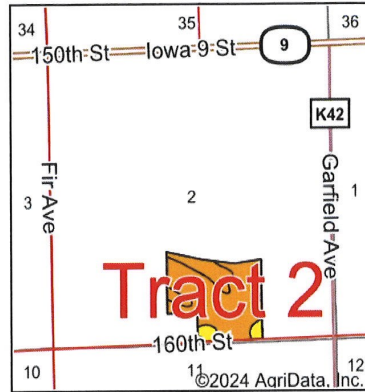
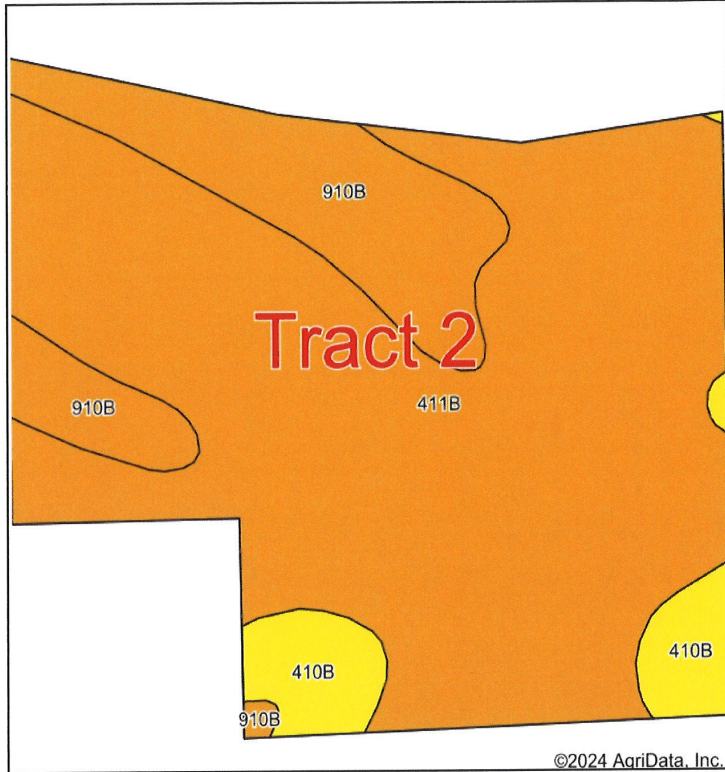


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9/13/2024

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

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **2-99N-46W**
 Township: **Cleveland**
 Acres: **51.27**
 Date: **9/13/2024**



Soils data provided by USDA and NRCS.

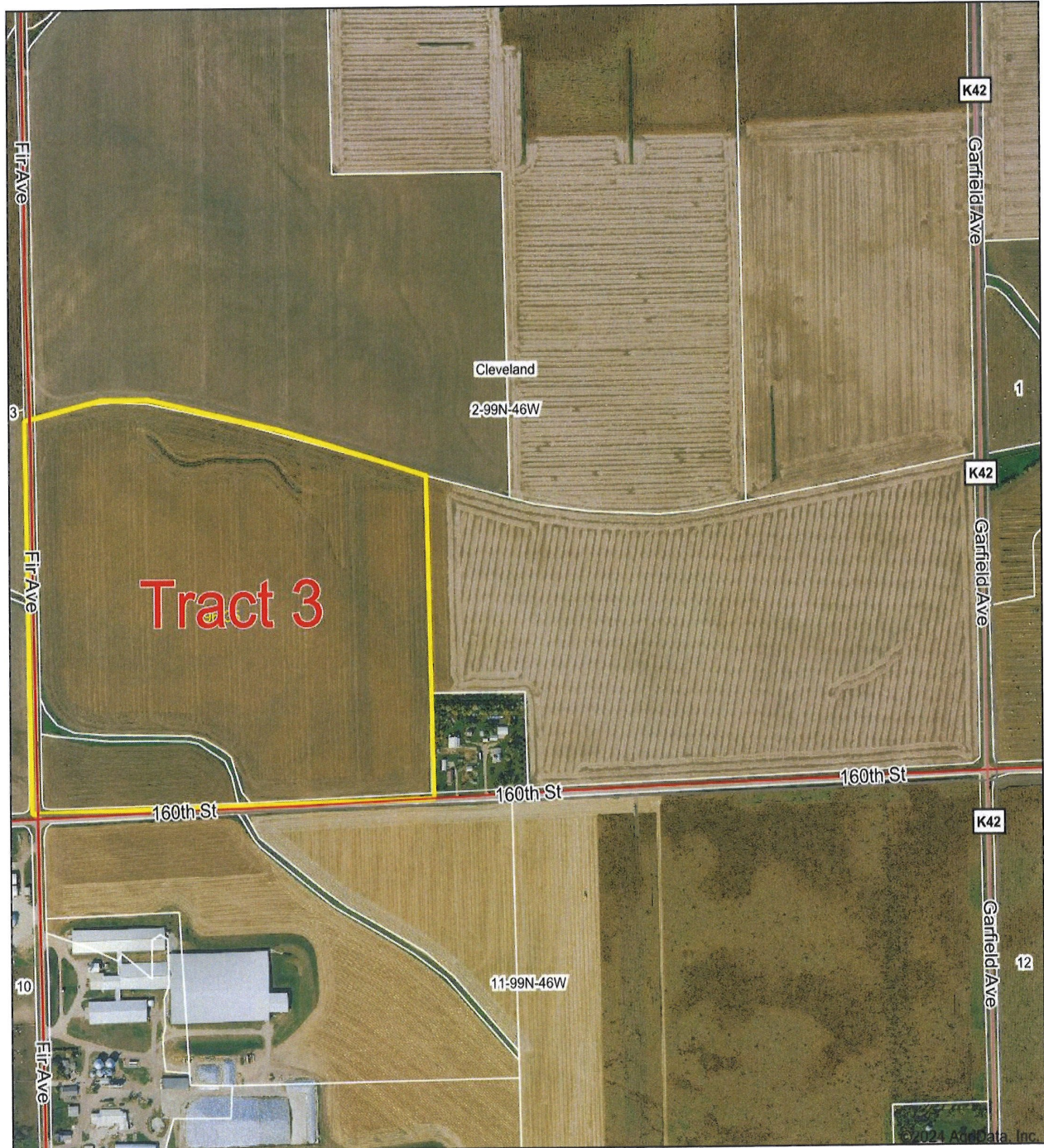
Area Symbol: IA119, Soil Area Version: 32										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
411B	Egan silty clay loam, 2 to 5 percent slopes	38.63	75.4%		> 6.5ft.	Ile	74	60	75	
910B	Trent silty clay loam, 2 to 5 percent slopes	9.04	17.6%		5.9ft.	Ie	73	73	79	
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	3.60	7.0%		> 6.5ft.	Ile	67	65	71	
Weighted Average							1.82	73.3	62.6	*n 75.4

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

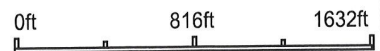
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Aerial Map



Boundary Center: 43° 25' 18.07, -96° 14' 58.99



2-99N-46W
Lyon County
Iowa

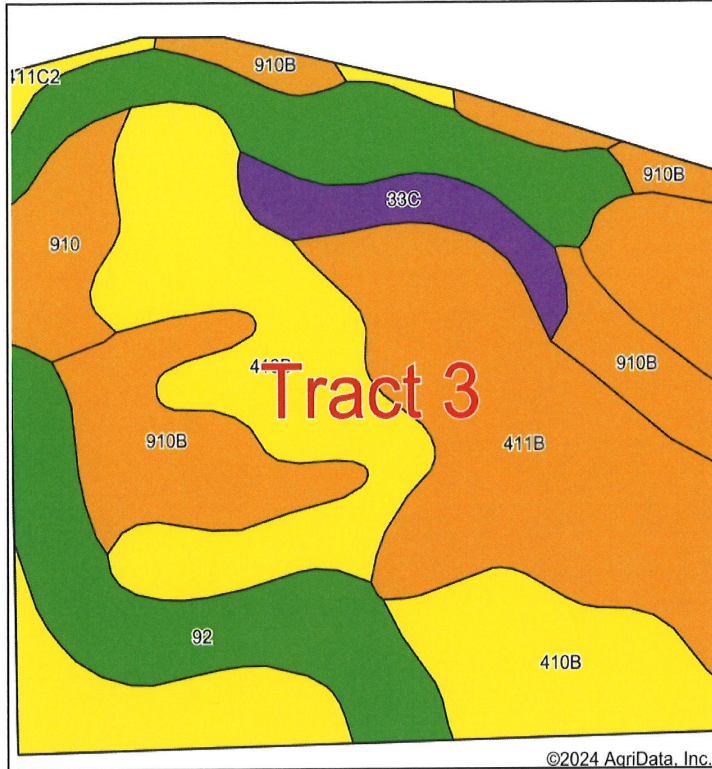


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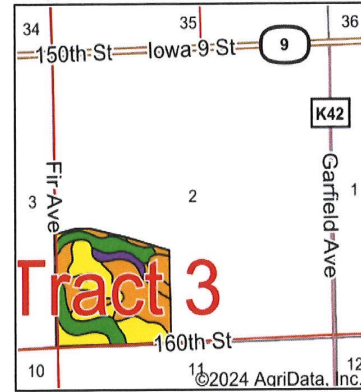
9/13/2024

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Lyon**
 Location: **2-99N-46W**
 Township: **Cleveland**
 Acres: **96.35**
 Date: **9/13/2024**



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Area Symbol: IA119, Soil Area Version: 32												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans		
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	30.56	31.8%		> 6.5ft.		Ile	67	65	71		
411B	Egan silty clay loam, 2 to 5 percent slopes	24.12	25.0%		> 6.5ft.		Ile	74	60	75		
92	Marcus silty clay loam, 0 to 2 percent slopes	20.20	21.0%		2.5ft.		IIw	94	71	75		
910B	Trent silty clay loam, 2 to 5 percent slopes	12.62	13.1%		5.9ft.		Ie	73	73	79		
910	Trent silty clay loam, 0 to 3 percent slopes	4.09	4.2%		> 6.5ft.		I	73	75	75		
33C	Steinauer clay loam, 5 to 9 percent slopes	3.76	3.9%		> 6.5ft.		IIIe	56	42	59		
411C2	Egan silty clay loam, 5 to 9 percent slopes, moderately eroded	1.00	1.0%		> 6.5ft.		IIIe	67	44	60		
Weighted Average								1.88	*-	75	65.4	*n 73.5

**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

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

IOWA
LYON
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 3875
Prepared : 9/9/24 10:01 AM CST
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Operator Name :
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
185.98	185.98	185.98	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	185.98	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	92.80	0.00	174	0
Soybeans	92.70	0.00	47	
TOTAL	185.50	0.00		

NOTES

Tract Number : 8652

Description : S2 LESS 6A BLDG SITE SEC 2 CLEVELAND TWP 99 46
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 : MARIAN A SCHNEPF
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
185.98	185.98	185.98	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 : 3875
Prepared : 9/9/24 10:01 AM CST
Crop Year : 2024

Tract 8652 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	185.98	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	92.80	0.00	174
Soybeans	92.70	0.00	47
TOTAL	185.50	0.00	

NOTES

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United States Department of Agriculture

Lyon County, Iowa



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: 185.98 acres

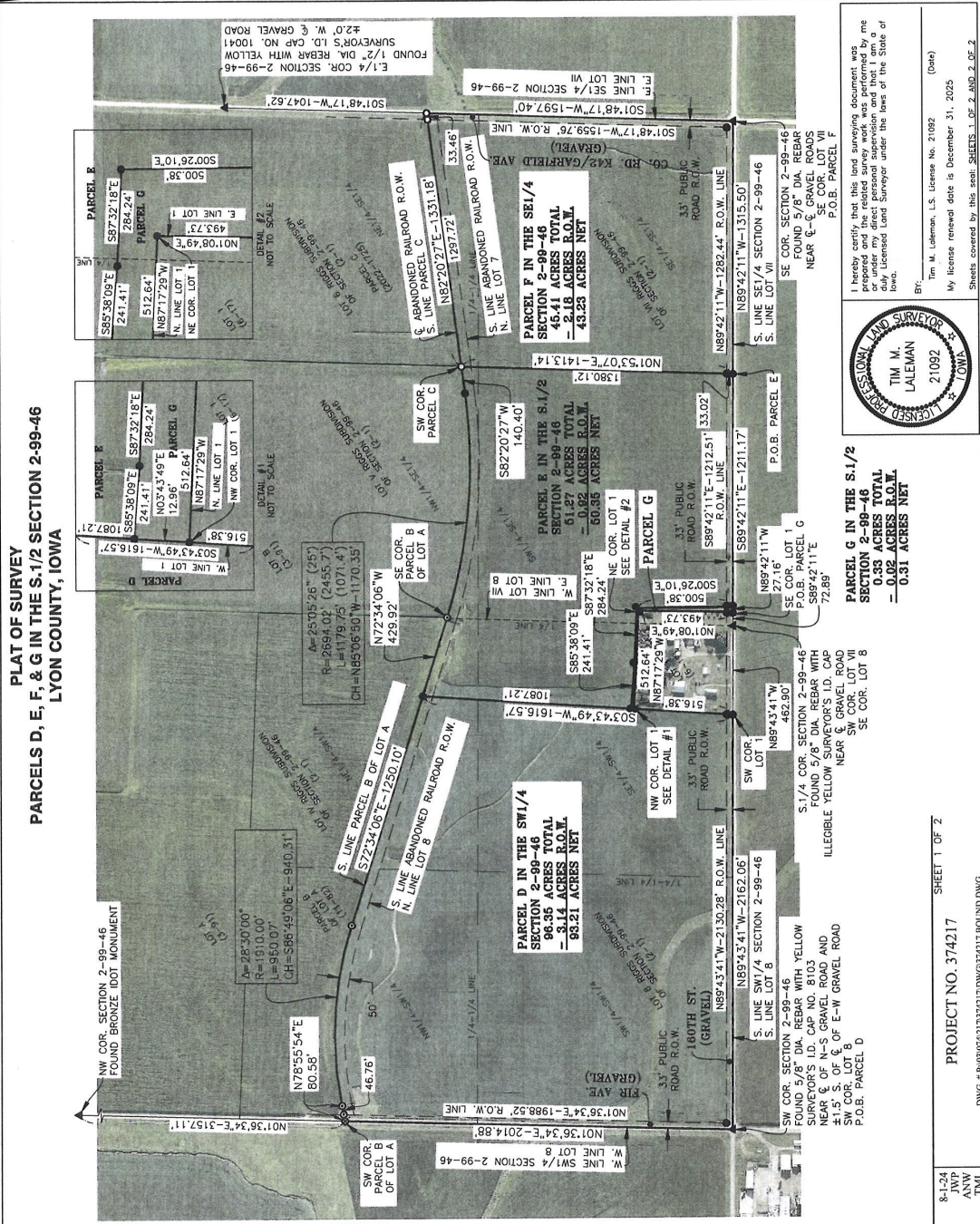
2024 Program Year

Map Created April 16, 2024

Farm **3875**
Tract **8652**

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



PLAT OF SURVEY
PARCELS D, E, F, & G IN THE S.1/2 SECTION 2-99-46
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 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: **SHEETS 1 OF 2 AND 2 OF 2**



PARCEL D IN THE S.1/2 SECTION 2-99-46
 3.14 ACRES TOTAL
 - 3.14 ACRES NET

PARCEL E IN THE S.1/2 SECTION 2-99-46
 51.27 ACRES TOTAL
 - 0.82 ACRES R.O.W.
 - 50.45 ACRES NET

PARCEL F IN THE S.1/2 SECTION 2-99-46
 45.41 ACRES TOTAL
 - 2.18 ACRES R.O.W.
 - 43.23 ACRES NET

PARCEL G IN THE S.1/2 SECTION 2-99-46
 0.33 ACRES TOTAL
 - 0.02 ACRES R.O.W.
 - 0.31 ACRES NET

LOCATION:
 RIGGS SUBDIVISION/S.1/2 SECTION 2-99-46

PREPARED BY AND RETURN TO:
 TIM M. LALEMAN, PLS
 DGR ENGINEERING
 1302 SOUTH UNION STREET
 CO. OF PAPERS, IOWA 51246
 PHONE: 712-472-2531

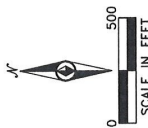
SURVEY REQUESTED BY: MARK ZOMER

CURRENT PROPRIETORS:
 MARIAN A. SCHNEPP REVOCABLE TRUST AGREEMENT

LEGEND:

- ▲ 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. 21092
- ⊙ FOUND 5/8" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 8103
- ⊙ FOUND 5/8" DIA. REBAR

(##) RECORD DIMENSION



BASIS OF BEARINGS:
 RESOLUTION BY COCH 2010.00
 IOWA PLANNING COORDINATE SYSTEM
 ZONE 01 - SPENCER
 US SURVEY FOOT

DATE OF FIELD WORK: 6-19-24

Scale: 8" = 50'
 INCH
 ANY
 T.M.L.

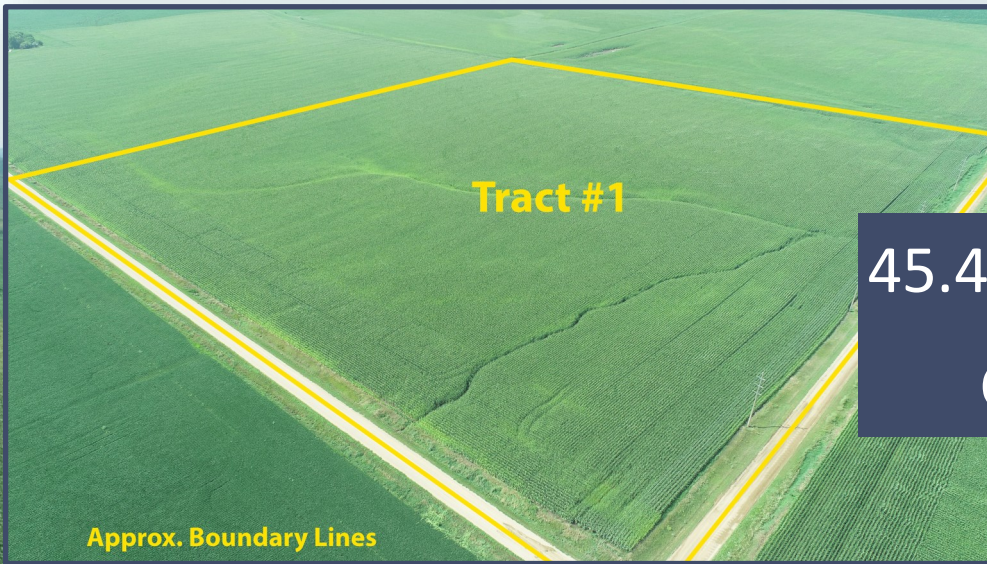
Date: _____
 By: _____
 Reviewed: _____
 Approved: _____

Project No. 374217

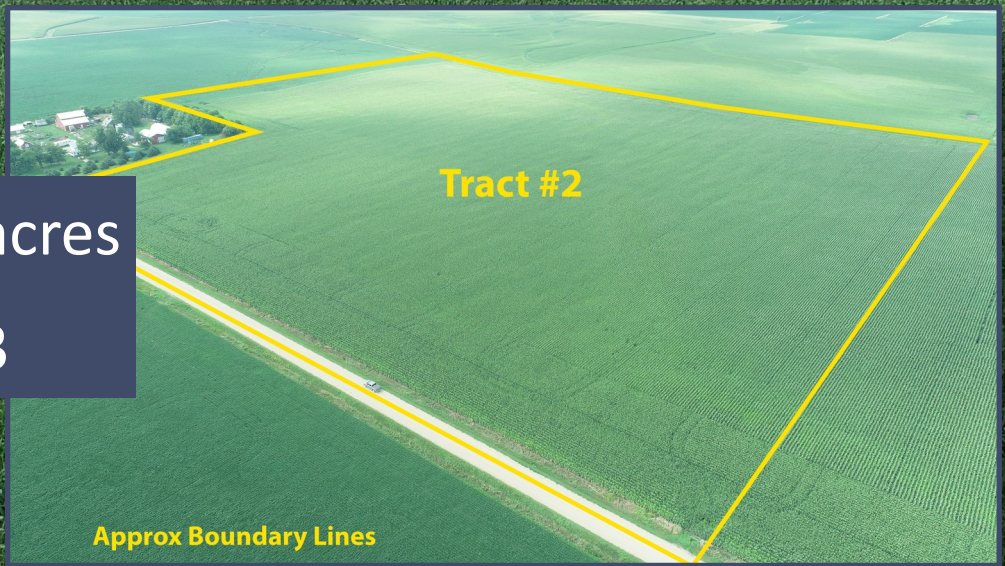
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SHEET 1 OF 2

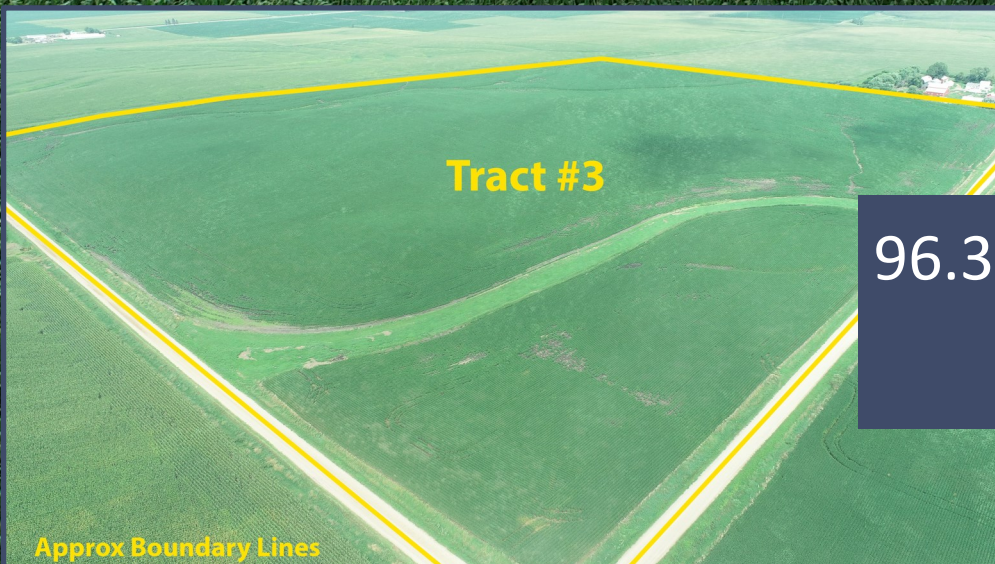




45.41+/- gross acres
CSR2 is 70.3



51.27+/- gross acres
CSR2 is 73.3



96.35+/- gross acres
CSR2 is 75

TERMS OF SALE

- **ANY ANNOUNCEMENTS MADE AT THE AUCTION SUPERCEDE ANY ADVERTISEMENTS.**
- Zomer Company is representing Seller **only**.
- Property is being sold as a cash sale with **NO** financing or other contingencies.
- Property is being sold **AS IS WHERE IS** with all defects and encroachments and **no** guarantees or warranties, expressed or implied. All information including but not limited to years, sizes, dimensions, and lines on maps and pictures provided by Seller and Zomer Company are approximations and for informational purposes only and all such information is not guaranteed or warranted as to accuracy or completeness. All Bidders are encouraged to use due diligence and to inspect Property prior to bidding and the successful Bidder, as Buyer/Purchaser acknowledges he/she has had a reasonable opportunity to inspect and examine the condition of Property and to make inquiries to governmental authorities pertaining to any environmental hazards or easements of record including manure application easements and pertaining to Buyer's/Purchaser's intended use of Property prior to auction as he/she deems necessary or desirable.
- Seller provides no warranty or guarantee that the existing fences lie on the true boundary of the property. Any new fencing shall be responsibility of Buyers/Purchasers and subject to applicable law.
- By bidding on this auction, the successful Bidders/Buyers/Purchasers waive any right to review the Offer For Real Estate/Real Estate Auction Purchase Agreement prior to execution of the said Offer/Agreement and agree to execute said Offer, with no exceptions, immediately after the auction. A copy of the Offer For Real Estate/Real Estate Auction Purchase Agreement is available for review 5 business days prior to the auction. Bidders must contact Zomer Company to request a copy. By bidding on this auction, the successful Bidders/Buyers/Purchasers agree to the terms as set forth herein and as announced on the date of the auction and that as successful Bidders/Buyers/Purchasers an irrevocable oral Contract has been entered into with Seller until the said Offer is executed and the irrevocable oral Contract shall be binding and enforceable.
- Balance of funds due at closing must be in the form of a cashier's check, money order or wire transfer.
- Property is being sold subject to confirmation of Seller. Seller reserves the right to deny any bid for any reason.
- Time is of the essence for this Contract. In the event the Buyers are unable to close with Sellers on the date of closing as set forth in the Offer, Buyers shall be required to pay interest on the full balance of the purchase price, commencing from the date of closing, payable monthly. **In no event shall closing be delayed by Buyers without the written consent of Sellers. In the event Buyers are unable to timely close with Sellers and written consent was not obtained, Buyers may be required to pay to Sellers any and all of Sellers' additional Federal and Iowa capital gains tax and personal income tax due as a consequence of Buyers' failure to timely close. Said additional tax shall be paid by Buyers to Sellers within 10 days. The additional tax amount is determined by Sellers' tax preparer. This provision shall survive closing.** Buyers shall also pay interest on all delinquent amounts and any sum reasonably advanced by Sellers to protect their interest in this Contract, computed from the date of delinquency or advance. Any such payments set forth herein will only be required to be paid by Buyers if closing is delayed due to Buyers' inability to perform on all agreed upon terms and conditions of the Contract and will not be required to be paid if there is any delay in closing on due to Seller's inability to provide free and clear title to the Property.
- The successful Bidders/Buyers/Purchasers agree that irreparable damage will occur in the event any provision of the Offer For Real Estate/Real Estate Auction Purchase Agreement is not performed in accordance with the terms of said Offer/Purchase Agreement and agree that Seller shall be entitled to specific performance of the terms of said Offer/Purchase Agreement, in addition to any other remedy at law or in equity.
- Any Buyer/Purchaser division, reshaping and/or proration of Property prior to closing requires Seller's prior written approval. Should Buyers/Purchasers choose to divide, reshape and/or prorate Property in a manner prior to closing other than how the Property was sold at auction, all costs resulting therefrom shall be solely those of the Buyers and shall not delay closing. Such costs shall include, but not be limited to any additional surveying fees, recording fees, deed preparation fees, and abstracting fees.
- Seller and Zomer Company, its owners, officers, employees and agents cannot and will not be held responsible and assume no liability for errors or omissions or for the accuracy or completeness of any information contained herein or other property listing or advertisement or material. Zomer Company, its owners, officers, employees and agents cannot and will not be held responsible and assume no liability for statements and/or representations made by Seller.
- All terms and conditions specific to the Property herein and set forth in this Booklet supersede the foregoing general terms of sale.

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 us today and let us explain our services and marketing strategies. We understand that selling your acreage, farmland, equipment, personal property 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.

See our website

www.zomercompany.com

for our past successful results