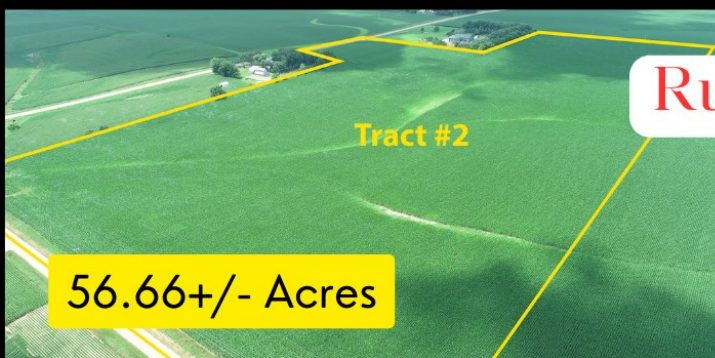


ZOMER COMPANY
REALTY & AUCTION

Live Public
Land Auction

October 28, 2024 @ 10:30A.M.



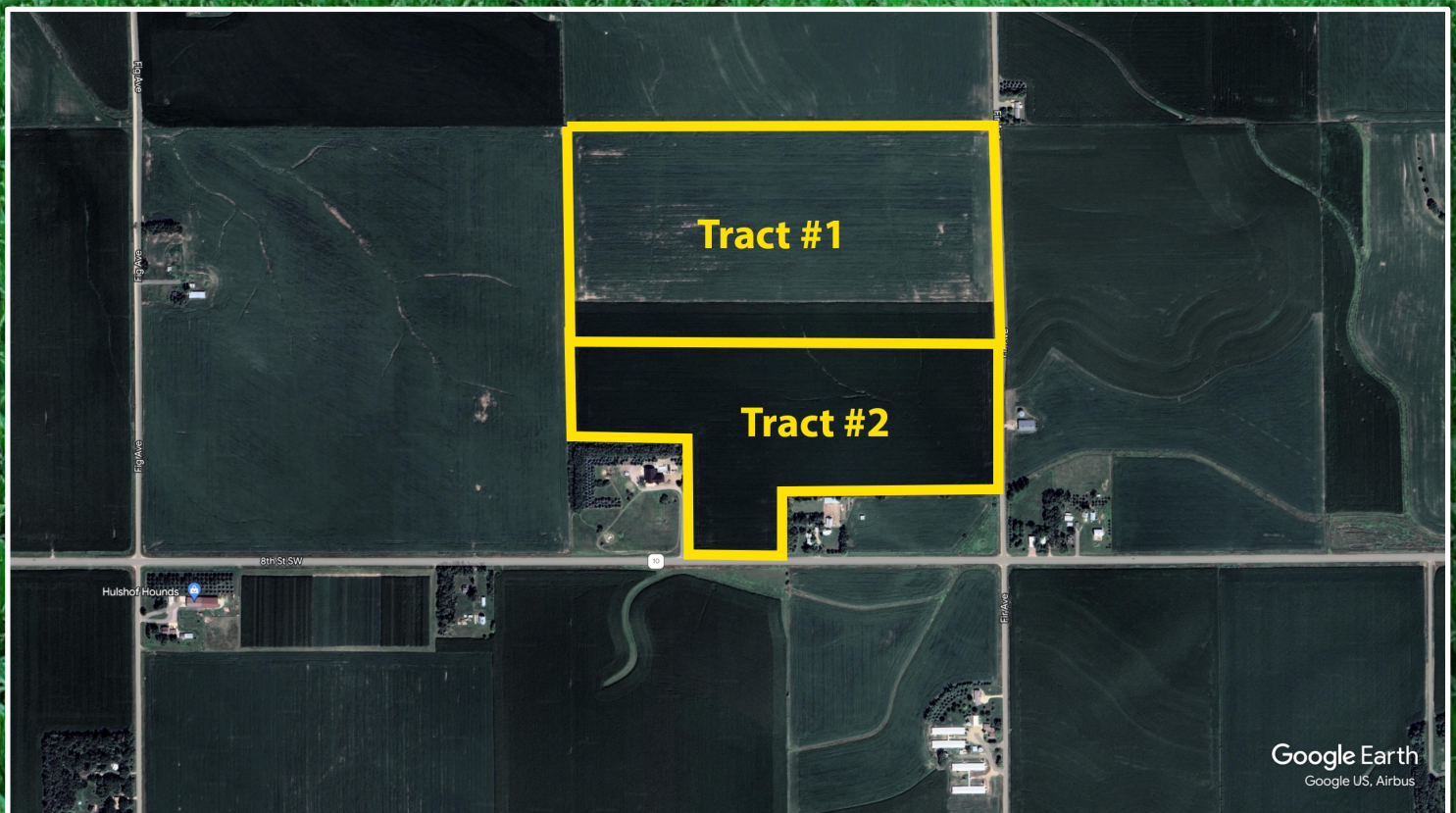
Upcoming High Quality
Farmland Auction Of 2
Separate Contiguous Tracts Of
Farmland In Center TWP In
Sioux County, IA

Ruth Tallman Estate - Owners

712-476-9443
1414 Main St., Rock Valley
www.zomercompany.com

Auctioneer's Note: We take great pride in presenting, on behalf of the esteemed Tallman Family this outstanding tract of Sioux County, IA farmland! When you hear people talk about high quality Sioux County, IA farmland these are the kind of farms they are talking about! If you are an established farmer, investor or young farmer looking to add acres to your operation or portfolio then this is auction is a must attend event for you! Investing in land is a decision you'll never regret!

Location: From Sioux Feed in Sioux Center, IA go South on HWY 75 for 3 miles to HWY 10 and then go 4 miles West on HWY 10 to Fir Ave. then go approx. 1/4 mile North to both Tract 1 & Tract 2. Or from Ireton, IA go 1 mile North on Eagle Ave. to HWY 10 then go 3 miles East on HWY 10 to Fir Ave then go 1/4 mile North on Fir Ave to the farms. Both tracts are located on the West side of Fir Ave and Tract 2 adjoins Fir Ave & HWY 10. Auction of the tracts to be held the former Agri-Vision (Icon) location North of Ireton, IA (4511 Eagle Ave., Ireton, IA). Watch zomercompany.com for inclement weather!



Abbreviated Legal Description of Tract 1: Parcel B in the SE1/4 of Section 34, TWP 95N, Range 46W, Sioux County, IA.

Subject to all easements and public roads of record.

General Description of Tract 1: According to the recent survey, this property contains 80.40+/- gross acres. According to FSA/Survey, this farm contains approx. 79.40 tillable acres with the balance in road/ditch. This is an inside tract of farmland which is over 98% tillable! This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 192bu on corn and a PLC yield of 52bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310, B, B2-Galva, 91B-Primghar, 467-Radford. The average CSR1 is 68. The average CSR2 is 91.4. Featuring 1/2 mile rows, 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. 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! Land of this nature in these types of locations is rarely available for sale!

Abbreviated Legal Description of Tract 2: Parcel C in the SE1/4 of Section 34, TWP 95N, Range 46W, Sioux County, IA.

Subject to all easements and public roads of record.

General Description of Tract 2: According to the recent survey, this property contains 56.66+/- gross acres. According to FSA/Survey, this farm contains approx. 55.27+/- tillable acres with the balance in road/ditch. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 192bu on corn and a PLC yield of 52bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310B, B2-Galva, 467-Radford, 91, B-Primghar, 428B-Ely. The average CSR1 is 67.8. The average CSR2 is 88.8. This farm offers an opportunity to purchase a tract which is nearly all tillable! This farm boasts a CSR2 rating of 88.1 which indicates its exceptional quality! If you are looking to acquire a prime tract of farmland for your operation or investment portfolio then be sure to take a look at this farm! If purchased in conjunction with Tract 1 this farm offers the opportunity to purchase one contiguous farm!

Method of sale: Auction of the tracts to be held the former Agri-Vision (Icon) location North of Ireton, IA (4511 Eagle Ave., Ireton, IA). 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 Sioux County Treasurer are approx. \$2,500.00 per year on Tract 1 and approx. \$1,756.00 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 10, 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. 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. **Dan Pluim—Attorney for sellers.**

TABLE OF CONTENTS

Auction Location & Time	Pg 2
Auction Terms	Pg 3
Tract 1 Plat Map	Pg 5
Tract 1 AgriData Map	Pg 6
Tract 1 Soil Map	Pg 7
Tract 2 AgriData	Pg 8
Tract 2 Soil Map	Pg 9
Tract 2 FSA Map	Pg 10
USDA 156 Form	Pg 11-12
Photos	Pg 13
Property Notes	Pg 14-15

CENTER TWP

LAND OWNER

R 46 W
JOINS PLATO TWP

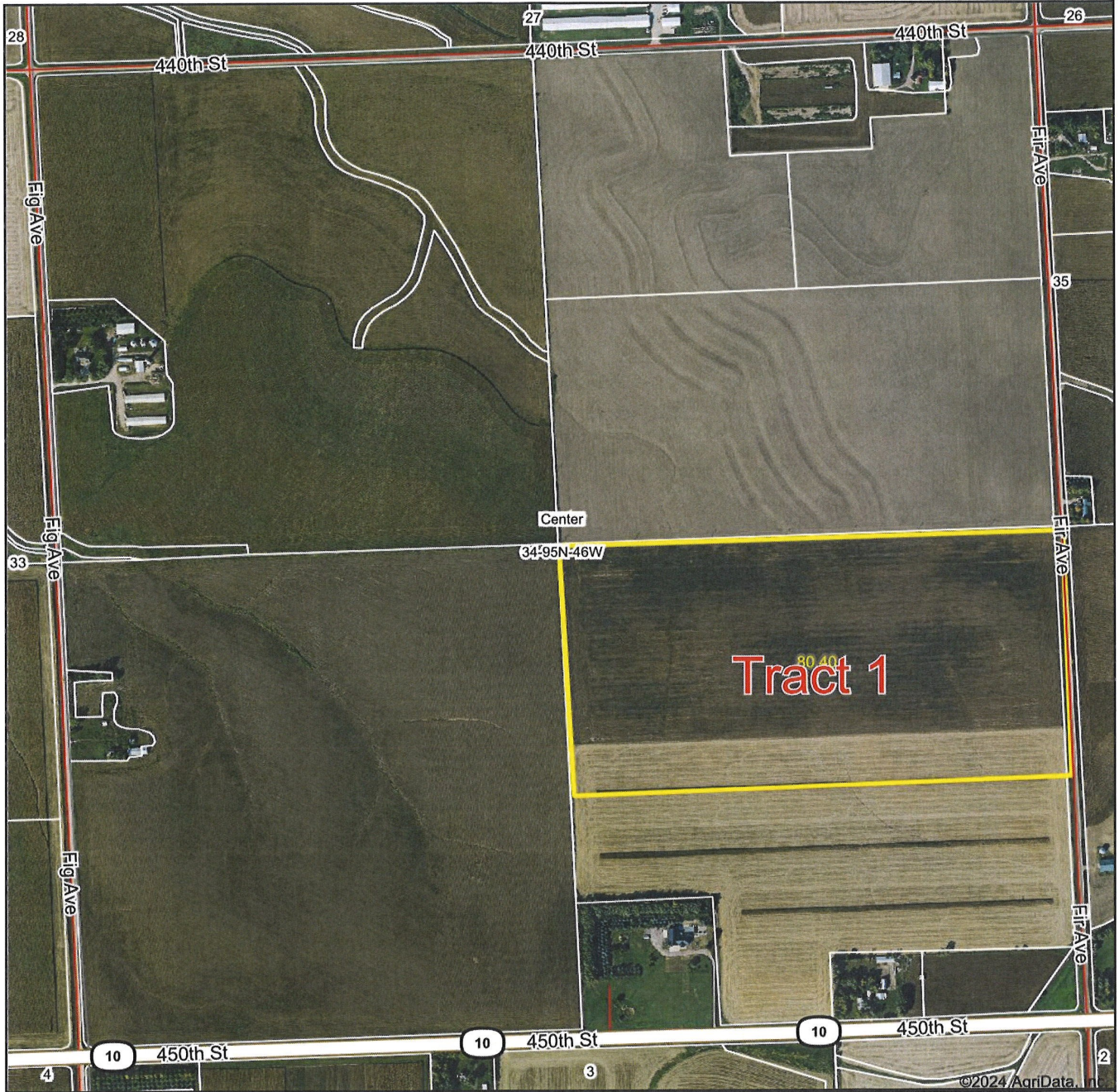
T 95 N

Willard Haverhals Trust 179.64	Nora Haverhals-Bohl Trust 156.97	Eugene Vonk Trust 146.60	Donna Vonk Trust LE etal 154.09	Donald & Arnolda Wynia 154.99	Gary & Deanne DenHerder 67.71	Gerold & Donna DenHerder 3	Wilmer Hulstein Trust 2 143	Darwin & Loraine Post Trust 61.95	Wayne DeWeerd 83.83
Warren Gradert 136.93	Ward Taylor Trust 152.71	George Vonk Trust 117.56	Arlin Leuskink 9	Eugene Vonk 116	Keith Keot 74	Regor & Linda Feekes 38.63	Wayne & Pamela Klein 70.22	William & Wilma Brantsen Trust 11 152.49	Robert DeWitt 72.94
Chantelle Beal 136.22	Brian Gradert 154.98	James Boavn 79	Brian & Sheila Davelaar 155.36	D H Bar HP 39	John & Marlys DeGroot 114.65	Gene & Constance Kerner Trust 61.46	Marlin Alena Trust 229.89	Jeffrey & Kristi Alena 78.17	Robert DeWitt 72.94
Vivian Bultman LE etal 119.67	Russell Gradert 119	James & Donna VanBarkel 12.30	Blue Lodging, LLC 17 150.35	James & Marianne Sjaarda 148.48	John & Marlys DeGroot 114.65	Gene & Constance Kerner Trust 61.46	Gerald Frankan 114.93	Jeffrey & Kristi Alena 78.17	Robert DeWitt 72.94
A & N Farms 68.82	Eugene VanBarkel Trust etal 210.78	Douglas VanMeesteren Trust etal 146	Paula Koller Trust 156	Dennis Struck 149.31	James & Marianne Sjaarda 148.48	Gene & Constance Kerner Trust 61.46	Gerald Frankan 114.93	Jeffrey & Kristi Alena 78.17	Robert DeWitt 72.94
Marsha Driggers Trust 119.41	Peter & Julene Dekkers 149.96	Lorraine Wells Trust 131.22	Wilhelmina Vandekerk 77	James 75.50 Davelaar 72.87	James & Marianne Sjaarda 148.48	Gene & Constance Kerner Trust 61.46	Gerald Frankan 114.93	Jeffrey & Kristi Alena 78.17	Robert DeWitt 72.94
Ronald & Nancy Vos 131.54	Lorraine Wells Trust 131.22	Warren Gradert 232.05	Lorraine Wells LE etal 56.74	James 75.50 Davelaar 72.87	James & Marianne Sjaarda 148.48	Gene & Constance Kerner Trust 61.46	Gerald Frankan 114.93	Jeffrey & Kristi Alena 78.17	Robert DeWitt 72.94

LAND OWNER & RURAL RESIDENT MAPS

- Small Tracts**
- Section 1 A Jeffrey DeWeerd - 13.80
 - B Kent & Sylvia Pruisman Trust - 7.35
 - C Duane & Janet Bajema Trust - 5.29
 - Section 2 D Gary & Deanne DenHerder - 11.39
 - Section 3 E J & M Hog Inc. - 17.38
 - F James & Erica Vonk - 9.40
 - G Loren VanRegenmorter Land LLLP - 28.22
 - H Community First Broadcasting, LLC - 7.71
 - Section 4 I Peter & Jody Haverhals - 16.16
 - Section 5 J Edward Ymker - 5.21
 - K Jacob Dibbet Jr. Trust - 19.50
 - Section 6 L Arie & Helen Byl - 9.45
 - M Bruce & Phyllis Hooyer - 6.16
 - Section 7 N Wayne Klein - 6.78
 - O John & Elaine Fuoss - 5.11
 - Section 8 P Robert & Suzanne DenHerder - 5.24
 - Q Robert & Suzanne DenHerder - 30.67
 - R Michael & Kara Donlin - 8.33
 - Section 9 S Robert & Deanna Wynia - 5
 - Section 10 T Roger & Linda Feekes - 18.86
 - U Benjamin & Alison Obbink - 17.89
 - Section 11 V Scott & Laci Varilek - 10.38
 - W Dykshorn Holsteins Inc. - 24.18
 - Section 12 X Dykshorn Holsteins Inc. etal - 5.65
 - Y Sioux County - 17.55
 - Z Wesley & Deanna Foreman - 5.04
 - Section 13 AA Betty VanWyk - 7.23
 - Section 14 AB Dean Dekkers - 8.20
 - AC Randall & Karen VanBeak - 11.08
 - Section 15 AD Mark Rans - 10.36
 - AE Alvin & Kelly VanEngen - 33.91
 - Section 16 AF Dustin & Tina TerHorst - 5.06
 - Section 17 AG Clint Raak - 19
 - AH Brian & Michelle Deinken - 5.36
 - AI Nelson & Deborah Wynia - 9.70
 - Section 18 AJ Margaret Feekes LE etal - 17.87
 - AK Rodney & Dawn Zomermaand - 9.23
 - Section 19 AL Arthur & Marlene Franken - 31.59
 - AM Donald & Margery Schley - 7.41
 - AN B.K.Tucker, LLC - 25
 - Section 20 AO Alan & Cheryl Sandbulte - 6.45
 - AP Henrich & Marilyn Kraayenbrink - 31.55
 - AQ Thomas & Oriana Rus - 12.80
 - Section 21 AR Dennis & Elaine Zomermaand - 9.50
 - Section 22 AS Michael & Renae Calkhoven - 6.11
 - AT Ronald & Wanda VanRavenswaay - 32.56
 - AU Joel & Laura Hirschman - 5.36
 - Section 23 AV Jonathan & Eileen Butler - 6.36
 - AW Roger Fedders Trust - 6.33
 - Section 24 AX Noah & Anna Fedders - 19.54
 - AY Mark & Julia Wells - 19.24
 - AZ Mark & Julia Wells - 5.17
 - Section 25 BA Andra Taylor - 7.15
 - BB Paula Koller - 20.19
 - Section 26 BC Mark & Julia Wells - 19.24
 - BD Terry & Linda Mulder - 6.64
 - Section 27 BE James & Angela Dakkers - 7.48
 - BF Cari & Josh VanZwaden - 11.18
 - BG Jacob & Trena VanWyk - 9.86
 - Section 28 BH Vernon Beernink Trust - 8.50
 - Section 29 BI Merle Wynia - 15.84
 - BJ Alfredo Martinez & Delia Anzua - 5.21

Aerial Map



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Boundary Center: 43° 0' 9.12, -96° 15' 30.85



34-95N-46W
Sioux County
Iowa

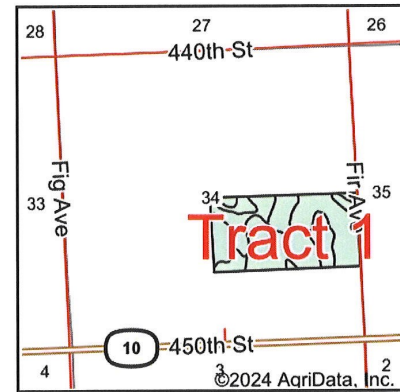
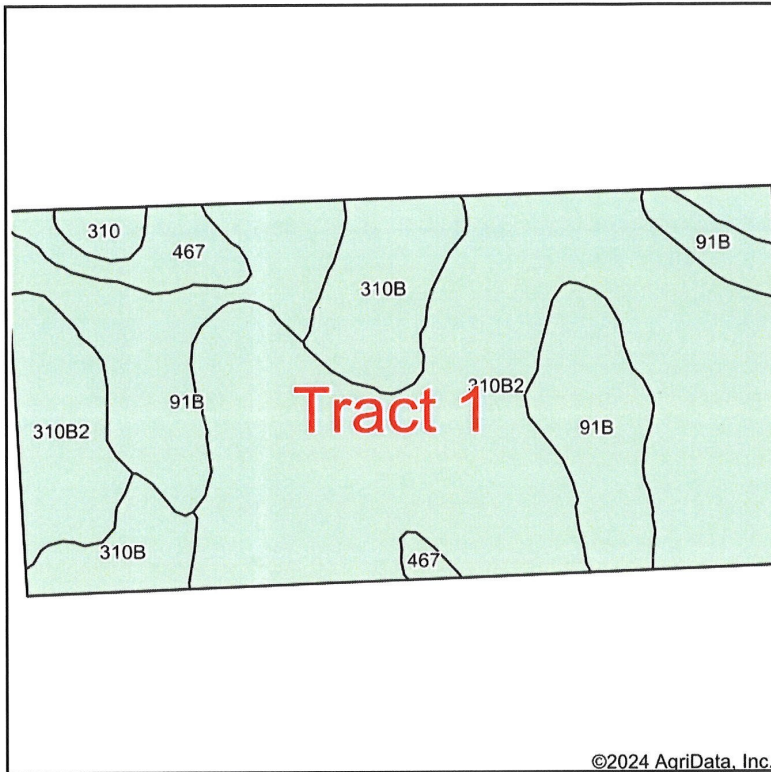


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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7/24/2024

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

Soils Map



State: Iowa
 County: Sioux
 Location: 34-95N-46W
 Township: Center
 Acres: 80.4
 Date: 7/24/2024



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 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA167, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	48.19	60.0%	Ile	90	65	67	
91B	Primghar silty clay loam, 2 to 5 percent slopes	18.67	23.2%	Ile	95	75	78	
310B	Galva silty clay loam, 2 to 5 percent slopes	8.91	11.1%	Ile	95	67	75	
467	Radford silt loam, 0 to 2 percent slopes	3.57	4.4%	Ilw	79	73	83	
310	Galva silty clay loam, 0 to 2 percent slopes	1.06	1.3%	I	100	72	77	
Weighted Average					1.99	91.4	68	*n 71.3

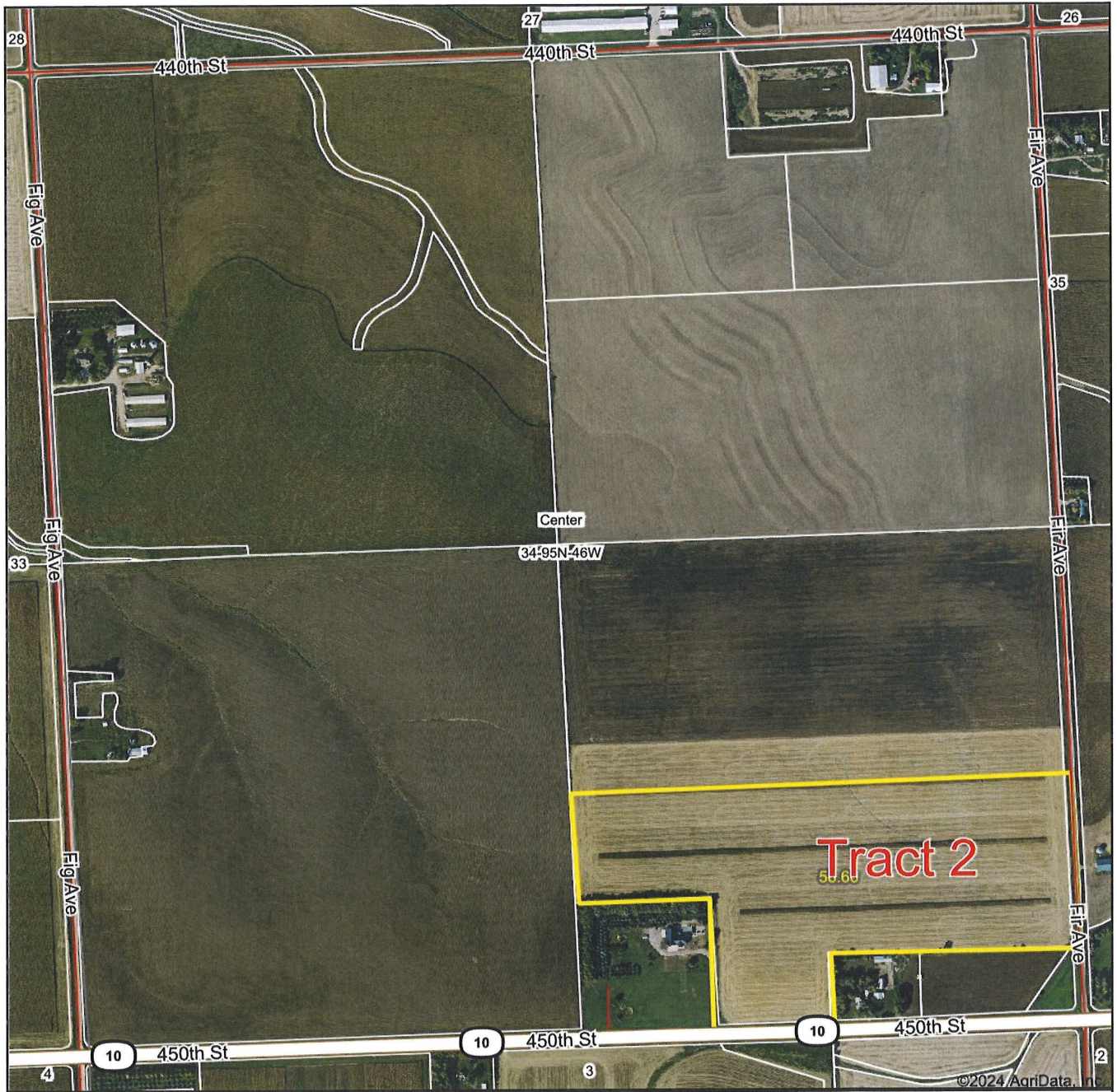
**IA has updated the CSR values for each county to CSR2.

*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.

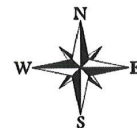
Aerial Map



Boundary Center: 42° 59' 56.2, -96° 15' 30.48

0ft 831ft 1663ft

34-95N-46W
Sioux County
Iowa



Maps Provided By:

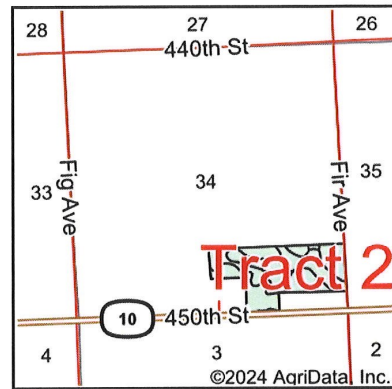
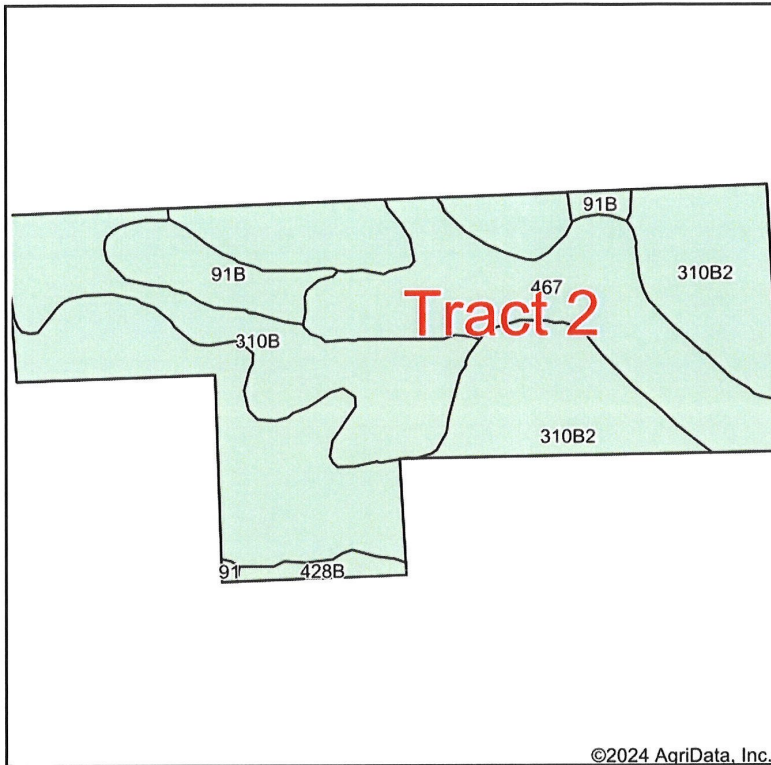


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7/24/2024

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

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **34-95N-46W**
 Township: **Center**
 Acres: **56.66**
 Date: **7/24/2024**



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

Area Symbol: IA167, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	29.75	52.5%	Ile	90	65	67	
467	Radford silt loam, 0 to 2 percent slopes	12.19	21.5%	Ilw	79	73	83	
310B	Galva silty clay loam, 2 to 5 percent slopes	10.17	17.9%	Ile	95	67	75	
91B	Primghar silty clay loam, 2 to 5 percent slopes	3.60	6.4%	Ile	95	75	78	
428B	Ely silty clay loam, shallow loess, 2 to 5 percent slopes	0.86	1.5%	Ile	88	70	74	
91	Primghar silty clay loam, 0 to 2 percent slopes	0.09	0.2%	Iw	100	77	78	
Weighted Average					2.00	88.8	67.8	*n 72.7

**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.



- 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: 134.61 acres

2024 Program Year
Map Created April 29, 2024
Farm 8770
Tract 355

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IOWA
SIOUX
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 8770
Prepared : 7/23/24 2:27 PM 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
134.61	134.61	134.61	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	134.61	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	67.30	0.00	192	0
Soybeans	67.30	0.00	52	0
TOTAL	134.60	0.00		

NOTES

Tract Number : 355
Description : SE4 EX 2 BLDG SITES IN S2 SEC 34 CENTER
FSA Physical Location : IOWA/SIOUX
ANSI Physical Location : IOWA/SIOUX
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
134.61	134.61	134.61	0.00	0.00	0.00	0.00	0.0



IOWA
SIOUX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8770
Prepared : 7/23/24 2:27 PM CST
Crop Year : 2024

Tract 355 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	134.61	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	67.30	0.00	192
Soybeans	67.30	0.00	52
TOTAL	134.60	0.00	

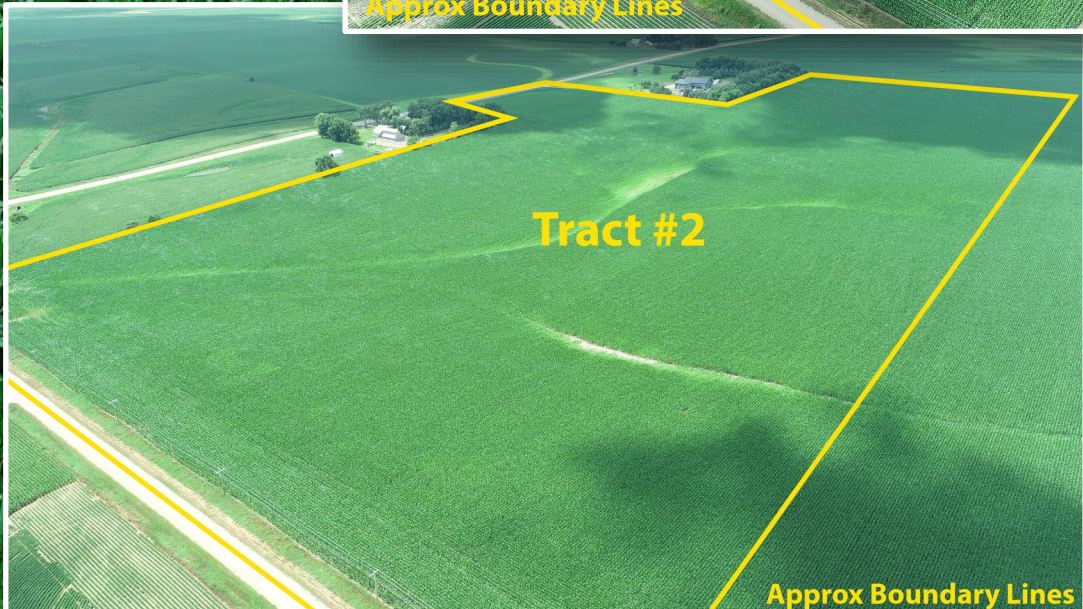
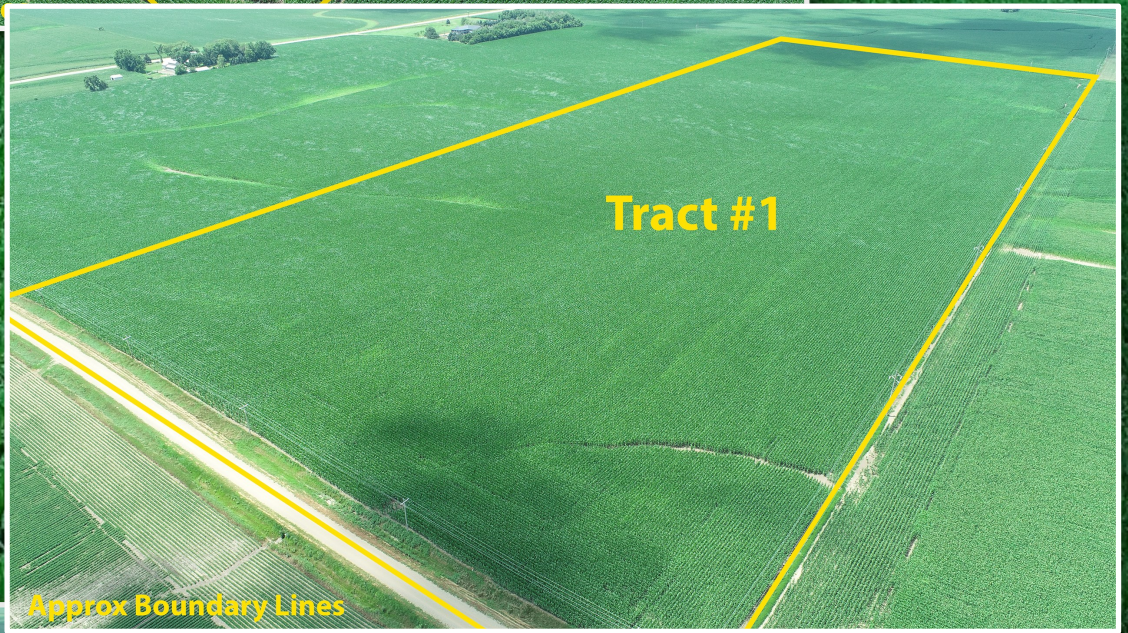
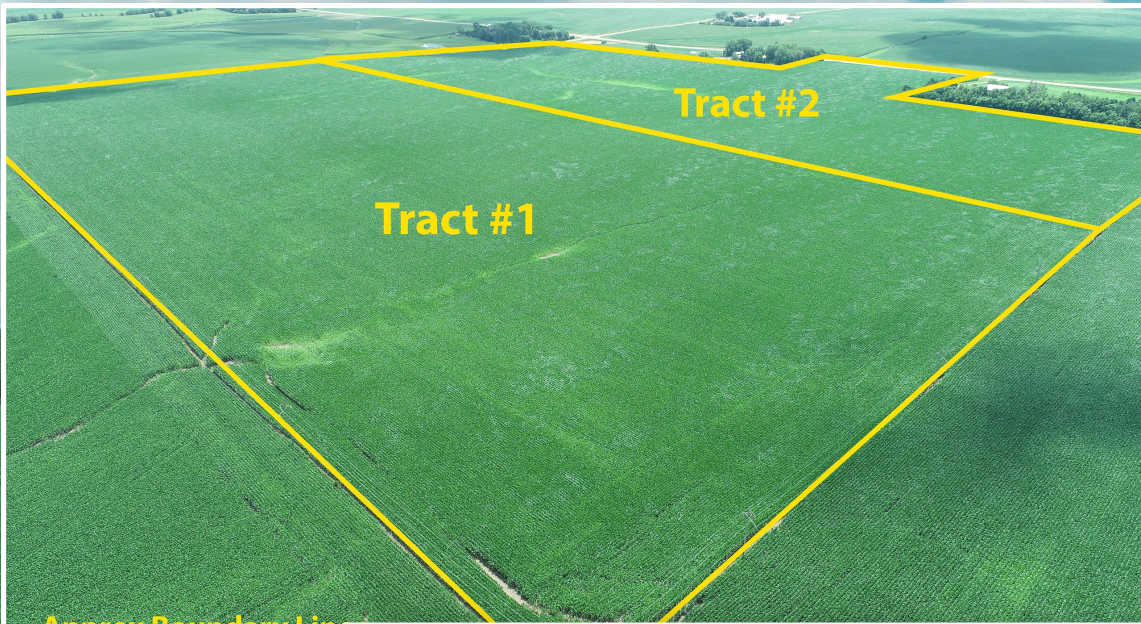
NOTES

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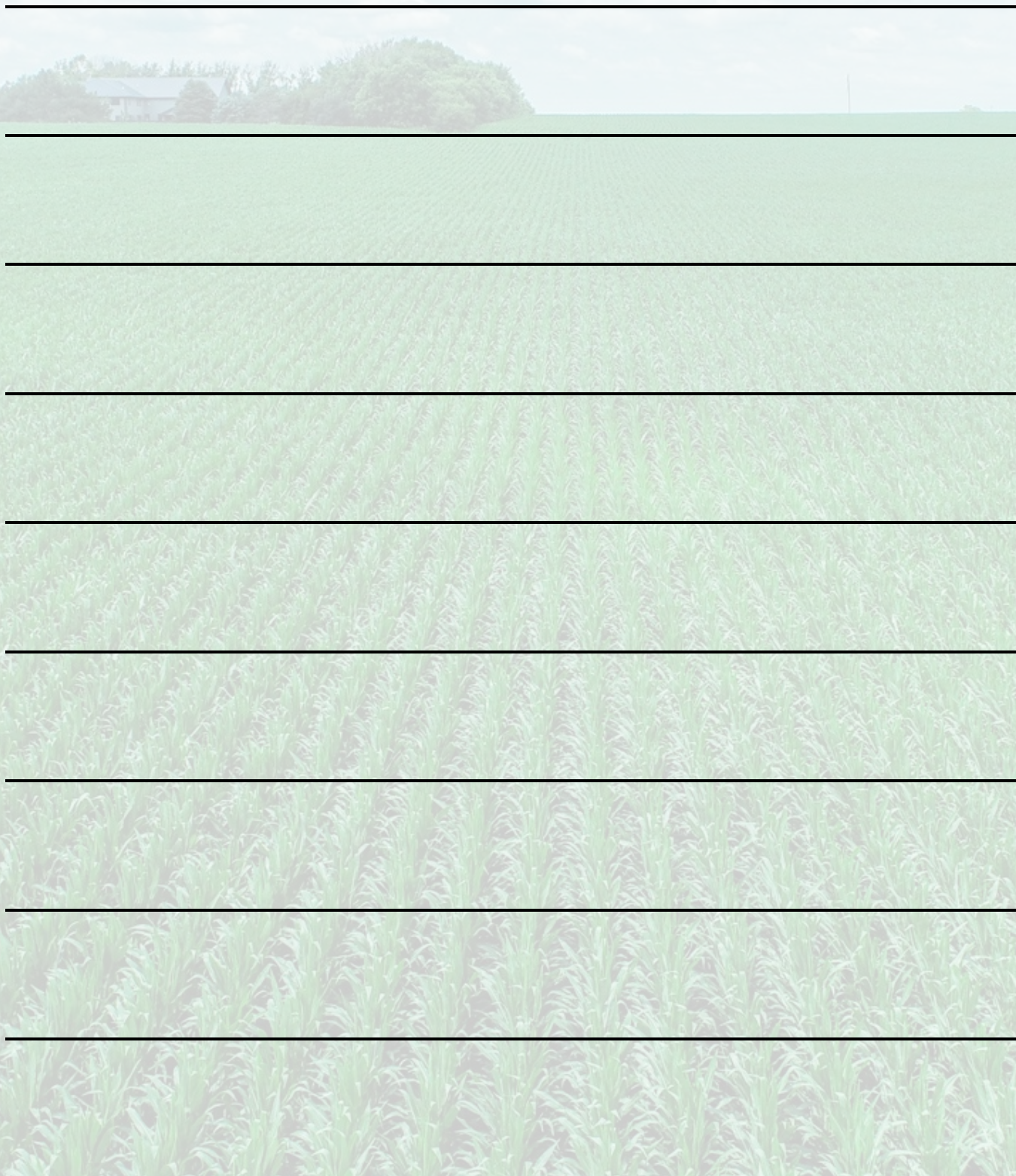
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PROPERTY NOTES



The form consists of ten horizontal lines on a semi-transparent white background. The background image shows a lush green cornfield in the foreground, a white house with a grey roof in the mid-ground, and a blue sky with white clouds in the background. A vertical utility pole is visible on the right side of the image.

PROPERTY NOTES

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
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Bryce Zomer — Sales - 712-451-9444

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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