

LIVE PUBLIC

Land Auction

Plato TWP, Sioux County, IA

Sale Date:
November 22, 2024
at 10:30A.M.

Marcea Clary
Revocable Trust
Owners

50.44+/- Acres

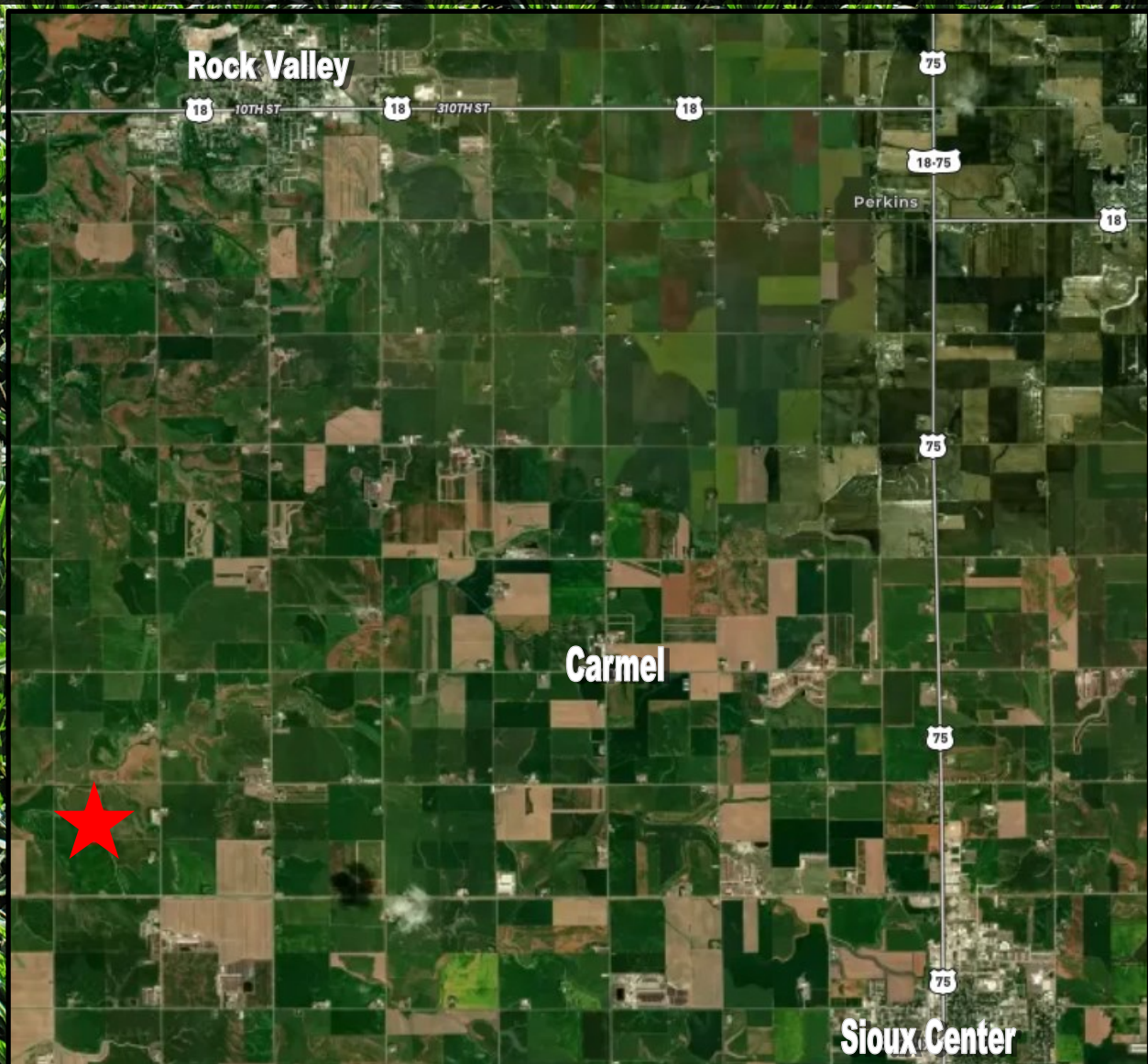


More Information

712-476-9443 | www.zomercompany.com

Auctioneer's Note: The Zomer Company is extremely honored to have been selected by the Clary family to offer at auction this fantastic tract of Sioux County, IA farmland! Farmland in Plato TWP in Sioux County, IA is not often available! If you are looking to add acres to your operation, or for a great investment this is an excellent opportunity to purchase a smaller tract of Sioux County, IA farmland! Make plans today to attend the auction and purchase this farm!

Location: From Carmel, IA go West on 360th St. for 4 miles to Eagle Ave. then go South on Eagle Ave for 1 mile to 370th St. then go 3/4 mile West on 370th St. to the farm. Farm is on the South side of 370th St. Auction to be held at the site of the farmland. Watch zomercompany.com for inclement weather!



Abbreviated Legal Description: Parcel A in the Fractional NW1/4 of Section 30, TWP 96N, Range 46W, Sioux County, IA. Subject to all easements and public roads of record.

General Description: According to the recent survey this farm consists of 50.44+/- gross acres. According to FSA, this farm contains approx. 47.82+/- tillable acres with the balance in a grass waterway and road/ditch. This is an inside tract of farmland! This farm has a corn base of 34.12 acres with a PLC yield of 170bu and a soybean base of 13.70 acres with a PLC yield of 54bu. This farm has approx. 20.15 acres which are classified as HEL and approx. 27.67 acres which are classified as NHEL. The predominant soil types include: 310B2, C2-Galva, 467-Radford, 810B, B2-Galva, P733-Calco, 78C2-Sac, 91, B-Primghar, 8B-Judson, 72D2-Estherville. The average CSR1 is 65.1. The average CSR2 is 86.2. This is a great opportunity to purchase a smaller inside tract of farmland in Sioux County, IA! If you are a younger farmer looking for your first tract of farmland or an established operator looking to add additional acres to your current operation this farm is one you will want to take a serious look at! Investing in farmland whether it be as an investor or as a farmer is never a poor decision. If you look back at history land historically has always been a fantastic investment! Don't wait to buy land. Buy land and wait!

Method of sale: Auction to be held at the site of the farmland. Farm will be sold with the final bid price times the gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$1,688.00 per year. 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. This farm is 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 23, 2024. Buyer shall receive a clear and merchantable title to the property on closing day. 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. 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. **Don Klein—Attorney for sellers.**

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PLATO TWP

LAND OWNER

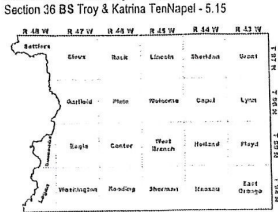
R 46 W
JOINS ROCK TWP

T 96 N

DOVE AVE	EAGLE AVE	ELMWOOD AVE	FIG AVE	FILMORE AVE	GARFIELD AVE	GOLDFINCH AVE
2300	2400	2500	2600	2700	2800	
JOINS GARFIELD TWP						JOINS WELCOME TWP
330 ST						340 ST
						350 ST
						360 ST
						370 ST
						380 ST
						390 ST
						JOINS CENTER TWP

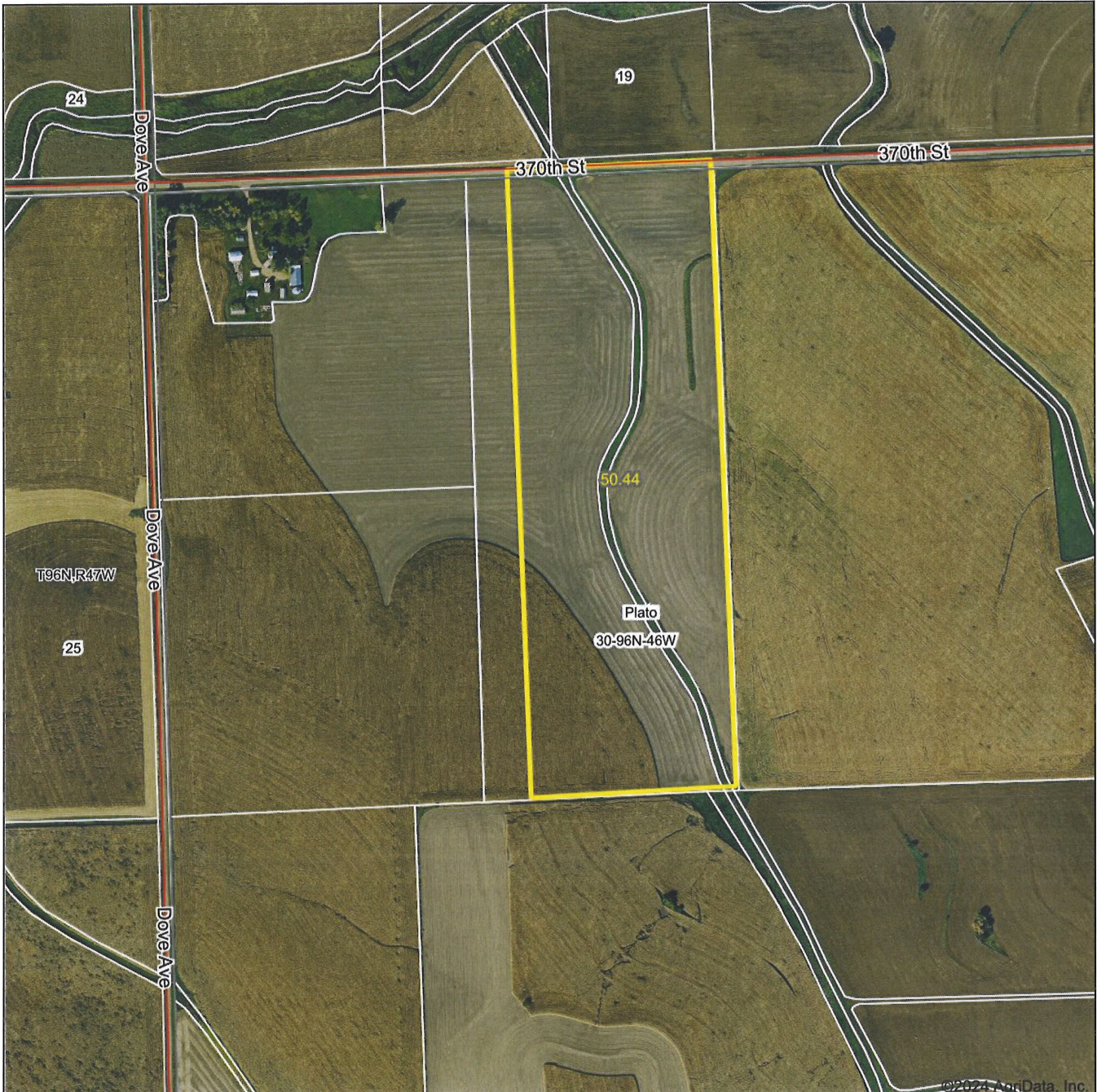
LAND OWNER & RURAL RESIDENT MAPS

- Small Tracts**
- Section 1 A Ann Wynia - 6.32
 - Section 1 B Borchers Family Trust - 5.70
 - Section 2 C Debra Van't Hul - 11.28
 - Section 2 D Harlan & Mary Van't Hul Trust - 23.93
 - Section 2 E Christopher VanEszen - 15.76
 - Section 3 F Verlyn & Pamela Bolks - 10.26
 - Section 3 G Evan & Donna Blom - 10.41
 - Section 3 H Sydney & Audrey Eppinga - 12.06
 - Section 4 I Elmer & Lori Boon - 5.55
 - Section 4 J Darwin & Barbara VanderZwaag - 6.23
 - Section 4 K Karen Waterson et al - 19.48
 - Section 4 L Dorothy Gayer-Jones Trust - 18.52
 - Section 6 M Allen & Patty VanZanten - 10.58
 - Section 6 N Shana & Tamara Davelaar - 29.25
 - Section 7 O Ben & Amy VanderBrink - 5.28
 - Section 8 P Mike Koolima - 5.95
 - Section 8 Q Larry & Bonnie Spaans - 11.58
 - Section 8 R Steven & Tara Rus - 5.88
 - Section 9 S Keith & Sara Mantel - 7.38
 - Section 9 T Terry & Becky VanMaanen - 7.71
 - Section 9 U Kent & Sylvia Pruismann Trust - 28.47
 - Section 10 V Kenneth & Jane DeBoer - 5.60
 - Section 11 W Joyce Kooker LE et al - 7.90
 - Section 11 X David & Aethia Groeneweg - 9.50
 - Section 11 Y Eric & Rachel VanRoekel - 5.82
 - Section 11 Z Cole & Kimberly Wagner - 9.40
 - Section 12 AA Justin & Shonna VanVelthuisen - 6.59
 - Section 13 AB Brian Rozeboom - 7.46
 - Section 13 AC Lauren Sandbulte - 14.20
 - Section 14 AD 4-Wolves, LLC - 17.93
 - Section 15 AE Shawn & Jamie Sandbulte - 5.47
 - Section 15 AF Renas Dairy Inc. - 7.22
 - Section 16 AG Lyle & Sharla VanHolland - 25.89
 - Section 18 AH Mark & Lanie Harris - 10.09
 - Section 18 AI Byron Koenen - 8.88
 - Section 19 AJ David & Sandra Heuer - 8.02
 - Section 19 AK RAR Farm Prop., LLC - 9.85
 - Section 20 AL Charles Ranschau - 5.57
 - Section 20 AM Ruthanne Ranschau Trust - 6.64
 - Section 20 AN Abelardo Ramon - 5.27
 - Section 21 AO Mark & Brenda Erickson - 5.67
 - Section 22 AP Loren & Jolene Hooyer - 8.08
 - Section 22 AQ Ross Faekeas - 7.39
 - Section 23 AR Dennis & Malinda DeJong - 10.19
 - Section 23 AS Stanley & Linda Prins - 6.34
 - Section 24 AT Calvin & Alvin Sandbulte - 10.20
 - Section 24 AU Larry Bloemendaal Trust - 20
 - Section 24 AV Calvin Cleveringa - 20
 - Section 24 AW Carolyn Odens - 20
 - Section 25 AY Todd & Allax Rozeboom - 17.83
 - Section 26 AZ Sioux Co. Egg Farm LLP - 23.23
 - Section 27 BA Jacob Dibbet Jr. - 19.50
 - Section 27 BB Ward Taylor - 19.50
 - Section 27 BC Terry & Ruth Duhn - 18.53
 - Section 27 BD Willard & Karen Hulstein - 19.47
 - Section 28 BE Matthew Kats - 6.60
 - Section 28 BF James & Karen Schroeder Trust - 25.94
 - Section 28 BG Douglas Ranschau - 9.81
 - Section 29 BH Kyle & Ashley Wynia - 17.92
 - Section 30 BI Slaven & Vonda Post - 9.99
 - Section 31 BJ James & Karen Schroeder Trust - 22.91
 - Section 31 BK Gregory Miller Trust - 8.88
 - Section 33 BL Jerry & Becky Dibbet - 7
 - Section 34 BM Marilyn & Jane Post - 9.66
 - Section 34 BN Marilyn VanHolland - 19.50
 - Section 34 BO Garrit VanHolland - 19.50
 - Section 34 BP David & Nancy VanHolland - 10.55
 - Section 34 BQ Kevin & Jason VanMiddendorp - 7.90
 - Section 35 BR Ross Hooyer - 11.25
 - Section 36 BS Troy & Katrina TenNapfel - 5.15

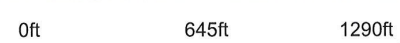


SIoux COUNTY, IA

Aerial Map



Boundary Center: 43° 6' 34.43, -96° 19' 31.25



30-96N-46W
Sioux County
Iowa

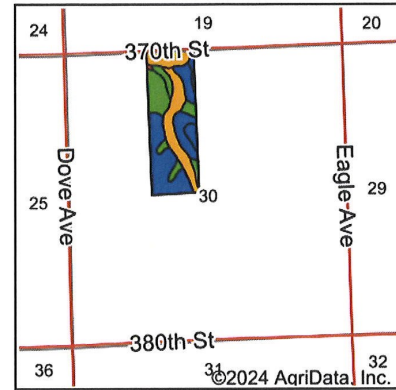
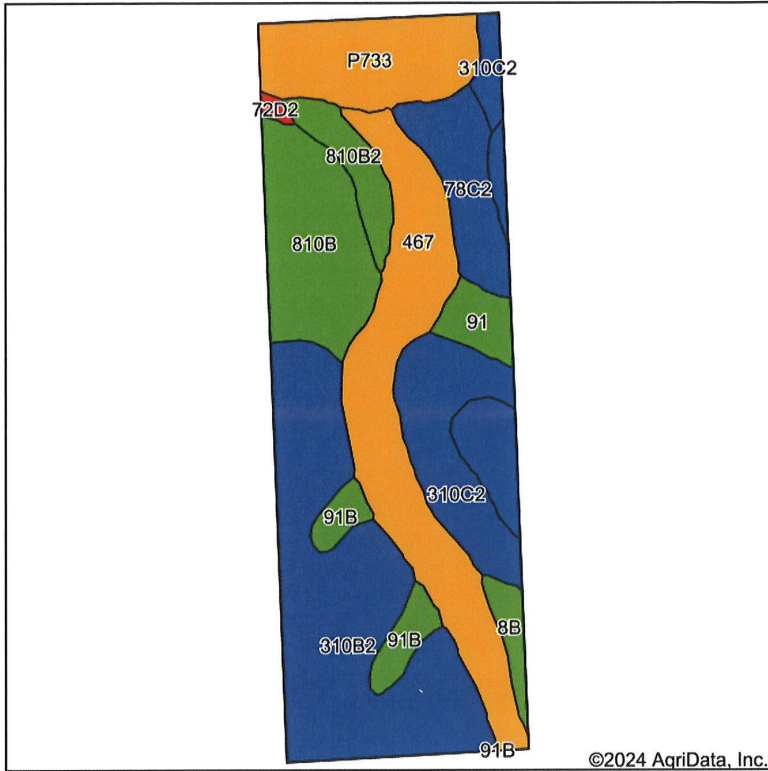


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

9/17/2024

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

Soils Map



State: Iowa
 County: Sioux
 Location: 30-96N-46W
 Township: Plato
 Acres: 50.44
 Date: 9/17/2024



Maps Provided By:
surety
 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	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	15.19	30.2%	[Blue]	> 6.5ft.	Ile	90	65	67
467	Radford silt loam, 0 to 2 percent slopes	10.10	20.0%	[Orange]	3.5ft.	IIw	79	73	83
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	5.77	11.4%	[Green]	> 6.5ft.	Ile	95	65	76
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	5.37	10.6%	[Blue]	> 6.5ft.	IIIe	84	51	65
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.10	10.1%	[Orange]	6.5ft.	IIw	78		75
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	3.19	6.3%	[Blue]	6.4ft.	IIIe	82	47	66
810B2	Galva silty clay loam, terrace, 2 to 5 percent slopes, eroded	1.75	3.5%	[Green]	> 6.5ft.	Ile	92	63	65
91B	Primghar silty clay loam, 2 to 5 percent slopes	1.71	3.4%	[Green]	3.5ft.	Ile	95	75	78
91	Primghar silty clay loam, 0 to 2 percent slopes	1.22	2.4%	[Green]	3.5ft.	Iw	100	77	78
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	0.86	1.7%	[Green]	> 6.5ft.	Ile	92	69	80
72D2	Estherville loam, 5 to 12 percent slopes, moderately eroded	0.18	0.4%	[Red]	> 6.5ft.	IVe	5	5	24
Weighted Average						2.15	86.2	*-	*n 72.4

**IA has updated the CSR values for each county to CSR2.
 *- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
 *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: 47.82 acres

2024 Program Year
Map Created April 29, 2024

Farm 6759
Tract 41618

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).

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

IOWA
SIOUX
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 6759
Prepared : 9/17/24 3:58 PM CST
Crop Year : 2024

Tract Number

Description
FSA Physical Location
ANSI Physical Location
BIA Unit Range Number
HEL Status
Wetland Status
WL Violations
Owners
Other Producers
Recon ID

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
			0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00		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		0.00	
Soybeans		0.00	
TOTAL		0.00	

NOTES

Tract Number : 41618

Description : Partial E2 NW4 SEC 30 PLATO
FSA Physical Location : IOWA/SIOUX
ANSI Physical Location : IOWA/SIOUX
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARCEA CLARY REVOCABLE TRUST
Other Producers : None
Recon ID : 19-167-2009-100

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
50.00	47.82	47.82	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 : 6759
Prepared : 9/17/24 3:58 PM CST
Crop Year : 2024

Tract 41618 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	47.82	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	34.12	0.00	170
Soybeans	13.70	0.00	54
TOTAL	47.82	0.00	

NOTES

Tract Number

- Description
- FSA Physical Location
- ANSI Physical Location
- BIA Unit Range Number
- HEL Status
- Wetland Status
- WL Violations
- Owners
- Other Producers
- Recon ID

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
			0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00		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		0.00	
Soybeans		0.00	
TOTAL		0.00	

NOTES

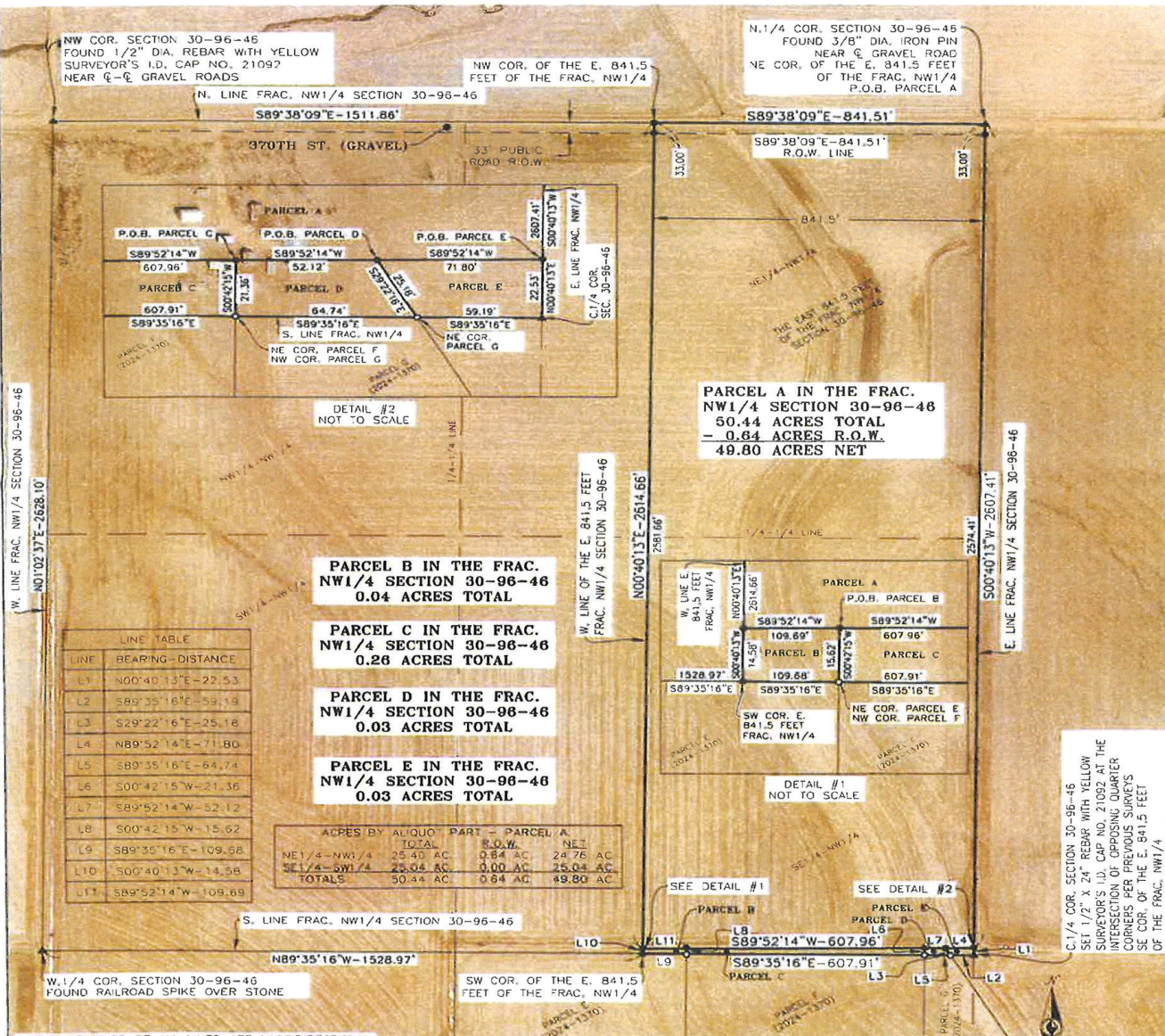
LOCATION:
FRAC. NW1/4 SECTION 30-96-46

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: MARK ZOMER

CURRENT PROPRIETORS:
MARCEA CLARY REVOCABLE TRUST

**PLAT OF SURVEY
PARCELS A, B, C, D, & E IN THE NW1/4 SECTION 30-96-46
SIOUX COUNTY, IOWA**



***THE BEARINGS OF ALL LINES ARE MULTIDIRECTIONAL

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, L.S. License No. 21092 (Date)

My license renewal date is December 31, 2025

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

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

0 300
SCALE IN FEET

BASIS OF BEARINGS:
NAD 1983 (2011) EPOCH 2010.00
IOWA REGIONAL COORDINATE SYSTEM
ZONE 01 - SPENCER
US SURVEY FOOT

DATE OF FIELD WORK - 7-10-24

PROJECT NO. 374240

DWG. # P:\03\074240\374240\DWG\374240 BOUND DWG

DGR ENGINEERING
Email: dgr@dgr.com
Web: dgr.com

Date: 7-13-24
Drawn By: JWP
Reviewed: ANW
Approved: TML

SHEET 1 OF 2



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 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.

See our website
www.zomercompany.com
for our past successful results