

ZOMER COMPANY
REALTY & AUCTION

Live Public LAND AUCTION

WHEELER TWP, LYON COUNTY, IA

**MARVIN
HABBINGA HEIRS
OWNERS**

**58.91+/-
ACRES**

Approx Boundary Line

**NOVEMBER 27, 2024
AT 10:30 A.M.**

**712.476.9443
zomercompany.com**

Auctioneer's Note: The Zomer Company is honored to have been selected by the Habbinga family to offer for sale at public auction this outstanding tract of Lyon County, IA farmland! This is an inside tract of farmland which is nearly 100% tillable with the only exception being the road and the ditch! If you are contemplating investing in farmland as an investment or for your operation then be sure to take a look at this farm! Make plans today to purchase this farm!

Location: From George, IA go South on Kennedy Ave. for 2 miles to 240th St. then go 1 mile West to Jefferson Ave. then go 1/4 mile North on Jefferson Ave. to the site of the farmland. Farmland is located on the East side of Jefferson Ave.

Auction of the farm to be held at the site of the farmland. Watch zomercompany.com for inclement weather!



Abbreviated Legal Description: Parcel B of the SW1/4 of Section 14, TWP 98N, Range 44W, Lyon County, IA. Sold subject to all public roads and easements of record.

General Description: This farm according to the survey consists of 58.91+/- gross acres. According to FSA, this farm contains approx. 58.30+/- tillable acres with the balance in road/ditch. This farm has a corn base only of 57.98 acres with a PLC yield of 150bu on corn. This farm is classified as NHEL. The predominant soil types include: 878B, B2-Ocheydan, 91, B-Primghar, 310B-Galva. The average CSR1 is 60.4. The average CSR2 is 88.2. This tract of farmland is nearly 100% tillable with the only non tillable being the road and ditch! If you look back 5, 10, or 20 years you can see that land has proven itself to be an excellent investment! Invest in your family's legacy by making the decision to purchase this farm! If you choose to purchase this farm it is a decision that your future generations of family will thank you for making!

Method of sale: Auction of the farm 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 Lyon County Treasurer are approx. \$1,788.00 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. These farms are available to farm for the 2025 crop year!

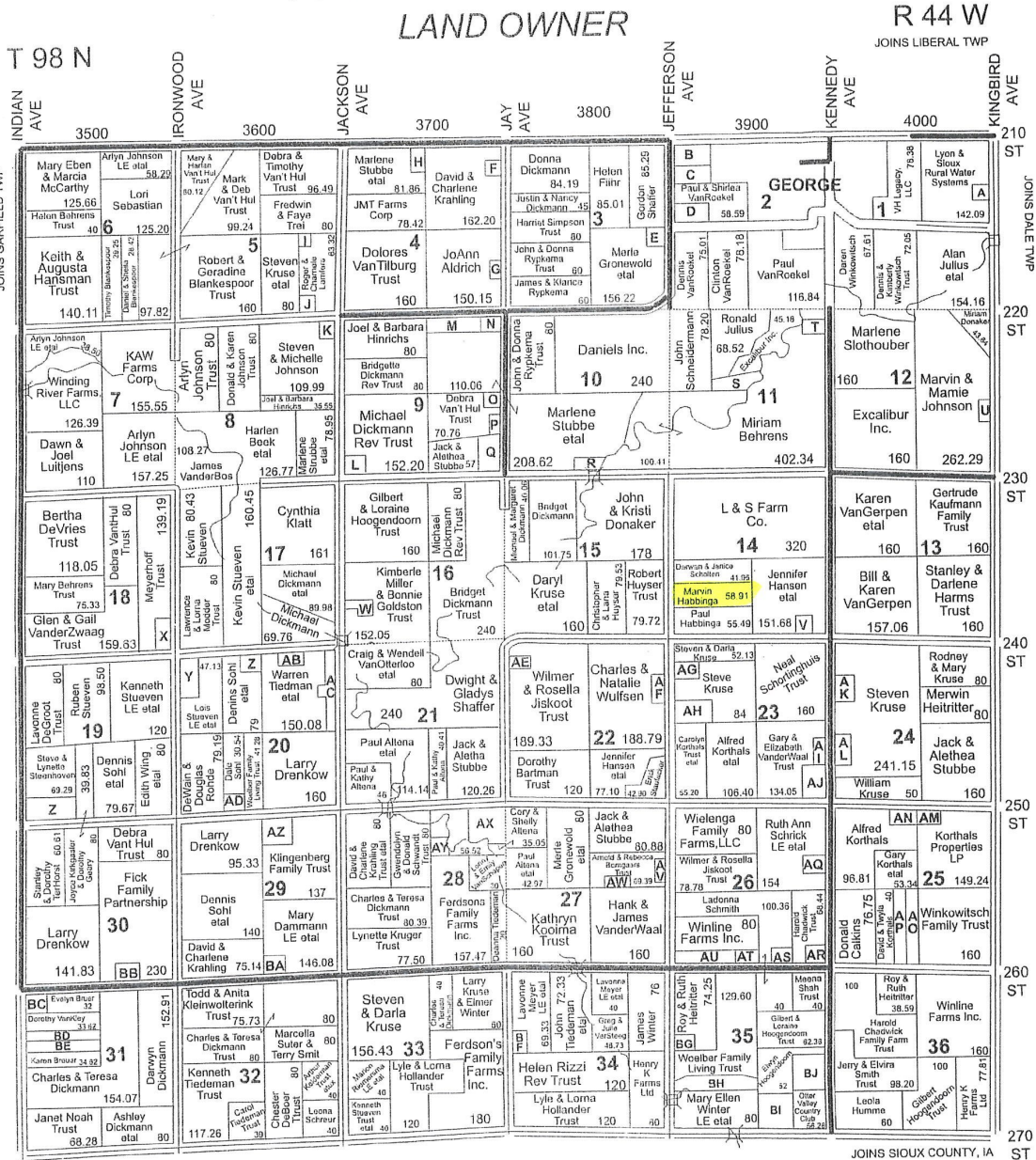
Terms: Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day which will be on or before January 17, 2025. Buyer shall receive a clear and merchantable 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. **Paul Kippley—Attorney for sellers.**

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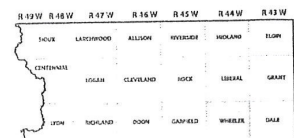
WHEELER TWP

LAND OWNER



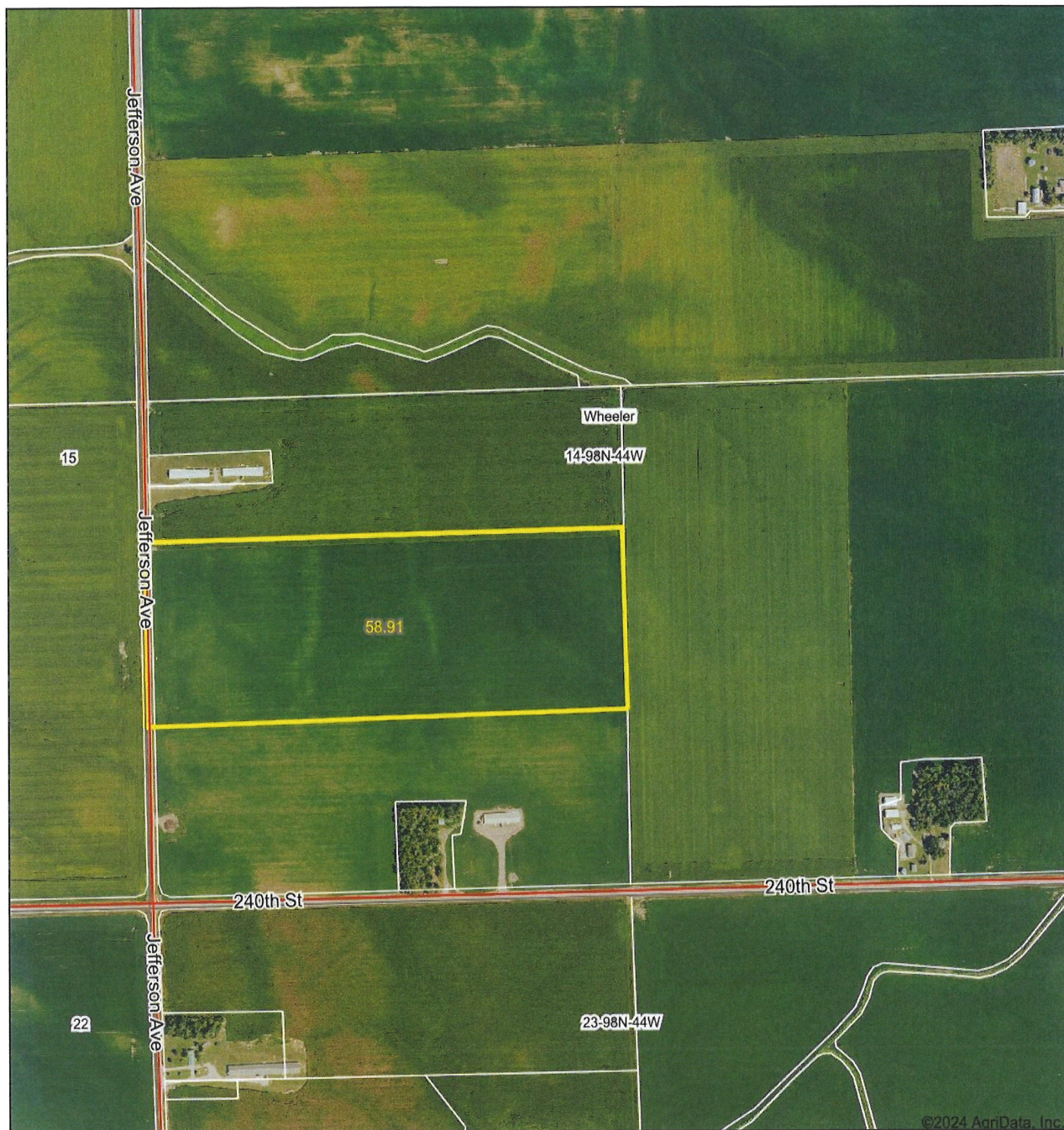
LAND OWNER & RURAL RESIDENT MAPS

- Small Tracts**
- Section 1 A Paul & LaRae Denekeas - 7.14
 - Section 2 B Karen Smith - 20.14
 - Section 3 C Carol Luitjens et al - 21.78
 - Section 4 D Wheeler Twp & Town of George - 15
 - Section 5 E Michael & Barbara Modder - 5.38
 - Section 6 F Elmina Schipper - 6.81
 - Section 7 G Marlo Groetewold et al - 9.85
 - Section 8 H Delbert & Gladys Kannegieter - 10.74
 - Section 9 I Lanfers Farm Inc. - 6.95
 - Section 10 J Lanfers Farm Inc. - 6.97
 - Section 11 K Gaylord Gammoister - 14.46
 - Section 12 L Bridgette Dickman Rev Trust - 7.80
 - Section 13 M Douglas & Rebecca Stubbe - 4.0
 - Section 14 N Jason & Megan Stubbe - 7.13
 - Section 15 O Netherlands Reformed Hope Church - 5.40
 - Section 16 P Martin Kruse - 7.92
 - Section 17 Q Kathryn Klaassen - 20
 - Section 18 R Paul & Angela VanAndresen - 12.03
 - Section 19 S City of George - 23.84
 - Section 20 T John Donaker - 7.51
 - Section 21 U Craig & Angela Johnson - 7.44
 - Section 22 V Eric Stauffer - 8.32
 - Section 23 W Kimbarle & David Miller - 7.95
 - Section 24 X Cronell & Shania Hoogendoorn - 21.20
 - Section 25 Y Barbara VanSloten - 30.53
 - Section 26 Z Kevin Stueven - 12.87
 - Section 27 AA Hawkeye Pride Egg Farms, LLP - 5.99
 - Section 28 AB Ferdsons Family Farms Inc. - 6.12
 - Section 29 AC Darwin & Wanda VanOtterloo - 17.31
 - Section 30 AD Loren & Bruce Woelber - 8.43
 - Section 31 AE Gerald & Karen Meyer - 10.67
 - Section 32 AF Mark & Leah Smln - 11.21
 - Section 33 AG William Kruse - 5
 - Section 34 AH Charles Wulfson - 20.17
 - Section 35 AI Kenneth Daniels - 5.56
 - Section 36 AJ Daniels Inc. - 20.39
 - Section 37 AK M-S-R Kruse Farm Ltd. - 8.74
 - Section 38 AL M-S-R Kruse Farm Ltd. - 20.11
 - Section 39 AM David & Twila Korthals - 10.76
 - Section 40 AN Gary & Lori Korthals - 9.83
 - Section 41 AO Alfred Korthals - 20.13
 - Section 42 AP Gary & Lorayn Korthals - 20.13
 - Section 43 AQ Sweet Action Swine, LLP - 6
 - Section 44 AR Chadwick Inc. - 11.59
 - Section 45 AS Ryan & Brinney Schmitt - 19.64
 - Section 46 AT Vincent & Carol Luitjens - 8.93
 - Section 47 AU Orlin & Kathy VanEssen - 28.35
 - Section 48 AV Kant Vink & Delarose Taylor - 5.04
 - Section 49 AW Hoogendoorn Bros. Inc. - 5.84
 - Section 50 AX Paul & Kathy Allona - 28.97
 - Section 51 AY Deanna Tiedeman - 23.88
 - Section 52 AZ Dwan & Douglas Rohde - 23
 - Section 53 BA Lonnie & Leah Edgord - 10
 - Section 54 BB Bruce Fick - 10
 - Section 55 BC Chad Brewer & Sandy DeKam - 3
 - Section 56 BD Sharon Verduin - 17.31
 - Section 57 BE Ryan Martinez - 17.31
 - Section 58 BF Kevin & Carol Dirks - 10.67
 - Section 59 BG Tim & Denise Kennedy - 5.60
 - Section 60 BH Douglas & Wendy Woelber - 30.40
 - Section 61 BI Gilbert & Loraine Hoogendoorn Trust - 42.26
 - Section 62 BJ Hoogendoorn Bros. Inc. - 23.88



LYON COUNTY, IA

Aerial Map



Boundary Center: 43° 18' 21.23, -96° 0' 51.36

0ft 843ft 1686ft

Maps Provided By:

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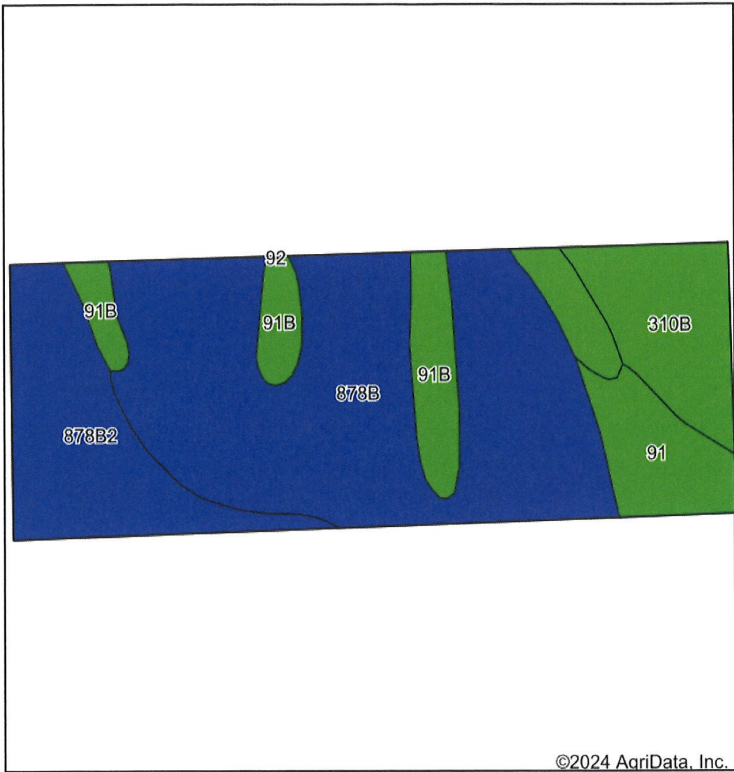
14-98N-44W
Lyon County
Iowa



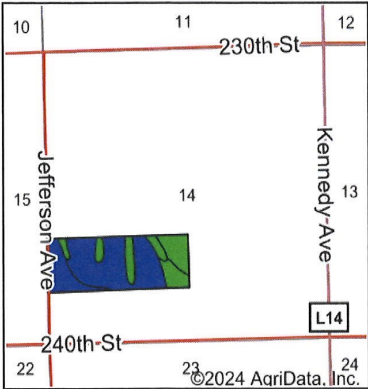
9/25/2024

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: **14-98N-44W**
Township: **Wheeler**
Acres: **58.91**
Date: **9/25/2024**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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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	CSR2**	CSR	*n NCCPI Soybeans	
878B	Ocheyedan loam, 2 to 5 percent slopes	30.77	52.2%		6.4ft.	Ile	84	56	71	
878B2	Ocheyedan loam, 2 to 5 percent slopes, moderately eroded	10.20	17.3%		6.4ft.	Ile	87	54	69	
91B	Primghar silty clay loam, 2 to 5 percent slopes	7.24	12.3%		3.5ft.	Ile	95	74	78	
310B	Galva silty clay loam, 2 to 5 percent slopes	6.37	10.8%		> 6.5ft.	Ile	95	66	75	
91	Primghar silty clay loam, 0 to 2 percent slopes	4.33	7.4%		3.5ft.	Iw	100	76	78	
Weighted Average						1.93	88.2	60.4	*n 72.5	

**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

Soils data provided by USDA and NRCS.



Lyon County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 58.30 acres

2024 Program Year

Map Created April 16, 2024

Farm 8913

Tract 12576

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
LYON



United States Department of Agriculture
Farm Service Agency

FARM : 8913

Prepared : 9/24/24 3:53 PM CST

Form: FSA-156EZ

Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-119-2022-123
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
58.30	58.30	58.30	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	58.30		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	57.98	0.00	150	0
TOTAL	57.98	0.00		

NOTES

Tract Number : 12576

Description : PRL B MIDDLE 58A SW4 SEC 14 WHEELER TWP 98 44
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 : MARVIN HABBINGA
Other Producers : None
Recon ID : 19-119-2017-178

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
58.30	58.30	58.30	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	58.30	0.00	0.00	0.00	0.00	0.00



IOWA
LYON

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8913

Prepared : 9/24/24 3:53 PM CST

Crop Year : 2024

Tract 12576 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	57.98	0.00	150
TOTAL	57.98	0.00	

NOTES

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.

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html 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. USDA is an equal opportunity provider, employer, and lender.

PLAT SHOWING A SURVEY TO SUBDIVIDE THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 44 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LYON COUNTY, IOWA. THE TRACTS OF THE SUBDIVISION ARE HEREFTER REFERRED TO AS PARCELS A, B, AND C OF SAID SOUTHWEST QUARTER.

The West quarter of Section 14, Township 9S, Range 4E West of the Fifth Principal Meridian, County of Polk, State of Iowa, contains 80 acres, more or less, and is bounded as follows: North by the Northwest Quarter of said Section 14, distance 46 minutes, 12 seconds East along said Section 14; thence South 00 degrees 29 minutes 30 seconds West along said Section 14, distance 769.71 feet; thence South 89 degrees 48 minutes 12 seconds West along said West line of said Southwest Quarter; thence North 00 degrees 21 minutes 02 seconds East along said West line, a distance of 769.71 feet to the POINT OF BEGINNING. Parcel A contains 47.01 acres inclusive of a 16.00 acre tract of record on the North side thereof, and inclusive of 0.58 acre of right-of-way for county road on the West side thereof.

Commencing at the southwest corner of section 14, township 98 North, Range 44 West of the Fifth Principal Meridian, Lyon County, Iowa; thence North 00 degree 21 minutes East along the West line of said section 14, a distance of 2,659.01 feet to a POINT OF BEGINNING; thence North 89 degrees 48 minutes East along the East line of said section 14, a distance of 965.67 feet to the Northwest Quarter; thence North 00 degree 29 minutes 30 seconds East along said East line, a distance of 2,659.09 feet to the West line of said Southwest Quarter; thence North 00 degree 21 minutes East along said West line, a distance of 965.67 feet to the POINT OF BEGINNING. Parcel B contains 58.91 acres inclusive of 0.73 acre of right-of-way for county road on the West side thereof.

commencing at the southwest corner of section 14, township 98 North, Range 44 West of the Fifth Principal Meridian, Johnson County, Iowa, as a POINT OF BEGINNING; thence North 00 degree 21 minutes 02 seconds East about the width of said road 67 feet to the center thereof; thence South 88 degrees 48 minutes 12 seconds East a distance of 2,654.39 feet; thence North 00 degree 21 minutes 02 seconds West along said road a distance of 905.61 feet; thence North 00 degree 21 minutes 02 seconds East a distance of 914.47 feet; thence South 88 degrees 48 minutes 12 seconds East along the South Quarter Corner of said Section 14; thence South 90 degrees 00 minute 00 second west along the South line of said Section 14, a distance of 2,654.39 Feet to the POINT OF BEGINNING. Parcel C contains 55.49 acres inclusive of a 22.40 acre tract of record in the Southwest corner thereof, and inclusive of 2.67 acres of right-of-way for county roads on the south and west sides thereof.

NOTE: The South line of said Southwest Quarter is assumed to bear North 90 degrees 00 minute 00 second East or South 90 degrees 00 minute 00 second West.

John M. Habbinga Estate, Proprietor
SW $\frac{1}{4}$ Sec. 14, T98N, R44W
Ivan County Iowa



CSR2 - 88.2

58.91+/-
Acres



Nearly 100%
Tillable

PROPERTY NOTES



PROPERTY NOTES

TERMS OF SALE

- **ANY ANNOUNCEMENTS MADE AT THE AUCTION SUPERCEDE ANY ADVERTISEMENTS.**
- Zomer Company is representing Seller **only**.
- Seller will not pay compensation to Buyer's Brokerage.
- 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 Real Estate Auction Purchase Agreement (hereafter "Purchase Agreement") prior to execution of the Purchase Agreement and agree to execute the Purchase Agreement, with no exceptions, immediately after the auction. A copy of the 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 Purchase Agreement 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/Purchasers are unable to close with Seller on the date of closing as set forth in the Purchase Agreement, Buyers/Purchasers 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/Purchasers without the written consent of Seller. In the event Buyers/Purchasers are unable to timely close with Seller and written consent was not obtained, Buyers/Purchasers may be required to pay to Seller any and all of Seller's additional Federal and State capital gains tax and personal income tax due as a consequence of Buyers'/Purchasers' failure to timely close. Said additional tax shall be paid by Buyers/Purchasers to Seller within 10 days the additional tax amount is determined by Seller's tax preparer. This provision shall survive closing.** Buyers/Purchasers shall also pay interest on all delinquent amounts and any sum reasonably advanced by Seller 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/Purchasers if closing is delayed due to Buyers'/Purchaser' 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 Purchase Agreement is not performed in accordance with the terms of the Purchase Agreement and agree that Seller shall be entitled to specific performance of the terms of the Purchase Agreement, in addition to any other remedy at law or in equity.
- Any Buyers'/Purchasers' 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/Purchasers 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

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Call today and let us explain our services and marketing strategies.
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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