

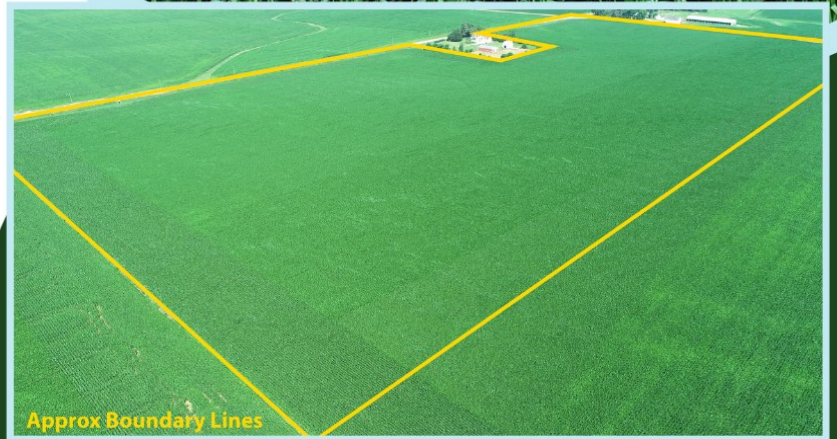
# Live Public LAND AUCTION

Richland TWP  
LYON COUNTY, IA

88.32+/-Acres

This Farm Is Located  
North Of Inwood, IA,  
West Of Alvord, IA &  
South Of Larchwood, IA!

**SALE DATE:**  
**NOVEMBER 7, 2024**  
**@ 1:30 P.M.**



Mabel S. Halstenson  
Revocable Trust—Owners

**ZOMER COMPANY**  
REALTY & AUCTION

[zomercompany.com](http://zomercompany.com)  
712-476-9443

**Auctioneer's Note: The Zomer Company is excited to offer on behalf of the esteemed Halstenson family this outstanding high quality tract of Richland TWP, Lyon County, IA farmland! This farmland is in an area where not many farms have been available to purchase in recent years! If you have been waiting for the "Right" tract of farmland to come for sale then your wait may be over! Make plans today to purchase this quality tract of Lyon County, Iowa farmland!**

**Location:** From Inwood, IA go North on 182 for 1 3/4 Mile to the Farm. Farm is located on the East side of 182 and is in the Southeast corner of the intersection of 182 & A34 (210th St). Or from Alvord, IA go 6 miles West on A34 (210th St.) to the farm. Auction Signs will be posted!  
Auction of the farm to be held at the site of the farmland.

Watch [zomercompany.com](http://zomercompany.com) for inclement weather!



**Abbreviated Legal Description: The Fractional NW1/4 of Section 5, TWP 98N, Range 47W, Lyon County, IA EXCEPT Parcel A as shown by the plat recorded in Plat Book "12" at Page 88 in the office of the recorder of Lyon County, IA and EXCEPT the East Eighty Acres thereof. TO BE SURVEYED**

**General Description:** This farm will be surveyed prior to the auction and is estimated to consist of approx. 88.32+/- gross acres. According to FSA/Survey, this farm contains approx. 83.86+/- tillable acres with the balance in road/ditch. This farm has a corn base of 60.85 acres with a PLC yield of 176bu on corn and a soybean base of 20.29 acres with a PLC yield of 53bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 410, B-Moody, 910B-Trent, 31-Afton, 133-Colo. The average CSR1 is 65. The average CSR2 is 69.7. This farm offers an excellent topography, good soil ratings, good access and predominantly long rows! If you have been looking to make an exceptional land acquisition then we would encourage you to think strongly about purchasing this tract of farmland! This Lyon County, IA farm is in a great area and as you already know land in the area is not always readily available for purchase!

**Method of sale: Auction of the farm to be held at the site of the farmland.** Farm will be surveyed and the final bid price will be taken times the final gross surveyed acres.

**Taxes:** The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$2,300.00 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 December 20, 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. **Paul Kippley—Attorney for sellers.**

## TABLE OF CONTENTS

Auction Location & Time	Pg 2
Auction Terms	Pg 3
Plat Map	Pg 5
AgriData Map	Pg 6
Soil Map	Pg 7
FSA Map	Pg 8
USDA 156 Form	Pg 9
Aerial Survey	Pg 10
Terms of Sale	Pg 11

# RICHLAND TWP

## LAND OWNER

T 98 N												R 47 W	
		JOINS LOGAN TWP											
CHERRY AVE	1700	1800	1900	2000	2100	2200	2300	2400	2500	2600	2700	2800	2900
JOINS LYON TWP													
		JOINS SIOUX COUNTY, IA											

LAND OWNER & RURAL RESIDENT MAPS

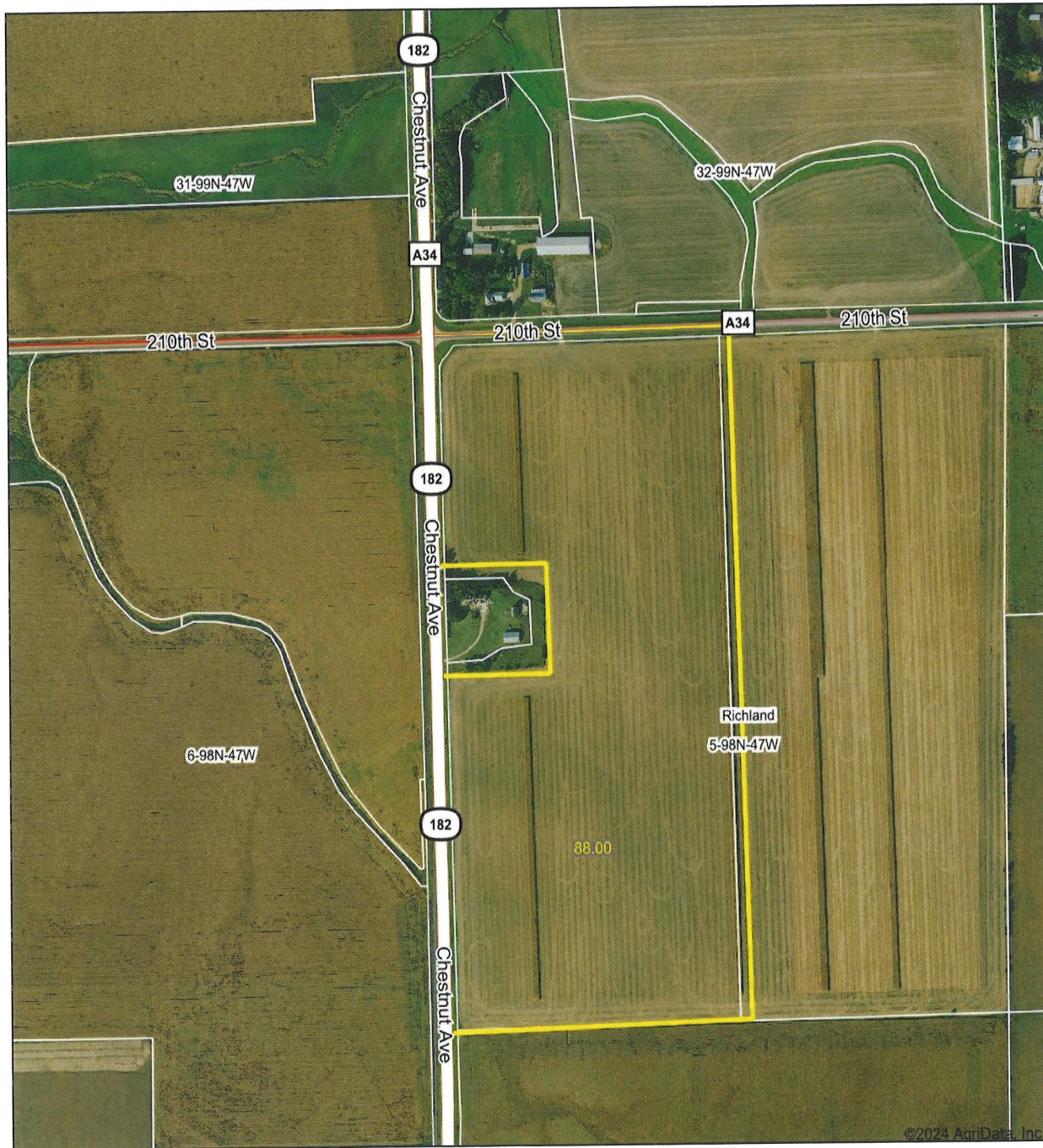
**Small Tracts**

- Section 1 A Steven Serck - 9.92
- B Teunis & Mary Rozeboom - 15.15
- Section 2 C Craig & Sharon Landegent - 19.48
- D David & Melissa VanBeek - 20.78
- Section 3 E Hillside Ham Inc. - 8.26
- F Loren Groeneweg et al - 8.26
- G William & Pam Groeneweg - 7.68
- H William & Pam Groeneweg - 12.18
- Section 4 I Dale & Margaret Kollis - 5.78
- J Harley & Marilyn Berentschot - 6.25
- K Nicolas & Shirley VanEngen - 5.23
- Section 7 L Gregory Hanson Trust - 20.59
- Section 8 M Justin & Jessica Bonnema - 6.80
- N Adam Kroger - 9.86
- Section 9 O Loren & Mindy Halma - 10
- P Glenn & Julie VandeVegete - 11.18
- Q Beef & Bacon Drive Inc. - 31.31
- Section 10 R Dale & Margaret Kollis - 8.79
- S Troy & Abbey VanBeek - 36.47
- Section 11 T Jeffrey & Janelle Hamann - 5.33
- U Wayne & Judy Childress Trust - 15.43
- V Garlen & Tammie VanBeek - 14.05
- W Jesse & Tanya VandeStroet - 38.95
- Section 13 X Arlin & Sally Post - 9.39
- Section 14 Y Douglas & Lisa Faber - 12.53
- Z VanRegenmorter Land & Livestock Inc. - 10.41
- Section 15 AA Terry & Tamela VanBeek - 8.55
- Section 16 AB Zachary VanBeek - 6

- Section 17 AC Richland Twp Cemetery - 11
- Section 18 AD Jonathan & William Wiekamp - 21.52
- AE Gregory & Sandra Hanson Trust - 9.24
- Section 19 AF Robert & Dorene Horstman - 6.27
- AG Triangle Creek, LLC - 6.23
- Section 20 AH Fabers Farm Eq. Prop., LLC - 5.43
- AI Myron & Denise Blankespoor - 5.17
- AJ Lyle VerHoeven - 30.94
- Section 21 AK Terry Halma - 8.36
- AL Jeffrey Groeneweg - 21.92
- AM Jonathan & Jana Wiekamp - 20
- AN Jonathan Wiekamp et al - 24.11
- Section 22 AO Janice Szymka & Mary VanBerkum - 29.22
- AP Ronald & Donna Bos - 13.08
- AQ Devonne Bos Trust - 20
- AR Lorna VanMaanen - 18.86
- AS Dustin & Robin Horstman - 7.28
- Section 23 AT VanRegenmorter Land & Livestock Inc. - 9.45
- Section 24 AU VanRegenmorter Land & Livestock Inc. - 6.50
- Section 24 AV K2J Farms Inc. - 14
- AW Eric & Melissa De Jager - 8.87
- AX Kelvin & Bonnie Brower Trust - 10.82
- Section 26 AY Gerben & Bernice Doornik - 6.97
- AZ Mark & Jodi VanZee - 6.75
- Section 27 BA Lorna VanMaanen - 9.49
- BB Henry & Laurie Huyser - 10
- BC Antonia & Marcia Rozeboom - 16.57
- BD Michael & Ranae Koolstra - 22.54

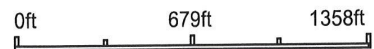
- Section 27 BE Heath & Amber VanEssen - 18.08
- Section 28 BF Devin & Samantha Antrim - 10.10
- BG Andrew & Marie Spaans - 6.67
- Section 29 BH Randy Zomer - 7
- BI Christopher & Sheryl VanBeek - 7
- BJ Charles Breed - 9.24
- BK MVS Guildings, LLC - 7
- BL Prestige Pork Inc. - 7.16
- Section 30 BM Joshua & Jessica VanGrouw - 11.25
- Section 31 BN Daren & Abbi Davelaar - 16.20
- BO Jolene Davelaar - 18.20
- BP Triston VanBeek - 6.07
- Section 32 BQ Brian & Cynthia Blom - 9.76
- Section 32 BR Tyler & Amy Koedam - 11.72
- BS Randy & Betty Kock - 10.75
- BT Darin & Lisa Pollema - 10
- Section 33 BU Jonathan VanGinkel - 20.37
- BV VanBeek Foedit - 18.97
- BW Alex & Larissa Thome - 13.92
- BX Ryan & Dawn VanEssen - 14.37
- Section 34 BY Edwin & Marilyn Niemyer Trust - 40
- BZ Craig & Donna Faber - 42.75
- CA Ryan & Dawn VanEssen - 7.25
- Section 35 CB Jonathan & Karina VanderWeide - 32.28
- CC Jonathan VanderWeide - 9.20
- Section 36 CD William & Anne VanWingerden - 5.72
- CE Lance VanderPol - 13.67

**Aerial Map**



©2024 AgriData, Inc.

Boundary Center: 43° 20' 31.82, -96° 25' 33.95



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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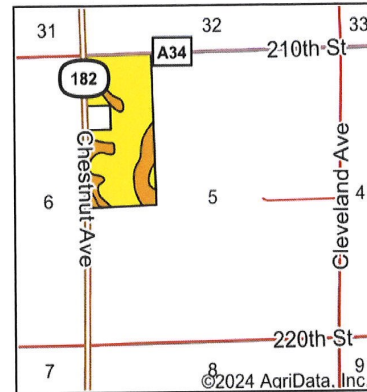
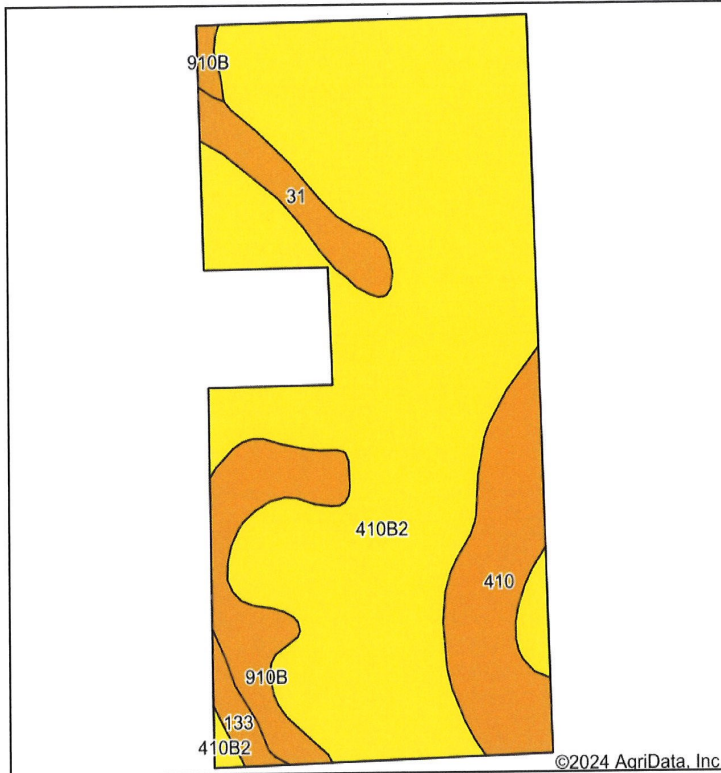
**5-98N-47W**  
**Lyon County**  
**Iowa**



9/13/2024

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

### Soils Map



State: **Iowa**  
 County: **Lyon**  
 Location: **5-98N-47W**  
 Township: **Richland**  
 Acres: **88**  
 Date: **9/13/2024**



Maps Provided By:



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	
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	65.32	74.3%		> 6.5ft.	Ile	67	63	64	
410	Moody silty clay loam, cool, 0 to 2 percent slopes	10.22	11.6%		> 6.5ft.	I	80	70	72	
910B	Trent silty clay loam, 2 to 5 percent slopes	7.46	8.5%		5.9ft.	Ie	73	73	79	
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.74	4.2%		2.5ft.	Ilw	80	68	68	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	1.26	1.4%		2.5ft.	Ilw	78	69	80	
<b>Weighted Average</b>							<b>1.80</b>	<b>69.7</b>	<b>65</b>	<b>*n 66.6</b>

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

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



**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: 81.14 acres**

**2024 Program Year**

Map Created April 16, 2024

**Farm 5319**

**Tract 8037**

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).

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IOWA  
LYON  
Form: FSA-156EZ  
See Page 2 for non-discriminatory Statements.



FARM : 5319  
Prepared : 9/16/24 11:17 AM CST  
Crop Year : 2024

Abbreviated 156 Farm Record

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
84.95	81.14	81.14	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	81.14	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	60.85	0.00	176	0
Soybeans	20.29	0.00	53	
<b>TOTAL</b>	<b>81.14</b>	<b>0.00</b>		

NOTES

Tract Number : 8037  
Description : FR W2 NW4 SEC 5 RICHLAND TWP 98 47  
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 : Wetland determinations not complete  
WL Violations : None  
Owners : MABEL S HALSTENSON REVOCABLE TRUST  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
84.95	81.14	81.14	0.00	0.00	0.00	0.00	0.0

IOWA  
LYON  
Form: FSA-156EZ



FARM : 5319  
Prepared : 9/16/24 11:17 AM CST  
Crop Year : 2024

Abbreviated 156 Farm Record

Tract 8037 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	81.14	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	60.85	0.00	176
Soybeans	20.29	0.00	53
<b>TOTAL</b>	<b>81.14</b>	<b>0.00</b>	

NOTES

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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](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

LOCATION:  
FRACTIONAL NW1/4 SECTION 5-98-47

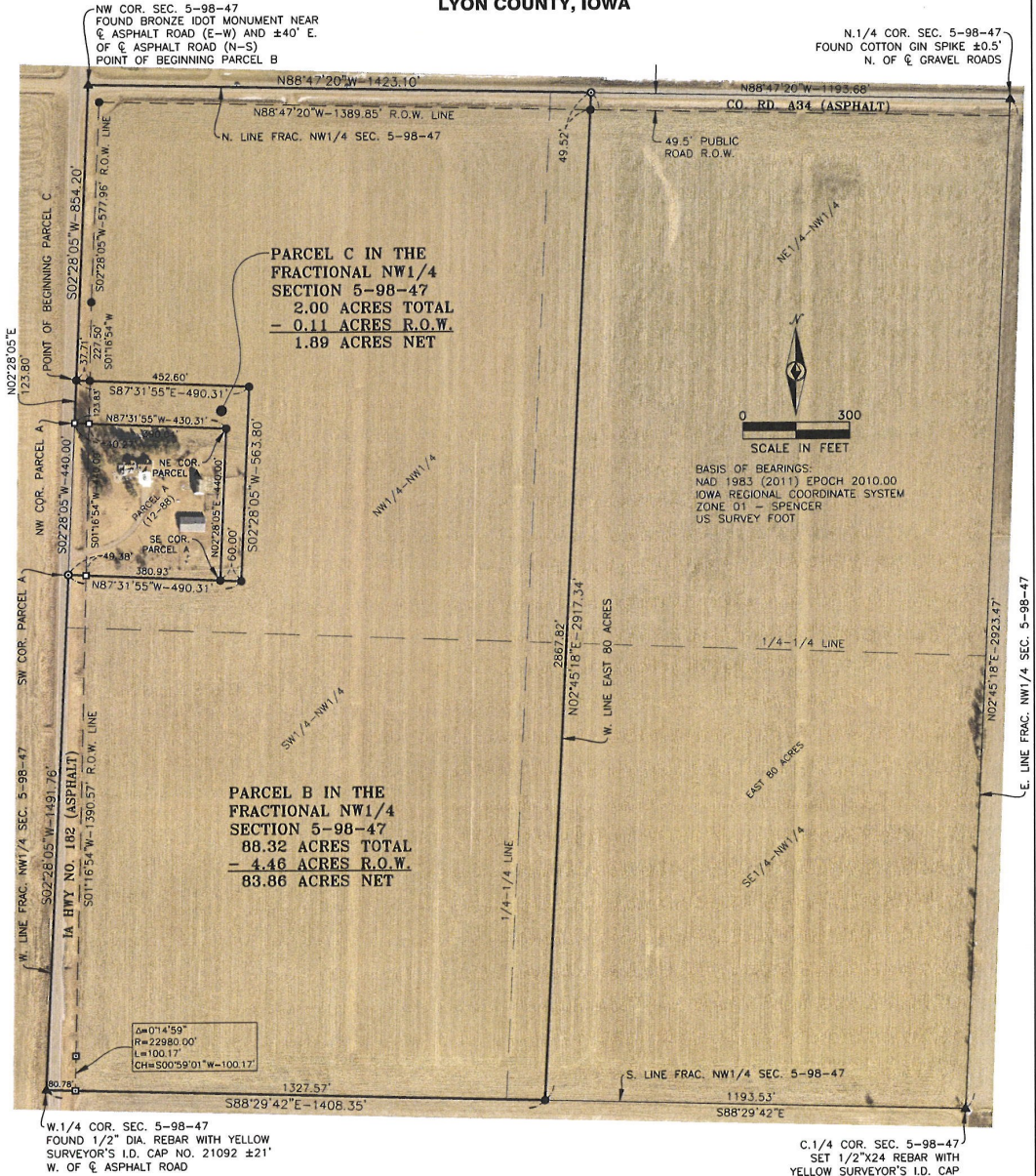
PREPARED BY AND RETURN TO:  
TIM M. LALEMAN, PLS  
DGR ENGINEERING  
1302 SOUTH UNION STREET  
P.O. BOX 511  
ROCK RAPIDS, IOWA 51246  
PHONE: 712-472-2531

SURVEY REQUESTED BY: MARK ZOMER

CURRENT PROPRIETOR:  
MABEL S. HALSTENSON REVOCABLE TRUST

**REVIEW DRAFT**  
**(9-18-24)**

**PLAT OF SURVEY**  
**PARCELS B & C IN THE FRACTIONAL NW1/4 SECTION 5-98-47**  
**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 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: SHEETS 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
  - ⊙ SET MAG NAIL
  - FOUND 5/8" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 8103
  - ▣ FOUND R.O.W. RAIL

ACRES BY ALIQUOT PART - PARCEL B		
	TOTAL	NET
NW1/4-NW1/4	41.06 AC.	2.29 AC.
SW1/4-NW1/4	39.83 AC.	2.04 AC.
NE1/4-NW1/4	4.12 AC.	0.13 AC.
SE1/4-NW1/4	3.31 AC.	0.00 AC.
<b>TOTALS</b>	<b>88.32 AC.</b>	<b>4.46 AC.</b>



Date: 9-18-24  
Drawn By: TML  
Reviewed: ANW  
Approved: TML

PROJECT NO. 374144

## 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

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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](http://www.zomercompany.com)  
for our past successful results