

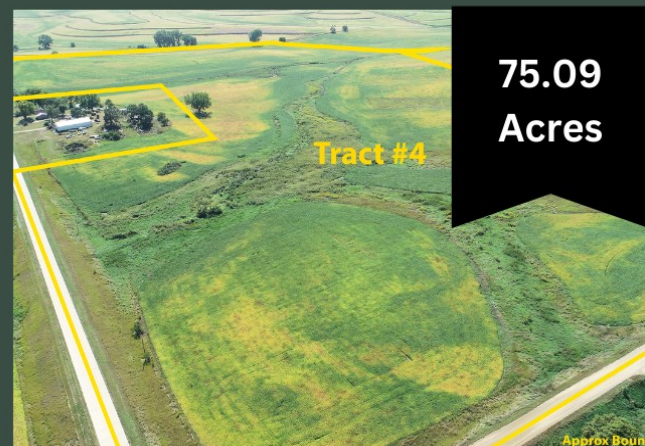
56.72
Acres



99.61
Acres



76.73
Acres



75.09
Acres

Live Public

Land Auction

Sale Date:

November 19, 2024

at 10:30 A.M.

Upcoming High
Quality Farmland
Auction Of 308.15+/- Acres
Of Land Located in
Portland TWP, Plymouth
County, IA

Cecil Horn Trust - Owner



712-476-9443

zomercompany.com

Auctioneers' Note: We are honored to represent the Horn family in offering for sale at auction these powerful Plymouth County, IA farms! These tracts of farmland offer a tremendous opportunity to purchase one tract of land or the opportunity to purchase one large block of land consisting of 308.15+/- acres of farmland! Call an auctioneer today to receive a full informational packet!

Location: On the North side of Akron, IA at the intersection of C16 (150th ST.) & HWY12/3 go East on C16(150th ST.) for 4 miles to K18 then go 1 mile North on K18 to 140th St. then go 1/4 mile West on 140th ST. to Tract 4 (Tract 4 also borders K18) then from Tract 4 go 1/4 mile further West on 140th St. to Tract 3, then continue another 1/4 mile West on 140th ST. to Tract 2 then continue another 1/4 mile West on 140th ST. to Tract 1. All of the tracts are adjoining with Tract 4 adjoining K18 & 140th St. and Tract 1 adjoining Dogwood Ave. & 140th St. and Tracts 2 & 3 are located between Tracts 1 & 4 and are both accessed from 140th ST.

Auction of all of the tracts will be held at the site of the farmland!
Watch zomercompany.com in case of inclement weather.

Abbreviated Legal Description of Tract 1: Parcel A in the NW1/4 of Section 26, TWP 93N, Range 48W, Plymouth County, IA. Subject to all easements and public roads of record.

General Description of Tract 1: According to the recent survey, this property contains 56.72+/- gross acres. According to FSA/Survey, this farm contains approx. 54.04+/- tillable acres. This farm has a corn base and soybean base combined with the adjoining tract of farmland with a PLC yield of 163bu on corn and a PLC yield of 47bu on soybeans. This farm is classified as HEL. The predominant soil types include: 1C3, D3-Ida, 310CB, C2, D2-Galva, 19B-Kennebec-McPaul. **The average CSR1 is 43.7. The average CSR2 is 54.** This is a great opportunity to purchase a quality tract of Plymouth County, IA farmland! It is not often that you have the opportunity to purchase a smaller tract of farmland in this area! Land is an excellent investment!

Abbreviated Legal Description of Tract 2: Parcel B in the NW1/4 of Section 26, TWP 93N, Range 48W, Plymouth County, IA. Subject to all easements and public roads of record.

General Description of Tract 2: According to the recent survey, this property contains 99.61+/- gross acres. According to FSA/Survey, this farm contains approx. 91.59+/- current tillable acres with the remainder in road and ditch and approx. 6.75+/- acres of grass/creek of which approx. 3.43+/- acres was in a CRP program (CRP contract has expired). This farm has a corn base and soybean base combined with the adjoining tract of farmland with a PLC yield of 163bu on corn and a PLC yield of 47bu on soybeans. This farm is classified as HEL. The predominant soil types include: 19B-Kennebec-McPaul, 1C3, D3-Ida, 33E3, D3-Steinauer, 310B, C2-Galva. **The average CSR1 is 49.4. The average CSR2 is 55.3.** This is a fantastic opportunity to purchase a completely inside tract of farmland with road on only one side! If you are looking for land in Plymouth County, IA be sure to take a look at this quality farm!

Abbreviated Legal Description of Tract 3: Parcel C in the N1/2 of Section 26, TWP 93N, Range 48W, Plymouth County, IA, Subject to all easements and public roads of record.

General Description of Tract 3: According to the recent survey, this property contains 76.73+/- gross acres. According to FSA/Survey, this farm contains approx. 74.5+/- tillable acres which includes a grass strip which was enrolled in a CRP contract that expired on 9-30-2024. This farm has a corn base and soybean base combined with the adjoining tract of farmland with a PLC yield of 163bu on corn and a PLC yield of 47bu on soybeans. This farm is classified as HEL. The predominant soil types include: 19B-Kennebec-McPaul, 1C3, D3-Ida, 33D3-Steinauer, 310B, C2, D2-Galva. **The average CSR1 is 53.8. The average CSR2 is 58.3.** If you are looking for a good tract of Portland TWP, Plymouth County, IA farmland then be sure to check out this farm! This farm is a completely inside tract of farmland with very few non tillable acres! If you look back 5, 10 or 20 years land has proven that it is an excellent investment!

Abbreviated Legal Description of Tract 4: Parcel D in the NE1/4 of Section 26, TWP 93N, Range 48W, Plymouth County, IA. Subject to all easements and public roads of record.

General Description of Tract 4: According to the recent survey, this property contains 75.09+/- gross acres. According to Survey/FSA, this farm contains approx. 66.19+/- tillable acres which includes some grass strips which were enrolled in a CRP contract which expired on 9-30-2024. The balance of the farm consists of approx. 5 acres of grass area and waterway of which a portion may be farmable with some drainage improvements. This farm has a corn base and soybean base combined with the adjoining tract of farmland with a PLC yield of 163bu on corn and a PLC yield of 47bu on soybeans. This farm is classified as HEL. The predominant soil types include: 19B-Kennebec McPaul, 1C3, D3-Ida, 310B, C2, D2-Galva, 33D3-Steinauer. **The average CSR1 is 54.5. The average CSR2 is 63.2.** Investing in Plymouth County, IA farmland is a decision you will not regret! Land is an excellent investment in your family's future!

Method of sale: Auction of all of the tracts will be held at the site of the farmland. Tracts will be sold in the choice method. Top bidder of each round of choice will be permitted to select the tract of their choice or multiple tracts. Whichever tracts are remaining will then be offered in the choice method again. If a top bidder in the round of choice or in any rounds of choice selects all of the remaining tracts then the auction will be over. Once a tract is sold it will remain sold and will not be available to bid on again. No combination of the tracts will be offered other than the option to purchase multiple tracts in the round of choice. Choice will continue until all of the parcels are sold. Tracts will be sold with the final bid price times the gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Plymouth County Treasurer are estimated at approx. \$1,531.44 per year on Tract 1, approx. \$2,689.47.00 per year for Tract 2, approx. \$2,071.71 per year for Tract 3 & approx. \$2,027.43 per year on Tract 4. Taxes are ESTIMATED only as the county will reassess the taxes due to the recent survey split of the parcels. Seller will pay the 2024 taxes which are due and payable in March and Sept of 2025.

Possession: Full possession will be on March 1, 2025. This land 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 January 13, 2025. 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 statues. If buyer delays closing, penalties may apply. 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. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. **Ray Edgington of Tigges, Bottaro & Lessman, LLP—Attorney for sellers.**

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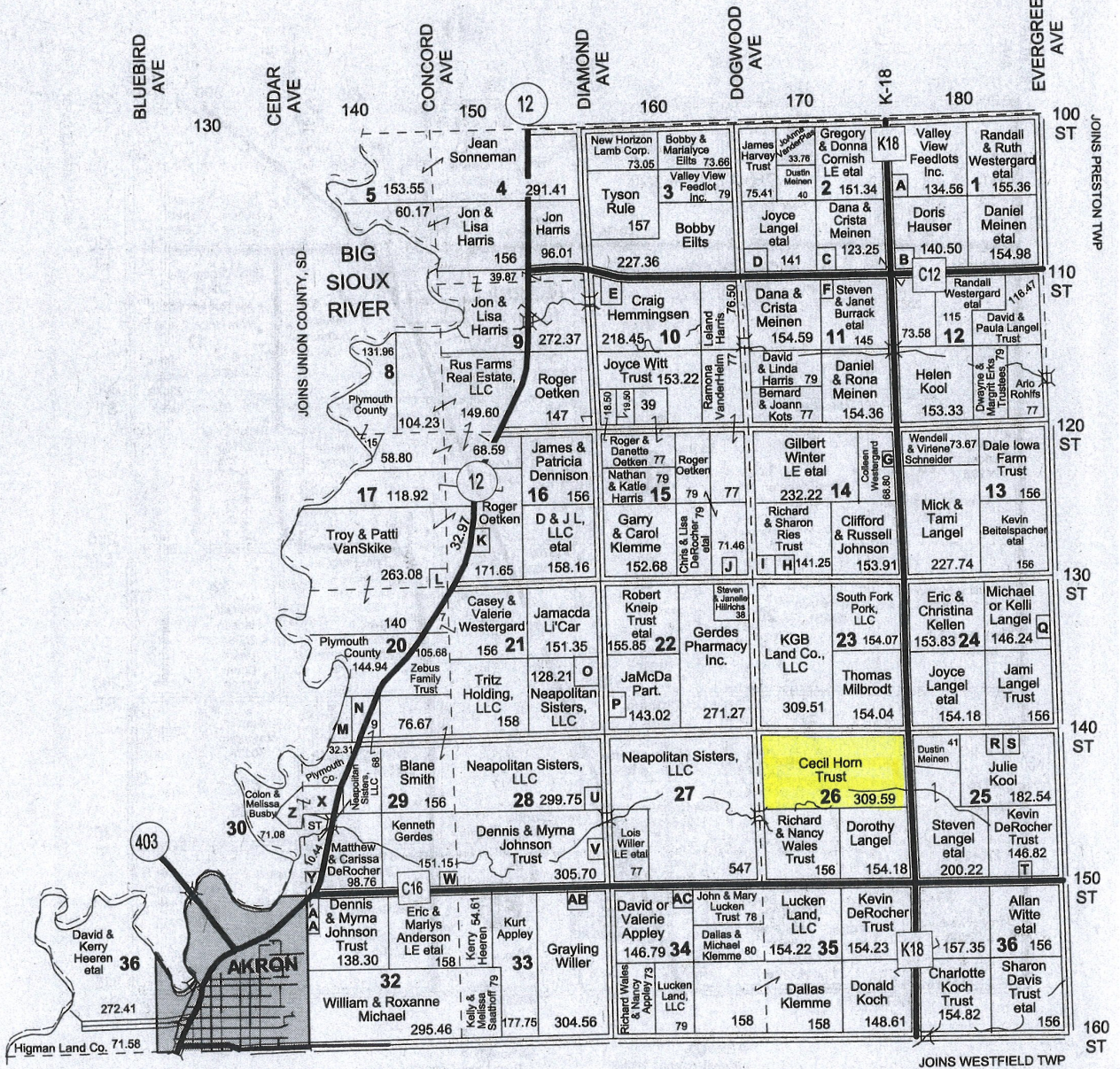
PORTLAND TWP LAND OWNER

T 93 N

R 48 W

JOINS SIOUX COUNTY, IA

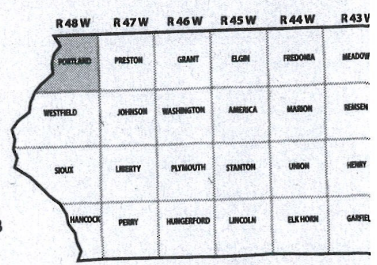
LAND OWNER & RURAL RESIDENT MAPS



Small Tracts

- Section 1 **A** Michael & Donna Garrett - 14.05
- Section 1 **B** Jerod & Kayla Bruget - 10.93
- Section 2 **C** Dustin & Becky Meinen - 25.08
- Section 2 **D** John Guthridge - 10.09
- Section 10 **E** Thomas & Donna Mahaney - 12.40
- Section 11 **F** Steven & Janet Burrack - 9.19
- Section 14 **G** Jason & Amy Rolfs - 6.57
- Section 14 **H** Jeffrey & Lisa Wolthuizen - 7.81
- Section 14 **I** Garry & Carol Klemme - 6.94
- Section 15 **J** James & Lucille Eyer - 5.54
- Section 16 **K** Nicholas & Allison Schoenfelder - 11.83
- Section 17 **L** Gerald Wakeman - 5
- Section 20 **M** Colon & Melissa Busby - 6.31
- Section 20 **N** Christine Harvey Trust - 13.60

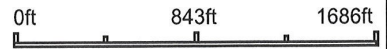
- Section 21 **O** Kyle & Jennifer Schoe n - 27.79
- Section 22 **P** Neapolitan Sisters, LLC - 12.23
- Section 24 **Q** Becky Hebert - 6.32
- Section 25 **R** Robbi Bixenman - 5.18
- Section 25 **S** Casey & Valerie Westergard - 19.03
- Section 25 **T** John Jr. & Holly Sabaliauskas - 5.47
- Section 28 **U** Ned & Deb Hauser - 14.25
- Section 28 **V** Jose & Olivia Arreola - 8.16
- Section 29 **W** Jason Jager - 5.85
- Section 29 **X** Christine Harvey Trust - 37.23
- Section 29 **Y** Cemetery - 12
- Section 30 **Z** Christine Harvey Trust - 31.30
- Section 32 **AA** Cemetery - 15.43
- Section 33 **AB** Lea Jacobs - 7.45
- Section 34 **AC** Richard Adams & Tammy Masters - 9.03



Aerial Map



Boundary Center: 42° 50' 52.85, -96° 29' 12.12



26-93N-48W
Plymouth County
Iowa



Maps Provided By:

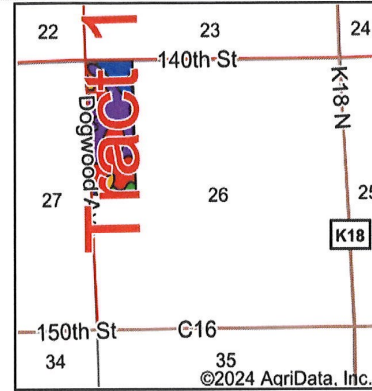


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9/18/2024

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

Soils Map



State: **Iowa**
 County: **Plymouth**
 Location: **26-93N-48W**
 Township: **Portland**
 Acres: **56.72**
 Date: **9/18/2024**



Maps Provided By:



Area Symbol: IA149, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	21.61	38.1%		> 6.5ft.	IIIe	58	44	61	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	21.14	37.3%		> 6.5ft.	IIIe	32	35	58	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	7.37	13.0%		> 6.5ft.	IIIe	84	51	65	
19B	Kennebec-McPaul silt loams, 2 to 5 percent slopes	2.68	4.7%		6.4ft.	Ile	79	73	79	
310B	Galva silty clay loam, 2 to 5 percent slopes	2.06	3.6%		> 6.5ft.	Ile	95	68	75	
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	1.86	3.3%		> 6.5ft.	IIIe	57	42	60	
Weighted Average							2.92	54	43.7	*n 61.7

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

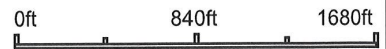
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Aerial Map



Boundary Center: 42° 50' 52.64, -96° 28' 54.34



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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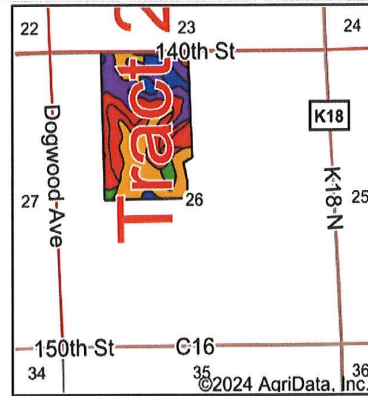
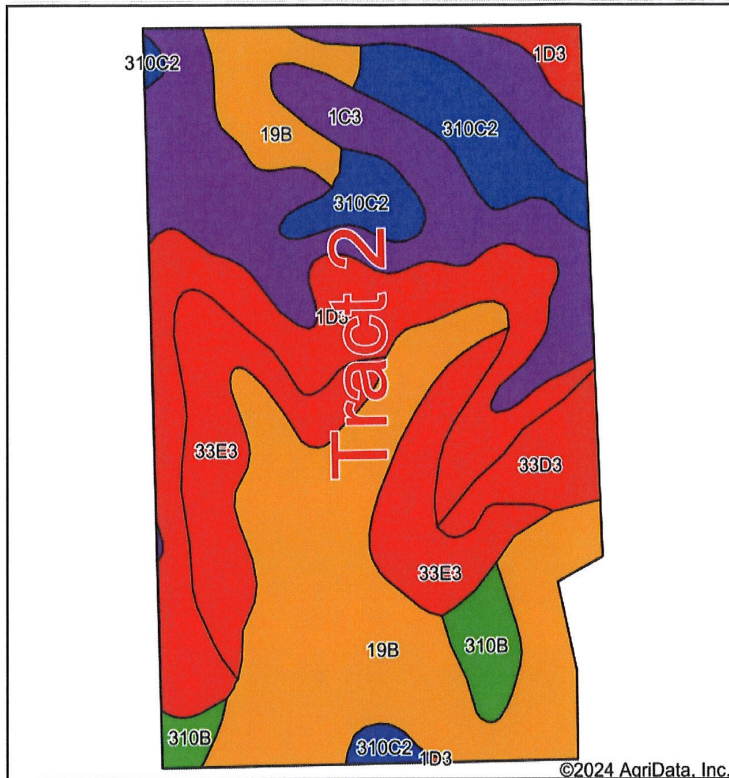
26-93N-48W
Plymouth County
Iowa



9/18/2024

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

Soils Map



State: **Iowa**
 County: **Plymouth**
 Location: **26-93N-48W**
 Township: **Portland**
 Acres: **99.61**
 Date: **9/18/2024**










Maps Provided By:  

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Soils data provided by USDA and NRCS.

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Area Symbol: IA149, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
19B	Kennebec-McPaul silt loams, 2 to 5 percent slopes	31.46	31.5%		6.4ft.	Ile	79	73	79	
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	21.12	21.2%		> 6.5ft.	IIIe	58	44	61	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	17.52	17.6%		> 6.5ft.	IIIe	32	35	58	
33E3	Steinauer clay loam, 14 to 18 percent slopes, severely eroded	14.20	14.3%		> 6.5ft.	VIe	10	19	41	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	8.55	8.6%		> 6.5ft.	IIIe	84	51	65	
33D3	Steinauer clay loam, 9 to 14 percent slopes, severely eroded	3.57	3.6%		> 6.5ft.	IVe	22	44	44	
310B	Galva silty clay loam, 2 to 5 percent slopes	3.19	3.2%		> 6.5ft.	Ile	95	68	75	
Weighted Average							3.12	55.3	49.4	*n 63.5

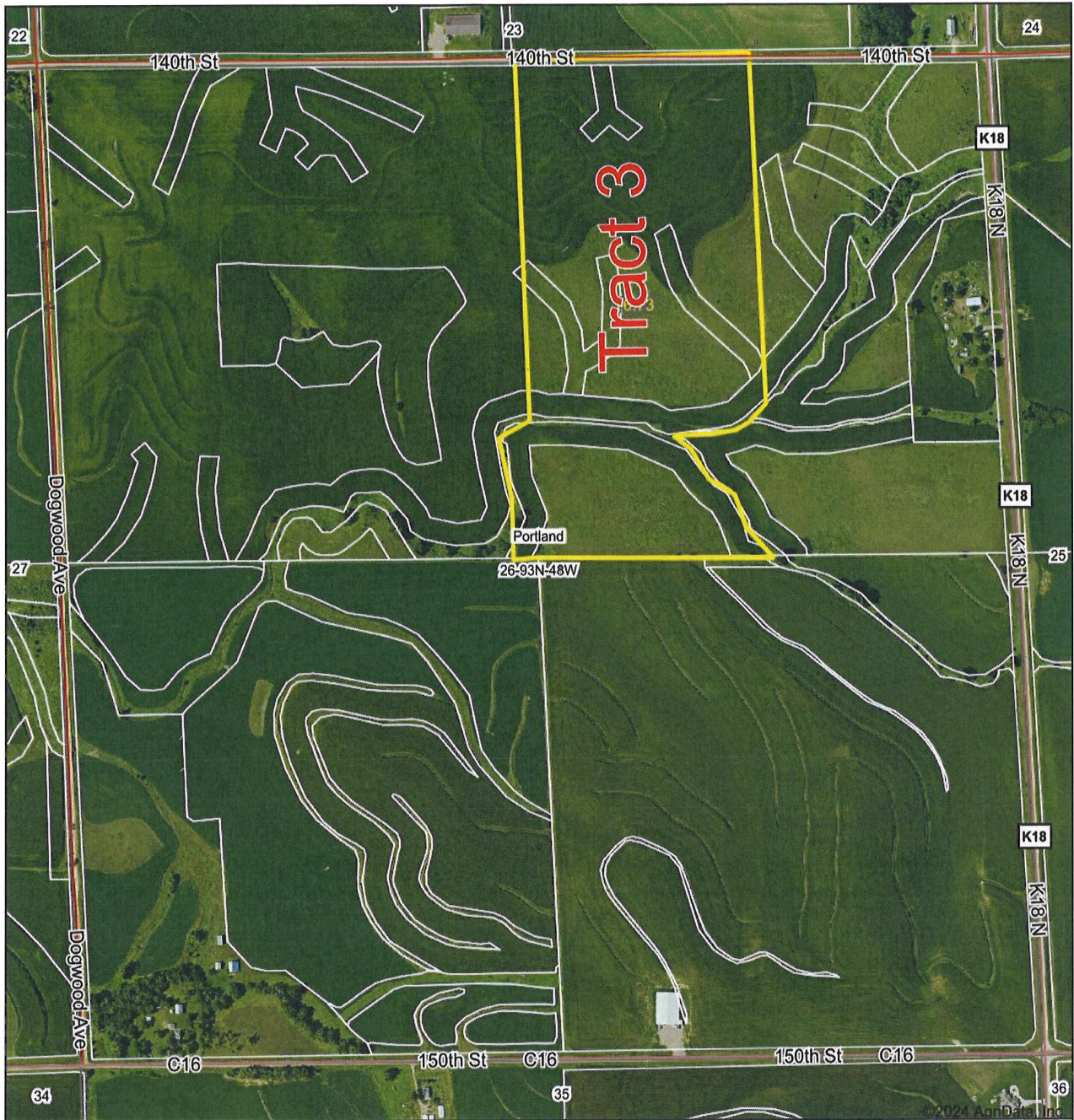
**IA has updated the CSR values for each county to CSR2.

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

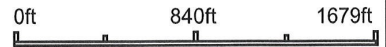
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



Boundary Center: 42° 50' 52.23, -96° 28' 35.34



26-93N-48W
Plymouth County
Iowa

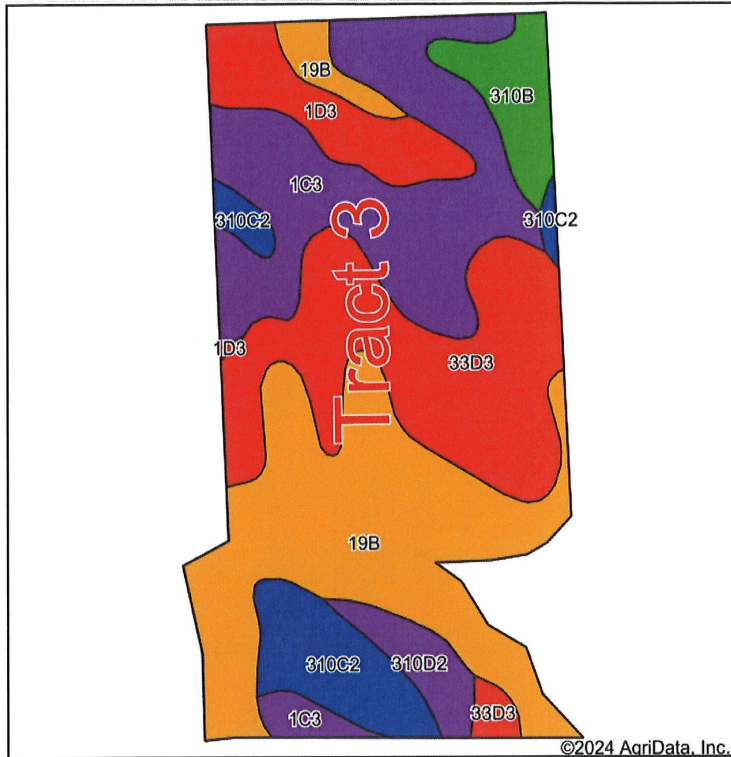


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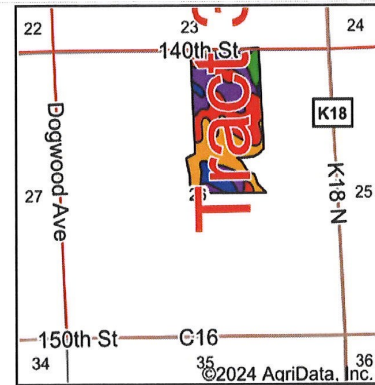
9/18/2024

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Plymouth**
 Location: **26-93N-48W**
 Township: **Portland**
 Acres: **76.73**
 Date: **9/18/2024**



Area Symbol: IA149, Soil Area Version: 34											
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans		
19B	Kennebec-McPaul silt loams, 2 to 5 percent slopes	23.22	30.2%		6.4ft.	Ile	79	73	79		
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	18.51	24.1%		> 6.5ft.	IIle	58	44	61		
33D3	Steinauer clay loam, 9 to 14 percent slopes, severely eroded	17.18	22.4%		> 6.5ft.	IVe	22	44	44		
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	6.37	8.3%		> 6.5ft.	IIIe	84	51	65		
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	5.41	7.1%		> 6.5ft.	IIIe	32	35	58		
310B	Galva silty clay loam, 2 to 5 percent slopes	3.62	4.7%		> 6.5ft.	Ile	95	68	75		
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	2.42	3.2%		> 6.5ft.	IIIe	57	42	60		
Weighted Average							2.87	58.3	53.8	*n 63.4	

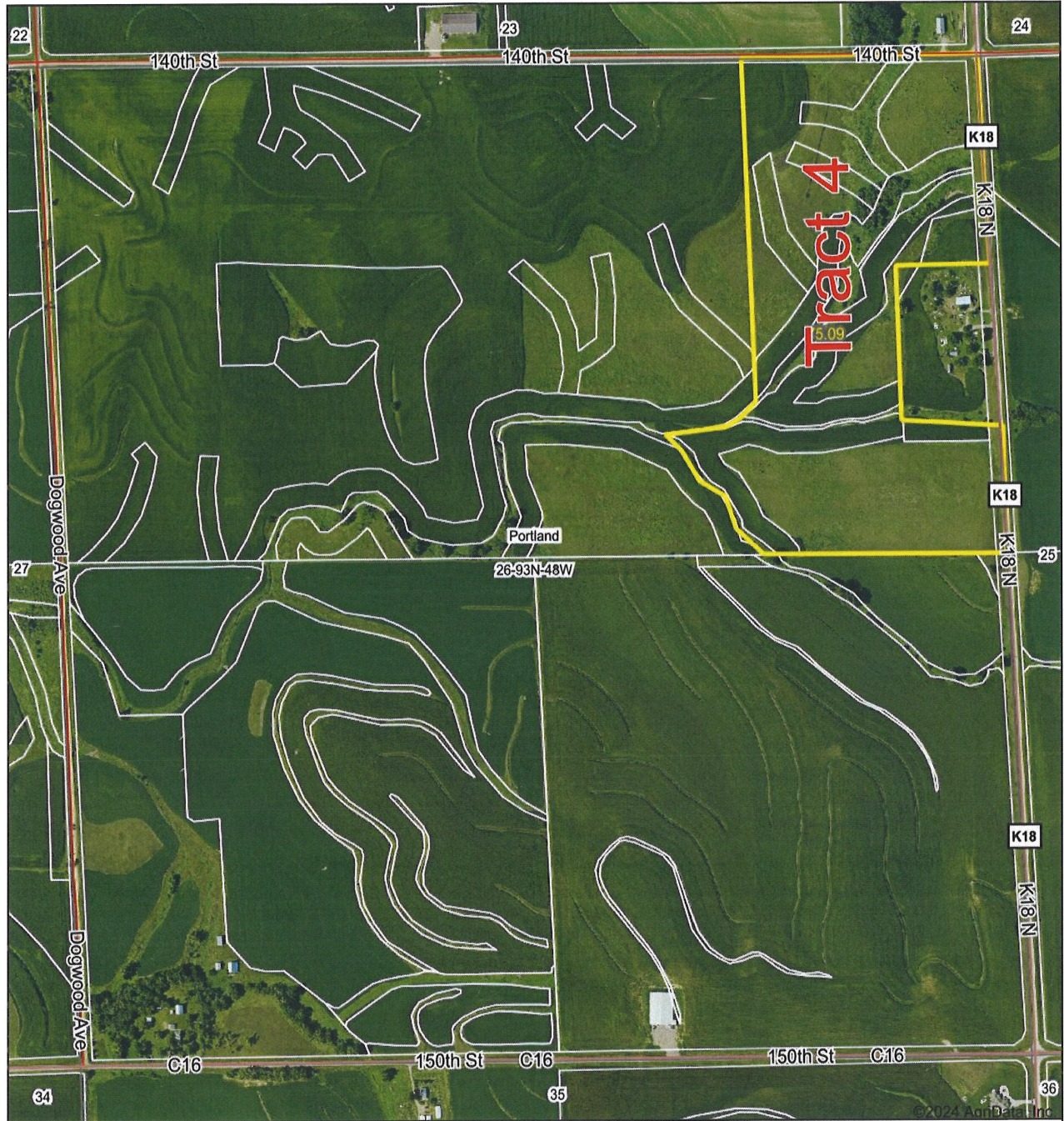
**IA has updated the CSR values for each county to CSR2.

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

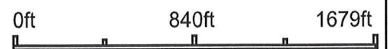
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



Boundary Center: 42° 50' 51.95, -96° 28' 19.92



26-93N-48W
Plymouth County
Iowa

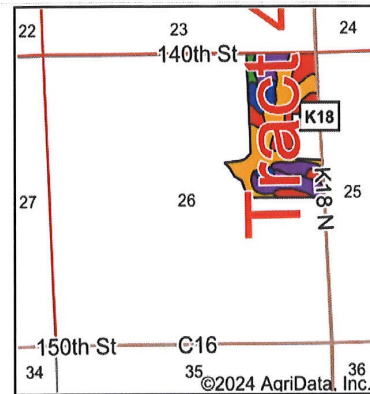
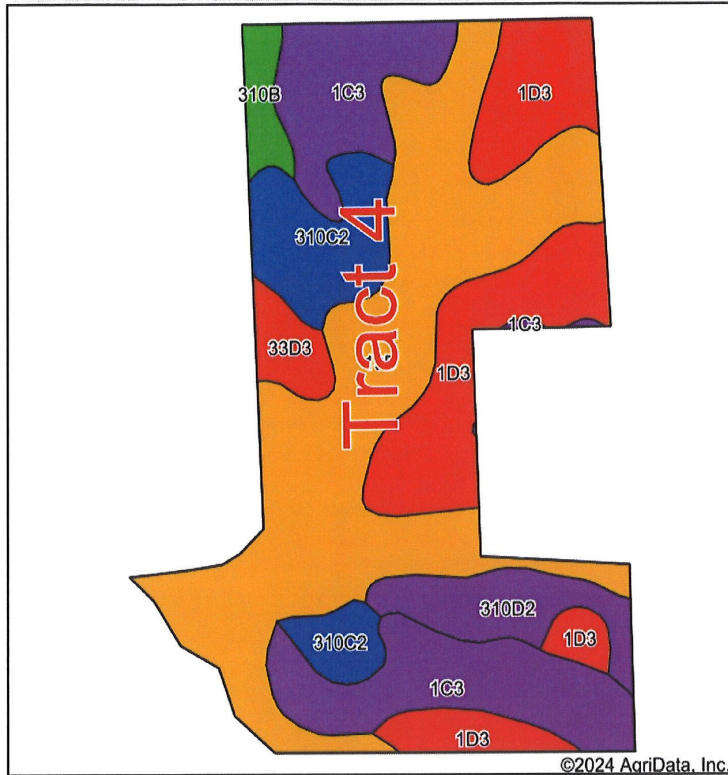


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9/18/2024

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

Soils Map



State: **Iowa**
 County: **Plymouth**
 Location: **26-93N-48W**
 Township: **Portland**
 Acres: **75.09**
 Date: **9/18/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: IA149, Soil Area Version: 34										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
19B	Kennebec-McPaul silt loams, 2 to 5 percent slopes	29.25	39.0%		6.4ft.	Ile	79	73	79	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	15.57	20.7%		> 6.5ft.	IIle	32	35	58	
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	14.89	19.8%		> 6.5ft.	IIle	58	44	61	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	7.31	9.7%		> 6.5ft.	IIle	84	51	65	
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	4.44	5.9%		> 6.5ft.	IIle	57	42	60	
33D3	Steinauer clay loam, 9 to 14 percent slopes, severely eroded	1.94	2.6%		> 6.5ft.	Ive	22	44	44	
310B	Galva silty clay loam, 2 to 5 percent slopes	1.69	2.3%		> 6.5ft.	Ile	95	68	75	
Weighted Average							2.61	63.2	54.5	*n 67.6

**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

Soils data provided by USDA and NRCS.



Legend

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

Wetland Determination Identifiers

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

Producers/Shares

Irrigation

 X NI
 IR

Intended Use

 Grain
 Forage
 Grazed

2024 Program Year

Map Created May 10, 2024

Farm 1950
Tract 1775

Tract Cropland Total: 287.02 acres

"Options only for certification maps & valid only if filled in"

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
PLYMOUTH
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 1950
Prepared : 9/17/24 11:05 AM CST
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Operator Name
CRP Contract Number(s)
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
306.81	287.02	287.02	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	276.09	0.00		10.93	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	132.10	0.00	163	0
Soybeans	135.70	0.00	47	0
TOTAL	267.80	0.00		

NOTES

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Tract Number : 1775
Description : N2 SEC 26 PORTLAND
FSA Physical Location : IOWA/PLYMOUTH
ANSI Physical Location : IOWA/PLYMOUTH
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : CECIL W HORN 2015 DECLARATION OF TR
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
306.81	287.02	287.02	0.00	0.00	0.00	0.00	0.0

IOWA
PLYMOUTH
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 1950
Prepared : 9/17/24 11:05 AM CST
Crop Year : 2024

Tract 1775 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	276.09	0.00	10.93	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	132.10	0.00	163
Soybeans	135.70	0.00	47
TOTAL	267.80	0.00	

NOTES

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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.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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.

CRP-1 (01-08-24)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION	2. SIGN-UP NUMBER
		19 149	46
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER	4. ACRES FOR ENROLLMENT
		11009C	10.93
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) PLYMOUTH COUNTY FARM SERVICE AGENCY 1100 12TH ST SW, SUITE B LE MARS, IA51031-3034		6. TRACT NUMBER	7. CONTRACT PERIOD
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (712) 546-4178		1775	FROM: (MM-DD-YYYY) 10-01-2014
		TO: (MM-DD-YYYY) 09-30-2024	
		8. SIGNUP TYPE: Continuous	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 388.08	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 4,242.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	1775	21	CP8A	2.10	\$ 265.00
(Item 9C is applicable only when the first year payment is prorated.)		1775	22	CP8A	1.40	\$ 176.00
		1775	37	CP8A	2.64	\$ 333.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
CECIL W BORN 2015 DECLARATION OF TR C/O DEBRA HORN, TRUSTEE 5309 W US HIGHWAY 75 TRLR 274 SIOUX CITY, IA51108-1557	100.00 %	<i>Debra Horn</i>	x Trustee	6-21-04
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%	<i>Kerry</i>	x Trustee	6-21-04
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
	<i>Brook W. Aitto, CEO</i>	6-3-2024

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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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RECEIVED
 JUN 28 2024
 PLYMOUTH CO. FSA
 LE MARS, IOWA

REVIEW DRAFT
(6-26-24)

LOCATION:	N.1/2 SECTION 26-93-48
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
CURRENT PROPRIETORS:	CECIL W. HORN 2015 DECLARATION OF TRUST
SURVEY REQUESTED BY:	MARK ZOMER

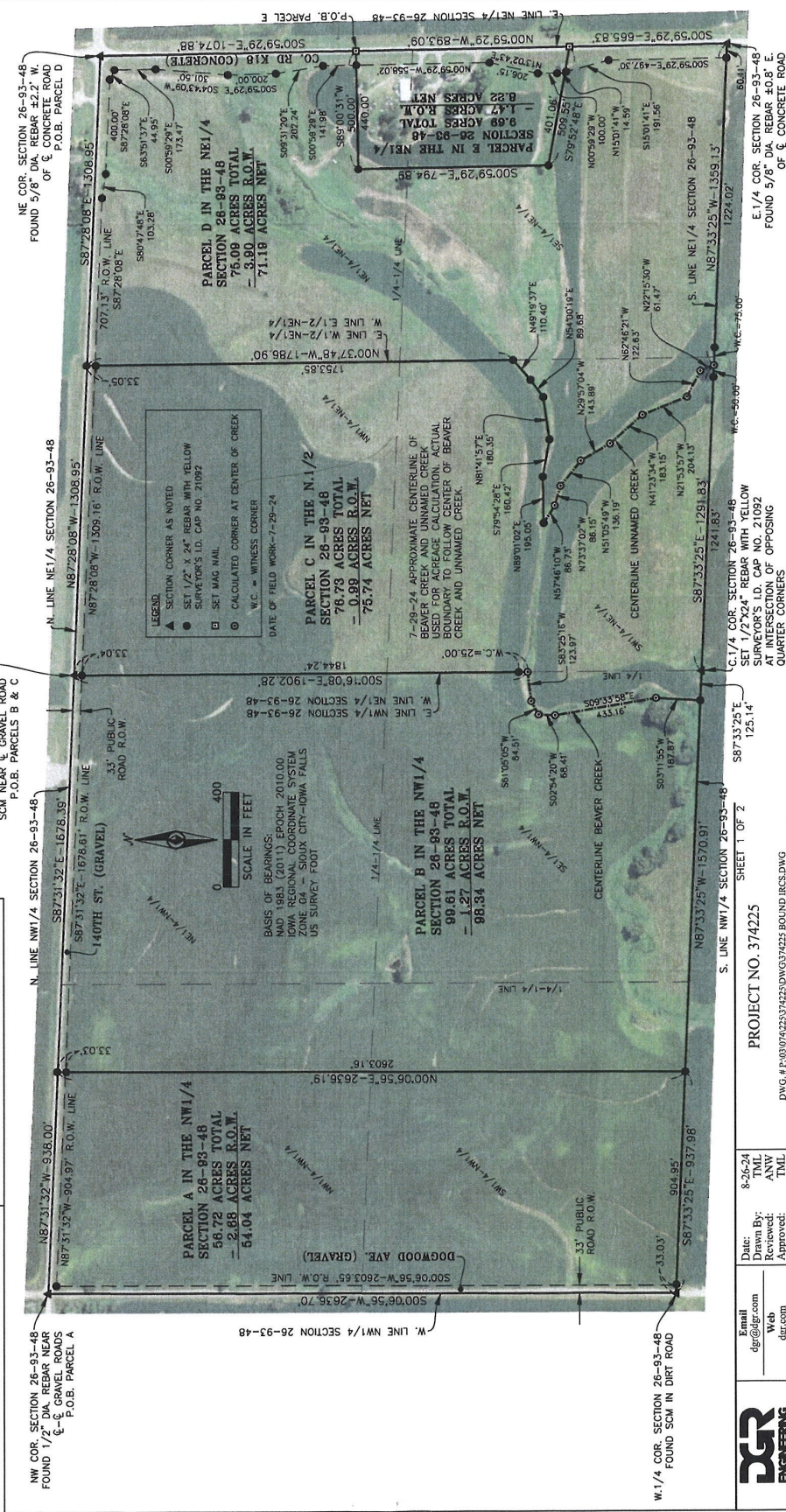
**PLAT OF SURVEY
PARCELS A, B, C, D & E IN THE N.1/2 SECTION 26-93-48
PLYMOUTH COUNTY, IOWA**



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 plat: **SHEETS 1 OF 2 AND 2 OF 2**

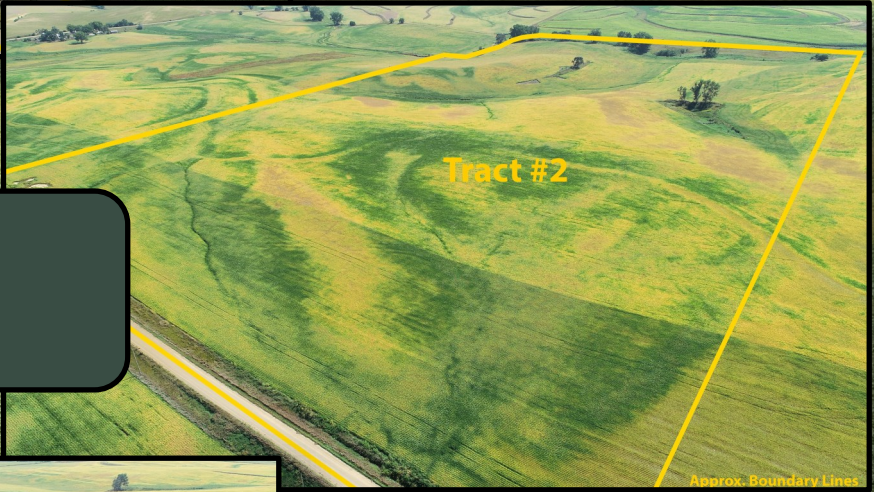


Email:	dgr@dgr.com
Web:	dgr.com
Date:	8-26-24
Drawn By:	TML
Reviewed:	AMZ
Approved:	TML
PROJECT NO.:	374225
SHEET 1 OF 2	
DWG. #:	P:\08\0425\3425\DWG\374225 BOUND IRCS.DWG





Tract 1
CSR2-54



Tract 2
CSR2-55.3



Tract 3
CSR2-58.3



Tract 4
CSR2-63.2

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