



**ZOMER COMPANY**  
REALTY & AUCTION

# Live Public LAND AUCTION

*Woodbury TWP, Woodbury County, IA*



**72.07+/- Acres**

**Sale Date:**

**December 4, 2024 @ 10:30 A.M.**

**Marilyn Niemeyer**

**Revocable Trust**

**Owner**

712-476-9443

[www.zomercompany.com](http://www.zomercompany.com)

1414 Main St., Rock Valley, IA 51247



**Auctioneer's Note:** We take great pride in presenting at auction, on behalf of the Niemeyer Family, this outstanding tract of Woodbury County, Iowa farmland! Land in this area is not often readily available for purchase! If you are a younger farmer, established operator or investor looking to make a purchase of land this is a great opportunity to purchase a tract of land in an area where land is not always for sale! Make plans today to attend this auction and purchase this great tract of Woodbury County, Iowa farmland which is located only a short 2 miles East of Sergeant Bluff, IA!

**Farm Location:** From the Fareway Grocery Store at the intersection of S Lewis BLVD & 1st St. in Sergeant Bluff, IA go 2 1/2 miles East on 1st St. (turns into 210th St.(D38) as you leave town). The farm is located on the North side of 210th St. (D38). Farm also adjoins Elk Creek Road in the Northeast corner of the farm.

**Auction of the land will be held at:**

Sergeant Bluff, IA Community Center Parking Lot  
903 E Topaz Dr., Sergeant Bluff, IA 51054





**Abbreviated Legal Description:** Parcel of Land in the W1/2 of the SW1/4 of Section 27, TWP 88N, Range 47W, Woodbury County, IA as shown on the plat of survey recorded in Book 2024 at Page 08968. Subject to all drainage assessments and taxes, easements and public roads of record. Copy of full legal description is available by contacting auctioneer.

**General Description:** According to the recent survey, this property contains 72.07+/- gross acres. According to FSA/Survey this farm contains approx. 70+/- tillable acres. This farm has a corn base only with a PLC yield of 120bu. FSA will do a reconstitution on the base acres and plc yields for this farm due to the recent survey. This farm is classified as NHEL. The predominant soil types include: 156-Albaton, 518-Morconick, 515-Percival, 552-Owego, 3146-Onawa-Albaton. The average CSR1 is 47. The average CSR2 is 51.9. Seize the opportunity to shape your family's future by making this exceptional land acquisition of this tract of farmland located in an area just 2 miles East of Sergeant Bluff, IA where land is not always readily available! This is a great opportunity to purchase a farm near the outskirts of a growing city! If you decide to purchase this tract of land it is not just a purchase, it is a strategic investment in the legacy of your family! When you look back on history you can see that land has been an investment that can help secure your family's future for years to come!

**Method of sale:** Auction of the land will be held at: Sergeant Bluff Community Center Parking Lot (903 E. Topaz Dr., Sergeant Bluff, IA 51054)

Property has been surveyed and the final purchase price shall be based on the final bid price times the gross surveyed acres. Farm will be sold on a per acre basis.

**Taxes:** The current Real Estate Taxes according to the Woodbury County, IA Treasurer were approx. \$1,806.00 in 2023 and the 2024 drainage taxes were approx. \$829.99. Seller will pay the 2024 taxes pro-rated through December 31, 2024 which are due and payable in March and Sept of 2025.

**Possession:** This farm is available to farm for the 2025 crop year. Possession will be on March 1, 2025.

**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 15, 2025 which is when buyer shall receive a clear and merchantable title to the property. 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. Property is sold subject to any/all drainage taxes/assessments if any. This Property is being sold subject to the confirmation of the sellers and subject to court approval. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. **Robert Stewart & Jeremy Saint, Crary Huff Law Firm —Attorney for Trust.**



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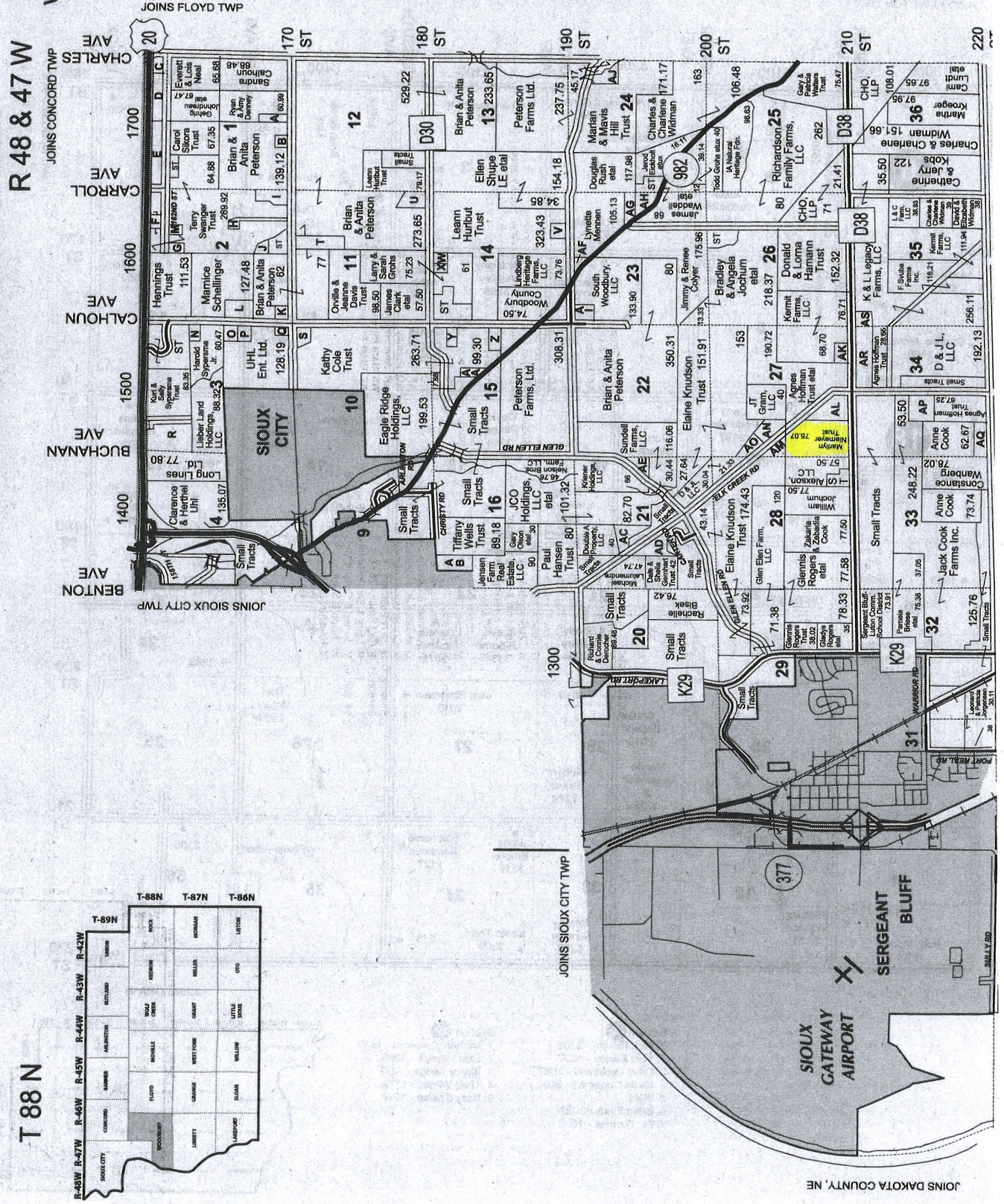


# WOODBURY TWP

LAND OWNER



LAND OWNER & RURAL RESIDENT MAPS



T 88 N

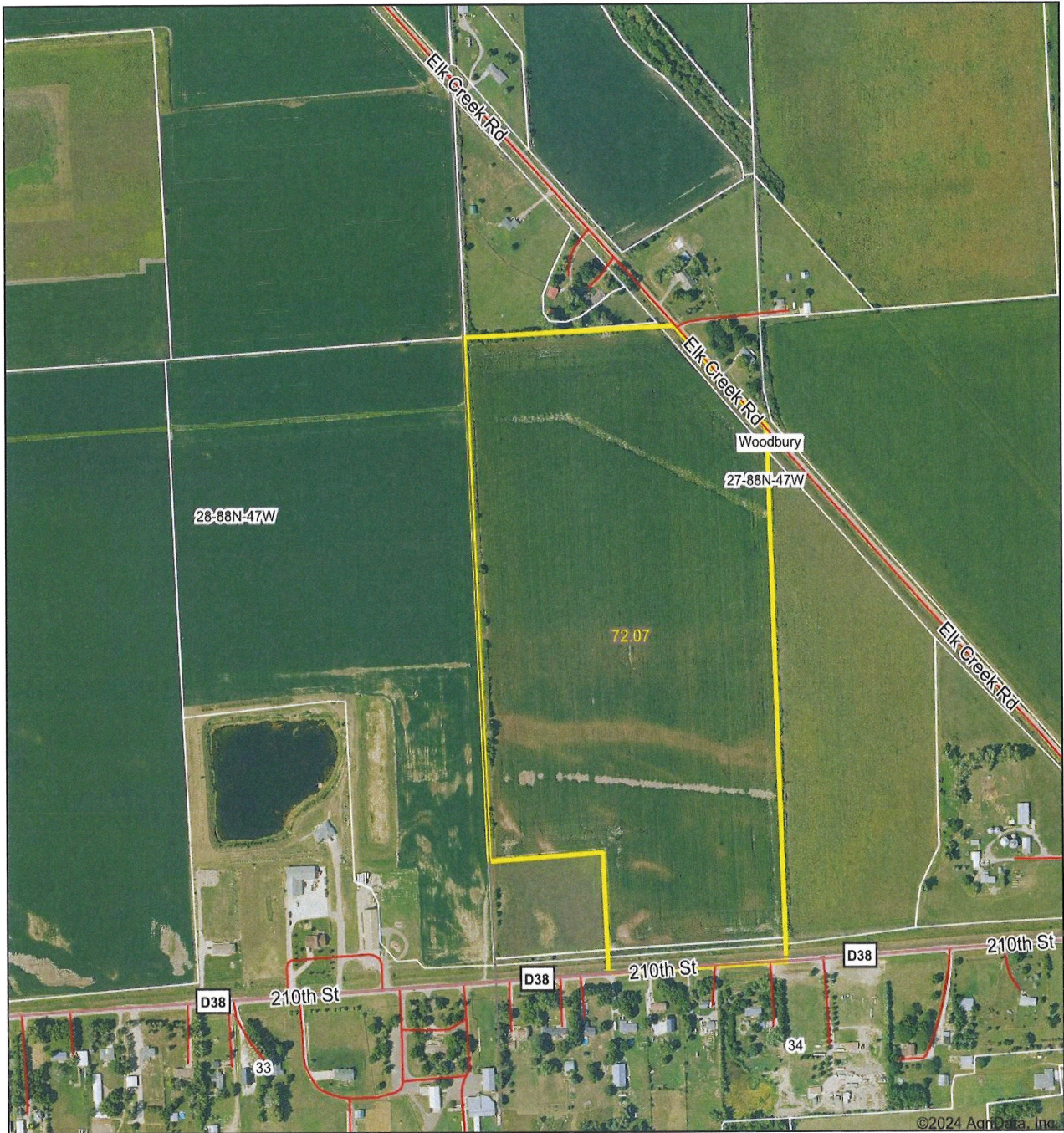
		T-88N	T-87N	T-86N
		R-48W	R-47W	R-46W
		R-45W	R-44W	R-43W
		R-42W	R-41W	R-40W
		R-39W	R-38W	R-37W
		R-36W	R-35W	R-34W
		R-33W	R-32W	R-31W
		R-30W	R-29W	R-28W
		R-27W	R-26W	R-25W
		R-24W	R-23W	R-22W
		R-21W	R-20W	R-19W
		R-18W	R-17W	R-16W
		R-15W	R-14W	R-13W
		R-12W	R-11W	R-10W
		R-9W	R-8W	R-7W
		R-6W	R-5W	R-4W
		R-3W	R-2W	R-1W

JOINS DAKOTA COUNTY, NE

WOODBURY COUNTY

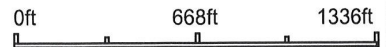


**Aerial Map**

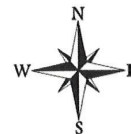


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Boundary Center: 42° 24' 17.88, -96° 18' 33.24



**27-88N-47W**  
**Woodbury County**  
**Iowa**



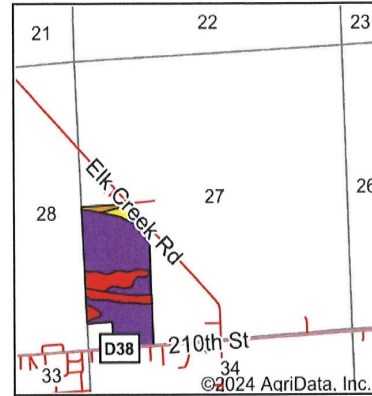
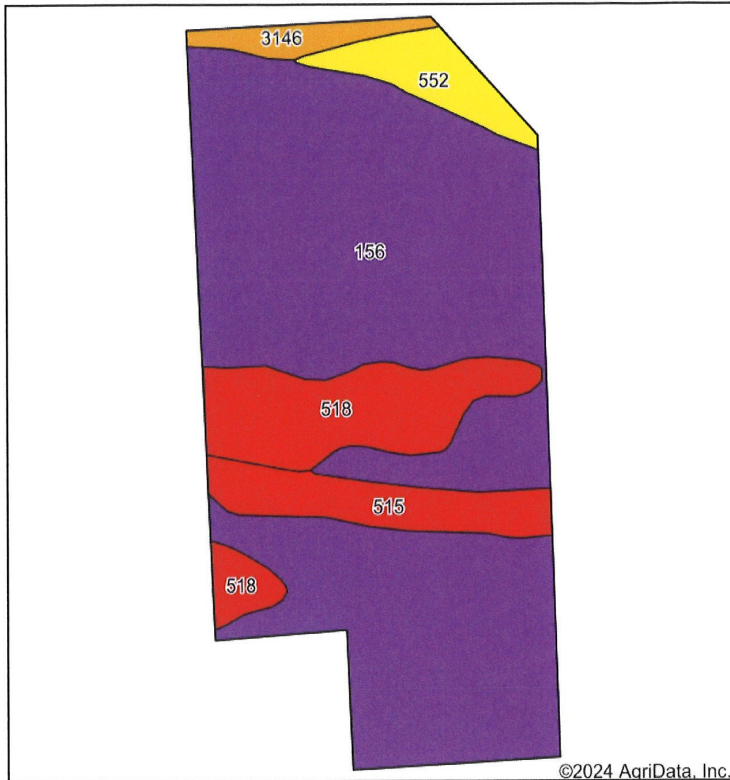
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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9/27/2024

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



### Soils Map



State: **Iowa**  
 County: **Woodbury**  
 Location: **27-88N-47W**  
 Township: **Woodbury**  
 Acres: **72.07**  
 Date: **9/27/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA193, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	52.92	73.4%		2.5ft.	Illw		58	51	49
518	Morconick fine sandy loam, 0 to 2 percent slopes, rarely flooded	9.20	12.8%		> 6.5ft.	Ills		11	22	28
515	Percival silty clay, 0 to 2 percent slopes, rarely flooded	4.89	6.8%		5.9ft.	Ilw	Ilw	45	51	40
552	Owego silty clay, 0 to 2 percent slopes, rarely flooded	3.30	4.6%		5.9ft.	Illw	Illw	67	42	51
3146	Onawa-Albaton complex, 0 to 2 percent slopes, rarely flooded	1.76	2.4%		5.9ft.	Ilw	Ilw	72	57	50
<b>Weighted Average</b>						<b>2.91</b>	<b>*-</b>	<b>51.9</b>	<b>47</b>	<b>*n 45.8</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

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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

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).

Producer:  \_\_\_\_\_  
 Share: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Tract Cropland Total: 74.26 acres

**2024 Program Year**  
Map Created April 26, 2024

**Farm 8942**  
**Tract 1212**

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



**IOWA**  
**WOODBURY**  
**Form: FSA-156EZ**



**United States Department of Agriculture**  
**Farm Service Agency**

**FARM : 8942**  
**Prepared : 9/20/24 10:48 AM CST**  
**Crop Year : 2024**

**Abbreviated 156 Farm Record**

See Page 2 for non-discriminatory Statements.

**Operator Name**

**CRP Contract Number(s)** : None  
**Recon ID** : 19-193-2015-64  
**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
75.13	74.26	74.26	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	74.26	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	74.00	0.00	120	0
<b>TOTAL</b>	<b>74.00</b>	<b>0.00</b>		

**NOTES**

**Tract Number** : 1212

**Description** : MOST OF THE W1/2,SW1/4 SEC27 WOODBURY  
**FSA Physical Location** : IOWA/WOODBURY  
**ANSI Physical Location** : IOWA/WOODBURY  
**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** : MARILYN NIEMEYER  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
75.13	74.26	74.26	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	74.26	0.00	0.00	0.00	0.00	0.00





IOWA  
WOODBURY  
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 8942  
Prepared : 9/20/24 10:48 AM CST  
Crop Year : 2024

Tract 1212 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	74.00	0.00	120
<b>TOTAL</b>	<b>74.00</b>	<b>0.00</b>	

NOTES

Empty box for notes.

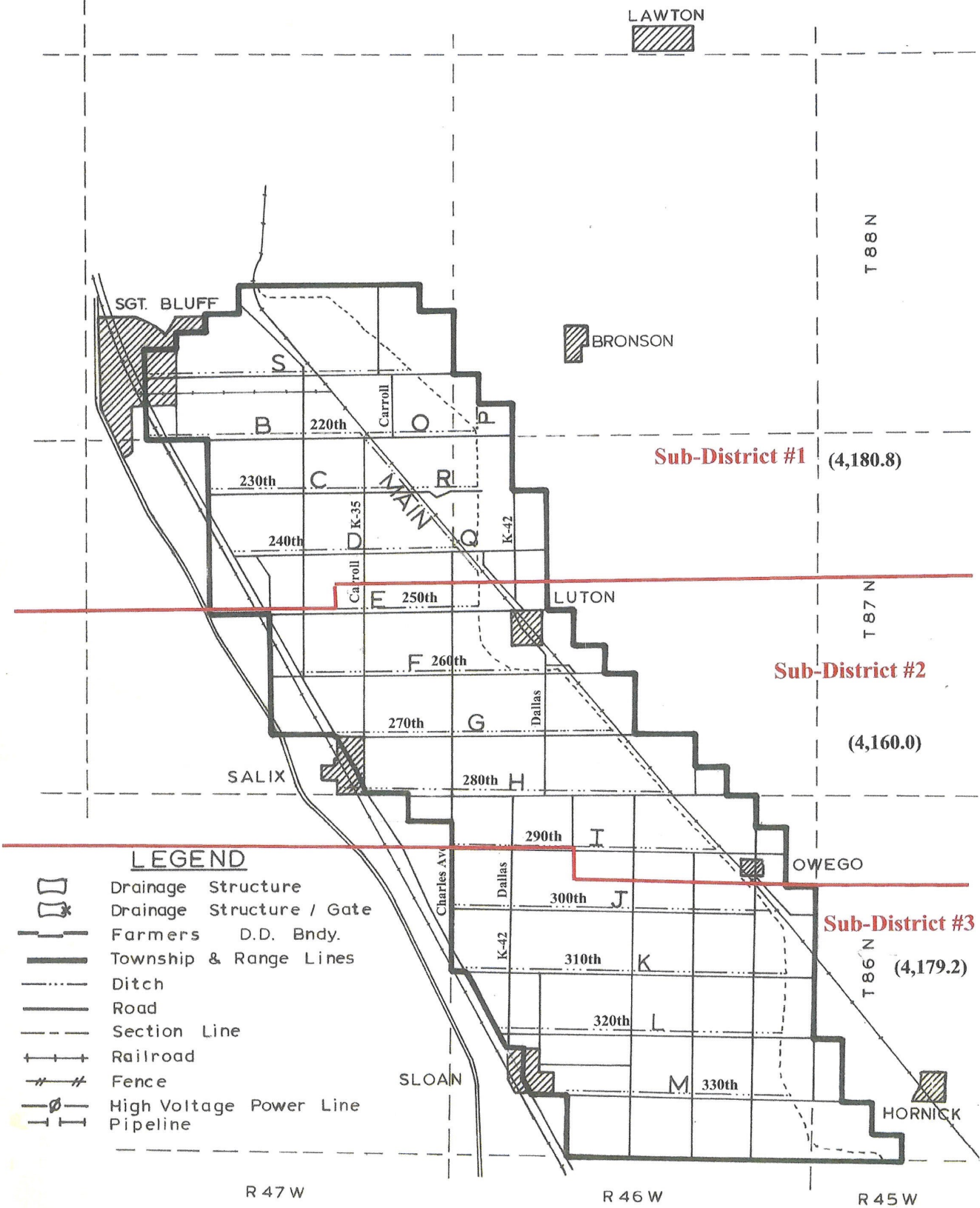
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# FARMERS D. D.



84-98







# PROPERTY NOTES

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## 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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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](http://www.zomercompany.com)

for our past successful results