

Live Public **Land Auction**

**WHEELER TWP
LYON COUNTY, IA**



SALE DATE:
November 26, 2024 @ 10:30 A.M.

Marian Riemersma
Heirs - Owners

712.476.9443

www.zomercompany.com

ZOMER COMPANY
REALTY & AUCTION

Auctioneer's Note: The Zomer Company is excited to offer this outstanding tract of Wheeler TWP, Lyon County, IA farmland for sale! This tract of land offers an excellent opportunity to purchase a smaller inside tract of farmland which is nearly 100% tillable with the only exception being the road and the ditch! Choosing to purchase land is an investment in your family's future that you will not regret! Make plans today to purchase this farm!

Location: From George, IA go South on Kennedy Ave. for 4 miles to 260th St. then go 3 miles West on 260th St. to Jackson Ave. then go 3/4 mile South to the farmland OR from Doon, IA go 9 miles East on 260th ST. to Jackson Ave then go 3/4 mile South on Jackson Ave. Farm is on the East side of Jackson Ave

Auction of the farm to be held at the site of the farmland.

Watch zomercompany.com for inclement weather!



Abbreviated Legal Description: The Northwest 1/4 of the Southwest 1/4 of Section 33, TWP 98N, Range 44W, Lyon County, IA. Sold subject to all public roads and easements of record.

General Description: This farm according to the Lyon County assessor consists of 40+/- gross acres. According to FSA, this farm contains approx. 38.9+/- tillable acres with the balance in road/ditch. This farm has a corn base of 19.30 acres with a PLC yield of 177bu on corn and a soybean base of 19.20 acres with a PLC yield of 50bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310B, B2, C2-Galva, 133-Colo, 91B-Primghar. The average CSR1 is 64.2. The average CSR2 is 90.8. This tract of farmland is nearly 100% tillable with the only non tillable being the road and ditch! Investors & Farmers, if you are considering investing in farmland for your operation or investment portfolio, and have been looking for that "right" tract of farmland then your search may be over! This farm is one of those farms which you can be proud to say you own! This farm offers it all with nearly zero non-tillable acres, fantastic soil ratings and it also very conducive for farming with all long rows!! Make plans today to purchase this property!

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 county acres. This farm will NOT be surveyed and is being sold based on COUNTY gross acres only!

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$1,226.00 per year. Seller will pay the 2024 taxes which are due and payable in March and Sept of 2025.

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

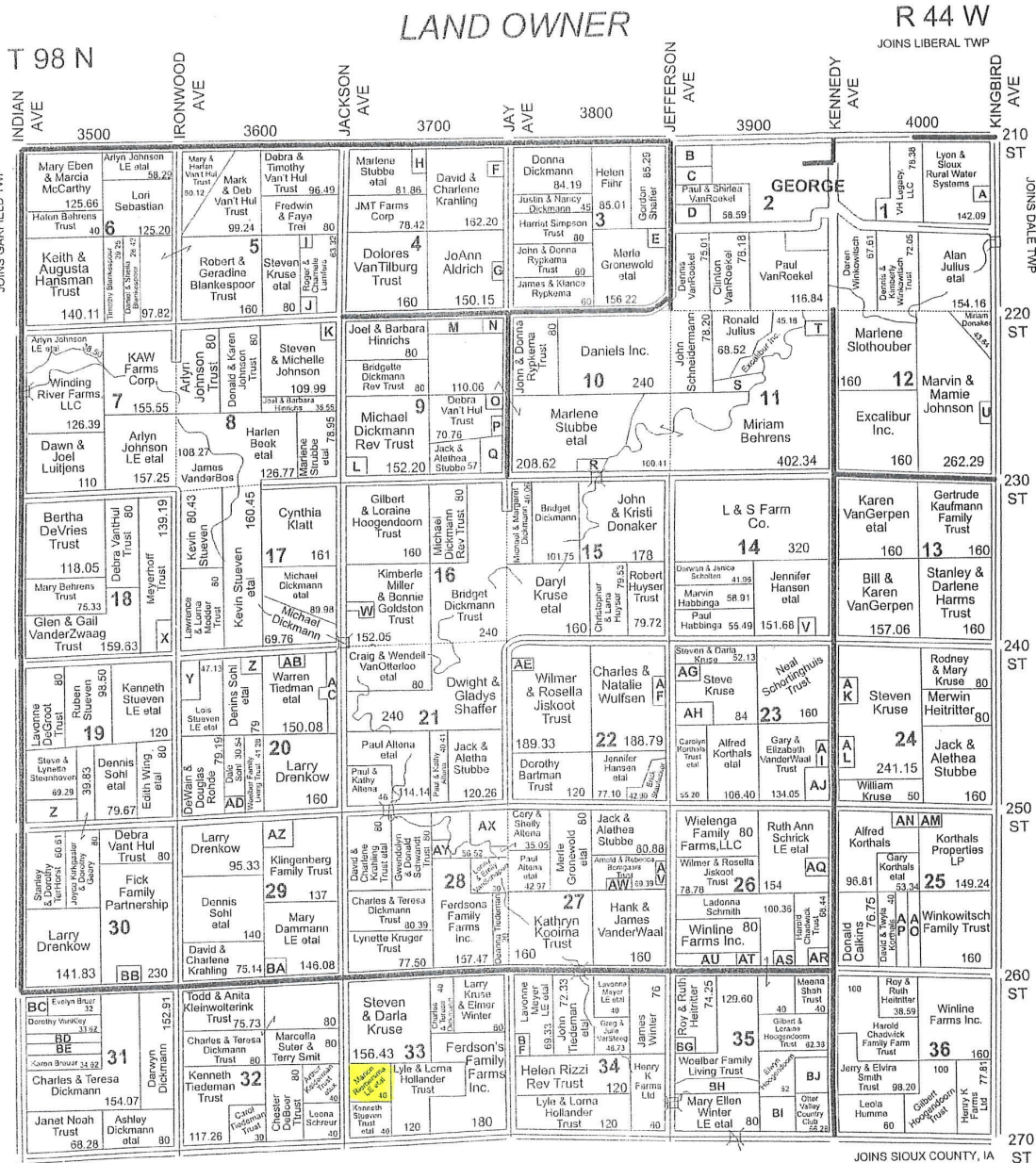
Terms: Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day which will be on or before January 17, 2025. Buyer shall receive a clear and merchantable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

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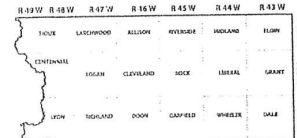
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WHEELER TWP

LAND OWNER

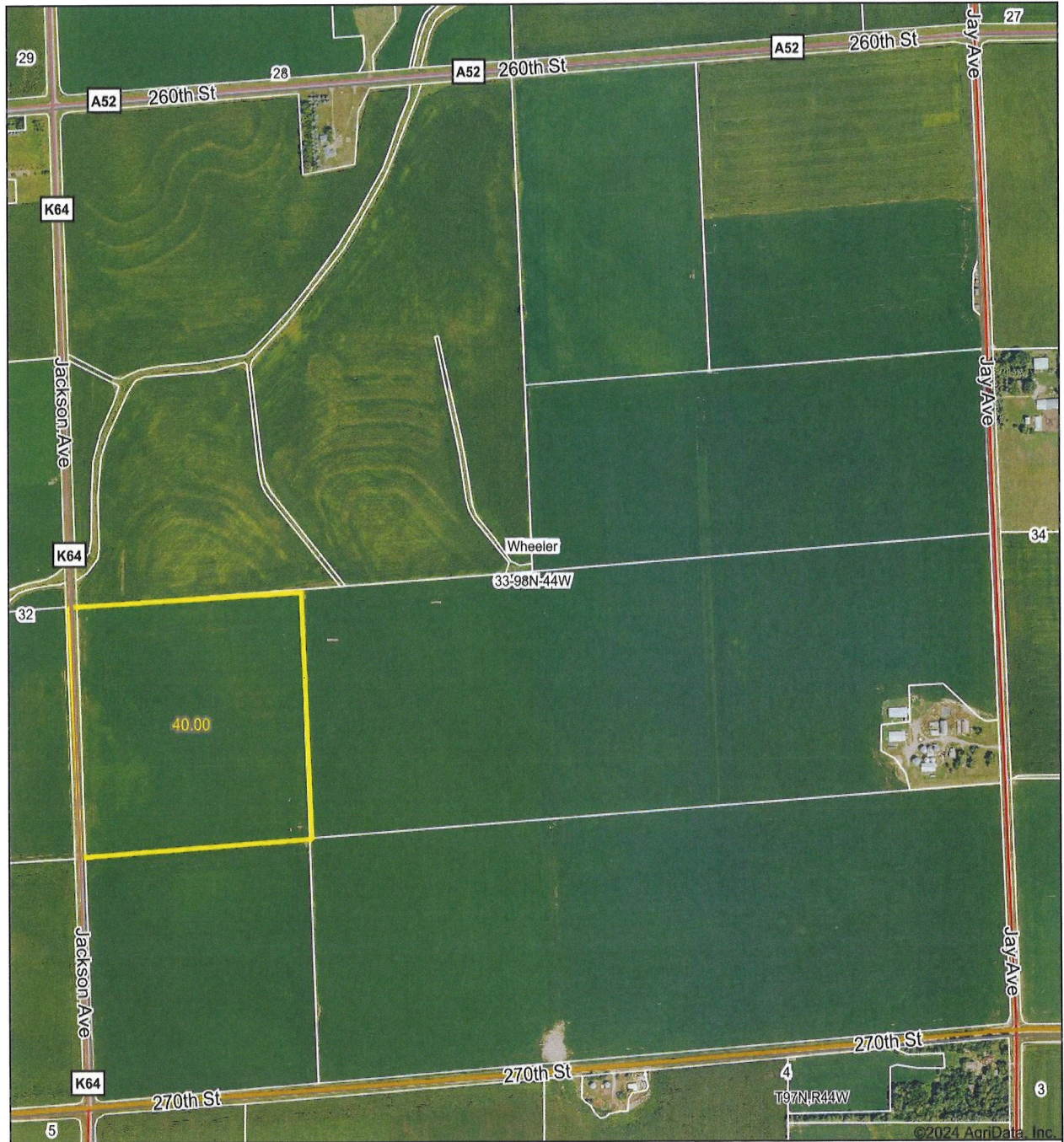


- Small Tracts**
- Section 1 A Paul & LaRae Donekas - 7.14
 - Section 2 B Karen Smith - 20.14
 - Section 3 C Carol Luitjens et al - 21.78
 - Section 4 D Wheeler Twp & Town of George - 15
 - Section 5 E Michael & Barbara Modder - 5.38
 - Section 6 F Elmira Schipper - 8.81
 - Section 7 G Marla Grotewold 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 Gaylor Gammeter - 14.46
 - Section 12 L Bridgette Dickmann Rev Trust - 7.80
 - Section 13 M Douglas & Rebecca Stubbe - 40
 - Section 14 N Jason & Megan Stubbe - 7.13
 - Section 15 O Neithands Reformed Hope Church - 5.40
 - Section 16 P Martin Krusa - 7.82
 - Section 17 Q Kathryn Klaassen - 20
 - Section 18 R Paul & Angela VanBresen - 12.03
 - Section 19 S City of George - 23.04
 - 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. - 5.12
 - Section 29 AC Darwin & Wanda VanOtterloo - 17.31
 - Section 30 AD Loren & Bruce Woelber - 8.43
 - Section 31 AE Gerald & Karen Meyer - 10.97
 - Section 32 AF Mark & Lesli Smith - 11.21
 - Section 33 AG William Krusa - 5
 - Section 34 AH Charles Wulfen - 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 Korhals - 10.76
 - Section 40 AN Gary & Lori Korhals - 9.83
 - Section 41 AO Altrad Korhals - 20.13
 - Section 42 AP Gary & Lorayn Korhals - 20.13
 - Section 43 AQ Sweet Action Swine, LLP - 6
 - Section 44 AR Chadwick Inc. - 11.56
 - Section 45 AS Ryan & Briney Schmitt - 19.64
 - Section 46 AT Vincent & Carol Luitjens - 8.33
 - Section 47 AU Orlin & Kathy VanEssen - 28.35
 - Section 48 AV Kent Vink & Douglas Taylor - 5.04
 - Section 49 AW Hoogendoorn Bros. Inc. - 5.84
 - Section 50 AX Paul & Kathy Allona - 25.97
 - Section 51 AY Deanna Tiedeman - 23.89
 - Section 52 AZ Owen & Douglas Rohde - 23
 - Section 53 BA Lonnie & Leah Eggord - 6
 - Section 54 BB Bruce Fick - 10
 - Section 55 BC Chad Brewer & Sandy DeKam - 8
 - 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° 15' 49.73, -96° 3' 24.86

0ft 861ft 1722ft



Maps Provided By:



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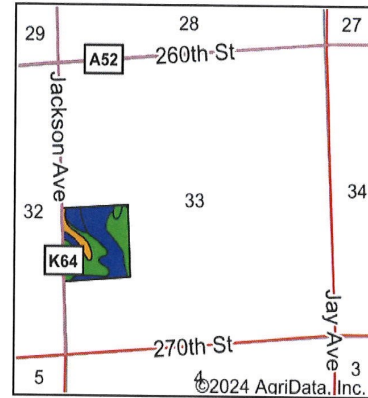
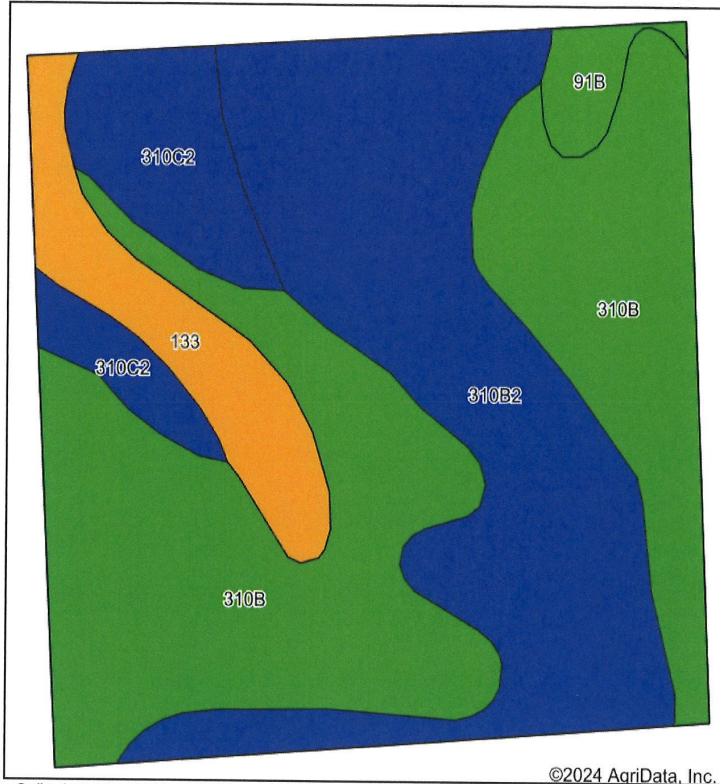
33-98N-44W
Lyon County
Iowa



9/25/2024

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

Soils Map



State: **Iowa**
County: **Lyon**
Location: **33-98N-44W**
Township: **Wheeler**
Acres: **40**
Date: **9/25/2024**



Maps Provided By:
surety
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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
310B	Galva silty clay loam, 2 to 5 percent slopes	18.21	45.5%		> 6.5ft.	Ile	95	66	75
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	13.87	34.7%		> 6.5ft.	Ile	90	64	67
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	3.75	9.4%		> 6.5ft.	IIle	84	50	65
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	3.30	8.2%		2.5ft.	IIw	78	69	80
91B	Primghar silty clay loam, 2 to 5 percent slopes	0.87	2.2%		3.5ft.	Ile	95	74	78
Weighted Average						2.09	90.8	64.2	*n 71.8

**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



United States
Department of
Agriculture

Lyon County, Iowa



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: 38.90 acres

2024 Program Year

Map Created April 16, 2024

Farm 1755

Tract 1993

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

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1755

Prepared : 9/23/24 3:45 PM CST

Crop Year : 2024

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
38.90	38.90	38.90	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	38.90		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	19.30	0.00	177	0
Soybeans	19.20	0.00	50	
TOTAL	38.50	0.00		

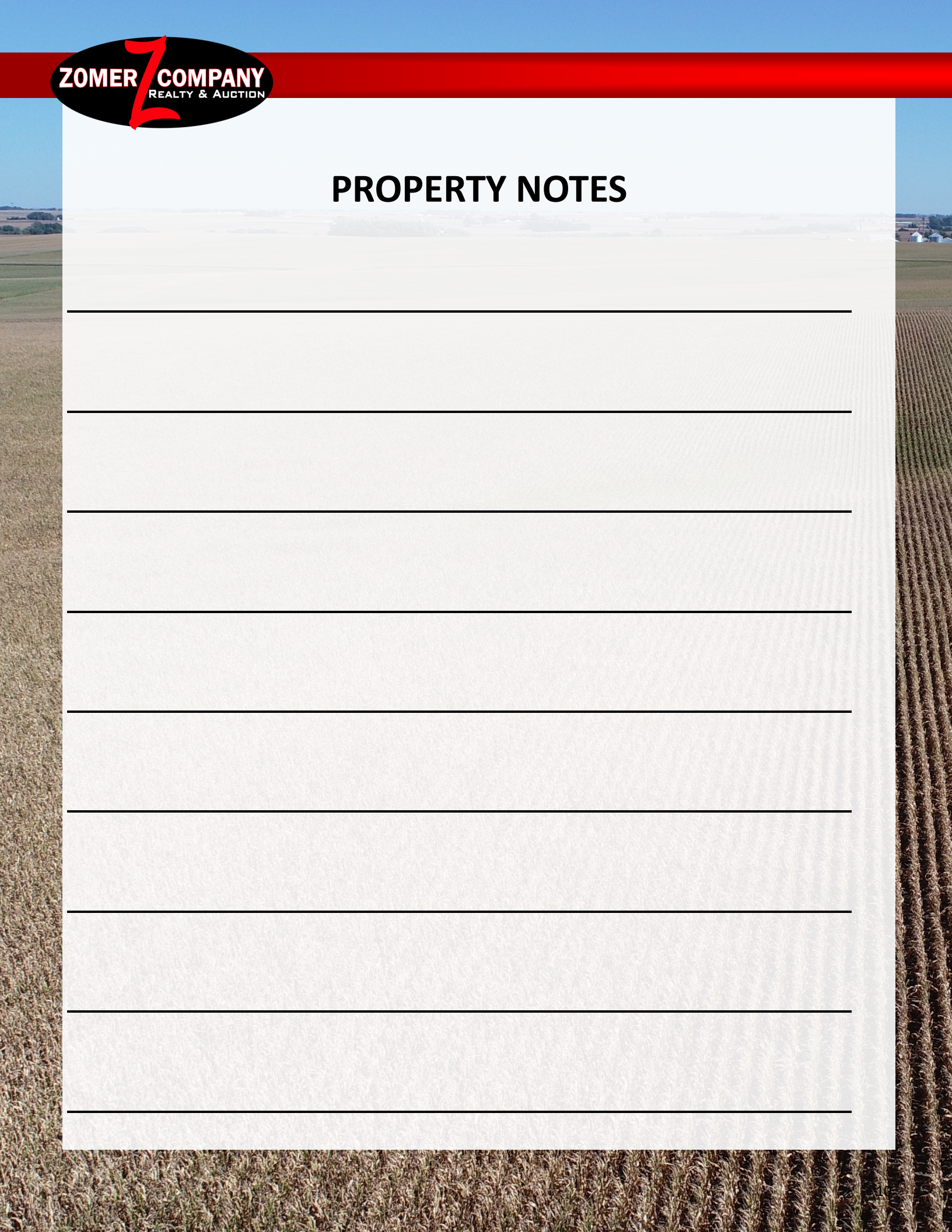
NOTES

Tract Number : 1993

Description : NW4 SW4 SEC 33 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 : Wetland determinations not complete
WL Violations : None
Owners : MARIAN RIEMERSMA
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.90	38.90	38.90	0.00	0.00	0.00	0.00	0.0



PROPERTY NOTES

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