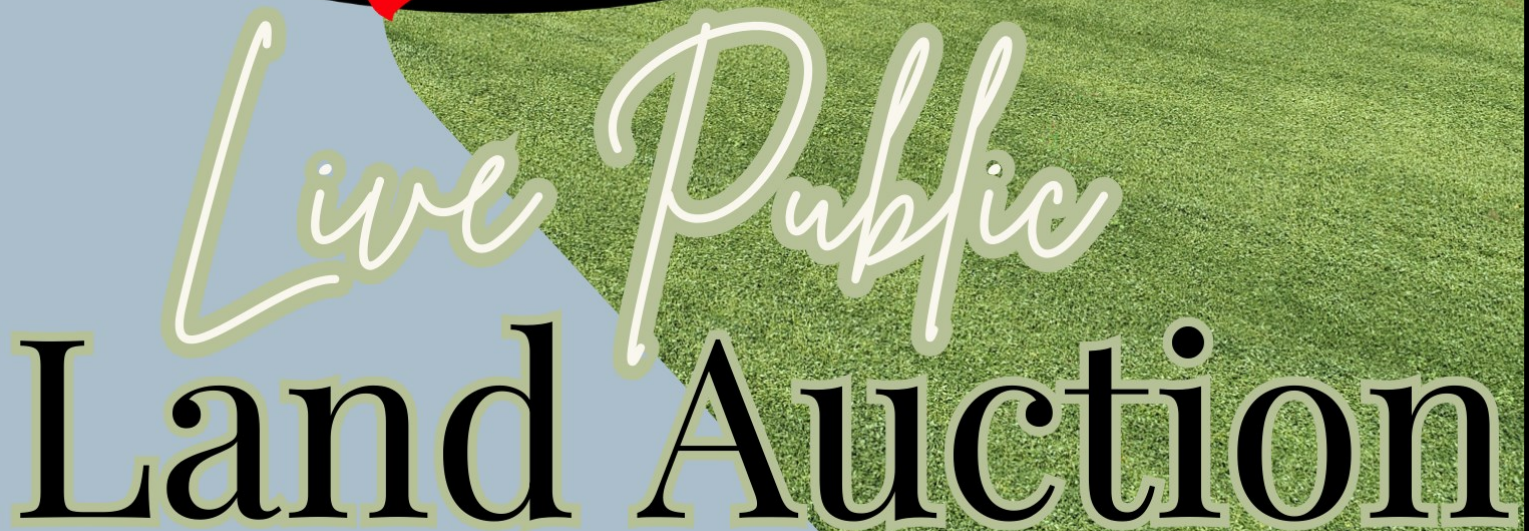




ZOMER COMPANY
REALTY & AUCTION



Live Public
Land Auction

Sloan TWP, Woodbury County, IA



SALE DATE:
DECEMBER 9, 2024
@ 10:30 A.M.

80+/- Acres

**Gary D. Schipper Estate
& Arlin & Laura Roskam
Revocable Trust
Owner**



1414 Main St., Rock Valley, IA
712.476.9443

Auctioneer's Note: The Zomer Company is excited to offer this exceptional tract of farmland for auction! Whether you are a young farmer looking to expand your opportunities, an investor seeking a valuable asset, or an established farmer wanting to grow your operation in Woodbury County, IA, this farm deserves your serious attention. Farmland is a timeless investment that continues to appreciate in value, making it a smart choice for those thinking long-term. Take the step to secure your family's future and invest in the land that will yield returns for generations to come!

Farm Location: From Sloan, IA go East on HWY 141(330th ST.) for approx. 3 miles to Fayette Ave then go approx. 1/4 mile North on Fayette Ave to the farm OR from Hornick, IA go 3 miles West on HWY 141 to Fayette Ave. then go North on Fayette Ave for 1/4 mile to the farm. Farm is located on the East side of Fayette Ave.

**Auction To Be Held At The Sloan, IA golf course parking lot
(3113 Old HWY 75, Sloan, IA 51055)**



Abbreviated Legal Description: The North 1/2 of the Southwest 1/4 of Section 25, TWP 86N, Range 46W, Woodbury County, IA. Subject to all drainage assessments and taxes, easements and public roads of record.

General Description: According to the Woodbury County assessor, this property contains 80+/- gross acres. According to FSA/Survey this farm contains approx. 75.74+/- tillable acres. This farm has a corn base only of 56.2 acres with a PLC yield of 113bu. This farm is classified as NHEL. The predominant soil types include: 244-Blend, 66-Luton, 3686-Napa-Luton-Tieveille. The average CSR1 is 42.1. The average CSR2 is 70.3. This is a great opportunity to purchase a tract of farmland in Woodbury County, IA which has good access to local grain markets providing easy grain transportation! This farm is also very conducive for farming with larger farm equipment with predominantly all 1/2 mile rows!! As land historically has been a good investment, securing a tract like this can provide both immediate returns and long-term capital appreciation. Whether you plan to farm the land yourself or lease it out, this property holds the potential to generate consistent income for years to come. By investing in this land, you are securing a legacy asset that can be passed down through generations, ensuring financial security and stability for your family.

Method of sale: Auction To Be Held At The Sloan, IA golf course parking lot (3113 Old HWY 75, Sloan, IA 51055).

Farm will be sold with the final bid price times the gross county acres of 80+/- acres. This farm has not been surveyed and is being sold based on the deeded legal description only.

Taxes: The current Real Estate Taxes according to the Woodbury County, IA Treasurer were approx. \$2,760.00 in 2023 and the 2024 drainage taxes were approx. \$754.88. Seller will pay the 2024 RE 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 22, 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. **De Koster & De Koster, PLLC & Brian Van Engen—Attorneys For Sellers.**

TABLE OF CONTENTS

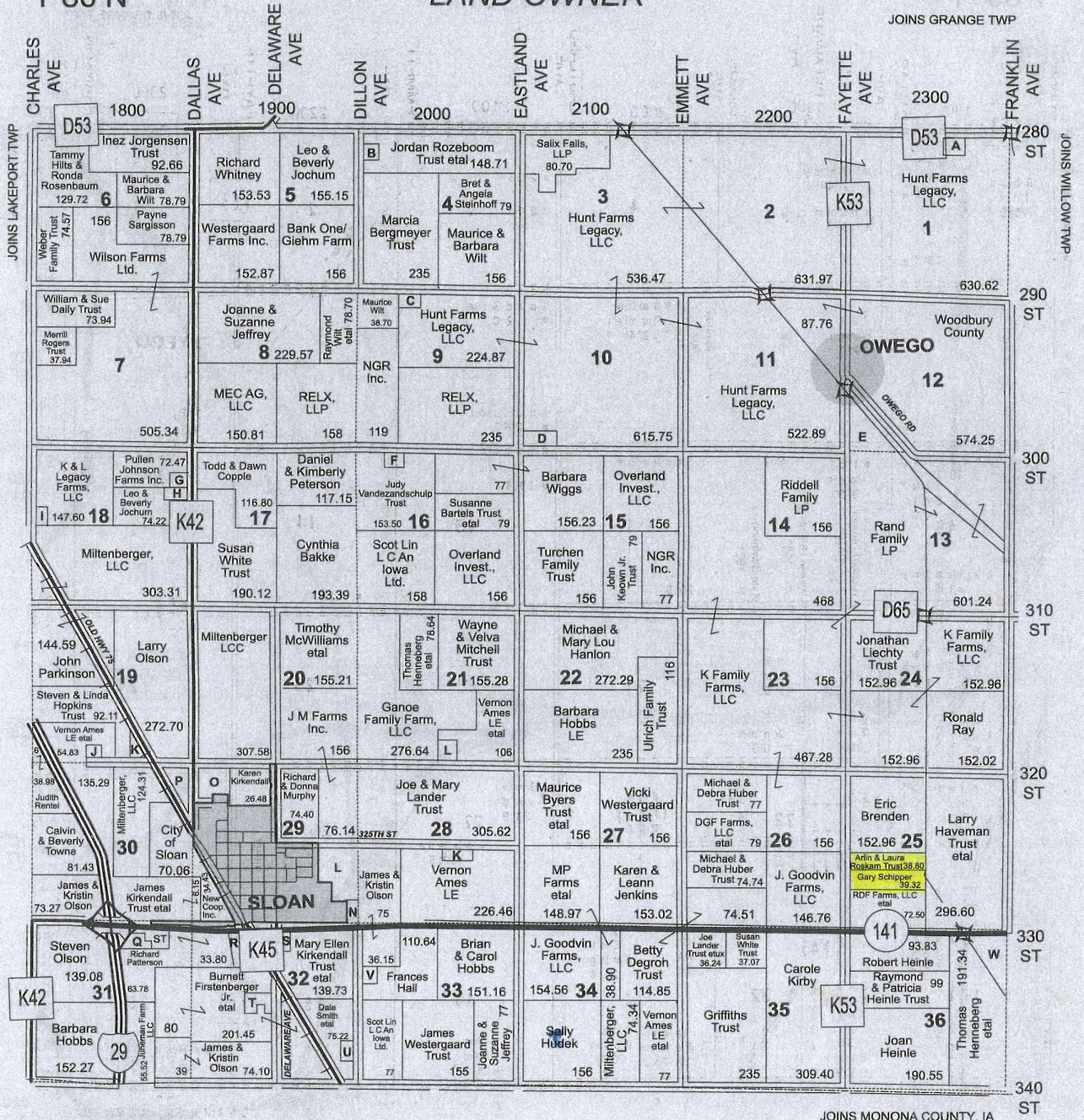
Auction Location & Time	Pg 2
Auction Terms	Pg 3
Plat Map	Pg 5
AgriData Map	Pg 6
Soil Map	Pg 7
USDA 156 Forms	Pg 8-11
FSA Maps	Pg 12-13
Property Notes	Pg 14
Sale Terms	Pg 15

SLOAN TWP

LAND OWNER

T 86 N

R 46 W



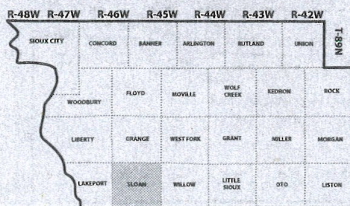
LAND OWNER & RURAL RESIDENT MAPS

Small Tracts

- Section 1 A Dale Bakke - 10.71
- Section 4 B LT Pork, LLC - 6.57
- Section 9 C Matthew Flannigan - 9.23

- Section 10 D Eric & Victoria Eliason - 5.25
- Section 12 E Acreage & Habitat Services, LLC - 40.05
- Section 16 F Brandon & Kristy East - 5
- Section 18 G Vince & Jamie Johnson - 5
- H Chad Small - 5
- I Michael Clark - 6.50
- Section 19 J Sloan Township Cemetery - 7.50
- K Vernon Ames - 5.66
- Section 21 L Shaylee Ames - 10

- Section 29 M Westergaard Farms Inc. - 51.26
- N Linda Johnson Trust - 5.39
- O Mark & Bertel Stoddard - 38.98
- Section 30 P J M Farms Inc. - 30.20
- Section 31 Q MPGC Inc. - 6.85
- Section 32 R Michael Patterson - 5
- S James Kirkendall Trust etal - 5.14
- T Barry & Ashlee Worrell - 9.87
- U Jason & Clara Silbermangel - 5.74
- Section 33 V Sheryl Uhl - 5.55
- Section 36 W Westergaard Farms Inc. - 27.14

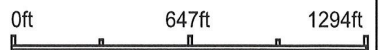


Aerial Map



©2024 AgriData, Inc.

Boundary Center: 42° 14' 1.33, -96° 8' 59.14



25-86N-46W
Woodbury County
Iowa



Maps Provided By:

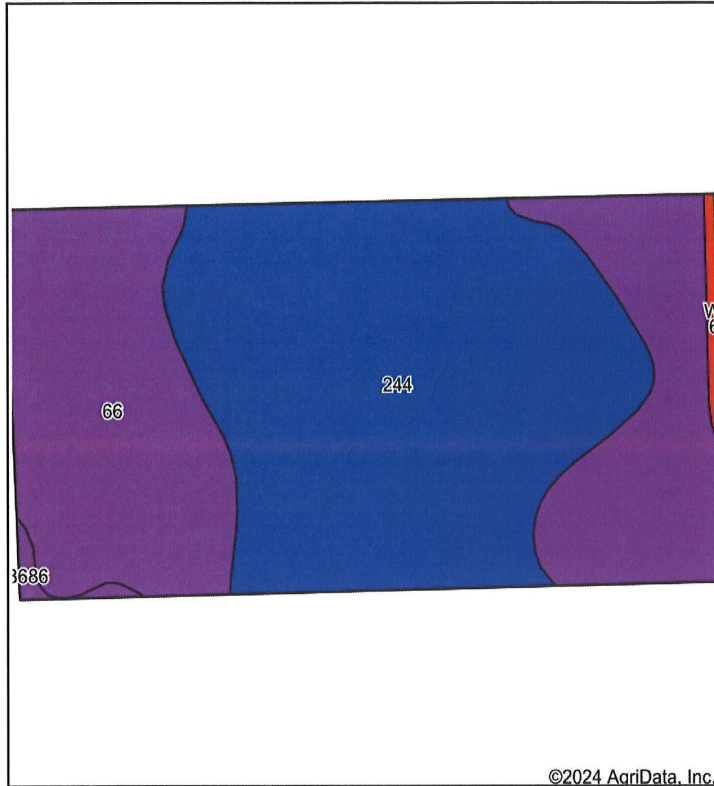


© AgriData, Inc. 2023 www.AgriDataInc.com

10/7/2024

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

Soils Map



State: **Iowa**
 County: **Woodbury**
 Location: **25-86N-46W**
 Township: **Sloan**
 Acres: **80**
 Date: **10/7/2024**



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Area Symbol: IA193, Soil Area Version: 33										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
244	Blend silty clay, 0 to 2 percent slopes, rarely flooded	43.40	54.4%		5.9ft.	IIIw	81	47	52	
66	Luton silty clay, 0 to 2 percent slopes, rarely flooded	35.24	44.0%		5.9ft.	IIIw	59	37	49	
W	Water	0.80	1.0%		> 6.5ft.		0	0		
3686	Napa-Luton-Tieville silty clays, 0 to 2 percent slopes, rarely flooded	0.56	0.7%		5.9ft.	IVw	54	39	40	
Weighted Average							*-	70.3	42.1	*n 50.1

**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

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

Soils data provided by USDA and NRCS.



IOWA
 WOODBURY
 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 5499
 Prepared : 9/19/24 11:39 AM CST
 Crop Year : 2024

See Page 2 for non-discriminatory Statements.

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
37.49	37.49	37.49	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	37.49	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	27.80	0.00	113	0
TOTAL	27.80	0.00		

NOTES

--

Tract Number : 11821

Description : N½ N½ SW¼ SEC 25 SLOAN 86-46
FSA Physical Location : IOWAWOODBURY
ANSI Physical Location : IOWAWOODBURY
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 : LAURA ROSKAM, ARLIN J ROSKAM
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
37.49	37.49	37.49	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	37.49	0.00	0.00	0.00	0.00	0.00

IOWA
 WOODBURY
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5500
 Prepared : 9/19/24 11:37 AM CST
 Crop Year : 2024

Tract 11822 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	28.40	0.00	113
TOTAL	28.40	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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.



WOODBURY

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5500

Prepared : 9/19/24 11:37 AM 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
38.25	38.25	38.25	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	38.25	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	28.40	0.00	113	0
TOTAL	28.40	0.00		

NOTES

--

Tract Number : 11822

Description : S½ N½ SW¼ SEC 25 SLOAN 86-46
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 : GARY SCHIPPER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.25	38.25	38.25	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	38.25	0.00	0.00	0.00	0.00	0.00

IOWA
 WOODBURY
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5499
 Prepared : 9/19/24 11:39 AM CST
 Crop Year : 2024

Tract 11821 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	27.80	0.00	113
TOTAL	27.80	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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.



USDA United States Department of Agriculture

Woodbury 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

Producer: _____
 Share: _____

 Tract Cropland Total: 37.49 acres

2024 Program Year

Map Created April 26, 2024

Farm 5499
Tract 11821

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.



Woodbury 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

Producer: Share: _____

 Tract Cropland Total: 38.25 acres

2024 Program Year
 Map Created April 26, 2024
Farm 5500
Tract 11822

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.

TERMS OF SALE

- **ANY ANNOUNCEMENTS MADE AT THE AUCTION SUPERCEDE ANY ADVERTISEMENTS.**
- Zomer Company is representing Seller **only**.
- Seller will not pay compensation to Buyer's Brokerage.
- Property is being sold as a cash sale with **NO** financing or other contingencies.
- Property is being sold **AS IS WHERE IS** with all defects and encroachments and **no** guarantees or warranties, expressed or implied. All information including but not limited to years, sizes, dimensions, and lines on maps and pictures provided by Seller and Zomer Company are approximations and for informational purposes only and all such information is not guaranteed or warranted as to accuracy or completeness. All Bidders are encouraged to use due diligence and to inspect Property prior to bidding and the successful Bidder, as Buyer/Purchaser acknowledges he/she has had a reasonable opportunity to inspect and examine the condition of Property and to make inquiries to governmental authorities pertaining to any environmental hazards or easements of record including manure application easements and pertaining to Buyer's/Purchaser's intended use of Property prior to auction as he/she deems necessary or desirable.
- Seller provides no warranty or guarantee that the existing fences lie on the true boundary of the property. Any new fencing shall be responsibility of Buyers/Purchasers and subject to applicable law.
- By bidding on this auction, the successful Bidders/Buyers/Purchasers waive any right to review the Real Estate Auction Purchase Agreement (hereafter "Purchase Agreement") prior to execution of the Purchase Agreement and agree to execute the Purchase Agreement, with no exceptions, immediately after the auction. A copy of the Real Estate Auction Purchase Agreement is available for review 5 business days prior to the auction. Bidders must contact Zomer Company to request a copy. By bidding on this auction, the successful Bidders/Buyers/Purchasers agree to the terms as set forth herein and as announced on the date of the auction and that as successful Bidders/Buyers/Purchasers an irrevocable oral Contract has been entered into with Seller until the Purchase Agreement is executed and the irrevocable oral Contract shall be binding and enforceable.
- Balance of funds due at closing must be in the form of a cashier's check, money order or wire transfer.
- Property is being sold subject to confirmation of Seller. Seller reserves the right to deny any bid for any reason.
- Time is of the essence for this Contract. In the event the Buyers/Purchasers are unable to close with Seller on the date of closing as set forth in the Purchase Agreement, Buyers/Purchasers shall be required to pay interest on the full balance of the purchase price, commencing from the date of closing, payable monthly. **In no event shall closing be delayed by Buyers/Purchasers without the written consent of Seller. In the event Buyers/Purchasers are unable to timely close with Seller and written consent was not obtained, Buyers/Purchasers may be required to pay to Seller any and all of Seller's additional Federal and State capital gains tax and personal income tax due as a consequence of Buyers'/Purchasers' failure to timely close. Said additional tax shall be paid by Buyers/Purchasers to Seller within 10 days the additional tax amount is determined by Seller's tax preparer. This provision shall survive closing.** Buyers/Purchasers shall also pay interest on all delinquent amounts and any sum reasonably advanced by Seller to protect their interest in this Contract, computed from the date of delinquency or advance. Any such payments set forth herein will only be required to be paid by Buyers/Purchasers if closing is delayed due to Buyers'/Purchaser' inability to perform on all agreed upon terms and conditions of the Contract and will not be required to be paid if there is any delay in closing on due to Seller's inability to provide free and clear title to the Property.
- The successful Bidders/Buyers/Purchasers agree that irreparable damage will occur in the event any provision of the Purchase Agreement is not performed in accordance with the terms of the Purchase Agreement and agree that Seller shall be entitled to specific performance of the terms of the Purchase Agreement, in addition to any other remedy at law or in equity.
- Any Buyers'/Purchasers' division, reshaping and/or proration of Property prior to closing requires Seller's prior written approval. Should Buyers/Purchasers choose to divide, reshape and/or prorate Property in a manner prior to closing other than how the Property was sold at auction, all costs resulting therefrom shall be solely those of the Buyers/Purchasers and shall not delay closing. Such costs shall include, but not be limited to any additional surveying fees, recording fees, deed preparation fees, and abstracting fees.
- Seller and Zomer Company, its owners, officers, employees and agents cannot and will not be held responsible and assume no liability for errors or omissions or for the accuracy or completeness of any information contained herein or other property listing or advertisement or material. Zomer Company, its owners, officers, employees and agents cannot and will not be held responsible and assume no liability for statements and/or representations made by Seller.
- All terms and conditions specific to the Property herein and set forth in this Booklet supersede the foregoing general terms of sale.

PRESENTED BY

ZOMER COMPANY

Mark Zomer — Broker - 712-470-2526
Darrell Vande Vegte — Sales-712-470-1125
Ryan Zomer — Sales - 712-441-3970
Blake Zomer — Sales - 712-460-2552
Gary Van Den Berg — Sales - 712-470-2068
Ivan Huenink — Sales - 712-470-2003
Gerad Gradert — Sales - 712-539-8794
Bryce Zomer — Sales - 712-451-9444

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

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