

Live Public

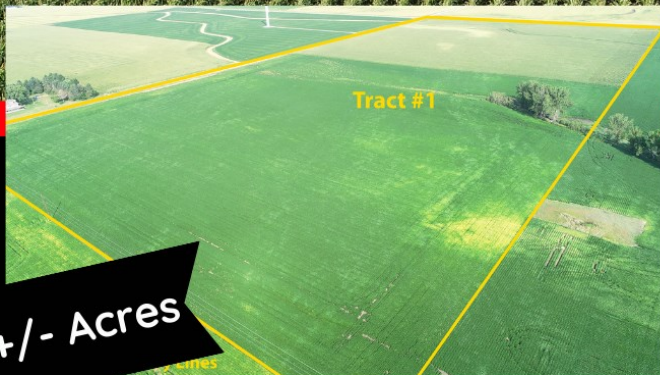
Dale TWP  
O'Brien County, IA

# Land Auction

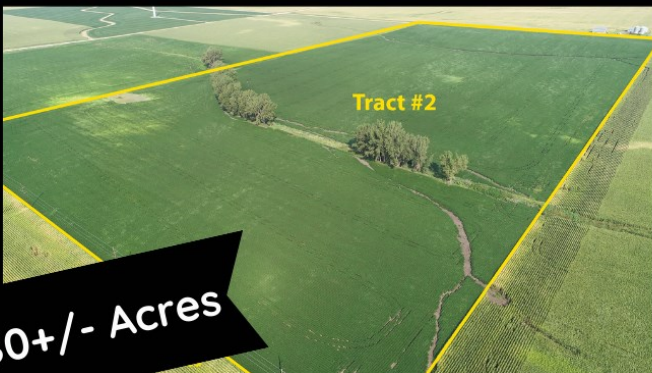
Upcoming High  
Quality Farmland

Auction Of 2

Separate Contiguous  
Tracts Of Farmland



80+/- Acres



80+/- Acres

**ZOMER Z COMPANY**  
REALTY & AUCTION

**Sale Date:**  
**Nov. 21, 2024**  
**at 10:30A.M.**

**Silberstein Family**  
**Owners**

**Auctioneer's Note:** The Zomer Company is honored to present at auction these two outstanding tracts of O'Brien County, IA farmland! These farms offer great soil ratings, a nice topography and also have as an added bonus additional income from a wind tower agreement from a wind tower on an adjacent property! If you are in the market for quality O'Brien County, IA farmland then be sure to attend this auction! Make plans today to attend the auction and purchase one or both of these farms!

**Location:** From the West edge of Primghar, IA go West on 390th St. for 1 1/2 mile to Redwood Ave. then go 2 miles South on Redwood Ave to Tract 1. Tract 2 is located directly East of Tract 1. OR From Paullina, IA go 5 miles North on Redwing Ave. to 410th ST., then go 1 mile East on Redwing Ave. to Tract 1. Tract 2 is located directly East Of Tract 1 Auction of the tracts to be held at the site of the farmland.

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



**Abbreviated Legal Description of Tract 1:** The West 1/2 of the Northwest 1/4 of Section 14, TWP 95N, Range 41W, O'Brien County, IA. TO BE SURVEYED. Subject to all easements and public roads of record. Subject to wind energy easement with Mid American Energy.

**General Description of Tract 1:** This farm is estimated to be approx. 80+/- gross acres and a survey will be completed prior to the auction to determine the exact gross acres. According to FSA, this farm contains approx. 78.54+/- tillable acres. This farm has a corn base of 39.30 acres with a PLC yield of 165bu and a soybean base of 32.90 acres with a PLC yield of 46bu. This farm is classified as NHLE. The predominant soil types include: 310B-Galva, 77B-Sac, 31-Afton, 91, B-Primghar, 92-Marcus. The average CSR1 is 71. The average CSR2 is 92.5. This is an outstanding opportunity to purchase a quality O'Brien County, IA farm! This farm can be farmed in predominantly 1/2 mile rows and has excellent soil ratings! This farm is subject to a wind easement with Mid American Energy until June of 2040 and buyer will receive the annual payment for this for 2025 and all future years remaining on the easement agreement! **Contact Agents For Details on this attractive annual payment!** Don't Wait To Buy Land, Buy Land & Wait!

**Abbreviated Legal Description of Tract 2: The East 1/2 of the Northwest 1/4 of Section 14, TWP 95N, Range 41W, O'Brien County, IA. TO BE SURVEYED. Subject to all easements and public roads of record. Subject to wind energy easement with Mid American Energy.**

**General Description of Tract 2:** This farm is estimated to be approx. 80+/- gross acres and a survey will be completed prior to the auction to determine the exact gross acres. According to FSA, this farm contains approx. 77.46+/- tillable acres. This farm has a corn base of 39.10 acres with a PLC yield of 157bu and a soybean base of 35.90 acres with a PLC yield of 46bu. This farm is classified as NHEL. The predominant soil types include: 77B-Sac, 310B-Galva, 31-Afton, 92, B-Marcus, 91-Primghar. The average CSR1 is 70.8. The average CSR2 is 92.9. This is an inside tract of farmland! This farm offers an excellent topography and excellent soil ratings! Farmers & Investors, if you have been waiting for that "right" tract of farmland to purchase, your wait may be over! This tract of land offers you an fantastic to purchase a quality O'Brien County, IA farm! This farm is subject to a wind easement with Mid American Energy until June of 2040 and buyer will receive the annual payment for this for 2025 and all future years remaining on the easement agreement! **Contact Agents For Details on this attractive annual payment!**

**Method of sale: Auction of the tracts to be held at the site of the farmland.** Tracts will be sold in the choice method. Top bidder of the round of choice will have the option to select the tract of their choice or both of the tracts. If the top bidder selects 1 tract then whichever tract is remaining will be sold. If the top bidder of the round of choice selects both of the tracts then the auction will be over. Tracts will not be combined in any way other than the option to purchase both tracts during the round of choice. These farms will be surveyed prior to the auction and the final gross acres will be adjusted based on the survey. Farm will be sold per gross acre.

**Taxes:** The current Real Estate Taxes according to the O'Brien County Treasurer are approx. \$2,434.00 per year on Tract 1 and approx. \$2,520.00 per year on Tract 2. Seller will pay the 2024 taxes which are due and payable in March and Sept of 2025.

**Possession:** Possession of the farms will be on March 1, 2025. These farms are available to farm for the 2025 crop year!

**Terms:** Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day which will be on or before January 9, 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 statutes. 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. **Jeffrey Queck— Attorney for sellers.**

## TABLE OF CONTENTS

Auction Location & Time	Pg 2
Auction Terms	Pg 3
Plat Map	Pg 5
Tract 1 AgriData Map	Pg 6
Tract Soil Map	Pg 7
Tract 1 FSA Aerial Map	Pg 8
Tract 1 USDA 156 Form	Pg 9
Tract 2 AgriData Map	Pg 10
Tract 2 Soil Map	Pg 11
Tract 2 FSA Aerial Map	Pg 12
Tract 2 USDA 156 Form	Pg 13
Property Notes	Pg 14
Sale Terms	Pg 15

# DALE TWP LAND OWNER

R 41 W

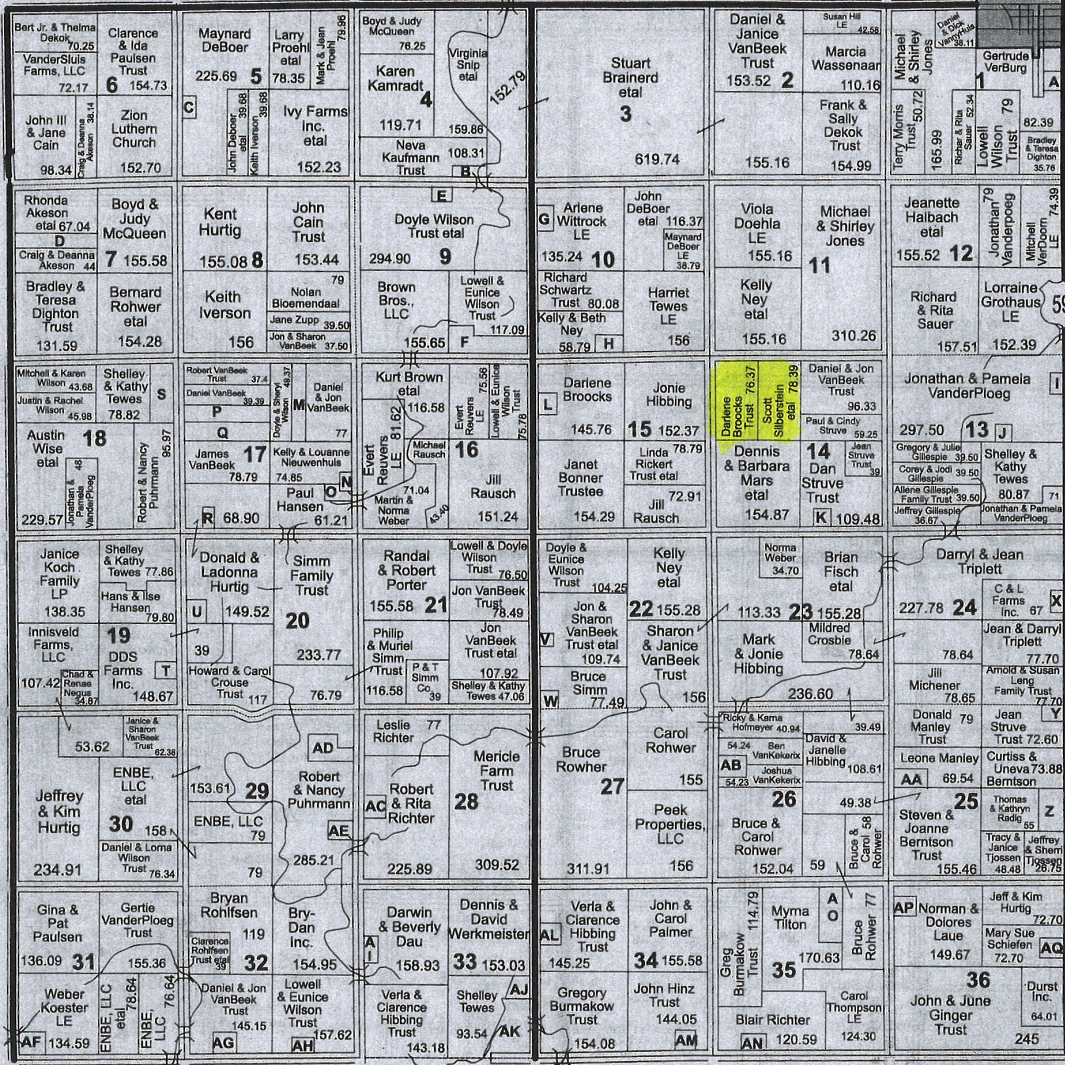
JOINS SUMMIT TWP

T 95 N

ORIOLE AVE 5300 PIERCE AVE 5400 POLK AVE 5500 REDWING AVE 5600 REDWOOD AVE 5700 ROOSEVELT AVE 5800 SILVER AVE

JOINS BAKER TWP

O'BRIEN CO. LAND OWNER & RURAL RESIDENT MAPS

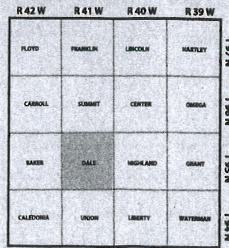


**Small Tracts**

- Section 1 **A** Virgil Crouch - 7.54
- Section 4 **B** Wilridge Inc. - 7.27
- Section 5 **C** Danielle DeGroot - 5.59
- Section 7 **D** Craig Akesson - 24.93
- Section 9 **E** Wilridge Inc. etal - 9.50
- Section 10 **F** MidAmerica Energy Co. - 37.46
- Section 10 **G** Gordon & Ruth Wittrock - 15.37
- Section 10 **H** William Klink - 17.88
- Section 13 **I** BFH Corp. - 5
- Section 13 **J** O'Brien County - 11
- Section 14 **K** Brian Struve - 6.80
- Section 15 **L** Dennis & Barbara Mars - 9.22
- Section 17 **M** Neva Kaufmann Trust - 29.63
- Section 17 **N** Jeremy Oliver & Mariah Nelson - 6.82
- Section 17 **O** O'Brien County Consv. Board - 12.76
- Section 17 **P** Jon VanBeek Trust - 39.40
- Section 17 **Q** Jon & Sharon VanBeek Trust - 39.39
- Section 17 **R** Dane Christensen - 5.07
- Section 18 **S** Shelley Tewes - 36.05

- Section 19 **T** Ryan & Chellene Tewes - 7.33
- Section 20 **U** Derek Griebel - 6.85
- Section 22 **V** Chad & Shelly Simm - 5.56
- Section 22 **W** 3S Washout Inc. - 12.01
- Section 24 **X** Primrose, LLC - 10
- Section 25 **Y** Brant & Brittany Goodchild - 5.01
- Section 25 **Z** Carol Rohwer - 22.62
- Section 26 **AA** Lois Mars - 9.46
- Section 26 **AB** Randall & Rochelle Hofmeyer - 7.44
- Section 28 **AC** Robert Richter - 8.72
- Section 29 **AD** Kevin & Luann Puhmann - 17.30
- Section 29 **AE** Kyle & Lisa Puhmann - 9.71
- Section 31 **AF** Phyllis Green - 7.34
- Section 32 **AG** Chad & Heather Puhmann - 10.25
- Section 32 **AH** Lorna Wilson - 6.25
- Section 33 **AI** Cory Dau - 6.45
- Section 33 **AJ** Daniel & Karlee Ohrt - 13.57
- Section 33 **AK** Richard VanBeek Trust - 48.86

- Section 34 **AL** Mark Hibbing - 9.75
- Section 35 **AM** Kenneth & Annette Sauer - 11.11
- Section 35 **AN** Mican Powers - 5.68
- Section 35 **AO** Cory & Anita Dau - 38.59
- Section 36 **AP** Randall & Julie Paulsen - 5.79
- Section 36 **AQ** Mairo & Dawn Wulf - 8.21



O'BRIEN-OSCEOLA COUNTIES, IA

Aerial Map



Boundary Center: 43° 3' 6.76, -95° 39' 40.69



**14-95N-41W**  
**O'Brien County**  
**Iowa**



Maps Provided By:

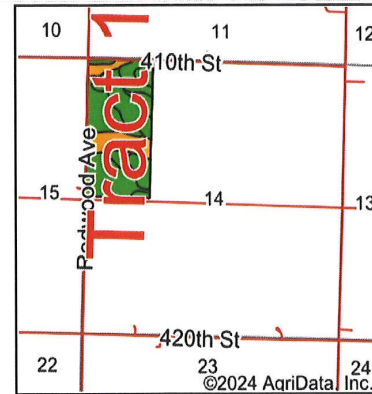
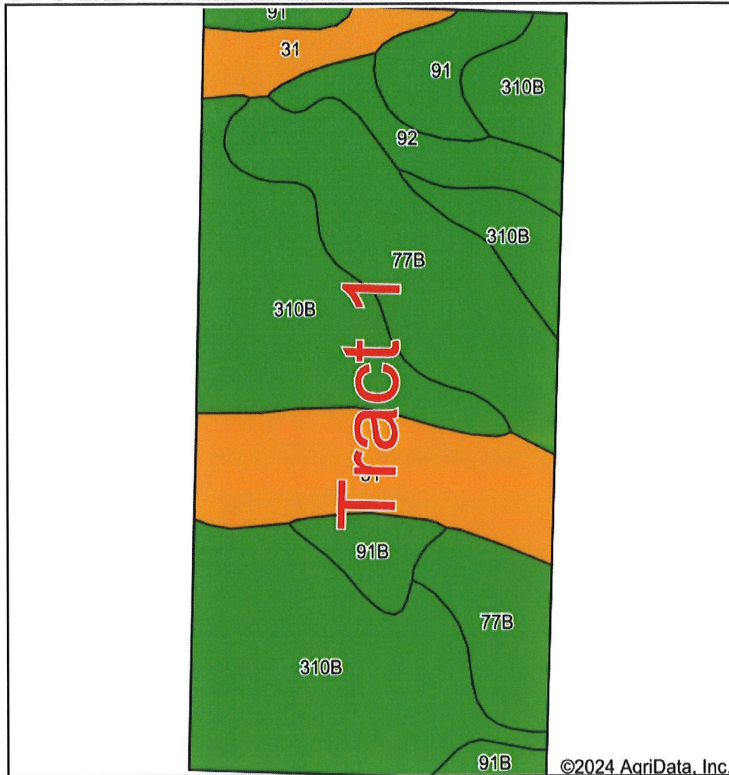


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Field borders provided by Farm Service Agency as of 5/21/2008.

9/19/2024

### Soils Map



State: **Iowa**  
 County: **O'Brien**  
 Location: **14-95N-41W**  
 Township: **Dale**  
 Acres: **80**  
 Date: **9/19/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA141, Soil Area Version: 28											
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	36.02	45.1%	■	> 6.5ft.	Ile	95	70	75		
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	18.01	22.5%	■	6.4ft.	Ile	95	68	77		
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.40	18.0%	■	2.5ft.	Ilw	80	72	68		
91	Primghar silty clay loam, 0 to 2 percent slopes	4.35	5.4%	■	3.5ft.	Iw	100	80	78		
92	Marcus silty clay loam, 0 to 2 percent slopes	3.84	4.8%	■	2.5ft.	Ilw	94	75	75		
91B	Primghar silty clay loam, 2 to 5 percent slopes	3.38	4.2%	■	3.5ft.	Ile	95	78	78		
<b>Weighted Average</b>							<b>1.95</b>	<b>92.5</b>	<b>71</b>	<b>*n 74.5</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

Soils data provided by USDA and NRCS.



**Legend**

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

**Wetland Determination**

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

Non-Irrigated  
Corn-Yellow-Grain  
Soybeans-Common-Grain

Tract Cropland Total: 76.65 acres

2024 Program Year

Map Created June 07, 2024

Farm **3531**

Tract **977**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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IOWA  
O'BRIEN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 3531  
Prepared : 9/16/24 9:29 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 : 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
78.54	76.65	76.65	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	76.65	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	39.30	0.00	165	
Soybeans	32.90	0.00	46	
<b>TOTAL</b>	<b>72.20</b>	<b>0.00</b>		

NOTES

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Tract Number : 977

Description : W2NW4 SEC 14 95-41 DALE  
FSA Physical Location : IOWA/O'BRIEN  
ANSI Physical Location : IOWA/O'BRIEN  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners :  
Other Producers : None  
Recon ID : None

Tract Land Data

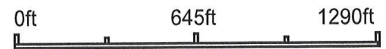
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.54	76.65	76.65	0.00	0.00	0.00	0.00	0.0

**Aerial Map**



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Boundary Center: 43° 3' 6.69, -95° 39' 22.87



**14-95N-41W**  
**O'Brien County**  
**Iowa**

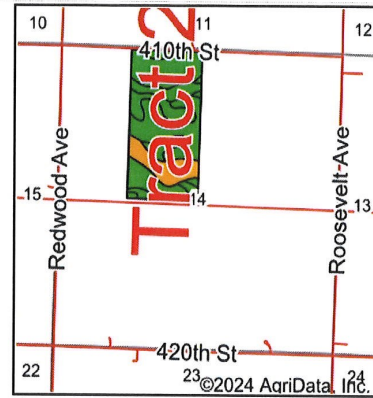


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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9/19/2024

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

### Soils Map



State: Iowa  
 County: O'Brien  
 Location: 14-95N-41W  
 Township: Dale  
 Acres: 80.44  
 Date: 9/19/2024









Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA141, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	29.01	36.0%		6.4ft.	Ile	95	68	77	
310B	Galva silty clay loam, 2 to 5 percent slopes	25.39	31.6%		> 6.5ft.	Ile	95	70	75	
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	11.47	14.3%		2.5ft.	Ilw	80	72	68	
91B	Primghar silty clay loam, 2 to 5 percent slopes	6.35	7.9%		3.5ft.	Ile	95	78	78	
92	Marcus silty clay loam, 0 to 2 percent slopes	6.31	7.8%		2.5ft.	Ilw	94	75	75	
91	Primghar silty clay loam, 0 to 2 percent slopes	1.91	2.4%		3.5ft.	Iw	100	80	78	
<b>Weighted Average</b>							<b>1.98</b>	<b>92.9</b>	<b>70.8</b>	<b>*n 75</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

Soils data provided by USDA and NRCS.



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

- Wetland Determination**
- Restricted Use
  - ▼ Limited
  - Exempt from Conservation Compliance Provisions

Non-Irrigated  
Corn-Yellow-Grain  
Soybeans-Common-Grain

Tract Cropland Total: 77.87 acres

**2024 Program Year**  
Map Created June 07, 2024  
**Farm 5021**  
**Tract 980**

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

IOWA  
O'BRIEN  
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 5021  
Prepared : 9/16/24 9:35 AM CST  
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Operator Name : L  
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
79.48	77.87	77.87	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	77.87	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	39.10	0.00	157	
Soybeans	35.90	0.00	46	
<b>TOTAL</b>	<b>75.00</b>	<b>0.00</b>		

NOTES

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Tract Number : 980

Description : E2NW4 SEC 14 95-41 DALE  
FSA Physical Location : IOWA/O'BRIEN  
ANSI Physical Location : IOWA/O'BRIEN  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners :  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.48	77.87	77.87	0.00	0.00	0.00	0.00	0.0



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

for our past successful results