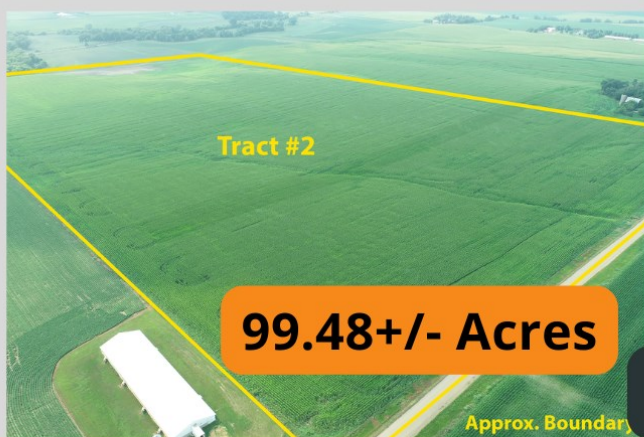


Live Public Land Auction



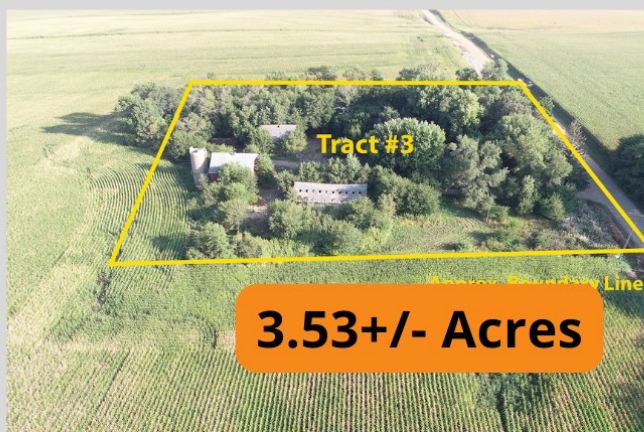
Upcoming High Quality
Farmland Auction Of Two
Contiguous Tracts Of Farmland
& A Building Site In **Cleveland**
TWP, Lyon County, IA



SALE DATE:

November 11, 2024
@ 10:30 A.M.

Elsie Thielvoldt Heirs—Owners



**THIS LAND & BUILDING SITE IS
LOCATED JUST NORTH OF
ALVORD, IA!**
**THESE PROPERTIES ARE ALL
ADJOINING!**

712-476-9443

www.zomercompany.com



Auctioneer's Note: The Zomer Company is honored to represent the Thielvoldt family in offering at auction these properties! These tracts of land and building site are all adjoining! If you are in the market for a tract of farmland or a building site or both then be sure to make plans today to attend this auction and purchase one or several of these properties! Investing in Real Estate is a decision which you will be glad you made!

Location: From Alvord, IA go approx. 1/2 mile East on A34 (210th ST.) to Elmwood Ave. then go 1/4 mile North on Elmwood Ave. Auction to be held at the Alvord, IA CFE fertilizer plant (2108 Eagle Ave., Alvord, IA) just West of Alvord, IA. Watch zomercompany.com for inclement weather!



Abbreviated Legal Description of Tract 1: Parcels C & E in the NE1/4 of Section 32, TWP 99N, Range 46W, Lyon County, IA. Subject to all public roads and easements of record.

General Description of Tract 1: According to the recent survey this farm consists of 59.95+/- gross acres. According to FSA/Survey, this farm contains approx. 58.5+/- tillable acres. This farm has a corn base and soybean base which is combined with the adjoining farmland with a PLC yield of 170bu on corn and a PLC yield of 46bu on soybeans. This farm is classified HEL. The predominant soil types include: 410B, C2-Moody, 890B, C2-Moody, 133-Colo, 430-Ackmore, 878C2, D2-Ocheydan, 174C2-Bolan. The average CSR1 is 57.4. The average CSR2 is 68.2. This farm offers an excellent opportunity to purchase a nearly all tillable inside tract of farmland! If you are looking for quality Lyon County, Iowa farmland then be sure to take a look at this farm today!

Abbreviated Legal Description of Tract 2: Parcel B in the E1/2 of Section 32, TWP 99N, Range 46W, Lyon County, IA. Subject to all public roads and easements of record.

General Description of Tract 2: According to the recent survey this farm consists of 99.48+/- gross acres. According to FSA/Survey, this farm contains approx. 97.65+/- tillable acres. This farm has a corn base and soybean base which is combined with the adjoining farmland with a PLC yield of 162bu on corn and a PLC yield of 46bu on soybeans. This farm is classified NHEL. The predominant soil types include: 890B-Moody, 410B, C2-Moody, 311-Galva, 878DB, D2, C2-Ocheydan, 430-Ackmore, 133-Colo, 27B-Terril, 174C2-Bolan, 486-Davis. The average CSR1 is 57.2. The average CSR2 is 72.5. This farm offers an excellent opportunity to purchase a nearly all tillable inside tract of farmland! If you are looking for quality Lyon County, Iowa farmland then be sure to take a look at this farm today!

Abbreviated Legal Description of Tract 3: Parcel D in the NE1/4 of Section 32, TWP 99N, Range 46W, Lyon County, IA. Subject to all public roads and easements of record.

General Description of Tract 3: According to the recent survey this building site consists of 3.53+/- gross acres. This building site consists of an older 2 story home which is in need of some TLC and several other older outbuildings. This property is located only a short 1/2 mile from a hard surface road! This property would make an excellent location to establish your acreage site and build a new home on or potentially restore the home which is currently there! This property has rural water to the property and is on REC elec. There are some personal items on the property and any personal items not removed by the closing day shall be included with the sale of the property. It is not very often that you have the opportunity to purchase an existing building site where you can create your own family's legacy on! This property also has the benefits of a grove and established trees! Make plans today to purchase this building site!

Method of sale: Auction to be held at the Alvord, IA CFE fertilizer plant (2108 Eagle Ave., Alvord, IA) just West of Alvord, IA. Tracts 1 & 2 (Farmland) will be offered first in the choice method. The top bidder of the round of choice will have the option to select the tract of their choice between Tracts 1 & 2 or both of the 2 tracts. If the top bidder only selects one of the tracts then whichever tract is remaining will then be sold. After Tracts 1 & 2 (Farmland) are sold then Tract 3 (building site) will be sold. Tracts 1 & 2 (Farmland) will be sold with the final bid price times the gross surveyed acres of the tracts. Tract 3 (Building site) will be sold in total dollars.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are currently combined for all 3 of the tracts and are approx. \$5,084.00 per year. Taxes will need to be reassessed due to the recent survey completed. Taxes will be pro-rated through December 31, 2024.

Possession: Possession of the Tract 1 & 2 (farmland) will be on March 1, 2025. Possession of the building site will be on closing day.

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 6, 2025 for the farmland (Tracts 1 & 2) and on or before December 17, 2024 on the building site (Tract 3). Buyer shall receive a clear and merchantable title to the property on closing day. These properties 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. 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 Kippley—Attorney for sellers.**

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CLEVELAND TWP

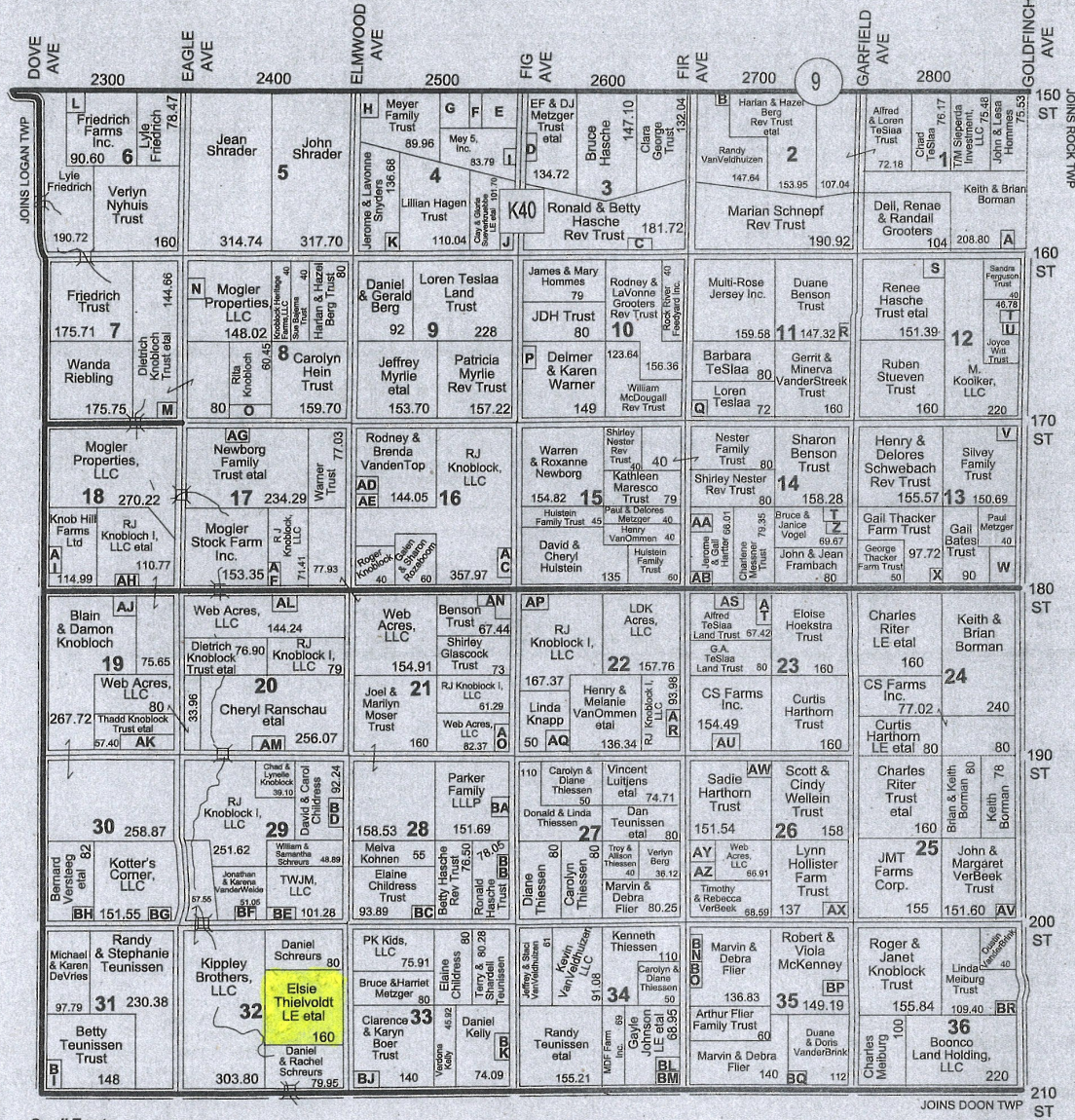
LAND OWNER

T 99 N

R 46 W

JOINS ALLISON TWP

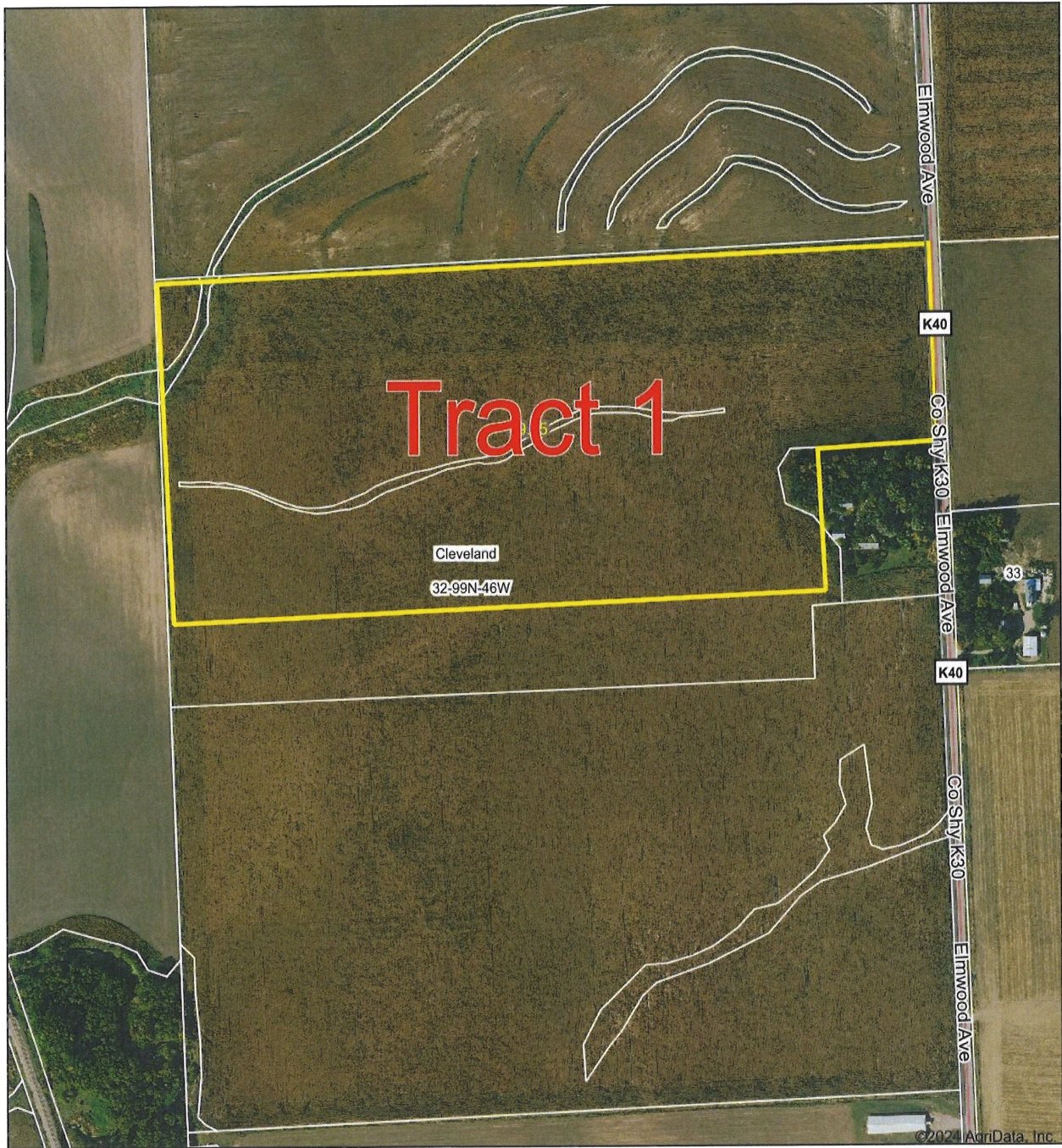
LAND OWNER & RURAL RESIDENT MAPS



Small Tracts

- | | | |
|---------------------------------------------|-------------------------------------------------------|----------------------------------------------------|
| Section 1 A Keith & Lori Borman - 5.92 | Section 13 V Loren & Linda Silvey - 9.31 | Section 23 AU Derek & Whitney VanVeldhuizen - 5.51 |
| Section 2 B TLR Inc. - 8.66 | Section 14 W Robert Follett Trust - 30 | Section 25 AV JMT Farms Corp. - 6.40 |
| Section 3 C Betty Hasche Trust - 13.55 | Section 15 X Randal & Mariann Roemen - 12.38 | Section 26 AW John & Leora VanMiddendorp - 23 |
| Section 4 D Multi-Rose Jerseys Inc. - 14.56 | Section 16 Y L & O Power - 5.74 | AX Glenn Postma - 8.46 |
| Section 5 E Kent & Elyse Moser - 25.10 | Section 17 Z Brad & Tosha Vogel - 5.71 | AY Darwyn & Renee Klarenbeek - 16.22 |
| F TKM, LLC - 16 | Section 18 AA Matthew & Hana Hartter - 7.30 | AZ Darwyn & Renee Klarenbeek - 8.88 |
| G Samuel & Nichole Meyer - 27 | Section 19 AB Kyle & Emily Grooters - 6 | Section 28 BA Allan & LeAnn Post - 7.56 |
| H Northwest 9 Inc. - 11.57 | Section 20 AC JRT Focus Farms Ltd. - 19.98 | BB Don & Linda Thiessen - 5.45 |
| I Samuel & Nichole Meyer - 5 | Section 21 AD Travis VandenTop - 5.92 | BC Ryan VanGinkel - 11.11 |
| J Kent & Elyse Moser - 7.72 | Section 22 AE Gilbert & Leona VandenTop - 10.03 | Section 29 BD Jordan & Erin Bakker - 7.76 |
| K Alan & Jill Bruggeman - 9.31 | Section 23 AF JRT Focus Farms Ltd. - 6.36 | BE Chuck & Jessica VanRoekel - 7.20 |
| L Malachi VanWyhe - 7.04 | Section 24 AG Jason Balster - 5.71 | BF Paul & Patricia Bouwman - 5.17 |
| Section 6 M Derek & Connie Knobloch - 15.34 | Section 25 AH Paul Metzger - 5.78 | Section 30 BG Lance & Katlyn VanRoekel - 6.73 |
| Section 7 N Pig Hill Co. - 11.98 | Section 26 AI Mychal & Dawn VanWyhe - 5 | BH Lowell & Paula Bosler - 12.89 |
| O Derek & Connie Knobloch - 17.26 | Section 27 AJ Robert & Shirley DeSmet - 10.67 | Section 31 BI Randy & Stephanie Teunissen - 25.15 |
| Section 8 P Craig & Kelly Metzger - 7 | Section 28 AK Nathan & Cassandra VanderWaerdt - 19.51 | Section 32 BJ Bernard & Rachel Bakker - 20 |
| Section 9 Q Multi Rose Jerseys Inc. - 8 | Section 29 AL Allan & Wanda Koedam - 8.31 | BK Dylan Teunissen - 5.20 |
| R Multi Rose Jerseys Inc. - 12.68 | Section 30 AM Joel & Marilyn Moser - 23.67 | Section 34 BL Gregory & Kristi DeJager - 10.50 |
| Section 12 S Daryl & Dale Hasche - 8.61 | Section 31 AN JRT Focus Farms Ltd. - 17.53 | BM Eugens Johnson - 11.55 |
| T Adam & Catherine Vogel - 5.90 | Section 32 AO Loren & Ruth VanRoekel - 14.58 | Section 35 BN Merlin & Betty Rozeboom - 16.55 |
| U USCOC of IA - 5.10 | Section 33 AP JRT Focus Farms Ltd. - 10.33 | BO Merlin Rozeboom - 6.62 |
| | Section 34 AQ Brett Harkness & Shannon Berndt - 5 | BP JC Farms, LLC - 5.69 |
| | Section 35 AR JRT Focus Farms Ltd. - 6.02 | BQ Lucas & Natalie Larson - 10.81 |
| | Section 36 AS Todd & LeAnn Rath - 7.20 | BR Jason & Carly Pollema - 10.03 |
| | AT Travis & Brittney VanVeldhuizen - 5.34 | |

Aerial Map

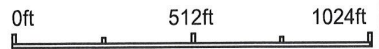


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Boundary Center: 43° 21' 19.79, -96° 17' 55.41



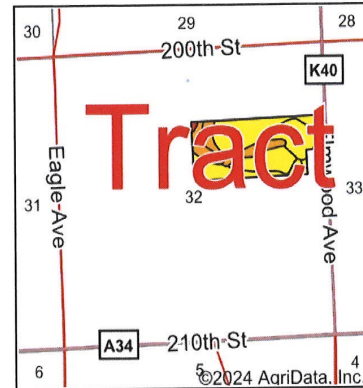
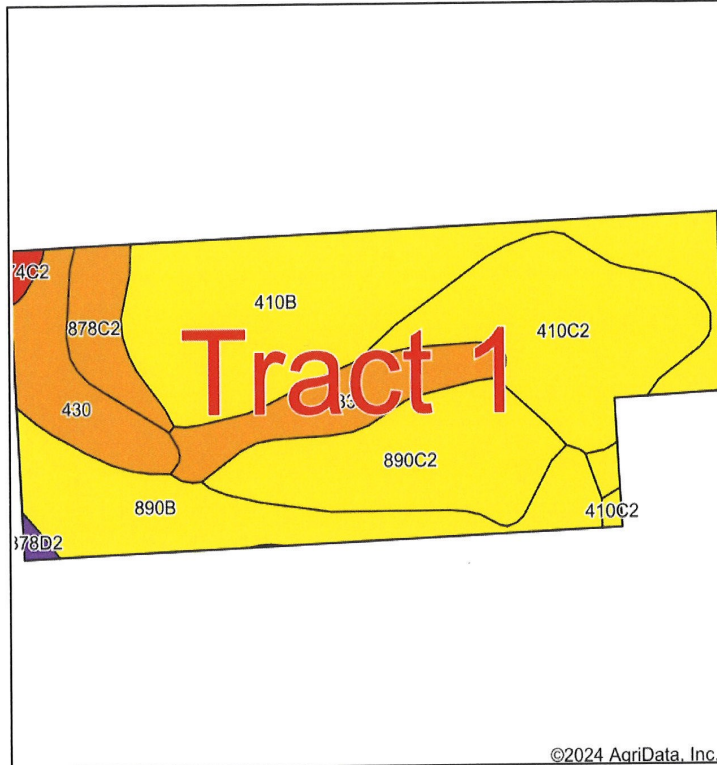
32-99N-46W
Lyon County
Iowa



9/13/2024

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

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **32-99N-46W**
 Township: **Cleveland**
 Acres: **59.95**
 Date: **9/13/2024**



Maps Provided By:

Soils data provided by USDA and NRCS.

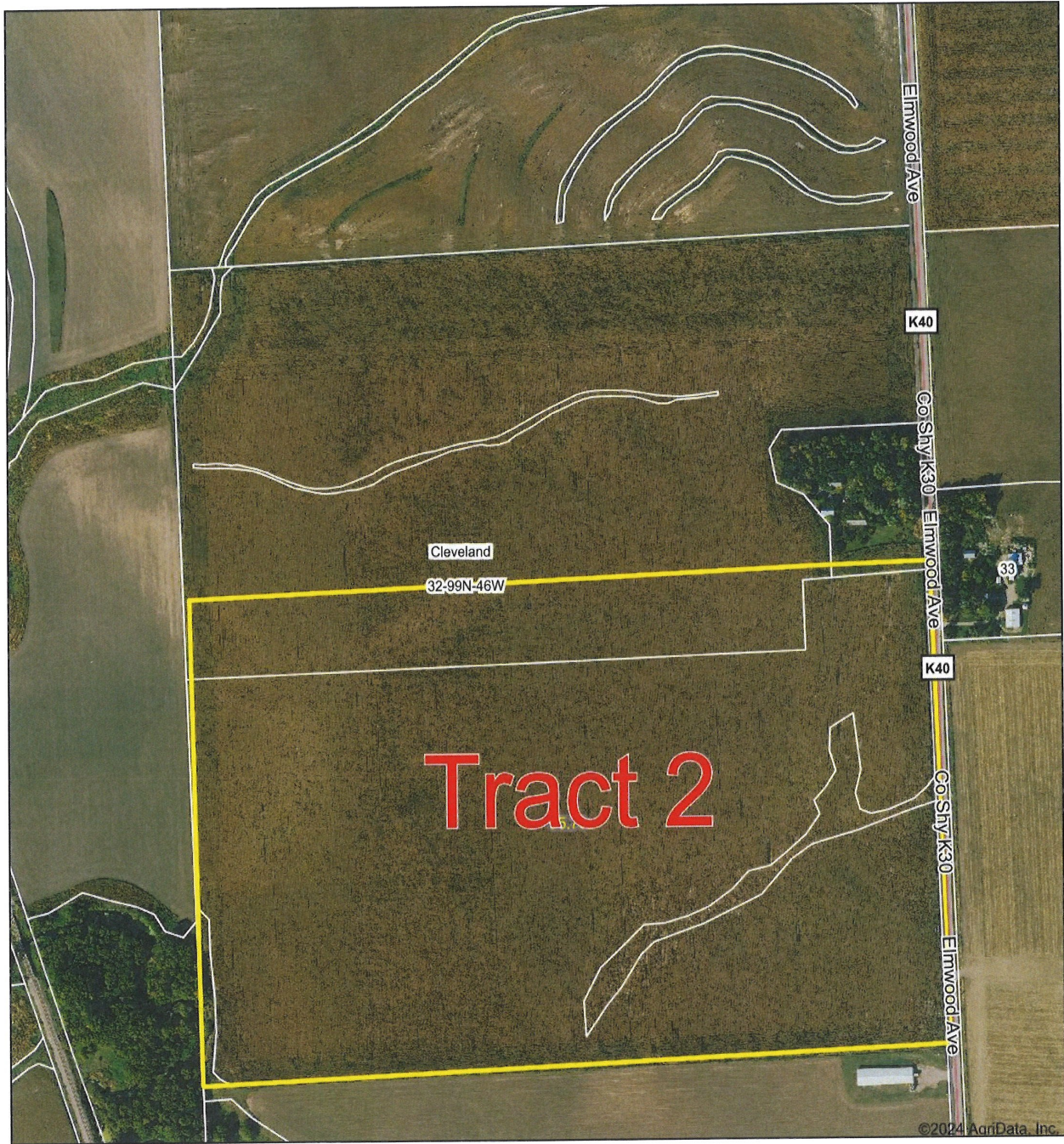
Area Symbol: IA119, Soil Area Version: 32										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	17.83	29.8%		> 6.5ft.	Ile	67	65	71	
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	11.09	18.5%		> 6.5ft.	IIIe	65	48	62	
890B	Moody silty clay loam, loamy substratum, 2 to 5 percent slopes	9.37	15.6%		> 6.5ft.	Ile	70	61	70	
890C2	Moody silty clay loam, loamy substratum, 5 to 9 percent slopes,	9.01	15.0%		> 6.5ft.	IIIe	61	45	62	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	4.71	7.9%		2.5ft.	IIw	78	69	80	
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	4.52	7.5%		3.5ft.	IIw	77	70	86	
878C2	Ocheyedan loam, 5 to 9 percent slopes, moderately eroded	2.80	4.7%		6.4ft.	IIIe	79	40	66	
174C2	Bolan loam, 5 to 9 percent slopes, moderately eroded	0.36	0.6%		> 6.5ft.	IIIe	47	26	47	
878D2	Ocheyedan loam, 9 to 14 percent slopes, moderately eroded	0.26	0.4%		6.4ft.	IIIe	53	29	62	
Weighted Average						2.39	68.2	57.4	*n 69.2	

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

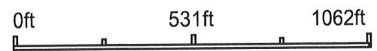
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



Boundary Center: 43° 21' 6.62, -96° 17' 55.18



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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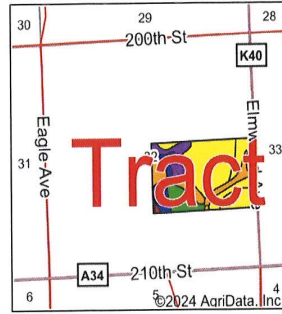
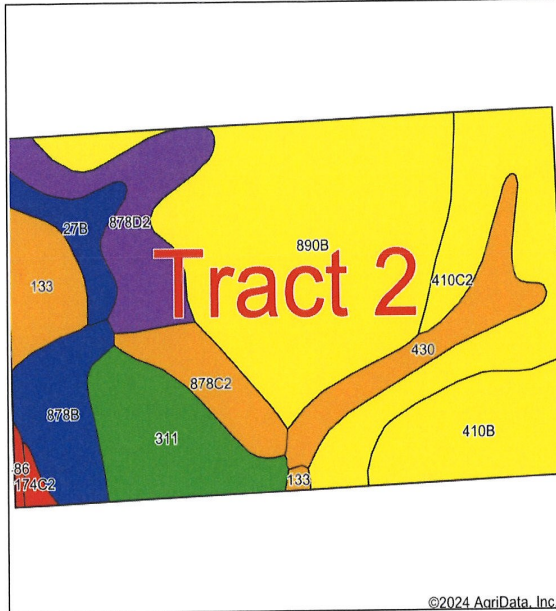
32-99N-46W
Lyon County
Iowa



9/13/2024

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

Soils Map



State: Iowa
 County: Lyon
 Location: 32-99N-46W
 Township: Cleveland
 Acres: 95.79
 Date: 9/13/2024



Soils data provided by USDA and NRCS.

Area Symbol: IA119, Soil Area Version: 32																					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	Alfalfa hay Tons	Barley Bu	Bromegrass hay Tons	Bromegrass alfalfa AUM	Corn Bu	Corn silage Tons	Grain sorghum Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	Sunflowers Lbs	Winter wheat Bu	*N NCCPI Soybeans
890B	Moody silty clay loam, loamy substratum, 2 to 5 percent slopes	31.68	33.0%		> 6.5ft.	Ile	70	61													70
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	14.33	15.0%		> 6.5ft.	IIle	65	48													62
311	Galva silty clay loam, stratified substratum, 0 to 2 percent slopes	8.66	9.0%		> 6.5ft.	I	100	70													75
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	8.62	9.0%		> 6.5ft.	Ile	67	65													71

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	Alfalfa hay Tons	Barley Bu	Bromegrass hay Tons	Bromegrass alfalfa AUM	Corn Bu	Corn silage Tons	Grain sorghum Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	Sunflowers Lbs	Winter wheat Bu	*n NCCPI Soybeans	
878D2	Ocheyedan loam, 9 to 14 percent slopes, moderately eroded	8.01	8.4%	■	6.4ft.	Ille	53	29														62
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	5.97	6.2%	■	3.5ft.	llw	77	70														86
878B	Ocheyedan loam, 2 to 5 percent slopes	5.80	6.1%	■	6.4ft.	lle	84	56														71
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	4.49	4.7%	■	2.5ft.	llw	78	69														80
878C2	Ocheyedan loam, 5 to 9 percent slopes, moderately eroded	4.30	4.5%	■	6.4ft.	Ille	79	40														66
27B	Terril loam, 2 to 5 percent slopes	3.08	3.2%	■	6.4ft.	lle	86	63														71
174C2	Bolan loam, 5 to 9 percent slopes, moderately eroded	0.51	0.5%	■	> 6.5ft.	Ille	47	26														47
486	Davis loam, 0 to 2 percent slopes, occasionally flooded	0.34	0.4%	■	> 6.5ft.	lw	0	70	4	49	3	4	91	10	53	61	33	34	1283	38		75
Weighted Average							2.19	72.5	57.2	*-	0.2	*-	*-	0.3	*-	0.2	0.2	0.1	0.1	4.6	0.1	*n 70

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

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

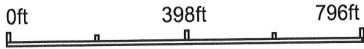
*c: Using Capabilities Class Dominant Condition Aggregation Method

Aerial Map



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Boundary Center: 43° 21' 16.69, -96° 17' 40.34



32-99N-46W
Lyon County
Iowa



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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9/13/2024

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

Tract Number : 1412
Description : S2 NE4 SEC 32 CLEVELAND TWP 99 46
FSA Physical Location : IOWALYON
ANSI Physical Location : IOWALYON
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ELSIE THIELVOLDT
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.16	74.13	74.13	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	74.13	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	67.00	0.00	170
Soybeans	6.30	0.00	46
TOTAL	73.30	0.00	

NOTES

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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: 74.13 acres

2024 Program Year

Map Created April 16, 2024

Farm 8040

Tract 1412

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.

Tract Number : 1413
Description : N2 SE4 SEC 32 CLEVELAND TWP 99 46
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 : ELSIE THIELVOLDT
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
81.56	80.97	80.97	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	80.97	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	39.30	0.00	162
Soybeans	38.70	0.00	46
TOTAL	78.00	0.00	

NOTES

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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: 80.97 acres

2024 Program Year

Map Created April 16, 2024

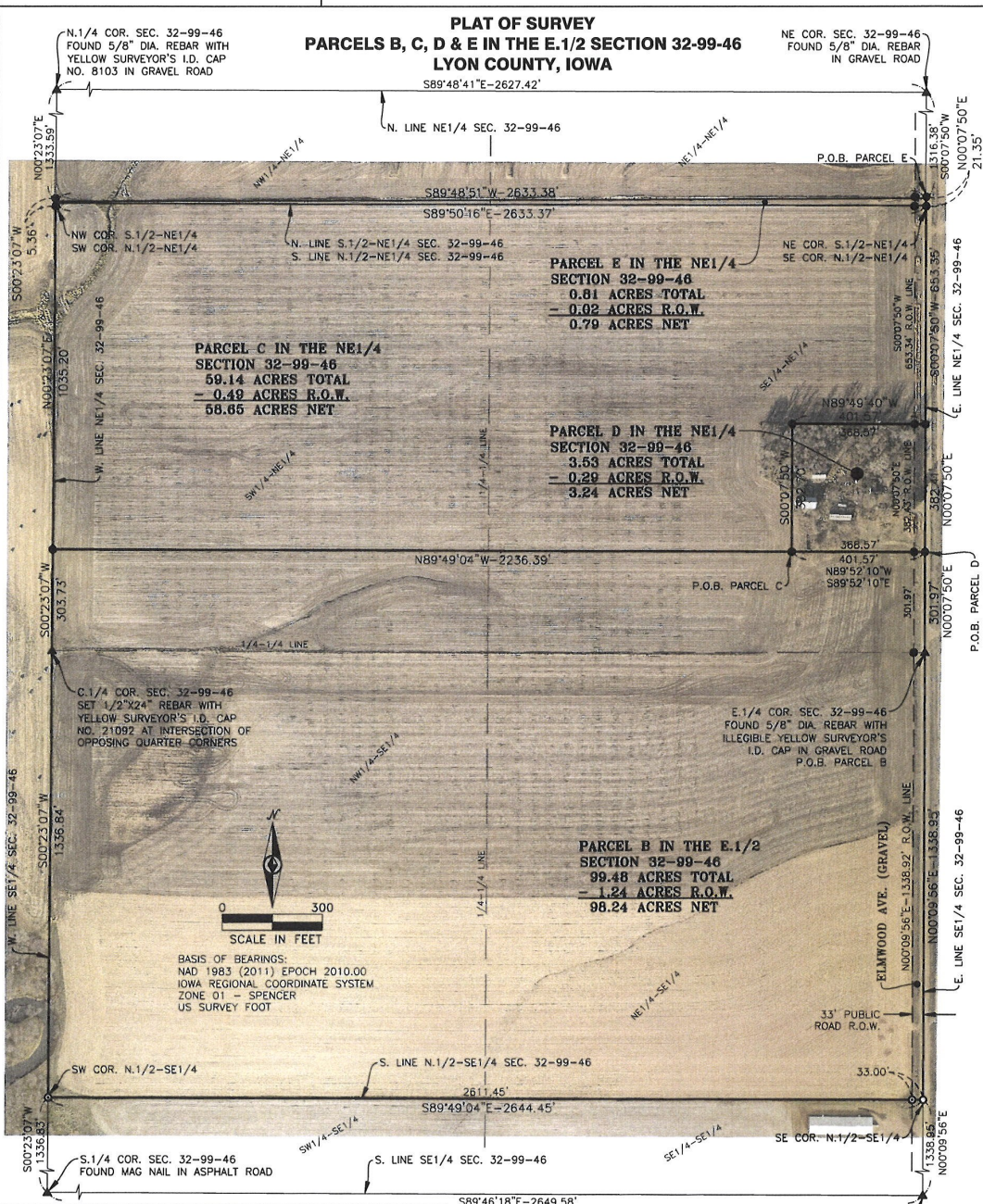
Farm 8040
Tract 1413

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

**REVIEW DRAFT
(7-15-24)**

E.1/2 SECTION 32-99-46
 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
 SURVEY REQUESTED BY: MARK ZOMER
 CURRENT PROPRIETORS:
 PARCELS B, C & D - DEAN THIELVOLDT, ETAL
 PARCEL E - DANIEL J. SCHREURS



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 duly 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 seal: SHEETS 1 OF 2 AND 2 OF 2

- LEGEND**
- ▲ SECTION CORNER AS NOTED
 - SET 1/2" x 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
 - ⊙ FOUND 5/8" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 8103
 - FOUND 5/8" DIA. REBAR

SE COR. SEC. 32-99-46
 FOUND COPPER BERTSEN
 MONUMENT IN CONCRETE ROAD

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

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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

for our past successful results