

Live Public Land Auction

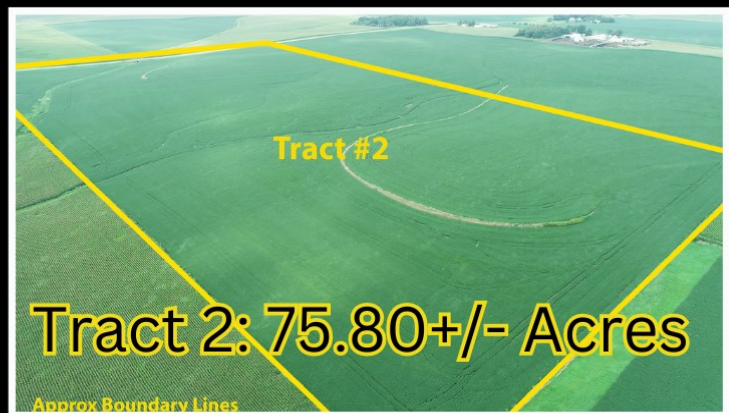
*Richland TWP, Lyon County, IA
December 16, 2024 @ 10:30 A.M.*

Sue A. & Anthony C. Wilhelm
Roxane & James R. McCasland
Owners

ZOMER Z COMPANY
REALTY & AUCTION

712-476-9443

www.zomercompany.com



Auctioneer's Note: The Zomer Company is excited to offer at auction these two outstanding high quality tracts of Richland TWP, Lyon County, IA farmland! If you've been holding out for the perfect piece of land, these farms might be exactly what you've been waiting for. Don't miss out on the chance to purchase one of these prime tracts of farmland in Lyon County, Iowa! Make plans today to purchase one or both of these outstanding tracts of land!

Tract 1 Location: From Inwood, IA go South on HWY 18 for approx. 1 1/2 miles to Tract 1.
Tract 1 is on the East side of HWY 18.

Tract 2 Location: From Inwood, IA go South on HWY 18 for approx. 2 1/2 miles to Tract 2.
Tract 2 is on the East side of HWY 18.

Auction of the farm to be held at CFE in Inwood, IA.

Watch zomercompany.com for inclement weather!



Abbreviated Legal Description of Tract 1: Parcel B in the SW1/4 of Section 29, TWP 98N, Range 47W, Lyon County, IA. Subject to all public roads and easements of record.

General Description of Tract 1: This farm will be surveyed prior to the auction and is estimated to consist of approx. 63.67+/- gross acres. According to Agri Data/Survey, this farm contains approx. 62.14+/- tillable acres with the balance of the farm in road/ditch. This farm is currently combined with the adjoining farmland with the FSA office and will undergo a reconstitution with the FSA office to determine the new base acres and PLC yield due to the survey split. The predominant soil types include: 410B, B2, C2-Moody, 430-Ackmore. The average CSR1 is 62.3. The average CSR2 is 67.7. This farm offers an excellent topography and good soil ratings! If you have been looking to make an exceptional land acquisition then we would encourage you to think strongly about purchasing this tract of farmland! This is a fantastic opportunity to purchase a quality tract of Richland TWP, Lyon County, IA farmland!

Abbreviated Legal Description of Tract 2: Parcel I in the W1/2 of Section 32, TWP 98N, Range 47W, Lyon County, IA. Subject to all public roads and easements of record.

General Description of Tract 2: This farm will be surveyed prior to the auction and is estimated to consist of approx. 75.80+/- gross acres. According to Agri Data/Survey, this farm contains approx. 72.72+/- tillable acres (includes the grass terrace). This farm is currently combined with the adjoining farmland with the FSA office and will undergo a reconstitution with the FSA office to determine the new base acres and PLC yield due to the survey split. The predominant soil types include: 410B2, C2-Moody, 430-Ackmore, 910B-Trent, T410B-Moody. The average CSR1 is 60.7. The average CSR2 is 68.4! If you have been looking to make an exceptional land acquisition then we would encourage you to think strongly about purchasing this tract of farmland! This is a fantastic opportunity to purchase a quality tract of Richland TWP, Lyon County, IA farmland!

Method of sale: Auction of the farm to be held at CFE in Inwood, IA. Farms will be surveyed and the final bid price will be taken times the final gross surveyed acres for each tract. Tract 1 will be sold then Tract 2 will be sold. Tracts will not be combined in any way.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$1,548.17 per year on Tract 1 and approx. \$1,819.20 per year on Tract 2. Seller will pay the 2024 taxes which are due and payable in March and Sept of 2025.

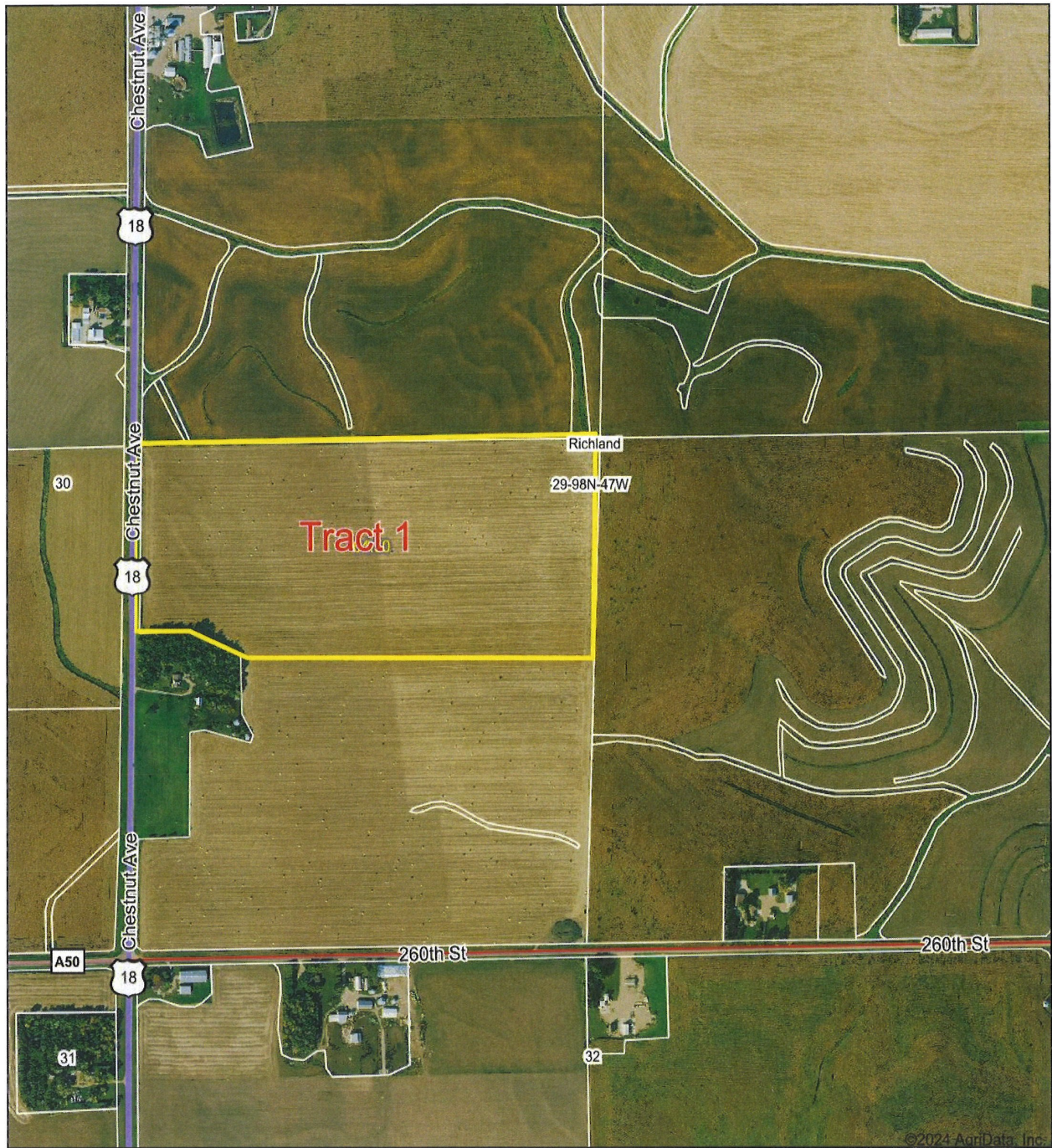
Possession: Possession of the farms will be on March 1, 2025. These farms are available to farm for the 2025 crop year!

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 27, 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. 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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Aerial Map



Boundary Center: 43° 16' 43.61, -96° 25' 36.37

0ft 833ft 1666ft

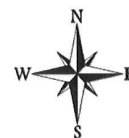


Maps Provided By:



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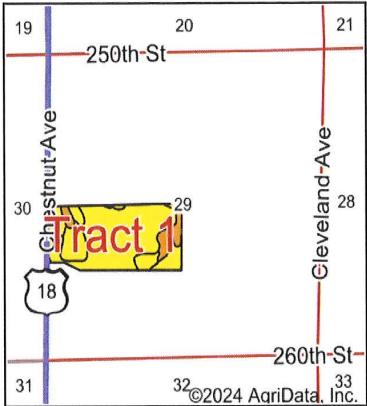
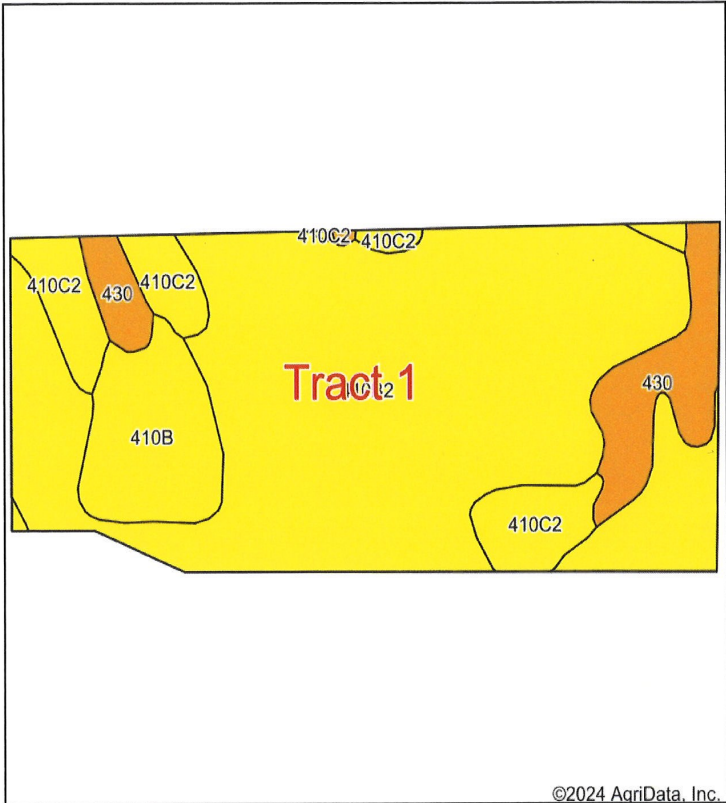
29-98N-47W
Lyon County
Iowa



10/16/2024

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

Soils Map



State: Iowa
County: Lyon
Location: 29-98N-47W
Township: Richland
Acres:
Date: 10/16/2024



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	
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	45.57	70.6%		> 6.5ft.	Ile	67	63	64	
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	6.84	10.6%		> 6.5ft.	IIle	65	48	62	
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	6.11	9.5%		3.5ft.	IIw	77	70	86	
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	5.98	9.3%		> 6.5ft.	Ile	67	65	71	
Weighted Average						2.11	67.7	62.3	*n 66.5	

**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

LOCATION:
SW1/4 SECTION 29-98-47

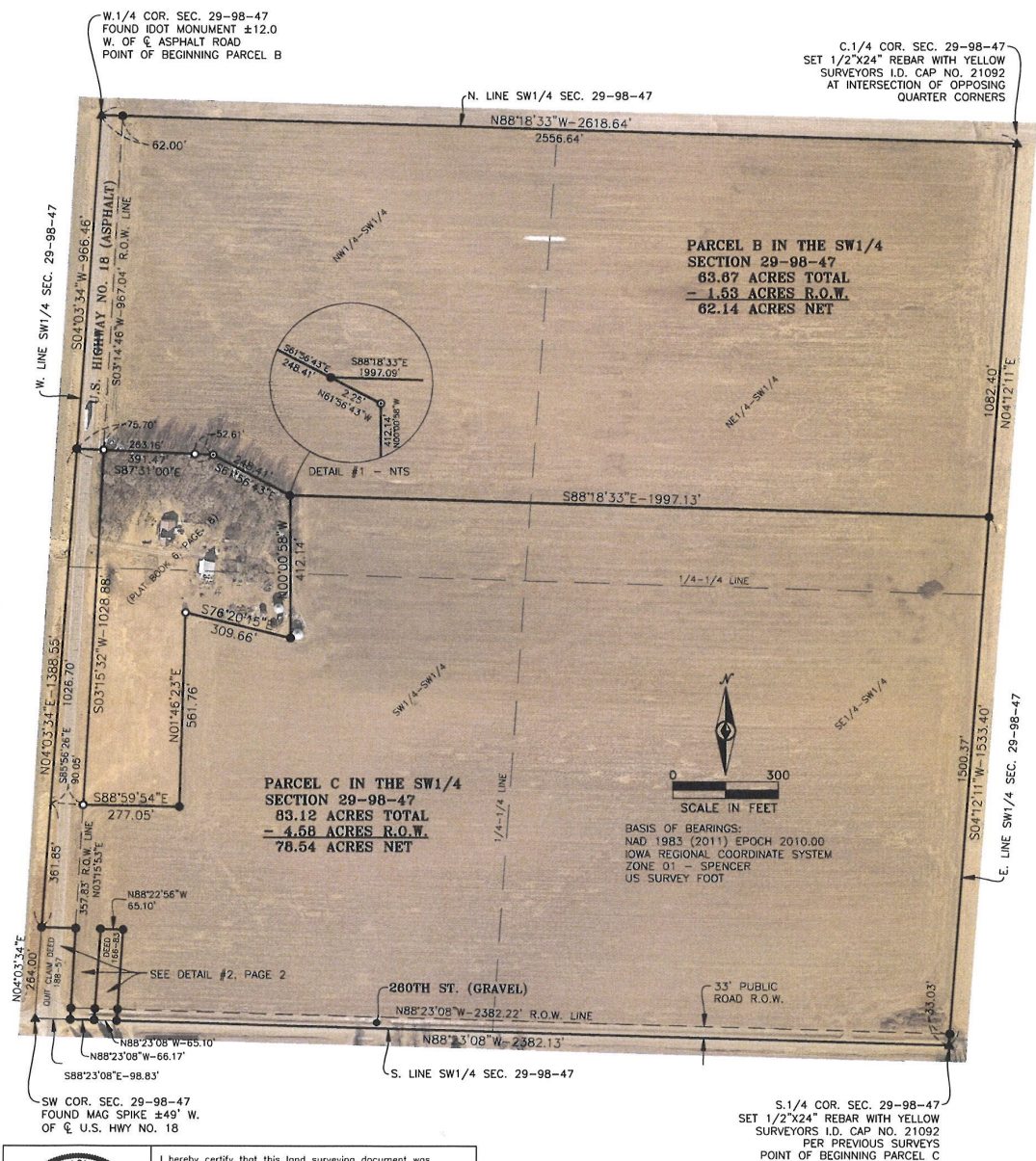
PREPARED BY AND RETURN TO:
TIM M. LALEMAN, PLS
DGR ENGINEERING
1302 SOUTH UNION STREET
P.O. BOX 511
ROCK RAPIDS, IOWA 51246
PHONE: 712-472-2531

SURVEY REQUESTED BY: PAUL KIPPLEY

CURRENT PROPRIETOR: JEAN C. KOCK TRUST

REVIEW DRAFT
(10-18-24)

PLAT OF SURVEY PARCELS B & C IN THE SW1/4 SECTION 29-98-47 LYON COUNTY, IOWA



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 set: 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 1/2" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 10041
- FOUND WOOD FENCE POST

DATE OF FIELD WORK-10-11-24



Email: dgr@dgr.com
Web: dgr.com

Date: 10-17-24
Drawn By: TML
Reviewed: ANW
Approved: TML

PROJECT NO. 374365

DWG. # P:03/074365/DWG:374365 BOUND IRCS-SEC 29.DWG

SHEET 1 OF 2

RICHLAND TWP

LAND OWNER

T 98 N

R 47 W
JOINS LOGAN TWP

T 98 N		LAND OWNER		JOINS LYON TWP		JOINS LOGAN TWP								
CHERRY AVE	1700	1800	CLEVELAND AVE	1900	COOLIDGE AVE	2000	DIPPER AVE	2100	DOGWOOD AVE	2200	DOVE AVE			
		18												
Daryl & Tarry Halma 52.34	Delmer & Paula Scholten 6 188.77	Susan Bahnsen 80	Galen & Julie VandeVegete 76	Groeneweg Family Farms I, LLC 176.46 4	Judith Groeneweg Rev Trust 169.20	Lois Hoffman Trust et al 94.22 1	Dayle Colberg Rev Trust 84.53	Shirley Moore Rev Trust et al 149	Jeanne & Cornie Landegent 152.84	Steven Serck LE et al 87.28	Gilbert Taunissen Rev Trust 156			
Shannon VandenBosch & Megan Doherty 159.99	Susan Bahnsen 80	Schlund Family Trust 155	Lois Klein Rev Trust 79	Carol Kelderman Trust 149.19	Lois Hoffman Trust et al 120	Matthew & Leah VandeVegete 90	Troy VanBeek 84.36	Dennis Patton et al 79	Wayne & Judy Childress Trust 80	Vernon Serck Trust 79	Herlan & Jeanneen DeJager 275.17			
Damon Bahnsen 80	Susan Bahnsen 80	Schlund Family Trust 155	Lois Klein Rev Trust 79	Carol Kelderman Trust 149.19	Lois Hoffman Trust et al 120	Matthew & Leah VandeVegete 90	Henry Bartman Family Trust 160	Jack & LaDonna Hannan 80	Wayne & Judy Childress Trust 80	Vernon Serck Trust 79	Herlan & Jeanneen DeJager 275.17			
Seth Bahnsen 138.31	Joyce Leo Rev Trust 7	160	Paul Lee Rev Trust 80	Angeline Kuecker 80	Northway Farms Inc. 154.37	Darrel & Pat Bonnama Trust 73.99	Merlin & Kathleen Halma 149.55	Clarice Elshout Trust 120.50	Myron Kooima Trust 120	Myron & Karen Kooima 49	Mary & Don Springhetti Trust et al 72.70	Wayne & Judy Childress Trust 80	Shirley Hansen 156	Sharon Ehrman 130.52
Seth & Cheryl Bacons 40	Jon & Diane Ireland 31.24	Ronald & Marcha Hobbs 31.24	Jon & Mary Jana Kruse 51.86	Damon Bahnsen 75.77	Damon Bahnsen 105	Ronald & Angela Faber Trust 117.05	Damon Bahnsen 105	Ronald & Angela Faber Trust 117.05	Edwin & Janice Baatz et al 119.94	Galen & Julie VandeVegete 80	Corrie & Ruth VandeVegete 73	Garret & Harriet VanVoorst Trust 120	Michael & Sarah VerSteeg Trust 398.62	Jeffrey & Heidi Groeneweg 21 104.13
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LAND OWNER & RURAL RESIDENT MAPS

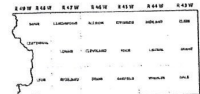
Small Tracts

- Section 1 A Steven Serck - 9.92
- Section 2 B Taunis & Mary Rozeboom - 15.15
- Section 3 C Craig & Sharon Landegent - 19.48
- Section 4 D David & Melissa VanBeek - 20.78
- Section 5 E Hillside Ham Inc. - 10.20
- Section 6 F Loren Groeneweg et al - 8.26
- Section 7 G William & Pam Groeneweg - 7.68
- Section 8 H William & Pam Groeneweg - 12.18
- Section 9 I Dale & Margaret Kolis - 5.78
- Section 10 J Harley & Marilyn Berentschot - 6.25
- Section 11 K Gregory Hanson Trust - 20.59
- Section 12 L Adam Kroger - 6.36
- Section 13 M Loren & Mindy Halma - 10
- Section 14 N Glenn & Julie VandeVegete - 11.18
- Section 15 O Beef & Bacon Drive Inc. - 31.31
- Section 16 P Dale & Margaret Kolis - 8.79
- Section 17 Q Troy & Abby VanBeek - 36.47
- Section 18 R Wayne & Judy Childress Trust - 15.43
- Section 19 S Galen & Tammie VanBeek - 14.05
- Section 20 T Jesse & Tanya VandeStroet - 38.95

- Section 21 U Arlin & Sally Post - 9.39
- Section 22 V Douglas & Lisa Faber - 12.53
- Section 23 W VanRegenmorter Land & Livestock Inc. - 10.41
- Section 24 X Terry & Tamela VanBeek - 8.55
- Section 25 Y Richard Twp Cemetery - 11
- Section 26 Z Jonathan & William Wiekamp - 21.52
- Section 27 AA Robert & Dorane Horsman - 6.27
- Section 28 AB Triangle Creek, LLC - 6.23
- Section 29 AC Wilmer & Janice Faber - 5.43
- Section 30 AD Myron & Denise Blankespoor - 5.17
- Section 31 AE Lyle VerHooven - 30.94
- Section 32 AF Tarry Halma - 8.36
- Section 33 AG Jeffrey Groeneweg - 21.92
- Section 34 AH Jonathan & Jana Wiekamp - 20
- Section 35 AI Jonathan Wiekamp et al - 24.11
- Section 36 AJ Janice Spyksma & Mary VanBerkum - 29.22
- Section 37 AK Ronald & Donna Bos - 13.08
- Section 38 AL Devon Bos Trust - 20
- Section 39 AM Lorna VanMaanen - 18.36
- Section 40 AN VanRegenmorter Land & Livestock Inc. - 9.45
- Section 41 AO VanRegenmorter Land & Livestock Inc. - 8.50

- Section 42 AP K2J Farms Inc. - 14
- Section 43 AQ Eric & Melissa De Jager - 8.87
- Section 44 AR JJB Farms, LLC - 6.97
- Section 45 AS Lance & Sarah Vander Pol - 6.75
- Section 46 AT Lorna VanMaanen - 9.49
- Section 47 AU Henry & Laurie Huyser - 10
- Section 48 AV Antonie & Marcia Rozeboom - 16.57
- Section 49 AW Michael & Ranae Koolstra - 22.54
- Section 50 AX Health & Amber VanEsseen - 18.08
- Section 51 AY Andrew & Marie Spaans - 6.67
- Section 52 AZ Randy Zomer - 7
- Section 53 BA Christopher & Sheryl VanBeek - 7
- Section 54 BB Charles Breed - 9.24
- Section 55 BC Michael & Sarah VerSteeg - 7
- Section 56 BD Prestige Pork Inc. - 7.18
- Section 57 BE Joshua & Jessica VanGrouw - 11.25
- Section 58 BF Dennis Scholten - 52.52
- Section 59 BG Daren & Abbi Davelaar - 18.20
- Section 60 BH Jolene Davelaar - 18.20
- Section 61 BI Kenneth VanBeek - 6.07
- Section 62 BJ Brian & Cynthia Blom - 9.76

- Section 63 BK Tyler & Amy Koodam - 10
- Section 64 BL Randy & Betty Kock - 10.34
- Section 65 BM Vernon & Ellen VanBeek - 10
- Section 66 BN Jonathan VanGinkel - 20.37
- Section 67 BO Vernon & Ellen VanBeek - 6.57
- Section 68 BP Nathan & Gabrielle Jansma - 7.14
- Section 69 BQ Ryan & Dawn VanEsseen - 14.37
- Section 70 BR Edwin & Marilyn Niemeier Trust - 40
- Section 71 BS Craig & Donna Faber - 42.75
- Section 72 BT Ryan & Dawn VanEsseen - 7.25
- Section 73 BU Jonathan & Karena VanderWeide - 32.28
- Section 74 BV Jonathan VanderWeide - 3.20
- Section 75 BW William & Anne VanWijgerden - 5.72
- Section 76 BX Lance VanderPol - 13.67



LYON COUNTY, IA

Aerial Map



Boundary Center: 43° 15' 56.97, -96° 25' 38.94

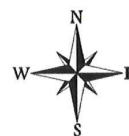
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Maps Provided By:



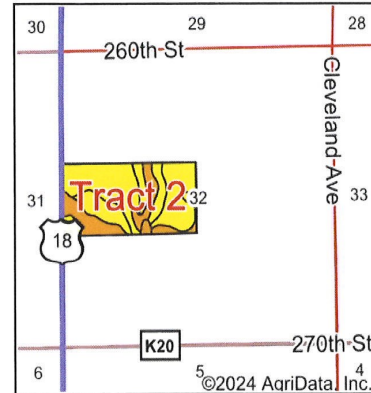
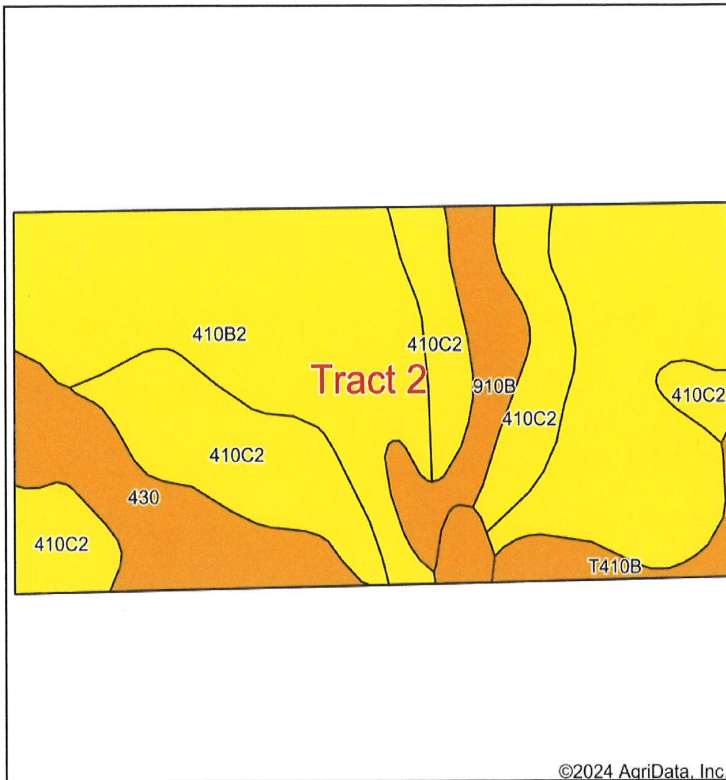
32-98N-47W
Lyon County
Iowa



10/25/2024

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

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **32-98N-47W**
 Township: **Richland**
 Acres: **75.8**
 Date: **10/25/2024**



Maps Provided By:



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
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	38.87	51.2%		> 6.5ft.	Ile	67	63	64
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	19.91	26.3%		> 6.5ft.	IIIle	65	48	62
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	9.56	12.6%		3.5ft.	IIlw	77	70	86
910B	Trent silty clay loam, 2 to 5 percent slopes	5.14	6.8%		5.9ft.	Ile	73	73	79
T410B	Moody silty clay loam, terrace, 2 to 6 percent slopes	2.32	3.1%		> 6.5ft.	Ile	74	65	70
Weighted Average						2.19	68.4	60.7	*n 67.5

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

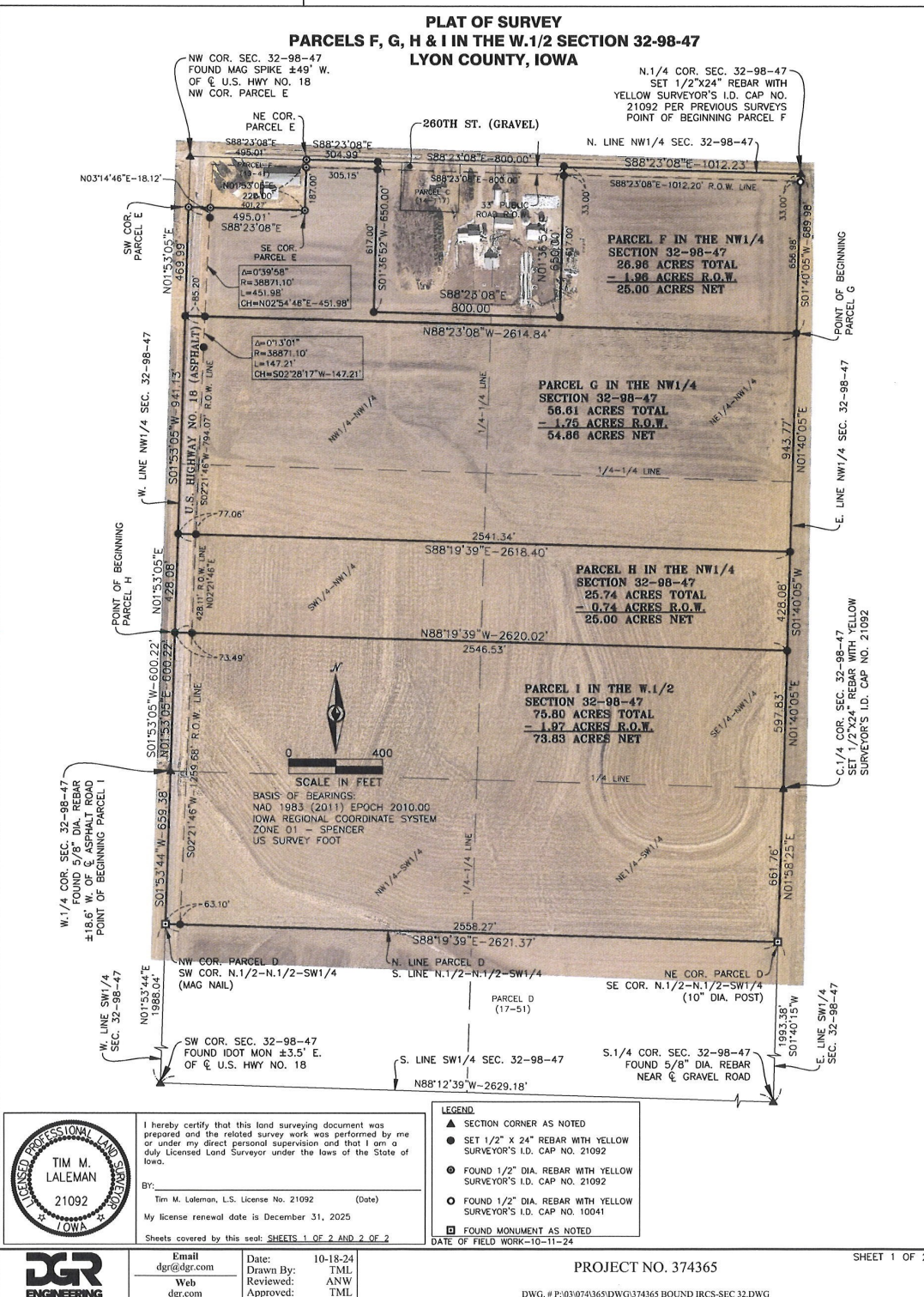
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

REVIEW DRAFT
(10-18-24)

W.1/2 SECTION 32-98-47
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: PAUL KIPPLEY
CURRENT PROPRIETOR:
RALPH F. KOCK UNIFIED CREDIT TRUST



PROPERTY NOTES

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

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do in your lifetime and we Thank You in advance for your trust
and confidence in our firm.

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