



LIVE PUBLIC LAND AUCTION



**JANUARY 8, 2024
@ 10:30 A.M.**

**76.62+/- ACRES OF
FARMLAND
LOCATED IN
WESTFIELD TWP,
PLYMOUTH COUNTY, IA**

HOWARD & LYNETTE ALTENA—OWNERS

[CONTACT US](#)



712-476-9443



WWW.ZOMERCOMPANY.COM

Auctioneers' Note: We are honored to represent Howard & Lynette in offering at auction this outstanding quality tract of Plymouth County, IA farmland as Howard & Lynette have purchased land near their home farming operation and will be doing a 1031 exchange! This is a fantastic farm in a great area! Make plans today to attend this auction and purchase this farm! Online bidding is available for this auction!

Location: From the Southeast corner of Akron, IA at the intersection of HWY 3 (170th ST) and Cedar Ave (K13) go East on HWY 3 (170th ST.) for 3 3/4 miles to the site of the farmland. Land Is Located On The South side of HWY 3.

Auction of the property will be onsite at the property.

Watch zomercompany.com in case of inclement weather.



Abbreviated Legal Description: Parcel A in the NE1/4 of Section 11, TWP 92N, Range 48W, Plymouth County, IA Excepting A 7.13 acre plat of land in the NE1/4 of the NE1/4 described on a plat of survey recorded in File 1995, Card 2124 in the Plymouth County Recorders Office. Subject to all easements and public roads of record.

General Description: According to the survey, this property contains 76.62 +/- gross acres. According to FSA, this farm contains approx. 70.94 +/- tillable acres. This farm has a corn base of 38.55 acres with a PLC yield of 178bu and a soybean base of 33.57 acres with a PLC yield of 53bu. This farm is classified as HEL. The predominant soil types include: 310D2-Galva, 19B-Kennebec, 310C2-Galva, 1D3-Ida, 310B-Galva, 1C3-Ida. **The average CSR1 is 52.7. The average CSR2 is 67.6.** This is a great opportunity to purchase a quality tract of farmland in Plymouth County, IA! Land for generations has proven itself to be a fantastic investment! If you look back 5, 10 or 20 years you can see that land long term has been a great investment in your family's future! If you are looking to purchase high quality Plymouth County, IA farmland then be sure to take a look at this fantastic farm! This land has had a good history of yields with a yield of 62bu on soybeans in 2024 and a yield of 220bu on corn in 2023! This farm also recently had lime applied and there are good levels of Phosphorus & Potassium also!! There are also soil samples available for this farm which were done in the fall of 2023!! Make plans today to continue building your family's legacy by purchasing this outstanding Plymouth County, IA farm which has been well maintained!

Method of sale: Auction of the farm will be held at the site the farmland. Property will be sold with the final bid price times the gross surveyed acres of 76.62 +/- acres.

Taxes: The current Real Estate Taxes according to the Plymouth County Treasurer are estimated at approx. \$2,408.00 per year. Taxes will be pro-rated through December 31, 2024.

Possession: Full possession 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 February 13, 2025. Buyer shall receive a clear and merchantable title to the property on closing day. This farm is being sold as is as a cash sale with no finance contingencies and as is with any/all defects and encroachments if any. While every effort has been made to ensure the accuracy of the information herein, all prospective buyers are encouraged to inspect the property and verify all data provided. No warranties are expressed or implied. Any lines on maps and pictures are for informational purposes only and are not guaranteed to be actual boundary lines of the property. All buyers are encouraged to do buyer's due diligence. Sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing if any will be the responsibility of the purchaser pursuant to IA statutes. 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. Buyer agrees to accommodate the sellers with a 1031 exchange. 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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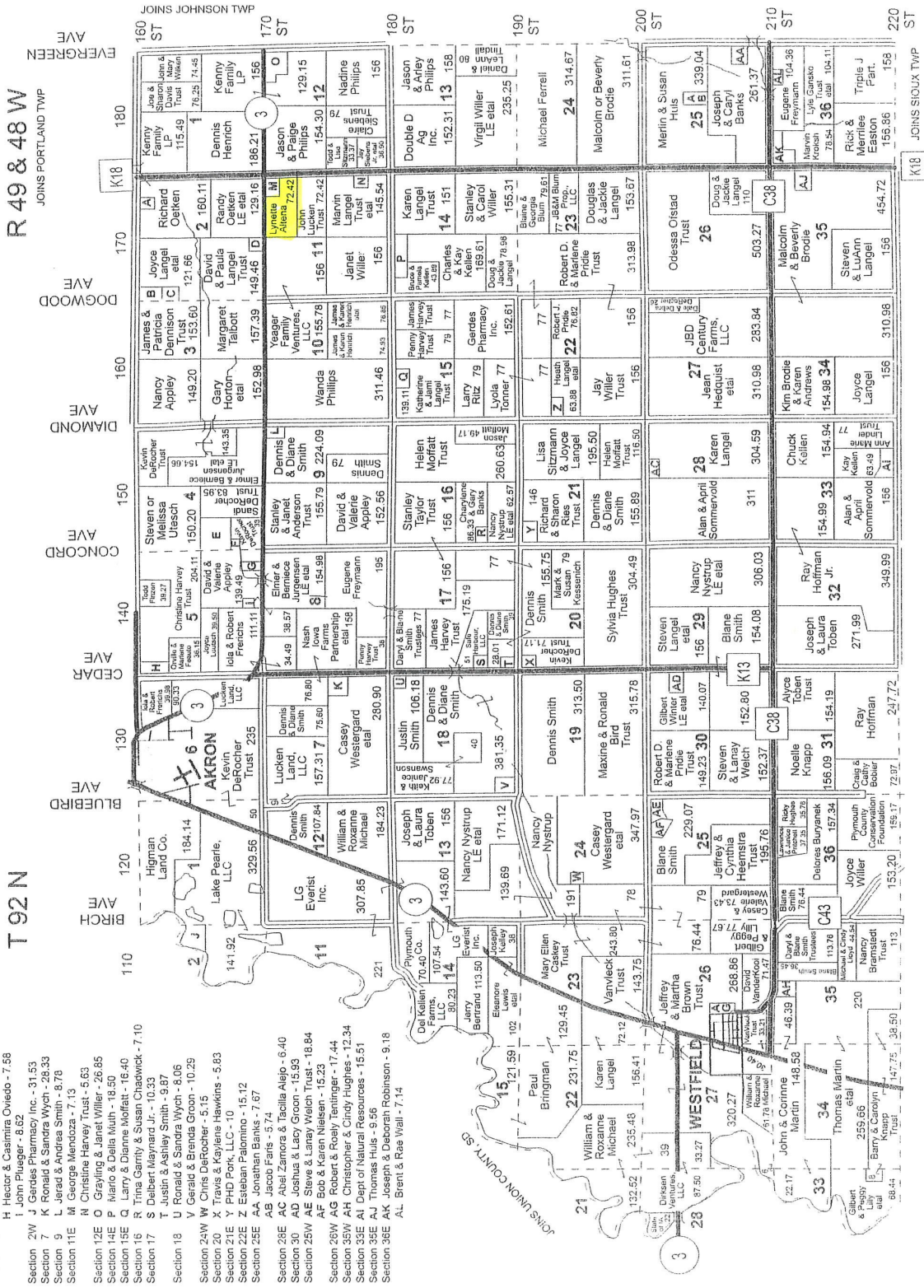
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WESTFIELD TWP

LAND OWNER

LAND OWNER & RURAL RESIDENT MAPS



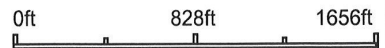
- Small Tracts**
- Section 2E A Justin & Layne Jolin - 5.43
 - Section 2E B Mike & Stephanie Klemme - 18.46
 - Section 2E C Daniel & Maria Goodman - 13.49
 - Section 2E D Matthew & Carissa DeRoche - 8.54
 - Section 4 E Kevin & Sandy DeRoche Trust - 40
 - Section 4 F Ty DeRoche - 5.64
 - Section 5 G Janet Pearson - 7.35
 - Section 5 H Hector & Casimir - 7.58
 - Section 5 I John Plueger - 6.62
 - Section 2W J Genes Pharmacy Inc. - 31.53
 - Section 7 K Ronald & Sandra Wyck - 28.33
 - Section 9 L Jerad & Andrea Smith - 8.78
 - Section 11E M George Mendoza - 7.13
 - Section 12E N Christine Harvey Trust - 5.63
 - Section 14E O Grayling & Janet Miller - 26.85
 - Section 15E P Mario & Della Muhl - 18.50
 - Section 16E Q Larry & Dianna Moffatt - 16.40
 - Section 17E R Trina Gantny & Susan Chadwick - 7.10
 - Section 18E S Debert Maynard Jr. - 10.33
 - Section 18E T Justin & Ashley Smith - 9.37
 - Section 18E U Ronald & Brenda Groon - 10.29
 - Section 24W V Chris DeRoche - 5.15
 - Section 20 X Travis & Kaylene Hawkins - 5.83
 - Section 21E Y PHD Pork, LLC - 10
 - Section 22E Z Esteban Palomino - 15.12
 - Section 25E AA Jonathan Banks - 7.67
 - Section 28E AB Jacob Farris - 5.74
 - Section 28E AC Abel Zamora & Tacilla Alejo - 6.40
 - Section 30 AD Joshua & Lacy Groon - 15.93
 - Section 29W AE Steve & Lanay Welch Trust - 18.84
 - Section 29W AF Bob & Karen Nielsen - 15.23
 - Section 29W AG Robert & Roely Teninger - 17.44
 - Section 35W AH Christopher & Cindy Hughes - 12.34
 - Section 35E AI Dept of Natural Resources - 15.51
 - Section 35E AJ Thomas Hulls - 9.56
 - Section 35E AK Joseph & Deborah Robinson - 9.18
 - Section 35E AL Brent & Rae Wall - 7.14

PLYMOUTH COUNTY, IA

Aerial Map



Boundary Center: 42° 48' 21.66, -96° 28' 24.16



11-92N-48W
Plymouth County
Iowa



Maps Provided By:

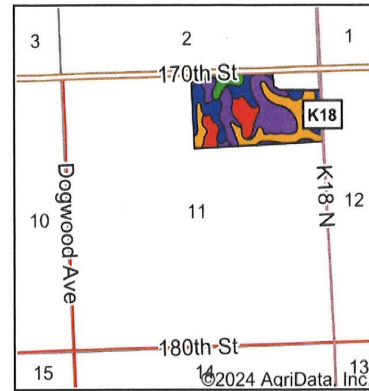
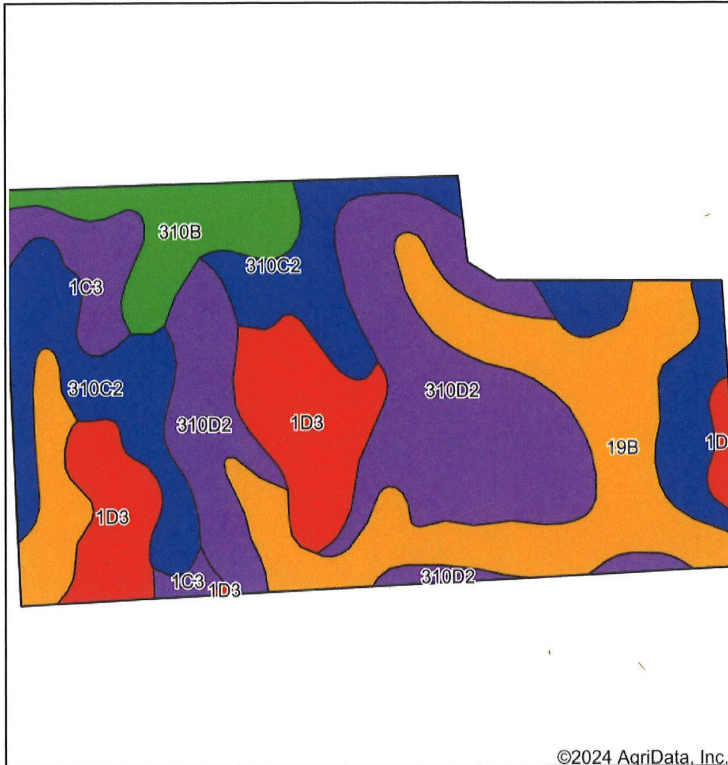


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Field borders provided by Farm Service Agency as of 5/21/2008.

11/19/2024

Soils Map



State: **Iowa**
 County: **Plymouth**
 Location: **11-92N-48W**
 Township: **Westfield**
 Acres: **76.62**
 Date: **11/19/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA149, Soil Area Version: 35

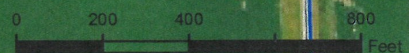
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	21.27	27.8%		> 6.5ft.	IIIe	57	42	60	
19B	Kennebec-McPaul silt loams, 2 to 5 percent slopes	19.17	25.0%		6.4ft.	Ile	79	73	79	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	16.61	21.7%		> 6.5ft.	IIIe	84	51	65	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	10.66	13.9%		> 6.5ft.	IIIe	32	35	58	
310B	Galva silty clay loam, 2 to 5 percent slopes	5.43	7.1%		> 6.5ft.	Ile	95	68	75	
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	3.48	4.5%		> 6.5ft.	IIIe	58	44	61	
Weighted Average							2.68	67.6	52.7	*n 66.7

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

Wetland Determination Identifiers

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

Producers/Shares

Irrigation

 X NI

 IR

Intended Use

 Grain

 Forage

 Grazed

2024 Program Year

Map Created May 10, 2024

Farm 9310
Tract 13834

Tract Cropland Total: 72.46 acres

"Options only for certification maps & valid only if filled in"

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

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

IOWA
PLYMOUTH



United States Department of Agriculture
Farm Service Agency

FARM : 9310

Prepared : 11/18/24 3:55 PM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : HOWARD ALTENA
CRP Contract Number(s) : None
Recon ID : 19-149-2019-27
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
80.22	72.46	72.46	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	72.46	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	38.55	0.00	178	
Soybeans	33.57	0.00	53	0
TOTAL	72.12	0.00		

NOTES

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Tract Number : 13834

Description : N2 NE4 Sec 11 Westfield
FSA Physical Location : IOWA/PLYMOUTH
ANSI Physical Location : IOWA/PLYMOUTH
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : LYNETTE K ALTENA
Other Producers : None
Recon ID : 19-149-2019-26

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.22	72.46	72.46	0.00	0.00	0.00	0.00	0.0

Tract 13834 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	72.46	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	38.55	0.00	178
Soybeans	33.57	0.00	53
TOTAL	72.12	0.00	

NOTES

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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.

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Production and Yield Worksheet/Report

1. Insured Information								
HOWARD ALTENA 2105 14TH ST ROCK VALLEY, IA 51247								
Person Type MARRIED Phone (712) 473-2232								
SSN XX								
6. County PLYMOUTH	7. Type/Practice							
	Commodity Type	Class	Sub Class	Intended Use				
8. Crop / Plan SBEAN / RP	COMM							
	Irrigation Practice	Cropping Practice	Org Practice	Interval				
9. Unit 0001-0000-000	NIRR							
10. Sect Twp Rng / FN or Other 11-092N-048W	11. FSA Farm/ Tract/Field # 9310/13834/7, 9310/13834/8							
12. Farm Name	13. Area Class	14. Map Area						
15. T-Yield 60.0	16. Insurability	17. <input type="checkbox"/> CRP/USDA <input type="checkbox"/> NB <input type="checkbox"/> NS						
18. Est Share 1.0000	19. Current Yr Rec Type (RT) **	20. <input type="checkbox"/> New Prod^						
21. Multiple Crop Year Reporting Reason:								
22. Shareholder[LLT]								
23. Remarks/ Other								
24. <input type="checkbox"/> YC OptOut								
25. Year	26. PQ/EH Prod	27. Total Prod/RT	28. Acres	29. PQ/EH Yield	30. Yield	31. Desc. QL/EH	32. OptOut YE	33. UUF
2015		0.00	0.00		0	Z		
2016		0.00	0.00		0	Z		
2017		0.00	0.00		0	Z		
2018		0.00	0.00		0	Z		
2019		0.00	0.00		0	Z		
2020		0.00	0.00		60	T		
2021		483.00	8.03		60	A		
2022		3711.70	A 62.91		59	A		
2023		498.60	A 8.03		62	A		
2024			62.91			A		
34. Rate Yld	35. Approved Yield	36. Adj Yld	37. SA Yld	38. Prel Yld	39. Date Signed			
			0.0		0.0			
40. Prior Yield	41. Yld Ind	42. Field Review? <input type="checkbox"/> Yes <input type="checkbox"/> No		43. <input type="checkbox"/> Include				
61.0		Inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No		UUF/3rd Party				

3. Crop Year		4. Policy Number						
2024 PR / 2025 APH		IA-951-245693						
5. State Code / Name								
IA		IOWA						
6. County PLYMOUTH								
7. Type/Practice								
8. Crop / Plan CORN / RP		9. Unit 0001-0000-000						
10. Sect Twp Rng / FN or Other 11-092N-048W		11. FSA Farm/ Tract/Field # 9310/13834/7, 9310/13834/8						
12. Farm Name		13. Area Class						
14. Map Area		15. T-Yield 194.0						
16. Insurability		17. <input type="checkbox"/> CRP/USDA <input type="checkbox"/> NB <input type="checkbox"/> NS						
18. Est Share 1.0000		19. Current Yr Rec Type (RT) **						
20. <input type="checkbox"/> New Prod^		21. Multiple Crop Year Reporting Reason:						
22. Shareholder[LLT]								
23. Remarks/ Other								
24. <input type="checkbox"/> YC OptOut								
25. Year	26. PQ/EH Prod	27. Total Prod/RT	28. Acres	29. PQ/EH Yield	30. Yield	31. Desc. QL/EH	32. OptOut YE	33. UUF
2015		0.00	0.00		0	Z		
2016		0.00	0.00		0	Z		
2017		0.00	0.00		0	Z		
2018		0.00	0.00		0	Z		
2019		0.00	0.00		0	Z		
2020		0.00	0.00		194	T		
2021		11953.00	A 62.91		190	A		
2022		1525.70	A 8.03		190	A		
2023		13852.90	A 62.91		220	A		
2024			8.03			A		
34. Rate Yld	35. Approved Yield	36. Adj Yld	37. SA Yld	38. Prel Yld	39. Date Signed			
			0.0		0.0			
40. Prior Yield	41. Yld Ind	42. Field Review? <input type="checkbox"/> Yes <input type="checkbox"/> No		43. <input type="checkbox"/> Include				
201.0		Inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No		UUF/3rd Party				

*Additional Exist L-Production from a loss **Record Type A. Production Sold / Commercial (ARPI) L. Unreported production (ARPI) M. Claim for indemnity N. Appraisal (non-loss) O. UUF/3rd Party Feeding Records G. Field Harvest Records H. Other I. Unharvested and destroyed. (ARPI) J. Unharvested with Harvest Incomplete (ARPI) K. Zero production when no claim/finish harvest (insurable cause), delayed claim or records unavailable by PRD) Q. Zero production (unable to UUF/3rd Party) R. Unharvested with Harvest Incomplete (ARPI) S. Appraisal (uninsured cause of loss not UUF or third party) T. No production (unable to UUF/3rd Party) U. Unharvested and destroyed. (ARPI) V. Unharvested with Harvest Incomplete (ARPI) W. Zero production when no claim/finish harvest (insurable cause), delayed claim or records unavailable by PRD) X. Zero production (unable to UUF/3rd Party) Y. Unharvested and destroyed. (ARPI) Z. Zero Planted Acres
Opt-Out YE - Eligible for exclusion per actuarials



Printed from CIMax.
MP-3009 (09-24)

11/19/2024

BUYER: ALAN L. FAGAN 712 539-1471
 MAIL TO: AL FAGAN LAND SURVEYING, P.C.
 P.O. BOX 858 - MERRILL, IA 51038
 COUNTY: PLYMOUTH
 SECTION(S): 11 T. 92 N., R. 48 W.
 ALIQUOT PART: PART OF THE N.E.1/4
 CITY:
 SUBDIVISION:
 BLOCK(S):
 LOT(S):
 PROPRIETOR(S): EUNICE A. REOH, TRUSTEE, AND HER
 SUCCESSORS IN TRUST UNDER THE EUNICE
 A. REOH REVOCABLE TRUST
 REQUESTED BY: LANAY WELCH

Document 2018 3911
 Book 2018 Page 3911 Type SP Pages 2
 Date 10/10/2018 Time 3:55 PM
 Rec Amt \$12 00

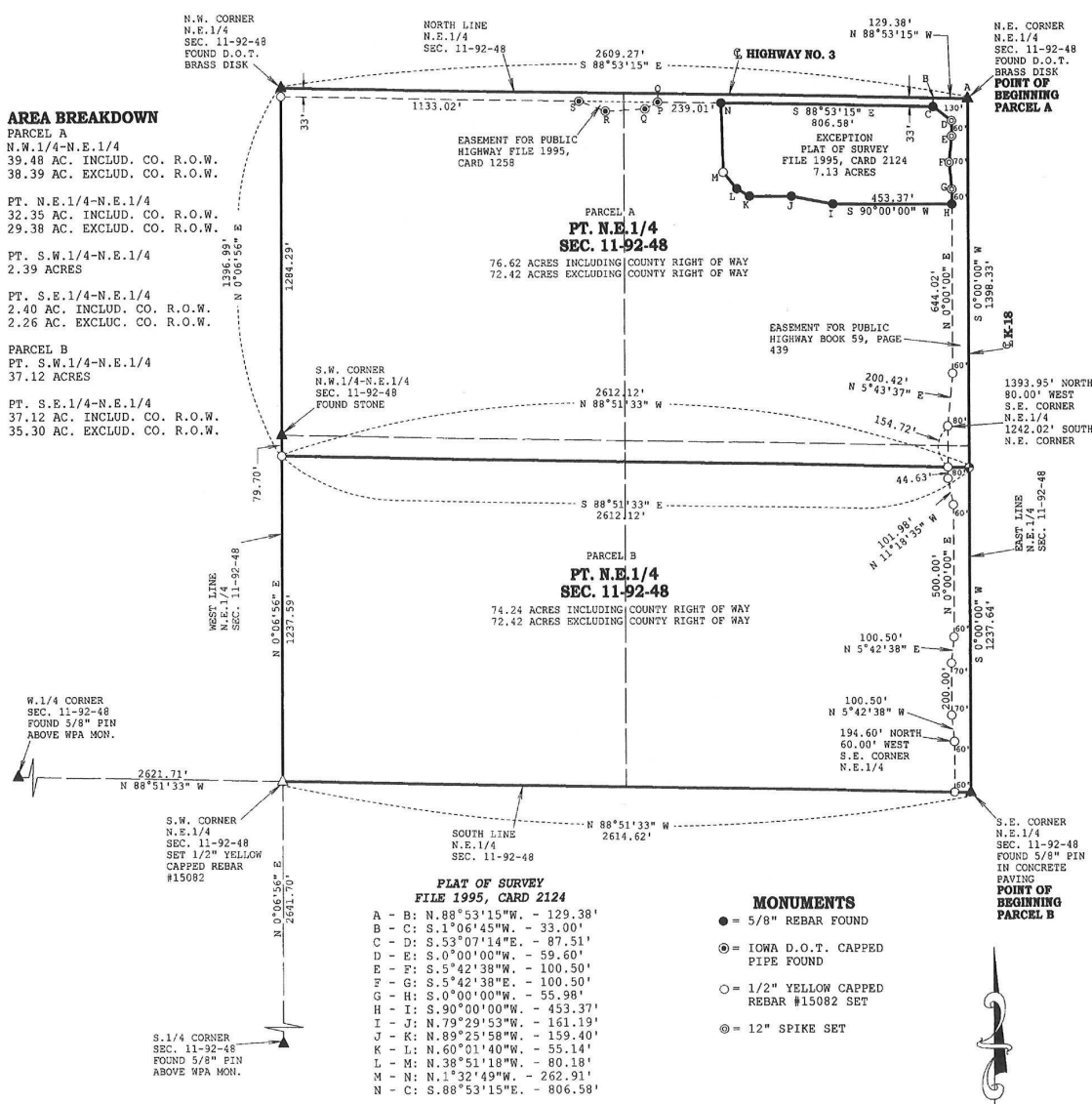
JOLYNN GOODCHILD, RECORDER
 PLYMOUTH COUNTY IOWA

AL FAGAN LAND SURVEYING P.C. P.O. BOX 858-MERRILL, IOWA 51038-PH. (712) 539-1471

PAGE 1 OF 2

PLAT OF SURVEY

PLAT OF SURVEY SHOWING PART OF THE N.E.1/4 OF SECTION 11, T.92N., R.48W. OF THE 5TH P.M., PLYMOUTH COUNTY, IOWA. SEE ATTACHED DESCRIPTION.



AREA BREAKDOWN
 PARCEL A
 N.W.1/4-N.E.1/4
 39.48 AC. INCLUD. CO. R.O.W.
 38.39 AC. EXCLUD. CO. R.O.W.
 PT. N.E.1/4-N.E.1/4
 32.35 AC. INCLUD. CO. R.O.W.
 29.38 AC. EXCLUD. CO. R.O.W.
 PT. S.W.1/4-N.E.1/4
 2.39 ACRES
 PT. S.E.1/4-N.E.1/4
 2.40 AC. INCLUD. CO. R.O.W.
 2.26 AC. EXCLUD. CO. R.O.W.
 PARCEL B
 PT. S.W.1/4-N.E.1/4
 37.12 ACRES
 PT. S.E.1/4-N.E.1/4
 37.12 AC. INCLUD. CO. R.O.W.
 35.30 AC. EXCLUD. CO. R.O.W.

PLAT OF SURVEY
FILE 1995, CARD 2124
 A - B: N.88°53'15"W. - 129.38'
 B - C: S.1°06'45"W. - 33.00'
 C - D: S.53°07'14"E. - 87.51'
 D - E: S.0°00'00"W. - 59.60'
 E - F: S.5°42'38"E. - 100.50'
 F - G: S.5°42'38"E. - 100.50'
 G - H: S.0°00'00"W. - 55.98'
 H - I: S.90°00'00"W. - 453.37'
 I - J: N.79°29'53"W. - 161.19'
 J - K: N.89°25'58"W. - 159.40'
 K - L: N.60°01'40"W. - 55.14'
 L - M: N.38°51'18"W. - 80.18'
 M - N: N.1°32'49"W. - 262.91'
 N - C: S.88°53'15"E. - 806.58'

- MONUMENTS**
- = 5/8" REBAR FOUND
 - ⊙ = IOWA D.O.T. CAPPED PIPE FOUND
 - = 1/2" YELLOW CAPPED REBAR #15082 SET
 - ⊙ = 12" SPIKE SET

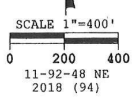
DATE OF SURVEY: SEPTEMBER & OCTOBER 2018

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND SWORN-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.

ALAN L. FAGAN DATE 10-10-18

LICENSE NUMBER 15082
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
 PAGES OR SHEETS COVERED BY THIS SEAL: TWO

EASEMENT FOR PUBLIC HIGHWAY
FILE 1995, CARD 1258, ANGLES
SAME AS SHOWN ON PLAT
 A - O: N.88°53'15"W. - 1174.97'
 O - P: S.1°06'45"W. - 33.00'
 P - Q: S.62°39'25"W. - 54.96'
 Q - R: S.87°10'41"W. - 150.00'
 R - S: N.69°20'27"W. - 109.03'
 S - P: S.88°53'15"E. - 300.71'



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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Call today and let us explain our services and marketing strategies.
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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