

ZOMER COMPANY
REALTY & AUCTION

**December 23,
2024 @ 10:30
A.M.**

**Tract 1
38.28+/- Acres
CSR2 - 94.3**

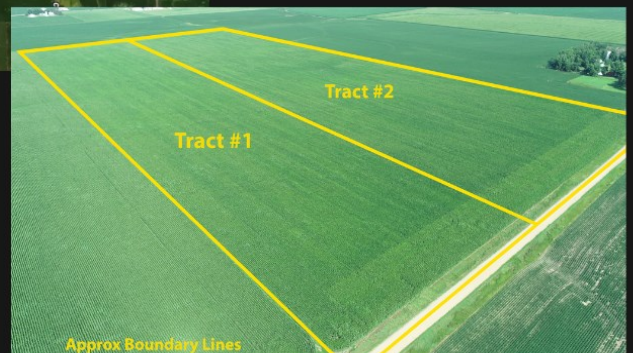
**Tract 2
38.28+/- Acres
CSR2 - 95.5**

Live Public

LAND AUCTION



**Welcome TWP
Sioux County, IA**



712-476-9443



www.zomercompany.com

Auctioneer's Note: Zomer Company is extremely honored to offer at auction these outstanding tracts of farmland!! This farmland is located North of Sioux Center, IA and these farms are one of those that checks all of the boxes when you are looking for land! Whether you are a local farmer or an investor looking to add to your portfolio be sure to make plans to purchase one or both of these tracts!

Location: From the North edge of Sioux Center, IA go North on HWY 75 for 3 miles to 350th Street then East on 350th Street for 1 mile to Harrison Avenue then go North for a 1/2 mile to the site of the farmland! Or From Casey's in Hull, IA go South on Hickory Avenue for 2 miles then go West on 340th Street for 1 mile then go South for a 1/2 mile on Harrison Avenue to the site of the farmland! Farms are located on the West side of Harrison Ave. **Watch zomercompany.com for inclement weather! Auction of the tracts to be held at the site of the former Sioux Center, IA airport (3028 360th St., Sioux Center, IA)**

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Abbreviated Legal Description of Tract 1: The North 1/2 of Parcel A in the SE1/4 of Section 9, Township 96N, Range 45W, Sioux County, IA. Subject to all public roads and easements of record. Sold subject to a Dakota Access Pipeline easement and sellers have also signed an easement with Summit Carbon Solutions.

General Description of Tract 1: This farm is estimated to be approx. 38.28+/- gross surveyed acres. According to the survey, this farm contains approx. 37.8+/- tillable acres with the balance in road/ditch. This is an inside tract of farmland which is completely tillable with the exception of the road and ditch! This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 189bu on corn and a PLC yield of 55bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310B2-Galva, 91-Primghar, 310B-Galva, 91B-Primghar, 92-Marcus and 31-Afton. This farm has average CSR2 rating of 94.3 and a CSR1 of 70.8. This farmland is located in the Heart beat of Sioux County, IA and has excellent soil ratings! This farmland also has some drainage tile line installed however no maps are available. This farmland has been well managed and maintained over the years! If you are looking to add to your portfolio be sure to check out this farmland! This farmland will also be available to farm for the 2025 crop year! The owners of this property have signed an easement agreement with Summit Carbon Solutions. Whether you are looking to purchase one parcel or both these high quality tracts of farmland they would both make a great addition to your operation!

Abbreviated Legal Description of Tract 2: The South 1/2 of Parcel A in the SE1/4 of Section 9, Township 96N, Range 45W, Sioux County, IA. Subject to all public roads and easements of record. Sold subject to a Dakota Access Pipeline easement and sellers have also signed an easement with Summit Carbon Solutions.

General Description of Tract 2: This farm is estimated to be approx. 38.28+/- gross surveyed acres. According to the survey, this farm contains approx. 37.8+/- tillable acres with the balance in road/ditch. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 189bu on corn and a PLC yield of 55bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 91-Primghar, 92-Marcus, 310B-Galva. This farm has average CSR2 rating of 95.5 and a CSR1 of 71.4. This farmland is located in the Heart beat of Sioux County, IA and has excellent soil ratings! This farmland also has some drainage tile line installed however no maps are available. This farmland has been well managed and maintained over the years! If you are looking to add to your portfolio be sure to check out this farmland! This farmland will also be available to farm for the 2025 crop year! The owners of this property have signed an easement agreement with Summit Carbon Solutions. Whether you are looking to purchase one parcel or both these high quality tracts of farmland they would both make a great addition to your operation!

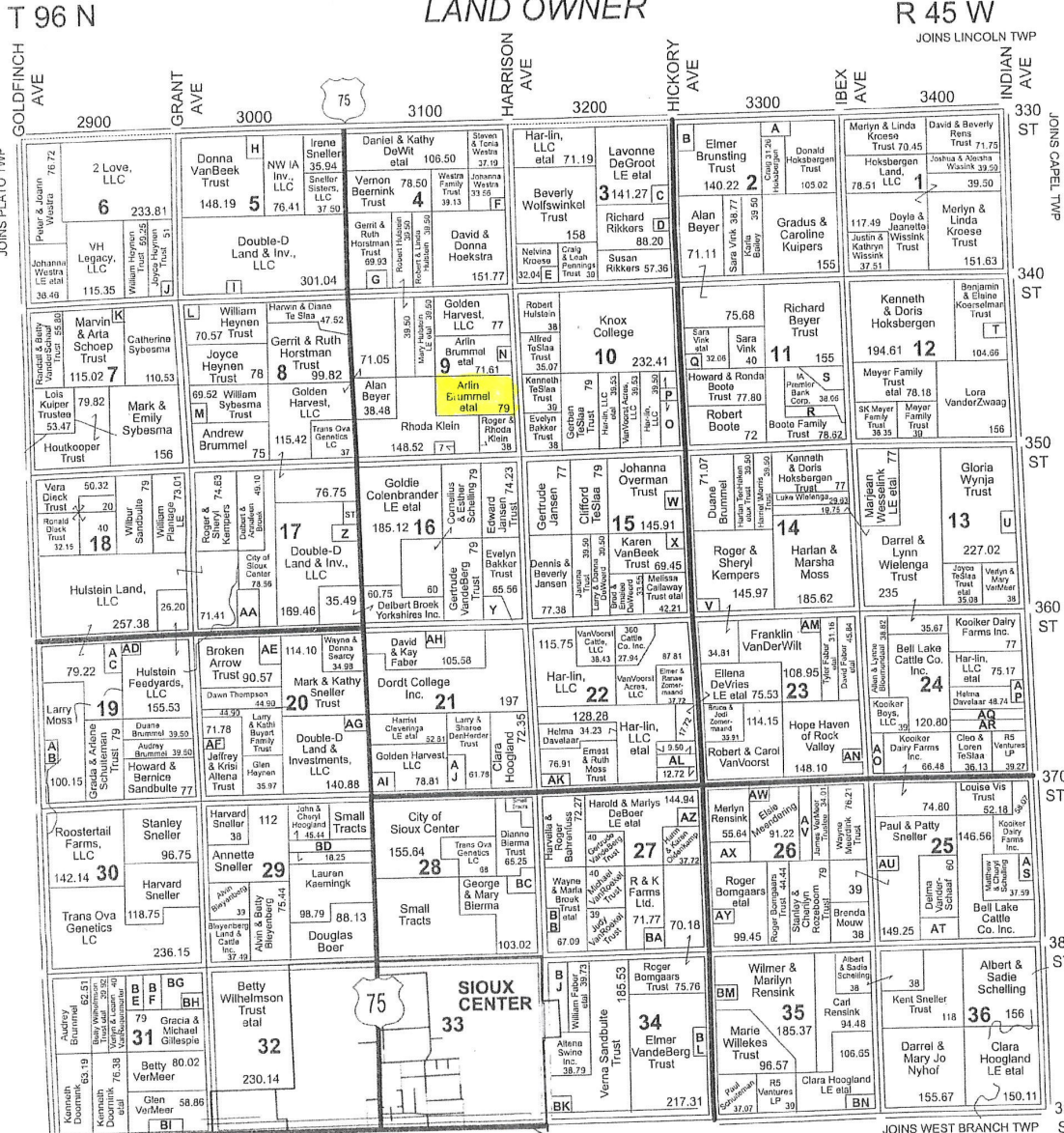
Method of sale: Auction of the tracts to be held at the site of the former Sioux Center, IA airport (3028 360th St., Sioux Center, IA)
Tracts will be sold in the choice method. Top bidder of the round of choice will have the option to select the tract of their choice or both of the tracts. If the top 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 on Tract 1 & 2 are currently combined and are according to the Sioux County Treasurer are approx. \$2,876.00 per year. Seller will pay the 2024 taxes which are due and payable in March and Sept of 2025.

Possession: Possession of the farms will be 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 February 12, 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. 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. **De Koster & De Koster, PLLC—Attorney for sellers.**

WELCOME TWP



LAND OWNER & RURAL RESIDENT MAPS

- Small Tracts**
- Section 2 A C & D Hoksbergen Farms Inc. - 11.75
 - Section 2 B Richard Beyer - 6.42
 - Section 2 C Harlo & Sara Vink - 6.07
 - Section 2 D Kenneth & Lisa Ciesielski - 8.04
 - Section 2 E Casey Koiker - 5.96
 - Section 4 F Evan & Kim Brummel - 6.21
 - Section 4 G Randall & Sandra Westra - 6.07
 - Section 5 H Jeff & Becky Uittenboogaard - 5.48
 - Section 5 I Chad & Jenna Vandenberg - 5.95
 - Section 6 J Danny & Alicia Wolfswinkel - 5.70
 - Section 6 K Henry & Laurel Buwert - 7.16
 - Section 6 L Martin Sandbulte - 7.48
 - Section 9 N Philip & Sheryl Brummel - 5.81
 - Section 10 O Howard & Ronda Boote Trust - 23.70
 - Section 10 P Glenda VanMeeteren - 7.09
 - Section 11 Q Sara Vink - 5.67
 - Section 11 R John & Lavonna VanMiddendorp - 20
 - Section 11 S Todd & Joanne VanMiddendorp - 18.75
 - Section 12 T Calvin & Janice Klarenbeek - 12.01
 - Section 13 U Kevin & Sandra Wyrja - 7.98
 - Section 14 V Kempers Farm Inc. - 7.52
 - Section 15 W William & Carol Koops - 7.58
 - Section 15 X Calvin Bomgaars - 8.72
 - Section 16 Y David & Laanne VanHolland - 11.44
 - Section 17 Z Todd & Nicola DeWeerd - 8.73
 - Section 18 AA Michael & Pearl Schouten - 21.18
 - Section 19 AB Jeffrey & Amy DeBoer - 5.07
 - Section 19 AC Darren & Kelsey Klarenbeek - 13.62
 - Section 19 AD Primo Feedyards, LLC - 8.40
 - Section 20 AE Ricky & Sara Sandbulte - 9.80
 - Section 20 AF Craig & Karen Heynan - 6.04
 - Section 20 AG Larry & Kathi Buwert Family Trust - 5.65
 - Section 21 AH Sandra Byrnes - 5.42
 - Section 21 AI Tyler & Brette Faldhacker - 8.57
 - Section 21 AJ Lyle & Sharon DenHerder - 17.42
 - Section 22 AK Roger & Carol VanVoorst - 7.50
 - Section 22 AL Helma Tabben - 10.73
 - Section 23 AM Loretta & Harvard Punt - 9.50
 - Section 23 AN John & Janna Wessellius - 6.28
 - Section 24 AO Willard & Vicki Franken - 7.33
 - Section 24 AP Larry & Joyce VanderWilt - 5.02
 - Section 24 AQ VanVoorst Acres, LLC - 14.81
 - Section 24 AR Har-lin, LLC - 14.81
 - Section 25 AS Paul & Stephanie Schelling - 11.41
 - Section 25 AT Harn & Karen Oldenkamp - 19
 - Section 25 AU Timothy & Elsie Ymker - 6.75
 - Section 26 AV Harry & Dolores Meendering etal - 23.50
 - Section 26 AW George & Rebecca Scholten - 7.81
 - Section 26 AX Arlyn & Beth Rozboom - 18.86
 - Section 26 AY Roger & Minerva Bomgaars Trustees - 9.84
 - Section 27 AZ Greg & Patty Majerus - 7.40
 - Section 28 BA Brian & Rebecca Cuperus - 7.23
 - Section 28 BB Michael VanRoelke Trust - 9.85
 - Section 28 BC Bierma Farms Inc. - 13.77
 - Section 29 BD Wissink Trust - 17.17
 - Section 31 BE Lois & Lae Broughton - 19.16
 - Section 31 BF Glenn & Betty Vermeer - 19.16
 - Section 31 BG Mark & Tricia Vermeer - 29.62
 - Section 31 BH Allen & Phyllis Beukelman - 6.57
 - Section 31 BI Mark & Tricia Vermeer - 18.52
 - Section 34 BJ Neilton & Carol Doornink Trust - 21.44
 - Section 34 BK Scott & Jolynn Vandenberg - 8.75
 - Section 34 BL Arlin & Diane Schulteman - 13.39
 - Section 35 BM Joel & Karen Schulteman - 5.39
 - Section 35 BN Terry & Ranae Schulteman - 9.35

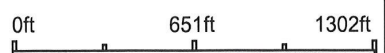
Aerial Map



Welcome
9-96N-45W

Tract 1

Boundary Center: 43° 8' 55.47, -96° 9' 44.01



9-96N-45W
Sioux County
Iowa



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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11/14/2024

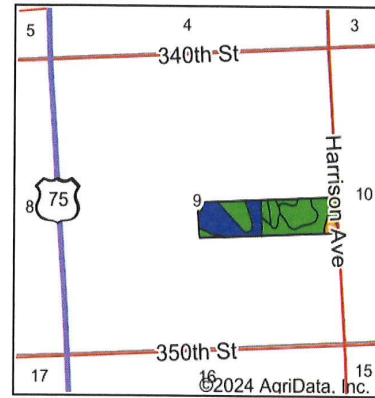
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.



State: **Iowa**
 County: **Sioux**
 Location: **9-96N-45W**
 Township: **Welcome**
 Acres: **38.28**
 Date: **11/6/2024**



Maps Provided By:



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www.AgriDataInc.com



Area Symbol: IA167, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	11.83	30.9%		> 6.5ft.	Ile	90	65	67	
91	Primghar silty clay loam, 0 to 2 percent slopes	11.22	29.3%		3.5ft.	Iw	100	77	78	
310B	Galva silty clay loam, 2 to 5 percent slopes	6.23	16.3%		> 6.5ft.	Ile	95	67	75	
91B	Primghar silty clay loam, 2 to 5 percent slopes	5.63	14.7%		3.5ft.	Ile	95	75	78	
92	Marcus silty clay loam, 0 to 2 percent slopes	1.91	5.0%		2.5ft.	Ilw	94	72	75	
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.46	3.8%		2.5ft.	Ilw	80	69	68	
Weighted Average							1.71	94.3	70.8	*n 73.6

**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



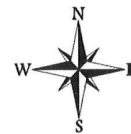
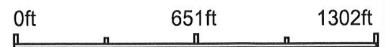
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© AgriData, Inc. 2023 www.AgriDataInc.com

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

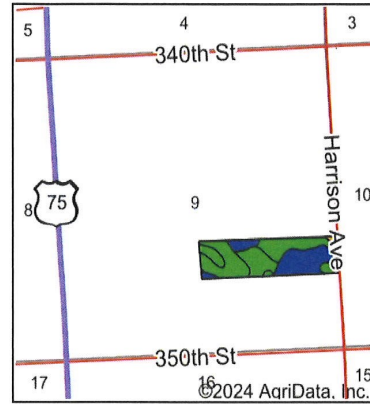
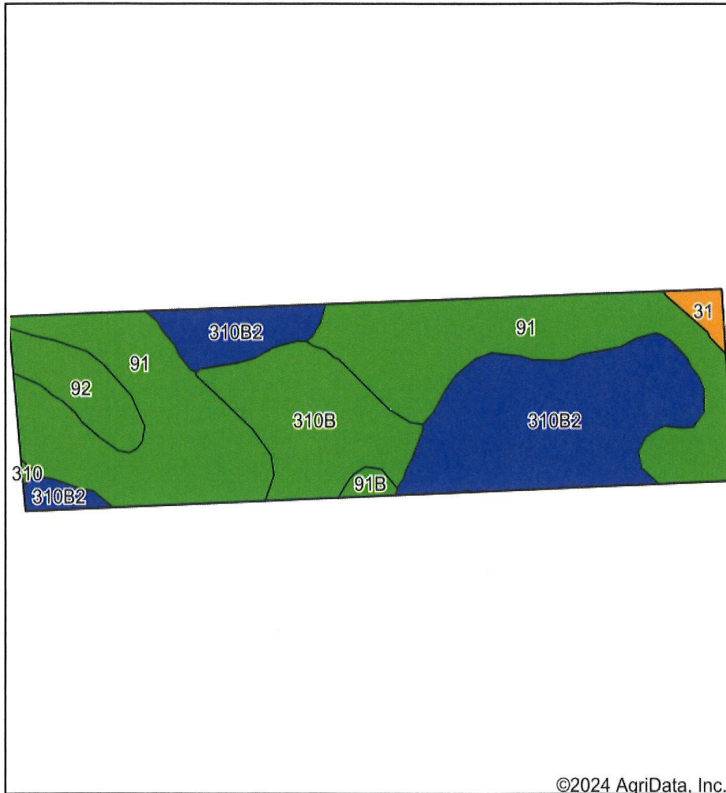
Boundary Center: 43° 8' 48.94, -96° 9' 43.5

9-96N-45W
Sioux County
Iowa



11/14/2024

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **9-96N-45W**
 Township: **Welcome**
 Acres: **38.28**
 Date: **11/6/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA167, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
91	Primghar silty clay loam, 0 to 2 percent slopes	17.61	46.0%		3.5ft.	Iw	100	77	78	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	12.03	31.4%		> 6.5ft.	Ile	90	65	67	
310B	Galva silty clay loam, 2 to 5 percent slopes	5.62	14.7%		> 6.5ft.	Ile	95	67	75	
92	Marcus silty clay loam, 0 to 2 percent slopes	2.16	5.6%		2.5ft.	Ilw	94	72	75	
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.52	1.4%		2.5ft.	Ilw	80	69	68	
91B	Primghar silty clay loam, 2 to 5 percent slopes	0.34	0.9%		3.5ft.	Ile	95	75	78	
Weighted Average							1.54	95.5	71.4	*n 73.8

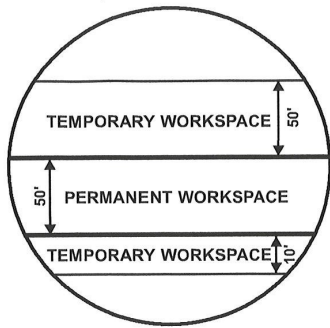
**IA has updated the CSR values for each county to CSR2.

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

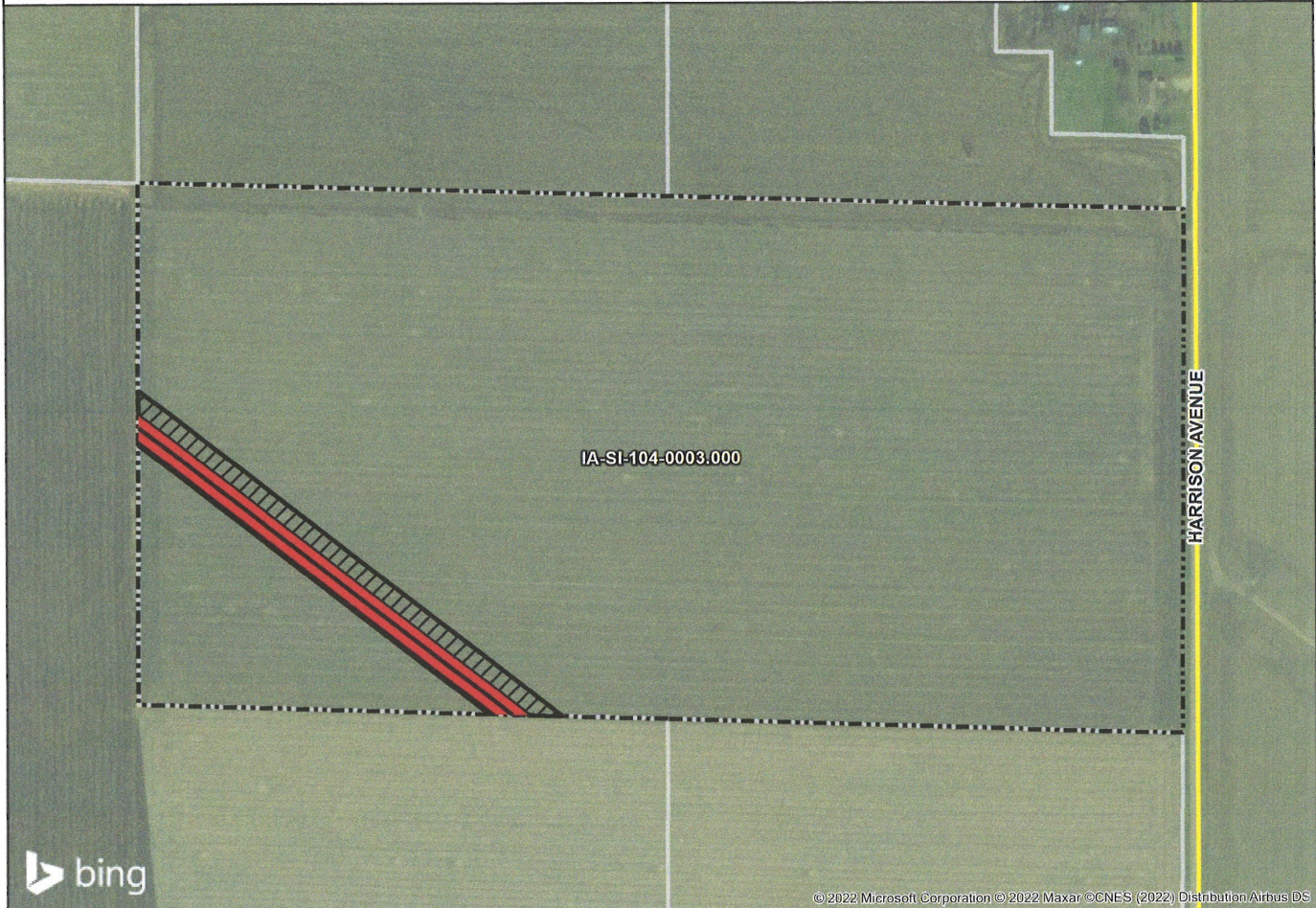
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

EXHIBIT "B" PROPOSED ROUTE SIOUX COUNTY, IA



SEC. 09 T096N R45W



ROUTING LENGTH = 1180.714 FT. / PERMANENT ACCESS ROAD LENGTH = 0 FT.
 IMPACTS: PIPELINE EASEMENT = 1.356 AC. / TEMPORARY CONSTRUCTION EASEMENT = 1.735 AC. / ATWS = 0 AC.

Legend

- PROPOSED ROUTE
- PARCEL BOUNDARY
- TEMPORARY CONSTRUCTION EASEMENT
- SECTION BOUNDARY
- PIPELINE EASEMENT
- ATWS
- ADJACENT PROPERTIES
- ACCESS ROAD
- CAPTURE FACILITY

NOTES:

1. THE EASEMENTS ARE APPROXIMATELY SHOWN ON THIS EXHIBIT.
2. THIS SKETCH WILL BE UPDATED WITH A DRAWING SHOWING FINAL LOCATIONS OF EASEMENTS.
3. COORDINATE SYSTEM: UTM ZONE 15 NORTH, NAD83, US SURVEY FEET



PROPOSED PIPELINE ROUTE

DRAWN BY: CLS		SUMMIT CARBON SOLUTIONS MIDWEST CARBON EXPRESS Philip Brummel TAX ID: 1009401001, 1009426001 TRACT NUMBER: IA-SI-104-0003.000
CHECKED BY: CLS		
MAP DATE: 3/4/2022		
SCALE: 1 inch = 404'		
REV NO.	DATE	DESCRIPTION
1	3/4/2022	Rev1 Routing and Workspace Change
DRAWING NO. IA-SI-104-0003.000		SHEET NO. 01 of 01

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

for our past successful results