

ZOMER COMPANY
REALTY & AUCTION

Live Public **Land Auction**

Richland TWP, Lyon County, IA



Charles & Renee Niemeyer Trust—Owners

January 15, 2025 @ 10:30 A.M.

📞 712-476-9443

🌐 www.zomercompany.com

Auctioneer's Note: The Zomer Company is pleased to offer on behalf of the Charles & Renee Niemeyer Trust this outstanding tract of Richland TWP, Lyon County, IA farmland!! Making the decision to purchase land has for generations proven to be a good decision! Do not pass up this opportunity to purchase a quality tract of Lyon County, IA farmland! Make the decision to invest in your family's future by purchasing this tract of farmland!

Location: From Inwood, IA go East on 240th St. for 5 miles to Dove Ave then go 1 mile North on Dove Ave then go 1/4 mile West on 230th ST. or from the North side of Doon from the intersection of 240th St. & Garfield Ave. go West on 240th St. for 5 miles to Dove Ave. then go North on Dove Ave for 1 mile then go 1/4 mile West on 230th St.

Farm is on the North side of 230th ST.. Auction To Be Held At The Site Of The Farmland.

Watch zomercompany.com for inclement weather!



Abbreviated Legal Description: The West 1/2 of the SE1/4 Excepting Parcels A & B & D and Except Lot 1 in Parcel A, all in Section 12, TWP 98N, Range 47W, Lyon County, IA. Subject to all public roads and easements of record.

General Description: This farm will be sold based on county gross acres and will NOT be surveyed. This farm according to the Lyon County assessor consists of 80+/- gross acres. According to FSA, this farm contains approx. 77.41+/- tillable acres. This farm has a corn base of 54.44 acres with a PLC yield of 148bu on corn and a soybean base of 18.15 acres with a PLC yield of 48bu on soybeans. This farm is classified as HEL. The predominant soil types include: 410B2, C2-Moody, 430-Ackmore, 910B-Trent. The average CSR1 is 58.5. The average CSR2 is 67.5. This is a great tract of Lyon County, IA farmland! Land for generations has proven over and over that it is an excellent long term investment! If you are looking to purchase your first tract of farmland or looking to add to your current operation or investment portfolio then be sure to make plans today to purchase this tract of farmland! This farm also has regularly had manure applied! The famous saying is "Do not wait to buy land, Buy land and wait"! This is a high quality farm in a great area in Lyon County, IA near several grain elevators and feedlots and dairy's! Make plans today to attend this auction and purchase this outstanding tract of Lyon County, Iowa farmland!

Method of sale: Auction of the farm to be held at the site of the farmland. Farm will NOT be surveyed and the final bid price will be taken times the gross county acres of 80+/- acres.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$1,984.00 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 on closing day. 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 19, 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. 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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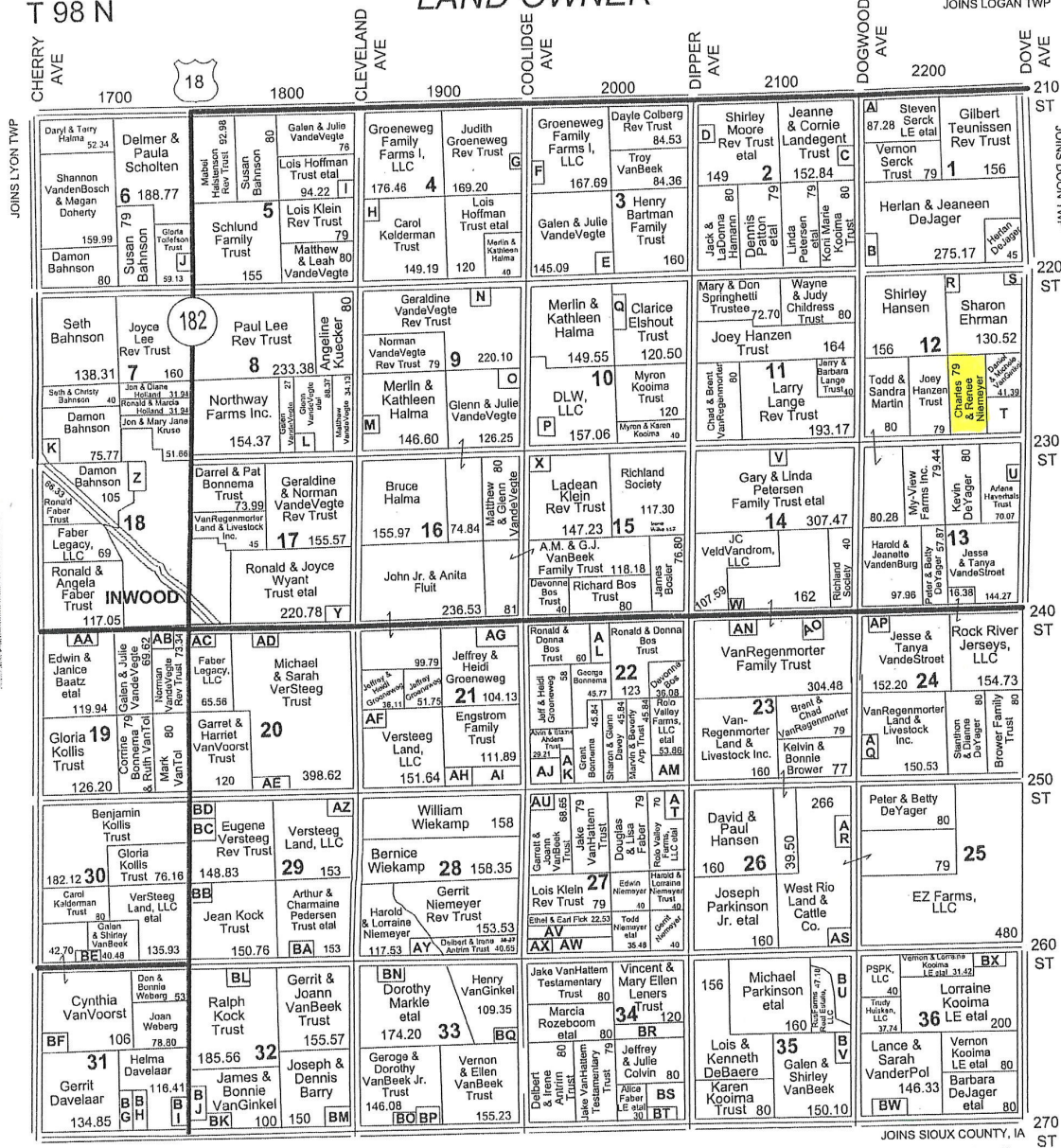
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RICHLAND TWP

LAND OWNER

R 47 W
JOINS LOGAN TWP

T 98 N



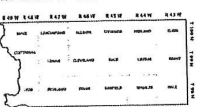
Small Tracts

- Section 1 A Steven Serck - 9.92
- B Tannis & Mary Rozboom - 15.15
- Section 2 C Craig & Sharon Landegent - 19.48
- D Dale & Melissa VanBeek - 20.78
- Section 3 E Hillside Ham Inc. - 10.20
- F Loren Groeneweg et al - 8.26
- Section 4 G William & Pam Groeneweg - 7.68
- H William & Pam Groeneweg - 12.18
- Section 5 I Dale & Margaret Kollis - 5.78
- Section 6 J Harley & Marilyn Berenschock - 6.25
- Section 7 K Gregory Hanson Trust - 20.59
- Section 8 L Adam Kroger - 6.36
- Section 9 M Loren & Mindy Halma - 10
- N Glenn & Julie VandeVegte - 11.18
- O Beef & Bacon Drive Inc. - 31.31
- Section 10 P Dale & Margaret Kollis - 8.79
- Q Troy & Abbey VanBeek - 36.47
- Section 12 R Wayne & Judy Childress Trust - 15.43
- S Garlen & Tammie VanBeek - 14.05
- T Jesse & Tanya VandeStroel - 38.95

- Section 13 U Arlin & Sally Post - 9.39
- Section 14 V Douglas & Lisa Faber - 12.53
- W VanRegenmorter Land & Livestock Inc. - 10.41
- Section 15 X Terry & Tamela VanBeek - 8.55
- Section 17 Y Richland Twp Camelsky - 11
- Section 18 Z Jonathan & William Wiekamp - 21.52
- Section 19 AA Robert & Dorene Horsman - 6.27
- AB Trianglo Creek, LLC - 6.23
- Section 20 AC Wilmer & Janice Faber - 5.43
- AD Myron & Denise Blankespoor - 5.17
- AE Lyla VerHoeven - 30.94
- Section 21 AF Terry Halma - 8.36
- AG Jeffrey Groeneweg - 21.92
- AH Jonathan & Jana Wiekamp - 20
- AI Jonathan Wiekamp et al - 24.11
- Section 22 AJ Janice Spysma & Mary VanBerkum - 29.22
- AK Ronald & Donna Bos - 13.08
- AL Devonna Bos Trust - 20
- AM Lorna VanMaanen - 18.86
- Section 23 AN VanRegenmorter Land & Livestock Inc. - 9.45
- AO VanRegenmorter Land & Livestock Inc. - 6.50

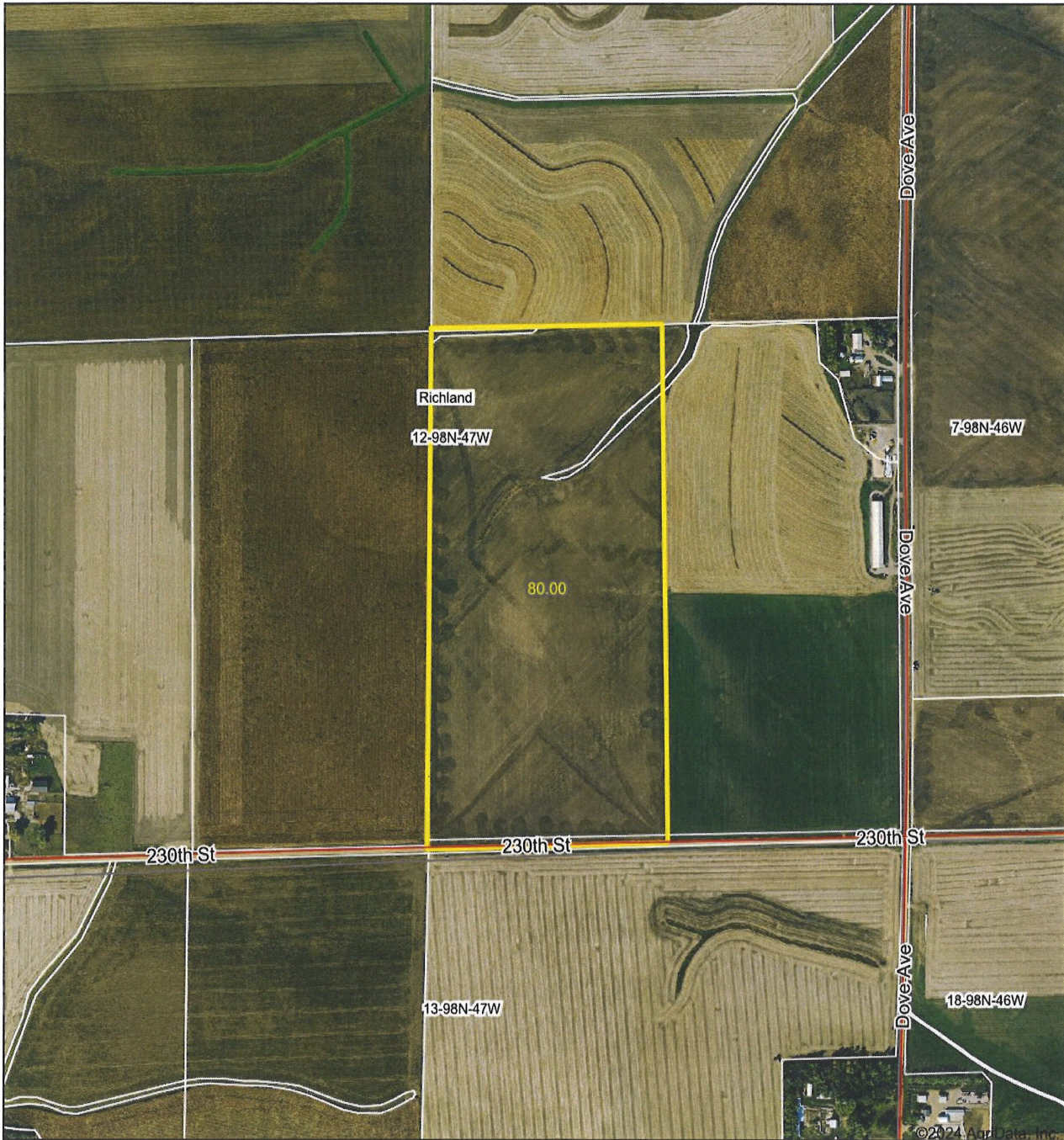
- Section 24 AP K2J Farms Inc. - 14
- AQ Eric & Melissa De Jager - 8.87
- Section 25 AR JUB Farms, LLC - 6.97
- AS Lance & Sarah Vander Pol - 6.75
- Section 27 AT Lorna VanMaanen - 9.49
- AU Henry & Laurie Huyser - 10
- AV Antonia & Marcia Rozboom - 16.57
- AW Michael & Ranae Koolstra - 22.54
- AX Heath & Amber VanEssen - 18.08
- Section 28 AY Andrew & Marie Spaans - 6.87
- Section 29 AZ Randy Zomer - 7
- BA Christopher & Sheryl VanBeek - 7
- BB Charles Bred - 9.24
- BC Michael & Sarah VerSteeg - 7
- BD Prestige Pork Inc. - 7.16
- Section 30 BE Joshua & Jessica VanGrouw - 11.25
- Section 31 BF Dennis Scholten - 52.32
- BG Daren & Abbi Davelaar - 18.20
- BH Jolene Davelaar - 18.20
- BI Kenneth VanBeek - 6.07
- Section 32 BJ Brian & Cynthia Blom - 9.75

- Section 32 BK Tyler & Amy Koedam - 10
- BL Randy & Betty Kock - 10.34
- BM Vernon & Ellen VanBeek - 10
- Section 33 BN Jonathan VanGinkel - 20.37
- BO Vernon & Ellen VanBeek - 6.57
- BP Nathan & Gabrielle Jansma - 7.14
- BQ Ryan & Dawn VanEssen - 14.37
- BR Edwin & Marilyn Niemeyer Trust - 40
- BS Craig & Donna Faber - 42.75
- BT Ryan & Dawn VanEssen - 7.25
- Section 35 BU Jonathan & Karana VanderWeide - 32.28
- BV Jonathan VanderWiede - 9.20
- Section 36 BW William & Anne VanWingarden - 5.72
- BX Lance VanderPol - 13.67

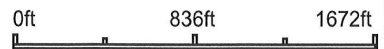


LYON COUNTY, IA

Aerial Map



Boundary Center: 43° 19' 11.19, -96° 20' 18.87



12-98N-47W
Lyon County
Iowa

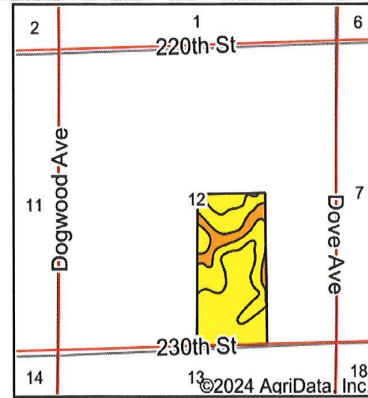
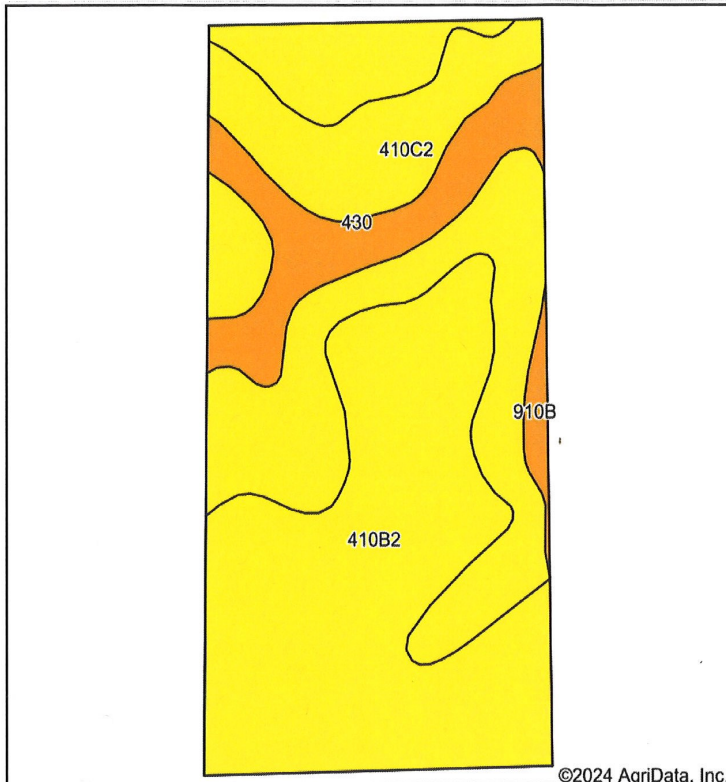


Maps Provided By:
surety
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11/20/2024

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

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **12-98N-47W**
 Township: **Richland**
 Acres: **80**
 Date: **11/20/2024**



Maps Provided By:



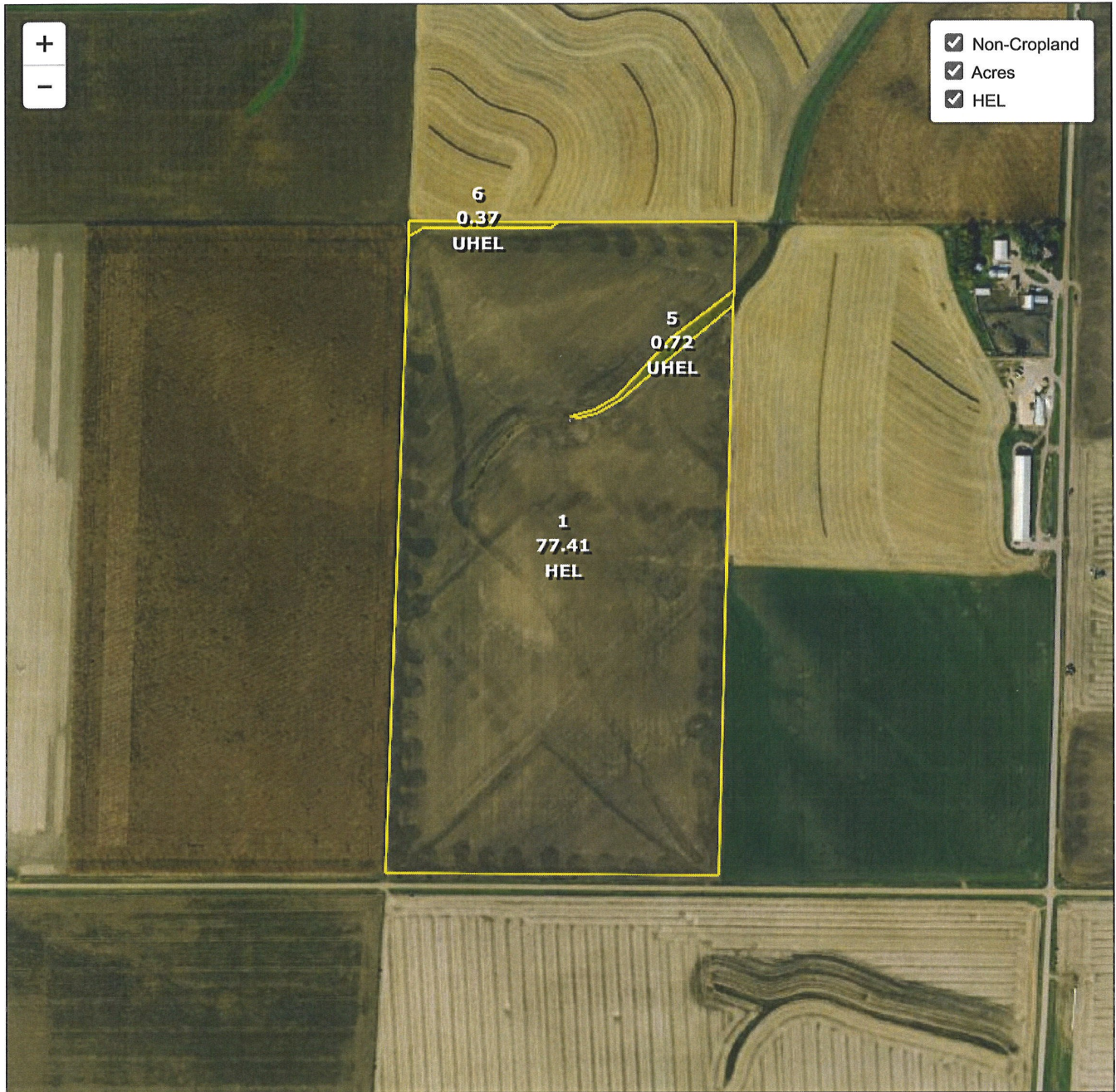
Soils data provided by USDA and NRCS.

Area Symbol: IA119, Soil Area Version: 33										
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	40.93	51.2%		> 6.5ft.	Ile	67	63	64	
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	29.03	36.3%		> 6.5ft.	IIIe	65	48	62	
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	8.90	11.1%		3.5ft.	IIw	77	70	86	
910B	Trent silty clay loam, 2 to 5 percent slopes	1.14	1.4%		5.9ft.	Ie	73	73	79	
Weighted Average							2.35	67.5	58.5	*n 65.9

**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



Common Land Unit
 Cropland
 Non-cropland
 CRP

2025 Crop Year

Farm 7206
Tract 11560

Wetland Determination Identifiers
● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation Compliance Provisions



Tract 2 of 2

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).

Tract Number : 11560
Description : W2 SE4 SEC 12 RICHLAND TWP 98 47
FSA Physical Location : IOWA/LYON
ANSI Physical Location : IOWA/LYON
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 : CHARLES R NIEMEYER AND RENEE J NIEMEYER REVOCABLE TRUST
Other Producers : DAN NIEMEYER, MARK NIEMEYER, REBECCA RENS
Recon ID : 19-119-2010-40

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.50	77.41	77.41	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	77.41	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	54.44	0.00	148
Soybeans	18.15	0.00	48
TOTAL	72.59	0.00	

NOTES

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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
Don Krommendyk — Sales - 712-470-3203
Bryce Zomer — Sales - 712-451-9444

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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