

Live Public

LAND AUCTION

Lynn TWP, Sioux County, IA



**77.06 +/-
Acres**

Tract 1



**44.29+/-
Acres**

Tract 2

**Auction Date:
February 11, 2025 @ 10:30 AM**

**John J. & Judith E. Solsma
Revocable Trust - Owner**

**Tract 1 - 77.06+/- Acres Of
Farmland With A CSR2 Of 90.7**

**Tract 2 - 44.29+/- Acres Of
Farmland With A CSR2 Of 83.9**

ZOMER Z COMPANY
REALTY & AUCTION

712-476-9443

www.zomercompany.com

Auctioneer's Note: We take great pride in presenting, on behalf of the heirs of John & Judith Solsma these two Sioux County IA Farms! Land in Lynn TWP is known to be some of the best land available in Sioux County, IA! If you are looking to invest in land for your operation or investment portfolio then be sure to attend this auction! Purchasing land is not just another investment, it is an investment in your family's future!
Investing in land is a decision you'll never regret!

Tract 1 Location: From the West edge of Hospers, IA go West on B40(400th St) for 2 1/2 miles to Kiwi Ave. then go 3 miles North on Kiwi Ave. to the farm OR from Newkirk, IA go North on Kingbird Ave for 3 miles to 370th St. then go 3/4 Mile East on 370th St. to the farm. Tract 1 is in the Southwest corner of the intersection of Kiwi Ave. and 370th ST.

Tract 2 Location: From the North edge of Hospers, IA go North on HWY 60 for 2 1/2 miles to the farm OR from Sheldon, IA go South on HWY 60 for approx. 3 miles to the farm. Tract 2 is in the Northwest corner of the intersection of HWY 60 and 370th St.

Auction To Be Held At The Site Of Tract 1. Watch zomercompany.com for inclement weather!



Abbreviated Legal Description of Tract 1: The North 1/2 of the Northeast 1/4 of Section 30, TWP 96N, Range 43W, Sioux County, IA Excepting Acreage Site. Subject to all easements and public roads of record. To be surveyed.

General Description of Tract 1: According to the county assessor, this property contains 77.06+/- gross acres. According to FSA, this farm contains approx. 71.80+/- tillable acres. This farm has a corn base of 29.80 acres with a PLC yield of 159bu on corn and a soybean base of 27 acres with a PLC yield of 50bu. This farm is classified as NHEL. The predominant soil types include: 133-Colo, 810, B, B2-Galva, 91, B-Primghar, 310, B-Galva, 92-Marcus, P733-Calco, 78B2-Sac. The average CSR1 is 69.5. The average CSR2 is 90.7. This is a great opportunity to purchase a great tract of farmland in Sioux County, IA! This farm offers an excellent location with great access to multiple local grain elevators! This farm also has excellent soil ratings! If you are looking to purchase a farm for your operation or looking for a fantastic tract of Sioux County, IA farmland to invest in, then be sure to check out this farm! Make plans to join us at this auction to purchase this Sioux County, Iowa farm! This farm is leased for the 2025 crop year and the buyer will receive the full rent for 2025 at closing plus an attractive rent subsidy. Contact an agent for details!

Abbreviated Legal Description of Tract 2: The SW1/4 of the SW1/4 EXCEPT Parcel A AND the SE1/4 of the SW1/4 lying West of RR & HWY EXCEPT Parcel A, AND the NE1/4 of the SW1/4 lying West of RR & HWY Except Parcel A & Excepting A tract, All located in Section 23, TWP 96N, Range 43W, Sioux County, IA. Subject to all easements and public roads of record. To Be Surveyed

General Description of Tract 2: According to the county assessor, this property contains 44.29+/- gross acres. According to FSA, this farm contains approx. 34.32+/- tillable acres, which are currently enrolled in CRP until 9-30-2025. Buyer to receive the full 10-1-2025 payment which will be approx. \$13,036.45. The remainder of the farm is in approx. 7.94 acres of trees and road and ditch. This farm is classified as NHEL. The predominant soil types include: 310B-Galva, 485-Spillville, 26-Kennebec, 309-Allendorf, 78C2-Sac, 474B-Bolan, 91B-Primghar, 308-Wadena, 133-Colo. The average CSR1 is 64.5. The average CSR2 is 83.9. This farm offers a fantastic opportunity to purchase a tract of Sioux County, IA farmland! Make plans today to purchase this tract of Sioux County, Iowa farmland!

Method of sale: Auction to be held at the site of Tract 1. Tract 1 will be sold first & then Tract 2 will be sold. Tracts will not be combined in any way. These farms will be surveyed prior to the auction and the final gross acres shall be adjusted based on the final gross surveyed acres. Final bid shall be times the gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,334.00 per year on Tract 1 and approx. \$1,122.00 per year on Tract 2. Seller will pay the 2024 taxes which are due and payable in March and Sept of 2025.

Possession: Buyer will receive landlord possession at closing on Tract 1 (Buyer will receive the full rent for 2025 at closing plus an attractive rent subsidy). Possession of Tract 2 will be given at closing subject to the CRP contract.

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 March 24, 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. Buyer of tract 2 will be required to assume the CRP contract and abide by all terms of the contract. 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. **Brad De Jong—Attorney for sellers.**

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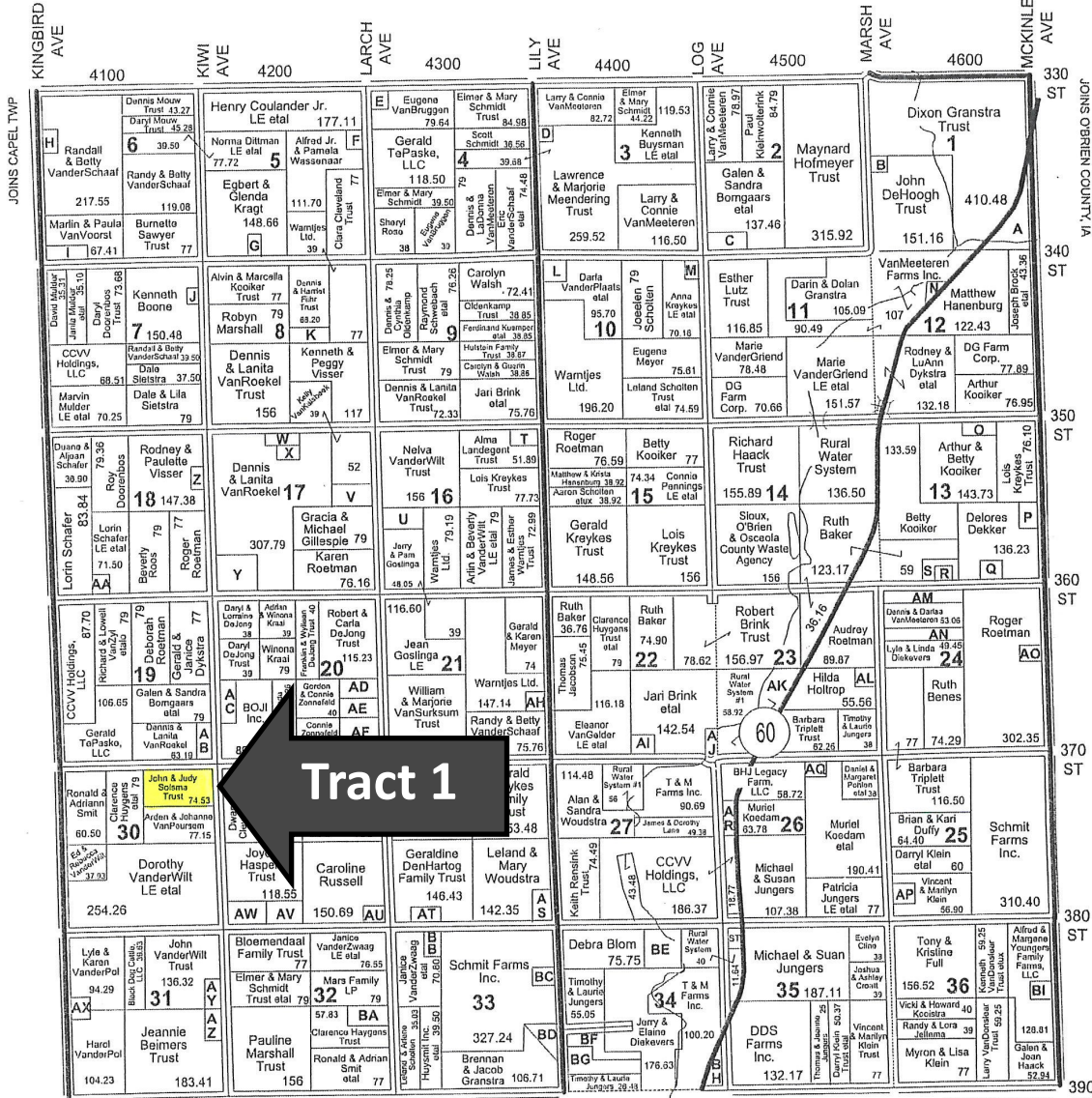
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LYNN TWP

LAND OWNER

R 43 W
JOINS GRANT TWP

T 96 N



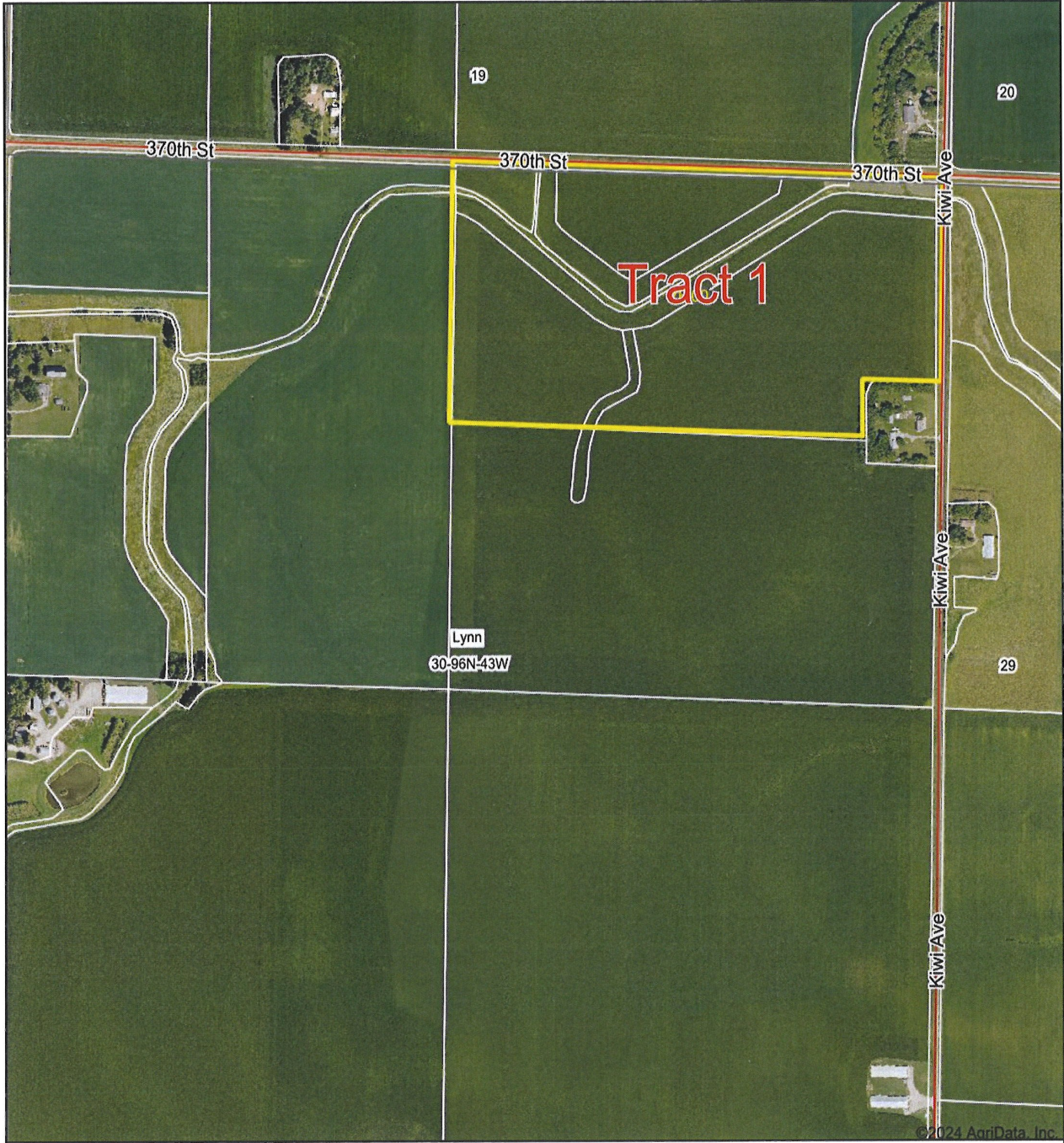
LAND OWNER & RURAL RESIDENT MAPS

Small Tracts

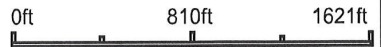
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| B Gary & Nadine DeHoogh - 6.08 | W Jamie VanRoekel - 26.97 | AR Evelyn Cline - 8.35 |
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SIoux COUNTY, IA

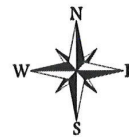
Aerial Map



Boundary Center: 43° 6' 40.95, -95° 57' 52.88



30-96N-43W
Sioux County
Iowa



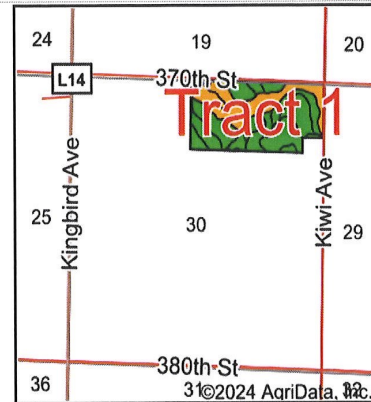
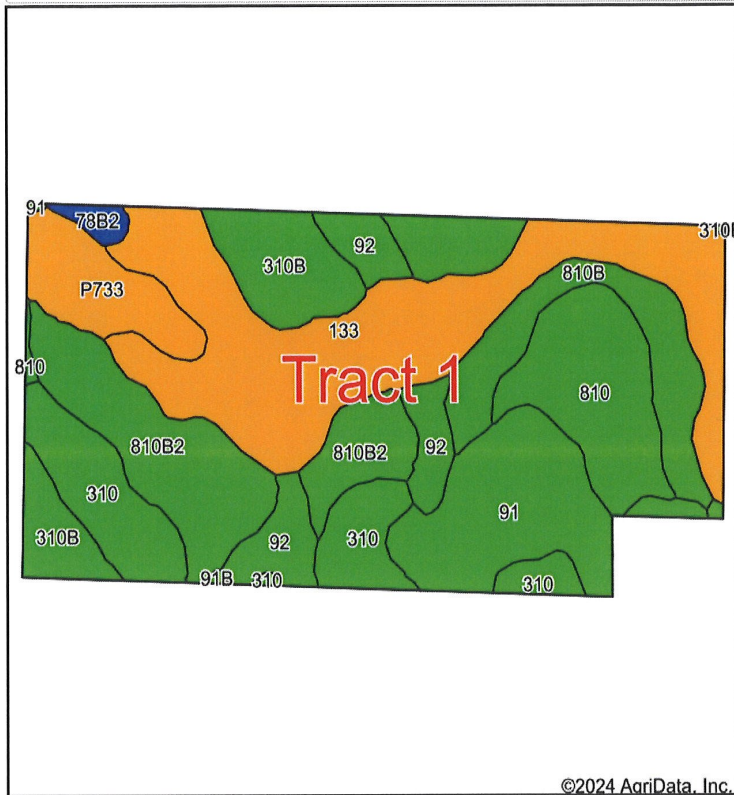
Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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12/18/2024

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

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **30-96N-43W**
 Township: **Lynn**
 Acres: **76**
 Date: **12/18/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA167, Soil Area Version: 34										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	19.48	25.7%		2.5ft.	llw	78	70		80
810B2	Galva silty clay loam, terrace, 2 to 5 percent slopes, eroded	10.17	13.4%		> 6.5ft.	lle	92	63		65
91	Primghar silty clay loam, 0 to 2 percent slopes	8.07	10.6%		3.5ft.	lw	100	77		78
310B	Galva silty clay loam, 2 to 5 percent slopes	8.06	10.6%		> 6.5ft.	lle	95	67		75
310	Galva silty clay loam, 0 to 2 percent slopes	8.04	10.6%		> 6.5ft.	l	100	72		77
810	Galva silty clay loam, terrace, 0 to 2 percent slopes	7.17	9.4%		> 6.5ft.	l	100	70		77
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	5.66	7.4%		> 6.5ft.	lle	95	65		76
92	Marcus silty clay loam, 0 to 2 percent slopes	4.58	6.0%		2.5ft.	llw	94	72		75
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.11	5.4%		6.5ft.	llw	78			75
78B2	Sac silty clay loam, 2 to 5 percent slopes, eroded	0.59	0.8%		6.4ft.	lle	86	63		66
91B	Primghar silty clay loam, 2 to 5 percent slopes	0.07	0.1%		3.5ft.	lle	95	75		78
Weighted Average							1.69	90.7	*-	*n 75.7

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

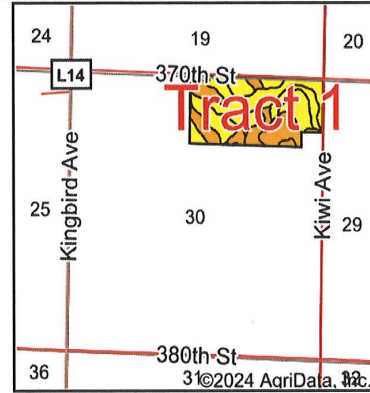
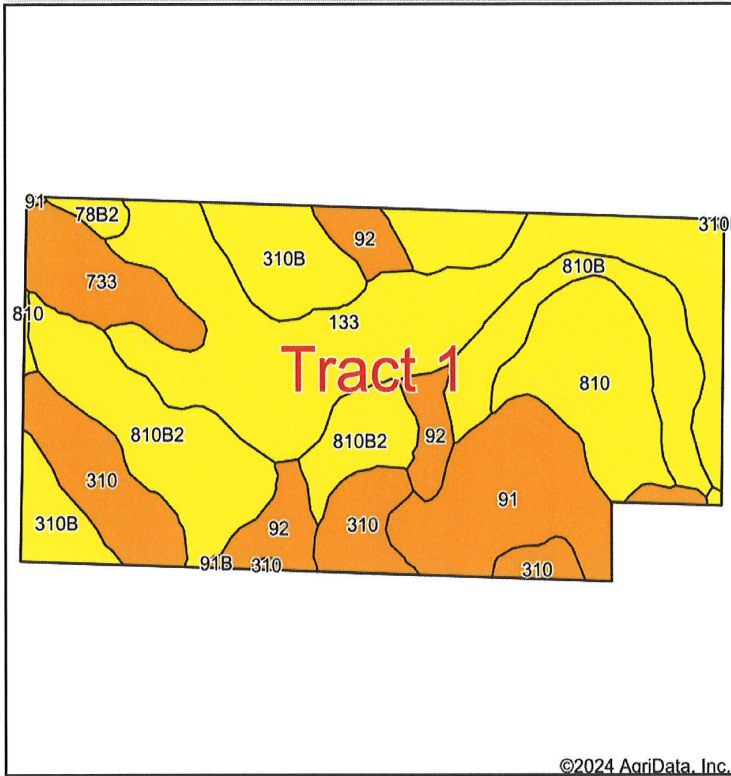
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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.

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **30-96N-43W**
 Township: **Lynn**
 Acres: **76**
 Date: **12/18/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	CSR Legend	Water Table	Non-Irr Class *c	CSR*	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
133	Colo silty clay loam, 0 to 2 percent slopes	19.50	25.7%		2.5ft.	llw	70	6.2	3.6	182	3	90	4.9	45
810B2	Galva silty clay loam, benches, 2 to 5 percent slopes, moderately eroded	10.17	13.4%		> 6.5ft.	lle	63	6	4.9	172	2.8	87	4.8	44
310B	Galva silty clay loam, 2 to 5 percent slopes	8.11	10.7%		> 6.5ft.	lle	67	6.4	5.2	177	3.1	93	5.1	47
91	Primghar silty clay loam, 0 to 2 percent slopes	8.05	10.6%		3.5ft.	lw	77	6.9	5.4	191	3.3	101	5.5	51
310	Galva silty clay loam, 0 to 2 percent slopes	7.95	10.5%		> 6.5ft.	l	72	6.5	5.3	184	3.1	95	5.2	48

Soils data provided by USDA and NRCS.

Maps Provided by:



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Code	Soil Description	Acres	Percent of field	CSR Legend	Water Table	Non-Irr Class *c	CSR*	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	
810	Galva silty clay loam, benches, 0 to 2 percent slopes	7.18	9.4%		> 6.5ft.	I	70	6.3	5.2	182	3	92	5	46	
810B	Galva silty clay loam, benches, 2 to 5 percent slopes	5.66	7.4%		> 6.5ft.	Ile	65	6.2	5	175	3	90	4.9	45	
92	Marcus silty clay loam, 0 to 2 percent slopes	4.58	6.0%		2.5ft.	IIw	72	6.7	3.9	184	3.2	98	5.3	49	
733	Calco silty clay loam, 0 to 2 percent slopes	4.13	5.4%		2.5ft.	IIw	72	6.4	3.8	184	3.1	94	5.1	47	
78B2	Sac silty clay loam, 2 to 5 percent slopes, moderately eroded	0.61	0.8%		4.5ft.	Ile	63	5.8	4.7	172	2.8	85	4.6	42	
91B	Primghar silty clay loam, 2 to 5 percent slopes	0.06	0.1%		3.5ft.	Ile	75	6.8	5.3	188	3.2	99	5.4	50	
*The CSR ratings are dated 1/21/2012 and will be available to all in the transition to CSR2															
Weighted Average							1.69	69.5	6.3	4.6	180.9	3	92.5	5	46.5

*c: Using Capabilities Class Dominant Condition Aggregation Method



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 71.80 acres

2024 Program Year
Map Created April 29, 2024

Farm 10123
Tract 40266

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
SIOUX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 10123
Prepared : 12/17/24 9:08 AM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name
CRP Contract Number(s) : None
Recon ID : 19-167-2012-173
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
73.94	71.80	71.80	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	71.80	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	29.80	0.00	159	0
Soybeans	27.00	0.00	50	0
TOTAL	56.80	0.00		

NOTES

Tract Number : 40266

Description : N2 NE4 SEC 30 LYNN(EX BLDG SITE)
FSA Physical Location : IOWA/SIOUX
ANSI Physical Location : IOWA/SIOUX
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : JOHN J SOLSMA AND JUDITH E SOLSMA JOINT REVOC LIVING TR
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
73.94	71.80	71.80	0.00	0.00	0.00	0.00	0.0

Tract 1 Rent Information:

Tract 1 is rented for the 2025 crop year.

Buyer will receive at closing the full rent for the 2024 crop year plus an attractive rent subsidy.

Total amount the buyer will receive at closing will be \$500.00 per tillable acre. This amount includes both the current rent and the additional rent subsidy being given by the sellers.

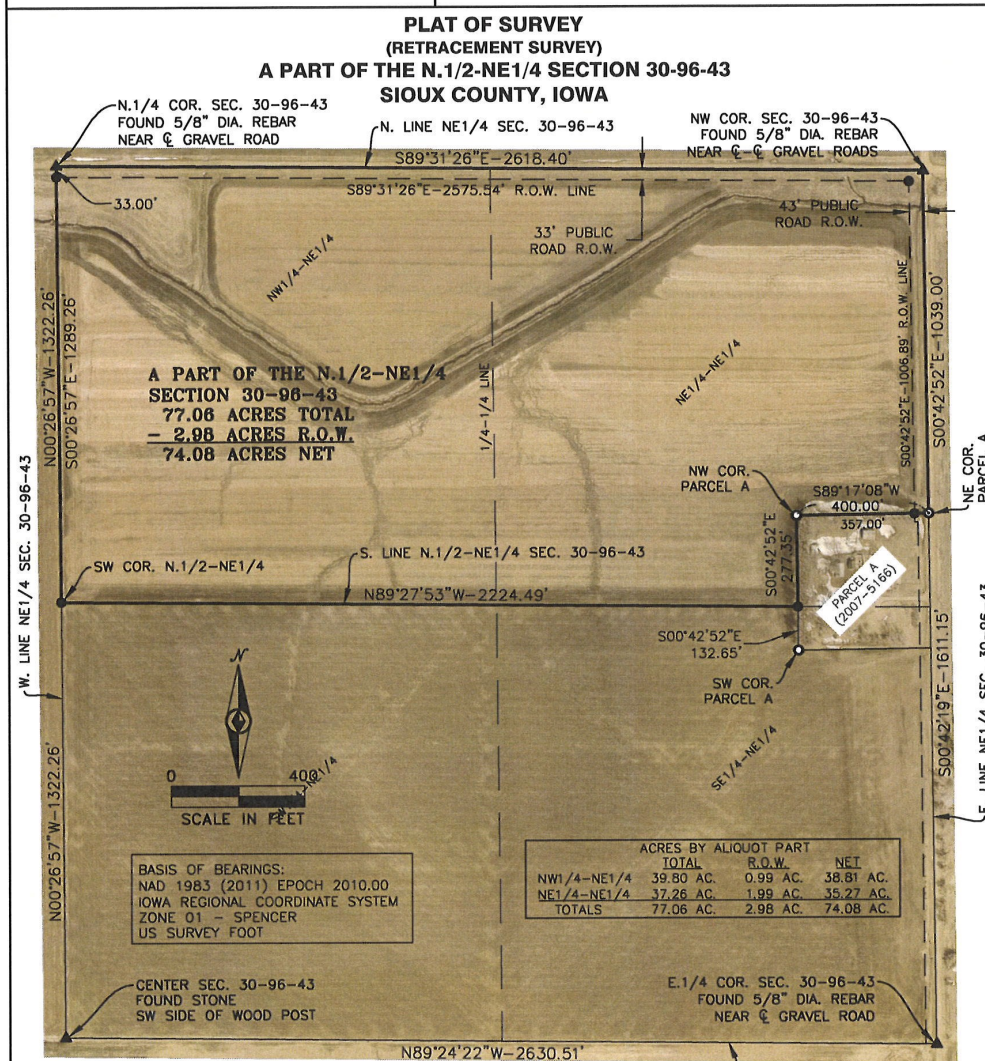
LOCATION:
NE1/4 SECTION 30-96-43

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: JOHN J. SOLSMA AND JUDITH E. SOLSMA JOINT REVOCABLE LIVING TRUST

REVIEW DRAFT
(12-23-24)



DESCRIPTION - FROM WARRANTY DEED RECORDED IN BOOK 2016, PAGE 4487 S. LINE NE1/4 SEC. 30-96-43

The N1/2 NE1/4 of Section 30, Township 96 North, Range 43 West of the 5th P.M., EXCEPT that part thereof designated "Parcel A" as shown by Plat of Survey recorded in the 2001 File-Card No. 4952, subject to public highways.



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: THIS SHEET ONLY

LEGEND

- ▲ SECTION CORNER AS NOTED
- SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
- ⊙ FOUND 60d NAIL
- ⊙ FOUND 5/8" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 14418

DATE OF FIELD WORK-12-19-24



Email
dgr@dgr.com
Web
dgr.com

Date: 12-20-24
Drawn By: CJP
Reviewed: ANW
Approved: TML

PROJECT NO. 374458

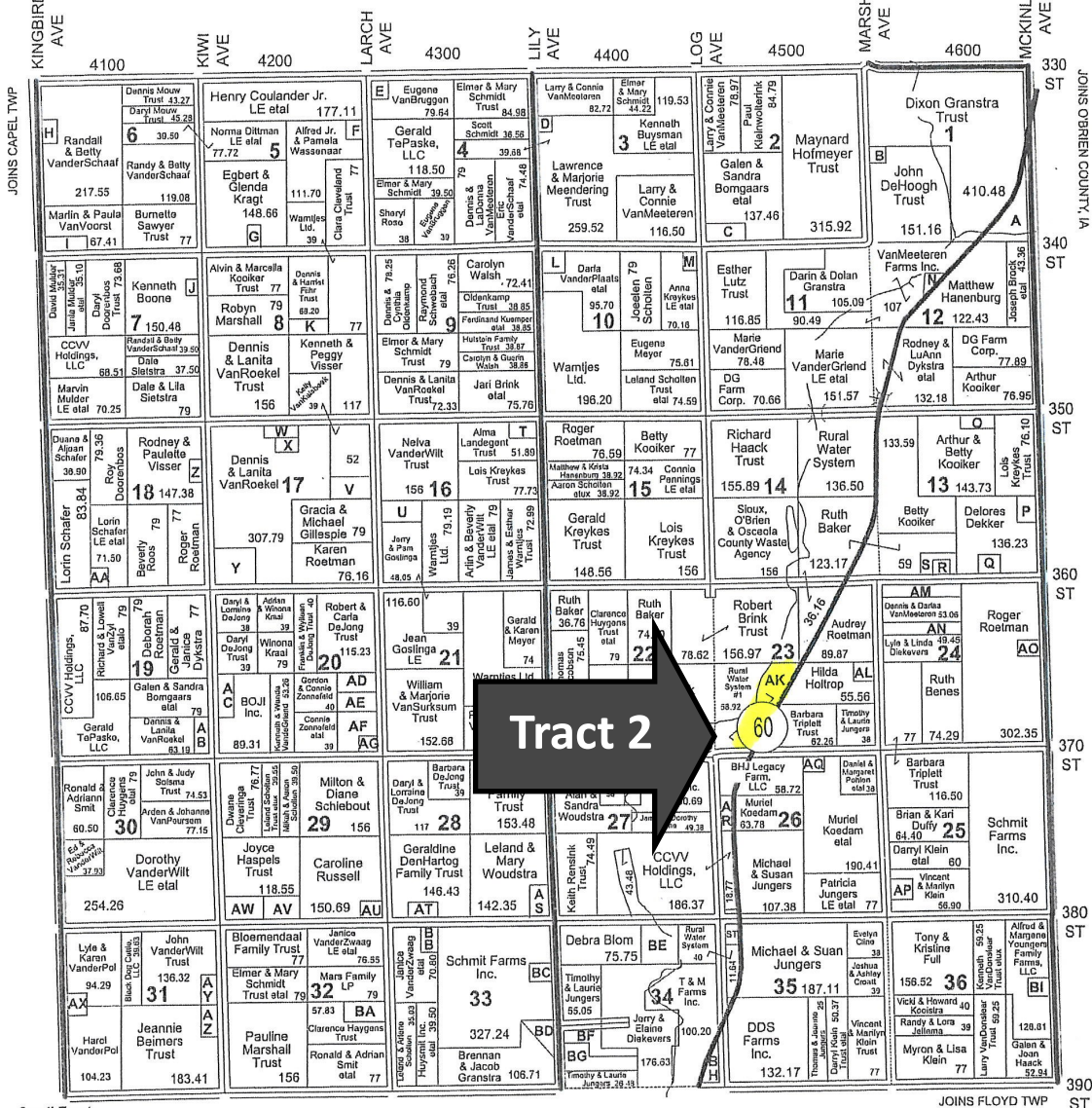
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LYNN TWP
LAND OWNER

T 96 N

R 43 W
JOINS GRANT TWP

LAND OWNER & RURAL RESIDENT MAPS



Small Tracts

- | | | |
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| U Theresa Goslinga LE etal - 24.76 | Section 25 AP Dean Klein - 10.22 | |

Aerial Map



Boundary Center: 43° 6' 59.16, -95° 53' 47.44

0ft 834ft 1667ft



23-96N-43W
Sioux County
Iowa



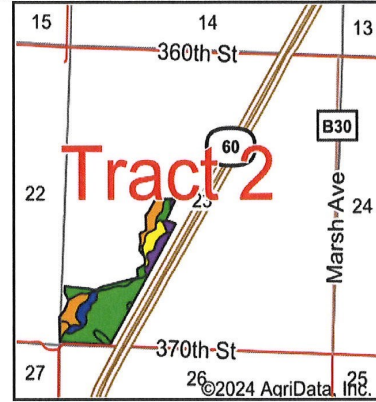
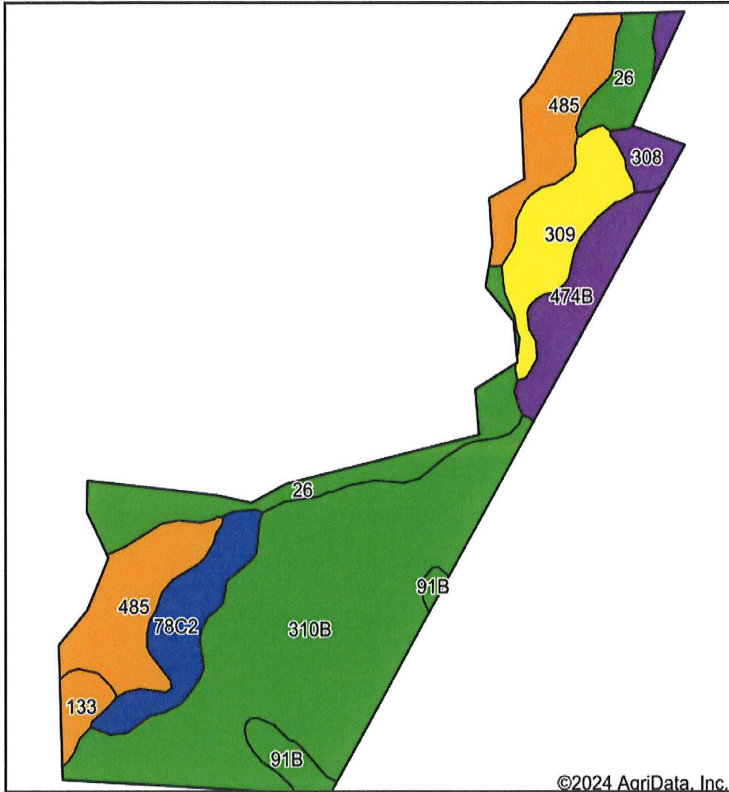
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

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12/18/2024

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

Soils Map



State: Iowa
 County: Sioux
 Location: 23-96N-43W
 Township: Lynn
 Acres: 42
 Date: 12/18/2024



Soils data provided by USDA and NRCS.

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Area Symbol: IA167, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
310B	Galva silty clay loam, 2 to 5 percent slopes	18.17	43.2%		> 6.5ft.	Ile	95	67	75	
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	6.79	16.2%		3.5ft.	Ilw	74	72	84	
26	Kennebec silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.10	12.1%		6.4ft.	Iw	92	69	79	
309	Allendorf silty clay loam, 0 to 2 percent slopes	3.32	7.9%		> 6.5ft.	Ils	63	58	74	
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	3.01	7.2%		6.4ft.	IIIe	82	47	66	
474B	Bolan loam, 2 to 5 percent slopes	2.68	6.4%		> 6.5ft.	Ile	53	44	44	
91B	Primghar silty clay loam, 2 to 5 percent slopes	1.06	2.5%		3.5ft.	Ile	95	75	78	
308	Wadena loam, 32 to 40 inches to sand and gravel, 0 to 2 percent	1.05	2.5%		> 6.5ft.	Ils	60	58	45	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.82	2.0%		2.5ft.	Ilw	78	70	80	
Weighted Average							1.95	83.9	64.5	*n 73.7

**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
- Iowa PLSS
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 34.32 acres

2024 Program Year
Map Created April 29, 2024

Farm 10670
Tract 41821

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

LOCATION:
SW1/4 SECTION 23-96-43

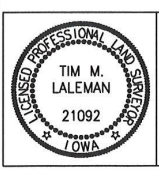
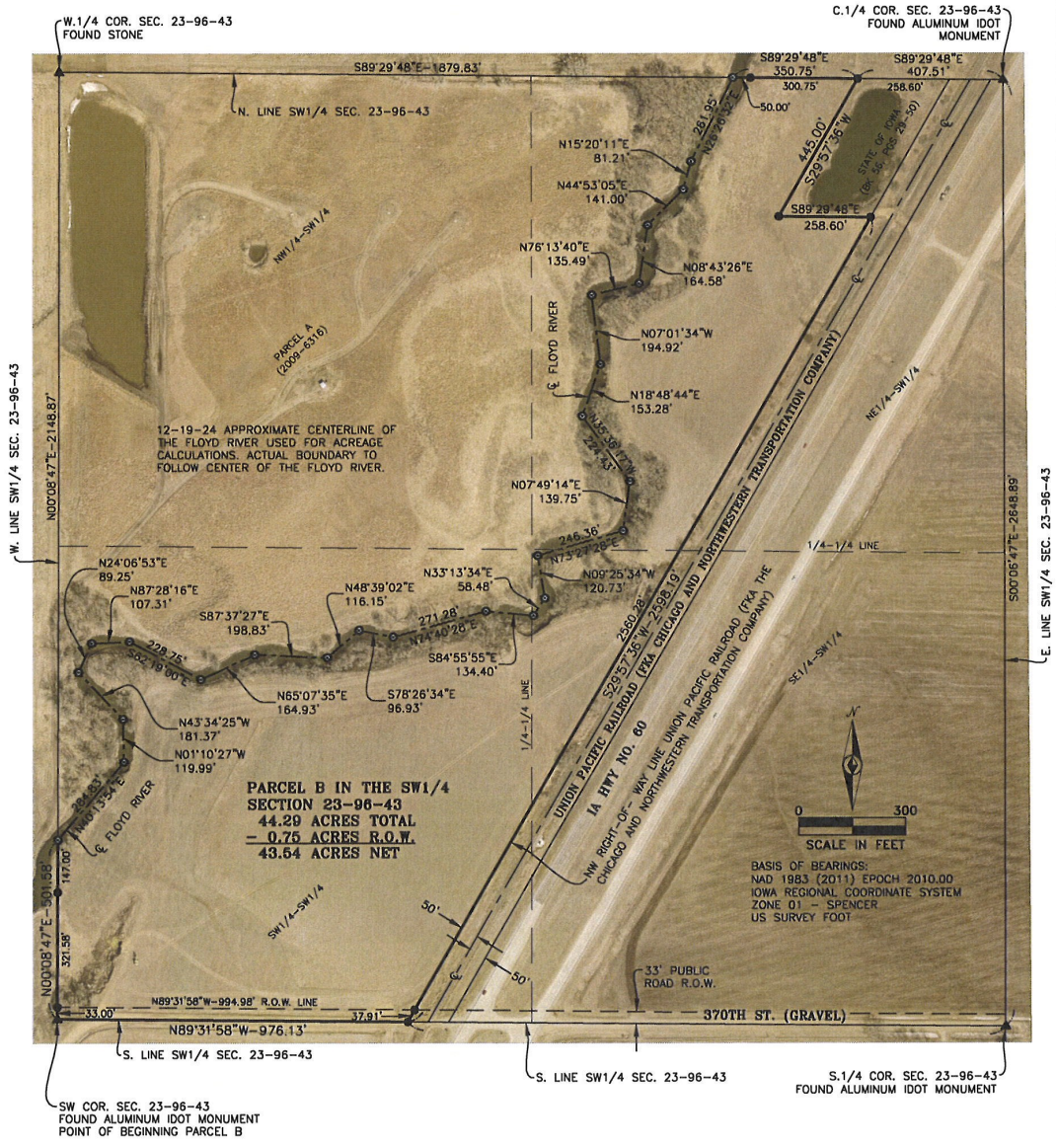
PREPARED BY AND RETURN TO:
TIM M. LALEMAN, PLS
DGR ENGINEERING
1302 SOUTH UNION STREET
P.O. BOX 511
ROCK RAPIDS, IOWA 51246
PHONE: 712-472-2531

SURVEY REQUESTED BY: MARK ZOMER

CURRENT PROPRIETOR: JOHN J. SOLSMA AND JUDITH E. SOLSMA JOINT REVOCABLE LIVING TRUST

REVIEW DRAFT
(12-23-24)

PLAT OF SURVEY
PARCEL B IN THE SW1/4 SECTION 23-96-43
SIOUX 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 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
- ⊙ CALCULATED CORNER

DATE OF FIELD WORK - 12-19-24

ACRES BY ALIQUOT PART - PARCEL B		
TOTAL	R.O.W.	NET
NE1/4-SW1/4	12.79 AC.	0.00 AC.
SW1/4-SW1/4	28.24 AC.	0.75 AC.
SE1/4-SW1/4	3.26 AC.	0.00 AC.
TOTALS	44.29 AC.	0.75 AC.



Email: dgr@dgr.com
Date: 12-23-24
Drawn By: TML
Reviewed: ANW
Approved: TML

PROJECT NO. 374458

SHEET 1 OF 2

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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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.

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www.zomercompany.com
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