

**65.98+/-
Acres**

Tract #1

Tract #2

Live Public
Approx E und L

LAND AUCTION

DOON, TWP - LYON COUNTY, IA

Tract 1: 45.98+/- Acres Of Tillable Farmland

Tract 2: 20+/- Acres Of Hayland/Recreational Property

January 27, 2025

@ 10:30 A.M.

Sullivan Family Heirs

Owners



ZOMER COMPANY
REALTY & AUCTION



712-476-9443



www.zomercompany.com

Auctioneer's Note: The Zomer Company is honored to represent the Sullivan heirs in offering at auction this fantastic tract of land in Doon TWP in Lyon County, IA! This land offers a great opportunity to purchase a mixed use property offering both tillable cropland and hayland/recreational land! Land for generations has proven over and over to be a fantastic investment! Make plans today to purchase this land!

Location: From Alvord, IA go East on 210th St. for 1/2 mile to Elmwood Ave. then go South on Elmwood Ave. for approx. 3/4 mile. Land is located on the West side of Elmwood Ave. Auction to be held at the Alvord, IA CFE fertilizer plant (2108 Eagle Ave., Alvord, IA) just West of Alvord, IA. Watch zomercompany.com for inclement weather!



Abbreviated Legal Description Of Tract 1: All land lying East of the rail road and West of the creek in the SE1/4 of Section 5, TWP 98N, Range 46W, Lyon County, IA. Subject to all public roads and easements of record. To Be Surveyed

General Description of Tract 1: This farm is estimated to consist of approx. 45.98+/- gross acres. According to FSA, this farm contains approx. 40.70+/- tillable acres! This farm has a corn base and soybean base which is combined with the adjoining farmland with a PLC yield of 169bu on corn and a PLC yield of 50bu on soybeans. This farm is classified NHEL and UHEL. The predominant soil types include: 486-Davis, 133-Colo, 203-Cylinder, 910-Trent. The average CSR1 on the tillable land is 69.4. The tillable land on this property did have cattle manure applied in the fall of 2024. No reimbursement will be required for the manure which was applied. Making the decision to purchase land is one you will not regret! This land is also located on a hard surface road offering good access to local grain elevators! Do not pass up your opportunity to purchase this tract of Lyon County, IA land! Land does not always come available for purchase in this area! Make plans today to purchase this land!

Abbreviated Legal Description Of Tract 2: All land lying on the East side of the railroad on the East side of the creek, in the SE1/4 of Section 5, TWP 98N, Range 46W, Lyon County, IA. Subject to all public roads and easements of record. To Be Surveyed

General Description of Tract 2: This farm is estimated to consist of approx. 20+/- gross acres. This farm consists of both hayland and recreational property! This farm is classified as UHEL. The predominant soil types include: 486-Davis, 785-Spillco, 608B-Dempster, 133-Colo, 910B-Trent. This is a fantastic opportunity to purchase a tract of land with both recreational opportunities with several trees and creek side hunting opportunities and opportunities for hay production or pastureland! This type of land is not always available for purchase! It is very rare to find a smaller tract of land like this available for purchase! If you are an outdoorsman, hunter, or simply looking for more property for haying or pastureland then be sure to attend this auction and purchase this tract of land! Located adjacent to a hard surface road this property also offers great access!

Method of sale: Auction to be held at the Alvord, IA CFE fertilizer plant (2108 Eagle Ave., Alvord, IA) just West of Alvord, IA. Tract 1 will be sold first. Then Tract 2 will be sold. Tracts will not be combined in any way. This land will be surveyed prior to the auction and the final bid price will be taken times the gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are currently combined with the adjoining land and are estimated only at approx. \$1,365.00 per year combined for both parcels. Taxes will need to be reassessed due to the recent survey completed. Taxes will be pro-rated through December 31, 2024.

Possession: 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 March 24, 2025. Buyer shall receive a clear and merchantable title to the property on closing day. These properties are being sold as is as a cash sale with no finance contingencies and as is with any/all defects and encroachments if any. While every effort has been made to ensure the accuracy of the information herein, all prospective buyers are encouraged to inspect the property and verify all data provided. No warranties are expressed or implied. Any lines on maps and pictures are for informational purposes only and are not guaranteed to be actual boundary lines of the property. All buyers are encouraged to do buyer's due diligence. Sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing if any will be the responsibility of the purchaser pursuant to IA statutes. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and auction booklets are available upon request. If buyer delays closing, penalties may apply. This Property is being sold subject to the confirmation of the sellers. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. **Paul Kippley—Attorney for sellers.**

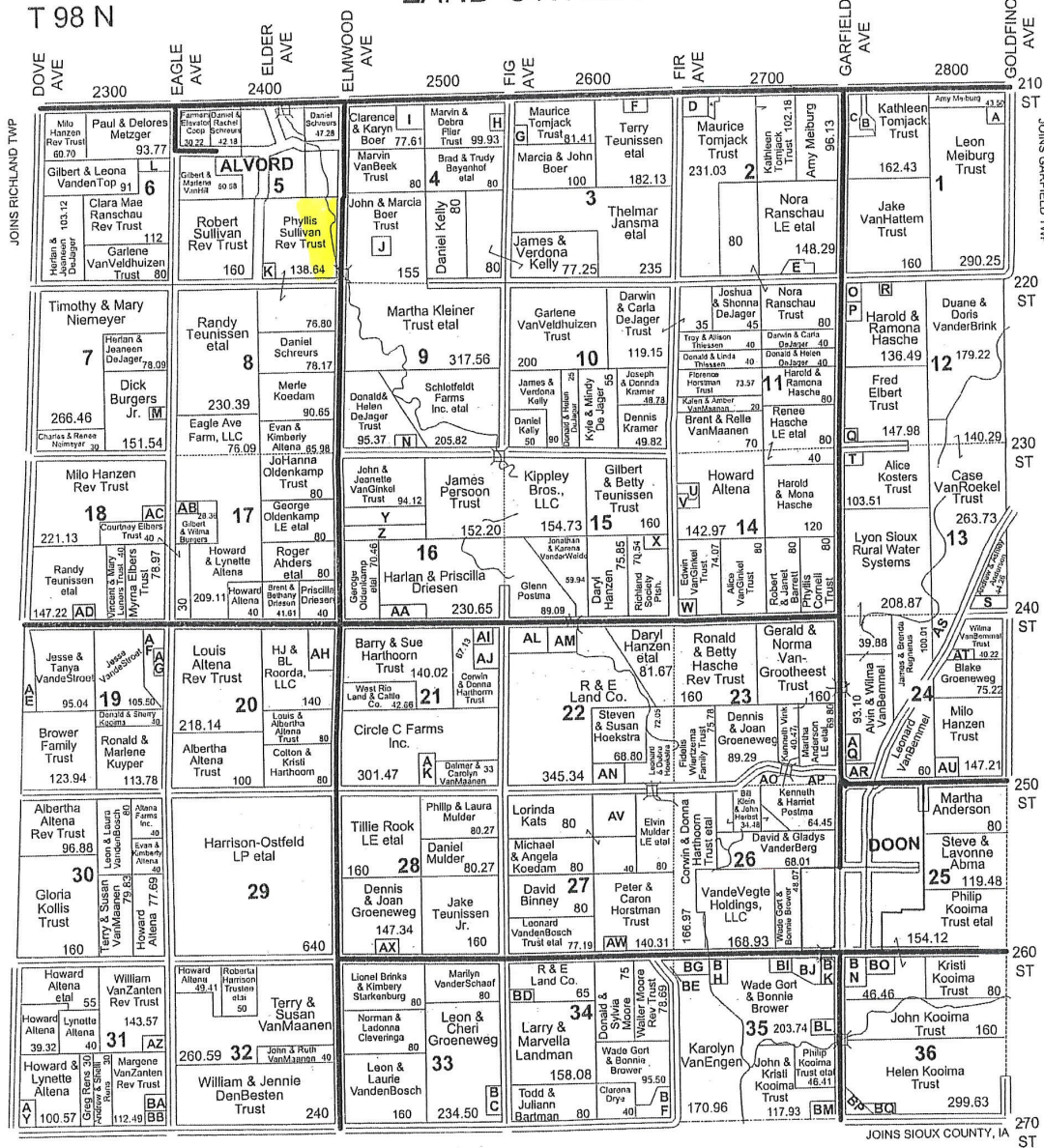
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DOON TWP LAND OWNER

R 46 W
JOINS CLEVELAND TWP

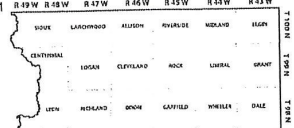
T 98 N



LAND OWNER & RURAL RESIDENT MAPS

Small Tracts

- | | | | | |
|---|---|---|--|--|
| Section 1 A Cory & Julie VanTilburg - 14.15 | Section 14 U Parry & Charlene VanEgdom - 6.40 | Section 15 X Jason & Melinda DeWeerd - 9.41 | Section 24 AR Lyon County - 8.73 | Section 35 BM Brandon & Morgan Enckson - 8.57 |
| B Deere Lane Farms Inc. - 12.14 | V Howard & Lynette Altana - 10.11 | Section 16 Y Roovina & Gilbert Hoogendoorn - 30 | AS Jon & Donna Anderson - 35.03 | Section 36 BN Floyd & Leah VanderBrink - 17.33 |
| C Troy & Allison Theissen - 18.13 | | Section 17 Z Joshua & Rachel VanBeek - 40 | AT Chad Mulder - 6.80 | BO Tyler & Krista VanderBrink - 15.16 |
| D Marvin & Debra Filer - 32.05 | | AA Brent & Bethany Driesen - 20.01 | AU David & Rachel Huyser - 12.79 | BP John & Kristi Kooima Trust - 7.71 |
| E Wayne & Christine Ranschau - 11.71 | | AB Leon & LoraAnn Burgers - 11.14 | Section 27 AV VanDerBrink & Sons Inc. - 14.20 | BQ Evan & Rhonda LeLoux - 6.87 |
| F Gregory & Kristi DaJager - 6.39 | | AC Zebulun & Melissa Bakker - 8.42 | AW P & C Horstman Farms Inc. - 9.20 | |
| G Randall Jensen & Carol VanderKolk - 6.30 | | AD Terry & Pamela Dorhout - 10.43 | Section 28 AX Michael VanZanten - 12.65 | |
| H Charles O'Donnell - 5.26 | | AE Rock River Jerseys, LLC - 26.73 | Section 31 AY Gregory & Kimberly Garber - 8.87 | |
| I Double K Feedlot Inc. - 20.74 | | AF Rock River Rentals, LLC - 43.77 | Section 32 AZ Evan & Kimberly Altana - 12.93 | |
| J Michael Boer - 8.45 | | AG Harlan Dorhout - 26.10 | BA Daniel & Hannah Bakker - 6.50 | |
| K William & Dabra Kock - 9.61 | | Section 20 AH David & Teresa Koedam - 20 | BB Robert & Cathleen VanZanten - 11.01 | |
| L Marilyn & Carla VanHill - 7.80 | | Section 21 AI Mud Creek Livestock - 10.73 | BC Chad & Alanda Koenen - 5.06 | |
| M Floyd & Mary VandenTop - 8.46 | | Section 22 AJ Circle C Farms Inc. - 23.51 | Section 34 BD Thad & Carla DaJager - 15 | |
| N Kyle & Mindy DaJager - 10.41 | | AK Collin Harthoorn - 17.20 | BE Gary & Kay VanVeldhuizen - 5.41 | |
| O Darwin & Carla DaJager - 7.45 | | Section 22 AL Eleanor & Richard Landman Trust - 30.25 | BG BF Gail & Darla VanBerkum - 18.28 | |
| P Brady & Kayla Voothees - 6.06 | | AM Leon & Dabra Bokema - 16.18 | BH Lyon County Iowa - 14.20 | |
| Q Marlin VanEngen - 12.02 | | AN Jordan Hoekstra - 14.68 | BI Spencer & Kendra Cort - 5.80 | |
| R Hasche Farms Inc. - 10 | | Section 23 AO Andrew Anderson - 20.48 | BJ Wade & Jan Gort - 20.53 | |
| Section 13 S Andrew Anderson - 9.08 | | AP Jon Anderson - 7.58 | BK City of Doon - 6.41 | |
| T David & Mary Koters - 7.66 | | Section 24 AQ Lanza VanBemmel - 10.49 | BL Kenneth Vink et al - 6.78 | |
| Section 14 U Parry & Charlene VanEgdom - 6.40 | | | | |

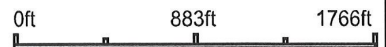


LYON COUNTY, IA

Aerial Map



Boundary Center: 43° 20' 2.7, -96° 17' 49.18



5-98N-46W
Lyon County
Iowa

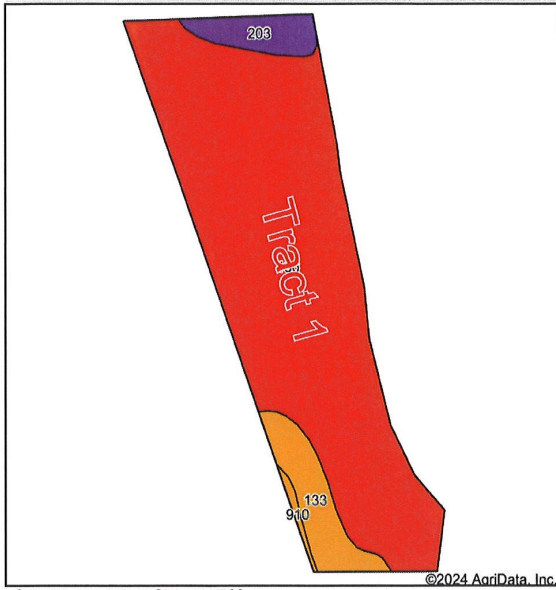


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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12/19/2024

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

Soils Map



State: Iowa
 County: Lyon
 Location: 5-98N-46W
 Township: Doon
 Acres: 45.98
 Date: 12/19/2024



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	Irr Class *c	CSR2**	CSR	Alfalfa hay Tons	Barley Bu	Bromegrass hay Tons	Bromegrass alfalfa AUM	Corn Bu	Corn silage Tons	Grain sorghum Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	Sunflowers Lbs	Winter wheat Bu	*n NCCPI Soybeans
486	Davis loam, 0 to 2 percent slopes, occasionally flooded	39.64	86.2%	■	> 6.5ft.	Iw		0	70	4	49	3	4	91	10	53	61	33	34	1283	38	75
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	3.71	8.1%	■	2.5ft.	llw		78	69													80
203	Cylinder silty clay loam, deep, 0 to 2 percent slopes	2.30	5.0%	■	3.5ft.	I		60	60													60
910	Trent silty clay loam, 0 to 3 percent slopes	0.33	0.7%	■	> 6.5ft.	I	I	73	75													75
Weighted Average						1.08	*-	9.8	69.5	3.4	42.2	2.6	3.4	78.5	8.6	45.7	52.6	28.4	29.3	1106.1	32.8	*n 74.7

**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

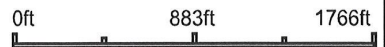
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Aerial Map



Boundary Center: 43° 20' 4.15, -96° 17' 42.49



5-98N-46W
Lyon County
Iowa



Maps Provided By:

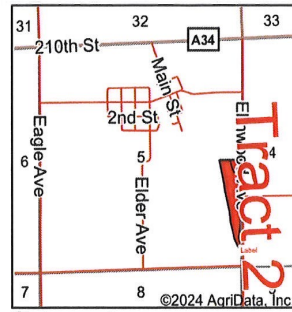
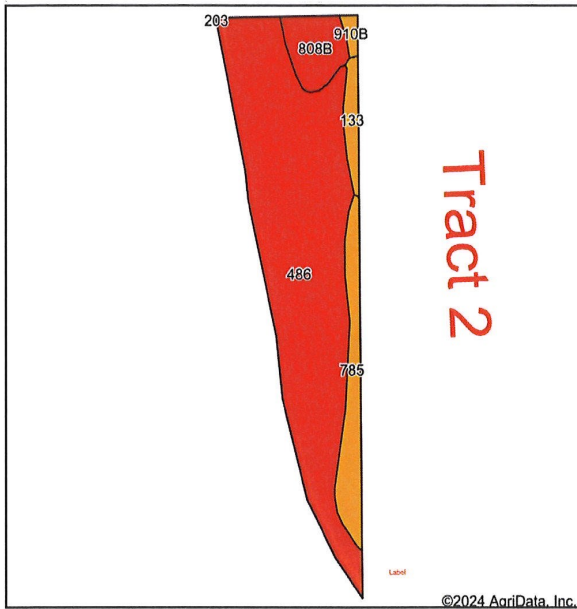


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12/19/2024

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

Soils Map



State: Iowa
 County: Lyon
 Location: 5-98N-46W
 Township: Doon
 Acres: 20
 Date: 12/19/2024



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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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	CSR2**	CSR	Alfalfa hay Tons	Barley Bu	Bromegrass hay Tons	Bromegrass alfalfa AUM	Corn Bu	Corn silage Tons	Grain sorghum Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	Sunflowers Lbs	Winter wheat Bu	*n NCCPI Soybeans	
486	Davis loam, 0 to 2 percent slopes, occasionally flooded	15.48	77.6%	■	> 6.5ft.	lw	0	70	4	49	3	4	91	10	53	61	33	34	1283	38	75	
785	Spillco loam, 0 to 2 percent slopes, occasionally flooded	2.17	10.8%	■	6.4ft.	llw	73	68														69
808B	Dempster silt loam, 2 to 6 percent slopes	1.49	7.4%	■	> 6.5ft.	lle	40															55
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.65	3.2%	■	2.5ft.	llw	78	69														80
910B	Trent silty clay loam, 2 to 5 percent slopes	0.21	1.0%	■	5.9ft.	le	73	73														79
Weighted Average							1.22	14.2	*-	3.1	37.9	2.3	3.1	70.4	7.7	41	47.2	25.5	26.3	993	29.4	*n 73.1

Soils data provided by USDA and NRCS.



Common Land Unit

Cropland
 Non-cropland
 CRP

Farm 5919
Tract 7219

Wetland Determination Identifiers

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

2025 Crop Year



Tract 3 of 4

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).

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