

Live Public

# LAND AUCTION

GRANT TWP,  
PLYMOUTH COUNTY, IA

Upcoming High Quality  
Land Auction of **39.70+/-**  
**Acres** of Land

Located in Grant TWP,  
Plymouth County, IA

**Sale Date:**  
**February 6, 2025**  
**@ 10:30A.M.**

Harvey E. Begnoche  
Revocable Living Trust  
Dated August 28, 2015  
Owners



**ZOMER COMPANY**  
REALTY & AUCTION

**Auctioneers' Note: We are honored to present at auction this fantastic tract of Plymouth County, IA farmland! If you are a younger farmer or an investor looking to purchase a quality tract of Plymouth County, IA farmland, then make plans today to attend this auction! Land is an investment in your family's future! Call an auctioneer today to receive a full informational packet! Online bidding is available for this auction!**

**Location:** From Brunsville, IA go North on K42 for 2 miles to 150th St. then go 3/4 mile East on 150th St. to the land OR from Craig, IA go East on C12/110th St. for 2 miles to K42 then go 4 miles South on K42 to 150th St. then go 3/4 mile East on 150th St. to the farm. Farm is located in the Northwest corner of the intersection of Juniper Ave. and 150th St. **Auction of this tract will be held at the site of the farmland.** Watch [zomercompany.com](http://zomercompany.com) in case of inclement weather.



**Abbreviated Legal Description: Parcel A in the SE1/4 of Section 27, TWP 93N, Range 46W, Plymouth County, IA. Subject to all easements and public roads of record.**

**General Description:** According to the recent survey, this property contains 39.70+/- gross acres. According to FSA/survey, this farm contains approx. 37.73+/- tillable acres. This farm has a corn base and soybean base combined with the adjoining tract of farmland with a PLC yield of 187bu on corn and a PLC yield of 53bu on soybeans. This farm is classified as HEL. The predominant soil types include: 310B, C2-Galva, 467B-Radford, 1C3, D3-Ilda. **The average CSR1 is 57.8. The average CSR2 is 79.3.** There is an older well on the property, which is no longer in use. This is a great opportunity to purchase a quality tract of farmland in Plymouth County, IA! This tract of farmland is one that checks all of the boxes when looking for quality farmland including great soil ratings, great location, excellent topography and it is nearly 100% tillable with the only exception being the road and ditch! If you are younger farmer, established operator or investor looking to purchase a quality tract of Plymouth County, Iowa farmland to add to your operation or investment portfolio, then be sure to make plans to purchase this farm! If you look back 5, 10 or 20 years, land has been an asset that can help establish your family's legacy for generations to come! It is rare to find a smaller tract of farmland of this quality for sale in this area! Do not pass up this opportunity!

**Method of sale:** Auction of the farm will be held at the site of the farmland. Farm will be sold with the final bid price times the gross surveyed acres.

**Taxes:** The current Real Estate Taxes according to the Plymouth County Treasurer are estimated at approx. \$1,098.00 per year. Taxes are ESTIMATED only as the county will reassess the taxes due to the recent survey split of the parcels. Seller will pay the 2024 taxes which are due and payable in March and Sept of 2025.

**Possession:** Full possession will be on closing day. This land is 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 March 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. 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. **Patrick Murphy—Attorney for sellers.**

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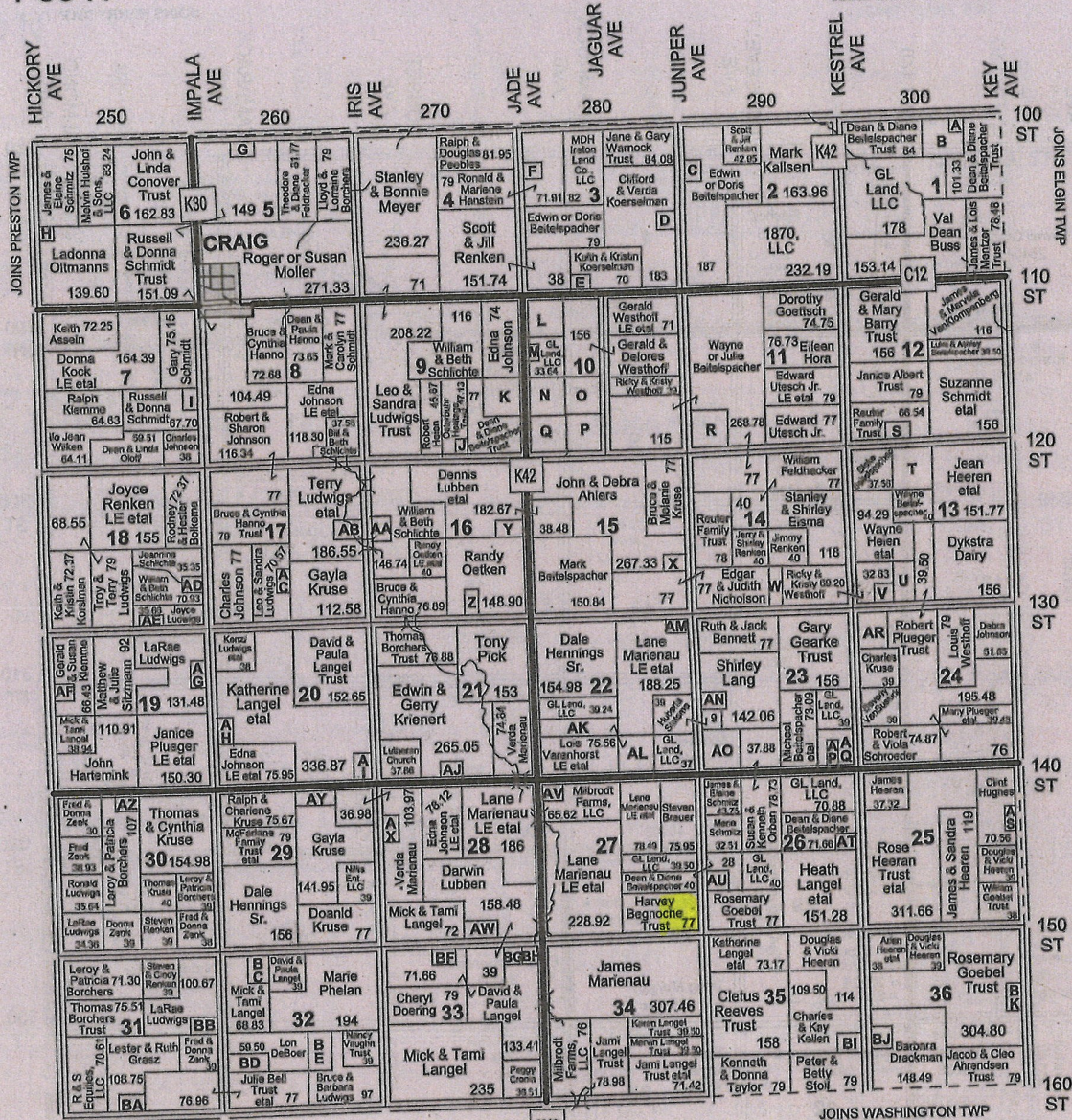
# GRANT TWP

## LAND OWNER

T 93 N

R 46 W

JOINS SIOUX COUNTY, IA



**Small Tracts**

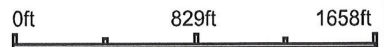
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- Section 1 B Gene Beitelspacher Trust etal - 36.11
- Section 2 C Todd Schulz - 10.02
- Section 3 D KK Farms Inc. - 10.84
- Section 3 E Wanda & Mark Oltmanns - 6.57
- Section 3 F Devin Kruse - 7.63
- Section 5 G RB IA Pork, LLC - 12.62
- Section 6 H James & Elaine Schmitz - 5.03
- Section 7 I Nathan Harris 6.66
- Section 9 J Juan Aviles - 5.25
- Section 10 K Kevin & Amy Beitelspacher - 38.49
- Section 10 L Dean & Diane Beitelspacher Trust - 36.11
- Section 10 M Rodney Kuecker etal - 5.47
- Section 10 N Gene Beitelspacher Trust - 38.50
- Section 10 O Michael & Rebecca Beitelspacher - 39
- Section 10 P Scott & Jeni Beitelspacher - 38
- Section 10 Q Kevin & Amy Beitelspacher - 37.50
- Section 11 R Beitelspacher Land & Cattle, LLC - 38
- Section 12 S Tenderloin Pork Ltd. - 10.46
- Section 13 T Wayne & Julie Beitelspacher - 39
- Section 13 U Gerald & Delores Westhoff - 19.50
- Section 13 V Rick & Mary Habeck - 9.03
- Section 14 W Jerry & Shirley Renken etal - 7.80
- Section 15 X Neil Ellensohn - 5.96
- Section 16 Y Brent & Kristine Utesch - 11.31
- Section 16 Z Onesimo & Maria Beltran - 5.99
- Section 17 AA Greg & Lori Morrison - 5.48
- Section 17 AB Troy & Kerri Ludwigs - 8.61
- Section 17 AC Lois Johnson - 5.43
- Section 18 AD David & Amy TenNapel - 9.36
- Section 18 AE Jaminet Family Trust - 5.41
- Section 19 AF Scott & Michelle Plueger - 5.92
- Section 19 AG Dallas & Karissa Vaughn - 11.52
- Section 20 AH Gregory & Jeanne Lammers - 6.25
- Section 20 AI Tim Moore & Shelly Naja - 8.91
- Section 21 AJ Edwin Krienert etal - 9.62
- Section 22 AK Dean & Diane Beitelspacher Trust - 39.24
- Section 22 AL Dean & Diane Beitelspacher Trust - 38.37
- Section 22 AM Rick & Tabita Reifenrath - 7.75
- Section 23 AN Lyle & Alice Krienert - 7.39
- Section 23 AO Scott Beitelspacher etal - 37.26
- Section 23 AP Jason & Katie Lammers - 5.59
- Section 23 AQ Dean & Diane Beitelspacher Trust - 31.59
- Section 24 AR Rodney & Linda Kuecker - 24.35
- Section 25 AS Zachary & Jill Westhoff - 5.90
- Section 26 AT Donald & Marsha Luksan - 7.34
- Section 26 AU Scott & Jeni Beitelspacher - 11
- Section 27 AV Ryan Beitelspacher - 9.75
- Section 28 AW Darwin & Judith Lubben - 5.09
- Section 28 AX Newlands 2, LLC - 10.39
- Section 29 AY Kyle Kliever - 13.64
- Section 30 AZ Devon & Elizabeth McDougall - 11
- Section 31 BA Ralph & Carol Yanchack - 10.25
- Section 31 BB Travis & Kenzi Bulman - 16.33
- Section 32 BC Jean Recker - 8.17
- Section 32 BD LMDB, Inc. - 14.64
- Section 32 BE Dennis Schlichte - 20
- Section 33 BF Karen Gagnon & Robert Wiese - 4
- Section 33 BG Henry & Becky Beitelspacher - 9
- Section 33 BH William & Rosanne Osterbuhr - 8
- Section 35 BI Charles & Kay Kellen etal - 7.50
- Section 36 BJ Bryan & Kelly Dreckman - 7.51
- Section 36 BK Mark & Alise Allan - 9.20

LAND OWNER & RURAL RESIDENT MAPS

Aerial Map



Boundary Center: 42° 50' 17.7, -96° 15' 19.66



**27-93N-46W**  
**Plymouth County**  
**Iowa**

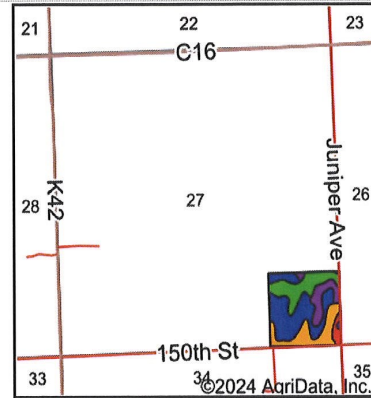
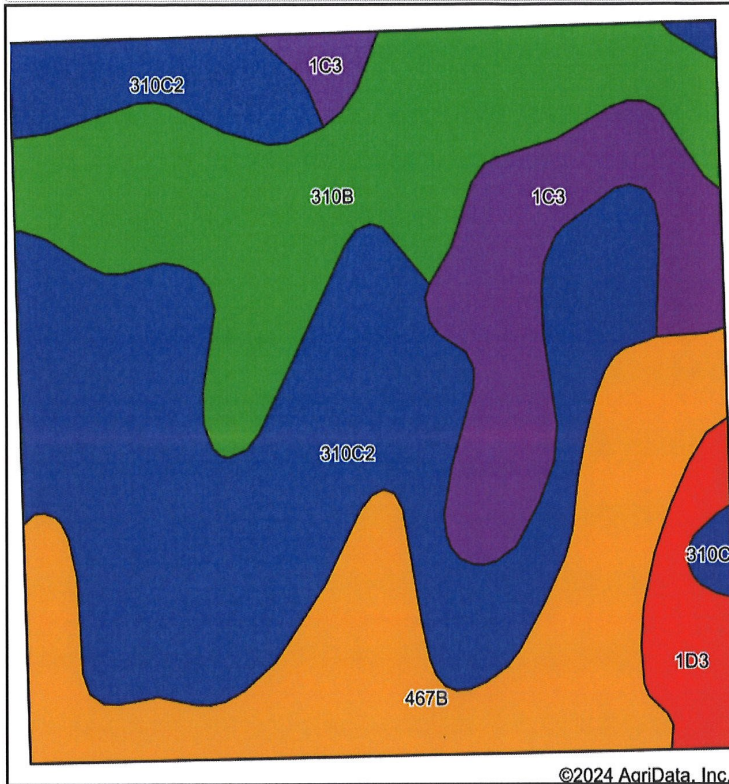


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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12/10/2024

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

### Soils Map



State: **Iowa**  
 County: **Plymouth**  
 Location: **27-93N-46W**  
 Township: **Grant**  
 Acres: **39.7**  
 Date: **12/10/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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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		
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	15.94	40.2%		> 6.5ft.	IIIe	84	51	65		
310B	Galva silty clay loam, 2 to 5 percent slopes	8.81	22.2%		> 6.5ft.	Ile	95	68	75		
467B	Radford silty clay loam, 2 to 5 percent slopes	8.47	21.3%		3.5ft.	IIw	75	72	77		
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	4.96	12.5%		> 6.5ft.	IIIe	58	44	61		
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	1.52	3.8%		> 6.5ft.	IIIe	32	35	58		
<b>Weighted Average</b>							<b>2.56</b>	<b>79.3</b>	<b>57.8</b>	<b>*n 69</b>	

\*\*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 662**  
**Tract 1646**

**Tract Cropland Total: 73.62 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  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 662  
Prepared : 12/10/24 1:48 PM CST  
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : None  
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
77.13	73.62	73.62	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	73.62	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	36.65	0.00	187	0
Soybeans	36.65	0.00	53	0
<b>TOTAL</b>	<b>73.30</b>	<b>0.00</b>		

NOTES

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Tract Number : 1646

Description : S2 SE4 SEC 27 GRANT  
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 : HARVEY-HARVEY E BEGNOCHE REV LIV TRUST BEGNOCHE  
Other Producers : EDWARD BEGNOCHE  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.13	73.62	73.62	0.00	0.00	0.00	0.00	0.0

PLYMOUTH  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM : 662**  
Prepared : 12/10/24 1:48 PM CST  
Crop Year : 2025

**Tract 1646 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	73.62	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	36.65	0.00	187
Soybeans	36.65	0.00	53
<b>TOTAL</b>	<b>73.30</b>	<b>0.00</b>	

**NOTES**

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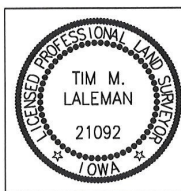
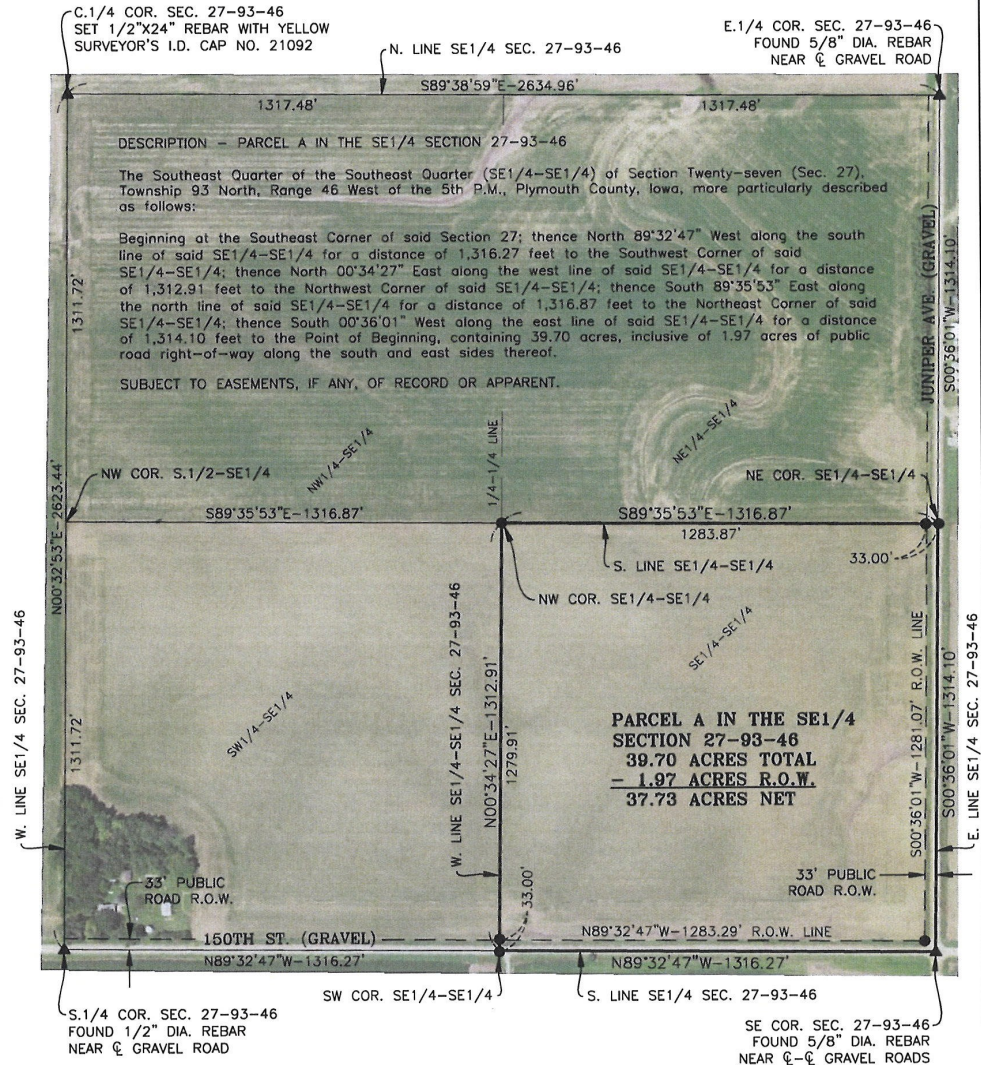
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LOCATION: SE1/4 SECTION 27-93-46
PREPARED BY AND RETURN TO: TIM M. LALEMAN, PLS DGR ENGINEERING 1302 SOUTH UNION STREET P.O. BOX 511 ROCK RAPIDS, IOWA 51246 PHONE: 712-472-2531
SURVEY REQUESTED BY: ED BEGNOCHE
CURRENT PROPRIETOR: HARVEY E. BEGNOCHE REVOCABLE LIVING TRUST

**PLAT OF SURVEY  
PARCEL A IN THE SE1/4 SECTION 27-93-46  
PLYMOUTH 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: THIS SHEET ONLY

- ▲ SECTION CORNER AS NOTED
  - SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
- DATE OF FIELD WORK -- 11-25-2024

	Email dgr@dgr.com	Date: 11-26-24	<p align="center"><b>PROJECT NO. 374432</b></p> <p align="center">DWG. # P:03\074\432\374432\DWG\374432 BOUND IRCS.DWG</p>
	Web dgr.com	Drawn By: TML Reviewed: ANW Approved: TML	

# 39.70+/- Acres



# CSR2 - 79.3





## 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

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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](http://www.zomercompany.com)  
for our past successful results