

Live Public

Land Auction

GRANT TWP, LYON COUNTY, IA

Sale Date: March 24, 2025 @10:30 A.M.

Upcoming High Quality
Farmland Auction Of An
Outstanding 71.15+/- Acre
Tract Of Farmland Located In
Grant TWP, Lyon County, IA



**Marvella Schaa Heirs
Owners**

**Sale Conducted In Conjunction
With Attig Pedersen
Management & Appraisals
203 S 2nd Ave., Rock Rapids, IA
712-472-3211**

ZOMER Z COMPANY
REALTY & AUCTION

Contact Us:

712-476-9443

zomercompany.com

Auctioneer's Note: The Zomer Company is honored to present in conjunction with Attig Pedersen Management & Appraisals, this outstanding tract of Lyon County, IA Farmland! Land in Grant TWP is not often available for purchase! If you are looking to invest in Lyon County, Iowa farmland for your operation or investment portfolio then be sure to make plans to attend this auction! Make plans today to purchase this farm!

Location: From the intersection of HWY 9 and Marsh Ave on the South Side of Little Rock, IA go South on Marsh Ave for 3 1/2 miles to the farmland OR from the West edge of Sibley, IA go 6 miles West on 170th St./A22 to Marsh Ave. then go South on Marsh Ave for 1 1/2 miles to the farm. Farm is on the East side of Marsh Ave.

Auction of the farm to be held at the Zomer Company Auction Lot on HWY 9 on the South side of Little Rock, IA (4594 IA 9 St. Little Rock, IA) Watch zomercompany.com for inclement weather!



Abbreviated Legal Description: The S1/2 of the NW1/4 AND Parcel F in the NW1/4 EXEPTING Parcels B, C & E in the NW1/4, all in Section 24, TWP 99N, Range 43W, Lyon County, IA. Sold subject to all public roads and easements of record.

General Description: This farm according to the survey consists of 71.15+/- gross acres. According to FSA, this farm contains approx. 65.75+/- current tillable acres and approx. 1.50+/- tillable acres which are currently enrolled in CRP with an annual payment of \$450.00 with a contract ending 9-30-2032. This farm has a corn base of 33.92 acres with a PLC yield of 167bu on corn and a soybean base of 31.83 acres with a PLC yield of 45bu. The tillable farmland is classified as NHEL. The predominant soil types include: 77B-Sac, P733-Calco, 310B-Galva, 77B2, C2-Sac, 33D-Steinauer, 92-Marcus, 133-Colo, 91-Primghar. The average CSR1 is 61.6. The average CSR2 is 86.4. If you look back 5, 10, or 20 years you can see that land has proven itself to be an excellent investment! Invest in your family's legacy by making the decision to purchase this farm! If you choose to purchase this farm it is a decision that your future generations of family will thank you for making! This farm is available to farm for the 2025 crop year and buyer will receive possession on April 1, 2025!

Method of sale: Auction of the farm to be held at the Zomer Company Auction lot located just South of Little Rock, IA on HWY 9 (4594 IA 9 St., Little Rock, IA). Farm will be sold with the final bid price times the gross county stated acres. A portion of this farm has been surveyed but the entire property has not been surveyed. Farm will be sold with the final bid price at the auction times the gross stated acres of 71.15+/-.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$2,068.00 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 April 1, 2025. This farm 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 May 2, 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. Buyer agrees to assume the current CRP contact and will be responsible for any midterm maintenance due if any. 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. **Michael Thole—Attorney for sellers.**

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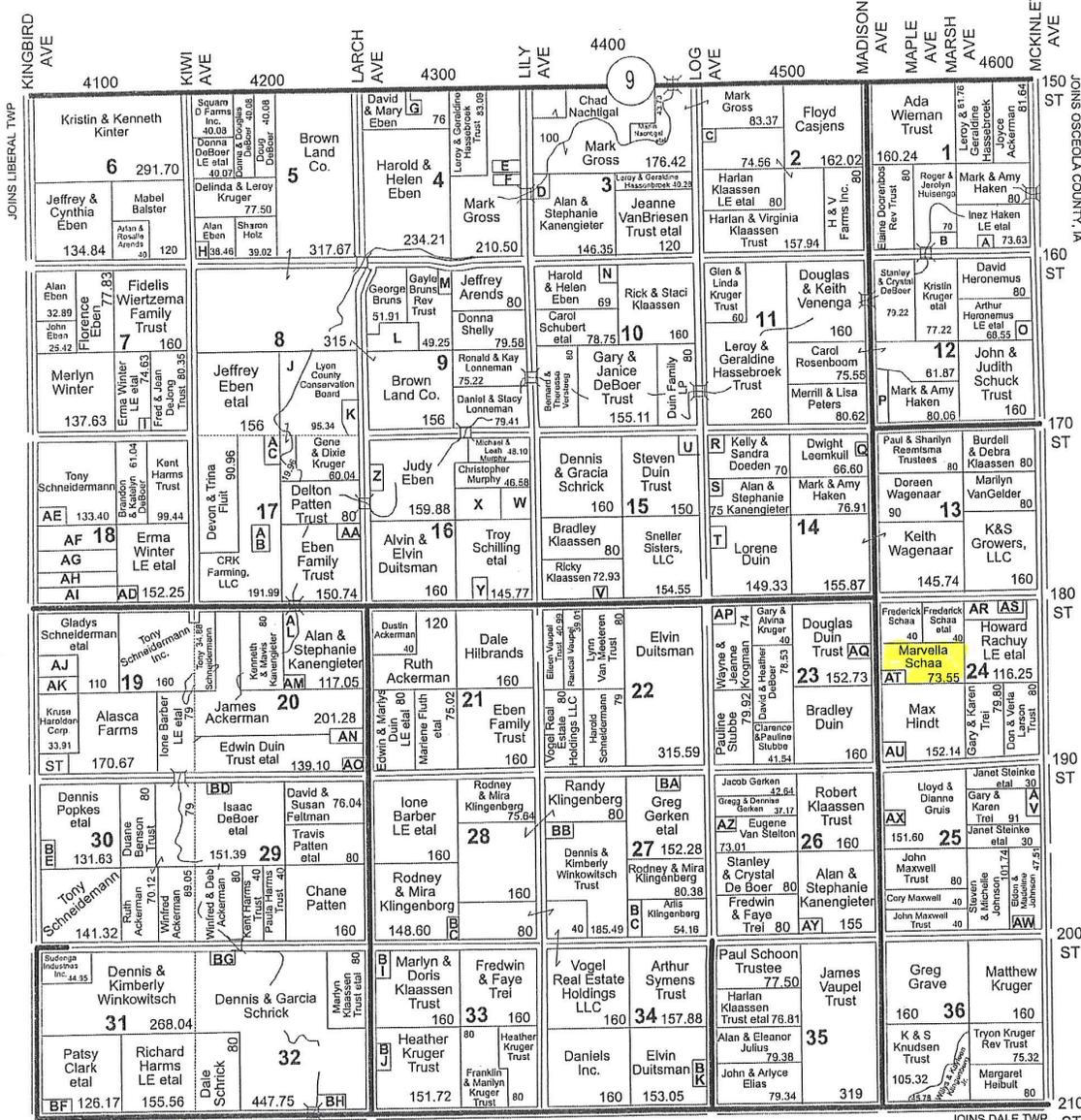
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GRANT TWP LAND OWNER

T 99 N

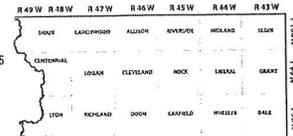
R 43 W
JOINS ELGIN TWP

LAND OWNER & RURAL RESIDENT MAPS



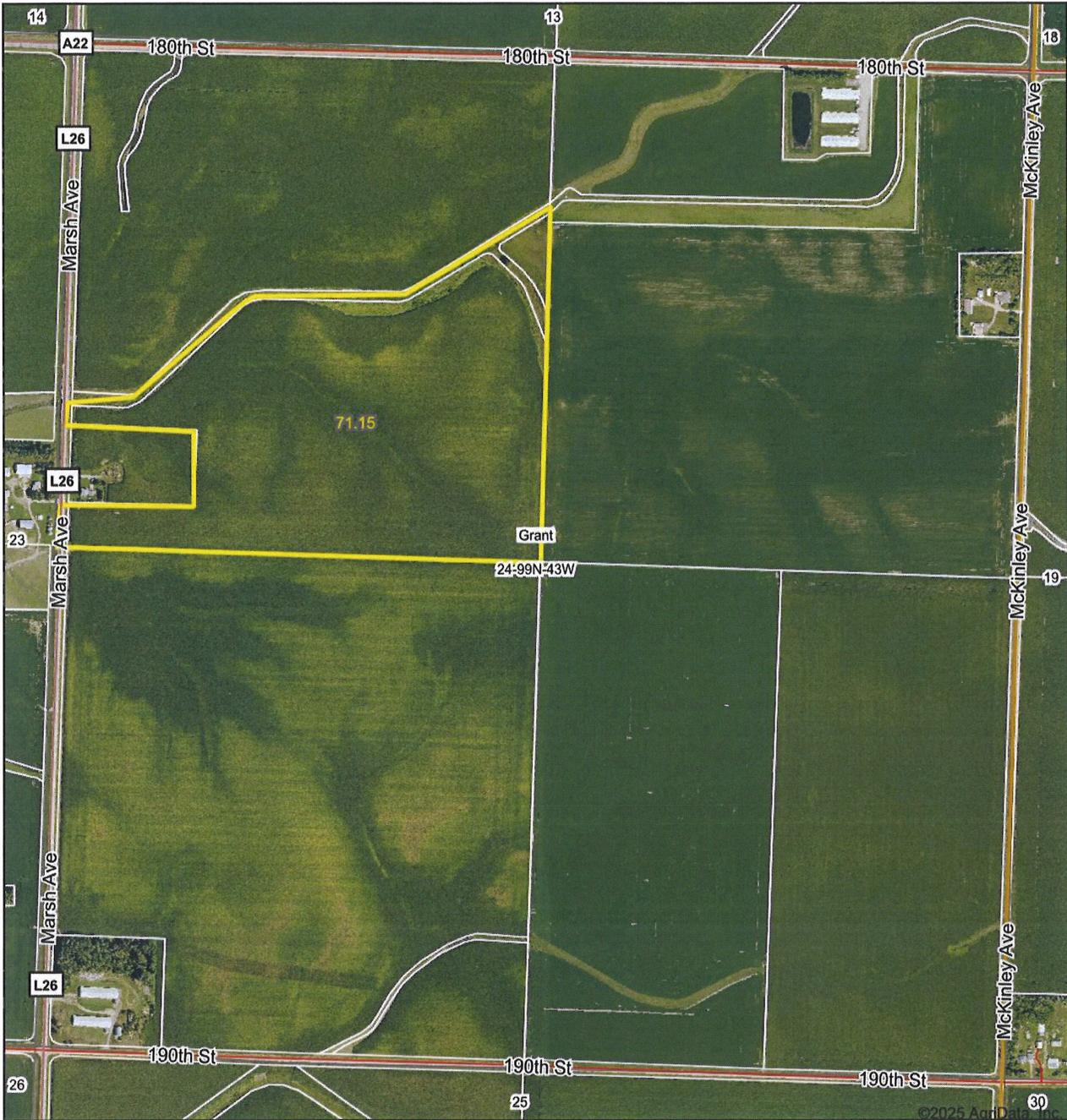
Small Tracts

- Section 1 A Mark Haken - 6.24
- Section 1 B Stanley & Crystal DeBoer - 10
- Section 2 C Carol Groen - 5.44
- Section 3 D Denis Nachtigal et al - 13.65
- Section 4 E W Hodgman & Sons Inc. - 12
- Section 4 F Southern MN Construction Co. Inc. - 18.66
- Section 4 G Old Homestead, LLC - 10.87
- Section 5 H Joey Kruger - 5.48
- Section 7 I Auslin & Shelby Hayenga - 5.58
- Section 8 J Greg DeBoer et al - 37.67
- Section 8 K White Owl Farms, LLC - 27.55
- Section 9 L Lyon County Conservation Board - 38.59
- Section 9 M Lonnie & Bonnie Kruger - 20.25
- Section 10 N David & Mary Eben - 8.10
- Section 12 O Arthur & Constance Heronemus - 11.07
- Section 12 P Floyd & Teresa Duin - 18.64
- Section 14 Q High Plains Dairy, LLP - 10.14
- Section 14 R Mark & Wendy Leemkuil - 17.32
- Section 14 S Chad & Stacy Sneller - 5
- Section 14 T Mervis & Lorie Groen - 5.82
- Section 15 U Mervis & Lorie Groen - 5.82
- Section 15 V Kenneth & Sharon Fuller - 6.07
- Section 16 W Woodford Creek Farms, LLP - 20
- Section 16 X Kenneth & Mary Murphy - 28.94
- Section 16 Y Donna Schilling - 10
- Section 16 Z Thomas Doeden - 9.50
- Section 17 AA Scott Eben - 9.26
- Section 17 AB Arnold Eben - 8.77
- Section 17 AC Arnold Eben - 23.43
- Section 18 AD Bob & Rhonda Kruse - 7.10
- Section 18 AE Daniel & Jodi DeGroot - 6.03
- Section 18 AF Jeremy & Jessie Eben - 39.65
- Section 18 AG Brian & Stacey Eben - 39.64
- Section 18 AH Daren Winkowitsch - 25.92
- Section 18 AI Meryl Winter - 34.53
- Section 19 AJ Keith & Janelle VanDrunen - 20.56
- Section 19 AK Burdell & Janice Schneidemann - 9.79
- Section 20 AL Lyon Co. Conservation Board - 29.50
- Section 20 AM Dustin Ackerman - 5.88
- Section 20 AN James & Ruth Ackerman - 7.59
- Section 20 AO Verlynn & Diane Bouma - 6.73
- Section 23 AP Don & Dawn DeBoer - 5
- Section 24 AQ Clifford & Verla Groen - 7.27
- Section 24 AR Jeanne & Jeanne Krogman - 33.40
- Section 24 AS Wayne & Jeanne Krogman - 6.60
- Section 24 AT Cody Schwarz - 8
- Section 24 AU Alan & Stephanie Kanenglietler - 8.05
- Section 25 AV Trel Corp. - 9
- Section 25 AW Rockstar Farms Inc. - 8.74
- Section 26 AX Ryan & Sharla Klingenberg - 8.40
- Section 26 AY Precision Pork, LLLP - 5
- Section 27 AZ Jerry & Candy Sandbulte - 6.99
- Section 27 BA Gregg & Dennise Gerken - 6.12
- Section 27 BB Willys Klingenberg Jr. - 24.59
- Section 27 BC Douglas & Dona Klingenberg - 12.35
- Section 28 BD Freking Family Farms - 5
- Section 29 BE Mark Gross - 5.79
- Section 30 BF Randall & Teresa Popkas - 12
- Section 31 BG Kaleb Modder - 6.15
- Section 32 BH Schrick Farms Inc. - 18.91
- Section 33 BI Steven & Amanda Thole - 10.85
- Section 33 BJ Dennis & Kimberly Winkowitsch - 8.27
- Section 34 BK Darwin & Brenda Gerken - 6.95

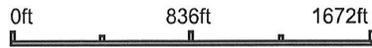


LYON COUNTY, IA

Aerial Map



Boundary Center: 43° 23' 3.29, -95° 52' 31.13



24-99N-43W
Lyon County
Iowa

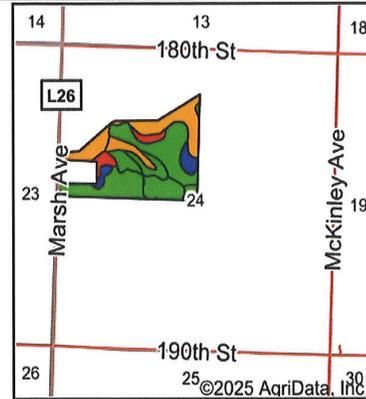
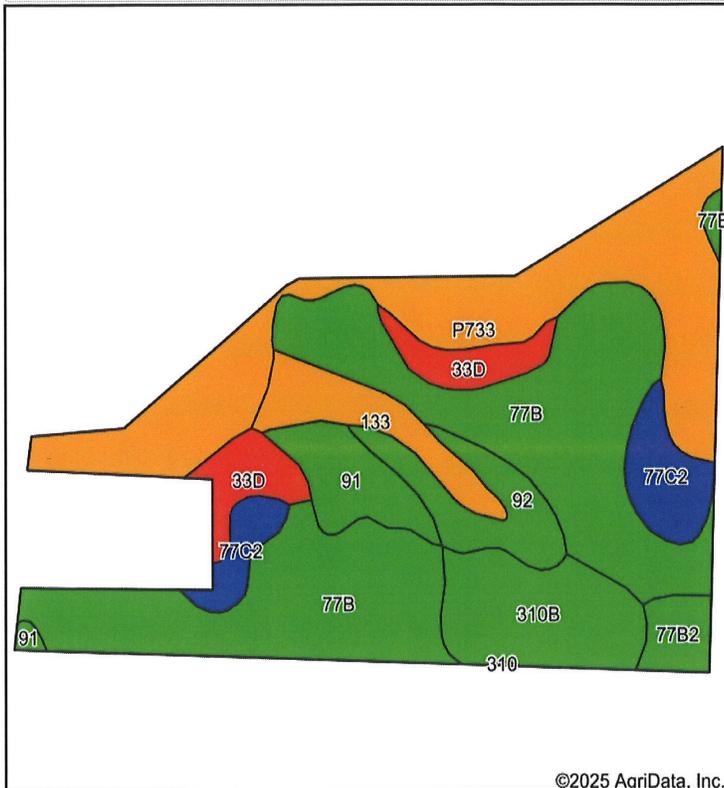


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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2/7/2025

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

Soils Map



State: Iowa
 County: Lyon
 Location: 24-99N-43W
 Township: Grant
 Acres: 71.15
 Date: 2/7/2025



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

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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	
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	27.87	39.2%		6.4ft.	Ile	95	62	77	
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	16.53	23.2%		6.5ft.	IIw	78		75	
310B	Galva silty clay loam, 2 to 5 percent slopes	6.34	8.9%		> 6.5ft.	Ile	95	66	75	
77C2	Sac silty clay loam, loam substratum, 5 to 9 percent slopes, eroded	4.21	5.9%		6.4ft.	IIIe	88	45	72	
33D	Steinauer clay loam, 9 to 14 percent slopes	3.96	5.6%		> 6.5ft.	IVe	31	33	52	
92	Marcus silty clay loam, 0 to 2 percent slopes	3.70	5.2%		2.5ft.	IIw	94	71	75	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	3.49	4.9%		2.5ft.	IIw	78	69	80	
91	Primghar silty clay loam, 0 to 2 percent slopes	3.49	4.9%		3.5ft.	Iw	100	76	78	
77B2	Sac silty clay loam, loam substratum, 2 to 5 percent slopes, eroded	1.56	2.2%		6.4ft.	Ile	92	60	73	
Weighted Average							2.12	86.4	*-	*n 74.7

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

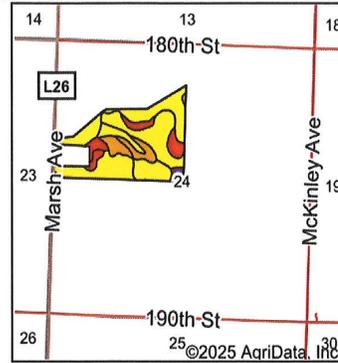
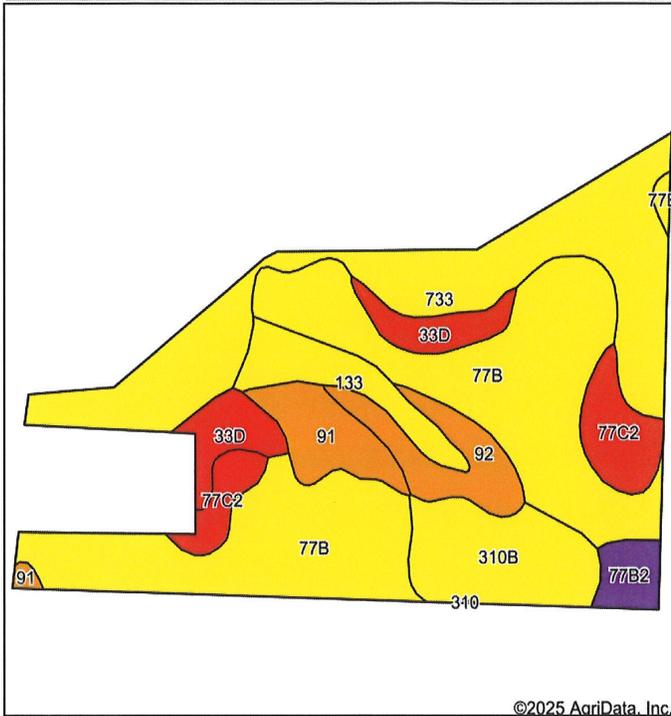
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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: **Lyon**
 Location: **24-99N-43W**
 Township: **Grant**
 Acres: **71.15**
 Date: **2/7/2025**



Maps Provided By:

 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*	Alfalfa hay Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	Winter wheat Bu
77B	Sac silty clay loam, 2 to 5 percent slopes	27.77	39.0%	Yellow	5.9ft.	Ile	62		5.6	4.6	170		2.7	82	4.5	41	
733	Calco silty clay loam, 0 to 2 percent slopes	16.68	23.4%	Yellow	2.5ft.	IIw	64		6.5	3.3	172		2.7	83	4.6	42	
310B	Galva silty clay loam, 2 to 5 percent slopes	6.31	8.9%	Yellow	> 6.5ft.	Ile	66		8.9	5.1	175		3	92	5	46	
77C2	Sac silty clay loam, 5 to 9 percent slopes, moderately eroded	4.21	5.9%	Red	4.5ft.	IIle	45		5.1	4.2	147		2.5	75	4.1	38	
33D	Steinauer clay loam, 9 to 14 percent slopes	3.98	5.6%	Red	> 6.5ft.	Ive	33	2.8	4.5		131	63			3.6	32	28

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*	Alfalfa hay Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	Winter wheat Bu
92	Marcus silty clay loam, 0 to 2 percent slopes	3.69	5.2%		2.5ft.	IIw	71		6.6	3.8	182		3.1	96	5.2	48	
133	Colo silty clay loam, 0 to 2 percent slopes	3.49	4.9%		2.5ft.	IIw	69		6.3	3.7	179		3	92	5	46	
91	Pringhar silty clay loam, 0 to 2 percent slopes	3.49	4.9%		3.5ft.	Iw	76		6.8	5.3	189		3.3	100	5.5	50	
77B2	Sac silty clay loam, 2 to 5 percent slopes, moderately eroded	1.53	2.2%		4.5ft.	Ile	60		5.4	4.4	167		2.6	79	4.3	39	
Weighted Average						2.12	61.6	0.2	6.2	4	169.3	3.5	2.6	80.2	4.6	42	1.6

*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract Number : 13733
Description : PRL F & S2 NW4 EXC PRL B, C & E SEC 24 GRANT TWP
FSA Physical Location : IOWALYON
ANSI Physical Location : IOWALYON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARVELLA SCHAA
Other Producers :
Recon ID : 19-119-2023-247

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
69.74	67.25	67.25	0.00	0.00	0.00	0.00	0.0

Page: 1 of 3

IOWA
 LYON
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8271
 Prepared : 2/6/25 9:08 AM CST
 Crop Year : 2025

Tract 13733 Continued ...

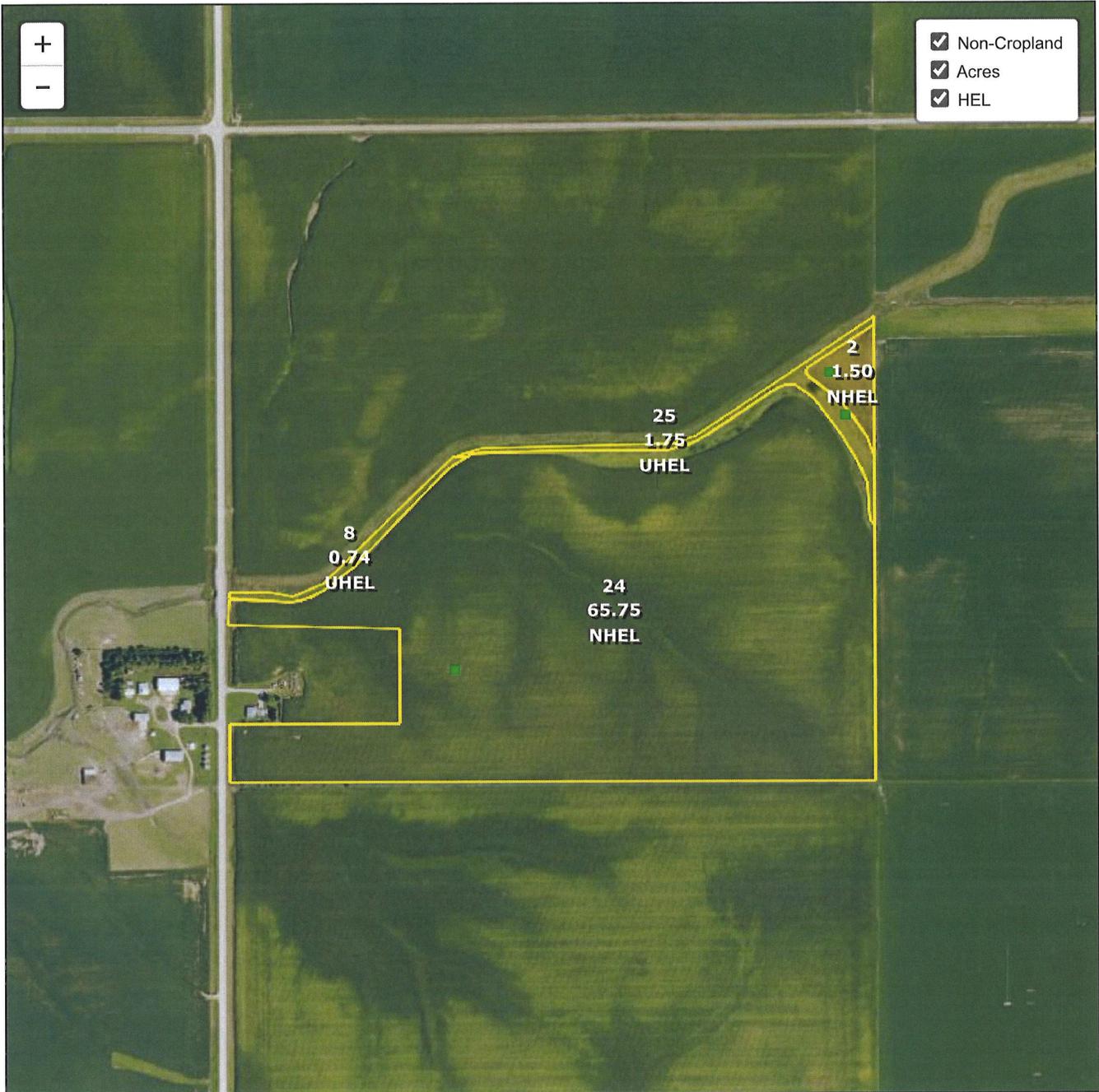
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	65.75	0.00	1.50	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	33.92	0.00	167
Soybeans	31.83	0.34	45
TOTAL	65.75	0.34	

NOTES

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Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm 8271
Tract 13733

Wetland Determination Identifiers

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



Tract 1 of 3

2025 Crop Year

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).

CRP-1 (07-06-20) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 19 119		2. SIGN-UP NUMBER 57
	3. CONTRACT NUMBER 11308B		4. ACRES FOR ENROLLMENT 1.50
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) LYON COUNTY FARM SERVICE AGENCY 710 N 2ND AVE E STE 101 ROCK RAPIDS, IA51246-1710	6. TRACT NUMBER 13733	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2022 09-30-2032	
	8. SIGNUP TYPE: Continuous Initial: <i>gt</i> Date: <i>9/18/2023</i>		
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (712) 472-3774			

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre \$ 300.00	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment \$ 450.00 Initial: <i>gt</i>	A. Tract No. 13733	B. Field No. 0002	C. Practice No. CP21	D. Acres 1.50	E. Total Estimated Cost-Share \$ 0.00
9C. First Year Payment \$ Date: <i>9/18/2023</i>					
(Item 9C is applicable only when the first year payment is prorated.)					

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) MARVELLA SCHAA VICTORIA TERHARK 1229 S HOLLAND ST BLUE EARTH, MN55013-1403	(2) SHARE 100.00 %	(3) SIGNATURE (By) Gloria Terhark, POA <i>Gloria Terhark, POA</i>	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) 9/18/2023
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>Dean Leark, CEO</i>	B. DATE (MM-DD-YYYY) 9/19/2023
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

SEP 18 2023

LYON COUNTY FSA OFFICE
ROCK RAPIDS, IA 51246

Date Printed: 09/06/2023

PROPERTY NOTES

A large white rectangular area with horizontal lines for writing, overlaid on a background image of a snowy field. The lines are evenly spaced and extend across the width of the white area. The background image shows a wide, flat, snow-covered field with some distant structures and trees under a pale sky.

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.

712-476-9443

zomercompany.com

ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

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
Don Krommendyk – Sales – 712-470-3203

Licensed in Iowa, South Dakota, Minnesota, & Nebraska



ZOMER COMPANY
REALTY & AUCTION

1414 Main St.
Rock Valley, IA
51247