



Live Public **LAND AUCTION**

LYON TWP, LYON COUNTY, IA

**THESE FARMS ARE LOCATED
SOUTHWEST OF INWOOD, IA!**

TRACT 1: 24.28+/- ACRES OF FARMLAND

TRACT 2: 91.10+/- ACRES OF FARMLAND

**MARK & SUE BAUMAN
OWNERS**



**WWW.ZOMERCOMPANY.COM
712.476.9443**

**Sale Date:
November 4, 2025
@ 10:30 A.M.**

AUCTIONEER'S NOTE: THE ZOMER COMPANY IS EXCITED TO OFFER AT AUCTION THESE TWO TRACTS OF LYON TWP, LYON COUNTY, IA FARMLAND! IF YOU'VE BEEN HOLDING OUT FOR THE RIGHT PIECE OF LAND, THESE FARMS MIGHT BE EXACTLY WHAT YOU'VE BEEN WAITING FOR. DON'T MISS OUT ON THE CHANCE TO PURCHASE ONE OR BOTH OF THESE OUTSTANDING TRACTS OF LAND!



TRACTS LOCATION: FROM INWOOD, IA GO SOUTH ON HWY 18 FOR APPROX. 2 MILES TO 260TH ST. THEN GO WEST ON 260TH ST FOR 2 1/4 MILES TO THE LAND. TRACT 1 IS LOCATED ON SOUTH SIDE OF 260TH ST. AND TRACT 2 IS LOCATED DIRECTLY SOUTH OF TRACT 1 AND IS ACCESSED FROM BUCHANAN AVE.

AUCTION OF THE FARM TO BE HELD AT CFE (WEST LOCATION, JUST 1/4 MILE WEST OF OAK ST STATION ON HWY 18) IN INWOOD, IA.

WATCH ZOMERCOMPANY.COM FOR INCLEMENT WEATHER!



Abbreviated Legal Description of Tract 1: Parcel D in the NE1/4 of Section 35, TWP 98N, Range 48W, Lyon County, IA AND Lot 2 in Parcel A in the NE1/4 of Section 35, TWP 98N, Range 48W, Lyon County, IA. Subject to all public roads and easements of record.

General Description of Tract 1: This farm was surveyed and consists of 24.28+/- gross acres. According to Agri Data/Survey, this farm contains approx. 21.13+/- tillable acres. This farm is currently combined with the adjoining farmland with the FSA office and will undergo a reconstitution with the FSA office to determine the new base acres due to the survey split. According to the FSA office the PLC yield for corn is 123bu and the PLC yield for soybeans is 37bu. The predominant soil types include: 410B-Moody, 133-Colo, 910B-Trent, 401D2-Crofton, 733-Calco. The average CSR2 is 67.6. The average CSR1 is 63.8. This farm has regularly had cattle manure applied! If you are a younger farmer looking to purchase your first farm, established farmer looking for more acres or an investor looking to begin investing in farmland or add to your portfolio then this tract of land could potentially fit your needs! Do not pass up the opportunity to purchase this farm as you never know when your next opportunity to purchase land in this area will be!

Abbreviated Legal Description of Tract 2: Parcel E in the NE1/4 of Section 35, TWP 98N, Range 48W, Lyon County, IA. Subject to all public roads and easements of record.

General Description of Tract 2: This farm was surveyed and consists of 91.10+/- gross acres. According to Agri Data/Survey, this farm contains approx. 75.49+/- tillable acres and approx. 10+/- acres of grassland which is currently hayed. This farm is currently combined with the adjoining farmland with the FSA office and will undergo a reconstitution with the FSA office to determine the new base acres due to the survey split. According to the FSA office the PLC yield for corn is 123bu and the PLC yield for soybeans is 37bu. . The predominant soil types include: 401D2-Crofton, 133-Colo, 410B, C2-Moody, 33E-Steinauer, 410B2-Moody, 733-Calco, 910B-Trent. The average CSR2 is 58.2 and the average CSR1 is 50.6 on the tillable acres! This farm has regularly had cattle manure applied! If you have been looking to make an exceptional land acquisition then we would encourage you to think strongly about purchasing this tract of farmland! This is a fantastic opportunity to purchase a quality tract of Lyon TWP, Lyon County, IA farmland! Land in this area does not come up for sale often!

Method of sale: Auction of the farm to be held at CFE (West Location, just 1/4 mile West of Oak St Station on HWY 18) in Inwood, IA. Farms will be surveyed and the final bid price will be taken times the final gross surveyed acres for each tract. Tracts will be sold in the choice method. The top bidder of the round of choice will have the option to select the tract of their choice or both of the tracts. If only one of the tracts is selected by the top bidder in the round of choice then whichever tract is remaining will then be sold. Tracts will not be combined in any way other than the option to select both tracts in the round of choice. Once a tract is sold it will remain sold and will not be available for bidding again.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$550.00 per year on Tract 1 and approx. \$2,000.00 per year on Tract 2. Seller will pay the 2025 taxes which are due and payable in March and Sept of 2026.

Possession: Possession of the farms will be on March 1, 2026. These farms are available to farm for the 2026 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 December 10, 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. 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.**



Aerial Map



Boundary Center: 43° 16' 21.07, -96° 28' 23.66

0ft 653ft 1305ft

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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35-98N-48W
Lyon County
Iowa

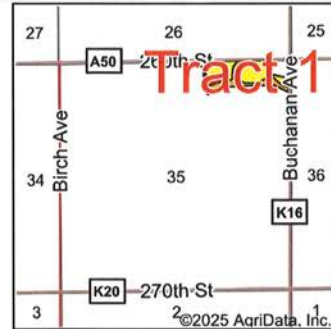
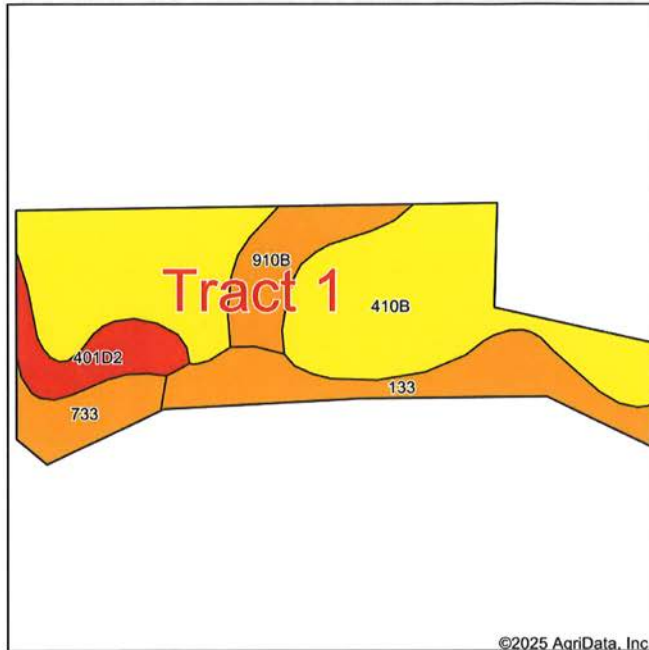


8/13/2025

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



Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **35-98N-48W**
 Township: **Lyon**
 Acres: **24.28**
 Date: **8/13/2025**



Maps Provided By:



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
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	14.06	57.9%		> 6.5ft.	Ile	67	65	71
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	4.17	17.2%		2.5ft.	Ilw	78	69	80
910B	Trent silty clay loam, 2 to 5 percent slopes	2.37	9.8%		5.9ft.	Ie	73	73	79
401D2	Crofton silt loam, 9 to 14 percent slopes, eroded	1.93	7.9%		> 6.5ft.	Illle	34		62
733	Calco silty clay loam, 0 to 2 percent slopes	1.75	7.2%		2.5ft.	Ilw	78	64	75
Weighted Average							1.98	67.6	*n 72.9

**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.

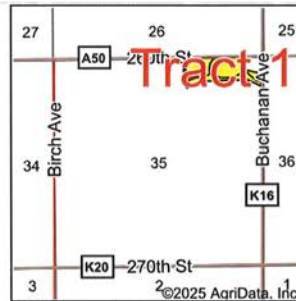
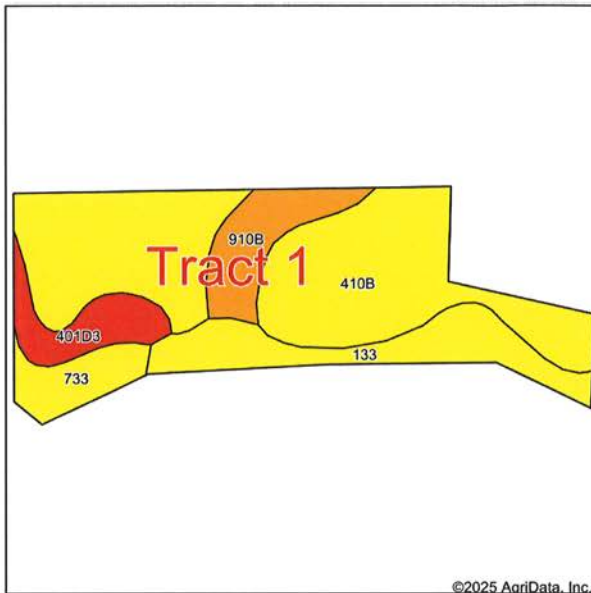
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Soils Map



State: Iowa
County: Lyon
Location: 35-98N-48W
Township: Lyon
Acres: 24.28
Date: 8/13/2025



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

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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	Corn Irrigated Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
410B	Moody silty clay loam, 2 to 5 percent slopes	14.13	58.2%		> 6.5ft.	Ille	65	3.9	6.5		174	130	74		88		44
133	Colo silty clay loam, 0 to 2 percent slopes	4.07	16.8%		2.5ft.	Ilw	69		6.3	3.7	179			3	92	5	46
910B	Trent silty clay loam, 2 to 5 percent slopes	2.40	9.9%		6.4ft.	Ille	73	3.8	6.3		185		70		94		47
401D3	Crofton silt loam, 9 to 14 percent slopes, severely eroded	1.95	8.0%		> 6.5ft.	Ille	33	2.7	3.1		131		45		52		26
733	Calco silty clay loam, 0 to 2 percent slopes	1.73	7.1%		2.5ft.	Ilw	64		6.5	3.3	172			2.7	83	4.6	42
Weighted Average						2.08	63.8	2.9	6.2	0.9	172.3	75.7	53.6	0.7	86	1.2	43

*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
Soils data provided by USDA and NRCS.



Aerial Map



Boundary Center: 43° 16' 8.79, -96° 28' 24.24

0ft 653ft 1305ft



Maps Provided By:



© AgriData, Inc. 2023
Field borders provided by Farm Service Agency as of 5/21/2008.

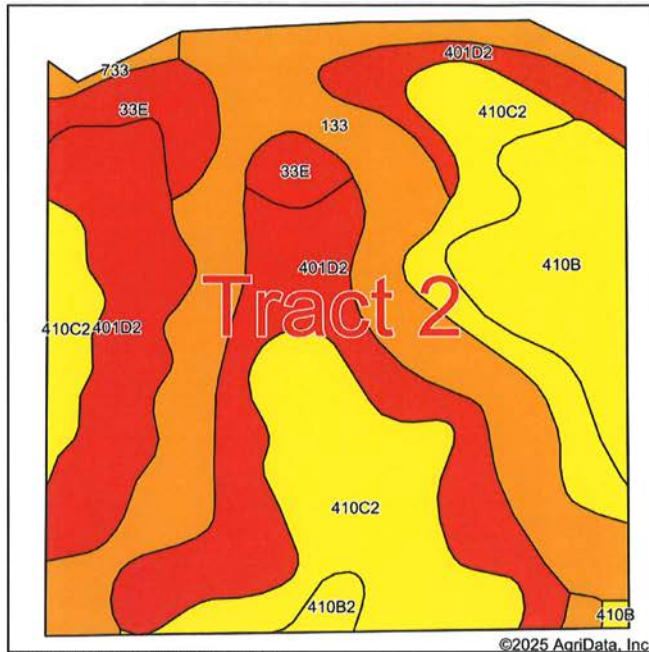
35-98N-48W
Lyon County
Iowa



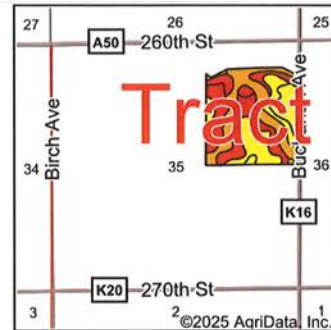
8/13/2025



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Lyon**
 Location: **35-98N-48W**
 Township: **Lyon**
 Acres: **91.1**
 Date: **8/13/2025**



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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	
401D2	Crofton silt loam, 9 to 14 percent slopes, eroded	28.58	31.3%		> 6.5ft.	IIIe	34			62
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	24.19	26.6%		2.5ft.	IIw	78	69		80
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	22.80	25.0%		> 6.5ft.	IIIe	65	48		62
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	9.30	10.2%		> 6.5ft.	Ile	67	65		71
33E	Steinauer clay loam, 14 to 18 percent slopes	4.46	4.9%		> 6.5ft.	IVe	19	19		51
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	0.83	0.9%		> 6.5ft.	Ile	67	63		64
733	Calco silty clay loam, 0 to 2 percent slopes	0.62	0.7%		2.5ft.	IIw	78	64		75
910B	Trent silty clay loam, 2 to 5 percent slopes	0.32	0.4%		5.9ft.	Ie	73	73		79
Weighted Average						2.66	56.8	*-	*n 67.3	

**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.

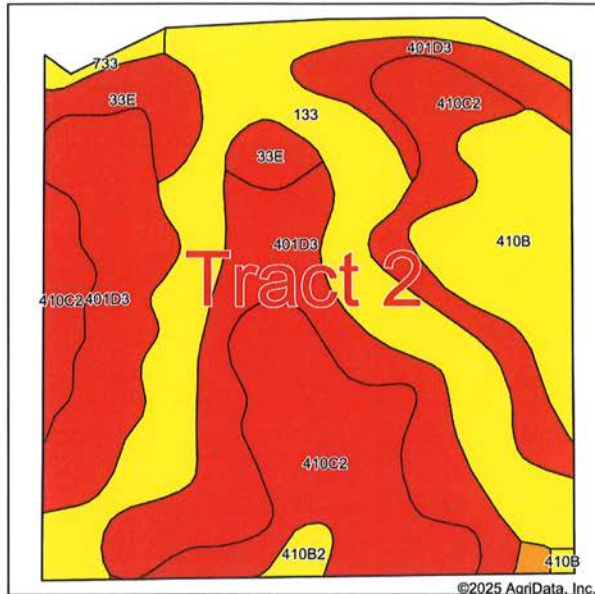
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

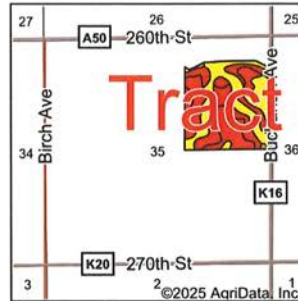
Soils data provided by USDA and NRCS.



Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Lyon
Location: 35-98N-48W
Township: Lyon
Acres: 91.1
Date: 8/13/2025



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surety
CUSTOMIZED ONLINE MAPPING
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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	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome grass AUM	Soybeans Bu
401D3	Crofton silt loam, 9 to 14 percent slopes, severely eroded	28.59	31.5%		> 6.5ft.	IIIe	33	2.7	3.1		131		45		52		26
133	Colo silty clay loam, 0 to 2 percent slopes	24.24	26.6%		2.5ft.	IIw	69		6.3	3.7	179			3	92	5	46
410C2	Moody silty clay loam, 5 to 9 percent slopes, moderately eroded	22.78	25.0%		> 6.5ft.	IIIe	48	3	5		151	105	60		81		41
410B	Moody silty clay loam, 2 to 5 percent slopes	9.24	10.1%		> 6.5ft.	Ile	65	3.9	6.5		174	130	74		88		44
33E	Steinauer clay loam, 14 to 18 percent slopes	4.47	4.9%		> 6.5ft.	IVe	19		4		112			2.2		3.2	

Soils data provided by USDA and NRCS.



Maps Provided By:



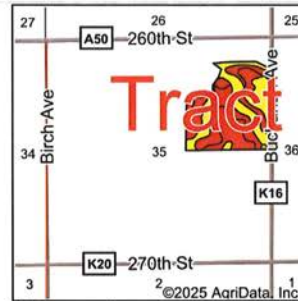
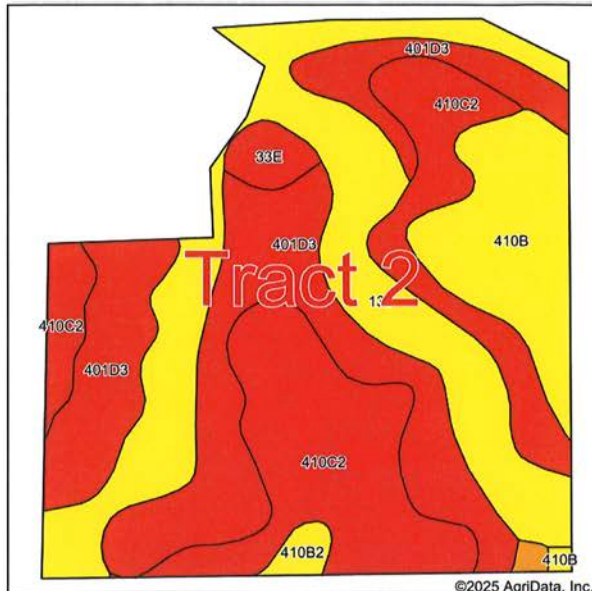
Code	Soil Description	Acres	Percent of field	CSR Legend	Water Table	Non-Irr Class *c	CSR*	Alfalfa hay Tons	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome grass AUM	Soybeans Bu
410B2	Moody silty clay loam, 2 to 5 percent slopes, moderately eroded	0.81	0.9%		> 6.5ft.	Ile	63	3.3	5.5		171	120	73		85		42
733	Calco silty clay loam, 0 to 2 percent slopes	0.66	0.7%		2.5ft.	Ilw	64		6.5	3.3	172			2.7	83	4.6	42
910B	Trent silty clay loam, 2 to 5 percent slopes	0.31	0.3%		6.4ft.	Ile	73	3.8	6.3		185		70		94		47
Weighted Average						2.66	49.5	2	4.9	1	153	40.5	37.5	0.9	71.7	1.5	36

*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



Soils Map



State: Iowa
County: Lyon
Location: 35-98N-48W
Township: Lyon
Acres: 79.14
Date: 8/13/2025



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	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome grass AUM	Soybeans Bu
401D3	Crofton silt loam, 9 to 14 percent slopes, severely eroded	24.55	31.0%		> 6.5ft.	IIIe	33	2.7	3.1		131		45		52		26
410C2	Moody silty clay loam, 5 to 9 percent slopes, moderately eroded	22.00	27.8%		> 6.5ft.	IIIe	48	3	5		151	105	60		81		41
133	Colo silty clay loam, 0 to 2 percent slopes	20.76	26.2%		2.5ft.	IIlw	69		6.3	3.7	179			3	92	5	46
410B	Moody silty clay loam, 2 to 5 percent slopes	9.24	11.7%		> 6.5ft.	IIe	65	3.9	6.5		174	130	74		88		44
33E	Steinauer clay loam, 14 to 18 percent slopes	1.47	1.9%		> 6.5ft.	IVe	19		4		112			2.2		3.2	

Soils data provided by USDA and NRCS.





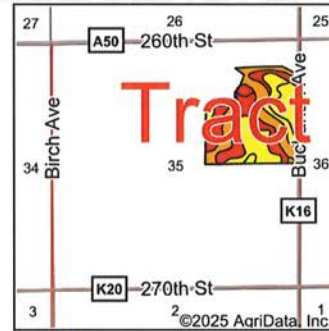
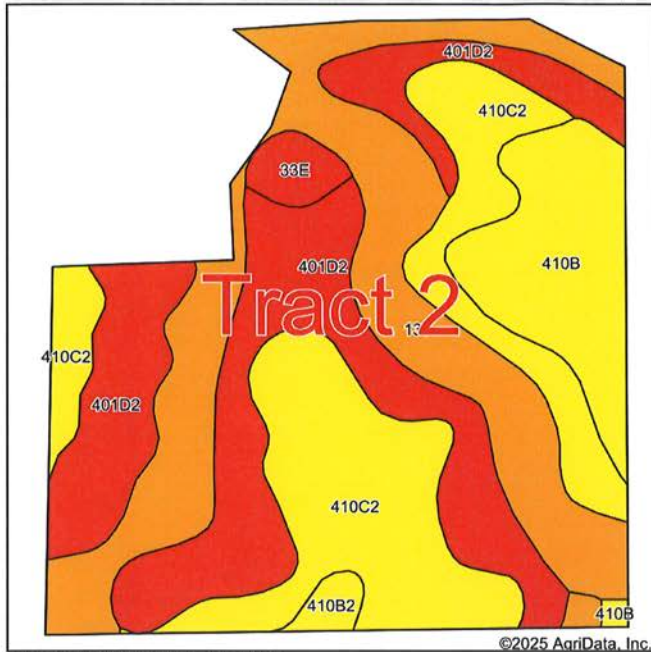
Code	Soil Description	Acres	Percent of field	CSR Legend	Water Table	Non-Irr Class *c	CSR*	Alfalfa hay Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
410B2	Moody silty clay loam, 2 to 5 percent slopes, moderately eroded	0.81	1.0%		> 6.5ft.	Ile	63	3.3	5.5		171	120	73		85		42
910B	Trent silty clay loam, 2 to 5 percent slopes	0.31	0.4%		6.4ft.	Ile	73	3.8	6.3		185		70		94		47
Weighted Average						2.63	50.6	2.2	4.9	1	154.4	45.6	40.3	0.8	74.3	1.4	37.3

*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



Soils Map



State: Iowa
 County: Lyon
 Location: 35-98N-48W
 Township: Lyon
 Acres: 79.14
 Date: 8/13/2025



Maps Provided By:
 surety
 CUSTOMIZED ONLINE MAPPING
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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
401D2	Crofton silt loam, 9 to 14 percent slopes, eroded	24.53	31.0%		> 6.5ft.	Ille	34		62
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	22.02	27.8%		> 6.5ft.	Ille	65	48	62
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	20.67	26.1%		2.5ft.	Ilw	78	69	80
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	9.30	11.8%		> 6.5ft.	Ile	67	65	71
33E	Steinauer clay loam, 14 to 18 percent slopes	1.47	1.9%		> 6.5ft.	IVe	19	19	51
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	0.83	1.0%		> 6.5ft.	Ile	67	63	64
910B	Trent silty clay loam, 2 to 5 percent slopes	0.32	0.4%		5.9ft.	Ile	73	73	79
Weighted Average							2.62	58.2	*n 67.6

**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.



IOWA LYON Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 7669 Prepared : 8/12/25 9:09 AM CST Crop Year : 2025
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Operator Name :
 CRP Contract Number(s) : None
 Recon ID : 19-119-2013-3
 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
7.34	3.23	3.23	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	3.23	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	2.40	0.00	123	0
Soybeans	0.80	0.00	37	
TOTAL	3.20	0.00		

NOTES

Tract Number : 12026
Description : 9A BLDG SITE NE4 NE4 SEC 35 LYON TWP 98 48
FSA Physical Location : IOWA/LYON
ANSI Physical Location : IOWA/LYON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : SUSAN BAUMAN, MARK BAUMAN
Other Producers : None
Recon ID : 19-119-2013-2

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
7.34	3.23	3.23	0.00	0.00	0.00	0.00	0.0





Lyon County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 3.23 acres

2025 Program Year

Map Created May 01, 2025

Farm 7669

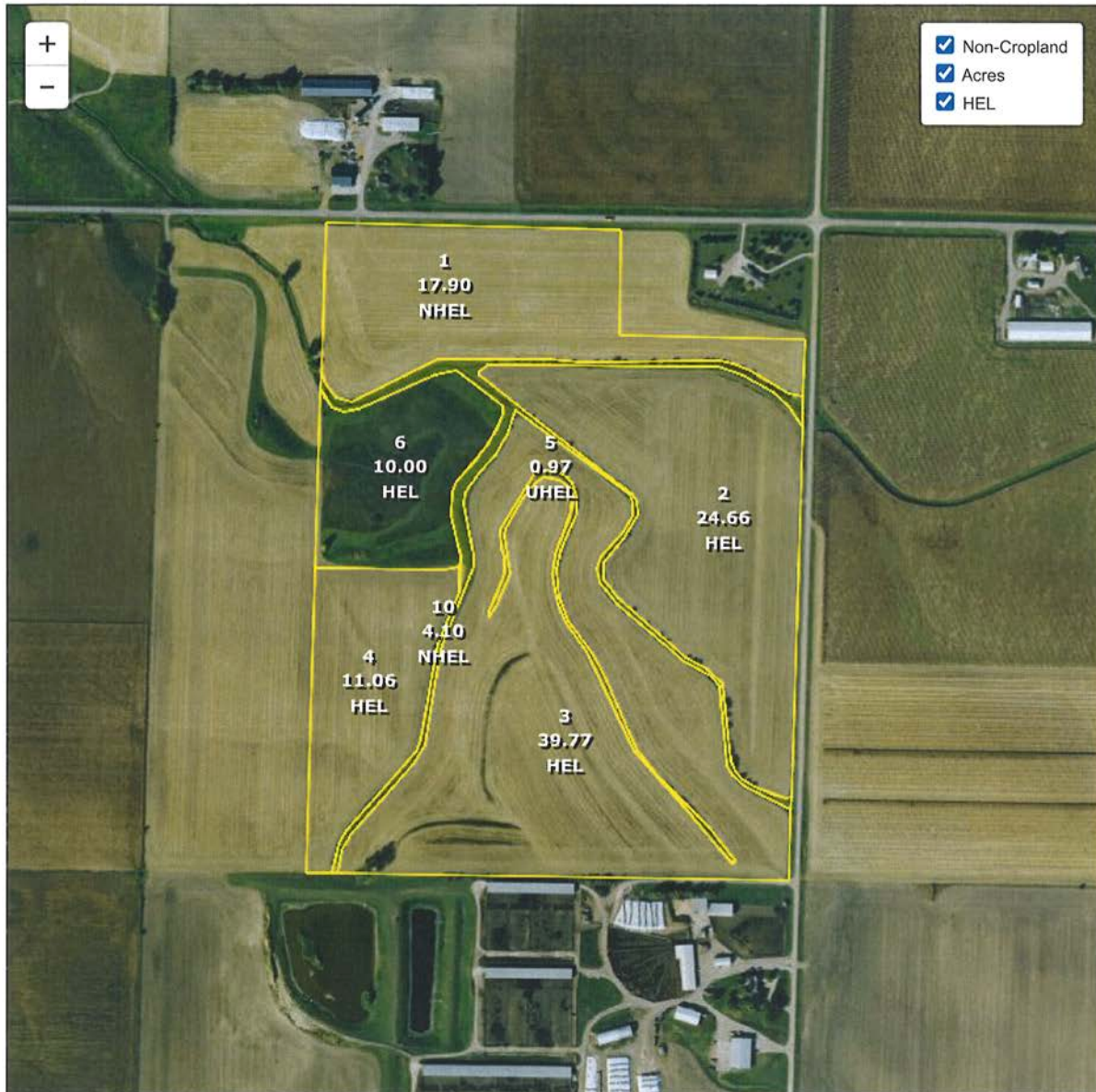
Tract 12026

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



USDA Lyon County, Iowa



Common Land Unit

Cropland Non-cropland CRP

Farm 8308
Tract 12027

Wetland Determination Identifiers

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



2025 Crop Year

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IOWA
LYON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8308

Prepared : 8/18/25 8:35 AM CST

Crop Year : 2025

Operator Name : XXXXXXXXXX
 CRP Contract Number(s) : None
 Recon ID : XXXXXXXXXX
 Transferred From : None
 ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
108.46	103.39	103.39	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	103.39	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	69.50	0.00	123	0
Soybeans	23.40	0.00	37	
TOTAL	92.90	0.00		

NOTES

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Tract Number : 12027

Description : E 111A NE4 EXC 9A BLDG SITE SEC 35 LYON TWP 98 48
 FSA Physical Location : IOWA/LYON
 ANSI Physical Location : IOWA/LYON
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : SUSAN BAUMAN REVOCABLE LAND TRUST
 Other Producers : None
 Recon ID : 19-119-2013-4

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
108.46	103.39	103.39	0.00	0.00	0.00	0.00	0.0

IOWA
LYON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8308
Prepared : 8/18/25 8:35 AM CST
Crop Year : 2025

Tract 12027 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	103.39	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	69.50	0.00	123
Soybeans	23.40	0.00	37
TOTAL	92.90	0.00	

NOTES

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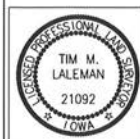
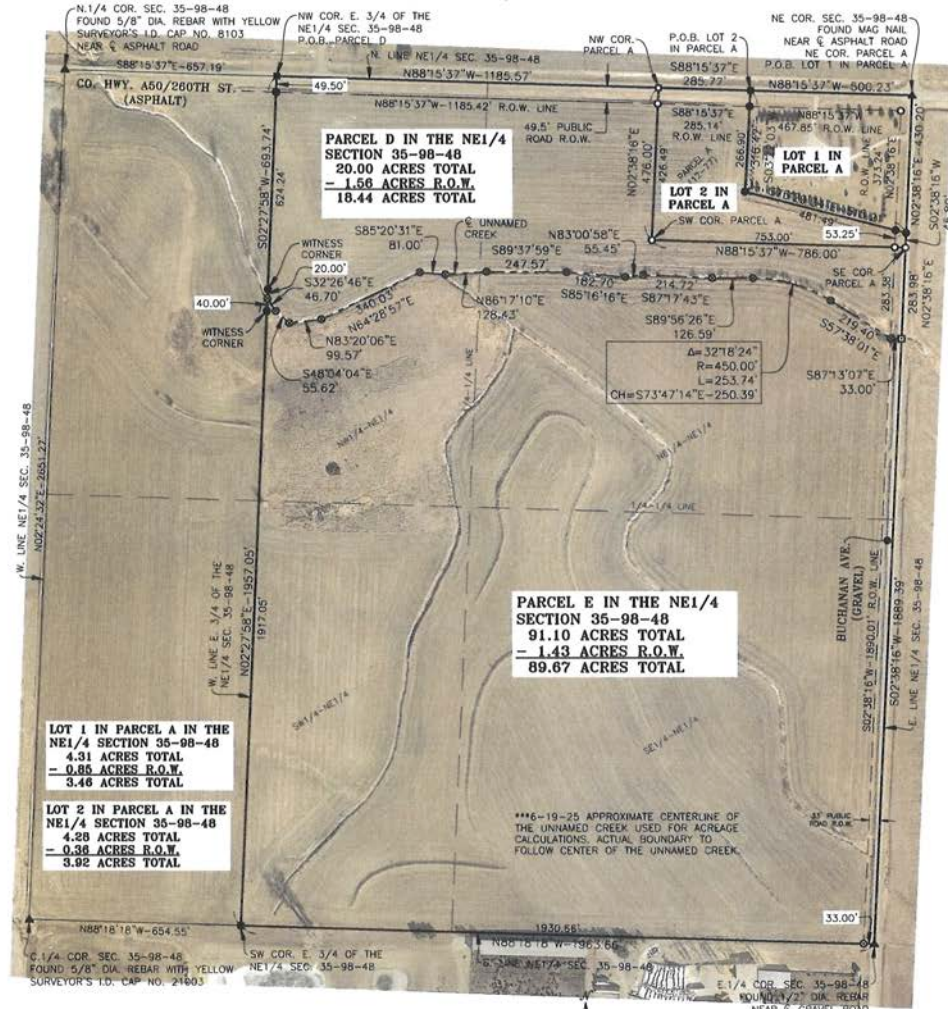
LOCATION:
NE 1/4 SECTION 35-98-48

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:
PARCELS D & E-SUSAN BAUMAN REVOCABLE LAND TRUST
LOTS 1&2-MARK BAUMAN AND SUSAN BAUMAN REVOCABLE TRUST

**PLAT OF SURVEY
LOTS 1 & 2 IN PARCEL A & PARCELS D & E
IN THE NE 1/4 SECTION 35-98-48
LYON 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



Email: dgr@dgr.com
Web: dgr.com

Date: 8-11-25
Drawn By: JWP
Reviewed: ANW
Approved: TML



BASIS OF BEARINGS:
RAD 1983 (2011) EPOCH 2010.00
IOWA REGIONAL COORDINATE SYSTEM
ZONE 01 - SPENCER
US SURVEY FOOT

- LEGEND**
- ▲ SECTION CORNER AS NOTED
 - SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
 - SET MAG NAIL
 - SET MAG SPIKE
 - FOUND 1/2" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 10041
 - FOUND 5/8" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21003
 - FOUND MAG NAIL

DATE OF FIELD WORK: 6-19-25
SHEET 1 OF 2

PROJECT NO. 375204

DWG. # P-03075204-375204-DWG-375204-BOUND-IRCS.DWG



ZOMER COMPANY

REALTY & AUCTION

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