



ZOMER COMPANY
REALTY & AUCTION

Live **PUBLIC** **LAND AUCTION**

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

**KENNETH D. FRERICHS
REVOCABLE TRUST
OWNERS**

**UPCOMING HIGH CSR HIGH
QUALITY FARMLAND
AUCTION OF 191.30+/-
ACRES OF LAND LOCATED
IN **PRESTON TWP,**
PLYMOUTH COUNTY, IA**

www.zomercompany.com
712-476-9443



AUCTIONEERS' NOTE: WE ARE HONORED TO REPRESENT THE FRERICH FAMILY IN OFFERING AT AUCTION THESE OUTSTANDING TRACTS OF PLYMOUTH COUNTY, IA FARMLAND! THESE FARMS ARE TRULY SOME OF THE HIGHEST CSR LAND AVAILABLE FOR PURCHASE IN PLYMOUTH COUNTY, IA! IF YOU ARE LOOKING FOR QUALITY FARMLAND THEN DO NOT PASS UP THIS OPPORTUNITY!



LOCATION: ON THE NORTH EDGE OF AKRON, IA AT THE INTERSECTION OF C16 & HWY 12 GO EAST ON C16(150TH ST) FOR 9 MILES TO K22 THEN GO NORTH ON K22 FOR 1 MILE TO 140TH ST. THEN GO 1/4 MILE WEST ON 140TH ST TO THE FARMLAND. TRACT 1 IS LOCATED ON THE NORTH SIDE OF 140TH ST., TRACT 2 IS LOCATED ON THE SOUTH SIDE OF 140TH ST.. TRACT 3 IS ACCESSED BY AN ACCESS PATH WHICH LIES ALONG THE WEST EDGE OF TRACT 2.

AUCTION OF ALL OF THE TRACTS WILL BE HELD AT THE HAWARDEN, IA GOLF COURSE PARKING LOT (4502 BUCHANAN AVE., HAWARDEN, IA)

WATCH ZOMERCOMPANY.COM IN CASE OF INCLEMENT WEATHER.



Abbreviated Legal Description of Tract 1: Parcel B in the SE1/4 of Section 22, TWP 93N, Range 47W, Plymouth County, IA. Subject to all easements and public roads of record.

General Description of Tract 1: According to the recent survey, this property contains 73.54+/- gross acres. According to FSA/Survey, this farm contains approx. 72.33+/- tillable acres. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 154bu on corn and a PLC yield of 52bu. On soybeans. This farm is classified as HEL. The predominant soil types include: 310B, C2-Galva, 133+-Colo, 91B-Primghar, 467B-Radford, T310B-Galva. The average CSR2 is 89.1. The average CSR1 is 62. This is a great opportunity to purchase a quality tract of Plymouth County, IA farmland! This tract of farmland is one that checks the boxes including long rows, high soil ratings and a great location within a short distance of hard surfaced roads for grain transport!! Land is an excellent investment!

Abbreviated Legal Description of Tract 2: Parcel A in the NE1/4 of Section 27, TWP 93N, Range 47W, Plymouth County, IA. Subject to all easements and public roads of record.

General Description of Tract 2: According to the recent survey, this property contains 38.69+/- gross acres. According to FSA/Survey, this farm contains approx. 37.72+/- tillable acres. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 154bu on corn and a PLC yield of 52bu. On soybeans. This farm is classified as HEL on 28.83+/- acres and NHEL on 9.68+/- acres. The predominant soil types include: 310B, C2-Galva, 467B-Radford, 91B-Primghar. The average CSR2 is 85.3. The average CSR1 is 61.8. This is a fantastic opportunity to purchase a completely inside smaller tract of farmland with road on only one side! If you are looking for land in Plymouth County, IA be sure to take a look at this quality farm! This farm does have a well on the property which was previously used for the acreage site located to the North however that use has been terminated and buyer will be able to either remove the well or leave it at buyers choosing.

Abbreviated Legal Description of Tract 3: Parcel B in the NE1/4 of Section 27, TWP 93N, Range 47W, Plymouth County, IA AND Parcel A in the West 1/2 of Section 27, TWP 93N, Range 47W, Plymouth County, IA, Subject to all easements and public roads of record.

General Description of Tract 3: According to the recent survey, this property contains 79.07+/- gross acres. According to FSA/Survey, this farm contains approx. 73.71+/- tillable acres. This farm has a corn base of 34.48 acres with a PLC yield of 154bu on corn and a soybean base of 33.60 acres with a PLC yield of 52bu. This farm is classified as HEL. The predominant soil types include: 310B, C2-Galva, 467B-Radford, T310B-Galva. The average CSR2 is 83.1. The average CSR1 is 59.6. If you are looking for a good tract of Preston TWP, Plymouth County, IA farmland then be sure to check out this farm! This farm is a completely inside tract of farmland! If you look back 5, 10 or 20 years land has proven that it is an excellent investment!



Method of sale: Auction of all of the tracts will be held at the Hawarden, IA golf course parking lot (4502 Buchanan Ave., Hawarden, IA)

Tracts will be sold in the choice method. Top bidder of each round of choice will be permitted to select the tract of their choice or multiple tracts. Whichever tracts are remaining will then be offered in the choice method again. If a top bidder in the round of choice or in any rounds of choice selects all of the remaining tracts then the auction will be over. Once a tract is sold it will remain sold and will not be available to bid on again. No combination of the tracts will be offered other than the option to purchase multiple tracts in the round of choice. Choice will continue until all of the parcels are sold. Tracts 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. \$2,687.00 per year on Tract 1, approx. \$1,634.00 per year for Tract 2, approx. \$3,146.00 per year for Tract 3. Taxes are ESTIMATED only as the county will reassess the taxes due to the recent survey split of the parcels. Seller will pay the 2025 taxes which are due and payable in March and Sept of 2026.

Possession: Full possession will be on March 1, 2026. This land is 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. 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. Craig Bauerly, Bauerly, Langel & Kuchel, P.L.C.—Attorney for sellers.



LAND OWNER

T 93 N

R 47 W

JOINS SIOUX COUNTY, IA

LAND OWNER & RURAL RESIDENT MAPS

[illegible]

Small Tracts

- | | |
|------------|--|
| Section 1 | A Daniel & Michelle TenNapel - 5.02 |
| Section 2 | B Curtis Kluer etal - 9.75 |
| | C Logan Niehus - 5.87 |
| Section 3 | D Katherine DeYoung - 8.95 |
| Section 4 | E Dustin & Brooke Sterling - 5.80 |
| Section 5 | F Gerald & Wendt Ruhland - 5.59 |
| | G Aaron & Amy Muth - 11 |
| Section 6 | H Cheryl Beach - 11.72 |
| Section 7 | I Kevin & Lisa Foster - 6.81 |
| | J Adam or Shelly Ostermyer - 5.17 |
| Section 8 | K Scott & Kathy Weonink - 8.76 |
| Section 9 | L Michael & Colleen Baker - 14.51 |
| Section 10 | M Dennis & Diane TenNapel - 15.08 |
| Section 13 | N Ryan & Kathryn Pick - 11.90 |
| | O David Foley - 9.69 |
| Section 14 | P JB Century Farm Inc. - 19 |
| | Q Benjamin & Janelle Johnson - 7.17 |
| Section 15 | R Jason Boehme etal - 8.43 |

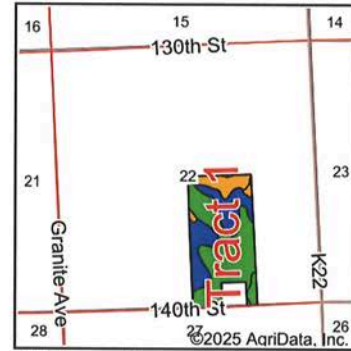
- Section 16 **S** Brett & Rebecca Mofatt - 14.66
T David Helmrichs & Mary Henry - 19.50
U Mark & Pamela Messerschmidt - 14.23
Section 17 **V** Travis & Melanie Tentinger - 11.12
X Colin Jensen - 5.91
Section 19 **Y** Adam & Haylee Gabel - 5.58
Section 20 **Z** Charles & Stacey Toben - 7.68
AA Heath & Tammy Hillrichs - 6.03
Section 22 **AB** Todd & Tammy Popken - 9.50
AC Bryan & Allison Borchers - 14.42
AD Travis Hughes - 5.04
AE Ronald Popken - 18.50
Section 23 **AF** Kevin & Lesa DeBoer Trust - 9.12
AG Fred Zenk - 33.84
AH Heather Hinkel - 5.16
AI Louis VonHagel - 9.22

- Section 24 AJ Scott & Mona Boylan - 9.04
AK William Schlichte - 5.36
Section 25 AL Christine Kluver - 6.11
Section 26 AM Donna & Fred Zenk - 10.10
Section 27 AN St. John's Church - 5.88
Section 28 AO Kevin Jacobs - 8.28
AP Sioux Center Pulletts LLP - 5.35
Section 29 AQ Ernest & Debra Gabel - 7.90
Section 31 AR Dennis & Jennifer Wilken - 14.83
AS David & Cynthia Wolf - 8.58
Section 32 AT Charles & Darla Utesch - 6.77
AU Albert & Melanie McDonald - 5.31
Section 33 AV Allen Krentz & Gaylene Whitney - 9.57
Section 34 AW Maria Gonzalez - 5.27
AX Nathan Harris & Katie VanMeesteren - 8.3
Section 35 AY Leroy Schiff - 7.03
AZ Rose Hoffman - 10.02
Section 36 BA Tyler & Megan Kludt - 17.98

Aerial Map



Soils Map



State: **Iowa**
 County: **Plymouth**
 Location: **22-93N-47W**
 Township: **Preston**
 Acres: **73.54**
 Date: **8/19/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



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
310B	Galva silty clay loam, 2 to 5 percent slopes	39.14	53.1%		> 6.5ft.	Ile	95	68	75
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	23.00	31.3%		> 6.5ft.	Ille	84	51	65
133+	Colo silt loam, calcareous overwash, 0 to 2 percent slopes, occasionally flooded	8.20	11.2%		2.5ft.	Ilw	75	60	73
91B	Primghar silty clay loam, 2 to 5 percent slopes	2.25	3.1%		3.5ft.	Ile	95	76	78
467B	Radford silty clay loam, 2 to 5 percent slopes	0.83	1.1%		3.5ft.	Ilw	75	72	77
T310B	Galva silty clay loam, terrace, 2 to 5 percent slopes	0.12	0.2%		> 6.5ft.	Ile	95	69	76
Weighted Average							2.31	89.1	62.1
									*n 71.8

**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.

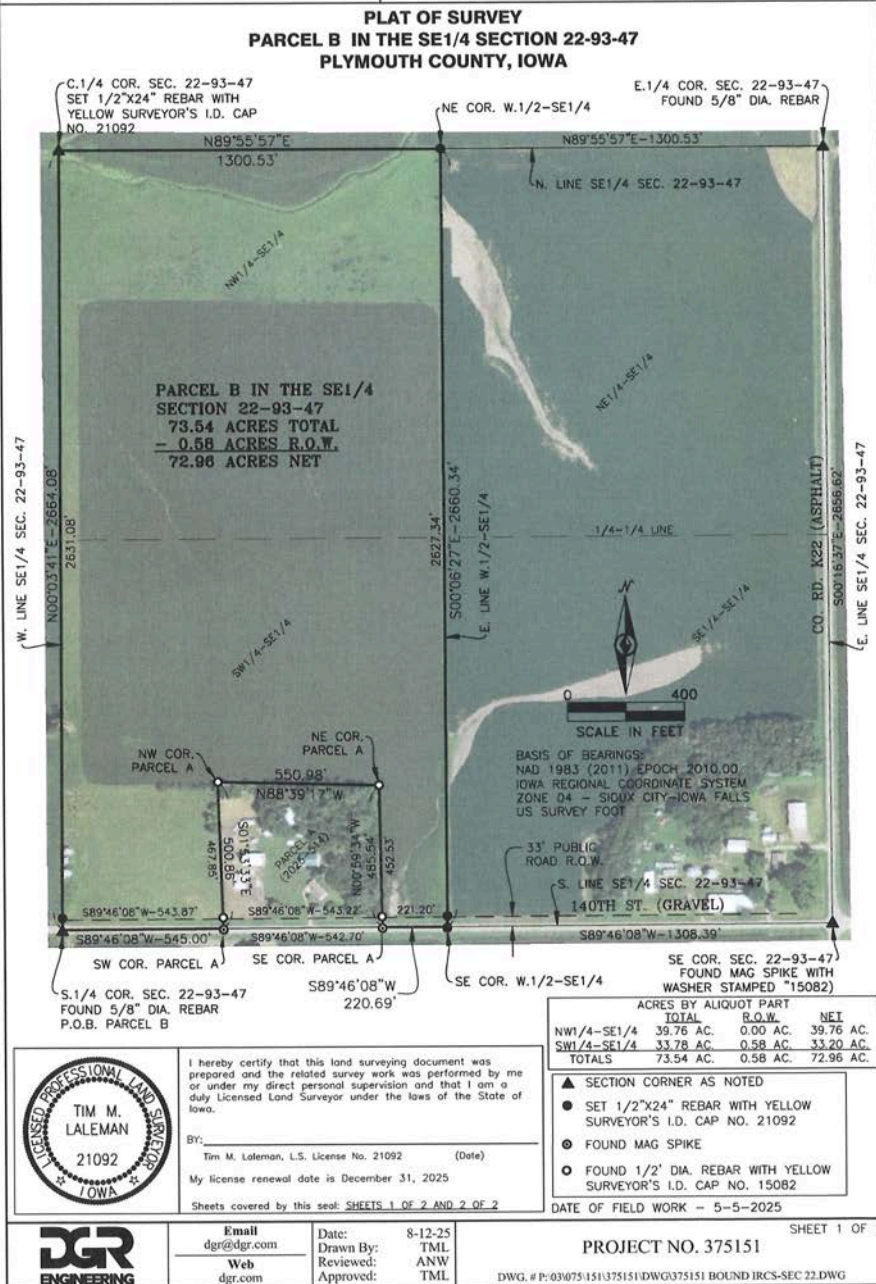


LOCATION:
SE1/4 SECTION 22-93-47

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

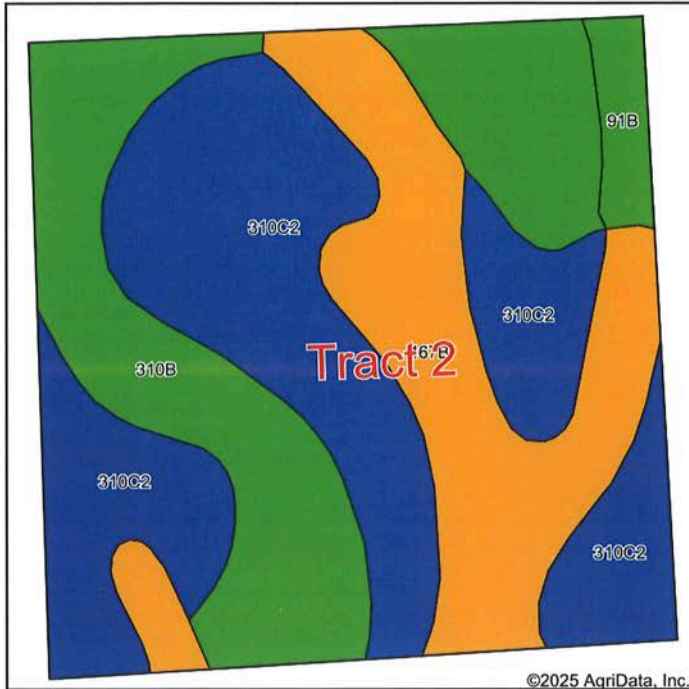
CURRENT PROPRIETORS:
KENNETH D. FRERICH'S REVOCABLE TRUST



Aerial Map



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Plymouth**
 Location: **27-93N-47W**
 Township: **Preston**
 Acres: **38.69**
 Date: **8/19/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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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	16.85	43.6%		> 6.5ft.	Ille	84	51	65
310B	Galva silty clay loam, 2 to 5 percent slopes	11.35	29.3%		> 6.5ft.	Ile	95	68	75
467B	Radford silty clay loam, 2 to 5 percent slopes	9.44	24.4%		3.5ft.	Ilw	75	72	77
91B	Primghar silty clay loam, 2 to 5 percent slopes	1.05	2.7%		3.5ft.	Ile	95	76	78
Weighted Average						2.44	85.3	61.8	*n 71.2

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

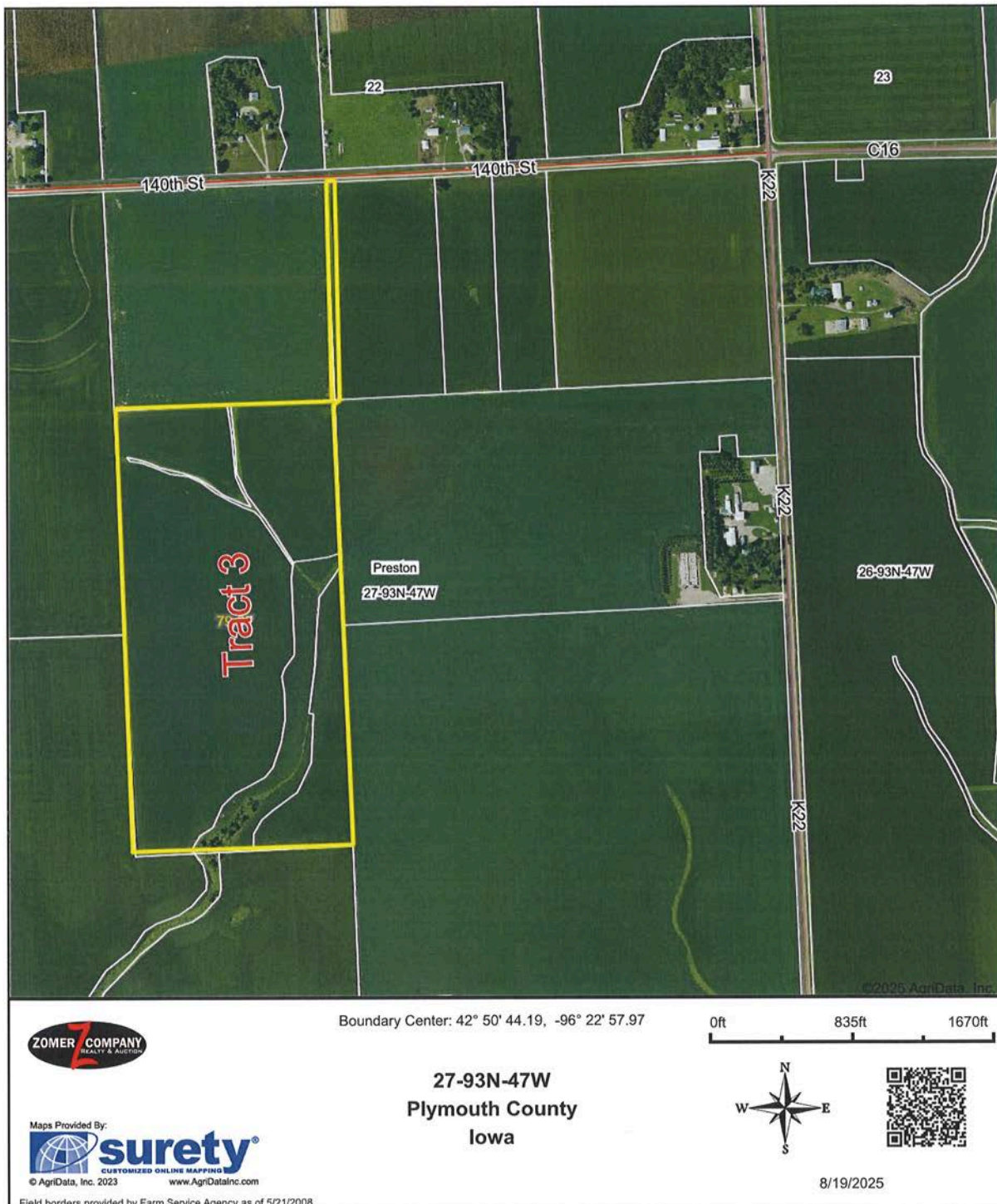
*n: The aggregation method is "Weighted Average using all components"

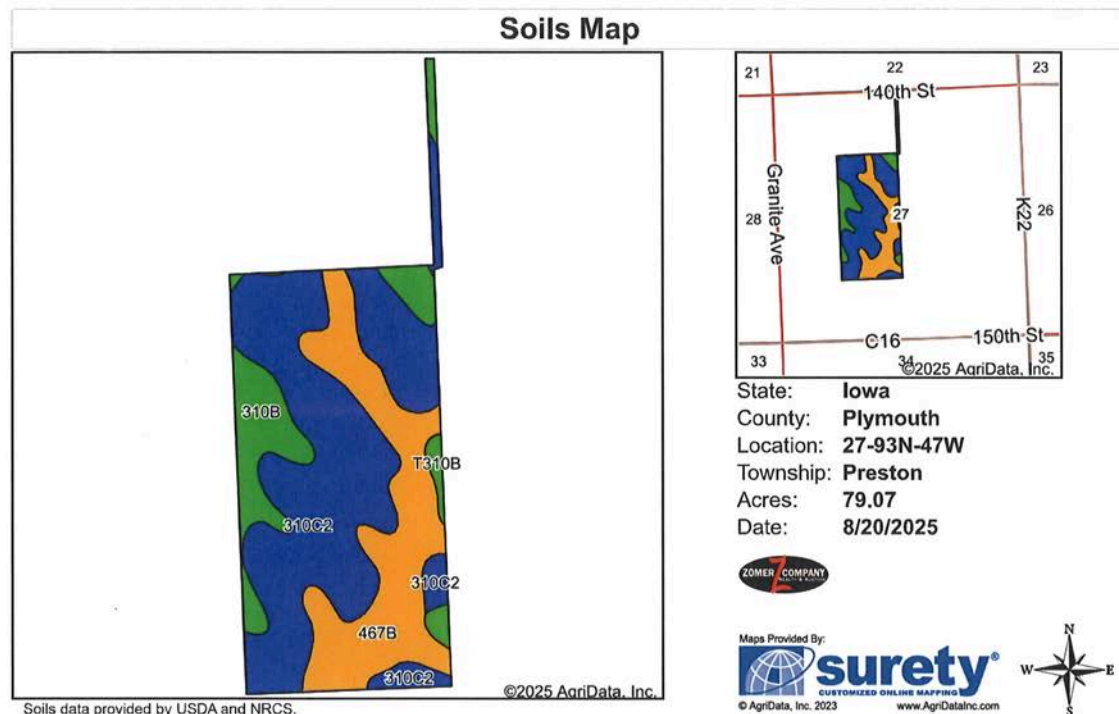
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Aerial Map





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	44.28	56.0%		> 6.5ft.	IIIe	84	51	65
467B	Radford silty clay loam, 2 to 5 percent slopes	22.81	28.8%		3.5ft.	IIw	75	72	77
310B	Galva silty clay loam, 2 to 5 percent slopes	11.19	14.2%		> 6.5ft.	Ile	95	68	75
T310B	Galva silty clay loam, terrace, 2 to 5 percent slopes	0.79	1.0%		> 6.5ft.	Ile	95	69	76
Weighted Average						2.56	83.1	59.6	*n 70

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

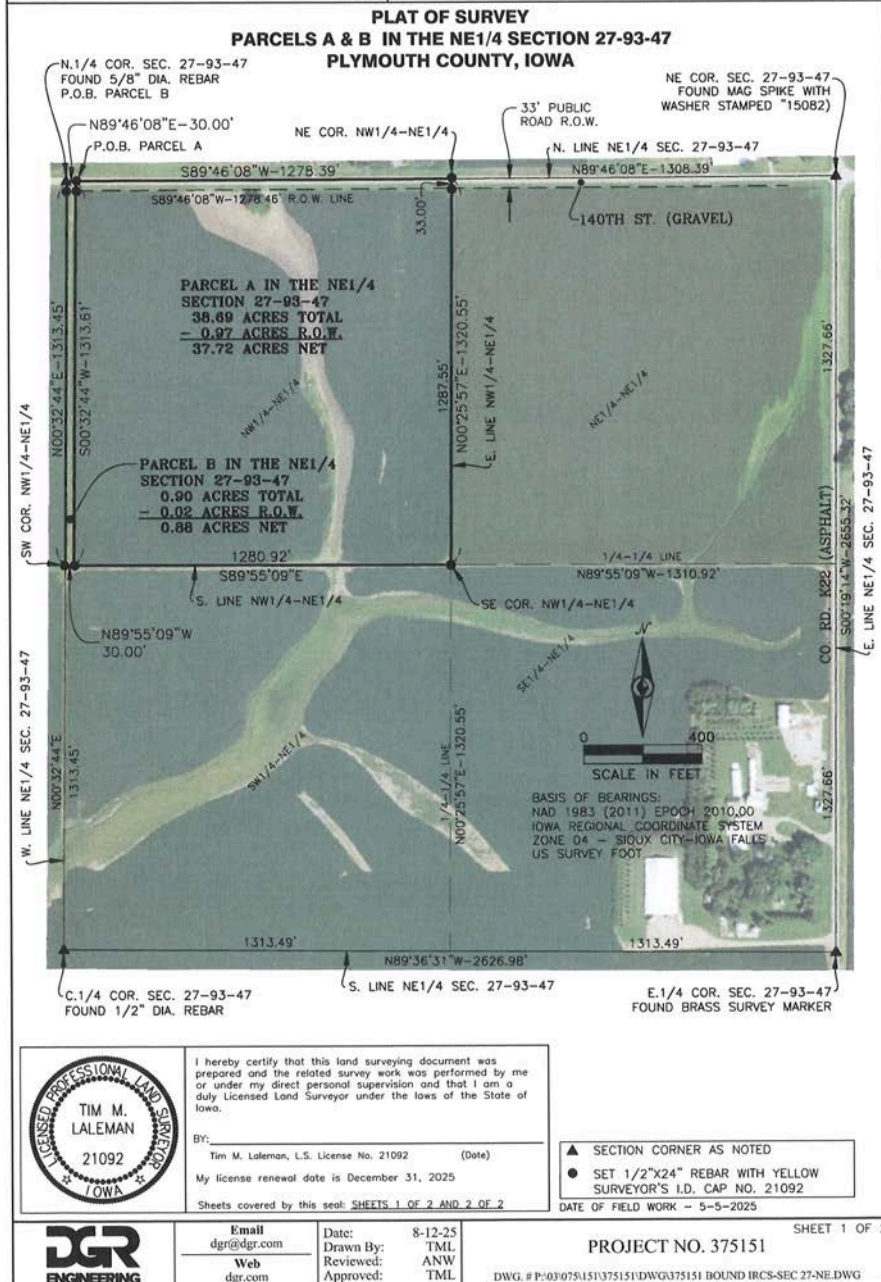
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



LOCATION: NE 1/4 SECTION 27-93-47
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: KENNETH D. FRERICH'S REVOCABLE TRUST

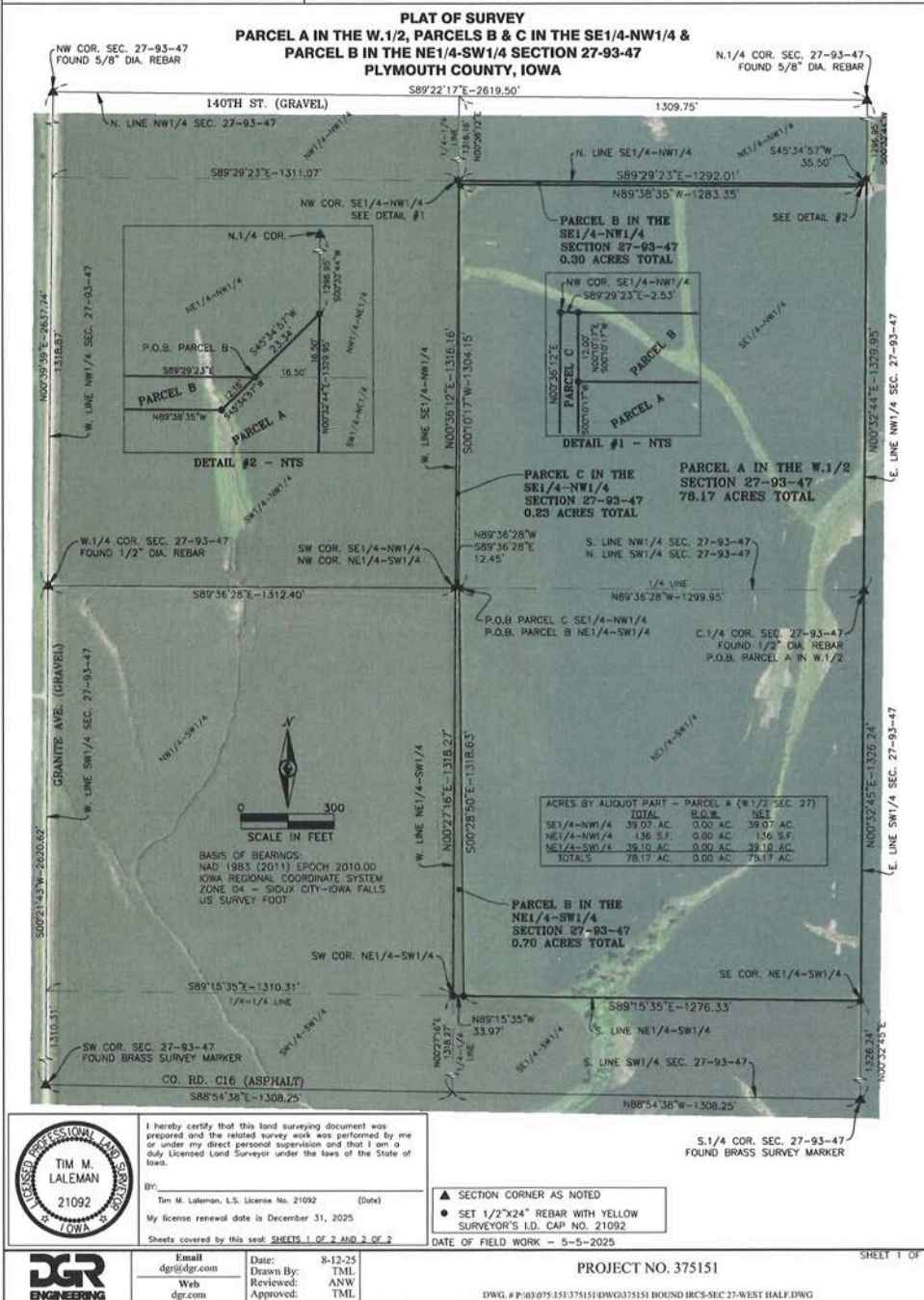


LOCATION:
W. 1/2 SECTION 27-93-47

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:
KENNETH D. FRERICH'S REVOCABLE TRUST





United States
Department of
Agriculture

Plymouth County, Iowa



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

☒ NI
☐ IR

Intended Use

☐ Grain
☐ Forage
☐ Grazed

2025 Program Year

Map Created May 07, 2025

Farm 2198

Tract 776

Tract Cropland Total: 90.36 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.





United States
Department of
Agriculture

Plymouth 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

Producers/Shares

Tract Cropland Total: 73.71 acres

Irrigation

☐ X NI
☐ IR

Intended Use

☐ Grain
☐ Forage
☐ Grazed

2025 Program Year

Map Created May 07, 2025

Farm 2198

Tract 1727

"Options only for certification maps & valid only if filled in"

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IOWA PLYMOUTH Form: FSA-156EZ See Page 3 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 2198 Prepared : 8/12/25 8:11 AM CST Crop Year : 2025
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Operator Name :
CRP Contract Number(s) : None
Recon ID : None
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
195.50	164.07	164.07	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	164.07		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	75.50	0.00	154	0
Soybeans	74.90	0.00	52	0
TOTAL	150.40	0.00		

NOTES

Tract Number : 776
Description : W2 SE4 SEC 22; NW4 NE4 SEC 27 PRESTON
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 contains a wetland or farmed wetland
WL Violations : None
Owners : KENNETH FRERICHs
Other Producers :
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
117.29	90.36	90.36	0.00	0.00	0.00	0.00	0.0



IOWA
PLYMOUTH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2198
Prepared : 8/12/25 8:11 AM CST
Crop Year : 2025

Tract 776 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	90.36	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	41.02	0.00	154
Soybeans	41.30	0.00	52
TOTAL	82.32	0.00	

NOTES

Tract Number : 1727

Description : NE4 SW4, SE4 NW4 SEC 27 PRESTON
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 contains a wetland or farmed wetland
WL Violations : None
Owners : KENNETH FRERICHs
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.21	73.71	73.71	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	73.71	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	34.48	0.00	154
Soybeans	33.60	0.00	52
TOTAL	68.08	0.00	

NOTES



ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

712-476-9443

zomercompany.com



ZOMER COMPANY
REALTY & AUCTION

**1414 Main St.
Rock Valley, IA
51247**