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712.476.9443



Public LIVE LAND AUCTION

ROCK TWP, LYON COUNTY, IA

Sale Date:
November 7, 2025 @ 10:30 A.M.



**SOUTHEAST OF ROCK RAPIDS,
IA & NORTHWEST OF GEORGE,
IA!**

**82.22+/-
ACRES**

**PLEASANT VIEW FAMILY FARM, LLC
OWNER**

AUCTIONEER'S NOTE: THE ZOMER COMPANY IS PLEASED TO HAVE BEEN SELECTED TO OFFER FOR SALE AT AUCTION THIS LAND LOCATED IN ROCK TWP, LYON COUNTY, IA! MAKING THE DECISION TO PURCHASE LAND FOR YOUR OPERATION OR INVESTMENT PORTFOLIO IS A DECISION YOU WILL NOT REGRET! MAKE PLANS TODAY TO ATTEND THIS AUCTION EITHER IN PERSON OR ONLINE AND PURCHASE THIS PROPERTY!



Abbreviated Legal Description: Parcel D in the SW1/4 of Section 13, TWP 99N, Range 45W, Lyon County, IA AND Lot 2 in Parcel C in the SE1/4 of Section 13, TWP 99N, Range 45W, Lyon County, IA. Subject to all easements and public roads of record.

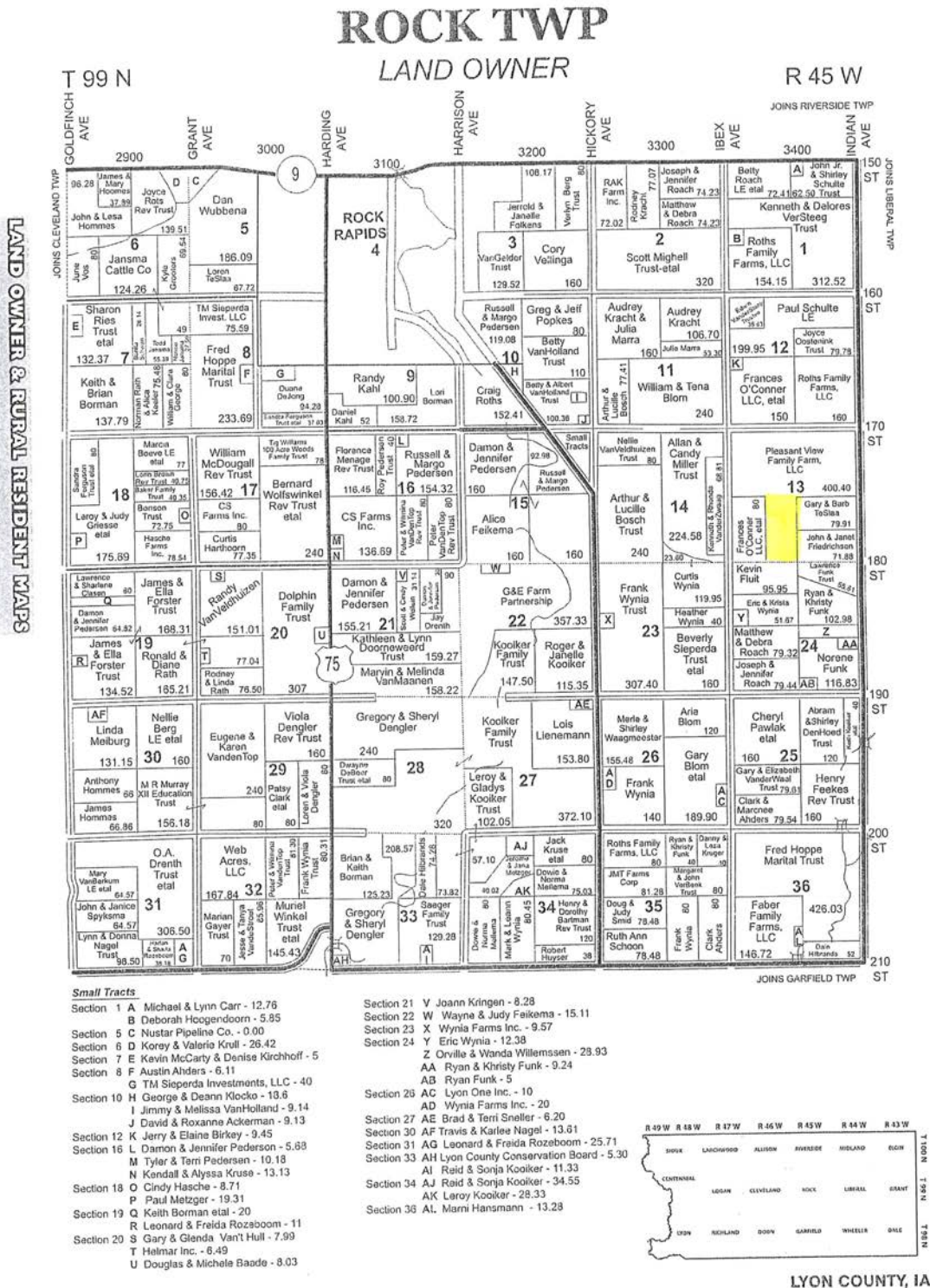
General Description: According to the survey, this property contains 82.22+/- gross acres. . According to FSA, this farm contains approx. 75.14+/- tillable acres and approx. 2.64+/- acres of grassland which is hayed. This farm has a corn base of 34.6 acres with a PLC yield of 151bu and a soybean base of 34.6 acres with a PLC yield of 45bu. This farm has 44.74+/- acres classified as NHEL and approx. 33.04+/- acres classified as HEL. The predominant soil types include: 310B, B2, C2-Galva, 133-Colo, P733-Calco, 91, B-Primghar, 33D-Steinauer. The average CSR2 is 86.5. The average CSR1 is 61.4. This farm is located in a great area located Southeast of Rock Rapids, IA & Northwest of George, IA in Rock TWP! This is a completely inside tract of farmland located just off a hard surface road near several grain terminals! Unlock your farming potential with the purchase of this impressive farm with a Stellar CSR2 rating and a prime location! This is quality Iowa farmland at its finest! This farm is rented for the 2026 crop year and the buyer shall receive the full rent at closing and an attractive rent subsidy also! Contact an agent for details!

Method of sale: Auction to be held at the Rock Rapids, IA Forster Community Center Parking Lot (404 First Ave., Rock Rapids, IA 51246) Land will be sold with the final bid price times the gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$2,662.00 per year. Seller will pay the 2025 taxes which are due and payable in March and Sept of 2026.

Possession: Buyer will receive possession on March 1, 2027. This land is leased for the 2026 crop year and buyer will receive the full rent at closing and a attractive rent subsidy!

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 January 15, 2026. Buyer shall receive a clear and merchantable title to the property on closing day. This property 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 including measurements, years built, zoning, building permitting. 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. Randy Waagmeester—Attorney for sellers.



Aerial Map



Boundary Center: 43° 23' 35.55, -96° 6' 13.95

0ft 842ft 1685ft



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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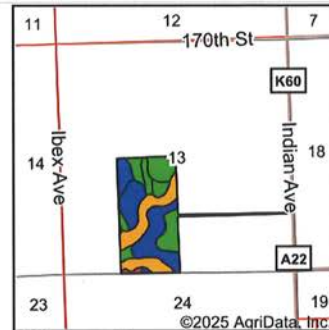
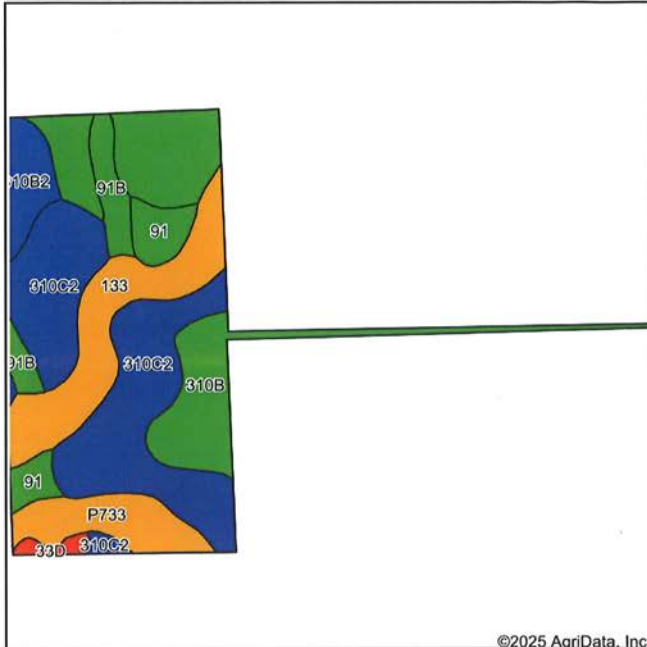
13-99N-45W
Lyon County
Iowa



8/20/2025

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

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **13-99N-45W**
 Township: **Rock**
 Acres: **82.22**
 Date: **8/20/2025**



Maps Provided By:



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 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA119, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	27.95	34.1%	■	> 6.5ft.	Ille	84	50	65
310B	Galva silty clay loam, 2 to 5 percent slopes	20.43	24.8%	■	> 6.5ft.	Ile	95	66	75
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	12.75	15.5%	■	2.5ft.	Ilw	78	69	80
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.71	8.2%	■	6.5ft.	Ilw	78		75
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	4.95	6.0%	■	> 6.5ft.	Ile	90	64	67
91	Primghar silty clay loam, 0 to 2 percent slopes	4.31	5.2%	■	3.5ft.	Iw	100	76	78
91B	Primghar silty clay loam, 2 to 5 percent slopes	4.27	5.2%	■	3.5ft.	Ile	95	74	78
33D	Steinauer clay loam, 9 to 14 percent slopes	0.85	1.0%	■	> 6.5ft.	Ive	31	33	52
Weighted Average							2.31	86.5	*- *n 72

**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.

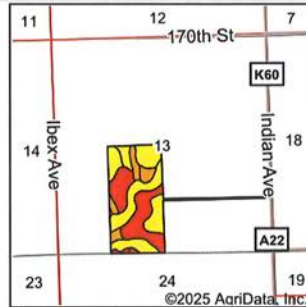
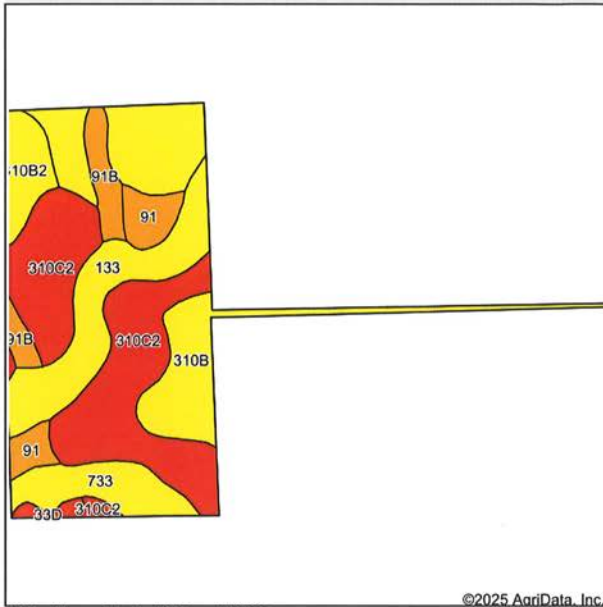
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **13-99N-45W**
 Township: **Rock**
 Acres: **82.22**
 Date: **8/20/2025**



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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	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome grass AUM	Soybeans Bu	Winter wheat Bu
310C2	Galva silty clay loam, 5 to 9 percent slopes, moderately eroded	27.89	33.9%		> 6.5ft.	Ille	50		8.3	4.7	154		2.8	85	4.6	42	
310B	Galva silty clay loam, 2 to 5 percent slopes	20.44	24.9%		> 6.5ft.	Ile	66		8.9	5.1	175		3	92	5	46	
133	Colo silty clay loam, 0 to 2 percent slopes	12.74	15.5%		2.5ft.	Ilw	69		6.3	3.7	179		3	92	5	46	
733	Calco silty clay loam, 0 to 2 percent slopes	6.70	8.1%		2.5ft.	Ilw	64		6.5	3.3	172		2.7	83	4.6	42	
310B2	Galva silty clay loam, 2 to 5 percent slopes, moderately eroded	5.01	6.1%		> 6.5ft.	Ile	64		8.8	5	172		2.9	89	4.8	44	

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	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome grass AUM	Soybeans Bu	Winter wheat Bu
91	Primghar silty clay loam, 0 to 2 percent slopes	4.32	5.3%		3.5ft.	Iw	76		6.8	5.3	189		3.3	100	5.5	50	
91B	Primghar silty clay loam, 2 to 5 percent slopes	4.30	5.2%		3.5ft.	Ile	74		6.7	5.2	186		3.2	98	5.3	49	
33D	Steinauer clay loam, 9 to 14 percent slopes	0.82	1.0%		> 6.5ft.	Ive	33	2.8	4.5		131	63			3.6	32	28
Weighted Average						2.31	61.4	*-	7.8	4.6	168.9	0.6	2.9	88.5	4.8	44.4	0.3

*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





Lyon County, Iowa



Legend



Wetland Determination Identifiers

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

Tract Cropland Total: 79.47 acres

2025 Program Year

Map Created May 01, 2025

Farm 5108

Tract 9661

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).

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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 : 5108 Prepared : 8/12/25 9:05 AM CST Crop Year : 2025
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Operator Name : 1
 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
81.04	79.47	79.47	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	79.47		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	34.60	0.00	151	0
Soybeans	34.60	0.00	45	
TOTAL	69.20	0.00		

NOTES

Tract Number : 9861
Description : E2 SW4 SEC 13 ROCK TWP 99 45
FSA Physical Location : IOWA/LYON
ANSI Physical Location : IOWA/LYON
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : PLEASANT VIEW FAMILY FARM, LLC
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
81.04	79.47	79.47	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 : 5108
Prepared : 8/12/25 9:05 AM CST
Crop Year : 2025

Tract 9661 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	79.47	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	34.60	0.00	151
Soybeans	34.60	0.00	45
TOTAL	69.20	0.00	

NOTES

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Rent Information:

This farm is leased for the 2026 crop year. The buyer will receive at closing the full rent for the 2026 crop year and an attractive rent subsidy. The total amount the buyer shall receive at closing shall equal a total sum of \$31,500.00 which includes both the rent and rent subsidy.

If buyer desires to discontinue the lease arrangement with the current tenant after the 2026 crop year then the buyer shall be solely responsible to terminate the lease agreement when necessary to end the lease for the 2027 crop year.



Number: 3046
BK: 19 PG: 88
Recorded: 12/21/2017 at 2:05:11.0 PM
Fee Amount: \$12.00
Revenue Tax:
ELDON E. KRUSE, RECORDER
Lyon County, Iowa

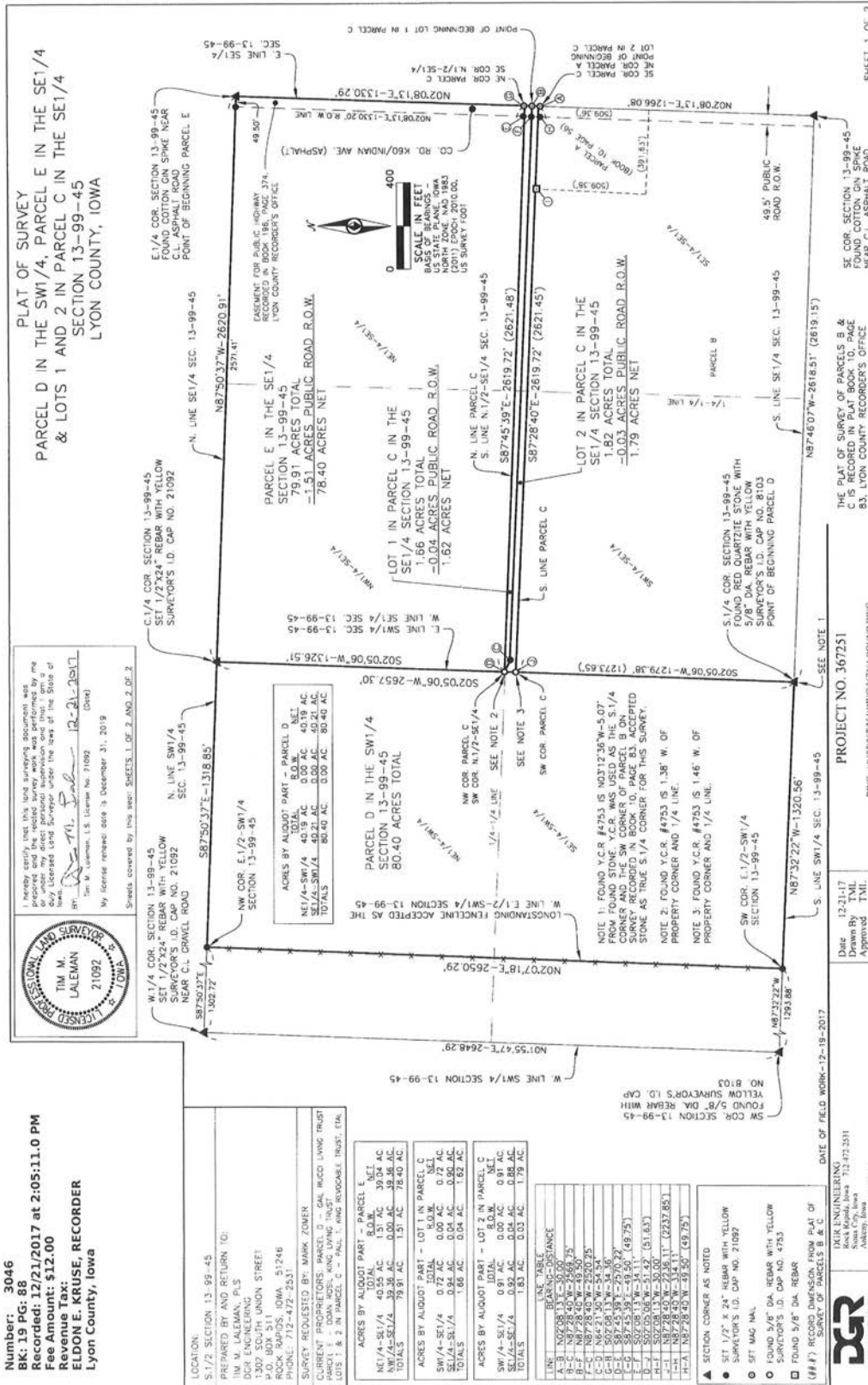
Number: 3046

BK: 19 PG: 88
Recorded: 12/21/2017 at 2:05:11.0 PM

Recorded: 12/21/2011
Fee Amount: \$12.00

Revenue Tax:

ELDON E. KRUSE, R
Lyon County, Iowa



ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

712-476-9443

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ZOMER COMPANY
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