



# Tract #1

Sale Date:

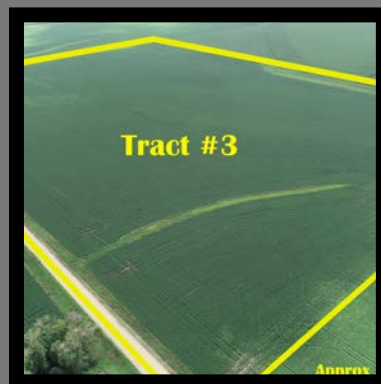
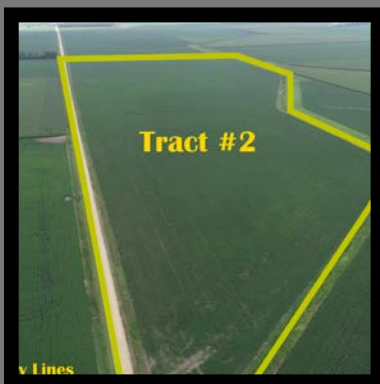
**NOVEMBER 20, 2025**

**@ 10:30 A.M.**

**302.4+/- TOTAL ACRES  
NORTH OF SHELDON, IA**

## LIVE PUBLIC LAND AUCTION

**Floyd TWP, O'Brien County, IA**



Helen B. Brelsford Trust & Joseph S. Brock Trust,  
Wells Fargo Bank As Trustee  
Owner

**More Information : [www.zomercompany.com](http://www.zomercompany.com) 712-476-9443**



**Auctioneer's Note:** We take great pride in presenting, on behalf of Wells Fargo Bank as trustee of the Brock & Brelsford Trusts, these excellent tracts of farmland at auction in O'Brien County, IA! This auction is one of the premier farmland auctions of the year in O'Brien County, IA! This land may have some of the highest CSR2 ratings of land available for purchase at auction in O'Brien County, IA this year! It is rare to find the opportunity to purchase both smaller tracts of land or a full contiguous tract of farmland!



**Tract Locations:** From the Sheldon, IA airport go North on Old HWY 60 for 1/4 mile to 300th St. then go West on 300th St for 1/4 mile to Tract 4, Tract 3 is located directly North of Tract 4, Tract 2 is located directly North of Tract 3, Tract 1 is located directly North of Tract 2. Tract 4 adjoins both 300th St. & Monroe Ave. Tracts 1, 2 & 3 are all adjoining Monroe Ave.

Auction Signs will be posted.

**Auction of the property to be held at the Crossroads Pavilion parking lot in Sheldon, IA (301 34th Ave., Sheldon, IA)**



**Abbreviated Legal Description of Tract 1:** Parcel D in the E1/2 of Section 7, TWP 97N, Range 42W, O'Brien County, IA AND Parcel D in the NE1/4 of Section 18, TWP 97N, Range 42W, O'Brien County, IA. Subject to all easements and public roads of record.

**General Description of Tract 1:** According to the recent survey, this property contains 91.46+/- gross acres. According to FSA/survey, this farm contains approx. 88.23+/- tillable acres which includes approx. 3.16+/- acres of CRP which has an annual payment of approx. \$707.00 with a contract expiring on 9-30-2029. This farm has base acres combined with the adjoining farmland and will undergo a reconstitution with FSA due to the recent survey and has a PLC yield of 176bu on corn and 48bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 91, B-Primghar, 310, B-Galva, 133-Colo, 77B-Sac, 733-Calco, 92-Marcus. The average CSR2 is 95.7. The average CSR1 is 76.5. This is a great opportunity to purchase a great tract of farmland in O'Brien County, IA! This farm also has excellent soil ratings! If you are looking to purchase a farm for your operation or are looking for a fantastic tract of O'Brien County, IA farmland to invest in, then be sure to check out this farm! Make plans to join us at this auction to purchase this O'Brien County, Iowa farm!

**Abbreviated Legal Description of Tract 2:** Parcel C in the SE1/4 of Section 7, TWP 97N, Range 42W, O'Brien County, IA AND Parcel C in the NE1/4 of Section 18, TWP 97N, Range 42W, O'Brien County, IA. Subject to all easements and public roads of record.

**General Description of Tract 2:** According to the recent survey, this property contains 71.29+/- gross acres. According to FSA/survey, this farm contains approx. 65+/- tillable acres. This farm has base acres combined with the adjoining farmland and will undergo a reconstitution with FSA due to the recent survey and has a PLC yield of 176bu on corn and 48bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 91-Primghar, 92-Marcus, 310, B-Galva, 733-Calco. The average CSR2 is 95. The average CSR1 is 76.5. This is a high caliber farm! What an opportunity to purchase a high CSR farm in O'Brien County, IA! Land for generations has proven to be a solid investment! Do not wait to buy land, buy land and wait! This is an auction you do not want to miss!

**Abbreviated Legal Description of Tract 3:** Parcel B in the E1/2 of Section 18, TWP 97N, Range 42W, O'Brien County, IA. Subject to all easements and public roads of record.

**General Description of Tract 3:** According to the recent survey, this property contains 58.69+/- gross acres. According to FSA/survey, this farm contains approx. 56+/- tillable acres which includes approx. 1.97+/- acres of CRP which has an annual payment of \$441.28 with a contract expiring on 9-30-2029. This farm has base acres combined with the adjoining farmland and will undergo a reconstitution with FSA due to the recent survey and has a PLC yield of 176bu on corn and 48bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 91-Primghar, 310, B-Galva, 92-Marcus, 133-Colo, 77C2-Sac. The average CSR2 is 94.4. The average CSR1 is 74.4. This is an outstanding opportunity to purchase a smaller tract of farmland in O'Brien County, IA! This farm checks all the boxes when it comes to purchasing farmland including high soil ratings, long rows for farming and very few non tillable acres! If you are looking to purchase your first farm or adding to your operation or investment portfolio then be sure to make plans to purchase this tract of land!

**Abbreviated Legal Description of Tract 4:** Parcel A in the SE1/4 of Section 18, TWP 97N, Range 42W, O'Brien County, IA. Subject to all easements and public roads of record.

**General Description of Tract 4:** According to the recent survey, this property contains 80.84+/- gross acres. According to FSA/survey, this farm contains approx. 75.89+/- tillable acres which includes approx. 1.82+/- acres of CRP which has an annual payment of \$407.00 with a contract expiring on 9-30-2029. This farm has base acres combined with the adjoining farmland and will undergo a reconstitution with FSA due to the recent survey and has a PLC yield of 176bu on corn and 48bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 91-Primghar, 92-Marcus, 310, B-Galva, 133-Colo, 311-Galva, 31-Afton, 310-Galva, 709B-Fairhaven. The average CSR2 is 94.4. The average CSR1 is 75.8. This a nice tract of O'Brien County, IA farmland! Land buyers do not miss this auction! This auction offers the opportunity to purchase both smaller tracts of land or large contiguous tracts of high quality farmland!

**Method of sale:** Auction to be held at the site of Crossroads Pavilion parking lot in Sheldon, IA (301 34th Ave., Sheldon, IA). Tracts 1, 2, 3 & 4 will be offered for sale in the choice method. The top bidder of choice will have the option to select the tract of their choice or 2 of the tracts or 3 of the tracts or all of the tracts. Auction will continue in the choice method until all tracts are sold. Once a tract is sold in a round it will not be available for purchase again. No combination of tracts will be offered with the exception of the option to purchase multiple tracts in the rounds of choice. Final bid shall be times the gross surveyed acres for each tract. After all of the tracts in O'Brien County, IA have been sold then the parcel in Lynn TWP, Sioux County, IA (Tract 5) will be sold.

**Taxes:** The current Real Estate Taxes according to the O'Brien County Treasurer are approx. \$3,658.00 per year on Tract 1, approx. \$2,875.00 per year on Tract 2, approx. \$2,360.00 per year on Tract 3 and approx. \$3,238.00 per year on Tract 4. Seller will pay the 2025 taxes which are due and payable in March and Sept of 2026. Taxes are estimated and will be reassessed due to the sale of the property and the recent survey. Possession: Buyer will receive possession of the farms on March 1, 2026. These farms are available to farm for the 2026 crop year!

**CRP Information:** Buyers of tracts with CRP will be required to assume the current CRP contracts and abide by all terms of the CRP contracts. Seller shall retain the full 10-1-25 CRP payment and buyers shall receive the full 10-1-2026 CRP payment and all future payments. CRP acres in each tract are estimated and will be finalized by FSA once their reconstitution of the farm has been completed due to the recent survey of the farms.

**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 13, 2026. 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.



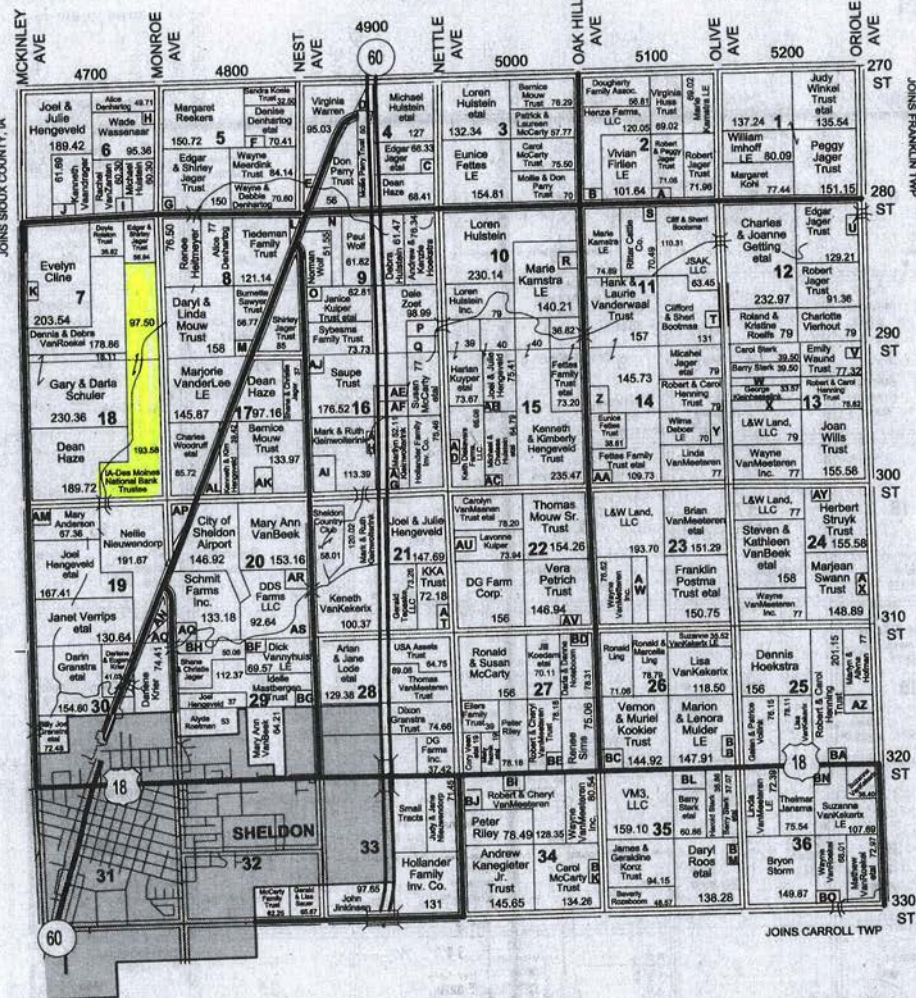
# FLOYD TWP

LAND OWNER

R 42 W

T 97 N

JOINS OSCEOLA COUNTY, IA



O'BRIEN CO. LAND OWNER & RURAL RESIDENT MAPS

## Small Tracts

- |                                               |                                                   |                                                 |
|-----------------------------------------------|---------------------------------------------------|-------------------------------------------------|
| Section 2 A Luz & Arturo Gomez - 7.44         | Section 13 V Diamond H Farms Inc. - 5.06          | Section 21 AT Katerina Griffin - 5.63           |
| B William & Sandra Pedro - 6.28               | W Barry & Karen Sterk - 19.75                     | Section 22 AU S&S Hog Corp. - 6.24              |
| Section 4 C Michael Jager - 5.48              | X Wayne or Crystal Brink - 25.68                  | AV Scott Knight - 8.04                          |
| D Heindol Hog Market, LLC - 9.37              | Section 14 Y Barry & Karen Sterk - 9              | Section 23 AW Steven & Kathleen VanBeek - 38.72 |
| E FCS Coop - 20.67                            | Z Robert & Wilma VanderLinden - 11.48             | Section 24 AX Timothy & Wendy Peelen - 7.11     |
| Section 5 F Wayne & Debbie Denhartog - 6.57   | AA CVB, LLC - 6.88                                | AY Tracy & Christopher Jansma - 5.16            |
| G Alice DenHartog - 5.16                      | Section 15 AB Hawkeye Pride Egg Farms, LLC - 5.57 | Section 25 AZ Paul & Mariys Busse - 24.37       |
| Section 6 H Westside Nurseries Inc. - 32.14   | AC New Horizon Farms, LLP - 14.21                 | BA Diamond H Farms Inc. - 5.43                  |
| I Shaw & Shonna Wassenaar - 5.68              | AD O'Brien County Sportsmans Club - 6.17          | Section 26 BB Kenneth & Lisa VanKekerix - 6.39  |
| J Kevin & Darla Vaandrager - 18.32            | Section 16 AE William & Lorna Saupe - 19.07       | BC Rod VanderVeen Livestock - 8.57              |
| Section 7 K Michael Heronemus - 13.99         | AF Nancy Woolber et al - 12.23                    | Section 27 BD Jason Noteboom - 6.56             |
| Section 8 L FCS Coop - 6.74                   | AG Daniel & Jennifer VanRegenmorter - 11.22       | BE Joshua Jager - 7.17                          |
| Section 9 M Gregory & Paula Sawyer - 9.33     | AH Shane Kleinwolterink - 6.02                    | Section 29 BF City of Sheldon - 9.07            |
| N Ryan & Tabbatha Wolf - 33.88                | AI Global Eng. & Mfg. Corp. - 25.73               | BG Dean & Amy VanMarel - 5.27                   |
| O Wayne & Nancy Woolber - 13.95               | AJ Frank Chrisman - 6.06                          | BH City of Sheldon - 24.64                      |
| P Dale & Laurel Zoet - 20.79                  | Section 17 AK Thomas Mouw Jr. - 21.01             | Section 34 BI Todd VanBeek - 10                 |
| Q Susan McCarty et al - 19.50                 | AL Marvin Holtrop - 11.15                         | Section 35 BL Barry & Karen Sterk - 16.12       |
| Section 10 R Timothy & Barbara Kamten - 16.77 | Section 19 AM Ricky & Carmen Holtrop - 6.36       | BK Delores Houtsma - 6.58                       |
| Section 11 S Hartog Elevator Inc. - 7.08      | AN Darlene Krier - 15.75                          | Section 36 BN Ryan & Janice Greenfield - 7.40   |
| T Bootsma Inc. - 7.45                         | AO Austin Schmidt - 5.11                          | BO Wayne & Marsha VanRoel - 7.41                |
| Section 12 U Ryan & Jackie Freese - 15.82     | Section 20 AP Gregory Nieuwendorp - 15.82         |                                                 |
|                                               | AQ Lee & Darla Reuvers - 17.86                    |                                                 |
|                                               | AR Justin & Kellye Kleinheselink - 7.21           |                                                 |
|                                               | AS Arwin VanWyk - 27.71                           |                                                 |

BRIEN-OSCEOLA COUNTIES, IA



Aerial Map



Boundary Center: 43° 13' 58.25, -95° 50' 43.65

0ft 825ft 1650ft



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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7-97N-42W  
O'Brien County  
Iowa



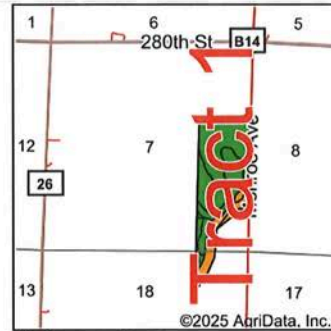
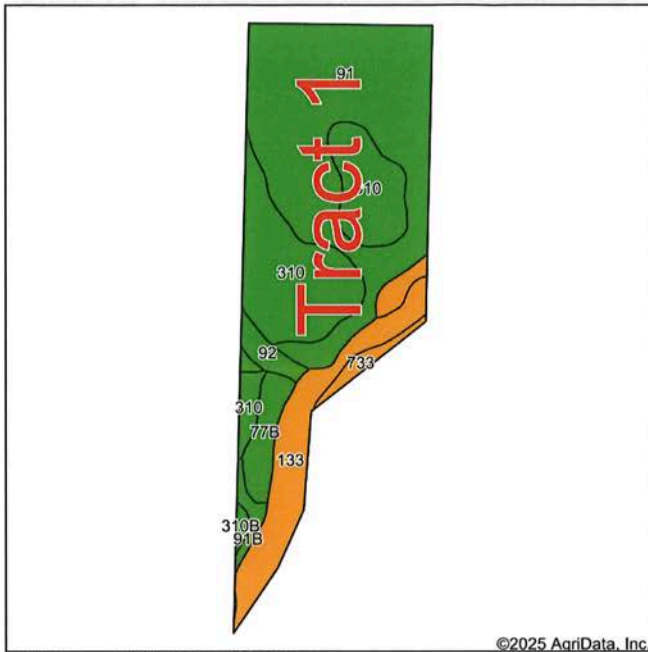
9/23/2025

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





## Soils Map



State: **Iowa**  
 County: **O'Brien**  
 Location: **7-97N-42W**  
 Township: **Floyd**  
 Acres: **91.46**  
 Date: **9/23/2025**



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

| Area Symbol: IA141, Soil Area Version: 29 |                                                                               |       |                  |             |             |                  |             |             |                   |
|-------------------------------------------|-------------------------------------------------------------------------------|-------|------------------|-------------|-------------|------------------|-------------|-------------|-------------------|
| Code                                      | Soil Description                                                              | Acres | Percent of field | CSR2 Legend | Water Table | Non-Irr Class *c | CSR2**      | CSR         | *n NCCPI Soybeans |
| 91                                        | Primghar silty clay loam, 0 to 2 percent slopes                               | 42.19 | 46.1%            |             | 3.5ft.      | lw               | 100         | 80          | 78                |
| 310                                       | Galva silty clay loam, 0 to 2 percent slopes                                  | 25.09 | 27.4%            |             | > 6.5ft.    | l                | 100         | 75          | 77                |
| 133                                       | Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded | 12.69 | 13.9%            |             | 2.5ft.      | llw              | 78          | 73          | 80                |
| 77B                                       | Sac silty clay loam, loam substratum, 2 to 5 percent slopes                   | 3.97  | 4.3%             |             | 6.4ft.      | lle              | 95          | 68          | 77                |
| 733                                       | Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded            | 3.17  | 3.5%             |             | 6.5ft.      | llw              | 78          | 68          | 75                |
| 92                                        | Marcus silty clay loam, 0 to 2 percent slopes                                 | 2.07  | 2.3%             |             | 2.5ft.      | llw              | 94          | 75          | 75                |
| 91B                                       | Primghar silty clay loam, 2 to 5 percent slopes                               | 1.79  | 2.0%             |             | 3.5ft.      | lle              | 95          | 78          | 78                |
| 310B                                      | Galva silty clay loam, 2 to 5 percent slopes                                  | 0.49  | 0.5%             |             | > 6.5ft.    | lle              | 95          | 70          | 75                |
| <b>Weighted Average</b>                   |                                                                               |       |                  |             |             |                  | <b>1.26</b> | <b>95.7</b> | <b>76.5</b>       |
|                                           |                                                                               |       |                  |             |             |                  |             |             | <b>*n 77.8</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.





Aerial Map



Boundary Center: 43° 13' 42.65, -95° 50' 43.16

0ft 825ft 1650ft



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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18-97N-42W  
O'Brien County  
Iowa



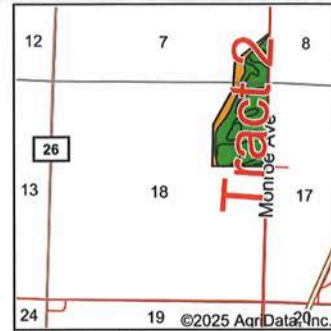
9/23/2025

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





## Soils Map



State: **Iowa**  
 County: **O'Brien**  
 Location: **18-97N-42W**  
 Township: **Floyd**  
 Acres: **71.29**  
 Date: **9/23/2025**



Maps Provided By:  
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| Area Symbol: IA141, Soil Area Version: 29 |                                                                               |       |                  |             |             |                  |             |           |                   |
|-------------------------------------------|-------------------------------------------------------------------------------|-------|------------------|-------------|-------------|------------------|-------------|-----------|-------------------|
| Code                                      | Soil Description                                                              | Acres | Percent of field | CSR2 Legend | Water Table | Non-Irr Class *c | CSR2**      | CSR       | *n NCCPI Soybeans |
| 91                                        | Primghar silty clay loam, 0 to 2 percent slopes                               | 31.31 | 44.0%            |             | 3.5ft.      | Iw               | 100         | 80        | 78                |
| 92                                        | Marcus silty clay loam, 0 to 2 percent slopes                                 | 17.11 | 24.0%            |             | 2.5ft.      | Ilw              | 94          | 75        | 75                |
| 310                                       | Galva silty clay loam, 0 to 2 percent slopes                                  | 8.80  | 12.3%            |             | > 6.5ft.    | I                | 100         | 75        | 77                |
| 133                                       | Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded | 8.67  | 12.2%            |             | 2.5ft.      | Ilw              | 78          | 73        | 80                |
| 310B                                      | Galva silty clay loam, 2 to 5 percent slopes                                  | 3.17  | 4.4%             |             | > 6.5ft.    | Ile              | 95          | 70        | 75                |
| 733                                       | Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded            | 2.23  | 3.1%             |             | 6.5ft.      | Ilw              | 78          | 68        | 75                |
| <b>Weighted Average</b>                   |                                                                               |       |                  |             |             |                  | <b>1.44</b> | <b>95</b> | <b>76.5</b>       |
|                                           |                                                                               |       |                  |             |             |                  |             |           | <b>*n 77.2</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.





Aerial Map



Boundary Center: 43° 13' 17.17, -95° 50' 43.05

0ft 825ft 1650ft



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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18-97N-42W  
O'Brien County  
Iowa



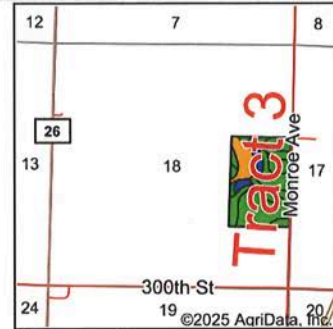
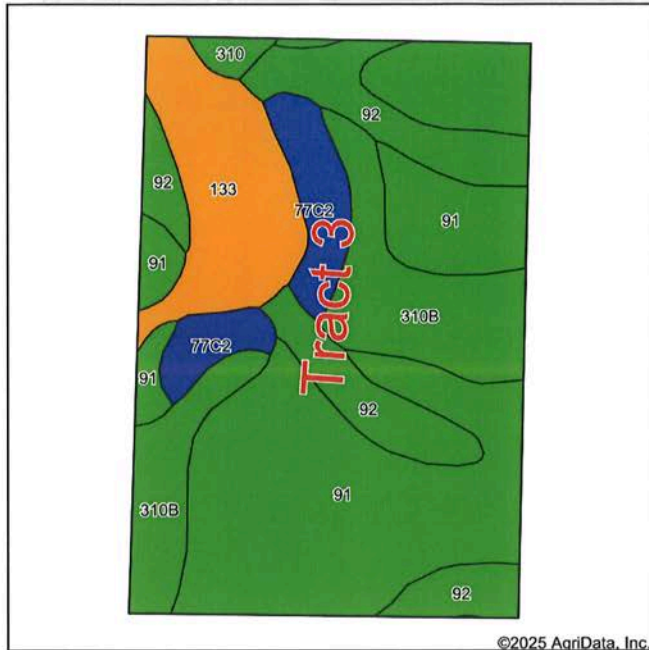
9/23/2025

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





## Soils Map



State: **Iowa**  
 County: **O'Brien**  
 Location: **18-97N-42W**  
 Township: **Floyd**  
 Acres: **58.69**  
 Date: **9/23/2025**



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

| Area Symbol: IA141, Soil Area Version: 29 |                                                                               |       |                  |             |             |                  |             |             |                   |
|-------------------------------------------|-------------------------------------------------------------------------------|-------|------------------|-------------|-------------|------------------|-------------|-------------|-------------------|
| Code                                      | Soil Description                                                              | Acres | Percent of field | CSR2 Legend | Water Table | Non-Irr Class *c | CSR2**      | CSR         | *n NCCPI Soybeans |
| 91                                        | Primghar silty clay loam, 0 to 2 percent slopes                               | 26.43 | 45.0%            |             | 3.5ft.      | lw               | 100         | 80          | 78                |
| 310B                                      | Galva silty clay loam, 2 to 5 percent slopes                                  | 10.00 | 17.0%            |             | > 6.5ft.    | lle              | 95          | 70          | 75                |
| 92                                        | Marcus silty clay loam, 0 to 2 percent slopes                                 | 9.63  | 16.4%            |             | 2.5ft.      | llw              | 94          | 75          | 75                |
| 133                                       | Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded | 7.67  | 13.1%            |             | 2.5ft.      | llw              | 78          | 73          | 80                |
| 77C2                                      | Sac silty clay loam, loam substratum, 5 to 9 percent slopes, eroded           | 4.34  | 7.4%             |             | 6.4ft.      | llle             | 88          | 51          | 72                |
| 310                                       | Galva silty clay loam, 0 to 2 percent slopes                                  | 0.62  | 1.1%             |             | > 6.5ft.    | l                | 100         | 75          | 77                |
| <b>Weighted Average</b>                   |                                                                               |       |                  |             |             | <b>1.61</b>      | <b>94.4</b> | <b>74.4</b> | <b>*n 76.8</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.





Aerial Map



Boundary Center: 43° 13' 1.09, -95° 50' 51.95

0ft 825ft 1650ft



18-97N-42W  
O'Brien County  
Iowa



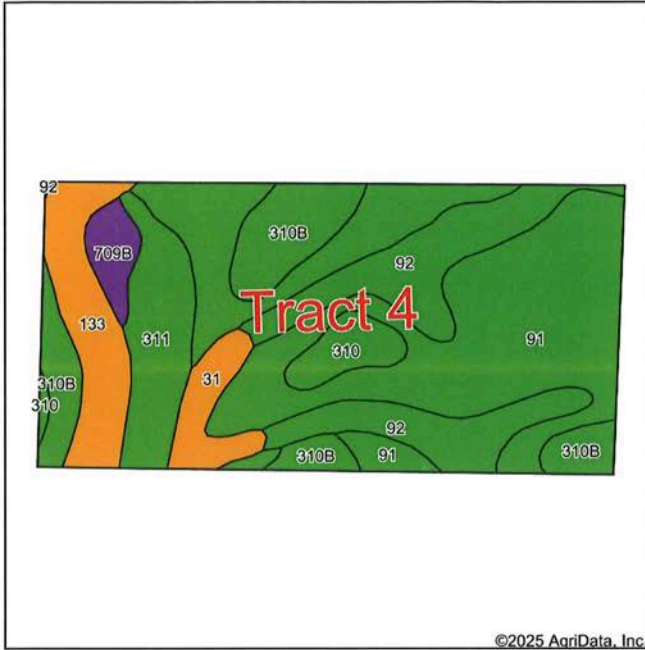
9/23/2025

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





## Soils Map



State: **Iowa**  
 County: **O'Brien**  
 Location: **18-97N-42W**  
 Township: **Floyd**  
 Acres: **80.26**  
 Date: **9/23/2025**



Maps Provided By:



| Area Symbol: IA141, Soil Area Version: 29 |                                                                                |       |                  |             |             |                  |        |      |                   |
|-------------------------------------------|--------------------------------------------------------------------------------|-------|------------------|-------------|-------------|------------------|--------|------|-------------------|
| Code                                      | Soil Description                                                               | Acres | Percent of field | CSR2 Legend | Water Table | Non-Irr Class *c | CSR2** | CSR  | *n NCCPI Soybeans |
| 91                                        | Primghar silty clay loam, 0 to 2 percent slopes                                | 34.53 | 43.0%            | ■           | 3.5ft.      | Iw               | 100    | 80   | 78                |
| 92                                        | Marcus silty clay loam, 0 to 2 percent slopes                                  | 13.54 | 16.9%            | ■           | 2.5ft.      | Ilw              | 94     | 75   | 75                |
| 310B                                      | Galva silty clay loam, 2 to 5 percent slopes                                   | 9.89  | 12.3%            | ■           | > 6.5ft.    | Ile              | 95     | 70   | 75                |
| 133                                       | Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded  | 7.18  | 8.9%             | ■           | 2.5ft.      | Ilw              | 78     | 73   | 80                |
| 311                                       | Galva silty clay loam, stratified substratum, 0 to 2 percent slopes            | 6.91  | 8.6%             | ■           | > 6.5ft.    | I                | 100    | 74   | 75                |
| 31                                        | Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded             | 3.27  | 4.1%             | ■           | 2.5ft.      | Ilw              | 80     | 72   | 68                |
| 310                                       | Galva silty clay loam, 0 to 2 percent slopes                                   | 2.85  | 3.6%             | ■           | > 6.5ft.    | I                | 100    | 75   | 77                |
| 709B                                      | Fairhaven silt loam, 32 to 40 inches to sand and gravel, 2 to 5 percent slopes | 2.09  | 2.6%             | ■           | > 6.5ft.    | Ile              | 54     | 63   | 50                |
| Weighted Average                          |                                                                                |       |                  |             |             |                  | 1.45   | 94.4 | 75.8              |
|                                           |                                                                                |       |                  |             |             |                  |        |      | *n 75.9           |

\*\*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.







United States  
Department of  
Agriculture

O'Brien 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

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).

Non-Irrigated  
Corn-Yellow-Grain  
Soybeans-Common-Grain

Tract Cropland Total: 285.14 acres

2025 Program Year

Map Created December 03, 2024

**Farm 668**

**Tract 11**

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|                                                                                                                                                             |                                               |                                                                                       |                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------|
| <b>CRP-1</b><br>(05-05-25)<br><br><b>U.S. DEPARTMENT OF AGRICULTURE</b><br>Commodity Credit Corporation<br><br><b>CONSERVATION RESERVE PROGRAM CONTRACT</b> | 1. ST. & CO. CODE & ADMIN. LOCATION<br>19 141 |                                                                                       | 2. SIGN-UP NUMBER<br>52         |
|                                                                                                                                                             | 3. CONTRACT NUMBER<br>11413                   |                                                                                       | 4. ACRES FOR ENROLLMENT<br>6.95 |
| 5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)<br>O BRIEN COUNTY FARM SERVICE AGENCY<br>315 SOUTH RERICK<br>PRIMGHAR, IA51245-7714                        | 6. TRACT NUMBER<br>11                         | 7. CONTRACT PERIOD<br>FROM: (MM-DD-YYYY)<br>10-01-2019 TO: (MM-DD-YYYY)<br>09-30-2029 |                                 |
| 5B. COUNTY FSA OFFICE PHONE NUMBER<br>(Include Area Code): (712) 757-3835                                                                                   | 8. SIGNUP TYPE:<br>Continuous                 |                                                                                       |                                 |

**INSTRUCTIONS:** RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

**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                                              | \$ 224.00   | 10. Identification of CRP Land (See Page 2 for additional space) |              |                 |          |
| 9B. Annual Contract Payment                                           | \$ 1,557.00 | A. Tract No.                                                     | B. Field No. | C. Practice No. | D. Acres |
| 9C. First Year Payment                                                | \$          | 11                                                               | 0011         | CP21            | 0.92     |
| (Item 9C is applicable only when the first year payment is prorated.) |             | 11                                                               | 0021         | CP8A            | 1.00     |
|                                                                       |             | 11                                                               | 0031         | CP21            | 1.54     |

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

|                                                                                                                                                                               |                                    |                    |                                                                                 |                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------|---------------------------------------------------------------------------------|-----------------------|
| A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)<br>JOSEPH S BROCK TRUST<br>1 WELLS FARGO BANK TRUST<br>6109 S OLD VILLAGE PL STE 200<br>STOUC FALLS, SD57108-2106      | (2) SHARE<br>50.00 %               | (3) SIGNATURE (By) | (4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY | (5) DATE (MM-DD-YYYY) |
| B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)<br>HELEN S BRELFORD TRUST IA<br>1 WELLS FARGO BANK TRUST<br>6109 S OLD VILLAGE PL STE 200<br>STOUC FALLS, SD57108-2106 | (2) SHARE<br>50.00 %               | (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<br>%                     | (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 |                    |                                                                                 | B. DATE (MM-DD-YYYY)  |

**NOTE: Privacy Act Statement:** 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), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), and the Conservation Reserve Program 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).

**Non-Discrimination Statement:** 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, 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 State or local agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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 <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint> 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, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov).

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Date Printed: 09/12/2025



**CONTINUATION OF ITEM 10 – Identification of CRP Land**

[illegible]

Date Printed: 09/12/2025



IOWA  
O'BRIEN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 668

Prepared : 9/12/25 2:30 PM CST

Crop Year : 2025

Operator Name

CRP Contract Number(s) : 11413

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 |
|--------------------|--------------------|------------------------|----------------|------|------|------|-----------|----------------------|------------------|
| 293.69             | 285.14             | 285.14                 | 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               | 278.19                 | 0.00           |      |      | 6.95 | 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         | 138.50        | 0.00                        | 176       |     |
| Soybeans     | 137.30        | 0.00                        | 48        |     |
| <b>TOTAL</b> | <b>275.80</b> | <b>0.00</b>                 |           |     |

## NOTES

|  |
|--|
|  |
|--|

Tract Number : 11

Description : E2SE4&amp;S2SE4NE4 SEC7&amp;E2E2&amp;SW4SE4 18 97-42 FLOYD

FSA Physical Location : IOWA/O'BRIEN

ANSI Physical Location : IOWA/O'BRIEN

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : HELEN B BRELSFORD TRUST IA, JOSEPH S BROCK TRUST

Other Producers : None

Recon ID : None

## Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP  | EWP  | WRP  | GRP  | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 293.69    | 285.14   | 285.14       | 0.00 | 0.00 | 0.00 | 0.00 | 0.0       |



IOWA  
O'BRIEN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 668  
Prepared : 9/12/25 2:30 PM CST  
Crop Year : 2025

Tract 11 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP  | MPL  | DCP Ag. Rel Activity | SOD  |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00               | 0.00               | 278.19                 | 0.00           | 6.95 | 0.00 | 0.00                 | 0.00 |

DCP Crop Data

| Crop Name    | Base Acres    | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|---------------|-----------------------------|-----------|
| Corn         | 138.50        | 0.00                        | 176       |
| Soybeans     | 137.30        | 0.00                        | 48        |
| <b>TOTAL</b> | <b>275.80</b> | <b>0.00</b>                 |           |

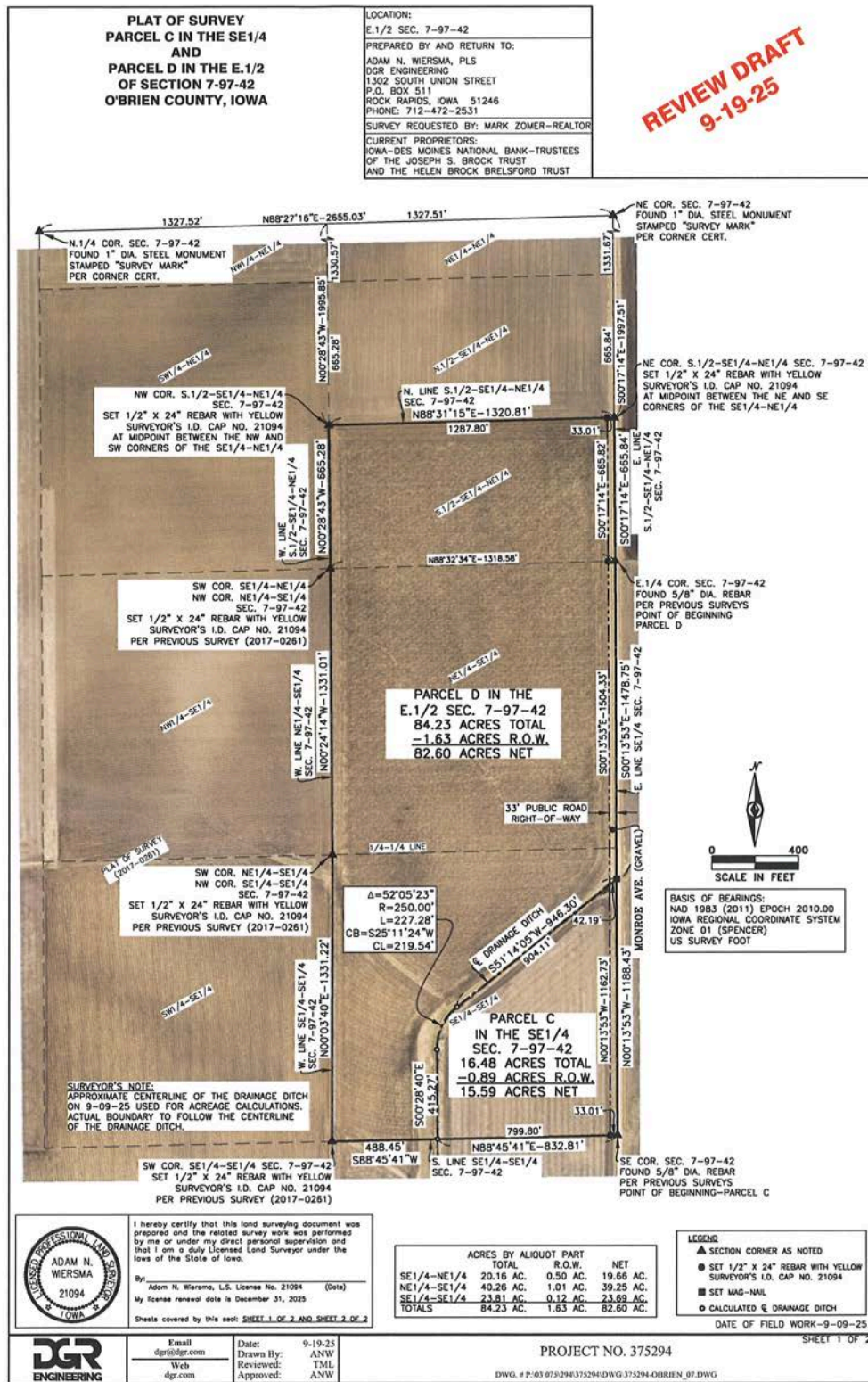
NOTES

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, 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.

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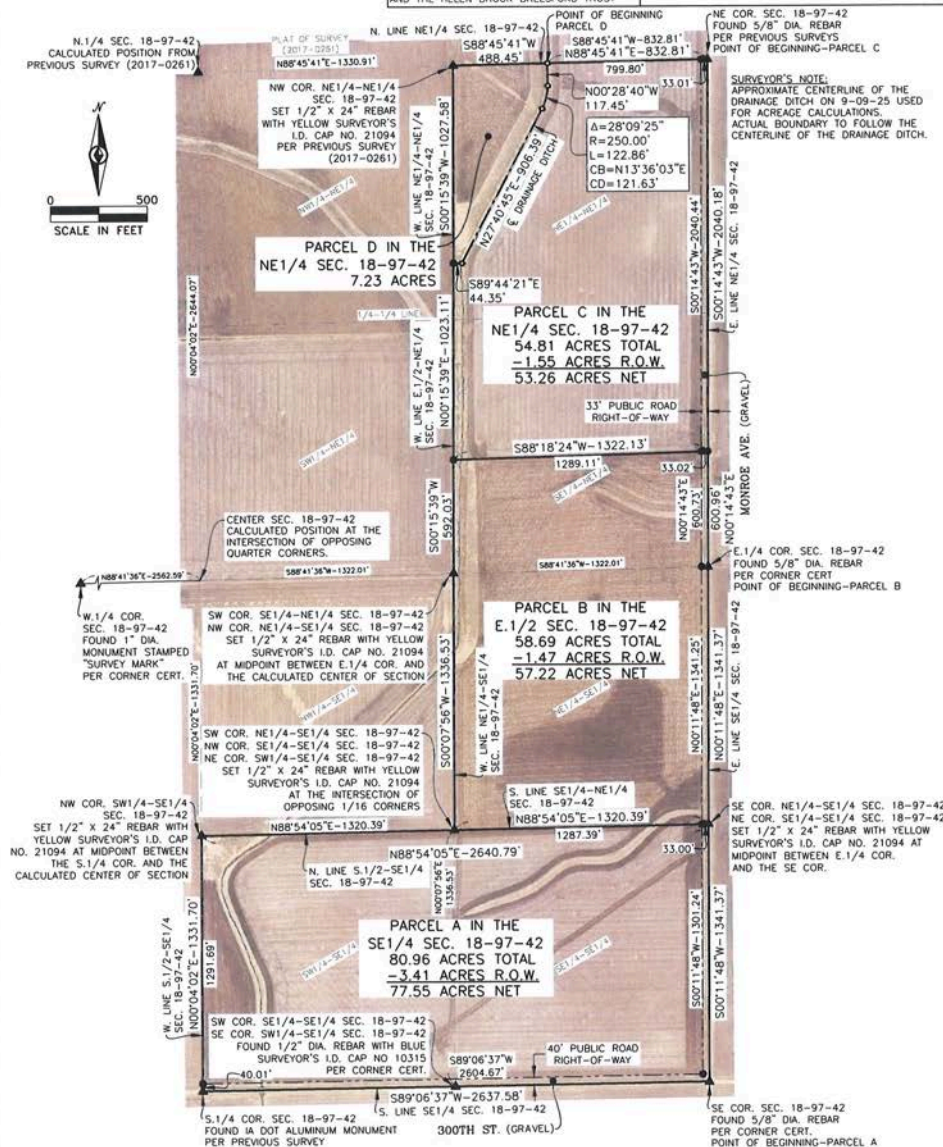
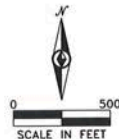


**PLAT OF SURVEY  
PARCEL A IN THE SE1/4  
AND  
PARCEL B IN THE E1/2  
AND  
PARCELS C AND D IN THE NE1/4  
OF SECTION 18-97-42  
O'BRIEN COUNTY, IOWA**

LOCATION:  
E. 1/2 SEC. 18-97-42  
PREPARED BY AND RETURN TO:  
ADAM N. WERSMA, PLS  
DGR ENGINEERING  
1302 SOUTH UNION STREET  
P.O. BOX 511  
ROCK RAPIDS, IOWA 51246  
PHONE: 712-472-2531  
SURVEY REQUESTED BY: MARK ZOMER-REALTOR  
CURRENT PROPRIETORS:  
IOWA-DES MOINES NATIONAL BANK-TRUSTEES  
OF THE JOSEPH S. BROCK TRUST  
AND THE HELEN BROCK BRELSFORD TRUST

**REVIEW DRAFT  
9-19-25**

N. 1/4 SEC. 18-97-42  
CALCULATED POSITION FROM  
PREVIOUS SURVEY (2017-0261)



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: Adam N. Wersma, L.S. License No. 21094 (Date)  
My license renewal date is December 31, 2025

Sheets covered by this seal: SHEET 1 OF 2 AND SHEET 2 OF 2

**BASIS OF BEARINGS:**  
NAD 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. 21094  
○ CALCULATED & DRAINAGE DITCH

DATE OF FIELD WORK-9-09-25



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

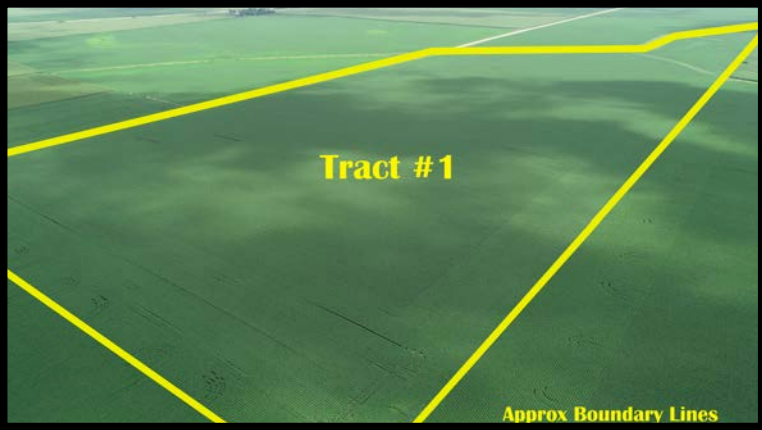
Date:  
9-19-25  
Drawn By:  
ANW  
Reviewed:  
TML  
Approved:  
ANW

PROJECT NO. 375294

DWG. # P-01075-294-375294-DWG-375294-000000-18.DWG

SHEET 1 OF 2





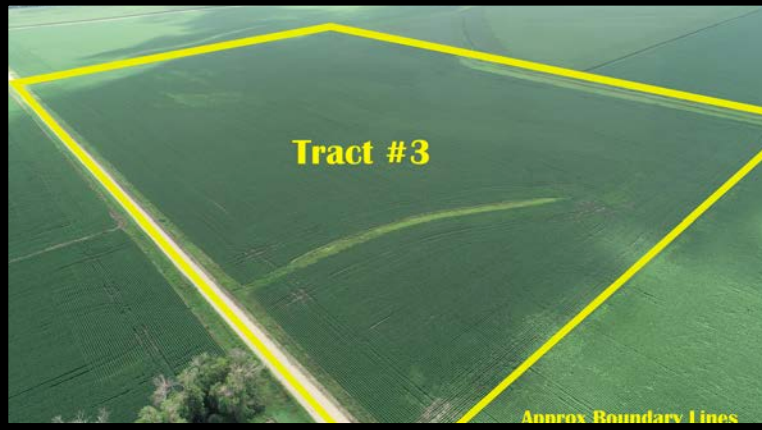
Tract #1

**TRACT 1: 91.46+/- ACRES**  
**CSR2 - 95.7**

**TRACT 2: 71.29+/- ACRES**  
**CSR2 - 95**



Tract #2



Tract #3

**TRACT 3: 58.69+/- ACRES**  
**CSR2 - 94.4**



Tract #4











# **ZOMER COMPANY**

## **REALTY & AUCTION**

### **YOUR FARMLAND & EQUIPMENT SPECIALISTS**

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

**712-476-9443**

**[zomercompany.com](http://zomercompany.com)**



**ZOMER COMPANY**  
REALTY & AUCTION

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