



Live

PUBLIC LAND AUCTION

UPCOMING LIVE/ONLINE
PUBLIC FARMLAND
AUCTION OF 2 TRACTS
OF HIGH CALIBER
FARMLAND IN **LINCOLN
TWP, SIOUX COUNTY, IA**

Sale Date:

October 22, 2025

@ 10:30 A.M.

**HEIRS OF DONALD & JANET DE GROOT
OWNER**

**120.17+/-
ACRES**



Tract #1



Tract #2

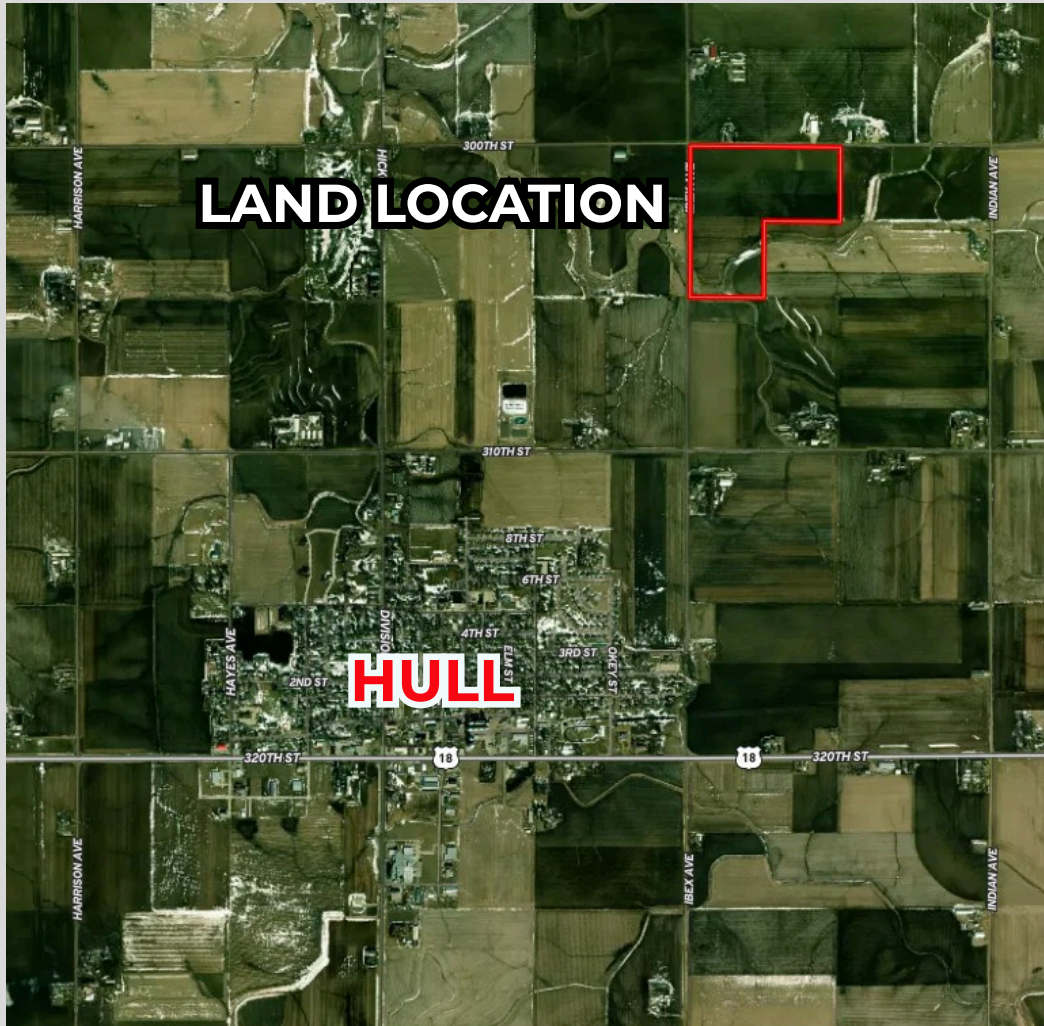


Call Us
712-476-9443



Visit Our Website
www.zomercompany.com

Auctioneer's Note: The Zomer Company is honored to represent the De Groot family in offering at auction these outstanding Sioux County, IA farms! Land in Eastern Lincoln TWP is not something that is often available for purchase and when the opportunity arises to purchase land in this area it is an opportunity that you do not want to pass up! Make plans today to purchase one or both of these farms! "Don't wait to buy land, Buy land and wait!"



Tract Locations: From Casey's in Hull, IA go 2 miles North on Division St./Hickory Ave. then go 1 mile East on 300th St. to the site of Tract 1 then go South on Ibox Ave. for 1/4 mile to Tract 2. The tracts are adjoining and both are on the East side of Ibox Ave. and Tract 1 also adjoins 300th St. Auction Signs will be posted.

Auction of the property to be held at the Sioux County Ag Expo Grounds(Former Airport)(3028 360th St., Sioux Center, IA 51250)



Abbreviated Legal Description of Tract 1: The N1/2 of the Northwest Quarter of Section 24, TWP 97N, Range 45W, Sioux County, IA. Subject to all easements and public roads of record.

General Description of Tract 1: According to the county assessor, this property contains 80.13+/- gross acres. According to FSA, this farm contains approx. 77.15+/- tillable acres. This farm has base acres combined with the adjoining farmland and will undergo a reconstitution with FSA due to the recent split. This farm is classified as NHEL. According to the FSA office this farm has a PLC yield of 188bu on corn and a PLC yield of 55bu on soybeans. The predominant soil types include: 310B, B2-Galva, 91, B-Primghar, 92-Marcus. The average CSR2 is 94.5. The average CSR1 is 70.2. This farm features 1/2 mile rows and excellent soil ratings and is a farm that you can ride by and be proud to own! This is a rare chance to own a premium tract of Sioux County, IA farmland! With its excellent soil ratings and great access to nearby grain terminals, this farm is perfectly suited for both row crop production and a long term investment for your farming operation or investment portfolio! Whether you are expanding your current operation or entering the market, this property is one to seriously consider!

Abbreviated Legal Description of Tract 2: The SW1/4 of the Northwest Quarter of Section 24, TWP 97N, Range 45W, Sioux County, IA. Subject to all easements and public roads of record.

General Description of Tract 2: According to the county assessor, this property contains 40.04+/- gross acres. According to FSA, this farm contains approx. 30.29+/- acres which are currently tillable and approx. 8.77+/- acres which are in grassland and are currently hayed! This farm has base acres combined with the adjoining farmland and will undergo a reconstitution with FSA due to the recent split. This farm is classified as NHEL. According to the FSA office this farm has a PLC yield of 188bu on corn and a PLC yield of 55bu on soybeans. The predominant soil types include: 810, B2-Galva, P733-Calco, 310B, B2, C2-Galva, 91B-Primghar, 78C2-Sac, 31-Afton. The average CSR2 is 90.2. The average CSR1 is 68.5. This farm features an excellent soil rating and is in a great location! A portion of the property in the SE corner of the farm is currently accessed from the adjoining neighbor and buyer will need to make buyer's own arrangements for access/installation of a crossing to access this portion of the farm. If you are looking for a smaller tract of land to purchase as your first farm or are looking to add to your current operation or investment portfolio then this is a farm that you will want to seriously consider purchasing! Also if you are looking for a larger tract of farmland this farm if purchased in conjunction with Tract 1 offers the opportunity to put together one contiguous 120.17+/- Acre tract of farmland!

Method of sale: Auction to be held at the site of Sioux County Ag Expo Grounds (Former Airport) (3028 360th St., Sioux Center, IA 51250) Tracts 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 both of the tracts. If the top bidder selects only one of the tracts then whichever tract is then remaining will then be sold. If the top bidder in the round of choice selects both of the tracts then the auction will be over. 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 both tracts in the round of choice. Final bid shall be times the gross surveyed acres. These farms have been surveyed and the final bid price shall be taken times the gross survey acres.

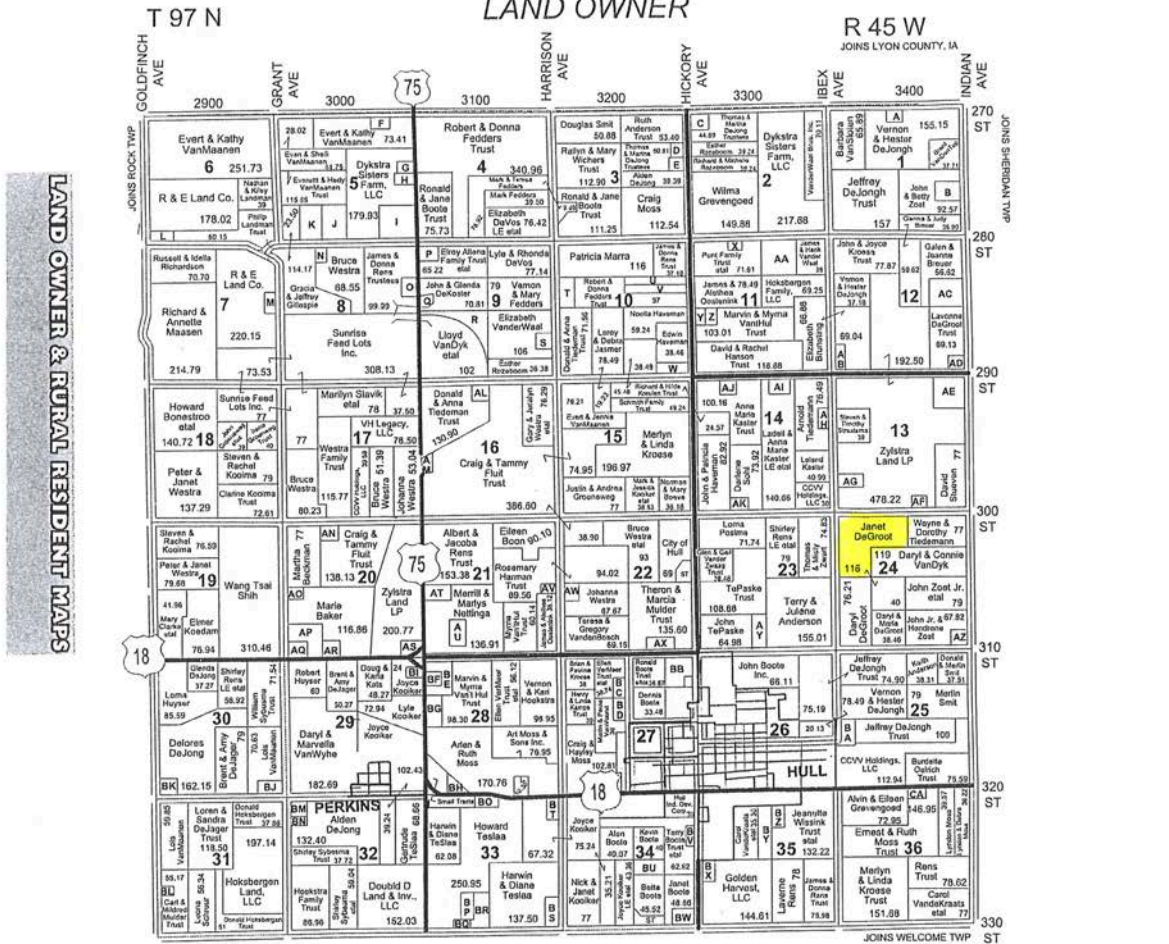
Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,738.00 per year on Tract 1 and approx. \$1,306.00 per year on Tract 2. Seller will pay the 2025 taxes which are due and payable in March and Sept of 2026.

Possession: Buyer will receive possession of the farms 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 January 8, 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. One of the seller's of this property is a licensed real estate agent in Iowa. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. **Thomas J. Whorley & Avery Van Holland, Heidman Law Firm—Attorney for sellers.**

LINCOLN TWP

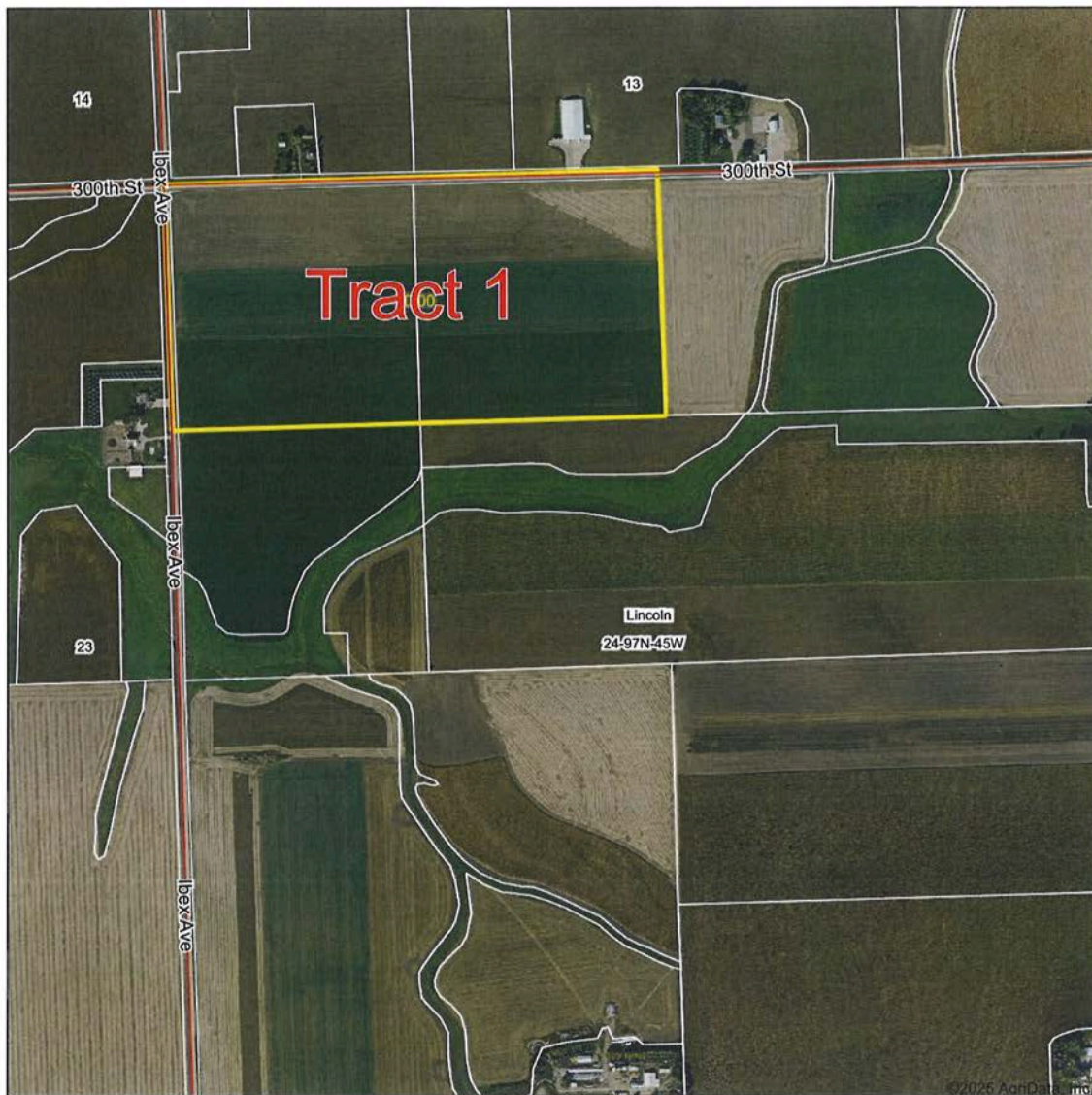
LAND OWNER



- Small Tracts**
- Section 1 A Dennis Kroese - 9.61
 B Zoet Farms Inc. - 24
 Section 2 C Henry & Harriet Kattenberg - 6.93
 D Countryside Family Inc. - 5.76
 E DeJong Family Farm Inc. - 10.44
 F Lincoln Pork, LLC - 7.98
 G Hasche Farms Inc. - 6.92
 H Chad & Tonya Zomer - 10.05
 I Larry & Paige VanVeldhuizen - 35.58
 J Mark & Teresa Fedders - 25.24
 K Robert & Donna Fedders - 24.55
 L Nathan & Kiley Landman - 10.90
 Section 7 M Landman Ltd. - 11.06
 N Brett Westra - 7.36
 O Eric & Jana Rens - 8.98
 Section 9 P Henry & Cheryl Kals - 10.45
 Q Sioux County - 7.54
 R Schmitz Family Trust - 36.94
 S Paul & Jennifer VanderWaal - 10.32
 Section 10 T Ryan Fedders - 18.14
 U Daniel & Dana Fedders - 19.62
 V Mark & Teresa Fedders - 19.57
 W Edwin & Noella Haveman - 17.78
- Section 11 X Justin Pollema - 5.44
 Y Mitchell & Amber Nettinga - 7.30
 Z Hendrik & Deborah Kattenberg - 7.65
 AA John & Delores Hoksbergen Trust - 39
- Section 12 AB Steve & Angie Maassen - 9.25
 AC John & Joyce Kroese Trust - 32.83
 AD Brent DeGroot - 5.02
 Section 13 AE St. Paul Evgl. Lutheran Church - 37.87
 AF Stanley & Ruth Zylstra Trust - 5.52
 AG Carl & Nicole Zylstra - 14
 Section 14 AH Dilon & Ashley Brummel - 6.02
 AI Leland & Jana Kaster - 16.82
 AJ Leland & Jana Kaster - 14.20
 AK Douglas & Daria VandenTop - 5.08
 Section 16 AL Noah & Anna Fedders - 5.42
 AM Value Added Pork Inv., LLC - 6.96
 Section 20 AN Steven & Tonja Westra - 8.70
 AO Westview Pork Inc. - 6.92
 AP Gary & Joanne Bakker - 25.60
 AQ Arlen & Tori Bakker - 10.79
 AR Alan & Avis Bakker - 11.76
 AS J & S Livestock Inc. - 8.81
 Section 21 AT Marlys Nettinga - 14.45
 AU Merrill Nettinga - 14.48
 AV Michael & Rebecca Harman - 13.18
 Section 22 AW Gary & Jeralyn Westra - 10.72
 AX VanRagenmorter Pork Inc. - 13.66
- Section 23 AY City of Hull - 19.41
 Section 24 AZ BJ Swine Inc. - 8.08
 Section 25 BA Sidney & Debra Sandbulte - 13.36
 Section 27 BB Mark & Cindy Warmtjes - 37.45
 BC Midwest Protestant Reformed Secondary Ed. Society - 16.87
 BD Hope Cemetery Association - 13.81
 Section 28 BE Dean & Mary Oostra - 22.46
 BF Matthew & Rebecca Oostra - 9.44
 BG Merrill & Marlys Nettinga - 20
 BH Arlan Moss - 13.12
 Section 29 BI Nick & Janet Koelker - 6.96
 Section 30 BJ Carol VanVoorst Trust - 6.57
 BK Zachary & Jamie DeJager - 7.15
 Section 31 BL Dylan & Abbie Ohlson - 5.54
 Section 32 BM DeJong Farm Inc. - 9.21
 BN Alden & Twyla DeJong - 5.22
 Section 33 BO Leader Ag Inc. - 12.55
 BP Howard & Gertrude Teslaa - 15.72
 BQ Bradley & Debra Krommendyk - 5.87
 BR Harwin TeStaa - 19.01
 BS Daniel & Kathy DeWit - 15.27
 BT Stephen & Daanne DeJong - 6.08
 Section 34 BU Terry Boote - 20.11
 BV Trega Foods Ltd. - 12.06
 BW Evan & Shondra Wielenga - 8.45
 Section 35 BX Evert & Jennie VanMaanen - 9.50
 BY Southside Holdings, LLC - 20
 BZ Eric & Marianne Bleeker - 5.10
 Section 36 CA VanShepen Properties, LLC - 6.93

SIoux COUNTY, IA

Aerial Map



Boundary Center: 43° 12' 47.2, -96° 6' 46.26

0ft 835ft 1671ft

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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24-97N-45W
Sioux County
Iowa

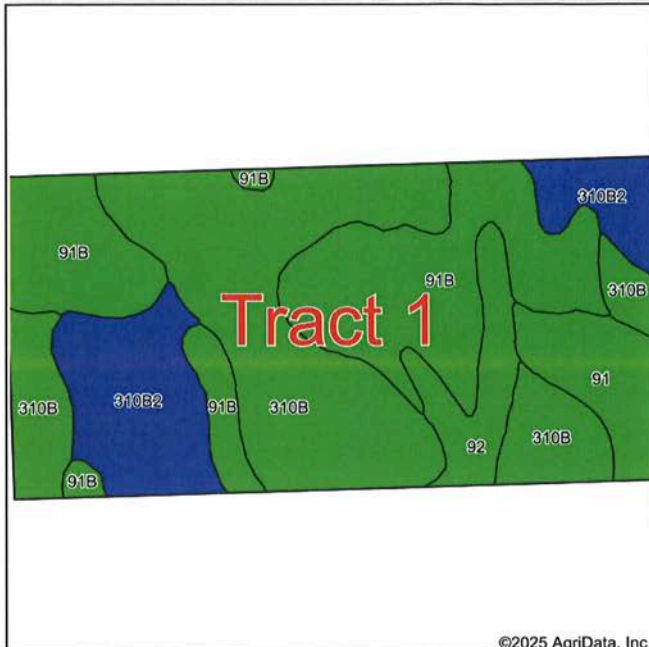


9/8/2025

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

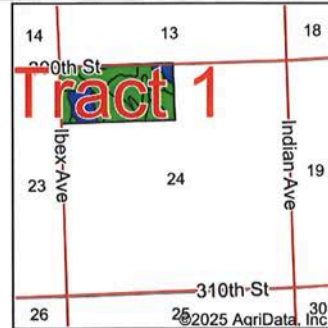


Soils Map



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Sioux**
 Location: **24-97N-45W**
 Township: **Lincoln**
 Acres: **80**
 Date: **9/8/2025**



Maps Provided By:



Area Symbol: IA167, Soil Area Version: 34										
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	31.32	39.0%		> 6.5ft.	Ile	95	67	75	
91B	Primghar silty clay loam, 2 to 5 percent slopes	25.09	31.4%		3.5ft.	Ile	95	75	78	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	12.97	16.2%		> 6.5ft.	Ile	90	65	67	
91	Primghar silty clay loam, 0 to 2 percent slopes	5.77	7.2%		3.5ft.	Iw	100	77	78	
92	Marcus silty clay loam, 0 to 2 percent slopes	4.85	6.1%		2.5ft.	Ilw	94	72	75	
Weighted Average						1.93	94.5	70.2	*n 74.9	

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

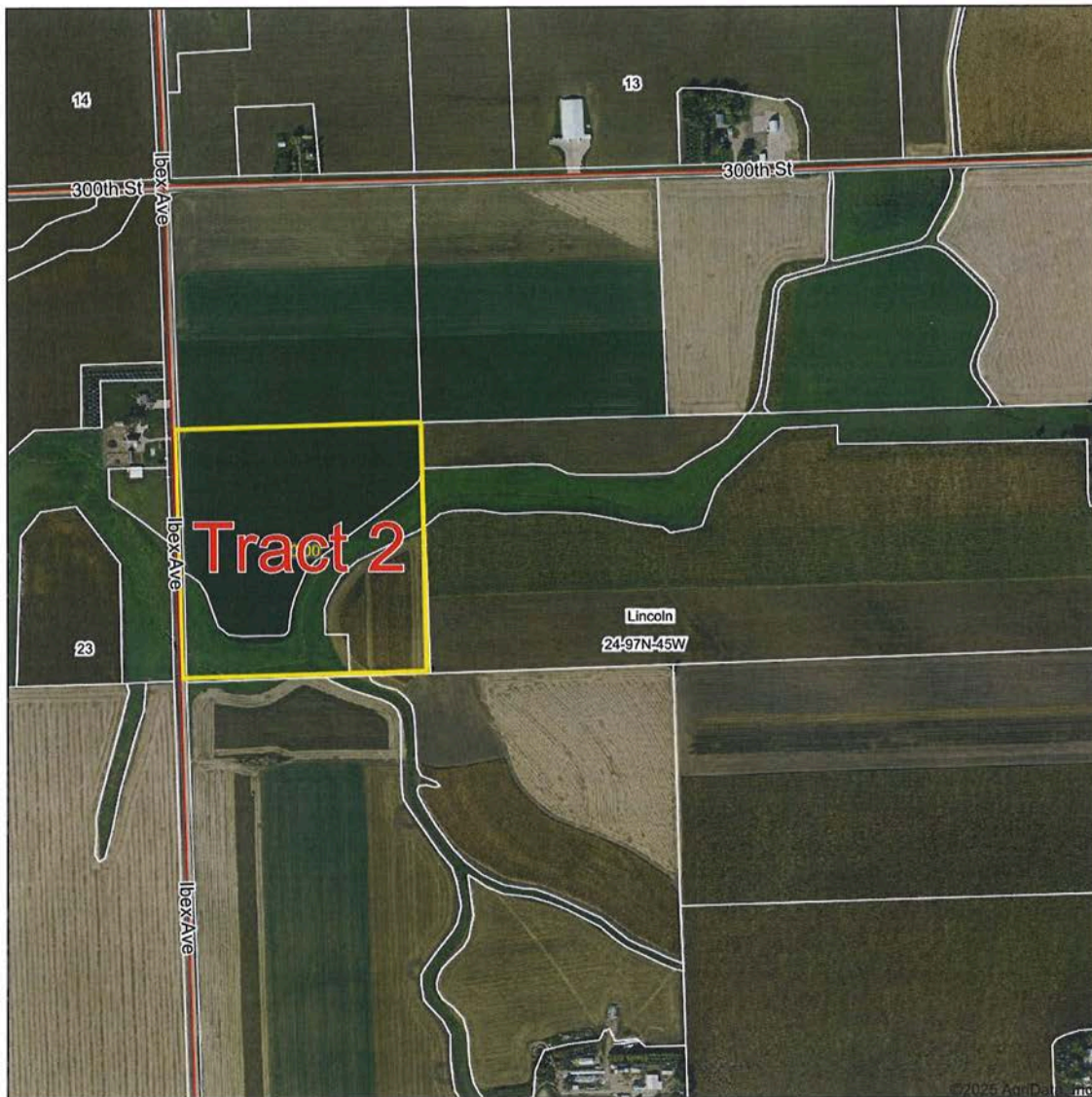
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Aerial Map



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 43° 12' 34.24, -96° 6' 55.13

24-97N-45W
Sioux County
Iowa

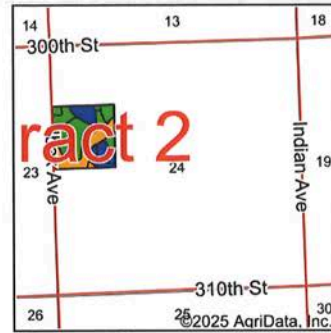
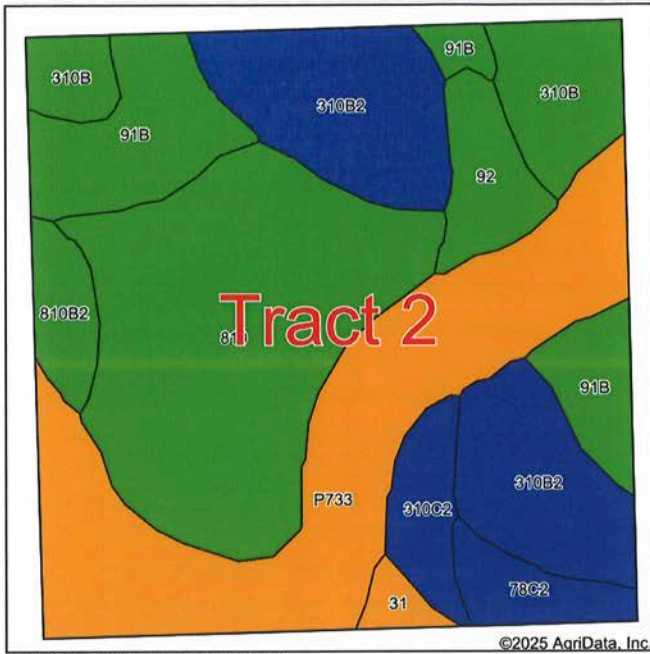
0ft 835ft 1671ft



9/8/2025



Soils Map



State: Iowa
County: Sioux
Location: 24-97N-45W
Township: Lincoln
Acres: 40
Date: 9/8/2025



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

Area Symbol: IA167, Soil Area Version: 34									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
810	Galva silty clay loam, terrace, 0 to 2 percent slopes	10.50	26.4%		> 6.5ft.	I	100	70	77
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	9.81	24.5%		6.5ft.	Ilw	78		75
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	6.85	17.1%		> 6.5ft.	Ile	90	65	67
91B	Primghar silty clay loam, 2 to 5 percent slopes	4.43	11.1%		3.5ft.	Ile	95	75	78
310B	Galva silty clay loam, 2 to 5 percent slopes	2.80	7.0%		> 6.5ft.	Ile	95	67	75
92	Marcus silty clay loam, 0 to 2 percent slopes	1.57	3.9%		2.5ft.	Ilw	94	72	75
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	1.36	3.4%		> 6.5ft.	IIIle	84	51	65
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	1.19	3.0%		6.4ft.	IIIle	82	47	66
810B2	Galva silty clay loam, terrace, 2 to 5 percent slopes, eroded	1.07	2.7%		> 6.5ft.	Ile	92	63	65
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.42	1.0%		2.5ft.	Ilw	80	69	68
Weighted Average						1.80	90.2	*-	*n 73.5

**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.

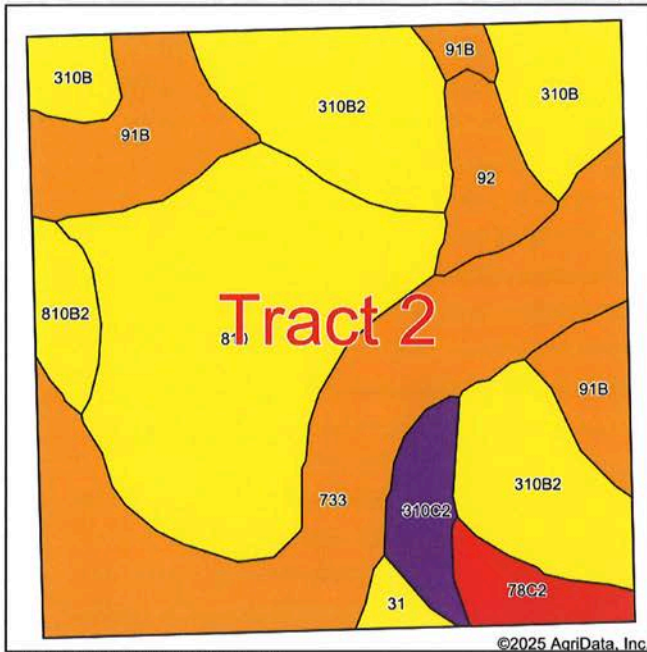
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

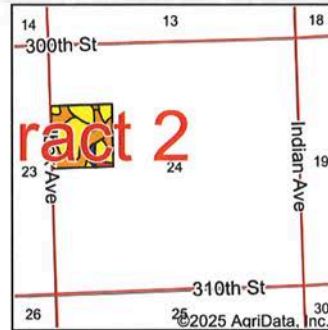


Soils Map



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Sioux**
 Location: **24-97N-45W**
 Township: **Lincoln**
 Acres: **40**
 Date: **9/8/2025**



Maps Provided By:
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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*	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome grass AUM	Soybeans Bu
810	Galva silty clay loam, benches, 0 to 2 percent slopes	10.53	26.4%		> 6.5ft.	I	70	6.3	5.2	182	3	92	5	46
733	Calco silty clay loam, 0 to 2 percent slopes	9.78	24.4%		2.5ft.	Ilw	72	6.4	3.8	184	3.1	94	5.1	47
310B2	Galva silty clay loam, 2 to 5 percent slopes, moderately eroded	6.87	17.2%		> 6.5ft.	Ile	65	6.2	5	175	3	90	4.9	45
91B	Primghar silty clay loam, 2 to 5 percent slopes	4.43	11.1%		3.5ft.	Ile	75	6.8	5.3	188	3.2	99	5.4	50
310B	Galva silty clay loam, 2 to 5 percent slopes	2.82	7.0%		> 6.5ft.	Ile	67	6.4	5.2	177	3.1	93	5.1	47

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*	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome grass AUM	Soybeans Bu
92	Marcus silty clay loam, 0 to 2 percent slopes	1.57	3.9%		2.5ft.	Ilw	72	6.7	3.9	184	3.2	98	5.3	49
310C2	Galva silty clay loam, 5 to 9 percent slopes, moderately eroded	1.36	3.4%		> 6.5ft.	Ille	51	5.9	4.8	156	2.8	86	4.7	43
78C2	Sac silty clay loam, 5 to 9 percent slopes, moderately eroded	1.16	2.9%		4.5ft.	Ille	47	5.5	4.5	150	2.7	81	4.4	41
810B2	Galva silty clay loam, benches, 2 to 5 percent slopes, moderately eroded	1.08	2.7%		> 6.5ft.	Ile	63	6	4.9	172	2.8	87	4.8	44
31	Afton silty clay loam, 0 to 2 percent slopes	0.40	1.0%		2.5ft.	Ilw	69	6.4	3.8	180	3.1	94	5.1	47
Weighted Average							1.80	68.5	6.3	4.7	179.6	3	92.6	46.4

*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





United States
Department of
Agriculture

Sioux County, Iowa



Legend

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

Wetland Determination

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

Tract Cropland Total: 106.55 acres

2025 Program Year

Map Created May 30, 2025

Farm 11227

Tract 42704

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.



IOWA
SIOUX

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11227

Prepared : 8/29/25 1:41 PM CST

Crop Year : 2025

Operator Name

CRP Contract Number(s) : None

Recon ID : 19-167-2018-233

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
270.36	243.03	243.03	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	243.03		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	155.40	0.00	188	0
Soybeans	59.10	0.00	55	0
TOTAL	214.50	0.00		

NOTES

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IOWA
SIOUX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11227
Prepared : 8/29/25 1:41 PM CST
Crop Year : 2025

Tract Number : 42704
Description : N2 NW4 + SW4 NW4 SEC 24 LINCOLN
FSA Physical Location : IOWA/SIOUX
ANSI Physical Location : IOWA/SIOUX
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners
Other Producers : None
Recon ID : 19-167-2013-47

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
116.32	106.55	106.55	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	106.55	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	67.50	0.00	188
Soybeans	27.00	0.00	55
TOTAL	94.50	0.00	

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.

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

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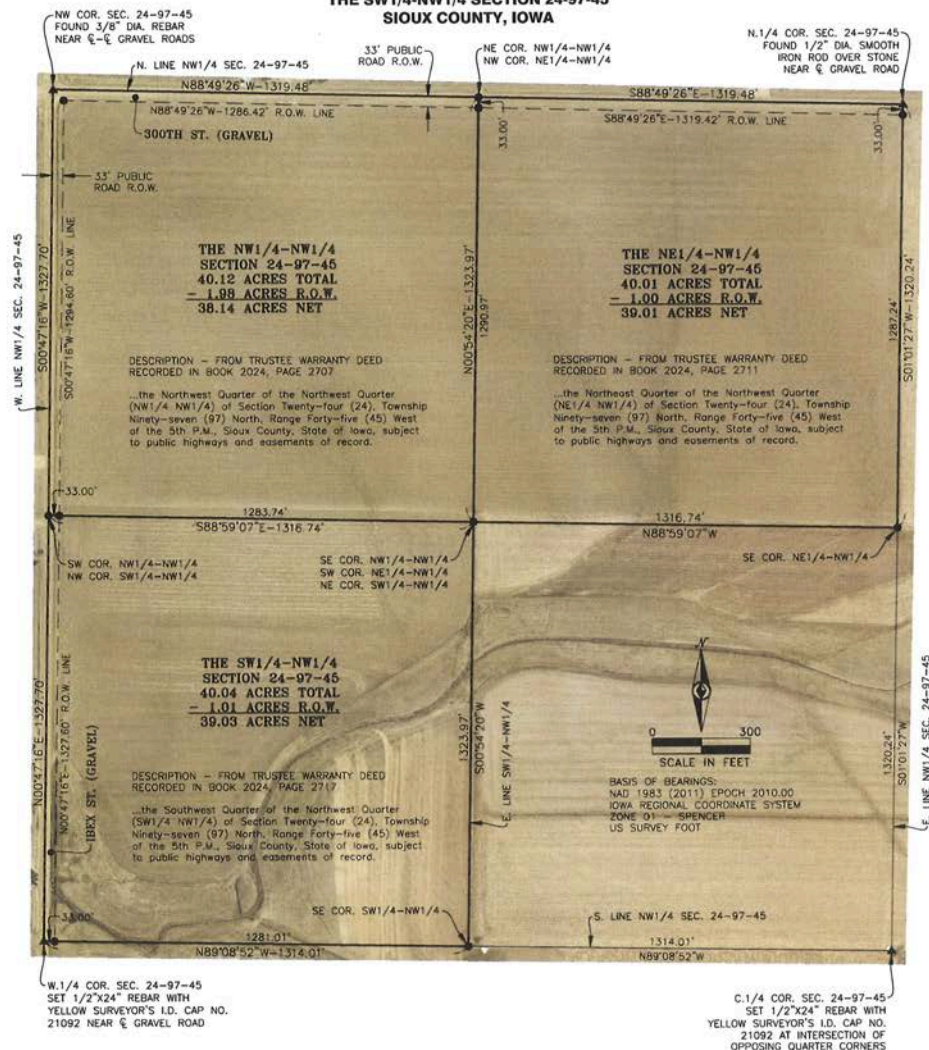
LOCATION:
NW1/4 SECTION 24-97-45

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:
NW1/4-NW1/4 - JOLENE REEDERS & MARLYS FREESE
SE1/4-NW1/4 - KARLA KEIZER & PATRICIA WOELBER
SW1/4-NW1/4 - DOUGLAS DE GROOT & DANIEL DE GROOT

**PLAT OF SURVEY
(RETRACEMENT)
THE NW1/4-NW1/4, THE NE1/4-NW1/4 AND
THE SW1/4-NW1/4 SECTION 24-97-45
SIOUX 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. Lohman, L.S. License No. 21092 (Date) _____
My license renewal date is December 31, 2025

Sheets covered by this seal: THIS SHEET ONLY

LEGEND
 ▲ SECTION CORNER AS NOTED
 ● SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
 DATE OF FIELD WORK--9-325

DATE OF FIELD WORK-9-325



Email
dgr@dgr.com

Web
dgr.com

Date:	9-15-25
Drawn By:	TML
Reviewed:	ANW
Approved:	TML

PROJECT NO. 375285

DWG.#P:03/075/285-375285/DWG/375285 BOUND IRCS.DWG

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