

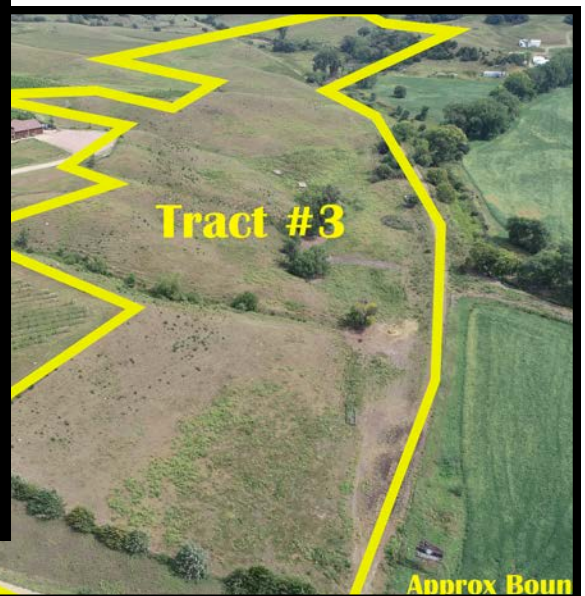
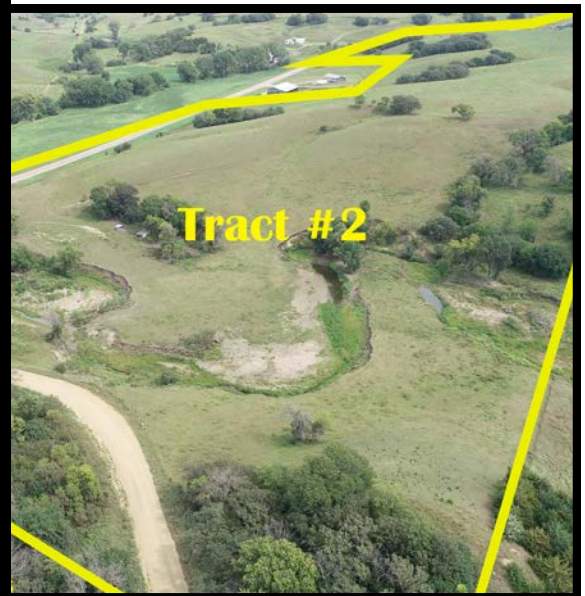
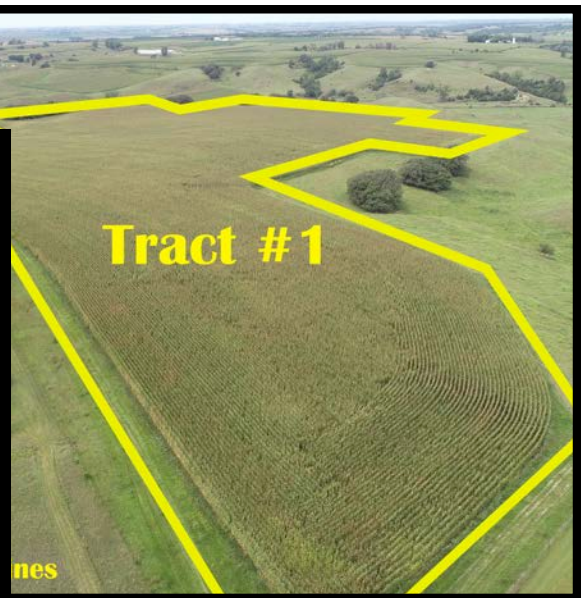
LIVE PUBLIC LAND AUCTION

Multi Parcel Land Auction Of 4
Separate Tracts Of Land
In **Lyon TWP, Lyon County, IA**
Consisting Of Cropland &
Pastureland

ROZEBOOM FAMILY TRUST—OWNERS

Sale Date:
November 29, 2025
@ 10:30 A.M.

ZOMER **Z** **COMPANY** **712-476-9443**
REALTY & AUCTION **ZOMERCOMPANY.COM**



Auctioneer's Note: The Zomer Company is excited to offer at auction this outstanding land buying opportunity! Cow Calf Operators, Farmers, Ranchers, Equestrians & Recreational enthusiasts this auction is for you! It is rare to find the opportunity to purchase this much of this type of land in one location! Pastureland, Recreational Property & Cropland in this area can be hard to find!



Location: From Oak St. Station in Inwood, IA go West on HWY 18 for 3 1/2 miles to the properties. Tracts 1, 3 & 4 are located on the North side of HWY 18 and Tracts 1 & 4 are accessed from HWY 18 and Tract 3 is accessed by continuing on HWY 18 to Able BLVD then going North on Able BLVD for 1/4 mile then Tract 3 is on the East side of the road. Tract 2 is located on the South side of HWY 18 and can be accessed from HWY 18 and from Able BLVD.

Auction of the tracts to be held at CFE (West Location, just 1/4 mile West of Oak St Station on HWY 18) in Inwood, IA. Watch zomercompany.com for inclement weather!



Abbreviated Legal Description of Tract 1: Parcel J in the SE1/4 of Section 15, TWP 98N, Range 48W, Lyon County, IA Subject to all public roads and easements of record.

General Description of Tract 1: This farm was surveyed and consists of 42.86+/- gross acres. According to Agri Data/Survey, this farm contains approx. 42+/- tillable acres making this farm virtually all tillable! Due to the current government shutdown the current base acres and PLC yields are unavailable. The predominant soil types include: 410B2, C2-Moody, 401D2-Crofton. The average CSR2 is 62.5. The average CSR1 is 51.3. This is an completely inside tract of farmland making it nearly all tillable! This farm is accessed through a permanent ingress/egress access easement through the adjoining property. This farm is situated in Western Lyon County, IA in Lyon TWP! It can be hard to find these smaller tracts of land in Lyon County and it is even rarer to find one that is nearly all tillable! If you are younger farmer, established operator or an investor looking at purchasing land for your operation or investment portfolio then do not pass up this opportunity!

Abbreviated Legal Description of Tract 2: Parcel N in the S1/2 of Section 15, TWP 98N, Range 48W, Lyon County, IA Subject to all public roads and easements of record.

General Description of Tract 2: Wow, what an opportunity to purchase a nice tract of pastureland in Lyon County, IA! This property was surveyed and consists of 86.05+/- gross acres. According to Agri Data/Survey, this farm contains approx. 77.23+/- net acres without the road and ditch! This property is all fenced and currently the water supply is from a couple creeks that run through the property! This property has a rolling topography offering tremendous views from the rolling hills! If you are cow calf operator, equestrian or outdoorsman then you know how hard it is to find property like this in Lyon County, IA and even rarer to find one of this size with good access from a hard surface road! Pastureland & Recreational properties are not easy to find and it may be decades before you have the opportunity again to purchase a property similar to this! This land will be available for you to enjoy and use in 2026! Do not pass up what may truly be a once in a lifetime opportunity to purchase this tract of land!

Abbreviated Legal Description of Tract 3: Parcel P in the W1/2 of Section 15, TWP 98N, Range 48W, Lyon County, IA Subject to all public roads and easements of record.

General Description of Tract 3: Pastureland in this area can be hard to find! This property was surveyed and consists of 53.52+/- gross acres. This tract of land has a rolling topography which offers some fantastic views! This property is nestled in the hills of Western Lyon County, IA just off a hard surface road and very close to the Iowa/South Dakota border! This property currently gets water from the creek which flows through the property. If you are looking for more pastureland for your cow calf operation, an equestrian looking for more acres or an outdoorsman looking for a unique property offering the privacy of nature then be sure to check out this auction! If this property is purchased separately from Tract 4 and either the buyer of Tract 3 or Tract 4 desires to have a fence between the properties then the cost to install this fence shall be shared between the buyer of Tract 3 & 4. There are a few portions of this properties fence that are not on the exact boundary line and any new fencing if any that is needed in the future will be governed by Iowa fence law! Pastureland & Recreational Land buyers do not pass up on the chance to purchase this outstanding tract of Lyon County, IA pastureland! Land in Lyon County, Iowa has for years proven to be a great investment!

Abbreviated Legal Description of Tract 4: Parcel I in the SE1/4 of Section 15, TWP 98N, Range 48W, Lyon County, IA Subject to all public roads and easements of record.

General Description of Tract 4: Opportunities to purchase tracts of pastureland are very rare! This property was surveyed and consists of 66.08+/- gross acres. This tract of land has a rolling topography which offers some fantastic views! This property consists of a rolling tract of pastureland with access from HWY 18! This property also has an outbuilding on the property. This property currently gets water from the creek which flows through the property. If this property is purchased separately from Tract 3 and either the buyer of Tract 3 or Tract 4 desires to have a fence between the properties then the cost to install this fence shall be shared between the buyer of Tract 3 & 4. Pastureland & Recreational Land buyers do not pass up on the chance to purchase this outstanding tract of Lyon County, IA pastureland! Land in Lyon County, Iowa has for years proven to be a great investment! This is a unique property in that you can drive right on the property from the highway but with its rolling topography once you get over the hill you get to enjoy all the privacy and views that this property has to offer! Do not pass up your chance to own a unique tract of land in Lyon County, IA offering opportunities for both cattle grazing, equestrians and recreational activities!

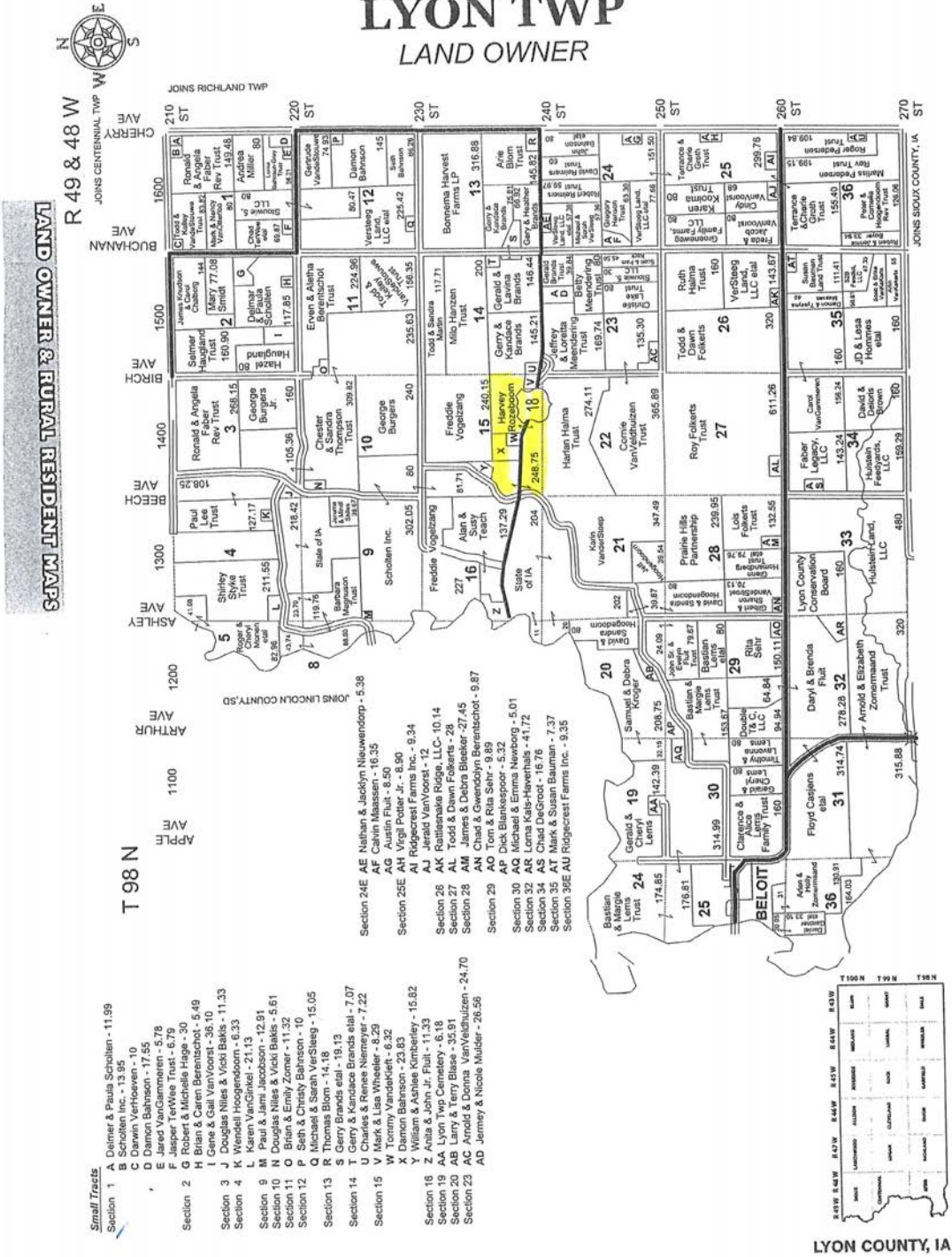
Method of sale: Auction of the tracts to be held at CFE (West Location, just 1/4 mile West of Oak St Station on HWY 18) in Inwood, IA. Tracts have been surveyed and the final bid price will be taken times the final gross surveyed acres for each tract. Tracts will be sold in the choice method. The top bidder of the round of choice will have the option to select the tract of their choice or any combination of the tracts. If not all of the tracts are selected by the top bidder in the round of choice then choice will be offered of the remaining tracts. The top bidder in the round of choice will have the option again to select one of the tracts or any combination of the remaining tracts. The auction will continue in this method until all of the tracts are sold. Once a tract is sold it will remain sold and will not be available for bidding again. Tracts will be sold with the final bid price times the gross acres.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$900.00 per year on Tract 1, approx. \$1,305.00 per year on Tract 2, approx. \$802.00 per year on Tract 3 and approx. \$990.00 per year on Tract 4. Seller will pay the 2025 taxes which are due and payable in March and Sept of 2026.

Possession: Possession of the land will be on March 1, 2026.

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 23, 2026. Buyer shall receive a clear and merchantable title to the property on closing day. These properties 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 unless otherwise stated. Furthermore, seller also states that some of the fences on each tract are not on the property line. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and auction booklets are available upon request. If buyer delays closing, penalties may apply. This Property is being sold subject to the confirmation of the sellers. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. **Paul Kippley**
—Attorney for sellers.

LYON TWP
LAND OWNER



Aerial Map



Boundary Center: 43° 18' 25.24, -96° 29' 29.69

0ft 731ft 1461ft

Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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15-98N-48W
Lyon County
Iowa

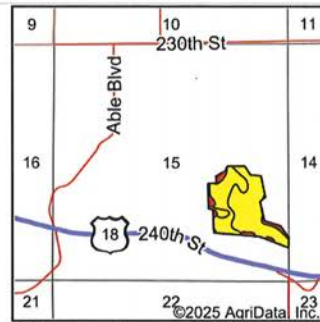
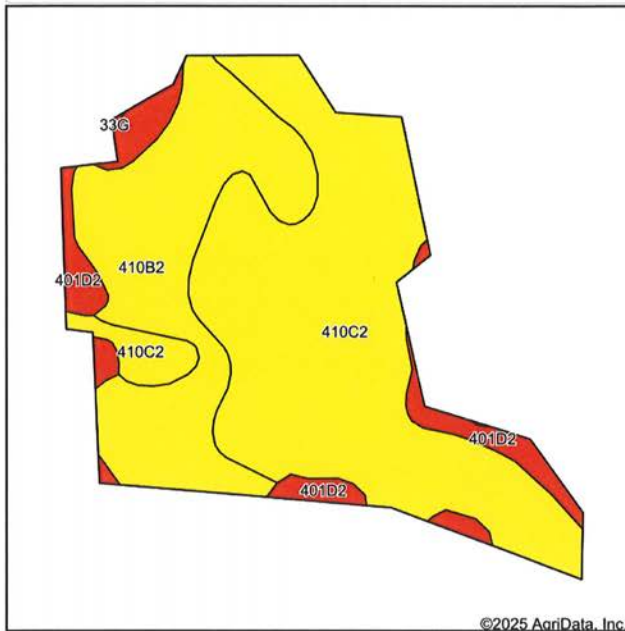


10/22/2025

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



Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **15-98N-48W**
 Township: **Lyon**
 Acres: **42.86**
 Date: **10/22/2025**



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Area Symbol: IA119, Soil Area Version: 34								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	24.79	57.8%	Yellow	IIIe	65	48	62
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	13.79	32.2%	Yellow	Ile	67	63	64
401D2	Crofton silt loam, 9 to 14 percent slopes, eroded	4.28	10.0%	Red	IIIe	34		62
Weighted Average					2.68	62.5	*-	*n 62.6

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

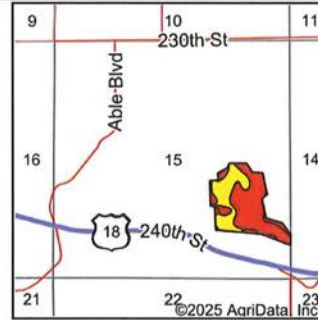
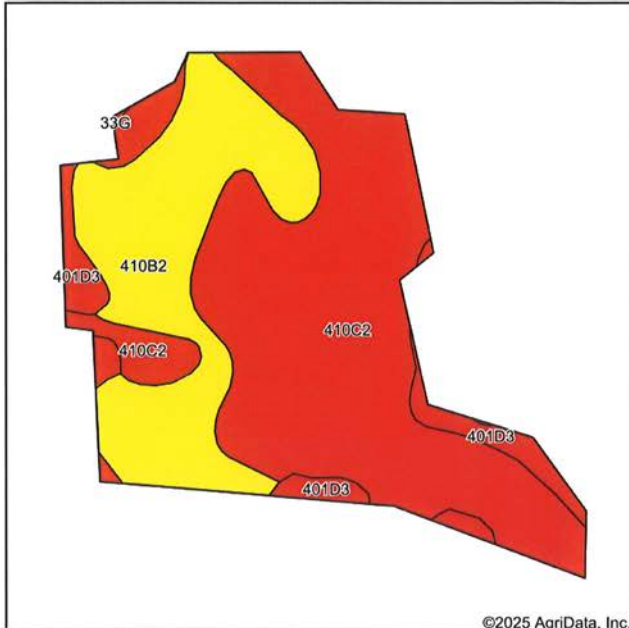
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **15-98N-48W**
 Township: **Lyon**
 Acres: **42.86**
 Date: **10/22/2025**



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Soils data provided by USDA and NRCS.

Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class *c	CSR*	Alfalfa hay Tons	Bromegrass alfalfa AUM	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Soybeans Bu
410C2	Moody silty clay loam, 5 to 9 percent slopes, moderately eroded	24.76	57.8%		IIIe	48	3	5	151	105	60		81	41
410B2	Moody silty clay loam, 2 to 5 percent slopes, moderately eroded	13.77	32.1%		Ile	63	3.3	5.5	171	120	73		85	42
401D3	Crofton silt loam, 9 to 14 percent slopes, severely eroded	4.33	10.1%		IIIe	33	2.7	3.1	131		45		52	26
Weighted Average						2.68	51.3	3.1	5	155.4	99.2	62.7	*- 79.4	39.8

*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Aerial Map



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° 18' 15.63, -96° 29' 54.68

15-98N-48W
Lyon County
Iowa

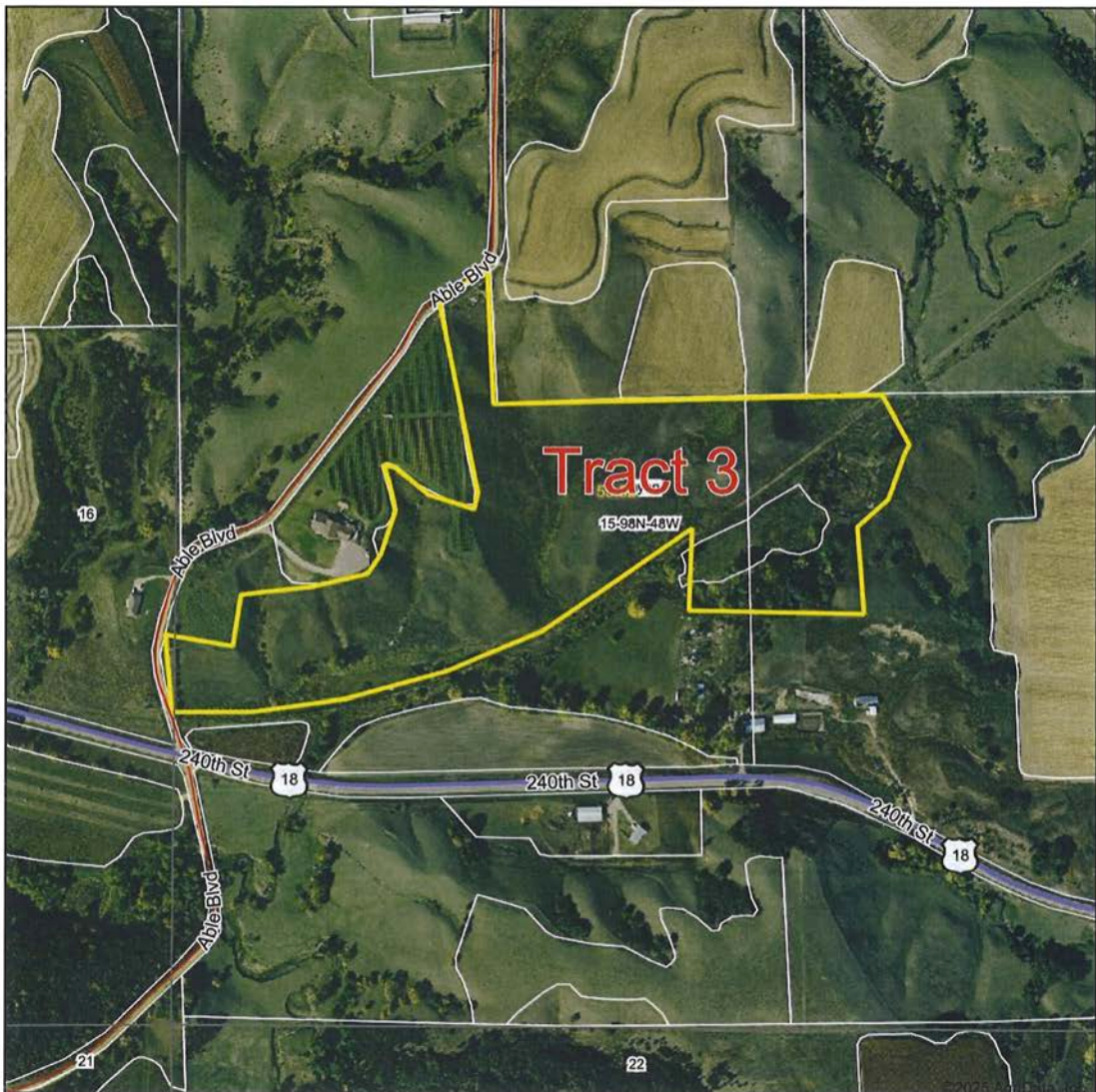
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10/22/2025



Aerial Map



Boundary Center: 43° 18' 32.72, -96° 30' 7.54

0ft 666ft 1331ft



15-98N-48W
Lyon County
Iowa



10/22/2025

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



Aerial Map



Boundary Center: 43° 18' 24.4, -96° 29' 34.69

0ft 731ft 1461ft



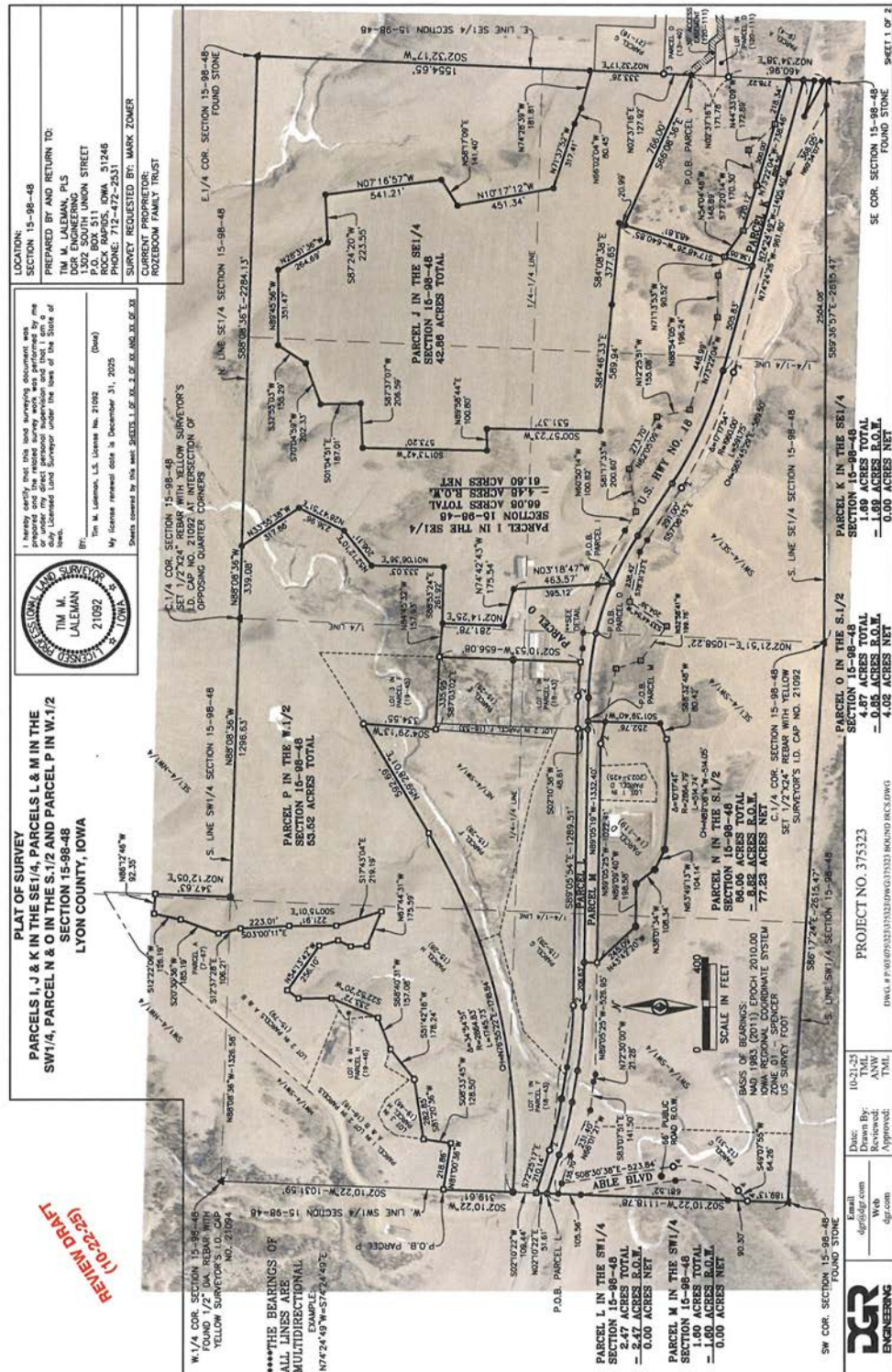
15-98N-48W
Lyon County
Iowa

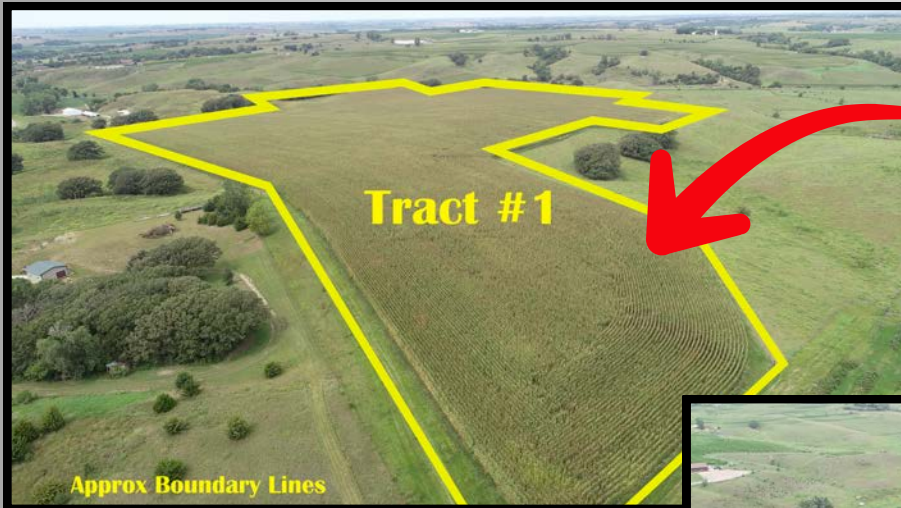


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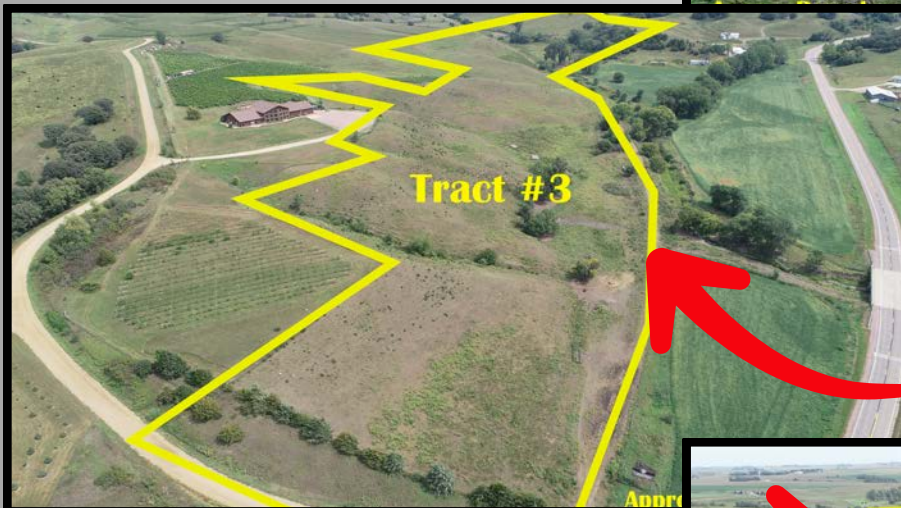
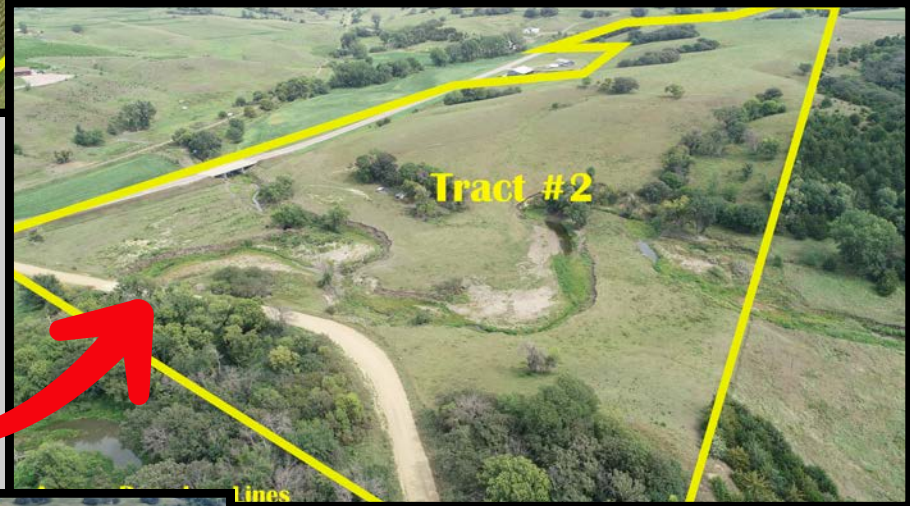






**42.86+/-
ACRES**

**86.05+/-
ACRES**



**53.52+/-
ACRES**

**66.08+/-
ACRES**



ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

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