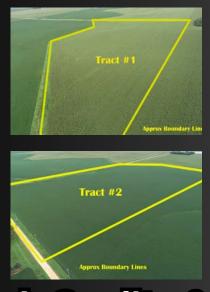


SALE DATE: OCTOBER 31, 2025 @10:30 A.M.

GRANT TWP,
LYON COUNTY, IA

LIVE PUBLIC LAND AUCTION





TRACT 1:

29.68+/- ACRES

CSR2-92

TRACT 2:

40+/- ACRES

CSR2-91.6

TRACT 3:

91+/- ACRES

CSR2-92.9

High Quality & High CSR Farmland
To Be Sold In 3 Tracts

MATTHEW J. KRUGER - OWNER

www.zomercompany.com

Auctioneer's Note: The Zomer Company is excited to offer at auction these high caliber, high csr tracts of farmland! This land has phenomenal soil ratings and will not disappoint! This land is all contiguous and offers a fantastic opportunity to purchase one or several tracts of high caliber farmland! "Don't wait to buy land, buy land and wait"



Tracts Location: From Frontier Bank in George, IA go East on 210th ST. for 7 miles to McKinley Ave. then go 3/4 mile North to Tracts 1 & 2 then continue North to the corner of 200th St. then go 1/4 mile West on 200th St. to Tract 3. All 3 tracts are contiguous. Or from Ashton, IA go 3 miles West on 230th St. to McKinley Ave. then go North on Mckinley Ave for 2 3/4 miles to Tracts 1 & 2 then continue North 1/4 mile to 200th St. then go 1/4 mile West on 200th ST. to Tract 3.

Watch zomercompany.com for inclement weather!



Abbreviated Legal Description of Tract 1: Parcel H in the NE1/4 of Section 36, TWP 99N, Range 43W, Lyon County, IA Subject to all public roads and easements of record.

General Description of Tract 1: This farm was surveyed and consists of 29.68+/- gross acres. According to Agri Data/Survey, this farm contains approx. 27.23+/- tillable acres. This farm according to the FSA office has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 153bu on corn and a PLC yield of 47bu on soybeans. The predominant soil types include: 77B-Sac, 133-Colo, 310-Galva, 91-Primghar. The average CSR2 is 92. The average CSR1 is 66.2. If you are a younger farmer, established operator or investor looking to purchase a great tract of farmland this is the great opportunity to purchase a smaller tract of high quality Lyon County, lowa farmland! This land has fantastic soil ratings! lowa farmland is known throughout the Midwest as being some of the most productive farmland available!

Abbreviated Legal Description of Tract 2: Parcel G in the NEI/4 of Section 36, TWP 99N, Range 43W, Lyon County, IA Subject to all public roads and easements of record.

General Description of Tract 2: This farm was surveyed and consists of 40+/- gross acres. According to Agri Data/Survey, this farm contains approx. 36.5+/- tillable acres. This farm according to the FSA office has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 153bu on corn and a PLC yield of 47bu on soybeans. The predominant soil types include: 77B-Sac, 133-Colo, 91-Primghar, 92-Marcus. The average CSR2 is 91.6. The average CSR1 is 66.6.! Strengthen your family's heritage by making the decision to purchase this tract of farmland! Buying land is a strategic investment in your family's future! Investors making the decision to purchase land in Lyon County is a decision that your future generations will thank you for making!

Abbreviated Legal Description of Tract 3: Parcel F in the NE1/4 & Parcel I in the SE1/4 of Section 36, TWP 99N, Range 43W, Lyon County, IA Subject to all public roads and easements of record.

General Description of Tract 3: This farm was surveyed and consists of 91+/- gross acres. According to Agri Data/Survey, this farm contains approx. 86.5+/- tillable acres. This farm according to the FSA office has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 153bu on corn and a PLC yield of 47bu on soybeans. The predominant soil types include: 77B-Sac, 133-Colo, 91B-Primghar, 310B-Galva, 92-Marcus, 91-Primghar. The average CSR2 is 92.9. The average CSR1 is 66.4. Farmers & investors if you have been looking to purchase an inside tract of farmland with very few non tillable acres this farm may be just the farm you have been looking for! This is a great opportunity to invest in your operation with a great tract of high caliber farmland with high soil ratings!

Method of sale: Auction of the farm to be held at the Zomer Auction Lot on the South Edge of Little Rock, IA (4594 IA 9 St., Little Rock, IA) Watch website for inclement weather. Tracts will be sold in the choice method with the top bidder having the option to select the tract of their choice or any combination of the remaining tracts or all of the remaining tracts in that round of choice. Auction will continue in the choice method until all 3 tracts have been sold. Once a tract is sold it will remain sold and will not be available to bid on again. Farm 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. \$1,001.00 per year on Tract 1, approx. \$1,336.00 per year on Tract 2, approx. \$3,040.00 per year on Tract 3. Seller will pay the 2025 taxes which are due and payable in March and Sept of 2026.

Possession: Possession of the farm will be on March 1, 2026. This farm is available to farm for the 2026 crop year!

Terms: Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day which will be on or before December 17, 2025. Buyer shall receive a clear and merchantable title to the property on closing day. This farm 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. 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. Buyer agrees to accommodate the seller with a 1031 exchange. 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.**

GRANT TWP LAND OWNER R 43 W JOINS ELGIN TWP T 99 N MCKINLEY AVE AVE AVE AVE KINGBIRD LARCH 4400 LILY LOG 150 JOINS 4300 9 4200 4100 Leroy & 81.76 Geraldine Hassebroek Joyce Ackerman Bavid & Mary G Floyd TWP 4 Kristin & Kenneth Kinter 83.37 OSCEOLA COUNTY, Trust Brown Land Co. 160.24 70SS 176.42 74.56 \ Harlan Klaassen LE etal 80 ENG! 6 291.70 Harold & 5 Reger & Mark & Army Jecelyn Haken linda & Leroy Kruger 77.50 Mabel Balster Mark Gross Jeanne nez Haken LE etal A 73.63 VanBriesen Trust etal 120 Alan Sharon Eban Holz H 38.46 39.0 STELLING 157.94 134.84 120 317.67 146,35 160 George Bruns Bruns 51.91 Trust Harold N & Helen Eben 69 Carol Schubert Douglas & Keith Venenga ST 77.83 Fidelis Jeffrey Arends Alan Eben 32.89 32.89 John Ebsn 25.42 U. 79.2 11 LE etal 68,55 O 78.75 10 77.22 160 Carol Rosenboom 75.5l terrill & Lisa Peters L 49.25 0 315 etal g Leroy & Geraldine John & Judith Schuck Trust 61.87 Vlark & Arr Hake 12 Family LP 80 Gary & Janice DeBoer Trust 9 Jeffrey Eben etal Lyon County TANKEDE 75.22 Daniel & Star Lonnoman Board Company 155.11 160 260 80.6 80,06 156 156 95.34 â Gene & Dixie Kruger 60.04 R Kelly & Sandra Doeden Steven Duin Trust ST Dwight Leemkuil Trina 90.96 Dennis & Gracia Schrick Christopher Murphy 46.5 66.60 Mark & Amy Haken Kent Harms Trust Judy / Eben DESCRIPTION Marilyn VanGelde Trust Trust 99.44 Devon & The Fluit S Alan & Stephani 75 Kanengle x W 160 15 150 76.91 159.88 17 13 AE 133,40 14 T Lorene Duin Alvin & 16 Elvin Duitsman AF 18 Troy Schilling etal AB Erma Growers LLC Eben CRK Farming LLC AG Ricky Teassen 72.93 AH 160 Y 145.77 149.33 155.87 160 AD 152.25 180 BENTAL . 150.74 V AR AS Vogal Real Ban Vergel Estate 80 Trust 40.99 Heddings LLC Revisal Vergel Schreiderman Van Meeleren 79 Trust 80 Gladys Alan & Stephanie Kanengieter Douglas Duin Trust AQ 120 Dale Hilbrands 23 152.73 160 110 19 160 AK 22 LE etal 20 Eben Family Trust James Ackerman Bradley Duin 201.28 AN 33.91 315.59 160 Janot Steinke etal 30 Gary & A Karen V 170 67 41,54 139.10 AC ST ST Randy Klingenbe BA Jacob Gerken 42.64 Gregg & Dennies Boden 37.17 AZ Eugene Van Stelton Robert lone Barber LE etal nberg 75.64 Greg Gerken etal Klaasser Trust AX BB 28 151.60 25 30 Travis Patten etal Van Steiton 73.01 Stanley & Crystal De Boer 80 Fredwin & Faye Trei 80 AY 155 26 160 27 152.28 8 151.39 29 160 Dennis & John Maxwell Trust 131.63 nkowitsch Trust Rodney & Mira Klingenberg Wenfeed & Deb Ackerman RefX Harms Trust 40 Paula Herms Trust 40 Ruth Ackerman 70.12 -Winfrod Ackerman 89.05 Rodney & Mira 80.38 Artis Klingenberg 54,16 AW 148.60 B 141.32 160 Paul Schoon Trustee 77,50 Harlan ST BG B Marlyn & Doris Vogel Real Estate Holdings LLC Dennis & Kimberly Winkowitsch Fredwin & Faye Trei Arthur Symens Trust Klaassen Trust Dennis & Garcia Schrick 160 36 Klaassen Trust etal 76.81 160 **33** 160 160 34 157.88 160 31 268.04 K & S Knudsen Trust an & Eleanor Julius 79,38 35 Tryon Kruger Rev Trust 2 Richard 32 75.32 Dale Harms LE etal John & Arlyce Elias 153.05 151.72 160 155.56 BF 126.17 210 JOINS DALE TWP ST Section 20 AN James & Ruth Acterman - 7.59 AO Verlyn & Diann Bourna - 6.73 Section 23 AP Dan & Down Delboer - 5 AO Clifford & Verfa Cream - 7.27 20 Section 24 AR Jeanne Morginan - 33.40 94 AS Wilyne & Jeanne Krogman - 6.60 AT Cody Schwarz - 6 AU Alan & Stephanie Kanengieter - 8.05 Section 25 AV Tel Corp. - 9 AW Rockstar Farms Inc. - 8.74 AX Ryna & Sharia Kingenberg - 8.40 Section 26 AV Precision Pork, LLP - 5 AZ Jerry & Candy Sandbushe - 6.99 Section 27 BA Gregg & Dennies Gerken - 6.12 BB Williss Kingenberg I - 2.52 Section 29 BB Williss Kingenberg I - 2.52 Section 29 BB Mark Gross - 5.79 Section 29 BE Mark Gross - 5.79 Section 14 S Chad & Slacy Snelfer - 5 T Mervis & Lorie Groen - 5.82 Section 15 U Mervis & Lorie Groen - 5.82 Section 15 U Mervis & Lorie Groen - 5.82 V Mementh & Sharon Fulfer - 6.07 Section 16 W Woodford Creek Farms, LLP - 20 X Mervis & Lorie & Section 31 BG Kaleb Modder - 6.15 Section 32 BH Schrick Farms Inc. - 18.91 BI Steven & Arnanda Thotie - 10.85 Section 33 BJ Dennis & Klimberty Winkowitsch Section 34 BK Darwin & Brenda Gerken - 6.95 11 S S 1



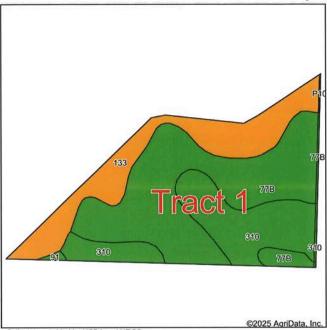
LYON COUNTY, IA

Aerial Map 25 30 200th St 200th S 200th St Grant 36:99N:43W 31-99N-42W Tract 1 Boundary Center: 43° 21' 15.75, -95° 51' 50.08 Oft 651ft 1303ft ZOMER COMPANY 36-99N-43W **Lyon County** lowa



9/17/2025

Soils Map





State: County: Lyon Location: 36-99N-43W Township: Grant Acres: 29.68 Date: 9/17/2025







Soils data provided by USDA and NRCS

Area Symbol: IA119, Soil Area Version: 33 Area Symbol: IA143, Soil Area Version: 35 *n NCCPI Soybeans Acres Percent of field Water Table Non-Irr Class *c CSR2 CSR2** CSR Code Soil Description Legend Sac silty clay loam, loam substratum, 2 to 5 percent slopes 77 77B 14.45 48.7% 6.4ft lle 95 62 Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded 7.47 25.2% 2.5ft Ilw 69 80 133 77 Galva silty clay loam, 0 to 2 percent slopes 7.43 25.0% > 6.5ft 100 71 Primghar silty clay loam, 0 to 2 percent 91 0.12 0.4% 3.5ft lw 100 76 78 slopes Sac silty clay loam, loam substratum, 2 to 5 percent slopes 0.12 0.4% 6.4ft. Ile 95 77 77 77 > 6.5ft. 100 0.09 0.3% 86 310 Galva silty clay loam, 0 to 2 percent slopes 1.74 92 66.2 *n 77.8 Weighted Average

Soils data provided by USDA and NRCS.



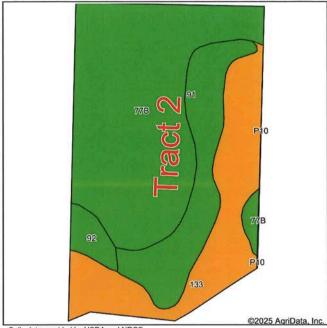
^{**}IA has updated the CSR values for each county to CSR2.

^{*}n: The aggregation method is "Weighted Average using all components" *c: Using Capabilities Class Dominant Condition Aggregation Method





Soils Map



26 25 30 200th-St L26 © 56 Marsh⁼Ave E-Dakota-Ave 210th-St-2 1 ©2025 AgriData, fnc.

State: Iowa County: Lyon Location: 36-99N-43W Township: Grant Acres: 40

9/17/2025 Date:







Soils data provided by USDA and NRCS.

Area Symbol: IA119, Soil Area Version: 33

Code	Soil Description		Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	21.26	53.2%		6.4ft.	lle	95	62	77
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	10.05	25.1%		2.5ft.	llw	78	69	80
91	Primghar silty clay loam, 0 to 2 percent slopes	7.37	18.4%		3.5ft.	lw	100	76	78
92	Marcus silty clay loam, 0 to 2 percent slopes	1.32	3.3%	-	2.5ft.	llw	94	71	75
				Weighte	ed Average	1.82	91.6	66.6	*n 77.9

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

Soils data provided by USDA and NRCS.

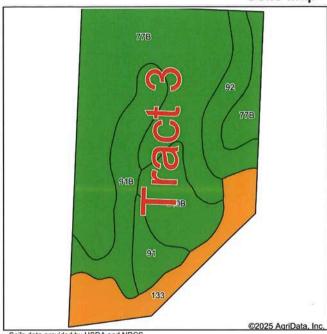


^{*}n: The aggregation method is "Weighted Average using all components" *c: Using Capabilities Class Dominant Condition Aggregation Method





Soils Map



Soils data provided by USDA and NRCS.



State: Iowa County: Lyon

Location: 36-99N-43W

Township: Grant 91 Acres:

9/17/2025 Date:







Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	45.35	49.7%		6.4ft.	lle	95	62	77
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	11.89	13.1%		2.5ft.	llw	78	69	80
91B	Primghar silty clay loam, 2 to 5 percent slopes	11.82	13.0%		3.5ft.	lle	95	74	78
310B	Galva silty clay loam, 2 to 5 percent slopes	9.62	10.6%		> 6.5ft.	lle	95	66	75
92	Marcus silty clay loam, 0 to 2 percent slopes	7.99	8.8%		2.5ft.	llw	94	71	75
91	Primghar silty clay loam, 0 to 2 percent slopes	4.33	4.8%		3.5ft.	lw	100	76	78
				Weighte	ed Average	1.95	92.9	66.4	*n 77.2

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

Soils data provided by USDA and NRCS.



^{*}n: The aggregation method is "Weighted Average using all components" *c: Using Capabilities Class Dominant Condition Aggregation Method

USDA Lyon County, Iowa ☑ Non-Cropland Acres MEL. 124.23 NHEL 3 UHEL 2 27.23 NHEL **Common Land Unit** 2025 Crop Year Cropland Non-cropland CRP Wetland Determination Identifiers Restricted Use Farm 5859 Tract 10982 V Limited Restrictions Tract 2 of 2 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).



IOWA LYON

USDA

United States Department of Agriculture Farm Service Agency

FARM: 5859

Prepared: 9/10/25 3:25 PM CST

Crop Year: 2025

Form: FSA-156EZ

Abbreviated 156 Farm Record

	Continued	

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	74.59	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		0.00		
Soybeans		0.00		

TOTAL

NOTES

0.00

Tract Number : 10982

Description : NE4 SEC 36 GRANT TWP 99 43

FSA Physical Location : IOWA/LYON
ANSI Physical Location : IOWA/LYON

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : MATTHEW KRUGER

Other Producers : None

Recon ID : 19-119-2007-165

Parter of			Tract Land Data		WAIT.	W.Y. S. San Delivery	
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
153.82	151.46	151.46	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	151.46	0.00	0.00	0.00	0.00	0.00

DCD	Crop	Date
DCP	Crop	Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield		
Corn	74.90	0.00	153		
Soybeans	74.90	0.00	47		

TOTAL 149.80 0.00

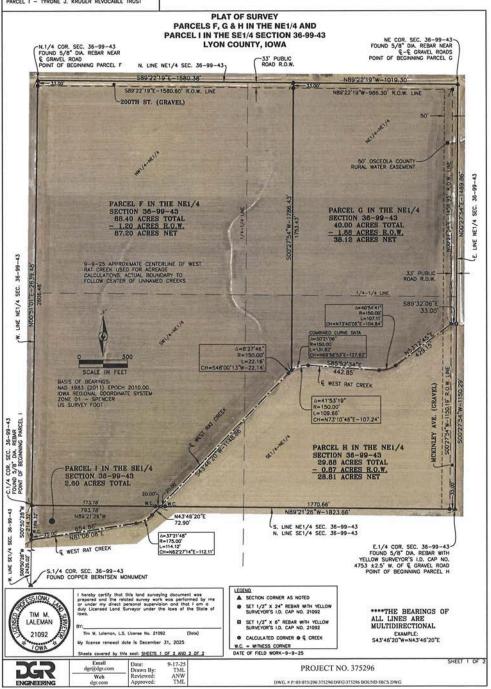
NOTES

Page: 2 of 3











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