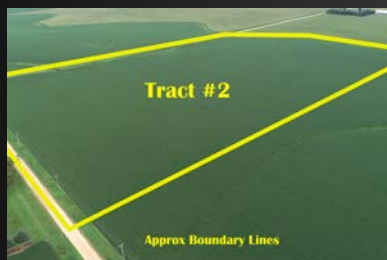
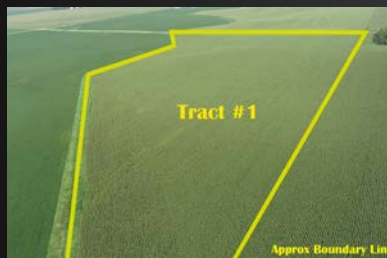




SALE DATE:
OCTOBER 31, 2025 @10:30 A.M.

**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

712-476-9443

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, Iowa farmland! This land has fantastic soil ratings! Iowa 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 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 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.

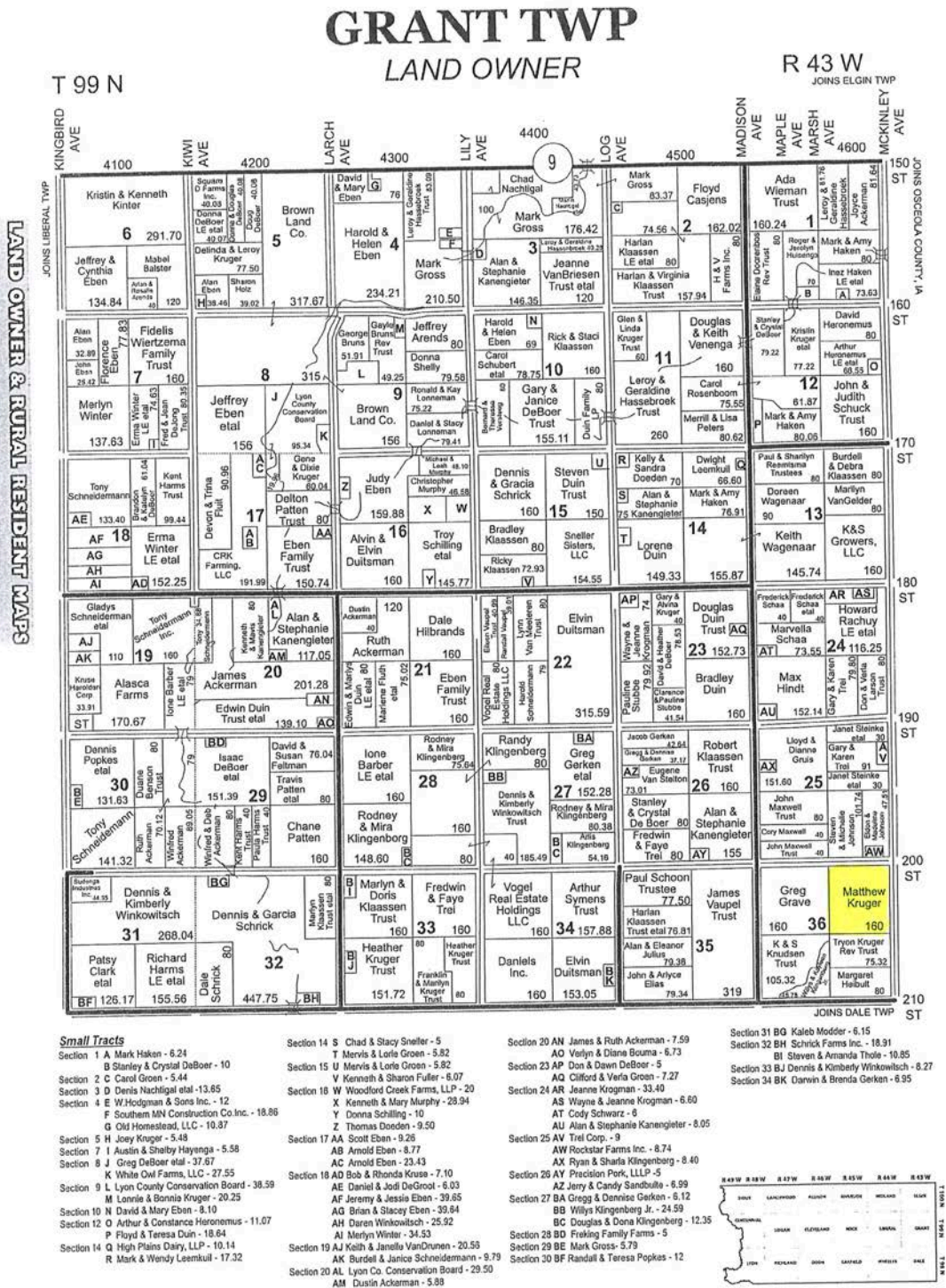
General Description of Tract 3: This farm was surveyed and consists of 91+/- gross acres. According to Agri Data/Survey, this farm contains approx. 86.5+/- tillable acres. This farm according to the FSA office has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 153bu 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 Kippeley—Attorney for sellers.**



Aerial Map



Boundary Center: 43° 21' 15.75, -95° 51' 50.08

0ft 651ft 1303ft



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

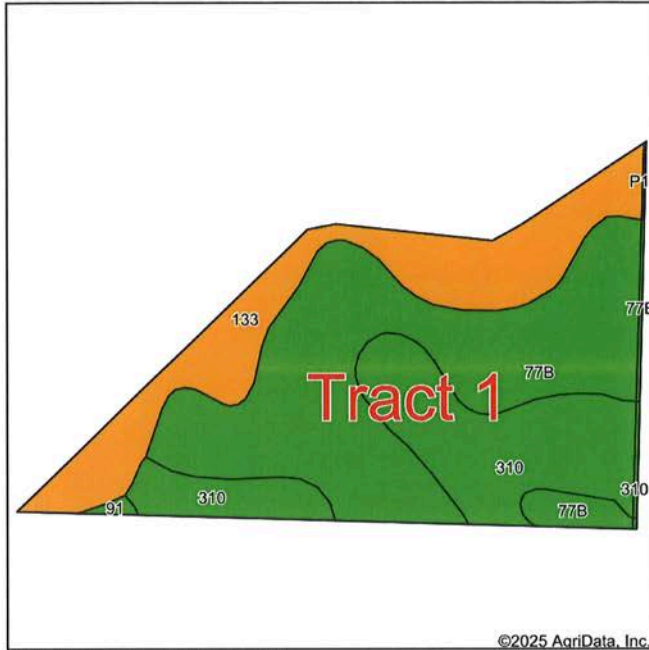
36-99N-43W
Lyon County
Iowa



9/17/2025



Soils Map



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.



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



Maps Provided By:



Area Symbol: IA119, Soil Area Version: 33 Area Symbol: IA143, Soil Area Version: 35									
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	14.45	48.7%		6.4ft.	Ile	95	62	77
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	7.47	25.2%		2.5ft.	Ilw	78	69	80
310	Galva silty clay loam, 0 to 2 percent slopes	7.43	25.0%		> 6.5ft.	I	100	71	77
91	Primghar silty clay loam, 0 to 2 percent slopes	0.12	0.4%		3.5ft.	Iw	100	76	78
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	0.12	0.4%		6.4ft.	Ile	95	77	77
310	Galva silty clay loam, 0 to 2 percent slopes	0.09	0.3%		> 6.5ft.	I	100	86	77
Weighted Average						1.74	92	66.2	*n 77.8

**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° 21' 27.07, -95° 51' 44.86

0ft 651ft 1303ft



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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36-99N-43W
Lyon County
Iowa

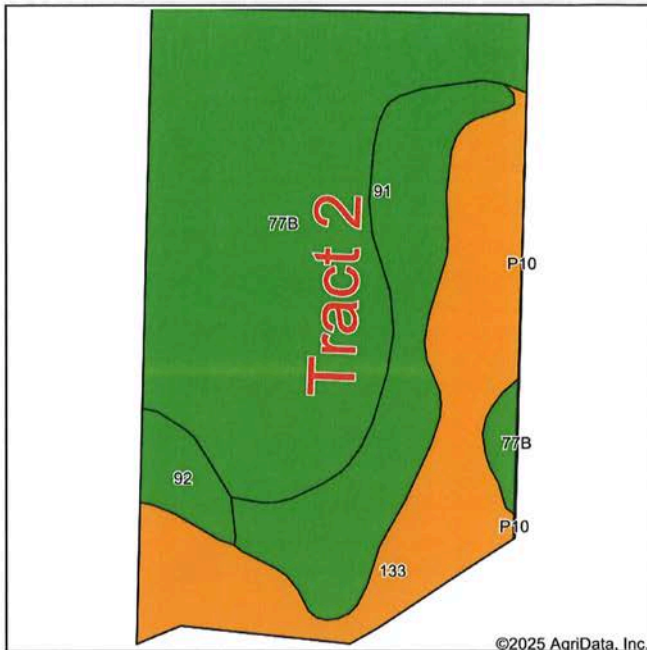


9/17/2025

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



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Lyon**
 Location: **36-99N-43W**
 Township: **Grant**
 Acres: **40**
 Date: **9/17/2025**



Maps Provided By:



Area Symbol: IA119, Soil Area Version: 33 Area Symbol: IA143, Soil Area Version: 35									
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	21.26	53.2%		6.4ft.	Ile	95	62	77
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	10.05	25.1%		2.5ft.	Ilw	78	69	80
91	Primghar silty clay loam, 0 to 2 percent slopes	7.37	18.4%		3.5ft.	Iw	100	76	78
92	Marcus silty clay loam, 0 to 2 percent slopes	1.32	3.3%		2.5ft.	Ilw	94	71	75
Weighted Average						1.82	91.6	66.6	*n 77.9

**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



Boundary Center: 43° 21' 21.86, -95° 52' 2.38

0ft 651ft 1303ft

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING
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36-99N-43W
Lyon County
Iowa



9/17/2025

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



Soils Map



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.



State: **Iowa**
 County: **Lyon**
 Location: **36-99N-43W**
 Township: **Grant**
 Acres: **91**
 Date: **9/17/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA119, Soil Area Version: 33									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	45.35	49.7%		6.4ft.	Ile	95	62	77
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	11.89	13.1%		2.5ft.	Ilw	78	69	80
91B	Primghar silty clay loam, 2 to 5 percent slopes	11.82	13.0%		3.5ft.	Ile	95	74	78
310B	Galva silty clay loam, 2 to 5 percent slopes	9.62	10.6%		> 6.5ft.	Ile	95	66	75
92	Marcus silty clay loam, 0 to 2 percent slopes	7.99	8.8%		2.5ft.	Ilw	94	71	75
91	Primghar silty clay loam, 0 to 2 percent slopes	4.33	4.8%		3.5ft.	Iw	100	76	78
Weighted Average						1.95	92.9	66.4	*n 77.2

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

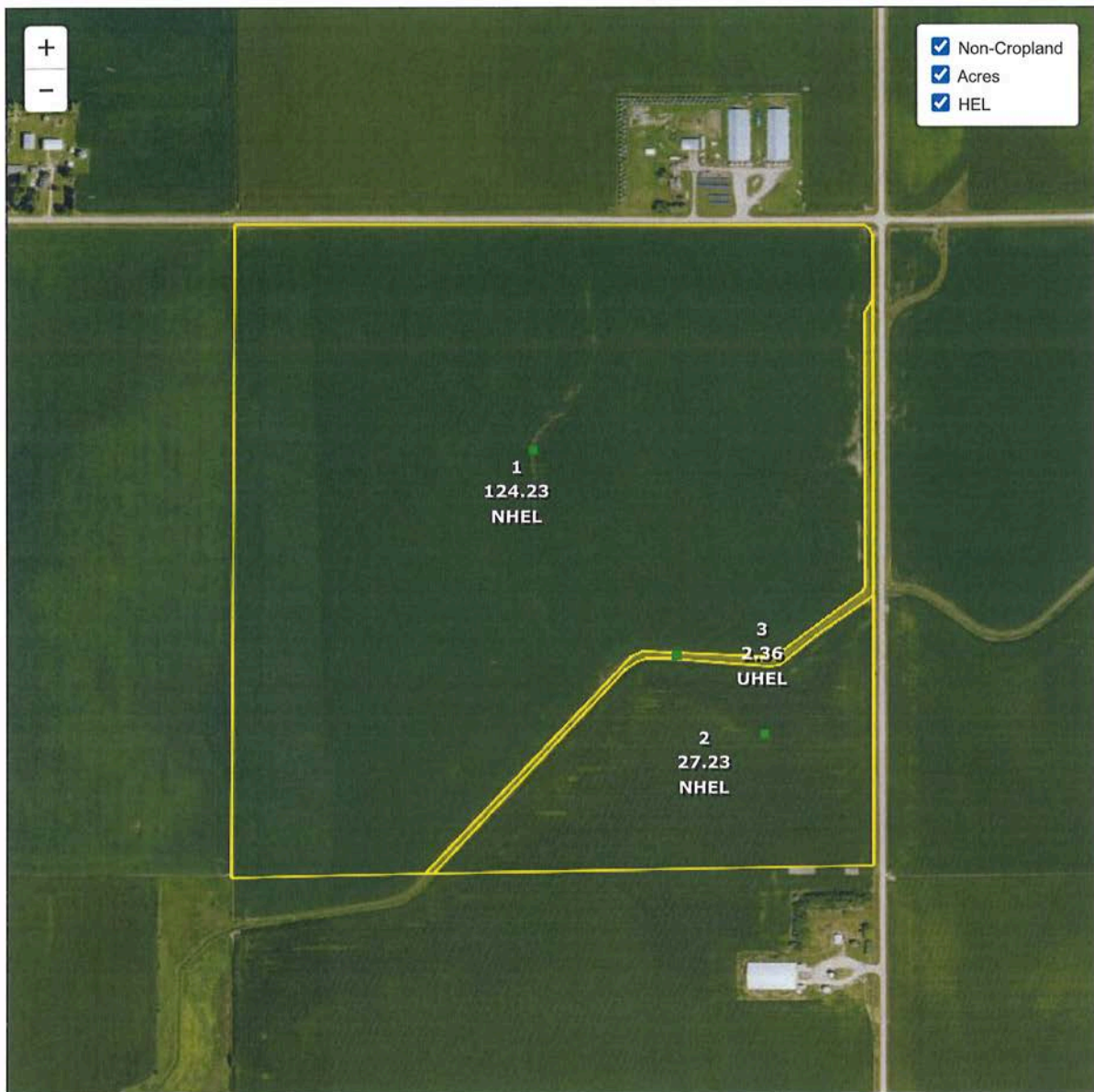
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



USDA Lyon County, Iowa



Common Land Unit

☐ Cropland
 ☒ Non-cropland
 ☐ CRP

Farm 5859
 Tract 10982

Wetland Determination Identifiers

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

2025 Crop Year



Tract 2 of 2

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
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5859
Prepared : 9/10/25 3:25 PM CST
Crop Year : 2025

Tract 10981 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	■	0.00	

NOTES

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 : NHSL: 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

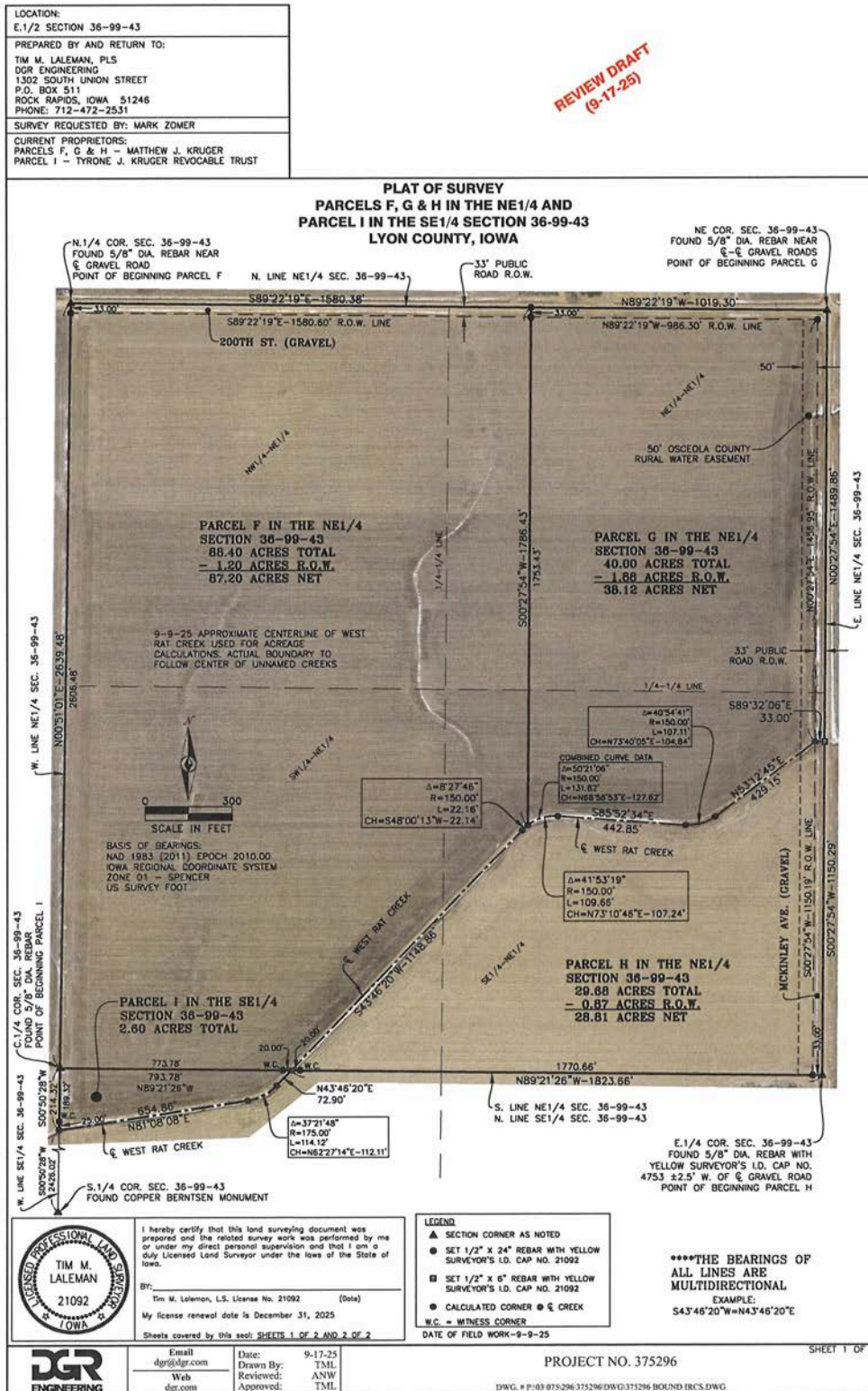
Tract Land Data

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

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



ZOMER COMPANY

REALTY & AUCTION

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