

ZOMER COMPANY
REALTY & AUCTION

FEEDLOT FOR SALE



**74.25+/- ACRE LIVESTOCK FEEDING
FACILITY FEATURING 2,000+/- HEAD
OF CATTLE CAPACITY WITH CATTLE
BUILDINGS & OPEN YARDS
& 4,000+/- HEAD OF HOG FINISHER
SPACE, 2,000+/- HEAD OF HOG
NURSERY SPACE & 41.5+/- ACRES OF
HIGH QUALITY TILLABLE FARMLAND!**

**THIS PROPERTY IS LOCATED IN
O'BRIEN COUNTY, IA AND IS
LOCATED NORTHEAST OF HOSPERS,
IA & SOUTH OF SHELDON, IA!**



**3870 MCKINLEY AVE.,
HOSPERS, IA 51238**



74.25+/- Acre Livestock Feeding Facility Featuring 2,000+/- Head Of Cattle Capacity With Cattle Buildings & Open Yards & 4,000+/- Head Of Hog Finisher Space, 2,000+/- Head Of Hog Nursery Space & 41.5+/- Acres Of High Quality Tillable Farmland!

This Property is located in O'Brien County, IA and is located Northeast Of Hospers, IA & South Of Sheldon, IA!

This property features a 52 x 70 heated shop, ranch style home, 52 x 690 Monoslope cattle building built in 2013, 4-1000+/- head hog finishers built in 1996 & 1997, 30 x 69 4 bay commodity shed, 82 x 170 calf barn, a 29,610 square foot concrete feed pad and loading area, 2,000+/- head of Hog Nursery Space, approx. 4+/- million gallon lagoon and a large amount of outdoor concrete cattle yards!

Location: 3870 McKinley Ave., Hospers, IA 51238

Agents comments: This is an outstanding opportunity to purchase a livestock feeding operation nestled in Western O'Brien County, IA! This is a unique property offering multiple streams of revenue from both cattle feeding, hog facilities, calf barn & 41.5+/- acres of tillable farmland! This facility is situated in Northwest Iowa centrally between Hospers, IA & Sheldon, IA on a hard surface road providing great access! It is rare to find operations of this size and capacity in Northwest Iowa and even rarer to find operations with multiple revenue sources and room for expansion! Invest in your operation today and purchase this one of a kind livestock operation in Northwest Iowa!



The cattle facilities on the property include the following:

1. 52 x 690 open front monoslope cattle building

- Built in 2013 with 530ft of fenceline bunk inside the building and open yards to the South of the building with an additional 530ft feet of fenceline bunk
- This building features all Ritchie fountains w/ stainless steel troughs
- This building has its own working facility which also services the yards directly to the South of the monoslope building.
- Includes a Hydraulic chute
- This building also has an inside feed alley with a 14ft wide x 13ft tall overhead door on each end.
- This building 65ft of open outdoor yard between the building and the South bunkline

2. 7 outdoor all concrete cattle yards on the North side of the property located just to the South of the monoslope building

- Total of approx.. 730ft of fenceline feed bunk
- These yards all drain to a concrete settling basin which then is piped to the lagoon on the property.

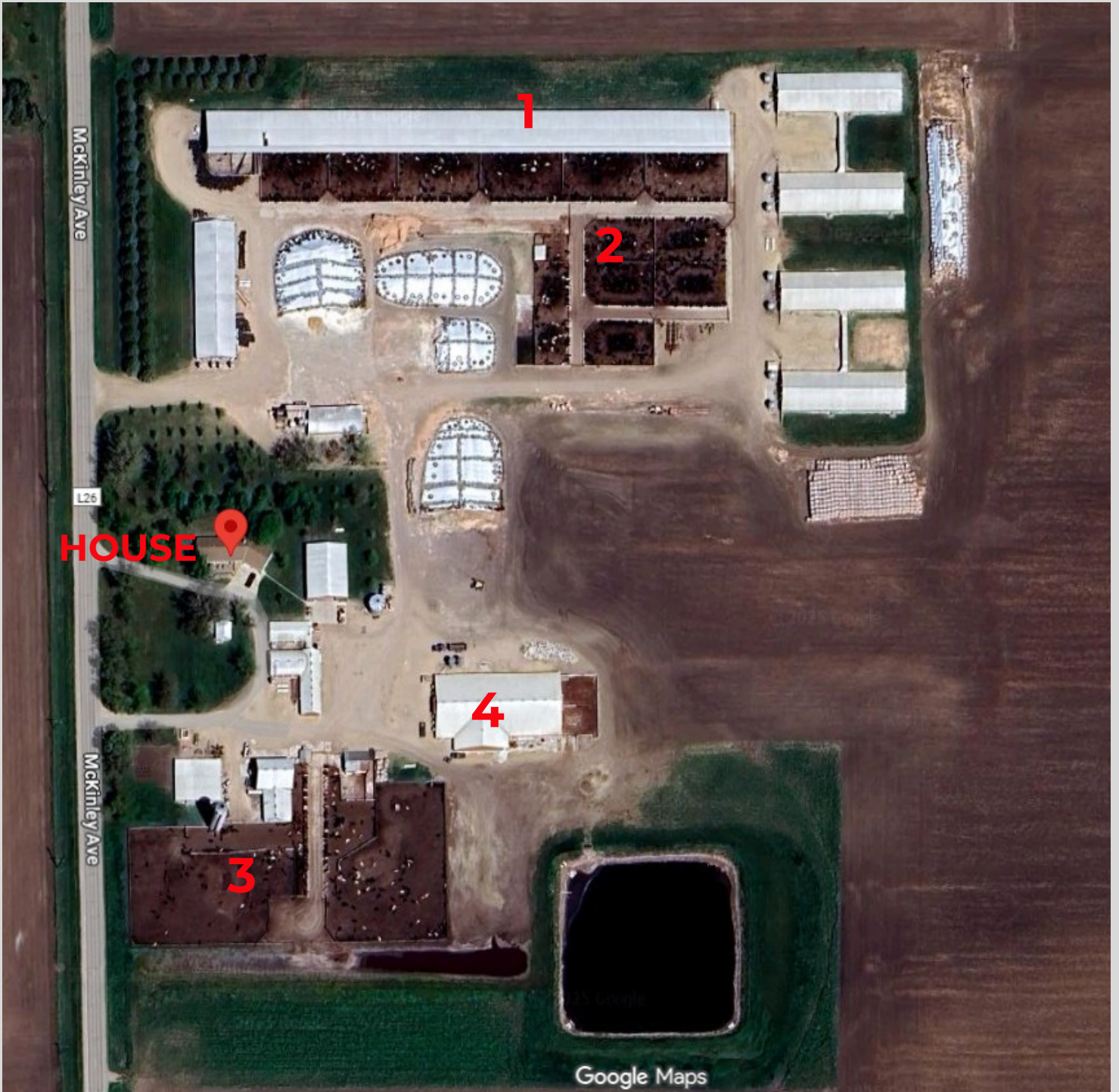
3. 2 Outdoor cattle yards with concrete aprons on South side of Property

- approx. 182ft of poured fenceline feed bunk on each side of the alleyway.
- Separate 24 x 32 cattle shed with working facilities for these yards with a For-Most cattle working chute
- Mirafont fountains

4. 82 x 170 Cattle Calf Barn

- Building was converted from a gestation barn to a cattle calf barn
- Can house approx.. 400+/- head
- Contains a breakroom/office area
- Center feed trough system in cattle yard for feeding fed by 2—15 ton in tandem bins
- Cement catch basin to East of building for manure runoff which then drains to the lagoon





The hog facilities include the following:

1. Approx. 54 x 180 Nursery building housing approx.. 2,000+/- Head

- Built in approx.. 1993
- Divided into 8 rooms with 2 pens per room
- 4—4 ton bulk bins
- 2ft pull plug system which is piped to the lagoon
- 8-TC4 Controllers
- Plastic floor & fiberglass beams
- center loadout

2. 4 Approx. 50 x 160 hog finisher buildings which can all house approx.. 1,000 head

- All built in approx.. 1996/1997
- 2 rooms per building
- 8ft pits
- 2 approx. 12 ton choretime buildings per building
- TC5 controllers
- 2 loadouts total (each set of buildings shares a loadout)
- Aquatube feeders

3. Former Nursery facility

- This building has been out of operation for one year and with some TLC could be brought back into operation.

The other outbuildings & features on the property include the following:

4. 52 x 70 heated shop

- 30 x52 concrete apron
- LB white heater
- 13.6 x 24ft overhead door

5. 30 x 69 commodity shed

- 4 bays
- 3,000 gallon liquid tank
- 2—AP approx.. 6 ton bulk bins

6. Approx. 29,610 square foot concrete feed pad and loading area

7. 34 x 40 barn/commodity shed

8. 33 x 35 barn/storage building

9. 53 x 64 older hog house used for storage

10. Onsite Onan Generator

- 125kw
- approx. 1100 hours

11. Approx. 5,000bu MFS grain bin





ITEMS INCLUDED

**1 PROPANE TANK BY SMALL GARAGE
LB WHITE HEATER IN SHOP
WORK BENCHES
BOLT BIN
ONAN 125KW GENERATOR
3000 GALLON LIQUID TANK BY COMMODITY SHED
2 AP 6 TON BULK BINS BY COMMODITY SHED
ALL ATTACHED GATING, FENCING, FOUNTAINS, CATTLE
CHUTES, AND LOAD OUTS
ALL FENCING, GATING, AND CONTROLLERS IN HOG BARN
ALL BULK BINS ON PROPERTY**

HOUSE APPLIANCES:

**STOVE
DISHWASHER
MICROWAVE
WATER SOFTNER
BASKETBALL HOOP
2 WATER HEATERS
HOT TUB**

ITEMS NOT INCLUDED

**8 PROPANE TANKS - LEASED
POWER WASHER IN SHOP
HOLDING BIN BY COMMODITY SHED
ALL MACHINERY
ALL LOOSE GATES AND PERSONAL PROPERTY**



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° 5' 14.38, -95° 51' 29.01

31-96N-42W
O'Brien County
Iowa

0ft 823ft 1646ft



11/10/2025



TILLABLE ACRES

Aerial Map



Boundary Center: 43° 5' 14.6, -95° 51' 28.52

0ft 823ft 1646ft



31-96N-42W
O'Brien County
Iowa



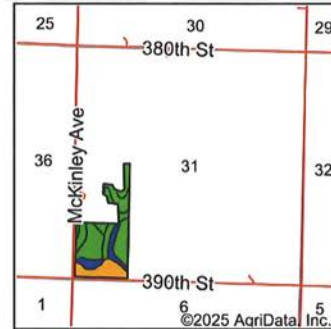
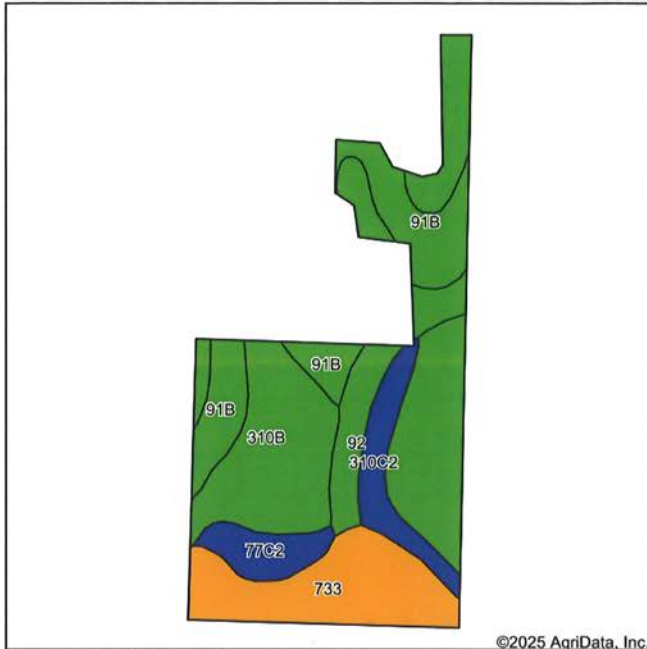
11/10/2025

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



TILLABLE ACRES SOIL MAP

Soils Map



State: **Iowa**
 County: **O'Brien**
 Location: **31-96N-42W**
 Township: **Carroll**
 Acres: **41.5**
 Date: **11/10/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA141, Soil Area Version: 30										
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	17.07	41.2%		> 6.5ft.	Ile	95	70	75	
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.68	18.5%		6.5ft.	Ilw	78	68	75	
91B	Primghar silty clay loam, 2 to 5 percent slopes	7.06	17.0%		3.5ft.	Ile	95	78	78	
92	Marcus silty clay loam, 0 to 2 percent slopes	4.46	10.7%		2.5ft.	Ilw	94	75	75	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	2.99	7.2%		> 6.5ft.	Ille	84	53	65	
77C2	Sac silty clay loam, loam substratum, 5 to 9 percent slopes, eroded	2.24	5.4%		6.4ft.	Ille	88	51	72	
Weighted Average							2.13	90.6	69.3	*n 74.6

**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.





The home on the property features a nice ranch style home built in approx.. 1950 which has been updated with some additions over the years! This home includes an attached 27 x 27 garage which is also insulated and heated! The home also has vinyl siding and an asphalt roof! The main level of the home includes 3 bedrooms, 2 bathrooms, kitchen/dining room, living room and laundry! The lower level of the home is finished with 3 non conforming bedrooms, a bathroom with a shower and a large family room with a wood burning fireplace! This home has all baseboard elec heat and a central air conditioning system.



Roof Type: Asphalt

Siding Type: Vinyl

Furnace Type: Baseboard Electric Heat

A/C: Central

Master Bedroom: 12 x 14

Bedroom #2: 9 x 13 - currently used as office

Bedroom #3: 11 x 17

Bedroom #4: 11 x 17.5 - non conforming

Bedroom #5: 11 x 14 - non conforming

Bedroom #6: 11 x 14 - non conforming

Main Floor Bathroom: 6 x 8 with tub/shower

Bathroom #2: 10 x 11 with whirlpool and walk in shower

Bathroom #3: 5.5 x 10 shower only in basement

Garage Size: 27 x 27 insulated & Heated

Kitchen: 11.5 x 16

Dining Room: in Kitchen

Living Room: 12.5 x 18.5

Laundry / Utility: 6 x 11.5 on main

Family Room: 21 x 26 with wood burning fireplace

Basement Includes: family room, bathroom, 3 non conforming bedrooms





SELLER DISCLOSURE OF PROPERTY CONDITION

(To be delivered prior to buyer making Offer to Buy Real Estate)



Property Owner(s) & Address:

3870 McKinley Ave Hospers, IA 51238 Timothy Gene Hde & Jackie Lee Holz

Purpose of Disclosure: Completion of Section I this form is required under Chapter 558A of the Iowa code which mandates the Seller(s) disclose condition and information about the property, unless exempt:

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply. If claiming an exemption, sign here and stop.

_____ Seller	_____ Date	_____ Seller	_____ Date
_____ Buyer	_____ Date	_____ Buyer	_____ Date

Instructions to the Seller: (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not by any Agent acting on behalf of the Seller. **The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

Seller initials JLH TH Buyer initials _____

I. Property Conditions, Improvements and Additional Information: (Section I is Mandatory)

EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

1. **Basement/Foundation:** Has there been known water or other problems? Yes ☒ No ☐ Unknown ☐
 1A. If yes, please explain: With large rain NW & SW hallways will get wet (large heavy rain)
2. **Roof:** Any known problems? Yes ☐ No ☒ Unknown ☐
 2A. Type asphalt
 2B. Date of repairs/replacement (If any) approximately 2009
 Describe: _____
3. **Well and pump:** Any known problems? Yes ☐ No ☒ Unknown ☐
 3A. Type of well (depth/diameter), age and date of repair: N/A

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3B. Has the water been tested? Yes ☐ No ☒ Unknown ☐

3C. If yes, date of last report/results: N/A

4. **Septic tanks/drain fields:** Any known problems? Yes ☐ No ☒ Unknown ☐

Location of tank no tank Age _____ Unknown ☐

Has the system been pumped and inspected within the last 2 years?

Yes ☐ No ☒ Unknown ☐ Septic system will not pass code

Date of inspection _____ Date tank last cleaned/pumped _____ N/A ☐

5. **Sewer:** Any known problems? Yes ☐ No ☒ Unknown ☐

5A. Any known repairs/replacement? Yes ☐ No ☒ Unknown ☐

5B. Date of repairs _____

6. **Heating system(s):** Any known problems? Yes ☐ No ☒ All electric heat

6A. Any known repairs/replacement? Yes ☐ No ☐

6B. Date of repairs _____

7. **Central Cooling system(s):** Any known problems? Yes ☐ No ☒

7A. Any known repairs/replacement? Yes ☒ No ☐

7B. Date of repairs Replaced approx 5 yrs ago - central A/C located in attic

8. **Plumbing system(s):** Any known problems? Yes ☐ No ☒

8A. Any known repairs/replacement? Yes ☐ No ☒

8B. Date of repairs _____

9. **Electrical system(s):** Any known problems? Yes ☐ No ☒

9A. Any known repairs/replacement? Yes ☐ No ☒

9B. Date of repairs _____

10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.)

10A. Any known problems? Yes ☐ No ☒ Unknown ☐

Date of treatment _____

10B. Previous Infestation/Structural Damage? Yes ☐ No ☒ Unknown ☐

Date of repairs _____

11. **Asbestos:** Is asbestos present in any form in the property? Yes ☐ No ☒ Unknown ☐

11A. If yes, explain: _____

12. **Radon:** Any known tests for the presence of radon gas? Yes ☐ No ☒

12A. If yes, test results? _____ Date of last report _____

13. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint?

Yes ☐ No ☒ Unknown ☐

13A. Provide lead based paint disclosure.

14. **Any known encroachments, easements, "common areas"** (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property? Yes ☐ No ☒ Unknown ☐

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- 9 propane tanks - all rented from Cenex except the one by small garage

Seller initials JLH TH Buyer initials _____

Notice: Items marked "included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Offer to Buy/Purchase Agreement. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

	Included	Working?		OR N/A		Included	Working?		OR N/A
		Yes	No				Yes	No	
Range/Oven	☒	☒	☐	☐	Lawn Sprinkler System		☐	☐	☒
Dishwasher <i>As is</i>	☒	☒	☐	☐	Solar Heating System	☐	☐	☐	☒
Refrigerator - NO	☐	☐	☒	☐	Pool Heater, Wall				
Hood/Fan	☒	☒	☐	☐	liner & equipment	☐	☐	☐	☒
Disposal	☒	☒	☐	☐	Well & Pump		☐	☐	☒
TV receiving					Smoke Alarm	☐	☐	☐	☒
Equipment	☐	☐	☐	☒	Septic Tank &				
Sump Pump	☐	☐	☐	☒	Drain field		☒	☒	☐
Alarm System	☐	☐	☐	☒	Rural City Water System		☒	☒	☐
Central AC	☒	☒	☐	☐	City Sewer System		☐	☐	☒
Window AC	☐	☐	☐	☒	Plumbing System		☒	☐	☐
Central Vacuum		☐	☐	☒	Central Heating System		☐	☐	☒
Gas Grill	☐	☐	☐	☒	Water Heater x 2		☒	☐	☐
Attic Fan	☐	☐	☐	☒	Windows		☒	☐	☐
Intercom		☐	☐	☒	Fireplace/Chimney	☒	☒	☐	☐
Microwave	☒	☒	☐	☐	Wood Burning System	☐	☐	☐	☒
Trash Compactor	☐	☐	☐	☒	Furnace Humidifier	☐	☐	☐	☒
Ceiling Fan	☒	☒	☐	☐	Sauna/Hot tub	☒	☒	☐	☒
Water Softener/ Conditioner - owned	☒	☒	☐	☐	Locks and Keys	☐	☐	☐	☒
LP Tanks - Rented	☐	☐	☐	☐	Dryer	☐	☐	☐	☒
Keys & Locks	☐	☐	☐	☒	Washer	☐	☐	☐	☒
Swing Set	☐	☐	☐	☒	Storage Shed	☐	☐	☐	☒
Basketball Hoop	☒	☒	☐	☒	Underground				
Boat Hoist	☐	☐	☐	☒	"Pet fence"	☐	☐	☐	☒
Pet Collars	☐	☐	☐	☒	Boat Dock	☐	☐	☐	☒
Garage door opener - 4	☒	☒	☐	☐					
				# of collars					
				# of remotes	X 3				

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Exceptions/Explanations for "NO" responses above: _____

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.
Warranties may be available for purchase from independent warranty companies.

Seller initials JLH TH Buyer initials _____

III. Additional Non-Mandatory Requested Items: Are you as the Seller aware of any of the following:

1. Any significant structural modification or alteration to property? Yes ☐ No ☒ Unknown ☐ Please explain: _____
2. Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the property from fire, wind, hail, flood(s) or other conditions? Yes ☒ No ☐ Unknown ☐ If yes, has the damage been repaired/replaced? Yes ☒ No ☐ replaced steel on shop, fixed loadout hallways, repaired garage south house, gutters on house
3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's association of which you have knowledge? Yes ☐ No ☒ Unknown ☐
4. Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes ☐ No ☒ Unknown ☐
5. Private burial grounds: Does property contain any private burial ground? Yes ☐ No ☒ Unknown ☐
6. Neighborhood or Stigmatizing conditions or problems affecting this property? Yes ☐ No ☒ Unknown ☐
7. Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes ☐ No ☒ Unknown ☐ If yes, what were the test results? _____
8. Attic Insulation: Type _____ Unknown ☐ Amount _____ Unknown ☐
9. Are you aware of any area environmental concerns? Yes ☐ No ☒ Unknown ☐ If yes, please explain: _____
10. Are you related to the listing agent? Yes ☐ No ☒ If yes, how? _____
11. Where survey of property may be found: _____
12. Wind Farms: Is the subject property encumbered by certain Wind Energy rights? Yes ☐ No ☒ If yes, rights by: Lease ☐, Easement ☐, Other ☐ Define Other: _____
Wind Farm Company, Owner: _____

If the answer to any item is yes, please explain. Attach additional sheets, if necessary: _____

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13. Repairs: Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.) (Note: Repairs are not normal maintenance items) (Attach additional sheets, if necessary) _____

IV. Radon Fact Sheet & Form Acknowledgement

Seller acknowledges that Buyer be provided with and the Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.

Seller JLH Jackson Seller Smith Date 6/21/25

Seller has owned the property since 2004 (date). Seller has indicated above the history and condition of all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). **Seller hereby acknowledges Seller has retained a copy of this statement.**

Buyer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) may wish to obtain.

Buyer _____ Buyer _____ Date _____



Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Address: 3870 McKinley Ave Hesperus, IA 51238 Timothy G. Holz 1/2
Jackie L Holz 1/2

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

TH
(ii) JLT

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:

TH
(ii) JLT

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) _____ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) _____ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

(e) Purchaser has (initial (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or



(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial or enter N/A if not applicable)

(f) MZ Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(g) _____ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.¹

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>[Signature]</u> Seller	<u>6-21-25</u> Date	_____	Purchaser	_____	Date
<u>[Signature]</u> Seller	<u>6-21-25</u> Date	_____	Purchaser	_____	Date
<u>[Signature]</u> Seller's Agent	<u>6-21-25</u> Date	_____	Purchaser's Agent ¹	_____	Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and record keeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.



ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

712-476-9443

zomercompany.com



ZOMER COMPANY
REALTY & AUCTION

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