

LIVE PUBLIC LAND AUCTION

PRIME HIGH QUALITY
TRACT OF
DOUGLAS TWP,
BOONE COUNTY, IOWA
FARMLAND

ALLEN & MARY ARNOLD JOINT
REVOCABLE TRUST DATED
FEBRUARY 14, 2015—OWNERS

Sale Date:
March 12, 2026
@ 10:30 A.M.



712-476-9443
ZOMERCOMPANY.COM

Auctioneer's Note: This is a well located high quality tract of farmland and the Zomer Company is honored to have been selected by the Arnold family to offer for sale at auction this quality tract of land! When a high quality farm comes for sale it is something that you want to strongly consider purchasing as quality farms in this locale are not available every day! Make plans today to purchase this farm and call it your own!



Farm Location: From the North edge of Madrid, IA go North on IA-17 N for 1 mile to 315th St., then turn and go West on 315th St. for 1 mile until you reach Old State Rd/Rose Rd. then turn and go North for 1/4 mile. This farm is on the West side of Old State Rd/Rose Rd.. This farm also adjoins 315th St., on the South side of the Farm. Signs Will Be Posted

Auction Location: Auction of the property will be held at the Tiger Bowl Parking lot in Madrid, IA (205 Annex Road, Madrid, IA)



Abbreviated Legal Description: Land located in the NW1/4 of the NW1/4 of Section 24, TWP 82N, Range 26W, (also known as Boone County Parcel No. 088226242200002), AND the SW1/4 of the SW1/4 of Section 13, TWP 82N, Range 26W, (West of Highway) excluding Parcel A (Also known as Boone County Parcel No. 088226133300003), AND Lot 2 of 1 in the SW1/4 of the NW1/4 of Section 24, TWP 82N, Range 26W (Also known as Boone County Parcel No. 088226242300002), all in Boone County, IA. TO BE SURVEYED. Copy of Deed for full legal description is available. Subject to all drainage easements/districts and wind easements/assessments and other easements if any, and public roads of record. This land is located in Drainage Districts 136 & 112.

General Description: This is an incredible opportunity to purchase a well located farm with good soil ratings, drainage tile installed and a nice topography! This farm is estimated to contain approx. 87.72+/- gross acres however a survey will be used to determine the exact gross acres. According to FSA, this farm contains approx. 84.13+/- tillable acres This farm has a corn base of 63 acres and a PLC yield of 158bu and a soybean base of 21.10 acres and a PLC yield of 57bu. This farm is classified as NHEL. The predominant soil types include: L55-Nicollet, L138B-Clarion, L107-Webster, L507-Canisteo, L62C2-Storden, L138C2-Clarion. The average CSR2 is 89.3!! This farm also has several thousand feet of drainage tile line installed and county tile! When you look to purchase a tract of land both as an investor and as a farmer you typically like to look for a few key indicators of a powerful tract of land which include a higher soil rating, drainage tile installed, nice topography, a great location and a farm which is conducive for farming with larger equipment! This farm offers all of those things to its owner! If you are looking at adding a farm to your operation or purchasing a farm as an investment then strongly consider purchasing this farm! Buying land is a way that many family's have been able to set up their future generations for long term success both as a part of your farming operation and also as an investment that can provide annual dividends through both farming it or as investment through leasing the farm to other farmers! If you are in the market at all for a tract of farmland in Boone County, IA then this is an opportunity that you will not want to take lightly! The famous saying is "Don't wait to buy land, Buy land and wait!"

Method of sale: Auction Location: Auction of the property will be held at the Tiger Bowl Parking lot in Madrid, IA (205 Annex Road, Madrid, IA) Farm will be sold with the final bid price times the gross surveyed acres. The gross acres will be adjusted based on the final survey.

Taxes: The current Real Estate Taxes according to the Boone County Treasurer are approx. \$3,167.00 per year. Real Estate Taxes will be pro-rated through December 31, 2025. This property is also in drainage district 136 and 112. Buyer will be responsible for all drainage assessments which are due and payable for drainage assessments made which are due on the tax statements sent out in the fall of 2026 and all future assessments. Seller will be responsible for all assessments made which were due as part of the statements sent out in the fall of 2025. Drainage district 112 will have a drainage assessment that will be assessed and due as part of the tax statements sent out in the fall of 2026. Contact an agent for details.

Possession: Buyer will receive possession of the farm on March 1, 2027. This farm is leased for the 2026 crop year. The buyer will receive at closing the full rent for 2026 from the seller and also an attractive rent subsidy from the seller also! Contact an agent for details!

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 April 21, 2026. Buyer shall receive a clear and merchantable title to the property on closing day. This property 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. This farm is located within county drainage districts and have county drainage tile installed, buyer will be responsible for all future drainage assessments, if any. Buyer shall also comply with all drainage easements and any other environmental requirements. 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. **Jacqui Grotewold, Murphy, Collins & McGill—Attorney for sellers.**

AGRI-DATA AERIAL MAP

1/21/26, 5:45 PM FSA Map

Aerial Map

Boundary Center: 41° 54' 18.57, -93° 49' 59.85

24-82N-26W
Boone County
Iowa

0ft 820ft 1640ft

Map Provided by **surety**
© AgriData, Inc. 2025 www.AgrDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2025.

1/21/2026

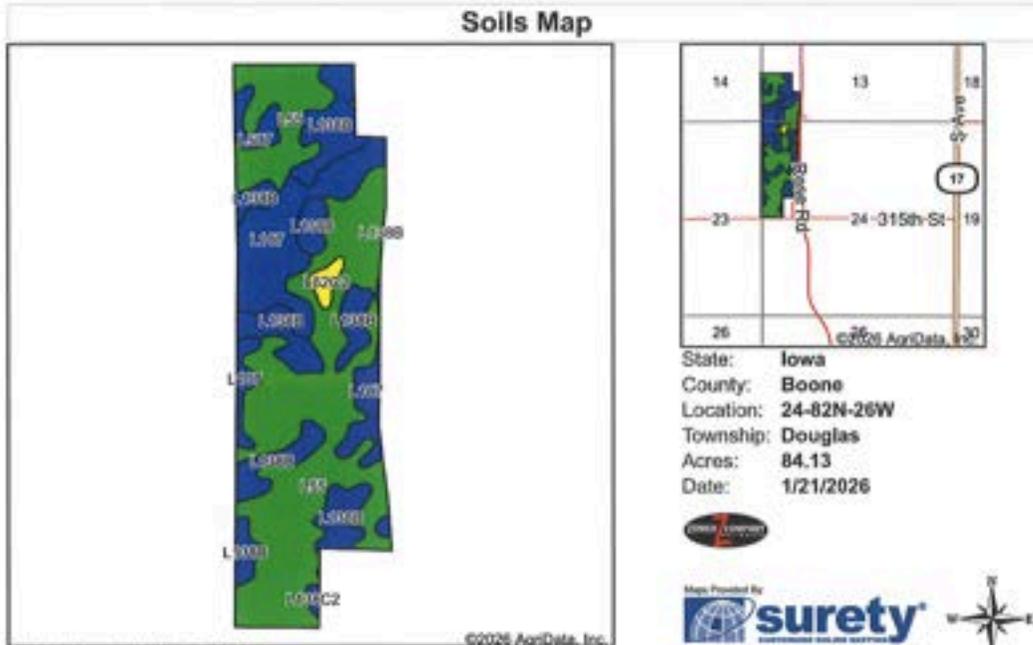
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AGRI-DATA SOIL MAP

1/21/26, 5:45 PM

Soil Map



State: **Iowa**
 County: **Boone**
 Location: **24-82N-26W**
 Township: **Douglas**
 Acres: **84.13**
 Date: **1/21/2026**



Soils data provided by USDA and NRCS.

Area Symbol: 8A015, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans	
L55	Nicollet loam, 1 to 3 percent slopes	45.11	53.6%		3.6ft.	te	91	84	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	19.60	23.3%		6.5ft.	be	88	79	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	16.18	19.2%		2.3ft.	be	88	83	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	1.84	2.2%		2.3ft.	be	87	81	
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.00	1.2%		6.5ft.	lle	64	66	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.40	0.5%		6.5ft.	lle	83	64	
Weighted Average							1.48	89.3	*n 82.3

**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.



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FSA AERIAL MAP



United States
Department of
Agriculture

Boone County, Iowa



Legend

- Non-Cropland
- CRP
- trees PLSD
- Cropland
- tract boundary
- tree Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 84.13 acres

2025 Program Year

Map Created April 04, 2025

Farm 3178

Tract 2178

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, unless 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.



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USDA 156 FORM

IOWA BOONE Form: FSA-156EZ See Page 2 for non-discriminatory Statements	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3178 Prepared : 9/29/25 11:35 AM CST Crop Year : 2026
----------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARC/PLC G5/F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
84.13	84.13	84.13	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	84.13	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-605 CRP Reduction Acres	PLC Yield	HIP
Corn	63.00	0.00	158	
Soybeans	21.10	0.00	57	
TOTAL	84.10	0.00		

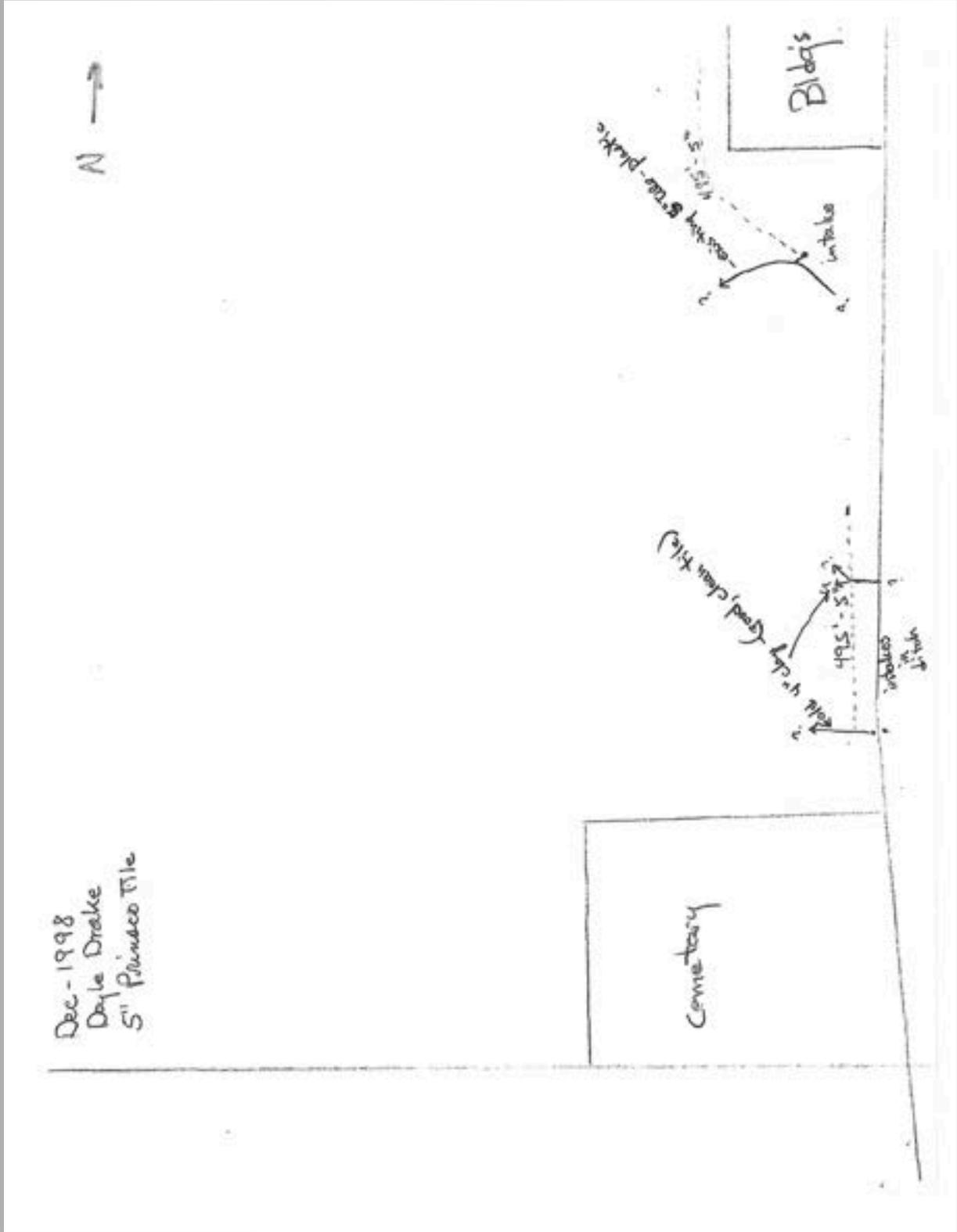
NOTES

Tract Number : 2178
 Description : SW1/4 SW1/4 SEC 13-62-26 W1/2 NW1/4 SEC 24-62-26
 FSA Physical Location : IOWA/BOONE
 ANSI Physical Location : IOWA/BOONE
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : ALLEN AND MARY ARNOLD JOINT REVOCABLE TRUST
 Other Producers : None
 Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
84.13	84.13	84.13	0.00	0.00	0.00	0.00	0.0



SELLER PROVIDED ESTIMATED TILE MAP



SELLER PROVIDED TILE INVOICE

DOUBLE D ENTERPRISES
OF IOWA, LTD.
9850 NW 166TH AVE. MADRID, IA 50156

575-685-4457

Tile info on Madrid 80

Customer's Order No.		5-6 ^{DUPLICATE} 19 97				
Name <i>Allen Arnold &</i>						
Address <i>905 29th</i>						
Phone No. <i>W D S M, Ia 50265</i>						
PAID BY		CASH	C.O.D.	CHARGE	RETURN	PAID OUT
				X		
Quantity	DESCRIPTION		PRICE	AMOUNT		
3000'	5" tile		.45	1377	00	
350'	4" tile		.25	87	50	
3	4" tee		3.10	9	30	
2	5" wyes		5.45	10	90	
1	5" tee			5	20	
1	5 to 4 coupler		3.25	3	25	
16	5" couplers		1.60	25	60	
1	4" "			1	20	
3410'	tiling		.90	3069	00	
3 1/2	hr backhoe work and trenching to find existing tile and tile repair		65	227	50	
				SUB TOTAL		
Account due within 30 days from date or interest will be added				TAX		
				TOTAL	4816 45	

ALL claims and returned goods MUST be accompanied by this bill.

1793

Rec'd by

Shelby Dyer

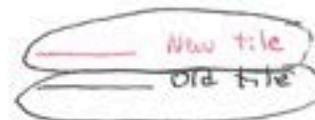
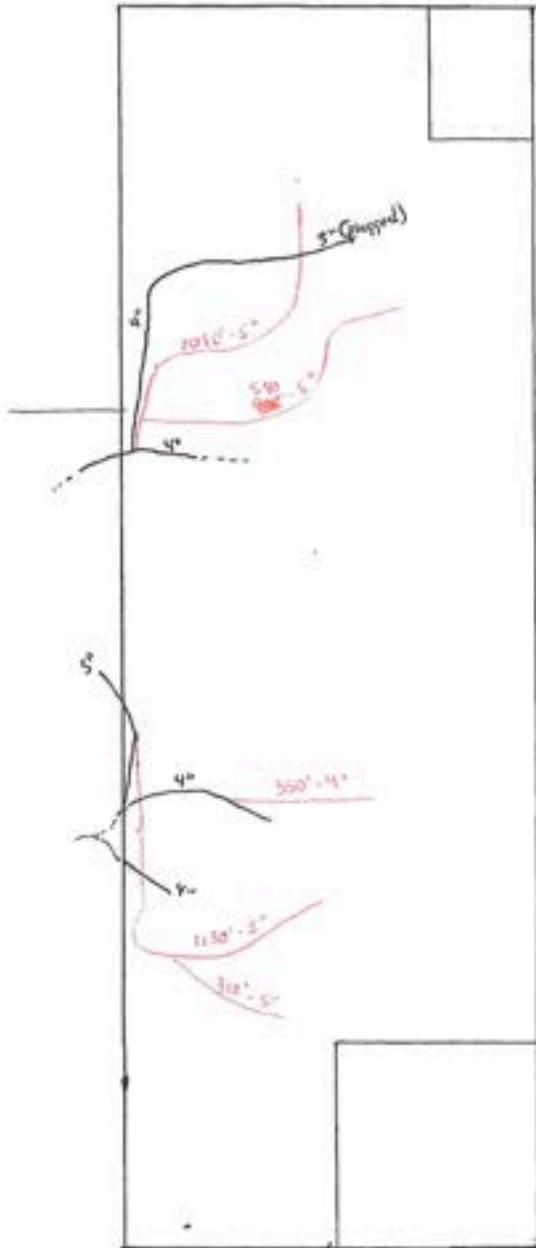
THANK YOU



SELLER PROVIDED ESTIMATED TILE MAP

Tiling f. - Allen Arnold by
Double O Enterprises - Madrid, Ja

Doyle
5-1-96



- Hanchor tile & fittings
- Depth 3' - 4 1/2'
- Drawing - not to scale

COUNTY GIS ESTIMATED DRAIN TILE MAP



Boone County, IA



Overview



Legend

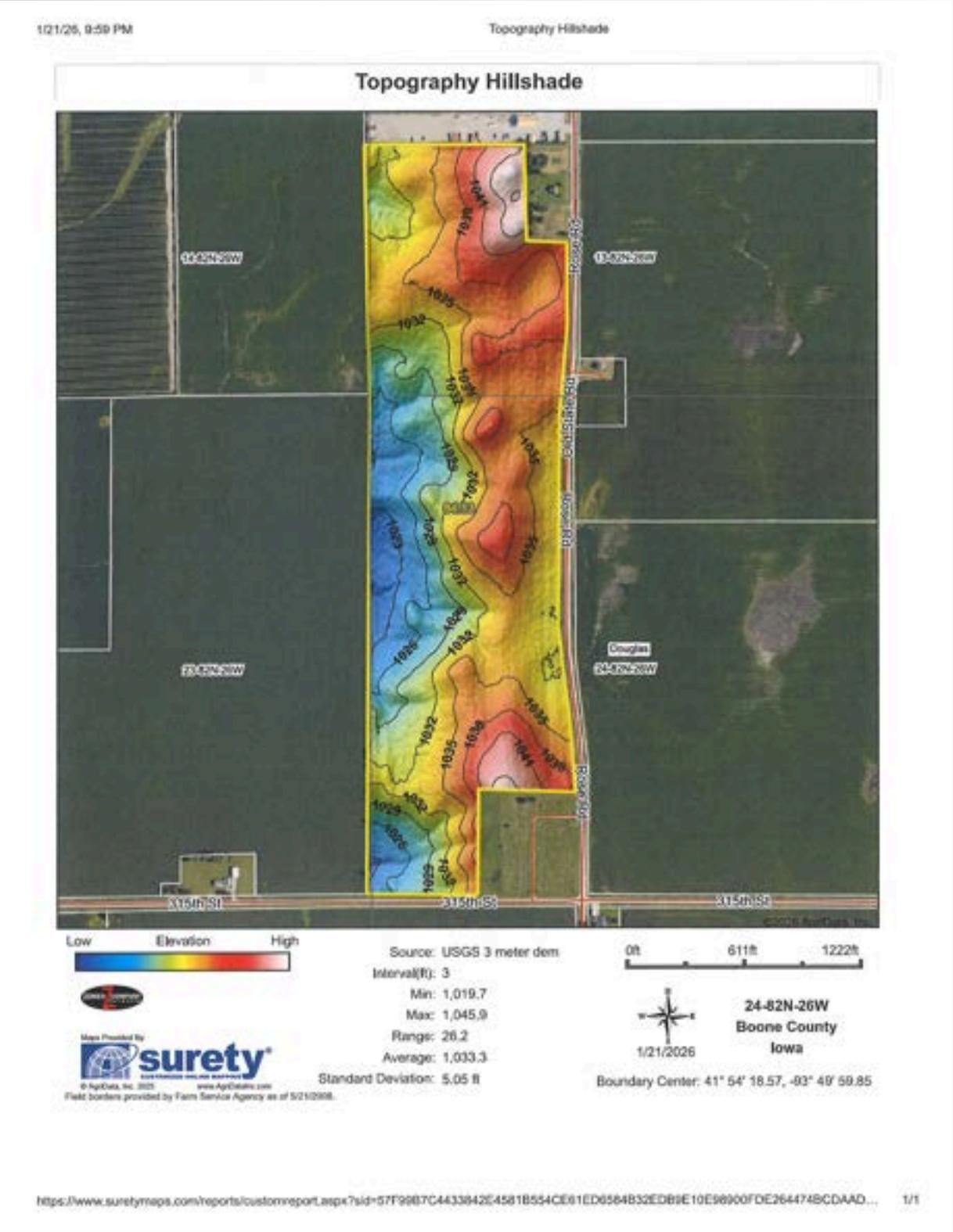
- Parcels
- Corporate Limits
- Political Townships
- Sections
- Drain Tiles
- Roads

DISCLAIMER - This data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden of determining accuracy for the appropriateness for use rests solely on the requester. The County makes no warranties, express or implied, as to the use of the data. The requester acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance and update.

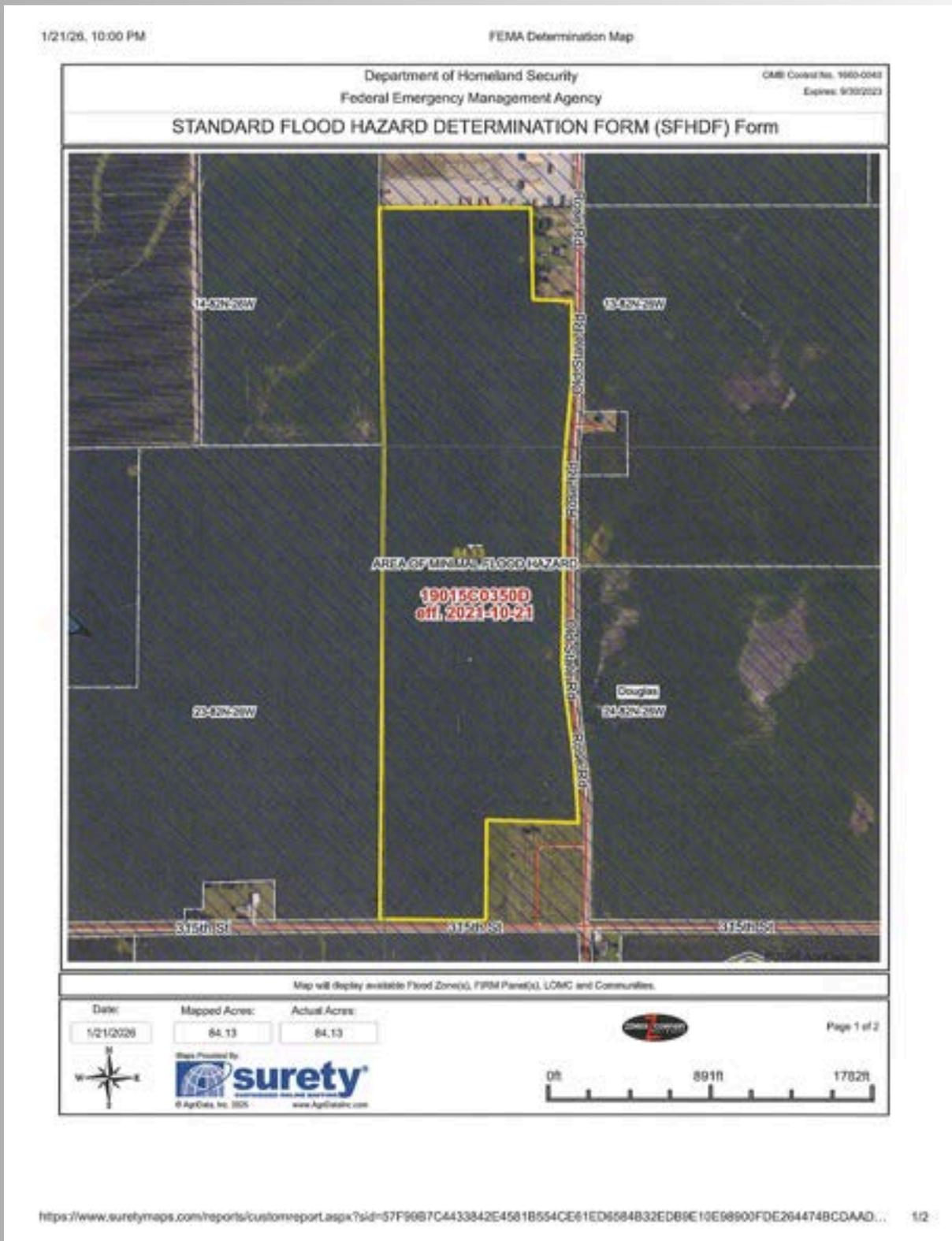
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Developed by SCHNEIDER

AGRI-DATA TOPOGRAPHY HILLSHADE MAP



AGRI-DATA FLOOD HAZARD DETERMINATION MAP



RENT INFORMATION:

THIS FARM IS LEASED FOR THE 2026 CROP YEAR!

BUYER SHALL RECEIVE AT CLOSING THE FULL RENT FOR 2026 AND A RENT SUBSIDY FROM THE SELLERS! THE TOTAL AMOUNT THE BUYER SHALL RECEIVE AT CLOSING SHALL BE \$33,132.00. THIS SHALL INCLUDE BOTH THE RENT AND THE RENT SUBSIDY.

THE SELLER SHALL BE SOLELY RESPONSIBLE TO COLLECT THE RENT FROM THE BUYER.

THE BUYER SHALL BE SOLELY RESPONSIBLE TO TERMINATE THE LEASE WHEN REQUIRED ACCORDING TO IOWA LAW IF BUYER DESIRES TO DISCONTINUE THE CURRENT LEASE FOR THE 2027 CROP YEAR.



ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

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