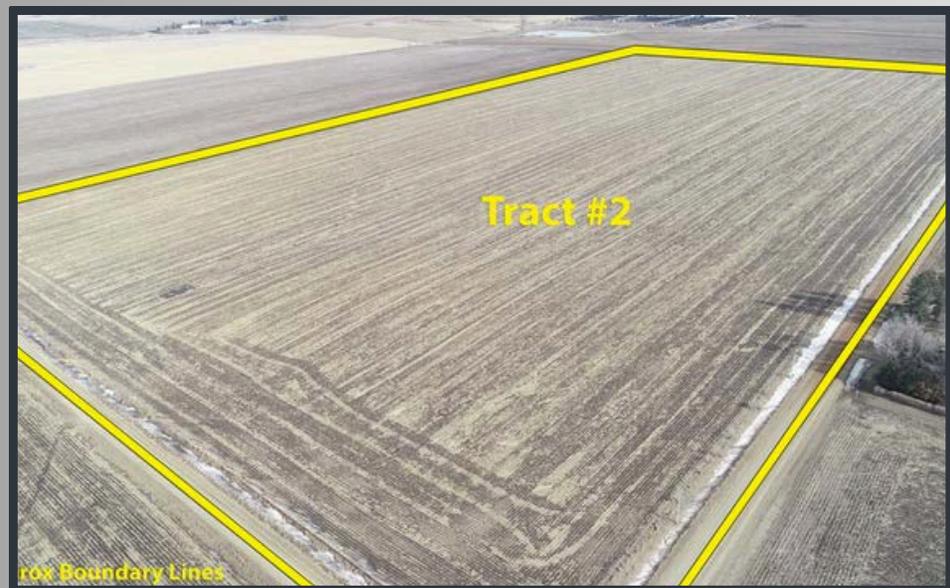




Tract #1

LIVE PUBLIC LAND AUCTION



Tract #2

rox Boundary Lines

FEBRUARY 16, 2026

@ 10:30 A.M.

**160+/- ACRES OF
FARMLAND
LOCATED IN
LYON TWP,
LYON COUNTY, IA**

**TRACT 1: 80+/- ACRES
TRACT 2: 80+/- ACRES**

**JD & LESA HOMMES, GEORGE FREDERICK STEININGER &
JANET KAY GANT REVOCABLE LIVING TRUST
OWNERS**

CONTACT US



712-476-9443



WWW.ZOMERCOMPANY.COM

Auctioneer's Note: The Zomer Company is extremely honored to present at public auction some of the highest quality land available in Lyon County, IA! These tracts of land are contiguous and both offer 1/2 mile long rows and a good history of productivity! When looking for land these are the types of farms that you look for! Do not pass up this opportunity to own a premier tract of farmland in Lyon County, Iowa!



Tracts Location: From Inwood, IA go South on HWY 18 for approx. 2 miles to 260th St. then go West on 260th St for 3 miles to Birch Ave. then go 3/4 Mile South On Birch Ave. to the farms. Both Farms are located on the East side of Birch Ave. Tract 2 is located on the North side of 270th St.. The tracts are adjoining!

Auction of the farm 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: The North 1/2 of the SW1/4 of Section 35, TWP 98N, Range 48W, Lyon County, Iowa. Subject to all public roads and easements of record.

General Description of Tract 1: This tract of land according to the county assessor consists of 80+/- gross acres. According to Agri Data/Survey, this farm contains approx. 79+/- tillable acres! This is a completely inside tract of land which is nearly all tillable! This farm is currently combined with the adjoining farmland with the FSA office and will undergo a reconstitution with the FSA office to determine the new base acres due to the survey split. According to the FSA office the PLC yield for corn is 170bu and the PLC yield for soybeans is 48bu. The predominant soil types include: 410B, C2-Moody, 910, B-Trent, 133-Colo. The average CSR2 is 68. The average CSR1 is 66.2. This farm had cattle manure applied in the fall of 2025 and no reimbursement will be needed from buyer for the manure applied! This is truly one of the premier farms in Western Lyon County, IA currently available for sale! This farm offers 1/2 mile long rows and a level to gently sloping topography making it very desirable for farming! This is one of the more desirable farms in the area with some of the best soil ratings and topography in the area! When you are contemplating the decision of whether to purchase land you typically want to purchase a farm with high soil ratings, very few non tillable acres and a good location in a productive area! By purchasing this farm you can check all of those boxes on what the ideal tract of land looks like! Do not hesitate on making the decision to purchase this highly desirable tract of Iowa farmland!

Abbreviated Legal Description of Tract 2: The South 1/2 of the SW1/4 of Section 35, TWP 98N, Range 48W, Lyon County, Iowa. Subject to all public roads and easements of record.

General Description of Tract 2: This land according to the county assessor consists of 80+/- gross acres. According to Agri Data/Survey, this farm contains approx. 77+/- tillable acres. This farm is currently combined with the adjoining farmland with the FSA office and will undergo a reconstitution with the FSA office to determine the new base acres due to the survey split. According to the FSA office the PLC yield for corn is 170bu and the PLC yield for soybeans is 48bu. . The predominant soil types include: 410B-Moody, 910, B-Trent. The average CSR2 is 68.6 and the average CSR1 is 67.1. When a high quality farm comes for sale it is something that you do not want to take lightly as you may never have the opportunity to purchase that farm again! This farm is nearly all tillable with the only exception being the road and ditch! If you are looking for a farm with 1/2 mile long rows, a level to gently sloping topography, good soil ratings and a location 2nd to none in a productive area then this may be the perfect farm for you! This is one of the more desirable farms in the area with some of the best soil ratings and topography in the area! Land buyers do not pass up this opportunity to purchase one of the premier tracts of Lyon County land currently on the market! Owning land is an investment in your family's legacy!

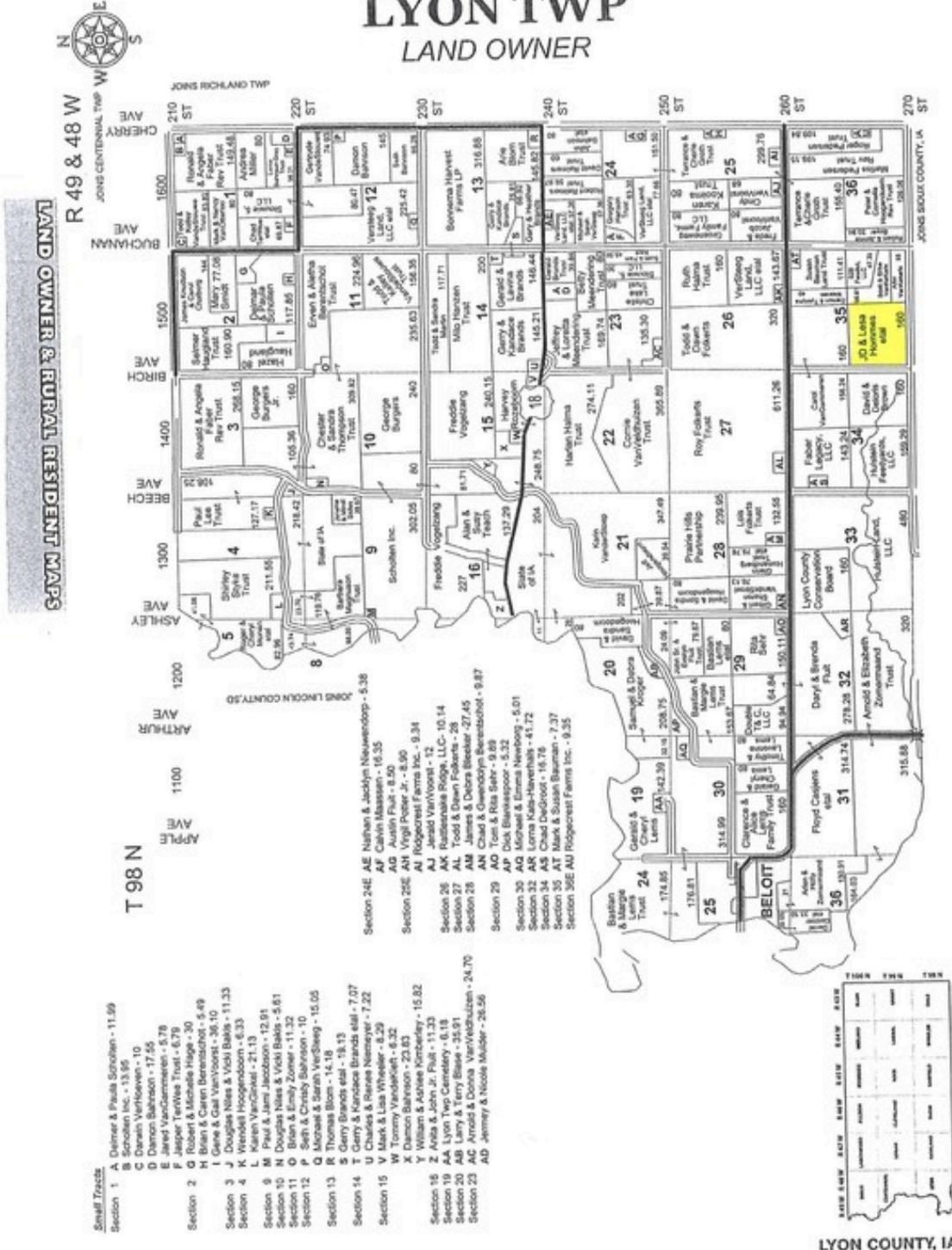
Method of sale: Auction of the farm to be held at CFE (West Location, just 1/4 mile West of Oak St Station on HWY 18) in Inwood, IA. Farms will be surveyed and the final bid price will be taken times the final gross surveyed acres for each tract. Tracts will be sold in the choice method. The top bidder of the round of choice will have the option to select the tract of their choice or both of the tracts. If only one of the tracts is selected by the top bidder in the round of choice then whichever tract is remaining will then be sold. Tracts will not be combined in any way other than the option to select both tracts in the round of choice. Once a tract is sold it will remain sold and will not be available for bidding again.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$2,200.00 per year on Tract 1 and approx. \$2,200.00 per year on Tract 2. Seller will pay the 2025 taxes which are due and payable in March and Sept of 2026.

Possession: Possession of the farms will be on closing day!. These farms are 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 March 31, 2026. Buyer shall receive a clear and merchantable title to the property on closing day. These farms 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. Any announcements made day of the auction will supersede any advertisements. Buyer agrees to accommodate the sellers with a 1031 exchange. 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. **Austin, Haberkorn, Kippley, PLC-Sellers Attorney**

LYON TWP LAND OWNER



Aerial Map



Maps Provided By
surety
CUSTOMER ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 43° 15' 52.76, -96° 29' 5.01

35-98N-48W
Lyon County
Iowa

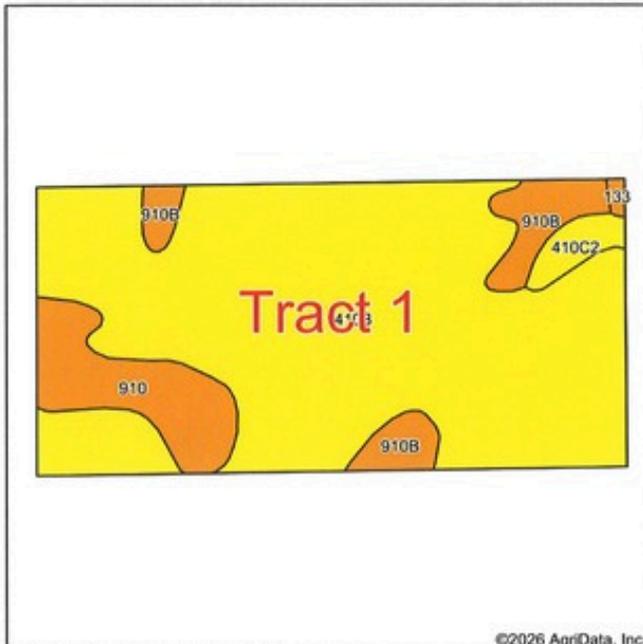
0ft 839ft 1678ft



1/5/2026



Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **35-98N-48W**
 Township: **Lyon**
 Acres: **80**
 Date: **1/5/2026**



Soils data provided by USDA and NRCS.

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Area Symbol: IA119, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	63.85	79.7%		> 6.5ft.	lle		67	65	71	
910	Trent silty clay loam, 0 to 3 percent slopes	7.89	9.9%		> 6.5ft.	l	l	73	75	76	
910B	Trent silty clay loam, 2 to 5 percent slopes	6.09	7.6%		5.9ft.	le		73	73	79	
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	1.89	2.4%		> 6.5ft.	llle		65	48	62	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.28	0.4%		2.5ft.	llw		78	69	80	
Weighted Average							1.85	*-	68	66.2	*n 71.9

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

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

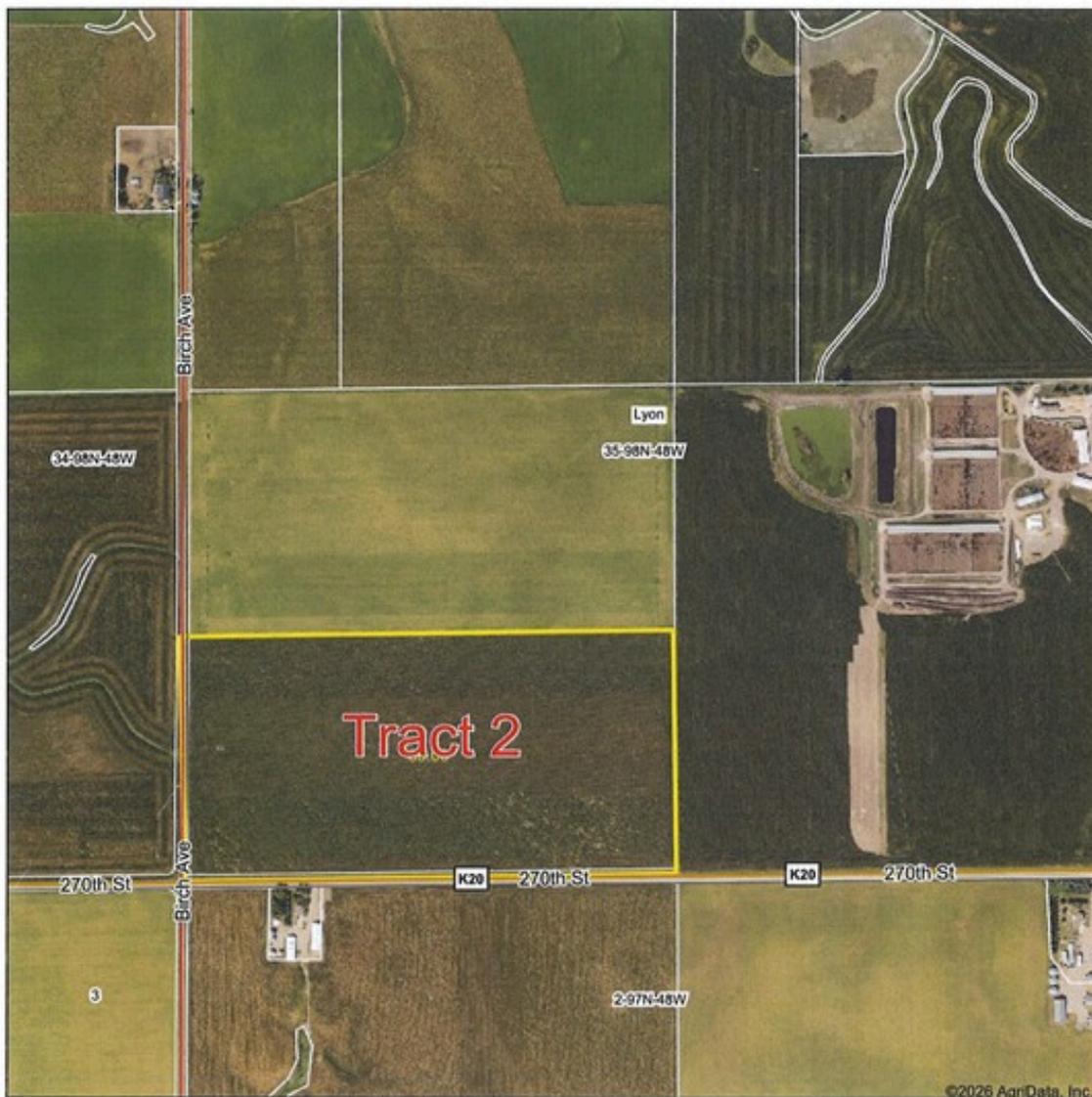
*c: Using Capabilities Class Dominant Condition Aggregation Method

- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



Aerial Map



Boundary Center: 43° 15' 39.75, -96° 29' 5.26

0ft 839ft 1678ft



Maps Provided By
surety
CUSTOMER ONLINE SERVICES
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35-98N-48W
Lyon County
Iowa

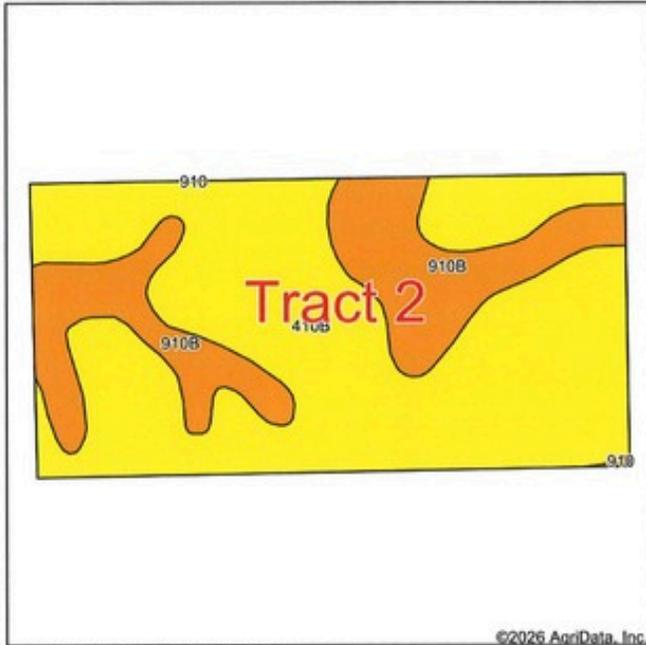


1/5/2026

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



Soils Map



State: Iowa
 County: Lyon
 Location: 35-98N-48W
 Township: Lyon
 Acres: 80
 Date: 1/5/2026



Soils data provided by USDA and NRCS.

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Area Symbol: IA119, Soil Area Version: 34												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans		
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	58.92	73.8%		> 6.5ft.	Ile	Ile	67	65	71		
910B	Trent silty clay loam, 2 to 5 percent slopes	20.98	26.2%		5.9ft.	le	le	73	73	79		
910	Trent silty clay loam, 0 to 3 percent slopes	0.10	0.1%		> 6.5ft.	I	I	73	75	76		
Weighted Average								1.74	*-	68.6	67.1	*n 73.1

**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

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



USDA Lyon County, Iowa



Common Land Unit
□ Cropland □ Non-cropland □ CRP

2026 Crop Year

Farm 5048
Tract 2513

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- 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 Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 5048 Prepared : 12/29/25 9:30 AM CST Crop Year : 2026
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Operator Name

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC GI/F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.32	156.32	156.32	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	156.32	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-505 CRP Reduction Acres	PLC Yield	HIP
Corn	113.47	0.00	170	0
Soybeans	42.83	0.00	48	
TOTAL	156.30	0.00		

NOTES

Tract Number : 2513

Description : SW4 SEC 35 LYON TWP 98 48

FSA Physical Location : IOWALYON

ANSI Physical Location : IOWALYON

BIA Unit Range Number :

CRP Contract Number(s) : None

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

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners :

Other Producers : None

Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.32	156.32	156.32	0.00	0.00	0.00	0.00	0.0



IOWA LYON Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 5048 Prepared : 12/29/25 9:30 AM CST Crop Year : 2025
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Tract 2513 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	156.32	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	113.47	0.00	170
Soybeans	42.83	0.00	48
TOTAL	156.30	0.00	

NOTES

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REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

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