

LIVE PUBLIC *Land Auction*

**HENRY TWP,
PLYMOUTH COUNTY, IA**

**MARCH 30, 2026 AT
10:30 A.M.**

**Janet K. Wittkop,
Patrick W. Schuttpelz,
Paula A. Davis
Owners**

**58.14+/-
ACRES**

ZOMER COMPANY
REALTY & AUCTION

www.zomercompany.com

712.476.9443

Auctioneers' Note: We are honored to present at auction this premier tract of farmland located in the highly sought after area of Plymouth County, IA known as Henry TWP! This land boasts tremendous soil ratings and a nice topography! If you are looking to add a premier tract of farmland to your current farm operation or investment portfolio then do not hesitate to attend this auction! Land of this caliber is not always available! Online bidding is available for this auction!



Location: From the Golden Pheasant on the East side of Remsen, IA on HWY 3 go East on HWY 3 for 4 miles to L22/Tamarack Ave. then go South on L22/Tamarack Ave for 7 miles to 240th St. then go 3/4 mile East on 240th St. to the farmland. The farm is located on the South side of 240th St and also adjoins Almond Ave.

Auction will be held at the Golden Pheasant Steakhouse Parking lot on the East edge of Remsen, IA(44028 IA-3, Remsen, IA 51050) Watch zomercompany.com in case of inclement weather.



Abbreviated Legal Description: Parcel B in Part of the East 1/2 of the NE1/4 of Section 13, TWP 91N, Range 43W, Plymouth County, IA. Subject to all easements and public roads of record.

General Description: According to the recent survey, this property contains 58.14+/- gross acres. According to FSA/survey, this farm contains approx. 56.13+/- tillable acres. This farm will undergo a reconstitution on the base acres with the FSA office due to the recent survey split. This farm is currently classified as HEL according to the FSA office. The predominant soil types include: 310B, C2-Galva, 467B-Radford. The average CSR2 is 90.8. The average CSR1 is 62.5. This land is available to farm for the 2026 crop year! This is a great opportunity to purchase a quality tract of farmland in Plymouth County, IA! This tract of farmland is one that checks all of the boxes when looking for quality farmland including tremendous soil ratings, great location in a highly sought after area, excellent topography and it is nearly 100% tillable! If you are younger farmer, established operator or investor looking to purchase a quality tract of Plymouth County, Iowa farmland to add to your operation or investment portfolio, then be sure to make plans to purchase this farm! If you look back 5, 10 or 20 years, land has been an asset that can help establish your family's legacy for generations to come! Land is a tangible asset that you can be proud to own! Do not pass up this opportunity to purchase a farm in an area of Plymouth County, IA where not many farms are available for purchase! This auction truly offers you an opportunity to purchase one of the premier tracts of land that will be available for purchase in Plymouth County, IA this year!

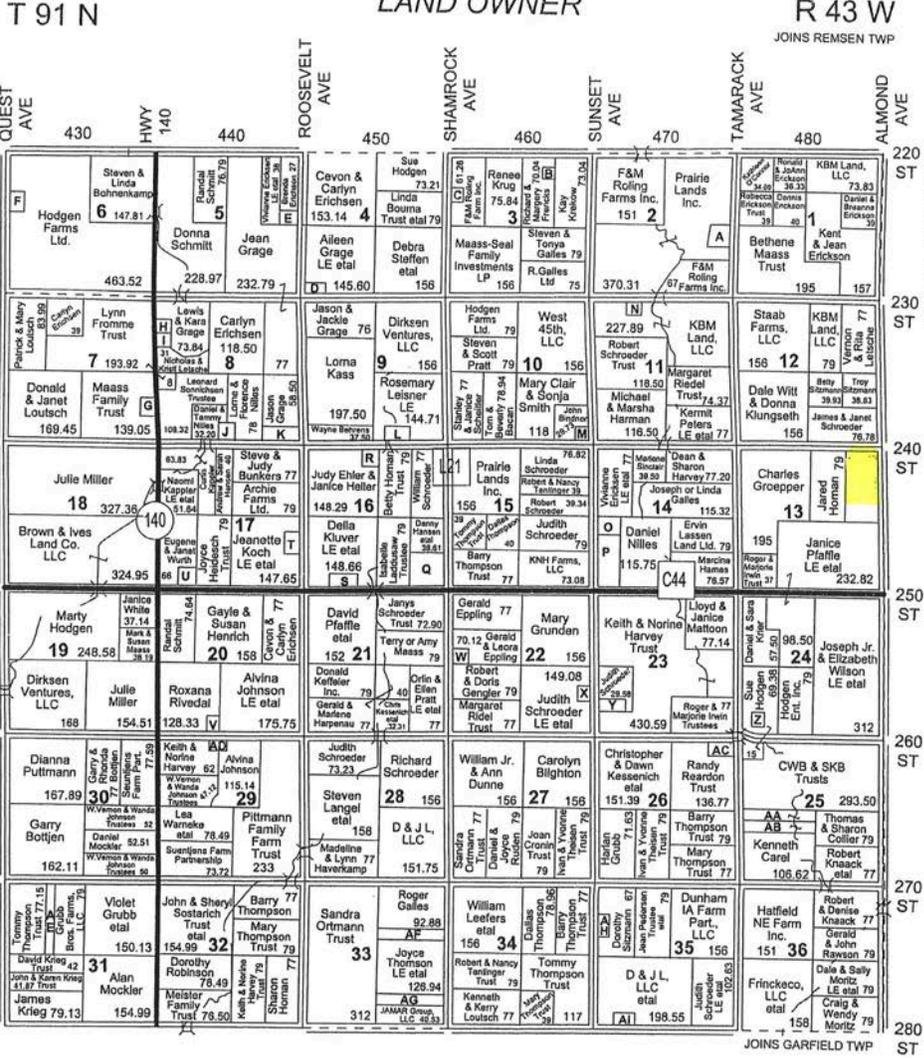
Method of sale: Auction will be held at the Golden Pheasant Steakhouse Parking lot on the East edge of Remsen, IA(44028 IA-3, Remsen, IA 51050) Farm will be sold with the final bid price times the gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Plymouth County Treasurer are estimated at approx. \$1,802.00 per year. Taxes are ESTIMATED only as the county will reassess the taxes due to the recent survey split of the parcels. Seller will pay the 2025 taxes which are due and payable in March and Sept of 2026. Taxes will be pro-rated through December 31, 2025.

Possession: Farming possession will be granted on April 10, 2026 upon the successful deposit of the earnest money. This land is available to farm for the 2026 crop year! 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 May 15, 2026. 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. If buyer delays closing, penalties may apply. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and auction booklets are available upon request. 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. **Brianna Eaton, Crary Huff Law Firm—Attorney for sellers.**

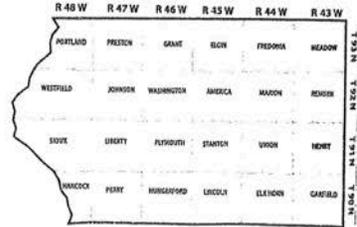
HENRY TWP

LAND OWNER



- Small Tracts**
- Section 2 A Donald Klingbeil - 19
 - Section 3 B Guy & Tammy Ruhland - 5.82
C Andrew & Jennifer Rolling - 12.17
 - Section 4 D James & Stephanie Oswald - 10.40
 - Section 5 E Emma Erichsen LE et al - 9.50
 - Section 6 F Benjamin & Kendra Klein - 5.21
 - Section 7 G Bailey Ridge Partners, LLC - 5
 - Section 8 H Michael Grage - 5.42
I Shaun Wolf - 8.20
J Bailey Ridge Partners, LLC - 11.40
K Lee Grage - 18.50
 - Section 9 L Roger Steffan - 11.29
 - Section 10 M Sara Bindner - 8.27
 - Section 11 N Whiskey Creek Inv., LLC - 5.11
 - Section 14 O Sara Bindner - 9.50
P Barbara Bindner - 27.50
 - Section 16 Q Margaret & Ronald Niehus Trusts - 37.69
R Orlin & Ellen Pratt - 7.71
S Chad Homan - 7.34

- Section 17 T Steven & Melecia Pratt - 8.35
U Chuck & Tracey Wirth - 6.69
- Section 20 V Sonya Hamman - 7.32
- Section 22 W Michael & Lori Persinger - 8.88
X Christopher Schroeder - 6.88
- Section 23 Y James & Janet Schroeder - 9.25
- Section 24 Z Jason & Theresa Schmid - 6.05
- Section 25 AA Theresa Carel - 24.69
AB Tracy Carel - 24.69
- Section 26 AC Jason & Robin Harvey Trust - 19.93
- Section 29 AD Brandon & Heather Borkowski - 5.44
- Section 31 AE Vernon & Nancy Grubb - 12.89
- Section 33 AF Julie Culler et al - 24.59
AG Jamie & Shelly Thomson - 25.18
AH Dana & Linda Sitzmann - 10
AI Steven & Jean Schroeder - 7.38



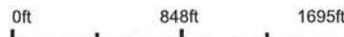
PLYMOUTH COUNTY, IA

Aerial Map



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Boundary Center: 42° 42' 12.97, -95° 51' 46.31



13-91N-43W
Plymouth County
Iowa



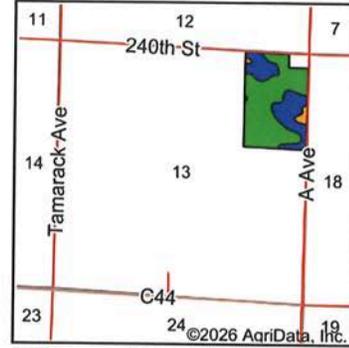
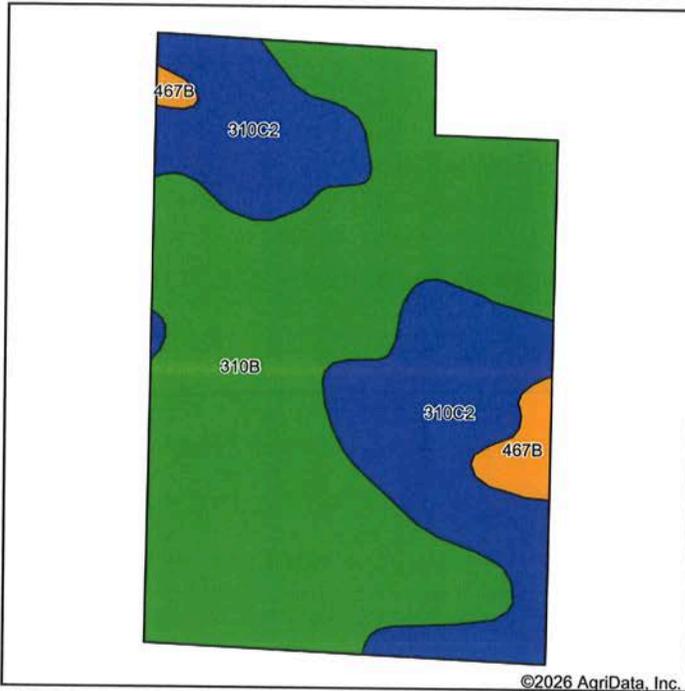
Maps Provided By
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2/3/2026

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



Soils Map



State: Iowa
 County: Plymouth
 Location: 13-91N-43W
 Township: Henry
 Acres: 58.14
 Date: 2/3/2026



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Soils data provided by USDA and NRCS.

Area Symbol: IA149, Soil Area Version: 36

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	37.35	64.3%		> 6.5ft.	Ile	95	68	75	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	19.09	32.8%		> 6.5ft.	Ille	84	51	65	
467B	Radford silty clay loam, 2 to 5 percent slopes	1.70	2.9%		3.5ft.	Ilw	75	72	77	
Weighted Average							2.33	90.8	62.5	*n 71.8

**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.





Plymouth County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

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

Producers/Shares

Tract Cropland Total: 76.03 acres

Irrigation

X NI

IR

Intended Use

Grain

Forage

Grazed

2025 Program Year

Map Created May 07, 2025

Farm 810
Tract 3170

"Options only for certification maps & valid only if filled in"

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).

USDA is an equal opportunity provider, employer, and lender.



FSA INFO TO BE RECONSTITUTED

IOWA PLYMOUTH Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 810 Prepared : 2/4/26 8:26 AM CST Crop Year : 2026
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Operator Name :
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
78.90	76.03	76.03	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	76.03	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

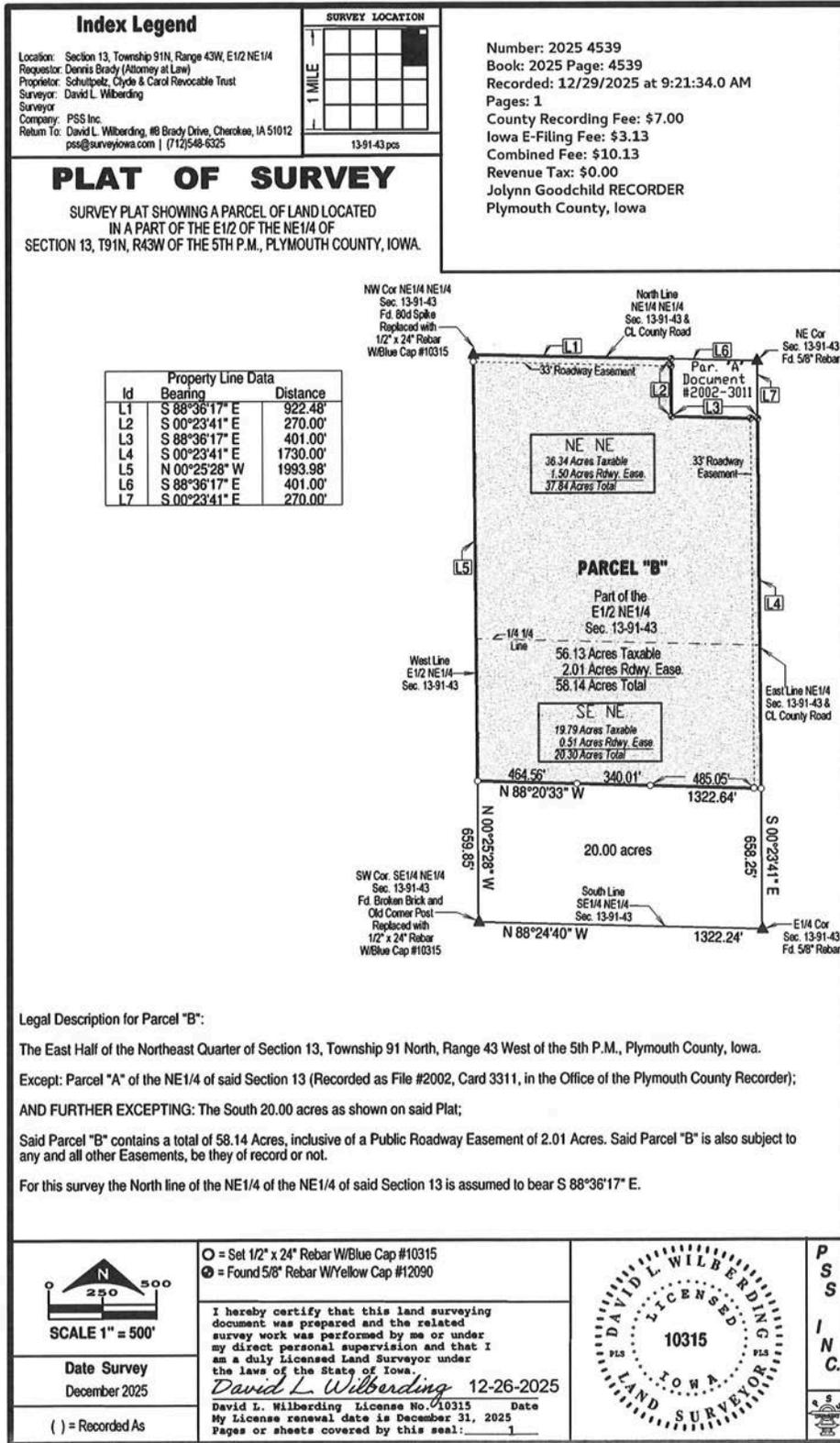
DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	38.50	0.00	155	0
Soybeans	37.50	0.00	46	0
TOTAL	76.00	0.00		

NOTES

Tract Number : 3170
Description : E2 NE4 SEC 13 HENRY
FSA Physical Location : IOWA/PLYMOUTH
ANSI Physical Location : IOWA/PLYMOUTH
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
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
78.90	76.03	76.03	0.00	0.00	0.00	0.00	0.0





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YOUR FARMLAND & EQUIPMENT SPECIALISTS

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