

ZOMER COMPANY

**Upcoming Live Public Auction Of 229+/- Acres Of
Farmland & Pastureland & An Acreage Site
Located In Centennial TWP, Lyon County, IA West Of Lake Pajoha
Near Klondike!**

To Be Sold in 6 Separate Tracts!

Tract 1 — 5.66 Acre Acreage Site — Tract 2 — 67.64 Acres Of Pastureland/Cropland

Tract 3 — 53.75 Acres Of Pastureland— Tract 4 — 30.22 Acres Of Pastureland

Tract 5 — 53.15 Acres Of Cropland — Tract 6 — 19.09 Acres Of Cropland



Auction Date: October 30, 2021 @ 10:30 A.M.

Helmer Haugland Estate Heirs - Owners

zomerauctions.com

Auctioneers/RE Agents:

Mark Zomer — 712-470-2526

Darrell Vande Vegte 712-476-9443

Gary Vanden Berg — 712-470-2068

Blake Zomer — 712-460-2552

Ryan Zomer — 712-441-3970 — Joel Westra-605-310-6941



Auctioneers Note: Our company is honored to have been selected by the Helmer Haugland Estate heirs to offer these properties for sale at live public auction! These properties offer something for everyone including tillable farmland, pastureland and an acreage site! Call an auctioneer listed below today to receive a full informational packet! This auction will be held at the site of property!! Watch zomerauctions.com in case of inclement weather!

Location: 1843 Birch Ave., Inwood, IA 51240 or from the West Lyon School go 3 miles West on 180th St (A20) to Birch Ave. then go 1/4 Mile South on Birch Ave to the Acreage Site. All the tracts lie along Birch Ave & 180th St. Tracts 1, 3, 4, 5 & 6 are all adjoining and Tract 2 lies directly across Birch Ave to the East of the acreage site. Auction signs will be posted. Watch zomerauctions.com for inclement weather! Auction will be held at the site of the property!



Auctioneers & Assistants:

Zomer Company

Mark Zomer - 712-470-2526

Gary Van Den Berg - 712-470-2068 — Darrell Vande Vegte - 712-470-1125

Ryan Zomer-712-441-3970—Blake Zomer - 712-460-2552

Legal Description Tract 1: Parcel C in the NE1/4 of Section 22, TWP 99N, Range 48W, Lyon County, IA. Subject to all public roads and easements of record.

General description of Tract 1: According to the survey this acreage site consists of 5.66 acres! This property is in a great location on a hard surface road only minutes from the West Lyon School & approx. 25 minutes from the SE edge of Sioux Falls, SD! This property consists of a ranch style home with 3 Bedrooms and 1 Bathroom with a double attached garage! This home has recently had several updates including a new trex deck, carpet, windows, gutters and garage door! The exterior of this home was also recently painted! This home also recently had a Thrasher basement system installed by Thrasher basement systems. The outbuildings on the property include a 32 x 48 open front storage building, a 40 x 50 cattle shed and a 32 x 48 cattle shed. This property also has 2 cattle yards with some fence line feed bunks and concrete aprons! This property is on REC Elec and on well water. Lyon & Sioux rural water lies directly adjoining the property. Please contact rural water for any information regarding availability for connection and costs associated with connection. This property is in a great location and would make a fantastic property to establish your family's legacy on! Acreage sites in this area are not often offered for sale at auction! This acreage site lies directly adjoining Tracts 3 & 6! The septic system on the home will be inspected by the seller. If the septic system on the home requires an update the buyer will be at the buyer's sole expense required to update the septic system to Iowa Code. The septic system is currently functioning. This property is in the West Lyon School District. Make plans today to attend an open house and purchase this property!

Legal Description Tract 2: The W1/2 of the NW1/4 of Section 23, TWP 99N, Range 48W, Lyon County, IA. Subject to all public roads and easements of record.

General description of Tract 2: According to survey, this property consists of 67.64 acres. This property consists of 59.13 acres of pastureland and 5.48 acres of tillable farmland with the remainder in road and ditch. This property is very scenic with great views and rolling hills! This property is currently fenced and also has a stock dam for water! The tillable land on the property has a CSR1 of 54.5 And a CSR2 of 81.9. Rural water and elec are located near this property however all costs to bring elec and water to the property will be the buyers expense and buyers are encouraged to contact Lyon & Sioux Rural water & REC elec concerning costs and availability! Buyer of this tract will be required to install a new fence on the East boundary of the South acreage site which this property adjoins. Contact an agent for details! Make plans today to attend this auction!!!

Legal Description Tract 3: Parcels D & F in the NE1/4 of Section 22, TWP 99N, Range 48W, Lyon County, IA. Subject to all public roads and easements of record.

General description of Tract 3: According to survey, this property consists of 53.75 gross acres of which 45.93 acres is pastureland and 4.67 acres is tillable farmland with the remainder in road and ditch! This property is currently fenced and also has a stock dam for water supply! This property is in a great location with access from the blacktop road! The tillable land on this property has a CSR1 of 48.5 And a CSR2 of 62.5. Rural water and elec are located near this property however all costs to bring elec and water to the property will be the buyers expense and buyers are encouraged to contact Lyon & Sioux Rural water & REC elec concerning costs and availability! Buyer will be responsible to determine and comply with any zoning regulations and any and all building restrictions if any. Make plans today to attend this auction!! Buyer of this tract will receive an ingress/egress easement from the buyer of the acreage site (Tract 1) as shown on survey.

Legal Description Tract 4: Parcel I in the NE1/4 of Section 22, TWP 99N, Range 48W, Lyon County, IA. Subject to all public roads and easements of record.

General description of Tract 4: According to survey, this property consists of 30.22 gross acres of which 29.87 acres is pastureland with the remainder in road and ditch! This property is currently fenced! This property is in a great location with access from the blacktop road! Rural water and elec are located near this property however all costs to bring elec and water to the property will be the buyers expense and buyers are encouraged to contact Lyon & Sioux Rural water & REC elec concerning costs and availability! Buyer will be responsible to determine and comply with any zoning regulations and any and all building restrictions if any. Make plans today to attend this auction!! Buyer of this parcel will receive an access easement from Tract 5 for ingress/egress access as shown on survey.

Legal Description Tract 5: Parcel G in the NE1/4 of Section 22, TWP 99N, Range 48W, Lyon County, IA. Subject to all public roads and easements of record.

General description of Tract 5: According to survey, this property consists of 53.15 gross acres. According to the FSA this parcel contains 49.46 tillable acres! This property has a corn and soybean base combined with the adjoining property with a PLC yield of 159bu. on corn a PLC yield of 50bu. on soybeans. The predominant soil types of this property include: 410B2, C2-Moody, 401D2-Crofton, 33E, F, D-Steinauer. According to Agri-Data this farmland has a CSR1 of 52.3 And CSR2 of 62.2. This farmland has access from 180th St. Buyer of this tract will be required to grant an ingress/egress access easement to the buyer of Tract 4 as shown by the survey.

Legal Description Tract 6: Parcel E in the NE1/4 of Section 22, TWP 99N, Range 48W, Lyon County, IA. Subject to all public roads and easements of record.

General description of Tract 6: According to survey, this property consists of 19.09 gross acres. According to the FSA this parcel contains 17.35 tillable acres! This property has a corn and soybean base combined with the adjoining property with a PLC yield of 159bu. on corn a PLC yield of 50bu. on soybeans. The predominant soil types of this property include: 410B, B2, C2-Moody, 401D2-Crofton, 33F-Steinauer. According to Agri-Data this farmland has a CSR1 of 52.1 And CSR2 of 59.5. Smaller tracts of farmland are not often available! Buyer of this tract will receive an ingress/egress access easement from the buyer of the Acreage (Tract 1) as shown on the survey.

Open Houses To View The Properties: Open house will be held on September 29, 2021 from 5:30 to 7:00 P.M. and on October 7, 2021 from 5:30 to 7:00 P.M. or by appointment only. UTV tours will be given or you may bring your own UTV to the open house.

Method of sale: Tracts will be sold in the order listed. Choice will be offered on Tracts 3 & 4. First successful bidder on the choice of tracts 3 & 4 will have the option to purchase either Tract 3 or Tract 4 or both. Once both tract 3 & 4 have both been sold choice will again be offered between Tract 5 or 6. First successful bidder of the choice between Tract 5 or 6 will have the option to purchase either Tract 5 or Tract 6 or both. If in either choice only 1 tract is selected then the remaining tract will be sold prior to the next tracts.

Special Terms Concerning Grass Lane: If Tracts 3 & 4 are purchased by the same buyer the grass lane (Parcel H) on the South side of Tract 5 will be included as part of Tracts 3 & 4. If the same buyer does not purchase Tracts 3 & 4 this lane will be included with Tract 5. Price of this grass lane will be \$1,500.00 total regardless of selling price of the tract it is included in the sale of. The sale price of the grass lane will be added to the final sale price of the tract it is purchased with. Contact an agent for details.

Fence Agreement: Buyers of Tracts 3 & 4 will be required to sign a fence agreement stating that the buyer's of tracts 3 & 4 will be responsible for all maintenance, repair and installation of new fence and any costs associated with such for fences adjoining Tracts 5 & 6. Contact an Agent for details.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$3,316.00 per year total on Tracts 1, 3,4, 5 & 6 and approx. \$1,088.00 per year on Tract 2. Seller will pay the 2021 taxes which are due and payable in March and Sept of 2022. Taxes will need to be re-assessed due to the recent survey.

Possession: Possession of Tract 1 (Acreage Site) will be on closing day. Possession of the remaining tracts will be on March 1, 2022.

Terms: Purchaser(s) will be required to pay a non-refundable \$25,000.00 as earnest money deposit on Tract 1 (Acreage site) and 15 % of the purchase price as earnest money deposit on Tracts 2 through 6, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before December 22, 2021 when the buyer shall receive a clear and merchantable title to the property. These properties 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/pics are for informational purposes only and are not guaranteed to be actual boundary lines of the property. 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 purchasers pursuant to IA statutes. All measurements, acres, building sizes, years built etc are not guaranteed. All buyers are encouraged to do buyers due diligence. 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. **De Koster & De Koster PLLC –Sellers Attorney**



CENTENNIAL TWP LAND OWNER

LAND OWNER & RURAL RESIDENT MAPS



- Small Tracts**
- Section 1E A Robert & Linda Wulf - 6
 - B Paul Koch - 5.71
 - C Dorcil Farms Inc. - 15.47
 - Section 2E D Matthew & Kayla Bruggeman - 8.57
 - E Kenneth & Mary Jane Linton - 5.92
 - F James & Rosemary Bruggeman Trust - 26.12
 - Section 3 G Birch Hill Inc. - 13.04
 - H Brent Holman - 20
 - I Nicholas & Eve Koch - 19.41
 - J James Bruggeman Trust et al - 19.41
 - K Shortin, LLC - 40
 - L Wyatt Spas - 10
 - Section 4 M Jerome & Lavonne Snyder - 8.30
 - Section 1W N Jerome & Lavonne Snyder - 19.80
 - Section 2W N Jerome & Lavonne Snyder - 19.80
 - Section B O Christina Stensland - 10.24
 - P Steven & Cassidy Hawk - 10
 - Section 9 Q Kenneth II & Courtney Linton - 12.03
 - R Cory & Talney Gunderson - 12.46
 - Section 10 S John Teed - 12
 - T Bruggeman Farms Inc. - 11.40
 - Section 11 U Harry & Katherine Soria - 50.04
 - V Chad & Brent Van Rogemont - 26.79
 - Section 12E W Randall & Peggy Riggs - 5.82
 - X Winding Creek Coop - 12.44
 - Y Andrew & Jennifer TerWise - 6
 - Section 13 Z Paul Sechser - 14.91
 - AA Danny Wegmeyer - 7.28
 - AB Larry & Marisa Landegent - 10
 - Section 14 AC Lori Solobala & Sharon Johnson - 14.45
 - Section 15 AD CNG Acres Inc. - E.56
 - Section 16 AE Fori & Viki Dietels - 22
 - AF Jody Dietels - 13.23
 - AG Lisa Larsen - 6.33
 - AH Eric Horn - 33.52
 - AI Lyon & Sioux Rural Water System Inc. - 11.49
 - AJ State of IA - 66.94
 - AK Jeremiah Robinson - 7.06
 - Section 17 AL Stensland Gravel Co. - 7.99
 - Section 22 AM Eric Magnuson - 13.15
 - Section 23 AN Barbara Magnuson Trust - 13.48
 - AO Greth & Colleen Kirkholm - 11.92
 - Section 24 AP Brian & Nancy VanVelthuzen - 6.79
 - AQ Lyon Co. Conservation Board - 16.94
 - AR Daniel & Kimberly Spasars - 19.94
 - Section 25 AS William & Donna Doherty - 11.51
 - Section 26 AT Scott & Lori Farstead - 6.91
 - AU Heath Hayden - 30.57
 - AV Dennis Doherty - 10
 - Section 27 AW TK Farms Inc. - 9.86
 - Section 28 AX Olson Chermak et al - 8.66
- Section 33** AY John VanGammen Rev Trust - 20
AZ Jagger TerWise Trust - 20
BA Dave & Joan Wallenburg - 20
BB Dean & Deborah Kruger - 25.14
BC Thomas & Amy Barr - 10.04
BD Charles & Diane Borning - 10.10
BE Brian & April Momen - 12.09
BF Dave & Jean Wallenburg - 10.01
Section 34 BG Eric & Sheria Kaddaman - 16.54
BH Gary & Barbara Twiss - 30.15
Section 35 BI Scott & Jennifer Lee - 9.74
BJ Timothy & Carla Kruger - 5.68



Aerial Map



Map Center: 43° 23' 2.21, -96° 29' 20.87

0ft 237ft 475ft



22-99N-48W
Lyon County
Iowa



8/16/2021

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



Outdoor Information Sheet:

1.32 x 48 Open Machine Shed

2. Butler Grain Bin

3. 40 x 48 Cattle Shed—North

4.32 x 48 Cattle Shed—South

5.10 x 24 Tool Shed

House Information Sheet:

Type of Home: Ranch Style

Year Built: 1975

Square Feet: 1248 sq. ft

Garage: 24 x 24

Living Room: 12 x 20

Dining Room: 9.8 x 13.2

Kitchen: 10.6 x 12.9

Master Bedroom: 11 x 13.2—on main

Bedroom #2: 10.6 x 11.2— on main

Bedroom #3: 10 x 11—on main

Main Floor Bathroom: 7.9 x 10—on main with tub/tiled shower

Laundry: located in basement

Basement Includes: full block—unfinished

Furnace: Propane

Siding: Vertical Hardy Board

Roof Type: Steel

A/C: Central



SELLER DISCLOSURE OF PROPERTY CONDITION

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



Property Owner(s) & Address: 1843 Birch Avenue, Inwood, IA 51240

Grace J. Romaine Irrevocable Trust, Lois M. Kohl Irrevocable Trust, Danna L. Haugland,
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: Irrevocable Trust

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; leaders 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 GR JKH Buyer initials _____

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

EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

- Basement/Foundation:** Has there been known water or other problems? Yes No Unknown
1A. If yes, please explain: Basement shifting repaired with Thruster Basement Systems in 2020.
- Roof:** Any known problems? Yes No Unknown
2A. Type Steel
2B. Date of repairs/replacement (If any) within past 5 years - exact date unknown
Describe: _____
- Well and pump:** Any known problems? Yes No Unknown
3A. Type of well (depth/diameter), age and date of repair: unknown

Serial# 031671-700151-079950

Prepared by: Mark Zomer | Zomer Company | markzomer@yahoo.com

Form
Simplicity

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

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

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

Location of tank North of house Age _____ Unknown

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

Yes No Unknown

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

5. **Sewer:** Any known problems? Yes No Unknown Sellers will inspect sewer system only.

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

5B. Date of repairs _____

6. **Heating system(s):** Any known problems? Yes No

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 _____

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 Easement on end of driveway - Servo &c

15. Features of the property known to be shared in common with adjoining landowners, such as walls, fences, road and driveways whose use or maintenance responsibility may have an effect on the property?
 Yes No Unknown
16. Structural Damage: Any known structural damage? Yes No Unknown
17. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes No Unknown
18. Is the property located in a flood plain? Yes No Unknown
 18A. If yes, flood plain designation _____
19. Do you know the zoning classification of this property? Yes No Unknown
 What is the zoning? Ag
20. Covenants: Is the property subject to restrictive covenants? Yes No Unknown
 If yes, attach a copy OR state where a true, current copy of the covenants can be obtained:
 On file at County Recorder's office or: _____

You **MUST** explain any "Yes" responses above (Attach additional sheets if necessary):

Thrasher Basement Systems contracted to fix basement block wall shifting - completed 2020

Seller initials BR JLDH Buyer initials _____

II. Appliances/Systems/Services (Note: Section II is for the convenience of Buyer/Seller and is not mandatory)

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.

	Working?					Working?			
	Included	Yes	No	OR N/A		Included	Yes	No	OR N/A
Range/Oven	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn Sprinkler System		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Heater, Wall liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hood/Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Well & Pump		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke Alarm	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV receiving Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Tank & Drain field		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City Water System		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City Sewer System		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Central AC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central Heating System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Heater <u>Newer</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows <u>New in 2021</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace/Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Burning System		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnace Humidifier		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sauna/Hot tub		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locks and Keys	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Softener/Conditioner	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dryer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LP Tanks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keys & Locks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storage Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Underground "Pet fence"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boat Dock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Boat Hoist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Pet Collars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Garage door opener	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	# of collars				<u>1</u>
					# of remotes				<u>1</u>

Exceptions/Explanations for "NO" responses above:

Kitchen garbage disposal needs service

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

Seller initials BR YK DH 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
- 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: Zomer Realty + Auction
- 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: _____

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)

New windows, interior + exterior paint, new carpet
new garage + walk door, new locks, new deck (trek)
new ceiling light fixtures + fan

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 Grace Romaine 8/26/2021 12:12 PM CDT Donna Haugland 8/26/2021 1:51 PM MST
DK IK Sellers Kahl 8/26/2021 12:31 PM CDT Date _____

Sellers have not lived in property. We have inherited the property from our father and are selling the property as is. Seller has owned the property since _____ (date). Seller has indicated above the history and condition of 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 directly made by Broker or Broker's affiliated licensees (brokers and salespersons). Seller hereby acknowledges Seller has retained a copy of this statement.

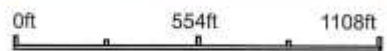
Buyer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warrant or to substitute for any inspection the buyer(s) may wish to obtain.

Buyer _____ Buyer _____ Date _____

Aerial Map



Map Center: 43° 23' 8.83, -96° 29' 7.75



23-99N-48W
Lyon County
Iowa



8/16/2021

Aerial Map



Map Center: 43° 23' 18.37, -96° 29' 5.03

0ft 195ft 389ft

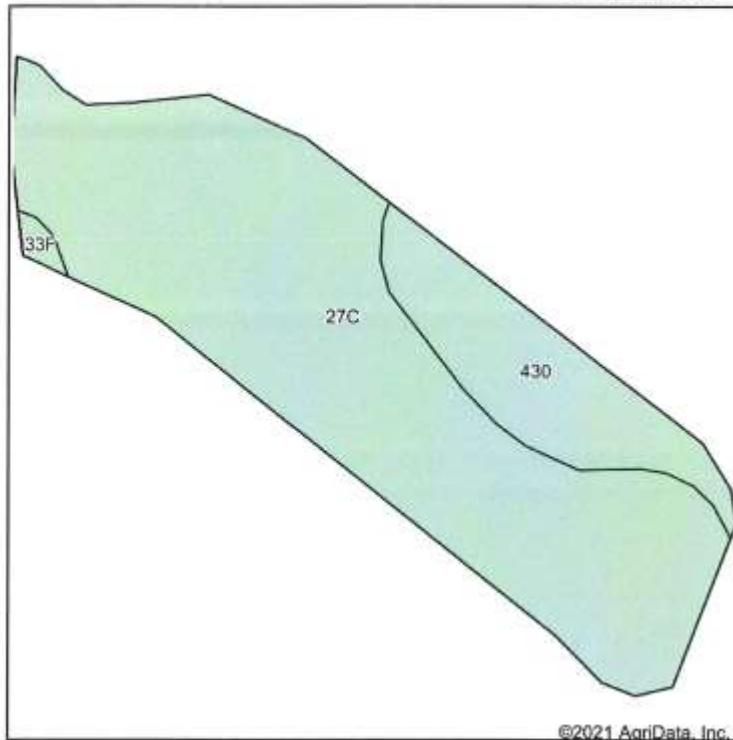


23-99N-48W
Lyon County
Iowa



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

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **23-99N-48W**
 Township: **Centennial**
 Acres: **5.48**
 Date: **8/16/2021**



Area Symbol: IA119, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
27C	Terril loam, 5 to 9 percent slopes	4.46	81.4%	IIIe	83	51	75
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	1.02	18.6%	IIw	77	70	86
Weighted Average					81.9	54.5	*n 77

**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



Map Center: 43° 23' 12.01, -96° 29' 24.78



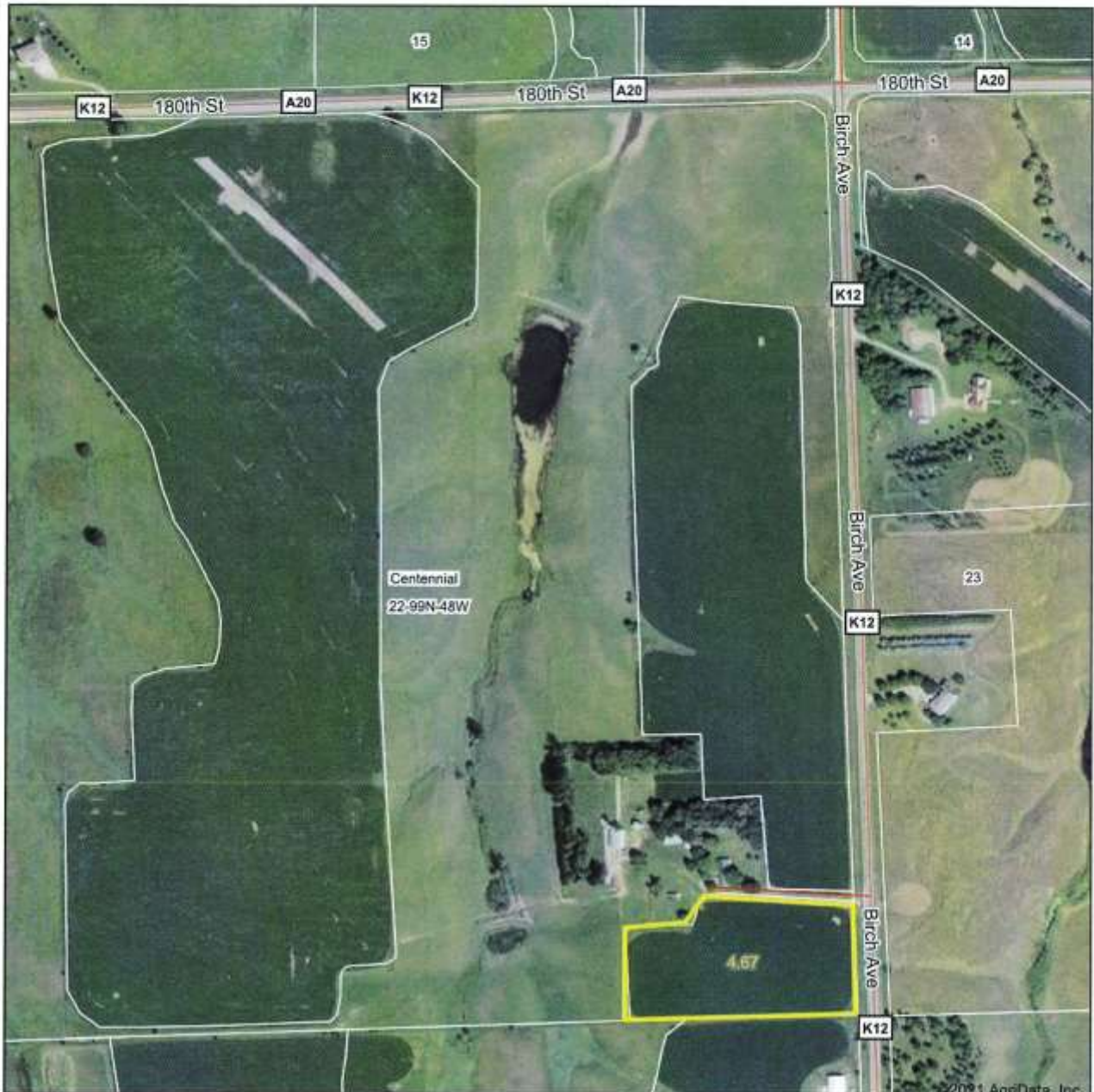
22-99N-48W
Lyon County
Iowa



8/16/2021

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

Aerial Map



Map Center: 43° 23' 12, -96° 29' 24.78

0ft 444ft 888ft



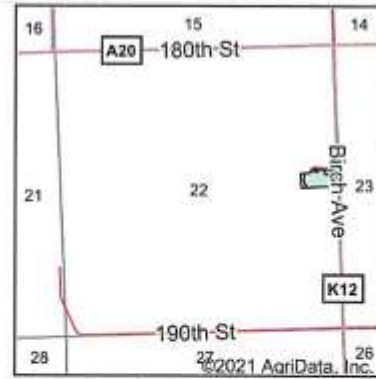
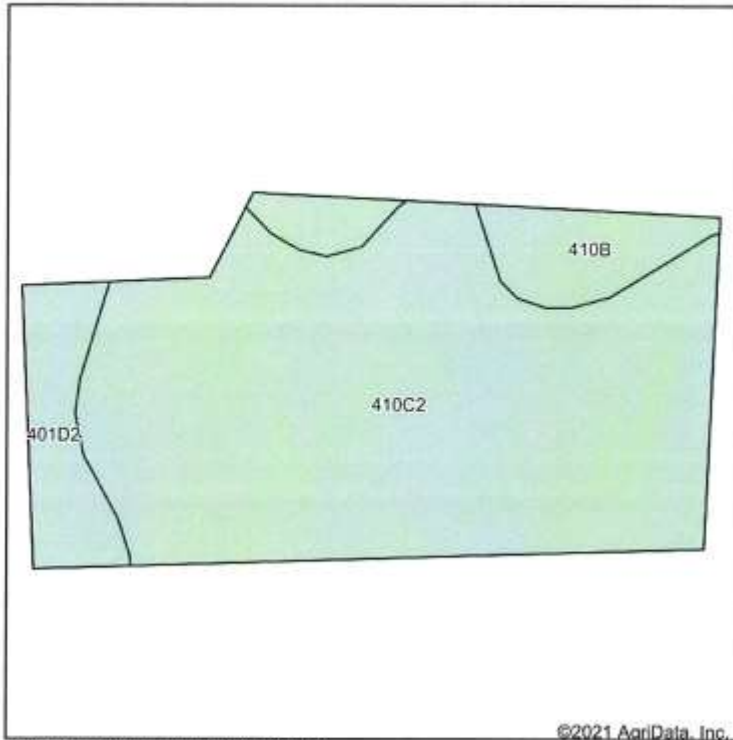
Maps Provided By
surety
CUSTOMER-ONLINE MAPPING
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22-99N-48W
Lyon County
Iowa



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

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **22-99N-48W**
 Township: **Centennial**
 Acres: **4.67**
 Date: **8/16/2021**



Area Symbol: IA119, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	3.79	81.2%	IIIe	65	48	63
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	0.47	10.1%	Ile	67	65	72
401D2	Crofton silt loam, 9 to 14 percent slopes, eroded	0.41	8.8%	IIIe	34		64
Weighted Average					62.5	*-	*n 64

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

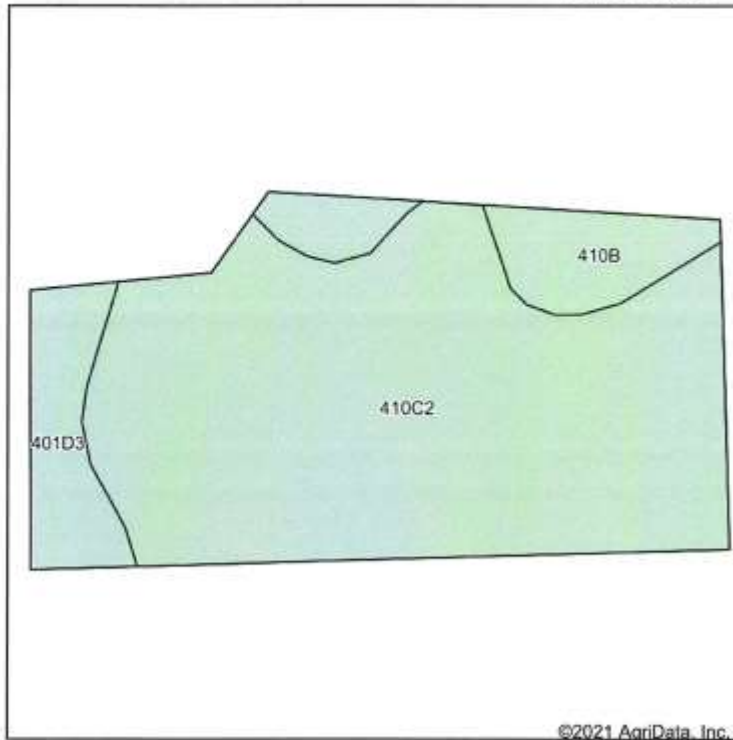
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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.

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **22-99N-48W**
 Township: **Centennial**
 Acres: **4.67**
 Date: **8/16/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Archived Soils Ending 1/21/2012

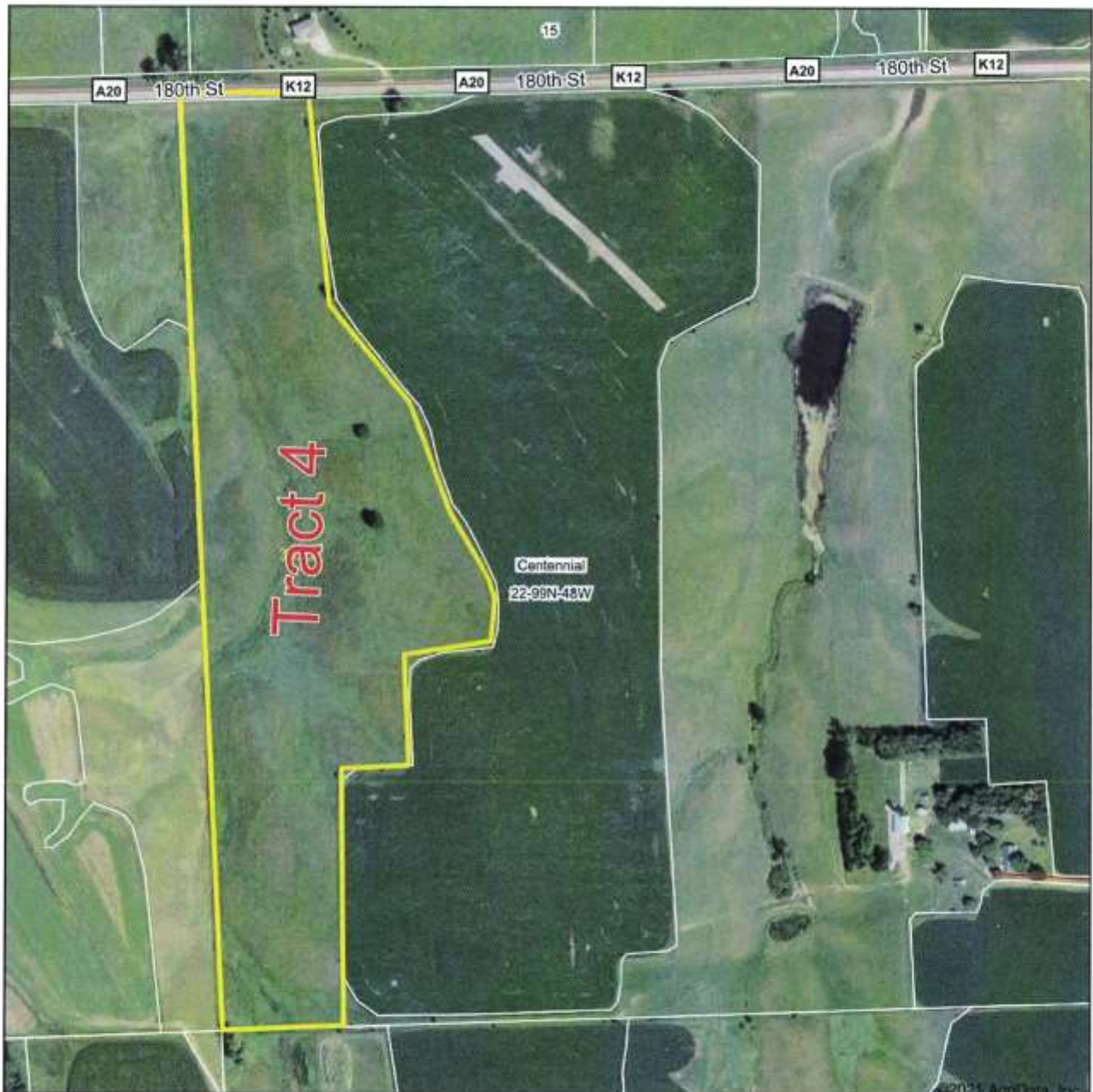
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Alfalfa hay	Brome grass alfalfa	Corn	Corn Irrigated	Grain sorghum	Oats	Soybeans
410C2	Moody silty clay loam, 5 to 9 percent slopes, moderately eroded	3.74	80.1%	IIIe	48	3	5	151	105	60	81	41
410B	Moody silty clay loam, 2 to 5 percent slopes	0.51	10.9%	Ile	65	3.9	6.5	174	130	74	88	44
401D3	Crofton silt loam, 9 to 14 percent slopes, severely eroded	0.42	9.0%	IIIe	33	2.7	3.1	131		45	52	26
Weighted Average					48.5	3.1	5	151.7	98.3	60.2	79.2	40

*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

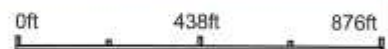
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



Map Center: 43° 23' 11.7, -96° 29' 35.63



22-99N-48W
Lyon County
Iowa



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

Aerial Map



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

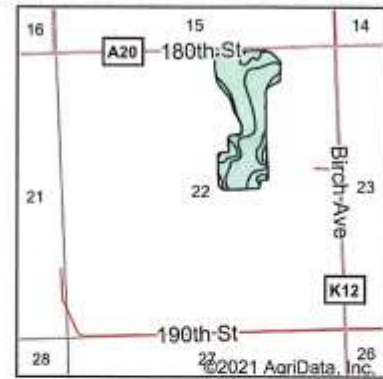
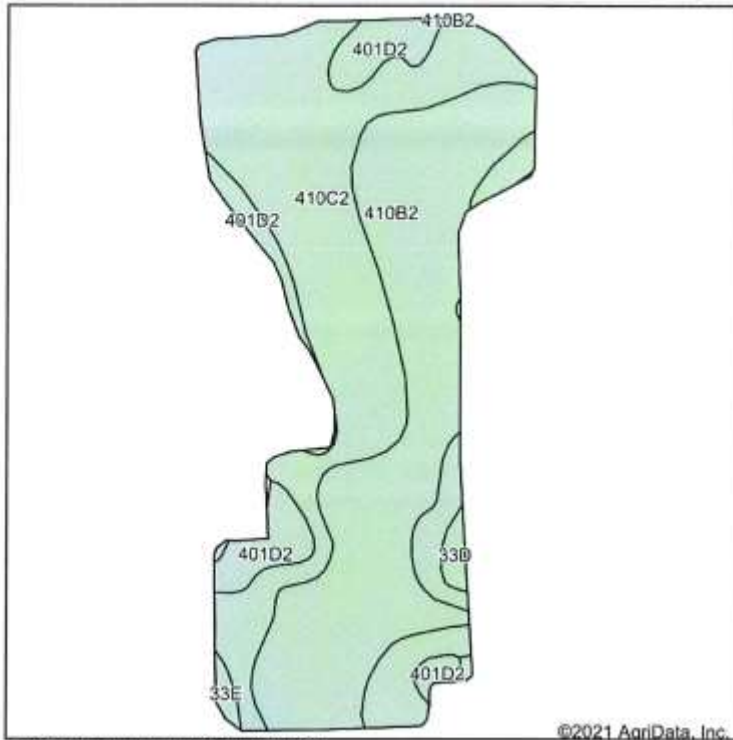
Map Center: 43° 23' 11.86, -96° 29' 35.63



22-99N-48W
Lyon County
Iowa



Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **22-99N-48W**
 Township: **Centennial**
 Acres: **49.46**
 Date: **8/16/2021**



Soils data provided by USDA and NRCS.

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Area Symbol: IA119, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	23.76	48.0%	IIIe	65	48	63
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	20.25	40.9%	IIe	67	63	65
401D2	Crofton silt loam, 9 to 14 percent slopes, eroded	4.51	9.1%	IIIe	34		64
33D	Steinauer clay loam, 9 to 14 percent slopes	0.47	1.0%	IVe	31	33	54
33E	Steinauer clay loam, 14 to 18 percent slopes	0.39	0.8%	IVe	19	19	53
33F	Steinauer clay loam, 18 to 25 percent slopes	0.08	0.2%	VIe	5	5	36
Weighted Average					62.2	*-	*n 63.7

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

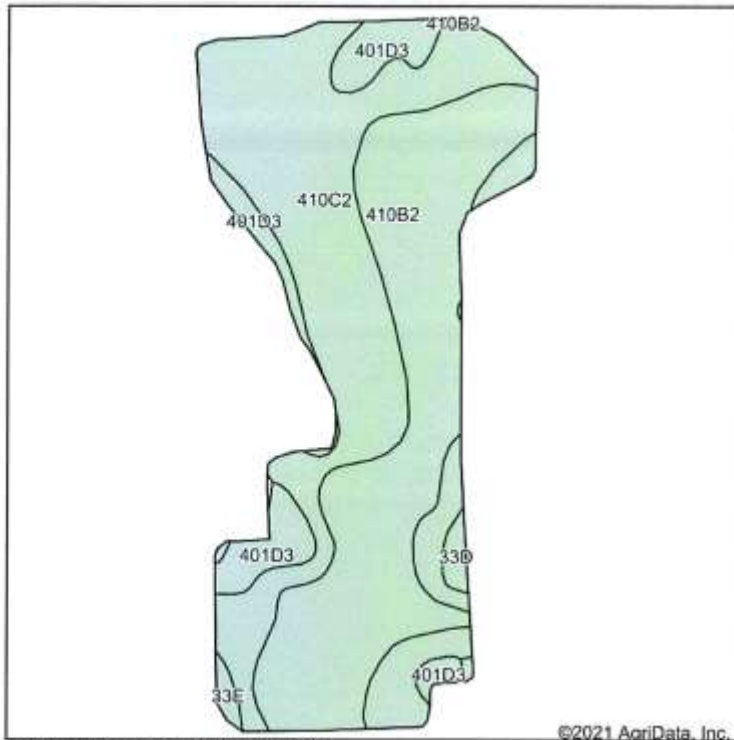
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Lyon**
 Location: **22-99N-48W**
 Township: **Centennial**
 Acres: **49.46**
 Date: **8/16/2021**



Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Alfalfa hay	Brome grass alfalfa	Corn	Corn Irrigated	Grain sorghum	Kentucky bluegrass	Oats	Smooth brome grass	Soybeans	Winter wheat
410C2	Moody silty clay loam, 5 to 9 percent slopes, moderately eroded	23.78	48.1%	IIIe	48	3	5	151	105	60		81		41	
410B2	Moody silty clay loam, 2 to 5 percent slopes, moderately eroded	20.17	40.8%	IIe	63	3.3	5.5	171	120	73		85		42	
401D3	Crofton silt loam, 9 to 14 percent slopes, severely eroded	4.56	9.2%	IIIe	33	2.7	3.1	131			45	52		26	
33D	Steinauer clay loam, 9 to 14 percent slopes	0.46	0.9%	IVe	33	2.8	4.5	131		63			3.6	32	28
33E	Steinauer clay loam, 14 to 18 percent slopes	0.42	0.8%	IVe	19		4	112			2.2		3.2		

Soils data provided by USDA and NRCS.

Maps Provided By:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Alfalfa hay	Brome grass alfalfa	Corn	Corn Irrigated	Grain sorghum	Kentucky bluegrass	Oats	Smooth brome grass	Soybeans	Winter wheat
33F	Steinauer clay loam, 18 to 25 percent slopes	0.07	0.1%	Vle	5		3.6				1.9		2.9		
Weighted Average					52.3	3.1	5	156.6	99.4	63.4	1.9	78.4	0.1	39.5	0.3

* The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Aerial Map



©2021 AgriData, Inc.

Map Center: 43° 23' 9.1, -96° 29' 20.69

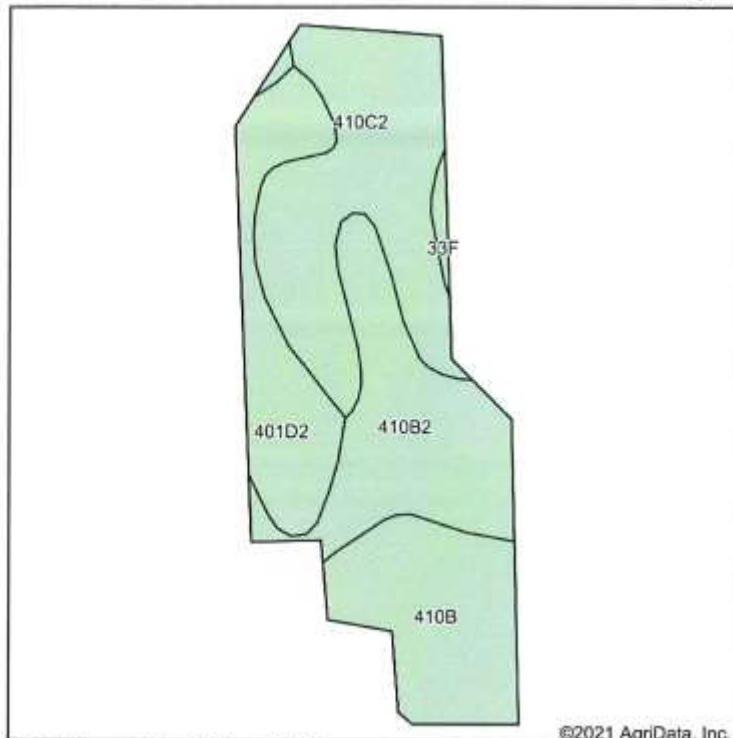


22-99N-48W
Lyon County
Iowa



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

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **22-99N-48W**
 Township: **Centennial**
 Acres: **19.09**
 Date: **8/16/2021**



Maps Provided By:



Area Symbol: IA119, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	6.45	33.8%	IIIe	65	48	63
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	4.84	25.4%	IIe	67	63	65
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	4.09	21.4%	IIe	67	65	72
401D2	Crofton silt loam, 9 to 14 percent slopes, eroded	3.43	18.0%	IIIe	34		64
33F	Steinauer clay loam, 18 to 25 percent slopes	0.28	1.5%	VIe	5	5	36
Weighted Average					59.5	^	*n 65.2

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

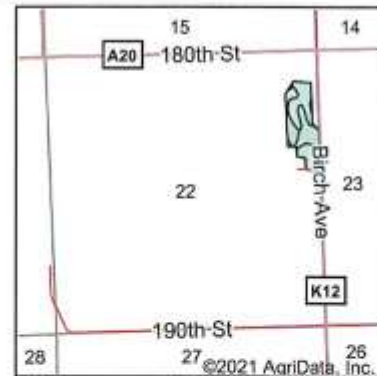
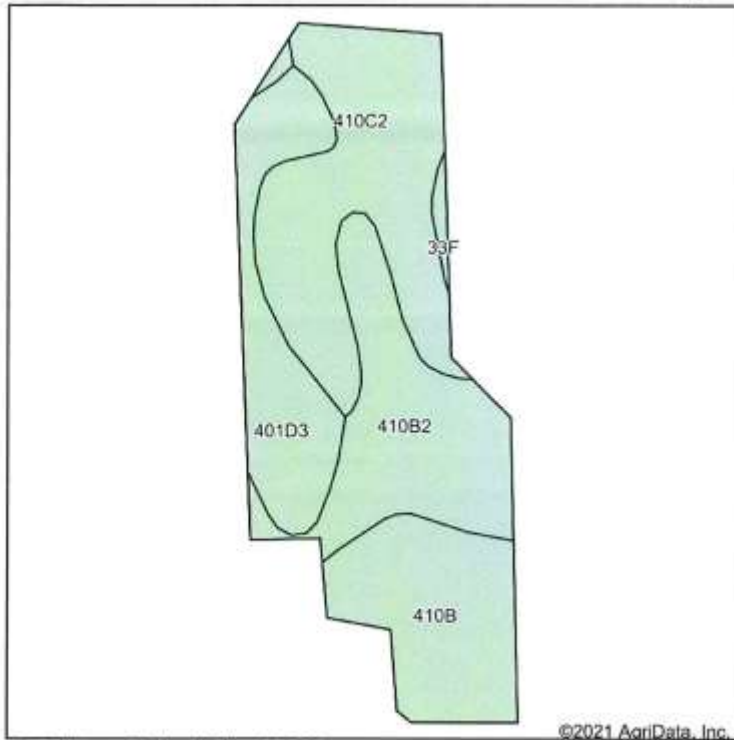
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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.

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **22-99N-48W**
 Township: **Centennial**
 Acres: **19.09**
 Date: **8/16/2021**



Soils data provided by USDA and NRCS.

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Archived Soils Ending 1/21/2012														
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Alfalfa hay	Brome grass alfalfa	Com	Corn Irrigated	Grain sorghum	Kentucky bluegrass	Oats	Smooth brome grass	Soybeans
410C2	Moody silty clay loam, 5 to 9 percent slopes, moderately eroded	6.46	33.8%	Ille	48	3	5	151	105	60		81		41
410B2	Moody silty clay loam, 2 to 5 percent slopes, moderately eroded	4.83	25.3%	Ile	63	3.3	5.5	171	120	73		85		42
410B	Moody silty clay loam, 2 to 5 percent slopes	4.06	21.3%	Ile	65	3.9	6.5	174	130	74		88		44
401D3	Crofton silt loam, 9 to 14 percent slopes, severely eroded	3.47	18.2%	Ille	33	2.7	3.1	131		45		52		26
33F	Steinauer clay loam, 18 to 25 percent slopes	0.27	1.4%	Vle	5		3.6				1.9		2.9	
Weighted Average		5.24	26.4%	Ille	52.4	3.2	5.4	155.2	103.5	62.7	*	77.1	*	38.6

*The CSR ratings are calculated with available data to aid in the selection of crops.
 *c: Using Capabilities Class Dominant Condition Aggregation Method

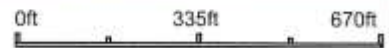
Soils data provided by USDA and NRCS.

Aerial Map



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

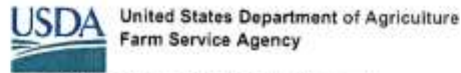
Map Center: 43° 23' 3.64, -96° 29' 37.96



22-99N-48W
Lyon County
Iowa



IOWA
LYON
Form: FSA-156EZ



FARM :
Prepared : 8/16/21 10:09 AM
Crop Year : 2021

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
223.16	77.03	77.03	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	77.03	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	42.80	0.00	159	
Soybeans	19.90	0.00	50	
TOTAL	62.70	0.00		

NOTES

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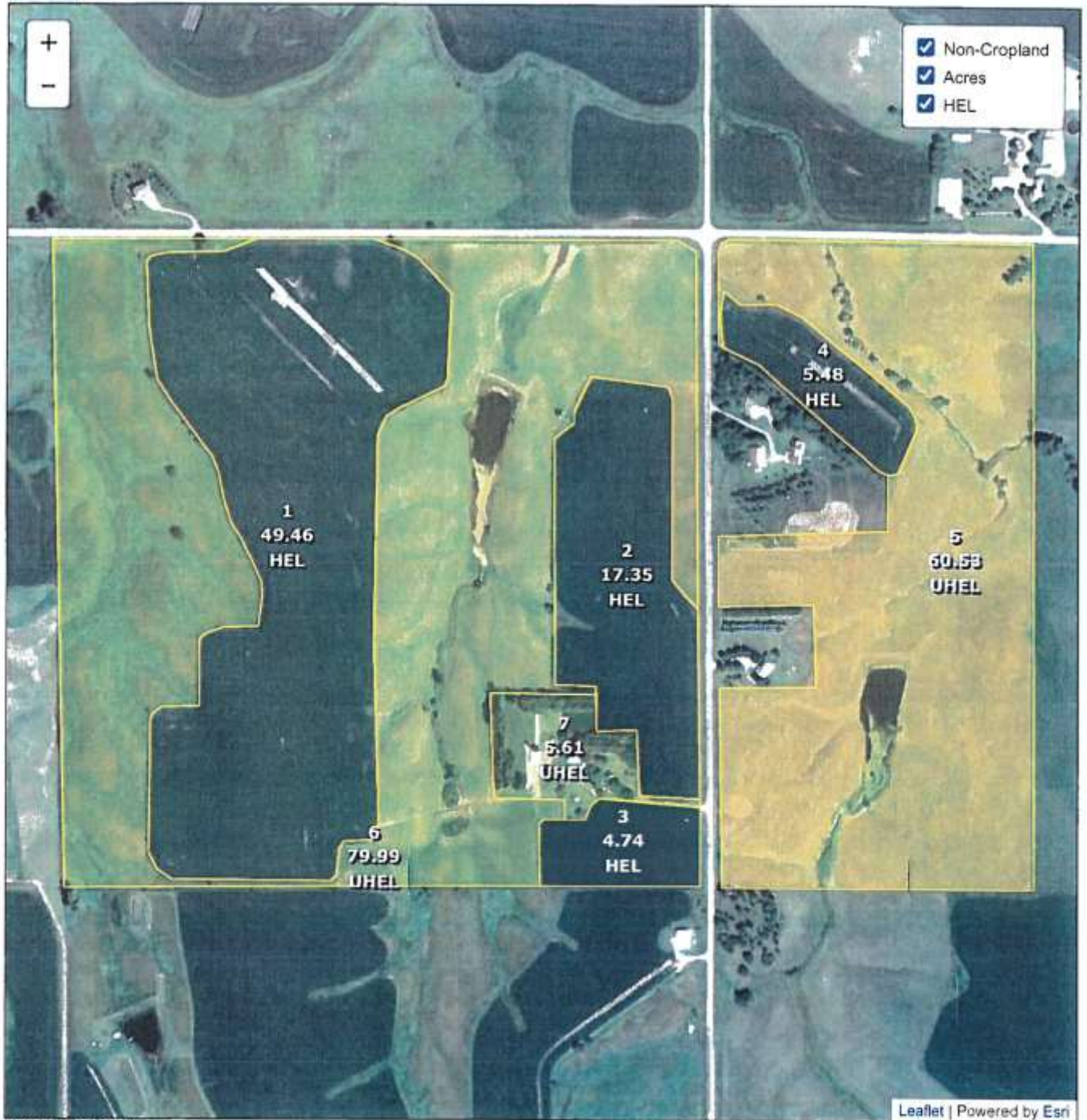
Tract Number :
Description : NE4 SEC 22 & W2 NW4 EX BLDG SEC 23 CENTENNIAL 9948
FSA Physical Location : IOWA/LYON
ANSI Physical Location : IOWA/LYON
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : HELMER T HAUGLAND REVOCABLE TRUST
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
223.16	77.03	77.03	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	77.03	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield



Common Land Unit
 Cropland Non-cropland CRP

Wetland Determination Identifiers
 ● Restricted Use
 ● Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

Leaflet | Powered by Esri

2021 Crop Year

Farm Tract



Tract 1 of 1

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 :
Prepared : 8/16/21 10:09 AM
Crop Year : 2021

Corn	42.80	0.00	159
Soybeans	19.90	0.00	50
TOTAL	62.70	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/household status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g. Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9892. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 696-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Special Terms:

Grass lane: If Tracts 3 & 4 are purchased by the same buyer the grass lane (Parcel H) on the South side of Tract 5 will be included as part of Tracts 3 & 4. If the same buyer does not purchase Tracts 3 & 4 this lane will be included with Tract 5. Price of this grass lane will be \$1,500.00 total regardless of selling price of the tract it is included in the sale of. The sale price of the grass lane will be added to the final sale price of the tract it is purchased with. Contact an agent for details.

Tract 2 New Fencing: Buyer of Tract 2 will be required to install a new fence on the East boundary of the South acreage site which this property adjoins. Contact an agent for details!

Easements:

Buyer of the Acreage site (Tract 1) will be required to grant an ingress/egress access easement on the existing driveway as shown on the survey to the buyer's of tract 3 & tract 6.

Buyer of Tract 5 will be required to grant an ingress/egress access easement to the buyer of tract 4 as shown on the survey.

Fence Agreement: Buyers of Tracts 3 & 4 will be required to sign a fence agreement stating that the buyer's of tracts 3 & 4 will be responsible for all maintenance, repair and installation of new fence and any costs associated with such for fences adjoining Tracts 5 & 6. Contact an Agent for details.

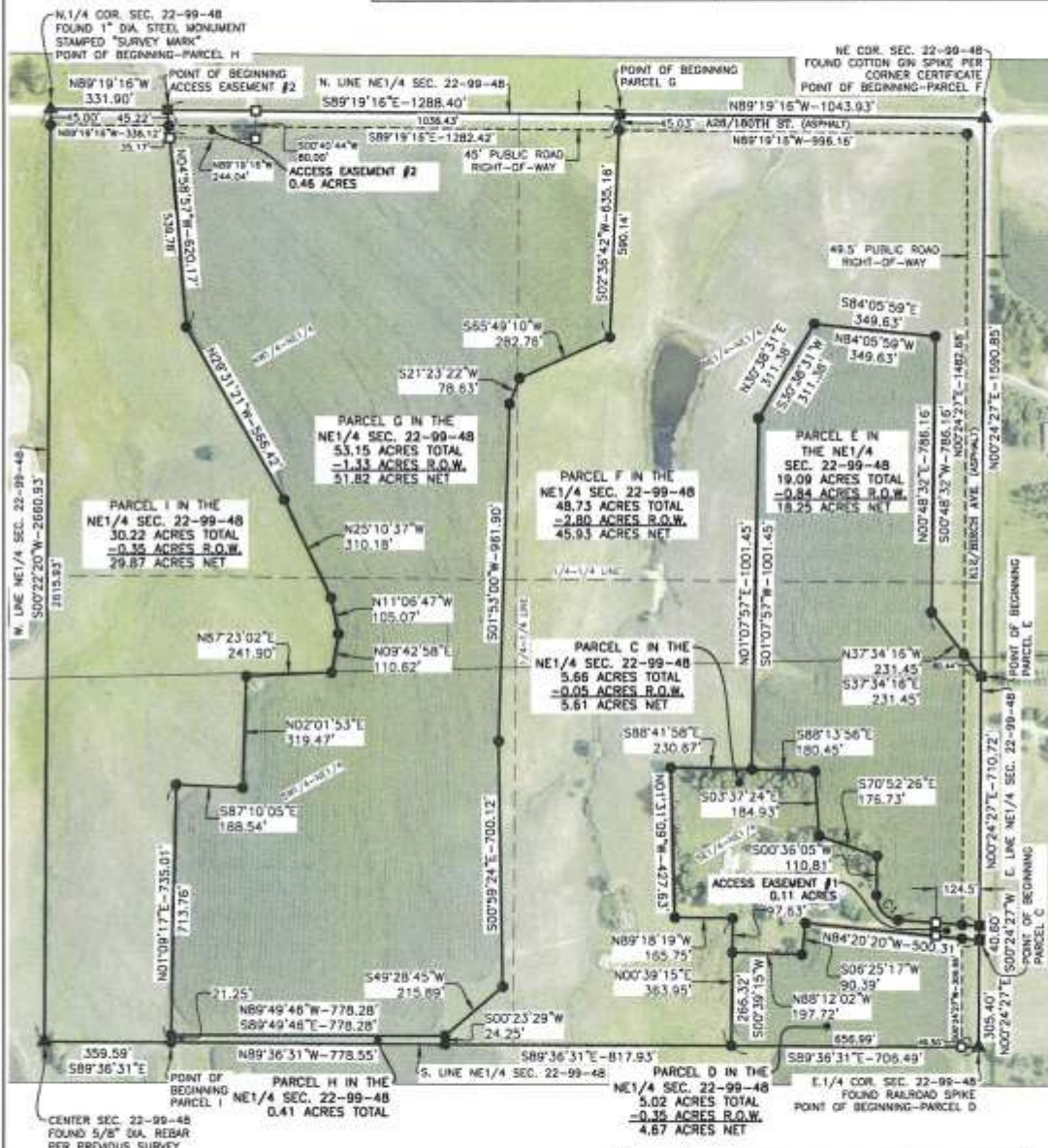
**PLAT OF SURVEY
(RETRACEMENT SURVEY)
PARCELS C, D, E, F, G, H, AND I
IN THE NE1/4 SECTION 22-99-48
LYON COUNTY, IOWA**

LOCATION:
NE1/4 SEC. 22-99-48

PREPARED BY AND RETURN TO:
ADAM N. WERSMA, PLS
DGR ENGINEERING
1302 SOUTH UNION STREET
P.O. BOX 511
ROCK RAPIDS, IOWA 51246
PHONE: 712-472-2531

SURVEY REQUESTED BY: MARK ZDMER

CURRENT PROPRIETOR; CURRENT PROPRIETORS:
GRACE I. ROMAINE IRREVOCABLE TRUST
LOIS M. KAHL IRREVOCABLE TRUST
DONNA L. HAUGLAND IRREVOCABLE TRUST



CURVE TABLE

CURVE	Δ	RADIUS	LENGTH	CHORD
C1	88°29'38"	68.71'	103.72'	54°29'54"E-94.15'

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

By: Adam N. Wersma, L.S. License No. 21094 (Seal)
My license renewal date is December 31, 2021

Sheet covered by file with: SHEET 1, 2, AND 3 OF 3



BASIS OF BEARINGS:
NAD 1983 (2011) EPOCH 2010.00
IOWA REDUWN, COORDINATE SYSTEM
ZONE 01 (SPENCER)
US SURVEY FOOT

- LEGEND**
- ▲ SECTION CORNER AS NOTED
 - SET 1/2" x 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21094
 - SET MKD-NAIL
 - FOUND 5/8" DIA. REBAR
 - CALCULATED EASEMENT CORNER



DGR ENGINEERING
Rock Rapids, Iowa 712-472-2531
Sioux City, Iowa
Sioux Falls, South Dakota

Date: 8-06-21
Drawn By: ANW
Reviewed: TML
Approved: ANW

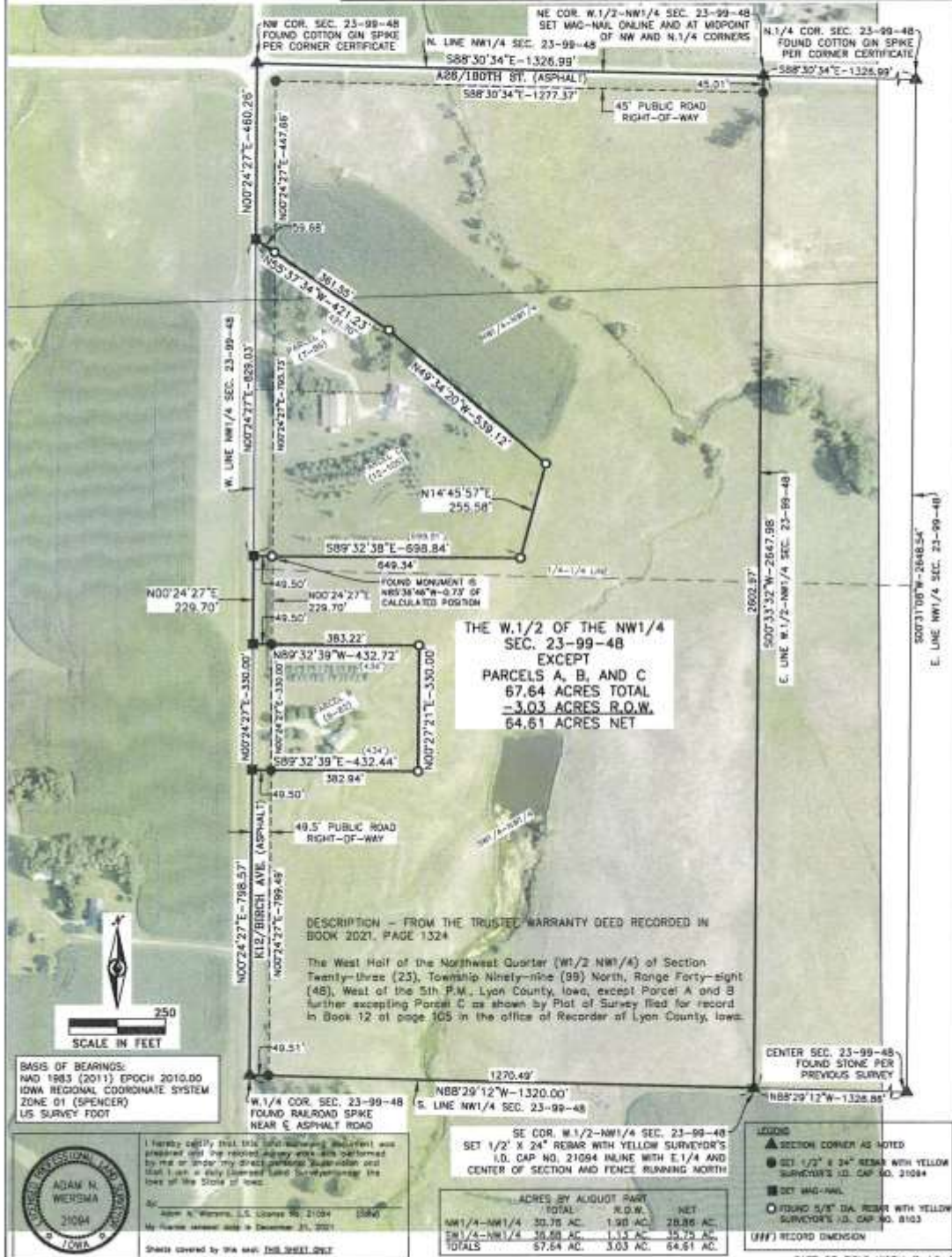
PROJECT NO. 371206

DWG. # P-183-071-200-371206 DWG. 371206-21.DWG

DATE OF FIELD WORK-7-13-21
SHEET 1 OF 3

**PLAT OF SURVEY
(RETRACEMENT SURVEY)
THE W.1/2 OF THE NW1/4
EXCEPT
PARCELS A, B, AND C OF
SECTION 23-99-48
LYON COUNTY, IOWA**

LOCATION:
NW1/4 SEC. 23-99-48
PREPARED BY AND RETURN TO:
ADAM N. WERSMA, PLS
DGR ENGINEERING
1302 SOUTH UNION STREET
P.O. BOX 511
ROCK RAPIDS, IOWA 51246
PHONE: 712-472-2531
SURVEY REQUESTED BY: MARK ZOMER
CURRENT PROPRIETORS:
GRACE I. ROMANE IRREVOCABLE TRUST
LOIS M. KAH, IRREVOCABLE TRUST
DONNA L. HAUGLAND IRREVOCABLE TRUST



I hereby certify that this surveying instrument was prepared and the related agency work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor in the State of Iowa.
Adam N. Wersma, P.L.S. License No. 21094 (SRN)
My license expires on 12/31/2021
Sheet covered by this seal: THIS SHEET ONLY

Date 7-14-21
Drawn By ANW
Reviewed TML
Approved ANW

PROJECT NO. 371206

DWG 4 P:03/01:286371206 DWG 371206-21.DWG

Property Notes:

Presented by

ZOMER COMPANY

Mark Zomer — Broker - 712-470-2526

Darrell Vande Vegte — Sales-712-470-1125

Gary Van Den Berg — Sales - 712-470-2068

Ryan Zomer — Sales - 712-441-3970

Blake Zomer — Sales - 712-460-2552

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