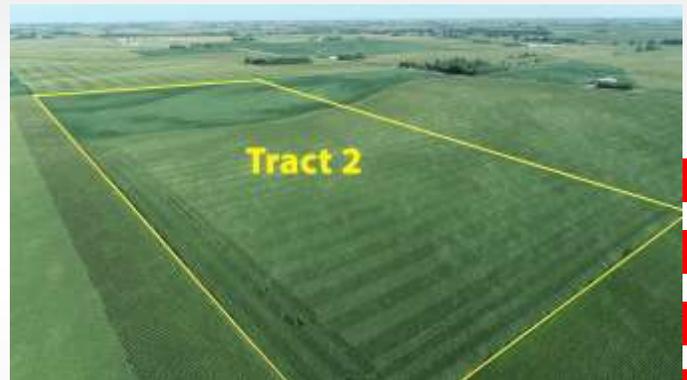
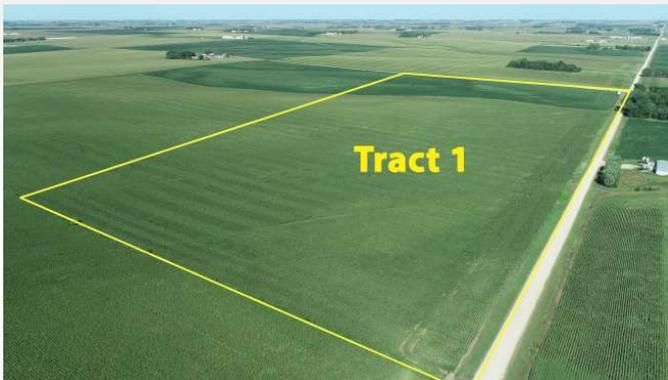


ZOMER COMPANY

**Upcoming Live Public Auction Of 161.29
Acres Of Elgin TWP, Lyon County, IA
High Quality Farmland
To Be Sold In Two Tracts**



Auction Date: October 26, 2021 @ 10:30 AM

Claretta Rehms Trust & Heirs — Owner

zomercompany.com

Auctioneers:

Zomer Company

1414 Main St., Rock Valley, IA 51247 Office— 712-476-9443

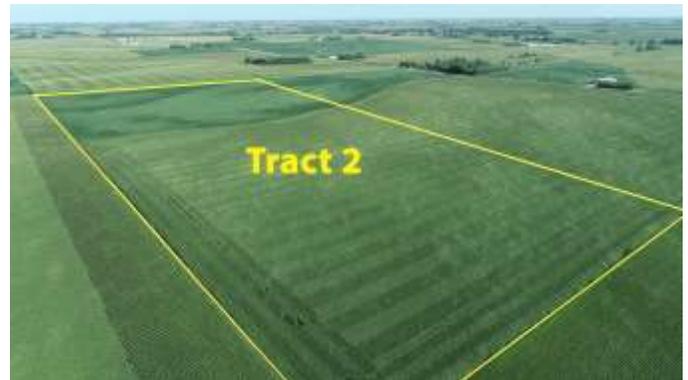
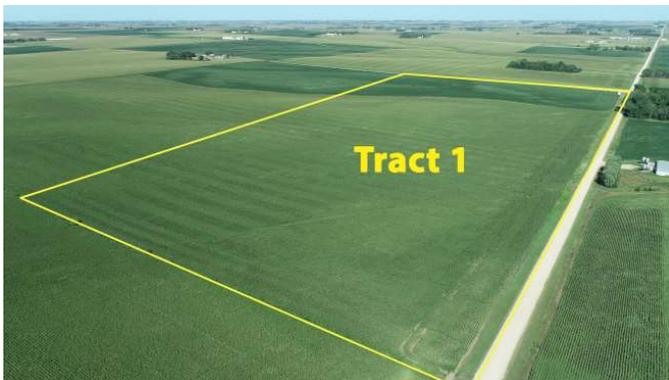
Broker: Mark Zomer - 712-470-2526 — Blake Zomer - 712-460-2552

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

Joel Westra - 605-310-6941 — Joel Westra, Jr. 605-957-5222

Auctioneers Note: We are honored that the Rehms family has selected our company to offer these great tracts for sale at live public auction!! These tracts offer a great opportunity to purchase high caliber farmland to add to your portfolio! Call an auctioneer listed below today to receive a full informational packet! This auction will be held at the site of the farmland!! Watch zomerauctions.com in case of inclement weather!

Location: From the North edge of Little Rock, IA go 1 mile North on Marsh Ave to 130th St. then go 1 1/4 mile West to Tract 1. Tract 2 is located directly North of Tract 1. Auction signs will be posted. Watch zomerauctions.com for inclement weather! Auction will be held at the site of the farmland!



Auctioneers & Assistants:

Zomer Company

Mark Zomer - 712-470-2526 — Blake Zomer - 712-460-2552

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

Joel Westra - 605-310-6941 — Joel Westra, Jr. 605-957-5222

Legal Description of Tract 1: Parcel E in the SE1/4 of Section 22, TWP 100N, Range 43W, Lyon County, IA. Subject to all public easements and roads of record.

General description of Tract 1: According to the survey, this property contains 80.60 gross acres and according to FSA and the recent survey contains approximately 76.75+/- tillable acres with the remainder in road/ditch and grass waterway. This farm has a corn base combined with the adjoining farmland with a PLC yield of 168bu. and has a soybean base combined with the adjoining farmland with a PLC yield of 50bu. FSA will do a reconstitution on base acres once the property is sold. This farm is classified NHEL & UHEL. The predominant soil types include: 77B, C2-Sac, 92-Marcus, 91, B-Primghar. The average **CSR1 is 66.6** and the average **CSR2 is 95.3**. This farm appears to have a good state of productivity and is well managed. This farmland would make a great addition to your current farming operation or would make a great investment opportunity!! Make plans today to attend this auction!!!

Legal Description of Tract 2: Parcel D in the SE1/4 of Section 22, TWP 100N, Range 43W, Lyon County, IA. Subject to all public easements and roads of record.

General description of Tract 2: According to the survey, this property contains 80.69 gross acres and according to FSA contains approximately 78.75+/- tillable acres with the remainder in road/ditch and grass waterway. This farm has a corn base combined with the adjoining farmland with a PLC yield of 168bu. and has a soybean base combined with the adjoining farmland with a PLC yield of 50bu. FSA will do a reconstitution on base acres once the property is sold. This farm is classified as NHEL & UHEL. The predominant soil types include: 77B, C2-Sac, 91, B-Primghar, 92-Marcus. The average **CSR1 is 64.6** and the average **CSR2 is 95.2**. This is an inside tract of farmland! This farm appears to have a good state of productivity and is well managed. This farmland would make a great addition to your current farming operation or would make a great investment opportunity!! Make plans today to attend this auction!!!

Method of sale: Auction will be held at the site of the farmland. Farmland will be sold with the final bid price x gross surveyed acres. Farms will be sold in the choice method with the first successful winning bidder having the choice of purchasing Tract 1 or Tract 2. First successful bidder will only be allowed to select 1 tract. After the first successful bidder selects the tract of their choice the remaining tract will be sold.

Taxes: According to the Lyon County Treasurer for Tract 1 are approx. \$2,793.60 per year and approx. \$2,796.72 per year on Tract 2. Seller will pay the 2021 taxes which are due and payable in March and Sept of 2022.

Possession: Full Possession on both Tracts will be on March 1, 2022.

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 on or before December 3, 2021 when the buyer shall receive a clear and merchantable title to the property. 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 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 purchaser pursuant to IA statutes. Any announcements made day of the auction will supersede any advertisements. This Auction is subject to court approval. 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. – **Michael Chozen —Attorney for Seller.**

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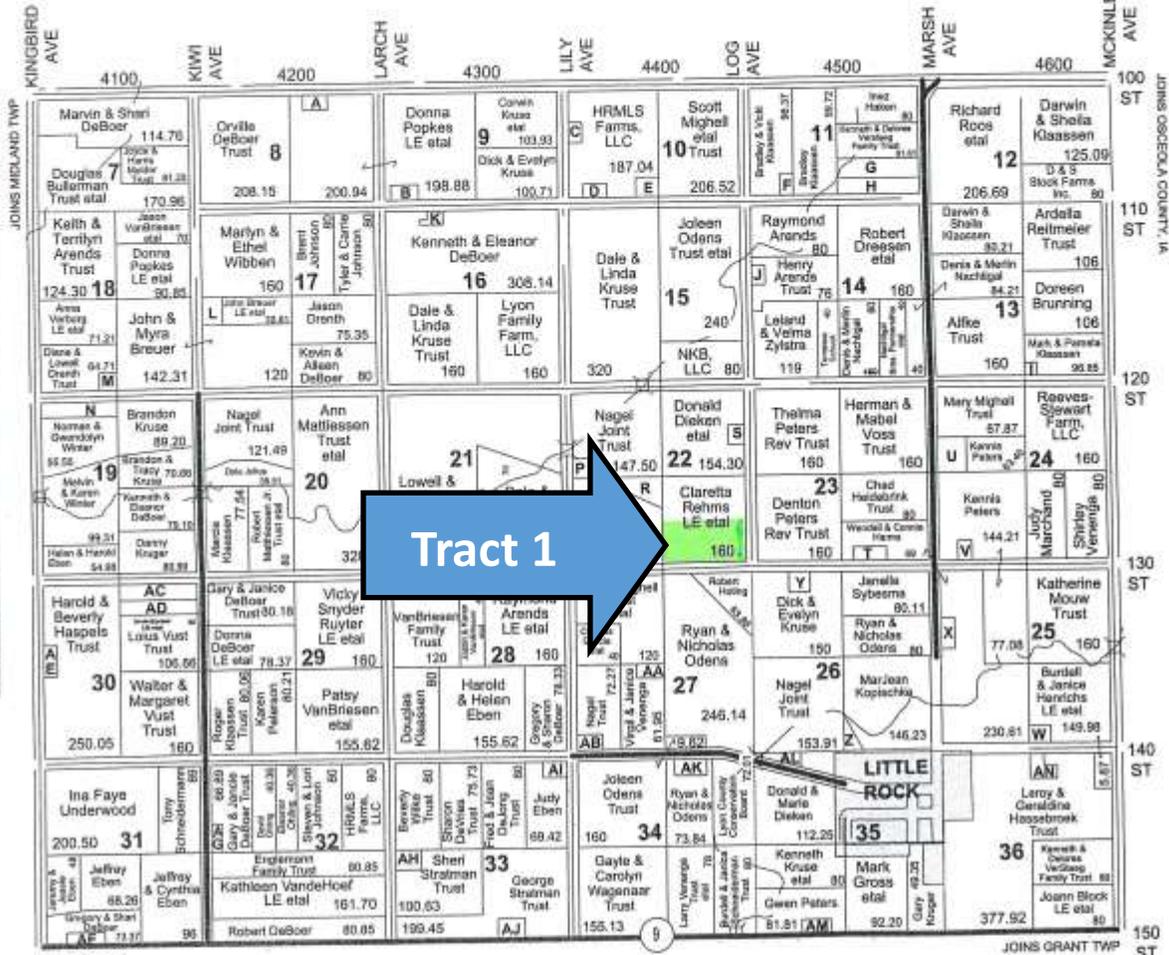
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Tract 1 AgriData Map	Pg 6
Tract 1 Soil Map	Pg 7
Tract 2 Plat Map	Pg 8
Tract 2 AgriData Map	Pg 9
Tract 2 Soil Map	Pg 10
FSA Crop Information	Pg 11
USDA Info	Pg 12-13
Plat of Survey	Pg 14
Listing Agency	Pg 15

ELGIN TWP LAND OWNER

R 43 W

T 100 N

JOINS NOBLES COUNTY, MN



Tract 1

Small Tracts

- Section 8 A Gaylon Popkes - 8.44
- Section 9 B Dorene & Kimberly Chapa - 9.30
- Section 10 C Johnson Three, LLC - 6.04
- Section 10 D Steve & Lori Johnson - 7.60
- Section 10 E Steve & Lori Johnson - 5.78
- Section 11 F New Fashion Pork, LLP - 10
- Section 11 G Larry VanVelthuisen - 29.80
- Section 11 H D & S Stock Farms Inc. - 31.80
- Section 13 I New Fashion Pork, LLP - 5
- Section 14 J Layton Arends Inc. - 5
- Section 16 K Kenneth DeBoer - 7.73
- Section 17 L James & Laura Breuer - 9.39
- Section 18 M LDL Pork Inc. - 6.50
- Section 19 N Minerva VanderStreek - 45
- Section 21 O J.A. Farms Inc. - 9.84
- Section 22 P Nagel Hog Farm Inc. - 10
- Section 22 Q ROK Paters Corp. etal - 17.35
- Section 22 R Orvis & Diane Paters - 39.40
- Section 22 S Kenny DeBoer - 5.30
- Section 23 T Terry & Lisa Harms - 11
- Section 24 U Sandra & Kannis Paters - 28.55
- Section 24 V KSC Paters Inc. - 11.28
- Section 25 W Ardel & Frances Harrichs - 10.02
- Section 25 X Chad Harms - 7
- Section 25 Y Dana & Audrey Kruse - 10
- Section 25 Z Matthew Nagel - 5.38
- Section 27 AA Lyon Co. Conservation Board - 18.05
- Section 27 AB Becky & Joel Heidebrink - 6
- Section 30 AC Walter & Margaret Vust Trust - 26.32
- Section 30 AD Fern Popkes Trust - 26.84
- Section 30 AE Larry Haspels - 7.15
- Section 31 AF G & S Country Farms Inc. - 6.48
- Section 32 AG G & S Country Farms Inc. - 13.11
- Section 33 AH Circle S Farms Inc. - 10
- Section 33 AI Sheila Arends & Jared VanEngen - 8.95
- Section 33 AJ Circle S Farms Inc. - 7.63
- Section 34 AK Clinton Bruns - 5.58
- Section 35 AL Matthew Nagel - 9.31
- Section 35 AM Kent Paters - 5.21
- Section 36 AN Gerald & Doris DeBoer - 16.27

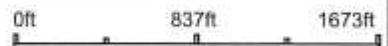


Aerial Map



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Map Center: 43° 27' 53.66, -95° 54' 14.71



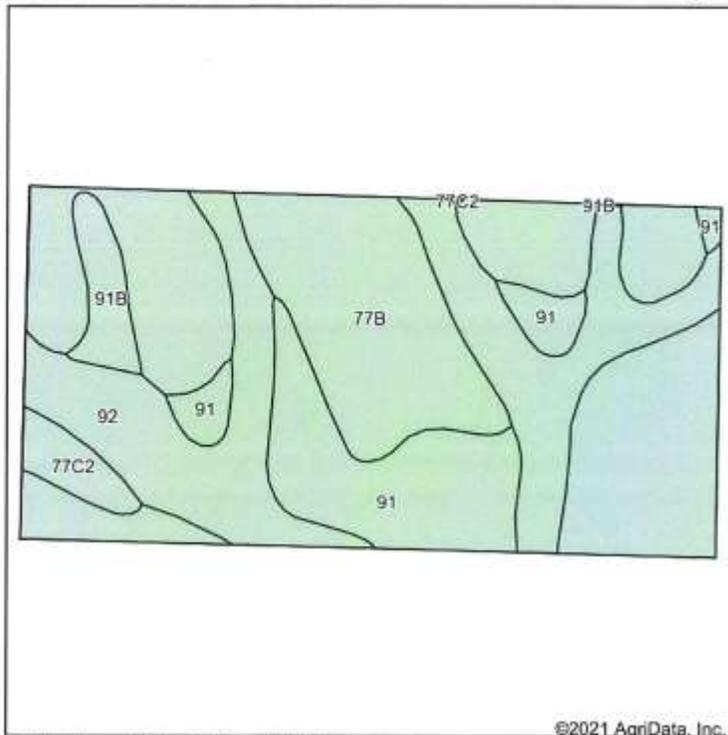
22-100N-43W
Lyon County
Iowa



8/13/2021

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

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **22-100N-43W**
 Township: **Elgin**
 Acres: **80.6**
 Date: **8/13/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA119, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	41.58	51.6%	lle	95	62	77
92	Marcus silty clay loam, 0 to 2 percent slopes	21.97	27.3%	llw	94	71	75
91	Primghar silty clay loam, 0 to 2 percent slopes	12.59	15.6%	lw	100	76	78
91B	Primghar silty clay loam, 2 to 5 percent slopes	2.46	3.1%	lle	95	74	78
77C2	Sac silty clay loam, loam substratum, 5 to 9 percent slopes, eroded	2.00	2.5%	llle	88	45	73
Weighted Average					95.3	66.6	*n 76.5

**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.

ELGIN TWP

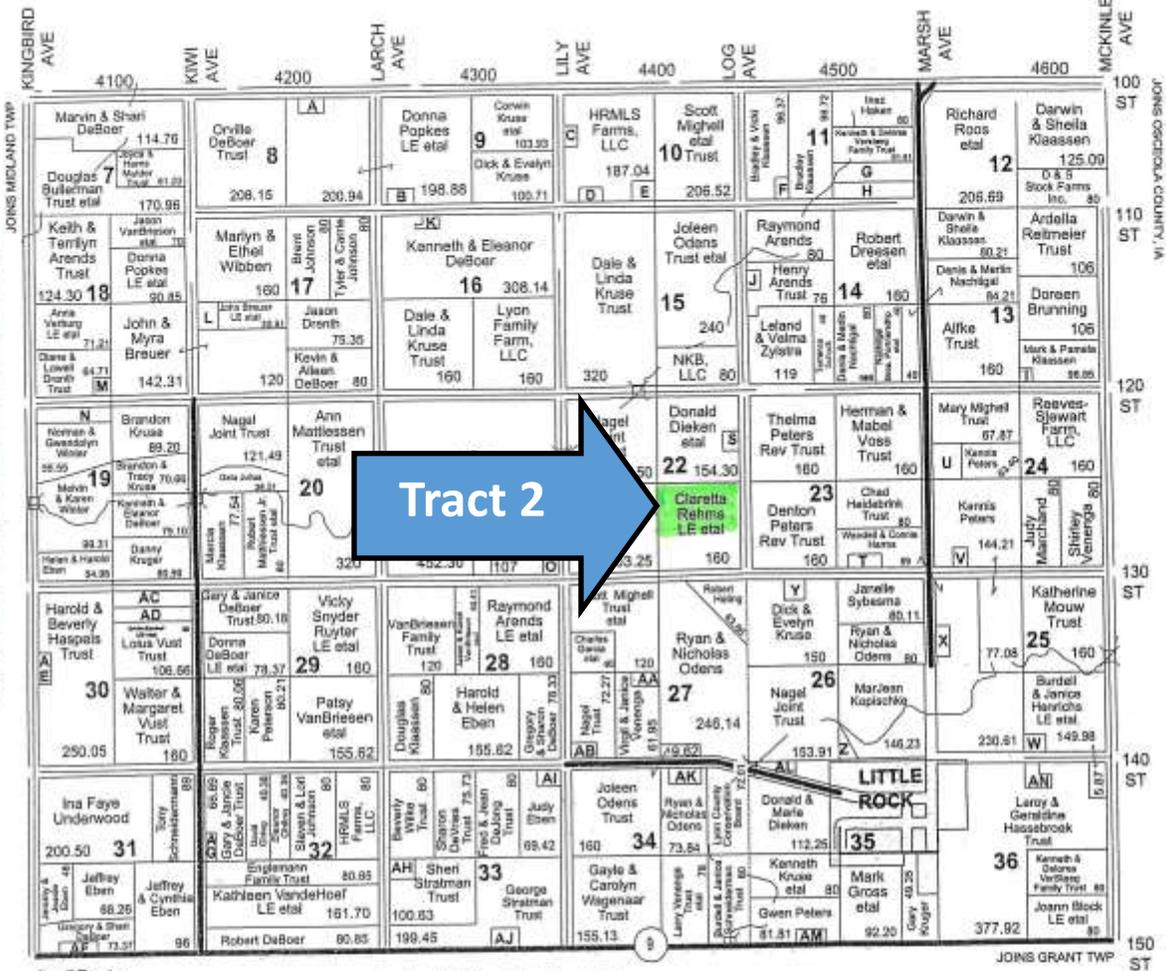
LAND OWNER

R 43 W

T 100 N

JOINS NOBLES COUNTY, MN

LAND OWNER & RURAL RESIDENT MAPS



Tract 2

Small Tracts

- Section 8 A Gaylon Popkes - 6.44
- Section 9 B Dorene & Kimberly Chapa - 9.30
- Section 10 C Johnson Thrae, LLC - 6.04
- D Steve & Lori Johnson - 7.60
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- Section 35 AL Matthew Nagel - 9.31
- AM Kant Peters - 5.21
- Section 36 AN Gerald & Doris DeBoer - 16.27



LYON COUNTY, IA

Aerial Map



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

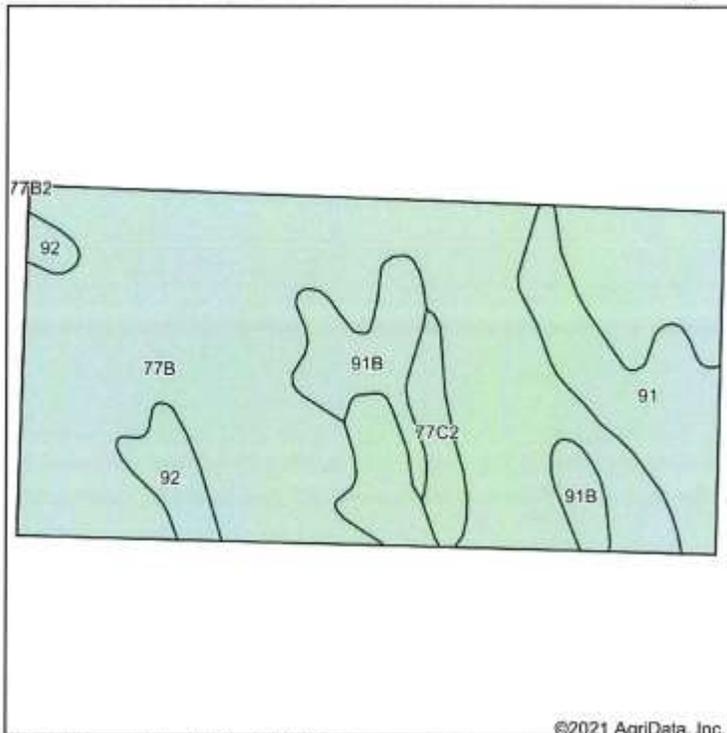
Map Center: 43° 27' 53.66, -95° 54' 14.71

0ft 837ft 1673ft



22-100N-43W
Lyon County
Iowa

Soils Map



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Lyon**
 Location: **22-100N-43W**
 Township: **Elgin**
 Acres: **80.69**
 Date: **8/13/2021**



Area Symbol: IA119, Soil Area Version: 29

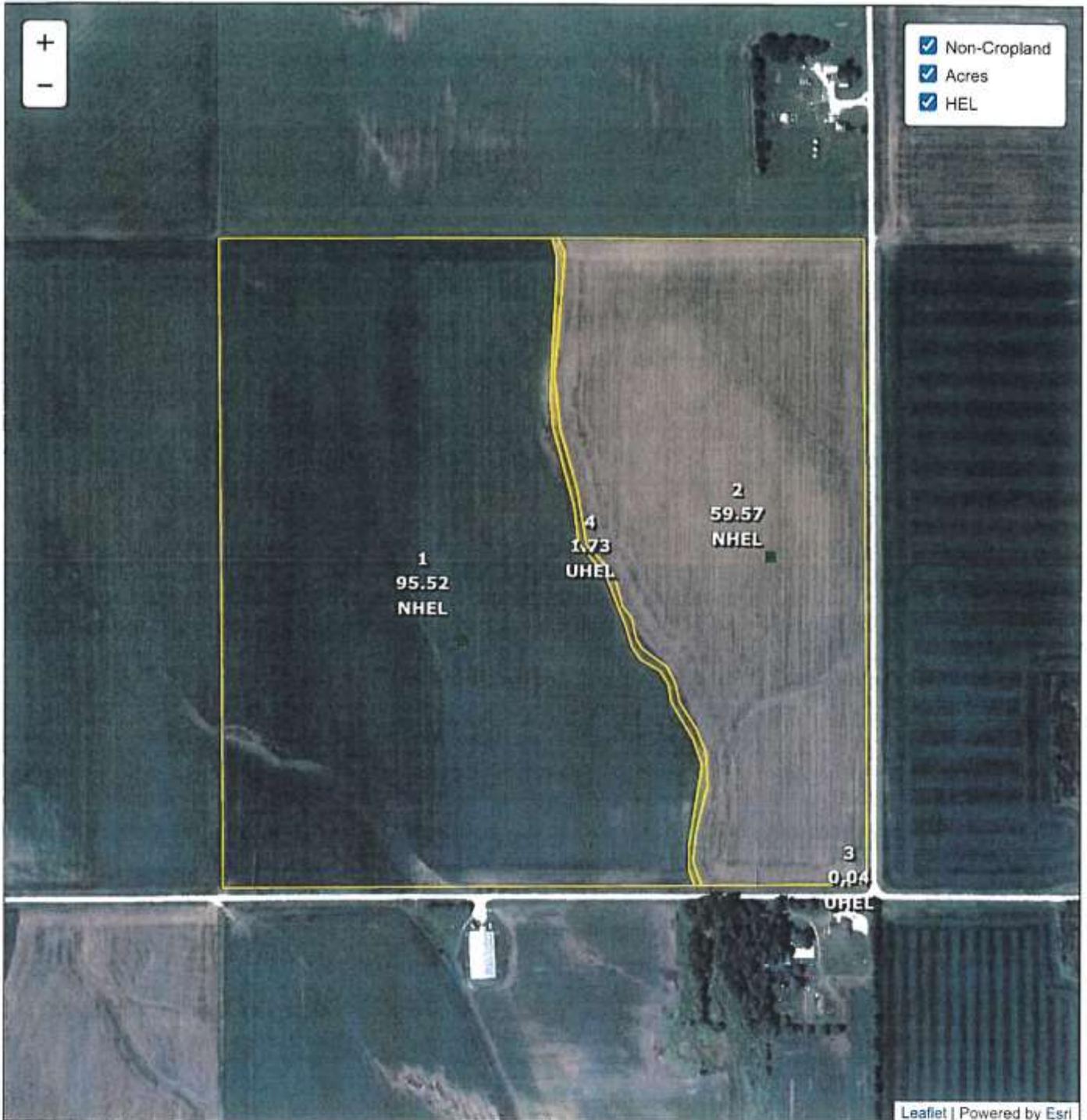
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77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	57.11	70.8%	lle	95	62	77
91	Primghar silty clay loam, 0 to 2 percent slopes	8.66	10.7%	lw	100	76	78
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92	Marcus silty clay loam, 0 to 2 percent slopes	6.15	7.6%	llw	94	71	75
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Weighted Average					95.2	64.6	*n 76.9

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

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Soils data provided by USDA and NRCS.



Common Land Unit
 Cropland Non-cropland CRP

2021 Crop Year

Farm
 Tract

Wetland Determination Identifiers

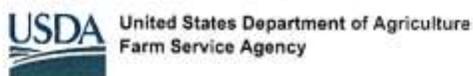
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions



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



FARM :
Prepared : 7/12/21 3:50 PM
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/W/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.86	155.09	155.09	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	155.09	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	77.10	0.00	168	0
Soybeans	77.10	0.00	50	
TOTAL	154.20	0.00		

NOTES

Tract Number :
Description : SE4 SEC 22 ELGIN TWP 100 43
FSA Physical Location : IOWA/LYON
ANSI Physical Location : IOWA/LYON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : STEPHANIE ANN MILLER, GREGORY REHMS, SUSAN R EINSPAHR REVOCABLE TRUST, CLARETTA REHMS TRUST NO 1, BRANDON DEAN LENOX
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.86	155.09	155.09	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	155.09	0.00	0.00	0.00	0.00	0.00

IOWA
LYON
Form: FSA-156EZ



FARM :
Prepared : 7/12/21 3:50 PM
Crop Year : 2021

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	77.10	0.00	168
Soybeans	77.10	0.00	50
TOTAL	154.20	0.00	

NOTES

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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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and confidence in our firm.

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or www.zomerauctions.com

for our past successful results



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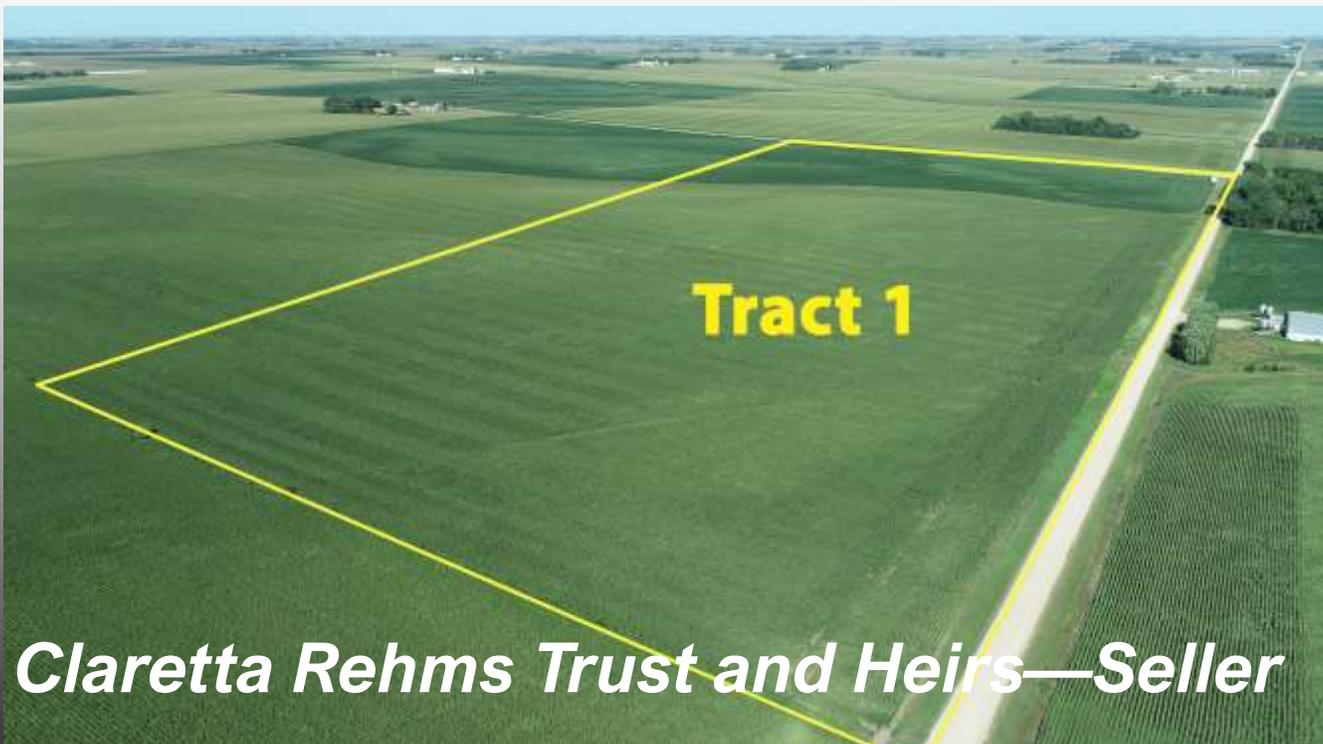
Rock Valley, IA 51247

Zomercompany.com

(712) 476-9443

**Upcoming Live Public Auction Of
161.29 Acres Of Elgin TWP,
Lyon County, IA High Quality
Farmland To Be Sold In Two Tracts**

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