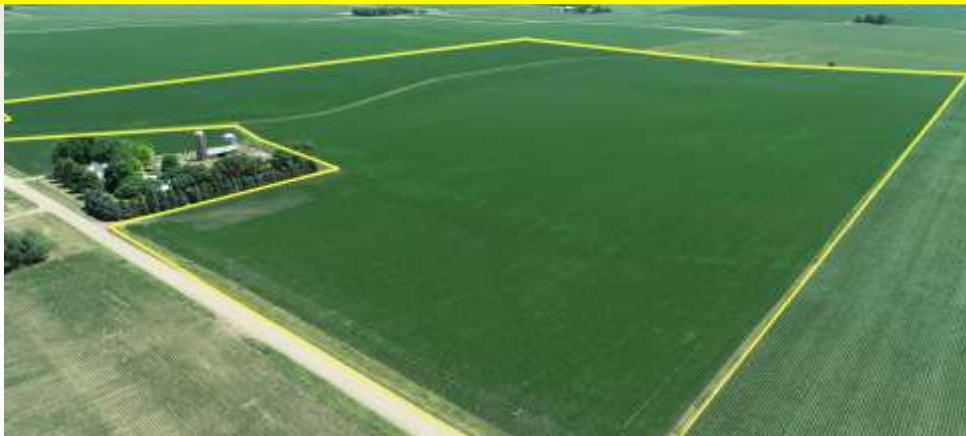


ZOMER COMPANY

**Upcoming Live Public Auction Of
112.20 Acres Of Welcome TWP,
Sioux County, IA Farmland!**

**Located Northwest of Sioux Center, IA
& Southeast Of Rock Valley, IA!**



Auction Date: November 3, 2021 @10:30 A.M.

**Marvin J. & Arta M. Schoep Revocable Trust - Owner
Peoples Bank WMG As Trustees**

zomerauctions.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

Ryan Zomer-712-441-3970

Auctioneers Note: We are honored to have been selected to offer this tract of farmland for sale at live public auction! This farmland is located in a great area and has great soils! This farm will be sold at the site of the farmland! Call an auctioneer listed below today to receive a full informational packet! Watch zomerauctions.com in case of inclement weather!

Location: From Rent All in Sioux Center, IA go North on US HWY 75 for 4 miles to 340th St. then go 1 1/2 mile West on 340th St to the farmland. The farmland is located on the South side of 340th St. Auction signs will be posted. Watch zomerauctions.com for inclement weather! Auction will be held at the site of the farmland!



Auctioneers:

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 Parcel C in the Fractional N 1/2 Section 7, 96N, Range 45W Sioux County, Iowa. Subject to all easements and roadways of record.

General Description: According to the survey, this property contains 112.20 gross acres and according to FSA contains approximately 108.41 tillable acres, approx. 2.49 acres of grass waterway with the remainder in road/ditch. This farm has a corn base of 108.4 acres with a PLC yield of 186. This farm is classified as NHEL. The predominant soil types include: 310B, 310B2, 310C2, 810, & 810B -Galva, 133-Colo, 91, 91B-Primghar, 8B-Judson, 31-Afton, 1C3-Ida. The average **CSR1 is 67.9** and the average **CSR2 is 91.1**. 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 land. Farmland will be sold with the final bid price x gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$4,012.00 per year. Seller will pay the 2021 taxes which are due and payable in March and Sept of 2022.

Possession: Full Possession 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 13, 2021 when the buyer shall receive a clear and merchantable title to the property. 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 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. 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. – **Don Klein —Attorney for Seller.**

Table Of Contents:

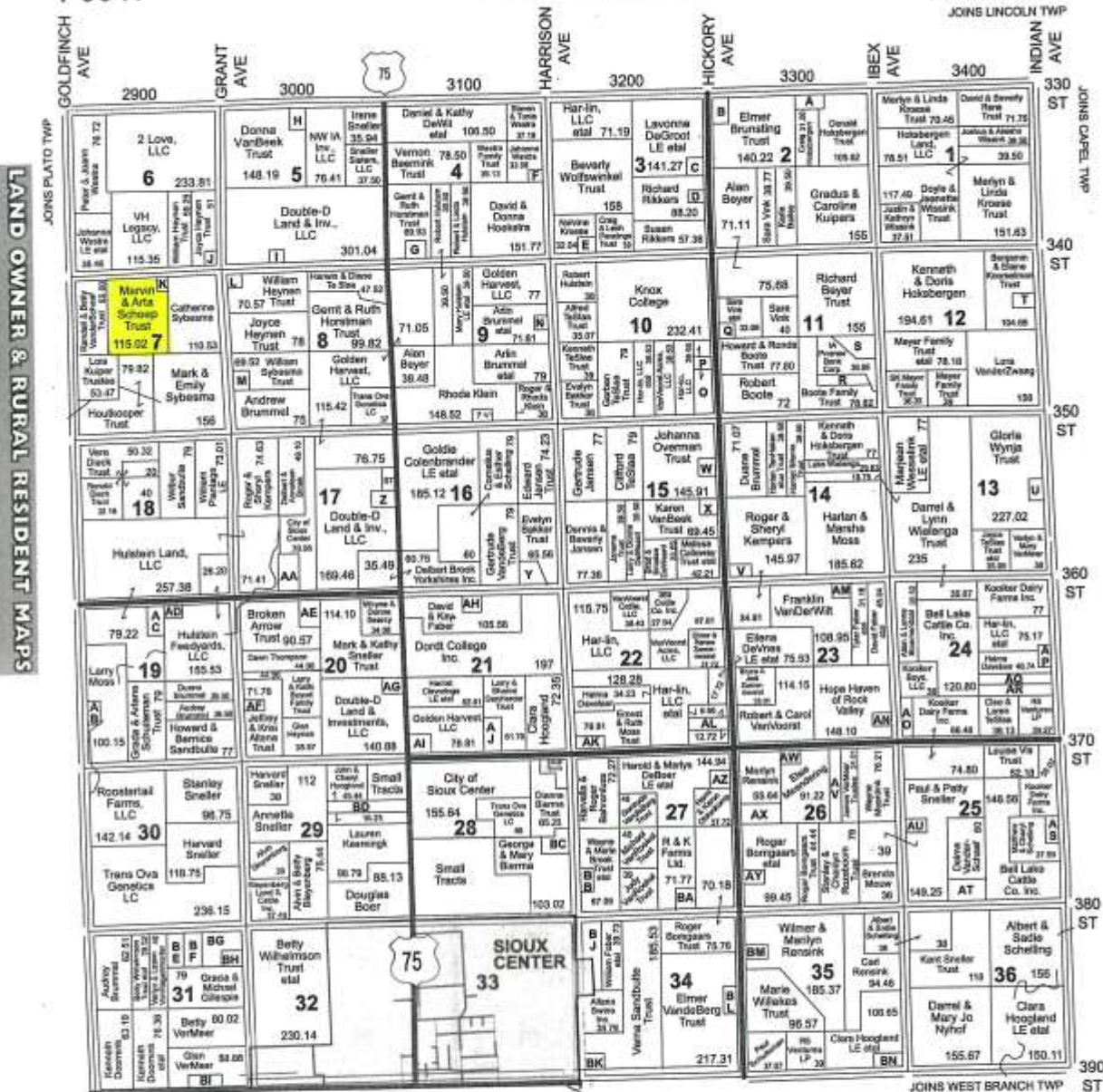
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Pg. 11	Property Notes

WELCOME TWP

T 96 N

LAND OWNER

R 45 W



Small Tracts

- Section 2 A C & D Hokbergen Farms Inc. - 11.75
- B Richard Beyer - 6.42
- Section 3 C Harlo & Sara Vink - 6.07
- D Kenneth & Lisa Ciesielski - 8.04
- E Casey Kociker - 5.96
- Section 4 F Evan & Kim Brummel - 6.21
- G Randall & Sandra Westra - 6.07
- H Jeff & Becky Littenbogaard - 5.48
- I Chad & Jenna VandenBoesch - 5.95
- Section 5 J Danny & Laurel Buyart - 5.70
- Section 7 K Henry & Alicia Wolfswinkel - 6.11
- Section 8 L Danny & Laurel Buyart - 7.16
- M Martin Sandbulte - 7.48
- Section 9 N Philip & Sheryl Brummel - 5.81
- Section 10 O Howard & Ronda Boote Trust - 23.70
- P Glenda VanMaastaren - 7.09
- Section 11 Q Sara Vink - 5.57
- R John & Lavonna VanMiddendorp - 20
- S Todd & Joanne VanMiddendorp - 18.75
- Section 12 T Calvin & Janice Klarenbeek - 12.01
- Section 13 U Kevin & Sandra Wyrja - 7.98

- Section 14 V Kempers Farm Inc. - 7.52
- Section 15 W William & Carol Koops - 7.58
- X Calvin Bomgaars - 8.72
- Section 16 Y David & Leanne VanHoffland - 11.44
- Section 17 Z Todd & Nicole DeWeerd - 8.73
- AA Michael & Pearl Schouten - 21.18
- Section 18 AB Jeffrey & Amy DeBoer - 5.07
- AC Daran & Kelsey Klarenbeek - 13.62
- AD Pflimo Feedyards, LLC - 8.40
- Section 20 AE Rocky & Sara Sandbulte - 9.80
- AF Craig & Karen Heynen - 6.04
- AG Larry & Kathi Buyart Family Trust - 5.85
- Section 21 AH Sandra Byrnes - 5.42
- AJ Tyler & Brett Feldhacker - 8.57
- AK John & Sharon DanHender - 17.42
- Section 22 AL Roger & Carol VanVoorst - 7.50
- AM Helma Tebben - 10.73
- Section 23 AN Loretta & Harvard Punt - 9.50
- AO John & Janna Wesselke - 6.28
- Section 24 AP Willard & Vicki Franken - 7.33
- AQ Larry & Joyce VanderWR - 5.02
- AR VanVoorst Acres, LLC - 14.81
- AS Harlin, LLC - 14.81

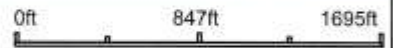
- Section 25 AT Paul & Stephanie Schelling - 11.41
- AU Ham & Karen Oldenkamp - 19
- AV Timothy & Elise Ymker - 6.75
- Section 26 AW Harry & Dolores Neendaring et al - 23.60
- AX George & Rebecca Scholten - 7.81
- AY Arlyn & Beth Rozeborn - 18.85
- Section 27 AZ Greg & Patty Majers - 7.40
- BA Brian & Rebecca Cupeno - 7.23
- BB Michael VanRoekel Trust - 9.85
- Section 28 BC Bioma Farms Inc. - 13.77
- Section 29 BD Wasink Trust - 17.17
- Section 31 BE Lois & Lee Broughton - 15.16
- BF Glenn & Betty Vermeer - 19.16
- BG Mark & Tricia Vermeer - 29.82
- BH Allen & Phyllis Beukelman - 8.57
- BI Mark & Tricia Vermeer - 18.52
- Section 34 BJ Nelson & Carol Doornik Trust - 17.17
- BK Scott & Jolynn Vandenberg - 8.75
- BL Arlin & Diane Vandenberg - 13.39
- Section 35 BM Joel & Karen Schulteman - 5.39
- BN Terry & Ranae Schulteman - 9.35

SIoux COUNTY, IA

Aerial Map



Map Center: 43° 8' 57.78, -96° 12' 21.94



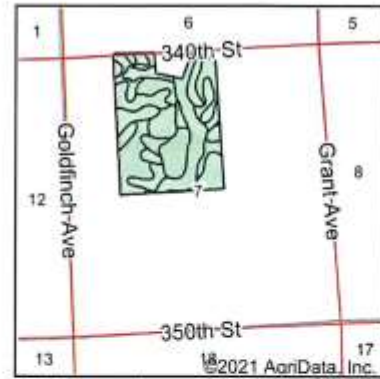
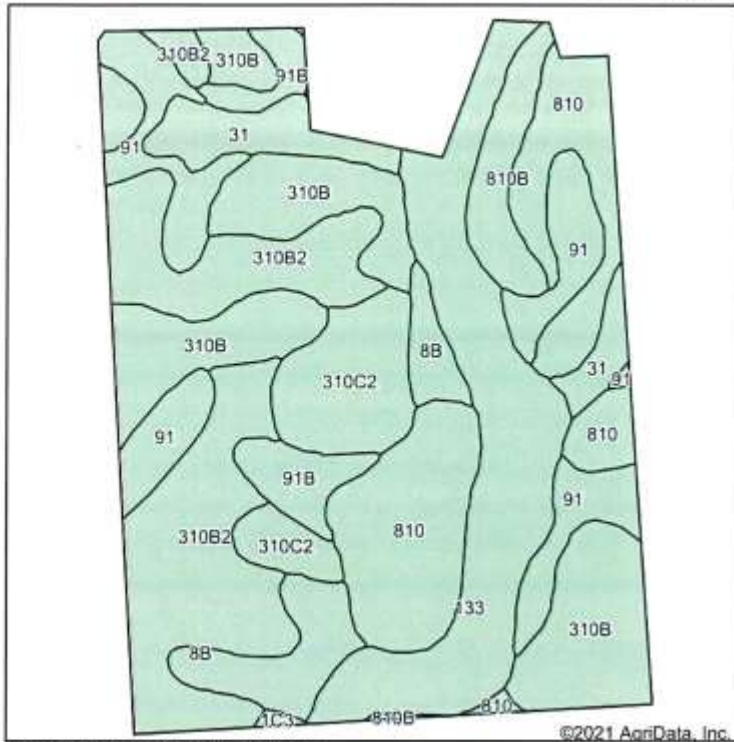
Maps Provided By
 surety
CUSTOMIZED ONLINE MAPPING
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7-96N-45W
Sioux County
Iowa



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

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **7-96N-45W**
 Township: **Welcome**
 Acres: **112.2**
 Date: **8/13/2021**



Soils data provided by USDA and NRCS.

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Area Symbol: IA167, Soil Area Version: 30

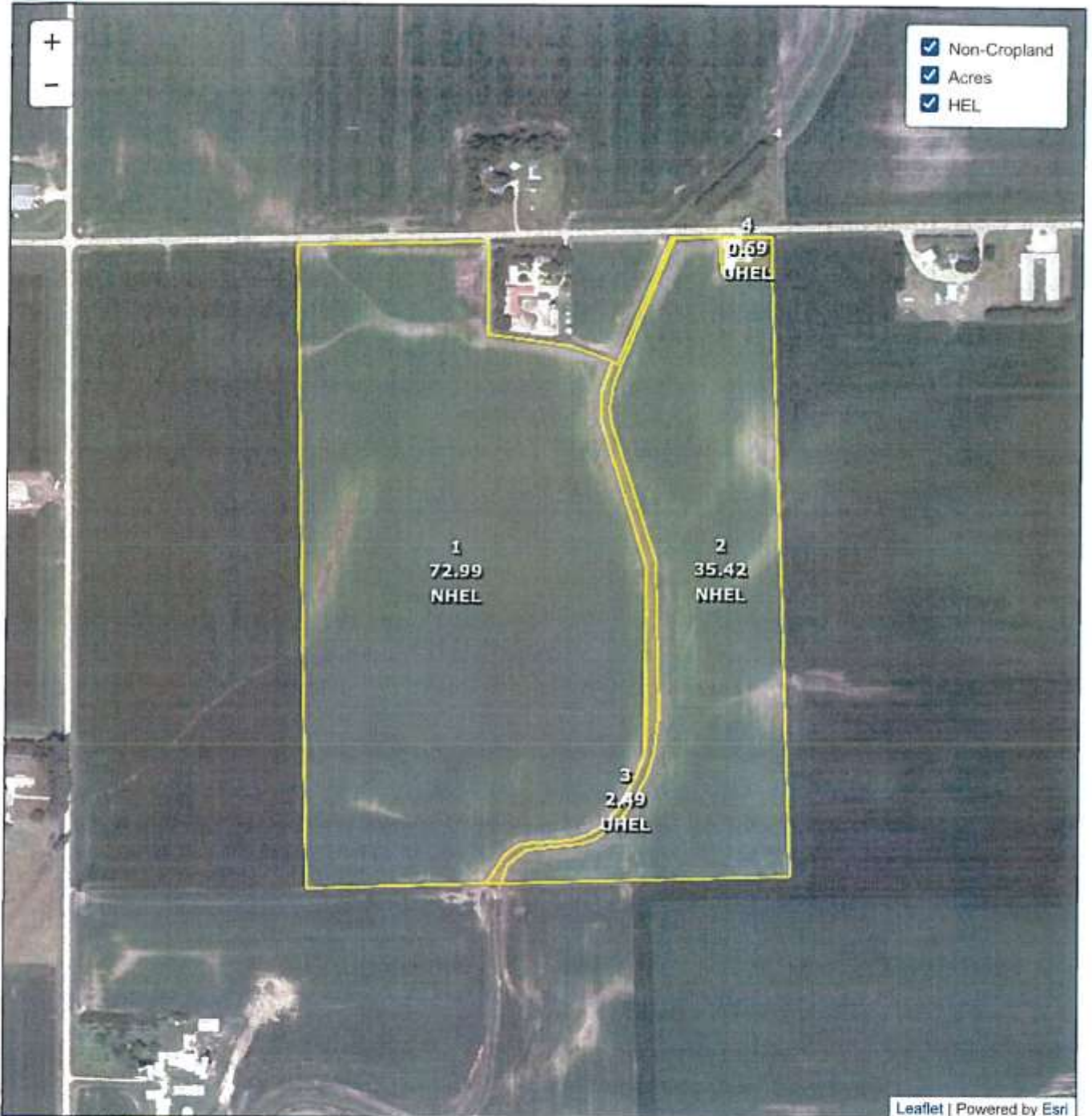
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	20.49	18.3%	Ile	90	65	68
310B	Galva silty clay loam, 2 to 5 percent slopes	18.67	16.6%	Ile	95	67	76
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	17.48	15.6%	Ilw	78	70	80
810	Galva silty clay loam, terrace, 0 to 2 percent slopes	17.03	15.2%	I	100	70	78
91	Primghar silty clay loam, 0 to 2 percent slopes	12.12	10.8%	Iw	100	77	78
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	7.84	7.0%	Ille	84	51	66
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	5.81	5.2%	Ile	92	69	81
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.99	4.4%	Ilw	80	69	68
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	3.83	3.4%	Ile	95	65	76
91B	Primghar silty clay loam, 2 to 5 percent slopes	3.76	3.4%	Ile	95	75	78
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	0.18	0.2%	Ille	58	44	63
Weighted Average					91.1	67.9	*n 74.9

**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

Soils data provided by USDA and NRCS.



Common Land Unit
 Cropland Non-cropland CRP

Leaflet | Powered by Esri

2021 Crop Year

Farm 4142
 Tract 44004

Wetland Determination Identifiers

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



Tract 2 of 3

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
Sioux

U.S. Department of Agriculture
Farm Service Agency

FARM: 4142
Prepared: 8/13/21 1:57 PM
Crop Year: 2021
Page: 2 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 44004 Description E2NW4 +W2W2NE4 (EX 6.5 AC MIDDLE N2) SEC7 WELCOME

FSA Physical Location : Sioux, IA

ANSI Physical Location: Sioux, IA

BIA Range Unit Number:

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

Recon Number

Wetland Status: Wetland determinations not complete

2018 - 300

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
111.59	108.41	108.41	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	108.41	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	108.4	186	0.00				
Total Base Acres:	108.4						

Owners:

Other Producers: None

**PLAT OF SURVEY
PARCEL C IN THE FRACTIONAL N.1/2
OF SECTION 7-96-45
SIOUX COUNTY, IOWA**

LOCATION:
FRAC. N.1/2 SEC. 7-96-45
PREPARED BY AND RETURN TO:
ADAM N. WIERSMA, PLS
DGR ENGINEERING
1309 SOUTH LINCOLN STREET
P.O. BOX 511
ROCK RAPIDS, IOWA 51246
PHONE: 712-472-2531
SURVEY REQUESTED BY: MARK ZOMER
CURRENT PROPRIETORS:
MARVIN J. AND ARDA M. SCHUEP REVOCABLE TRUST



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. Wiersma, L.S. License No. 21094 (Date)

My license renewal date is December 31, 2021

Sheets covered by this sheet: SHEET 1 OF 2 AND SHEET 2 OF 2



ACRES BY AUGUST PART	ACRES	
	TOTAL	NET
NW1/4-NE1/4	17.57 AC.	17.41 AC.
SW1/4-NE1/4	20.01 AC.	20.01 AC.
SE1/4-NW1/4	40.14 AC.	40.14 AC.
NW1/4-NW1/4	34.48 AC.	33.88 AC.
TOTALS	112.20 AC.	111.44 AC.

LEGEND

- ▲ SECTION CORNER AS NOTED
- SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21094
- FOUND 5/8" DIA REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 06018
- ⊙ FOUND 5/8" DIA REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 4753
- FOUND MAG-NAIL IN BRIDGE DECK

DATE OF FIELD WORK: 7-18-21

	DGR ENGINEERING Rock Rapids, Iowa 712-472-2531 Sioux City, Iowa Sioux Falls, South Dakota	Date: 7-20-21 Drawn By: ANW Reviewed: TML Approved: ANW	PROJECT NO. 371237 DWG: P:\03-071-237\01237.DWG\0371237.DWG
	SHEET 1 OF 2		

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

Ivan Huenink— Sales—712-470-2003

Gerad Gradert — Sales -- 712-539-8794

Licensed in Iowa, South Dakota and Minnesota

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Personal Property etc. is one of the most important things you will
do in your lifetime and we Thank You in advance for your trust
and confidence in our firm.

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for our past successful results