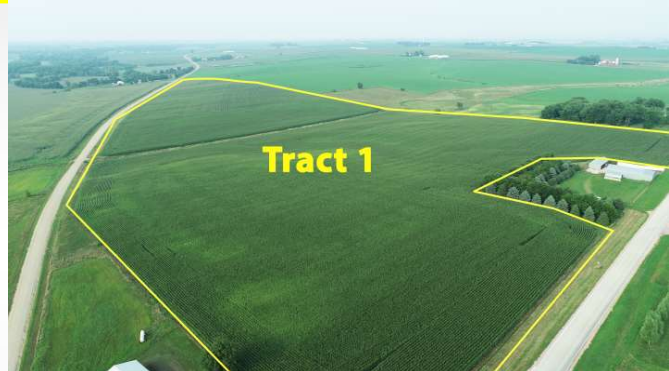


ZOMER COMPANY

**Upcoming Live Public Auction Of
59.39+/- Acres Of Doon Twp, Lyon County, IA
Farmland & A 2.37 Acre Building Site
To Be Sold In 2 Separate Tracts!
Located On The North Edge Of Doon, IA**



Auction Date: November 6, 2021 @10:30 A.M.

Leonard (Red) Van Bemmell Estate- —Owner

zomercompany.com

Auctioneers:

Zomer Company

1414 Main St., Rock Valley, IA 51247

Office— 712-476-9443

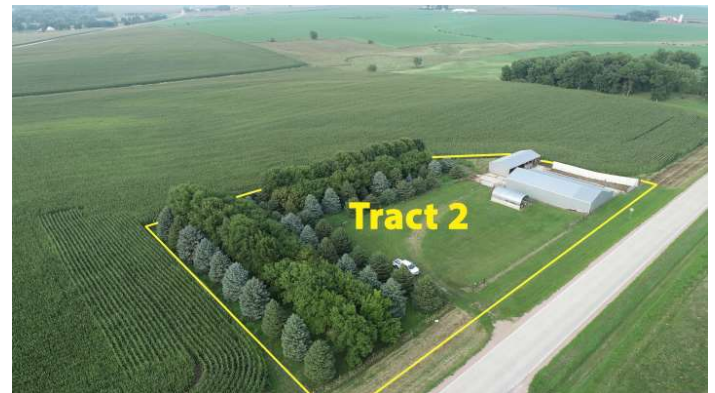
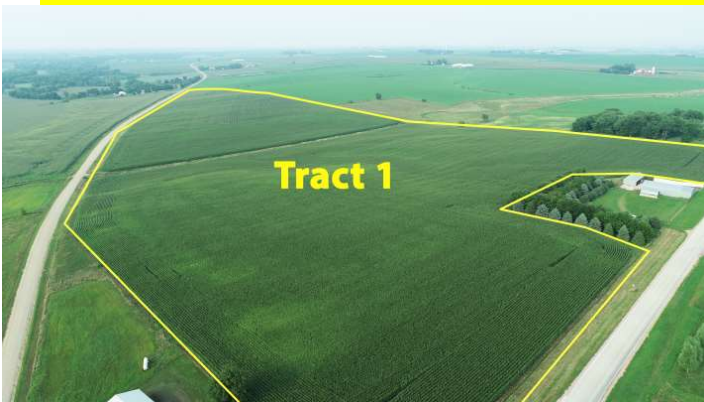
Broker: Mark Zomer - 712-470-2526 — Blake Zomer - 712-460-2552

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: Our company is honored to have been selected by the Van Bommel family to offer this farmland & building site for sale at live public auction! This is a unique opportunity to purchase a building site & farmland on the edge of Doon, IA! It is not often you have the chance to purchase properties like this in this area! Call an auctioneer listed below today to receive a full informational packet! This auction will be held at the site of the properties!! Watch zomerauctions.com in case of inclement weather!

Location: From the intersection of K42 (Garfield Ave) and Main St in Doon, IA go North 1/2 mile to 250th St then go 1/4 mile East on 250th St to the tracts. Both properties are located on the North side of 250th St. Auction signs will be posted. Watch zomerauctions.com for inclement weather! Auction will be held at the site of the properties!



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 C in the E 1/2 W 1/2 Section 24-98-46 Lyon County, IA.- Subject to all public roads and easements of record.

General Description of Tract 1: According to the survey, this property contains 59.39 gross acres. According to FSA this farm contains approx. 56.22 tillable acres with the balance in road and ditch and approx. 1.37 acres of grass waterway. This farm does not have any base acres. This farm has had a regular application of manure applied. This farm is classified as HEL. The predominant soil types include: 878B, C2, D2-Ocheydan, 28D2-Dickman, 430-Ackmore, 174D2-Bolan, 410B2-Moody, 608, B-Dempster. The average **CSR1 is 39.2** and the average **CSR2 is 62.4**. 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 SW 1/4 Section 24-98-46, Lyon County, IA. Subject to all public roads and easements of record.

General Description of Tract 2: This tract according to the survey contains 2.37 gross acres. This is a great opportunity to purchase a building site on the edge of Doon, IA! This building site features several buildings including a 35 x 80 cattle building with a 15 x 80 lean to, a 24 x 64 open front cattle building and a 14 x 28 Quonset building. This property is on Doon City Water and is Lyon Sioux REC for elec. This site is eligible to build a home on according to Lyon County, IA zoning. All buyers are encouraged to contact zoning for potential uses of the property. This property has a very well established grove and is located adjacent to a hard surface road! Opportunities like this are not often available!

Method of sale: Tract 1 will be sold with the final bid price x the gross surveyed acres. Tract 2 will be sold in total dollars. The tracts will be sold in the order listed and will not be combined. Auction will be held at the site of the property.

Open House: Open House will be held on Saturday, October 16, 2021 from 1:00 to 2:30 P.M. or by appointment.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$1,198.00 per year on Tract 1 and approx. \$92.00 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 will be on March 1, 2022 on the farmland and on closing day on the building site. Current Tenant will be permitted to bale the cornstalks on this property.

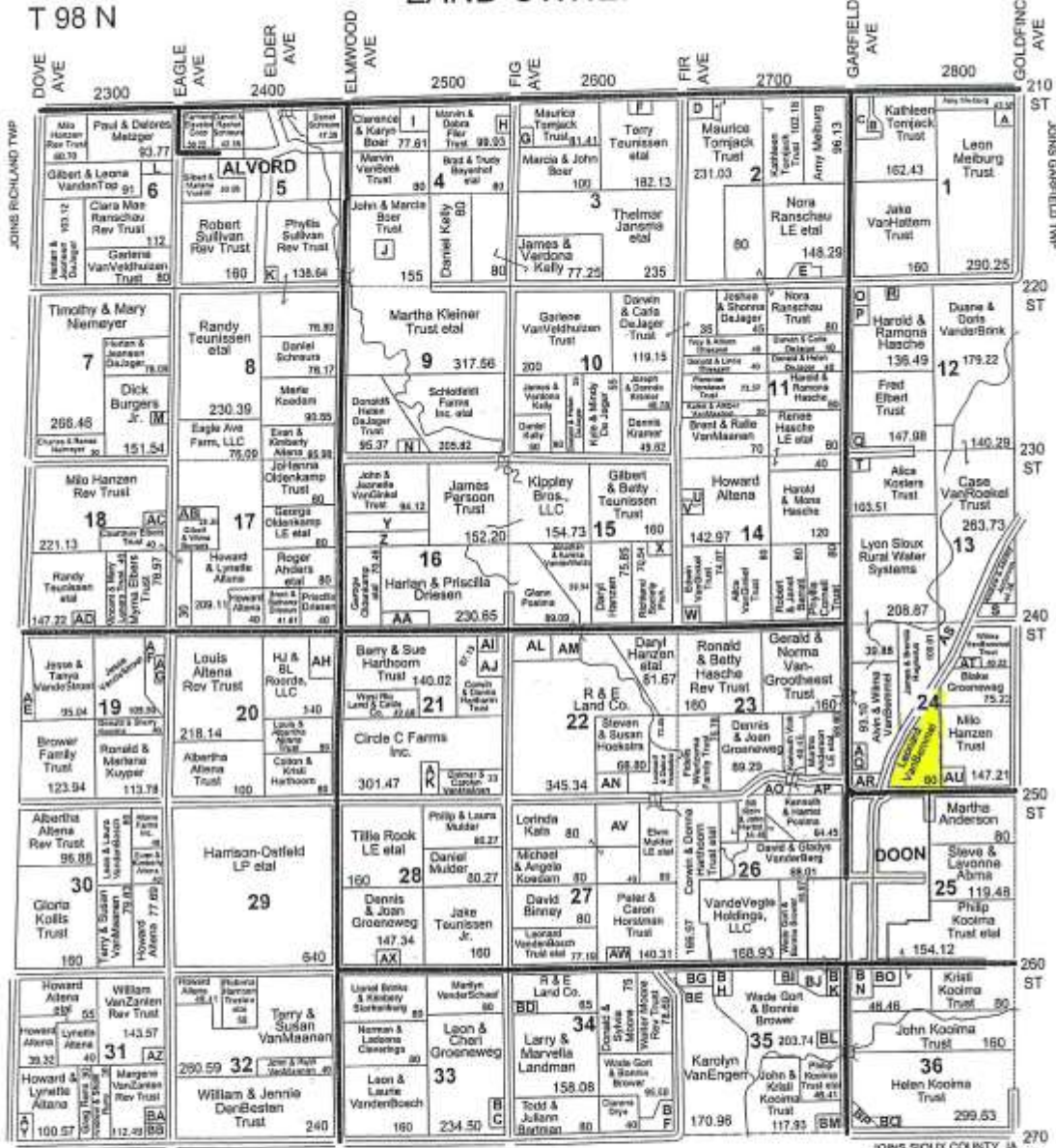
Terms: Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before December 13, 2021 when the buyer shall receive a clear and merchantable title to the property. 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 and pictures 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. 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. – **Don Klein—Attorney for Seller.**

DOON TWP

LAND OWNER

R 46 W
JOINS CLEVELAND TWP

T 98 N



Small Tracts

- Section 1 A Cory & Julie VanTilburg - 14.15
- B Deere Lane Farms Inc. - 12.14
- C Troy & Allison Thaisen - 10.10
- Section 2 D Maren & Debra Filer - 32.08
- E Wayne & Christine Ranschau - 11.71
- Section 3 F Gregory & Renee Delager - 0.39
- G Randolf Jensen & Carol VanderKolk - 6.30
- Section 4 H Charles O'Donnell - 5.25
- I Double K Feedlot Inc. - 20.74
- J Michael Boer - 8.45
- Section 5 K William & Debra Kock - 9.61
- L Marilyn & Carlo VanHil - 7.80
- Section 6 M Floyd & Mary VanderTop - 8.46
- N Kyle & Mindy Delager - 10.41
- Section 10 O Eleanor & Carla Delager - 7.45
- P Brady & Kayla Voorhes - 6.00
- Q Marie VanEngen - 12.02
- R Haasche Farms Inc. - 10
- Section 13 S Andrew Anderson - 9.08
- T David & Wray Koster - 7.68
- Section 14 U Perry & Charlene VanEgdon - 6.40
- V Howard & Lynette Alena - 10.41

- Section 14 W Women & Cheryl VanDriel - 5.03
- Section 15 X Jason & Malinda DeWeerd - 9.41
- Section 16 Y Rowena & Gilbert Hoogendoom - 30
- Z Joshua & Rachel VanBeek - 40
- AA Breet & Berhany Dyson - 20.01
- Section 17 AB Lois & LoraAnn Burgers - 11.14
- Section 18 AC Zebulun & Melissa Bakker - 8.42
- AD Tony & Pamela Dorkau - 10.43
- Section 19 AE Rock River Jerseys, LLC - 26.73
- AF Rock River Rentals, LLC - 43.77
- AG Hallan Dorkau - 26.10
- Section 20 AH David & Terese Koedam - 20
- Section 21 AI Muff Creek Livestock - 18.73
- AJ Circle C Farms Inc. - 23.51
- AK Colli Hartshorn - 17.20
- Section 22 AL Eleanor & Richard Lantman Trust - 30.25
- AM Leon & Debra Bokema - 10.10
- AN Jordan Huotstra - 14.88
- Section 23 AO Andrew Anderson - 20.48
- AP Jan Anderson - 7.58
- Section 24 AQ Lance VanBommel - 10.49

- Section 24 AR Lynn County - 8.73
- AS Jan & Donna Anderson - 35.03
- AT Chad Muller - 6.80
- AU David & Rachel Huyser - 12.79
- Section 27 AV VanDerBirk & Sons Inc. - 14.20
- AW P & C Horstman Farms Inc. - 9.20
- Section 28 AX Michael VanZanten - 12.65
- Section 31 AY Gregory & Wanda Gerber - 8.87
- AZ Evan & Kimberly Alena - 12.93
- BA Daniel & Hannah Bakker - 6.50
- BB Robert & Cathleen VanZanten - 11.01
- Section 33 BC Chad & Alanda Kosonen - 5.08
- Section 34 BD Thad & Caita DeJager - 15
- BE Gary & Roy VanVelthuisen - 5.41
- BF Gal & Dora VanBerkum - 10.28
- Section 35 BG Terri & Duane Dykstra - 19.54
- BH Lyon County Invs - 14.20
- BI Spencer & Kendra Gort - 5.90
- BJ Wade & Jan Gort - 20.51
- BK City of Osea - 6.41
- BL Kenneth Vink et al - 6.78

- Section 35 BM Brandon & Morgan Erickson - 8.57
- Section 36 BN Floyd & Leah VanderBirk - 17.33
- BO Tyler & Krista VanderBirk - 15.16
- BP John & Kristi Koosma Trust - 7.71
- BQ Eric & Rhonda LaSoux - 6.87



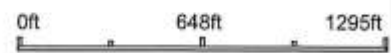
LYON COUNTY, IA

Aerial Map



©2021 AgriData, Inc.

Map Center: 43° 17' 24.74, -96° 13' 43.24



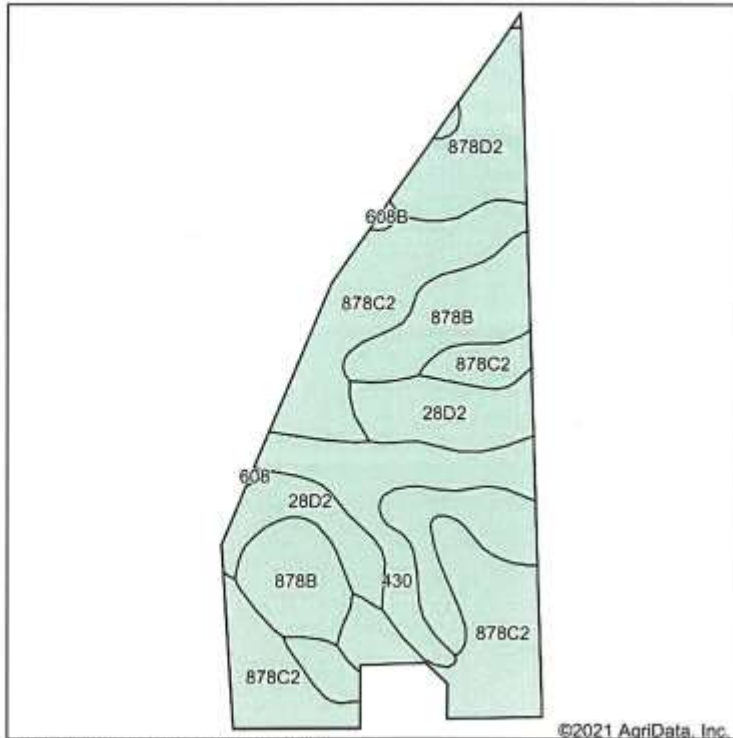
24-98N-46W
Lyon County
Iowa



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

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **24-98N-46W**
 Township: **Doon**
 Acres: **59.39**
 Date: **9/9/2021**



Soils data provided by USDA and NRCS.

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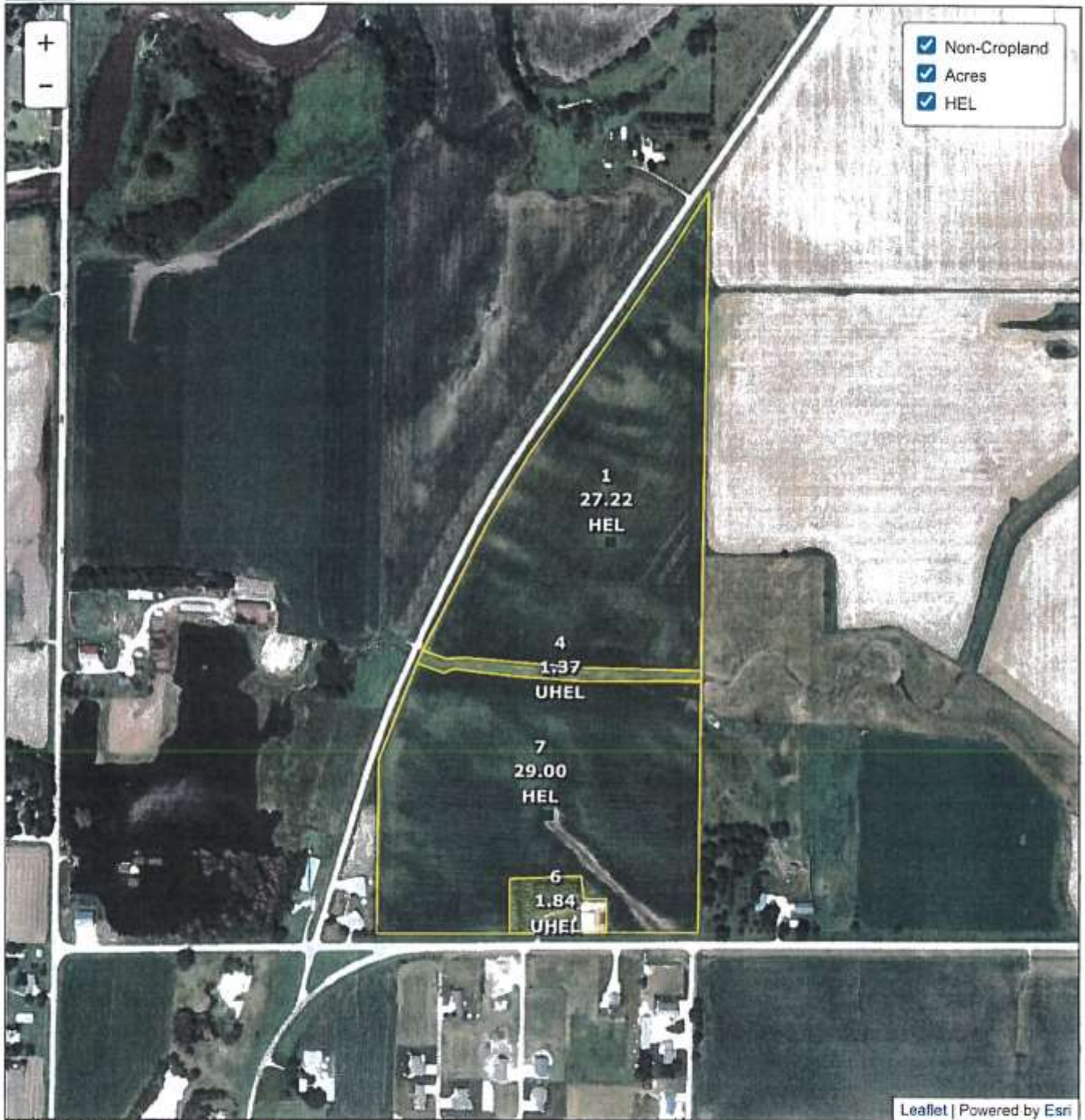
Area Symbol: IA119, Soil Area Version: 29							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
878C2	Ocheyedan loam, 5 to 9 percent slopes, moderately eroded	22.18	37.3%	IIIe	79	40	68
878B	Ocheyedan loam, 2 to 5 percent slopes	9.61	16.2%	Ile	84	56	73
28D2	Dickman fine sandy loam, 9 to 14 percent slopes, moderately eroded	8.16	13.7%	IVe	8	5	30
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	7.47	12.6%	IIw	77	70	86
878D2	Ocheyedan loam, 9 to 14 percent slopes, moderately eroded	5.68	9.6%	IIIe	53	29	64
174D2	Bolan loam, 9 to 14 percent slopes, moderately eroded	4.60	7.7%	IVe	23	16	43
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	1.25	2.1%	Ile	67	63	65
608B	Dempster silt loam, moderately deep, 2 to 5 percent slopes	0.38	0.6%	Ile	35	43	42
608	Dempster silt loam, moderately deep, 0 to 2 percent slopes	0.06	0.1%	IIs	40	50	43
Weighted Average					62.4	39.2	*n 63.3

**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.



Lyon County, Iowa



Common Land Unit
 Cropland Non-cropland CRP

Farm Tract

Wetland Determination Identifiers

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

Leaflet | Powered by Esri

2021 Crop Year



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



United States Department of Agriculture
Farm Service Agency

FARM :
Prepared : 9/9/21 3:40 PM
Crop Year : 2021

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

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
59.43	56.22	56.22	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	56.22	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

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

NOTES

Tract Number :
Description : S 64A E2 W2 SEC 24 DOON TWP 98 46
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 : LEONARD VAN BEMMEL
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
59.43	56.22	56.22	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	56.22	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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

NOTES

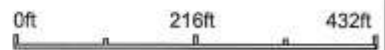
Aerial Map



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

Map Center: 43° 17' 13.82, -96° 13' 40.94



24-98N-46W
Lyon County
Iowa



9/9/2021

Outdoor Information Sheet:

1. West Quonset Building

- 14 x 28
- Dirt floor

2. North Building

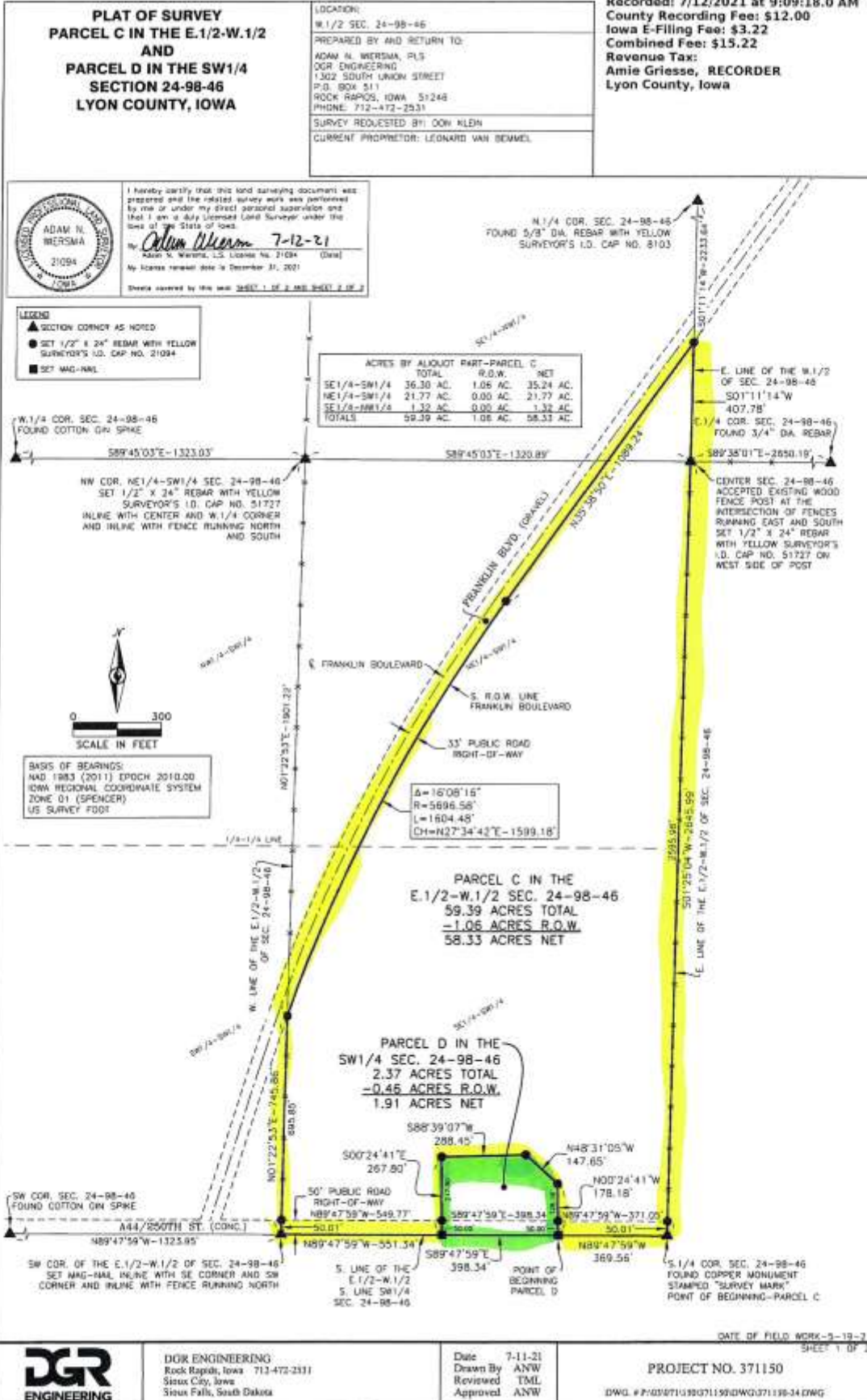
- 24 x 64
- dirt floor

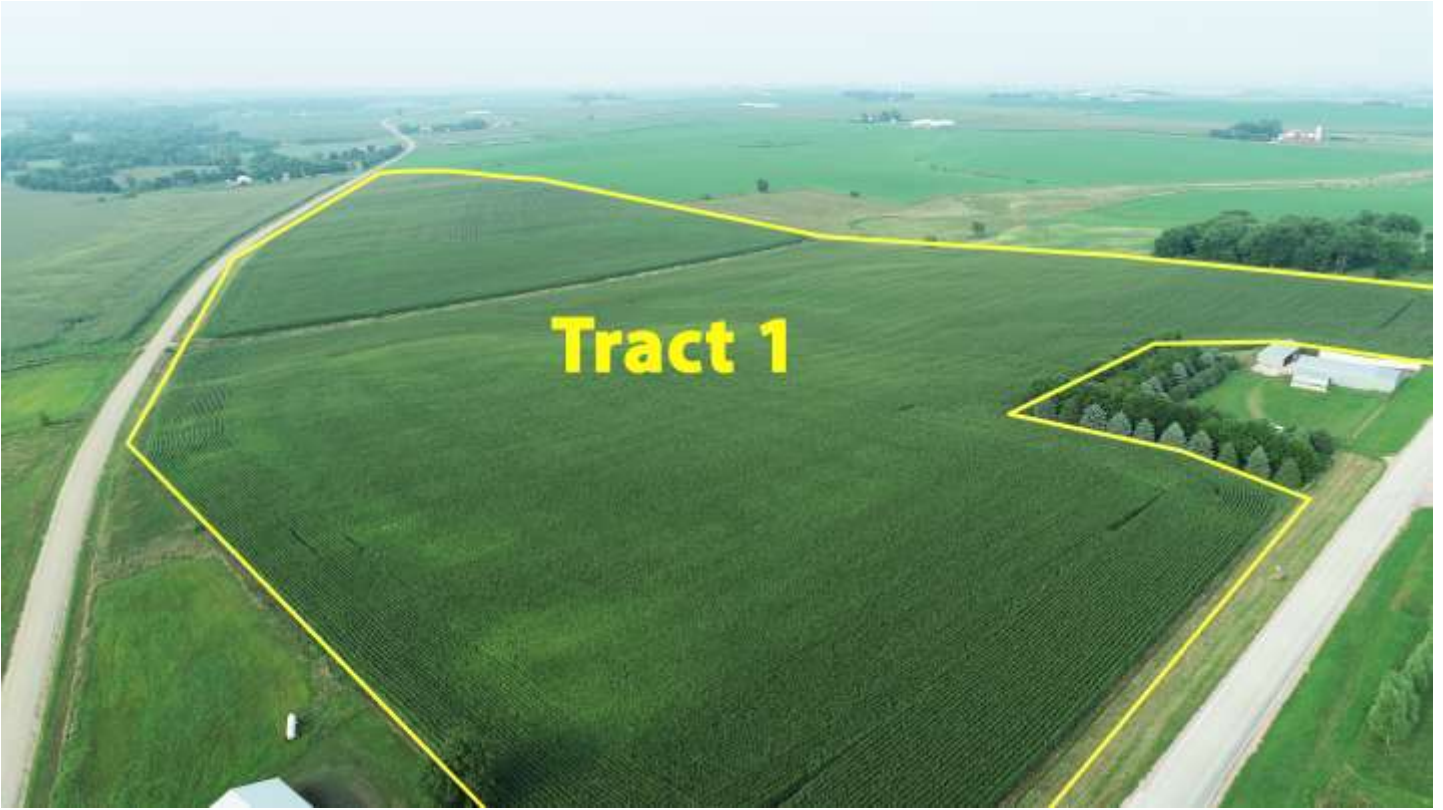
3. South Building

- 15 x 80—Cement
- 35 x 80—Dirt
- lean to



Number: 2128
 BK: 2021 PG: 2128
 Recorded: 7/12/2021 at 9:09:18.0 AM
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.22
 Combined Fee: \$15.22
 Revenue Tax:
 Amie Grisse, RECORDER
 Lyon County, Iowa





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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Call today and let us explain our services and marketing strategies.
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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.

See our website

www.zomercompany.com

or www.zomerauctions.com

for our past successful results