# **ZOMER COMPANY**

113.18 Acres of Sheridan TWP, Sioux County, IA Farmland!!!

Sold in 3 Separate Tracts

Tract 1 —40.16 Acres Of Farmland—-CSR2-99.8

Tract 2 — 40.16 Acres Of Farmland—-CSR2-99.9

Tract 3 — 32.86 Acres Of Farmland—CSR2-97.6

This Farmland Has Some Of The Highest Soil Ratings In Sioux County, IA



# Auction Date: November 9, 2021 @ 10:30 AM

# Fenna Winter 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: We are honored that the Winter family has selected our company to offer these great tracts for sale at live public auction!! These tracts offer a great opportunity to purchase farmland to add to your portfolio! Smaller Tracts are not often available! Call an auctioneer listed below today to receive a full informational packet! This auction will be held at the site of Tract 1!! Watch zomerauctions.com in case of inclement weather!

**Tract 1 Location:** From Pit Row in Boyden, IA go North on Kennedy Ave for 2 miles to 300th St then go 2 1/2 miles West on 300th St to the farm. Tract 1 is located on the North side of 300th St. Auction signs will be posted. Watch zomerauctions.com for inclement weather! Auction will be held at the site of Tract 1!

**Tract 2 & 3 Location:** From Pit Row in Boyden, IA go North on Kennedy Ave for 3 miles to 290th St. then go 1 Mile West on 290th St. to Jefferson Ave. Tract 2 is located in the Southeast corner of the intersection of Jefferson Ave and 290th St.. From Tract 2 go 1/2 mile North on Jefferson Ave to Tract 3. Tract 3 is located on the East side of Jefferson Ave. Auction will be held at the site of Tract 1! Watch zomerauctions.com for inclement weather.

## Watch zomerauctions.com for inclement weather!

### Auction will be held at the site of Tract 1!

**Legal Description of Tract 1:** The West Half of the West Half of the Southeast Quarter of Section 16, Twp 97N, Range 44W of the 5th P.M. Sioux County, Iowa, subject to public highways. Subject to all public easements and roadways of record.

**General description of Tract 1:** According to the survey, this property contains 40.16 gross acres and according to FSA contains approximately 41.82 tillable acres however the recent survey shows 39.66 tillable acres with the remainder in road/ditch. This is an inside tract of farmland and is 98.7% tillable This farm has a corn base of 20.87 acres with a PLC yield of 191bu. and has a soybean base of 20.87 acres with a PLC yield of 55bu. This farm is classified as NHEL. The predominant soil types include: 91-Primghar, 310, B-Galva, 92-Marcus. The average CSR1 is 75 and the average **CSR2 is 99.8.** This farm appears to have a good state of productivity and is well managed. This farm is an inside tract of farmland and is farmed in 1/2 mile rows and has one of the highest soil ratings in Sioux County, IA! Make plans today to attend this auction!!!

Legal Description of Tract 2: Parcel D in the NW1/4 of Section 14, TWP 97N, Range 44W, Sioux County, IA.

Subject to all public easements and roadways of record.

**General description of Tract 2:** According to the survey this farm contains 40.16 gross acres and according to FSA and the recent survey this farm contains approximately 37.85 tillable acres with the remainder in road/ditch. This farm has a corn base of 17.1 acres with a PLC yield of 186bu. and has a soybean base of 6.1 acres with a PLC yield of 48bu. And also an oats base of 2.4 acres with a PLC yield of 81bu. This farm is classified as NHEL. The predominant soil types include: 310-Galva, 91-Primghar and 92-Marcus. The average **CSR1 is 72.9** and the average **CSR2 is 99.9.** This farm appears to have a good state of productivity and is well managed. This farm is farmed in 1/2 mile rows and has one of the highest soil ratings in Sioux County, IA! Make plans today to attend this auction!!!

Legal Description of Tract 3: Parcel F in the SW1/4 of Section 11, TWP 97N, Range 44W, Sioux County, IA.

Subject to all public easements and roadways of record.

**General description of Tract 3:** According to the survey, this property contains 32.86 gross acres and according to the FSA and the recent survey, contains approximately 32.05 tillable acres with the remainder in road/ditch. This farm is an inside tract of farmland! This farm has a corn base combined with the adjoining farmland with a PLC yield of 186bu. and has a soybean base combined with the adjoining farmland with a PLC yield of 48bu. And has a oats base combined with the adjoining farmland with a PLC yield of 81bu. FSA will do a reconstitution on base acres once the property is sold. This farm is classified as NHEL. The predominant soil types include: 310, 310B-Galva, 91-Primghar and 92-Marcus. The average **CSR1 is 71.9** and the average **CSR2 is 97.6.** 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 Tract 1. Farmland will be sold with the final bid price x gross surveyed acres. Tracts will be sold in the order listed and remain sold. Tracts will not be combined in any way. **Taxes:** The current Real Estate Taxes according to the Sioux County Treasurer for Tract 1 are approx. \$1,424.00 per year, approx. \$1,348.00 per year on Tract 2 and approx. \$1,106.00 per year on Tract 3. 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 20, 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 and pictures are for informational purposes only and are not guaranteed to be actual boundary lines of the property. All buyers are encouraged to do buyers due diligence. Sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing if any will be the responsibility of the purchaser pursuant to IA statutes. 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 —Attorney's for Seller.** 

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# CHEDIDAN TW/D

 Section 2
 B Roky & Sandra Schmith - 8:00
 Sandra Schmith - 8:00

 C Jamie & Carla Rokurek - 8:07
 Sandra Schmith - 8:00

 Section 3
 D Wayne Writer - 13

 Section 4
 E Fordsons Cop. - 9:50

 P Dwid & Christma Krahling Trust - 38:94

 Section 5
 G David & Doris Vaniteek - 21:20

 H Loren Sohi - 7.12

 Section 1
 Maryn Wilson - 19:76

 J David & Shenry Tudeman - 9:21
 Saction 21 AD Down DeBoer Fammin - 10:08

 K Abraham & M. VanderWael - 6:30
 Section 22 AE Joseph Volters - 5:09

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 N Adfranna & Bahman Ehrahimi - 19:75

 N Steven & Coptal Mayer - 5:88
 Section 11 Q B, John Evangelica Lufheran Church - 11:08

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   Section 30 AV David & Kratina VanGrootheest 5.77
   AW Mathew & Kimberly Boonsta 8.57
   Section 31 AX Travis & Shaina TenHaten 8.89
   AY David & Conna Hockaira 10.04
   AX Arvin & Lourd Booten 6.70
   Section 32 BA Harwin & Diane TaSlaa 21.29
   BB Brian & Tiffaey VanDerWeerd 14.05
   BC Kyte & Shaehrlei Polema 6.10
   BD Douglas & Sandra Polema 11.32
   Section 34 BH Hards Green 15.52
   BF Randell Green 15.52
   BF Randell Green 9.02
   Section 34 BH Nicolas & Shifey VanEngen 9.59
   BI Michael & Tonorit Vyrla 16.19
   Section 36 BJ. Boyden Economic Dev. 22.90
   BK John Shumate 5.05
   Section 36 BL. Roger & Frances De/Cuyf 6.63

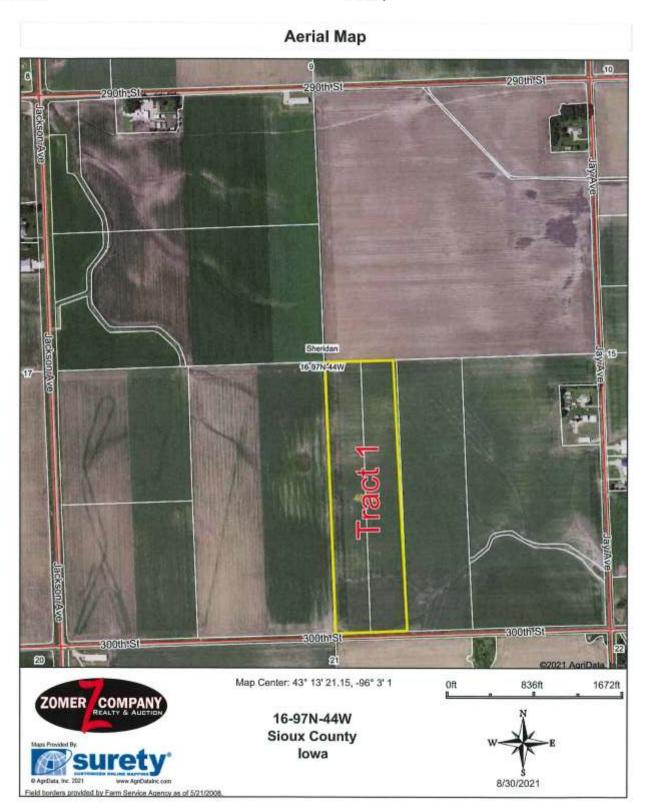
SIOUX COUNTY, IA

84

LAND OWNER & RURAL RESIDENT MAPS

B/30/2021

FSA Map



https://www.suretymaps.com/reports/customreport.aspx?sid=E10120D756C7D589AB7626DA63882F8439EE7F3C012EF4A8149BB0F48D6ADCD2B... 1/1

#### 8/30/2021

Soil Map



\*\*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

Solis data provided by USDA and NRCS.



United States

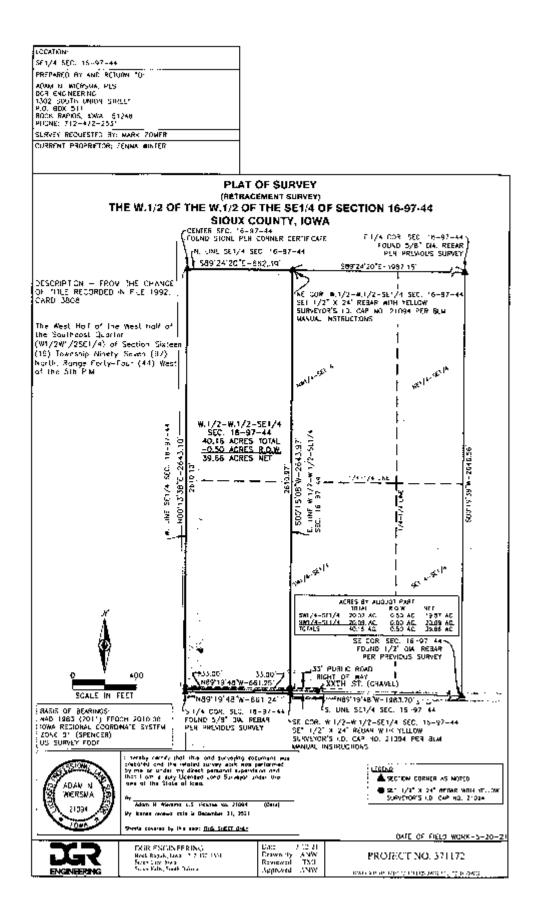
#### Department of Agriculture Sioux County, Iowa



Umited Restrictions
 Exempt from Conservation
 Compliance Provisions
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 ta' an
 assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or conservation many or as a result of any user's reliance on this data outside FSA
 Programs. Wetland Identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact
 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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

5							FARM:	5881	
lowa				artment of Ag		,	Prepared:	7/19/21	10:03 AM
Sioux				n Service Age		12	Crop Year:		
Report ID: FSA-156				ed 156 Fan			-	2 of	
DISCLAIMER: This is and complete represent	data extracted from the	e web farm database ed in the MIDAS syst	em, which	of potential me is the system of	ssaging f record	failures in MIDAS, this for Farm Records.	data is not guarant	teed to be	an accur
Other Producers:	None								
Tract Number	Descriptio	n							
FSA Physical Locat	ion :		ANSI Ph	ysical Locatio	n: Sioux	IA			
BIA Range Unit Nun	nber:								
HEL Status: NHEL	.: no agricultural com	modity planted on u	indetermi	ned fields					
Wetland Status:	Tract does not contai	in a wetland							
WL Violations: No	one								
Farmland	Cropland	DCP Cropland	WE	3P	WRP	EWP	CRP Cropland		GRP
			0.	0	0.0	0.0	0.0		0.0
State Conservation	Other Conservation	Effective DCP Cropia	nd	Double Cropped		MPL/FWP	Native Sod		
0.0	0.0	22		0.0		0.0	0.0		
Crop	Base Acreag		PLC Yield	CCC-50 CRP Reduc					
CORN	00000000			0.00					
SOYBEAN	IS			0.00					
Total Base	88 19			0.00					
Owners:	e Acres:								
Other Producers:	None								
								_	_
Tract Number: 4269		NW2 W2 SE4 SEC	282010	1983 - Ann	- 181 T	204			
FSA Physical Locati	100.0		ANSI Phy	sical Location	1: Sioux,	IA			
BIA Range Unit Num								12010100	
	no agricultural com	Contraction of the second	ndetermin	ned fields					n Numbe
	Wetland determination	ns not complete						201	3-39
WL Violations: No	ne								
Farmland	Cropland	DCP Cropland	WB	D	WRP	FIND	CRP		
41.82	41.82	41.82	0.0		0.0	EWP 0.0	Cropland 0.0		GRP 0.0
State Conservation	Other Conservation	Effective		Double			Native		0.0
0.0	0.0	DCP Croplan 41.82	iu i	Cropped 0.0		MPL/FWP 0.0	Sod 0.0		
	0.0	41.02		0.0		0.0	0.0		
Crop	Base Acreage	2	PLC Yield	CCC-505 CRP Reduct					
CORN	20.87		191	0.00					
SOYBEAN	S 20.87		55	0.00					
Total Base	Acres: 41.74								
wners: WINTER, FE									



# SHERIDAN TWP

#### T 97 N

AWH MUCCHUR THREE

VAND OWNER & RURAL RESIDENT WARS

## LAND OWNER

R 44 W JOINS LYON COUNTY 14 **IEFFERSON** IRONWOOD KINGBIRD (ENNED) **IACKSON** AVE ÅĒ AVE AVE AVE AVE INDIAN AVE 3900 3700 3800 4000 3600 3500 270 Diam'r SNIOF Hollander Trust TRET [c] Wayne Worker Farm Farm LLC 78.13 0 ST Warte 6 Doorty est & Rufe Moss Trust Faye Lordol etal Name of Daniel ( 38.85 1 Eliver Woter Dewain A Douglas Rohite 141.50 2 County as Sovi alat 1 125.67 3 4 214.74 78.24 빲 A 6 5 130.82 1 41.75 No.44 Deares Hofesder Trust Sarah Roger & 180.15 205.74 H b Voelb Trus Kerstellt Rohde Vallan Citie Statist Salars tode Dyna I 112,71 78.22 24.22 37.73 34.76 14.00 148.06 74.3 75 109.05 42 300.07 12.78 280 No.4 A Rhs Hantman ST Norman Wolf 73.56 Heitritier Family Fame, LLC 45.14 Re Rany JE JI 115.17 Esther LLC 11221 76.05 Lawrence & Kathleen D Sohi Trust 113.95 7 C.Wayne DeBoer Trust hadey & Dans, tarbatat Bett 75.84 D'Agrosa Trust Galen Fizk BOJI ML Œ and a 18 16.16 Lhoyd & Ja Sold 78.14 Trest arms LLC 151 12 75.40 10 148.70 8 151.01 9 75.76 75.38 147.17 Marta San 50 39 2 117.54 400 400 Fores Wisser 31.58 100 200 10.10 Risto Holen & Ren 1 Baan Mayer LE stol TT.72 151.68 Lloyd & Artes Winter Laroy & Artens Woelber Ample and a second Allene Harding Property Trust Mary Wilds Debra Woelber Kostar Julia Kostar 46 щ Merlyn & Connie DeBaer ri Meyer 貫 More 38.82 155 75.14 n 07.10 IN 548.82 0 290 194.18 an a Talla N4., ST Joint & Delay Life and ALM Jandy S. 0.000 100 14 Zyistra Land LP 141.60 New A LE obs Carl & Nicola Stagerun olu Gary & Elaine LE etal 13 55 Coven Ryan Wolf Wipeink Trust 2 AA Tract Neger A Randy 2 77 17 149.86 75.56 18 7 48 42 Bunch Banks Luch State And State State State Local State Control State C H de R 6 Lefe Renains Jane Mores Sharen a Cart & Nicole Zplate Rachol A Steven & Timothy Straatsma Mariyn & Gina Woelfair Boji Int. The H 10.12 Thomas of the second sec 75.25 Contraction of 145.82 Fame Protection of the local division of the loca 325.0 \$ Guing 79 74.85 117.40 153,49 112.18 88.75 加 1 300 AE Hoksbar Family 71,85 LLC and a state of the Name Lura ST Duarna & Lisa VarMear Land LP 75.76 Desera A lisys 7 Inst Abram or Shirley DenHoed Kanasin Rohde A Del Norman Monet 77 10 Wester LE old 77.72 21 Deveals Robots irene Notide 20 155 23 24 158 22 19 "MID 78.48 153.48 72.44 Traint Listla Ardessa Metho \$1.71 The second Ronald & Rhota Maria Think Family Dwayna & Gayle Mary Jone Bert & Sandt VortBetavis Toust Rozstoom Trust etal 151.80 153.65 115.23 A STR Morse Trust 152,09 antly Patt oftyan Traim Losu Trus Shier Farmer, LLC BE 41 Furn. Ad Jahn Zuel Jr stal75.22 151.67 153.73 145.45 EAF [AH] 75.99 310 Facil & Carri Johanna Westra LE ST THE PARTY Defforr 1/2 Dennis & N NUMBER 100pn48 Decision 33.75 John AS 11.0 AD Zyistra Land LP 73.98 A Filtr Trust Getude Delivat Deveain Rohde etal 79 m 27 LE stat LE k en.75 28 29 151.48 Autop Balant 149.59 25 67.2 30 156.12 154 71.65 26 151.78 116.48 10 Luella Smit Trust etal 119.58 Ecoulty Notation Trans 200 ruby 79 22.3 Mark & Cirely Warnigas 21 Verse 4 Lola Beyer Total Lavorne Meyr BOYDEN Ch Alumia Babarra Trust DAU Vara A Own 14 Martin & Paula 1.11 Rodney & Low Family Trist 1000 Patrice in Concession 128.01 to at AL AKT 00.13 12.0 320 216.07 11.44 AW AND A REAL TAXI MAR la: 1.01 ST Distance of the local 85 12.54 Valleting Lee & ÷ till the second ion & Harold & Everty Post Emeit A Ruh Dentis tyn & Linde Rolkeme Tred A Construction of the second s 33 Hustor DeJongh Moss Trust and a labor Robert Ballense N Post Maria Arana Maria AY Alcone 1 31 sus 35 117.93 36 98.25 153.49 33 32 143.1 34 75.67 Thesdore Hoekstra Ramily, LLC 44,00 Alves & Marcolla Kosker Trust KCH Trust 104.92 109.34 KCH Trust Clark Boli Inc Mandr & Berly Maardisk Trust Mateve Fick ma Alat 67 79 BL Rass Autor Autor Inc. 67 128.3 25 BE 292,44 80 8 Subara 2015 133.07 239.96 158 152.91 BA BB 40.21 11.27 [A.2

- Section 1 A Town of Boyden 5.28 Section 2 B Ricky & Sandra Schmith 6.10 C Jamie 5 Cafa Rokusek 6.07 Section 3 D Wayles Withar - 13 Section 4 E Ferdsons Corp. - 9,50 P David & Charlene Krahling Trust - 38,94 Section 5 G David & Donis VanBeek - 21,20 Section 5 G David & Done VanBeek - 21.20 H Loren Schi - 7, 12 Section 7 I Martyn 8 Gina Woalbar - 8, 94 J David & Sherry Twateman - 9, 21 K Abraham & M. VanderWeal - 6, 30 Section 8 L Mary Wilson - 19,75 M Adrienna & Bahnan Ebrahimi - 19,75 N Stavan & Crystal Mayer - 8, 88 Section 10 O Alex Weatra - 6, 34 P Robert Winter - 5, 60 Section 11 Q St. John Evangelical Lutheran Church - 11,08 Section 12 R. Lyon & Sicox Rumi Wator Inc. - 37, 82 Section 13 Diomail VerMeer - 10, 18 Section 13 8 Donald VerMeer - 10.18
- T Darin & Julie Green 11.34 T Darin & Julie Green 11.34 Section 15 U B & K Freedyards, LLC 12.52 V Henrietta Egdorf 9

- Section 16 W Date & Betty Winter 28.53
- Section 16 W Date & Betty Wetter 28.53 Section 17 X Zyldra Lunc LP 19,75 Section 16 Y Jeremy & Leandra Hubstein 6.44 Z Sarah Woelter Trust 38.53 AA Vorg & Lena Volink 5.87 AB Joel & Connie Helvitter 8.28
- AC Joshoa & Kaylee Hutstein -10.08 Section 21 AD Dave DeBoer Form Inc. 10.52 Section 22 AE Joseph Vollink 5.34
- AF Rigoberto Mendez 10.55 Section 23 AG Joshua & Hannah Olsem 5.09 AH Latand & Karla VanMeetanin 8.36
- An Linett a Kalla versionen n. 6.2 Al Merrill & Marty Meltings 15.57 Section 24 AJ Genevieve Rosenboom 6.25 Section 25 AK William & Wilma Heynen 5.02 AL William Heynen 5.02 AM Kavin & Acdinah Maassen 5.07 Section 26 AN Trever Jasper 7.82
- Section 25 AN Trever Jasper 7.52 Section 27 AO Mary Jane Rozeboom Trust etal 36 AP Grag & Doreane Diskevers 5.32 AQ, Paul & Pamela Habbinga 5.32
  - AR Michael & Nichole Bomgaans 9.02

330 JOINS CAPEL TWP ST Section 28 AS Mary Rozeboom Trust - 12.40 AT Rozeboon Trust - 12,58 Section 29 AU Allen & Teresa Derificed - 5.90 Section 30 AV David & Kalrina VanGrootheest - 5.77 AW Matthew & Kimberly Boonstra - 8.57 Section 31 AX Travis & Shaina TenHaken - 8.59 AY David & Donna Hoekatra - 19.04 AZ Arvin & Laurt Boola - 6.70 Section 32 BA Harwin & Diane TeStas - 21.29 BB Brian & Tiffany VanDerWeerd - 14.05 BC Kyle & Shaebriel Pollema - 5.10 BD Douglas & Sandra Pollema - 11.32 Section 33 BE Harriel Green - 15.52 Becken 33 BE Hamat Green - 15,62 BF Randat Grevengeed - 9,69 BG Steven VerMeer - 9,02 Section 34 BH Nicolas & Shirley VanEngen - 9,59 BI Michael & Tonia Wynia - 16,19 Section 35 BJ Boyden Economic Dev. - 22.00 BK John Shumate - 5.05 Section 36 BL Roger & Frances DeKruyf - 8.63

SIOUX COUNTY, IA

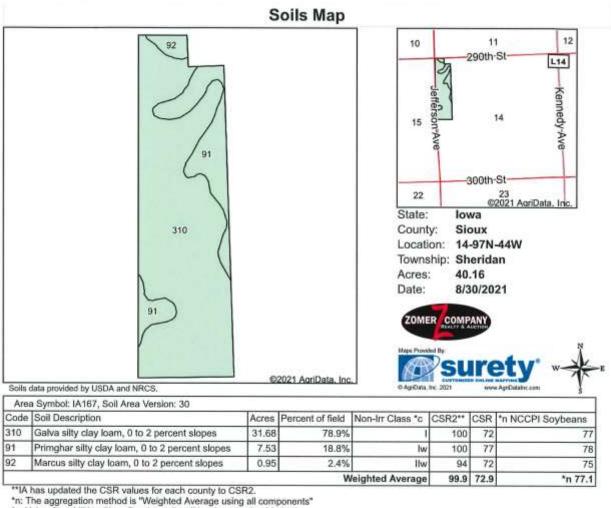
GRANT TWP



https://www.suretymaps.com/reports/customreport.aspx?sid=E10120D756C7D589AB7626DA63882F8439EE7F3C012EF4A8149BB0F48D6ADCD2B... 1/1

8/30/2021

Soil Map



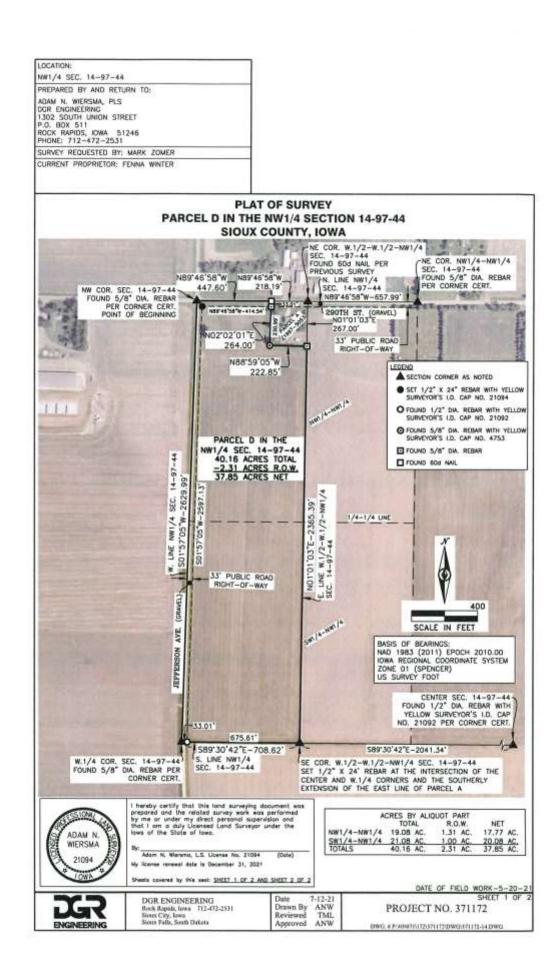
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



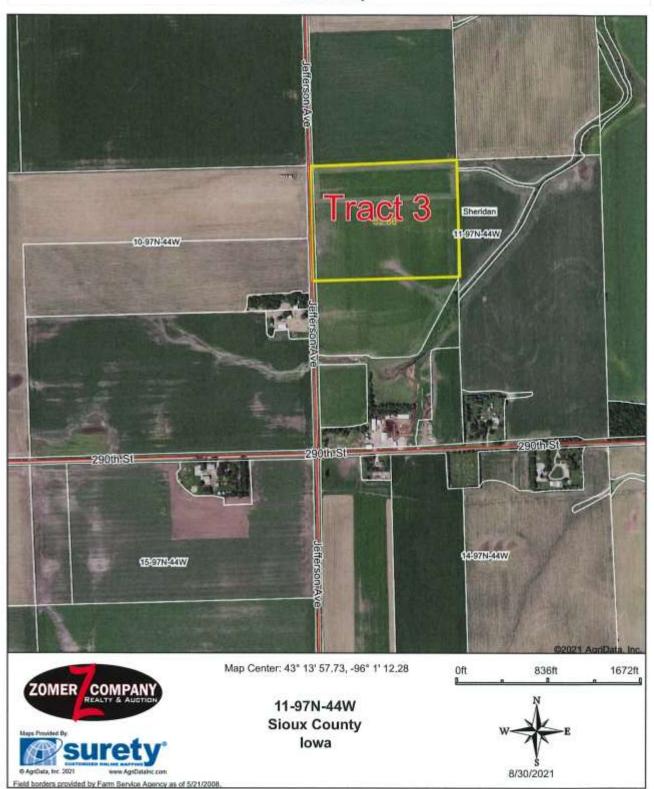
USDA is an equal opportunity provider, employer, and lender.

lowa							FARM:	4833
2012 m		1	J.S. Depa	artment of Ag	riculture		Prepared:	7/19/21 10:03 AM
Sloux			Farm	Service Age	ncy		Crop Year:	2021
Report ID: FSA-15				ed 156 Far	1.1.1.1.1.1.1.1	1.11		2 of 2
DISCLAIMER: This is and complete represe	s data extracted from the	e web farm database. ed in the MIDAS syste	Because m, which	of potential me is the system of	ssaging f	allures in MIDAS, this or Farm Records.	data is not guarant	eed to be an accura
	1.00							
Crop	Base		PLC Yield	CCC-50 CRP Reduc				
				0.00				
Total Ba	se Acres:							
Owners:								
Other Producers:	None							
Tract Number: 430	77 Descriptio	n W2 W2 NW4 SE	C 14 SHE	RIDAN				
FSA Physical Loca	tion : Sioux, IA		ANSI Phy	sical Locatio	n: Sioux,	IA		
BIA Range Unit Nu	mber:							
HEL Status: NHE	L: no agricultural com	modity planted on u	ndetermin	ed fields				
Wetland Status:	Tract does not contai	in a wetland						
second a second.								
	lone							
		DCP Cropland	WB	P	WRP	EWP	CRP Cropland	GRP
WL Violations: N	lone		<b>WB</b> 0.0		WRP 0.0	<b>EWP</b> 0.0	CRP Cropland 0.0	<b>GRP</b> 0.0
WL Violations: N Farmland	Cropland	DCP Cropland	0.0		0.0000	2020	Cropland	
WL Violations: N Farmland 39.29 State	lone Cropland 37,86 Other	DCP Cropland 37.86 Effective	0.0	) Double	0.0000	0.0	Cropland 0.0 Native	
WL Violations: N Farmland 39.29 State Conservation	lone Cropland 37,86 Other Conservation 0.0	DCP Cropland 37.86 Effective DCP Croplar 37.86	0.0	Double Cropped 0,0	0.0	0.0	Cropland 0.0 Native Sod	
WL Violations: N Farmland 39.29 State Conservation	lone Cropland 37,86 Other Conservation	DCP Cropland 37.86 Effective DCP Croplar 37.86	0.0	Double Cropped	0.0	0.0	Cropland 0.0 Native Sod	
WL Violations: N Farmland 39.29 State Conservation 0.0	lone Cropland 37.86 Other Conservation 0.0 Base	DCP Cropland 37.86 Effective DCP Croplar 37.86	0.0 nd PLC	Double Cropped 0,0 CCC-50!	0.0	0.0	Cropland 0.0 Native Sod	
WL Violations: N Farmland 39.29 State Conservation 0.0 Crop	ione Cropland 37.86 Other Conservation 0.0 Base Acreag	DCP Cropland 37.86 Effective DCP Croplar 37.86	0.0 nd PLC Yield	Double Cropped 0,0 CCC-50! CRP Reduc	0.0	0.0	Cropland 0.0 Native Sod	
WL Violations: N Farmland 39.29 State Conservation 0.0 Crop OATS	lone Cropland 37.86 Other Conservation 0.0 Base Acreag 2.4 17.1	DCP Cropland 37.86 Effective DCP Croplar 37.86	0.0 nd PLC Yield 81	Double Cropped 0.0 CCC-50! CRP Reduc 0.00	0.0	0.0	Cropland 0.0 Native Sod	
WL Violations: N Farmland 39.29 State Conservation 0.0 Crop OATS CORN	lone Cropland 37.86 Other Conservation 0.0 Base Acreag 2.4 17.1 NS 6.1	DCP Cropland 37.86 Effective DCP Croplar 37.86	0.0 nd PLC Yield 81 186	Double Cropped 0,0 CCC-50! CRP Reduc 0.00 0.00	0.0	0.0	Cropland 0.0 Native Sod	
WL Violations: N Farmland 39.29 State Conservation 0.0 Crop OATS CORN SOYBEAN	lone Cropland 37.86 Other Conservation 0.0 Base Acreag 2.4 17.1 NS 6.1	DCP Cropland 37.86 Effective DCP Croplar 37.86	0.0 nd PLC Yield 81 186	Double Cropped 0,0 CCC-50! CRP Reduc 0.00 0.00	0.0	0.0	Cropland 0.0 Native Sod	



	SH	ERI	DAN T	WP		
T 97 N		LAND	OWNER		R 44 W	A
NEION 3500	AVE 3000	3700	AVE 3800	3900	AGENNESS 4000	AVINGIBINO AVE 270 x
	Operation         Description         Operation         Operation	1         46.34           723.56         46.34           723.56         1000           723.56         1000           1000         1000           1000         1000           1000         1000           11	Burdes         Barles         Barles         Barles           Burdes         Barles         Barles         Barles         Barles           Burdes         Barles         Barles         Barles         Barles         Barles           Burdes         Barles         Barles         Barles         Barles         Barles         Barles           Burdes         Barles         Barles         Barles         Barles         Barles         Barles           Barles </td <td>Literin is Protection Personal Control of the Cont</td> <td>75.58 5 152.09 71 Derris 6 John A Filt 23.19 148.69 25 Litter A 148.69 25 Litter A 2007 A 20</td> <td>280 ST 280 ST 290 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST</td>	Literin is Protection Personal Control of the Cont	75.58 5 152.09 71 Derris 6 John A Filt 23.19 148.69 25 Litter A 148.69 25 Litter A 2007 A 20	280 ST 280 ST 290 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST 300 ST
N Steven & Cr Section 10 O Alex Westra P Robert Winh Section 11 Q St. John Ev Section 12 R Lyon & Siou Section 13 S Donald Verb	Bahman Ebrahimi - 19.75 yatal Meyer - 8.65 - 6.34 er - 5.66 angaitaal Lutheran Church - 11.6 x Rural Water Inc 37.92 feer - 10.18	AI Mr Section 24 AJ Gr Section 25 AK W AL W AL W Section 25 AN Tr Section 25 AN Tr Section 27 AO M AP G	iland & Karla VanMoeteren - i amil & Mariya Nettinga - 15.51 envilse Rosenboom - 6.25 titam & Wilma Heynen - 10.3 Illam Hoynen - 9.92 evin & Andreah Maasaan - 5.1 evor Jasper - 7.82 ary Jane Rozaboom Trust et rag & Doreane Diekevers - 5.	7 Section 33 BE BF 2 BC 3 Section 34 BH 37 Section 35 BJ 4 - 38 BK 32 Section 35 BL	Harrliet Oreen - 15.62 Randall Greivengoed - 9.89 Steven VerMeer - 9.02 Nicotas & Schrley VanEngen Nichaet & Tonia Wynla - 16. Soyden Economic Dev 22 John Shumate - 5.05 Roger & Frances DeKnyf - 1	1 - 9,59 19 90
T Darin & Jule Section 15 U B & K Feed V Henrietta Eg B4	ards, LLC - 12.52	AQ P	ad & Pamela Habbinga - 6.33 Ichael & Nichole Bomgaars -	George Comments	SIOUX	COUNTY, IA

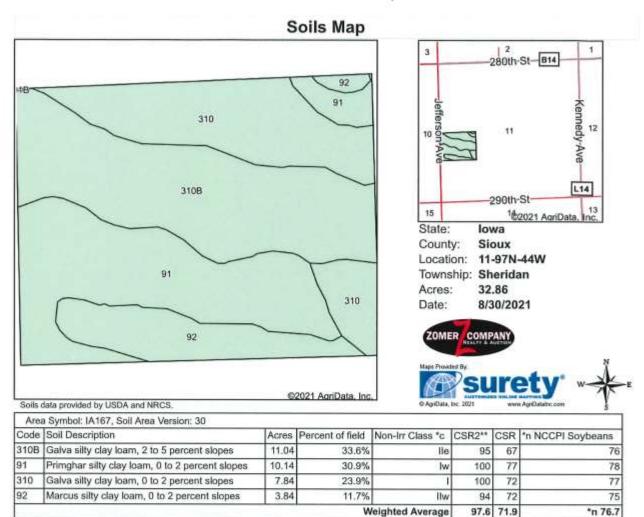
## Aerial Map



https://www.surelymaps.com/reports/customreport.aspx?sid=E10120D756C7D589AB7626DA63882F8439EE7F3C012EF4A8149BB0F48D6ADCD2B... 1/1

#### 8/30/2021

Soil Map



\*\*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,



Iowa Sioux Report ID: FSA-156EZ DISCLAIMER: This is data extracted from the web farm of and complete representation of data contained in the MIC			Fa Abbrevi database, Becau	messaging	P Cr AS this data is r	op Year: Page:	7/19/21 10:03 AM 2021 1 of 2		
Operator Name					Farm In	dentifier 2065			
Farms Associat	ted with Operato	r:							
ARC/PLC G/I/F I	Eligibility: Eligibi	le							
CRP Contract N	lumber(s): None								
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
			0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		tive od			
0.0	0.0		0.0	0.0	0	.0			
				ARC/PLC	1				
PLC		ARC-CO	ARC-I	15	PLC-Def	ault	ARC-CO-Defa	ult	ARC-IC-Default
NONE	: 0/	ATS, CORN, SOYBN	NONE		NONE	1	NONE		NONE
Crop	Ba	150			CC-505				
DATS	Acre		1	ield CRP	Reduction 0.00	n HIP			
CORN					0.00	0			
					0.00	0			
SOYBEANS									
SOYBEANS Total Base Acres	s:								
		scription W2 SW4	SEC 11 SHER	RIDAN					
Total Base Acres	3076 Des			RIDAN Physical Locat	ion: Sicux,	IA			
Total Base Acres Fract Number: 4	3076 Des ocation : Sicux				ion: Sicux,	IA			
Total Base Acres Tract Number: 4 FSA Physical Lo BIA Range Unit I	3076 Des cation : Sicux Number:		ANSI P	hysical Locat	ion: Sioux,	а			
Total Base Acres Tract Number: 4 SA Physical Lo BIA Range Unit I IEL Status: N	3076 Dee ocation : Sicux Number: IHEL: no agricultu	r, 1A	ANSI P	hysical Locat	ion: Sioux,	IA			
Total Base Acres Tract Number: 4 SA Physical Lo BIA Range Unit I IEL Status: N Vetland Status:	3076 Des ocation : Sicux Number: HEL: no agricultu Tract does no	r, IA Iral commodity plan	ANSI P	hysical Locat	ion: Sioux,	IA			
Total Base Acres Tract Number: 4 SA Physical Lo BIA Range Unit I IEL Status: N Vetland Status:	3076 Des ocation : Sicux Number: HEL: no agricultu Tract does no	r, IA iral commodity plan of contain a wetland	ANSI P	hysical Locat	ion: Sloux, WRP	IA		RP	GRP
Total Base Acres Fract Number: 4 FSA Physical Lo BIA Range Unit I HEL Status: N Netland Status: WL Violations:	3076 Des cation : Sioux Number: HEL: no agricultu Tract does no None	r, IA iral commodity plan of contain a wetland	ANSI P Ited on undeterr pland V	Physical Locat			P Croj		GRP 0.0
Total Base Acres Tract Number: 4 SA Physical Lo BIA Range Unit I HEL Status: N Vetland Status: WL Violations: Farmland 78,19 State Conservation	3076 Des cation : Sicux Number: HEL: no agricultu Tract does no None Cropland	r, IA Iral commodity plan ot contain a wetland I DCP Cro 63.6 Ier E	ANSI P Ited on undeterr pland V	Physical Locat mined fields VBP	WRP 0.0	EV	/P Croj 0 0 Na	pland	
Total Base Acres Tract Number: 4 SA Physical Lo BIA Range Unit I HEL Status: N Vetland Status: WL Violations: Farmland 78,19 State	3076 Des ocation : Sicux Number: IHEL: no agricultu Tract does no None Cropland 63,61 Oth	r, IA Iral commodity plan of contain a wetland I DCP Cro 63.6 Ner E Vation DCP	ANSI P led on undeterr pland V 1 ffective	hysical Locat mined fields VBP 0.0 Double	WRP 0.0	<b>EW</b> 0.	/P Croj 0 0 Na S	oland .0 tive	
Total Base Acres Tract Number: 4 SA Physical Lo BIA Range Unit I HEL Status: N Vetland Status: WL Violations: Farmland 78,19 State Conservation	3076 Des cation : Sicux Number: HEL: no agricultu Tract does no None Cropland 63.61 Oth Conser 0.4	r, IA Iral commodity plan of contain a wetland I DCP Cro 63.6 Ner E Vation DCP	ANSI P led on undeterr pland V 1 ffective Cropland	Physical Locat mined fields VBP 0.0 Double Cropped 0.0 CCC-5	WRP 0.0	EV 0. MPL/FWP	/P Croj 0 0 Na S	oland .0 tive od	
Total Base Acres Tract Number: 4 SA Physical Lo SIA Range Unit I HEL Status: N Vetland Status: N Vetland Status: WL Violations: Farmland 78,19 State Conservation 0.0	3076 Des ocation : Sioux Number: HEL: no agricultu Tract does no None Cropland 63,61 Oth Conser 0,4	r, IA Iral commodity plan of contain a wetland I DCP Cro 63.6 Iver E vation DCP 0 Base	ANSI P led on undeterr pland V 1 ffective Cropland 63.61 PLC	Physical Locat mined fields VBP 0.0 Double Cropped 0.0 CCC-5	WRP 0.0 05 Iction	EV 0. MPL/FWP	/P Croj 0 0 Na S	oland .0 tive od	

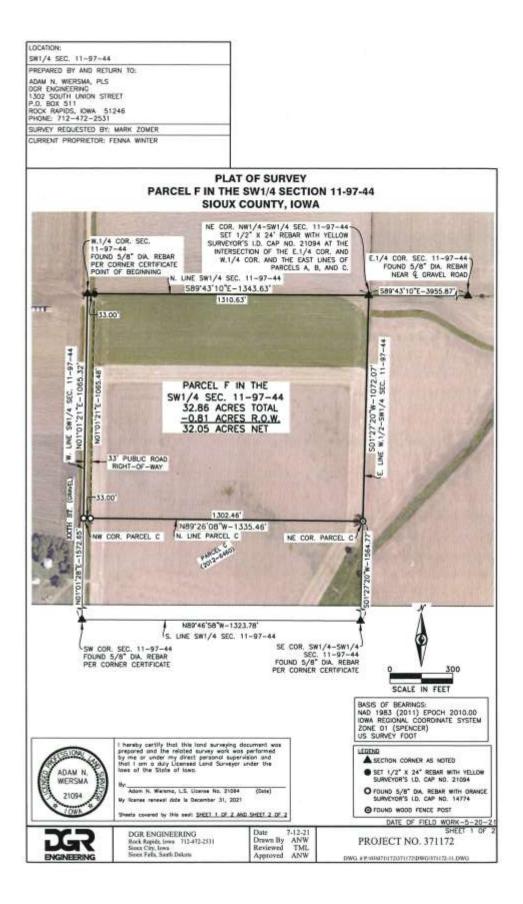
lowa U.S. Department of Agriculture Prepared: 7/15/21 10 03 AM Şiour Fann Bervice Agency Crop Year: 2021 Abbreviated 156 Farm Record Report ID: FSA-156EZ Page: 2 of 2 DISCLAIMER: This is data actracted from the web farm database. Because of potential measaging failures in MICAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MICAS system, which is the system of record for Farm Records \_.... Base Acreage PLC Yield CCC-505 CRP Reduction Grop SOYBEANS 9.9 48 p.aa Total Base Acres: 41.B Owners:

Other Producers: None

•

KOSTER, KYLE L

FARM: 4833



# 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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www.zomercompany.com or www.zomerauctions.com for our past successful results



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> 113.18 Acres Of Farmland In Sheridan TWP, Sioux County, IA ! Sold in 3 Separate Tracts

> > - Sala shares

ALC: NOT

# **ZOMER COMPANY**

# Fenna Winter Estate—Seller