

ZOMER COMPANY

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

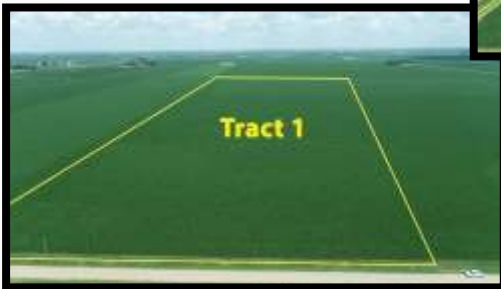
Sold in 3 Separate Tracts

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.

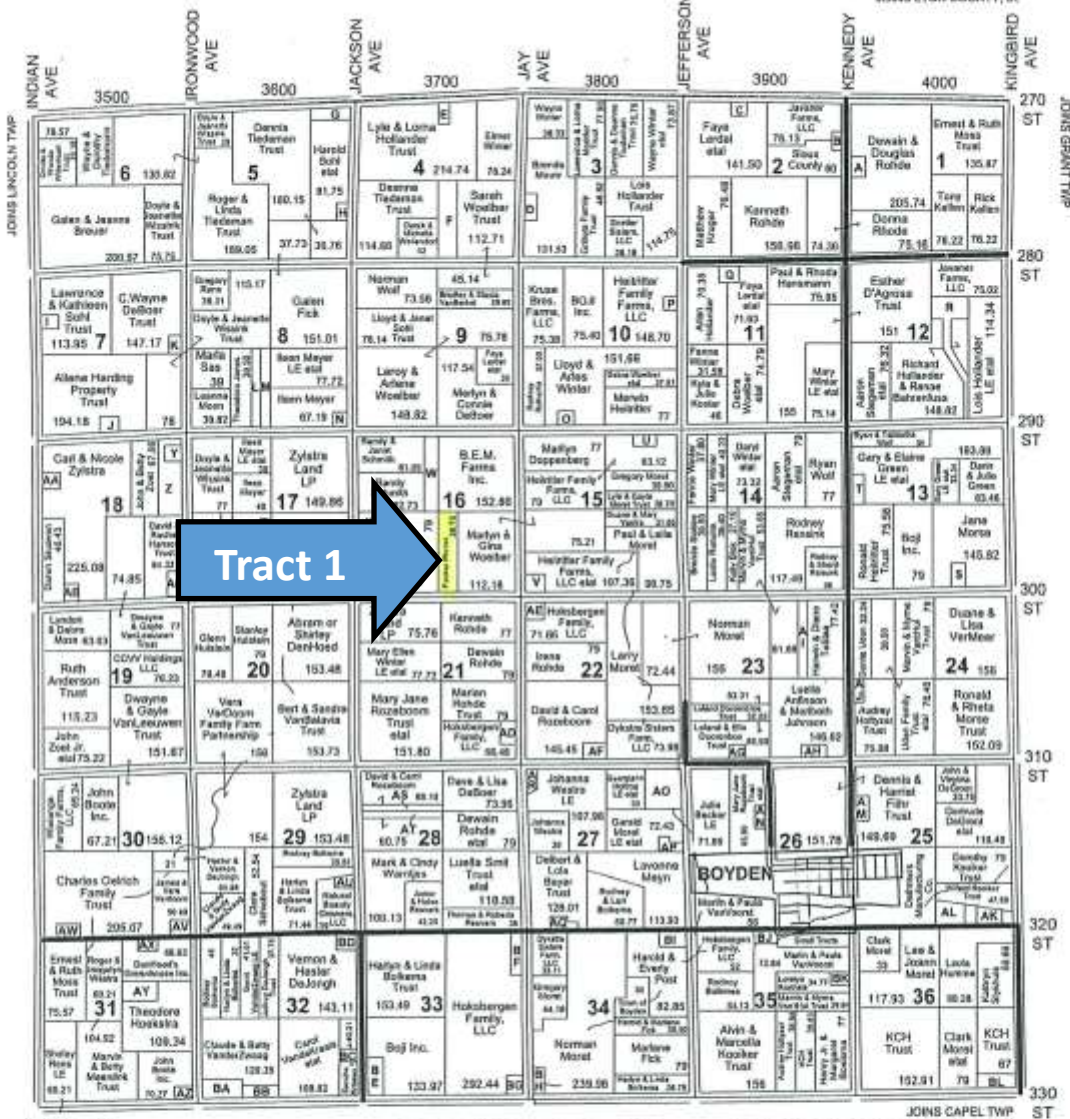
Terms: Purchaser (s) will be required to pay a non-refundable 15% of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before December 20, 2021 when the buyer shall receive a clear and merchantable 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.**

SHERIDAN TWP

LAND OWNER

R 44 W
JOHN LYON COUNTY, IA

T 97 N

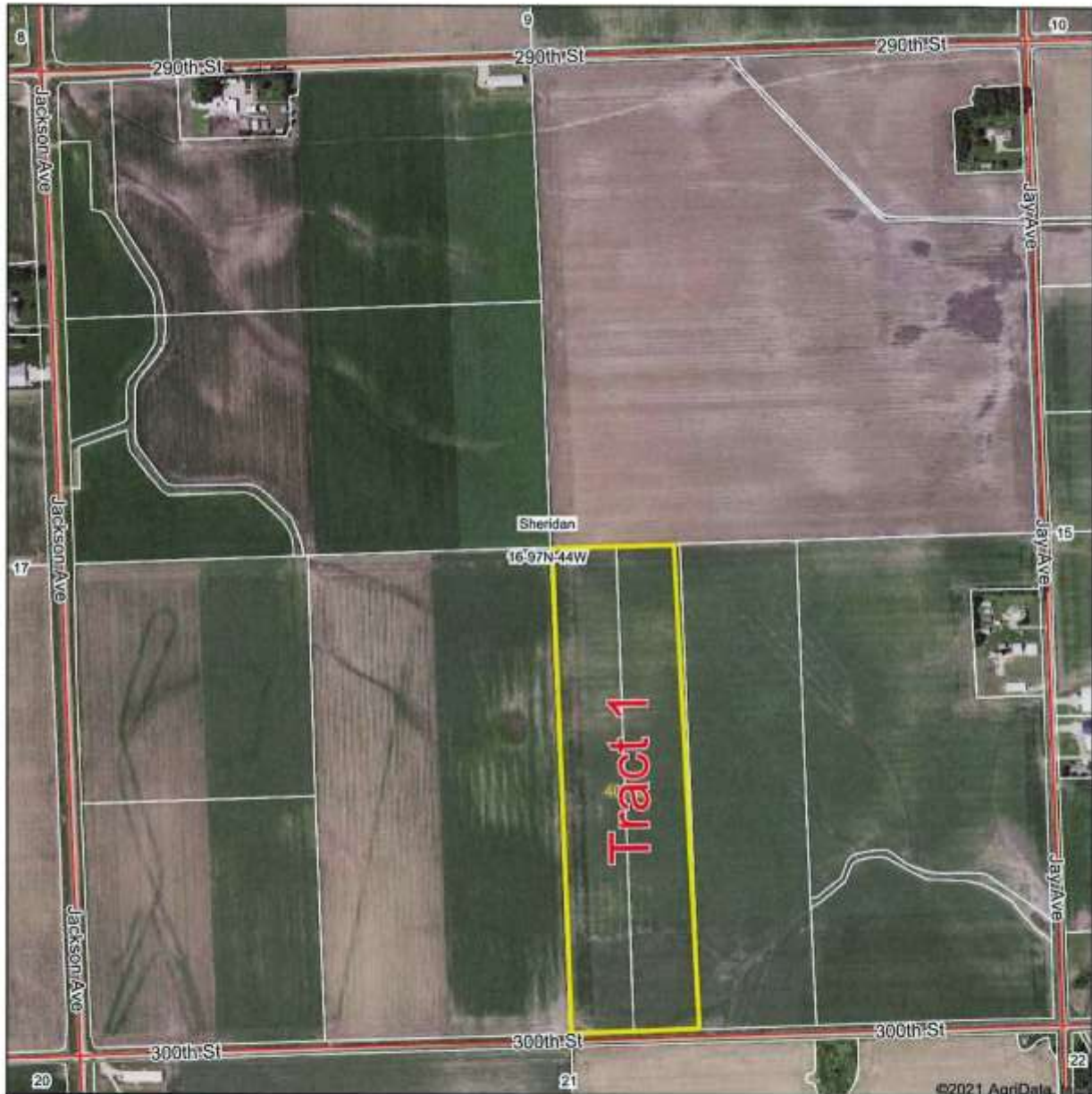


Tract 1

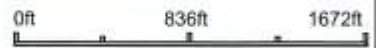
Small Tracts

- Section 1 A Town of Boyden - 8.28
- Section 2 B Ricky & Sandra Schrnith - 8.10
- Section 2 C Jamie & Carla Rokusek - 8.07
- Section 3 D Wayne Wintar - 13
- Section 4 E Ferdsons Corp. - 9.50
- Section 4 F David & Charlene Krahling Trust - 38.94
- Section 5 G David & Cortie VanBeek - 21.20
- Section 5 H Loren Solt - 7.12
- Section 7 I Marilyn & Gina Woebar - 8.94
- Section 7 J David & Sherry Tiedeman - 9.21
- Section 7 K Abraham & M. VanderWeel - 6.30
- Section 8 L Mary Wilson - 19.75
- Section 8 M Adrienne & Bahman Ebrahimi - 19.75
- Section 8 N Steven & Crystal Meyer - 8.68
- Section 10 O Alex Westra - 6.34
- Section 10 P Robert Wintar - 5.88
- Section 11 Q St. John Evangelical Lutheran Church - 11.08
- Section 12 R Lyon & Sioux Rural Water Inc. - 37.92
- Section 13 S Donald VerMeer - 10.18
- Section 13 T Darin & Julia Green - 11.34
- Section 15 U B & K Feedyards, LLC - 12.52
- Section 15 V Henrietta Egloff - 9
- Section 16 W Dale & Betty Winter - 28.53
- Section 17 X Zylstra Land LP - 19.75
- Section 18 Y Jeremy & Katrina Hulstein - 6.44
- Section 19 Z Sarah Woelber Trust - 38.53
- Section 20 AA Veryl & Lena Vollek - 5.87
- Section 20 AB Joel & Connie Heintner - 8.28
- Section 20 AC Joshua & Kaylee Hulstein - 10.08
- Section 21 AD Dave DeBoer Farm Inc. - 10.52
- Section 22 AE Joseph Vollek - 5.34
- Section 22 AF Rigoberto Mendez - 10.55
- Section 23 AG Joshua & Hannah Olsem - 5.09
- Section 23 AH Leland & Karla VanMeelaren - 8.38
- Section 23 AI Merril & Marlys Nellings - 15.57
- Section 24 AJ Genevieve Rosenboom - 6.25
- Section 25 AK William & Wilma Heynen - 10.32
- Section 25 AL William Heynen - 9.92
- Section 25 AM Kevin & Andrea Masssen - 5.07
- Section 26 AN Trevor Jasper - 7.82
- Section 27 AO Mary Jane Rozeboom Trust etal - 38
- Section 27 AP Greg & Dorena Diekavars - 5.32
- Section 27 AQ Paul & Pamela Hobbings - 8.32
- Section 27 AR Michael & Nichole Bomgars - 9.02
- Section 28 AS Mary Rozeboom Trust - 12.40
- Section 28 AT Rozeboom Trust - 12.68
- Section 29 AU Allen & Teresa DenHoed - 5.80
- Section 30 AV David & Katrina VanGroothoest - 5.77
- Section 30 AW Matthew & Kimberly Boonstra - 8.57
- Section 31 AX Travis & Shaina TenHaken - 8.89
- Section 31 AY David & Donna Hoekstra - 19.04
- Section 31 AZ Arvin & Lauri Boote - 6.70
- Section 32 BA Harwin & Diane TeSaaq - 21.29
- Section 32 BB Brian & Tiffany VanDerWeerd - 14.05
- Section 32 BC Kyle & Shaehriell Poloms - 6.10
- Section 32 BD Douglas & Sandra Poloms - 11.32
- Section 33 BE Hamlet Green - 15.82
- Section 33 BF Randall Gravingood - 9.89
- Section 33 BG Steven VerMeer - 9.02
- Section 34 BH Nicolas & Sherry VanEngen - 9.59
- Section 34 BI Michael & Tonia Wynia - 16.19
- Section 35 BJ Boyden Economic Dev. - 22.90
- Section 35 BK John Shumate - 5.05
- Section 36 BL Roger & Frances DeKruyf - 8.63

Aerial Map



Map Center: 43° 13' 21.15, -96° 3' 1



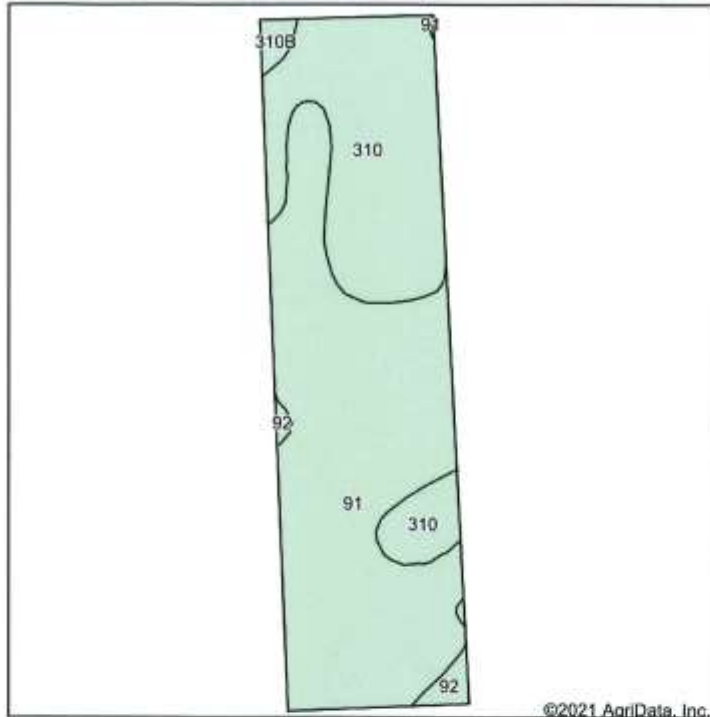
Maps Provided By:
surety
AGRI-TECH REAL ESTATE SERVICES
 © AgriData, Inc. 2021 www.AgriDataInc.com

16-97N-44W
Sioux County
Iowa



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

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **16-97N-44W**
 Township: **Sheridan**
 Acres: **40.16**
 Date: **8/30/2021**



Area Symbol: IA167, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
91	Primghar silty clay loam, 0 to 2 percent slopes	24.70	61.5%	lw	100	77	78
310	Galva silty clay loam, 0 to 2 percent slopes	14.24	35.5%	l	100	72	77
92	Marcus silty clay loam, 0 to 2 percent slopes	0.74	1.8%	llw	94	72	75
310B	Galva silty clay loam, 2 to 5 percent slopes	0.48	1.2%	lle	95	67	76
Weighted Average					99.8	75	*n 77.6

**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.



United States Department of Agriculture

Sioux County, Iowa



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 41.82 acres

2021 Program Year
Map Created March 17, 2021

Farm 5881
Tract 42692

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).

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

Iowa
Sioux

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 5881
Prepared: 7/19/21 10:03 AM
Crop Year: 2021
Page: 2 of 3

Report ID: FSA-156EZ

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.

Other Producers: None

Tract Number Description

FSA Physical Location : ANSI Physical Location: Sioux, IA

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
			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		0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN			0.00				
SOYBEANS			0.00				
Total Base Acres:							

Owners:

Other Producers: None

Tract Number: 42692 Description W2 W2 SE4 SEC 16 SHERIDAN

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

2013- 39

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
41.82	41.82	41.82	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	41.82	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	20.87	191	0.00				
SOYBEANS	20.87	55	0.00				
Total Base Acres:		41.74					

Owners: WINTER, FENNA

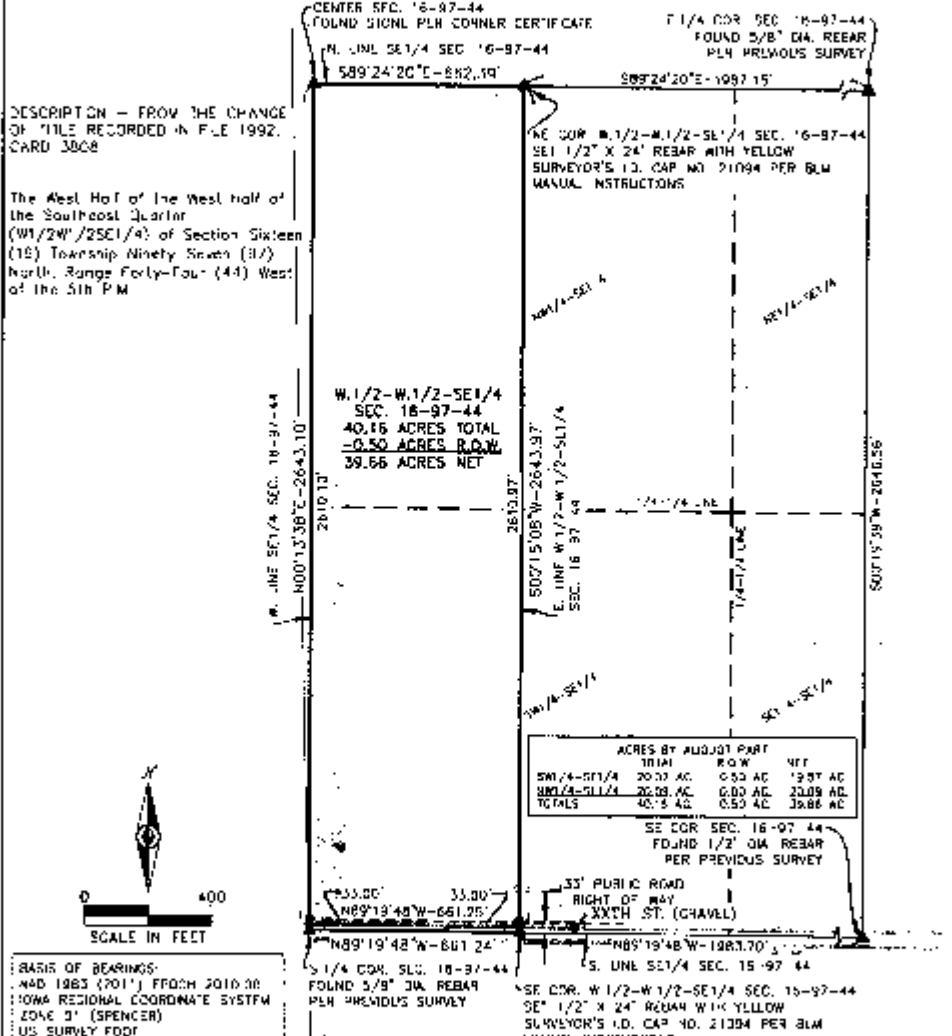
LOCATION:
SE 1/4 SEC. 16-97-44

PREPARED BY AND RETURN TO:
ADAM H. WICRSWA, PLS
DGR ENGINEERING
1302 SOUTH UNION STREET
P.O. BOX 511
ROCK RAPIDS, IOWA 51248
PHONE: 712-472-2551

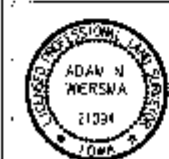
SURVEY REQUESTED BY: MARK ZOMER

CURRENT PROPRIETOR: TENNA WINTER

PLAT OF SURVEY
(RETRACEMENT SURVEY)
THE W. 1/2 OF THE W. 1/2 OF THE SE 1/4 OF SECTION 16-97-44
SIOUX COUNTY, IOWA



BASES OF BEARINGS:
NAD 1983 (2011) FROM 2010.00
IOWA REGIONAL COORDINATE SYSTEM
ZONE 01 (SPENCER)
US SURVEY FOOT



I hereby certify that this and surveying equipment was checked 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 H. Wicrswa, L.S. License No. 21094 (Date)

My license expires on December 31, 2021

Sheets covered by this set: **ONE SHEET ONLY**

LEGEND

- SECTION CORNER AS NOTED
- 2" x 2" x 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21094

DATE OF FIELD WORK - 5-20-21

	DGR ENGINEERING Rock Rapids, Iowa 51248 505 East 3rd Ave. Rock Rapids, South Dakota	Date: 5/20/21 Drawn by: ANW Reviewed: TMI Approved: ANW	PROJECT NO. 371172
	<p align="center">IOWA SURVEYING BOARD LICENSE NO. 21094</p>		

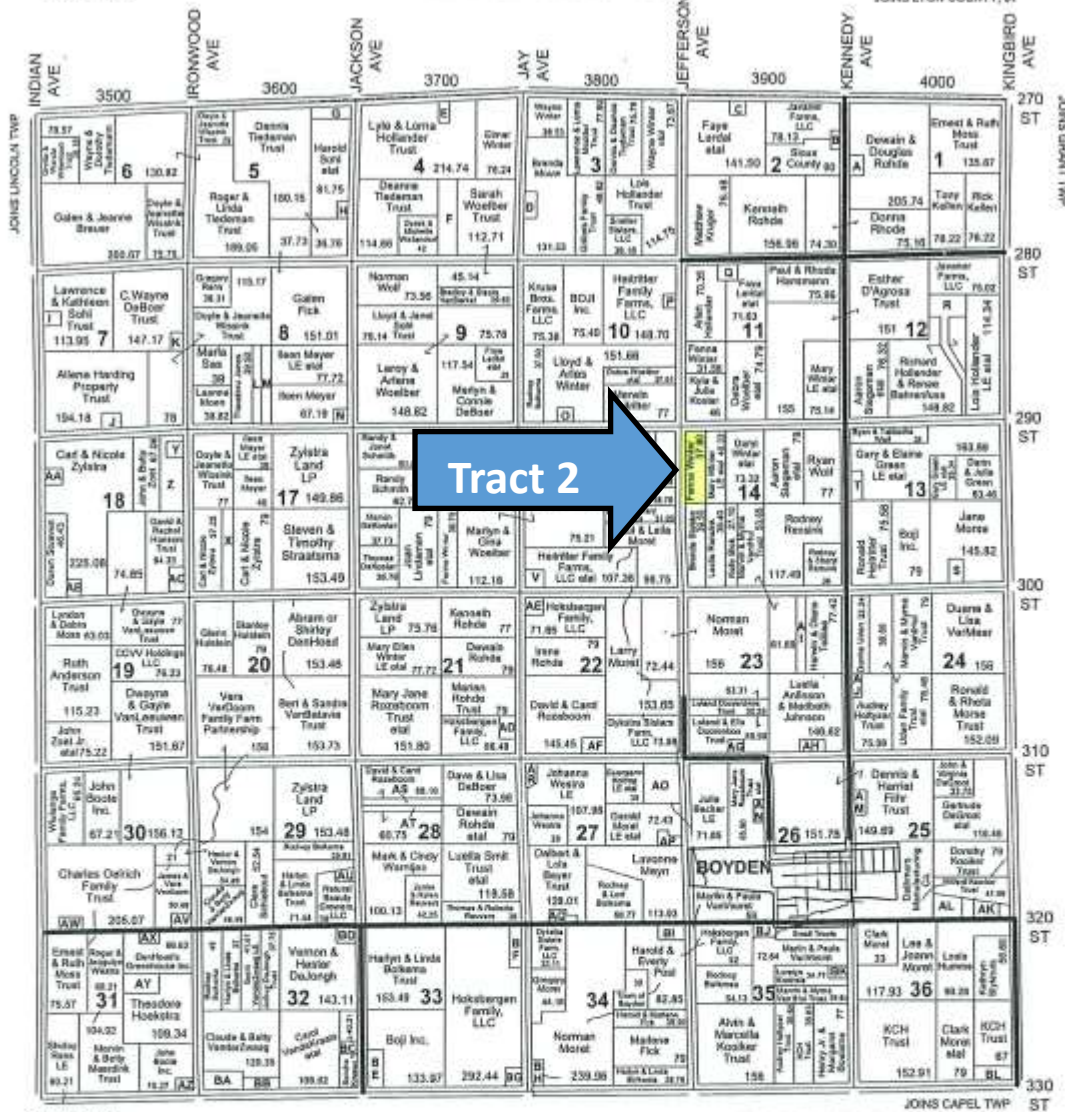
SHERIDAN TWP

LAND OWNER

T 97 N

R 44 W

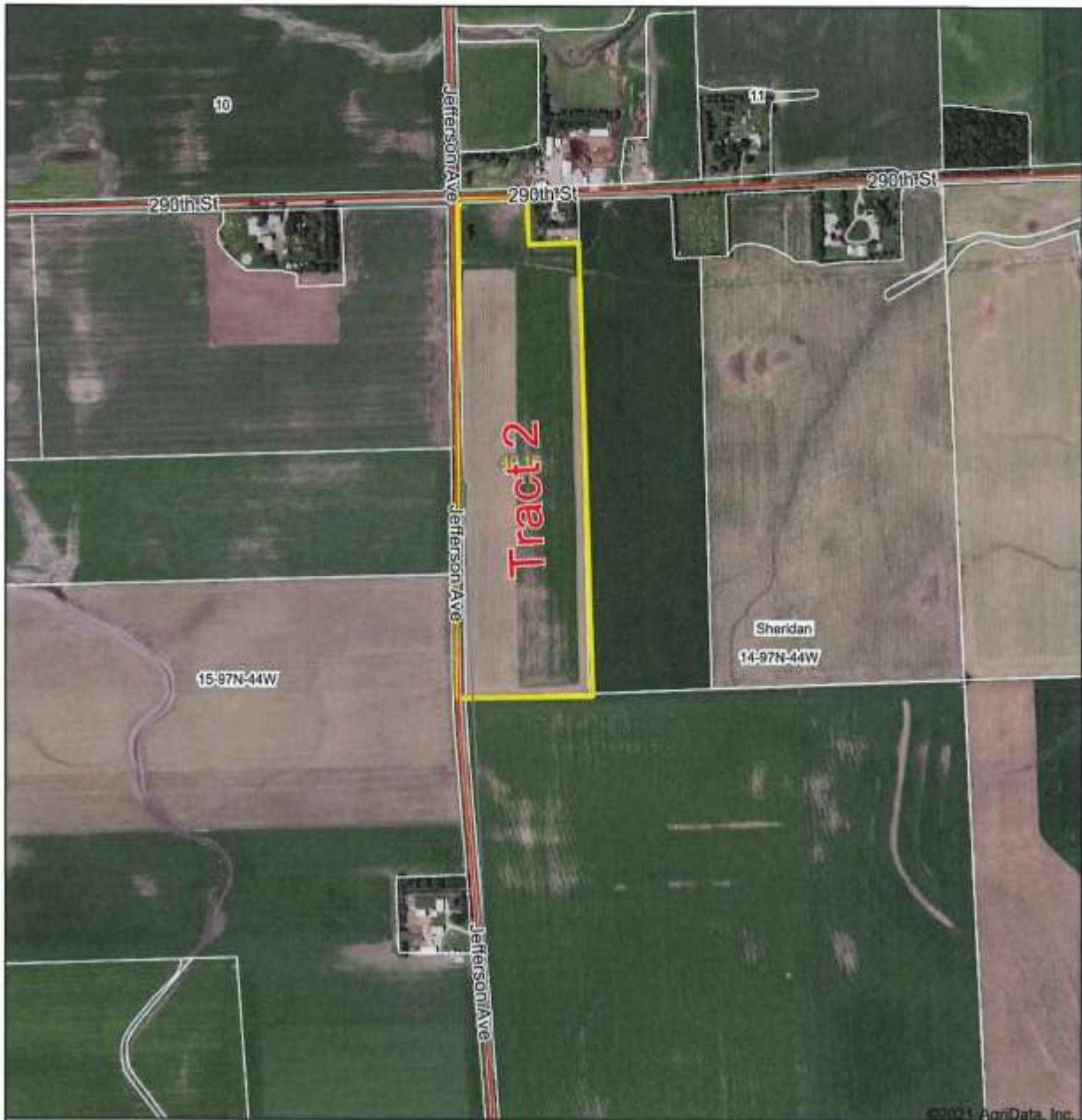
JOHN LYON COUNTY, IA



Small Tracts

- Section 1 A Town of Boyden - 8.28
- Section 2 B Ricky & Sandra Schmilt - 8.10
- Section 3 C Jamie & Carla Rokusek - 8.07
- Section 4 D Wayne Writter - 13
- Section 4 E Fardsons Corp. - 9.50
- Section 4 F David & Charlene Krahling Trust - 38.94
- Section 5 G David & Doris VanBeek - 21.20
- Section 5 H Loren Sohl - 7.12
- Section 7 I Marilyn & Gina Woolbar - 8.94
- Section 7 J David & Sherry Tideman - 9.21
- Section 7 K Abraham & M. VanderWal - 6.30
- Section 8 L Mary Wilson - 19.75
- Section 8 M Adriano & Bahman Ebrahimi - 19.75
- Section 8 N Stefan & Crystal Meyer - 8.58
- Section 10 O Alex Westra - 6.34
- Section 10 P Robert Wintler - 5.60
- Section 11 Q St. John Evangelical Lutheran Church - 11.08
- Section 12 R Lyon & Sioux Rural Water Inc. - 37.92
- Section 13 S Donald VerMeer - 10.18
- Section 13 T Darin & Julie Green - 11.34
- Section 15 U B & K Feedyards, LLC - 12.52
- Section 15 V Henrietta Egardt - 9
- Section 16 W Dale & Betty Wintler - 28.53
- Section 17 X Zylstra Land LP - 19.75
- Section 18 Y Jeremy & Landra Hublein - 6.44
- Section 18 Z Sarah Woelber Trust - 38.53
- Section 18 AA Varyl & Lana Volink - 5.87
- Section 18 AB Joel & Connie Hebritter - 8.28
- Section 18 AC Joshua & Kaylee Hulstain - 10.08
- Section 21 AD Dave DeBoer Farm Inc. - 10.52
- Section 22 AE Joseph Volink - 5.34
- Section 22 AF Rigoberto Mendez - 10.55
- Section 23 AG Joshua & Hannah Olsem - 5.09
- Section 23 AH Luwand & Karla VanMeerten - 8.38
- Section 23 AI Merrill & Marlys Nettings - 15.57
- Section 24 AJ Genevieve Rosenboom - 6.25
- Section 25 AK William & Wilma Heynen - 10.32
- Section 25 AL William Heynen - 5.92
- Section 25 AM Kevin & Andraah Maassen - 5.07
- Section 26 AN Trevor Jasper - 7.82
- Section 27 AO Mary Jane Rozeboom Trust etal - 38
- Section 27 AP Greg & Doreane Diekevers - 5.32
- Section 27 AQ Paul & Pamela Habbinga - 8.32
- Section 27 AR Michael & Nichole Bergsars - 9.02
- Section 28 AS Mary Rozeboom Trust - 12.40
- Section 28 AT Rozeboom Trust - 12.68
- Section 29 AU Allen & Teresa Derreck - 5.90
- Section 30 AV David & Katrina VanGeothest - 5.77
- Section 30 AW Matthew & Kimberly Boonsra - 8.57
- Section 31 AX Travis & Shaina TenHaken - 8.89
- Section 31 AY David & Donna Hoekstra - 19.04
- Section 31 AZ Arvin & Lauri Boots - 6.70
- Section 32 BA Harwin & Diane TeSlaa - 21.29
- Section 32 BB Brian & Tiffany VanDerWeerd - 14.05
- Section 32 BC Kyle & Shaebriel Poloma - 6.10
- Section 32 BD Douglas & Sandra Poloma - 11.32
- Section 33 BE Hamiel Green - 15.62
- Section 33 BF Randall Gravengood - 9.89
- Section 33 BG Steven VerMeer - 9.02
- Section 34 BH Nicolas & Shirley VanEngen - 9.59
- Section 34 BI Michael & Tonia Wytia - 16.19
- Section 35 BJ Boyden Economic Dev. - 22.90
- Section 35 BK John Shumate - 5.05
- Section 36 BL Roger & Frances DeKruyf - 8.63

Aerial Map



©2021 AgriData, Inc.

Map Center: 43° 13' 27.8, -96° 1' 8.28



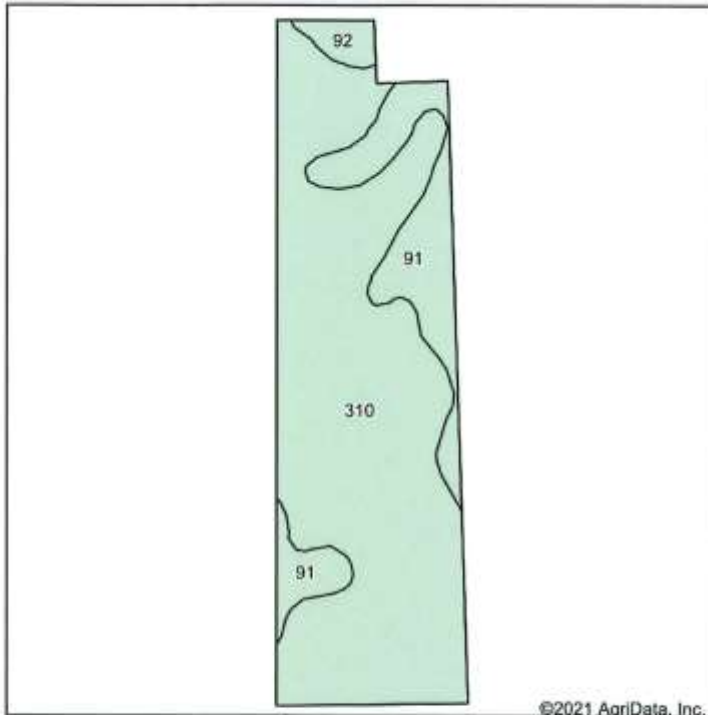
Maps Provided By
surety
CUSTOMER ORIENTED REAL ESTATE MAPPING
 © AgriData, Inc. 2021 www.AgridataInc.com

14-97N-44W
Sioux County
Iowa



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

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **14-97N-44W**
 Township: **Sheridan**
 Acres: **40.16**
 Date: **8/30/2021**



Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.

Area Symbol: IA167, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310	Galva silty clay loam, 0 to 2 percent slopes	31.68	78.9%	I	100	72	77
91	Primghar silty clay loam, 0 to 2 percent slopes	7.53	18.8%	Iw	100	77	78
92	Marcus silty clay loam, 0 to 2 percent slopes	0.95	2.4%	IIw	94	72	75
Weighted Average					99.9	72.9	*n 77.1

**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.



United States Department of Agriculture

Sioux County, Iowa



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 37.86 acres

2021 Program Year
Map Created March 17, 2021

Farm 4833
Tract 43077

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).

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

Iowa
Sioux

Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 4833
Prepared: 7/19/21 10:03 AM
Crop Year: 2021
Page: 2 of 2

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.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
			0.00

Total Base Acres:

Owners:

Other Producers: None

Tract Number: 43077 Description W2 W2 NW4 SEC 14 SHERIDAN

FSA Physical Location: Sioux, IA ANSI Physical Location: Sioux, IA

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
39.29	37.86	37.86	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	37.86	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	2.4	81	0.00
CORN	17.1	186	0.00
SOYBEANS	6.1	48	0.00
Total Base Acres:	25.6		

Owners:

Other Producers: None

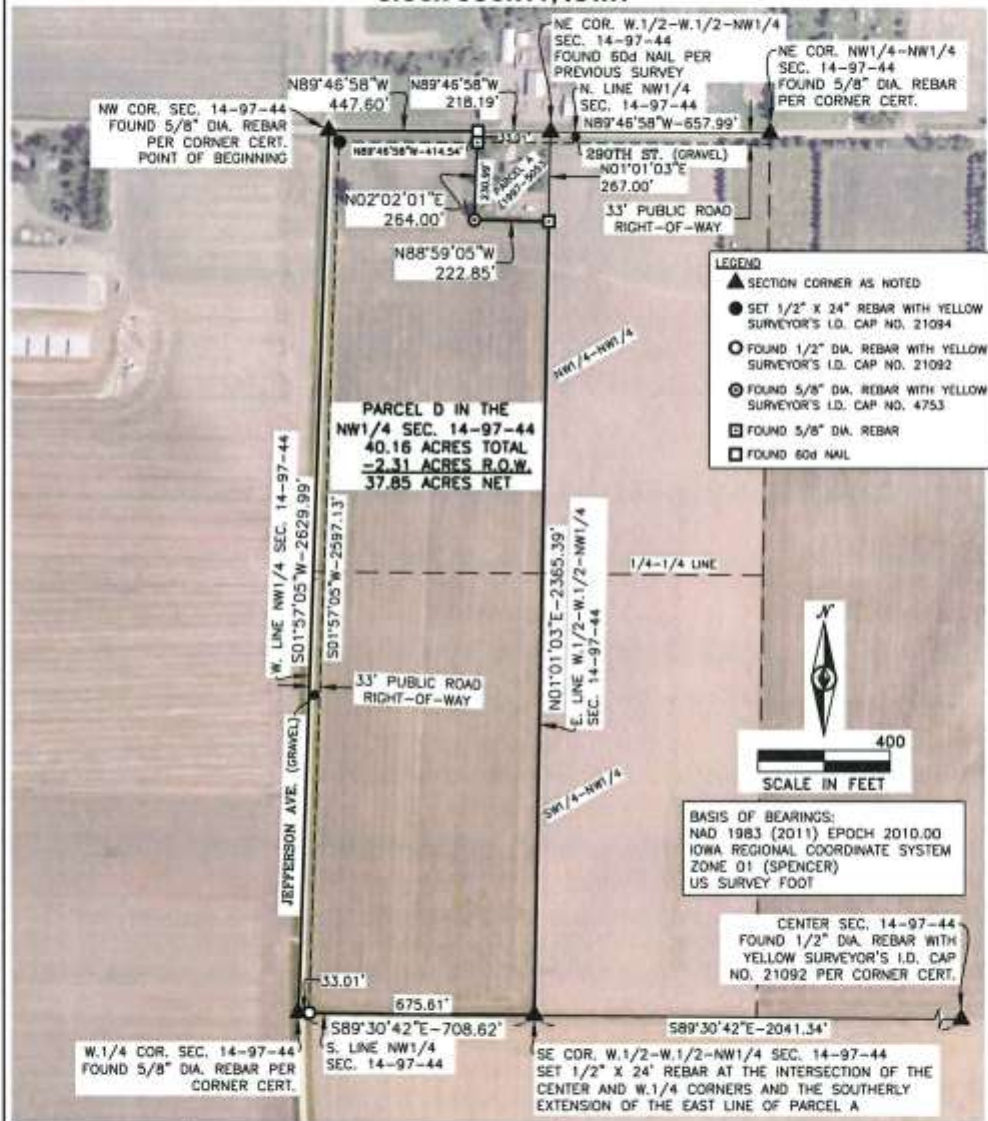
LOCATION:
NW1/4 SEC. 14-97-44

PREPARED BY AND RETURN TO:
ADAM N. WIERSMA, 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 PROPRIETOR: FENNA WINTER

**PLAT OF SURVEY
PARCEL D IN THE NW1/4 SECTION 14-97-44
SIOUX COUNTY, IOWA**




- LEGEND**
- ▲ SECTION CORNER AS NOTED
 - SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21094
 - FOUND 1/2" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
 - ⊙ FOUND 5/8" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 4753
 - FOUND 5/8" DIA. REBAR
 - FOUND 60d NAIL

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



ACRES BY ALIQUOT PART	TOTAL	R.O.W.	NET
NW1/4-NW1/4	19.08 AC.	1.31 AC.	17.77 AC.
SW1/4-NW1/4	21.08 AC.	1.00 AC.	20.08 AC.
TOTALS	40.16 AC.	2.31 AC.	37.85 AC.

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, U.S. License No. 21094 (Date)
My license renewal date is December 31, 2021

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

DATE OF FIELD WORK-5-20-21
SHEET 1 OF 2

	DGR ENGINEERING Rock Rapids, Iowa 712-472-2531 Sioux City, Iowa Sioux Falls, South Dakota	Date 7-12-21 Drawn By ANW Reviewed TML Approved ANW	PROJECT NO. 371172 DWG. # P:\0807\172371172\DWG\171172-04.DWG
---	--	--	--

SHERIDAN TWP

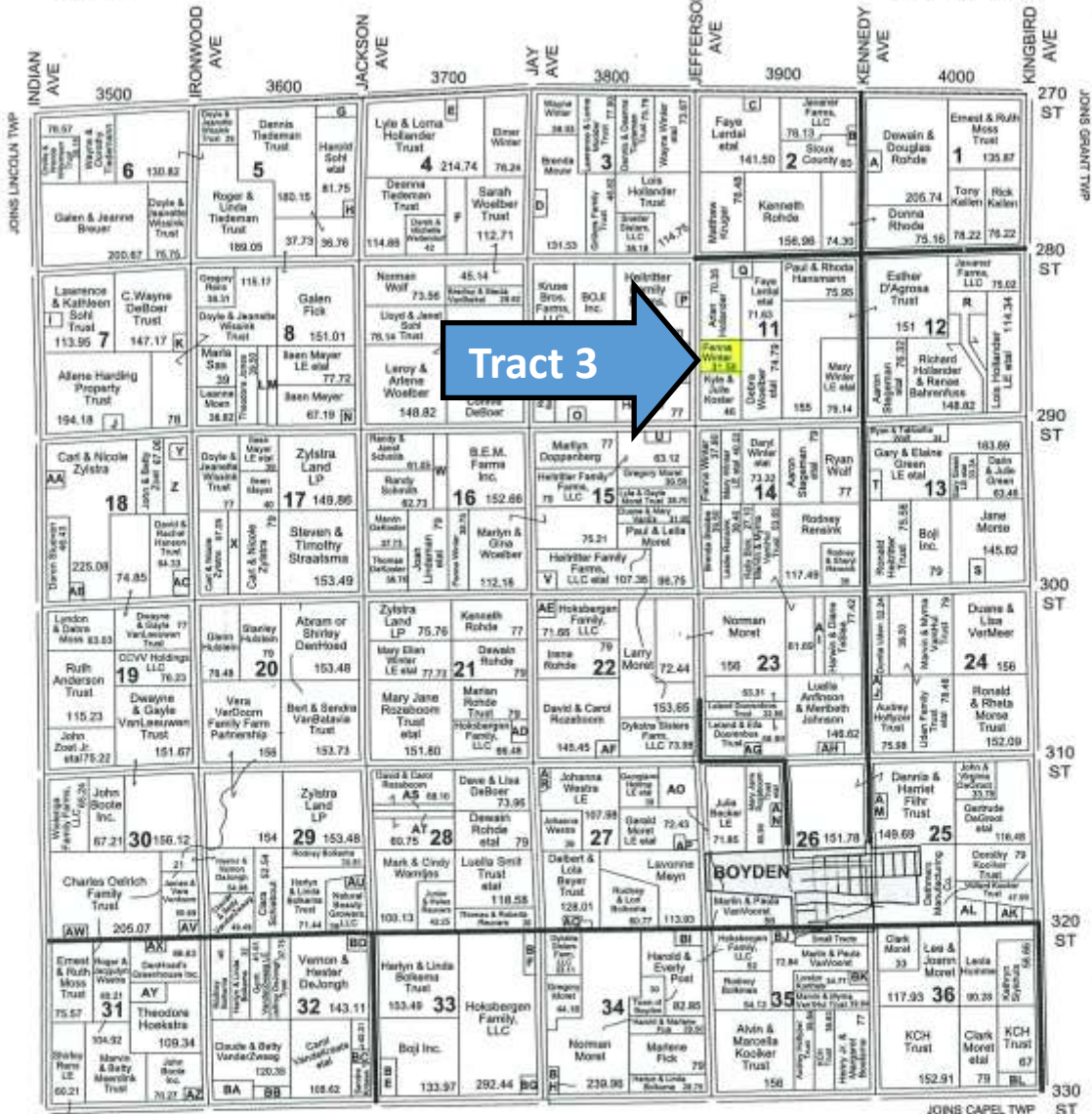
LAND OWNER

R 44 W

T 97 N

JOINS LYON COUNTY, IA

LAND OWNER & RURAL RESIDENT MAPS



Tract 3

Small Tracts

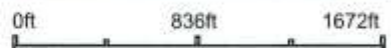
- Section 1 A Town of Boyden - 8.28
- Section 2 B Ricky & Sandra Smith - 8.10
- Section 3 C Jamie & Carla Rokusok - 8.07
- Section 4 D Wayne Winter - 13
- Section 5 E Ferdsons Corp. - 9.50
- Section 6 F David & Charlene Krafling Trust - 38.94
- Section 7 H Loren Sohi - 7.12
- Section 8 I Marilyn & Gina Woelber - 8.94
- Section 9 J David & Sherry Tiedeman - 9.21
- Section 10 K Abraham & M. VanderWaal - 6.30
- Section 11 L Mary Wilson - 19.75
- Section 12 M Adrienne & Bahman Ebrahimi - 19.75
- Section 13 N Steven & Crystal Meyer - 8.88
- Section 14 O Alex Westra - 6.34
- Section 15 P Robert Winter - 5.68
- Section 16 Q St. John Evangelical Lutheran Church - 11.08
- Section 17 R Lyon & Sioux Rural Water Inc. - 37.92
- Section 18 S Donald VanBoer - 10.18
- Section 19 T Darin & Julie Green - 11.34
- Section 20 U B & K Feedyards, LLC - 12.52
- Section 21 V Henrietta Egdorf - 9
- Section 16 W Dale & Betty Winter - 28.53
- Section 17 X Zylstra Land LP - 19.75
- Section 18 Y Jeremy & Leandra Hulstein - 6.44
- Section 19 Z Sarah Woelber Trust - 38.53
- Section 20 AA Verly & Lena Vollink - 5.67
- Section 21 AB Joel & Connie Heittrier - 8.28
- Section 22 AC Joshua & Kaylee Hulstein - 10.08
- Section 23 AD Dave DeBoer Farm Inc. - 10.52
- Section 24 AE Joseph Vollink - 5.34
- Section 25 AF Rigoberto Mendez - 10.55
- Section 26 AG Joshua & Hannah Olsem - 5.09
- Section 27 AH Leland & Karla VanMoeteren - 8.38
- Section 28 AI Merrill & Marlys Hettinga - 15.57
- Section 29 AJ Genevieve Rosenboom - 6.25
- Section 30 AK William & Wilma Heynen - 10.32
- Section 31 AL William Hoynen - 9.92
- Section 32 AM Kevin & Andrea Maassen - 5.07
- Section 33 AN Trevor Jasper - 7.82
- Section 34 AO Mary Jane Rozeboom Trust et al - 38
- Section 35 AP Greg & Doreane Diekevers - 5.32
- Section 36 AQ Paul & Pamela Habbinga - 8.32
- Section 37 AR Michael & Nichole Bomgaars - 9.02
- Section 28 AS Mary Rozeboom Trust - 12.40
- Section 29 AT Rozeboom Trust - 12.68
- Section 30 AU Allen & Teresa Dant-Hoed - 5.80
- Section 31 AV David & Katrina VanGrootheest - 5.77
- Section 32 AW Matthew & Kimberly Boonstra - 8.57
- Section 33 AX Travis & Shaina TenHaken - 8.89
- Section 34 AY David & Donna Hoekstra - 19.04
- Section 35 AZ Arvin & Lauri Boote - 6.70
- Section 36 BA Harwin & Diane TeSlaa - 21.29
- Section 37 BB Brian & Tiffany VanDerWeerd - 14.05
- Section 38 BC Kyle & Shaebril Pollema - 6.10
- Section 39 BD Douglas & Sandra Pollema - 11.32
- Section 40 BE Harriet Green - 15.62
- Section 41 BF Randall Greengood - 9.89
- Section 42 BG Steven VanMeer - 9.02
- Section 43 BH Nicolas & Shirley VanEngen - 9.59
- Section 44 BI Michael & Tonia Wryla - 15.19
- Section 45 BJ Boyden Economic Dev. - 22.90
- Section 46 BK John Shumale - 5.05
- Section 47 BL Roger & Frances DeKnyf - 8.63

Aerial Map



©2021 AgriData, Inc.

Map Center: 43° 13' 57.73, -96° 1' 12.28



© AgriData, Inc. 2021 www.AgrDataInc.com

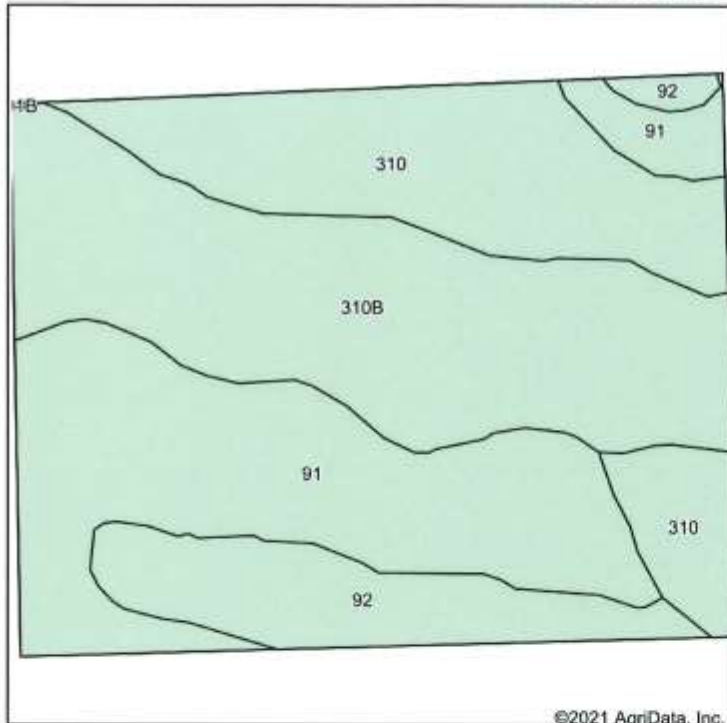
Field borders provided by Farm Service Agency as of 5/21/2008.

11-97N-44W
Sioux County
Iowa



8/30/2021

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **11-97N-44W**
 Township: **Sheridan**
 Acres: **32.86**
 Date: **8/30/2021**



Area Symbol: IA167, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B	Galva silty clay loam, 2 to 5 percent slopes	11.04	33.6%	lie	95	67	76
91	Primghar silty clay loam, 0 to 2 percent slopes	10.14	30.9%	lw	100	77	78
310	Galva silty clay loam, 0 to 2 percent slopes	7.84	23.9%	l	100	72	77
92	Marcus silty clay loam, 0 to 2 percent slopes	3.84	11.7%	llw	94	72	75
Weighted Average					97.6	71.9	*n 76.7

**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.



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 63.61 acres

2021 Program Year

Map Created March 17, 2021

Farm 4833

Tract 43076

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).

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

Iowa
Sioux

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 4833

Prepared: 7/19/21 10:03 AM
Crop Year: 2021
Page: 1 of 2

Report ID: FSA-156EZ

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.

Operator Name Farm Identifier
FROM 2065

Farms Associated with Operator:

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(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	Native Sod				
0.0	0.0		0.0	0.0	0.0				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	OATS, CORN, SOYBN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
OATS			0.00	
CORN			0.00	0
SOYBEANS			0.00	0

Total Base Acres:

Tract Number: 43076 Description W2 SW4 SEC 11 SHERIDAN
FSA Physical Location : Sioux, IA ANSI Physical Location: Sioux, IA

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
78.19	63.61	63.61	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	63.61	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	3.9	81	0.00
CORN	28.0	186	0.00

Iowa
Sioux

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 4833
Prepared: 7/15/21 10:03 AM
Crop Year: 2021
Page: 2 of 2

Report ID: FS-A-156EZ

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.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	9.9	48	0.00
Total Base Acres:	41.8		

Owners:

KOSTER, KYLE L

Other Producers: None

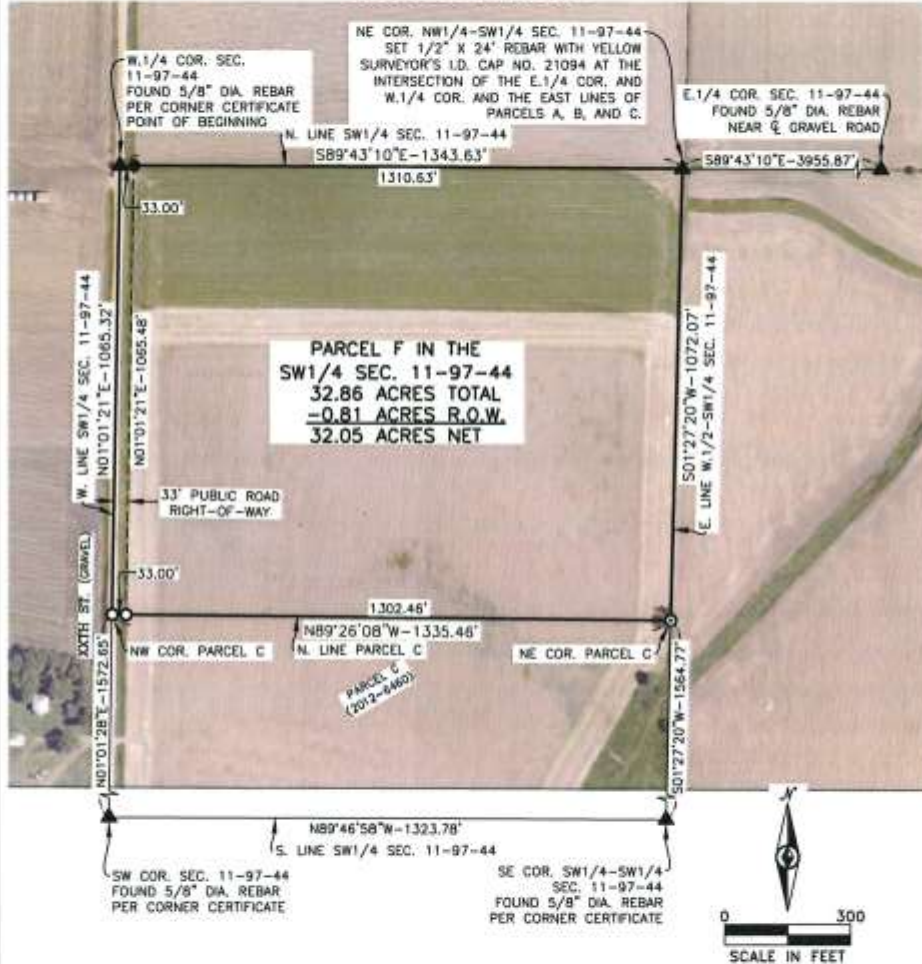
LOCATION:
 SW1/4 SEC. 11-97-44

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

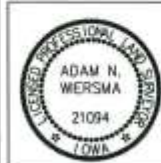
SURVEY REQUESTED BY: MARK ZOMER

CURRENT PROPRIETOR: FENNA WINTER

**PLAT OF SURVEY
 PARCEL F IN THE SW1/4 SECTION 11-97-44
 SIOUX COUNTY, IOWA**



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



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 set: SHEET 1 OF 2 AND SHEET 2 OF 2

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 ORANGE SURVEYOR'S I.D. CAP NO. 14774
- ⊙ FOUND WOOD FENCE POST



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

Date 7-12-21
 Drawn By ANW
 Reviewed TML
 Approved ANW

DATE OF FIELD WORK-05-20-21
 SHEET 1 OF 2
 PROJECT NO. 371172
 DWG #P:W071112371172DWR031172-01.DWG

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

Licensed in Iowa, South Dakota and Minnesota

If you are thinking about selling your property—
Call today and let us explain our services and marketing strategies.
We understand that selling your Acreage, Farmland, Equipment,
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



"Your Farmland Specialists"

PREST STD
ECRWSS
US POSTAGE
PAID
EDDM RETAIL

1414 Main St.

Rock Valley, IA 51247

Zomercompany.com

(712) 476-9443

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

ZOMER COMPANY

Fenna Winter Estate—Seller