

# ZOMER COMPANY

**Upcoming Live Public Auction With Online Bidding Of  
245± Acres Of High Quality Lincoln TWP, Sioux County,  
IA Farmland To Be Sold In 5 Separate Tracts**

**This Farmland Is In A Great Location  
With Excellent Soils!!**

These tracts of farmland are located near Perkins Corner, IA  
and the Intersection of Hwy 75 and Hwy 18.

These are High Caliber High Soil Quality tracts of farmland!



**Auction Date: December 14, 2021 @10:30 A.M.**

**Joyce K. Kooiker Estate—Owner  
American Investment & Trust As Executors**

**[zomercompany.com](http://zomercompany.com)**

**Auctioneers:**

**Zomer Company**

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

**Broker: Mark Zomer - 712-470-2526 — Don Krommendyk-712-470-3203**

**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 to have been selected by the executors of the Joyce Kooiker Estate to offer for sale at live public auction this high quality Sioux County, IA farmland! This farmland is in a great location in an area where land is not often available! If you want to purchase some high quality Sioux County, IA land you will want to attend this auction! Watch [zomerauctions.com](http://zomerauctions.com) in case of inclement weather!

**Tract 1 Location:** From HWY 18(320th St)/HWY 75 intersection go 1/4 mile West on 320th St. Tract 1 is South of 320th St..

**Tract 2 Location:** From HWY 18(320th St)/HWY 75 intersection go 1 mile North on HWY 75. Tract 2 is in the SW corner of HWY 75/HWY 18(310th St) intersection (to Rock Valley).

**Tract 3 Location:** From Dollar General in Hull, IA go West on HWY 18 (320th) for 3/4 mile. Tract 3 is South of HWY 18.

**Tract 4 Location:** From Dollar General in Hull, IA go 1/2 mile West on HWY 18 (320th). Tract 4 is South of HWY 18.

**Tract 5 Location:** From Dollar General in Hull, IA go 1/2 mile West on HWY 18 to Harrison Ave then go 1 mile South on Harrison Ave then go 1/2 mile East on 330th St.

Auction signs will be posted. Watch [zomerauctions.com](http://zomerauctions.com) for inclement weather! Auction will be held at the site of Tract 3.

**Auctioneers & Assistants:**

**Zomer Company**

**Mark Zomer - 712-470-2526 — Don Krommendyk-712-470-3203 —**

**Blake Zomer - 712-460-2552 — Gary Van Den Berg - 712-470-2068**

**Darrell Vande Vegte - 712-470-1125 — Ryan Zomer-712-441-3970**

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

**Abbreviated Legal Description of Tract 1:** The East 1/2 of the West 1/2 of the NE1/4 of Section 32, TWP 97N, Range 45W, Sioux County, IA. Subject to all public roads and easements of record.

**General Description of Tract 1:** According to the Sioux County assessor, this property contains 40.18 gross acres and according to recent survey contains approximately 39.42+/- tillable acres with the remainder in road/ditch. This farm can be farmed in 1/2 mile rows. This farm has a corn and soybean base combined with the adjoining land with a PLC yield of 195bu on corn and 57bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310, B2-Galva, 91-Primghar, 92-Marcus. The average **CSR1 is 67.4** and the average **CSR2 is 92.1**. This farm has an excellent soil rating and is in a great location! This is a high caliber farm with great soils and is an inside tract of farmland which is nearly 100% tillable!

**Abbreviated Legal Description of Tract 2:** The NE 20 a/c of the NE1/4 Excepting an acreage site located therein located in Section 29, TWP 97N, Range 45W, Sioux County, IA. Subject to all public roads and easements of record. Exact legal description will be determined by certified survey prior to auction.

**General Description of Tract 2:** According to the Sioux County assessor, this property contains 20+/- gross acres and according to FSA contains approximately 17.56+/- tillable acres. This farm has a corn and soybean base combined with the adjoining land with a PLC yield of 195bu on corn and 57bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310B, B2-Galva, 91-Primghar. The average **CSR1 is 68.1** and the average **CSR2 is 93.2**. This farm has an excellent soil rating! This farmland is in a prime location at the intersection of US HWY 75 & US HWY 18! Sellers have applied for a driveway access to this parcel from the DOT on HWY 18 and the request has been approved and the buyer shall be responsible for all expense associated with the installation of the driveway according to DOT specifications.

**Abbreviated Legal Description of Tract 3:** Parcel B in the NE1/4 of Section 33, TWP 97N, Range 45W, Sioux County, IA. Subject to all public roads and easements of record.

**General Description of Tract 3:** According to the recent survey, this property contains 68.50 gross acres and according to recent survey contains approximately 66.89 tillable acres with the remainder in road/ditch. This farm can be farmed in 1/2 mile rows. This farm has a corn and soybean base combined with the adjoining land with a PLC yield of 195bu on corn and 57bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310, B-Galva, 91, B-Primghar, 92-Marcus. The average **CSR1 is 71.2** and the average **CSR2 is 96.5**. This farm has an excellent soil rating and is in a great location! This is a high caliber farm with great soils!! This farm is adjacent to US HWY 18!

**Abbreviated Legal Description of Tract 4:** The W1/2 of the NW1/4 of Section 34, TWP 97N, Range 45W, Sioux County, IA to be surveyed. Subject to all public roads and easements of record.

**General Description of Tract 4:** According to the recent survey, this property contains 80.31 gross acres and according to recent survey contains approximately 75.58 tillable acres with the remainder in road/ditch. This farm can be farmed in 1/2 mile rows. This farm has a corn and soybean base combined with the adjoining land with a PLC yield of 195bu on corn and 57bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310B-Galva, 91, B-Primghar. The average **CSR1 is 69.4** and the average **CSR2 is 95.8**. This farm has an excellent soil rating and is in a great location! This is a high caliber farm with great soils! This farm is adjacent to US HWY 18!

**Abbreviated Legal Description of Tract 5:** Parcel A in the SW1/4 of Section 34, TWP 97N, Range 45W, Sioux County, IA to be surveyed. Subject to all public roads and easements of record.

**General Description of Tract 5:** According to the recent survey, this property contains 36.23 gross acres and according to recent survey contains approximately 35.78 tillable acres with the remainder in road/ditch and grass waterway. This farm has a corn and soybean base combined with the adjoining land with a PLC yield of 195bu on corn and 57bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310, B, B2-Galva, 91, B-Primghar, 92-Marcus. The average **CSR1 is 69.7** and the average **CSR2 is 96.1**. This farm has an excellent soil rating and is in a great location! This is a high caliber farm with great soils! If any driveway work is needed on this parcel the buyer shall be responsible for all costs associated with such.

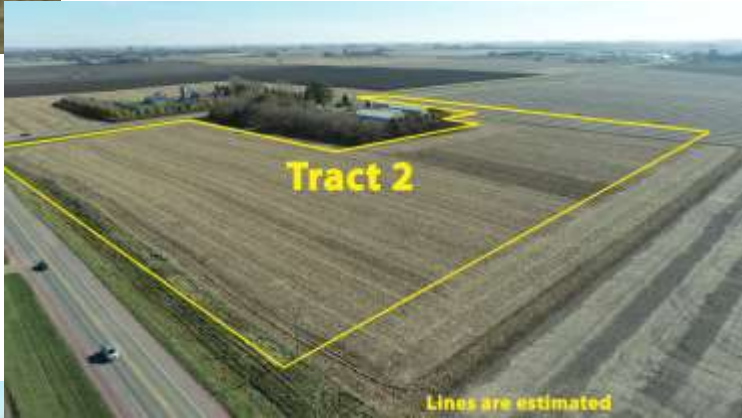
**Method of sale:** All of the tracts will be sold from the site of Tract 3. Farmland will be sold with the final bid price x the final gross surveyed acres. All of the farms will be surveyed and purchase price of each tract will be based on final gross surveyed acres. The farms will be sold in the choice method. The first successful bidder will have the option to select the parcel of their choice and then choice will be offered again of the remaining parcels and this will continue until the last parcel is sold. Each successful bidder each time will only be allowed to select 1 tract at a time. The tracts will not be combined. Once a tract is sold it will remain sold.

**Taxes:** The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$1,226.00 per year on Tract 1, approx. \$744.00 per year on Tract 2, approx. \$2,204.00 per year on Tract 3, approx. \$2,448.00 per year on Tract 4 & approx. \$1,150.00 per year on Tract 5. Seller will pay 2021 taxes due & payable in March/Sept of 2022.

**Possession:** Full Possession will be on closing day.

**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 January 21, 2022 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. If buyers delay closing then penalties shall apply according to purchase agreement. 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.

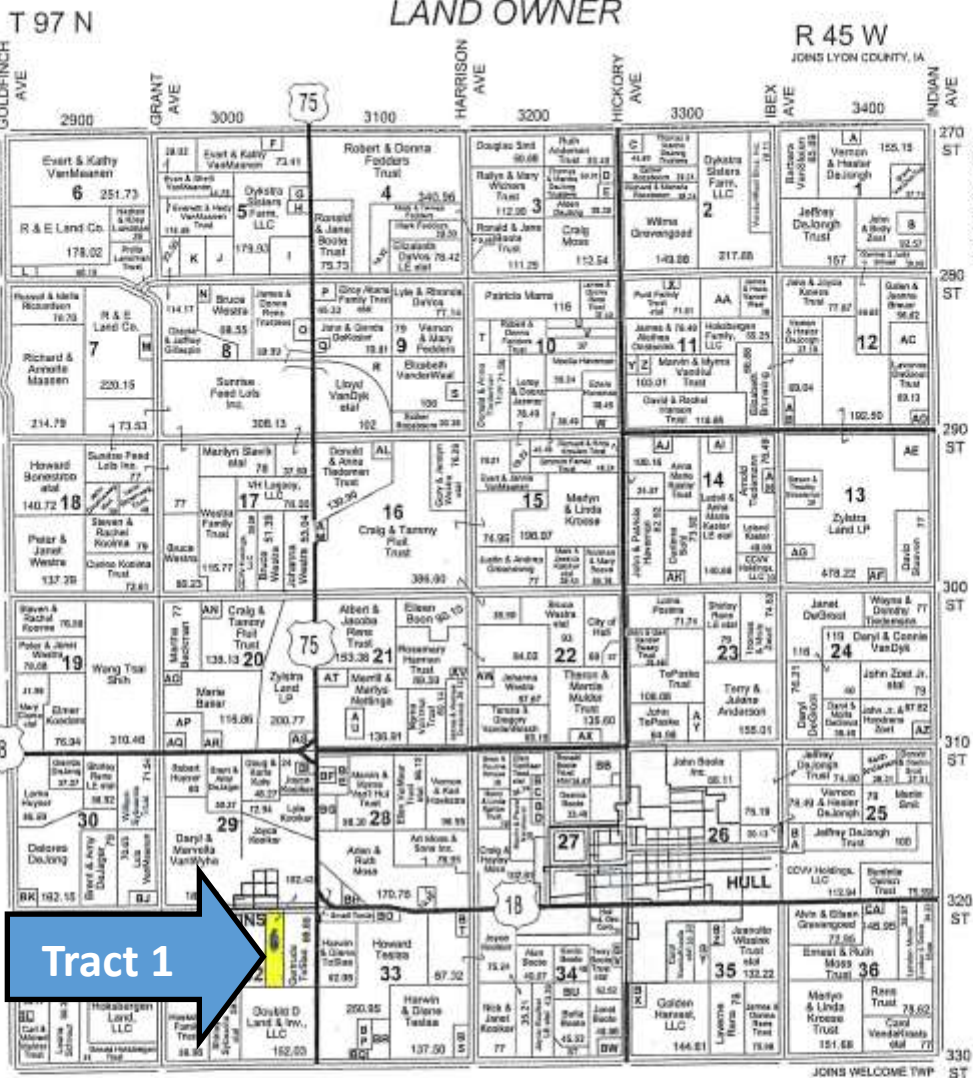
**De Koster & De Koster PLLC -Attorney for Seller.**





# LINCOLN TWP

## LAND OWNER



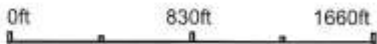
- |  |  |   |
|--|--|---|
| <p><b>Small Tracts</b></p> <p>Section 1 A Dennis Kroese - 9.61<br/>         B Zetel Farms Inc. - 24</p> <p>Section 2 C Henry &amp; Harriet Kattenberg - 8.93<br/>         D Countywide Family Inc. - 5.76<br/>         E DeJong Family Farm Inc. - 10.44</p> <p>Section 5 F Lincoln Park, LLC - 7.99<br/>         G Hasche Farms Inc. - 8.92<br/>         H Chad &amp; Tonya Zomer - 10.06<br/>         I Larry &amp; Paige VanVeldhuizen - 35.58<br/>         J Mark &amp; Teresa Fedders - 25.24<br/>         K Robert &amp; Donna Fedders - 24.55</p> <p>Section 6 L Nathan &amp; Kiley Landman - 10.90<br/>         Section 7 M Landman Ltd. - 11.05<br/>         Section 8 N Brent Westra - 7.96<br/>         O Eric &amp; Jana Rans - 8.98<br/>         P Henry &amp; Cheryl Katz - 10.45<br/>         Q Sioux County - 7.94<br/>         R Schmidt Family Trust - 36.94<br/>         S Paul &amp; Jennifer VanderWaal - 10.32</p> <p>Section 10 T Ryan Fedders - 18.14<br/>         U Daniel &amp; Dana Fedders - 19.62<br/>         V Mark &amp; Teresa Fedders - 19.57<br/>         W Edwin &amp; Noela Heveman - 17.76</p> | <p>Section 11 X Justin Polima - 5.44<br/>         Y Mitchell &amp; Amber Nettings - 7.30<br/>         Z Handrik &amp; Deborah Kattenberg - 7.05</p> <p>Section 12 AA John &amp; Delores Hoksbergen Trust - 39<br/>         AB Steve &amp; Angie Massien - 9.25<br/>         AC John &amp; Joyce Kroese Trust - 32.83<br/>         AD Brent DeGroot - 5.02</p> <p>Section 13 AE St. Paul Evgl. Lutheran Church - 37.87<br/>         AF Stanley &amp; Ruth Zylstra Trust - 5.52<br/>         AG Carl &amp; Nicole Zylstra - 14</p> <p>Section 14 AH Dillon &amp; Ashley Brummel - 6.02<br/>         AJ Leland &amp; Jana Kaster - 16.82<br/>         AK Leland &amp; Jana Kaster - 14.20<br/>         AL Douglas &amp; Darle VandenTop - 5.08</p> <p>Section 16 AM Noah &amp; Anna Fedders - 5.42<br/>         AN Value Added Pork Inv., LLC - 8.96</p> <p>Section 20 AR Steven &amp; Torja Westra - 8.70<br/>         AO Westview Park Inc. - 6.92<br/>         AP Gary &amp; Joanne Bakker - 25.80<br/>         AQ Arlan &amp; Tori Bakker - 10.79<br/>         AR Alan &amp; Avis Bakker - 11.76<br/>         AS J &amp; S Livestock Inc. - 8.81</p> <p>Section 21 AT Marlys Nettings - 14.45<br/>         AU Merrill Nettings - 14.48<br/>         AV Michael &amp; Rebecca Harman - 13.18</p> <p>Section 22 AW Gary &amp; Jeralyn Westra - 10.73<br/>         AX VanRegenmorter Park Inc. - 13.66</p> | <p>Section 23 AY City of Hull - 19.41<br/>         Section 24 AZ BJ Swine Inc. - 8.06</p> <p>Section 25 BA Sidney &amp; Debra Sandbulte - 13.36<br/>         Section 27 BB Mark &amp; Cindy Warmies - 37.45</p> <p>Section 28 BC Midwest Protestant Reformed Secondary Ed. Society - 16.87<br/>         BD Hope Cemetery Association - 13.81</p> <p>Section 29 BE Dean &amp; Mary Oostra - 22.46<br/>         BF Matthew &amp; Rebecca Oostra - 9.44<br/>         BG Merrill &amp; Marlys Nettings - 20<br/>         BH Arlan Moss - 13.12</p> <p>Section 29 BI Nick &amp; Janet Kooker - 6.96<br/>         Section 30 BJ Carol VanVoorst Trust - 6.57<br/>         BK Zachary &amp; Jamie DeJager - 7.15</p> <p>Section 31 BL Dylan &amp; Abbie Olson - 5.94<br/>         Section 32 BM DeJong Farm Inc. - 9.21<br/>         BN Alden &amp; Twyla DeJong - 6.22</p> <p>Section 33 BO Leader Ag Inc. - 12.55<br/>         BP Howard &amp; Gertrude Teelaa - 15.72<br/>         BQ Bradley &amp; Debra Krummendorf - 5.87<br/>         BR Harwin TeSlaa - 19.01<br/>         BS Daniel &amp; Kathy DeWitt - 15.27<br/>         BT Stephen &amp; Deanne DeJong - 6.08</p> <p>Section 34 BU Terry Boots - 20.11<br/>         BV Trega Foods Ltd. - 12.06<br/>         BW Evan &amp; Shonda Welenga - 8.45</p> <p>Section 35 BX Evert &amp; Jennie VanMaanen - 9.90<br/>         BY Southside Holdings, LLC - 20<br/>         BZ Eric &amp; Marianne Bleeker - 5.10</p> <p>Section 36 CA VanShepan Properties, LLC - 6.93</p> |
|--|--|---|

SIoux COUNTY, IA

### Aerial Map



Map Center: 43° 10' 52.24, -96° 11' 10.68



**32-97N-45W**  
Sioux County  
Iowa



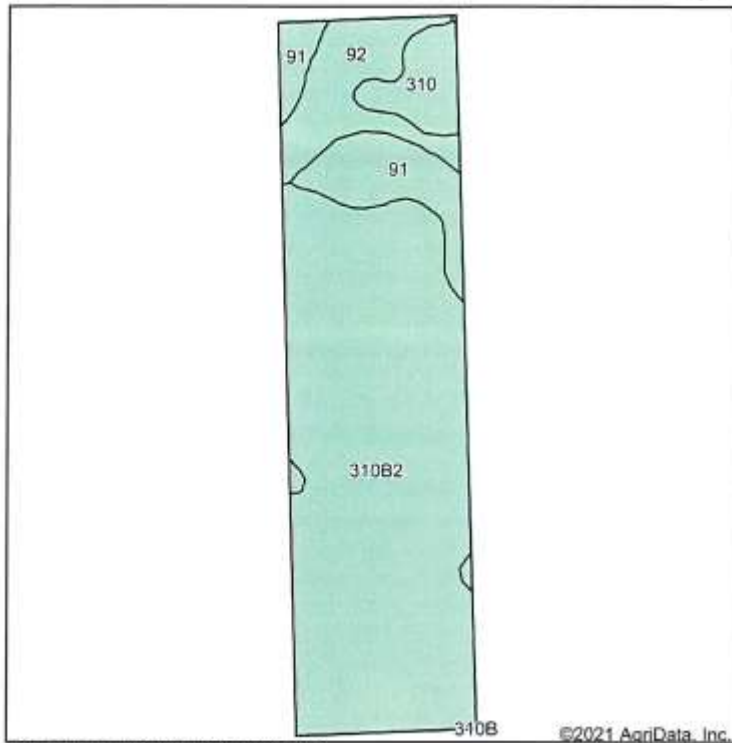
11/3/2021



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



### Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **32-97N-45W**  
 Township: **Lincoln**



Maps Provided By



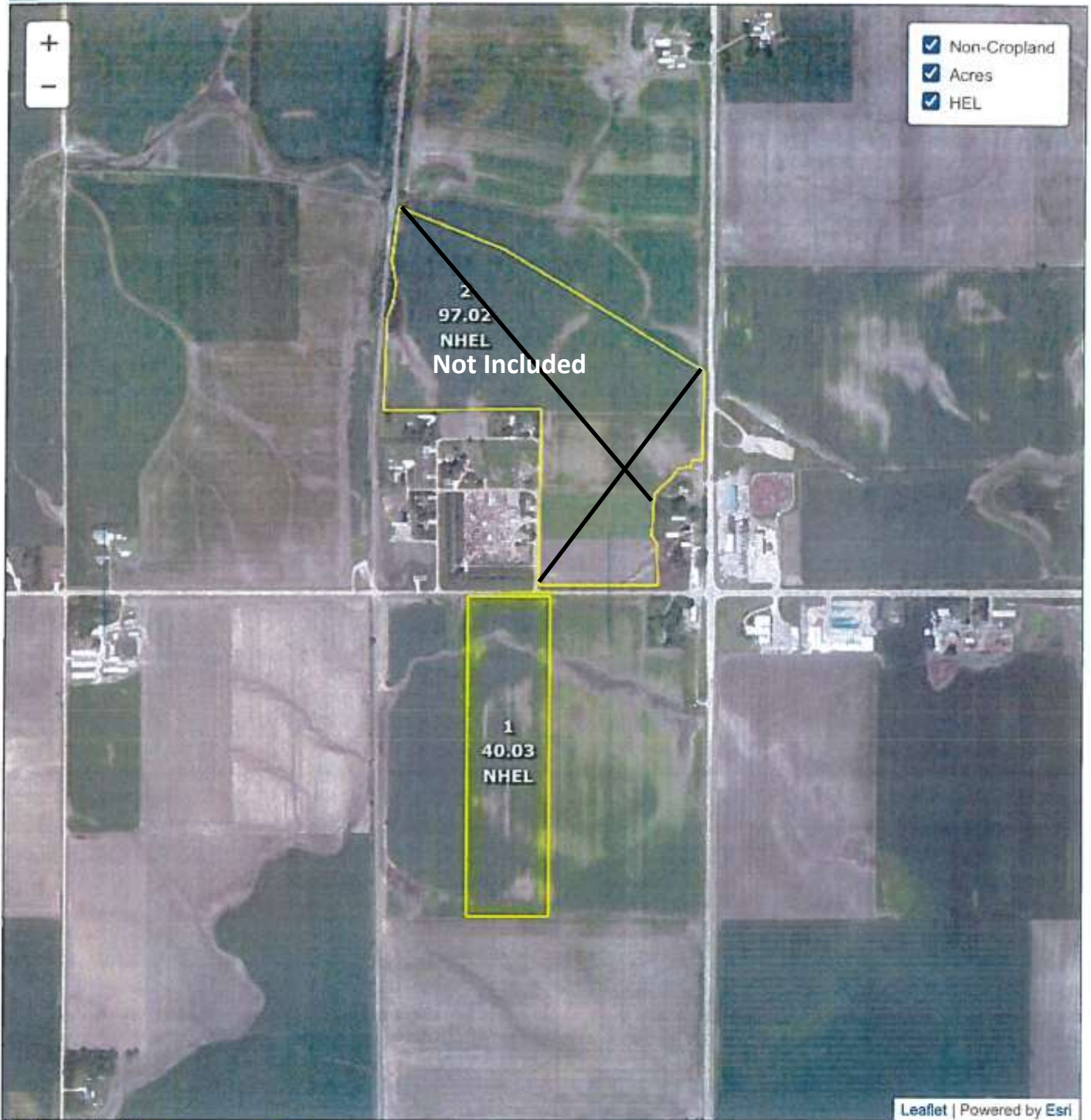
Area Symbol: IA167, Soil Area Version: 31

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	29.18	73.0%		lle	90	68
91	Primghar silty clay loam, 0 to 2 percent slopes	4.34	10.8%		lw	100	78
92	Marcus silty clay loam, 0 to 2 percent slopes	4.30	10.8%		llw	94	75
310	Galva silty clay loam, 0 to 2 percent slopes	2.18	5.5%		l	100	77
<b>Weighted Average</b>					<b>1.84</b>	<b>92.1</b>	<b>67.4</b>
							<b>*n 70.3</b>

\*\*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

Farm 7035  
 Tract 909

Wetland Determination Identifiers  
 ● Restricted Use  
 ● Limited Restrictions  
 ■ Exempt from Conservation Compliance Provisions

Leaflet | Powered by Esri  
 2021 Crop Year



Tract 1 of 8

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: 7035

Prepared: 10/27/21 7:21 AM

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 5

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 4337 4338

Farms Associated with Operator:  
None

ARC/PLC G/W/F 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	
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	
CORN	SOYBN	NONE	NONE	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP

Tract Number: 909 Description E2 W2 NE4 SEC 32 + S OF RR SE4 SEC 29 LINCOLN

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: Wetland determinations not complete

WL Violations: None

This Info Is combined with the adjoining land and will be reconstituted by FSA.

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
137.05	137.05	137.05	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	137.05	0.0	0.0	0.0		

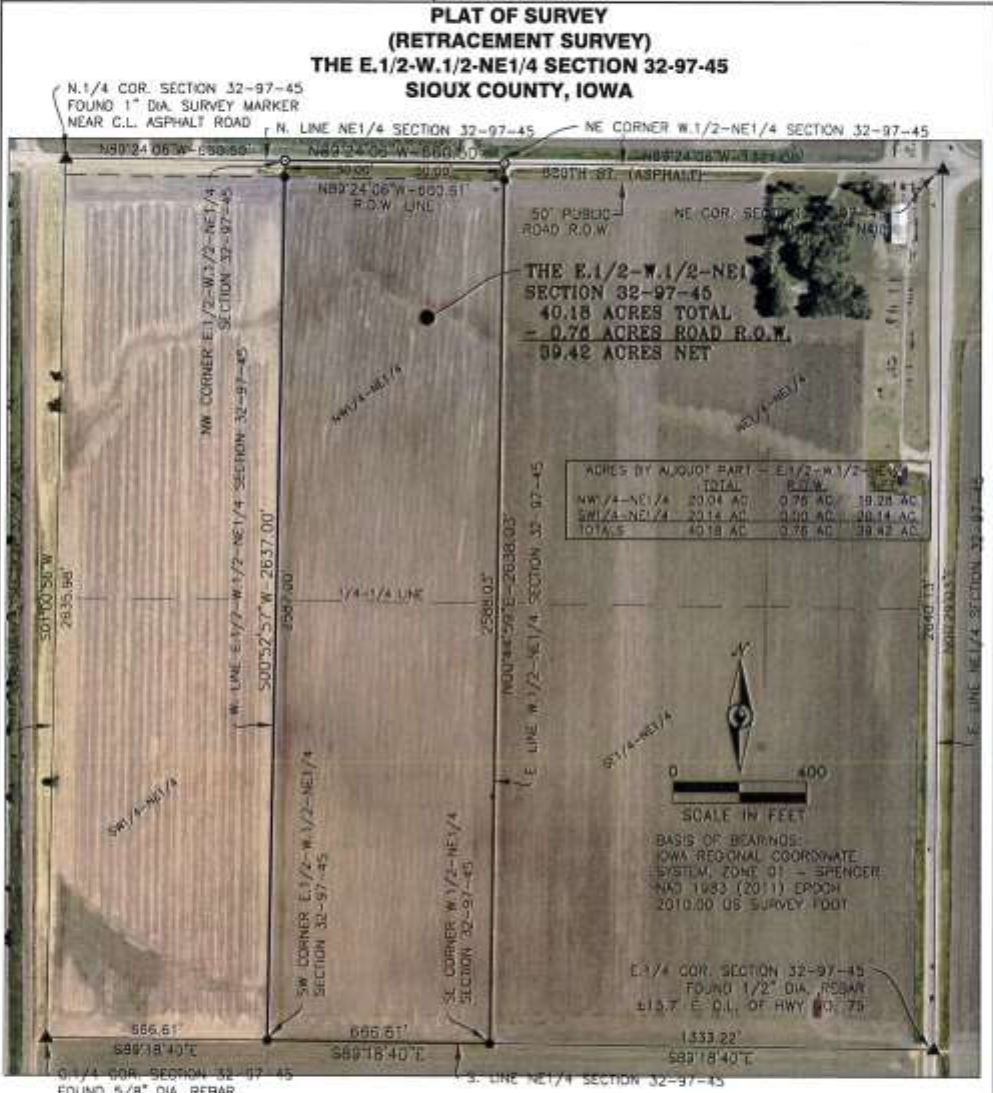
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	99.66	195	0.00
SOYBEANS	26.94	57	0.00
Total Base Acres:	126.6		

Owners: JOYCE K KOOIKER ESTATE

LOCATION:  
NE1/4 SECTION 32-97-45

PREPARED BY AND RETURN TO:  
TIM M. LALEMAN, 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: JOYCE K. KOOKER



DESCRIPTION - FROM AFFIDAVIT OF SURVIVING JOINT TENANT FOR CHANGE OF TITLE TO REAL ESTATE IN BOOK 2020, PAGE 4887.

...The East Half of the West Half of the Northeast Quarter (E1/2 W1/2 NE1/4) of Section Thirty-two (32), Township Ninety-seven (97) North, Range Forty-five (45) West of the Fifth P.M., Sioux County, Iowa.



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: Tim M. Laleman, L.S. License No. 21092 [Date]

My license renewal date is December 31, 2021

Sheets covered by this seal: THIS SHEET ONLY

- ▲ SECTION CORNER AS NOTED
- SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
- ⊙ SET MAG NAIL

DATE OF FIELD WORK-11-8-21



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

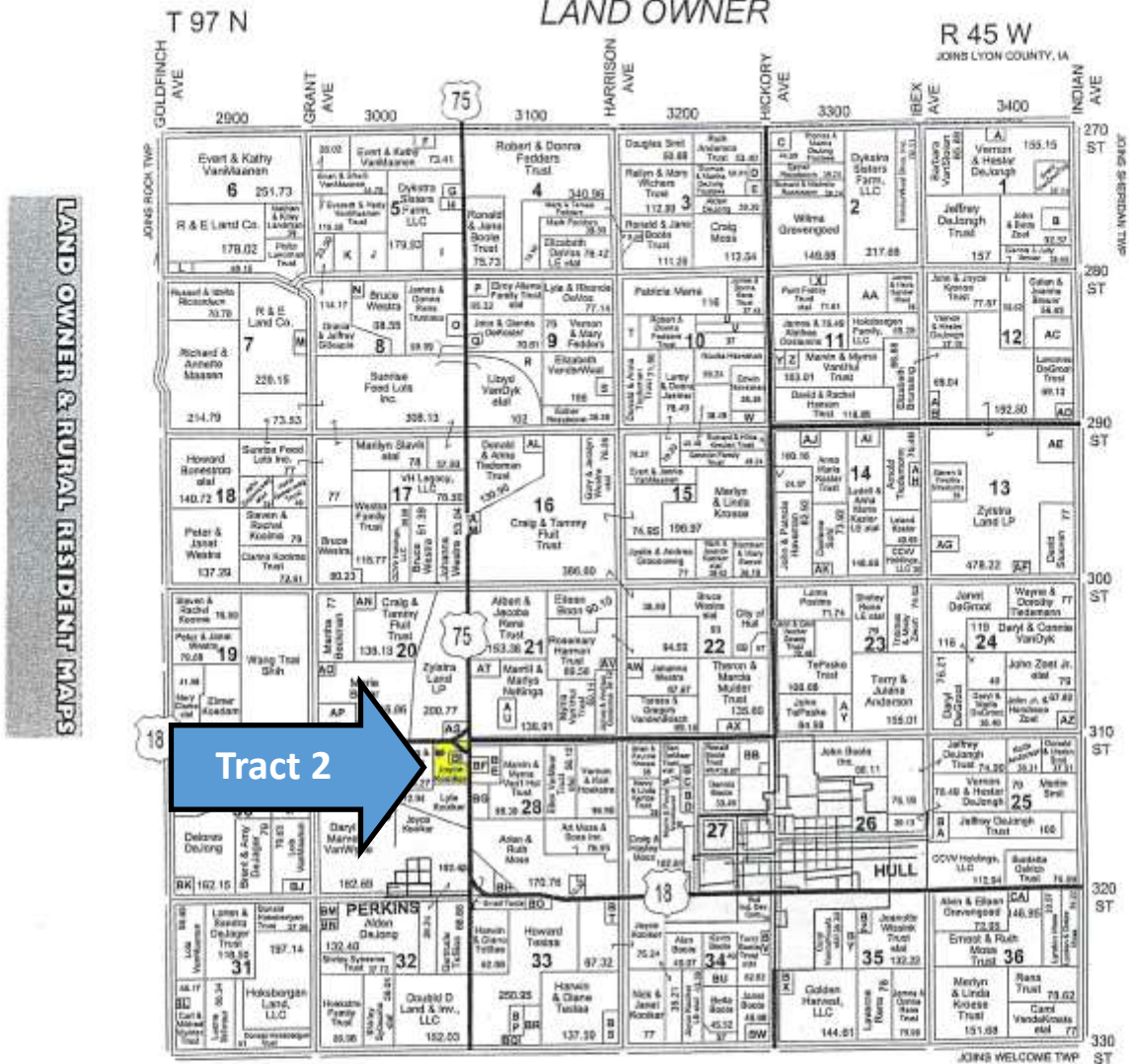
Date 11-10-21  
Drawn By: JWP  
Reviewed By: ANW  
Approved By: TML

PROJECT NO. 371340

DWG. # P-183071340371340DWG371340 SEC 32-97-45.DWG



# LINCOLN TWP LAND OWNER

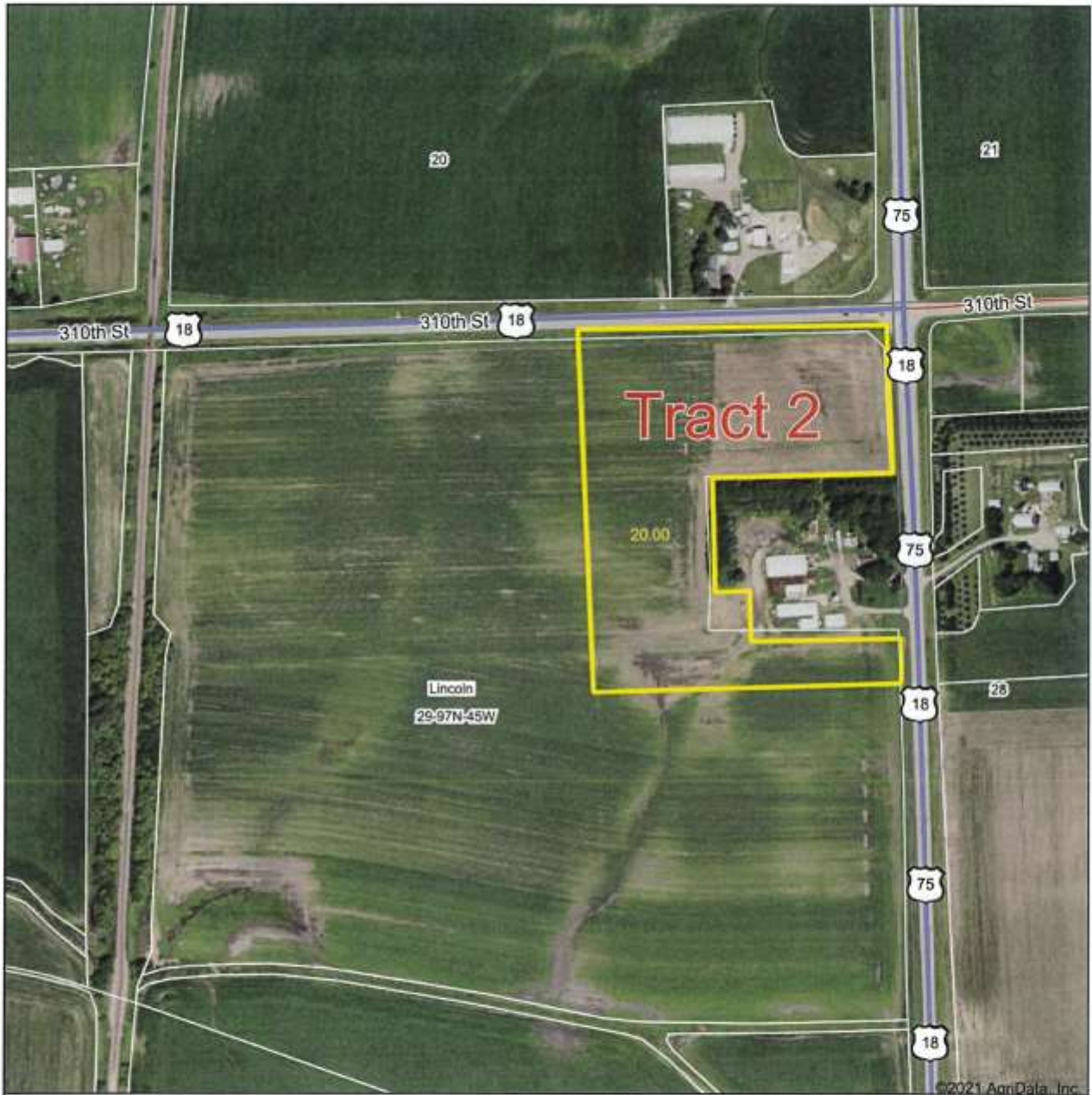


LAND OWNER & RURAL RESIDENT MAPS

- |  |   |  |
|--|---|--|
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|--|---|--|



### Aerial Map



©2021 AgriData, Inc.

Map Center: 43° 11' 53.34, -96° 10' 54.41



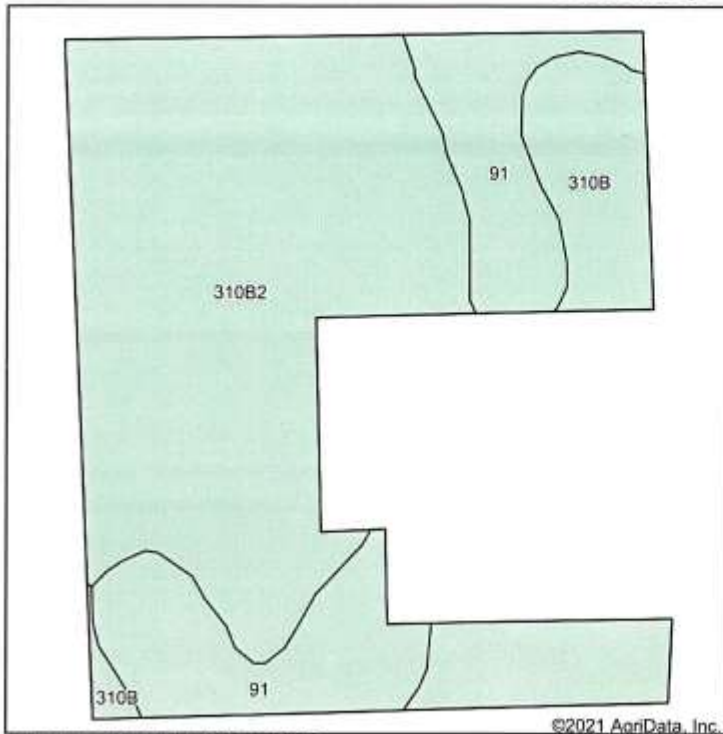
29-97N-45W  
Sioux County  
Iowa



11/17/2021

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

### Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **29-97N-45W**  
 Township: **Lincoln**  
 Acres: **20**  
 Date: **11/17/2021**



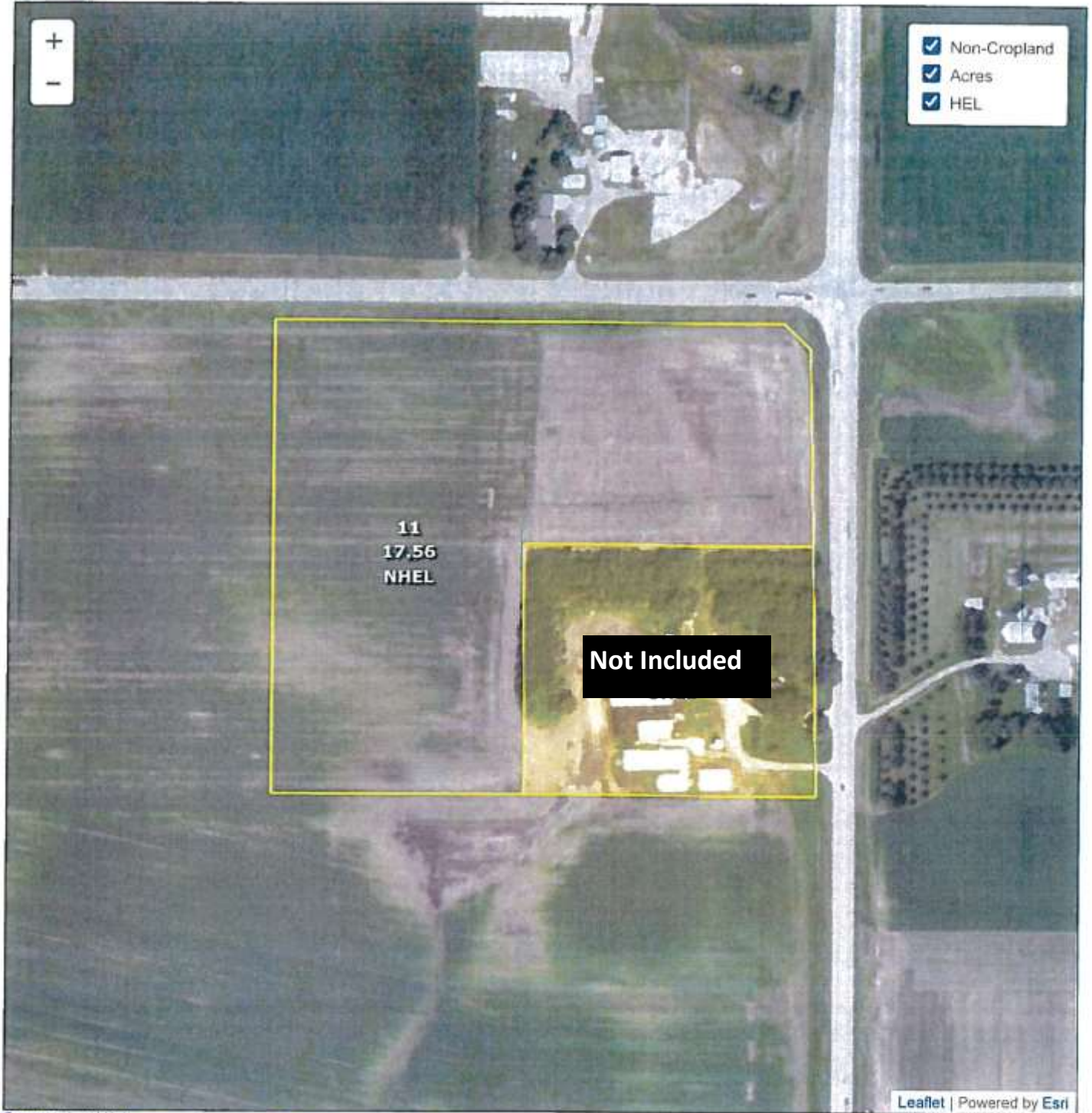
Soils data provided by USDA and NRCS.

Area Symbol: IA167, Soil Area Version: 31							
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	11.98	59.9%	Ile	90	65	68
91	Primghar silty clay loam, 0 to 2 percent slopes	4.60	23.0%	Iw	100	77	78
310B	Galva silty clay loam, 2 to 5 percent slopes	3.42	17.1%	Ile	95	67	76
<b>Weighted Average</b>					<b>1.77</b>	<b>93.2</b>	<b>68.1</b>
							<b>*n 71.7</b>

\*\*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

Farm 7035  
 Tract 44606

Wetland Determination Identifiers

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

Leaflet | Powered by Esri

2021 Crop Year



Tract 7 of 8

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  
**Abbreviated 156 Farm Record**

**FARM: 7035**  
Prepared: 10/27/21 7:21 AM  
Crop Year: 2021  
Page: 4 of 5

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 N36AC S2N2 NE4 + IRR 54 AC N2N2 NE4 SEC 29 LINCOLN

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: 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		---	---				
SOYBEANS			---				
<b>Total Base Acres:</b>							

Tract Number: 44606 Description PTL NE4 NE4 SEC 29 LINCOLN

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: Tract does not contain a wetland

2021 - 203

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
24.55	17.56	17.56	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	17.56	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	12.77	195	0.00				
SOYBEANS	3.45	57	0.00				



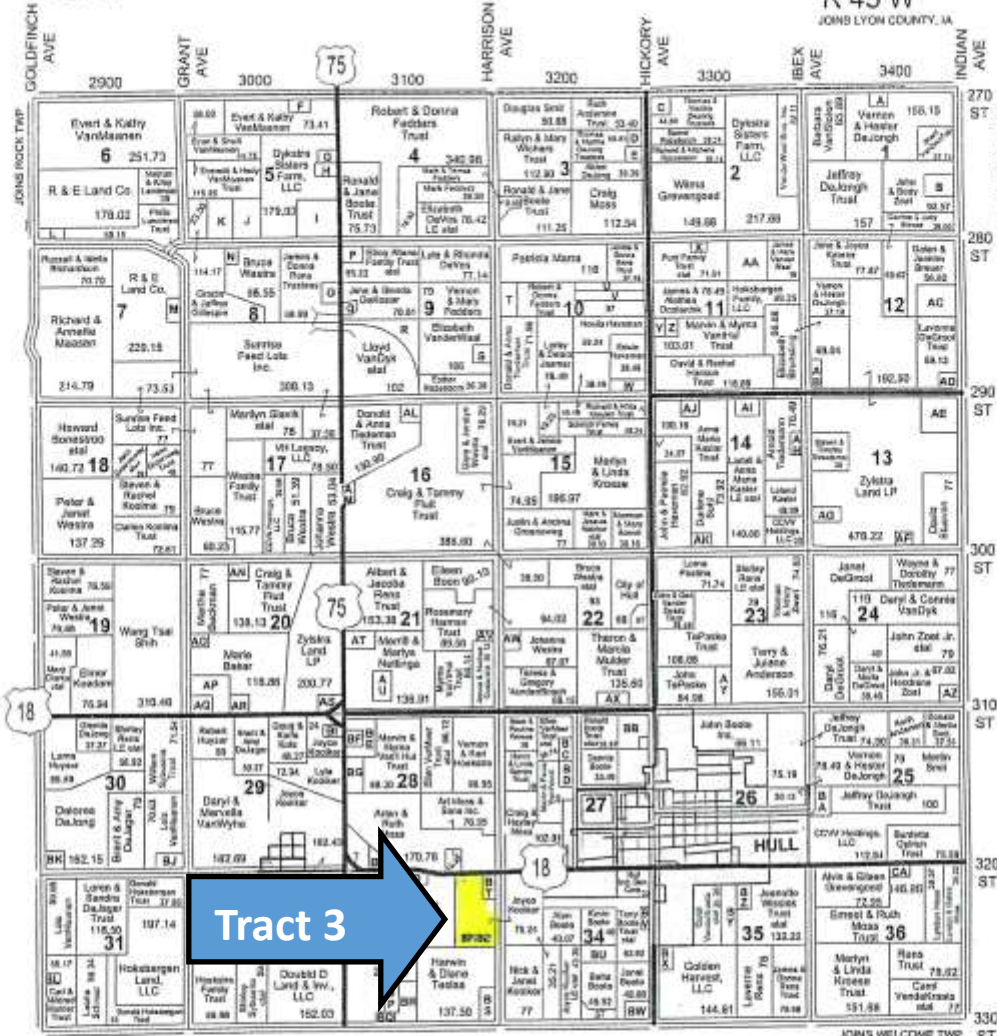
# LINCOLN TWP

## LAND OWNER

T 97 N

R 45 W

JOHNS LYON COUNTY, IA



- Small Tracts**
- Section 1 A Dennis Kroese - 0.81
  - B Zoel Farms Inc. - 24
  - Section 2 C Henry & Harriet Kattenberg - 6.93
  - D Countyside Family Inc. - 5.76
  - E DeJong Family Farm Inc. - 10.44
  - Section 3 F Lincoln Park, LLC - 7.98
  - G Haasche Farms Inc. - 6.82
  - H Chad & Tanja Zomer - 10.05
  - I Larry & Paige VanValdhuizen - 35.58
  - J Mark & Teresa Feadders - 25.24
  - K Robert & Donna Feadders - 24.55
  - L Nathan & Kiley Landman - 10.90
  - Section 7 M Landman Ltd. - 11.06
  - Section 8 N Brett Westra - 7.36
  - O Eric & Jana Rene - 8.98
  - P Henry & Cheryl Kals - 10.45
  - Q Sioux County - 7.54
  - R Schmith Family Trust - 36.94
  - S Paul & Jennifer VanderWaal - 10.32
  - Section 10 T Ryan Feadders - 16.14
  - U Daniel & Dana Feadders - 19.62
  - V Mark & Teresa Feadders - 10.57
  - W Edwin & Noella Haveman - 17.76
  - Section 11 X Justin Peltama - 5.44
  - Y Mitchell & Amber Nettles - 7.30
  - Z Henrik & Deborah Kattenberg - 7.65
  - Section 12 AA John & Delores Holsboegen Trust - 38
  - AB Steve & Angio Maassen - 9.25
  - AC John & Joyce Kroese Trust - 32.83
  - AD Brant DeGroot - 5.02
  - Section 13 AE St. Paul Evgl. Lutheran Church - 37.87
  - AF Stanley & Ruth Zylstra Trust - 5.52
  - AG Carl & Nicole Zylstra - 14
  - Section 14 AH Dillon & Ashley Brummel - 8.02
  - AJ Leland & Jana Kester - 16.82
  - AK Leland & Jana Kester - 14.20
  - AL Douglas & Darla VandenTop - 5.08
  - Section 16 AM Noah & Anna Feadders - 5.42
  - AN Value Added Pork Inv. LLC - 6.96
  - Section 20 AO Westview Pork Inc. - 8.92
  - AQ Gary & Joanne Bakker - 25.80
  - AP Arlen & Tori Bakker - 10.79
  - AR Alan & Avis Bakker - 11.76
  - AS J & S Livestock Inc. - 8.81
  - Section 21 AU Marlys Nettles - 14.45
  - AV Merrill Nettles - 14.48
  - AW Michael & Rebecca Harman - 13.18
  - Section 22 AX Gary & Jeralyn Westra - 10.72
  - AY VanRagenmorier Park Inc. - 13.88
  - Section 23 AY City of Hull - 19.41
  - Section 24 AZ BJ Swine Inc. - 8.08
  - Section 25 BA Sidney & Debra Sandbufo - 13.36
  - Section 27 BC Midwest Protestant Reformed Secondary Ed. Society - 18.87
  - BD Hope Cemetery Association - 13.81
  - Section 29 BE Dawn & Mary Dostra - 22.46
  - BF Matthew & Rebecca Dostra - 9.44
  - BG Merrill & Marlys Nettles - 20
  - BH Arlen Moss - 13.12
  - Section 29 BI Nick & Janet Koester - 6.96
  - Section 30 BJ Carl VanVoort Trust - 6.57
  - BK Zachary & Jamie DeJager - 7.15
  - Section 31 BL Dylon & Abbie Ohlsen - 5.54
  - Section 32 BM DeJong Farm Inc. - 9.21
  - BN Alden & Twyla DeJong - 5.22
  - Section 33 BO Leader Ag Inc. - 12.95
  - BP Howard & Gertrude Tosiaa - 15.72
  - BQ Bradley & Debra Krommendyk - 5.87
  - BR Harwin ToSiaa - 19.01
  - BS Darrel & Kathy DeWitt - 15.27
  - BT Stephen & Deanne DeJong - 6.08
  - Section 34 BU Terry Bools - 20.11
  - BV Triga Foods Ltd. - 12.06
  - BW Evan & Shonda Wolsinga - 8.45
  - Section 35 BX Evert & Jennie VanLaanen - 9.50
  - BY Southside Holdings, LLC - 20
  - BZ Eric & Marianne Bleeker - 5.10
  - Section 36 CA VanStepen Properties, LLC - 6.93

SIoux COUNTY, IA

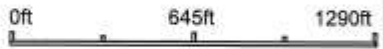
### Aerial Map



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

Map Center: 43° 10' 57.09, -96° 9' 33.66

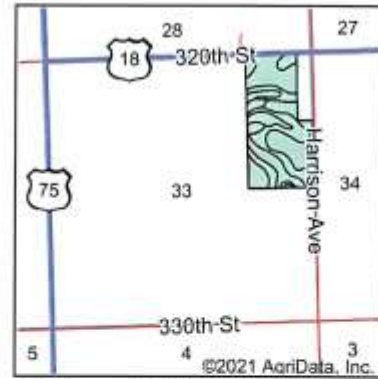
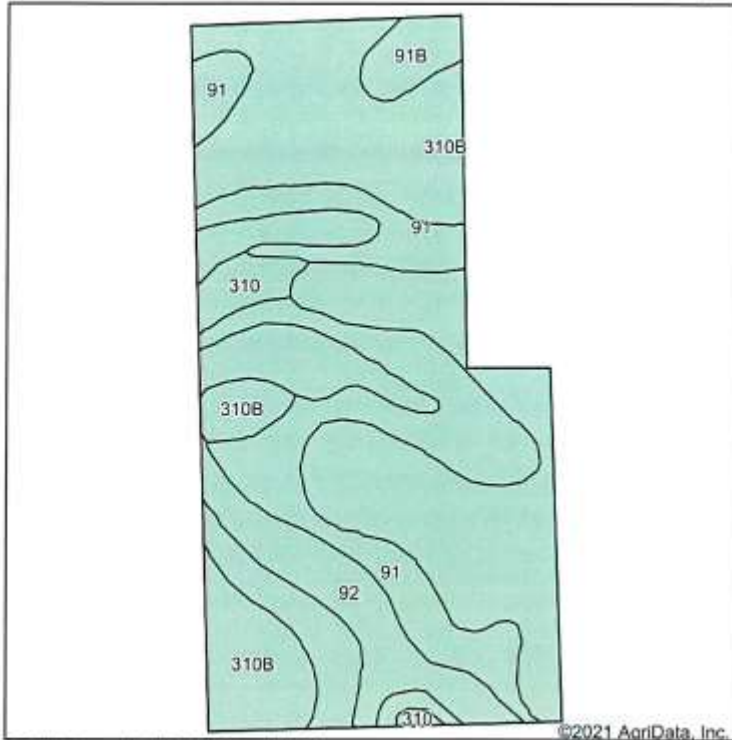


**33-97N-45W**  
**Sioux County**  
**Iowa**





### Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **33-97N-45W**  
 Township: **Lincoln**



Maps Provided By



Area Symbol: IA167, Soil Area Version: 31

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	33.82	48.3%	lle	95	67	76	
91	Primghar silty clay loam, 0 to 2 percent slopes	20.99	30.0%	lw	100	77	78	
92	Marcus silty clay loam, 0 to 2 percent slopes	11.52	16.5%	llw	94	72	75	
91B	Primghar silty clay loam, 2 to 5 percent slopes	1.93	2.8%	lle	95	75	78	
310	Galva silty clay loam, 0 to 2 percent slopes	1.74	2.5%	l	100	72	77	
<b>Weighted Average</b>					<b>1.68</b>	<b>96.5</b>	<b>71.2</b>	<b>*n 76.5</b>

\*\*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.





# LINCOLN TWP

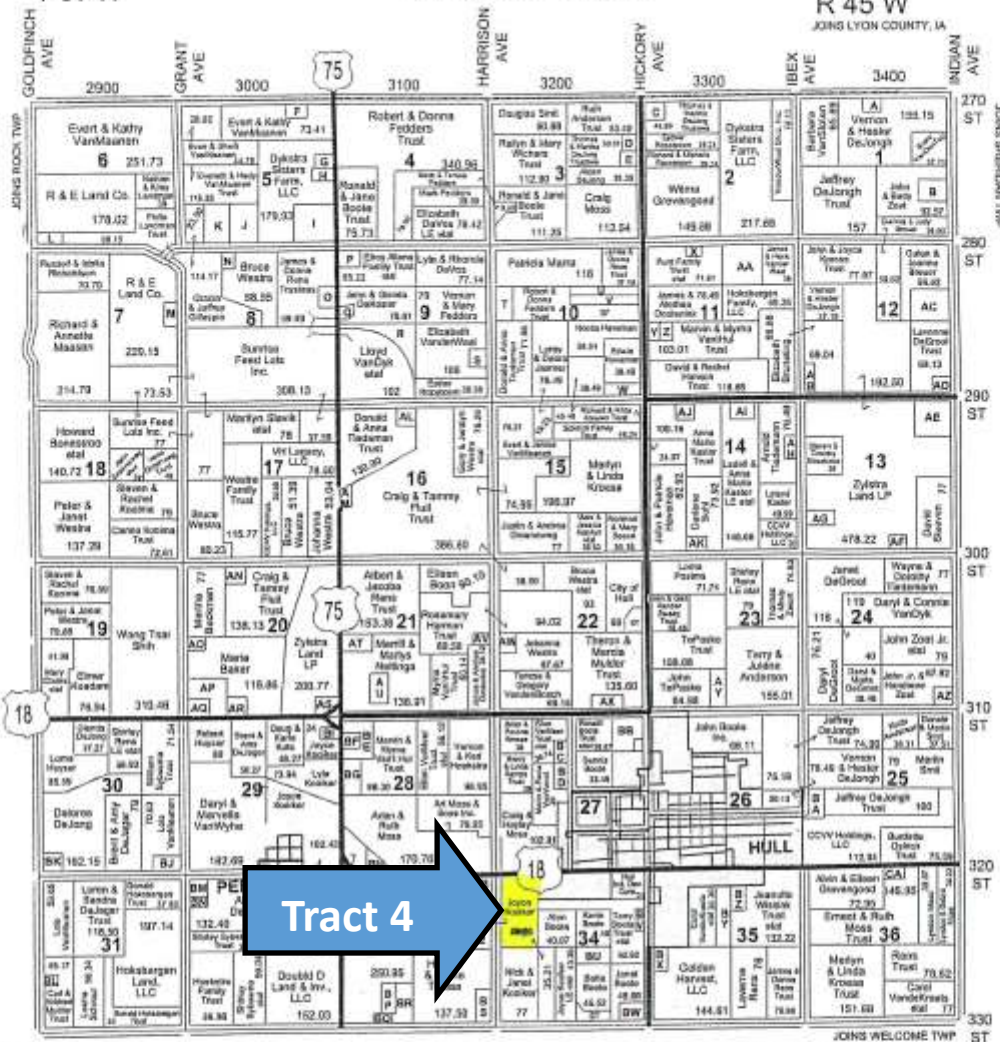
## LAND OWNER

T 97 N

R 45 W

JONES LYON COUNTY, IA

LAND OWNER & RURAL RESIDENT MAPS



**Small Tracts**

- Section 1 A Dennis Kroese - 9.61
- B Znet Farms Inc. - 24
- Section 2 C Henry & Harriet Kattenberg - 6.93
- Section 3 D Countrywide Family Inc. - 5.76
- E DeJong Family Farm Inc. - 10.44
- Section 5 F Lincoln Park, LLC - 7.98
- G Haesche Farms Inc. - 4.82
- H Chad & Tonya Zomer - 10.06
- I Larry & Paige VanVelichuzan - 35.58
- J Mark & Donna Fadders - 24.50
- Section 6 L Nathan & Kiley Landman - 10.90
- Section 7 M Landman Ltd. - 11.08
- Section 8 N Brett Westra - 7.36
- O Eric & Jana Rens - 8.98
- P Henry & Cheryl Kals - 10.45
- Q Sioux County - 7.54
- R Schmidt Family Trust - 38.94
- S Paul & Jennifer VanderWaal - 10.32
- Section 10 T Ryan Fadders - 18.14
- U Daniel & Dana Fadders - 19.62
- V Mark & Teresa Fadders - 19.57
- W Edwin & Noella Haveman - 17.78

- Section 11 X Justin Poloma - 5.44
- Y Mitchell & Amber Nettings - 7.30
- Z Hendrik & Deborah Kattenberg - 7.95
- Section 12 AA John & Dalores Hokbergen Trust - 39
- Section 12 AB Steve & Angie Maassen - 9.25
- AC John & Joyce Kroese Trust - 32.83
- AD Brent DeGroot - 5.02
- Section 13 AE St. Paul Evgl. Lutheran Church - 37.87
- AF Stanley & Ruth Zylstra Trust - 5.52
- AG Carl & Nicole Zylstra - 14
- Section 14 AH Dillon & Ashley Brummel - 6.02
- AI Leland & Jana Kaster - 16.82
- AJ Leland & Jana Kaster - 14.20
- AK Douglas & Dana VandanTop - 5.08
- Section 16 AL Noah & Anna Fadders - 5.42
- AM Value Added Pork Int., LLC - 6.96
- Section 20 AN Steven & Torja Westra - 8.70
- AO Westview Park Inc. - 6.92
- AP Gary & Joanne Bakker - 25.60
- AQ Arlen & Tori Bakker - 10.79
- AR Alan & Avis Bakker - 11.76
- AS J & S Livestock Inc. - 8.81
- Section 21 AT Marlys Nettings - 14.45
- AU Merrill Nettings - 14.48
- AV Michael & Rebecca Harman - 13.18
- Section 22 AW Gary & Janelyn Westra - 10.72
- AX VanRagenmortar Park Inc. - 13.66

- Section 23 AY City of Hull - 19.41
- Section 24 AZ BJ Swine Inc. - 8.08
- Section 25 BA Sidney & Debra Sandbulte - 13.36
- Section 27 BB Mark & Cindy Wamjias - 37.45
- BC Midwest Protestant Reformed Secondary Ed. Society - 16.87
- BD Hope Cemetery Association - 13.81
- Section 28 BE Dean & Mary Costra - 22.48
- BF Matthew & Rebecca Costra - 9.44
- BG Merrill & Marlys Nettings - 20
- BH Arlan Moss - 13.12
- Section 29 BI Nick & Janet Koosker - 8.96
- Section 30 BJ Carol VanVoerst Trust - 6.57
- BK Zachary & Janna DeJager - 7.15
- Section 31 BL Dylan & Abbie Orlson - 5.54
- Section 32 BM DeJong Farm Inc. - 9.21
- BN Alden & Tayla DeJong - 5.22
- Section 33 BO Leader Ag Inc. - 12.55
- BP Howard & Gertrude Tassia - 15.72
- BQ Bradley & Debra Krommendyk - 5.87
- BR Harwin ToStaa - 19.01
- BS Daniel & Kathy DeWR - 15.27
- BT Stephen & Dianne DeJong - 6.08
- Section 34 BU Tony Boots - 20.11
- BV Trega Foods Ltd. - 12.06
- BW Evan & Shonda Wielenga - 8.45
- Section 35 BX Evert & Jennie VanJaasen - 9.50
- BY Southside Holdings, LLC - 20
- BZ Eric & Marianna Bleeker - 5.10
- Section 36 CA VanShepen Properties, LLC - 8.93

SIoux COUNTY, IA

### Aerial Map



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

Map Center: 43° 10' 57.09, -96° 9' 33.66



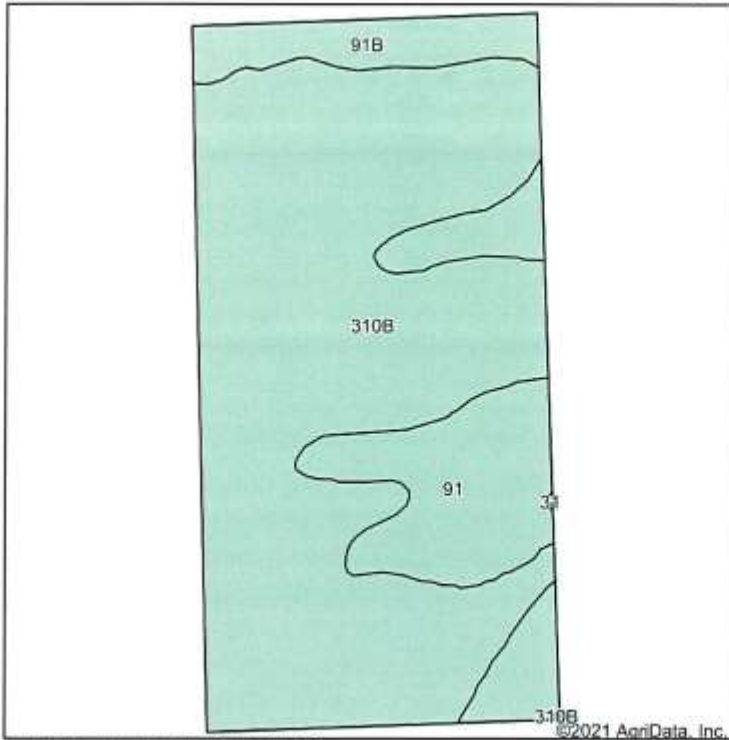
**33-97N-45W**  
**Sioux County**  
**Iowa**



11/11/2021



### Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **33-97N-45W**  
 Township: **Lincoln**



Area Symbol: IA167, Soil Area Version: 31

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	58.80	73.5%	lie	95	67	76	
91	Primghar silty clay loam, 0 to 2 percent slopes	13.20	16.5%	lw	100	77	78	
91B	Primghar silty clay loam, 2 to 5 percent slopes	8.00	10.0%	lie	95	75	78	
<b>Weighted Average</b>					<b>1.84</b>	<b>95.8</b>	<b>69.4</b>	<b>*n 76.5</b>

\*\*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

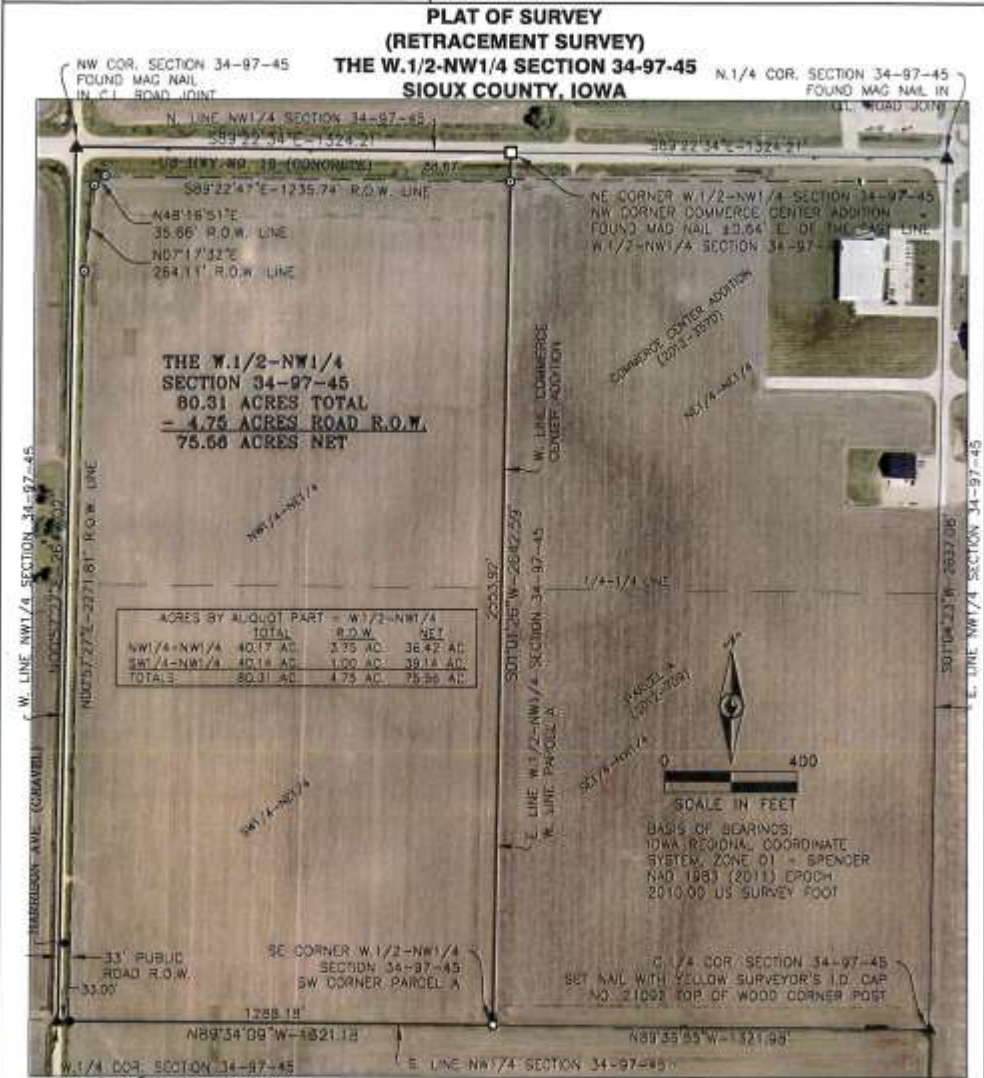
Soils data provided by USDA and NRCS.



LOCATION:  
 NW1/4 SECTION 34-97-45

PREPARED BY AND RETURN TO:  
 TIM M. LALEMAN, PLS  
 OGR ENGINEERING  
 1302 SOUTH UNION STREET  
 P.O. BOX 511  
 ROCK RAPIDS, IOWA 51248  
 PHONE: 712-472-2531

SURVEY REQUESTED BY: MARK ZOMER  
 CURRENT PROPRIETOR: JOYCE K. KOONER



DESCRIPTION - FROM TRUSTEE SPECIAL WARRANTY DEED FILE 2016, CARD 3595.

...The West Half of the Northwest Quarter (W1/2 NW1/4) of Section Thirty-four (34), Township 97 North, Range 45 West of the Fifth P.M., subject to public highways.



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: \_\_\_\_\_  
 Tim M. Laleman, L.S. License No. 21092 (Data)

My license renewal date is December 31, 2021

Sheets covered by this seal: THIS SHEET ONLY

- ▲ SECTION CORNER AS NOTED
  - SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
  - FOUND 1/2" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 10041
  - FOUND MAG NAIL
  - FOUND 1" DIA. PIPE WITH YELLOW SURVEYOR'S I.D. CAP STAMPED "IOWA DOT"
- DATE OF FIELD WORK - 11-8-21

<b>DGR ENGINEERING</b>	DGR ENGINEERING Rock Rapids, Iowa 712-472-2531 Sioux City, Iowa Sioux Falls, South Dakota	Date 11-10-21 Drawn By: JWP Reviewed By: ANW Approved By: TML	PROJECT NO. 371340 <small>DWG. # P182071340371340DWG371340NWQ SEC 34-97-45.DWG</small>
------------------------	--	--	---

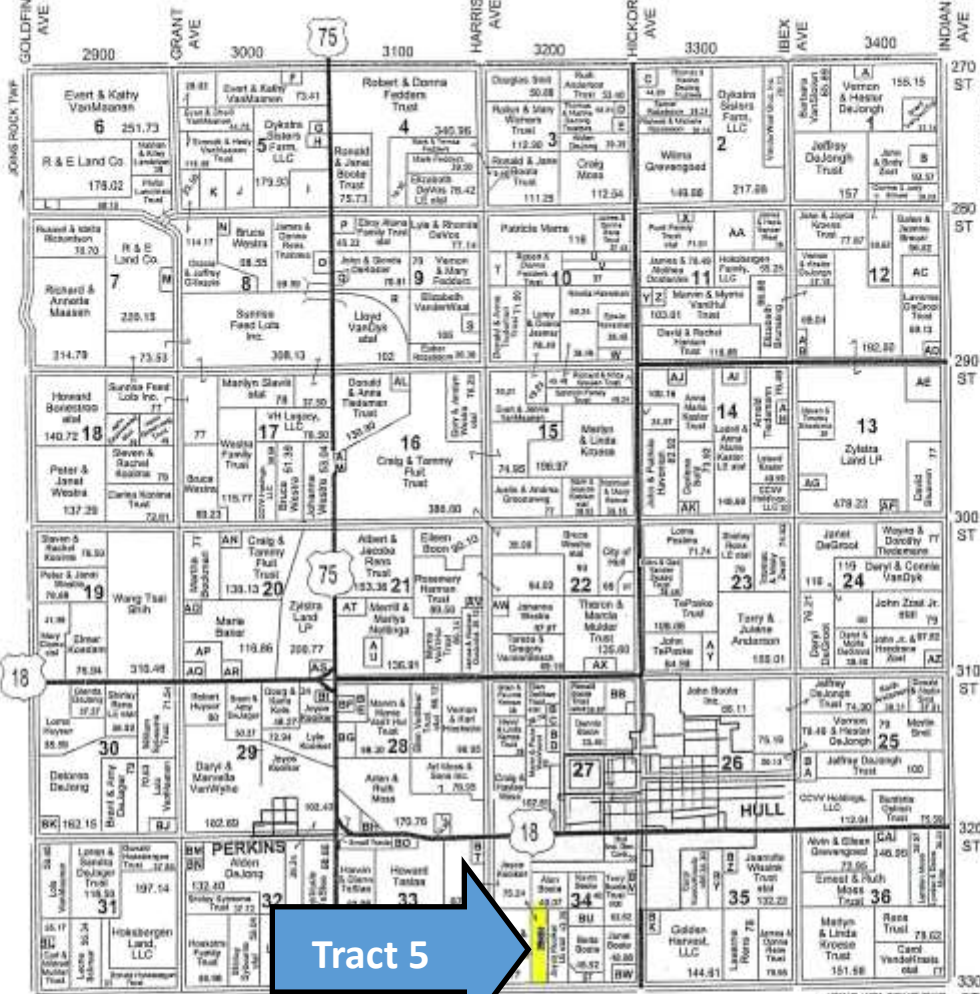
# LINCOLN TWP

## LAND OWNER

T 97 N

R 45 W

JONES LYON COUNTY, IA



**Tract 5**

- Small Tracts**
- Section 1 A Dennis Krooss - 9.81
  - Section 2 C Henry & Hazel Kattenberg - 6.93
  - Section 3 D CountrySide Family Inc. - 5.76
  - Section 4 E DeJong Family Farm Inc. - 10.44
  - Section 5 F Lincoln Park, LLC - 7.98
  - Section 6 L Nathan & Kory Landman - 10.90
  - Section 7 M Landman Ltd. - 11.06
  - Section 8 N Brett Westra - 7.36
  - Section 9 P Henry & Cheryl Katz - 10.45
  - Section 10 T Ryan Fedders - 18.14
  - Section 11 X Justin Polmers - 5.44
  - Section 12 AB Steve & Argie Maassen - 9.25
  - Section 13 AE St. Paul Evgl. Lutheran Church - 37.87
  - Section 14 AH Dillon & Ashley Brummer - 6.02
  - Section 16 AL Noah & Anna Fedders - 5.42
  - Section 20 AN Steven & Tanja Westra - 8.70
  - Section 21 AT Marlys Nettinga - 14.45
  - Section 22 AW Gary & Jaralyn Westra - 10.72
  - Section 23 AY City of Hull - 19.41
  - Section 24 AZ BJ Swine Inc. - 5.08
  - Section 25 BA Sidney & Daba Sandbulte - 13.36
  - Section 27 BB Mark & Cindy Warmjes - 37.45
  - Section 28 BE Dean & Mary Oostra - 22.46
  - Section 29 BI Nick & Janet Kocikar - 6.96
  - Section 30 BJ Carol VanVoorst Trust - 6.57
  - Section 31 BL Dylan & Abbie Orison - 5.54
  - Section 32 BM DeJong Farm Inc. - 9.21
  - Section 33 BO Leader Ag Inc. - 12.55
  - Section 34 BU Terry Bnole - 20.11
  - Section 35 BX Evert & Jennie VanMaanen - 9.50
  - Section 36 CA VanShepen Properties, LLC - 6.93

SIoux COUNTY, IA



### Aerial Map



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

Map Center: 43° 10' 34.08, -96° 9' 4.2



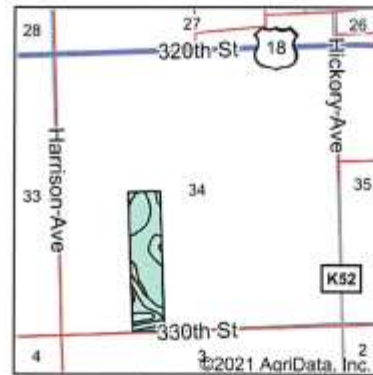
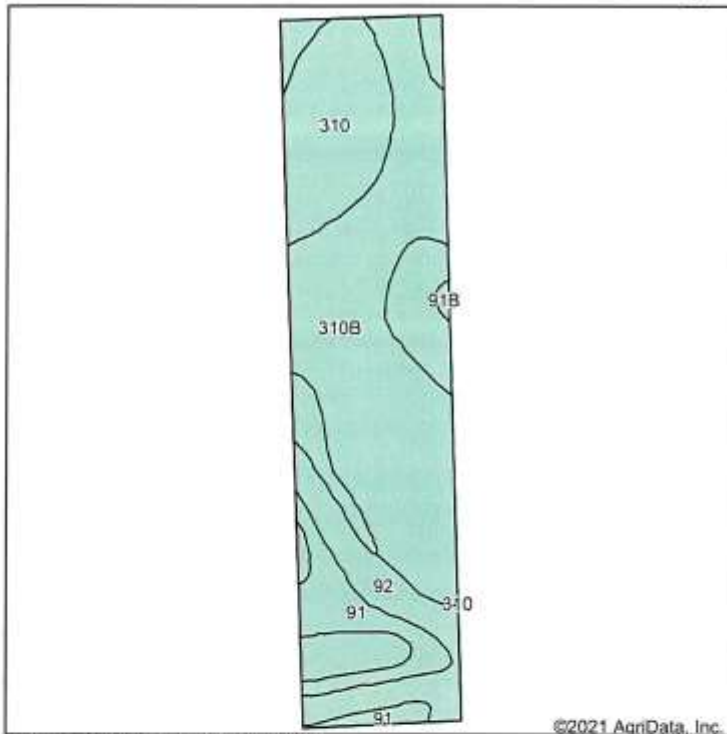
**34-97N-45W**  
**Sioux County**  
**Iowa**



11/11/2021



### Soils Map



State: Iowa  
 County: Sioux  
 Location: 34-97N-45W  
 Township: Lincoln



Area Symbol: IA167, Soil Area Version: 31

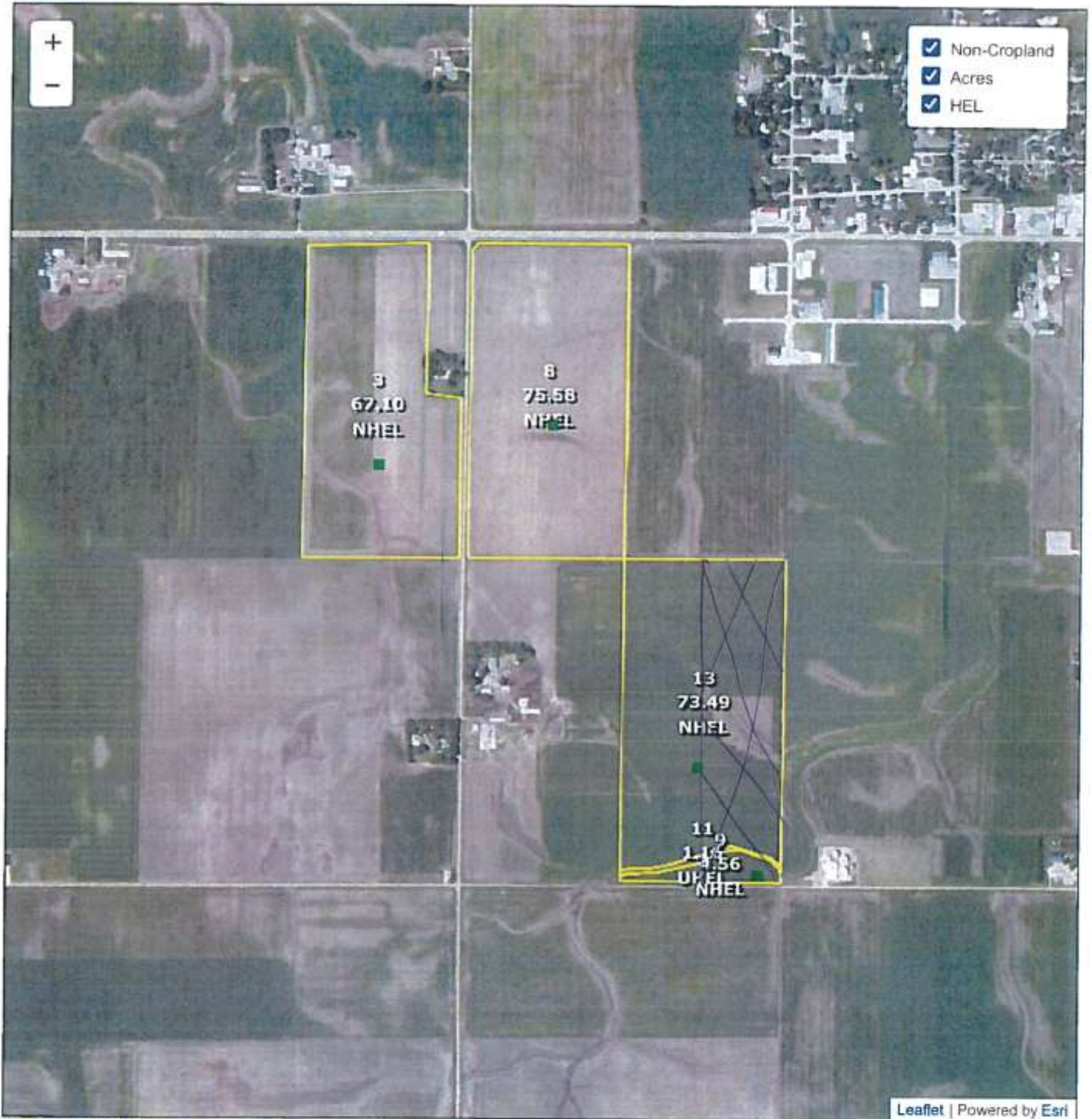
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B	Galva silty clay loam, 2 to 5 percent slopes	18.65	51.8%	lle	95	67	76
310	Galva silty clay loam, 0 to 2 percent slopes	5.84	16.2%	l	100	72	77
91	Primghar silty clay loam, 0 to 2 percent slopes	4.95	13.8%	lw	100	77	78
92	Marcus silty clay loam, 0 to 2 percent slopes	4.22	11.7%	llw	94	72	75
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	2.21	6.1%	lle	90	65	68
91B	Primghar silty clay loam, 2 to 5 percent slopes	0.13	0.4%	lle	95	75	78
<b>Weighted Average</b>					<b>1,70</b>	<b>96.1</b>	<b>69.7</b>
							<b>*n 75.8</b>

\*\*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

Farm 7035  
 Tract 41540

Wetland Determination Identifiers  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions

2021 Crop Year



Tract 4 of 8

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).



FARM: 7035

Iowa

U.S. Department of Agriculture

Prepared: 10/27/21 7:21 AM

Sioux

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 3 of 5

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: 41540 Description E2 NE4 SEC 33 + W2 NE4 + W2 SW4 SEC 34 LINCOLN

FSA Physical Location: Sioux, IA

ANSI Physical Location: Sioux, IA

BIA Range Unit Number:

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

This info is for

Recon Number

Wetland Status: Tract does not contain a wetland

Tracts 3, 4 & 5.

2009 - 19

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
221.89	220.73	220.73	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	220.73	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	160.4	195	0.00				
SOYBEANS	43.35	57	0.00				
Total Base Acres:	203.75						

Owners: JOYCE K KOBIKER ESTATE

Other Producers: None

Tract Number: - Description

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: Wetland determinations not complete

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:							



# ZOMER COMPANY

Presented by

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