

# ZOMER COMPANY

**November 30, 2021 @10:30 A.M.— MN**  
**Upcoming Live Public Auction Of**  
**59.84 +/- Acres Of Ransom TWP,**  
**Nobles County, MN Farmland!**

**November 30, 2021 @1:00 P.M. — IA**  
**Upcoming Live Public Auction Of 40+/-**  
**Acres Of Viola TWP,**  
**Osceola County, IA Farmland**



**Bradley Schultz & Steve & Lori De Bates- Owner**

**[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 — 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**

**Location for Ransom TWP, Nobles County, MN Farmland:** From Rushmore, MN go 7 miles South on Blacktop Jones Ave (13) to 330th St then go 3/4 miles West on 330th St or from Little Rock, IA go 4 miles East on HWY 9 to Nettle Ave then go North 4 miles on Nettle Ave and then continue around the curve into Minnesota onto Jones Ave (13) then go 1 more mile North on Jones Ave to 330th St then go 3/4 miles West on 330th St. Farm is located on the North side of 330th St. Auction to be held at the site of the farm. Watch [zomerauctions.com](http://zomerauctions.com) for inclement weather.

**Location for Viola TWP, Osceola County, IA Farmland:** This farm is located in the Southeast corner of the intersection of 120th St & Nest Ave. From Little Rock, IA go East on HWY 9 for 3 miles to Nest Ave then go North on Nest Ave for 3 miles to the farmland. Auction signs will be posted. Auction to be held onsite at the farm. Watch [zomerauctions.com](http://zomerauctions.com) for inclement weather.



**Ransom TWP, Nobles County, MN Farmland**



**Viola TWP, Osceola County, IA Farmland**

**Auctioneers & Assistants:**

**Zomer Company**

**Mark Zomer - 712-470-2526 — Blake Zomer - 712-460-2552**

**Gary Van Den Berg - 712-470-2068 — Darrell Vande Vegte - 712-470-1125**

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

# Sale Date: November 30, 2021 @10:30 A.M.

## Ransom TWP, Nobles County, MN Farmland

**Abbreviated Legal Description:** The East 59.84 acres of the FRL Southwest Quarter of Section 30, TWP 101N, Range 41W, Nobles County, MN to be described by survey. Subject to all public easements and roadways of record.

**General description:** According to the recent survey, this property contains 59.84+/- gross acres of farmland. According to FSA, this property contains approx. 55.65+/- tillable acres with the remainder in road, approx. .98 of an acre of trees and a approx. 2.63 acre grass waterway. This farm has a corn base of 39.20 acres with a PLC yield of 154bu. and a soybean base of 2.10 acres with a PLC yield of 44bu. The tillable farmland is classified as NHEL. The predominant soil types include: P30B-Sac, P29A-Rushmore, P28A-Ransom. According to Agri-Data this farm has a productivity index rating of 95.1 and a county CER rating of 70.76! Make plans today to attend this auction! It is not often you have an opportunity to purchase a smaller tract of farmland! Call an agent today for a full informational brochure on this property!

**Method of sale:** Farm will be sold with the final bid x the gross surveyed acres of 59.84 acres. Auction will be held live on site at the property.

**Taxes:** The current Real Estate Taxes according to the Nobles County Treasurer are approx. \$2,006.00 per year. Seller will pay the 2021 RE taxes when due and payable.

**Possession:** Possession of the farm will be on March 1, 2022 due to the current farm lease.

**Terms:** Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit which will be payable to Nobles County Abstract & Title, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before December 29, 2021. Seller will provide marketable title to the property. Seller will provide abstracts if an abstract is desired by the buyer or if title insurance is used, owners title insurance policy and closing fees will be split 50/50 between the buyer and seller. The Buyer shall be responsible for any expense for title opinions if abstract method is used. Closing will be conducted by Nobles County Abstract & Title. This farm is being sold as is as a cash sale with no finance contingencies and as is with any/all defects and encroachments if any. While every effort has been made to ensure the accuracy of the information herein, all prospective buyers are encouraged to inspect the property and verify all data provided. No warranties are expressed or implied. Any lines on maps and pictures are for informational purposes only and are not guaranteed to be actual boundary lines of the property. Sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing if any will be the responsibility of the purchaser pursuant to MN 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.

**Sale Date: November 30, 2021 @1:00 P.M.**

## **Viola TWP, Osceola County, IA Farmland**

**Legal Description:** The NW1/4 of the NW1/4 of Section 21, TWP 100N, Range 42W, Osceola County, IA. Subject to all public easements and roadways of record.

**General description:** According to Osceola county assessor, this property contains 40+/- gross acres of farmland. According to FSA, this property contains approx. 33.35+/- tillable acres with the remainder in road and ditch and grass waterways. This farm has a corn base of 17 acres with a PLC yield of 107bu. And a soybean base of 16 acres with a PLC yield of 29bu. The tillable farmland is classified as NHEL. The predominant soil types of property include: 735-Havelock, 577, B-Everyly, 433E2-Storden, 396-Letri, 456-Wilmonton, 309-Allendorf. The CSR2 rating is 75.9 and the CSR1 rating is 58.6 on the tillable farmland! Make plans today to attend this auction! It is not often you have an opportunity to purchase a smaller tract of farmland! Call an agent today for a full informational brochure on this property.

**Method of sale:** Farm will be sold with the final bid x the gross county acres. This property will not be surveyed. Auction will be held live on site at the property.

**Taxes:** The current Real Estate Taxes according to the Osceola County Treasurer are approx. \$936.00 per year. Seller will pay the 2021 taxes which are due & payable in March and Sept of 2022.

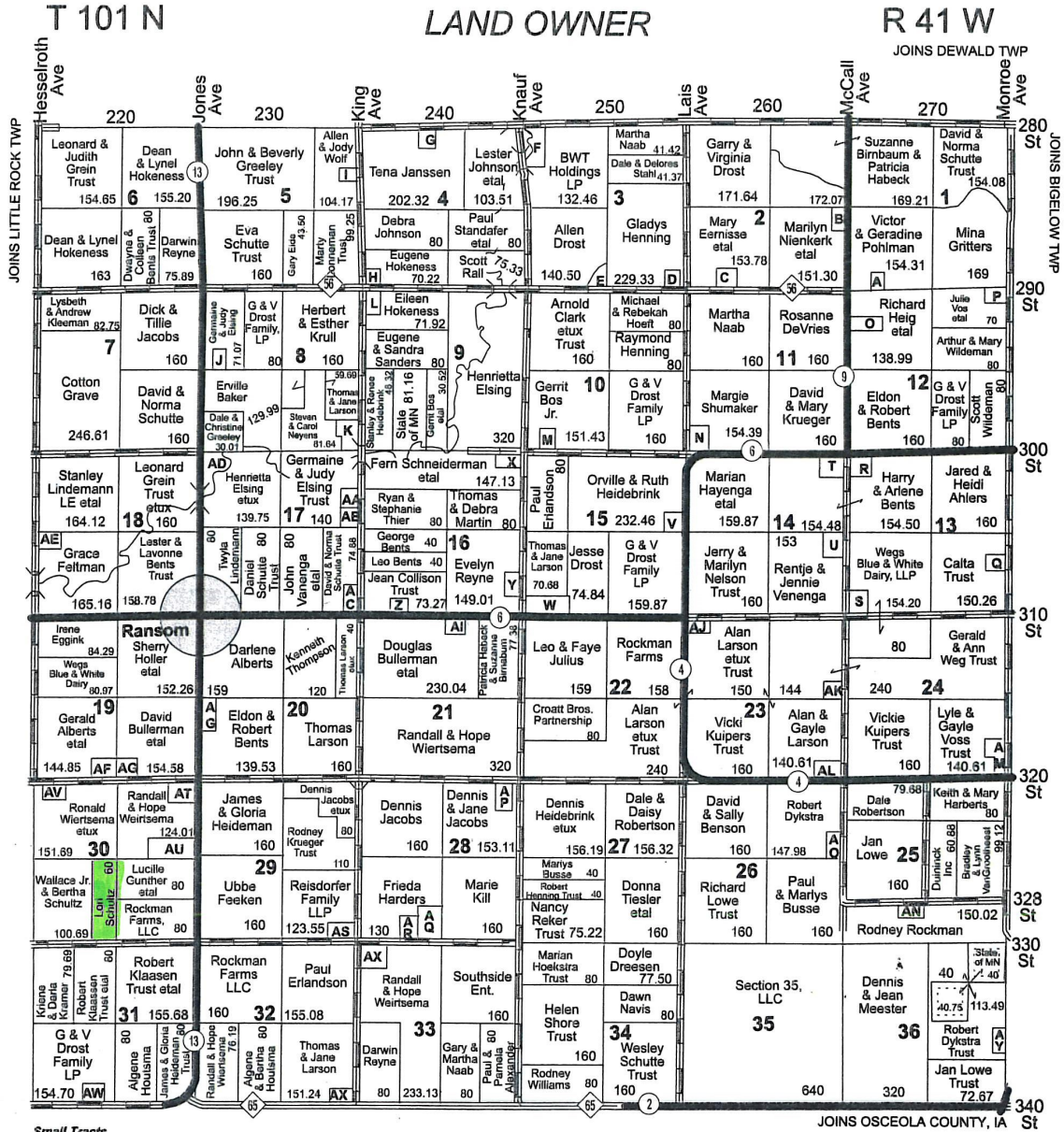
**Possession:** Possession of the farm will be on March 1, 2022 due to the current farm lease.

**Terms:** Purchaser(s) will be required to pay a non-refundable 15% of the purchase price due the day of the auction and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before December 29, 2021 when the buyer shall receive a clear and merchantable title to the property. This property is being sold as is as a cash sale with no finance contingencies and as is with any/all defects and encroachments if any. While every effort has been made to ensure the accuracy of the information herein, all prospective buyers are encouraged to inspect the property and verify all data provided. No warranties are expressed or implied. Any lines on maps and pictures are for informational purposes only and are not guaranteed to be actual boundary lines of the property. Sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing if any will be the responsibility of the purchasers pursuant to IA statutes. All buyers are encouraged to due buyers due diligence. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and auction booklets are available upon request. This Property is being sold subject to the confirmation of the sellers. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. – **Mike Austin —Attorney for Seller.**

# Sale Date: November 30, 2021 @10:30 A.M.

## Ransom TWP, Nobles County, MN Farmland Information

### RANSOM TWP

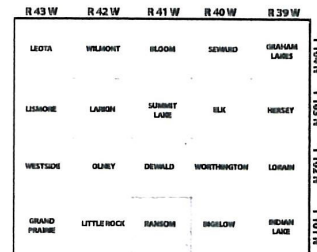


**Small Tracts**

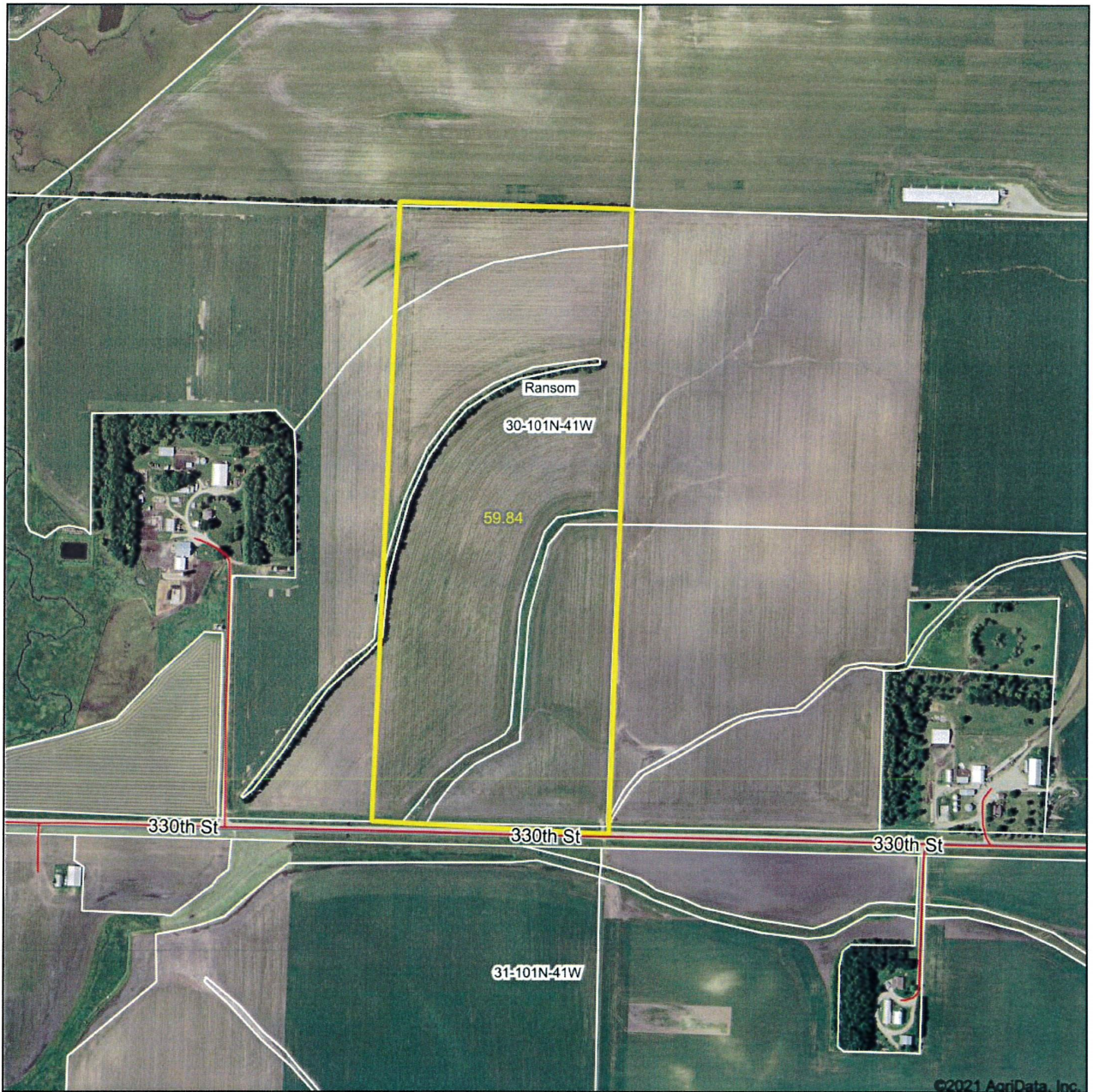
- Section 1 A Norma Sota & Paul Marin - 5.69.
- Section 2 B Jesse Drost - 8.70
- Section 3 C Roger Henning - 6.22
- Section 3 D Roger & Tami Henning - 7
- Section 3 E State of MN - 19.50
- Section 3 F Steven Johnson - 32.99
- Section 4 G Gladys Henning - 8.34
- Section 4 H Thomas & Carmen Kamm - 9.21
- Section 5 I Austin Wolf - 5
- Section 5 J Eva Schutte - 17.25
- Section 8 J Yoshifumi Nishiono - 8.93
- Section 8 K Caryn Voigt - 18
- Section 9 L Randall Harms - 8.08
- Section 10 M Gerrit & Jennifer Bos - 8.57
- Section 11 N Erik & Patricia Youngblom - 5.61
- Section 12 O James & Linda Johnson - 21.01
- Section 12 P Robert Vos - 10
- Section 13 Q Scott Wildeman - 9.74
- Section 13 R Eldon Bents - 5.50
- Section 13 S Corey Boehnke - 5.80
- Section 14 T Robert Bents - 5.52
- Section 14 U Arlene Bents Trust - 7
- Section 15 V Stanley & Renee Heidebrink - 7.54
- Section 15 W Shelly & Doris Gaul - 16.20

- Section 16 X Larry & Robin Ober - 12.87
- Section 16 Y Steven & Barbara Bents - 10.99
- Section 16 Z Richard Lupkes - 6.73
- Section 17 AA Kyle Ross - 9
- Section 17 AB David & Norma Schutte - 11
- Section 17 AC John Schwarz - 5.12
- Section 17 AD Germain & Judy Elsing Trust - 20.25
- Section 18 AE Jesse Feeken - 6.48
- Section 19 AF Joseph & Lonette Colwell - 19.56
- Section 19 AG Travis & Danielle Vis - 5.42
- Section 20 AH Lester & Lavonne Bents - 16.77
- Section 21 AI Timothy Kennedy - 5.30
- Section 23 AJ Janice Pfeifer - 10
- Section 24 AK Weg's Blue & White Dairy - 16
- Section 24 AL John Jr. & Amber Luinenburg - 19.39
- Section 24 AM John & Amber Luinenburg - 5.98
- Section 25 AN Cinthya Sanchez - 5.98
- Section 26 AO Roy & Donna Reimer - 8.32
- Section 28 AP Justin Jacobs - 6.89
- Section 28 AQ Thomas & Jane Larson - 30
- Section 28 AR Brady Blochowicz - 10
- Section 29 AS Luis Cazares & Susue Cortez - 6.45

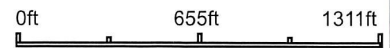
- Section 30 AT Ronald & Vernetta Wiertsema - 5.54
- Section 30 AU Trisha Bullerman - 30.45
- Section 30 AV Randall & Hope Wiertsema - 11.31
- Section 31 AW David & Rhonda Madsberg - 5.30
- Section 32 AX Scott & Laurie Paterson - 8.76
- Section 33 AX Allen & Judy Ouellette - 6.87
- Section 36 AY Todd Dykstra - 6.51



### Aerial Map



Map Center: 43° 31' 3.73, -95° 48' 18.14



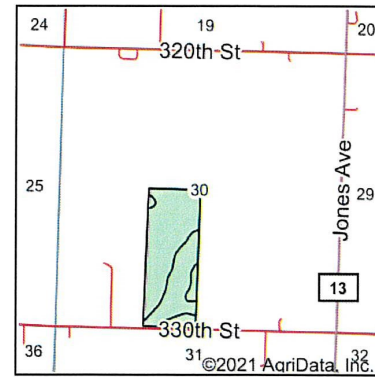
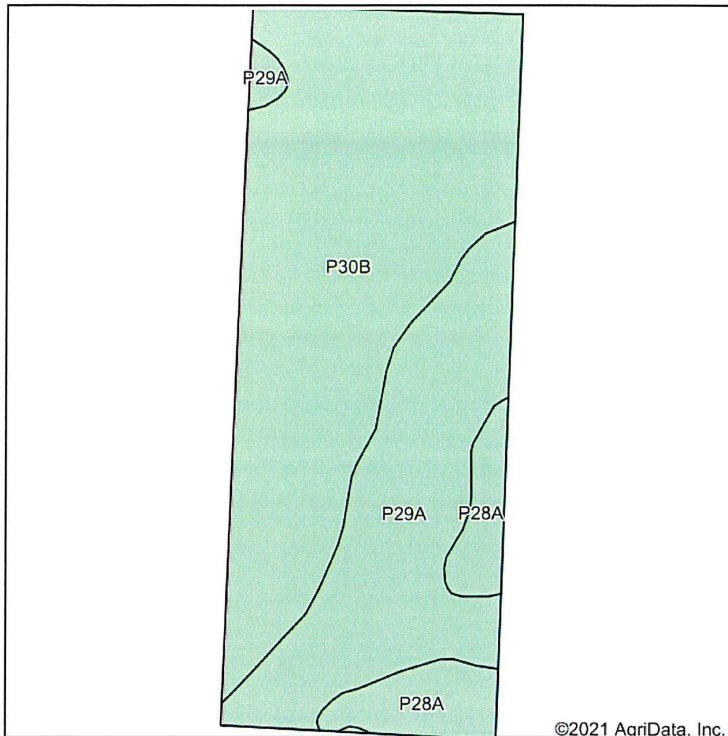
Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2021 www.AgrDataInc.com

**30-101N-41W**  
 Nobles County  
 Minnesota



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

### Soils Map



State: **Minnesota**  
 County: **Nobles**  
 Location: **30-101N-41W**  
 Township: **Ransom**  
 Acres: **59.84**  
 Date: **10/19/2021**



Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 19											
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay Tons	Corn Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans
P30B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	35.68	59.6%	Ile	95						77
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	18.69	31.2%	IIw	94	4.4	169	82	52	58	85
P28A	Ransom silty clay loam, 1 to 3 percent slopes	5.47	9.1%	Ie	99	5.2	178	89	54	63	82
<b>Weighted Average</b>				<b>1.91</b>	<b>95.1</b>	<b>1.8</b>	<b>69.1</b>	<b>33.7</b>	<b>21.2</b>	<b>23.9</b>	<b>*n 80</b>

\*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

# Nobles County, Minnesota

## Farm 7337

## Tract 21768

### 2021 Program Year

Map Created April 05, 2021

### 1014130



Unless otherwise noted:  
 Shares are 100% operator  
 Crops are non-irrigated  
 Corn = yellow for grain

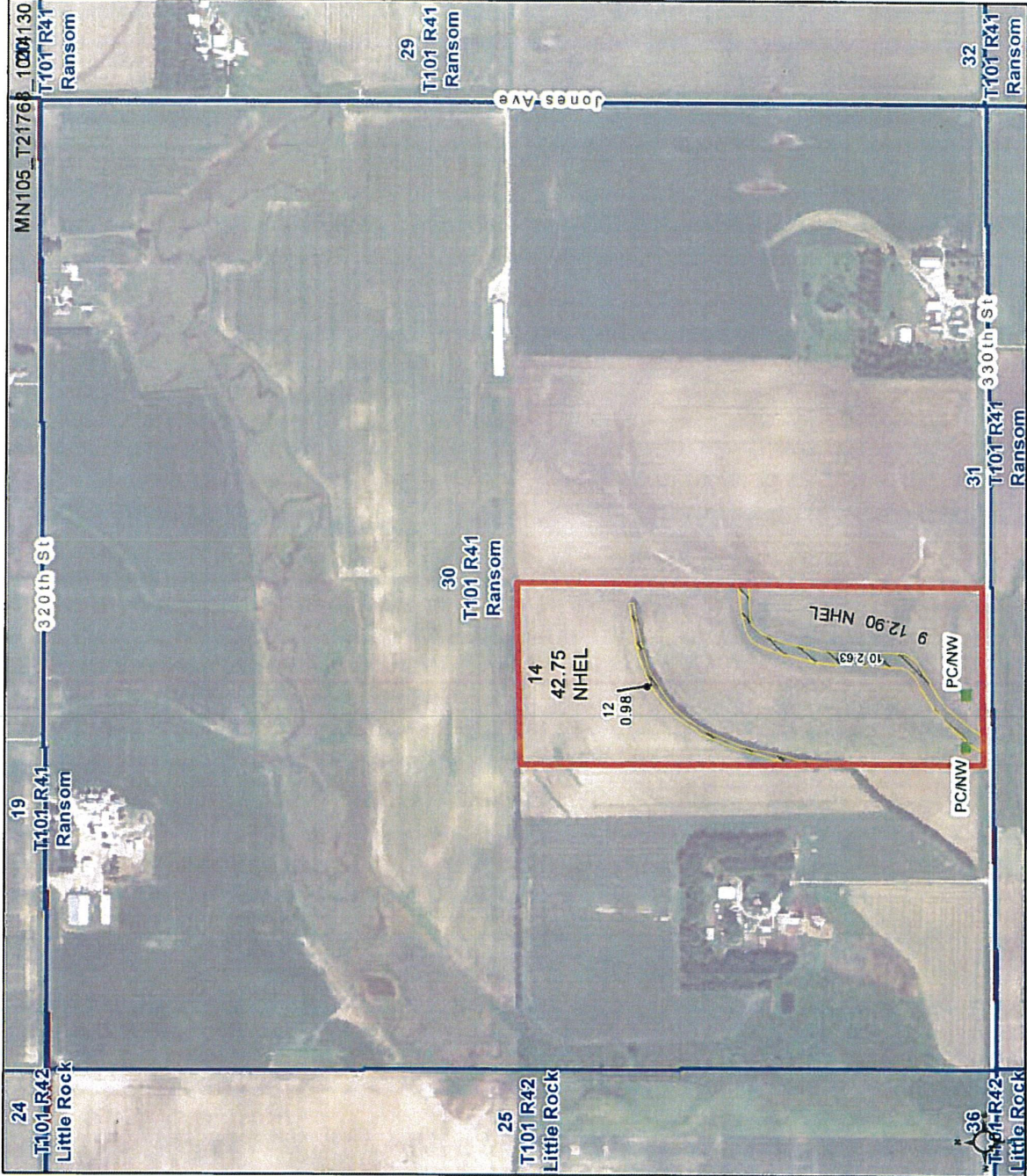
Soybeans = common soybeans for grain  
 Wheat = HRS, HRW = Grain  
 Sunflower = Oil, Non-Oil = Grain  
 Oats and Barley = Spring for grain  
 Rye = for grain  
 Peas = process  
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
 Beans = Dry Edible  
 NAG = for GZ  
 Canola = Spring for seed

### Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- Minnesota Transparency Polygon\_02142019

### Wetland Determination Identifiers

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



Tract Cropland Total: 55.65 acres

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). This map displays the 2019 NAIP imagery.



MINNESOTA  
NOBLES  
Form: FSA-156EZ



FARM : 7337  
Prepared : 10/5/21 11:27 AM  
Crop Year : 2022

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :   
Farms Associated with Operator :   
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
59.26	55.65	55.65	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	55.65	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	1.30	0.00	58	
Corn	39.20	0.00	154	
Soybeans	2.10	0.00	44	
<b>TOTAL</b>	<b>42.60</b>	<b>0.00</b>		

NOTES

Tract Number : 21768

Description : PT OF E2 OF SW4 S30/RA  
FSA Physical Location : MINNESOTA/NOBLES  
ANSI Physical Location : MINNESOTA/NOBLES  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : LORI ANN DEBATES, BRADLEY JON SCHULTZ  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
59.26	55.65	55.65	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	55.65	0.00	0.00	0.00	0.00	0.00

MINNESOTA  
NOBLES  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7337  
Prepared : 10/5/21 11:27 AM  
Crop Year : 2022

DCP Crop Data

Tract 21768 Continued ...

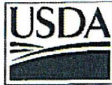
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	1.30	0.00	58
Corn	39.20	0.00	154
Soybeans	2.10	0.00	44
<b>TOTAL</b>	<b>42.60</b>	<b>0.00</b>	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov) USDA is an equal opportunity provider, employer, and lender.



HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Form with fields: Name, Address, Request Date (6/26/09), County (Nobles), Agency or Person (Landowner/Operator), Tract No (21768), FSA Farm No. (7337)

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination? Yes
Are there highly erodible soil map units on this farm? No

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Table with columns: Field(s), HEL(Y/N), Sodbust(Y/N), Acres, Determination Date. Rows include field numbers 14 and 9.

The Highly Erodible Land determination was completed in the office .

Section II - Wetlands

Are there hydric soils on this farm? -

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Table with columns: Field(s), Wetland Label\*, Occurrence Year (CW)\*\*, Acres, Determination Date, Certification Date. Rows show dashes for all fields.

The wetland determination was completed in the - . It was - . to the person on .

Remarks: This request is only for an updated N/HEL determination. Please refer to the original wetland determination for wetland information. This determination is a result of a tract split.

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual. "This certified wetland determination/delineation has been conducted for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985. This determination/delineation may not be valid for identifying the extent of the COE's Clean Water Act jurisdiction for this site. If you intend to conduct any activity that constitutes a discharge of dredged or fill material into wetlands or other waters, you should request a jurisdictional determination from the local office of the COE prior to starting the work."

Signature Designated Conservationist (Stepha Mda) and Date (7/6/2009)

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status.

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

HIGHLY ERODIBLE LAND AND WETLAND  
 CONSERVATION DETERMINATION

----- 1907 -----  
 Name: [REDACTED] Tract: 2806 Farm: SCHWALO  
 County: Nobles Request Date: 06/17/96

-----  
 Section I - Highly Erodible Land  
 -----

Fields in this section have undergone a determination of whether they were highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field	HEL(Y/N)	Sodbusted(Y/N)	Acres	Determination Date
1	N	N	11.0	06/17/96
2	N	N	60.0	06/17/96
3	N	N	11.0	06/17/96
4	N	N	40.0	06/17/96
UN	N	N	30.0	06/17/96

-----  
 Section II - Wetlands  
 -----

Fields in this section have had wetland determinations completed. See the Wetlands Explanation section for additional information regarding allowable activities under the wetland conservation provisions of the Farm Bill and Section 404 of the Clean Water Act.

Field	Wetland Label	Acres	Determination Date	Certification Date
1	PC/NW	11.0	06/17/96	Wetlands Not Certified
2	PC/NW	60.0	06/17/96	Wetlands Not Certified
[REDACTED]			06/17/96	Wetlands Not Certified
[REDACTED]			06/17/96	Wetlands Not Certified
[REDACTED]			06/17/96	Wetlands Not Certified

HIGHLY ERODIBLE LAND AND WETLAND  
CONSERVATION DETERMINATION

Name: [REDACTED] Tract: 2806 Farm: SCHWALO  
County: Nobles Request Date: 06/17/96

Wetlands Explanation

Wetland

Label Explanatory Comments

PC/NW Prior Converted Cropland/Non-Wetland;  
Description: An area that contains both prior converted cropland and non-wetland; Authorized Cropping: No restrictions; Authorized Maintenance: No restrictions unless the manipulation would convert adjacent wetland labels.

W Wetland;  
Description: An area that meets the wetland criteria including wetland farmed under natural conditions. Includes abandoned wetland resulting from abandonment of other wetland labels; Authorized Cropping: May be farmed under natural conditions without removal of woody vegetation; Authorized Maintenance: At level needed to maintain original system on related farmed wetland, farmed wetland pasture, and prior converted cropland. Must not convert additional wetlands or exceed "original scope and effect"; If you plan to clear, drain, fill, level or manipulate these areas contact NRCS\* and COE\*\*.

\* Natural Resources Conservation Service

\*\* Corps of Engineers

Remarks

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.



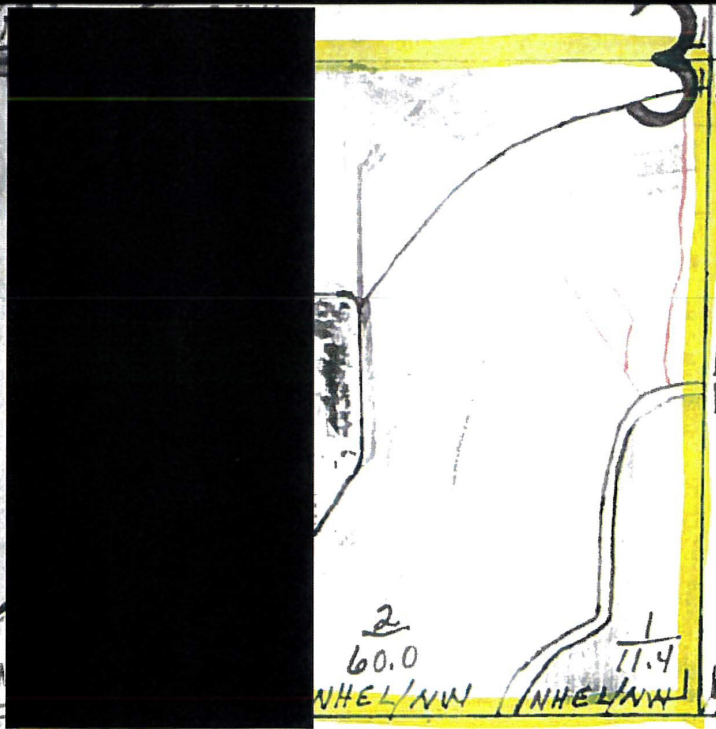
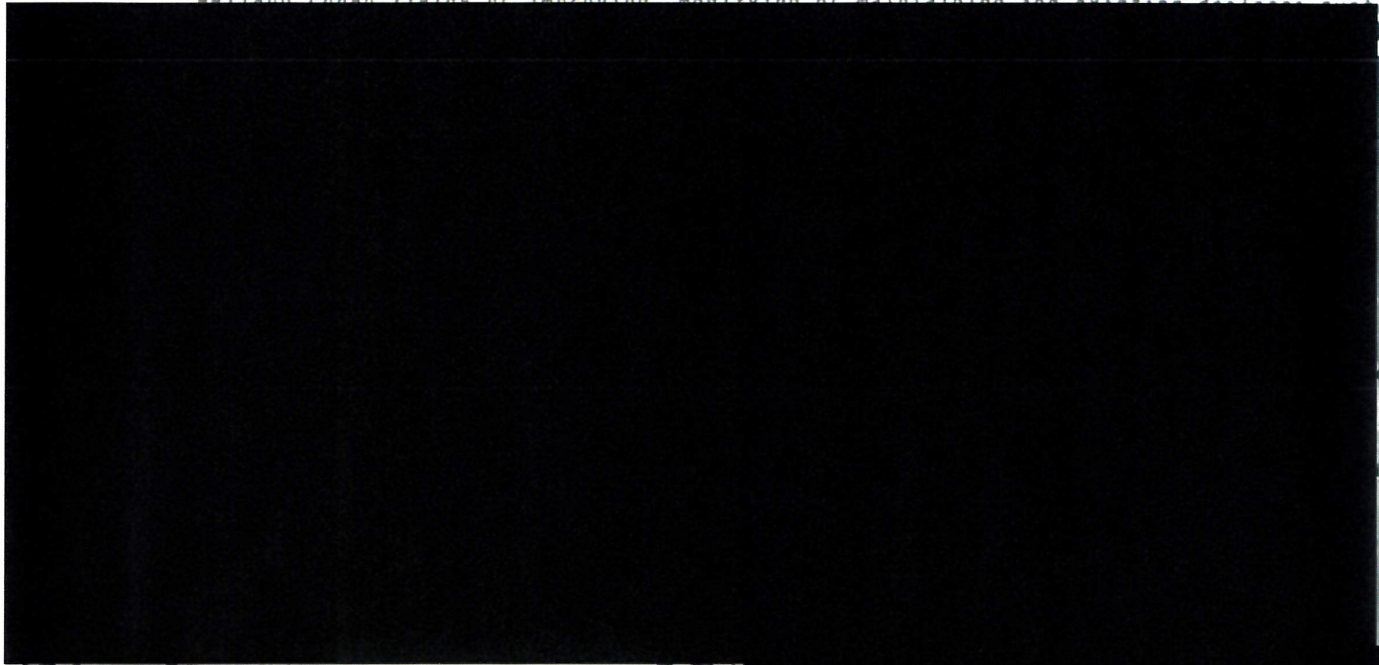
Signature District Conservationist

Date: Jun 17, 1996

All USDA programs and services are available without regard to race, color, national origin, religion, sex, age, marital status, or handicap.

TRACT NUMBER	MT = MULTIPLE TRACT NUMBER	HEL = HIGHLY ERODIBLE LAND	MW = MINIMAL EFFECT WETLAND (EXEMPT)
WETLAND	CW = CONVERTED WETLAND	NHEL = NON-HIGHLY ERODIBLE	MWC, MWM, MWR = SPECIAL COND. (SEE SCS)
FARMED WETLAND	MA = NON-AGRICULTURAL	PC = PRIOR CONVERTED WETLAND	NC = NON-CROPLAND
NON-WETLAND	AW = ARTIFICIAL WETLAND	ECW = EXEMPT (COMMENCED) CONVERTED WETLAND	PHOTO NO.
COUNTY	Nobles		
	NOT TO BE REPRODUCED		CROP
	SCALE	Sept. 1995	YR. G-13

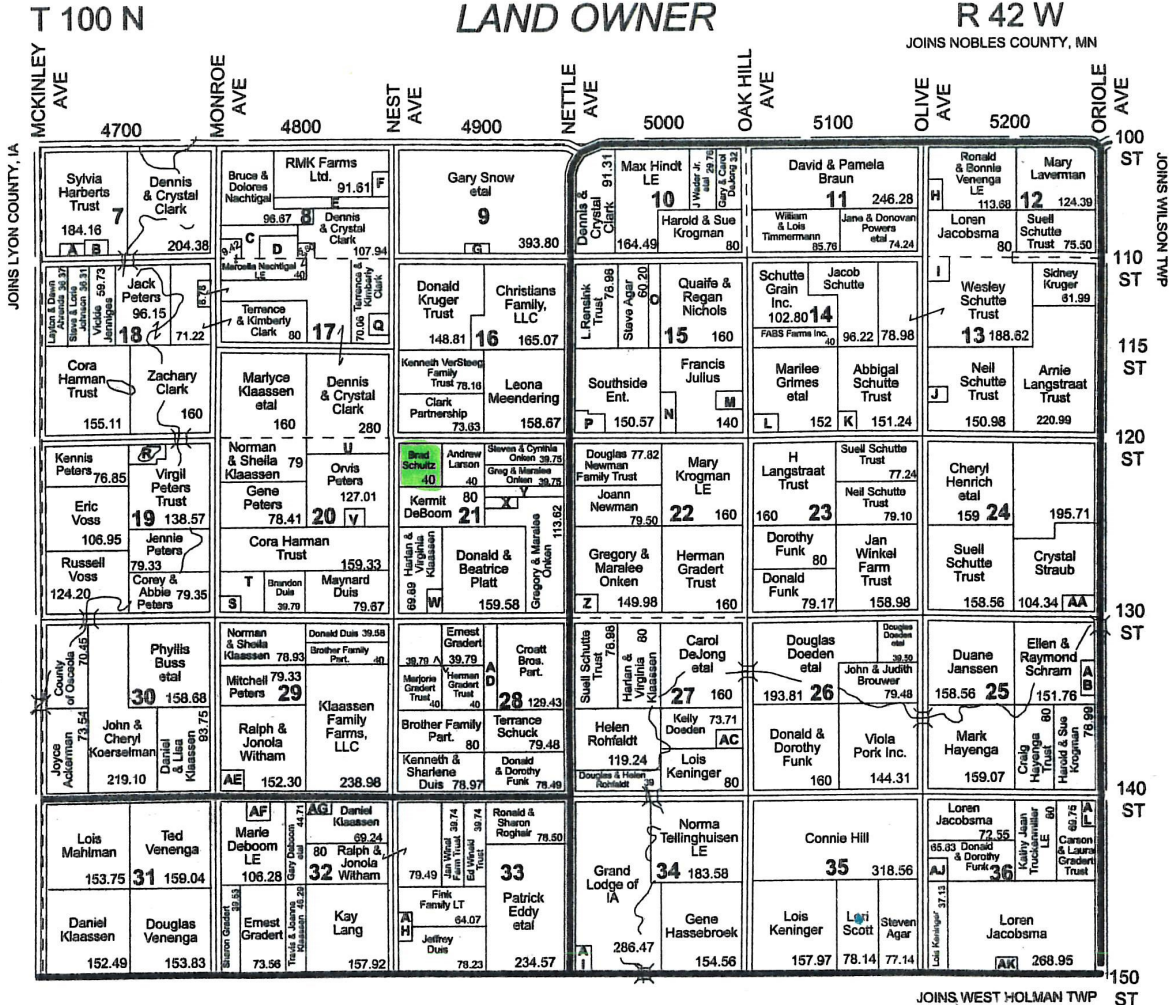
WARNING: Contact NRCS before draining, dredging, filling, or leveling any wet areas on wetland coded fields or improving, modifying or maintaining and protecting them.



# Sale Date: November 30, 2021 @1:00 P.M.

## Viola TWP, Osceola County, IA Farmland Information

### VIOLA TWP LAND OWNER

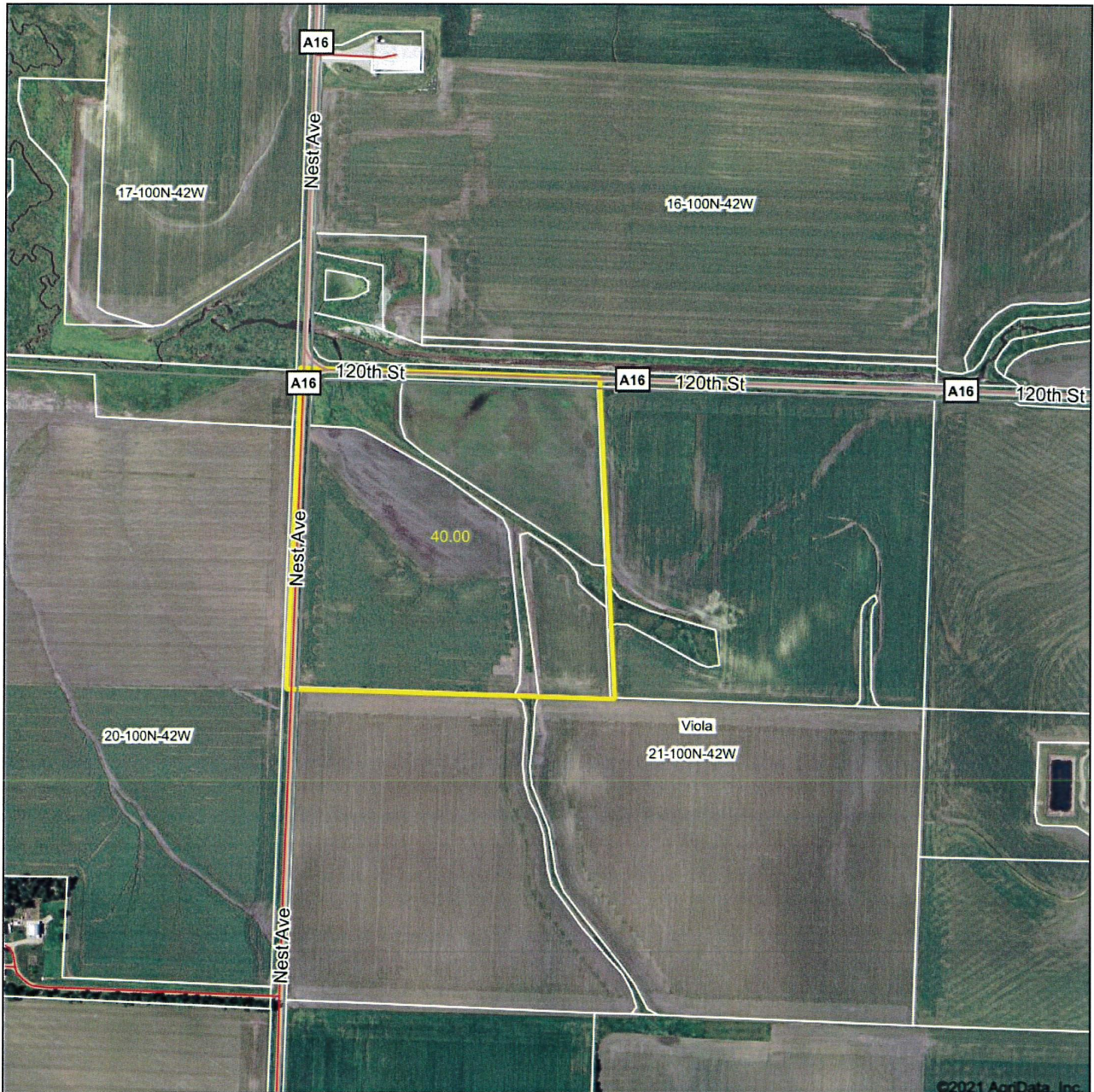


OSCEOLA CO. LAND OWNER & RURAL RESIDENT MAPS

- Small Tracts**
- Section 7 **A** Heath & Wendy DeJong - 8.77
  - B** Blake Arends - 5.96
  - Section 8 **C** Denis Nachtigal - 22.39
  - D** Merlin Nachtigal - 22.39
  - E** Robert Klaassen Trust - 33.82
  - F** Brian Kruse - 7.28
  - Section 9 **G** Thomas & Denise Kuiper - 11.79
  - Section 12 **H** Harold & Sue Krogman - 9.99
  - Section 13 **J** Jacob Schutte Trust - 5.36
  - J** D&S Schutte Inc. - 8
  - Section 14 **K** Richard & Carla Croatt - 7.74
  - L** Patricia Jones - 8
  - Section 15 **M** FABS Farms Inc. - 10
  - N** Scott Julius - 10
  - O** Sandra Studelska - 20.21
  - P** Clifford & Karen Wynia - 10
  - Section 17 **Q** TKC Farms Inc. - 9.94
  - Section 19 **R** County of Osceola - 20.11
  - Section 20 **S** Klaassen-Duis Farms Inc. - 5.15
  - T** Shane Klaassen - 33.99
  - U** Kennis Peters - 25.68
  - V** Julie & William Stofferan - 6.11
  - Section 21 **W** NFP Farms, LLP - 9.90
  - X** Onken Family Farm Inc. - 6.16
  - Y** Greg Onken - 26.74
  - Section 22 **Z** Onken Family Farms Inc. - 9.09
  - Section 24 **AA** Tanner Doeden - 12.76
  - Section 25 **AB** Jason & Robyn Kruger - 6.31
  - Section 27 **AC** Kelly & Sandra Doeden - 6.29
  - Section 28 **AD** Gearld Klein - 19.95
  - Section 29 **AE** Thomas Witham - 5.37
  - Section 32 **AF** Joel & Constance Marco - 3
  - AG** New Fashion Pork LLP - 9.74
  - Section 33 **AH** Jeffrey Duis - 7.02
  - Section 34 **AJ** Gilbert & Shirley Petersen - 5.22
  - Section 36 **AJ** George & Rhonda Henrichs - 12.50
  - AK** Thomas & Kimberly Doeden - 5.71
  - AL** Michael & Susan Truckenmiller - 8.28

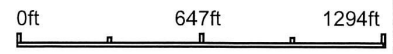
R 42 W	R 41 W	R 40 W	R 39 W	
VIOLA	WILSON	HORTON	FAIRVIEW	T 100 N
WEST HOLMAN	EAST HOLMAN	OCHEYEDAN	ALLISON	T 96 N
GILMAN	GOEWY	BAKER	HARRISON	T 86 N

### Aerial Map



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Map Center: 43° 28' 27.15, -95° 49' 1.92



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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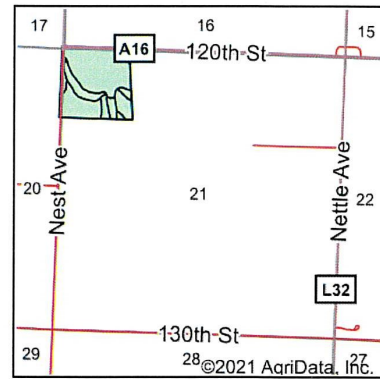
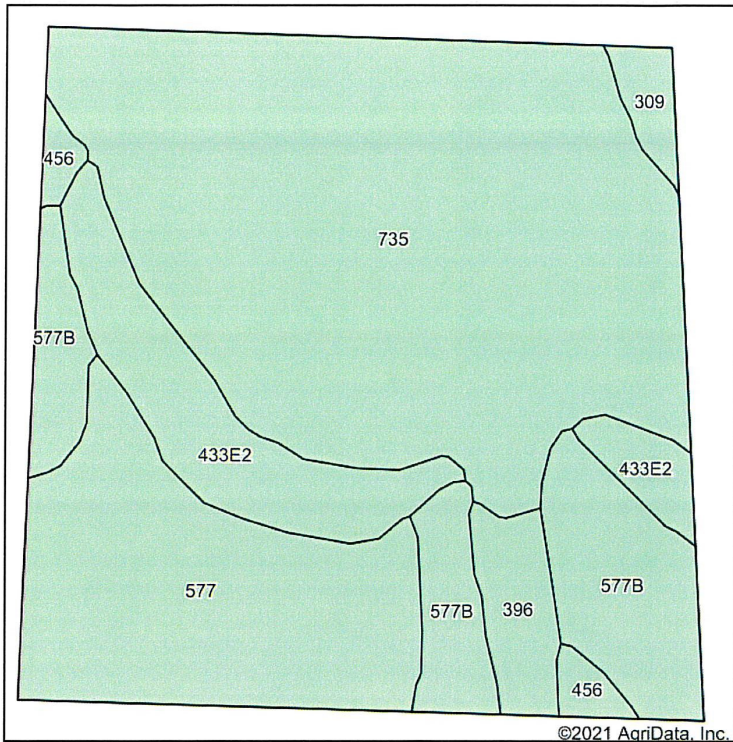
**21-100N-42W**  
**Osceola County**  
**Iowa**



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



### Soils Map



State: **Iowa**  
 County: **Osceola**  
 Location: **21-100N-42W**  
 Township: **Viola**  
 Acres: **40**  
 Date: **10/19/2021**



Soils data provided by USDA and NRCS.

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Area Symbol: IA143, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
735	Havelock loam, 0 to 2 percent slopes, occasionally flooded	20.30	50.7%	Ilw	74	57	78
577	Everly clay loam, 0 to 2 percent slopes	7.86	19.7%	I	96	78	76
577B	Everly clay loam, 2 to 5 percent slopes	5.17	12.9%	Ile	90	72	73
433E2	Storden clay loam, 14 to 18 percent slopes, moderately eroded	4.21	10.5%	IVe	26	8	53
396	Letri silty clay loam, calcareous, 0 to 2 percent slopes	1.28	3.2%	Ilw	89	72	78
456	Wilmington silty clay loam, 0 to 3 percent slopes	0.62	1.6%	Iw	91	78	80
309	Allendorf silty clay loam, 0 to 2 percent slopes	0.56	1.4%	Ils	63	46	75
<b>Weighted Average</b>				<b>2.00</b>	<b>75.9</b>	<b>58.6</b>	<b>*n 74.3</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.

IOWA  
OSCEOLA  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 3287  
Prepared : 10/18/21 11:47 AM  
Crop Year : 2022

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name :  
Farms Associated with Operator :  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
36.93	33.35	33.35	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	33.35	0.00		0.00		0.00	0.00	0.00

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	17.00	0.00	107	0
Soybeans	16.00	0.00	29	0
<b>TOTAL</b>	<b>33.00</b>	<b>0.00</b>		

**NOTES**

Tract Number : 1479

Description : NW1/4NW1/4 21 100 42 VIOLA  
FSA Physical Location : IOWA/OSCEOLA  
ANSI Physical Location : IOWA/OSCEOLA  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : BRADLEY JON SCHULTZ  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
36.93	33.35	33.35	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	33.35	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

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

IOWA  
OSCEOLA  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 3287  
Prepared : 10/18/21 11:47 AM  
Crop Year : 2022

Abbreviated 156 Farm Record

Tract 1479 Continued ...

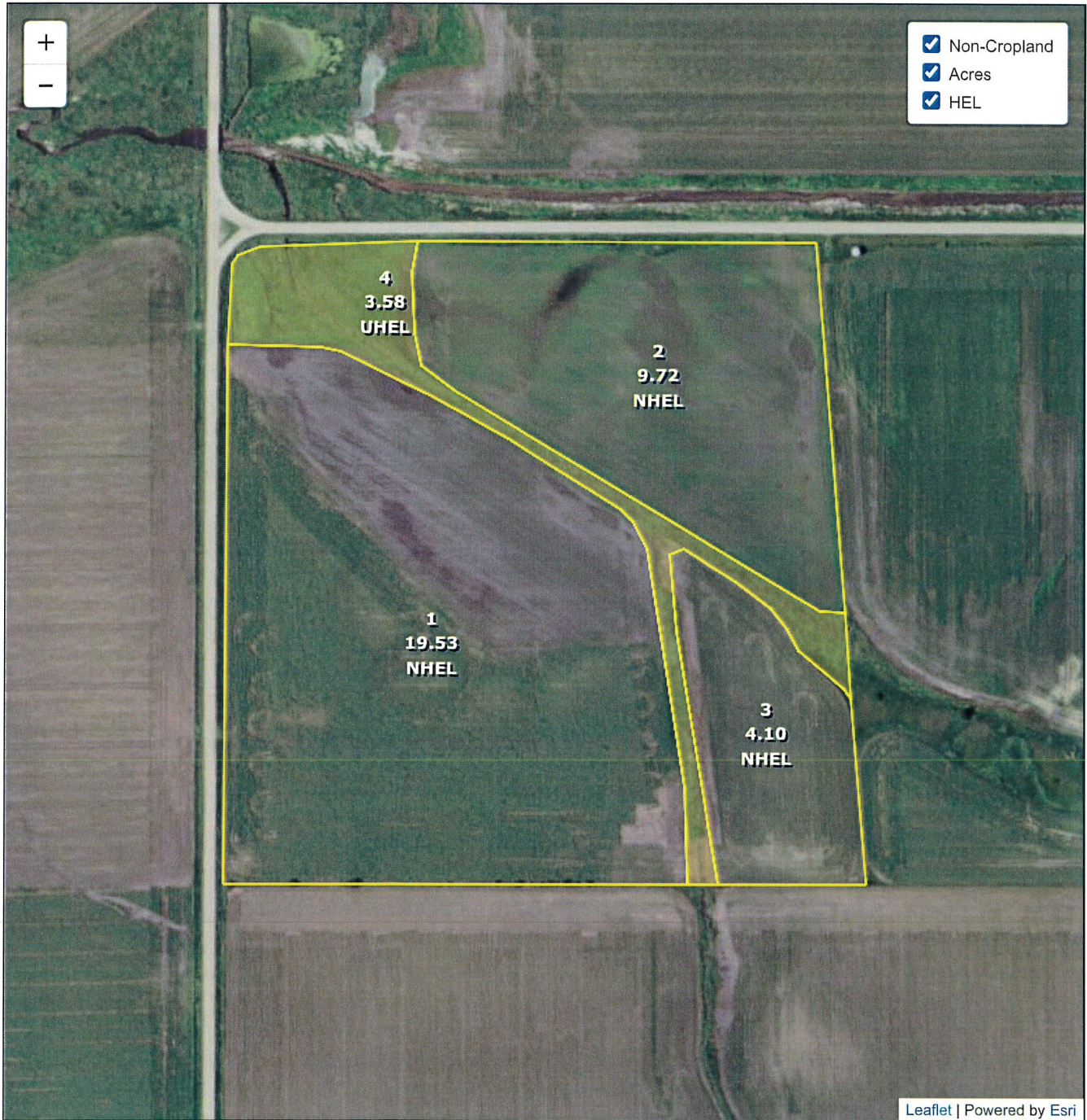
Corn	17.00	0.00	107
Soybeans	16.00	0.00	29
<b>TOTAL</b>	<b>33.00</b>	<b>0.00</b>	

NOTES

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- Non-Cropland
- Acres
- HEL

Common Land Unit  
 Cropland   
 Non-cropland   
 CRP

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

Leaflet | Powered by Esri

2022 Crop Year



Tract 1 of 1

Farm 3287  
 Tract 1479

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).



# PROPERTY NOTES

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# PROPERTY NOTES

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# ZOMER COMPANY

## PRESENTED BY

**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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