

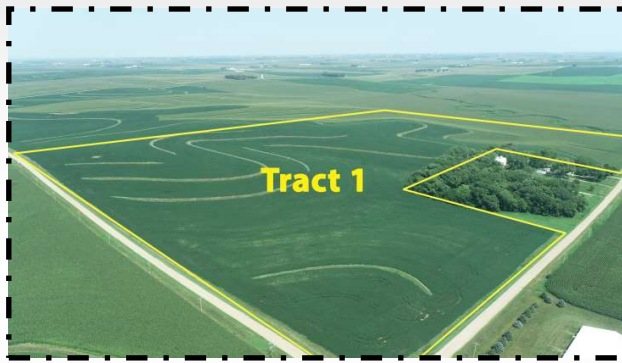
ZOMER COMPANY

**Upcoming Live Public Auction Of 233.57 Acres Of
Eagle TWP, Sioux County, IA Contiguous Farmland**

To be sold in Two Tracts

Tract 1: 105.22 Acres

Tract 2: 128.35 Acres



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

Roy & Minnie Bauder Farm

zomercompany.com

Auctioneers:

Zomer Company

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

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

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

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

Auctioneers Note: Our company is honored to have been selected by the Bauder family to offer this farmland for sale at live public auction! This farmland has been in the Bauder family for 71 years! Make plans today to attend this auction! This farmland offers great opportunity to start your land portfolio or add to your current operation!! The property presents a great investment potential! Call an auctioneer listed below today to receive a full informational packet! This auction will be held at the site of the farmland!! Watch zomerauctions.com in case of inclement weather!

Watch zomerauctions.com for inclement weather!

Auction will be held at the site of the farmland!

Location: From the Hawarden, IA golf course go 2 miles East on HWY 10 to Chestnut Ave then go 1 1/2 miles North on Chestnut Ave to Tract 1 or from the Ireton Corner on HWY 10 go 6 miles West to Chestnut Ave then go 1 1/2 miles North on Chestnut Ave to Tract 1. Tract 2 lies directly North of Tract 1. Auction signs will be posted. Watch zomerauctions.com for inclement weather! Auction will be held at the site of the farmland!

Legal Description of Tract 1: Parcel B in the SW1/4 of Section 29-95N-47W, Sioux County, IA.- Subject to public roads and easements of record.

General description of Tract 1: According to the survey, this property contains 105.22 gross acres. According to the recent survey and FSA, this farm contains approx. 98+/- tillable acres with the remainder in grass terraces and road/ditch. This farm has a corn and soybean base combined with tract 2 with a PLC yield of 187bu. On corn and a PLC yield of 54bu. On soybeans. This farm is classified as HEL. The predominant soil types include: 310B2, C2, D2-Galva, 133-Colo, 8B-Judson, 428B-Ely, 1C3-Ida. The average **CSR1 is 58.6** and the average **CSR2 is 82.5**. This farm appears to have a good state of productivity and is well managed. This farm has excellent fertility with manure applied regularly. This farmland would make a great addition to your current farming operation or would make a great investment opportunity!! This farm has been well taken care of and has all of the fences removed and has been farmed by a long term tenant! This farm does have some drainage tile installed. Make plans today to attend this

Legal Description of Tract 2: Parcel C in the W 1/2 of Section 29-95N-47W, Sioux County, IA. subject to public roads and easements of record.

General description of Tract 2 According to the survey, this property contains 128.35 gross acres. According to the recent survey and FSA, this farm contains approx. 121+/- tillable acres with the remainder in grass terraces and road/ditch. This farm has a corn and soybean base combined with tract 1 with a PLC yield of 187bu. On corn and a PLC yield of 54bu. On soybeans. This farm is classified as HEL. The predominant soil types include: 310B2, C2, D2-Galva, 11B-Radford-Judson, 8B-Judson, 1B3, 1D3-Ida, 133-Colo. The average **CSR1 is 53.7** and the average **CSR2 is 77.5**. This farm appears to have a good state of productivity and is well managed. This farm has excellent fertility with manure applied regularly. This farmland would make a great addition to your current farming operation or would make a great investment opportunity!! This farm has been well taken care of and has all of the fences removed and has been farmed by a long term tenant! This farm does have some drainage tile installed. Make plans today to attend this auction!!!

Terraces/Dirt Work: Cost of any dirtwork which is needed to modify terraces due to the recent survey lines will be split 50/50 between the buyers of Tract 1 & 2 if the tracts are purchased by separate buyers.

Method of sale: The farm will be sold with the final bid price x the gross surveyed acres. The farms will be offered choice and the 1st successful bidder will be allowed to select the tract of their choice or will have the option to take both tracts. Auction will be held at the site of the Land.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$3,051.38 per year on Tract 1 and approx. \$3,722.15 per year on Tract 2. Seller will pay the 2021 taxes which are due and payable in March and Sept of 2022.

Possession: 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 17, 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. 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. – **Charles Haugland—Attorney for Seller.**

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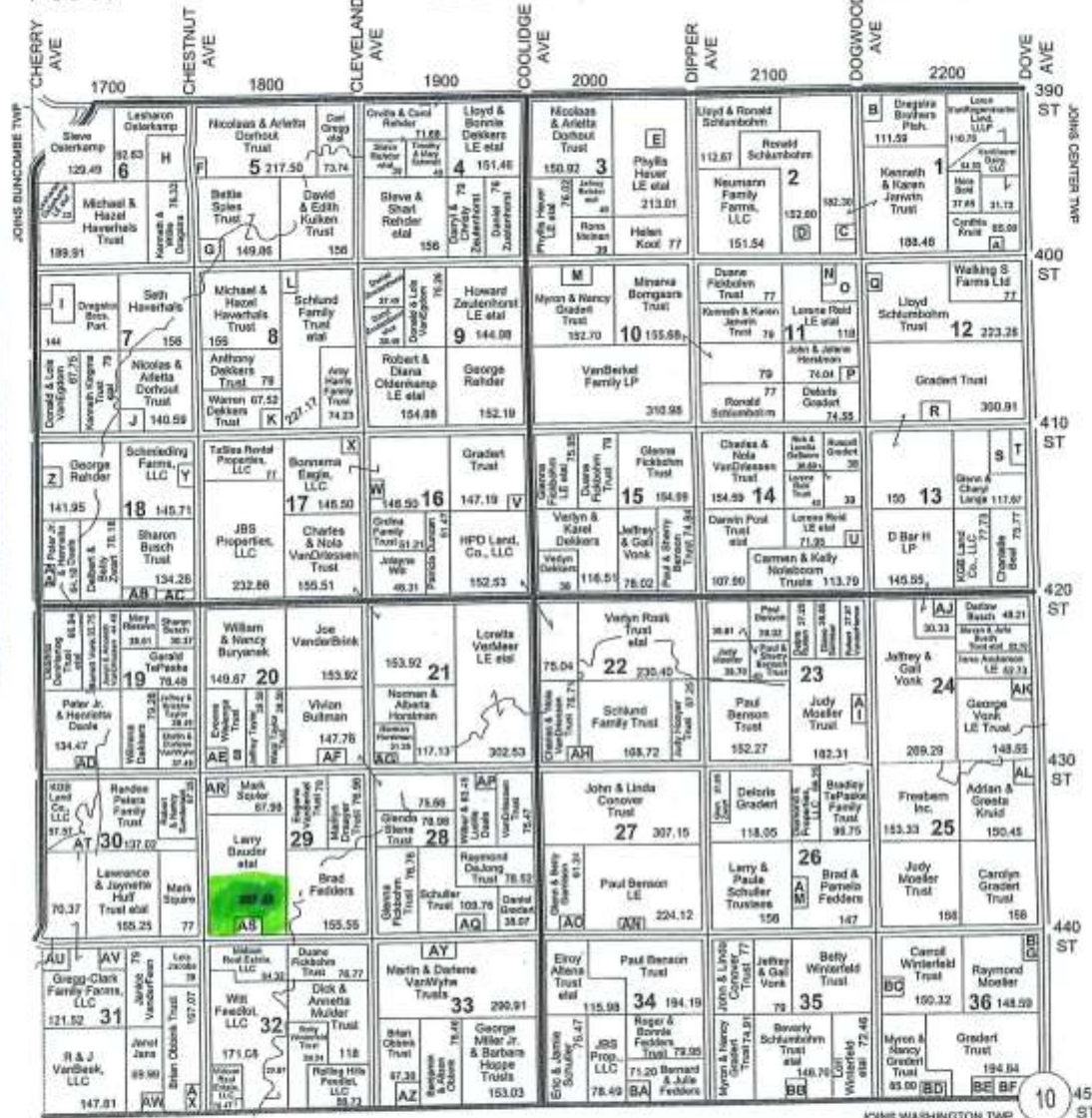
EAGLE TWP

LAND OWNER

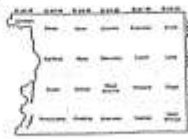
R 47 W

T 95 N

JONS GARFIELD TWP



- Small Tracts**
- Section 1 A Chad & Rachelle Greenweg - 11.04
 - B Kenneth Draggira Trust - 6.61
 - Section 2 C Draggira Bros. Inc. - 5.09
 - D Lloyd Schumborn - 6.02
 - Section 3 E Randy Heuer - 10.71
 - Section 4 F Todd & Dawn Tapp - 7.61
 - G Ronald Craft - 6.14
 - Section 5 H William Osterkamp - 55.10
 - I Josh & Allison Leustik - 5.03
 - J David Dorhout - 12.39
 - Section 6 K Chad & Janelle Abbas - 9.48
 - L Andrew & Carrie Thonstad - 6.61
 - Section 7 M Frederick & Shari Koopmans - 8.72
 - Section 8 N Tom & Nancy Chapman - 9.60
 - O Lorene Root Trust - 28.40
 - P Nicholas VanSchuppen - 5.83
 - Section 9 Q Gregg & Shirley Kosman - 6.88
 - R Russell Grader - 11.09
 - Section 10 S Terry & Linda VanWyke - 19.35
 - T Terry VanWyke - 12.90
 - Section 11 U Steve & Wauwava Wagers - 7.05
 - Section 12 V Timothy & Mary Schmidt - 8.19
 - W Duane & LeaAnn Bonnema - 9.50
 - Section 13 X Eagle Pkg Inc. - 9.92
 - Section 14 Y Verlyn & Donna Zwart - 10.76
 - Z Craig & Julie Wegner - 8.12
 - AA Peter Daale & Sons Partnership - 5.29
 - AB Ronald & Joyce Daale - 11.19
 - AC William Feldhocker - 7.81
 - Section 15 AD Peter Daale & Sons Partnership - 9.97
 - Section 16 AE Dan & Susan Karp - 8.77
 - AF Shere & Katherine Wil - 8.24
 - Section 17 AG Brent & Crystal Osterkamp - 6
 - Section 18 AH Robert & Tammy Horton - 8.01
 - Section 19 AJ Robert & Gail Vandeharman - 13.19
 - Section 20 AK Philip Stoyton - 7.39
 - Section 21 AL Bessie & Kathleen Vank - 9.45
 - Section 22 AM Byron & Lora Bonnema - 5.08
 - Section 23 AN Ivan & Leanna Schraier - 11.01
 - Section 24 AO Dennis & Tammy Kelly - 9.39
 - AD Michael & Jeanann Wilbert - 12.23
 - Section 25 AP Jerry & Joy Steinhok - 12.77
 - AW Duane & Carol Verhoeven - 9.02
 - Section 26 AQ Anthony Dalkers Trust - 10.21
 - Section 27 AR Duane & Carol Verhoeven - 9.02
 - AS Gary & Toshia Moffat - 7.82
 - Section 28 AT Adam & Amy Toewger - 35.43
 - Section 29 AU Cameron & Curtis Gregg - 8.12
 - AV Cameron & Heidi Gregg - 21
 - AW Jose & Vanessa Lopez - 8.40
 - AX Logan VanNoort - 8.48
 - Section 30 AY Alvin VanWyke - 15.09
 - AZ Dick & Annetta Mulder - 10.07
 - Section 31 BA Lyle & Loretta Myers - 5.59
 - Section 32 BB Beverly Schumborn Trust - 10.81
 - Section 33 BC Jesse & Tie Murphy - 5.68
 - BD Daniel & Joshua Grader - 9.56
 - BE Zachary Hulst - 5.85
 - BF Eric & Rachelle Credit - 13.36
 - BG David & Nicole Wielenga - 7.41



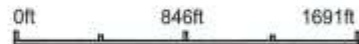
SIoux COUNTY, IA

Aerial Map



Maps Provided By:
surety
© AgriData, Inc. 2021 www.AgrDataInc.com

Map Center: 43° 1' 7.45, -96° 25' 16.8

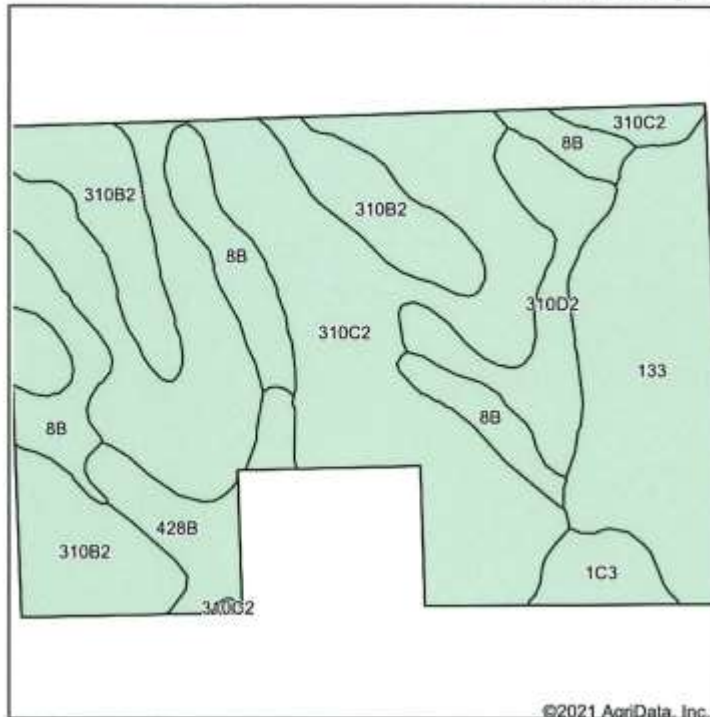


29-95N-47W
Sioux County
Iowa



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

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **29-95N-47W**
 Township: **Eagle**
 Acres: **105.22**
 Date: **9/1/2021**



Soils data provided by USDA and NRCS.

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Area Symbol: IA167, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	43.43	41.3%	llle	84	51	66
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	18.36	17.4%	llw	78	70	80
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	16.85	16.0%	lle	90	65	68
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	11.78	11.2%	lle	92	69	81
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	7.15	6.8%	llle	57	41	61
428B	Ely silty clay loam, shallow loess, 2 to 5 percent slopes	4.98	4.7%	lle	88	70	74
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	2.67	2.5%	llle	58	44	63
Weighted Average					82.5	58.6	*n 70.4

**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.

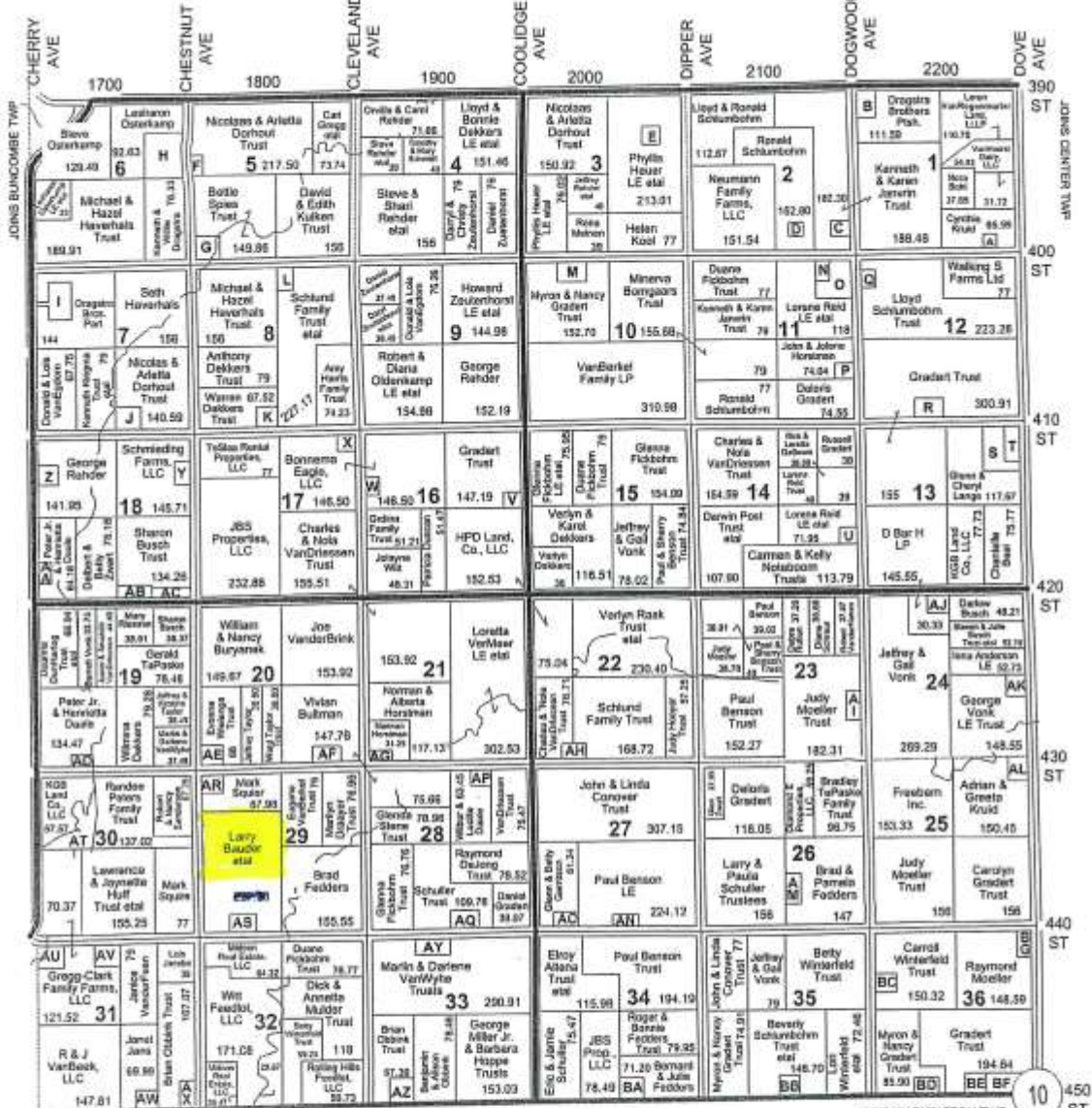
EAGLE TWP

LAND OWNER

R 47 W

T 95 N

JOHN GARFIELD TWP



JOHN WASHINGTON TWP

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 - Section 1 B Kenneth Gregora Trust - 8.64
 - Section 2 C Gregora Bros. Inc. - 5.09
 - Section 2 D Lloyd Schumborn - 6.02
 - Section 3 E Randy Heuer - 10.71
 - Section 3 F Todd & Dawn Trigg - 7.68
 - Section 3 G Ronald Croft - 6.14
 - Section 6 H Wilcom Osterkamp - 55.10
 - Section 7 I Josh & Allison Leussink - 5.85
 - Section 7 J David Dorhout - 12.39
 - Section 8 K Chad & Jemarene Abbas - 9.43
 - Section 8 L Andrew & Carrie Thorstad - 6.51
 - Section 10 M Frederick & Shari Koopmans - 6.72
 - Section 11 N Tom & Nancy Chapman - 9.00
 - Section 11 O Lorene Reid Trust - 28.40
 - Section 12 P Nicholas VanSchepan - 5.83
 - Section 13 Q Greg & Shirley Kuehn - 6.88
 - Section 13 R Russell Graderl - 11.09
 - Section 13 S Terry & Linda VanWylle - 19.35
 - Section 13 T Terry VanWylle - 13.90
 - Section 14 U Steve & Wauvea Wagers - 7.05
 - Section 15 V Timothy & Mary Schmidt - 8.19
 - Section 16 W Duane & LesAnn Bonnema - 9.50
 - Section 17 X Eagle Pig Inc. - 9.50
 - Section 18 Y Verlyn & Donna Zwart - 10.76
 - Section 19 Z Craig & Julia Wegner - 8.12
 - Section 20 AA Peter Daale & Sons Partnership - 5.89
 - Section 20 AB Ronald & Joyce Daale - 11.19
 - Section 20 AC William Feldtucker - 7.81
 - Section 20 AD Peter Daale & Sons Partnership - 9.97
 - Section 20 AE Glen & Susan Kemp - 8.77
 - Section 20 AF Shane & Katharine Wt. - 8.24
 - Section 21 AG Brent & Crystal Osterkamp - 6
 - Section 22 AH Robert & Tammy Horton - 6.21
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 - Section 31 AX Logan VanNoort - 9.46
 - Section 32 AY Alvin VanWylle - 19.89
 - Section 33 AZ Dick & Arnetta Mulder - 10.07
 - Section 34 BA Lyle & Loretta Myers - 3.59
 - Section 35 BB Beverly Schumborn Trust - 10.51
 - Section 36 BC Jesse & Tia Murphy - 5.58
 - Section 36 BD Daniel & Joshua Graderl - 9.58
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 - Section 36 BF Eric & Rachelle Cortt - 13.38
 - Section 36 BG David & Nicole Welang - 7.41



SIoux COUNTY, IA

Aerial Map



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

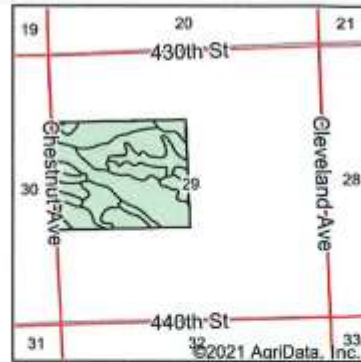
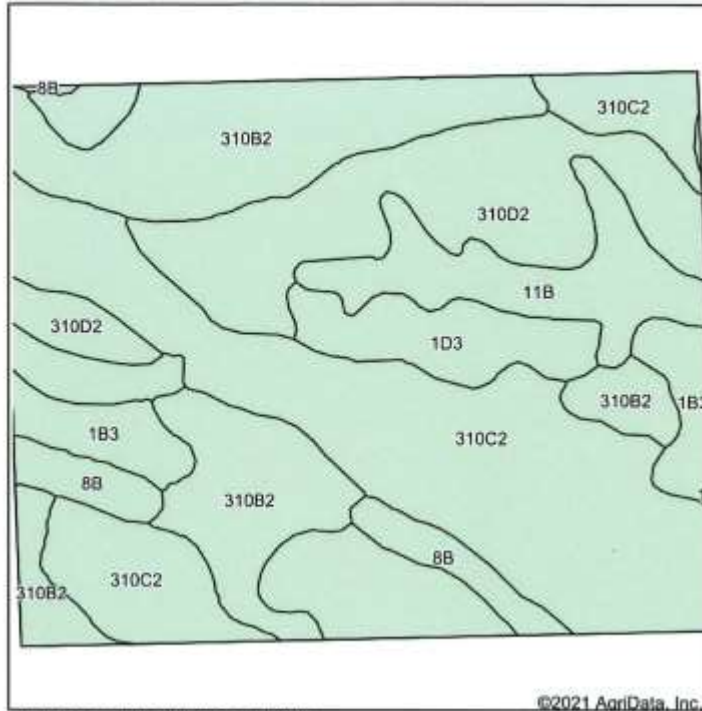
Map Center: 43° 1' 7.65, -96° 25' 16.8



29-95N-47W
Sioux County
Iowa



Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **29-95N-47W**
 Township: **Eagle**
 Acres: **128.35**
 Date: **9/1/2021**



Soils data provided by USDA and NRCS.

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Area Symbol: IA167, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	48.72	38.0%	Ille	84	51	66
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	28.74	22.4%	Ile	90	65	68
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	21.07	16.4%	Ille	57	41	61
11B	Radford-Judson complex, 0 to 5 percent slopes	9.49	7.4%	Ilw	84	56	85
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	7.49	5.8%	Ile	92	69	81
1B3	Ida silt loam, 2 to 5 percent slopes, severely eroded	6.42	5.0%	Ile	57	62	61
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	6.33	4.9%	Ille	32	35	61
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.09	0.1%	Ilw	78	70	80
Weighted Average					77.5	53.7	*n 67.4

**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 PLS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 218.84 acres

2021 Program Year

Map Created March 16, 2021

Farm 403

Tract 458

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: 403
Prepared: 7/22/21 2:10 PM
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 MBAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MBAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier

Farms Associated with Operator:

ARC/PLC GMP Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
229.34	218.84	218.84	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	218.84	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	CORN , SOYBY	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	117.5	187	0.00	0
SOYBEANS	93.3	54	0.00	0
Total Base Acres:	210.8			

Tract Number: 456 Description: S2 NW4+SW4 (EX B.12AC ACREAGE) SEC 29 EAGLE

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

BIA Range Unit Number:

HEL Status: HEL conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
229.34	218.84	218.84	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	218.84	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	117.5	187	0.00
SOYBEANS	93.3	54	0.00
Total Base Acres:	210.8		

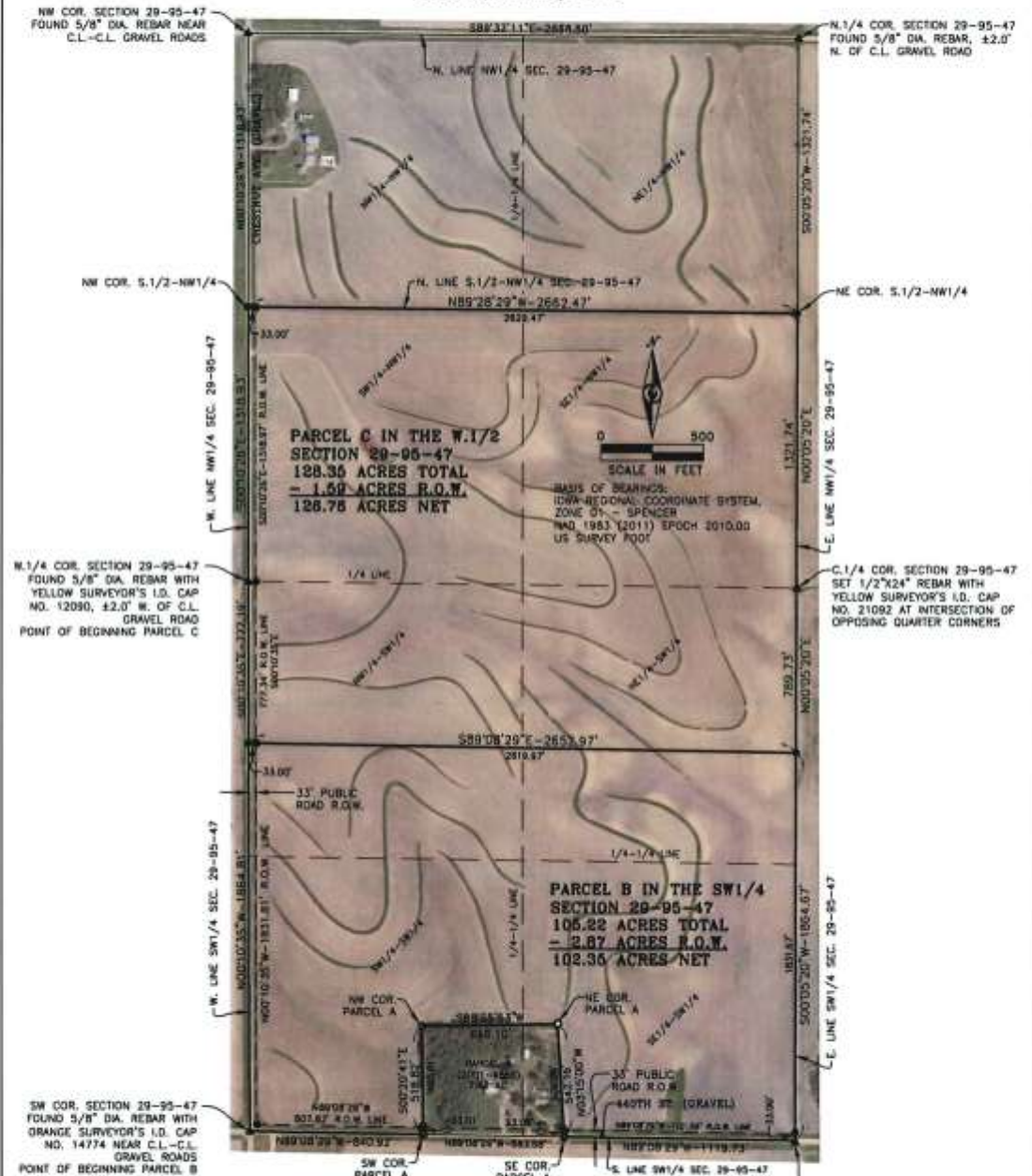
Owners:

LOCATION:
W.1/2 SECTION 29-95-47

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 PROPRIETORS: LARRY BAUDER, ETAL

**PLAT OF SURVEY
PARCEL B IN THE SW1/4 AND PARCEL C IN THE W.1/2 SECTION 29-95-47
SIOUX COUNTY, IOWA**



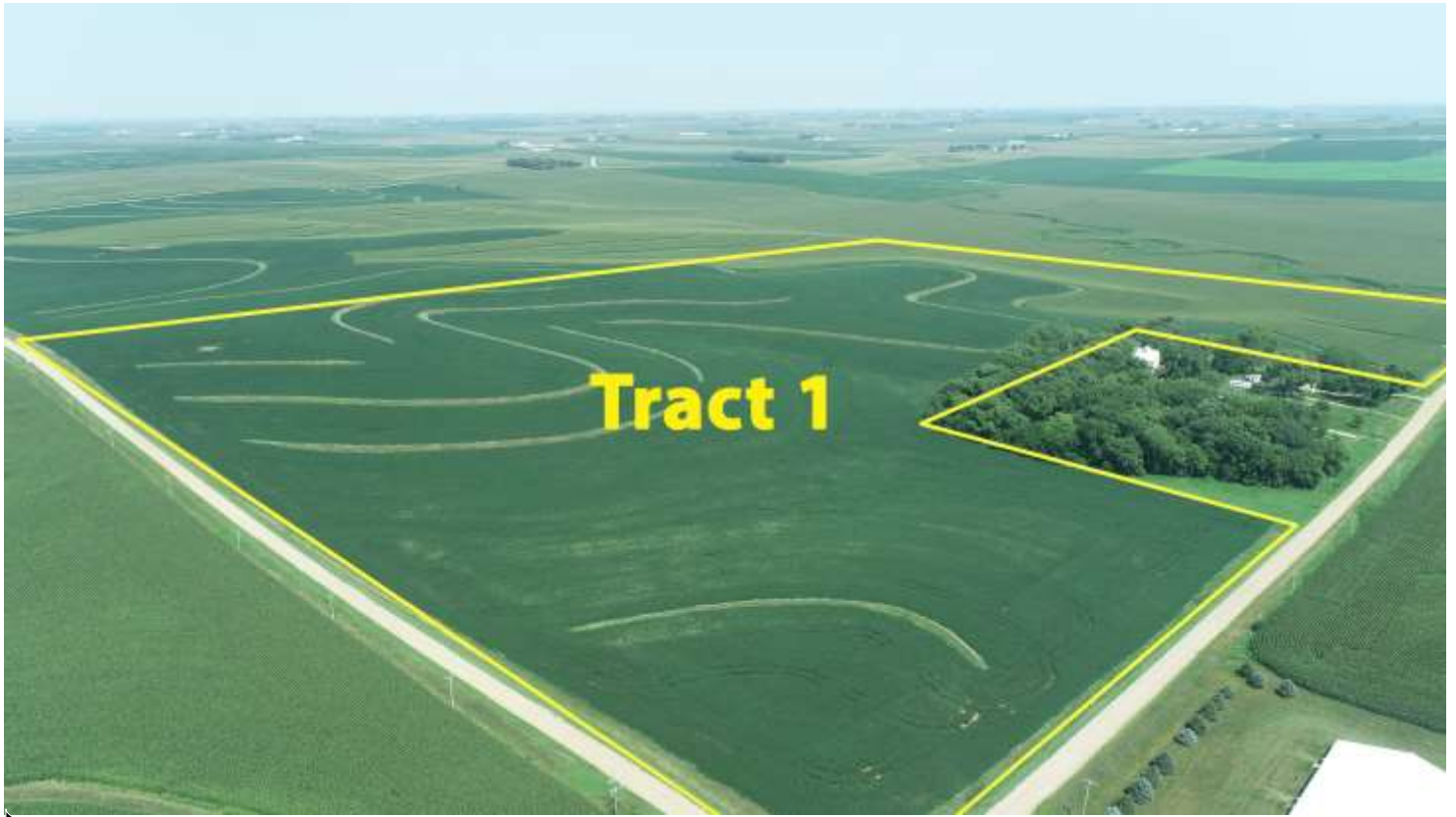
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

By: Tim M. Laleman, I.S. License No. 21092 (Date)

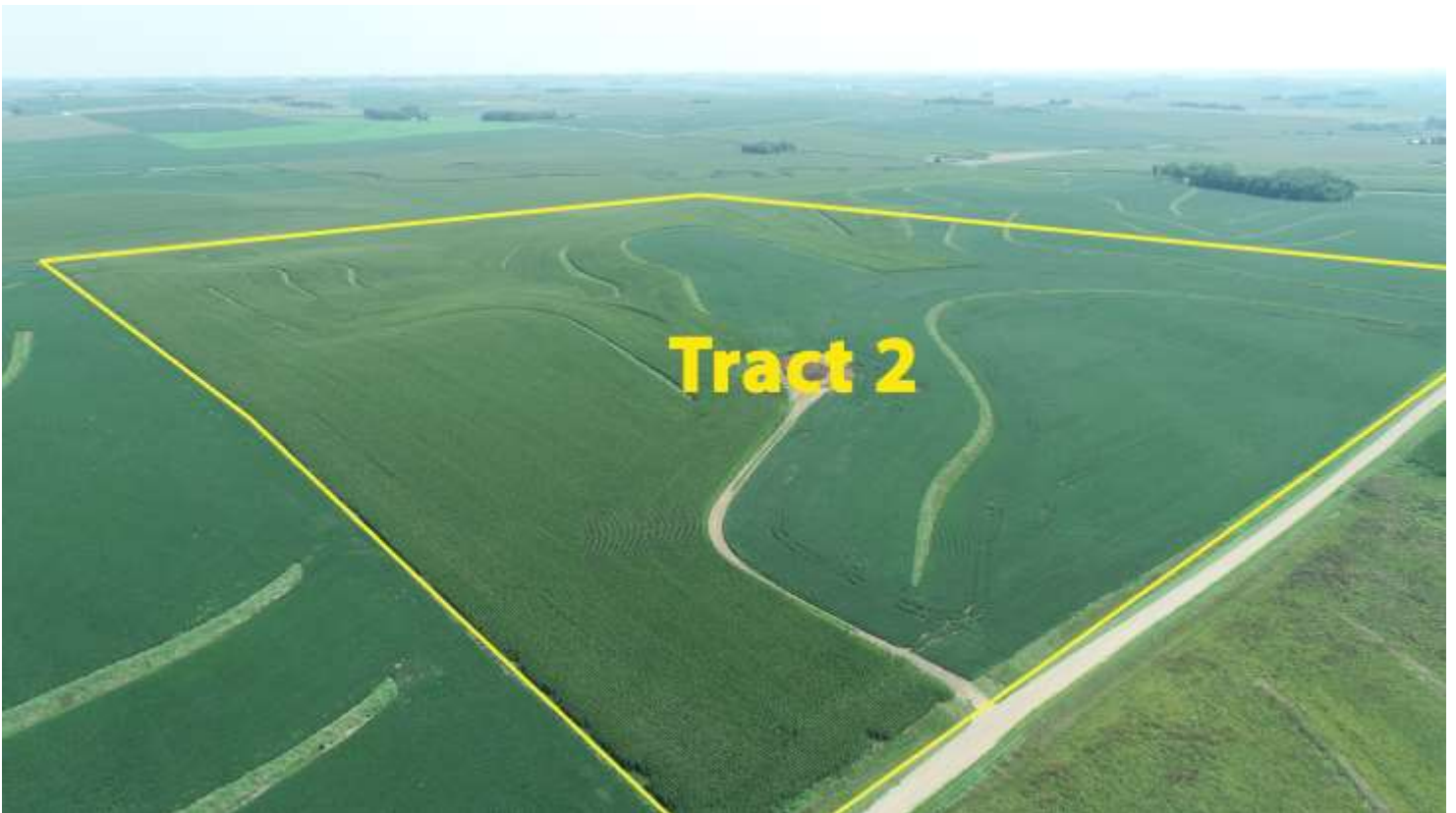
My license renewed date is December 31, 2021

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

- SECTION CORNER AS NOTED**
- SET 1/2" x 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
 - FOUND 3/8" DIA. REBAR WITH ORANGE SURVEYOR'S I.D. CAP NO. 14774
 - FOUND 5/8" DIA. REBAR



Roy & Minnie Bauder Farm-owners



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