

ZOMER COMPANY

**Upcoming Live Public Auction Of 316.94 Acres Of
Sioux TWP, Lyon County, IA Farmland/Pastureland
To be sold in Three Tracts**

Tract 1: 134.63 Acres of Farmland —Tract 2: 98.81 Acres of Farmland

Tract 3: 83.50 Acres of Pastureland

These Properties Are Located North of Larchwood, IA!!



Auction Date November 8, 2021 @ 10:30 AM

Cain Family Living Trust- Owner

zomercompany.com

Auctioneers:

Zomer Company

1414 Main St., Rock Valley, IA 51247

Office— 712-476-9443

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

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

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

Auctioneers Note: Our company is honored to have been selected by the Cain family to offer this excellent farmland and pastureland for sale at live public auction after the recent passing of Rita. Make plans today to attend this auction! This land 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 Larchwood Ball Diamond on the East edge of Larchwood, IA. adjacent to Hwy 182 go 1 1/2 miles North on Blacktop K-16/Chestnut Ave. to 120th St. then go 2 miles West on 120th St. to Buchanan Ave. –Land is located at the Intersection of 120th St. and Buchanan Ave. Auction signs will be posted. Watch zomerauctions.com for inclement weather! Auction will be held at the site of the farmland!



Sold in 3 Separate Tracts

Legal Description of Tract 1: Parcel E in the W 1/2 of Section 13-100-48, Lyon County, IA, subject to public roads & easements of record & Lyon REC elec easement.

General Description of Tract 1: According to the survey, this property contains 134.63 gross acres. This farm contains approx. 128.37 tillable acres with the balance in road/ditch and waterways. This farm has a corn base that is combined with Tract 2 and has a PLC yield of 176 bu. On corn and has a soybean base combined with Tract 2 with a PLC yield of 51 bu. This farm will be reconstituted by FSA due to recent survey. This farm is classified as HEL and NHEL. This farm is enrolled in the ARC County Program. The predominant soil types include: 410B, 410C2, T410-Moody, 411B, 411C2-Egan, 430-Ackmore, 910, 910B-Trent, 733-Calco, 33D-Steinauer and 401D2-Crofton. The average **CSR1** is **59.4** and the average **CSR2** is **68.9**. This farm appears to have a good state of productivity and is well managed. This farmland would make a great addition to your current farming operation or would make a great investment opportunity!! Make plans today to attend this auction!!!

Legal Description of Tract 2: Parcel G in the W 1/2 of Section 13-100-48, Lyon County, IA, subject to public roads & easements of record & Lyon REC elec easement.

General Description of Tract 2: According to the survey, this property contains 98.81 gross acres. This farm contains approx. 95.44 tillable acres with the balance in road/ditch and waterway. This farm has a corn base that is combined with Tract 2 and has a PLC yield of 176 bu. On corn and has a soybean base combined with Tract 2 with a PLC yield of 51 bu. This farm will be reconstituted by FSA due to recent survey. This farm is classified as HEL. This farm is enrolled in the ARC County Program. This farm is contour farmed with terraces. The predominant soil types include: 411B, 411C2-Egan, 33D-Steinauer, 733-Calco and 410B, 410B2, 410C2-Moody and 430-Ackmore. The average **CSR1 is 53.6** and the average **CSR2 is 65.1**. This farm appears to have a good state of productivity and is well managed. This farmland would make a great addition to your current farming operation or would make a great investment opportunity!! Make plans today to attend this auction!

Legal Description of Tract 3: Parcel F in the W 1/2 of Section 13-100-48, Lyon County, IA, subject to public roads & easements of record & Lyon REC elec easement.

General Description of Tract 3-PASTURELAND: According to the survey, this pastureland contains 83.50 gross acres. This pasture has some excellent established grasses. This pasture also has a natural creek running through the pasture for water. Pastures of this size and quality are hard to find. This pasture is currently fenced and has been used for livestock grazing. This pasture is nestled Northwest of Larchwood, IA. If you are looking for a productive pasture – you will want to make plans to attend this auction. Note: Corral system belongs to current tenant. This pasture is available for the 2022 Season. If you would like a personal UTV tour of this pasture-please contact one of the auctioneers. This pasture has some excellent soil types including Moody, Crofton, Dempster and Calco and has a CSR2 of 74.2. This pastureland would make a great addition to your current farming operation or would make a great investment opportunity!! Make plans today to attend this auction!!!

Fence Agreement: Buyer of Tract 3 will be required to sign a fence agreement stating that all maintenance, repairs and installation of any new fence which adjoins Tracts 1 & 2 will be the sole expense of the buyer of Tract 3.

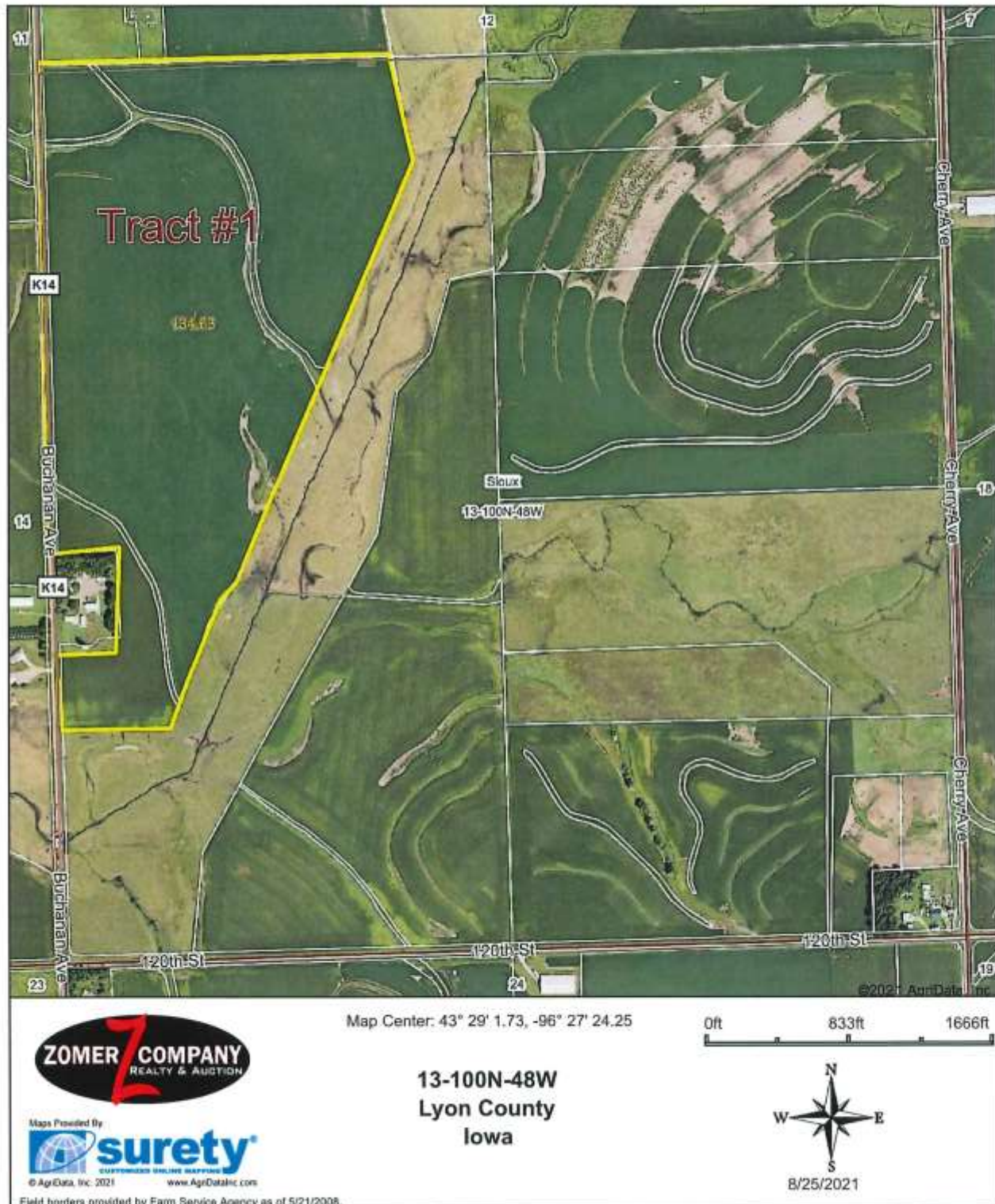
Method of sale: The tracts will be sold with the final bid price x the gross surveyed acres. Auction will be held at the site of the Land. Tract 1 will be sold, then Tract 2, then Tract 3. Farms will not be combined.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$2,942.00 per year on Tract 1, \$2,156.00 per year on Tract 2, \$1,820.00 per year on Tract 3. Seller will pay the 2021 taxes which are due and payable in March and Sept of 2022.

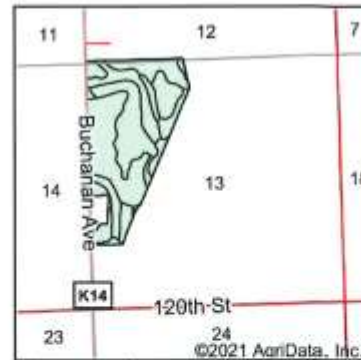
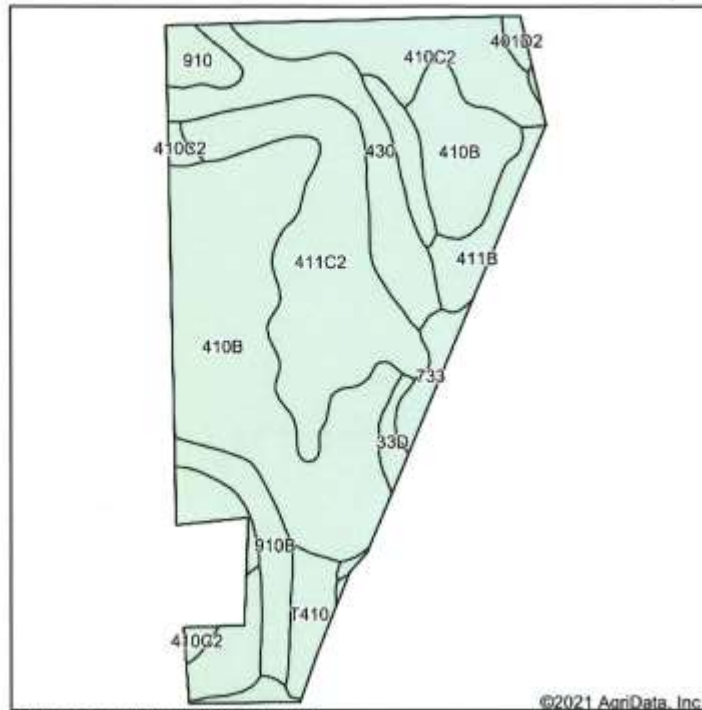
Possession: Possession will be on March 1, 2022.

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 20, 2021 when the buyer shall receive a clear and merchantable title to the property. These properties 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. – **Paul Kippley—Attorney for Seller.**

Aerial Map



Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **13-100N-48W**
 Township: **Sioux**
 Acres: **134.63**
 Date: **8/25/2021**



Maps Provided By: **surety**
 CUSTOMER ONLINE MAPPING
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Area Symbol: IA119, Soil Area Version: 29								
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	49.93	37.1%	Ile		67	65	72
411C2	Egan silty clay loam, 5 to 9 percent slopes, moderately eroded	28.98	21.5%	IIle		67	44	60
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	13.83	10.3%	IIle		65	48	63
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	13.53	10.0%	IIw		77	70	86
T410	Moody silty clay loam, terrace, cool, 0 to 2 percent slopes	7.92	5.9%	I		80	70	73
910B	Trent silty clay loam, 2 to 5 percent slopes	6.40	4.8%	Ie		73	73	80
411B	Egan silty clay loam, 2 to 5 percent slopes	4.61	3.4%	Ile		74	60	76
733	Calco silty clay loam, 0 to 2 percent slopes	4.15	3.1%	IIw		78	64	75
910	Trent silty clay loam, 0 to 3 percent slopes	2.80	2.1%	I	I	73	75	76
33D	Steinauer clay loam, 9 to 14 percent slopes	1.70	1.3%	Ive		31	33	54
401D2	Crofton silt loam, 9 to 14 percent slopes, eroded	0.78	0.6%	IIle		34		64
Weighted Average						68.9	*-	*n 70.4

**IA has updated the CSR values for each county to CSR2.

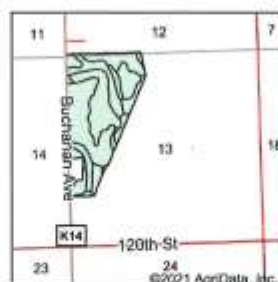
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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.

Soils Map



State: Iowa
 County: Lyon
 Location: 13-100N-48W
 Township: Sioux
 Acres: 134.63
 Date: 8/25/2021



Map Provided By
surety
 8 AgData, Inc. 2021 www.AgData.com



Soils data provided by USDA and NRCS.

Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	CSR*	Alfalfa hay	Alfalfa hay Irrigated	Brome grass alfalfa	Brome grass alfalfa hay	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Kentucky bluegrass	Oats	Smooth brome grass	Soybeans	Soybeans Irrigated	Winter wheat
410B	Moody silty clay loam, 2 to 5 percent slopes	50.00	37.1%	IIIe		65	3.9		6.5		174	130	74			88		44		
411C2	Egan silty clay loam, 5 to 9 percent slopes, moderately eroded	28.98	21.5%	IIIe		44	2.5		4.2		145		50			76		38		
410C2	Moody silty clay loam, 5 to 9 percent slopes, moderately eroded	13.96	10.4%	IIIe		48	3		5		151	105	60			81		41		
430	Ackmore silty clay loam, 1 to 3 percent slopes	13.55	10.1%	IIW		70			6.9	4.8	181				2.9	88	4.9	45		

Soils data provided by USDA and NRCS.

8/25/2021

Soil Map



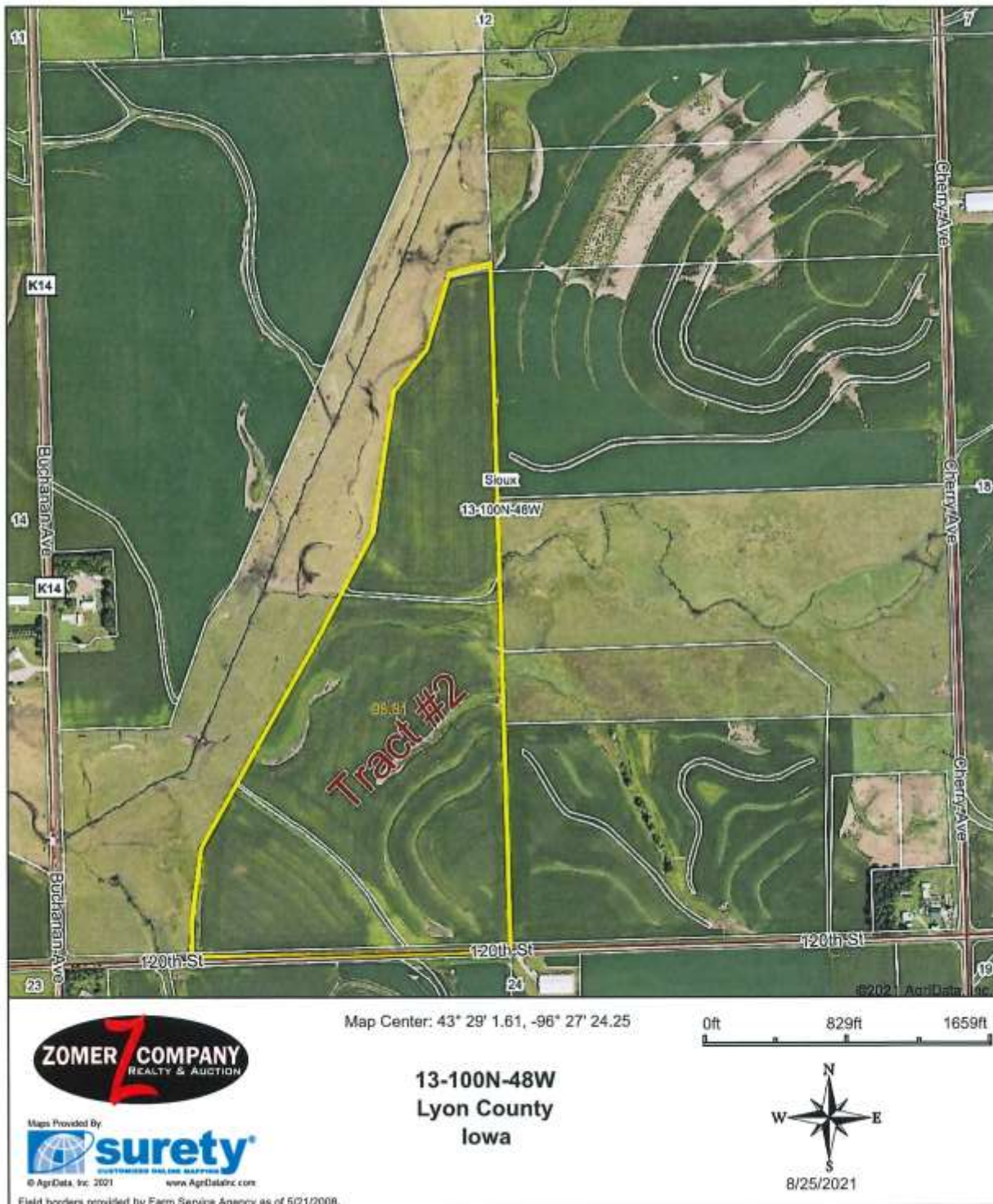
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Code	Soil Description	Acres	Percent of field	Non-Irr Class %c	Irr Class %c	CSR*	Alfalfa hay	Alfalfa hay irrigated	Brome grass alfalfa	Brome grass alfalfa hay	Com	Com irrigated	Grain sorghum	Grain sorghum irrigated	Kentucky bluegrass	Oats	Smooth brome grass	Soybeans	Soybeans irrigated	Winter wheat
T410	Moody silty clay loam, benches, 0 to 2 percent slopes	7.92	5.9%	I		70	4		6.7		181	140	76			89		44		
910B	Trent silty clay loam, 2 to 5 percent slopes	6.41	4.8%	Ile		73	3.8		6.3		185		70			94		47		
411B	Egan silty clay loam, 2 to 5 percent slopes	4.53	3.4%	Ile		60	3.5		5.8		167		72			83		41		
733	Calco silty clay loam, 0 to 2 percent slopes	4.02	3.0%	Ihw		64			6.5	3.3	172				2.7	83	4.6	42		
910	Trent silty clay loam, 0 to 2 percent slopes	2.83	2.1%	Iw	I	75	4	6.5	6.7		187	160	75	130		96		48	50	
33D	Steinauer clay loam, 9 to 14 percent slopes	1.66	1.2%	Ive		33	2.8		4.5		131		63				3.6	32		28
401D	Crofton silt loam, 9 to 14 percent slopes	0.77	0.6%	Iile		37	2.7		3.1		136		45			62		31		
Weighted Average						59.4	3	0.1	5.8	0.6	166.2	70.8	57.3	2.7	0.4	83.8	0.7	42.3	1.1	0.3

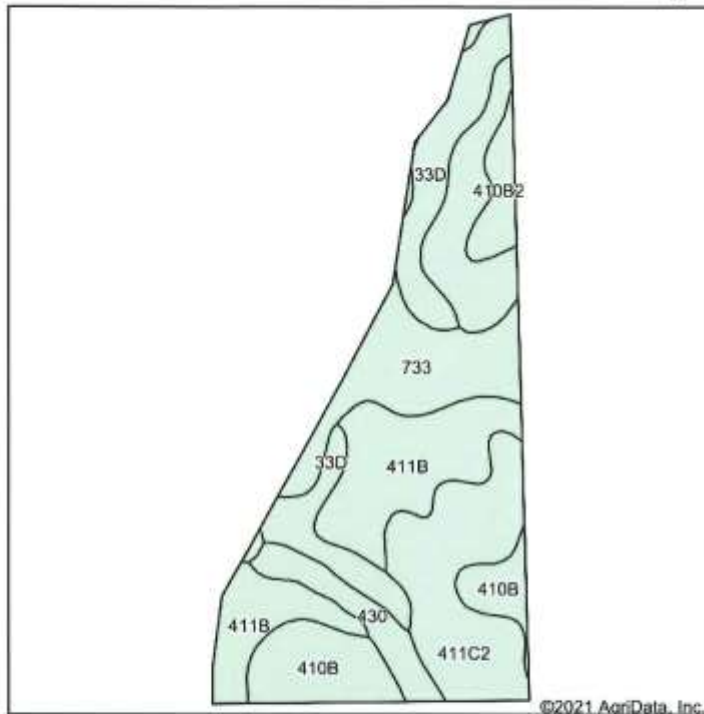
*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

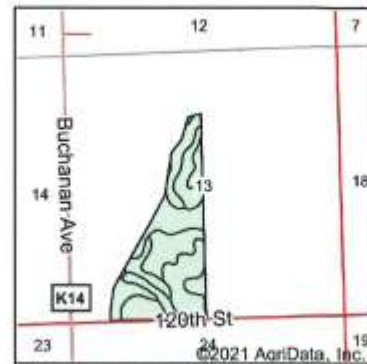
Aerial Map



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Lyon**
 Location: **13-100N-48W**
 Township: **Sioux**
 Acres: **98.81**
 Date: **8/25/2021**



Maps Provided By:



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Area Symbol: 1A119, Soil Area Version: 29							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
411B	Egan silty clay loam, 2 to 5 percent slopes	21.41	21.7%	Ile	74	60	76
411C2	Egan silty clay loam, 5 to 9 percent slopes, moderately eroded	18.39	18.6%	IIle	67	44	60
33D	Steinauer clay loam, 9 to 14 percent slopes	14.75	14.9%	IVe	31	33	54
733	Calco silty clay loam, 0 to 2 percent slopes	14.15	14.3%	IIw	78	64	75
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	11.31	11.4%	Ile	67	65	72
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	9.69	9.8%	IIle	65	48	63
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	5.54	5.6%	IIw	77	70	86
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	3.57	3.6%	Ile	67	63	65
Weighted Average					65.1	53.6	*n 68

**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.

Aerial Map



Maps Provided By



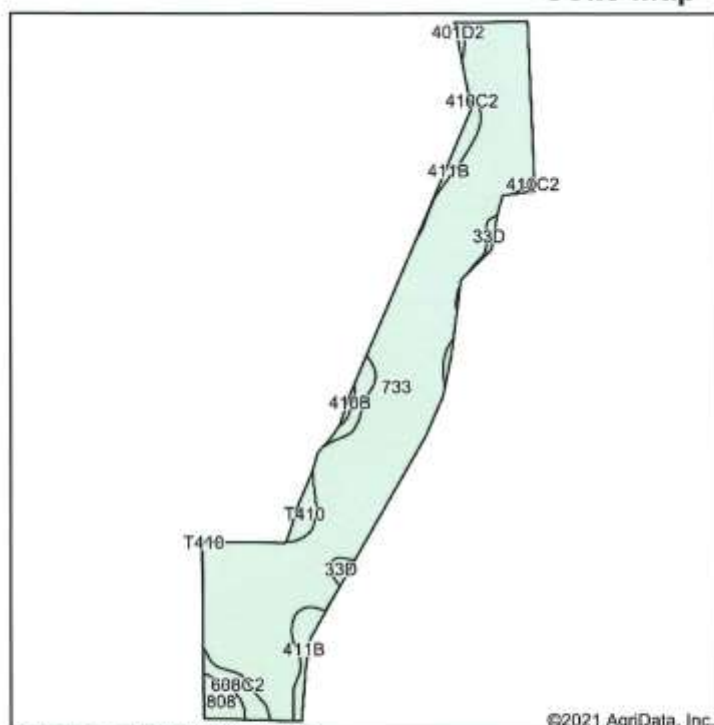
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Field borders provided by Farm Service Agency as of 5/21/2008.

13-100N-48W
Lyon County
Iowa

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Lyon**
 Location: **13-100N-48W**
 Township: **Sioux**
 Acres: **83.5**
 Date: **8/25/2021**



Maps Provided By



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Area Symbol: IA119, Soil Area Version: 29							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
733	Calco silty clay loam, 0 to 2 percent slopes	71.51	85.6%	IIw	78	64	75
411B	Egan silty clay loam, 2 to 5 percent slopes	3.46	4.1%	Ile	74	60	76
33D	Steinauer clay loam, 9 to 14 percent slopes	2.88	3.4%	IVe	31	33	54
608C2	Dempster silt loam, moderately deep, 5 to 9 percent slopes, moderately eroded	1.85	2.2%	IIle	27	24	52
808	Dempster silt loam, deep, 0 to 2 percent slopes	1.80	2.2%	I	40	57	47
T410	Moody silty clay loam, terrace, cool, 0 to 2 percent slopes	1.36	1.6%	I	80	70	73
401D2	Crofton silt loam, 9 to 14 percent slopes, eroded	0.28	0.3%	IIle	34		64
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	0.23	0.3%	Ile	67	65	72
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	0.13	0.2%	IIle	65	48	63
Weighted Average					74.1	*-	*n 73.1

**IA has updated the CSR values for each county to CSR2.

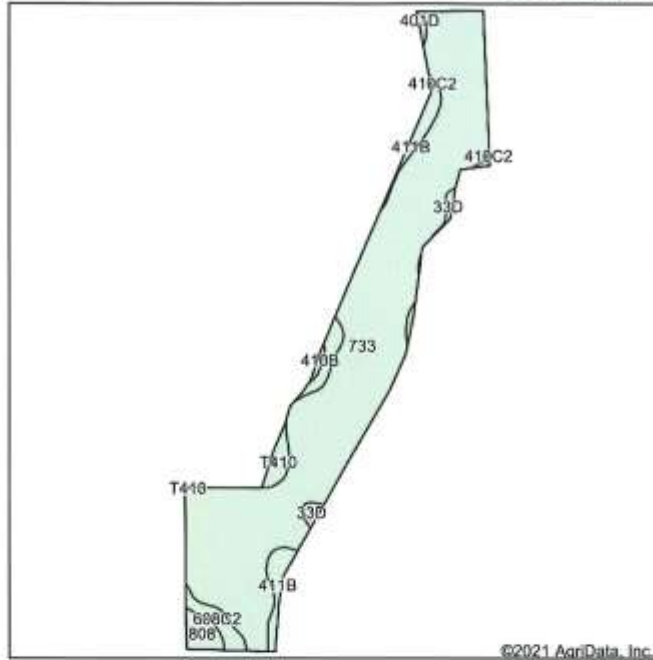
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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.

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **13-100N-48W**
 Township: **Sioux**
 Acres: **83.5**
 Date: **8/25/2021**



Map Provided By
surety
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Soils data provided by USDA and NRCS.

Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	Non-Irr Class %	CSR*	Alfalfa hay	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Corn irrigated	Flax	Grain sorghum	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans	Winter wheat
733	Calco silty clay loam, 0 to 2 percent slopes	71.45	85.6%	IIw	64		6.5	3.3	172				2.7	83	4.6	42	
411B	Egan silty clay loam, 2 to 5 percent slopes	3.48	4.2%	IIe	60	3.5	5.8		167			72		83		41	
33D	Steinsner clay loam, 9 to 14 percent slopes	2.83	3.4%	IVe	33	2.8	4.5		131			63			3.6	32	28
608C2	Dempster silt loam, moderately deep, 5 to 9 percent slopes, moderately eroded	1.85	2.2%	IIIf	24	2.8	3.8		118		14	46		44		22	
808	Dempster silt loam, deep, 0 to 2 percent slopes	1.80	2.2%	I	57	3.1	4.2		163		23	58		71		36	

Soils data provided by USDA and NRCS.

Maps Provided By



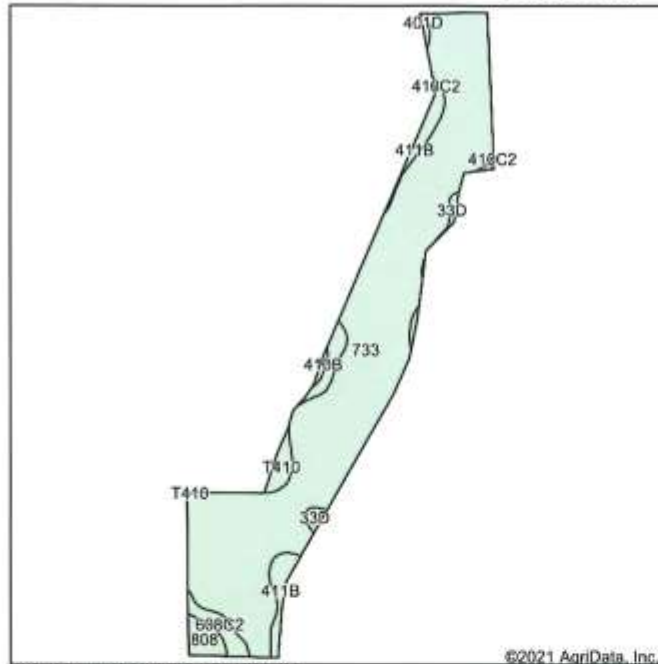
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Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Alfalfa hay	Brome grass alfalfa	Brome grass alfalfa hay	Corn	Corn Irrigated	Flax	Grain sorghum	Kentucky bluegrass	Oats	Smooth brome grass	Soybeans	Winter wheat
T410	Moody silty clay loam, benches, 0 to 2 percent slopes	1.40	1.7%	I	70	4	6.7		181	140		76		89		44	
401D	Crofton silt loam, 9 to 14 percent slopes	0.30	0.4%	IIIc	37	2.7	3.1		136			45		62		31	
410B	Moody silty clay loam, 2 to 5 percent slopes	0.26	0.3%	IIc	65	3.9	6.5		174	130		74		88		44	
410C2	Moody silty clay loam, 5 to 9 percent slopes, moderately eroded	0.13	0.2%	IIIc	48	3	5		151	105		60		81		41	
Weighted Average					61.7	0.5	6.3	2.8	169	2.9	0.8	9.2	2.3	79.1	4.1	41	0.9

*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Lyon
Location: 13-100N-48W
Township: Sioux
Acres: 83.5
Date: 8/25/2021



Maps Provided By



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Archived Soils Ending 1/21/2012																	
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Alfalfa hay	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Corn Irrigated	Flax	Grain sorghum	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans	Winter wheat
733	Calco silty clay loam, 0 to 2 percent slopes	71.45	85.6%	Ilw	64		6.5	3.3	172				2.7	83	4.6	42	
411B	Egan silty clay loam, 2 to 5 percent slopes	3.48	4.2%	Ile	60	3.5	5.8		167			72		83		41	
33D	Steinauer clay loam, 9 to 14 percent slopes	2.83	3.4%	Ive	33	2.8	4.5		131			63			3.6	32	28
608C2	Dempster silt loam, moderately deep, 5 to 9 percent slopes, moderately eroded	1.85	2.2%	Ille	24	2.8	3.8		118		14	46		44		22	
808	Dempster silt loam, deep, 0 to 2 percent slopes	1.80	2.2%	I	57	3.1	4.2		163		23	58		71		36	

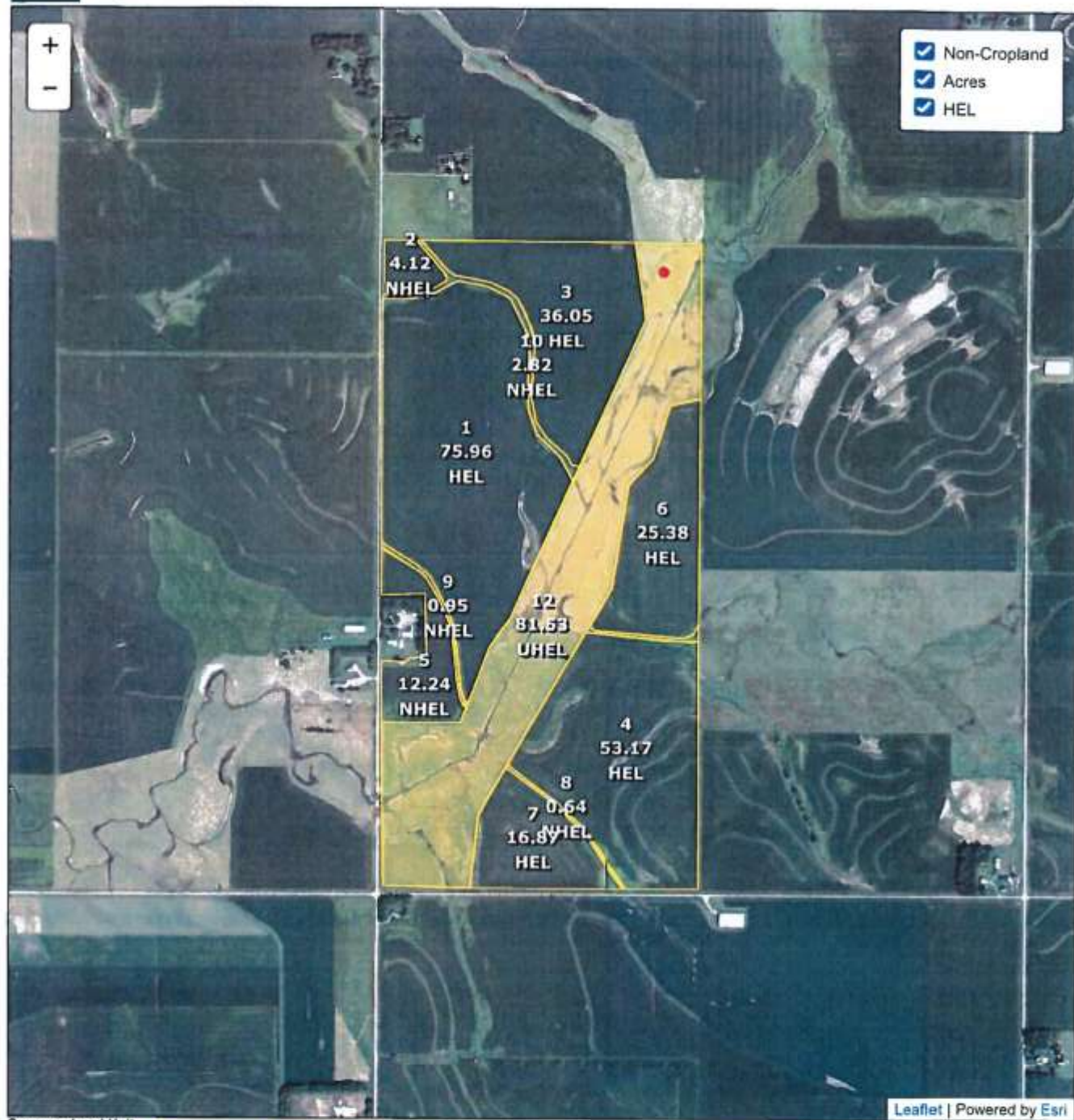
Soils data provided by USDA and NRCSS.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Alfalfa hay	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Corn Irrigated	Flax	Grain sorghum	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans	Winter wheat
T410	Moody silty clay loam, benches, 0 to 2 percent slopes	1.40	1.7%	I	70	4	6.7		181	140		76		89		44	
401D	Crofton silt loam, 9 to 14 percent slopes	0.30	0.4%	IIIe	37	2.7	3.1		136			45		62		31	
410B	Moody silty clay loam, 2 to 5 percent slopes	0.26	0.3%	IIe	65	3.9	6.5		174	130		74		88		44	
410C2	Moody silty clay loam, 5 to 9 percent slopes, moderately eroded	0.13	0.2%	IIIe	48	3	5		151	105		60		81		41	
Weighted Average					61.7	0.5	6.3	2.8	169	2.9	0.8	9.2	2.3	79.1	4.1	41	0.9

*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method



Farm Tract



Tract 1 of 1

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-025 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

IOWA
LYON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM :

Prepared : 8/24/21 3:42 PM

Crop Year : 2021

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
309.73	228.20	228.20	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	228.20	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	111.70	0.00	176	0
Soybeans	111.60	0.00	51	
TOTAL	223.30	0.00		

NOTES

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Tract Number :
Description : W2 SEC 13 SIOUX TWP 100 48
FSA Physical Location : IOWA/LYON
ANSI Physical Location : IOWA/LYON
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : CAIN FAMILY LIVING TRUST
Other Producers :
Recon ID : None

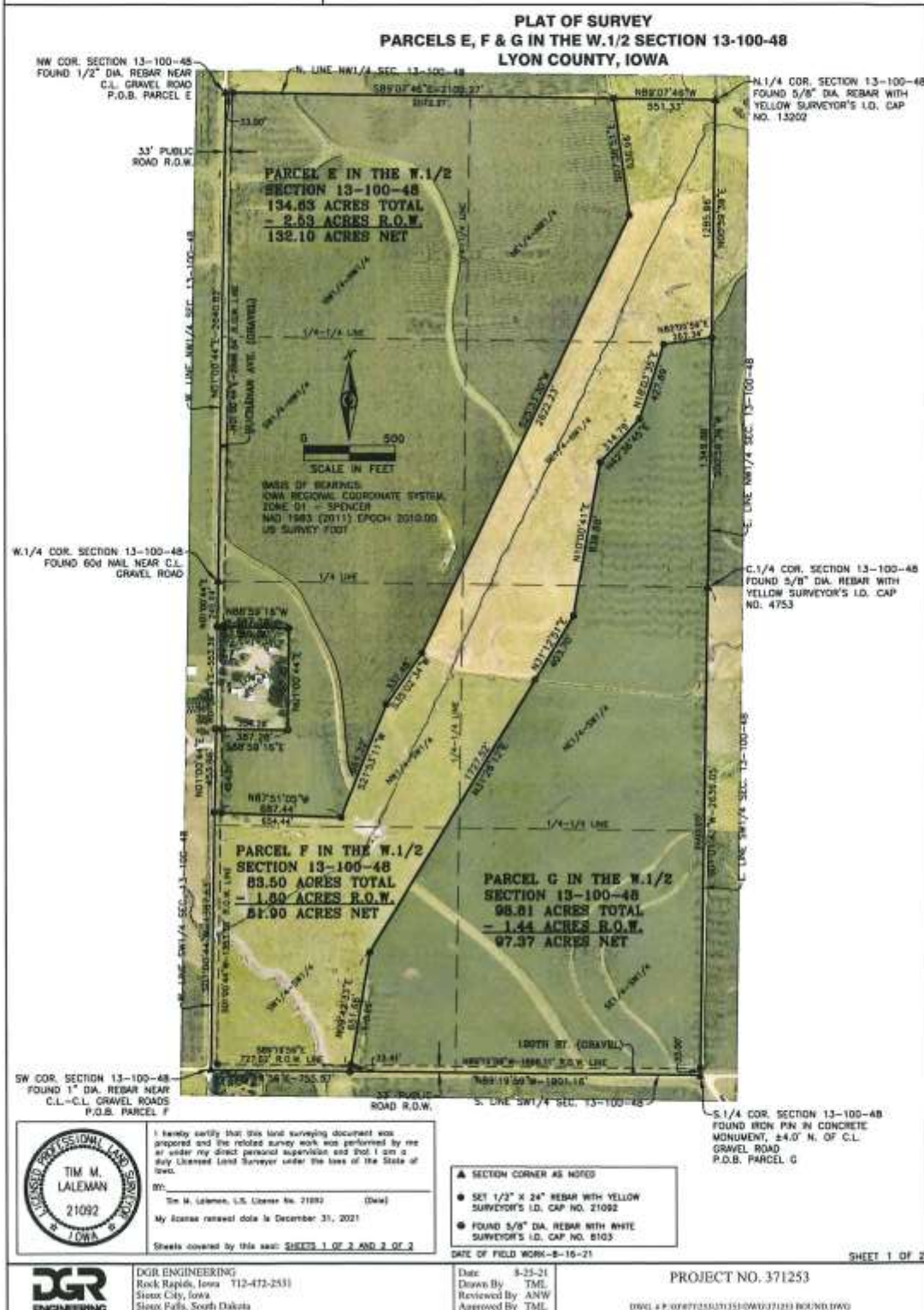
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
309.73	228.20	228.20	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	228.20	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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LOCATION:
W.1/2 SECTION 13-100-48
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:
CAIN FAMILY LIVING TRUST



Presented by

ZOMER COMPANY

Mark Zomer — Broker - 712-470-2526
Darrell Vande Vegte — Sales-712-470-1125
Gary Van Den Berg — Sales - 712-470-2068
Ryan Zomer — Sales - 712-441-3970
Blake Zomer — Sales - 712-460-2552

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