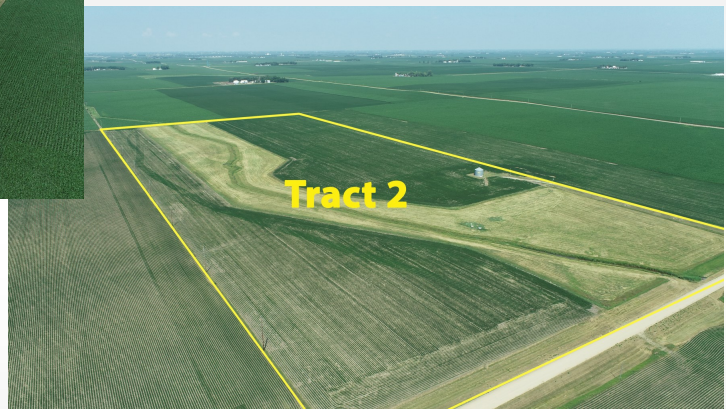


# ZOMER COMPANY

Upcoming Live Public Auction Of 159.96 Acres  
Of Prime Liberal TWP, Lyon County, IA Farmland  
& Pastureland—To be sold in Two Tracts  
Tract 1: 92.99 Acres Tract 2: 66.97 Acres



**Auction Date: November 23, 2021 @ 10:30 AM**

**Jansen Ellrich Family Trust - 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**

**Auctioneers Note:** Our company is honored to have been selected by the Jansen/Ellrich Family Trust to offer this PRIME farmland for sale at live public auction! Liberal Twp has some of the highest quality land in Lyon County, IA. You will not want to miss this PRIME Farmland!! 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 for a private showing! This auction will be held at the site of the farmland!! Watch [zomerauctions.com](http://zomerauctions.com) in case of inclement weather!

**Location:** From Jurrens Funeral Home in George, IA. go 3 miles North on Kennedy Ave. to 180th St. then go 2 miles West to Jay Ave. then go 3/4 mile North- Auction signs will be posted. Watch [zomerauctions.com](http://zomerauctions.com) for inclement weather! Auction will be held at the site of the farmland! Land is on the West side of Jay Ave.

**AUCTION  
DATE:  
November 23,  
2021  
@ 10:30 AM**



**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**

**Legal Description of Tract 1:** Parcel E in the NE 1/4 of Section 16-99N-44W, Lyon County, IA—subject to roads and easements of record.

**General description of Tract 1:** This is First Class Liberal Twp Farmland!!! According to the survey, this property contains 92.99 gross acres. According to a recent survey, this farm contains approx. 88.92 tillable acres. This farm has a corn base combined with adjoining parcel with a PLC yield of 176 bu. on corn. and also has a soybean base combined with adjoining parcel with a PLC yield of 53 bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310, 310B-Galva, 91, 91B-Primghar, 92-Marcus, 31-Afton and P733-Calco. The average CSR2 is 95 and the average CSR1 is 76.5. This farm appears to have a good state of productivity and is well managed. This is a PRIME piece of farmland and has some drainage tile. This farm has some high quality soils and can be farmed in half mile rows. This farm has been in this family for decades. 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 F in the NE 1/4 of Section 16-99N-44W, Lyon County, IA—subject to roads and easements of record.

**General description of Tract 2 including Grain Bin:** According to the survey, this property contains 66.97 gross acres. According to a recent survey, this farm contains approx. 41.65 tillable acres with the balance in fenced pastureland. It appears a large portion of the pastureland could potentially be farmed. A form 1026 has been filed for tiling—contact agents for details. This property also includes a 10,000 bu grain bin with dryer and a 500 gal propane tank. This property also includes a approx. 25 ft deep well currently in use. This well had a new pump and pressure tank in 2021. NOTE: Recently REC has located all electrical underground to grain bin site. This farm has a corn base combined with adjoining parcel with a PLC yield of 176 bu. on corn. and also has a soybean base combined with adjoining parcel with a PLC yield of 53 bu on soybeans. This farm is classified as NHEL. The predominant soil types include: P733-Calco, 310B, 310B2-Galva, 91, 91B-Primghar, 92-Marcus, 31-Afton and 430-Ackmore The average CSR2 is 87.8 and the average CSR1 is 67.3. This farm has excellent high quality soils!! This farm appears to have a good state of productivity and is well managed. This farmland would make a great addition to your current farming operation or would make a great investment opportunity!! Make plans today to attend this auction!!!

**Method of sale:** Tract 1 will be sold first. Then Tract 2 will be sold. Tracts will not be combined. Farms will be sold based on the gross surveyed acres. Auction will be held at the site of the Land.

**Taxes:** The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$2903.00 per year on Tract 1 and \$2322.00 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. Land is available for the 2022 crop year.

**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 27, 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 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. — **Mike Austin—Attorney for Seller.**

# **TABLE OF CONTENTS**

Auction Location & Time	Pg2
Auction Terms	Pg 3
Tract 1& 2 Plat Map	Pg 5
Tract 1 AgriData Map	Pg 6
Tract 1 Soil Map	Pg 7
Tract 1 Soil Map #2	Pg 8
Tract 2 AgriData Map	Pg 9
Tract 2 Soil Map	Pg 10
Tract 2 Soil Map #2	Pg 11
FSA Crop Information	Pg 12
FSA Map	Pg 13
Aerial Survey	Pg 14



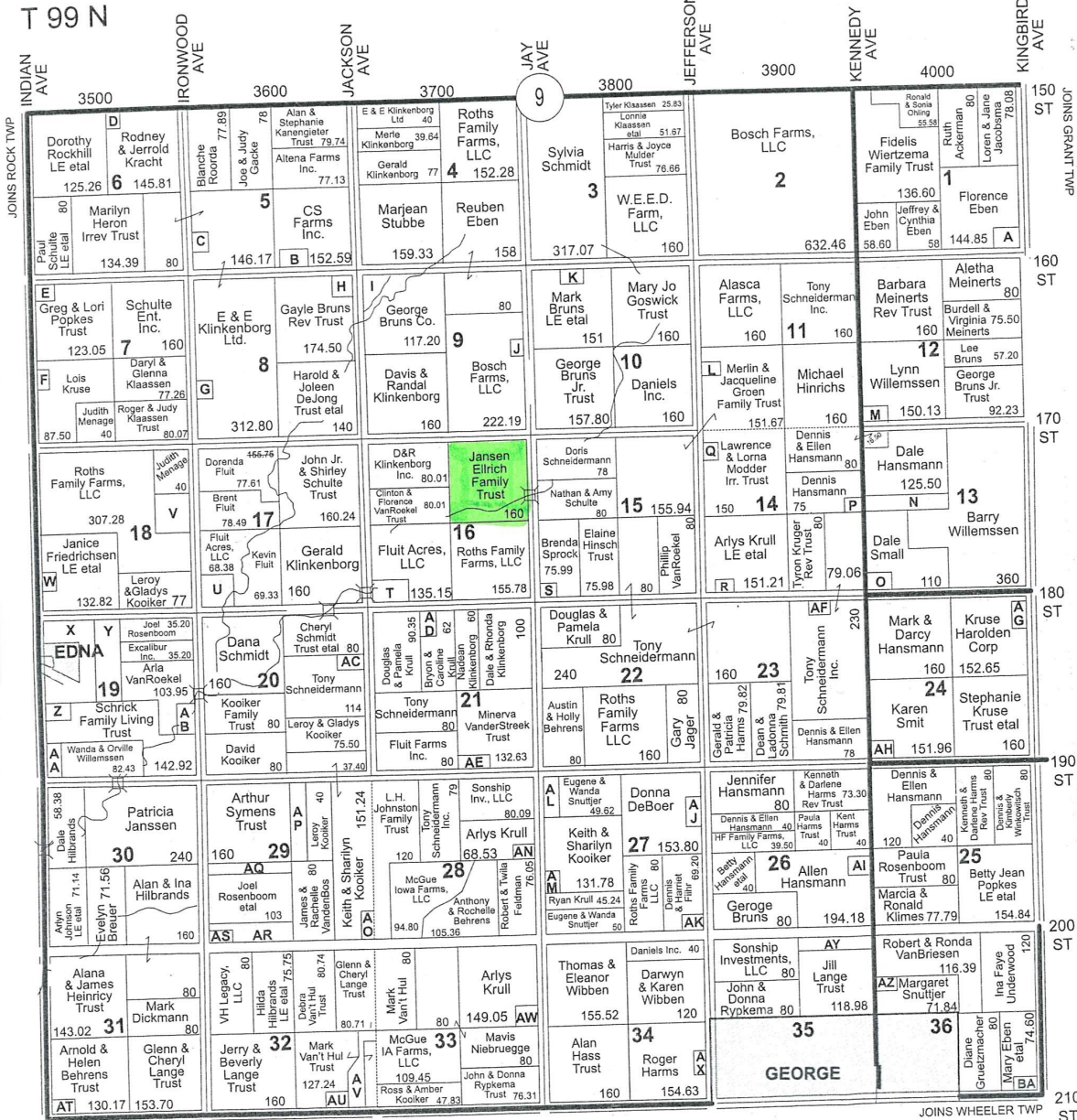
# LIBERAL TWP

## LAND OWNER

R 44 W  
JOINS MIDLAND TWP

T 99 N

LAND OWNER & RURAL RESIDENT MAPS



### Small Tracts

- Section 1 A Jeffrey & Cynthia Eben - 11.12
- Section 5 B Byron & Sharon Maassen - 6.94
- Section 6 C Gerald & Davis Klinkenborg - 13.83
- Section 7 D RAK Farm Inc. - 9.55
- Section 8 E Chad & Teresa Hoogendoorn - 12.51
- Section 9 F Rodney & Justin Fastert - 8.78
- Section 10 G Randal Klinkenborg - 7.20
- Section 11 H Barbara Meinerts Rev Trust - 5.50
- Section 12 I James & Cleone Kruse - 14.80
- Section 13 K George Bruns - 9
- Section 14 L Mark & Kayla Mulder - 7.98
- Section 15 M Barry & Lynn Willemssen - 9.81
- Section 16 N Dale & Jennifer Hansmann - 18
- Section 17 O George-Little Rock Community School - 5
- Section 18 P Dennis & Ellen Hansman - 5
- Section 19 Q Darwin & Sheila Klaassen - 10
- Section 20 R Reid & April Krull - 5.84
- Section 21 S Andrew & Amanda Sprock - 7.96

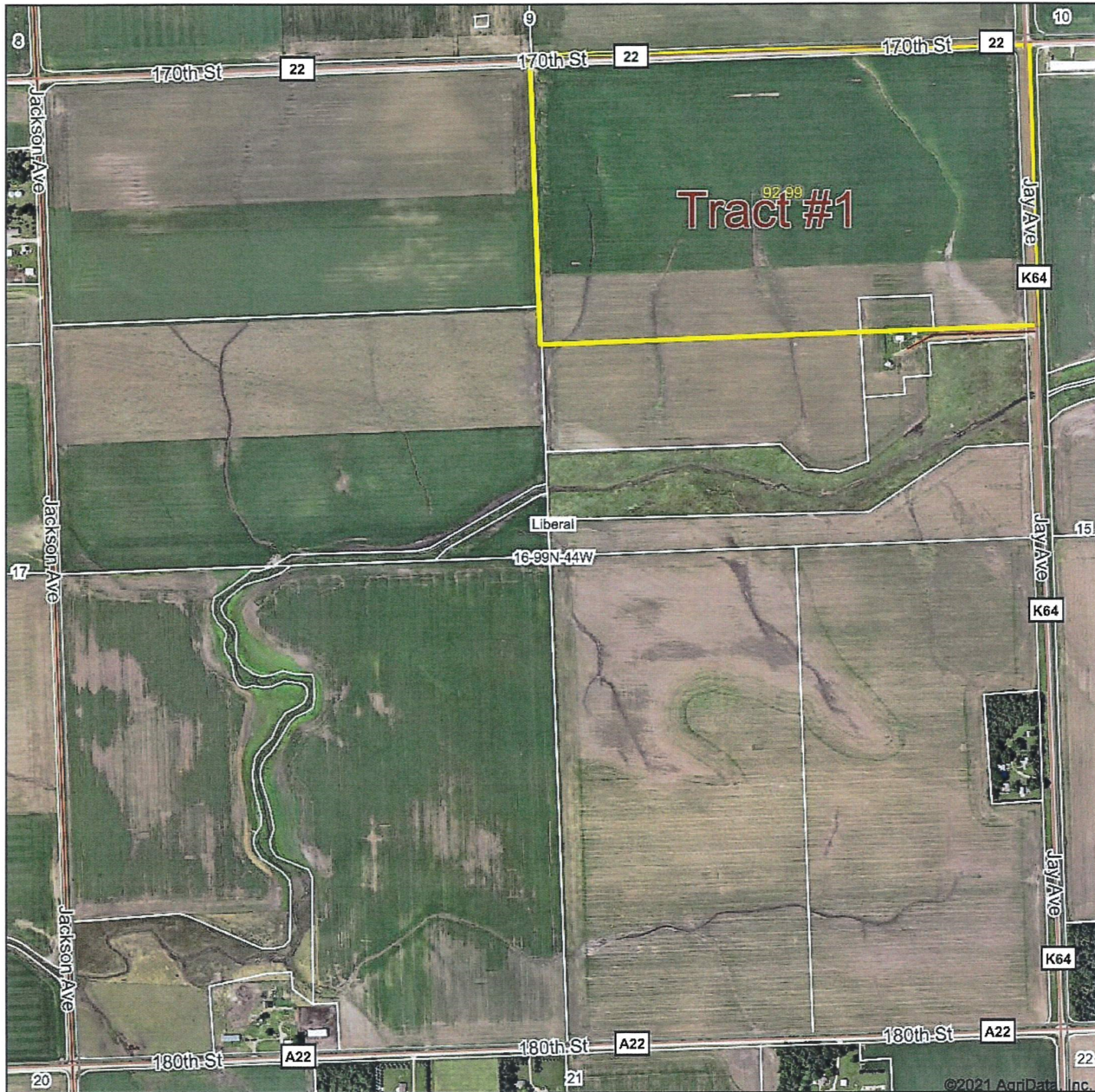
- Section 16 T Brent & Dorenda Fluit - 24.61
- Section 17 U Devon & Trina Fluit - 22.49
- Section 18 V Dennis & Sandra Sprock - 33
- Section 19 W John & Janet Friedrichsen - 5.74
- Section 20 X Brent & Dorenda Fluit - 53.67
- Section 21 Y Kevin Fluit - 53.67
- Section 22 Z Kyle & Jessica Schrick - 8.21
- Section 23 AA Wanda Willemssen - 30
- Section 24 AB Jeffrey De Jong - 24.60
- Section 25 AC Lloyd & Delores Krull - 6
- Section 26 AD Douglas & Pamela Krull - 6.67
- Section 27 AE Christopher & Tasha Mouw - 27.41
- Section 28 AF Debra Hembrook - 9.49
- Section 29 AG Joshua Eben - 7.35
- Section 30 AH Christopher Hansmann - 8.04
- Section 31 AI Blair & Jennifer Hansmann - 6.39
- Section 32 AJ Mitchell & Huss Excavation Inc. - 5.77
- Section 33 AK Julie Fihl - 10.80

- Section 27 AL Robert & Ronda VanBriesen Trustees - 30.38
- Section 28 AM Nicole Koele - 10.58
- Section 29 AN Ryan & Deanna Krull - 11
- Section 30 AO Todd Steenhoven - 8.76
- Section 31 AP Roger & Janelle Kooker - 40
- Section 32 AQ Paula Rosenboom - 23
- Section 33 AR Excalibur Inc. - 24.55
- Section 34 AS Dean Rosenboom - 9.46
- Section 35 AT Curtis & Iva Behrens - 10.17
- Section 36 AU Craig & Dannelle Geerdes - 5.44
- Section 37 AV Nolan Hilbrands - 27.12
- Section 38 AW Korey & Valerie Krull - 10.91
- Section 39 AX Laura Ohling - 5.09
- Section 40 AY Jason & Karen VanBriesen - 6.13
- Section 41 AZ Norman & Eileen Krull - 9.02
- Section 42 BA Rocky Schlichter - 5.19

LYON COUNTY, IA



# Aerial Map



Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

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

Map Center: 43° 23' 48.29, -96° 2' 51.72

16-99N-44W  
Lyon County  
Iowa

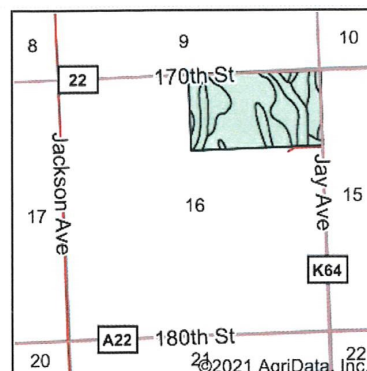
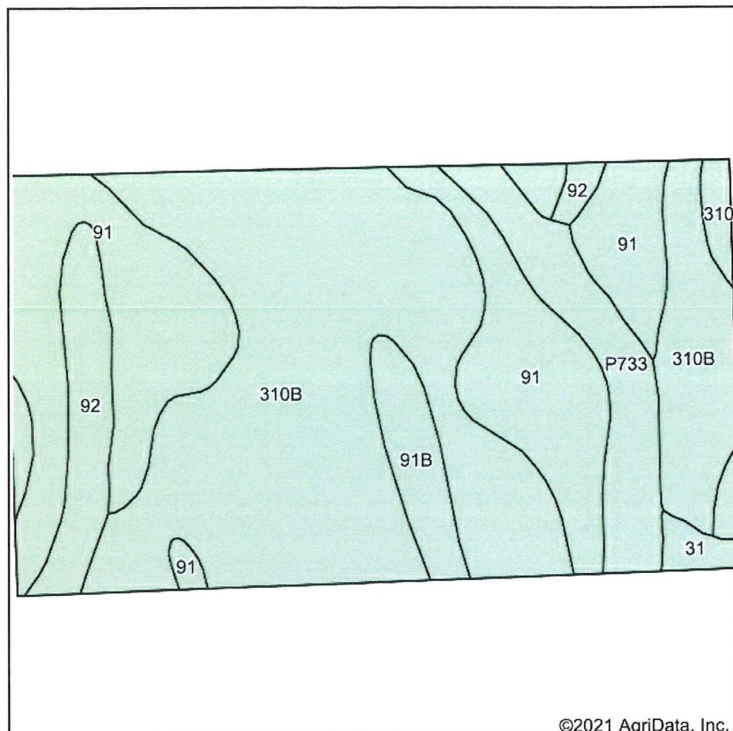
0ft 832ft 1664ft



9/20/2021



## Soils Map



Maps Provided By:



Area Symbol: IA119, Soil Area Version: 29							
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	46.09	49.6%	Ile	95	66	76
91	Primghar silty clay loam, 0 to 2 percent slopes	27.90	30.0%	Iw	100	76	78
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.37	7.9%	Ilw	78		75
92	Marcus silty clay loam, 0 to 2 percent slopes	5.60	6.0%	Ilw	94	71	75
91B	Primghar silty clay loam, 2 to 5 percent slopes	3.53	3.8%	Ile	95	74	78
310	Galva silty clay loam, 0 to 2 percent slopes	1.51	1.6%	I	100	71	77
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.99	1.1%	Ilw	80	68	68
Weighted Average					95	*-	*n 76.5

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

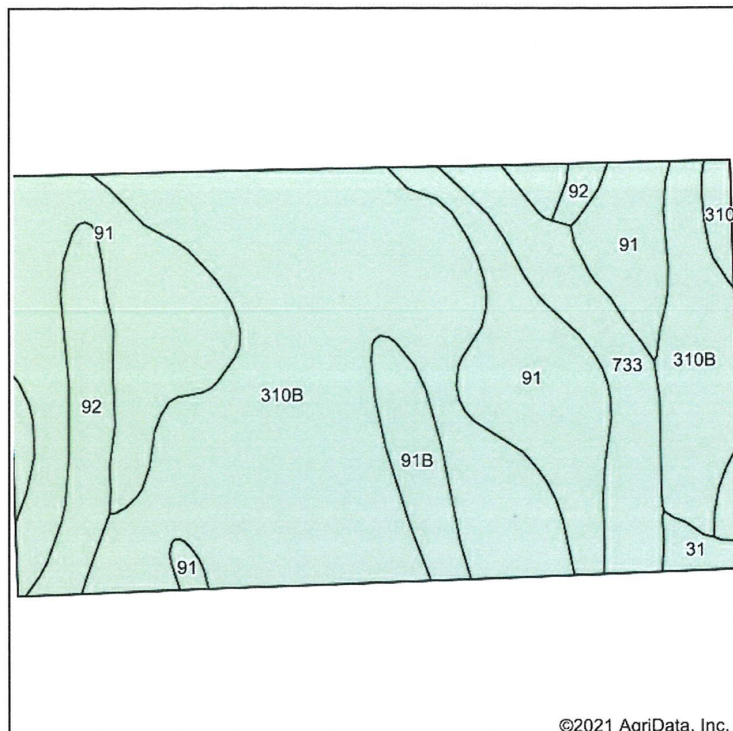
\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*n: The aggregation method is "Weighted Average using all components"

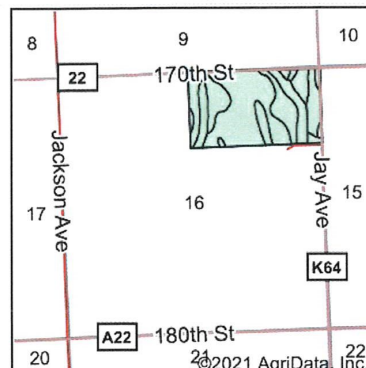
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

## Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Lyon**  
 Location: **16-99N-44W**  
 Township: **Liberal**  
 Acres: **92.99**  
 Date: **9/20/2021**



Maps Provided By:



## Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	Non-Irr Class *C	CSR*	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
310B	Galva silty clay loam, 2 to 5 percent slopes	46.04	49.5%	Ile	66	8.9	5.1	175	3	92	5	46
91	Primghar silty clay loam, 0 to 2 percent slopes	28.01	30.1%	Iw	76	6.8	5.3	189	3.3	100	5.5	50
733	Calco silty clay loam, 0 to 2 percent slopes	7.37	7.9%	Ilw	64	6.5	3.3	172	2.7	83	4.6	42
92	Marcus silty clay loam, 0 to 2 percent slopes	5.60	6.0%	Ilw	71	6.6	3.8	182	3.1	96	5.2	48
91B	Primghar silty clay loam, 2 to 5 percent slopes	3.53	3.8%	Ile	74	6.7	5.2	186	3.2	98	5.3	49
310	Galva silty clay loam, 0 to 2 percent slopes	1.47	1.6%	I	71	9	5.3	182	3.1	94	5.1	47
31	Afton silty clay loam, 0 to 2 percent slopes	0.97	1.0%	Ilw	68	6.3	3.7	178	3	92	5	46
<b>Weighted Average</b>					<b>69.6</b>	<b>7.8</b>	<b>4.9</b>	<b>180</b>	<b>3.1</b>	<b>94.2</b>	<b>5.1</b>	<b>47.1</b>

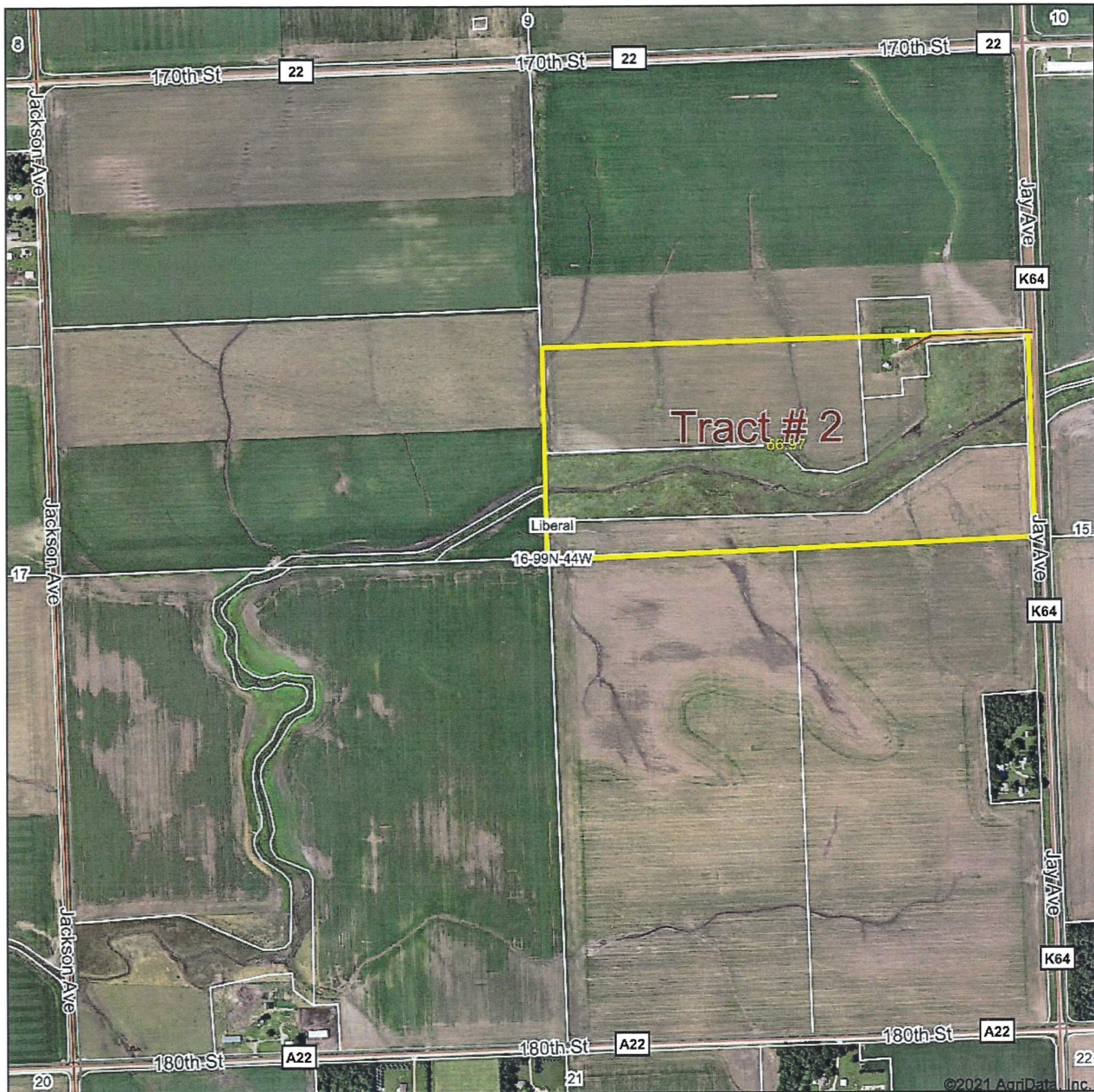
\*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



## Aerial Map



Maps Provided By:



© AgriData, Inc. 2021

www.AgriDataInc.com

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

Map Center: 43° 23' 48.29, -96° 2' 51.72

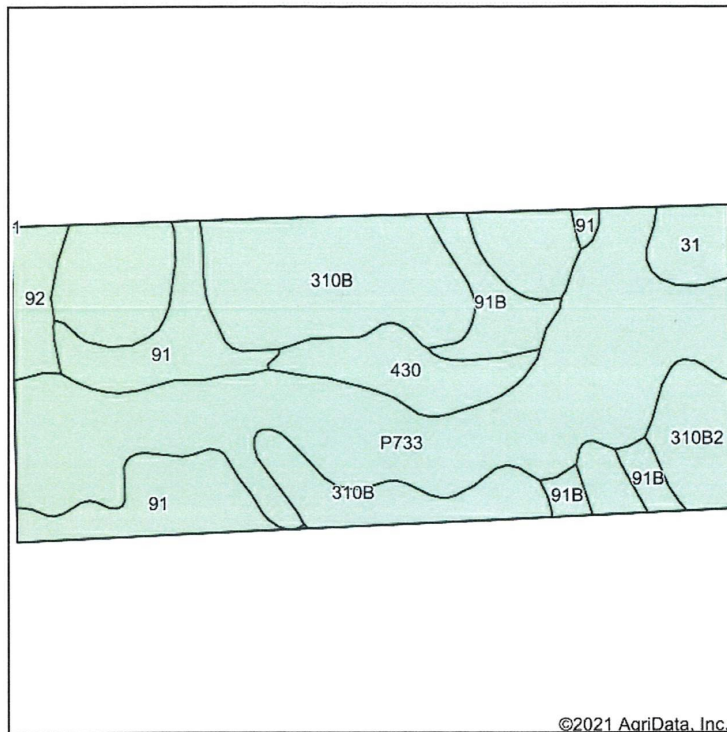
0ft 832ft 1664ft

16-99N-44W  
Lyon County  
Iowa

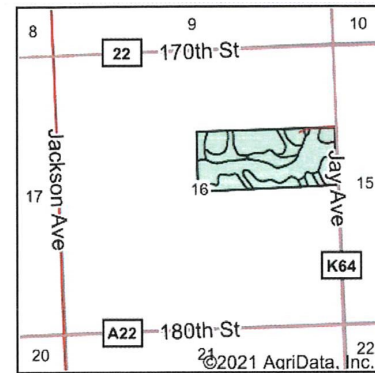




## Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Lyon**  
 Location: **16-99N-44W**  
 Township: **Liberal**  
 Acres: **66.97**  
 Date: **9/20/2021**



Maps Provided By:



Area Symbol: IA119, Soil Area Version: 29							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	24.09	36.0%	IIw	78		75
310B	Galva silty clay loam, 2 to 5 percent slopes	20.22	30.2%	Ile	95	66	76
91	Primghar silty clay loam, 0 to 2 percent slopes	8.16	12.2%	Iw	100	76	78
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	3.73	5.6%	IIw	77	70	86
91B	Primghar silty clay loam, 2 to 5 percent slopes	3.72	5.6%	Ile	95	74	78
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	3.23	4.8%	Ile	90	64	68
92	Marcus silty clay loam, 0 to 2 percent slopes	1.99	3.0%	IIw	94	71	75
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.83	2.7%	IIw	80	68	68
Weighted Average					87.8	*-	*n 75.9

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

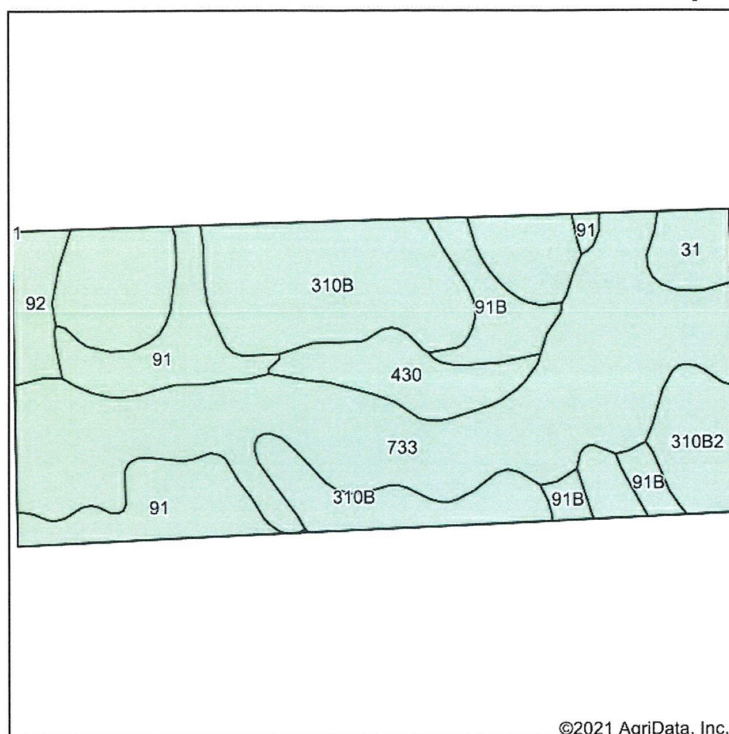
\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*n: The aggregation method is "Weighted Average using all components"

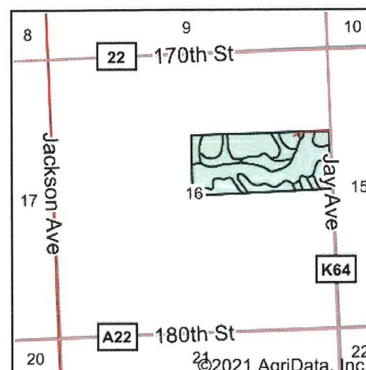
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

## Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Lyon**  
 Location: **16-99N-44W**  
 Township: **Liberal**  
 Acres: **66.97**  
 Date: **9/20/2021**



Maps Provided By:



## Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Brome grass alfalfa	Brome grass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth brome grass	Soybeans
733	Calco silty clay loam, 0 to 2 percent slopes	24.10	36.0%	IIw	64	6.5	3.3	172	2.7	83	4.6	42
310B	Galva silty clay loam, 2 to 5 percent slopes	20.26	30.3%	Ile	66	8.9	5.1	175	3	92	5	46
91	Primghar silty clay loam, 0 to 2 percent slopes	8.12	12.1%	Iw	76	6.8	5.3	189	3.3	100	5.5	50
430	Ackmore silty clay loam, 1 to 3 percent slopes	3.73	5.6%	IIw	70	6.9	4.8	181	2.9	89	4.9	45
91B	Primghar silty clay loam, 2 to 5 percent slopes	3.70	5.5%	Ile	74	6.7	5.2	186	3.2	98	5.3	49
310B2	Galva silty clay loam, 2 to 5 percent slopes, moderately eroded	3.19	4.8%	Ile	64	8.8	5	172	2.9	89	4.8	44
92	Marcus silty clay loam, 0 to 2 percent slopes	2.03	3.0%	IIw	71	6.6	3.8	182	3.1	96	5.2	48
31	Afton silty clay loam, 0 to 2 percent slopes	1.84	2.7%	IIw	68	6.3	3.7	178	3	92	5	46
Weighted Average					67.3	7.4	4.4	176.7	2.9	89.9	4.9	45.1

\*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 data provided by USDA and 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 : 9/9/21 3:43 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
155.24	130.57	130.57	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	130.57	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	63.40	0.00	176	
Soybeans	62.40	0.00	53	
TOTAL	125.80	0.00		

NOTES

Tract Number :  
Description : NE4 SEC 16 LIBERAL TWP 99 44  
FSA Physical Location : IOWA/LYON  
ANSI Physical Location : IOWA/LYON  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : JANSEN ELLRICH FAMILY TRUST  
Other Producers :  
Recon ID : None

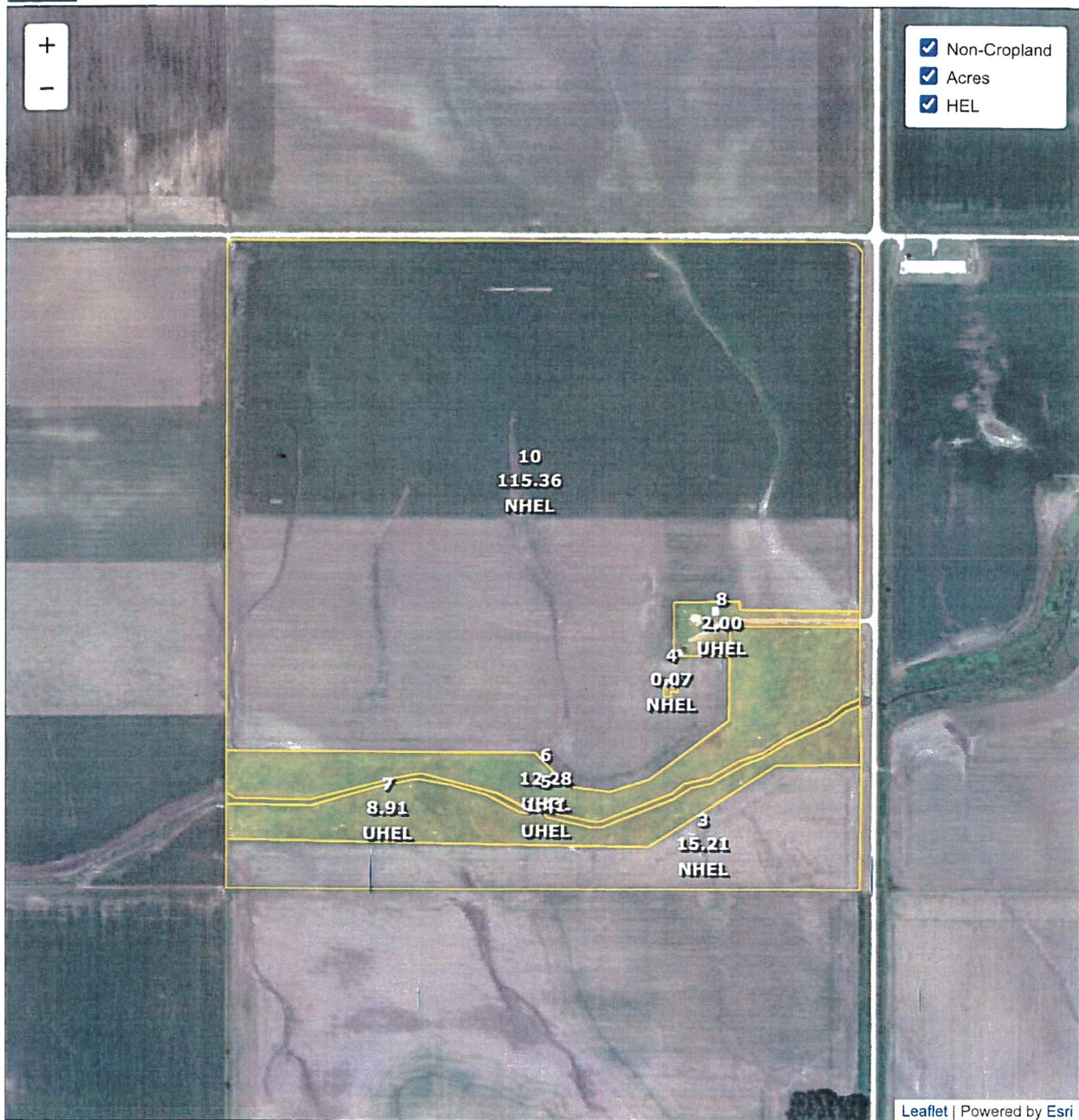
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
155.24	130.57	130.57	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	130.57	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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





Common Land Unit  
 Cropland Non-cropland CRP

Wetland Determination Identifiers

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

2021 Crop Year

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-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



LOCATION:  
NE1/4 SECTION 16-99-44

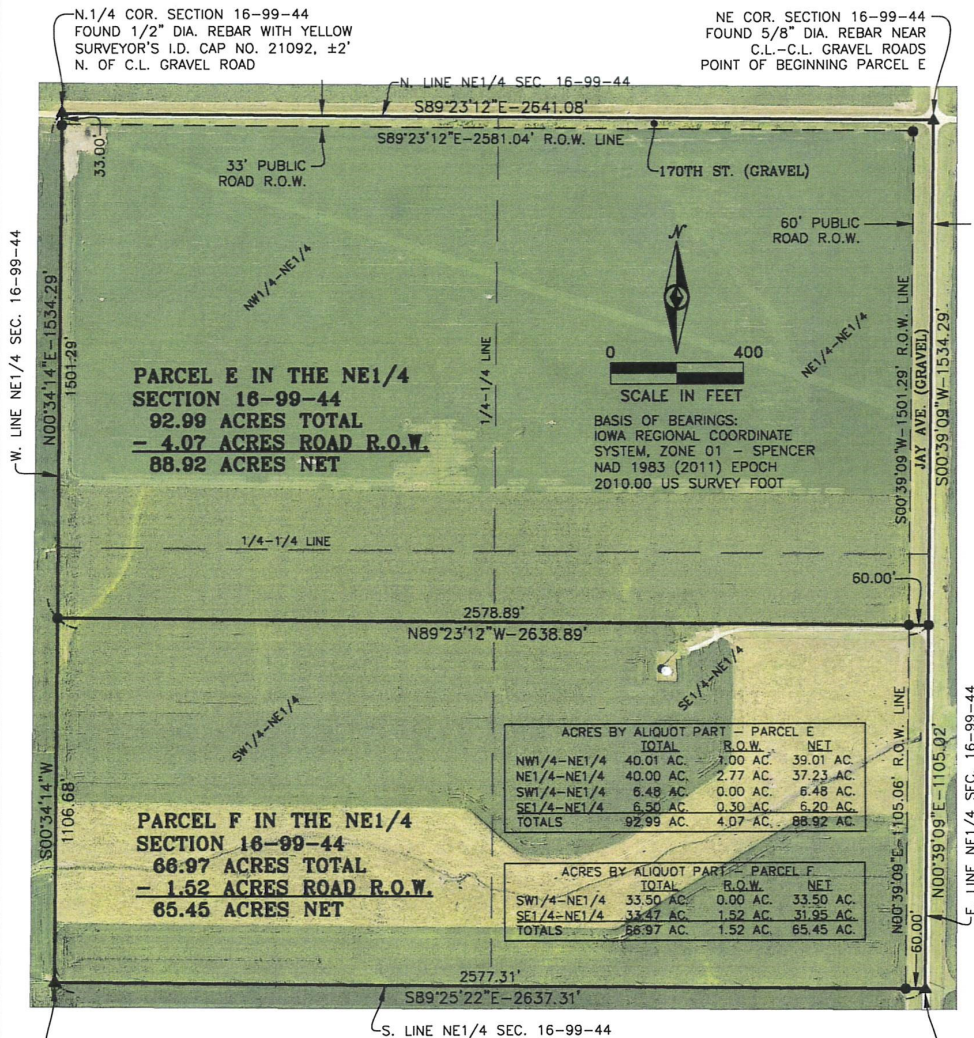
PREPARED BY AND RETURN TO:  
TIM M. LALEMAN, PLS  
DGR ENGINEERING  
1302 SOUTH UNION STREET  
P.O. BOX 511  
ROCK RAPIDS, IOWA 51246  
PHONE: 712-472-2531

SURVEY REQUESTED BY: MARK ZOMER

CURRENT PROPRIETOR:  
THE JANSEN ELLRICH FAMILY TRUST UTA

REVIEW DRAFT  
8-10-21

**PLAT OF SURVEY  
PARCELS E & F IN THE NE1/4 SECTION 16-99-44  
LYON COUNTY, IOWA**



C.1/4 COR. SECTION 16-99-44  
FOUND 1/2" DIA. REBAR WITH  
YELLOW SURVEYOR'S I.D. CAP  
NO. 21094

E.1/4 COR. SECTION 16-99-44  
FOUND 5/8" DIA. REBAR WITH  
YELLOW SURVEYOR'S I.D. CAP NO.  
8103 NEAR C.L. GRAVEL ROAD  
POINT OF BEGINNING PARCEL F

**LICENSED PROFESSIONAL LAND SURVEYOR**  
TIM M. LALEMAN  
21092  
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: \_\_\_\_\_ (Date)  
Tim M. Laleman, L.S. License No. 21092

My license renewal date is December 31, 2021

Sheets covered by this seal: 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

DATE OF FIELD WORK-8-9-21

SHEET 1 OF 2



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

Date 8-10-21  
Drawn By: TML  
Reviewed By: ANW  
Approved By: TML

PROJECT NO. 371246

DWG. # P:03/071/246/371246/DWG/371246 BOUND.DWG

# **PRESENTED BY**

# **ZOMER COMPANY**

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

Licensed in Iowa, South Dakota and Minnesota

If you are thinking about selling your property—  
Call today and let us explain our services and marketing strategies.  
We understand that selling your Acreage, Farmland, Equipment,  
Personal Property etc. is one of the most important things you will  
do in your lifetime and we Thank You in advance for your trust  
and confidence in our firm.

See our website

**[www.zomercompany.com](http://www.zomercompany.com)**  
**or [www.zomerauctions.com](http://www.zomerauctions.com)**  
**for our past successful results**





1414 Main St.

Rock Valley, IA 51247

Zomercompany.com

(712) 476-9443

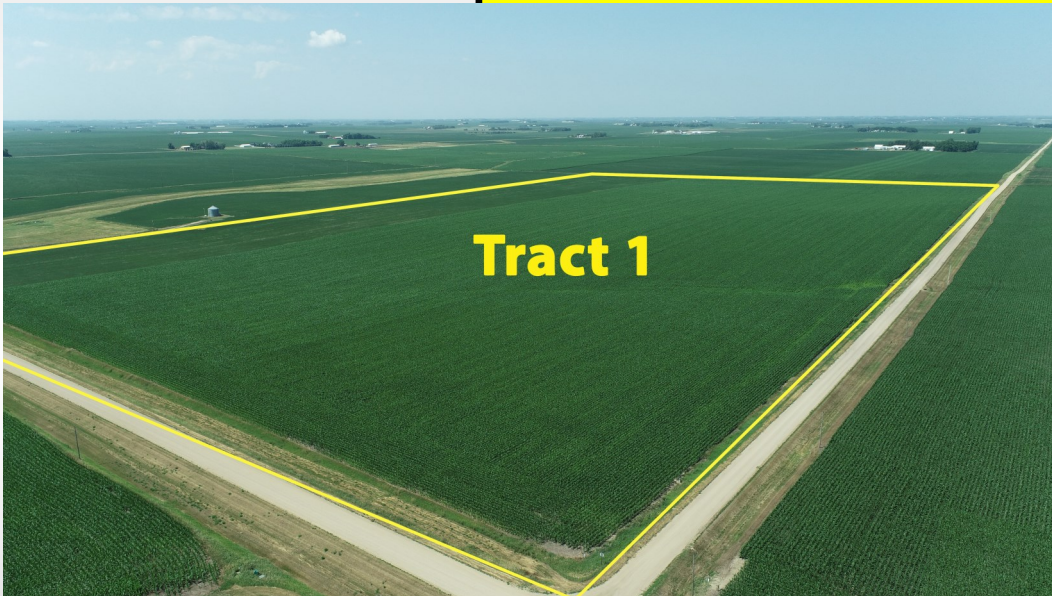
*"Your Farmland Specialists"*

**Prime Farmland & Pastureland**

**In Liberal TWP, Lyon County, IA !**

**Tract 1: 92.99 Acres Tract 2: 66.97 Acres**

**This Farmland Is Located Northwest of  
George, IA. !!**



***Jansen Ellrich Family Trust — Seller***