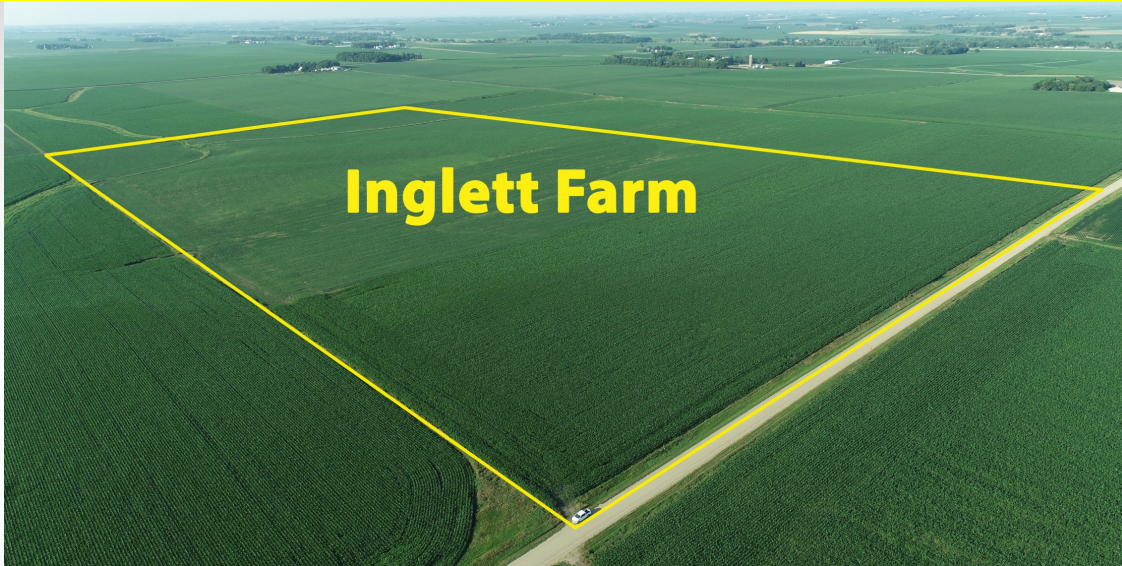


# ZOMER COMPANY

**Upcoming Live Public Auction Of 79.74 Acres Of  
Riverside TWP, Lyon County, IA Farmland!  
This Farmland Is Located Northwest of Rock Rapids, IA!!  
This Farmland Is An Inside Tract & Is In A Great Location!**



**Auction Date November 22, 2021 @ 10:30 AM**

**Merlyn Arthur Inglett Living 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**

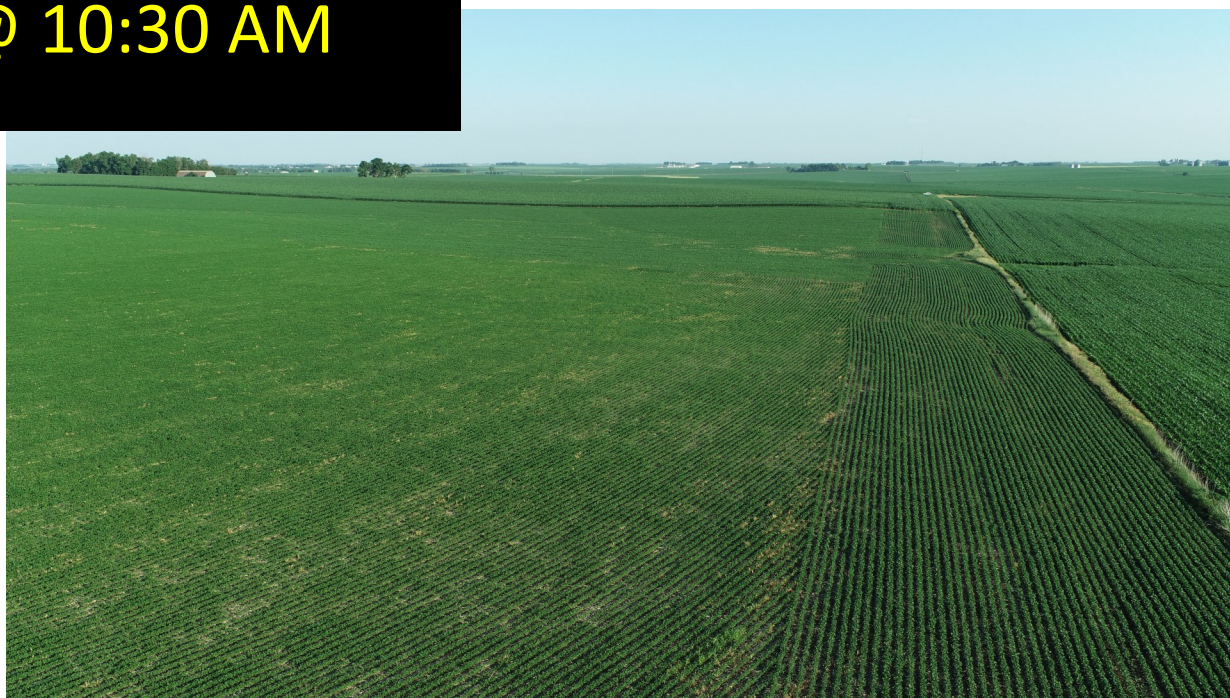
**Gary Van Den Berg - 712-470-2068 — Darrell Vande Vegte - 712-470-1125**

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

**Auctioneers Note: Our company is honored to have been selected by the Merlyn Inglett family to offer this farmland for sale at live public auction! 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 schedule your personal tour!! This auction will be held at the site of the farmland!! Watch zomerauctions.com in case of inclement weather!**

**Location: From the West edge of Rock Rapids, IA go approx. 3/4 mile West on HWY 9 to HWY 75 then go North 1 mile on US HWY 75 to 140th St then go 3/4 mile West on 140th St to the farmland. The farm is located on the North side of 140th St. Watch zomerauctions.com for inclement weather! Auction will be held at the site of the farmland!**

**November 22, 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:** Lot 1 in the S 1/2 of Section 30, Twp 100N, Range 45W of the 5th P.M. Lyon County, IA.- Subject to all public roads and easements of record.

**General description:** According to the survey, this property contains 79.74 gross acres. According to FSA this farm contains approx. 70.52 tillable acres with the balance in road and ditch and a grass waterway This farm has a corn base of 37.50 acres with a PLC yield of 182 bu. and has a soybean base of 33.02 acres with a PLC yield of 51bu. This farm has 65.84 acres which are considered NHEL and approx. 4.68 acres which are considered HEL. The predominant soil types include: 411B2, 411C2, 411B-Egan, 910B-Trent, 133-Colo and 733-Calco. The average **CSR1 is 57.6** and the average **CSR2 is 70.6**. 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:** The farm will be sold with the final bid price x 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. \$2,084.00 per year. 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 as follows: additional 35% of the purchase price will be due and payable on December 30, 2021 and the remaining 50% of the purchase price will be due and payable on January 3, 2022 when the buyer shall receive a clear and merchantable title to the property. 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 IA statutes. All buyers are encouraged to do 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. — **Paul Kippley**—  
**Attorney for Seller.**

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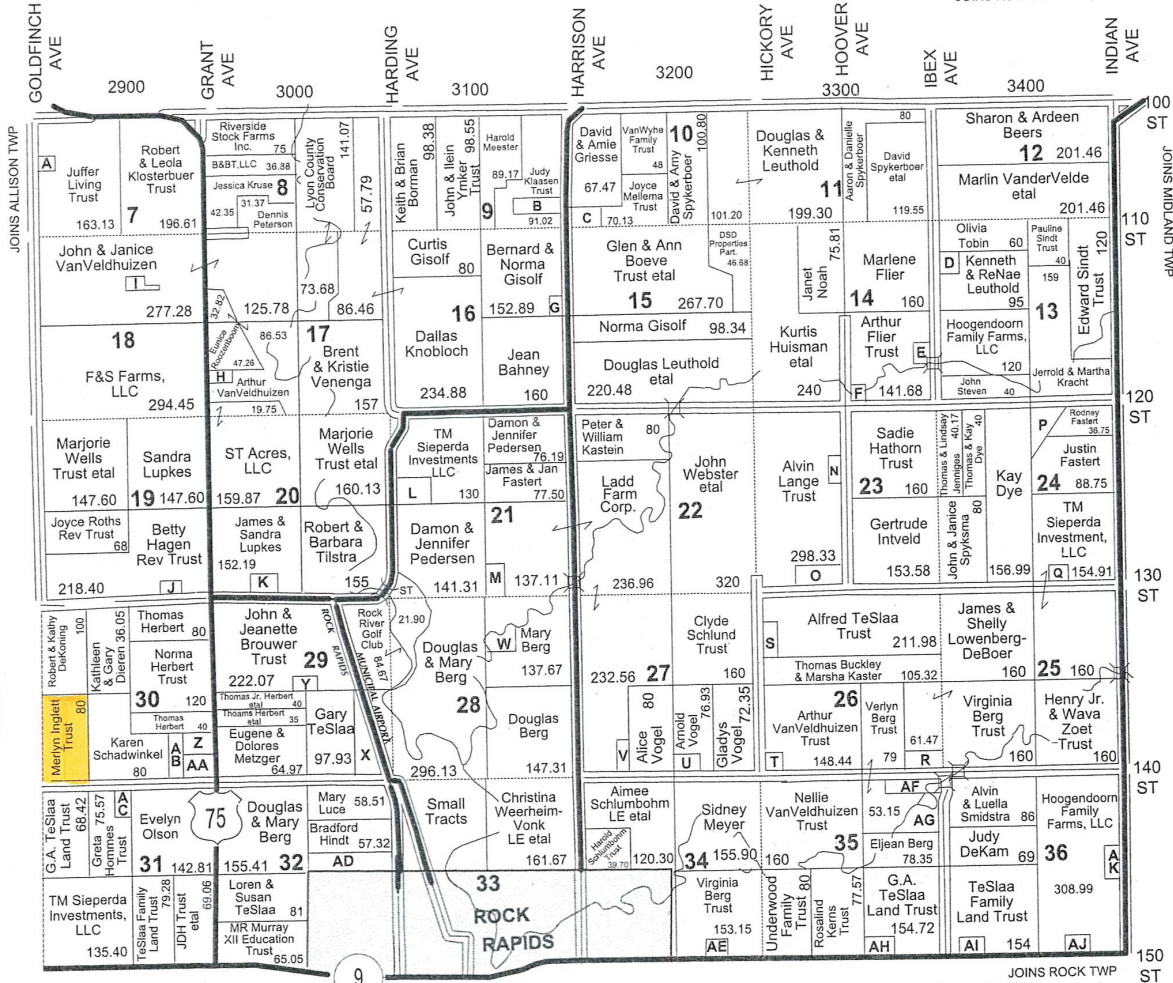
# RIVERSIDE TWP

## LAND OWNER

T 100 N

R 45 W

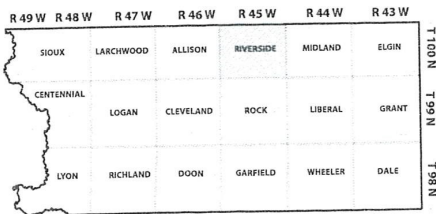
JOINS ROCK COUNTY, MN



### Small Tracts

- Section 7 A Gregory & Michelle VanWyhe - 7.16
- Section 9 B NW IA Feeders, LLP - 19.38
- Section 10 C Roger & Deborah Meyer - 9.20
- Section 13 D Rodney & Julie Fastert - 5
- E John Steven - 40
- Section 14 F Tyler Klaassen - 9.59
- G Pete's Drainage Inc. - 6.53
- Section 16 H Curtis & Brenda Gisolf - 7.11
- Section 18 I Zachary VanWesten & Mindy Jagerson - 16.45
- Section 19 J Kristopher & Alexandra Krull - 10
- Section 20 K Lloyd & Mary Lupkes - 6.95
- Section 21 L Pam Johnson et al - 30
- M City of Rock Rapids - 22.57
- Section 23 N Dale & Coraen Klarenbeek - 5.89
- O Aaron Spykerboer - 13.42
- Section 24 P Karen Flier Trust - 35.97
- Q Benjamin Zollinger - 5.09

- Section 26 R NW Iowa Feeders, LLP - 20.41
- S Thomas & Kay Dye - 6.56
- T Corwin & Stephanie VanVeldhuizen - 11.57
- Section 27 U Sidney & Tana Meyer - 11.11
- V Harold Schlumbohm Trust - 7.44
- Section 28 W Darin & Stacy Knobloch - 14.04
- Section 29 X City of Rock Rapids - 58
- Y James & Corrine Montag - 15.64
- Section 30 Z James & Sandra Lupkes - 14.54
- AA Thomas & Denise Lupkes - 29.09
- AB Tracy Dirks - 14.55
- Section 31 AC Harold Hommes - 5.72
- Section 32 AD Rock Rapids Area Develop. Foundation Inc. - 40
- Section 34 AE Ordel Harberts - 6.85
- Section 35 AF NW IA Feeders, LLP - 13.89
- AG Denise Steenhoven - 15.27
- AH Larry & Cheryl Timmerman - 5.28
- Section 36 AI Brent Hoogendoorn - 6
- AJ Chad TeSlaa - 6.01
- AK MFP II, LLC - 5

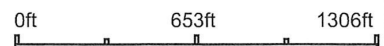


LYON COUNTY, IA

### Aerial Map



Map Center: 43° 27' 1.53, -96° 12' 39.41



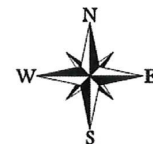
Maps Provided By:



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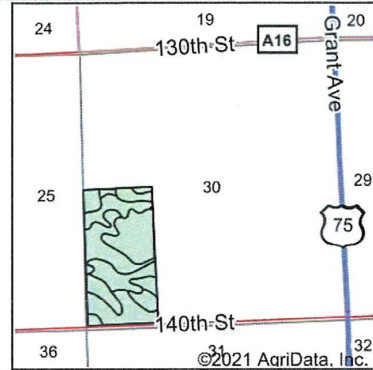
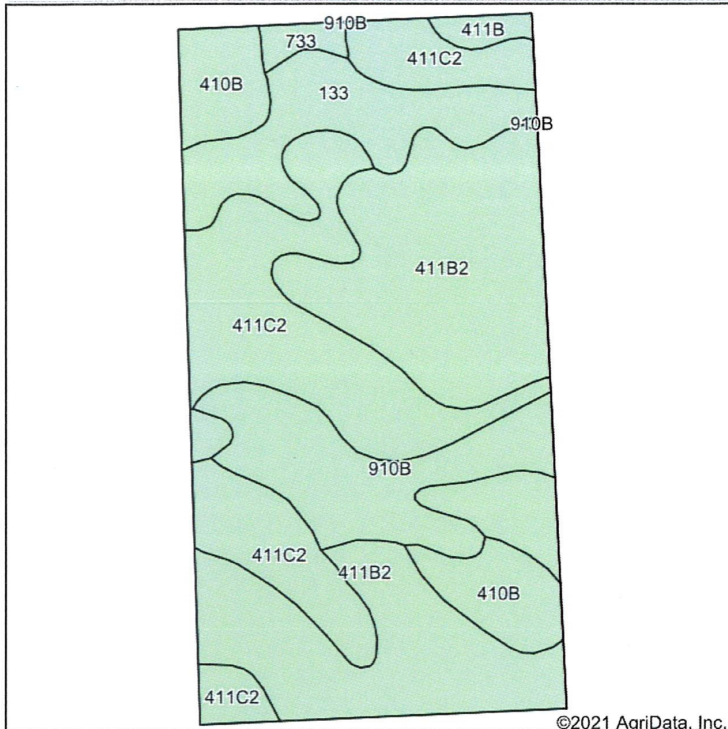
Field borders provided by Farm Service Agency as of 5/21/2008.

**30-100N-45W**  
**Lyon County**  
**Iowa**



10/5/2021

### Soils Map



State: **Iowa**  
 County: **Lyon**  
 Location: **30-100N-45W**  
 Township: **Riverside**  
 Acres: **79.74**  
 Date: **10/5/2021**



Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.

Area Symbol: IA119, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
411B2	Egan silty clay loam, 2 to 5 percent slopes, moderately eroded	30.96	38.8%	Ile	71	58	63
411C2	Egan silty clay loam, 5 to 9 percent slopes, moderately eroded	22.62	28.4%	IIle	67	44	60
910B	Trent silty clay loam, 2 to 5 percent slopes	9.41	11.8%	Ile	73	73	80
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	8.62	10.8%	IIw	78	69	80
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	6.37	8.0%	Ile	67	65	72
733	Calco silty clay loam, 0 to 2 percent slopes	0.90	1.1%	IIw	78	64	75
411B	Egan silty clay loam, 2 to 5 percent slopes	0.86	1.1%	Ile	74	60	76
<b>Weighted Average</b>				<b>2.17</b>	<b>70.6</b>	<b>57.6</b>	<b>*n 67</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  
LYON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM :  
Prepared : 7/12/21 3:51 PM  
Crop Year : 2021

See Page 4 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
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod

**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				
Soybeans				

TOTAL

**NOTES**

Tract Number :  
Description : W 80A SW4 SEC 30 RIVERSIDE TWP 100 45  
FSA Physical Location : IOWA/LYON  
ANSI Physical Location : IOWA/LYON  
BIA Unit Range Number :  
HEL Status : HEL determinations not completed for all fields on the tract  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : MERLYN INGLETT  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
71.80	70.52	70.52	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	70.52	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  
 LYON  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

FARM :  
 Prepared : 7/12/21 3:51 PM  
 Crop Year : 2021

**Abbreviated 156 Farm Record**

Corn	37.50	0.00	182
Soybeans	33.02	0.00	51
<b>TOTAL</b>	<b>70.52</b>	<b>0.00</b>	

**NOTES**

**Tract Number** :  
**Description** :  
**FSA Physical Location** :  
**ANSI Physical Location** :  
**BIA Unit Range Number** :  
**HEL Status** :  
**Wetland Status** :  
**WL Violations** :  
**Owners** :  
**Other Producers** :  
**Recon ID** :

**Tract Land Data**

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

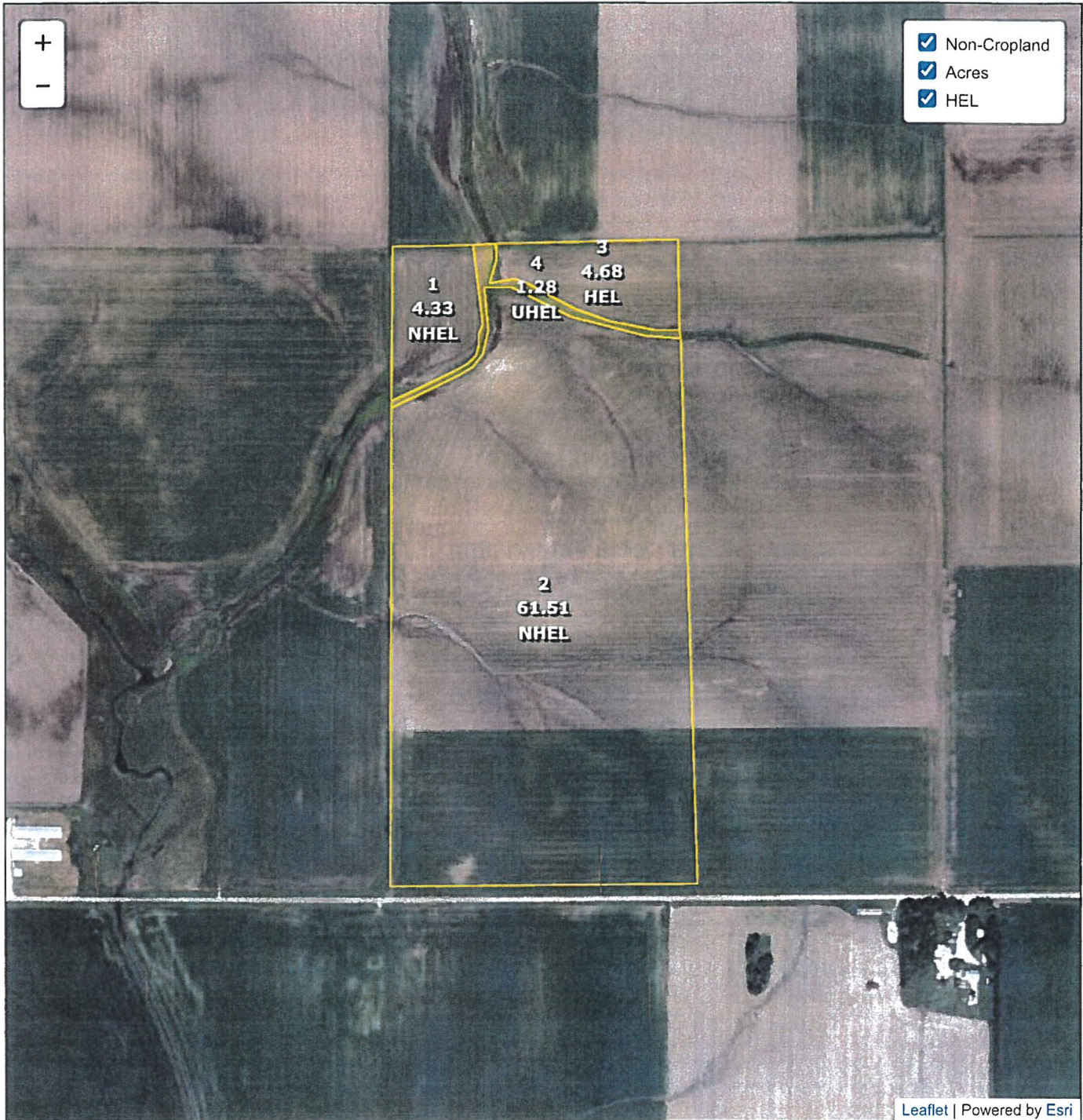
**DCP Crop Data**

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

**TOTAL**

**NOTES**

**Tract Number** :  
**Description** :  
**FSA Physical Location** :  
**ANSI Physical Location** :  
**BIA Unit Range Number** :  
**HEL Status** :  
**Wetland Status** :  
**WL Violations** :  
**Owners** :  
**Other Producers** :  
**Recon ID** :



Leaflet | Powered by Esri

**Common Land Unit**  
 Cropland Non-cropland CRP

Farm Tract

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

2021 Crop Year



Tract 1 of 5

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).

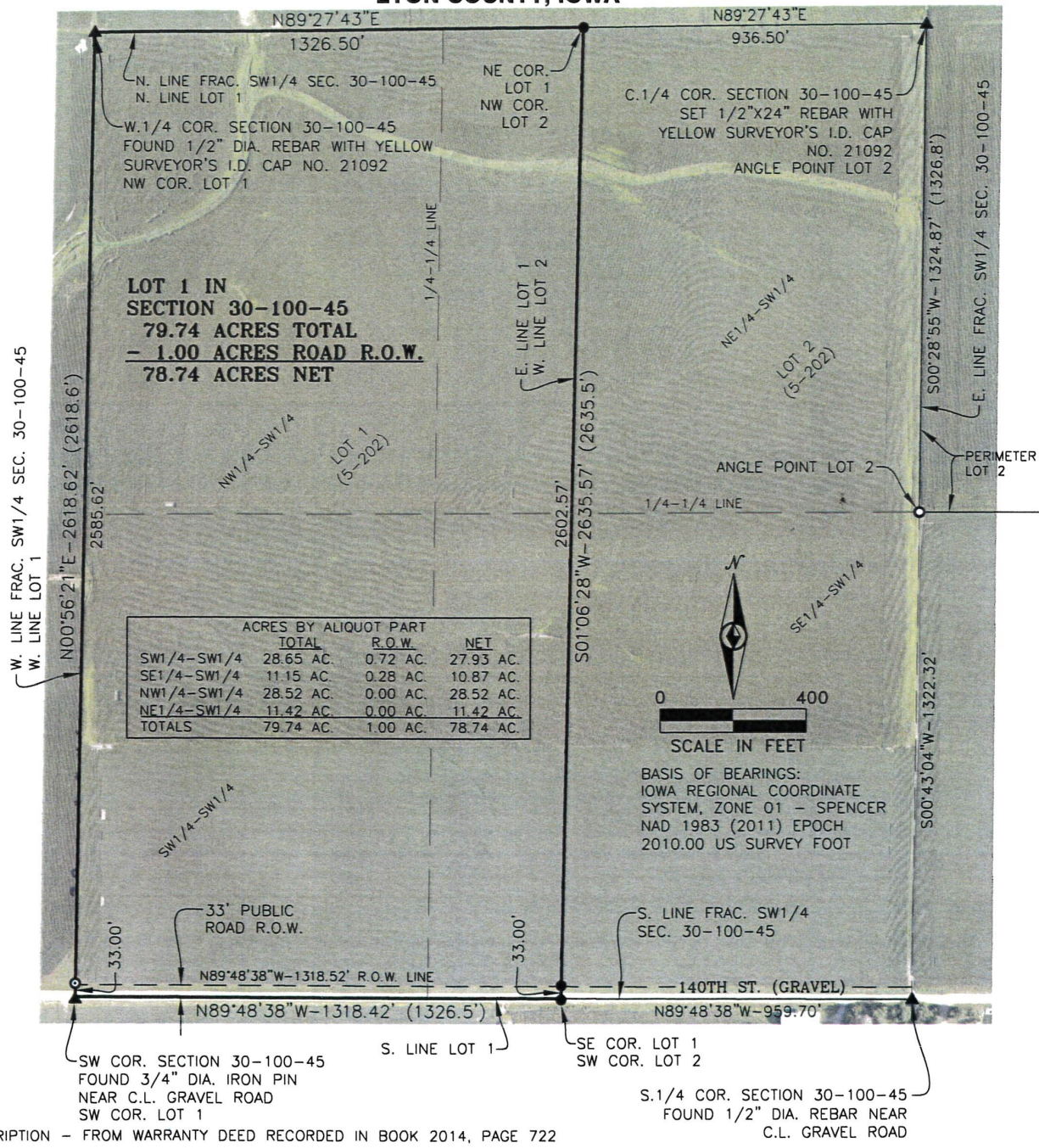
LOCATION:  
 FRACTIONAL SW1/4 SECTION 30-100-45

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

SURVEY REQUESTED BY: MARK ZOMER

CURRENT PROPRIETOR:  
 THE MERLYN ARTHUR INGLETT LIVING TRUST

**PLAT OF SURVEY  
 (RETRACEMENT)  
 LOT 1 IN SECTION 30-100-45  
 LYON COUNTY, IOWA**



DESCRIPTION - FROM WARRANTY DEED RECORDED IN BOOK 2014, PAGE 722







**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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do in your lifetime and we Thank You in advance for your trust  
and confidence in our firm.

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or [www.zomerauctions.com](http://www.zomerauctions.com)

for our past successful results



1414 Main St.

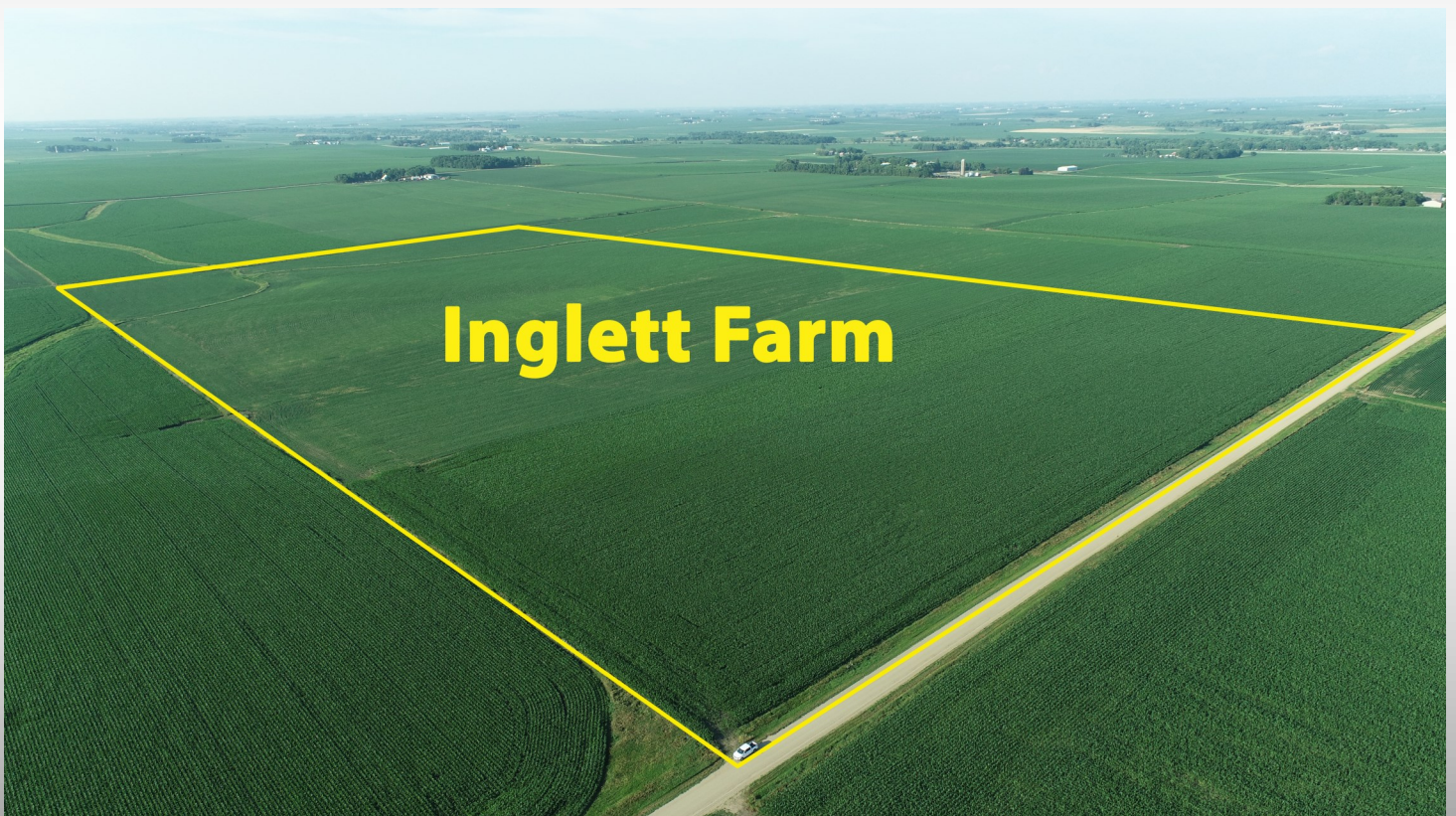
Rock Valley, IA 51247

Zomercompany.com

(712) 476-9443

*"Your Farmland Specialists"*

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This Farmland Is Located  
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***Merlyn Arthur Inglett Living Trust—Seller***