

ZOMER COMPANY

Upcoming Live Public Auction Of An Excellent Acreage Site & Farmland In Grant TWP, Sioux County, IA

Tract 1: 80 Acres Of Farmland—CSR2—99

Tract 2: 73.70 Acres Of Farmland—CSR2—95.9

Tract 3: 5.37 Acre Acreage Site With A 2+ Bedroom Ranch Style Home,
Machine Sheds & 79,000bu. Of Grain Bin Storage!



Auction Date: November 12, 2021 @ 10:30 A.M.

John R. Ver Meer Farm Corporation—Owners

zomerauctions.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

Ryan Zomer-712-441-3970—Joel Westra-605-310-6941

Auctioneers' Note: We are honored to have been selected by the Ver Meer Family to offer for sale these two excellent tracts of farmland and this great acreage site!! These properties have been in the Ver Meer family for many years! Be sure to attend this auction to purchase one of these excellent properties! Call an auctioneer today to receive a full informational packet!

Acreage Site Location: 4210 300th St., Sheldon, IA or from Pit Row in Boyden, IA go 2 miles East on US HWY 18 to Kiwi Ave then go 2 miles North on Kiwi Ave to the acreage site. Acreage Site is located in the Northeast Corner of the intersection of Kiwi Ave and 300th St.

Tract 1 Location (Farmland): is located 1/2 mile North on Kiwi Ave from the acreage site.

Tract 2 Location (Farmland): is located directly adjoining the acreage site to the North and East.

Auction will be held at the site of the 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

Ryan Zomer-712-441-3970—Joel Westra-605-310-6941

Legal Description of Tract 1: Parcel C in the SW1/4 of Section 17- 97N- 43W, Sioux County, IA. Subject to public roads and easements of record.

General Description of Tract 1: According to the survey, this property contains 80 gross acres. According to FSA and the recent survey, this farm contains approx. 79 tillable acres with the balance in road/ditch. This farm has road on 1 side and is an inside tract of farmland and is 99% tillable. This farm has a corn base and soybean base combined with tract 2 with a PLC yield of 183bu. On corn and a PLC yield of 51bu. On soybeans. This farm is classified as NHEL. The predominant soil types include: 310, B, B2-Galva, 91-Primghar, 92-Marcus. The average CSR1 is 72.4. The average CSR2 is 99. This farm has excellent soil ratings and is an inside tract of farmland with 1/2 mile rows. This farm has excellent soil ratings and drainage tile line installed. This is an exceptional piece of Sioux County IA Farmland. This farm is top quality and is one tract of farmland that you do not want to miss! Any field driveway work needed will be at the expense of the buyer. Make plans today to attend this auction!!! Prime Prime Prime would be the way to describe this farmland!

Legal Description of Tract 2: Parcel B in the SW1/4 of Section 17-97N-43W, Sioux County, IA. Subject to all public roads and easements of record.

General Description of Tract 2: According to the survey, this property contains 73.70 gross acres. According to FSA and recent survey, this farm contains approx. 68.46 tillable acres, 2.99 acres of grass waterway with the balance in road/ditch. This farm has road on 2 sides. This farm has a corn base and soybean base combined with tract 1 with a PLC yield of 183bu. On corn and a PLC yield of 51bu. On soybeans. This farm is classified as NHEL. The predominant soil types of the tillable farmland include: 310, B-Galva, 91-Primghar, P733-Calco, 92-Marcus, 32-Spicer, 31-Afton. The average CSR1 is 72 and the average CSR2 is 95.9 on the tillable farmland. This farm has excellent soil ratings and drainage tile line installed! Make plans today to attend this auction! Call today for a full informational brochure on this property. This property will receive an access easement for ingress/egress access from Parcel A (acreage site) located in SE corner of parcel A as shown by survey.

Legal Description of Tract 3: Parcel A in the SW1/4 of Section 17-97N-43W, Sioux County, IA. Subject to all public roads and easements of record.

General Description of Tract 3: Acreage Buyers if you have been searching for a great acreage with lots of potential then be sure to check out this property today! This acreage site has been surveyed to be 5.37 gross acres! This acreage site features a 2+ bedroom ranch style home with an attached garage and several updates! The main floor of the home features 2 bedrooms, sitting room, living room, dining room and a bathroom with a tub/shower! The bedrooms and living room recently had new carpet installed in Nov of 2020! The lower level of the home is partially finished with a possible bedroom, a kitchenette area, family room, storm shelter room and a mechanical/laundry room! This home has asphalt shingles, vinyl siding and also just had all new vinyl windows installed in approx. 2013. This home has a propane furnace and central a/c. The outbuildings on the property consist of a 44 x 72 Morton Machine shed which is insulated and heated with a cement floor, a 54 x 108 Machine shed with cement floor, a 24 x 34 storage building and a 24 x 32 detached double garage. This property also features 4 grain bins which have a total combined storage space of approx. 79,000bu.!! This property is on REC elec and also has 3 phase elec to the property! This property is on rural water and also has well which is no longer in use. The buyer shall be required to inspect and update at the buyers sole expense the septic system to Iowa Code if the septic system does not pass inspection. The grain bins on the property are leased until June 30, 2022 and the new buyer will receive pro-rated rent for the grain bins and will be reimbursed for electricity used by the grain bins over the monthly minimum pro-rated accordingly. This property has been well maintained and would make an excellent acreage for you or your family to establish your families legacy! Be sure to attend an open house or schedule a private tour of this property today! Buyer of this tract will be required to grant an ingress/egress access easement to the buyer of Tract 2 for access in the SE corner of the acreage site as shown by survey.

Open House: Open house will be held on October 16, 2021 from 10:00 AM to 12:00 PM (NOON) and on October 19, 2021 from 5:30 to 7:00 PM or by appointment.

Method of sale: Auction will be held at the site of the farmland. Farmland will be sold with the final bid price x the gross surveyed acres. Tract 3 (acreage) will be sold in total dollars. Tracts will be sold in the order listed. Tracts will not be combined.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,426.00 per year on Tract 1, approx. \$2,342.00 per year on Tract 2, and approx. \$2,400.00 per year on Tract 3. Seller will pay the 2021 taxes which are due and payable in March and Sept of 2022

Possession: Full Possession will be on March 1, 2022 on Tracts 1 & 2. Both farms are available to farm for the 2022 crop year. Tract 3 (acreage) possession will be on closing day.

Terms: Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit on each tract, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day which will be on January 5, 2022 when the buyer shall receive a clear and merchantable title to the property on closing day. 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. All footages, years built, sizes, etc are not guaranteed and buyers are encouraged to do buyers due diligence. 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. **De Koster & De Koster PLLC—attorney for sellers.**

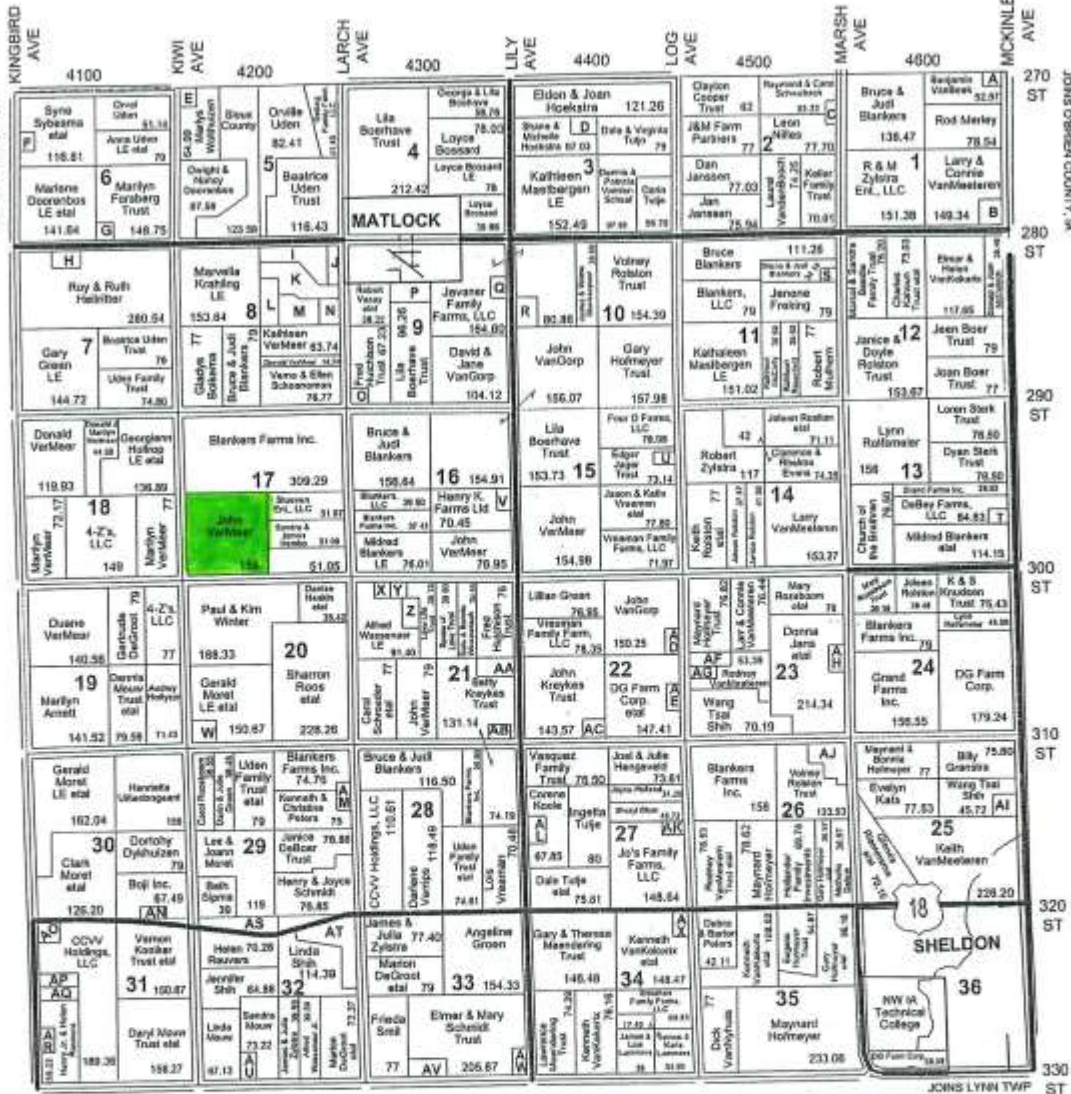
GRANT TWP

LAND OWNER

T 97 N

R 43 W

JOHN LYON COUNTY, IA



Small Tracts

- Section 1 A Alfred Kruger - 6.67
- B Terry & Katherine Kamstra - 5.16
- Section 2 C Dennis Boone - 8.56
- Section 3 D Hoekstra Farms Inc. - 11
- Section 5 E ESL Inc. - 6.16
- Section 6 F Ronald Penning - 5.08
- G Wayne & Cheryl Helmler - 5.34
- Section 7 H Eric & Tricia Koerselman - 10.39
- Section 8 I Robert & Donna Feeders - 12.99
- J Galen Blankens - 17.60
- K Michael Kruus - 26.50
- L Ryan Feeders - 19.57
- M Daniel Feeders - 27.29
- N Robert & Donna Feeders - 27.15
- Section 9 O Greenwood Cemetery - 9.39
- P Bonnie Rodar - 22.95
- Q Adam & Savannah Sauer - 5.16
- Section 10 R Marjorie Newendorp - 11.09
- Section 11 S BJB Farms Inc. - 5.36
- Section 13 T Blaine DeGroot et al - 7.22
- Section 15 U Frederick & Wanda Woolber - 5.05

- Section 16 V Roger & LaDonna Kruse - 8.03
- Section 20 W Chad & Jody Stahl - 5.33
- Section 21 X Larry & Debra Denhartog - 7.15
- Y Clelon & Sheila Zaneta - 7.03
- Z Fred Hutchison - 15.13
- AA CJ Feedlot, LLC - 19.24
- AB Daryl & Sharon Roos - 5.62
- Section 22 AC Larry Kroykas - 10.59
- AD Lyon Park, LLC - 5.78
- AE Benjamin & Renee Vandebroek - 8.05
- Section 23 AF VanMeesteren Farms - 15.57
- AG C & J Farms Inc. - 8.92
- AH Steven & Catherine McWilliams - 5.45
- Section 25 AI Kleinhessner, LLC - 5.32
- Section 28 AJ Kenneth & Jerilyn Hagedorn - 28.17
- Section 27 AK C & J Farms Inc. - 6.02
- AL Lyle & Teresa Hoekstra - 8.24

- Section 29 AM Lyon Park, LLC - 6.98
- Section 30 AN Kevin & Kimberly Haken - 8.60
- Section 31 AO Mark & Paula Miles - 5.17
- AP James Doorenbos - 17.56
- AQ Doorenbos Poultry Inc. - 11.57
- AR Larry & Lavonne Bistritz - 6.67
- Section 32 AS Lee & Joann Moret - 10.40
- AT Dean & Ladonna Schmidt - 5.49
- AU Mark & Kristi VanNoort - 18.05
- Section 33 AV Douglas & Patricia Meester - 14.01
- AW Home of Contented Hogs Inc. - 13.24
- Section 34 AX Barton & Debra Peters - 8



SIoux COUNTY, IA

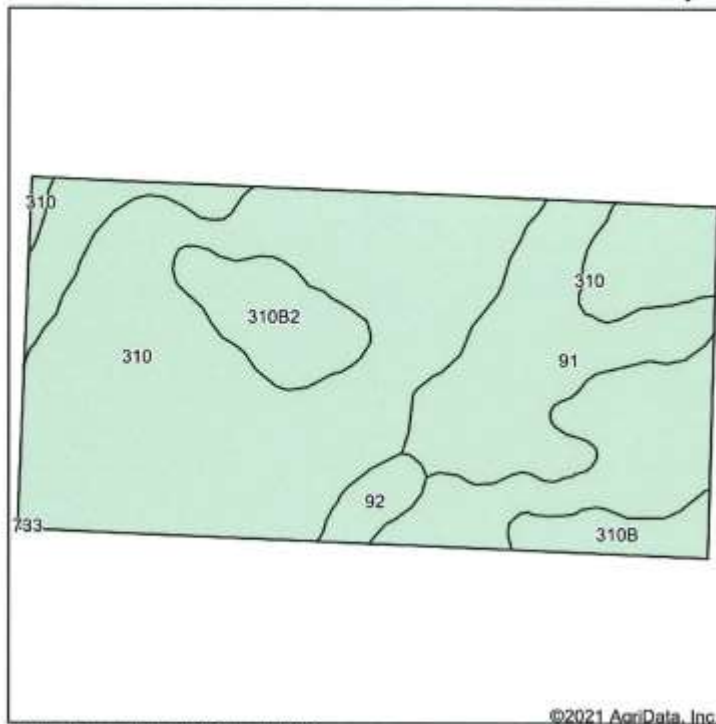
Iowa, AC +/-



ZOMER COMPANY
REALTY & AUCTION

M
The information contained herein was obtained from sources deemed to be reliable.
MapRight Services makes no warranty or guarantee as to the completeness or accuracy thereof.

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **17-97N-43W**
 Township: **Grant**
 Acres: **80**
 Date: **9/1/2021**



Area Symbol: IA167, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310	Galva silty clay loam, 0 to 2 percent slopes	53.39	66.7%	I	100	72	77
91	Primghar silty clay loam, 0 to 2 percent slopes	16.70	20.9%	Iw	100	77	78
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	5.37	6.7%	Ile	90	65	68
310B	Galva silty clay loam, 2 to 5 percent slopes	2.74	3.4%	Ile	95	67	76
92	Marcus silty clay loam, 0 to 2 percent slopes	1.80	2.2%	Ilw	94	72	75
Weighted Average					99	72.4	*n 76.5

**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.

lowa



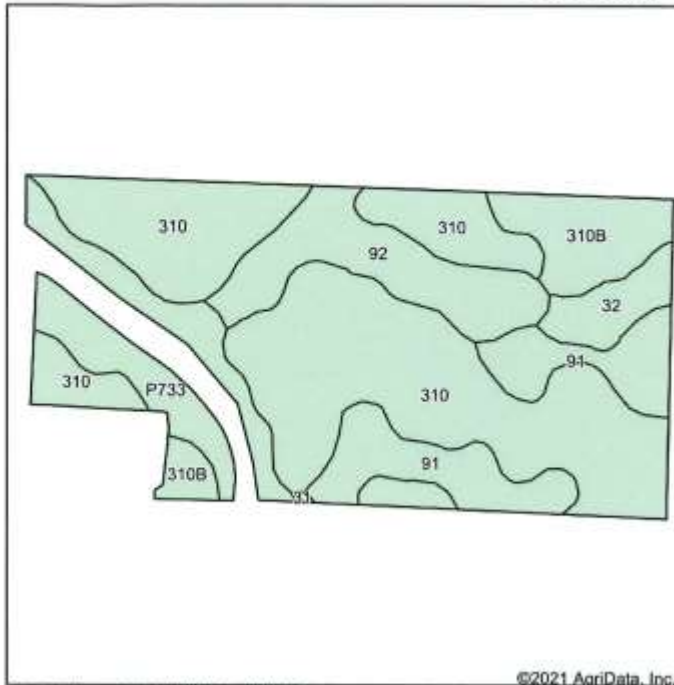
Boundary

Blake Zomer



The information contained herein was obtained from sources deemed to be reliable. MapRight Service makes no warranties or guarantees as to the completeness or accuracy thereof.

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **17-97N-43W**
 Township: **Grant**
 Acres: **68.46**
 Date: **9/1/2021**



Maps Provided By:



Area Symbol: IA167, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310	Galva silty clay loam, 0 to 2 percent slopes	34.71	50.7%	I	100	72	77
91	Primghar silty clay loam, 0 to 2 percent slopes	9.06	13.2%	Iw	100	77	78
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	8.18	11.9%	Ilw	78		75
92	Marcus silty clay loam, 0 to 2 percent slopes	7.99	11.7%	Ilw	94	72	75
310B	Galva silty clay loam, 2 to 5 percent slopes	5.82	8.5%	Ile	95	67	76
32	Spicer silty clay loam, 0 to 2 percent slopes	2.64	3.9%	Ilw	92	67	87
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.06	0.1%	Ilw	80	69	68
Weighted Average					95.9	*-	*n 77

**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: **Sioux**
 Location: **17-97N-43W**
 Township: **Grant**
 Acres: **68.46**
 Date: **9/1/2021**



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	Canary grass ladino	Corn	Kentucky bluegrass	Oats	Red clover hay	Reed canary grass	Smooth brome grass	Soybeans
310	Galva silty clay loam, 0 to 2 percent slopes	34.74	50.7%	I	72	6.5	5.3		184	3.1	95			5.2	48
91	Primghar silty clay loam, 0 to 2 percent slopes	8.99	13.1%	lw	77	6.9	5.4		191	3.3	101			5.5	51
733	Calco silty clay loam, 0 to 2 percent slopes	8.19	12.0%	llw	72	6.4	3.8		184	3.1	94			5.1	47
92	Marcus silty clay loam, 0 to 2 percent slopes	8.00	11.7%	llw	72	6.7	3.9		184	3.2	98			5.3	49
310B	Galva silty clay loam, 2 to 5 percent slopes	5.85	8.5%	lie	67	6.4	5.2		177	3.1	93			5.1	47
32	Spicer silty clay loam, 0 to 2 percent slopes	2.63	3.8%	llw	67	6.3		6	177		92	4	5.5	5	46

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*	Bromegrass alfalfa	Bromegrass alfalfa hay	Canarygrass ladino	Corn	Kentucky bluegrass	Oats	Red clover hay	Reed canarygrass	Smooth bromegrass	Soybeans
31	Afton silty clay loam, 0 to 2 percent slopes	0.06	0.1%	IIw	69	6.4	3.8		180	3.1	94			5.1	47
Weighted Average					72	6.5	4.8	0.2	184	3	95.7	0.2	0.2	5.2	48.2

* 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

Iowa
Sioux

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 11757
Prepared: 6/20/21 7:04 AM
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 MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name:

Farm Identifier
Farm Farm #11757

Recon Number
2021 - 80

Farms Associated with Operator:
11637

ARC/PLC GNF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
311.57	296.89	296.89	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	296.89	0.0	0.0	0.0				
ARC/PLC									
PLC	ARC-CO		ARC-IC	PLC-Default		ARC-CO-Default		ARC-IC-Default	
NONE	CORN SOYBN		NONE	NONE		NONE		NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	174.6	188	0.00	0
SOYSEANS	122.29	52	0.00	0
Total Base Acres:	296.89			

Tract Number: 2176 Description: SW4 SEC 17 GRANT

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

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

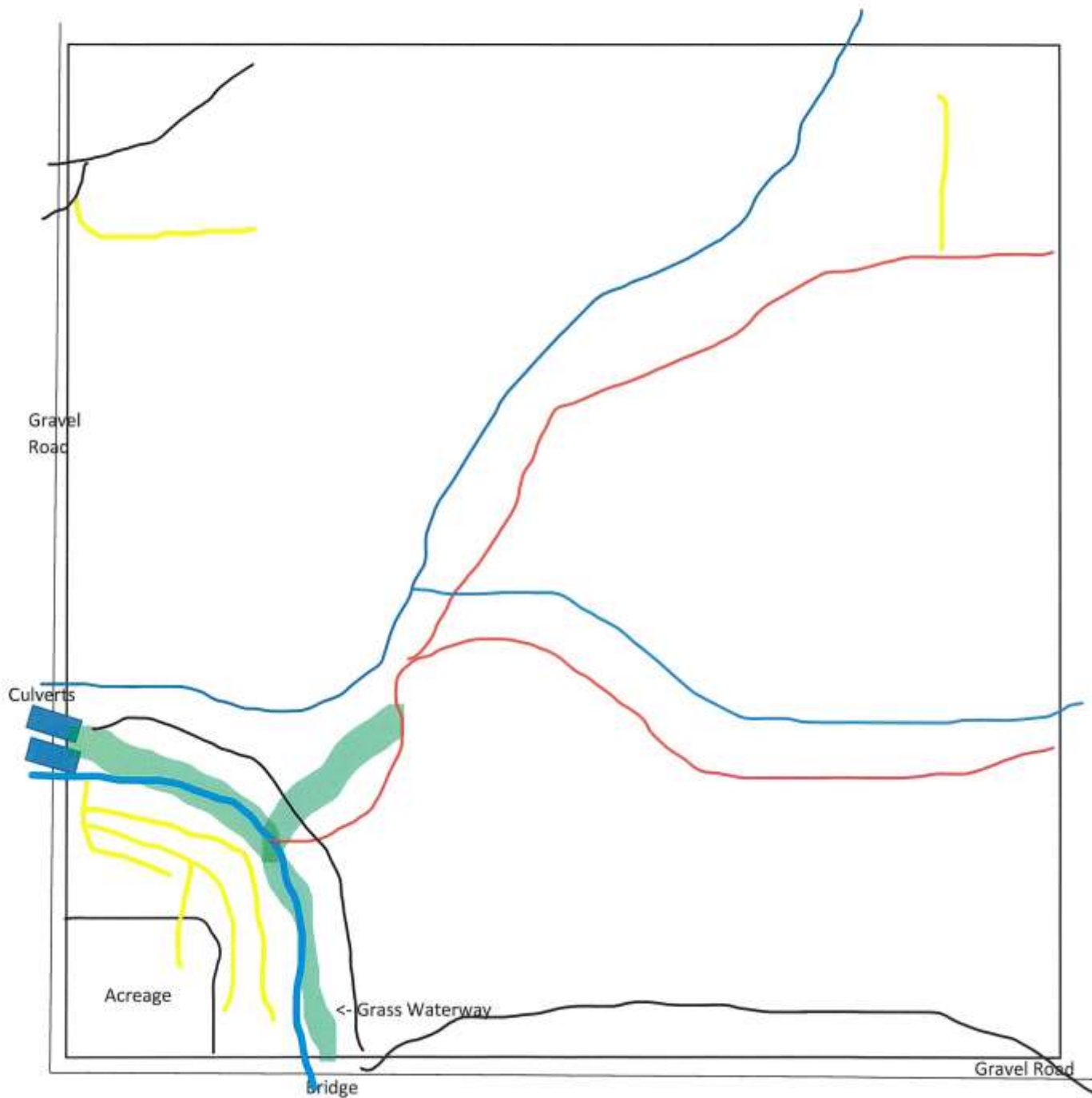
Wetland Status: Tract does not contain a wetland

WL Violations: None







Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
155.36	144.7	144.7	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	144.7	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	84.7	183	0.00				
SOYSEANS	60.0	51	0.00				
Total Base Acres:	144.7						

Owners:

(Southwest quarter of Section 17, Grant township, Sioux County)



Legend:

	10" concrete (approx 1950), approx. 1,000'
	6" clay/concrete (before 1950's), approx. 4,500'
	5" cement (1995-96), approx. 3,800'
	8" (3,128'), 6" (772'), and 5" (1,040') plastic (2016), 4,940' total
	Various (1990-1996), approx. 3,100'
	Various (unknown), approx. 900'



United States
Department of
Agriculture

Sioux County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Iowa PLSS
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 144.70 acres

2021 Program Year

Map Created March 16, 2021

Farm 11757

Tract 2176

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USDA is an equal opportunity provider, employer, and lender.

Iowa, AC +/-



The information contained herein was obtained from sources deemed to be reliable. MapInfo Services makes no warranty or guarantee as to the completeness or accuracy thereof.

Tract 3 Home Information Sheet:

Type: Ranch Style

Garage: 16 x 23 — attached and insulated

Windows: Vinyl — installed in 2013

Shingles: Asphalt

Sitting Room: 14 x 17

Kitchen/Dining Room: 12.10 x 24

Main Bathroom: 6.10 x 8 tub/shower — main floor

Master Bedroom: 10.6 x 13.4 —main floor

Bedroom #2: 10.10 x 13.4 —main floor

Family Room: 13.10 x 17 — main floor

(Living and Bedroom on main floor carpets were replaced in Nov. of 2020)

Basement:

Possible Bedroom: 12.8 x 16

Kitchenette/Family room: 14.6 x 46

Laundry/Bathroom/Mechanical Room: 12.5 x 15

Storm Room

Furnace: Propane Whirlpool brand

Siding: Vinyl

A/C— Central

Water Heater: new as of 2013

Water Softener: new as of 2013

Property Tax: Approx. \$2,400.00 per year

Utilities:

REC Elec: 2 separate meters

3 phase: 2019 Annual bill was \$2,330.51

2020 Annual bill was \$3,357.52

Annual 3 phase bill varies on bin usage.

House/Buildings Meter: 12 month average bill is \$126.65 per month

Rural Water: 12 month average bill is \$45.56

Tract 3 Building & Outdoor Features:

1. 24ft x 34ft South Storage Building

- cement floor
- OH door

2. 44ft x 72ft Building (Center)

- insulated and heated
- 20ft x 12.5ft OH door
- cement floor
- 17ft x 9.5ft sliding door
- stool/sink (Not In Use)
- 220 v outlet
- Morton Brand

3. 54ft x 108ft North Building

- cement floor
- 23ft wide x 15.5ft sliding door East side
- elec power
- 14ft tall x 26ft wide sliding door South side

4. 1,000 gallon propane tank

- owned
- provides propane to home and shed

5. 24 x 32 Garage (North of House)

- detached
- concrete floor
- Vinyl siding, asphalt shingles

REC Elec: Property has 3 Phase

- meter for single Phase
- meter for 3 Phase
(2 separate meters)

Rural Water:

- Property is on rural water
- Property has a well (currently not in use)

6. Grain Bins:

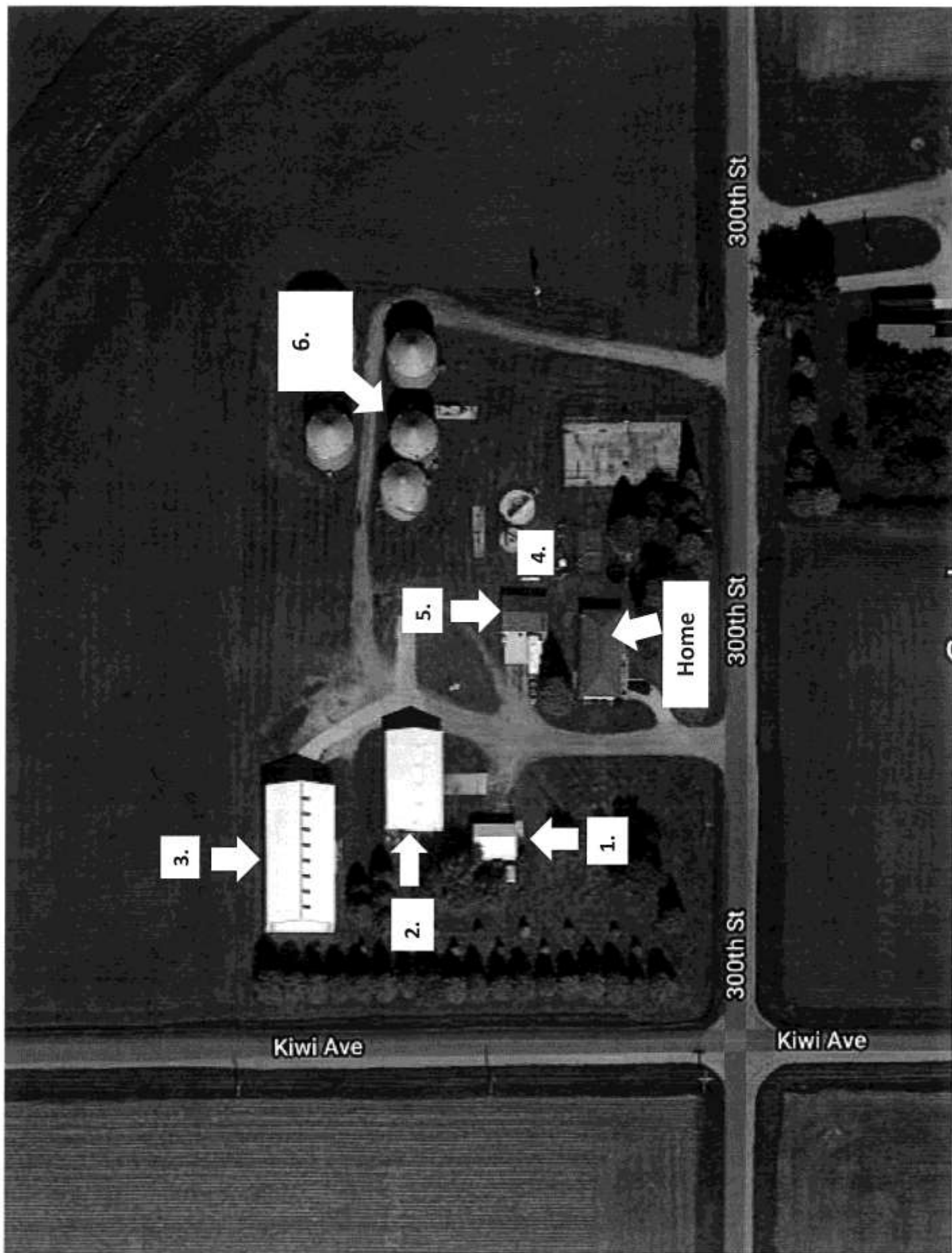
- all bins have external stairs
- all bins have air floors

South Row

- West Bin: MFS
- Center Bin: Chief Brand
- East Bin: York Brand

North Row

- 1 Bin: York Brand





SELLER DISCLOSURE OF PROPERTY CONDITION

(To be delivered prior to buyer making Offer to Buy Real Estate)



Property Owner(s) & Address:

4210 300th Street Boyden, IA

Purpose of Disclosure: Completion of Section I this form is required under Chapter 558A of the Iowa code which mandates the Seller(s) disclose condition and information about the property, unless exempt;

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply.

If claiming an exemption, sign here and stop.

Seller _____	Date _____	Seller _____	Date _____
Buyer _____	Date _____	Buyer _____	Date _____

Instructions to the Seller: (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not by any Agent acting on behalf of the Seller. **The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

Seller initials ER Buyer initials _____

I. Property Conditions, Improvements and Additional Information: (Section I is Mandatory)

EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

1. **Basement/Foundation:** Has there been known water or other problems? Yes ☒ No ☐ Unknown ☐

1A. If yes, please explain: Can get seepage along south wall of basement with heavy rain

2. **Roof:** Any known problems? Yes ☐ No ☒ Unknown ☐

2A. Type Asphalt

2B. Date of repairs/replacement (If any) Unknown

Describe: _____

3. **Well and pump:** Any known problems? Yes ☐ No ☐ Unknown ☒

3A. Type of well (depth/diameter), age and date of repair: well north of house not in use

Serial#: 031671-700161-9709650

Prepared by: Mark Zomer | Zomer Company | markzomer@yahoo.com |

Form
Simplicity

3B. Has the water been tested? Yes ☐ No ☐ Unknown ☒

3C. If yes, date of last report/results: _____

4. **Septic tanks/drain fields:** Any known problems? Yes ☐ No ☒ Unknown ☐

Location of tank North of house Age _____ Unknown ☐

Has the system been pumped and inspected within the last 2 years?

ER Yes ☒ No ☒ Unknown ☐

Date of inspection _____ Date tank last cleaned/pumped approx in last 3yr N/A ☐

5. **Sewer:** Any known problems? Yes ☐ No ☒ Unknown ☐ buyer will be required to inspect

5A. Any known repairs/replacement? Yes ☐ No ☒ Unknown ☐ + update as required

5B. Date of repairs _____

6. **Heating system(s):** Any known problems? Yes ☐ No ☒

6A. Any known repairs/replacement? Yes ☐ No ☒

6B. Date of repairs _____

7. **Central Cooling system(s):** Any known problems? Yes ☐ No ☒

7A. Any known repairs/replacement? Yes ☐ No ☒

7B. Date of repairs _____

8. **Plumbing system(s):** Any known problems? Yes ☒ No ☐ Basement sink not working.

8A. Any known repairs/replacement? Yes ☒ No ☐

8B. Date of repairs We have reworked some of the plumbing in basement.

9. **Electrical system(s):** Any known problems? Yes ☐ No ☒

9A. Any known repairs/replacement? Yes ☐ No ☒

9B. Date of repairs _____

10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.)

10A. Any known problems? Yes ☐ No ☒ Unknown ☐

Date of treatment _____

10B. Previous Infestation/Structural Damage? Yes ☐ No ☒ Unknown ☐

Date of repairs _____

11. **Asbestos:** Is asbestos present in any form in the property? Yes ☐ No ☒ Unknown ☐

11A. If yes, explain: _____

12. **Radon:** Any known tests for the presence of radon gas? Yes ☐ No ☒

12A. If yes, test results? _____ Date of last report _____

13. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint?

Yes ☐ No ☒ Unknown ☐

13A. Provide lead based paint disclosure.

14. **Any known encroachments, easements, "common areas"** (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property? Yes ☐ No ☒ Unknown ☐

15. Features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and driveways whose use or maintenance responsibility may have an effect on the property?
Yes ☒ No ☐ Unknown ☐ Easement on E field driveway
16. Structural Damage: Any known structural damage? Yes ☐ No ☒ Unknown ☐
17. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes ☒ No ☐ Unknown ☐
18. Is the property located in a flood plain? Yes ☐ No ☐ Unknown ☐ Front brick retaining wall is deteriorating.
18A. If yes, flood plain designation _____
19. Do you know the zoning classification of this property? Yes ☒ No ☐ Unknown ☐
What is the zoning? Ag
20. Covenants: Is the property subject to restrictive covenants? Yes ☐ No ☒ Unknown ☐
If yes, attach a copy OR state where a true, current copy of the covenants can be obtained:
☐ On file at County Recorder's office or: _____

You **MUST** explain any "Yes" responses above (Attach additional sheets if necessary): _____

Seller initials ER Buyer initials _____

II. Appliances/Systems/Services (Note: Section II is for the convenience of Buyer/Seller and is not mandatory):

Notice: Items marked "included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Offer to Buy/Purchase Agreement. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

	Working?					Working?			
	Included	Yes	No	OR N/A		Included	Yes	No	OR N/A
Range/Oven	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn Sprinkler System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Refrigerator <u>No</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool Heater, Wall liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hood/Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well & Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disposal <u>No</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke Alarm	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV receiving Equipment <u>No</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Tank & Drain field	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sump Pump	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm System <u>No</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Central AC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central Heating System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace/Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intercom <u>No</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Burning System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Furnace Humidifier	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Compactor <u>No</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sauna/Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locks and Keys <u>garage door only</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Softener/Conditioner	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dryer <u>No</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LP Tanks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washer <u>No</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Keys & Locks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Swing Set <u>No</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Underground "Pet fence"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Basketball Hoop	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Boat Dock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Boat Hoist <u>No</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Pet Collars <u>No</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Garage door opener	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

unknown

No front door key

of collars _____
of remotes _____

Exceptions/Explanations for "NO" responses above: _____

Drain in Basement Kitchenette does not work

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.
Warranties may be available for purchase from independent warranty companies.

Seller initials ER Buyer initials _____

III. Additional Non-Mandatory Requested Items: Are you as the Seller aware of any of the following:

1. Any significant structural modification or alteration to property? Yes ☒ No ☐ Unknown ☐ Please explain:
Removed dining room wall
2. Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the property from fire, wind, hail, flood(s) or other conditions? Yes ☐ No ☒ Unknown ☐ If yes, has the damage been repaired/replaced? Yes ☐ No ☐
3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's association of which you have knowledge? Yes ☐ No ☒ Unknown ☐
4. Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes ☐ No ☒ Unknown ☐
5. Private burial grounds: Does property contain any private burial ground? Yes ☐ No ☒ Unknown ☐
6. Neighborhood or Stigmatizing conditions or problems affecting this property? Yes ☐ No ☒ Unknown ☐
7. Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes ☐ No ☒ Unknown ☐ If yes, what were the test results? _____
8. Attic Insulation: Type _____ Unknown ☒ Amount _____ Unknown ☐
9. Are you aware of any area environmental concerns? Yes ☐ No ☒ Unknown ☐ If yes, please explain: _____
10. Are you related to the listing agent? Yes ☐ No ☒ If yes, how? _____
11. Where survey of property may be found: *in Abstract*
12. Wind Farms: Is the subject property encumbered by certain Wind Energy rights? Yes ☐ No ☒ If yes, rights by: Lease ☐ , Easement ☐ , Other ☐ Define Other: _____ Wind Farm Company, Owner: _____

If the answer to any item is yes, please explain. Attach additional sheets, if necessary: _____

Built detach garage N of house in 2009

Air compressor in N Morton building will not be included

Acreage site is being sold subject to grain bin agreement. See attached.

13. Repairs: Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.) (Note: Repairs are not normal maintenance items) (Attach additional sheets, if necessary) _____

IV. Radon Fact Sheet & Form Acknowledgement

Seller acknowledges that Buyer be provided with and the Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.

Seller Ellen Reepma Seller _____ Date 6/23/21

Seller has owned the property since _____ (date). Seller has indicated above the history and condition of all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). **Seller hereby acknowledges Seller has retained a copy of this statement.**

Buyer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) may wish to obtain.

Buyer _____ Buyer _____ Date _____

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT:
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Address: 4210 300th ST. Boyden IA

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE (initial)

- EL (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- EL ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and Reports available to the Seller (check one below):
- ☐ Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGEMENT (initial)

- ____ (c) ☐ Purchaser has received copies of all information listed above.
or, ☐ No Records or Reports were available (see (b) above).
- ____ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home, Lead Poisoning: How to Protect Iowa Families*.
- ____ (e) Purchaser has (check one below):
- ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- ☒ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGEMENT (initial)

- MZ (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATE OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate:

<u>Ellen Repma</u> Seller	<u>6-23-21</u> Date	_____ Purchaser	_____ Date
_____ Seller	_____ Date	_____ Purchaser	_____ Date
<u>Mark Zomer</u> Seller's Agent	<u>6-23-21</u> Date	_____ Purchaser's Agent	_____ Date

Lease of Grain Storage Facilities

John R. Ver Meer Farm Corporation (Lessor) offers for lease 4 grain bins located on the acreage at 4210 300th St, Sheldon, IA, 51201, with a total capacity of approximately 79,000 bushels.

Duane Ver Meer (Lessee) accepts the option to fill any or all leased grain bins in the fall of 2021 with the understanding that the bins must all be emptied by June 30, 2022. Lessee further acknowledges that the Lessor intends to offer for sale the acreage, including the grain bins, subject to the terms of this lease, with possession by the new owner early in January 2022.

After the bins are emptied the Lessee agrees to pay rent of \$.10 per bushel of grain stored. Further, the Lessee agrees to reimburse to the Lessor the portion of the monthly 3-phase electricity bills during the time that grain was stored to the extent that they exceeded the monthly minimums that were billed during months when no grain was in storage.

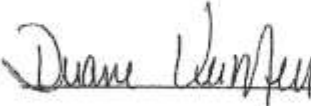
This lease is only for a period from September 1, 2021, through June 30, 2022, and provides no benefits or availability outside of those dates.

Lease terms are hereby accepted by the Lessor:

John R. Ver Farm Corporation

 Date: 8/16/21
Printed Name: James R. VerMeer, V.P.

Lease terms are hereby accepted by the Lessee:

 Date: 8-10-2021
Printed Name: Duane VerMeer

PLAT OF SURVEY
PARCELS A, B, C & D IN THE SW1/4 SECTION 17-97-43
SIOUX COUNTY, IOWA

W.1/4 COR. SECTION 17-97-43
 FOUND 5/8" DIA. REBAR NEAR
 C.L. GRAVEL ROAD
 POINT OF BEGINNING PARCELS C & D

C.1/4 COR. SECTION 17-97-43
 FOUND 5/8" DIA. REBAR WITH YELLOW
 SURVEYOR'S I.D. CAP NO. 4753

N. LINE SW1/4 SEC. 17-97-43
 N89°49'23"W-2637.07'
 S89°22'47"E-2637.25'

PARCEL D IN THE SW1/4 SECTION 17-97-43
 0.62 ACRES TOTAL
 - 0.00 ACRES ROAD R.O.W.
 0.62 ACRES NET

PARCEL C IN THE SW1/4 SECTION 17-97-43
 80.00 ACRES TOTAL
 - 1.00 ACRES ROAD R.O.W.
 79.00 ACRES NET

ACRES BY ALIQUOT PART - PARCEL C

	TOTAL	R.O.W.	NET
NW1/4-SW1/4	39.79 AC.	1.00 AC.	38.79 AC.
NE1/4-SW1/4	39.48 AC.	0.00 AC.	39.48 AC.
SW1/4-SW1/4	0.21 AC.	0.00 AC.	0.21 AC.
SE1/4-SW1/4	0.54 AC.	0.00 AC.	0.54 AC.
TOTALS	80.00 AC.	1.00 AC.	79.00 AC.

ACRES BY ALIQUOT PART - PARCEL B

	TOTAL	R.O.W.	NET
SW1/4-SW1/4	34.34 AC.	1.25 AC.	33.09 AC.
SE1/4-SW1/4	39.36 AC.	1.00 AC.	38.36 AC.
TOTALS	73.70 AC.	2.25 AC.	71.45 AC.

PARCEL A IN THE SW1/4 SECTION 17-97-43
 0.37 ACRES TOTAL
 - 0.72 ACRES ROAD R.O.W.
 4.65 ACRES NET

PARCEL B IN THE SW1/4 SECTION 17-97-43
 73.70 ACRES TOTAL
 - 2.25 ACRES ROAD R.O.W.
 71.45 ACRES NET

ACCESS EASEMENT
 0.13 ACRES TOTAL

SW COR. SECTION 17-97-43
 FOUND 5/8" DIA. ±2.0' S. & ±2.0' E.
 OF C.L.-C.L. GRAVEL ROADS
 POINT OF BEGINNING PARCEL A

S.1/4 COR. SECTION 17-97-43
 FOUND 5/8" DIA. REBAR NEAR
 C.L. GRAVEL ROAD
 POINT OF BEGINNING PARCEL B

ACCESS EASEMENT
 0.13 ACRES TOTAL

ACRES BY ALIQUOT PART - PARCEL D

	TOTAL	R.O.W.	NET
NW1/4-SW1/4	0.16 AC.	0.00 AC.	0.16 AC.
NE1/4-SW1/4	0.46 AC.	0.00 AC.	0.46 AC.
TOTALS	0.62 AC.	0.00 AC.	0.62 AC.

▲ SECTION CORNER AS NOTED
 ● SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
 ◎ CALCULATED EASEMENT CORNER

DATE OF FIELD WORK-6-23-21 SHEET 1 OF 2

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.

Sr. Tim M. Laleman, L.S. License No. 21092 (Date)

My license renewal date is December 31, 2021

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

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

Date 8-20-21
 Drawn By: TML
 Reviewed By: ANW
 Approved By: TML

PROJECT NO. 371209

PROPERTY NOTES

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

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Call today and let us explain our services and marketing strategies.
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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.vanzomrealtyauction.com

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

for our past successful results