

ZOMER COMPANY

**Upcoming Live Public Auction Of 93.71+/-
Acres Of Liberal TWP, Lyon County, IA Farmland**

This Farmland Is Located Northwest of George, IA!



Auction Date: December 8, 2021 @ 10:30 A.M.

Dale & Ronda Klinkenborg - Owners

zomercompany.com

Auctioneers:

Zomer Company

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

Tim De Bruin - 712-475-3325 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 Dale & Ronda to offer this excellent tract of Liberal TWP, Lyon County, IA farmland for sale at public auction!! Liberal TWP farmland is known to be some of the best farmland in Lyon County, IA!! This farm is also very conducive to farm with long rows!! This is a great opportunity to add a great farm to your investment portfolio or current farming operation! Watch zomerauctions.com in case of inclement weather

Location: From Frontier Bank in George, IA go North on Kennedy Ave to 180th St then go 2 miles West on 180th St. to the farmland. Farmland is located in the Southwest corner of the intersection of 180th St and Jay Ave. Watch zomerauctions.com for inclement weather! Auction will be held at the site of the farmland!



Auction Date:
December 8, 2021
10:30 AM

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Legal Description: Parcel F in the NE 1/4 Section 21, Twp 99, Range 44W, Lyon County, IA. - Subject to all public roads and easements of record.

General description: According to the survey, this property contains 93.71 gross acres. According to survey, this farm contains approx. 90.85 tillable acres with the balance in road and ditch. Exact tillable and gross acres to be determined by survey. This farm has a corn base of 43.06 acres with a PLC yield of 178 bu. and has a soybean base of 42.91 acres with a PLC yield of 51bu. This farmland is classified as NHEL. The predominant soil types include: 310, B-Galva, 91-Primghar, 31-Afton, P733-Calco, 92-Marcus. The average CSR1 is 69.9 and the average CSR2 is 94.5. This farm does have some drainage tile line installed. This farm appears to have a good state of productivity and is well managed. Buyer of Parcel F will grant an easement for tile drainage from the existing tile inlet to the owner of Parcel E. (Acreage site). This farm can be farmed in long rows & is all tillable except for the road & ditch! Prime is the best way to describe this farmland!!!

Method of sale: This farm has been surveyed and the final purchase price will be x 93.71 acres the final 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. \$3,060.00 per year. Seller will pay the 2021 taxes which are due and payable in March and Sept of 2022.

Possession: Possession will be on closing day.

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 30, 2021**, 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. – **Jennifer Wippert**—Attorney for Seller.

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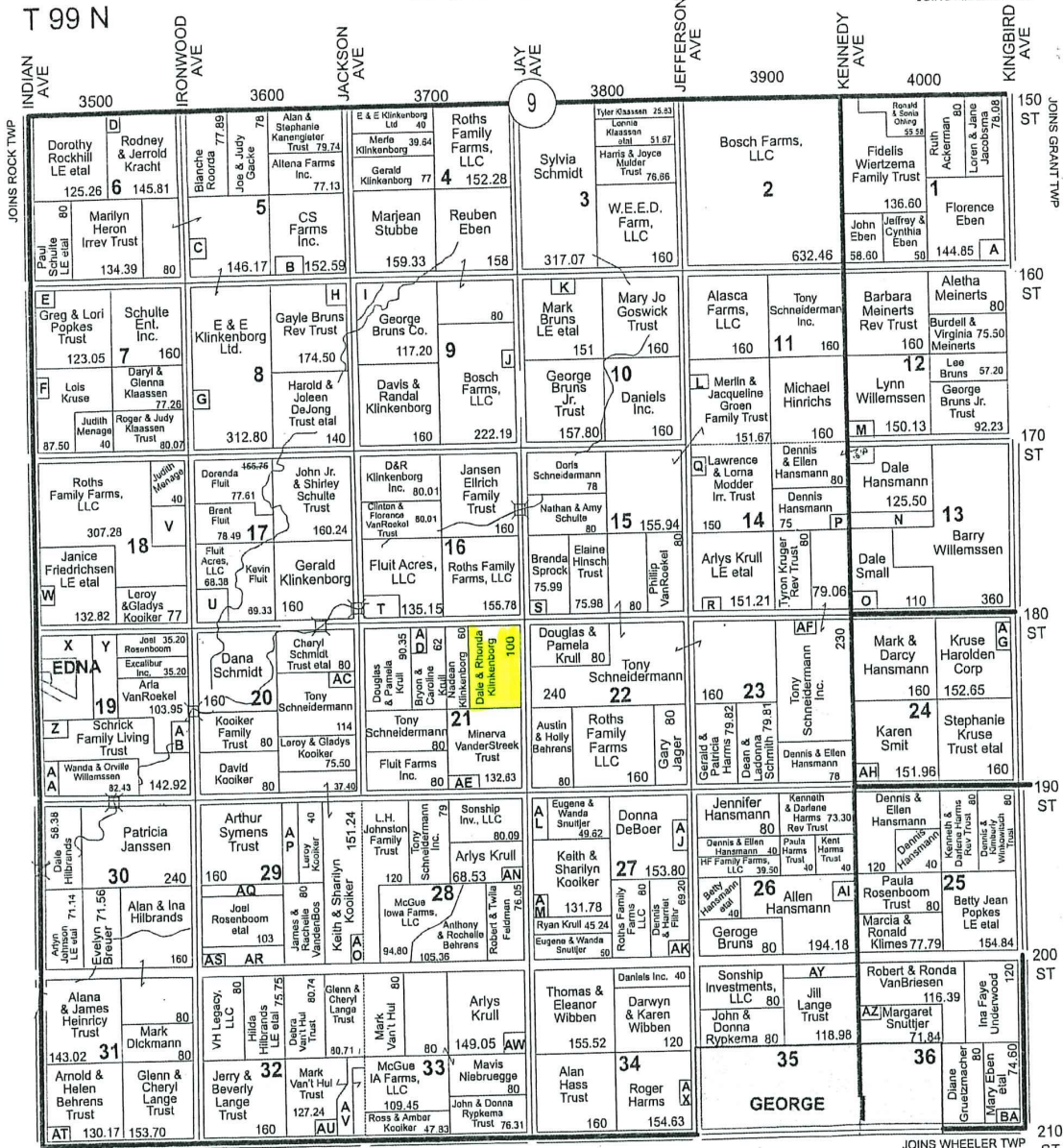
LIBERAL TWP

LAND OWNER

R 44 W

JOINS MIDLAND TWP

T 99 N



LAND OWNER & RURAL RESIDENT MAPS

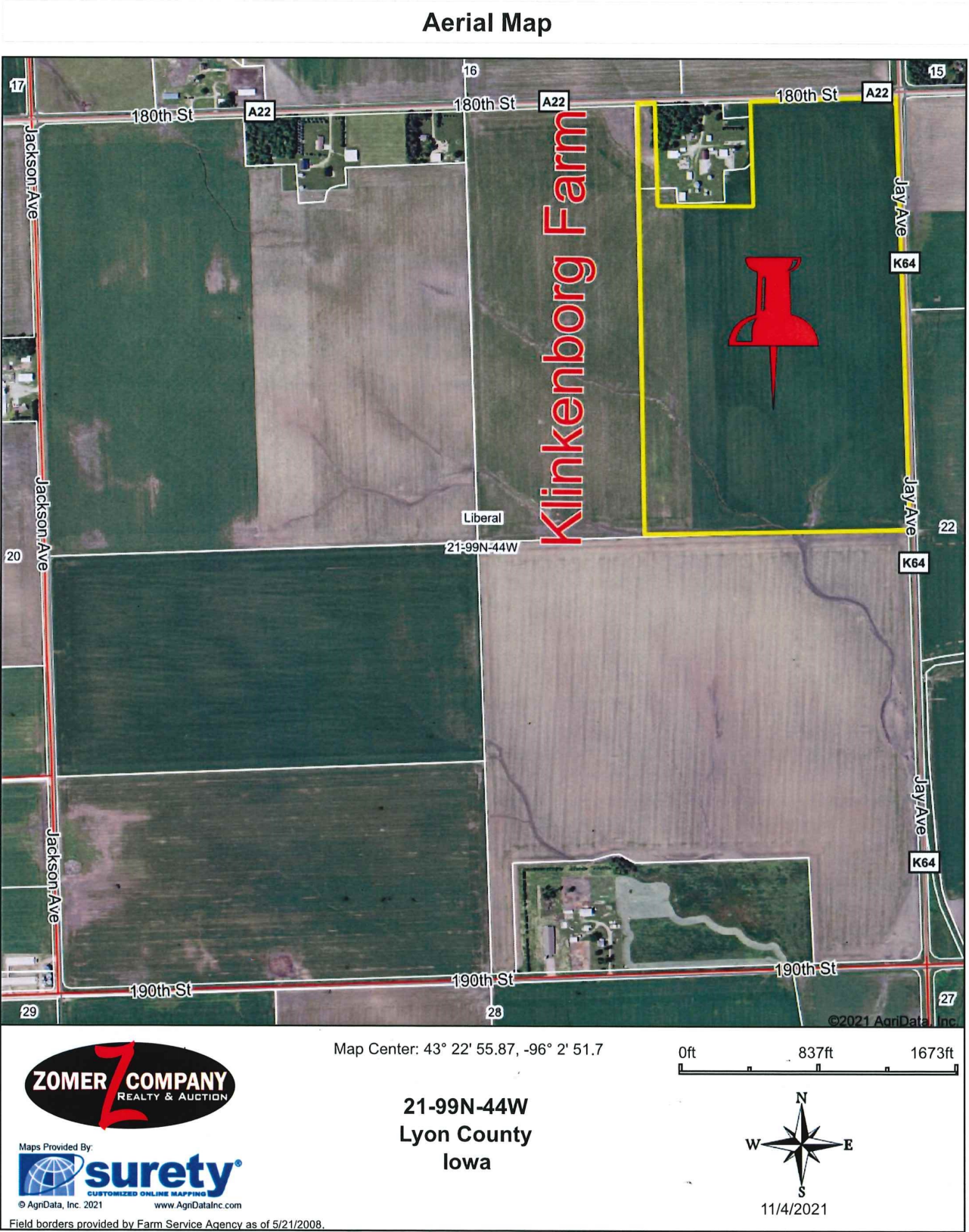
Small Tracts

- Section 1 A Jeffrey & Cynthia Eben - 11.12
- Section 5 B Byron & Sharon Maassen - 6.94
- Section 6 C Gerald & Davis Klinkenberg - 13.83
- Section 7 D RAK Farm Inc. - 9.55
- Section 8 E Chad & Teresa Hoogendoorn - 12.51
- Section 9 F Rodney & Justin Fastert - 8.79
- Section 10 G Randal Klinkenberg - 7.20
- Section 11 H Barbara Meinerts Rev Trust - 5.50
- Section 12 I Barbara Meinerts Rev Trust - 4.0
- Section 13 J James & Cleone Kruse - 14.80
- Section 14 K George Bruns - 9
- Section 15 L Mark & Kayla Mulder - 7.98
- Section 16 M Barry & Lynn Willemssen - 9.81
- Section 17 N Dale & Jennifer Hansmann - 18
- Section 18 O George-Little Rock Community School - 5
- Section 19 P Dennis & Ellen Hansman - 5
- Section 20 Q Darwin & Sheila Klaassen - 10
- Section 21 R Reid & April Krull - 5.84
- Section 22 S Andrew & Amanda Sprock - 7.96

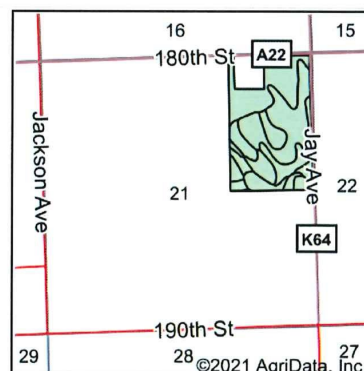
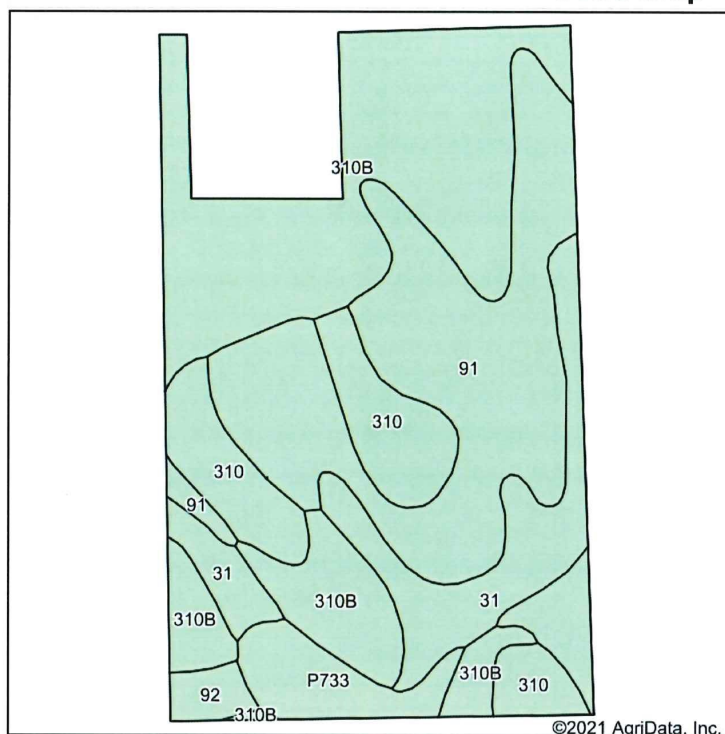
- Section 23 T Brent & Dorenda Fluit - 24.61
- Section 24 U Devon & Trina Fluit - 22.49
- Section 25 V Dennis & Sandra Sprock - 33
- Section 26 W John & Janet Friedrichsen - 5.74
- Section 27 X Brent & Dorenda Fluit - 53.67
- Section 28 Y Kevin Fluit - 53.67
- Section 29 Z Kyle & Jessica Schrick - 8.21
- Section 30 AA Wanda Willemssen - 30
- Section 31 AB Jeffrey DeYong - 24.60
- Section 32 AC Lloyd & Delores Krull - 6
- Section 33 AD Douglas & Pamela Krull - 6.67
- Section 34 AE Christopher & Tasha Mow - 27.41
- Section 35 AF Debra Hembrook - 9.49
- Section 36 AG Joshua Eben - 7.35
- Section 37 AH Christopher Hansmann - 8.04
- Section 38 AI Blair & Jennifer Hansmann - 6.39
- Section 39 AJ Mitchell & Huss Excavation Inc. - 5.77
- Section 40 AK Julie Filhr - 10.80

- Section 41 AL Robert & Ronda VanBriesen Trustees - 30.38
- Section 42 AM Nicole Koele - 10.58
- Section 43 AN Ryan & Deanna Krull - 11
- Section 44 AO Todd Steenhoven - 8.76
- Section 45 AP Roger & Janelle Kooiker - 40
- Section 46 AQ Paula Rosenboom - 23
- Section 47 AR Excalibur Inc. - 24.55
- Section 48 AS Dean Rosenboom - 9.46
- Section 49 AT Curtis & Iva Behrens - 10.17
- Section 50 AU Craig & Dannelle Geardes - 5.44
- Section 51 AV Nolan Hilbrands - 27.12
- Section 52 AW Korey & Valerie Krull - 10.91
- Section 53 AX Laura Ohling - 5.09
- Section 54 AY Jason & Karen VanBriesen - 6.13
- Section 55 AZ Norman & Eileen Krull - 9.02
- Section 56 BA Rocky Schlichter - 5.19

LYON COUNTY, IA



Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **21-99N-44W**
 Township: **Liberal**
 Acres: **87**
 Date: **11/4/2021**



Maps Provided By



Area Symbol: IA119, Soil Area Version: 30							
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	31.86	36.6%	Ile	95	66	76
91	Primghar silty clay loam, 0 to 2 percent slopes	28.68	33.0%	Iw	100	76	78
310	Galva silty clay loam, 0 to 2 percent slopes	10.49	12.1%	I	100	71	77
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.44	12.0%	Ilw	80	68	68
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.20	4.8%	Ilw	78		75
92	Marcus silty clay loam, 0 to 2 percent slopes	1.33	1.5%	Ilw	94	71	75
Weighted Average				1.55	94.6	*-	*n 75.8

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

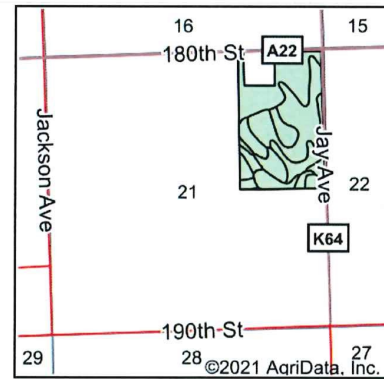
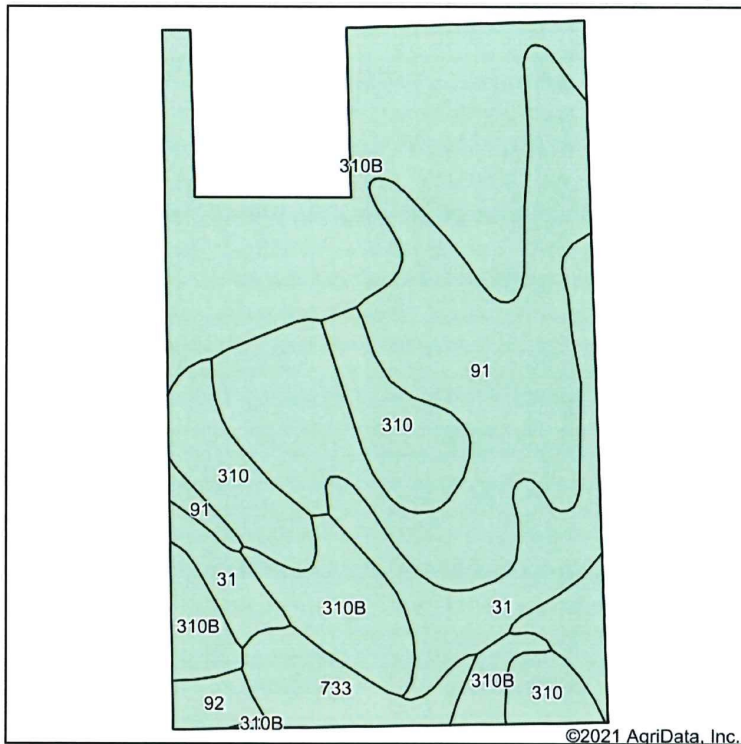
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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: **21-99N-44W**
 Township: **Liberal**
 Acres: **87**
 Date: **11/4/2021**



Maps Provided By:



Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome grass AUM	Soybeans Bu
310B	Galva silty clay loam, 2 to 5 percent slopes	32.03	36.8%	Ile	66	8.9	5.1	175	3	92	5	46
91	Primghar silty clay loam, 0 to 2 percent slopes	28.62	32.9%	Iw	76	6.8	5.3	189	3.3	100	5.5	50
310	Galva silty clay loam, 0 to 2 percent slopes	10.47	12.0%	I	71	9	5.3	182	3.1	94	5.1	47
31	Afton silty clay loam, 0 to 2 percent slopes	10.39	11.9%	Ilw	68	6.3	3.7	178	3	92	5	46
733	Calco silty clay loam, 0 to 2 percent slopes	4.16	4.8%	Ilw	64	6.5	3.3	172	2.7	83	4.6	42
92	Marcus silty clay loam, 0 to 2 percent slopes	1.33	1.5%	Ilw	71	6.6	3.8	182	3.1	96	5.2	48
Weighted Average					1.55	70.1		4.9	180.8		5.2	47.3

*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

Soils data provided by USDA and NRCS.

IOWA
LYON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM :
Prepared : 11/4/21 2:12 PM
Crop Year : 2022

Abbreviated 156 Farm Record

DCP Crop Data

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

TOTAL

NOTES

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Tract Number :
Description : NE4 EXC W 60A SEC 21 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 : DALE KLINKENBORG
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
95.21	89.11	89.11	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	89.11	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	43.06	0.00	178
Soybeans	42.91	0.00	51

TOTAL 85.97 0.00

NOTES

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In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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Common Land Unit
 Cropland Non-cropland CRP

Wetland Determination Identifiers

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

Leaflet | Powered by Esri

2022 Crop Year



Tract 2 of 2

Farm
 Tract

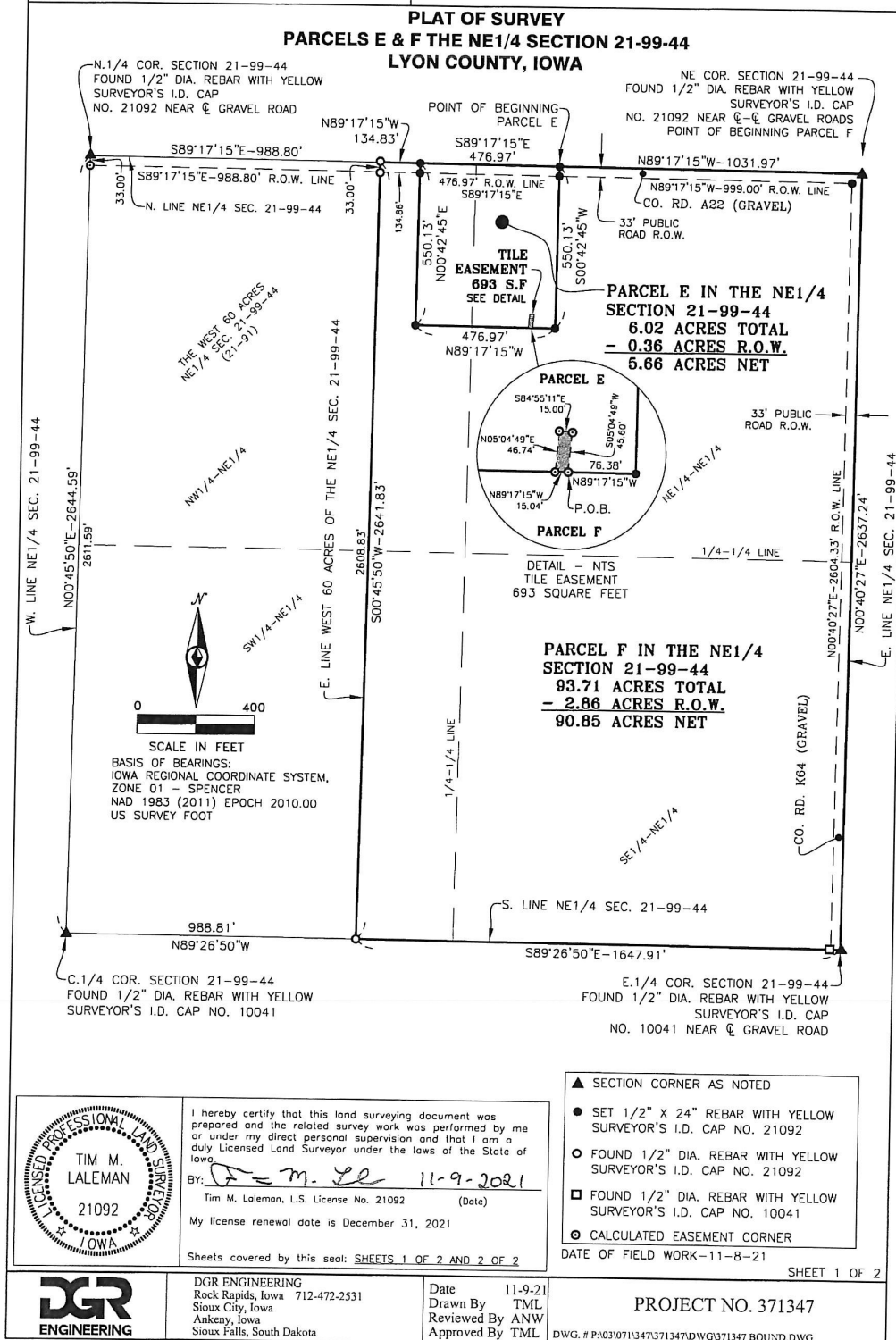
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LOCATION:
NE1/4 SECTION 21-99-44

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 PROPRIETORS: DALE AND RONDA KLINKENBORG

Number: 3395
BK: 2021 PG: 3395
Recorded: 11/10/2021 at 9:28:06.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax:
Amie Griesse, RECORDER
Lyon County, Iowa







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

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

See our website

www.zomercompany.com
or www.zomerauctions.com
for our past successful results



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Equipment Specialists"*

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Rock Valley, IA 51247

Zomercompany.com

(712) 476-9443

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Liberal TWP, Lyon
County, IA Farmland**



Dale & Ronda Klinkenborg -Sellers