

ZOMER COMPANY

Upcoming Live Public Auction Of 80+/- Acres Of

Floyd TWP, Sioux County, IA Farmland

This farmland is located Southwest of Hospers, IA &
Northeast of Orange City, IA & Southeast of Newkirk, IA!



Auction Date: April 4, 2022 @ 10:30 AM

Jean Muyskens Trust- Owner

zomercompany.com

Auctioneers:

Zomer Company

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

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

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

Joel Westra - 605-310-6941

Auctioneers Note: Our company is honored to have been selected by the Muyskens family to offer for sale by auction this excellent property which has been in their family for generations! This property is located in a great area in Floyd TWP, Sioux County, IA! This land offers great potential! The property presents great investment potential or would make a great addition to your current operation! Call an auctioneer listed below today to receive a full informational packet! This auction will be held at the site of the farmland!! Watch zomercompany.com in case of inclement weather!

Location: From the intersection of B40 and Hospers Dr. S in Hospers, IA go West on 400th St (B40) for 1 1/4 miles to Larch Ave then go 1 mile South on Larch Ave. The farm is located in the Southwest corner of the intersection of Larch Ave and 410th St. Auction signs will be posted. Watch zomercompany.com for inclement weather! Auction will be held at the site of the farmland!



Auctioneers & Assistants:

Zomer Company

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Legal Description: The East 1/2 of the NE1/4 of Section 17, TWP 95N, Range 43W, Sioux County, IA. Subject to all public roads and easements of record. This farm will have a certified survey completed prior to auction day.

General description: According to the Sioux County Assessor, this property contains 80+/- gross acres (To be adjusted after certified survey). According to FSA this farm contains approx. 65.85 tillable acres, approx. 11.98 acres of CRP with a contract ending 9-30-2029 with an annual payment of \$2,719.00, approx. 3.73 acres of grass/trees with the balance of the farm in road and ditch. This farm has a corn base of 52.03 acres with a PLC yield of 171 bu. and has a soybean base of 13.82 acres with a PLC yield of 50bu. This farm is classified as NHEL. The predominant soil types of the tillable farmland include: 810, B, B2-Galva, 133-Colo, 309B, B2-Allendorf, 72B-Esterville, 26-Kennebec, 91B-Primghar, 310B2-Galva, 485-Spillville. The average **CSR1 is 65.9** and the average **CSR2 is 86.4 on the tillable farmland**. This farm appears to have a good state of productivity and is well managed. This is a great opportunity to purchase farmland which has been in this family for generations! 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!!! The owner of this farm has been approached by the CO2 pipeline about granting an easement through this property however the current owner has not signed any offers or easements for this pipeline. This farm is leased for the 2022 crop year and the buyer will receive the full rent for 2022 at closing. The seller will also be subsidizing the rent for 2022 and the buyer will receive this rent subsidy at closing also. Contact an agent for details!

Method of sale: The farm will be sold with the final bid price x the final gross surveyed acres. A certified survey will be completed on this property and the final bid price shall be multiplied times the final gross surveyed acres. Auction will be held at the site of the Land.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,074.00 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, 2023 due to the current farm lease. Buyer will receive the full rent for 2022 at closing and a rent subsidy from the seller. Contact agents for details.

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 May 17, 2022 when the buyer shall receive a clear and merchantable title to the property. Penalties may apply should buyer delay closing. 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. Buyer will be required to assume the current CRP contract and will be responsible for all future midterm maintenance needed. 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. Buyer is responsible to ensure lease has been terminated for the 2023 crop year. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. – **Brian Van Engen—Attorney for Seller.**

Lease Information:

This farm is leased for the 2022 crop year and the buyer shall receive the full rent for the 2022 crop and will also receive a rent subsidy from the seller.

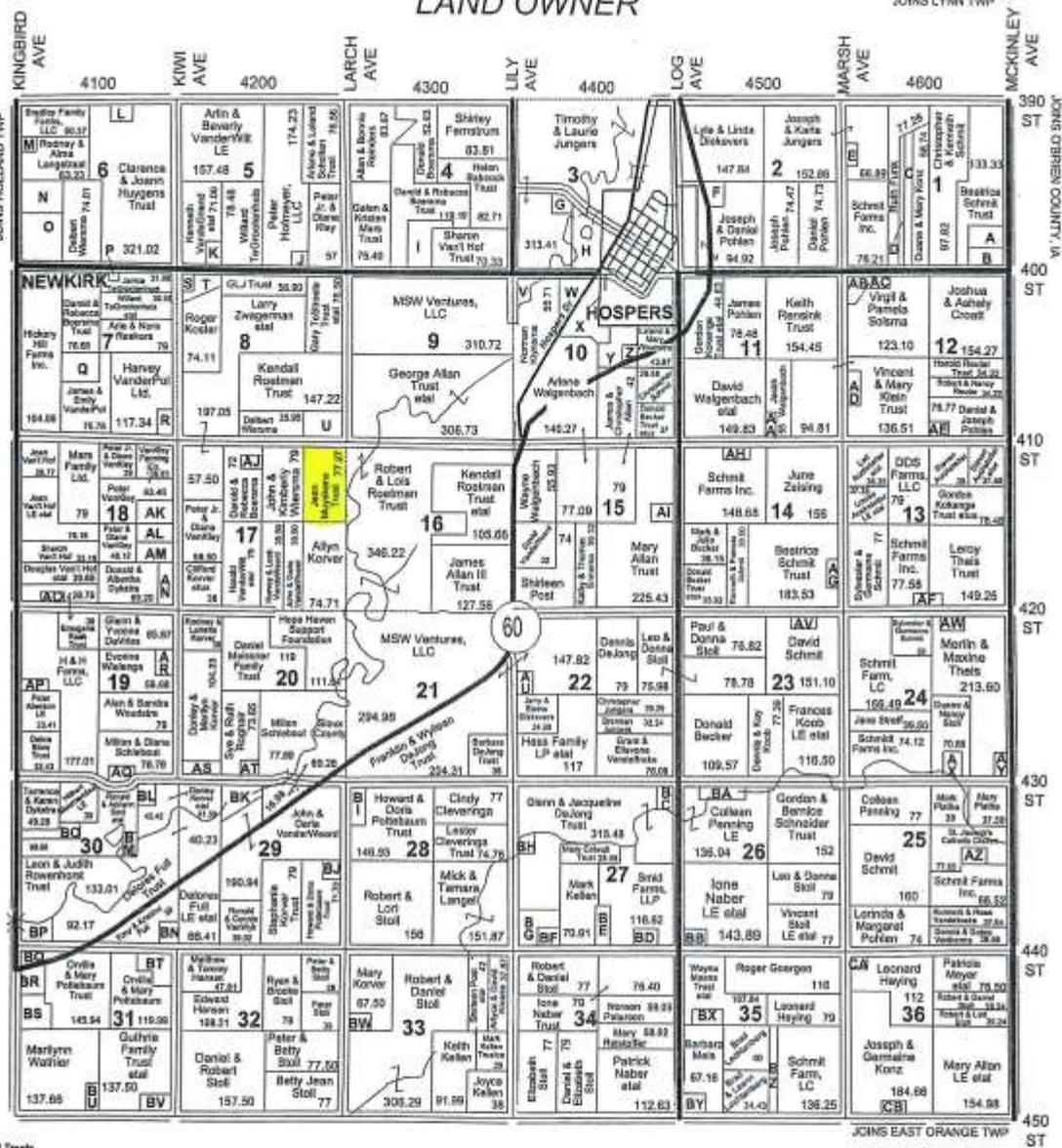
The total rent including the rent subsidy which will be paid to the buyer at closing shall be \$23,030.00.

FLOYD TWP

LAND OWNER

T 95 N

R 43 W



- Small Tracts**
- Section 1 A Christopher & Ruth Ann Schmitt - 19.32
 - B Janora & Rita Fischer - 17.99
 - C Robert & Mary Patten - 32.09
 - D Jeanne & Wayne Kingman - 19.47
 - E Joseph Jungers - 10.72
 - Section 2 F Joseph & Lorinda Pohlen et al - 12.67
 - G Robert & Coonroe Niema - 11.57
 - H John & Sylvia Heitner - 32.28
 - Section 4 I Kenneth & Sharon VanDover - 29.72
 - Section 5 J Cole Wolborne - 5.37
 - K Matthew Schipper - 5.43
 - Section 8 L Ronald & Adriane Seil - 9.24
 - M Darren & Debra Hoogland - 6.44
 - N SSD Land, LLC - 32.30
 - O Robert Vandelhof - 24.07
 - Section 7 P Bradley TeGroenhuus - 5.19
 - Q Debbert Wormo - 33
 - R Norman & Betty VanStolter - 5.01
 - Section 8 S Scott TeGroenhuus - 6.47
 - T Scott & Michole TeGroenhuus - 18.23
 - U Jerald VanderZwaag - 10.47
 - Section 10 V River Meadows, LLC - 12.47
 - W Marvin Tietring - 13.02
 - X Danbury Industries Inc - 48.09
 - Y City of Hoopars - 36.83
 - Z Christopher & Ruth Schmitt - 13.58
 - Section 11 AA Larry & Brenda Gloden - 5.19
 - Section 12 AB John & Judith Solms Trust - 34.43
 - AC Daryl & Susan Klein et al - 5.34
 - AD Daryl & Susan Klein et al - 10.28
 - AE Daniel & Margaret Pohlen - 9.59
 - Section 13 AF Schmitt Pohl, LLC - 7.16
 - Section 14 AG Kenneth & Christopher Schmitt - 7.07
 - AH Larry & Rhonda Anderson - 5.05
 - Section 15 AI Kendall Roeliman - 5.99
 - Section 17 AJ Joshua & Amanda Soarsma - 5.77
 - Section 16 AK Bradley & Marie TeGroenhuus - 15.00
 - AL Natalie TeGroenhuus - 19.57
 - AM Kyle TeGroenhuus - 15.57
 - AN Robert & Shirley Mow - 7.80
 - AO Carl & Wendy Verfbeckel - 5.10
 - Section 19 AP Douglas & Pamela DeHaven - 9.05
 - AQ Michael & Stephanie Klanno - 5.57
 - AR Bradley & Janora Karver Trust - 11.12
 - Section 20 AS Timothy & Heather Karver - 11.57
 - AT Troy & Luan Berra - 5.35
 - Section 22 AU Barbara DeJong - 6.14
 - Section 23 AV Cameron VanderWeerd - 5.12
 - Section 24 AW Rick & Andrea Thoo - 7.17
 - AX James & Julie Hreck - 8.12
 - AY Michael Kruger - 7.81
 - Section 25 AZ Darin & Brenda Radtke - 6.55
 - Section 26 BA Kenneth & Nancy Penning - 18.04
 - BB Tyler Koru - 10.43
 - Section 27 BC Daniel & Carla Goegan - 5.89
 - BD Mark & Rita Hansen - 6.42
 - BE Marilyn & Steven Paulsen Trust - 15.46
 - BF Bradley Ackerman - 9.54
 - BG Beth Ackerman - 29.39
 - BH Scott & Eric DeJong - 5.36
 - Section 28 BI Keaven Faber - 9
 - Section 29 BJ James & Kira Potbaan - 5.42
 - Section 30 BK Troy & Laura Bauman - 25
 - Section 31 BL Logan & Megan Huston - 9.50
 - Section 32 BM Judith Rowenhank Trust - 10.74
 - BN Full Farms Inc - 9.90
 - BO Terence Dystra - 6.95
 - BP Judy Schapp - 10.51
 - Section 31 BQ H. David & Henstia Scholtes Trust - 7.83
 - BR Gaylen & Julie Schneider - 22.25
 - BS Marilyn McComb Trust - 27.70
 - BT Matthew & Tammy Hansen - 25.37
 - BV Keith Fyssand - 6.58
 - Section 33 BW Hanson Family Farm - 19.50
 - Section 34 BX David Recker - 7.27
 - Section 35 BY Paul & Stephanie Miller - 8.82
 - BZ Scott Lechtenberg - 15.75
 - Section 36 CA Wesley & Nichole Korz - 5.31
 - CB Bradley Korz et al - 6.13



SIU COUNTY, IA

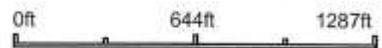
Aerial Map



©2022 AgriData, Inc.



Map Center: 43° 3' 8.45, -95° 56' 23.43



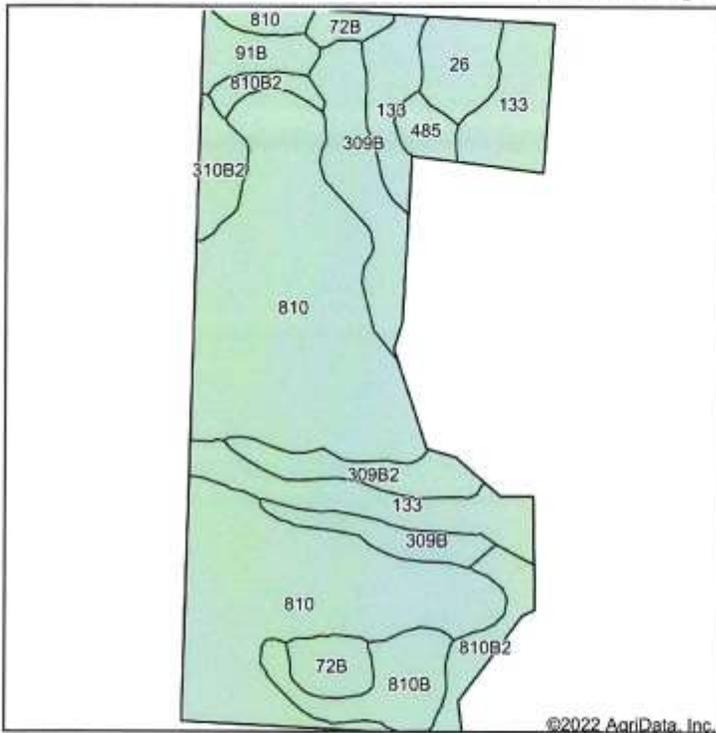
17-95N-43W
Sioux County
Iowa



Maps Provided By:
surety
CUSTOMER ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **17-95N-43W**
 Township: **Floyd**
 Acres: **65.85**
 Date: **2/16/2022**



Map Provided By:



Area Symbol: IA167, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
810	Galva silty clay loam, terrace, 0 to 2 percent slopes	32.56	49.4%	I	100	70	78	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	9.72	14.8%	IIw	78	70	80	
309B	Allendorf silty clay loam, 2 to 5 percent slopes	6.14	9.3%	IIe	53	53	51	
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	3.31	5.0%	IIe	95	65	77	
810B2	Galva silty clay loam, terrace, 2 to 5 percent slopes, eroded	2.86	4.3%	IIe	92	63	66	
309B2	Allendorf silty clay loam, 2 to 5 percent slopes, moderately eroded	2.39	3.6%	IIe	52	51	47	
72B	Estherville loam, 2 to 5 percent slopes	2.28	3.5%	IIIs	18	32	29	
26	Kennebec silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.27	3.4%	Iw	92	69	79	
91B	Primghar silty clay loam, 2 to 5 percent slopes	1.73	2.6%	IIe	95	75	78	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	1.61	2.4%	IIe	90	65	68	
485	Spillville loam, 0 to 2 percent slopes	0.98	1.5%	IIw	88	72	82	
Weighted Average					1.51	86.4	65.9	*n 72.2

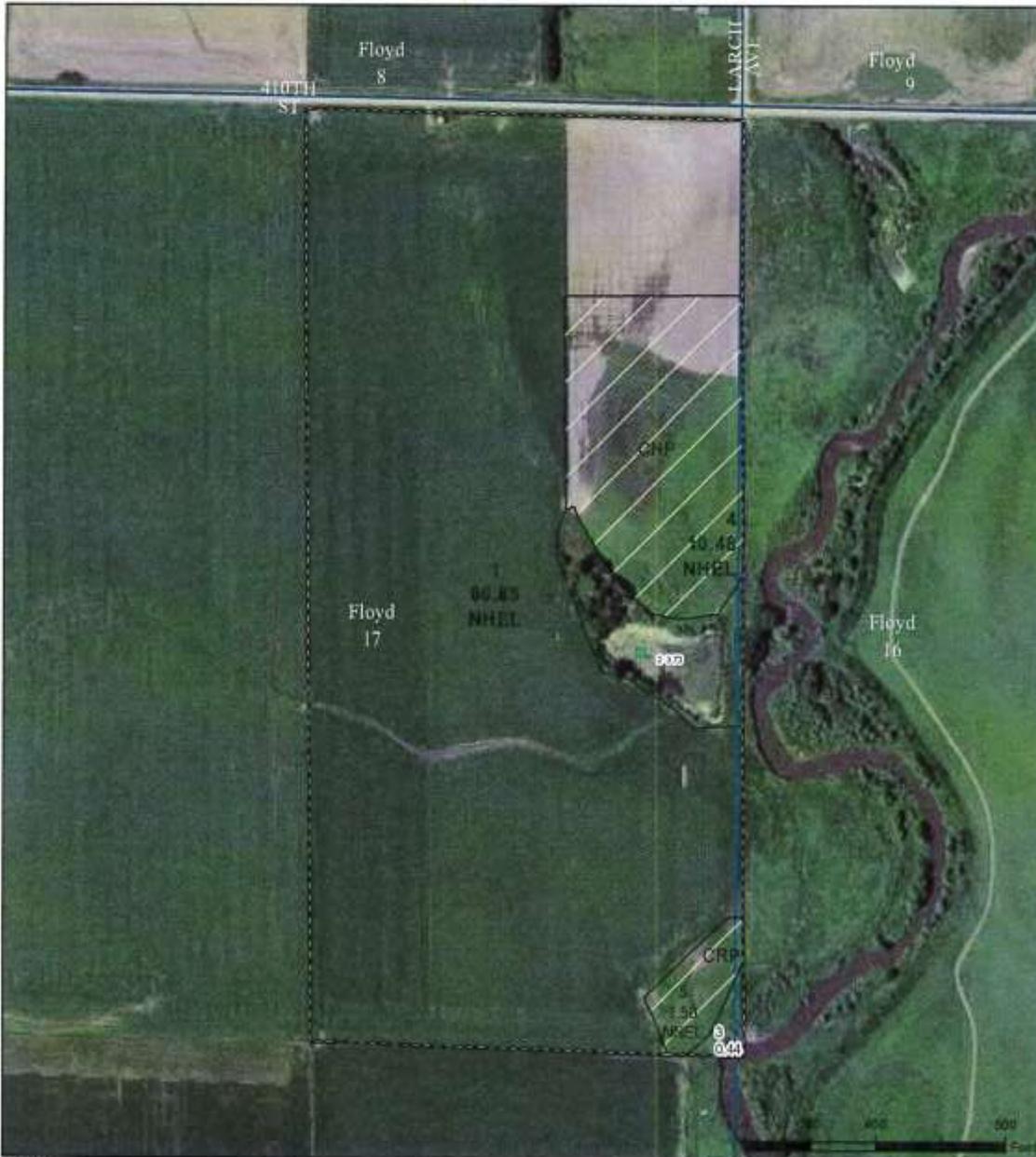
**IA has updated the CSR values for each county to CSR2.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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: 77.83 acres

2021 Program Year
Map Created March 16, 2021

Farm 10799
Tract 1537

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-028 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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

CRP Conservation Plan

Date: 9/3/2019

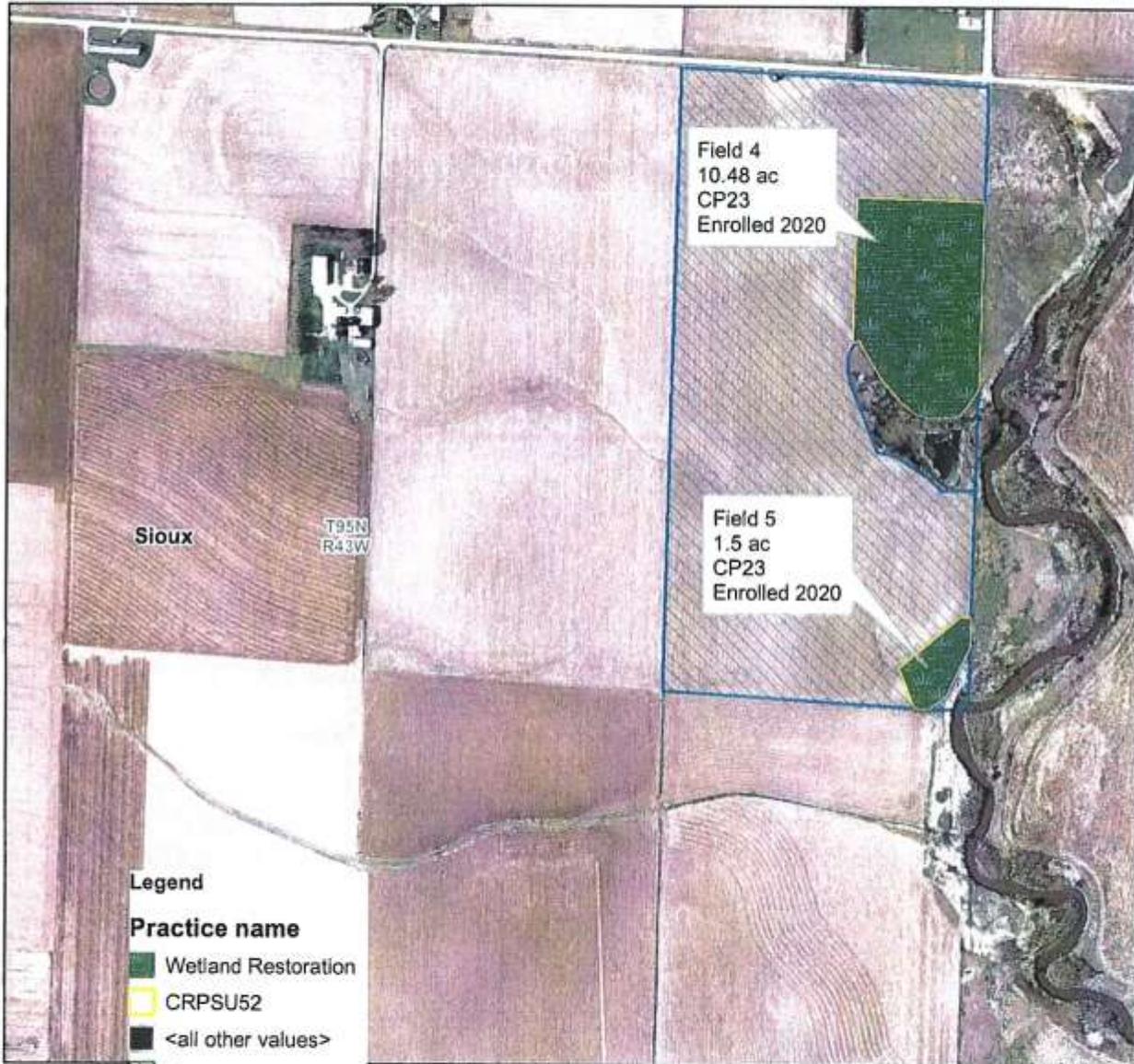
Customer(s): JEAN MUYSKENS TRUST

Field Office: ORANGE CITY SERVICE CENTER

Legal Description: 17-T95-R43 Floyd
f10799 t1537

Agency: NRCS

Assisted By: NELVA HUITINK



Prepared with assistance from USDA-Natural Resources Conservation Service



RECEIVED

This form is available electronically.

Page 1 of 1

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation SIOUX CO. FSA CONSERVATION RESERVE PROGRAM CONTRACT # 19167	1. ST. & CO CODE & ADMIN. LOCATION 19 167	2. SIGN-UP NUMBER 52
	3. CONTRACT NUMBER 11673	4. ACRES FOR ENROLLMENT 11.98
7A. COUNTY OFFICE ADDRESS (Include Zip Code) SIOUX COUNTY PLUM SERVICE AGENCY 714 8TH ST SE ORANGE CITY, IA 51041-7451	5. FARM NUMBER 0010799	6. TRACT NUMBER(S) 0001537
7B. TELEPHONE NUMBER (Include Area Code): (712) 737-4861	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: X (MM-DD-YYYY) 10/01/2019 09/30/2029

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.

10A. Rental Rate Per Acre	\$ 226.99	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 2,719	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost Share
10C. First Year Payment	\$	0001537	0004	CP23	10.48	\$ 1,918
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		0001537	0005	CP23	1.50	\$ 275

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): JEAN MUYSKENS TRUST 18945 JONATHAN LN HOMEROOD, IL 60430-4227	(2) SHARE 100.00%	(3) SIGNATURE Jean Muyskens Trust, by: X <i>Jean Muyskens</i> Trustee	(4) DATE (MM-DD-YYYY) X 9-4-19
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	B. DATE (MM-DD-YYYY) X 9-24-2019
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (15 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

Original - County Office Copy
 Owner's Copy
 Operator's Copy

04-18-19

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

for our past successful results