

ZOMER COMPANY

Upcoming Live Public Auction Of West Branch TWP & Holland TWP, Sioux County, IA High Quality Farmland

This Auction Will Consist Of 3 Separate Tracts Of Farmland!

These Tracts Are Located East Of Sioux Center, IA &
Northwest of Orange City, IA!

Tract 1: 74.45 Acres—Tract 2: 36.83 Acres—Tract 3: 59+/- Acres



Auction Date: March 15, 2022 @10:30 A.M.

Verne W. & Faye B. Huisman Irrevocable Living Trust—Owners

zomercompany.com

Auctioneers:

Zomer Company

1414 Main St.,

Rock Valley, IA 51247

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

Gary Vanden Berg-712-470-2068—Darrell Vande Vegte-712-470-1125

Joel Westra-605-31-6941

Auctioneers' Note: We are honored to have been selected to offer for sale these excellent tracts of farmland by the Huisman Family! This farmland is located in a great area where land is not often available! If you are looking for a opportunity to expand your operation then be sure to attend this auction!

Call an auctioneer today to receive a full informational packet!

Tracts 1 & 2 Location: From the Sioux Center, IA Hospital go 1 mile East on 400th St. to Hickory Ave then go 1 mile South on Hickory Ave to 410th St then go 1 1/4 mile East on 410th St to the site of Tract 1. Tract 2 lies directly adjoining Tract 1 to the East. Both tracts lie on the North side of 410th St.

Tract 3 Location: From the Sioux Center, IA Hospital go 3 3/4 mile East on 400th St. to the farm. Tract 3 lies North of 400th St.

Signs will be posted! Auction Will Be Held At The Site Of Tract 1.

Watch zomercompany.com for inclement weather!



Auctioneers:

Zomer Company

1414 Main St.,

Rock Valley, IA 51247

Office — 712-476-9443

www.zomercompany.com

Abbreviated Legal Description of Tract #1: Parcel A in the SW1/4 of Section 12, TWP 95N, Range 45W, Sioux County, IA. Subject to all easements and public roads of record.

General Description of Tract #1: According to the recent survey, this property contains 74.45+/- gross acres. According to FSA/Agri Data, this farm contains approx. 72.52 tillable acres, approx. 1.20 of CRP with an annual payment of \$276.00 with a contract ending on 9-30-2030 (Buyer will receive the full CRP payment payable on 10-1-2022) with the balance in road/ditch. This farm has road on 1 side. This farm has a corn base combined with the adjoining farmland with a PLC yield of 180bu. on corn and a soybean base combined with the adjoining farmland with a PLC yield of 54bu. on soybeans. This farm is classified as NHEL. The predominant soil types include: 310B, B2-Galva, 91, B-Primghar, 878B2-Ocheydan, 467-Radford, 474D2-Bolan, 92-Marcus, 485-Spillville. The average CSR1 is 68.2. The average CSR2 is 92.9. This would make a great addition to your operation or a great investment! This is an inside tract of high quality Sioux County, IA farmland! The buyer of tract 1 will be required to reimburse the former tenant \$7,178.19 at closing for cattle manure which was applied to approx. 60 acres at a rate of 8 tons per acre.

Abbreviated Legal Description of Tract #2: Parcel D in the SE1/4 of Section 12, TWP 95N, Range 45W, Sioux County, IA. Subject to all easements and public roads of record.

General Description of Tract #2: According to the recent survey, this property contains 36.83+/- gross acres. According to FSA/Agri Data, this farm contains approx. 35.5+/- tillable acres with the balance in road/ditch. This farm has road on 1 side. This farm has a corn base combined with the adjoining farmland with a PLC yield of 180bu. on corn and a soybean base combined with the adjoining farmland with a PLC yield of 54bu. on soybeans. This farm is classified as NHEL. The predominant soil types include: 310B, B2-Galva, 91, B-Primghar. The average CSR1 is 70.9. The average CSR2 is 96. This would make a great addition to your operation or a great investment! This is an inside tract of high quality Sioux County, IA farmland! The buyer of tract 2 will be required to reimburse the former tenant \$2,033.81 at closing for cattle manure which was applied to approx. 17 acres at a rate of 8 tons per acre.

Abbreviated Legal Description of Tract #3: Parcel B in the SE1/4 of Section 6, TWP 95N, Range 44W, Sioux County, IA. Subject to all easements & public roads of record.

General Description of Tract #3: According to the recent survey, this property contains 59+/- gross acres. According to FSA/Agri Data, this farm contains approx. 56.69 tillable acres, approx. 0.51 acres of grass waterway with the balance in road/ditch. This farm has a corn base of 37.63 acres with a PLC yield of 180bu. and a soybean base of 18.1 acres with a PLC yield of 54bu. This tillable farmland is classified as NHEL. The predominant soil types include: 310B, B2-Galva, 91, B-Primghar, 810B, B2-Galva, 133-Colo, 31-Afton, 92-Marcus. The average CSR1 is 67.9. The average CSR2 is 92. This would make a great addition to your operation or a great investment! This is excellent tract of Sioux County, IA farmland with excellent soil ratings.

Method of sale: Auction will be held at the site of Tract 1. Farmland will be sold with the final bid price x the final gross surveyed acres. Choice will be offered on Tracts 1 & 2. First successful bidder will be only allowed to select 1 tract then the remaining tract will be sold. After Tracts 1 & 2 are sold then Tract 3 will be sold. Tracts will not be combined. Once a tract is sold it will remain sold.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,600.00 per year on Tract 1, approx. \$1,240.00 per year on Tract 2 and approx. \$1,690.00 per year on Tract 3. Seller will pay the 2021 taxes which are due and payable in March and Sept of 2022.

Possession: Farming possession will be on April 1, 2022. Full possession will be on closing day.

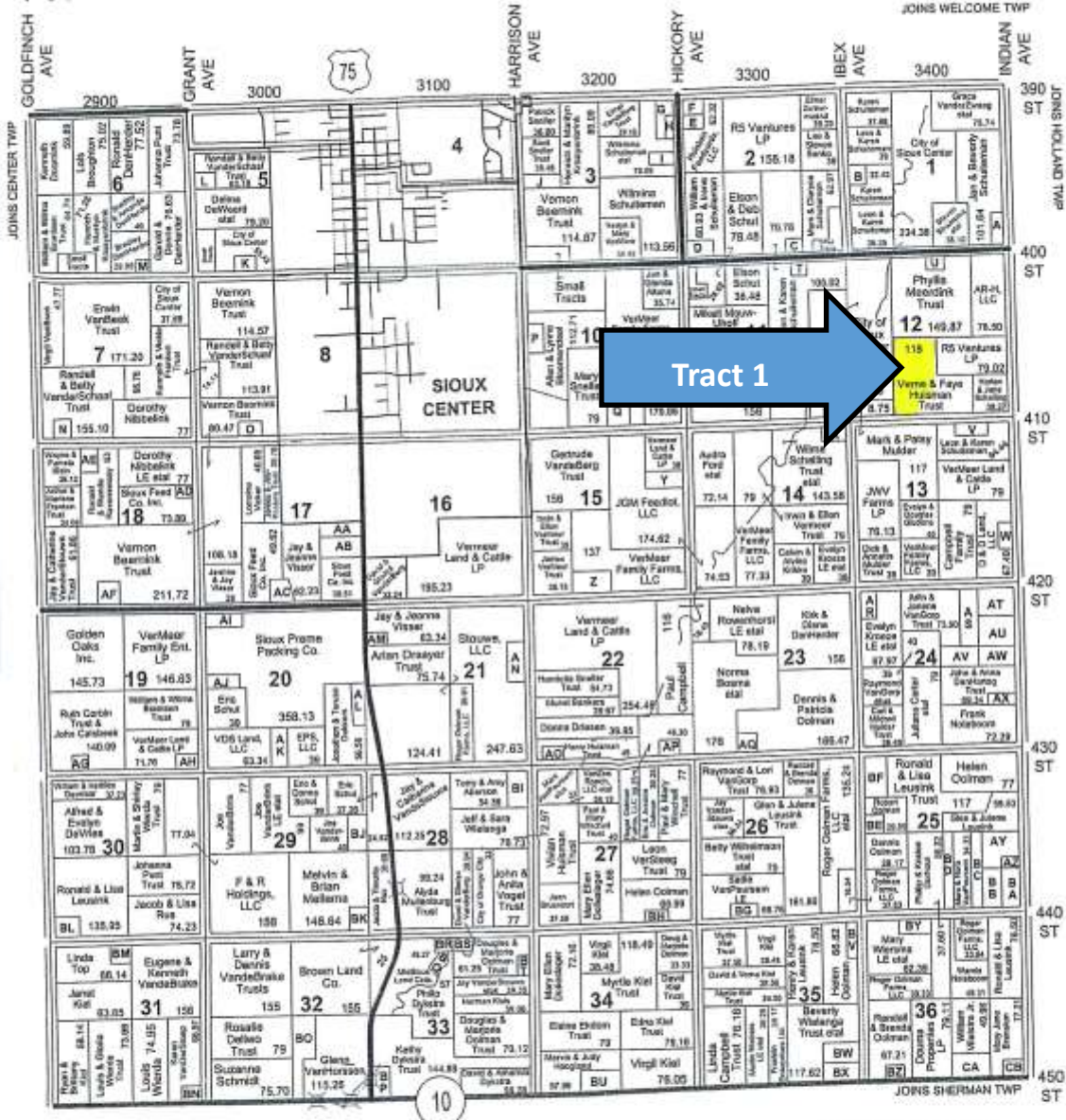
Terms: Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day which will be on or before April 29, 2022. Buyer shall receive a clear and merchantable title to the property on closing day. These farms are being sold as is as a cash sale with no finance contingencies and as is with any/all defects and encroachments if any. While every effort has been made to ensure the accuracy of the information herein, all prospective buyers are encouraged to inspect the property and verify all data provided. No warranties are expressed or implied. Any lines on maps and pictures are for informational purposes only and are not guaranteed to be actual boundary lines of the property. All buyers are encouraged to do buyer's due diligence. 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 statues. If any driveway installation or modification is needed it shall be the sole responsibility/expense of the buyer. Buyer is required to assume any CRP contracts and will be responsible for all costs of any midterm maintenance required if any. 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. **De Koster & De Koster PLLC—Attorney for sellers.**

WEST BRANCH TWP

LAND OWNER

T 95 N

R 45 W



LAND OWNER & RURAL RESIDENT MAPS

Actual Tracts

- Section 1 A Lynette Nyström - 13.03
- Section 2 C Matthew & Minnie Schullerman - 7.70
- Section 3 G Joel & Karen Schullerman - 9.10
- Section 5 K Jamie & Jana Franko - 8.29
- Section 6 M Gary & Dianne Overhiser - 6.54
- Section 7 N Reid & Leah Holverson - 10.54
- Section 8 O Joshua Maandering - 8.70
- Section 10 P Ben Skoanmoe - 13.15
- Section 11 F Matthew & Minnie Schullerman - 7.32
- Section 12 U Mike & Derive VanderBroek - 5.70
- Section 13 Y Steven & Norma VanderBroek - 12.52
- Section 14 X Scholling Dairy Inc. - 10.33
- Section 15 V Martin Dibart - 18.53
- Section 17 AA James & Kay Howler - 13.70
- Section 18 AB Sharon Weaghtfield Trust - 24.34
- Section 19 AG Joel & Melissa Scholten - 8.99
- Section 20 AI Arlin & Lois Ann Franke - 8.51
- Section 21 AM Robert & Jackie Wabbers - 5.47
- Section 22 AO Steven & Patricia Hill - 7.02
- Section 23 AQ Brian & Kim Oelms, LLC - 11.20
- Section 24 AR Brian & Nancy Kroetz - 9.03
- Section 25 AY Ernest & Jeannette Wiegand - 29.68
- Section 26 AZ Brent & Tara Oelms, LLC - 5.34
- Section 27 BA Ernest Wiegand - 16.25
- Section 28 BB Verlyn & Cheryl Smoller Trust - 16.60
- Section 29 BC Helma Dahlman - 24.53
- Section 30 BD Phil Dorhout - 16.46
- Section 31 BE Roger Oelms Farms, LLC - 8.57
- Section 32 BF Roger Oelms Farms, LLC - 20.46
- Section 33 BG Douglas & Marjorie VanderBelt - 9.24
- Section 34 BH Harold & Katherine VanderBelt - 7.48
- Section 35 BJ Terry Abasco - 16.34
- Section 36 BK Chris & Becky VanderBelt - 19
- Section 37 BL Timm & Anja Ross - 6.70
- Section 38 BM Bradley & Linda VanRegemorter - 9.27
- Section 39 BN Jeffrey VanDerStoop et al - 7.52
- Section 40 BO Don & Elvira VanHorsen Trust - 23
- Section 41 BP Leona & Sheila VanderSchaaf - 4.04
- Section 42 BQ Jane Anema - 8.20
- Section 43 BR Douglas Vanderberg - 6.12
- Section 44 BS Britney Nitebaum - 9.34
- Section 45 BT Jeremy Oelms - 6.85
- Section 46 BU Judith Hoogland - 16.86
- Section 47 BV Marvin Oelms - 9.51
- Section 48 BW Henry & Joyce Dykstra - 17.03
- Section 49 BX Larry Dykstra - 14.32
- Section 50 BY Rodney & Sonita DeGroot - 14.52
- Section 51 BZ Randal's Iron Works Inc. - 8.29
- Section 52 CA Vlasta Farms Inc. - 28.04
- Section 53 CB J & L Harman, LLC - 5.45

SIOUX COUNTY, IA

Aerial Map



Map Center: 43° 3' 36.07, -96° 6' 31.97



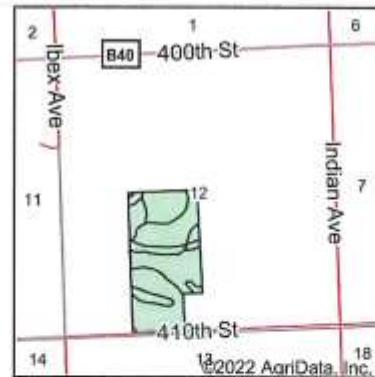
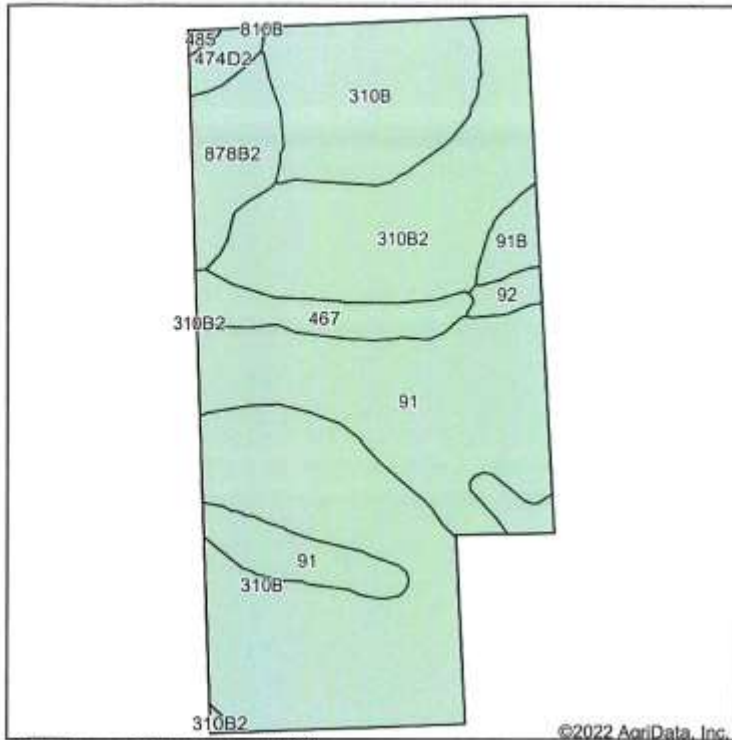
12-95N-45W
Sioux County
Iowa



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com

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

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **12-95N-45W**
 Township: **West Branch**
 Acres: **74.45**
 Date: **2/4/2022**



Area Symbol: IA167, Soil Area Version: 31

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	31.68	42.6%	Ile	95	67	76
91	Primghar silty clay loam, 0 to 2 percent slopes	18.00	24.2%	Iw	100	77	78
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	14.03	18.8%	Ile	90	65	68
878B2	Ocheyedan loam, 2 to 5 percent slopes, moderately eroded	4.12	5.5%	Ile	82	56	68
467	Radford silt loam, 0 to 2 percent slopes	3.27	4.4%	Ilw	79	73	92
91B	Primghar silty clay loam, 2 to 5 percent slopes	1.33	1.8%	Ile	95	75	78
474D2	Bolan loam, 9 to 14 percent slopes, moderately eroded	1.01	1.4%	IIle	24	17	40
92	Marcus silty clay loam, 0 to 2 percent slopes	0.85	1.1%	Ilw	94	72	75
485	Spillville loam, 0 to 2 percent slopes	0.16	0.2%	Ilw	88	72	82
Weighted Average					1.77	92.9	68.2
							*n 74.8

**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.

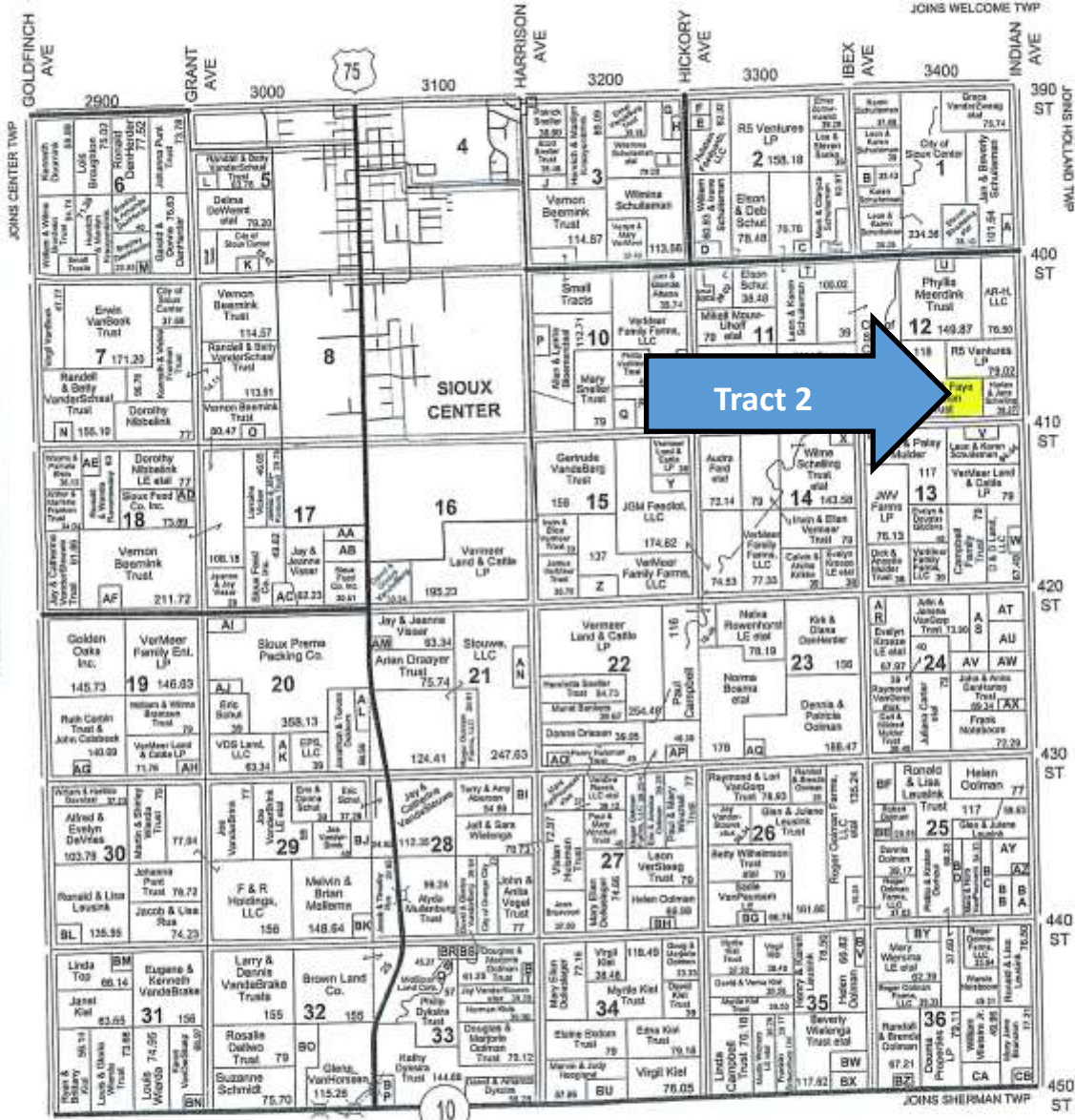
CRP-1 (07-06-20) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 19 167 3. CONTRACT NUMBER 11767	2. SIGN-UP NUMBER 53 4. ACRES FOR ENROLLMENT 1.20			
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) SIOUX COUNTY FARM SERVICE AGENCY 714 8TH ST SE ORANGE CITY, IA51041-7451	6. TRACT NUMBER 4026	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2020 TO: (MM-DD-YYYY) 09-30-2030			
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (712) 737-4801	8. SIGNUP TYPE: Continuous				
<p><i>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 receipt of a copy of the Appendix/Appendices for the applicable contract period. 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 PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</i></p>					
9A. Rental Rate Per Acre \$ 230.00 9B. Annual Contract Payment \$ 276.00 9C. First Year Payment \$	10. Identification of CRP Land (See Page 2 for additional space)				
	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
	4026	0100	CP8A	1.20	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)					
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) <small>VERNA B. HILTONS MED CLIVE & SULLIVAN TRACT LIVING IN 7642 SHERAN AVE ORANGE CITY, IA51041-7408</small>	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)	
12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE				B. DATE (MM-DD-YYYY)
<p>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 the Commodity Credit Corporation Charter Act (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. 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.</p> <p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). 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.</p> <p>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.</p> <p>Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.</p> <p>To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.</p>					

WEST BRANCH TWP

LAND OWNER

T 95 N

R 45 W



LAND OWNER & RURAL RESIDENT MAPS

Small Tracts

- Section 1 A Lynette Nyström - 13.83
- B Richard McAlvinson et al - 5.90
- Section 2 C Matthew & Linda Schulman - 7.70
- D Randall Meyer & Marsha Koel - 13.05
- E Greg & Erica Schut et al - 0.64
- F Wayne & Beverly Schut - 9.05
- Section 3 G Joel & Karen Schultman - 9.10
- H Paul Schultman - 7.85
- I 4-2's, LLC - 13.26
- J Alan & Brenda Kemper - 14.32
- Section 5 K Jenia & Jane Frank - 4.29
- L Garban & Bernice Doornik - 15.73
- Section 6 M Gary & Oleana Don'torfer - 4.54
- Section 7 N Reid & Leah Holversen - 10.34
- Section 8 D Joshua Meendling - 8.70
- Section 10 P Ben Bloomensaid - 13.15
- Q Adam & Jennifer Lorien - 17.45
- R Stephen Lantz - 21.35
- S Daano & Beverly VanZee Trust - 9

- Section 11 T Matthew & Minda Schulman - 7.32
- Section 12 U Mike & Christie VanderBrook - 5.70
- Section 13 V Steven & Norma VerFlick - 12.52
- W Matthew & Michelle VanderVoort - 9.51
- Section 14 X Schelling Dairy Inc - 10.33
- Section 15 Y Martin Cobel - 10.59
- Z Vernar Inc - 19
- Section 17 AA James & Kay Kozars - 13.70
- AB Sharon Waughdrill Trust - 24.34
- AC Silas Feed Confinement Inc. - 20.72
- Section 18 AD Iowa Rural Water Systems Corp. - 5.11
- AE Ralph Lemars - 5.19
- AF Jason & Kelly Franke - 8.88
- Section 19 AG Joel & Melinda Scholan - 5.71
- AH Rodney & JoAnn DeWard - 5.24
- Section 20 AI Arlin & LuAnn Franke - 8.51
- AJ Donald & Margery Schley - 5.80
- AK Jacob & Lisa Rex - 13.00
- AL Trans Ova Genetics, LC - 12.51
- Section 21 AM Robert & Julene Wobbers - 5.47
- AN Eric & Tall VanderBouw - 21.00

- Section 22 AO Steven & Patricia Hill - 7.02
- AP Brian & Kim Coleman, LLC - 11.20
- Section 23 AQ Arnold & Cheryl Beukelman - 0.53
- Section 24 AR Brian & Nancy Kroeze - 9.03
- AS Wendell Welenga LE et al - 16.75
- AT Lisa DentHarog - 28.25
- AU Rhonda Welenga - 28.07
- AV Harlan Wellenga - 20
- AW Harlan & Jane Welenga - 23.72
- AX Gerben & Bernice Doornik - 9.66
- Section 25 AY Ernest & Jeanette Welenga - 29.66
- AZ Brent & Tara Coleman, LLC - 9.34
- BA Ernest Welenga - 16.25
- BB Voryn & Cheryl Sneller Trust - 16.00
- BC Nelrina DeHaas - 24.53
- BD Phil Dahnow - 16.48
- BE Roger Coleman Farms, LLC - 8.57
- BF Roger Coleman Farms, LLC - 28.43
- Section 26 BG Douglas & Marjorie Coleman Trust - 0.34
- Section 27 BH Harold & Katherine VanderBelt - 7.48

- Section 28 BI Taryn Abersson - 18.34
- Section 29 BJ Chris & Beoly Vanderbrink - 19
- BK Bess & Eric Soosa - 7.36
- Section 30 BL Times & Anka Reno - 8.70
- Section 31 BM Bradley & Linda VanRegeneren - 9.27
- BN Jeffrey VanDerStoop et al - 7.52
- Section 32 BO Don & Elvira VanHorsen Trust - 23
- Section 33 BP Lon & Shellee VanderCraaf - 8.64
- BQ Jane Anema - 8.20
- BR Douglas VanderBerg - 6.12
- BS Brianny Haleboom - 9.94
- BT Jeremy Coleman - 5.05
- Section 34 BU Judith Hoogland - 18.86
- Section 35 BV Marvin Coleman - 9.51
- BW Heery & Joyce Dykstra - 17.53
- BX Larry Dykstra - 14.32
- Section 36 BY Rodney & Sondra DeGroot - 14.52
- BZ Randy's Iron Works Inc. - 6.29
- CA Visasta Farms Inc. - 28.04
- CB J & L Hatman, LLC - 5.45

SIOUX COUNTY, IA

Aerial Map



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.Agridatainc.com

Map Center: 43° 3' 32.68, -96° 6' 19.44

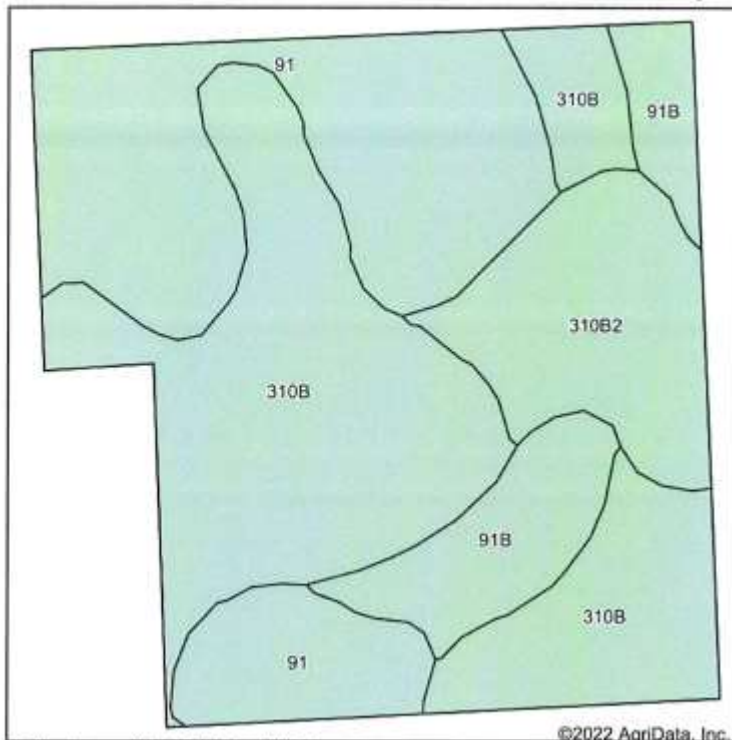


12-95N-45W
Sioux County
Iowa



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

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **12-95N-45W**
 Township: **West Branch**
 Acres: **36.83**
 Date: **2/4/2022**



Area Symbol: IA167, Soil Area Version: 31

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	15.65	42.5%	lle	95	67	78
91	Primghar silty clay loam, 0 to 2 percent slopes	12.18	33.1%	lw	100	77	78
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	5.07	13.8%	lle	90	65	68
91B	Primghar silty clay loam, 2 to 5 percent slopes	3.93	10.7%	lle	95	75	78
Weighted Average				1.67	96	70.9	*n 75.8

**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.

PLAT OF SURVEY
PARCEL A IN THE SW1/4, PARCEL C IN THE S.1/2
& PARCEL D IN THE SE1/4, SECTION 12-95-45
SIoux COUNTY, 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.

Tim M. Laleman, L.S. License No. 21092

My license renewed date is December 31, 2023

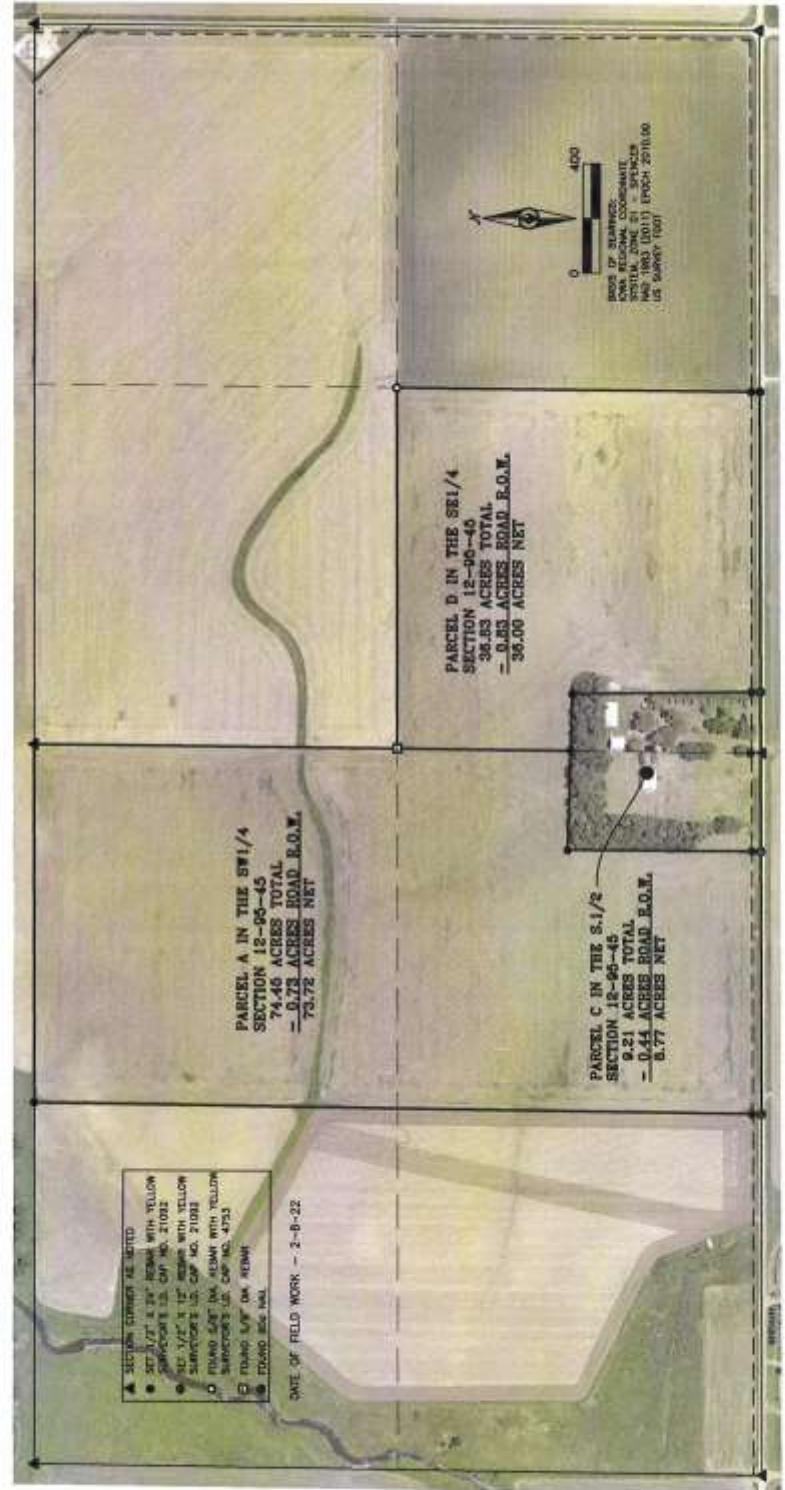
Drawn created by the file SERIAL OF 2-805-1-02-3



LOCATION:
 S.1/2 SECTION 12-95-45
 TOWNSHIP 95S
 RANGE 45W
 IOWA

PREPARED BY AND RETURN TO:
 DGR ENGINEERING
 1302 SOUTH UNION STREET
 SIOUX FALLS, IOWA 51248
 PHONE 712-472-2831
 SURVEY REQUESTED BY: MARK ZOMER

**CURRENT PROPRIETOR: VERNIE W. HUSMAN AND
 MAYE B. HUSMAN REVOCABLE LIVING TRUST**



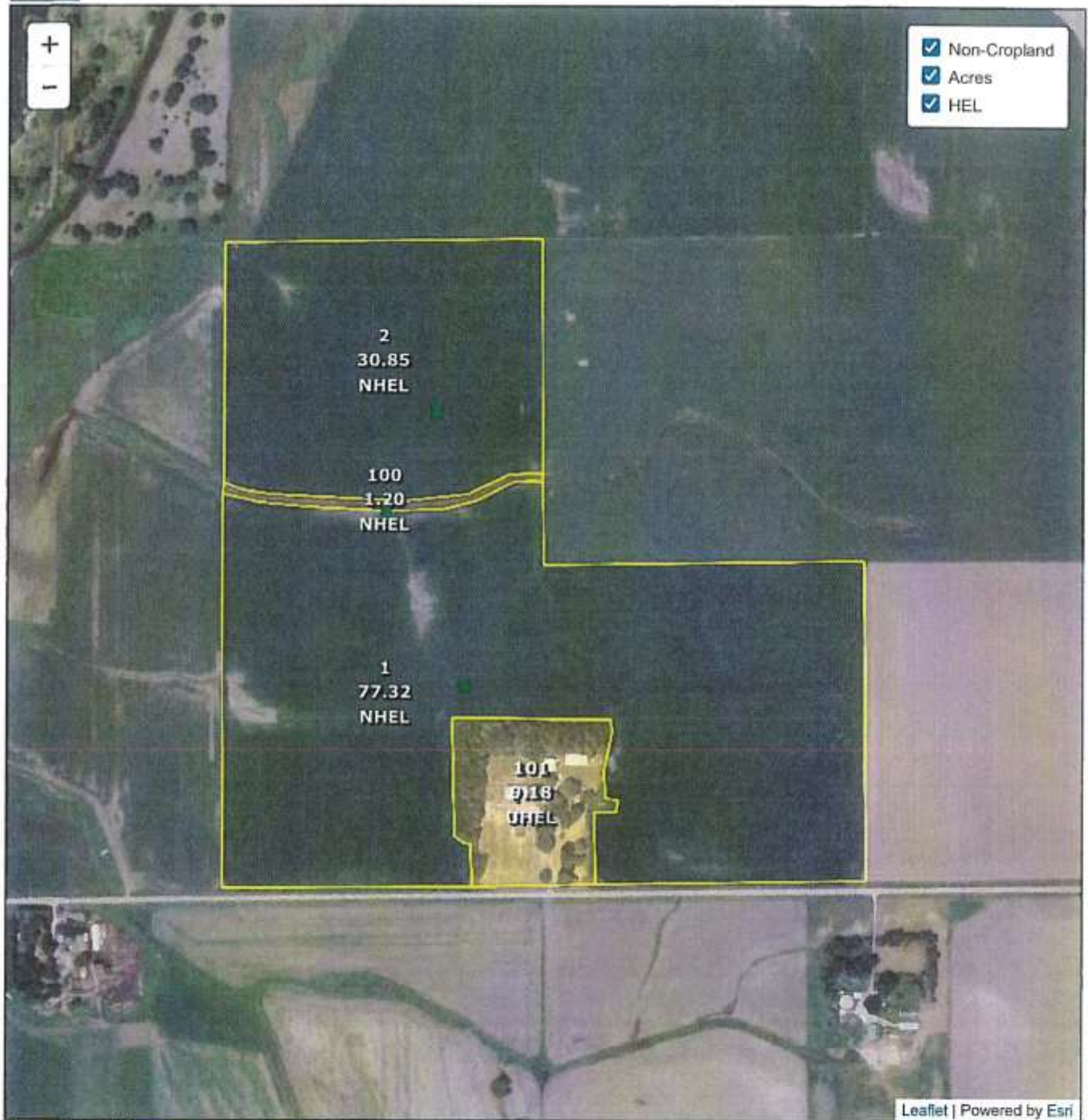
- SECTION CORNER AS SET:**
- SET 1/2" x 3/4" MARK WITH YELLOW SURVEYOR'S L.S. CAP NO. 21092
 - SET 1/2" x 1/2" MARK WITH YELLOW SURVEYOR'S L.S. CAP NO. 21092
 - FOUND 3/4" DIA. ALUMINUM WITH YELLOW SURVEYOR'S L.S. CAP NO. 4953
 - FOUND 1/4" DIA. NEMA
 - FOUND 8/8" DIA. NEMA

DGR ENGINEERING
 1302 South Union Street
 Sioux Falls, South Dakota

DATE: 3-2-23
DESIGNED BY: TML
ILLUSTRATED BY: ANW
APPROVED BY: TML

PROJECT NO. 372032
 IOWA 45-48-47-20323703 06/03/2012 10:50:50 9C 12.0902

SHEET 1 OF 2



Common Land Unit
 Cropland Non-cropland CRP

Leaflet | Powered by Esri

Farm 9037
 Tract 4026

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

2022 Crop Year



Tract 2 of 2

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).

Iowa
Sioux

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

FARM: 9037
Prepared: 2/3/22 1:06 PM
Crop Year: 2022
Page: 2 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.

Other Producers: None

Tract Number: 4026 Description E1/2 SW1/4 + SW1/4 SE1/4 SEC 12 WEST BRANCH

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
118.55	109.37	109.37	0.0	0.0	0.0	1.2	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	108.17	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	71.97	180	0.00
SOYBEANS	36.2	54	0.00
Total Base Acres:	108.17		

Owners: VERNE W HUISMAN AND FAYE B HUISMAN IRREV LIVING TR

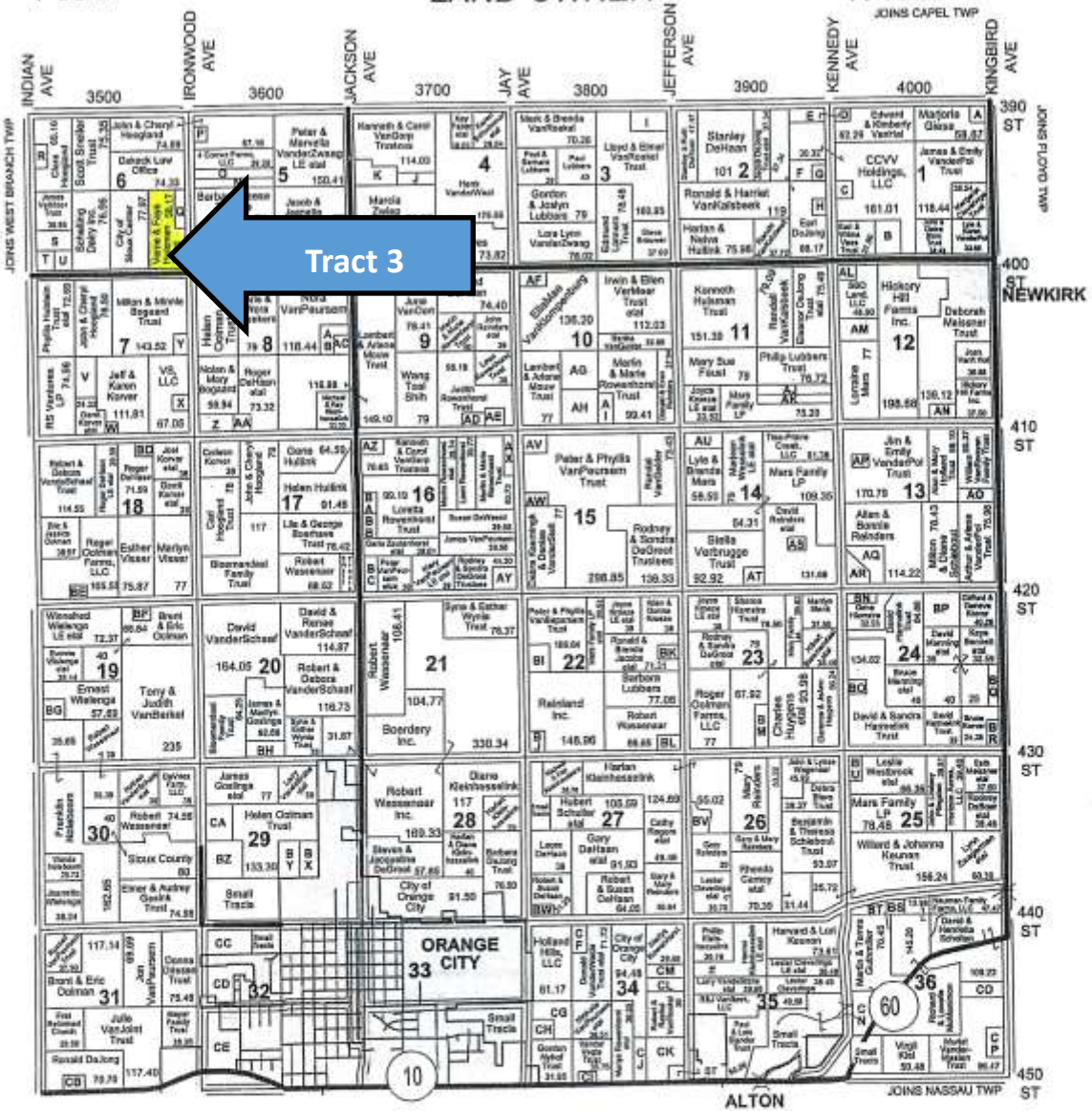
Other Producers: HUISMAN, VERNE W

HOLLAND TWP

T 95 N

LAND OWNER

R 44 W



Aerial Map



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgrDataInc.com

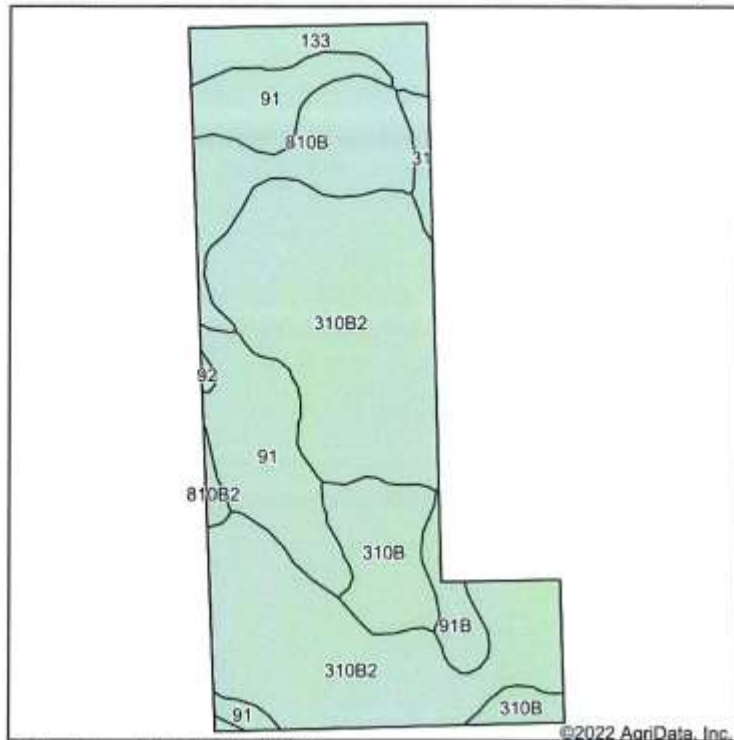
Field borders provided by Farm Service Agency as of 5/21/2009.

Map Center: 43° 4' 38.49, -96° 5' 11.87



6-95N-44W
Sioux County
Iowa

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **6-95N-44W**
 Township: **Holland**
 Acres: **59**
 Date: **2/4/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: IA167, Soil Area Version: 31

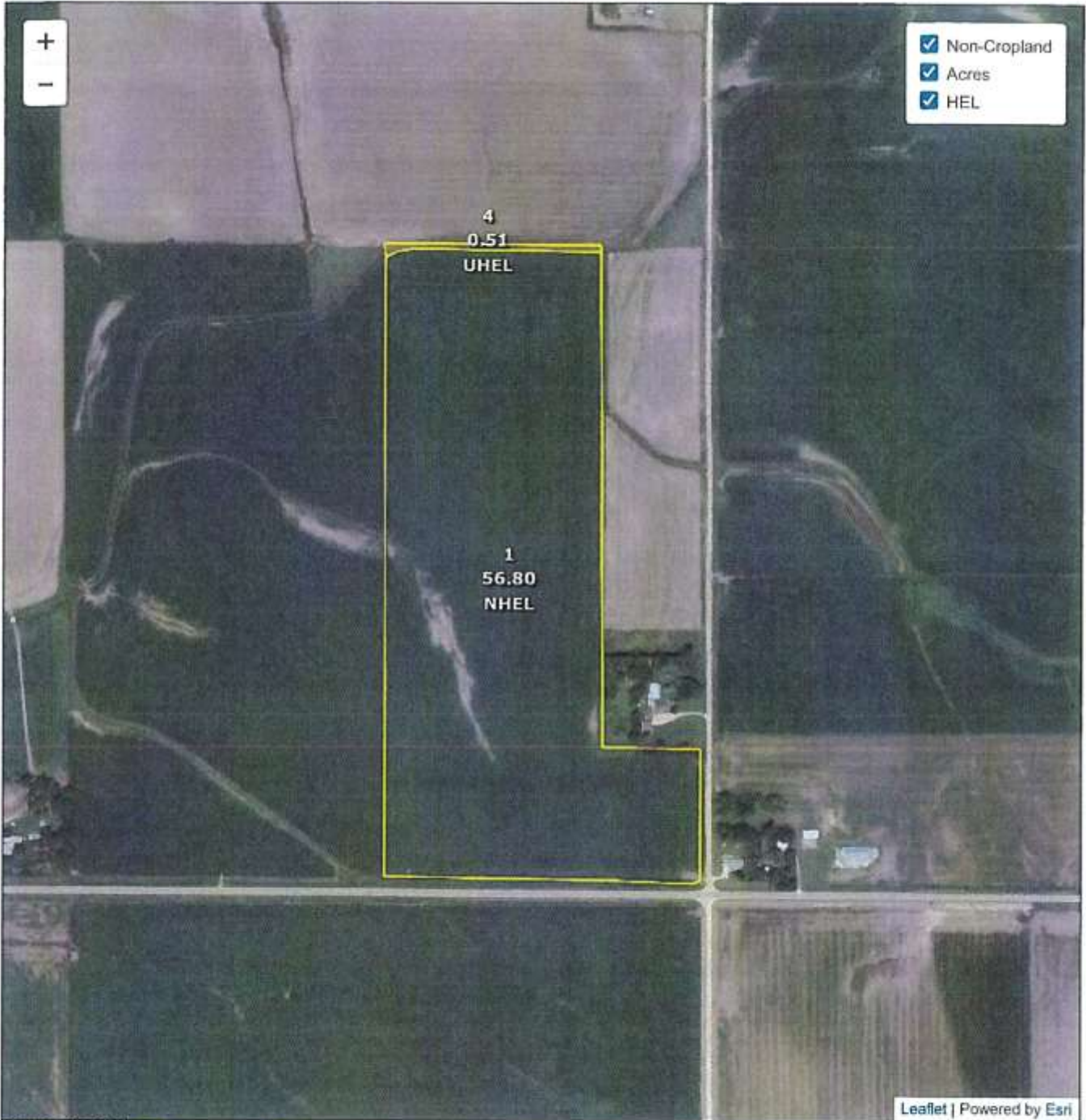
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	30.79	52.2%	Ile	90	65	68	
91	Primghar silty clay loam, 0 to 2 percent slopes	10.17	17.2%	Iw	100	77	78	
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	6.43	10.9%	Ile	95	65	77	
310B	Galva silty clay loam, 2 to 5 percent slopes	5.26	8.9%	Ile	95	67	76	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	3.35	5.7%	Ilw	78	70	80	
91B	Primghar silty clay loam, 2 to 5 percent slopes	1.57	2.7%	Ile	95	75	78	
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.90	1.5%	Ilw	80	69	68	
810B2	Galva silty clay loam, terrace, 2 to 5 percent slopes, eroded	0.40	0.7%	Ile	92	63	66	
92	Marcus silty clay loam, 0 to 2 percent slopes	0.13	0.2%	Ilw	94	72	75	
Weighted Average					1.83	92	67.9	*n 72.4

**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.



Common Land Unit
 Cropland Non-cropland CRP

Farm 9037
 Tract 4024

Wetland Determination Identifiers

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

Leaflet | Powered by Esri

2022 Crop Year



Tract 1 of 2

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Tract Number: 4024 Description E1/2 SE1/4 (EX BLDG SITE & N) SEC 6 HOLLAND

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
57.31	56.8	56.8	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	56.8	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	37.63	180	0.00
SOYBEANS	18.1	54	0.00
Total Base Acres:	55.73		

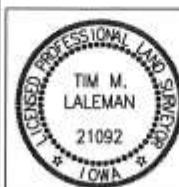
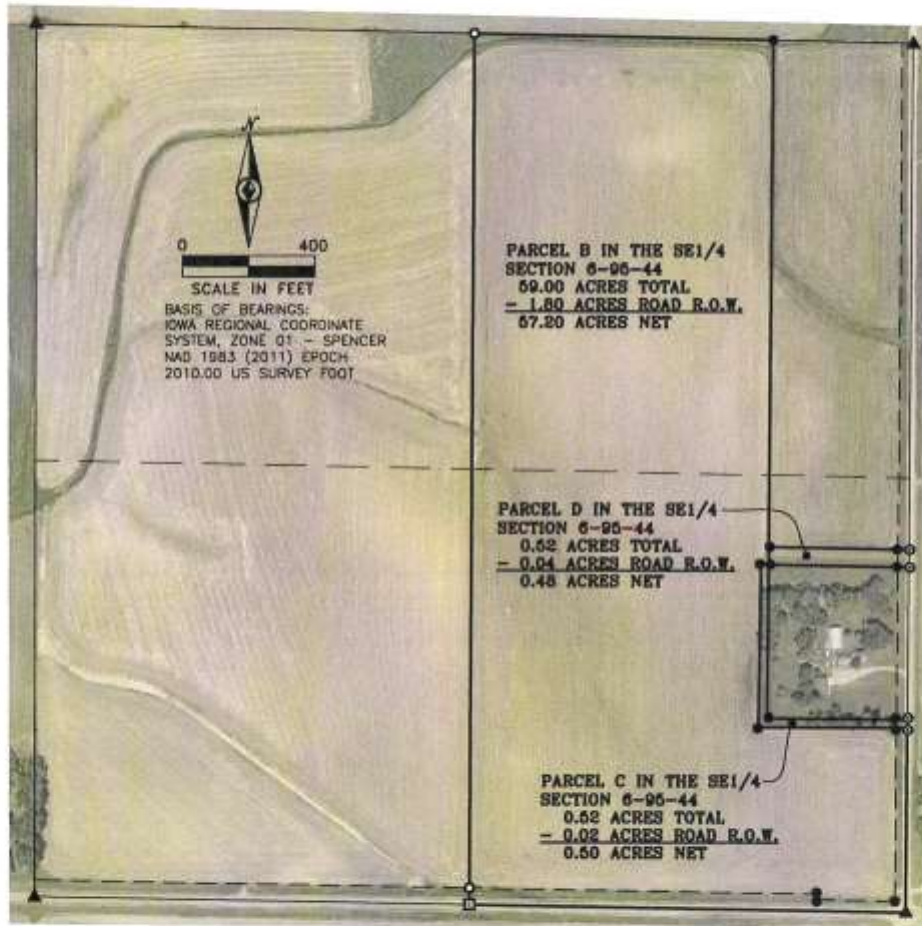
Owners: VERNE W HUISMAN AND FAYE B HUISMAN IRREV LIVING TR

LOCATION:
SE1/4 SECTION 6-95-44

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

SURVEY REQUESTED BY: MARK ZOMER
CURRENT PROPRIETOR: VERNE W. HUISMAN AND FAYE B. HUISMAN IRREVOCABLE LIVING TRUST

**PLAT OF SURVEY
PARCELS B, C & D IN THE SE1/4 SECTION 6-95-44
SIOUX COUNTY, IOWA**



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

By: Tim M. Laleman, L.S. License No. 21092 (Date)
My license renewal date is December 31, 2023

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

- ▲ SECTION CORNER AS NOTED
- SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21082
- SET 1/2" X 12" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
- FOUND 5/8" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 12090
- FOUND NAIL

DATE OF FIELD WORK - 2-8-22

SHEET 1 OF 2



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

Date 2-3-22
Drawn By TML
Reviewed By ANW
Approved By TML

PROJECT NO. 372032

DWG. # P:\03\072032\372032.DWG\372032 BOUND SEC.6.DWG

ZOMER COMPANY

Presented by

Mark Zomer — Broker - 712-470-2526

Blake Zomer — Sales - 712-460-2552

Darrell Vande Vegte — Sales-712-470-1125

Gary Van Den Berg — Sales - 712-470-2068

Ryan Zomer — Sales - 712-441-3970

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