

**Upcoming Live Public Auction Of 316.56 Acres Of Pastureland,  
Farmland & The Ranschau Family 86.90 Acre Ranch Site Nestled In  
The Hills North Of Fairview, SD Located In Sioux & Lyon County, IA**

**To Be Sold In 4 Separate Tracts**

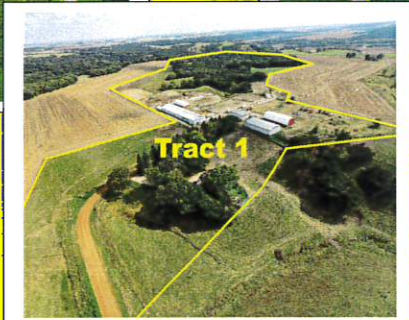
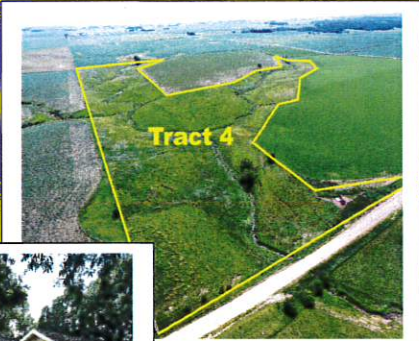
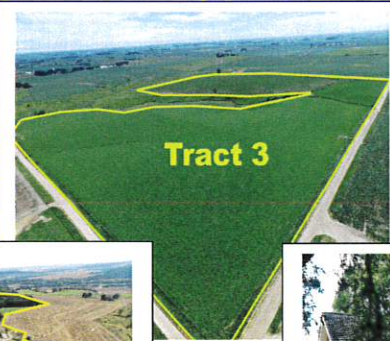
**Consisting Of Farmland Tracts & Pastureland Tracts &  
The Acreage Site**

**Roger & Jean M. Ranschau  
1412 280<sup>th</sup> St., Inwood, IA**

**Sale Date: November 22, 2019 @ 10:00 A.M.**

**Wow! This Is A Unique Opportunity For The Acreage Buyer Looking For One Of The Most  
Scenic Locations Available, Cow Calf Operation Looking To Expand, Farmer Or Investor  
Looking To Add Acres & A Cattle Facility To Their Portfolio Or A Hunting Enthusiast!! The  
Opportunities These Properties Present Are Endless!!**

**This Property Will Be Offered For Sale In 4 Separate Tracts Including Acreage Tract,  
Pastureland Tracts & Farmland Tracts!!**



**Contact:**

**Mark Zomer 712-470-2526—Ryan Zomer 712-441-3970  
Gary Van Den Berg-712-470-2068—Blake Zomer-712-460-2552**

**Vande Vegte & Zomer Realty & Auction**

**1414 Main St.**

**Rock Valley, IA 51247**

**712-476-9443**

**[www.vanzomrealtyauction.com](http://www.vanzomrealtyauction.com)**

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# Upcoming Live Public Auction Of 316.56 Acres Of Pastureland, Farmland & The Ranschau Family 86.90 Acre Ranch Site Nestled In The Hills North Of Fairview, SD Located In Sioux & Lyon County, Iowa To Be Sold In 4 Separate Tracts Consisting Of Farmland Tracts & Pastureland Tracts & The Acreage Site

Wow! This Is A Unique Opportunity For The Acreage Buyer Looking For One Of The Most Scenic Locations Available, Cow Calf Operation Looking To Expand, Farmer Or Investor Looking To Add Acres & A Cattle Facility To Their Portfolio Or A Hunting Enthusiast!!



The Opportunities These Properties Present Are Endless!!  
This Property Will Be Offered For Sale In 4 Separate Tracts  
Including Acreage, Pastureland & Farmland Tracts!!



**Sale Date: November 22, 2019 @10:00 A.M.**

**Zomerauctions.com**

**Roger & Jean M. Ranschau—Owners**

**Auctioneers Note:** We are honored to have had our firm selected by Roger & Jean Ranschau to sell this breathtaking scenic property nestled in the hills by Fairview, SD and good Lyon & Sioux County Farmland as they have decided to retire from their cow calf operation and farming operation and move to Western South Dakota!! This property provides an excellent opportunity to purchase a well maintained acreage with cattle facilities, pastureland & farmland!!! Make plans today to attend an open house and buy one of these excellent tracts!!

**Location:** 1412 280<sup>th</sup> St., Inwood, IA. Or from Oak St. Station in Inwood, IA go 5 miles South on HWY 18 to BLKTP A54B/290<sup>th</sup> St. then go 4 miles West on BLKTP A54B/290<sup>th</sup> St. to Beech Ave then go 1 mile North on Beech Ave To Acreage Site/Tract 2. Continue on Beech Ave For 1 mile North from the Acreage site to Tract 3 and then continue 1/4 mile farther North on Beech Ave to Tract 4. Auction signs will be posted! Auction will be held at site of the acreage.  
For inclement weather watch zomerauctions.com.

**Abbreviated Legal Description of Tract 1:** Parcel G in the SW1/4 of Section 3, Township 97N, Range 48, West of the 5th P.M. AND in the N1/2 of Section 10, Township 97N, Range 48, West of the 5th P.M., Sioux County, IA. Subject to all public roads and easements of record.

**General Description of Tract 1:** Wow! to say the views and ambience at this acreage are breathtaking is an understatement! This scenic acreage and cattle facilities are in one of the most private locations available and provides endless opportunity for you or your family!! According to the survey this acreage site includes 86.90 acres with approx. 66 acres in pastureland/trees with the balance in acreage and cattle facilities. This property has a ranch style home with drivet siding new in approx. 2006 and cedar shake shingles new in approx. 2004. This home also had new windows in approx. 2006. This home has 3 bedrooms and 2 1/2 bathrooms. The main floor of this home has a master bedroom w/ master bath, very open rustic kitchen with open dining & living room concept (with wood burning fireplace) and main floor laundry. The lower level of this home features a walkout basement which includes 2 bedrooms, a full bathroom, and an open living room with kitchenette. This home has elec heat and central a/c. This home is very well maintained and is ready for you or your family to move in and start enjoying the breathtaking views and wildlife from the walkout deck!!! This property had a new septic system installed in August of 2019. The out-buildings on this property include a 50'x100' Varco Pruden Brand steel machine shed built in 2000, 20'x50' Varco Pruden Brand insulated storage building built in 2002, 40'x95' hoop building built in 2014, 40'x60' Commodity shed With 2 bays built in 2000, 55'x230' Morton Building with full working facilities, cattle/horse pens, 15'x50' lean to and insulated machinery storage built in 1976 & a 30'x60' hoop barn built in 2018. This property has 8 separate cattle yards with waterers and approx. 1,100 ft of fence-line bunk installed with concrete aprons. This property is on REC elec which in 2018 was approx. \$4,377.00 & Lyon/Sioux Rural Water which in 2018 was approx. \$2,883.00. The pastureland/trees on this property have barbed wire fence installed on all of the boundaries and is in above average condition. Be sure to attend an open house to take in all that this property has to offer!!! Buyer of Parcel G will be required to maintain all existing perimeter fences according to fence agreement drafted by sellers attorney except for the West boundary of Parcel G and East boundary of Parcel H & I will be shared responsibility with owners of Parcel H, I & G. Buyer of this tract will be required to grant an permanent access easement to the buyer of Parcel I for access to the tillable farmland acres on Parcel I however buyer of Parcel G will have the option of purchasing the tillable acres (Parcel I) immediately after purchasing Parcel G however if buyer of Parcel G does not exercise the option immediately following the sale of Parcel G to purchase Parcel I for established price (For price details of Parcel I contact agents) Parcel I will then be included in the sale of Tract 2 (Parcel H). Buyer of Tract 1 will also have the option to rent the adjoining North 64.19 acres of farmland for crop years 2020 and 2021. This land has a CSRI of 59.6 and a CSRI of 65.5. This farmland is an excellent producer and in 2019 yielded over 200bu. Per acre on corn. PLEASE CONTACT AGENTS FOR DETAILS ON THE OPTIONS

**Abbreviated Legal Description of Tract 2:** Parcel H in the NW1/4 of Section 10, Township 97N, Range 48, West of the 5th P.M., Sioux County, IA. Subject to all public roads and easements of record. (This parcel is located directly West of Tract #1 and would make a nice addition to Tract #1.)

**General Description of Tract 2:** This is a unique opportunity to expand your cow calf operation or add acres to your farmland portfolio! According to the survey this property has 70.37 gross acres with approx. 27.73 acres of tillable farmland with the balance in pastureland. According to Agri-Data the predominant soil types on the tillable farmland include: 410B2-Moody, 8B-Judson, 33G-Steinauer. This farmland has a CSRI of 63.2 and a CSRI of 66.9. This farm has corn and soybean base combined with the adjoining farmland with a PLC yield of 172bu. on corn and a PLC yield of 49bu. on soybeans. This farm is classified as NHEL. The pastureland on this property has been well maintained and is in good condition. Buyer of this tract will receive a permanent access easement from the buyer of Tract 1 (Acreage site) to access the tillable farmland acres on this property as shown per survey only if buyer of Parcel G does not exercise their option to purchase Parcel I. NOTE: Buyer of Parcel G (Tract 1) will have the option of purchasing Parcel I (Tillable acres) immediately following the sale of Tract 1 (Parcel G). However the buyer of Parcel G must exercise this option immediately. If the buyer of Tract 1 (Parcel G) does not exercise their option to purchase Parcel I. Then Parcel I will be included in the sale of Parcel H. If the buyer of Tract 1 (Parcel G) chooses to exercise their option the buyer of Tract 2 (Parcel H) will purchase the remaining balance of pastureland only. Buyer will be required to install separate access driveway to the pastureland on existing adjoining road 280th St. Buyer of Parcel H will be required to maintain all existing perimeter fences according to fence agreement drafted by sellers attorney except for the West boundary of Parcel G and East boundary of Parcel H & I will be shared responsibility with owners of Parcel H, I & G. PLEASE CONTACT AGENTS FOR DETAILS ON OPTION.

**Abbreviated Legal Description of Tract 3:** Parcel C in the SW1/4 of Section 34, Township 98N, Range 48, West of the 5th P.M., Lyon County, IA Subject to all public roads and easements of record

**General Description of Tract 3:** According to the survey this tract of farmland contains 106.53 acres. According to FSA, this farm contains approx. 104.15+/- tillable acres with the balance in road/ditch and small grass waterway. This farm is currently planted in 63.4 acres of alfalfa which was planted in 2018 and 40.75 acres were planted in soybeans in 2019. This farm has a corn base of 88.20 acres with a PLC yield of 172bu and a soybean base of 11.30 with a PLC yield of 49bu. This farm is classified as HEL. The predominant soil types include: 410B, B2, C2-Moody, 401D2-Crofton, 133-Colo, 33F-Steinauer, 401E2-Crofton. The average CSRI is 55.1 and the average CSRI is 61.5. This farm appears to have a good state of productivity and is well managed. This farm's topography is gently rolling and is an excellent producer. This farm would make a great investment opportunity or addition to your operation!!

**Abbreviated Legal Description of Tract 4:** Parcel D in the SW1/4 of Section 34, Township 98N, Range 48, West of the 5th P.M., Lyon County, IA. Subject to all public roads and easements of record.

**General Description of Tract 4:** According to the survey this tract of pastureland contains 52.76 gross acres. This property is fenced on all sides. This property has a natural creek which runs East/West through the property. This property is also serviced by Lyon/Sioux Rural water as a backup water source. This property has been well maintained and is in good condition. This property also includes a cattle working corral for loadout and treatment of cattle with access from the adjoining gravel road! This is a great opportunity to add a larger tract of pastureland to your operation! Be sure to attend the open house and view this property!! This property is only a 3/4 mile from a backstop road for good access. It is very difficult to find these large parcels of pasture. The buyer of Parcel D will be required to maintain the pasture fence per fence agreement drafted by the sellers attorney.

**Open Houses:** Open house will be held on the property on October 19, 2019 from 10:00 A.M. to 12:00 P.M. and on October 26 from 10:00 A.M. to 12:00 P.M. Or by appointment by contacting an agent only. **UTV/Ranger tours of the property will be provided at the open house and private showings!!**

**Method of sale:** Tracts will be sold in order listed. Tract 1 (Acreage) will be sold in total dollars and the other tracts will be sold with the final bid price x the gross surveyed acres of the tract being sold.

**Taxes:** The current Real Estate Taxes according to the Sioux & Lyon County Treasurer will need to be determined by assessor after surveys have been recorded. Taxes will be pro-rated to date of closing and seller will pay the 2019 taxes which are due and payable in March & September of 2020 on the remaining tracts.

**Possession:** Will be on closing day for all of the tracts.

**Terms:** Purchaser(s) of each tract 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 27, 2019 when the buyer shall receive a clear and merchantable title to the property. 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. Buyer(s) of all tracts agree to accommodate the sellers with a 1031 exchange. Any lines on maps 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. This Property is being sold subject to the confirmation of the sellers. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below: Paul Kipley--attorney for sellers.

**Auctioneers and Brokers:**

Mark Zomer-712-470-2526---Darrell Vande Vegte-712-476-9443--- Ryan Zomer-712-441-3970  
Gary Van Den Berg-712-470-2068---Blake Zomer-712-460-2552---Joel Westra---605-310-6941

# SETTLERS TWP

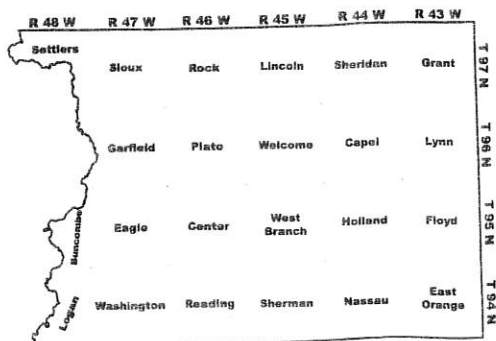
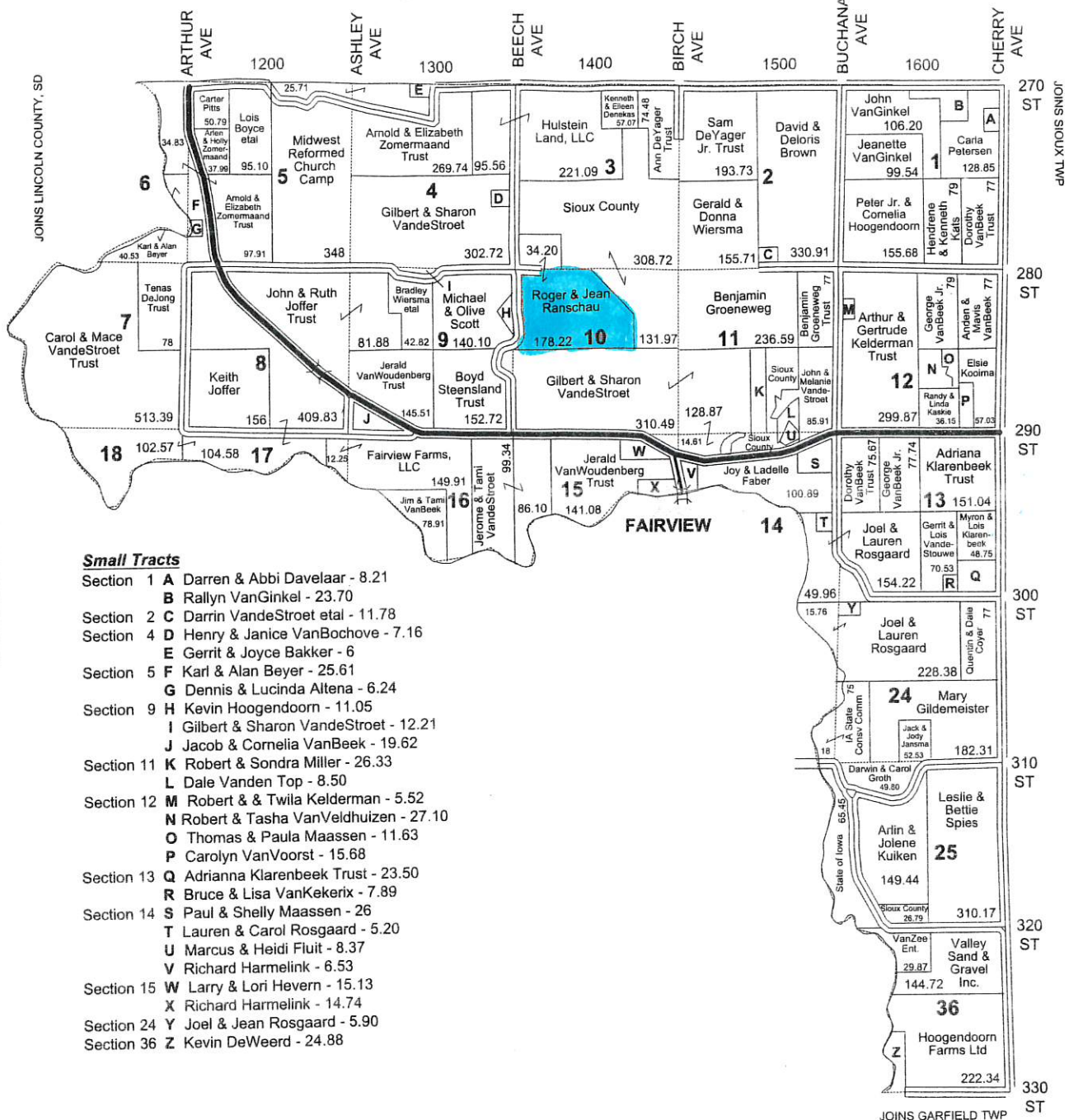
LAND OWNER

T 97 N

R 48 W

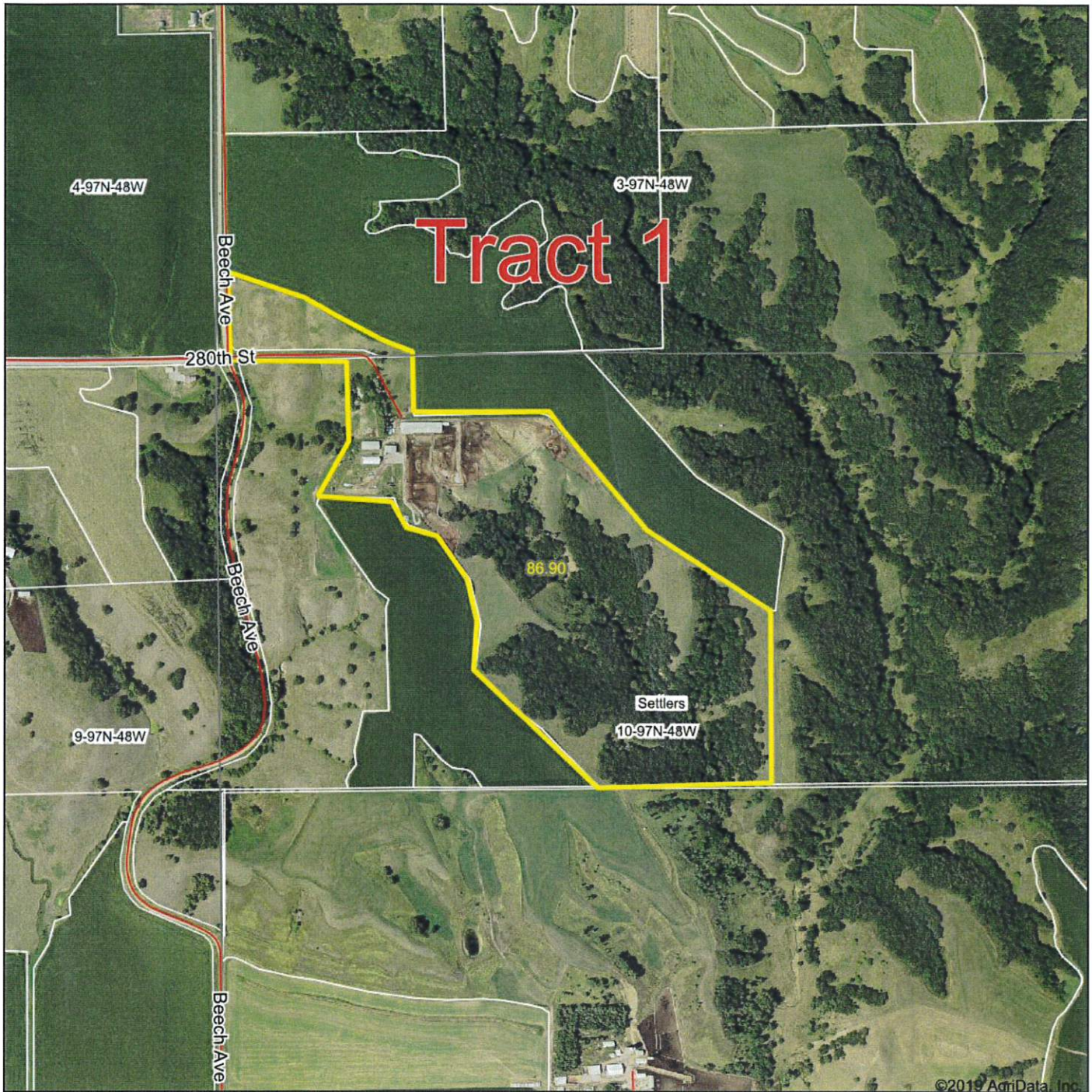
JOINS LYON COUNTY, IA

LAND OWNER & RURAL RESIDENT MAPS



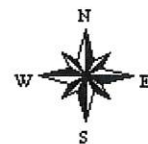
SIoux COUNTY, IA

## Aerial Map



Map Center: 43° 14' 24.44, -96° 30' 10.2

0ft 925ft 1850ft



9/24/2019

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 Farmland • Residential • Commercial  
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Mark Zomer, Broker  
 712-476-5278 or 712-476-5216  
 Gary Vande Vegte, Broker  
 712-476-5841  
 Darrell Vande Vegte, Broker  
 712-476-5624  
 Main Street Office  
 712-476-5843

Maps Provided By:

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

**10-97N-48W**  
**Sioux County**  
**Iowa**



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1414 MAIN STREET  
ROCK VALLEY, IA 51247

712.476.9443

## Acreage Information Sheet

Type: Ranch

Siding: Drivet - 2006

Roof: Shakes - 2004

Year Built: 1976

Heating system: Electric Cable Heat

A/C: 2 zones – upper unit new in 2012

Sq ft: 1,920 on main

Kitchen: 10.7 x 16.2 - island

Living room: 18.3 x 19.7 – wood burning fireplace

Dining Room: 10 x 15.2 – access to deck

Master bedroom: 14 x 15.8 – main floor

Bedroom 2: 12.1 x 19 - downstairs

Bedroom 3: 12.2 x 17 – downstairs

Master Bathroom: 8.9 x 14.4 – main with closet

Main Floor bathroom: 13.5 x 10.2 – stool only, mudroom

Bathroom #3: 5 x 7.7 – downstairs – tub/shower

Laundry: 9.11 x 19.4 – main floor

Basement: walkout basement

Family Room: 20 x 26.8 – includes kitchenette

Utilities: REC Electric was \$4,377 for 2018

Lyon/Sioux Rural Water – was \$2,883 for 2018

**Roger & Jean M. Ranchau**

**Address: 1412 280<sup>th</sup> St.,**

**Inwood, IA**

**Auction Date: November 22, 2019**

**@ 10:00 A.M.**

**Zomerauctions.com**



## SELLER DISCLOSURE OF PROPERTY CONDITION

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

Property Owner(s) & Address: Roger & Jean Ranshaw  
1412 280th St. Inwood, IA 51240

**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; fiduciaries in the course of an administration of an decedent's estate, guardianship, conservatorship, or trust; 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 RPR gmr 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: had water one time with large thaw of snow in NE corner  
had water pipe leak in down stairs kitchen from upstairs bathroom - has been fixed

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

2A. Type cedar shakes

2B. Date of repairs/replacement (If any) app. 15 years

Describe: \_\_\_\_\_

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

3A. Type of well (depth/diameter), age and date of repair: \_\_\_\_\_

Theres no well on this property.

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

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

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

Location of tank west of house Age 2019 Unknown ☐

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

Yes ☐ No ☒ Unknown ☐

Date of inspection NA Date tank last cleaned/pumped \_\_\_\_\_ N/A ☐

5. **Sewer:** Any known problems? Yes ☐ No ☒ Unknown ☐

5A. Any known repairs/replacement? Yes ☒ No ☐ Unknown ☐

5B. Date of repairs septic new 2019

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 upstairs new unit 2012

8. **Plumbing system(s):** Any known problems? Yes ☐ No ☒

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

8B. Date of repairs \_\_\_\_\_

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? 21-69 system 2010 x 2 Date of last report 2010

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 ☐ 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 ☐

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 RPR JMR 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 <u>x 2</u>	<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 type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solar Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator <u>x 2</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Heater, Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/Fan <u>x 1</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Well & Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV receiving	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Alarm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic Tank &	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Rural</u> Drain field	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central AC <u>x 2</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Sewer 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 type="checkbox"/>	Plumbing 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 type="checkbox"/>	Central Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows <u>2004 new</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace/Chimney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood Burning System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnace Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sauna/Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Softener/ <u>own</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locks and Keys	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>
LP Tanks <u>rental</u>	<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 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 type="checkbox"/>
Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	"Pet fence"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Boat Hoist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Boat Dock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pet Collars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Garage door opener	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

# of collars

# of remotes 6

Exceptions/Explanations for "NO" responses above: \_\_\_\_\_

*following items will not stay*  
*kitchen in dining room*  
*pool table, work bench will stay*  
*1000 gal. fuel barrel will not stay*  
*all attached fencing will stay*

**ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.**

Warranties may be available for purchase from independent warranty companies.

Seller initials RPR JMR 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: \_\_\_\_\_
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 ☐ *new shingles*
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 *blown in* 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:** \_\_\_\_\_

**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 Roger Ranschan Seller Jean Ranschan Date 9-23-2019

Seller has owned the property since 1983 (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: 1412. 280th ST Inwood 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)**

RPR  
JMR

(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).

☒ 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>x Roger Ranscha</u>	<u>6-6-19</u>	_____	_____
Seller	Date	Purchaser	Date
<u>x Jean Ranscha</u>	<u>6-6-19</u>	_____	_____
Seller	Date	Purchaser	Date
<u>gmuk Jmr</u>	<u>6-6-19</u>	_____	_____
Seller's Agent	Date	Purchaser's Agent	Date

1412 280th Street

280th St

Legend:  
Fence Line Bunk

15 x 50 Open Front Shed

55 x 230 – Morton Shed

20 x 50 Storage Building – 2002 – Insulated

50 x 100 Machine Shed – Built in 2000

40 x 95 Hoop Barn – Built in 2014

40 x 60 Commodity Shed – Built in 2000

30 x 60 Hoop Barn-2018

## Outdoor Information Sheet:

50' x 100' Varco Pruden Machine Shed

Built in 2000

Overhead door

40' x 95' Hoop Barn

Built in 2014

20' x 50' Varco Pruden Storage Building

Built in 2002

Insulated

2—10' x 12' overhead doors

40' x 60' Commodity Shed

Built in 2000

2 Bays

64' x 120' concrete loading/unloading apron

30' x 60' Hoop Barn

Built in 2018

55' x 230' Morton Cattle/Machine Shed

Built in 1976

Working facilities

Heated Shop area

Overhead Door

Horse Pens

15' x 50' Lean To

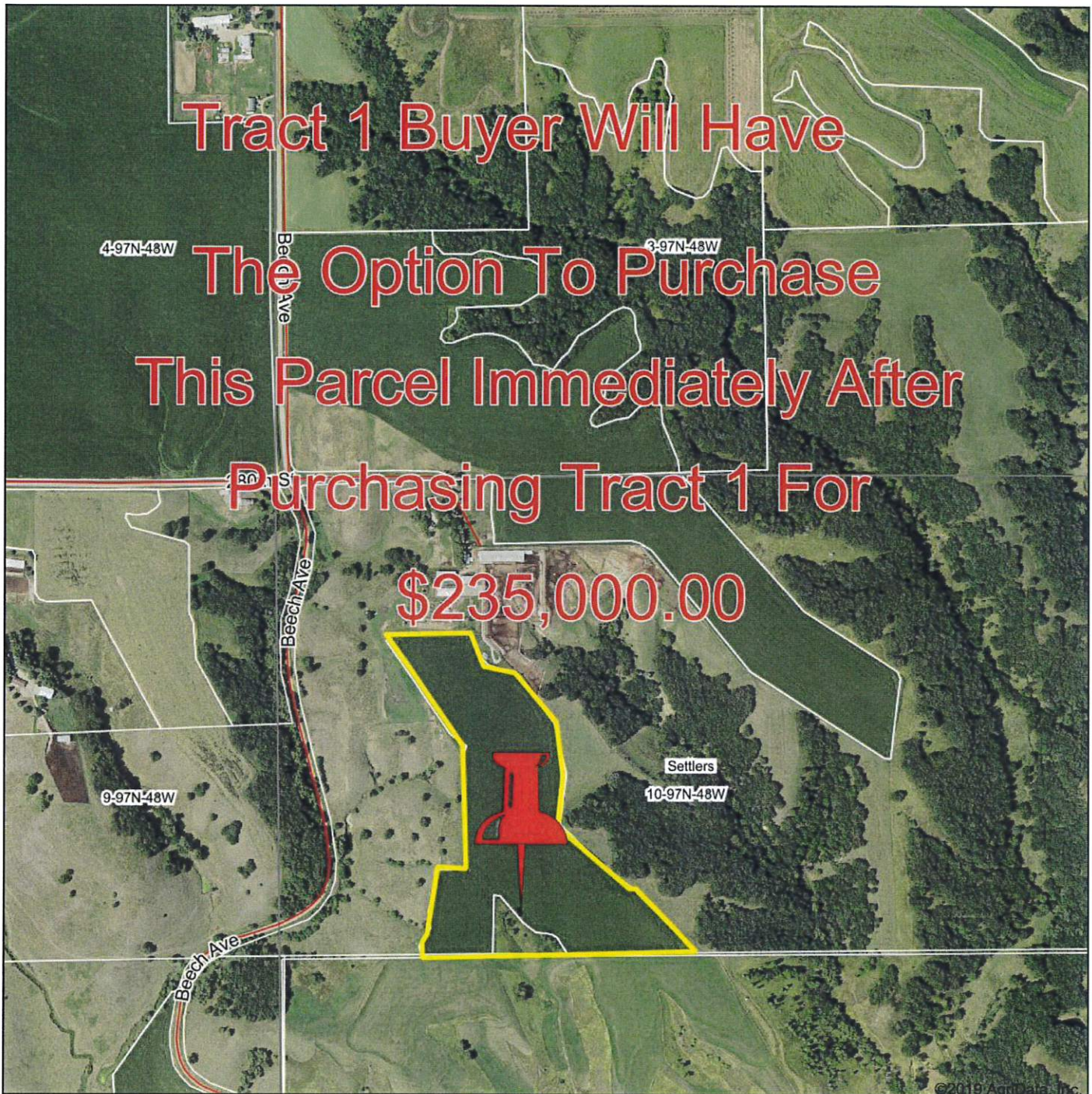
Items that will be included with this property will be all attached fencing/gating, working chute and fountains.

Items that will not be included will be the 1000 gallon fuel barrel in the machine shed and any other personal property.

## **Special Terms For Acreage Site(Tract 1):**

1. Buyer of this tract will have the option to purchase the adjoining farmland acres(Parcel I) to the South for \$235,000.00. Buyer of tract 1 must decide immediately if they are going to purchase Parcel I. If buyer of tract 1 does not exercise this option immediately this parcel of farmland will be sold with Tract 2(Parcel H) and the option to purchase this parcel for the purchaser of tract 1 will become null and void.
2. Buyer of Tract 1 will also have the option to rent the adjoining farmland legally described as Parcel F in the SW1/4 of Section 3-97N-48W, Sioux County, IA AND in the N1/2 of Section 10-97N-48W, Sioux County, IA for a total of 2 years which would be the 2020 and 2021 crop years for a total of \$15,500.00 per year annual rent with the rent due in full each crop year on March 15.

## Aerial Map



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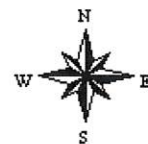
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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 43° 14' 32.01, -96° 30' 16.74

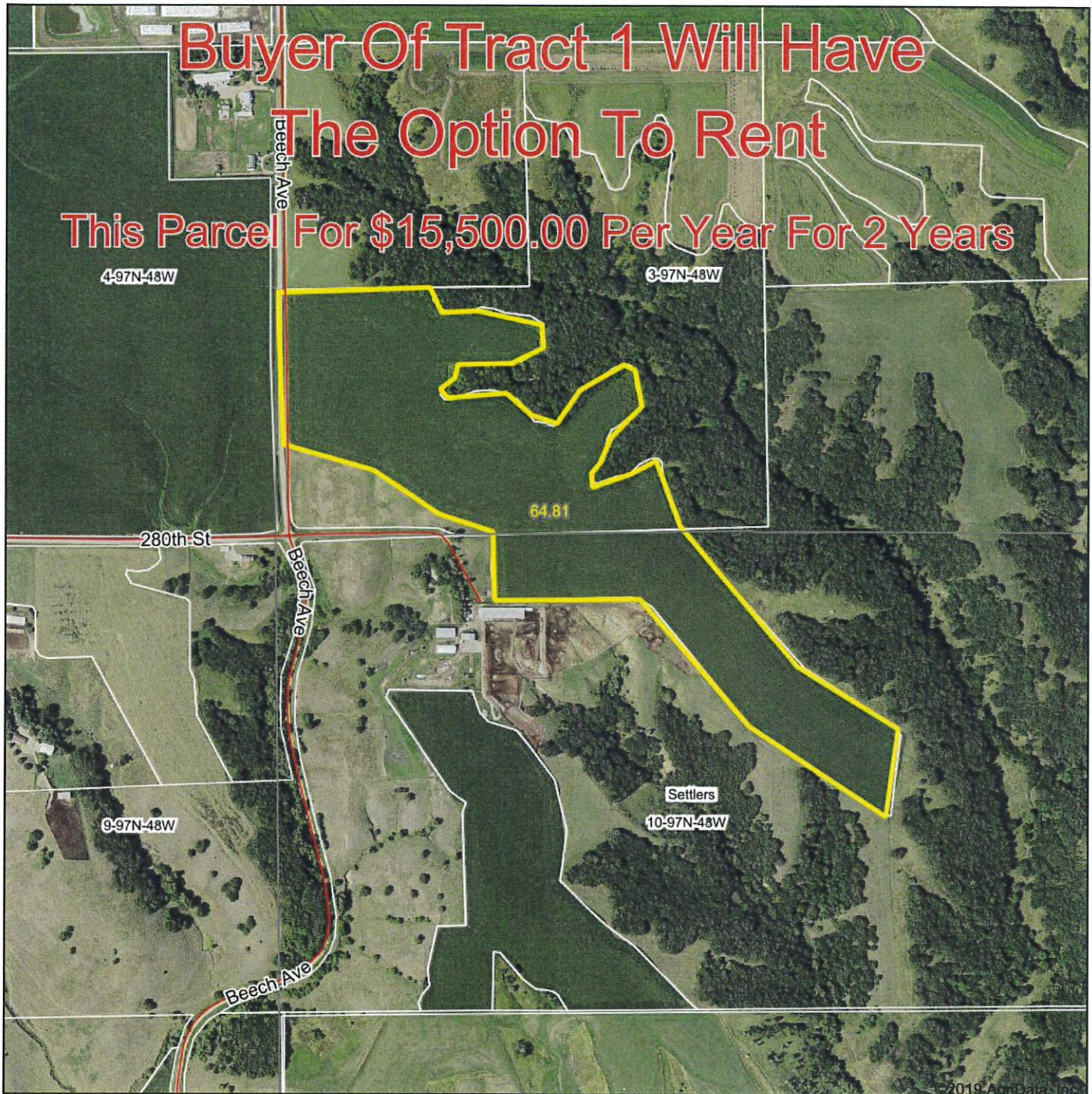
**10-97N-48W**  
**Sioux County**  
**Iowa**

0ft 840ft 1680ft



9/25/2019

## Aerial Map



Map Center: 43° 14' 35.04, -96° 30' 16.61

0ft 840ft 1680ft

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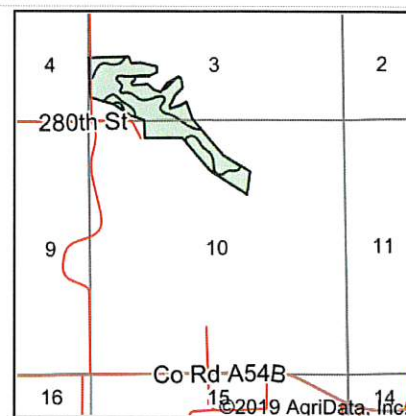
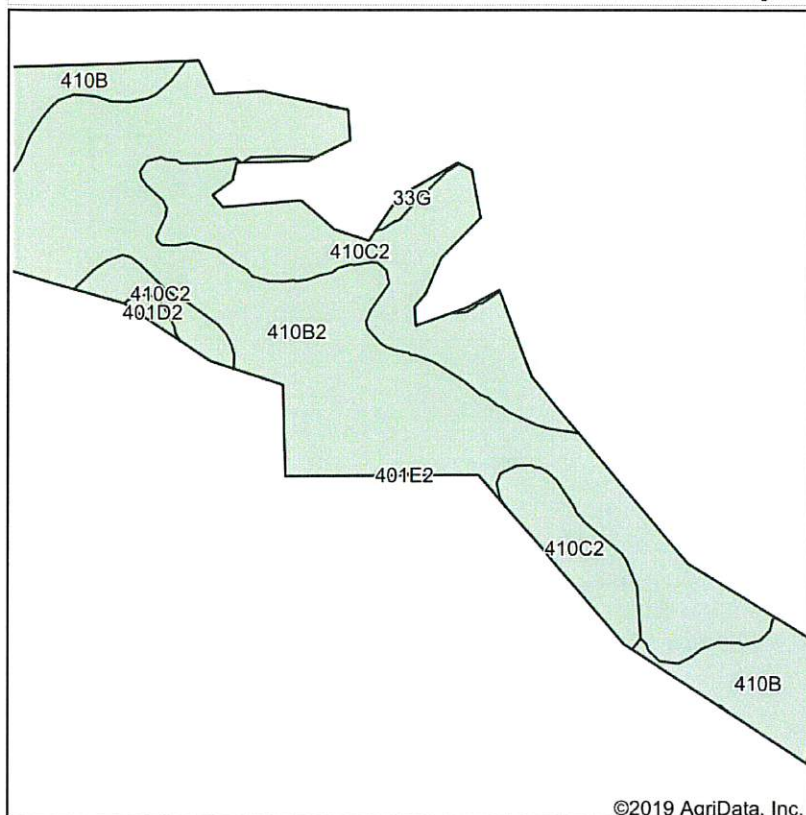
Field borders provided by Farm Service Agency as of 5/21/2008.

**10-97N-48W**  
**Sioux County**  
**Iowa**



9/25/2019

## Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **10-97N-48W**  
 Township: **Settlers**  
 Acres: **64.81**  
 Date: **9/25/2019**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA167, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	37.47	57.8%	Ile	67	64	59
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	18.70	28.9%	IIle	65	51	57
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	7.75	12.0%	Ile	67	66	70
33G	Steinauer clay loam, 18 to 40 percent slopes	0.53	0.8%	VIIle	8	5	8
401D2	Crofton silt loam, 9 to 14 percent slopes, eroded	0.36	0.6%	IIle	34		61
<b>Weighted Average</b>					<b>65.8</b>	<b>*n</b>	<b>59.3</b>

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

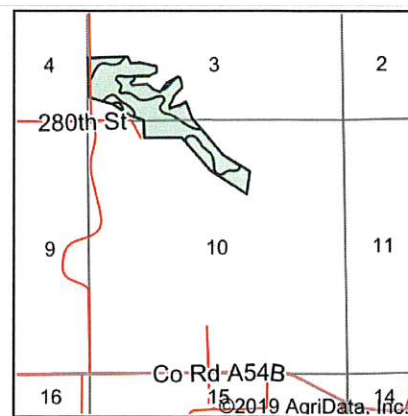
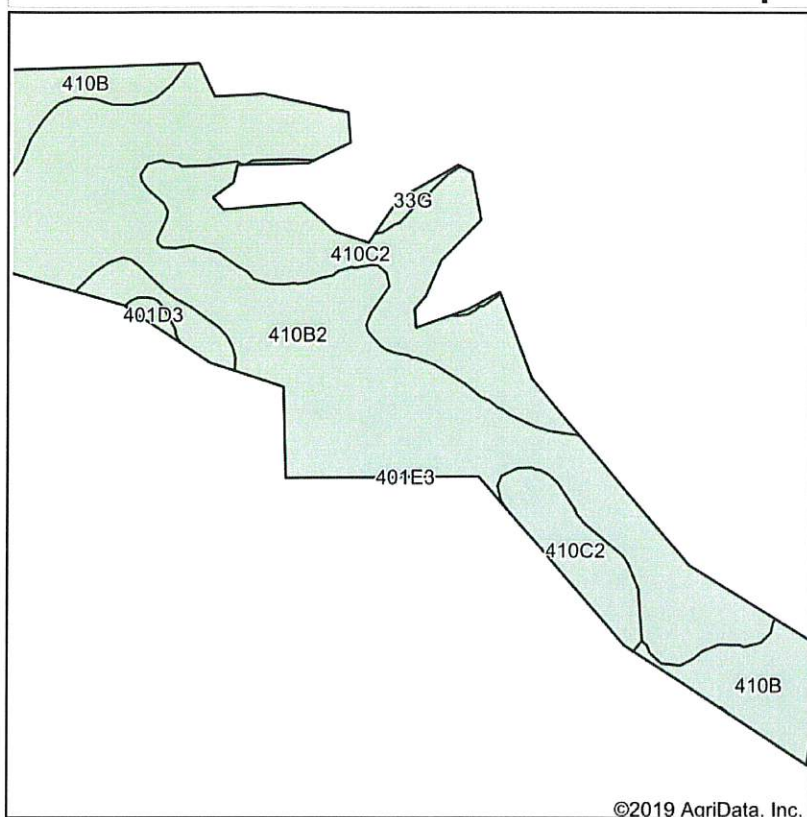
\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

## Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **10-97N-48W**  
 Township: **Settlers**  
 Acres: **64.81**  
 Date: **9/25/2019**

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Soils data provided by USDA and NRCS.

### Archived Soils Ending 1/21/2012

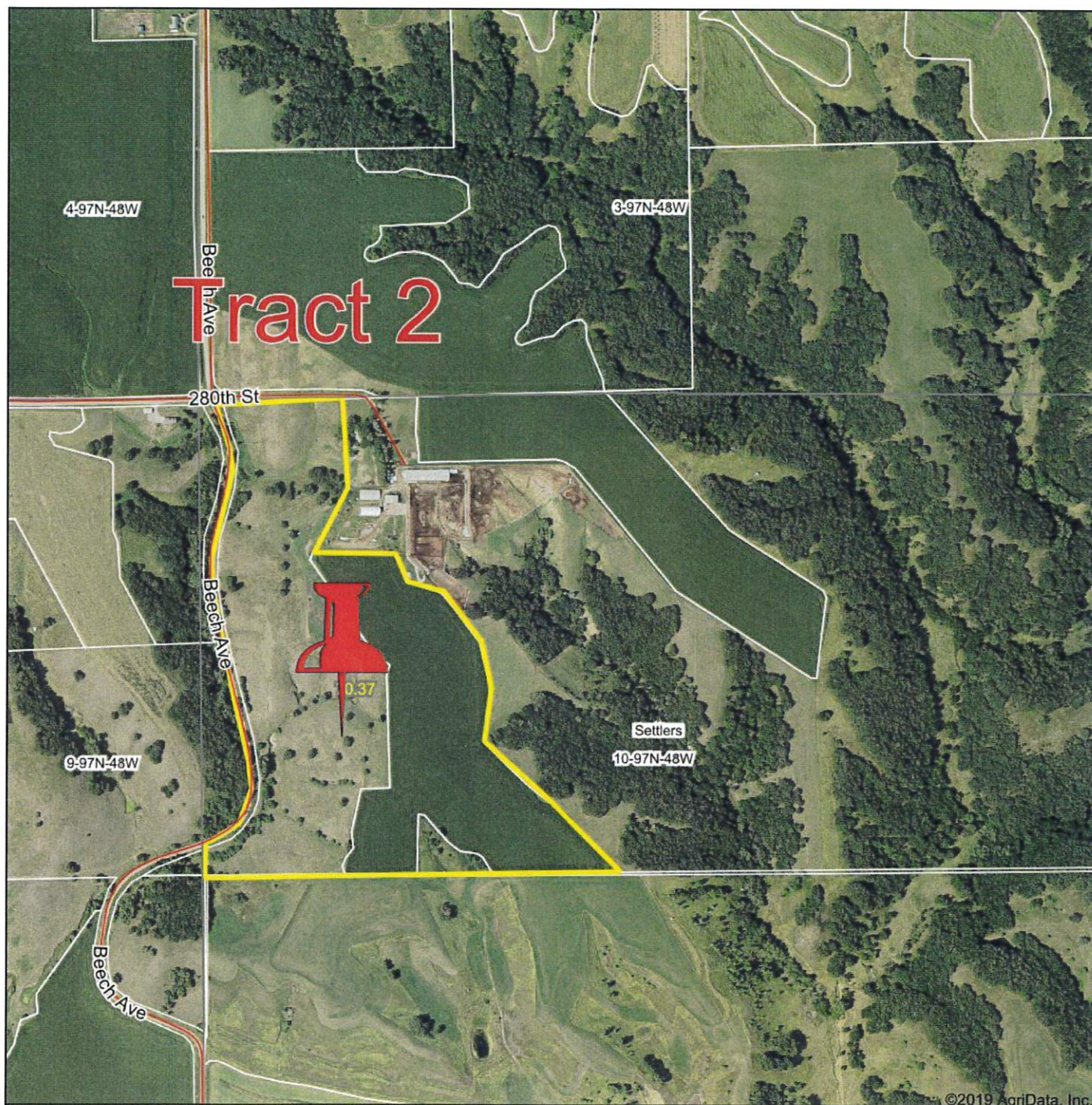
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Alfalfa hay	Bromegrass alfalfa	Corn	Corn Irrigated	Grain sorghum	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
410B2	Moody silty clay loam, 2 to 5 percent slopes, moderately eroded	37.45	57.8%	Ile	64	3.3	5.9	173	120	73		86	4.7	43
410C2	Moody silty clay loam, 5 to 9 percent slopes, moderately eroded	18.66	28.8%	IIle	51	3	5.6	156	105	60		83	4.5	41
410B	Moody silty clay loam, 2 to 5 percent slopes	7.78	12.0%	Ile	66	3.9	6.1	176	130	74		89	4.9	45
33G	Steinauer clay loam, 18 to 40 percent slopes	0.57	0.9%	VIIle	5						1.8			
401D3	Crofton silt loam, 9 to 14 percent slopes, severely eroded	0.35	0.5%	IIle	33	2.7	4.3	132		45		62	3.4	31
<b>Weighted Average</b>					<b>59.8</b>	<b>3.3</b>	<b>5.8</b>	<b>166.7</b>	<b>115.2</b>	<b>68.6</b>	<b>*- 84.6</b>	<b>84.6</b>	<b>4.6</b>	<b>42.2</b>

\*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.

## Aerial Map



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Map Center: 43° 14' 27.2, -96° 30' 10.91

0ft 846ft 1693ft

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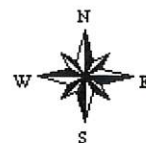
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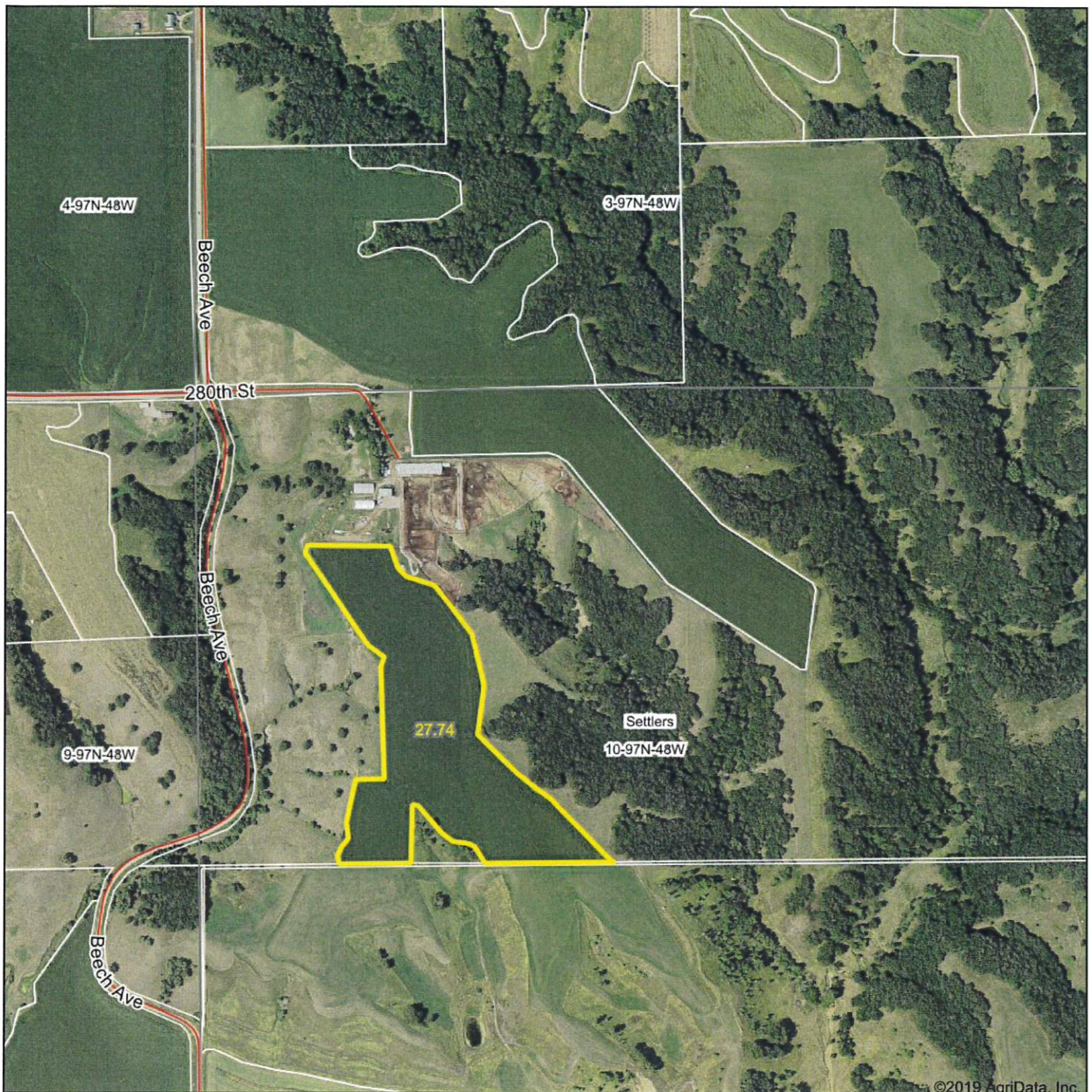
Field borders provided by Farm Service Agency as of 5/21/2008.

**10-97N-48W**  
**Sioux County**  
**Iowa**



9/18/2019

## Aerial Map



Map Center: 43° 14' 27.2, -96° 30' 10.91

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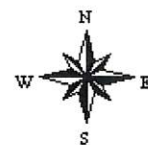
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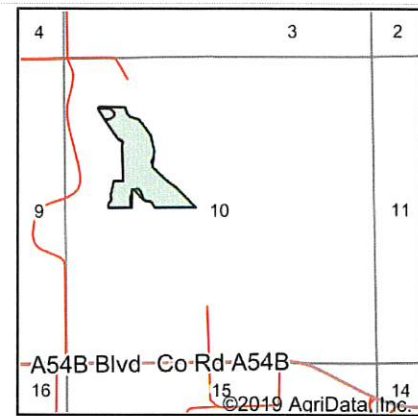
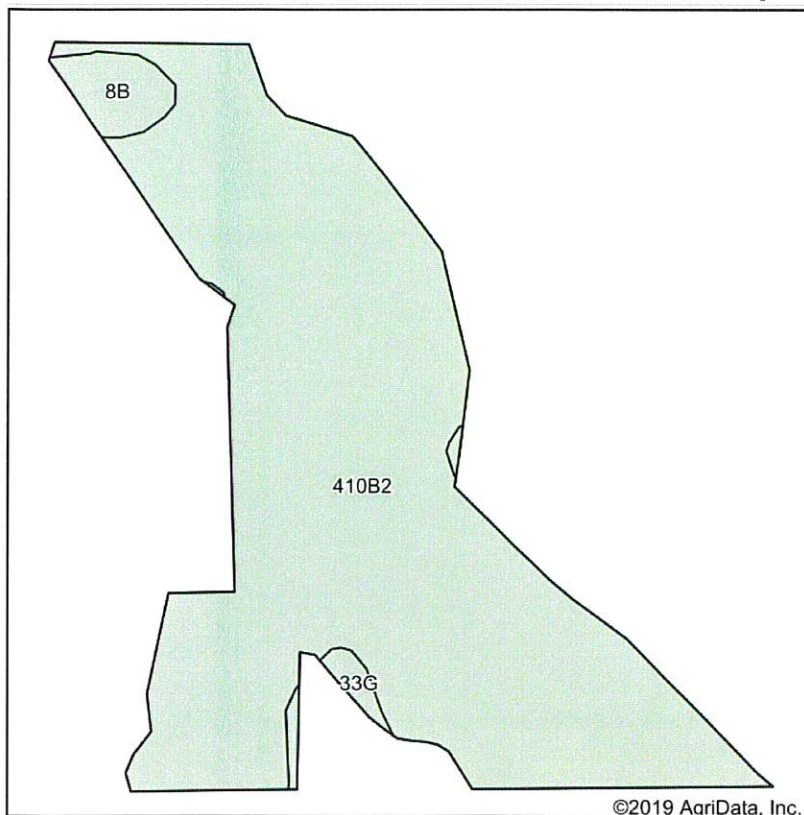
Field borders provided by Farm Service Agency as of 5/21/2008.

**10-97N-48W**  
**Sioux County**  
**Iowa**



9/18/2019

## Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **10-97N-48W**  
 Township: **Settlers**  
 Acres: **27.74**  
 Date: **9/18/2019**

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Soils data provided by USDA and NRCS.

Area Symbol: IA167, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	26.38	95.1%	Ile	67	64	59
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	0.91	3.3%	Ile	92	69	78
33G	Steinauer clay loam, 18 to 40 percent slopes	0.45	1.6%	Vlle	8	5	8
<b>Weighted Average</b>					<b>66.9</b>	<b>63.2</b>	<b>*n 58.8</b>

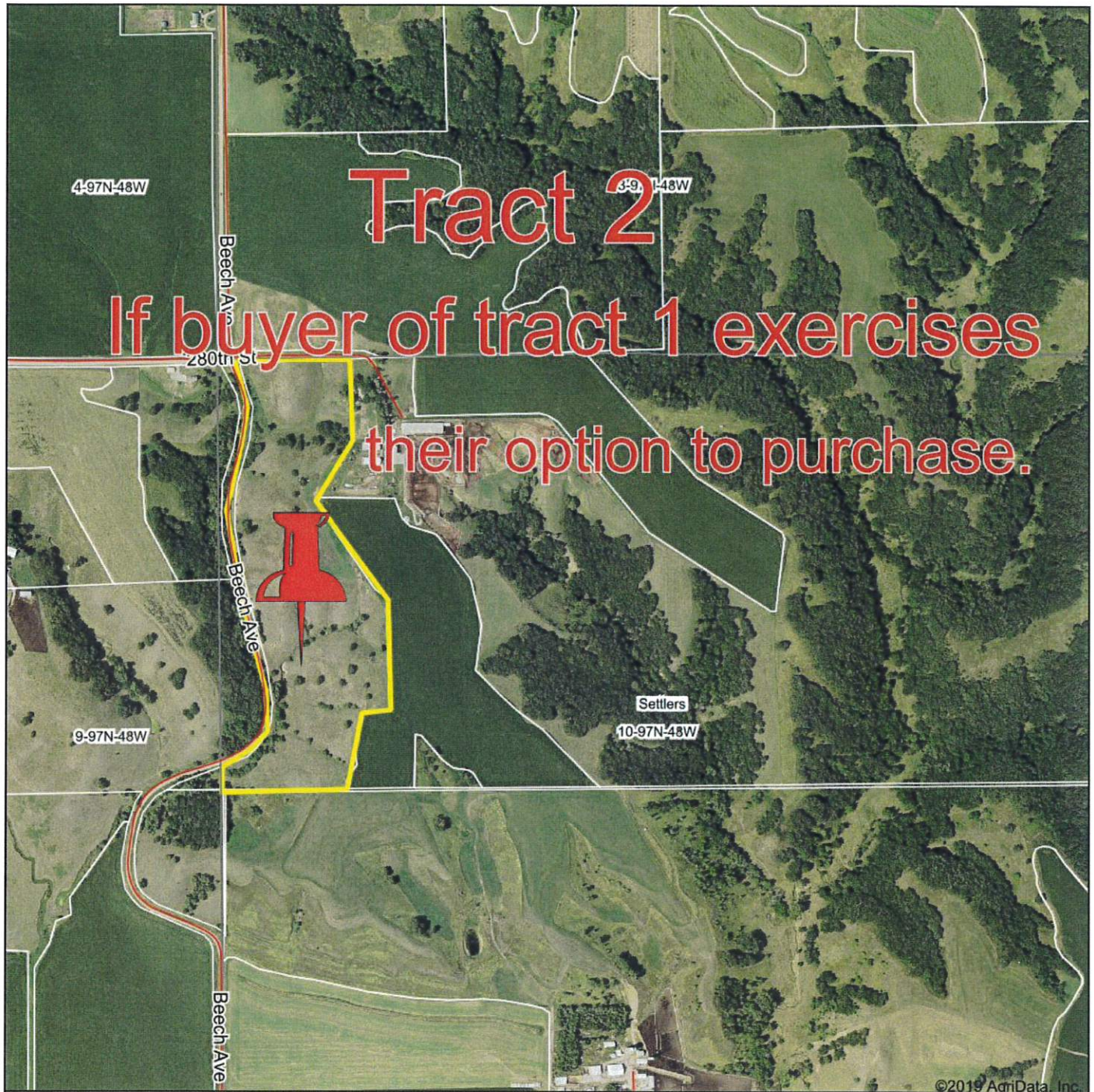
\*\*IA has updated the CSR values for each county to CSR2.

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

## Aerial Map



Map Center: 43° 14' 24.44, -96° 30' 10.2

0ft 925ft 1850ft

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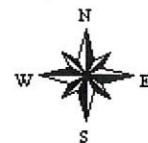
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**10-97N-48W**  
**Sioux County**  
**Iowa**



9/24/2019



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

**Wetland Determination Identifiers**

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

2019 Crop Year



Tract 2 of 5

**Farm 10887**  
**Tract 41713**

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IOWA  
SIOUX  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 10887  
Prepared : Jul 26, 2019  
Crop Year : 2019

Abbreviated 156 Farm Record

Tract 37549 Continued ...

Soybeans	11.30	0.00	0	49
<b>TOTAL</b>	<b>99.50</b>	<b>0.00</b>		

NOTES

Tract Number : 41713

Description : Partial S1/2 SW1/4 Section 3 Settlers  
FSA Physical Location : IOWA/SIOUX  
ANSI Physical Location : IOWA/SIOUX  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : MRS JEAN MARIE RANSCHAU, MR ROGER PHILIP RANSCHAU  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
172.80	51.95	51.95	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	51.95	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	45.10	0.00	0	172
Soybeans	5.60	0.00	0	49
<b>TOTAL</b>	<b>50.70</b>	<b>0.00</b>		

NOTES

Tract Number : 41839

Description : PART E1/2 SW1/4 SEC 3 SETTLERS  
FSA Physical Location : IOWA/SIOUX  
ANSI Physical Location : IOWA/SIOUX  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners :  
Other Producers : None  
Recon ID : None

Tract Number : 43541  
 Description : SE4 (EX 1.0 AC) SEC 3 + PTL NE4 SEC 10 SETTLERS  
 FSA Physical Location : IOWA/SIOUX  
 ANSI Physical Location : IOWA/SIOUX  
 FIA Unit Range Number :  
 HEL Status : HEL field on tract. Conservation system being actively applied  
 Wetland Status : Tract does not contain a wetland  
 VL Violations : None  
 Owners :  
 Other Producers : None  
 Recon ID : 19-167-2017-112

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
313.93	35.10	35.10	0.00	0.00	35.10	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	0.00	0.00	0.00	0.00	0.00	0.00

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
-----------	------------	-----------------------------	------------	-----------

## NOTES

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Abbreviated 156 Farm Record

Tract Land Data

Tract 41839 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
70.54	22.14	22.14	0.00	0.00	14.50	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	7.64	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	6.50	0.00	0	172
Soybeans	0.80	0.00	0	49
<b>TOTAL</b>	<b>7.30</b>	<b>0.00</b>		

NOTES

Tract Number : 41840

Description : PART S1/2 SW1/4 SEC 3 SETTLERS  
FSA Physical Location : IOWA/SIOUX  
ANSI Physical Location : IOWA/SIOUX  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : MR ROGER PHILIP RANSCHAU, MRS JEAN MARIE RANSCHAU  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
46.78	46.78	46.78	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	46.78	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	39.80	0.00	0	172
Soybeans	5.00	0.00	0	49
<b>TOTAL</b>	<b>44.80</b>	<b>0.00</b>		

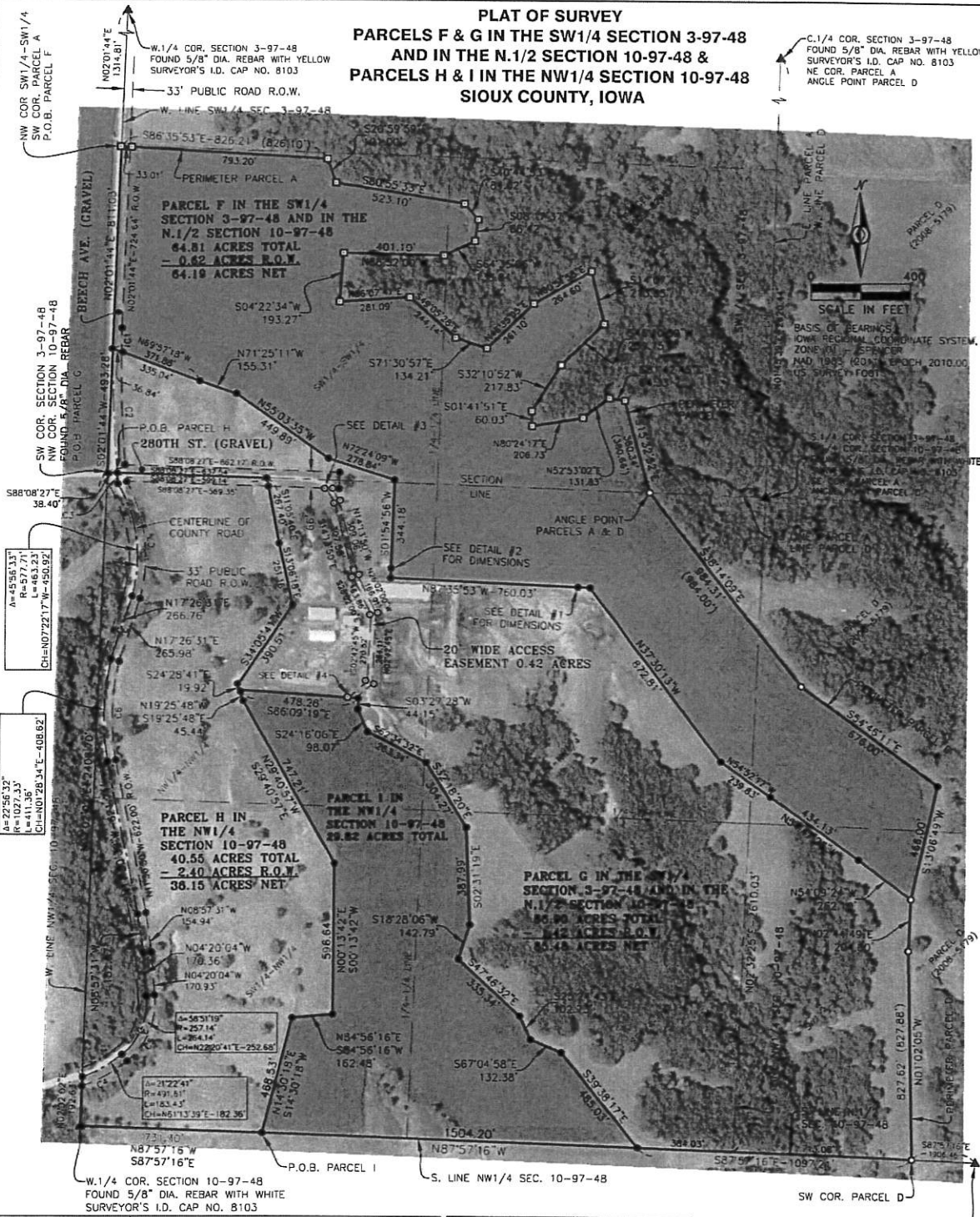
NOTES

LOCATION:  
SW1/4 SEC. 3-97-48 & N1/2 SEC. 10-97-48

PREPARED BY AND RETURN TO:  
TIM V. 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:  
ROGER RANSCHAU AND JEAN M. RANSCHAU REVOCABLE TRUST



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, 2019

Sheets covered by this seal: SHEET 1 OF 3, 2 OF 3 AND 3 OF 3

- ▲ SECTION CORNER AS NOTED
- SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
  - FOUND 5/8" DIA. REBAR WITH WHITE SURVEYOR'S I.D. CAP NO. 8103
  - FOUND 5/8" DIA. REBAR WITH ORANGE SURVEYOR'S I.D. CAP NO. 14774
  - FOUND 5/8" DIA. REBAR
  - CALCULATED EASEMENT CORNER

DATE OF FIELD WORK-10-3-19 SHEET 1 OF 3



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

Date 10-4-19  
Drawn By TML  
Approved TML  
Revised

PROJECT NO. 369143

DWG. # P:\01069\143\369143\DWG\369143 BOUND SEC 3\_10.DWG

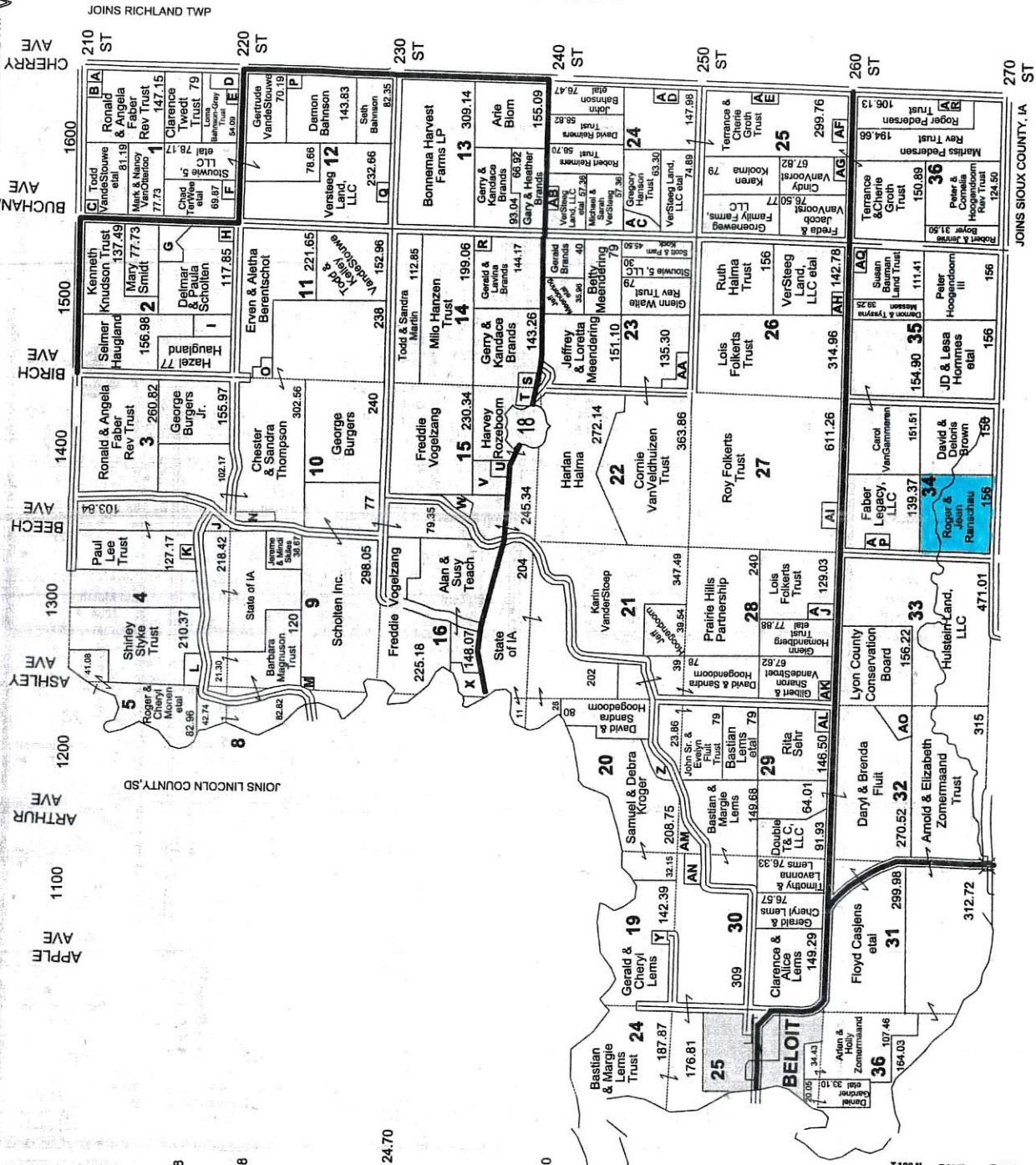


# LYON TWP

## LAND OWNER

T 98 N

- Small Tracts**
- Section 1 A Delmer & Paula Scholten - 10.70  
 B Scholten Inc. - 13.95  
 C Darwin Verhoeven - 17.55  
 D Damon Bahnsen - 17.55  
 E Jared VanGammenen - 5.15  
 F Jasper TerWee Trust - 6.70  
 Section 2 G Robert & Michelle Hage - 28.95  
 H Brian & Caren Berentschot - 5.20  
 I Gene & Gail VanVoorst - 35.25  
 Section 3 J Douglas Niles & Vicki Bakis - 8.13  
 Section 4 K Wendell Hoogendoorn - 6.68  
 L Paul DeBoer - 20.21  
 Section 9 M Paul & Jami Jacobson - 12.91  
 Section 10 N Douglas Niles & Vicki Bakis - 10.18  
 Section 11 O Kevin & Crystal Faber - 11.32  
 Section 12 P Seth & Christy Bahnsen - 9.35  
 Section 14 Q Michael & Sarah VerSleeg - 14.34  
 Section 15 R Gerry & Kandace Brands et al - 6.78  
 S Charles & Renee Niemeyer - 5.78  
 T Mark Wheeler - 8.37  
 U Tommy Vandekieft - 6.32  
 V Damon Bahnsen - 39.88  
 W William Kimberley - 14.24  
 Section 16 X Anita & John Jr. Fluit - 17.20  
 Section 19 Y Lyon Twp Cemetery - 6.18  
 Section 20 Z Larry & Terry Blase - 29.39  
 Section 23 AA Arnold & Donna VanVelthuisen - 24.70  
 Section 24 AB Nathan Neuwendorp - 5.28  
 AC Calvin Maassen - 16.35  
 AD Lyle Verhoeven - 8.02  
 Section 25 AE Virgil Potter Jr. - 8.17  
 AF Ridgecrest Farms Inc. - 9.34  
 AG Gerald VanVoorst - 10.69  
 Section 26 AH Rattlesnake Ridge, LLC - 12.23  
 Section 27 AI Todd & Dawn Folkerts - 17.61  
 Section 28 AJ Debra Bleeker - 26.17  
 Section 29 AK Chad & Gwendolyn Berentschot - 8.60  
 AL Tom & Rita Sehn - 8.51  
 Section 30 AM Dick Blankespoor - 5.32  
 Section 32 AN Michael & Emma Newborg - 5.01  
 Section 34 AO Lorna Kals-Haverhals - 41.69  
 Section 35 AP Chad DeGroot - 15.65  
 Section 36 AQ Mark & Susan Bauman - 7.37  
 Section 36E AR Ridgecrest Farms Inc. - 8.57



## Aerial Map



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Map Center: 43° 15' 44.24, -96° 30' 17.16

0ft 846ft 1693ft

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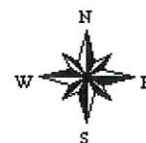
Mark Zomer, Broker  
 712-478-3278 or 712-478-3276  
 Gary Vanden Berg  
 712-478-3443  
 Darrell Vande Vegte, Broker  
 712-478-3428  
 Main Street Office  
 712-478-3433

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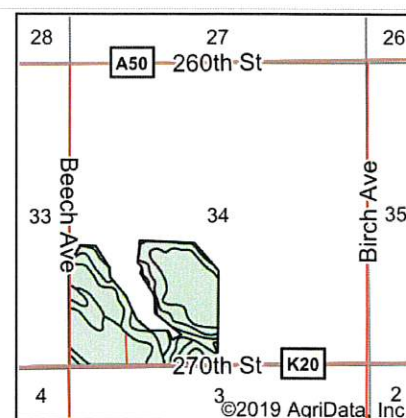
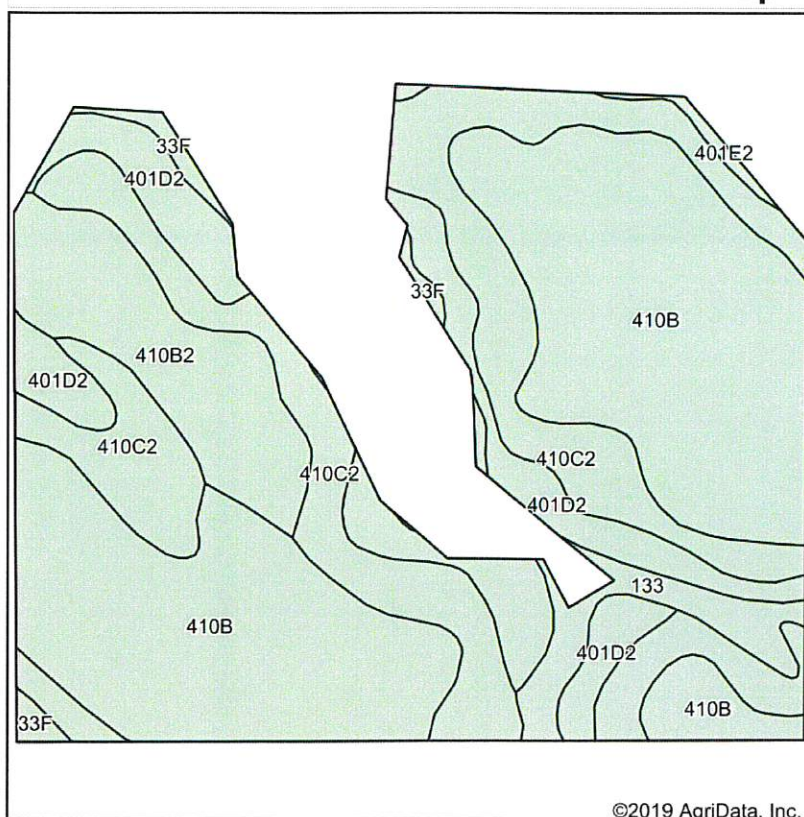
Field borders provided by Farm Service Agency as of 5/21/2008.

**34-98N-48W**  
**Lyon County**  
**Iowa**



9/24/2019

## Soils Map



State: **Iowa**  
 County: **Lyon**  
 Location: **34-98N-48W**  
 Township: **Lyon**  
 Acres: **106.53**  
 Date: **9/18/2019**

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Soils data provided by USDA and NRCS.

Area Symbol: IA119, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	47.40	44.5%	Ile	67	65	70
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	29.28	27.5%	IIIle	65	48	57
401D2	Crofton silt loam, 9 to 14 percent slopes, eroded	14.09	13.2%	IIIle	34		61
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	10.10	9.5%	Ile	67	63	59
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	3.84	3.6%	IIw	78	69	79
33F	Steinauer clay loam, 18 to 25 percent slopes	1.33	1.2%	VIe	5	5	40
401E2	Crofton silt loam, 12 to 20 percent slopes, eroded	0.49	0.5%	VIe	28		57
<b>Weighted Average</b>					<b>61.5</b>	<b>*-</b>	<b>*n 64.1</b>

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

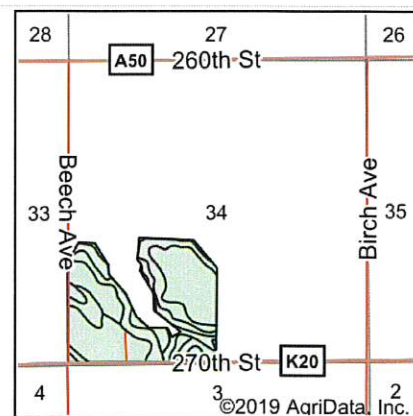
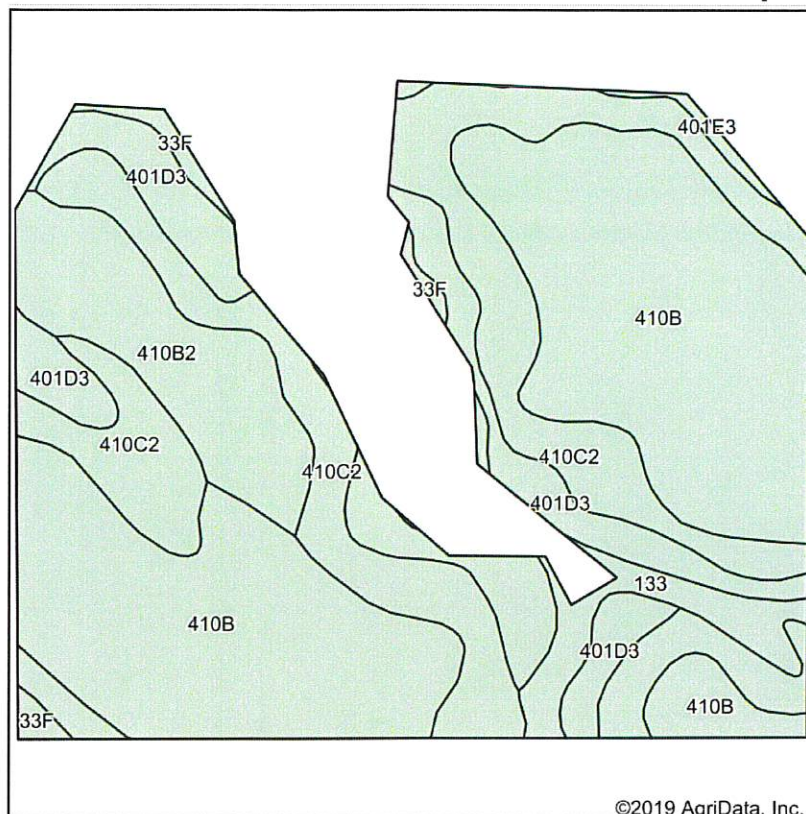
\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

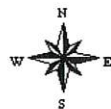
## Soils Map



State: **Iowa**  
 County: **Lyon**  
 Location: **34-98N-48W**  
 Township: **Lyon**  
 Acres: **106.53**  
 Date: **9/18/2019**

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Soils data provided by USDA and NRCS.

## Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Alfalfa hay	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Corn Irrigated	Grain sorghum	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
410B	Moody silty clay loam, 2 to 5 percent slopes	47.30	44.4%	Ile	65	3.9	6.5		174	130	74		88		44
410C2	Moody silty clay loam, 5 to 9 percent slopes, moderately eroded	29.27	27.5%	IIle	48	3	5		151	105	60		81		41
401D3	Crofton silt loam, 9 to 14 percent slopes, severely eroded	14.14	13.3%	IIle	33	2.7	3.1		131		45		52		26
410B2	Moody silty clay loam, 2 to 5 percent slopes, moderately eroded	10.12	9.5%	Ile	63	3.3	5.5		171	120	73		85		42
133	Colo silty clay loam, 0 to 2 percent slopes	3.84	3.6%	IIlw	69		6.3	3.7	179			3	92	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*	Alfalfa hay	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Corn Irrigated	Grain sorghum	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
33F	Steinauer clay loam, 18 to 25 percent slopes	1.35	1.3%	Vle	5		3.6					1.9		2.9	
401E3	Crofton silt loam, 14 to 20 percent slopes, severely eroded	0.51	0.5%	IVe	23	2.5	3		117		40		39		20
<b>Weighted Average</b>					<b>55.1</b>	<b>3.2</b>	<b>5.5</b>	<b>0.1</b>	<b>159.4</b>	<b>98</b>	<b>62.4</b>	<b>0.1</b>	<b>79.8</b>	<b>0.2</b>	<b>40</b>

\*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



Common Land Unit  
 Cropland Non-cropland CRP

**Farm 10887**  
**Tract 37549**

**Wetland Determination Identifiers**

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

**2019 Crop Year**



Tract 1 of 5

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Abbreviated 156 Farm Record

See Page 4 for non-discriminatory Statements.

Operator Name :  
 Farms Associated with Operator :  
 CRP Contract Number(s) :  
 Recon ID : 19-167-2017-113  
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
760.65	260.12	260.12	0.00	0.00	49.60	0.00	0.00	Active	5
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	210.52	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	179.60	0.00	0	172	
Soybeans	22.70	0.00	0	49	
<b>TOTAL</b>	<b>202.30</b>	<b>0.00</b>			

NOTES

Tract Number : 37549  
 Description : SW4 SEC 34 LYON - LYON  
 FSA Physical Location : IOWA/LYON  
 ANSI Physical Location : IOWA/LYON  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Wetland determinations not complete  
 NL Violations : None  
 Owners : MR ROGER PHILIP RANSCHAU, MRS JEAN MARIE RANSCHAU  
 Other Producers : None  
 Recon ID : None

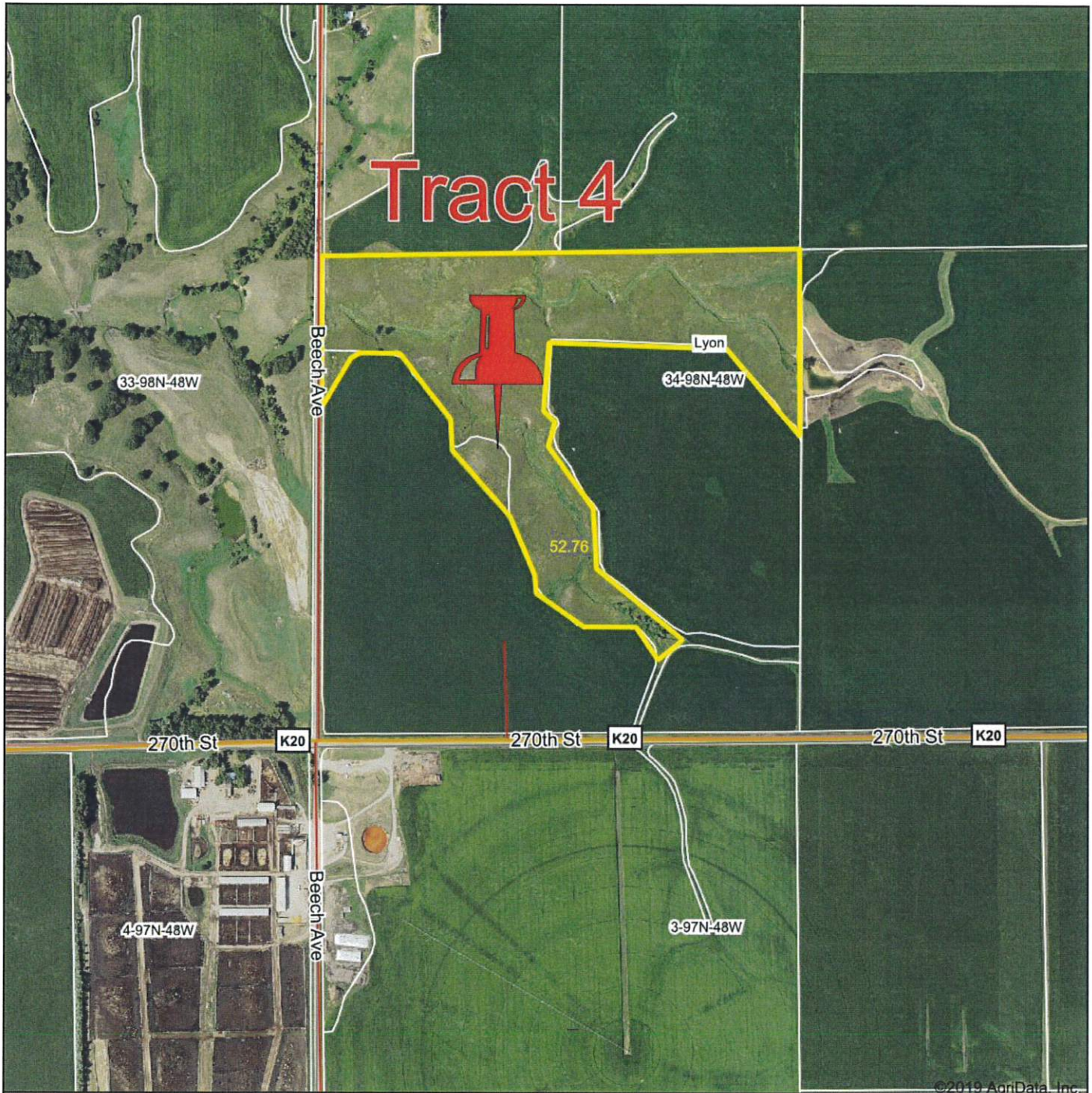
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.60	104.15	104.15	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	104.15	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	88.20	0.00	0	172

## Aerial Map



Map Center: 43° 15' 44.24, -96° 30' 17.16

0ft 846ft 1693ft

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 712-476-1841  
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 712-476-1428  
 Main Street Office  
 712-476-1413

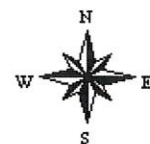
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Field borders provided by Farm Service Agency as of 5/21/2008.

**34-98N-48W**  
**Lyon County**  
**Iowa**



9/24/2019

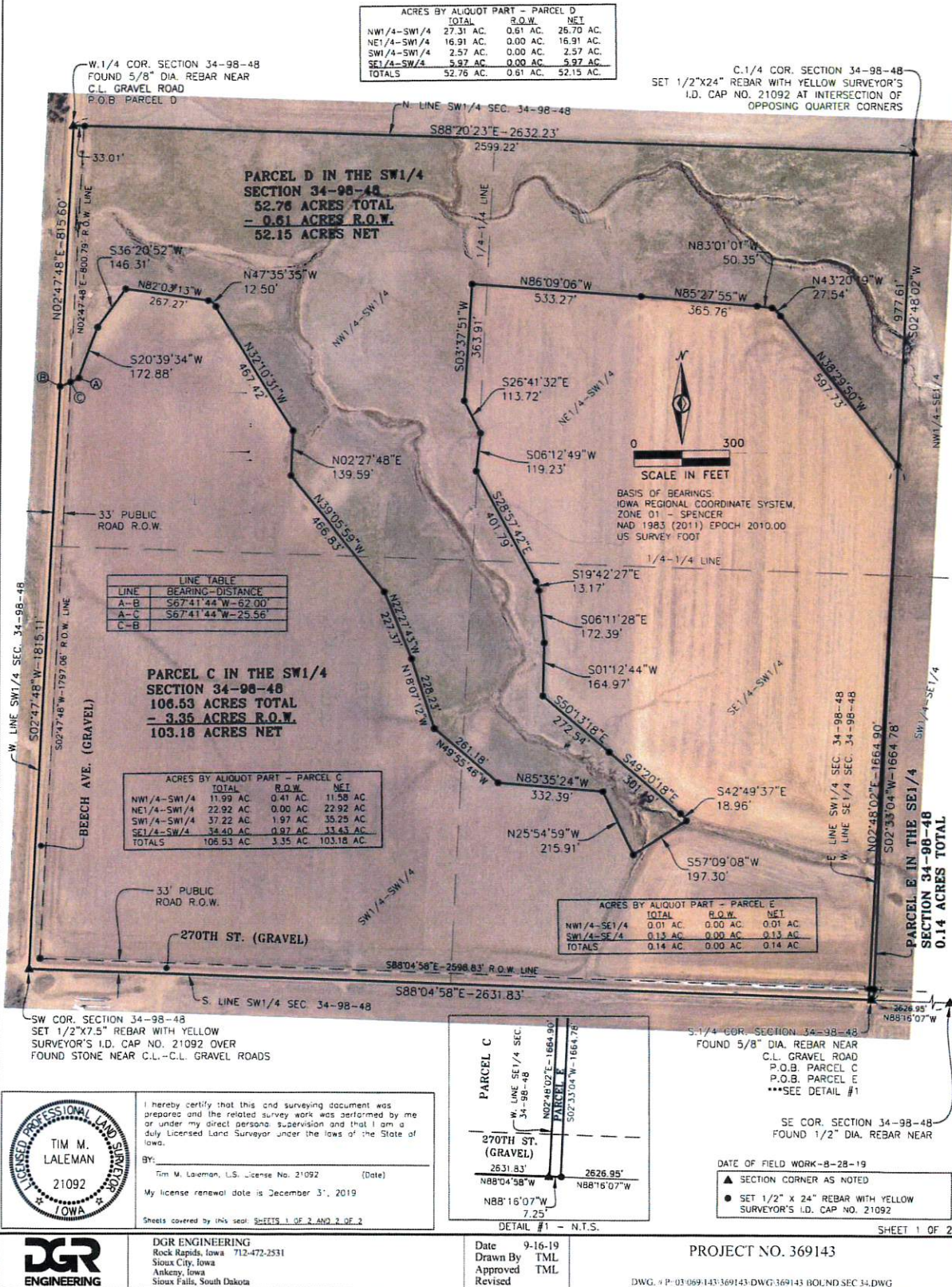
LOCATION:  
S.1/2 SEC. 34-98-48

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: PARCELS C & D - THE ROGER RANSCHAU AND JEAN M. RANSCHAU REVOCABLE TRUST  
PARCEL E - DAVID & DELORIS BROWN

**PLAT OF SURVEY  
PARCELS C & D IN THE NW1/4 & PARCEL E IN THE SE1/4 SECTION 34-98-48  
LYON COUNTY, IOWA**



**ANOTHER LISTING  
PRESENTED BY**



**Mark Zomer-Broker-712-470-2526**

**Darrell Vande Vegte-Broker-712-726-3428**

**Gary Van Den Berg-sales-712-470-2068**

**Ryan Zomer-sales-712-441-3970**

**Blake Zomer-sales-712-460-2552**

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