

**Upcoming Live Public Auction Of First Class 1650+ Head
Well Maintained 45.58 Acre Cattle Feeding Facility
With An Option To Purchase Adjoining
41.07 Acres Of Prime Sioux County, IA Farmland**

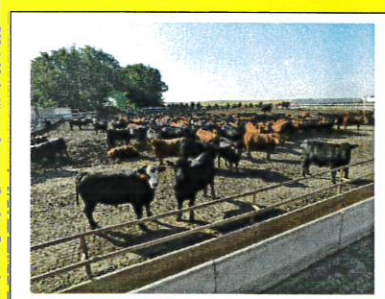
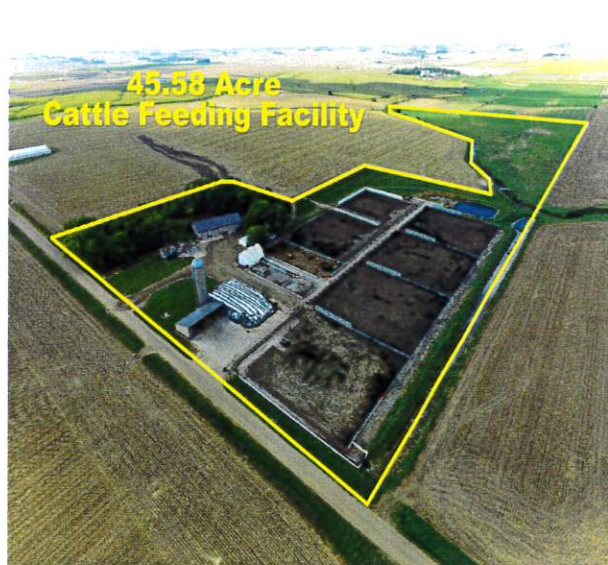
**Randall & Mary Vande Kamp
2270 280th St., Rock Valley, IA**

Sale Date: November 23, 2019 @ 10:30 A.M.

This Cattle Feedlot Facility Has It All With 45.58 Acres, With over 70,000 Sq Ft of Concrete Poured in 2012, Consisting Of 8 Separate Cattle Lots/Pens With 1475 Ft Of Fence-Line Bunk, A 1 1/2 Story Updated 3 Bedroom Home, A 60'x 120' Shop New In 2012 With An Office & Washbay, A 40'x 80' Commodity Shed New In 2012, A 72'x 100' All Concrete Bunker With A 100'x 175' All Concrete Loading/Unloading Apron New in 2012, A 34' x 48' Barn Complete With A Titan West Corral/Hyd Chute, A 25' x 70' Hog Nursery, A 15' x 40' Hog Nursery, & This Is Only The Beginning Of What This Property Has To Offer!



**Income
Potential!**



**First
Class!**

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

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Realty & Auction

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Upcoming Live Public Auction Of First Class 1650+ Head Well Maintained 45.58 Acre Cattle Feeding Facility With An Option To Purchase Adjoining 41.07 Acres Of Prime Sioux County, IA Farmland

This Cattle Feedlot Facility Has It All With 45.58 Acres, With over 70,000 Sq Ft of Concrete Poured in 2012, Consisting Of 8 Separate Cattle Lots/Pens With 1475 Ft Of Fence-Line Bunk, A 1 1/2 Story Updated 3 Bedroom Home, A 60'x 120' Shop New In 2012 With An Office & Washbay, A 40'x 80' Commodity Shed New In 2012, A 72'x 100' All Concrete Bunker With A 100'x 175' All Concrete Loading/Unloading Apron New in 2012, A 34' x 48' Barn Complete With A Titan West Corral/Hyd Chute, A 25' x 70' Hog Nursery, A 15' x 40' Hog Nursery, & This Is Only The Beginning Of What This Property Has To Offer!

Location: 2270 280th St., Rock Valley, IA or from HWY 18/Pump N Pak in Rock Valley, IA go 3 miles North on Elmwood, Ave/BLKTP K30 to 280th St. then go 2 1/2 miles West on 280th St. Feedlot is located on the North side of 280th St. Auction signs will be posted!! Watch zomerauctions.com for inclement weather.

Auctioneers Note: We are extremely honored to have had our firm selected by Randy & Mary to offer this excellent cattle feeding facility for sale at live public auction! As Randy & Mary are retiring and relocating to Rock Valley, IA. This facility is one of a kind and will not disappoint with its first class presentation and well maintained buildings and home. This property could be used to expand your current cattle and farming operation or could be utilized as a custom feedlot facility as is currently and has currently produced \$210,000.00+ gross revenue per year. This property and this auction is one you do not want to miss! Make Plans today to attend an open house or schedule your very own private tour today! A full informational packet is available upon request or will also be available at the open houses.

Zomerauctions.com

Sale Date: November 23, 2019 @ 10:30 A.M.

Randy & Mary Vande Kamp—Owners



Legal Description:— Parcel D in the S1/2 of Section 1, Township 97N, Range 47, West of the 5th P.M., Sioux County, IA. Subject to all public easements and roads of record. (2270 280th St., Rock Valley, IA)

General description: Your search is over! This cattle feedlot facility is one of kind and has endless potential with 45.58 acres! This facility features a 1 1/2 story home with several updates and a double attached heated garage and beautiful patio, a 60'x 120' shop built new in 2012 with a 60'x 60' heat-ed shop area with a wash bay and office and a 60'x 60' cold storage area, a 40'x 80' Commodity shed with 4 bays built new in 2012, 72'x 100' all concrete bunker built new in 2012, 100'x 175' all concrete unloading/loading feed prep area, a 34'x 48' barn with complete working facilities including a Titan West hyd. Squeeze chute and 2 Titan West corrals and is adjoined by 3 separate concrete sick pens each with fence-line bunk and a concrete sorting alley, 1,475' of fence-line bunk with 8 separate cattle yards with guardrail fencing and concrete aprons, mounds and concrete feeding alleys! The cattle yards have an engineered drainage to a sediment basin and a 591,000 gallon engineered lagoon. This feedlot was professionally engineered as a totally contained 2,000 HD Lot as a no discharge site by Pro Ag engineering in 2012. Buyer of this property will be required to file their own nutrient management plan with the DNR. This property also has a 25'x70' Hog nursery and a 15'x 48' Hog nursery with an annual income of approx. \$25,000.00. This property consists of 45.58 total acres with approx. 23.38 acres of tillable farmland/grassland and the balance in the feedlot facility! The home on this property is a 1 1/2 story home which features 3 bedrooms and 1 bathroom. The main floor of this home has a newer kitchen/dining room, living room, bathroom, laundry and master bedroom with a 5'x10' walk in closet. The 2nd level of this home has 2 bedrooms. The lower level of this home is unfinished. This home has newer Gerkin windows, cement board siding and an asphalt roof new in 2007. This home has propane furnace and central a/c. Seller installed a new septic system in 2012. Seller will inspect the system and make sure that the system is up to Iowa Code. This property is on REC elec and Rock Valley rural water. This property is in the Rock Valley, IA school district. This property features over 70,000+ sq. ft of outdoor flat concrete! This property also has an approx. 377' deep well for the livestock. The buyer of this property will have the option to purchase the adjoining 41.07 acres of surveyed farmland West of the feedlot with a CSR1 of 64.3 and CSR1 of 72.2 and which contains 40.72 tillable acres. For details contact agents. The buyer will be required to purchase from the seller the 2019 corn silage consisting of approx. 105 to 110 acres which will be put in the bunker and pay harvesting cost for the silage. Contact agents for details on corn silage and land option. To properly describe the vast potential this property offers in words is impossible! Make plans today to visit this property at the open house or schedule a private showing today!

Open Houses: Open houses will be held on **Saturday, October 19, 2019 from 1:30 to 3:30 P.M.** and on **Saturday, October 26, 2019 from 1:30 to 3:30 P.M.** or by appointment by contacting an agent listed below.

Method of sale: Feedlot property will be sold in total dollars.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,571.01 per year. Seller will prorate the taxes to the date of closing.

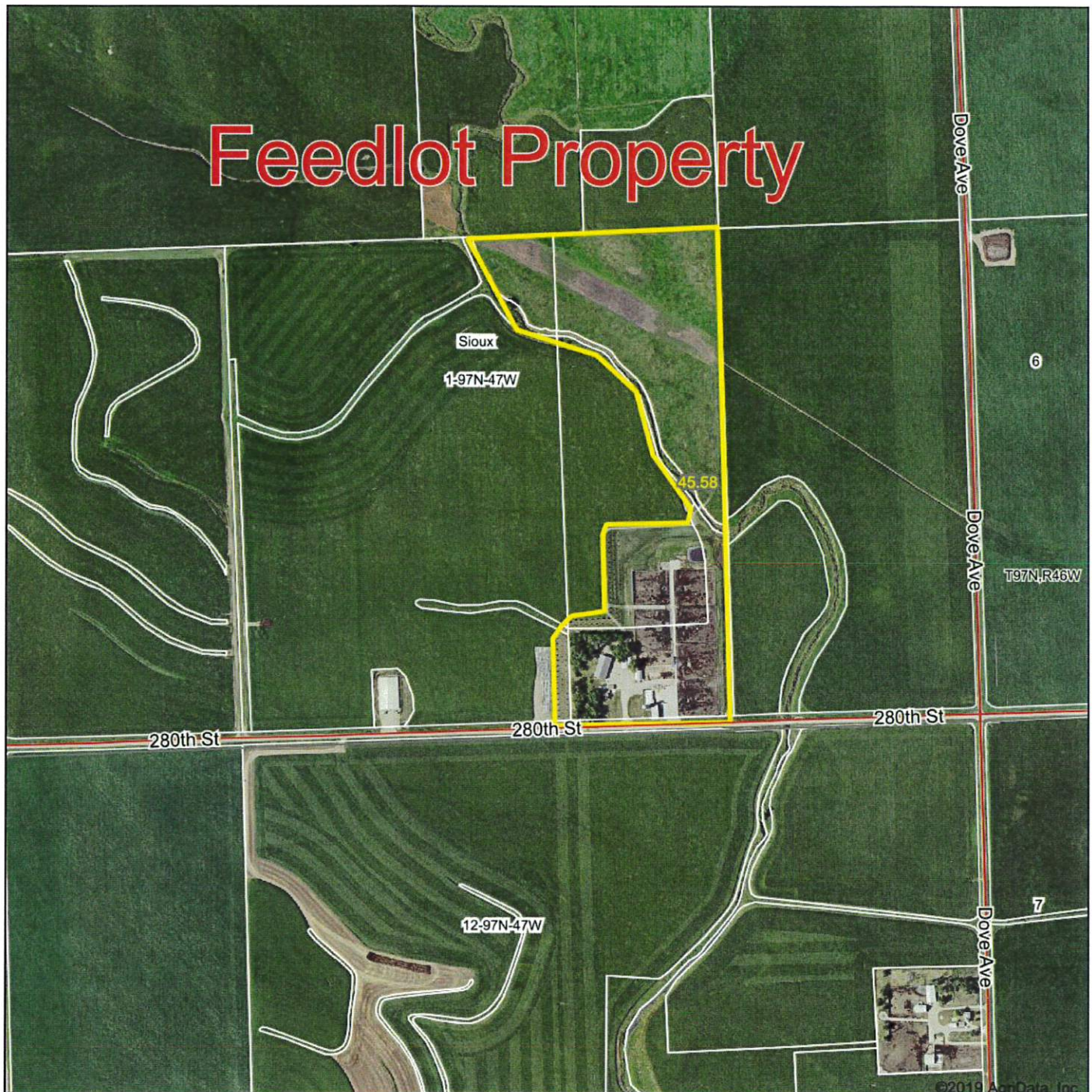
Possession: Possession of the feedlot facility will be on closing day December 27, 2019. Early possession of cattle facilities can be granted per early occupancy agreement if desired.

Terms: Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before December 27, 2019 when the buyer shall receive a clear and merchantable title to the property. This feedlot is being sold as is as a cash sale with no finance contingencies and as is with any/all defects and encroachments if any. While every effort has been made to ensure the accuracy of the information herein, all prospective buyers are encouraged to inspect the property and verify all data provided. No warranties are expressed or implied. Any lines on maps 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. **Maureen McGill Hoogeveen—attorney for sellers.**

Auctioneers and Brokers:

**Mark Zomer-712-470-2526---Darrell Vande Vegte-712-476-9443--- Gary Van Den Berg-712-470-2068
Blake Zomer-712-460-2552--Joel Westra—605-310-6941---Joel Westra Jr.—605-957-5222**

Aerial Map



Map Center: 43° 14' 44.99, -96° 20' 33.74

0ft 837ft 1673ft

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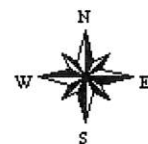
Mark Zomer, Broker
 712-476-5279 or 712-476-5224
 Gary Vanden Berg
 712-476-5241
 Darrell Vande Vegte, Broker
 712-476-5228
 Main Street Office
 712-476-5143

Maps Provided By:

© AgriData, Inc. 2019 www.AgridataInc.com

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

1-97N-47W
Sioux County
Iowa



9/25/2019

Aerial Map



©2019 AgriData, Inc.

Map Center: 43° 15' 1.24, -96° 20' 38.49

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Mark Zomer, Broker
 712-476-1174 or 712-476-1175
 Gary Vanden Berg
 712-476-1174
 Darrell Vande Vegte, Broker
 712-476-1174
 Main Street Office
 712-476-1174

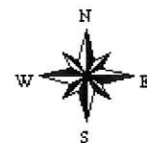
Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING

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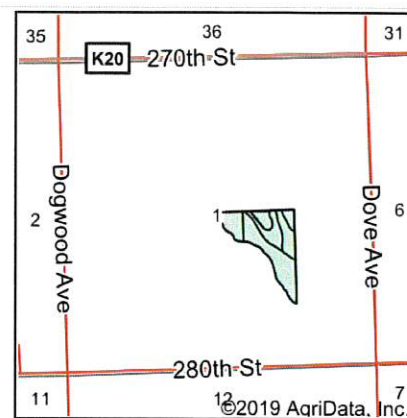
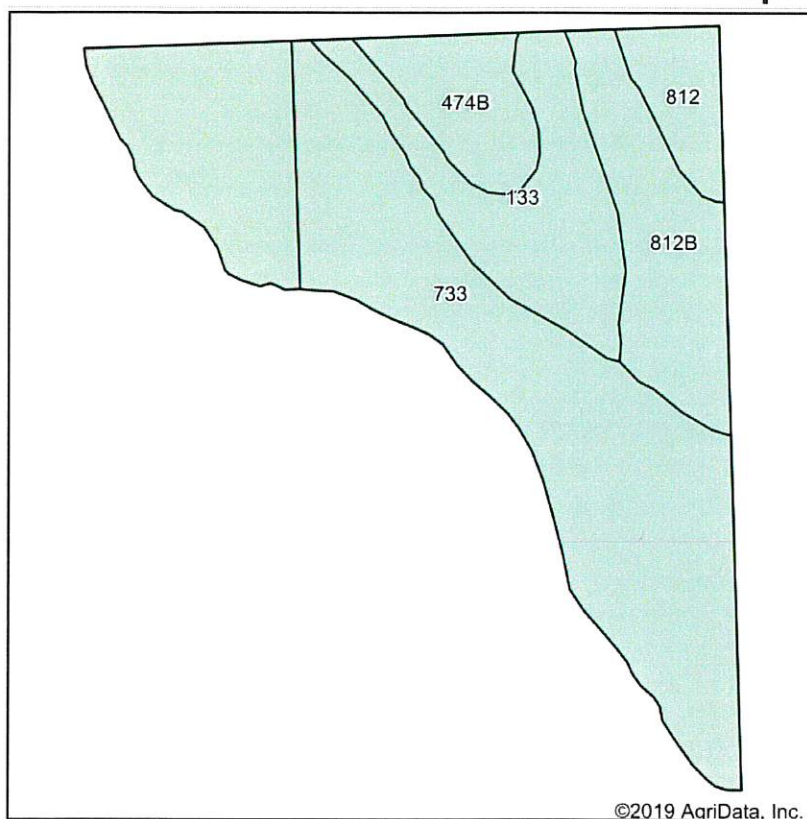
Field borders provided by Farm Service Agency as of 5/21/2008.

1-97N-47W
Sioux County
Iowa



9/26/2019

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **1-97N-47W**
 Township: **Sioux**
 Acres: **23.38**
 Date: **9/5/2019**

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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
733	Calco silty clay loam, 0 to 2 percent slopes	13.53	57.9%	IIw	79	72	72
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	3.59	15.4%	IIw	78	70	79
812B	Moody silty clay loam, terrace, 2 to 6 percent slopes	3.29	14.1%	Ile	74	64	70
474B	Bolan loam, 2 to 5 percent slopes	1.77	7.6%	Ile	53	44	44
812	Moody silty clay loam, terrace, cool, 0 to 2 percent slopes	1.20	5.1%	I	80	69	72
Weighted Average					76.2	68.3	*n 70.7

**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.



YOUR LIVE & ONLINE
AUCTION PROFESSIONALS!

1414 MAIN STREET
ROCK VALLEY, IA 51247

712.476.9443

Home Information Sheet

Lot Size: 45.58 on feedlot

Type: 1 ½ Story

Garage: 24 x 28 Heated

Siding: Cement Board - 2007

Roof: Asphalt - 2007

Year Built: 1900's

Heating system: Propane Lennox

A/C: Central

Sq ft: 1,481

Kitchen: 9.9 x 18.6 with dining area

Living room: 13.8 x 15.8

Master bedroom: 13.4 x 13.9 – on main with 5 x 10 walk in closet

Bedroom 2: 12 x 13.8 – upstairs

Bedroom 3: 11.10 x 13.6 - upstairs

Main Floor bathroom: 7.2 x 8.2 on main with tub/shower

Laundry: 9 x 12.2 on main

Basement: Storage Only

Property taxes on the Acreage Site: \$2,571

Utilities: REC Electric Avg \$745.00

Rock Valley Rural Water Avg \$453.00

Randall & Mary Vande Kamp

Address: 2270 280th St,

Rock Valley, IA 51247

Auction Date: November 23, 2019

@ 10:30 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:

2270 280th St Rock Valley, Randall J. Mary D. Vande Kamp

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 MRK RUK

Buyer initials _____

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

- Basement/Foundation:** Has there been known water or other problems? Yes ☐ No ☒ Unknown ☐ If yes, please explain: _____
- Roof:** Any known problems? Yes ☐ No ☒ Unknown ☐ Type asphalt
Unknown ☐ Date of repairs/replacement 2007 Unknown ☐
Describe: _____
- Well and pump:** Any known problems? Yes ☐ No ☒ Unknown ☐ Type of well (depth/diameter), age and date of repair: deep well Has the water been tested? Yes ☒ No ☐ Unknown ☐
If yes, date of last report/results: within last 10 years / livestock app 80ft west of shop
- Septic tanks/drain fields:** Any known problems? Yes ☐ No ☒ Unknown ☐ Location of tank 15 ft N of house
Unknown ☐ Age 2012 Unknown ☐
Has the system been pumped and inspected within the last 2 years?
Yes ☒ No ☐ UNK ☐ Date of inspection _____ UNK ☐ Date tank last cleaned/pumped 2017 UNK ☐ N/A ☐
Seller / have system inspected

5. **Sewer:** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☒
Date of repairs _____
6. **Heating system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☒
Date of repairs _____
7. **Central Cooling system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☒
Date of repairs _____
8. **Plumbing system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☒ No ☐
Date of repairs Kitchen / bathroom 2012
9. **Electrical system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☒ No ☐
Date of repairs living room / bathroom / kitchen
10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.)
Any known problems? Yes ☐ No ☒ Unknown ☐ Date of treatment _____
Previous Infestation/Structural Damage? Yes ☐ No ☒ Date of repairs _____
11. **Asbestos:** Is asbestos present in any form in the property? Yes ☐ No ☒ Unknown ☐ If yes, explain: _____
12. **Radon:** Any known tests for the presence of radon gas? Yes ☐ No ☒ If yes, test results? _____
Date of last report _____
Seller Agrees to release any testing results. **If not**, Check here ☐
13. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint?
Yes ☐ No ☒ Unknown ☐ If yes, what were the test results? _____
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 ☐
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 ☐ 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 NVR RUL 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.

	Included	Working?			Rented?	Yes	No	Included	Working?		
		Yes	No	OR N/A					Yes	No	OR N/A
Range/Oven	☒	☒	☐	☐				Lawn Sprinkler System	☐	☐	☐
Dishwasher	☒	☒	☐	☐				Solar Heating System	☐	☐	☐
Refrigerator	☒	☒	☐	☐				Pool Heater, Wall	☐	☐	☐
Hood/Fan	☐	☐	☒	☐				liner & equipment	☐	☐	☐
Disposal	☐	☐	☒	☐				Well & Pump	☒	☐	☐
TV receiving	☐	☐	☐	☐				Smoke Alarm	☒	☒	☐
Equipment	☐	☐	☐	☐				Septic Tank &	☐	☐	☐
Sump Pump	☐	☐	☐	☐				Drain field	☒	☐	☐
Alarm System	☐	☐	☐	☐				City Water System (fural)	☒	☐	☐
Central AC	☒	☒	☐	☐				City Sewer System	☐	☐	☐
Window AC	☐	☐	☐	☐				Plumbing System	☒	☐	☐
Central Vacuum	☐	☐	☐	☐				Central Heating System	☒	☐	☐
Gas Grill	☐	☐	☐	☐				Water Heater	☒	☐	☐
Attic Fan	☒	☒	☐	☐				Windows all windows new 2007	☒	☐	☐
Intercom	☐	☐	☐	☐				Fireplace/Chimney	☐	☐	☐
Microwave	☒	☒	☐	☐				Wood Burning System	☐	☐	☐
Trash Compactor	☐	☐	☐	☐				Furnace Humidifier	☐	☐	☐
Ceiling Fan	☒	☒	☐	☐				Sauna/Hot tub no	☐	☐	☐
Water Softener/ bwn	☐	☐	☐	☐				Locks and Keys	☐	☐	☐
Conditioner	☐	☐	☐	☐	☐	☐		Dryer	☒	☒	☐
LP Tanks x 2/1000	☒	☒	☐	☐	☐	☐		Washer	☒	☒	☐
Keys & Locks	☐	☐	☐	☐				Storage Shed	☐	☐	☐
Swing Set	☐	☐	☐	☐				Underground	☐	☐	☐
Basketball Hoop	☐	☐	☐	☐				"Pet fence"	☐	☐	☐
Boat Hoist	☐	☐	☐	☐				Boat Dock	☐	☐	☐
Pet Collars	☐	☐	☐	☐							
Garage door opener	☒	☒	☐	☐							

of collars _____
of remotes 4

Exceptions/Explanations for "NO" responses above: power washer will stay / washer/dryer shop
cattle working stays, oxy blast heater in shop + garage
following items will not stay window treatments stay / ligard / dry bins stay
fuel barrels, work benches

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

Seller initials MURBOK Buyer initials _____

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

- Any significant structural modification or alteration to property? Yes ☒ No ☐ Unknown ☐ Please explain:
all new siding windows / kitchen, bathroom
- Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the property from fire, wind, hail, flood(s) or other conditions? Yes ☐ No ☒ Unknown ☐ If yes, has the damage been repaired/replaced? Yes ☐ No ☐

3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's association of which you have knowledge? Yes ☐ No ☒ Unknown ☐
4. Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes ☐ No ☒ Unknown ☐
5. Private burial grounds: Does property contain any private burial ground? Yes ☐ No ☒ Unknown ☐
6. Neighborhood or Stigmatizing conditions or problems affecting this property? Yes ☐ No ☒ Unknown ☐
7. Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes ☐ No ☒ Unknown ☐
If yes, what were the test results? _____
8. Attic Insulation: Type blown in / gunk 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 Pamela Vande Kamp Seller Mary Vande Kamp Date 8-26-19

Seller has owned the property since 1993 (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: 2270 280th ST Rock Valley IA 51247

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)

MVR (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

RUR ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

MVR ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

RUR (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.

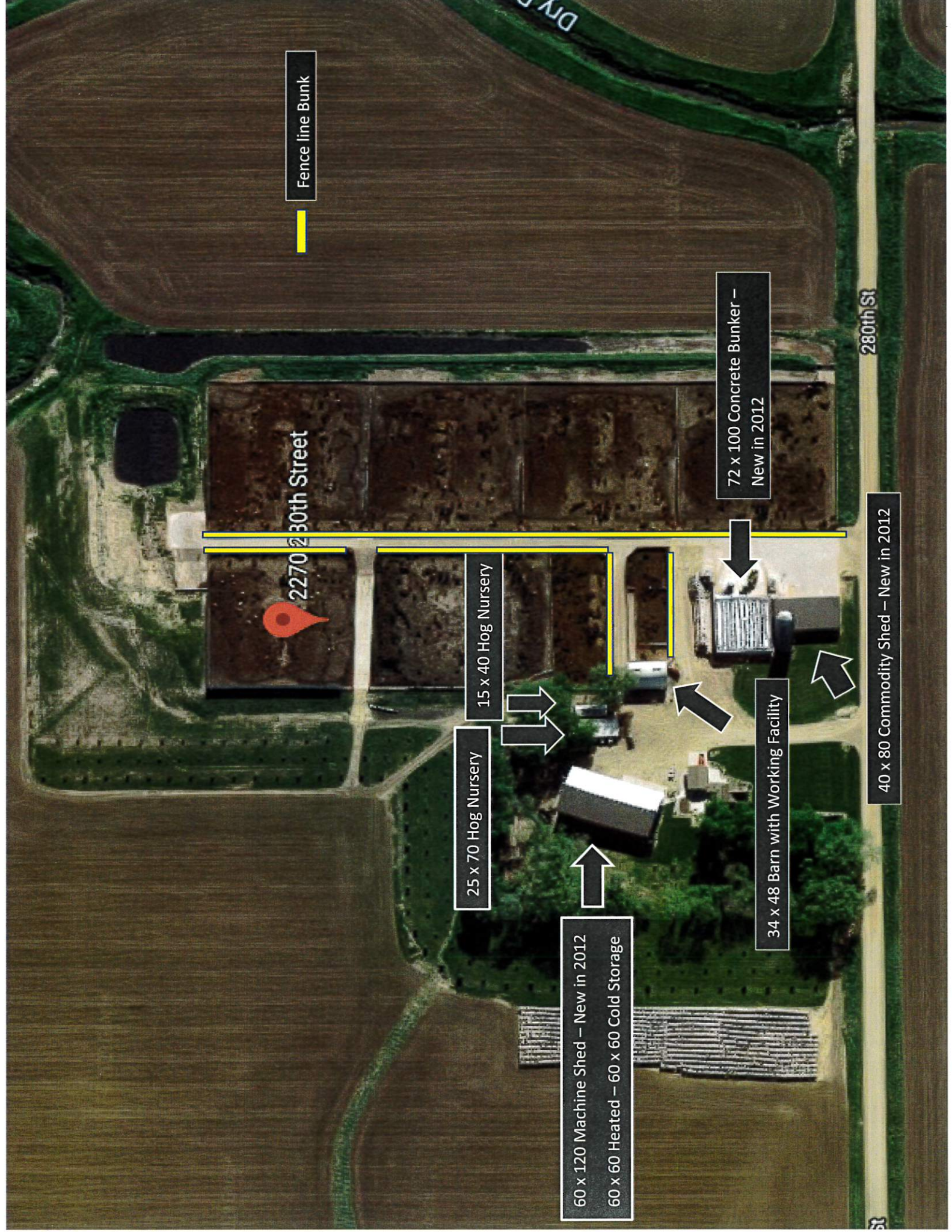
AGENT'S ACKNOWLEDGEMENT (initial)

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>Randy Vande Kamp</u> Seller	<u>8-26-19</u> Date	_____ Purchaser	_____ Date
<u>Mary Vande Kamp</u> Seller	<u>8-26-19</u> Date	_____ Purchaser	_____ Date
<u>MVR</u> Seller's Agent	<u>8-26-19</u> Date	_____ Purchaser's Agent	_____ Date



Fence line Bunk

2270 230th Street

72 x 100 Concrete Bunker -
New in 2012

280th St

15 x 40 Hog Nursery

25 x 70 Hog Nursery

60 x 120 Machine Shed - New in 2012
60 x 60 Heated - 60 x 60 Cold Storage

34 x 48 Barn with Working Facility

40 x 80 Commodity Shed - New in 2012

Outdoor Information Sheet:

60' x 120' Machine Shed/Shop: Built in 2012

60'x 60' heated with radiant heat with washbay, office and bathroom.

16'W x 16'T overhead door

22'W x 16'T overhead door

20' x 60' concrete apron

60' x 60' cold storage

Dirt floor

20'W x 16'T sliding door

22'W x 16'T sliding door

Items Included with the shop:

power washer, washer, dryer

25' x 70' Hog Nursery

Scraper system

15' x 40' Hog Nursery

Slats w/ a Pit

34' x 48' Barn

Complete working facility included with property including

2 Titan West alleys

Titan West working tub

Titan West hyd squeeze chute

Includes loading chute for the property

Directly East of the Barn is a concrete sorting alley and 3 separate sick pens with fence-line bunk

40' x 80' Commodity Shed: Built in 2012

Features 4 separate bays

2—15' bays

1—20' bay

1—30' bay

Also features a 90' x 100' concrete loading/unloading area

72' x 100' Concrete Bunker: Built in 2012

All concrete

Features a 65' x 85' concrete loading/unloading area.

This property also has a 591,000 gallon lagoon.

This property features all concrete feed alleys with approx.. 1475' of fence-line bunks.

The East yards on this property each have a 20' concrete apron and a fountain in each yard.

The West yards on this property feature a 30' concrete apron and a fountain in each yard.

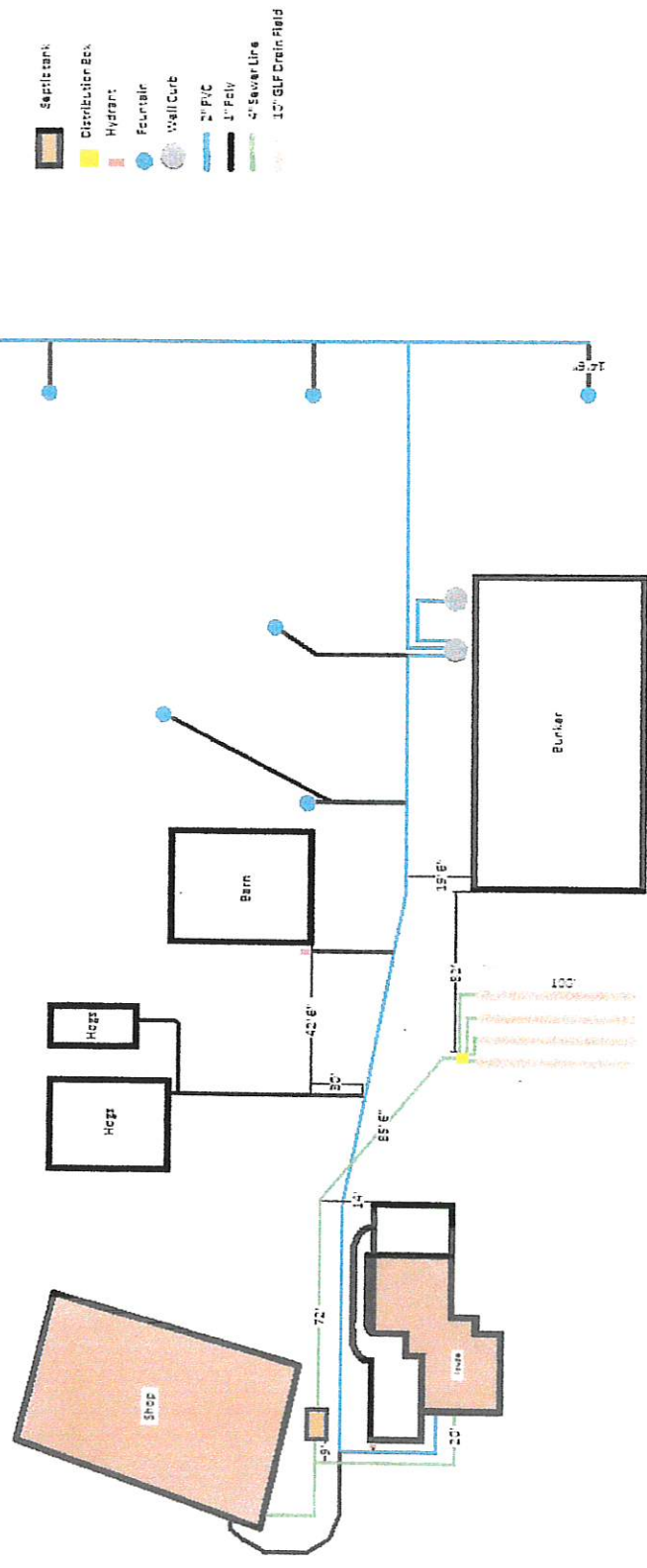
This property also has a 377' Deep well with oxy blast that is used for the livestock with a rural water backup.

Other items included with the feedlot will be 2—3,000 gallon syrup tanks, bulk bins, fountains and any attached fencing/gates.

Items not included with the feedlot will be the fuel barrels and workbenches.

Items included with the home include: washer, dryer, oven, dishwasher, refrigerator and water softener.

Vollink backhoe



Nutrient Management Plan Form Operation Information

Page 1

Instructions: Complete this form for your animal feeding operation. Footnotes are provided on page 4.

Information within this form, and the attachments, describes my animal feeding operation, my manure storage and handling system, and planned manure management system. I (we) will manage the manure, and the nutrients it contains, as described within this nutrient management plan (NMP) and any revisions of the plan, individual field information, and field summary sheet, and in accordance with current rules and regulations. Deviations permitted by Iowa law will be documented and maintained in my records.

Signed: Randy Vande Kamp (Signature) Randy Vande Kamp (Print name) Date: 5/20/2017

Name of operation: Randy Vande Kamp Facility ID No. 63908

Location of the operation: 2240 280th St (911 address)
Rock Valley (Town) IA (State) 51247 (Zip)
 SE 1/4 of the SW 1/4 of Sec 1 T 97n R 47w Sioux Sioux
 (1/4 1/4) (1/4) (Section) (Tier & Range) (Township Name) (County)

Owner and Contacts of the animal feeding operation:

Owner Same Phone _____
 Address _____
 E-mail address (optional) _____ Cell phone (optional) _____

Contact person (if different than owner) Extended Ag Services Phone 712-478-4582
 Address PO Box 134 Lester IA 51242
 E-mail address (optional) _____ Cell phone (optional) _____

This nutrient management plan is for: (check one)

☒ existing operation, not expanding ☐ existing operation, expanding ☐ existing operation, new owner ☐ new operation

Construction and Expansion Dates:

_____ date of initial construction JUL 3 2017
 _____ and all expansions

Table 1. Information about livestock production and manure management system

1	2	3	4	5	6	7
Animal type ^a	Description of Manure Storage/Manure Type ^b (e.g. scraped solids from open feedlot, effluent from runoff basin, bedded barn manure, liquid manure from deep pit)	Max Number of Animals Housed (head)	N ^c lb/1000 gal or lb/ton	P ₂ O ₅ ^c lb/1000 gal or lb/ton	gal/space/dy or ton/space/yr ^d	Annual Manure Production ^e (Gallons or Tons)
Beef, 400 sq ft/hd	open lot	2000	22	16	3.0	6,000
Beef, Earthen, 400 sq ft	Effluent	2000	3	1	4.9	3,577,000
Confine. (liquid manure)			0	0	0.0	000
Confine. (bedded manure)			0	0	0.0	000
Total Tons						6,000
Total Gallons						3,577,000

Confinement Animals: _____ None at this facility _____ Covered by this NMP ☒ Covered by separate MMP

Source of Manure Nutrient Content Data (standard tables, manure analysis, other): Standard Tables

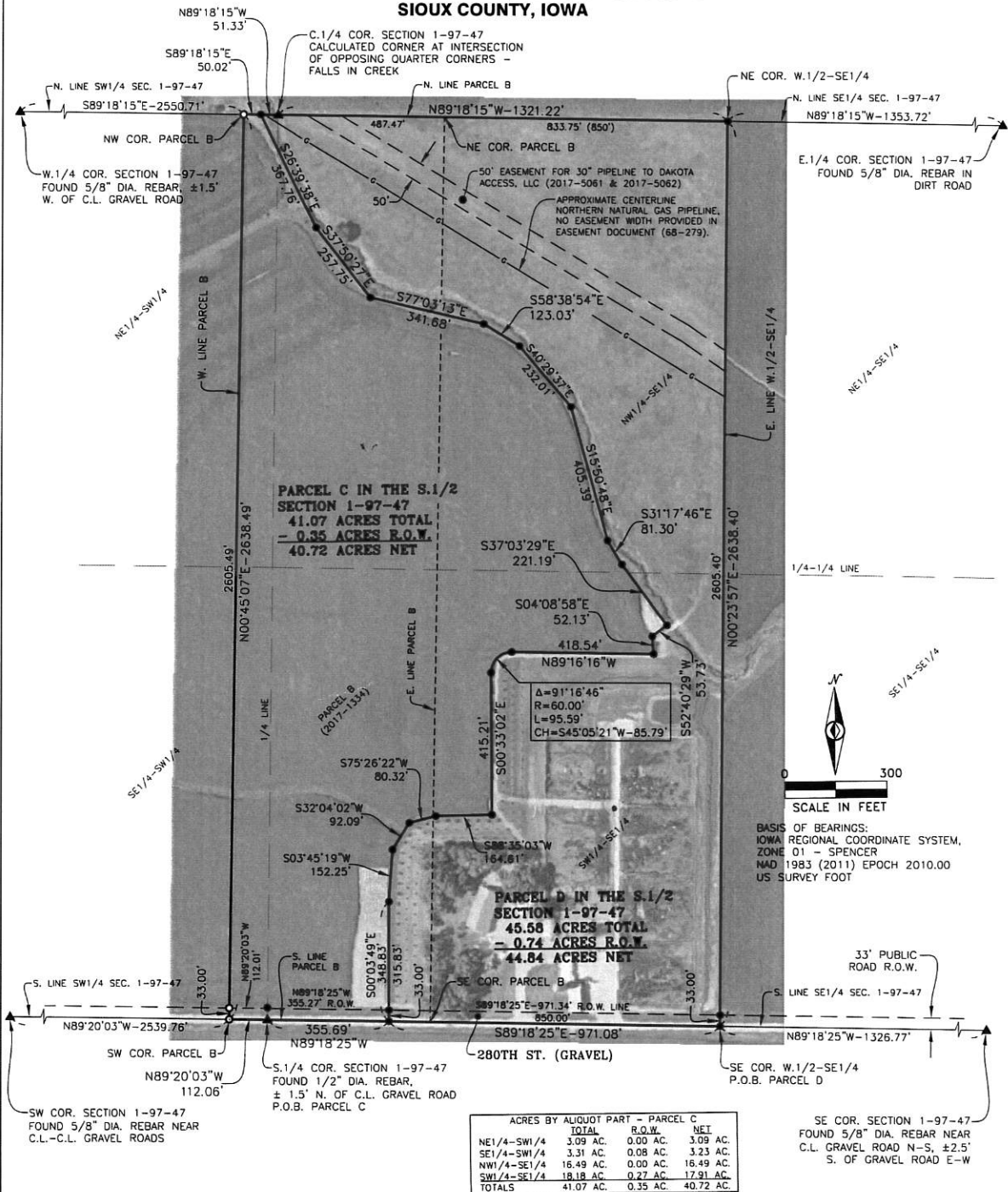
LOCATION:
S.1/2 SECTION 1-97-47

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:
RANDALL J. & MARY D. VANDE KAMP

PLAT OF SURVEY
PARCELS C & D IN THE S.1/2 OF SECTION 1-97-47
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, 2019

Sheets covered by this seal: 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. 21092
- FOUND 5/8" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21003
- FOUND RAILROAD SPIKE

DATE OF FIELD WORK-8-8-19

ACRES BY ALIQUOT PART - PARCEL D

	TOTAL	R.O.W.	NET
NE 1/4-SW 1/4	0.06 AC.	0.00 AC.	0.06 AC.
NW 1/4-SE 1/4	23.57 AC.	0.00 AC.	23.57 AC.
SW 1/4-SE 1/4	21.95 AC.	0.74 AC.	21.21 AC.
TOTALS	45.58 AC.	0.74 AC.	44.84 AC.



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

Date 8-14-19
Drawn By TML
Approved TML
Revised

PROJECT NO. 369192

DWG. # P:03 069 192 369192 DWG 369192 BOUND.DWG

SHEET 1 OF 2

Special Terms:

#1. The buyer of the feedlot agrees to purchase the corn silage that was harvested off the adjoining approx. 105 to 110 acres in the fall of 2019 and was placed in the bunker on this property. The buyer will pay on a per bushel per acre formula and this will be based on a yield check conducted by Mitch Byle with Farmers Elevator and Federal Crop insurance and their two yield reports will be averaged. The price will be paid on this average yield on a per bushel basis. The price will be based off of the going in price at CFE Rock Valley, IA elevator determined by the opening market price as of November 22, 2019. This will be due in full at closing on December 27, 2019. The buyer will also be required to reimburse the seller for the harvest costs incurred with harvesting this crop which includes the trucking and chopping and tarp. Custom chopping was completed by Groeneweg Custom.

#2. The buyer of this feedlot will have the option to purchase the adjoining 41.07 acres of farmland described as Parcel C in the S1/2 of Section 1-97N-47W, Sioux County, IA until December 2, 2019. This property lies adjoining the feedlot. This parcel consists of 41.07 acres of farmland with 40.72 tillable acres. The purchase price option will be as follows: The buyers of the feedlot will have until December 2, 2019 to exercise their option to purchase the adjoining 41.07 acres of farmland for \$13,500.00 per acre. If the buyer chooses to execute the option the buyer will be required to enter into a purchase agreement immediately and must pay a 15% non-refundable deposit at the time the purchase agreement is signed. Buyer will be required to close on this parcel of farmland on January 13, 2020 if the buyer chooses to execute their option to purchase. If buyer does not execute their option to purchase by December 2, 2019 the buyer's option to purchase this property will be null and void.

Aerial Map



Map Center: 43° 14' 44.99, -96° 20' 33.74

0ft 837ft 1673ft

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 713-476-5041
 Darrell Vande Vegte, Broker
 713-476-3628
 Main Street Office
 713-476-5143

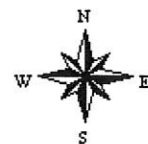
Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

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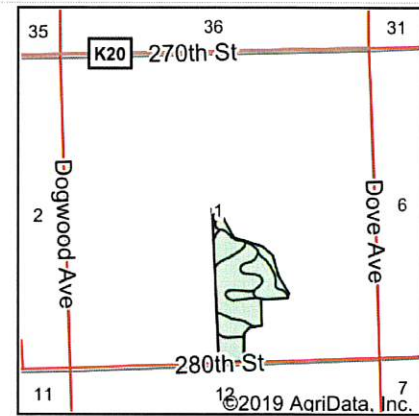
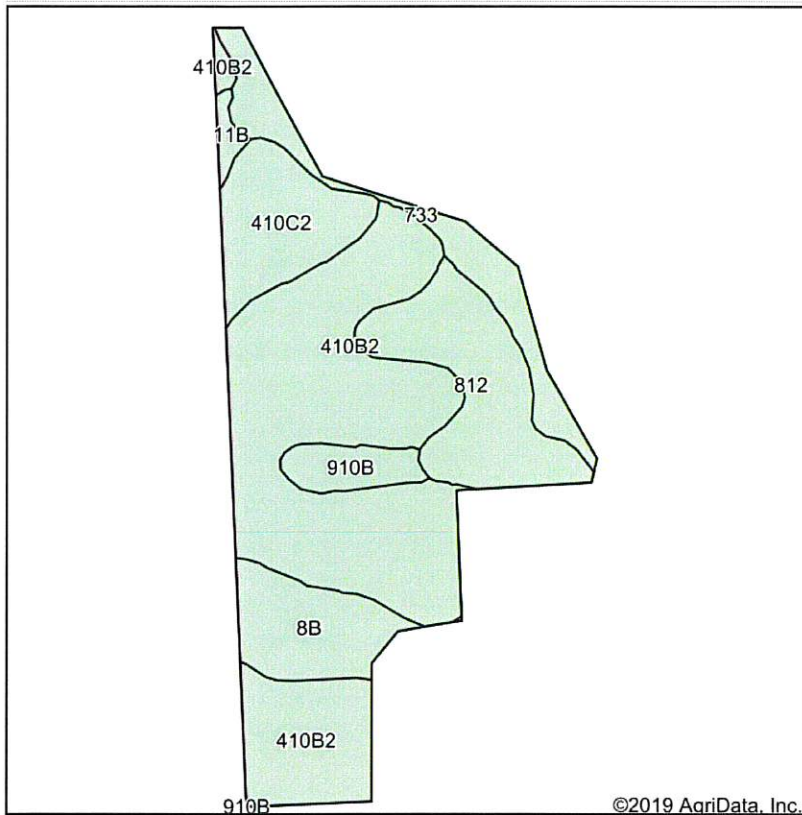
Field borders provided by Farm Service Agency as of 5/21/2008.

1-97N-47W
Sioux County
Iowa



9/25/2019

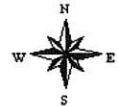
Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **1-97N-47W**
 Township: **Sioux**
 Acres: **41.07**
 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	20.99	51.1%	Ile	67	64	59
812	Moody silty clay loam, terrace, cool, 0 to 2 percent slopes	6.34	15.4%	I	80	69	72
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	4.28	10.4%	IIIle	65	51	57
733	Calco silty clay loam, 0 to 2 percent slopes	3.85	9.4%	IIlw	79	72	72
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	3.72	9.1%	Ile	92	69	78
910B	Trent silty clay loam, 2 to 5 percent slopes	1.48	3.6%	Ile	73		76
11B	Radford-Judson complex, 0 to 5 percent slopes	0.41	1.0%	IIlw	84	56	85
Weighted Average					72.6	64.6	64.6

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

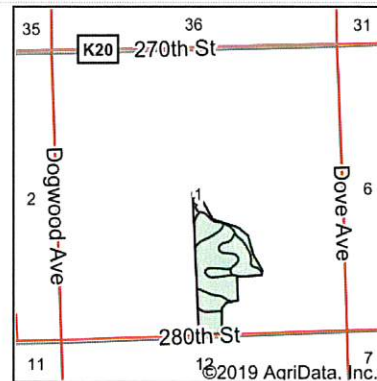
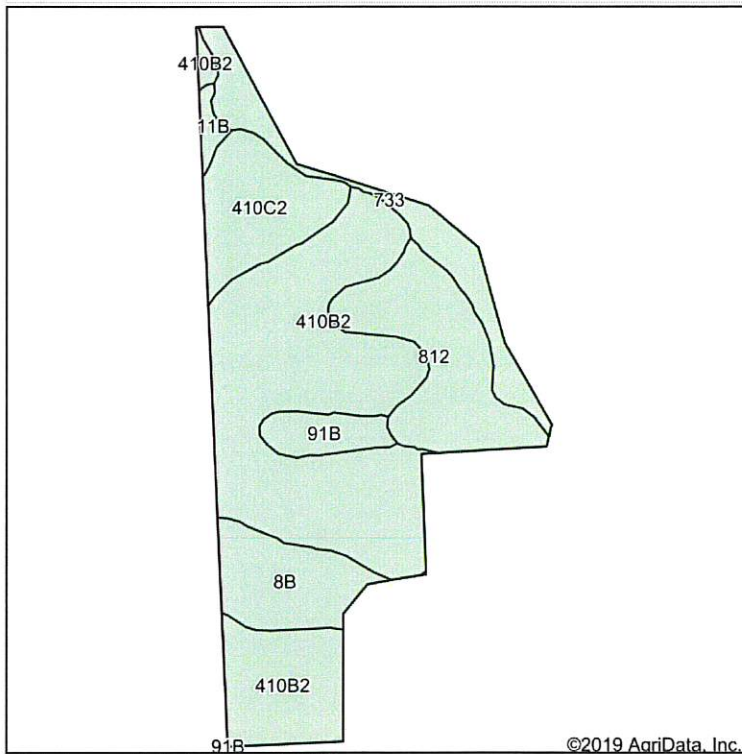
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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: **1-97N-47W**
 Township: **Sioux**
 Acres: **41.07**
 Date: **9/25/2019**

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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	Grass legume hay	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans	Winter wheat
410B2	Moody silty clay loam, 2 to 5 percent slopes, moderately eroded	20.98	51.1%	Ile	64	3.3	5.9		173	120	73			86	4.7	43	
812	Moody silty clay loam, benches, 0 to 2 percent slopes	6.31	15.4%	I	69	4	6.1		180	140	76			89	4.9	45	
410C2	Moody silty clay loam, 5 to 9 percent slopes, moderately eroded	4.30	10.5%	Ille	51	3	5.6		156	105	60			83	4.5	41	
733	Calco silty clay loam, 0 to 2 percent slopes	3.85	9.4%	Ilw	72		6.4	3.8	184				3.1	94	5.1	47	
8B	Judson silty clay loam, 2 to 5 percent slopes	3.72	9.1%	Ile	69		6.5	5.3	180				3.1	95	5.2	47	

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	Grass legume hay	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans	Winter wheat
91B	Primghar silty clay loam, 2 to 5 percent slopes	1.48	3.6%	Ile	75		6.8	5.3	188				3.2	99	5.4	50	
11B	Radford-Judson complex, 0 to 5 percent slopes	0.43	1.0%	Ilw	56		6.6		163			4.5		86	5.3	43	49
Weighted Average					64.9	2.6	6	1	174.4	93.8	55.2	*-	0.7	88.2	4.8	44.1	0.5

*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 1994
Tract 39181

Wetland Determination Identifiers

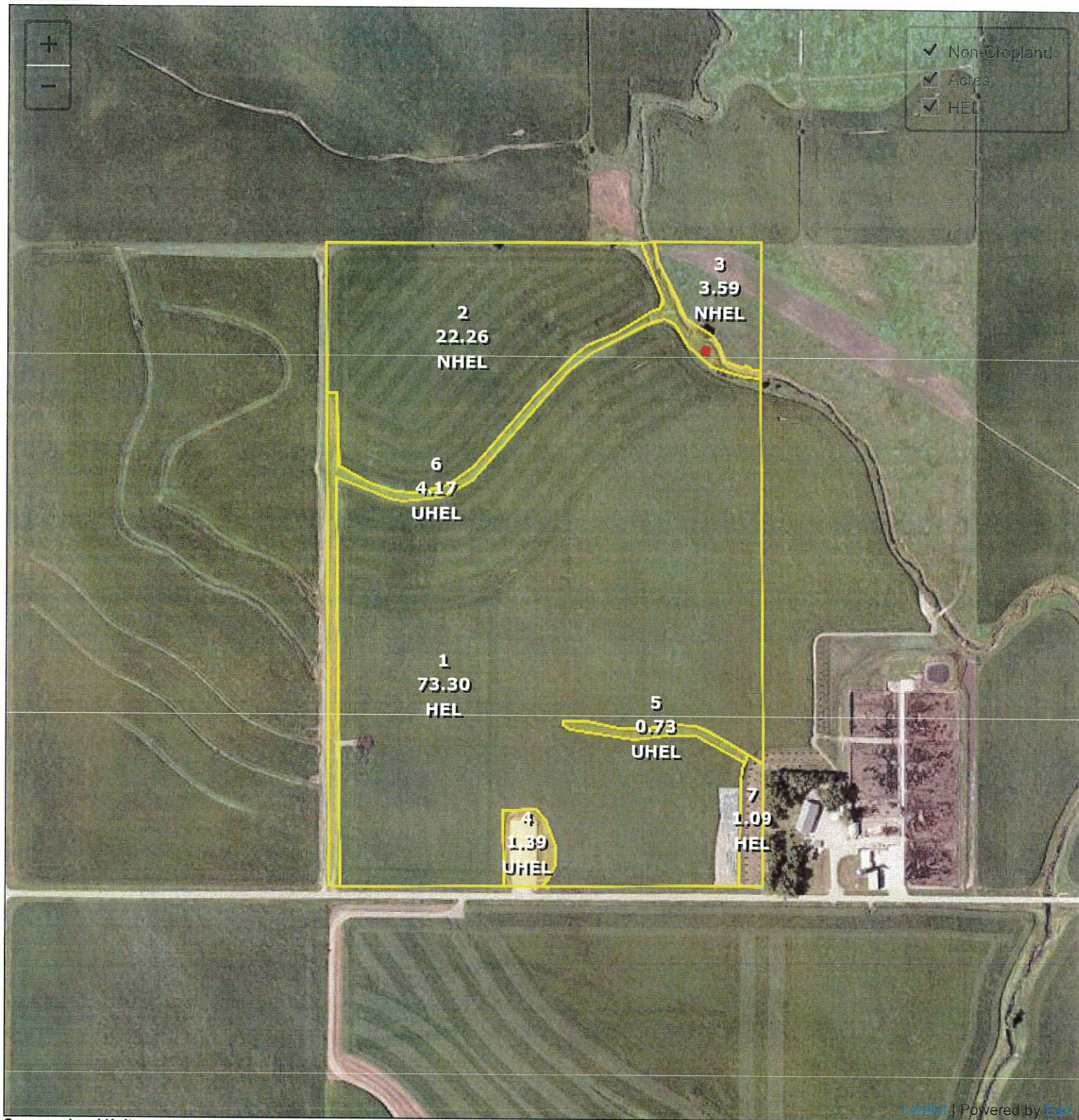
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2019 Crop Year



Tract 2 of 2

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Common Land Unit
 Cropland Non-cropland CRP

Farm 1994
Tract 39180

Wetland Determination Identifiers

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

2019 Crop Year



Tract 1 of 2

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Iowa
Sioux

U.S. Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1994

Prepared: 9/13/19 2:19 PM

Crop Year: 2019

Page: 1 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier Recon Number
VANDE KAMP, RANDALL JAY
Farms Associated with Operator:
8134

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
159.74	135.35	135.35	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	135.35	0.0	0.0	0.0			

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	NONE	NONE	NONE	CORN , SOYBN	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	131.25	172	0.0
SOYBEANS	4.1	54	0.0
Total Base Acres:	135.35		

Tract Number: 39180 Description E2 SW4 + W 29 AC W2 SE4 SEC 1 SIOUX

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

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
106.53	100.24	100.24	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	100.24	0.0	0.0	0.0	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
CORN	96.14		172	0.0		
SOYBEANS	4.1		54	0.0		
Total Base Acres:	100.24					

Owners: VANDE KAMP, RANDALL JAY
BYL, PATRICIA A

VANDE KAMP, GARY L

Iowa

Sioux

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.

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1994

Prepared: 9/13/19 2:19 PM

Crop Year: 2019

Page: 2 of 2

Other Producers: None

Tract Number: 39181 Description E 51 AC W2 SE4 SEC 1 SIOUX

FSA Physical Location : Sioux, IA

ANSI Physical Location: Sioux, IA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
53.21	35.11	35.11	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	35.11	0.0	0.0	0.0	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
CORN	35.11		172	0.0		
Total Base Acres:		35.11				

Owners: VANDE KAMP, RANDALL JAY

Other Producers: None

**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

Licensed in Iowa, South Dakota and Minnesota

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