



**Upcoming Live Public
Auction Of 91.17+/- Acres Of
Rock TWP, Sioux County, IA
Farmland**

**This Land Is Located West Of
Rock Valley, IA!**



Auction Date: November 29, 2022 @ 10:30 A.M.

Richele & Jeremy Rutledge - Owner

zomercompany.com

Auctioneers:

Zomer Company

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

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

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

Bryce Zomer-712-451-9444 — Ryan Zomer-712-441-3970

Gerad Gradert-712-539-8794 — Ivan Huenink-712-470-2003 — Joel Westra-605-310-6941

Auctioneers' Note: We are honored to represent Richele & Jeremy in offering this inside tract of Rock TWP, Sioux County, IA farmland for sale at auction! This is an excellent opportunity to purchase farmland in Rock TWP! Land in this area is not always available! Call an auctioneer today to receive a full informational packet!

Location: From Bomgaars in Rock Valley, IA go West on HWY 18 for 1 mile to Dove Ave. then go South on Dove Ave for 1/4 mile. Farm is located on the East side of Dove Ave.

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

Watch zomercompany.com for inclement weather!



Auctioneers & Assistants:

Zomer Company

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

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

Ivan Huenunk—712-470-2003 — Gerad Gradert—712-539-8794

Bryce Zomer—712-451-9444 — Joel Westra-605-310-6941 — Ryan Zomer-712-441-3970

Abbreviated Legal Description: Parcel G in the Fractional Section 30, TWP 97N, Range 46W, Sioux County, IA. Subject to all public roads and easements of record.

General Description: According to the survey, this property contains 91.17+/- gross acres. According to FSA/Agri Data, this farm contains approx. 87.5+/- tillable acres (Exact tillable acres will need to be determined by FSA due to survey work), with the balance in road/ditch and grass waterway. This is an inside tract of farmland! This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 155bu on corn and a PLC yield of 43bu on soybeans. This farm is classified as NHEL & HEL. The predominant soil types include: 28C2-Dickman, 486-Davis, 308-Wadena, 474B, B2-Bolan, 27B-Terril, 28B-Dickman, 78C2-Sac, 485-Spillville, 133-Colo, 33E2-Steinauer. The average CSR1 is 47.2. The average CSR2 is 53. This would make a great addition to your operation or a great investment! This is an inside tract of farmland which offers great potential! Make plans today to attend this auction!

Method of sale: Auction will be held at the site of the farmland. Farmland will be sold with the final bid price x the final gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$1,410.00 per year. Seller will pay the 2022 taxes which are due and payable in March and Sept of 2023.

Possession: Full possession will be on March 1, 2023. This farm is available to farm for the 2023 crop year.

Terms: Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day which will be on or before January 4, 2023. Buyer shall receive a clear and merchantable title to the property on closing day. This farm is being sold as is as a cash sale with no finance contingencies and as is with any/all defects and encroachments if any. While every effort has been made to ensure the accuracy of the information herein, all prospective buyers are encouraged to inspect the property and verify all data provided. No warranties are expressed or implied. Any lines on maps and pictures are for informational purposes only and are not guaranteed to be actual boundary lines of the property. All buyers are encouraged to do buyer's due diligence. Sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing if any will be the responsibility of the purchaser pursuant to IA statues. 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. If buyer delays closing penalties will apply. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. **Don Klein—Attorney for sellers.**

TABLE OF CONTENTS

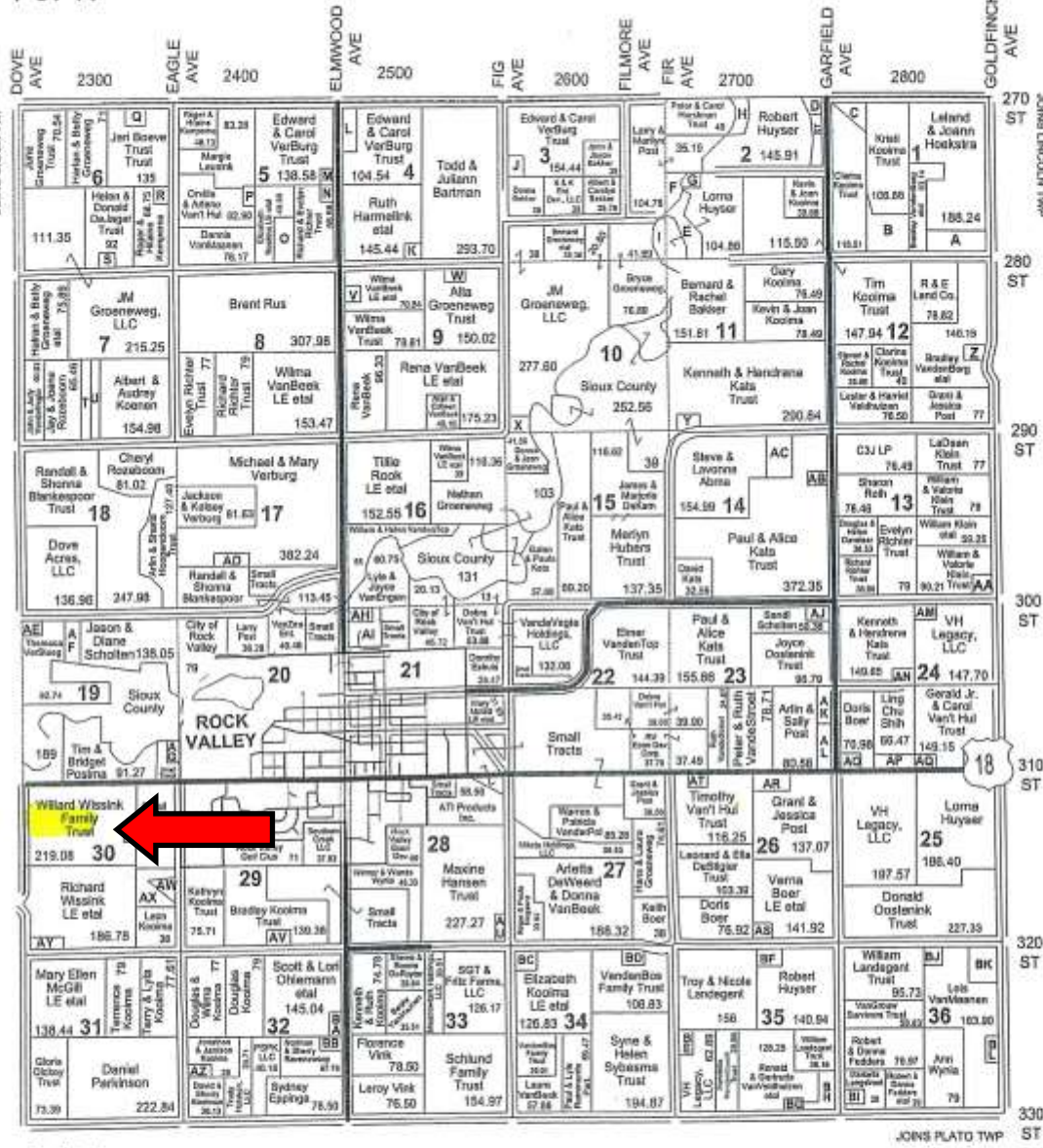
Auction Location & Time	Pg 2
Auction Terms	Pg 3
Plat Map	Pg 5
AgriData Map	Pg 6
Soil Map	Pg 7
USDA 156 Form	Pg 8
Aerial Survey	Pg 9

ROCK TWP

LAND OWNER

R 46 W
JOHN LYON COUNTY, IA

T 97 N



LAND OWNER & RURAL RESIDENT MAPS

Small Tracts

- Section 1 A Winters Farm, LLC - 20.33
- B Lamy & Paige VanVeldhuizen - 41.78
- C Lamy & Paige VanVeldhuizen - 9
- Section 2 D Leloux Family Trust - 10.86
- E Joshua & Lori Bakker - 29.34
- F Gerni & Joyce Bakker - 7.58
- G John & Doris Montel - 9.94
- H Sioux County - 14.32
- Section 3 I Sioux County - 8.84
- J Clifford Blom - 5.14
- Section 4 K Robson & Catherine VanZanten - 8.48
- L Jackson & Kelsey Verburg - 12.84
- Section 5 M Edward VanBurg - 13.93
- N Leon & Mary Sgdom - 11.44
- O VH Legacy, LLC - 29.80
- P Greg VanBeek - 8.04
- Section 6 Q Cody & Kayla Hokstergren - 10.92
- R Jared & Nichole Blankespoor - 4.49
- S Alex Delager - 7.24
- Section 7 T Robert & Jessie Boyer - 18.60
- U Wanda Hoogendoorn - 18.05

- Section 9 V Ross & Trisha Kaldeman - 6.51
- W Leon & Cheryl Groeneweg - 5.36
- Section 10 X Austin & Alison Blek - 9.35
- Section 11 Y Randale & Pamela Kars - 17.84
- Section 12 Z Steve & Krysta Fluit - 8.89
- Section 13 AA Grant & Kalle Klein - 5.54
- Section 14 AB Jay & Doris Krugli - 7.65
- AC Steven & Shanna Cannegieter et al - 28.42
- Section 17 AD Deb VanGruel - 13.13
- Section 18 AE Jeffery & Kacie VanHemmel - 6.21
- AF Varyl & Lana Vollek - 21.59
- AG Rock Valley Gun Club - 12.82
- Section 21 AH Lyle & Joyce VanEngen - 9.42
- AI Sioux County - 21
- Section 23 AJ Daryl & Sandi Scholten - 5.22
- AK Grant & Jessica Post - 14.55
- AL Compaes Farm Inc. - 22.98
- Section 24 AM Nathan Hoelstia - 8.26
- AN Leonard & Debra Hoekstra - 5.54
- AO Michael & Wanda Harroen - 5.32
- AP Scott & Stephanie Koedam - 11.23
- AQ Michael & Christal VanHul - 5.93

- Section 26 AR Tyler VanHul - 20.03
- AS Keith & Doris Boer - 3.88
- AT Timothy & Deborah VanHul - 9.78
- Section 28 AU David & Maureen Hanson - 5.80
- Section 29 AV Richard & Kar Koestm - 6.49
- Section 30 AW L & J Castle, LLC - 12.88
- AX Leon & Karan Koelma - 26.34
- AY Ignacio & Lorena Lemos - 10.50
- Section 32 AZ Herman & Ellen Koelma - 5.49
- BA Chad & Kristy VanBeek - 6.14
- BB Scott & Heather Koelma - 8.22
- Section 34 BC James & Rachelle VanderBos - 28.20
- BD Jason & Rebecca VanderBos - 8.11
- Section 35 BE Gregory & Julie Bakker - 10.81
- BF Larry & Marda Landegent - 12.82
- BG Leslie & Heather VanGroothuis - 7.11
- BH Duane & Brenda Ross - 25.29
- Section 36 BI Allan & Maria Joy Mulder - 9.25
- BJ Timothy Landegent - 5.80
- BK Daryl VanMaanen et al - 30.29
- BL Kurt VanderSchaaf et al - 6.45

SIoux COUNTY, IA

Aerial Map



Map Center: 43° 11' 33.55, -96° 19' 27.27

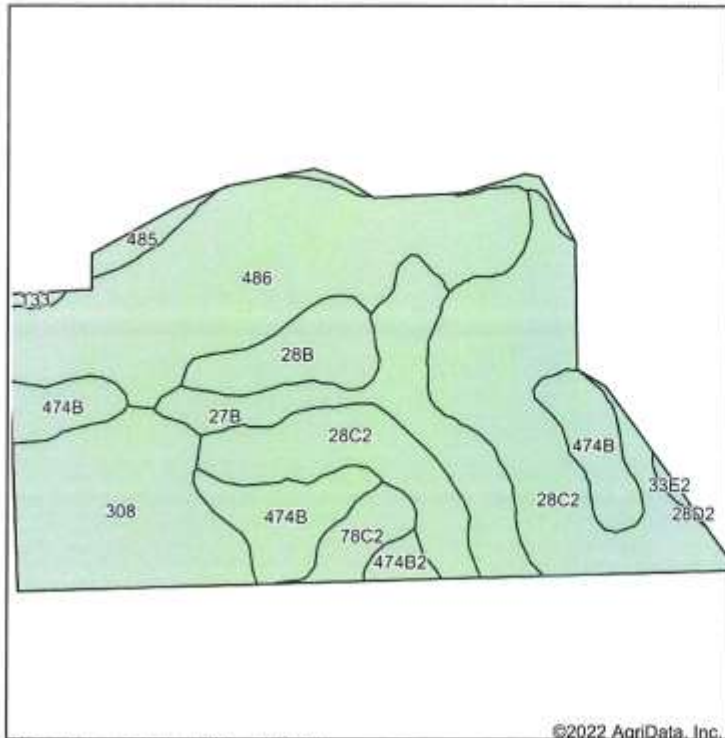


30-97N-46W
Sioux County
Iowa



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

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **30-97N-46W**
 Township: **Rock**
 Acres: **91.17**
 Date: **9/16/2022**



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.

Area Symbol: IA167, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
28C2	Dickman sandy loam, 5 to 9 percent slopes, moderately eroded	24.66	27.0%	Ive	14	15	33	
486	Davis loam, 0 to 2 percent slopes	23.49	25.8%	Iw	75	71	86	
308	Wadena loam, 32 to 40 inches to sand and gravel, 0 to 2 percent	13.34	14.6%	Ils	60	58	45	
474B	Bolan loam, 2 to 5 percent slopes	9.97	10.9%	Ile	53	44	45	
27B	Terril loam, 2 to 5 percent slopes	9.56	10.5%	Ile	90	64	82	
28B	Dickman sandy loam, 2 to 5 percent slopes	4.53	5.0%	Ille	25	30	38	
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	2.38	2.6%	Ille	82	47	66	
485	Spillville loam, 0 to 2 percent slopes	1.77	1.9%	Ilw	88	72	82	
474B2	Bolan loam, 2 to 5 percent slopes, moderately eroded	0.94	1.0%	Ile	50	42	41	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.29	0.3%	Ilw	78	70	80	
33E2	Steinauer clay loam, 14 to 18 percent slopes, moderately eroded	0.24	0.3%	Ive	20	24	51	
Weighted Average					2.36	53	47.2	*n 57.2

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

Soils data provided by USDA and NRCS.

IOWA
SIOUX

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10916

Prepared : 9/14/22 9:40 AM

Crop Year : 2022

Operator Name :

Farms Associated with Operato

CRP Contract Number(s) : None

Recon ID : 19-167-2017-158

Transferred From : None

ARCPLC G/W Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
415.72	347.39	347.39	0.00	0.00	0.00	0.00	0.00	Active	3
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	347.39	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	187.80	0.00	155	
Soybeans	143.80	0.00	43	
TOTAL	331.60	0.00		

Tract Number : 43659

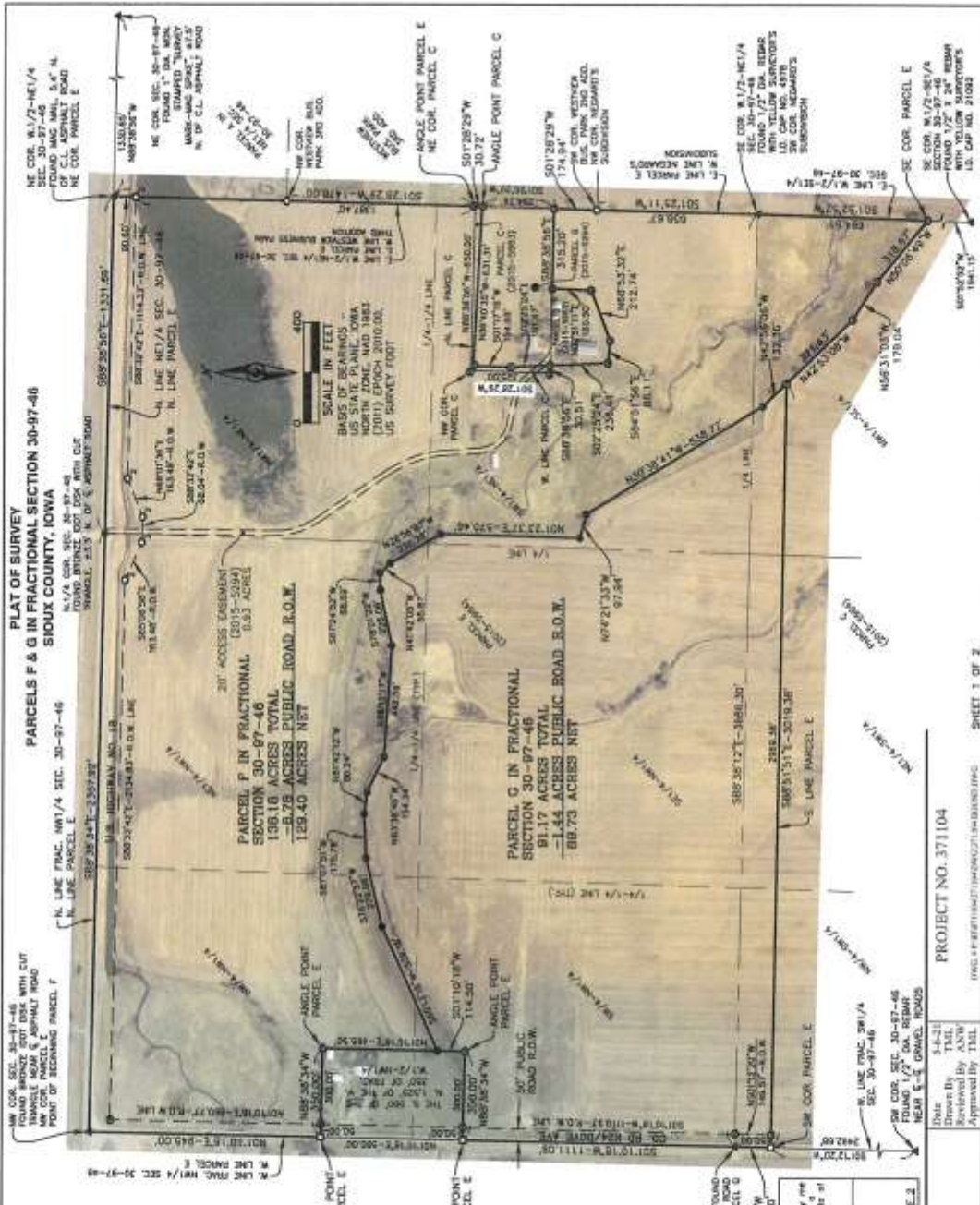
Description : NW4 + W2 NE4 (EX ACREAGE) SEC 30 ROCK
 FSA Physical Location : IOWA/SIOUX
 ANSI Physical Location : IOWA/SIOUX
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : WILLARD WISSINK FAMILY TRUST
 Other Producers : None
 Recon ID : 19-167-2017-27

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
217.54	152.77	152.77	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	152.77	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	82.59	0.00	155
Soybeans	63.24	0.00	43
TOTAL	145.83	0.00	



I hereby certify that this land surveying document was prepared 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: **T.M. LALEMAN, L.L. License No. 21092**
My license renewal date is December 31, 2021

Sheets extracted by date were: SHEETS 1 OF 2, 2 OF 2, 3 OF 2

DGR ENGINEERING
1000 1st Avenue
Sioux Falls, South Dakota
605-336-1000

DGR ENGINEERING

PROPERTY NOTES

Presented by

ZOMER COMPANY

Mark Zomer — Broker - 712-470-2526
Darrell Vande Vegte — Sales-712-470-1125
Ryan Zomer — Sales - 712-441-3970
Blake Zomer — Sales - 712-460-2552
Gary Van Den Berg — Sales - 712-470-2068
Ivan Huenink — Sales - 712-470-2003
Gerad Gradert — Sales - 712-539-8794
Bryce Zomer — Sales - 712-451-9444

Licensed in Iowa, South Dakota and Minnesota

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

See our website

www.zomercompany.com

for our past successful results



1414 Main St.

Rock Valley, IA 51247

Zomercompany.com

(712) 476-9443

"Your Farmland Specialists"

91.17+/- Acres Of Farmland

In Rock TWP,

Sioux County, IA!



Richele & Jeremy Rutledge—Sellers