

ZOMER COMPANY
REALTY & AUCTION

LIVE PUBLIC Land Auction

Upcoming Farmland Auction Of 80 +/- Acres

Of Farmland Located In

Settlers TWP, Sioux County, IA!!

November 22, 2023 @ 10:30 A.M.

Paul W. & David M. De Jong—Owners

Zomer Company | Zomercompany.com

Broker: Mark Zomer - 712-470-2526 | Blake Zomer - 712-460-2552 | Ryan Zomer—712-441-3970

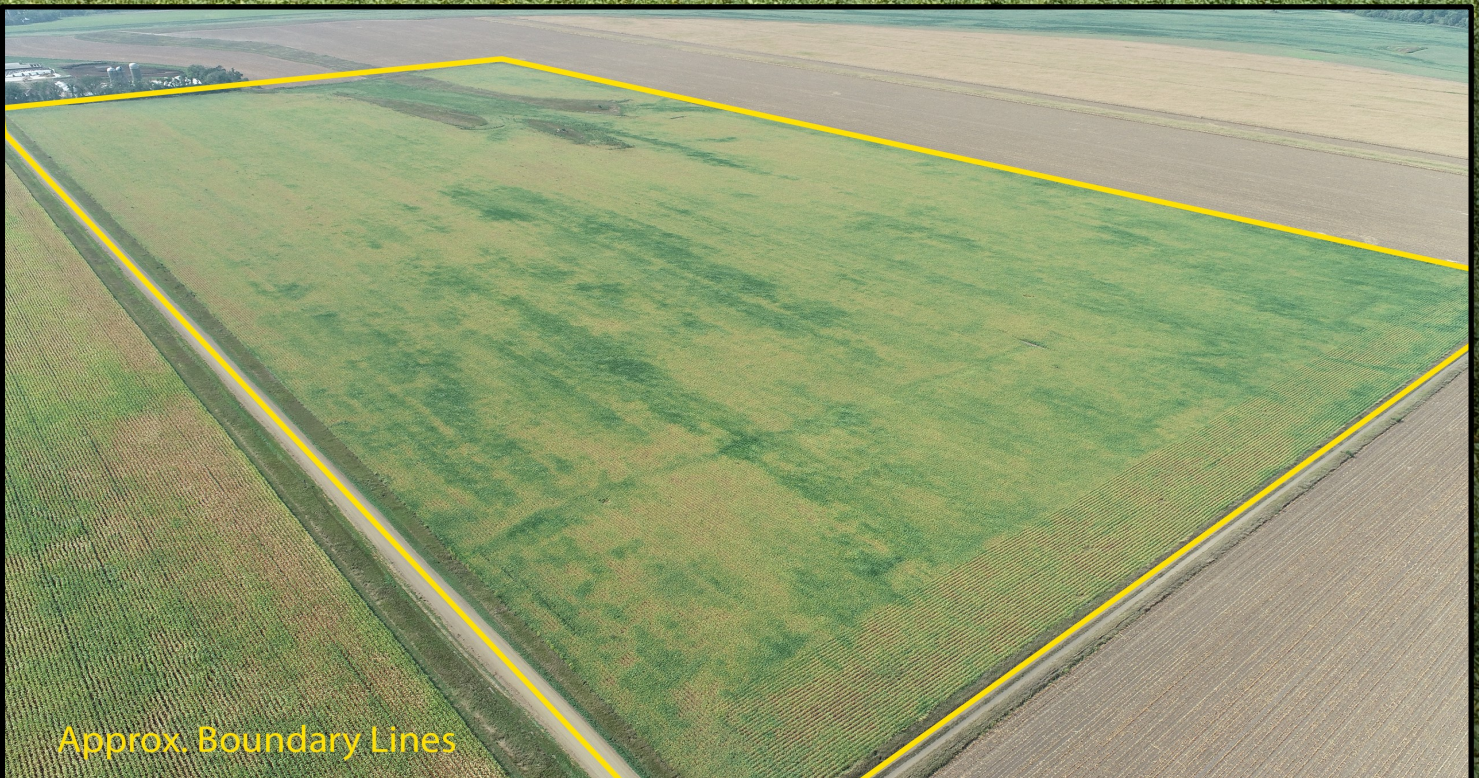
Bryce Zomer - 712-451-9444 | Gary Van Den Berg - 712-470-2068 | Darrell Vande Vegte - 712-470-1125

Don Krommendyk—712-470-3203 | Ivan Huenink 712-470-2003 | Gerad Gradert 712-539-8794

Rick Childress 605-261-3208

Auctioneers' Note: The Zomer Company is honored to have been selected by Paul & Dave to offer for sale at auction this excellent tract of Sioux County, IA land! This land is in an area where land is not often available for sale! Land long term has proven itself to be an excellent investment! Do not pass up the opportunity to purchase this farm in Sioux County, IA! Call an auctioneer today to receive a full informational packet!

Location: From the North Side of Fairview, SD at the intersection of A54B & Birch RD go West on County Road A54B(290th ST.) around the curves for 3 miles to 280th St., then go 1/4 mile West to the site of the farmland. Auction to be held at the site of the farmland. Watch zomercompany.com for inclement weather!



Abbreviated Legal Description: The E1/2 of the NE1/4 in Section 7, Township 97N, Range 48W, Sioux County, IA. Subject to all easements of record and public highways.

General Description: This property contains 80+/- gross acres according to the Sioux County Assessor. According to FSA this tract of farmland has approx. 77.08+/- tillable acres. The predominant soil types include: 309-Allendorf, 116-Graceville, 428B-Ely and 72D2-Estherville. According to Agri-Data this farm has a CSR1 rating of 60.5!!This farm has a corn base only of 77.00 acres with a PLC yield of 148bu!!!This farmland is considered NHEL. Make plans today to attend this auction and purchase this property!!! Farmland in this area does not come for sale very often!!! If you are looking for a nice tract of land to add to your current operation or investment portfolio then do not pass up the opportunity to purchase this tract of Sioux County, Iowa farmland! Land for generations has proven itself to be an excellent investment!

Method of sale: Auction will be held at the site of the farmland. Farmland will be sold with the final bid price times the final gross surveyed acres. This farm will be surveyed prior to the auction and sold based on the gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$1,448.00 per year . Seller will pay the 2023 taxes which are due and payable in March and Sept of 2024.

Possession: Full possession will be on March 1, 2024. This farm is available to farm for the 2024 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 12, 2024. 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. Buyer agrees to accommodate the sellers with a 1031 exchange. 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.

Jacqueline Grotewold—Attorney For Seller

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 Map	Pg 8
USDA 156 Form	Pg 9
Photos	Pg 10
Property Notes	Pg 11

SETTLERS TWP

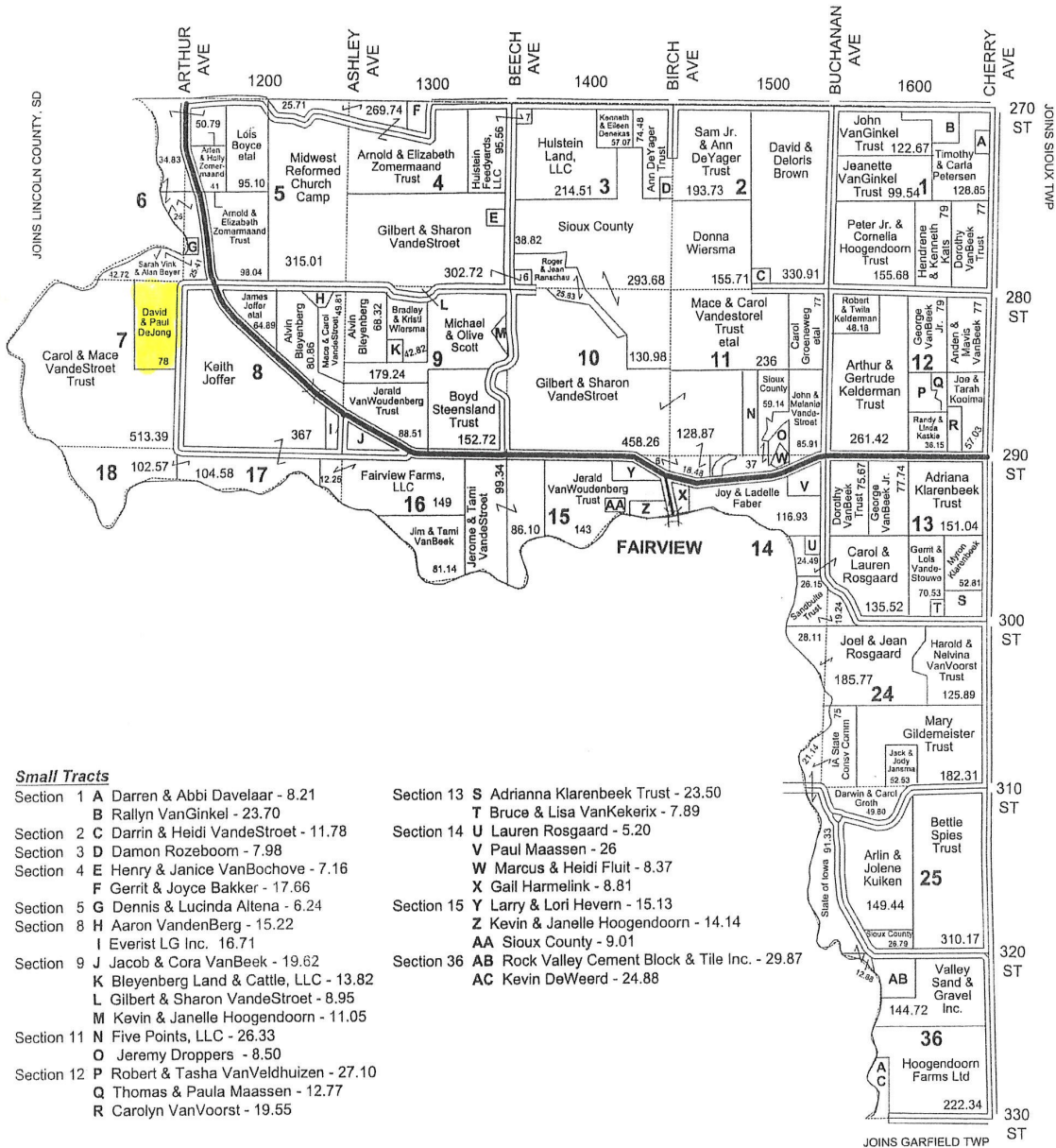
T 97 N

LAND OWNER

R 48 W

JOINS LYON COUNTY, IA

LAND OWNER & RURAL RESIDENT MAPS

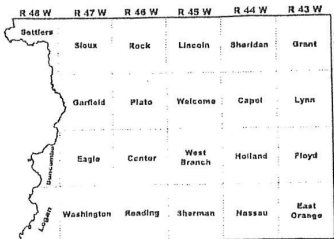


Small Tracts

- Section 1 A Darren & Abbi Davelaar - 8.21
- B Rallyn VanGinkel - 23.70
- Section 2 C Darrin & Heidi VandeStroet - 11.78
- Section 3 D Damon Rozeboom - 7.98
- Section 4 E Henry & Janice VanBochove - 7.16
- F Gerrit & Joyce Bakker - 17.66
- Section 5 G Dennis & Lucinda Altana - 6.24
- Section 8 H Aaron Vandenberg - 15.22
- I Everist LG Inc. 16.71
- Section 9 J Jacob & Cora VanBeek - 19.62
- K Bleyenberg Land & Cattle, LLC - 13.82
- L Gilbert & Sharon VandeStroet - 8.95
- M Kevin & Janelle Hoogendoorn - 11.05
- Section 11 N Five Points, LLC - 26.33
- O Jeremy Droppers - 8.50
- Section 12 P Robert & Tasha VanVeldhuizen - 27.10
- Q Thomas & Paula Maassen - 12.77
- R Carolyn VanVoorst - 19.55

- Section 13 S Adrianna Klarenbeek Trust - 23.50
- T Bruce & Lisa VanKekerix - 7.89
- Section 14 U Lauren Rosgaard - 5.20
- V Paul Maassen - 26
- W Marcus & Heidi Fluit - 8.37
- X Gail Harmelink - 8.81
- Section 15 Y Larry & Lori Hevern - 15.13
- Z Kevin & Janelle Hoogendoorn - 14.14
- AA Sioux County - 9.01
- Section 36 AB Rock Valley Cement Block & Tile Inc. - 29.87
- AC Kevin DeWeerd - 24.88

Small Tracts



JOINS GARFIELD TWP

SIoux COUNTY, IA

Aerial Map



©2023 AgriData, Inc.

Boundary Center: 43° 14' 25.9, -96° 33' 7.54



7-97N-48W
Sioux County
Iowa

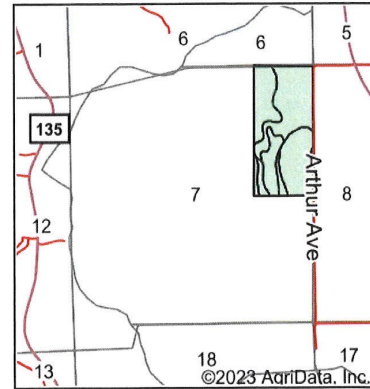
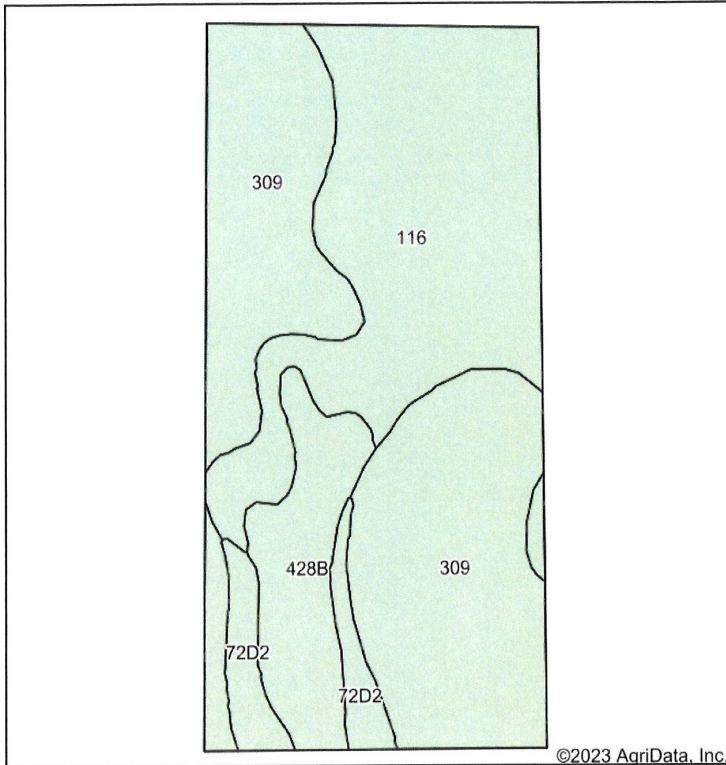


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

9/11/2023

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

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **7-97N-48W**
 Township: **Settlers**
 Acres: **80**
 Date: **9/11/2023**



Maps Provided By:



Area Symbol: IA167, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
309	Allendorf silty clay loam, 0 to 2 percent slopes	37.26	46.6%	Ils	63	58	74	
116	Graceville silty clay loam, 0 to 2 percent slopes	29.44	36.8%	Is	0	69	68	
428B	Ely silty clay loam, shallow loess, 2 to 5 percent slopes	8.91	11.1%	Ile	88	70	74	
72D2	Estherville loam, 5 to 12 percent slopes, moderately eroded	4.39	5.5%	Ive	5	5	25	
Weighted Average					1.74	39.4	60.5	*n 69.1

**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.





Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Iowa Roads

- Wetland Determination**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 77.08 acres

2023 Program Year

Map Created May 02, 2023

Farm 7224
Tract 2365

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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

IOWA
SIOUX



FARM : 7224
Prepared : 9/6/23 7:32 AM CST
Crop Year : 2023

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name

CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
78.15	77.08	77.08	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	77.08	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	77.00	0.00	148	
TOTAL	77.00	0.00		

NOTES

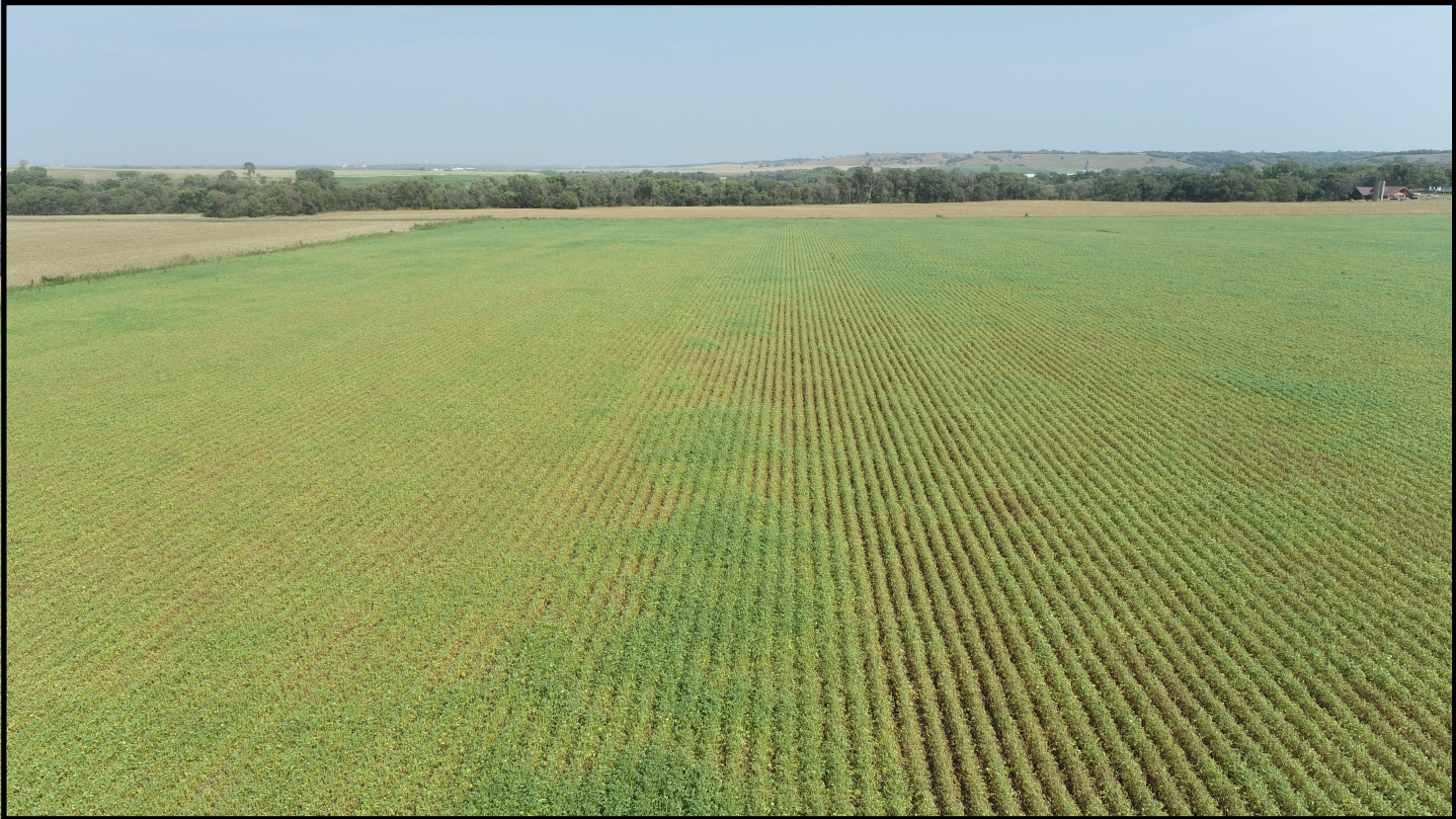
--

Tract Number : 2365

Description : E2 NE4 SEC 7 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 : PAUL W DEJONG, DAVID M DEJONG
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.15	77.08	77.08	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	77.08	0.00	0.00	0.00	0.00	0.00



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, Minnesota, & Nebraska

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