

ZOMER COMPANY
REALTY & AUCTION

Live Public

Land Auction

Upcoming High Quality Farmland Auction Of 39.41+/- Acres Of
Farmland Located In Holland TWP, Sioux County, IA!
Located East of Sioux Center, IA & Northwest of Orange City, IA



Auction Date: November 21, 2023 @ 10:30 A.M.

Nick & Emily Mouw—Owners

Zomer Company Realty & Auction

1414 Main St., Rock Valley, IA 51247 — 712-476-9443 — www.zomercompany.com

Mark Zomer-712-470-2526 — Blake Zomer-712-460-2552—Bryce Zomer-712-451-9444

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

zomercompany.com

Auctioneers' Note: Zomer Company is honored to have been selected to offer for sale at auction this high quality tract of Holland TWP, Sioux County, IA farmland! When people talk about quality Sioux County, IA farms this is the type of farm they are referring to! This tract of land has excellent soil ratings and is a very attractive tract of land! Do not pass up the opportunity to purchase this tract of land! Call an auctioneer today to receive a full informational packet!

Location: From the Sioux Center, IA hospital go East on 400th St. for 4 miles to Ironwood Ave. then go North on Ironwood Ave for 1/2 mile or from the North side of Orange City, IA on Jackson Ave. Go 5 miles North to 400th St. then go 1 mile West to Ironwood Ave. then go 1/2 mile North. Or from Newkirk, IA on 400th St. go West 5 miles to Ironwood Ave then go a 1/2 mile North to the site of the farmland. Farm is on the East side of Ironwood Ave. Auction to be held at the site of the farmland! Watch zomercompany.com for inclement weather!



Abbreviated Legal Description: That part of the Northwest Quarter (NW 1/4) of Section 5, Township 95 North, Range 44 West of the 5th P.M. Sioux County, Iowa, designated as Parcel D and Parcel E in the Plat of Survey filed File 2017-Card No. 5401. Sold subject to all public roads and easements of record.

General Description: According to the survey, this property contains 39.41+/- gross acres. According to FSA/Agri Data, this farm contains approx. 38.77+/- tillable acres. This farm has road on 1 side. This farm has a corn base of 24.59 acres with a PLC yield of 184bu and a soybean base of 14.18 acres with a PLC yield of 58bu. This farm is classified as NHEL The predominant soil types include: 310B2-Galva, 810-Galva, 310B-Galva, 91B-Primghar, 467-Radford, 78B2-Sac. The average CSR1 is 68. The average CSR2 is 90.1. This farm is located right in the heartbeat of Sioux County, IA! If you are looking for an attractive high quality tract of farmland to purchase as your first tract of land or looking to add a farm to your current operation this farm checks all the boxes of a great farm including long rows, fantastic soil ratings, very few non tillable acres and an excellent location within miles of several grain elevators! Strengthen your family's legacy by choosing to purchase this high quality tract of Holland Township, Sioux County, IA farmland! Don't wait to buy land, buy land and wait!

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. \$1,058.00 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 8, 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. 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. **Daniel Mouw—Attorney for sellers.**

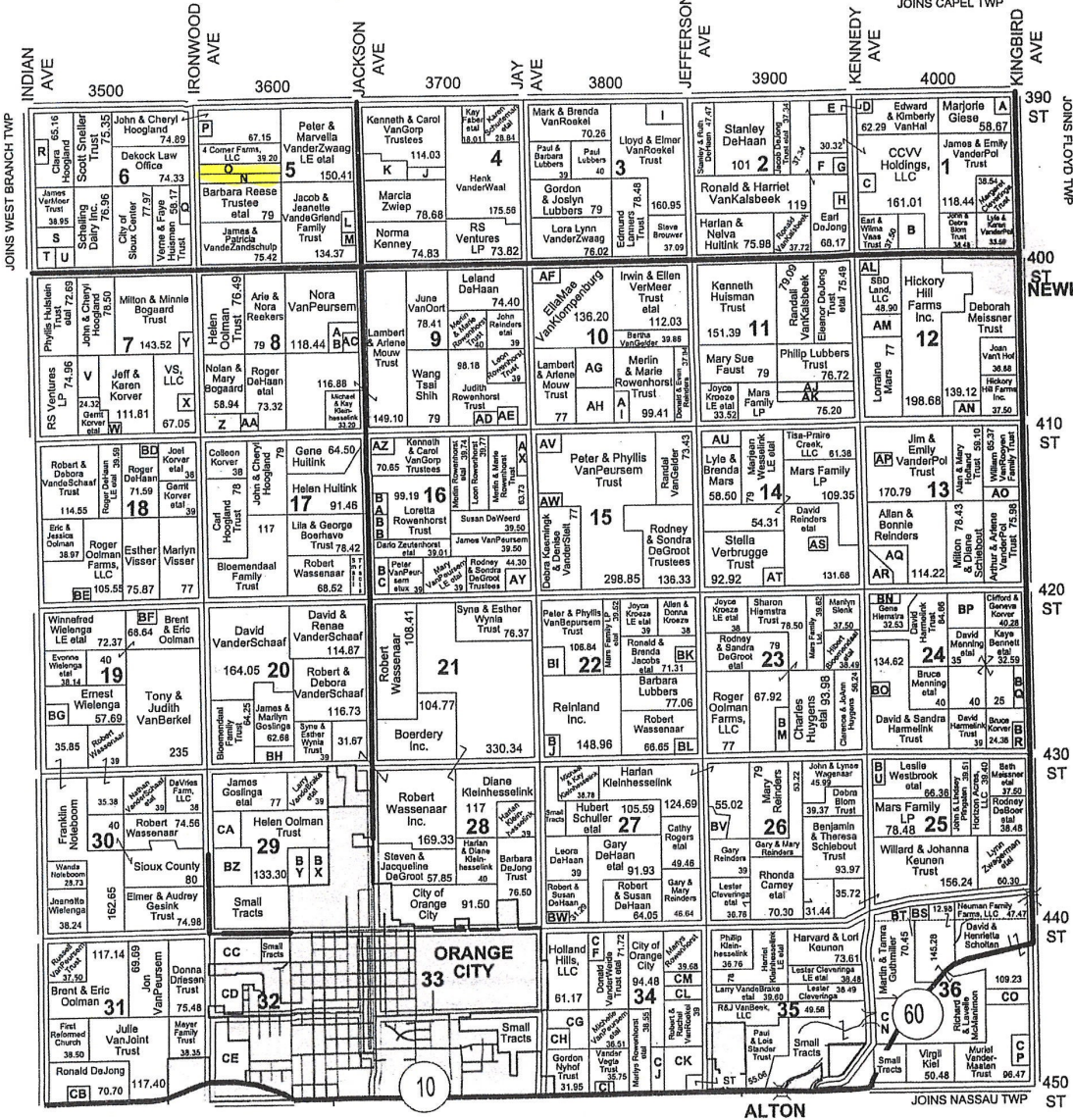
HOLLAND TWP

T 95 N

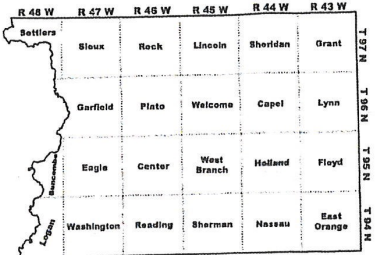
LAND OWNER

R 44 W

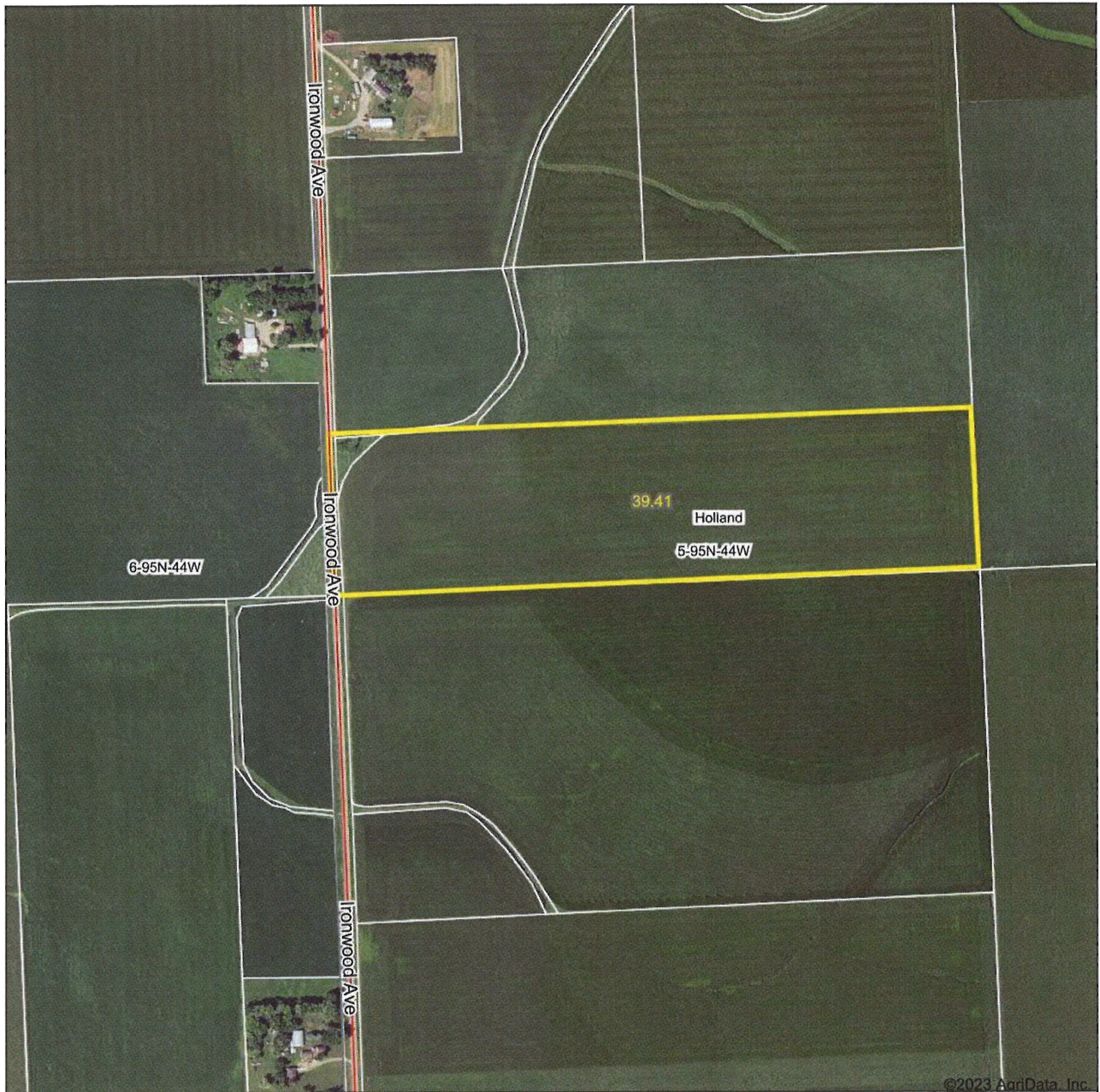
JOINS CAPEL TWP



LAND OWNER & RURAL RESIDENT MAPS

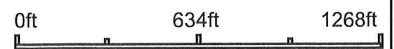


Aerial Map



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Boundary Center: 43° 4' 41.97, -96° 4' 19.05



5-95N-44W
Sioux County
Iowa

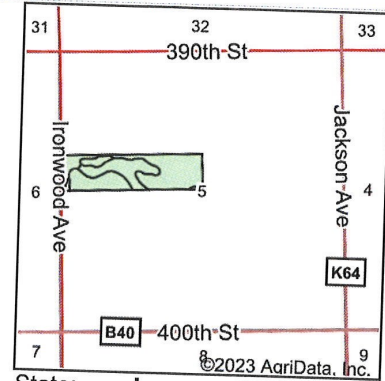
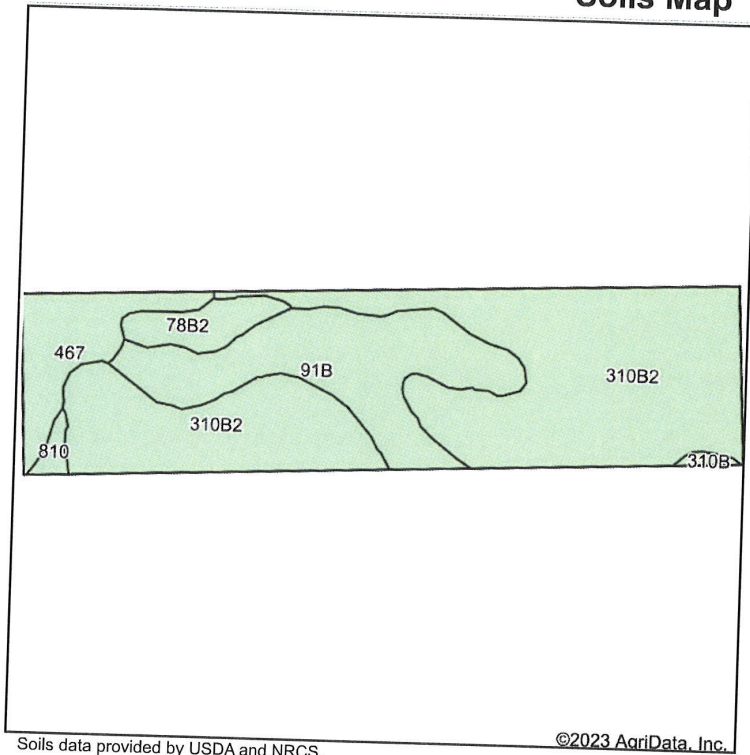


Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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8/31/2023

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

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **5-95N-44W**
 Township: **Holland**
 Acres: **39.41**
 Date: **8/31/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: IA167, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	24.32	61.7%	Ile	90	65	67
91B	Primghar silty clay loam, 2 to 5 percent slopes	9.08	23.0%	Ile	95	75	78
467	Radford silt loam, 0 to 2 percent slopes	3.67	9.3%	llw	79	73	83
78B2	Sac silty clay loam, 2 to 5 percent slopes, eroded	1.74	4.4%	Ile	86	63	66
810	Galva silty clay loam, terrace, 0 to 2 percent slopes	0.40	1.0%	I	100	70	77
310B	Galva silty clay loam, 2 to 5 percent slopes	0.20	0.5%	Ile	95	67	75
Weighted Average				1.99	90.1	68	*n 71.1

**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 Unit (Wetland)
 - Wetland

- Wetland Determination Unit (Wetland)**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 38.77 acres

2023 Program Year
Map Created May 03, 2023

Farm 11195
Tract 44944

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
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 11195

Prepared : 9/1/23 7:24 AM CST

Crop Year : 2023

See Page 5 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name
CRP Contract Number(s) : None
Recon ID : 19-167-2018-195
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
191.88	182.55	182.55	0.00	0.00	0.00	0.00	0.0	Active	5
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	182.55	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	PLC Yield	HIP
Corn	115.80	0.00	184	0
Soybeans	66.75	0.00	58	0
TOTAL	182.55	0.00		

NOTES

Tract Number : 44944

Description : S2 S2 NW4 SEC 5 HOLLAND
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 : 19-167-2023-18

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.19	38.77	38.77	0.00	0.00	0.00	0.00	0.0

IOWA
SIOUX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11195

Prepared : 9/1/23 7:24 AM CST

Crop Year : 2023

Tract 44944 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	38.77	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	24.59	0.00	184
Soybeans	14.18	0.00	58
TOTAL	38.77	0.00	

NOTES

PLAT OF SURVEY

PREPARED BY AND
RETURN TO:

SCHLOTFELDT ENGINEERING INC.
P.O. BOX 806
LE MARS, IOWA 51031
712-546-8118
GREGORY B. MALMSTROM P.L.S.
REGISTRATION # 06018
ELLA KAY HUISMAN (PARCEL D)
JAMES A. VANDER GRIEND
IRREVOCABLE ASSEST AND
PRESERVATION TRUST (PARCEL E)

SURVEYOR:

Number: 2017-05401
BK: 2017 PG: 5401
Recorded: 11/27/2017 at 9:43:03.0 AM
Fee Amount: \$7.00
Revenue Tax:
Anita K. Van Bruggen RECORDER
Sioux County, Iowa

PROPRIETORS:

SURVEY REQUESTED BY:

WADE HUISMAN
NW1/4 5-95-44,
SIOUX COUNTY, IA

LOCATION:
SCHLOTFELDT
ENGINEERING
INC.

LEGAL DESCRIPTION

PARCEL D

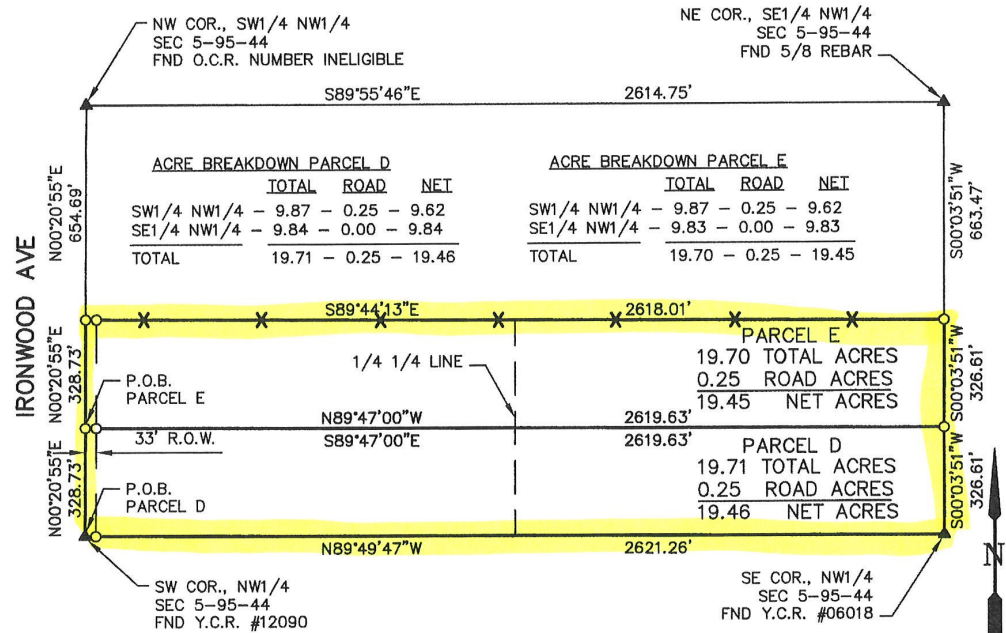
A PARCEL OF LAND LOCATED IN THE NW1/4 OF SECTION 5, TOWNSHIP 95 NORTH, RANGE 44 WEST OF THE 5TH P.M., SIOUX COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE NW1/4 OF SAID SECTION 5; THENCE NORTH 00°20'55" EAST 328.73 FEET ALONG THE WEST LINE OF SAID SECTION 5; THENCE SOUTH 89°47'00" EAST 2619.63 FEET; THENCE SOUTH 00°03'51" WEST 326.61 FEET ALONG THE EAST LINE OF NW1/4 OF SAID SECTION 5; THENCE NORTH 89°49'47" WEST 2621.26 FEET ALONG THE SOUTH LINE OF NW1/4 OF SAID SECTION 5 TO THE POINT OF BEGINNING. CONTAINING 19.71 ACRES.

PARCEL E

A PARCEL OF LAND LOCATED IN THE NW1/4 OF SECTION 5, TOWNSHIP 95 NORTH, RANGE 44 WEST OF THE 5TH P.M., SIOUX COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE NW1/4 OF SAID SECTION 5; THENCE NORTH 00°20'55" EAST 328.73 FEET ALONG THE WEST LINE OF SAID SECTION 5 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°20'55" EAST 328.73 FEET; THENCE SOUTH 89°44'13" EAST 2618.01 FEET; THENCE SOUTH 00°03'51" WEST 326.61 FEET ALONG THE EAST LINE OF THE NW1/4 OF SAID SECTION 5; THENCE NORTH 89°47'00" WEST 2619.63 FEET TO THE POINT OF BEGINNING. CONTAINING 19.70 ACRES.



SURVEY DATE: 11/6/2017

SCALE: 1" = 400'

GOVERNMENT CORNERS: ▲ GOVERNMENT

SECTION CORNERS NOTED AS SET OR FOUND

ABOVE

CORNERS SET: ○ 5/8"x30" YELLOW CAPPED

RECORDED WITH #06018

1320.00' = MEASURED DISTANCE
(1320.00') = PLAT OR DEED DISTANCE

FILE: SxCo17 5-95-44 Huisman.dwg



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 Professional Land Surveyor under the laws of the State of Iowa.

Gregory B. Malmstrom 11-16-17
GREGORY B. MALMSTROM, P.L.S. DATE
License number 06018
My license renewal date is December 31, 2017
Pages of sheets covered by this seal: 1

PRESENTED BY

ZOMER COMPANY

Mark Zomer-712-470-2526

Blake Zomer-712-460-2552

Bryce Zomer-712-451-9444

Gary Vanden Berg-712-470-2068

Ivan Huenink-712-470-2003

Gerad Gradert-712-539-8794

Joel Westra-605-310-6941

Licensed in Iowa, South Dakota , Minnesota, and 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