



LIVE PUBLIC Land Auction

**Upcoming Farmland Auction Of
A Fantastic 80+/- Acre
Farm In Nassau TWP,
Sioux County, IA!**

Mary Van De Steeg Wagner & Jack Wagner Trusts—Owners

November 20, 2023 @10:30 A.M.

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

Auctioneers' Note: We are honored to present at public auction this fantastic tract of Sioux County, Iowa farmland! This farm is in an excellent location! If you have been looking for a quality tract of land to add to your operation or investment portfolio then be sure to take a look at this farm! Land is an excellent long term investment!

Location: From Carnes, IA go South on 60 for 1/4 mile to 500th St. then go approx. 1 1/4 mile West to the farm or from Orange City, IA go approx. 3 1/2 miles South on K64 (Jackson Ave) to HWY 60 then go South on HWY 60 for approx. 1/2 mile to 500th St. then go 1 1/4 mile West on 500th St or from Maurice, IA go South on HWY 75 for 3 miles to 500th St then go 4 1/4 miles East on 500th St to the farm. Farm is located in the Southeast corner of the intersection of 500th St. & Indian Ave. Auction to be held at the site of the farm. Watch zomercompany.com for inclement weather!



Approx. Boundary Lines

Abbreviated Legal Description: The North 1/2 of the NW1/4 of Section 31, TWP 94N, Range 44W, Sioux County, IA. Subject to all easements and public roads of record.

General Description: According to the Sioux County Assessor, this property contains 80+/- gross acres. According to FSA, this farm contains approx. 72.4+/- tillable acres and approx. 2.30+/- acres currently enrolled in CRP with an annual payment of \$1,069.00 with a contract expiring 9-30-2025. Seller shall retain the full 10-1-23 CRP payment, buyer shall receive the full 10-1-24 CRP payment. This farm has a corn base of 37.80 acres with a PLC yield of 164bu and a soybean base of 34.60 acres with a PLC yield of 47bu. This farm is classified as HEL. The predominant soil types include: 310B, B2, C2-Galva, 31-Afton, 91B-Primghar, 8B-Judson. The average CSR1 is 61.2. The average CSR2 is 86.8. This farm has fantastic soil ratings and is a farm which you can be proud to own! If you have been thinking about purchasing land to add to your operation or investment portfolio then be sure to take a look at this tremendous Sioux County, IA farm! This farm is in a great area! Land for generations has been a solid investment offering an excellent tool which your family can use to propel your family's legacy forward for years to come whether it be from farming the land or as an investment! Begin securing your family's legacy by making the decision to purchase this tract of land!

Method of sale: Auction will be held at the site of the farmland. Farmland will be sold with the final bid price x the gross surveyed acres. This farm will be surveyed and the final bid price shall be taken times the final gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,130.00 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 land 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 December 22, 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 statutes. Buyer will be required to assume the current CRP contract and shall be solely responsible for any midterm maintenance if any. 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. **Kevin Huyser—Attorney for sellers.**

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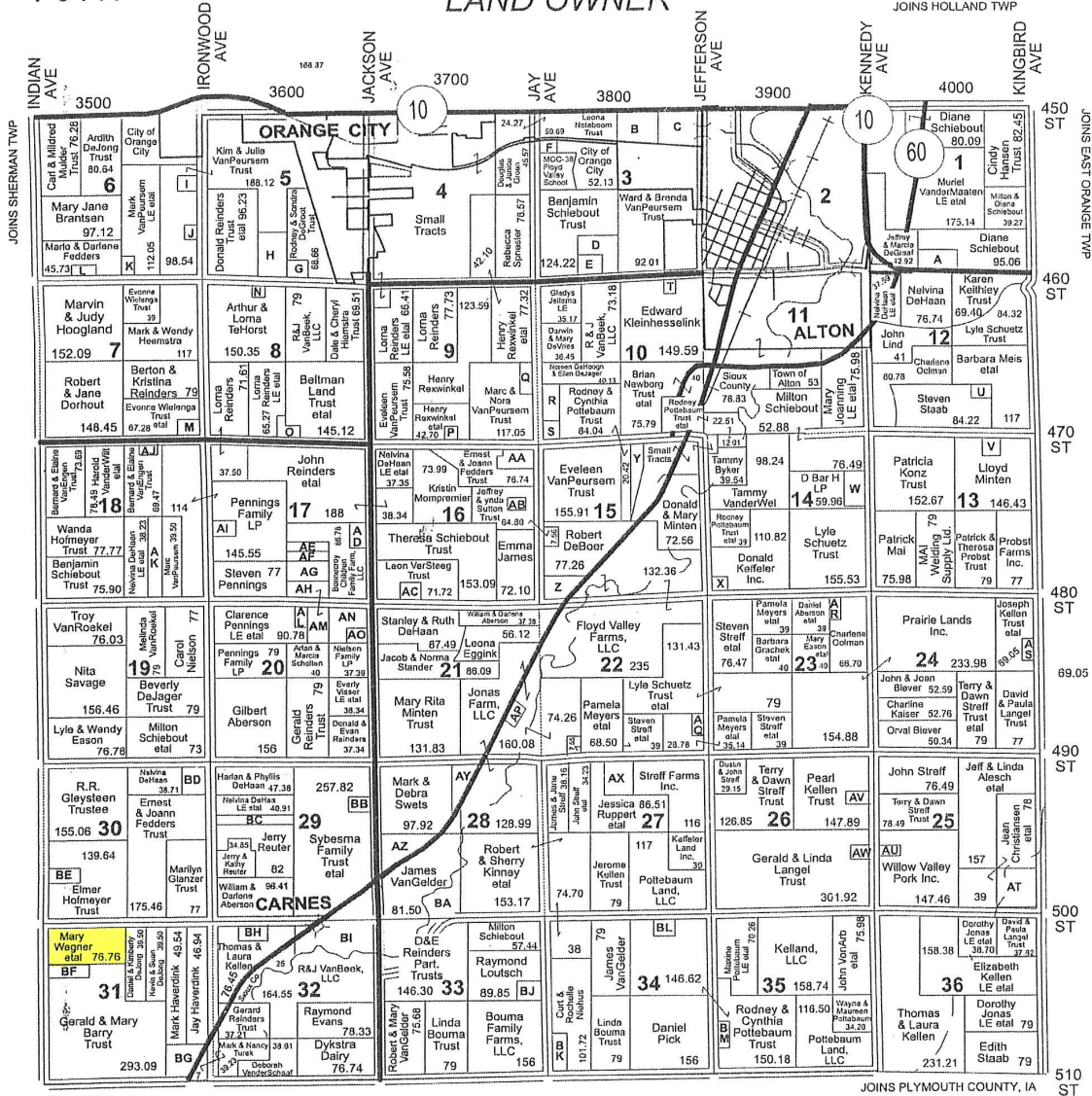
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NASSAU TWP

T 94 N

LAND OWNER

R 44 W



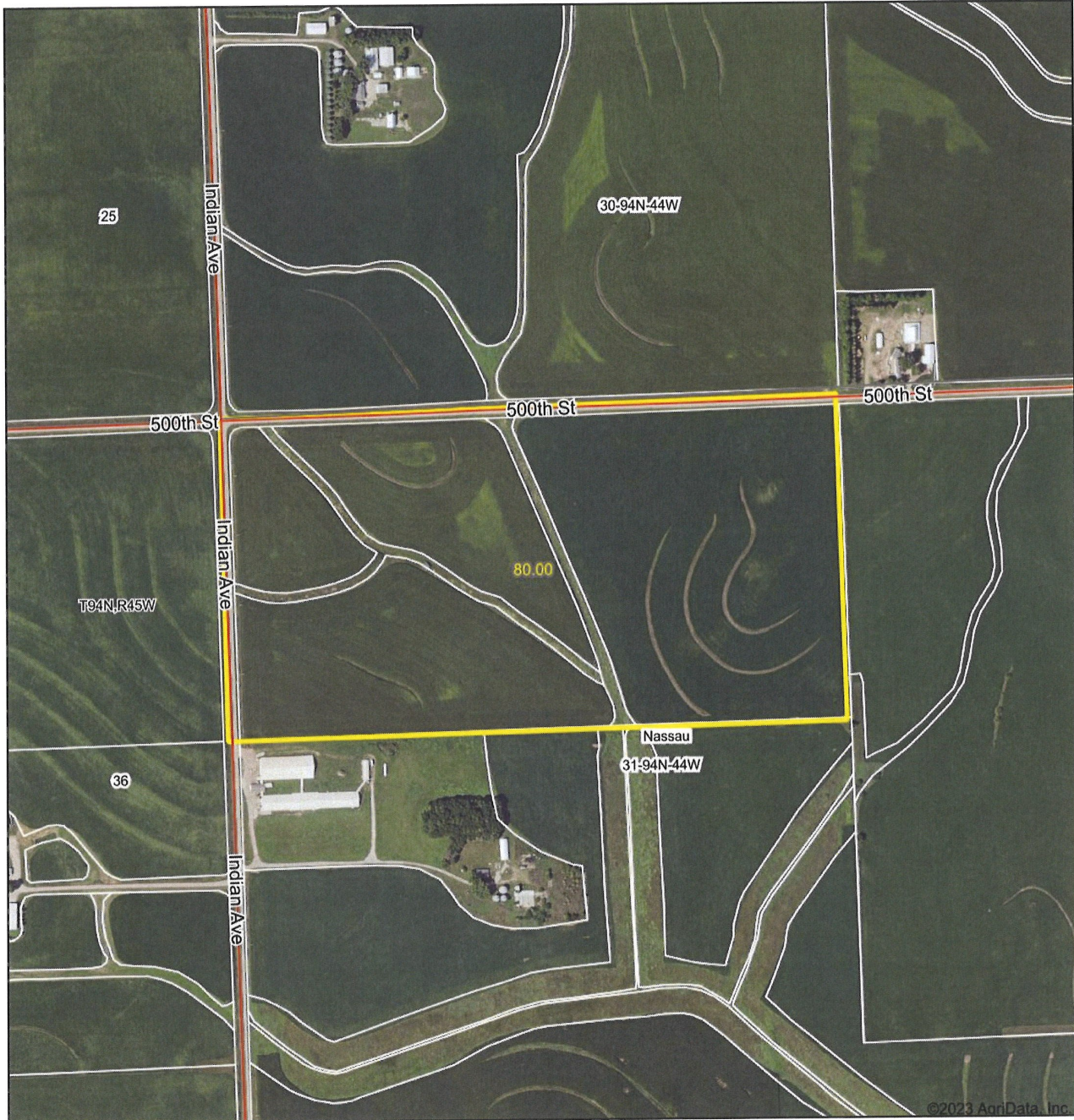
Small Tracts

- Section 1 A Keith & Jennifer Probst - 18.13
- Section 3 B Robert & Rachel VanRoekel - 32.29
- C Leona Noteboom Trust - 26.02
- D Arthur & Loma Terhorst - 31.15
- E Nassau Township Cemetery - 9.76
- F Steve Leusink - 5
- Section 5 G Eric & Jennifer Cleveringa - 5.97
- H Faith Lubbers - 29.25
- Section 6 I Henry & Karen Leusink - 10.23
- J Joshua & Renee Meis - 6.30
- K John & Dianne VanWyk - 6.33
- L Joel & Susan Leusink - 9.25
- Section 7 M Berton Reinders - 8.71
- Section 8 N Scott & Jaime Meyer - 5.09
- O Bellman Trust - 8.58
- Section 9 P Nigal & Lindsay Millard - 5.70
- Q Nora VanPearsam - 19
- Section 10 R John & Marc VanPearsam et al - 19.25
- S Jayne Hofmeyer - 11.65
- T Alex VanBeek - 7.04
- Section 12 U Jeffrey Drew - 10.51
- Section 13 V Paul & Lisa Palsma - 9.57
- Section 14 W Martin & Molly Korver - 19.89
- X Gregory & Becky Johnson LE et al - 6.18
- Section 15 Y Brian & Emily Newborg - 25.55
- Z Rodney & Marlys Schwebach - 12.89
- Section 16 AA Gervin & Helen Bonnerma - 18.64
- AB Joel & Melissa Bundt - 5.53
- AC Christopher & Carrie Krohn - 5.14
- Section 17 AD James & Leanne Bonnetroy - 8.92
- AE Kenneth & Kathleen Meendering - 9.65
- AF James & Leanne Bonnetroy - 9.64
- AG Lynette & Mark Pennings - 19.22
- AH Milton & Judith Pennings - 19
- AI Justin & Vicki Schrock - 12.45
- Section 18 AJ Timothy & Micky VanEngen - 9.02
- AK Evan & Pam DeHaan - 21.74
- Section 20 AL Rhonda Pennings - 5.09
- AM Milton & Judith Pennings - 19.50
- AN Beverly DeJager Trust - 28.75
- AO Roy III & Marie Nielsen - 8.61
- Section 21 AP Tyler & Agatha Swets - 9.24
- Section 22 AQ Arnold Streff LE et al - 9.22
- Section 23 AR David Palsma - 9.56
- Section 24 AS Kellen Farms Inc. - 7.95
- Section 25 AT Donald & Beverly Delperdang Fam. Trust - 38
- AU Kellen Farms Inc. - 7.40
- Section 26 AV TL & TJ Hexamer Family Trust - 7.09
- AW Langel Farms Inc. - 9.06
- Section 27 AX Dennis & Anne VonArb - 29.60
- Section 28 AY Evan Reinders et al - 24.32
- AZ Wanda Hofmeyer Trust - 17.43
- BA Raymond Evans - 20.73
- Section 29 BB Evan & Pam DeHaan - 9.26
- BC Harlan DeHaan - 10.20
- Section 30 BD William & Darlene Aberson - 18.61
- BE Chad & Paige Hofmeyer - 15.53
- Section 31 BF Shelly Krieg Inc. - 20.73
- BG Rodney & Cynthia Pottebaum Trust - 21.53
- Section 32 BH Scott & Debra VandenBerg - 5.82
- BI Leona Noteboom Trust et al - 40.41
- Section 33 BJ Floyd Valley Pork, LLC - 8.96
- Section 34 BK Tony & Lisa DeGroot - 13.21
- BL AJ Jr. & Marjorie Pottebaum - 9.38
- Section 35 BM Shane & Connie Kirschten - 5.82

SIoux COUNTY, IA

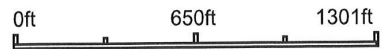


Aerial Map



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Boundary Center: 42° 55' 21.79, -96° 5' 27.35



31-94N-44W
Sioux County
Iowa

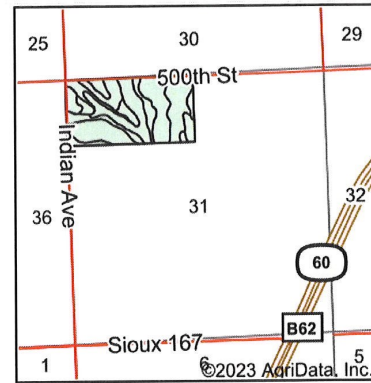
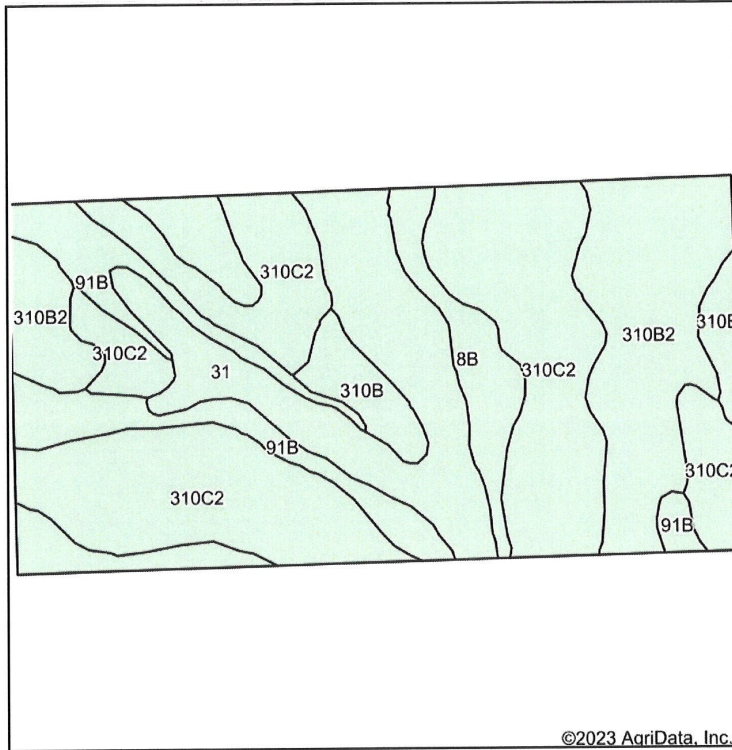


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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10/2/2023

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

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **31-94N-44W**
 Township: **Nassau**
 Acres: **80**
 Date: **10/2/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA167, Soil Area Version: 32							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	32.80	41.0%	Ille	84	51	65
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	18.45	23.1%	Ile	90	65	67
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	12.81	16.0%	Ilw	80	69	67
91B	Primghar silty clay loam, 2 to 5 percent slopes	8.34	10.4%	Ile	95	75	78
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	3.96	5.0%	Ile	92	69	80
310B	Galva silty clay loam, 2 to 5 percent slopes	3.64	4.6%	Ile	95	67	75
Weighted Average				2.41	86.8	61.2	*n 68.3

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

Tract Cropland Total: 74.70 acres

2023 Program Year

Map Created May 02, 2023

Farm 8394
Tract 2852

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).

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IOWA
SIOUX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 8394
Prepared : 10/3/23 8:07 AM CST
Crop Year : 2024

See Page 5 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name
CRP Contract Number(s) : 11174
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
367.88	354.77	354.77	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	352.47	0.00		2.30	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	207.20	0.00	164	0
Soybeans	145.20	2.30	47	0
TOTAL	352.40	2.30		

NOTES

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Tract Number : 2852
Description : N2 NW4 SEC 31 NASSAU
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 : Wetland determinations not complete
WL Violations : None
Owners : MARY VANDESTEEG WAGNER TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.29	74.70	74.70	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 : 8394
Prepared : 10/3/23 8:07 AM CST
Crop Year : 2024

Tract 2852 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	72.40	0.00	2.30	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	37.80	0.00	164
Soybeans	34.60	2.30	47
TOTAL	72.40	2.30	

NOTES

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This form is available electronically.

CRP-1 (07-23-10) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT <small>NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.</small>	1. ST. & CO. CODE & ADMIN. LOCATION 19167	2. SIGN-UP NUMBER 47
	3. CONTRACT NUMBER 11174	4. ACRES FOR ENROLLMENT 2.30
7. COUNTY OFFICE ADDRESS (Include Zip Code): SIOUX COUNTY FARM SERVICE AGENCY 714 8TH ST SE ORANGE CITY, IA 51041-7451	5. FARM NUMBER 0008394	6. TRACT NUMBER(S) 0002852
TELEPHONE NUMBER (Include Area Code): (712)737-4801	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: 10-1-2015 TO: 9-30-2015 <i>B.H. 9-11-15</i>

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection.

The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre <i>B.H. 9-11-15</i> \$464.85	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment \$1069	A. Tract No. 0002852	B. Field No. 0005	C. Practice No. CP8A	D. Acres 2.30	E. Total Estimated Cost-Share \$290.00
C. First Year Payment					
(Item 10C applicable only to continuous signup when the first year payment is prorated.)					

12. PARTICIPANTS					
A PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE 100.00%	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <i>M.H.</i> DATE (MM-DD-YYYY) <i>9-11-15</i> <small>(If more than three individuals are signing, continue on attachment.)</small>			
B PARTICIPANT'S NAME AND ADDRESS (Zip Code): MARY VANDESTEEG WAGNER TRUST	(2) SHARE 0.00%	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <i>Mary Vandesteeg Wagner</i> DATE (MM-DD-YYYY) <i>9-14-15</i> <small>(If more than three individuals are signing, continue on attachment.)</small>			
C PARTICIPANT'S NAME AND ADDRESS (Zip Code): N/A	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE DATE (MM-DD-YYYY) <small>(If more than three individuals are signing, continue on attachment.)</small>			
13. CCC USE ONLY - Payments according to the shares are approved.		A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	B. DATE (MM-DD-YYYY) <i>9-24-2015</i>		

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L.99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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Original - County Office Copy Owner's Copy Operator Copy

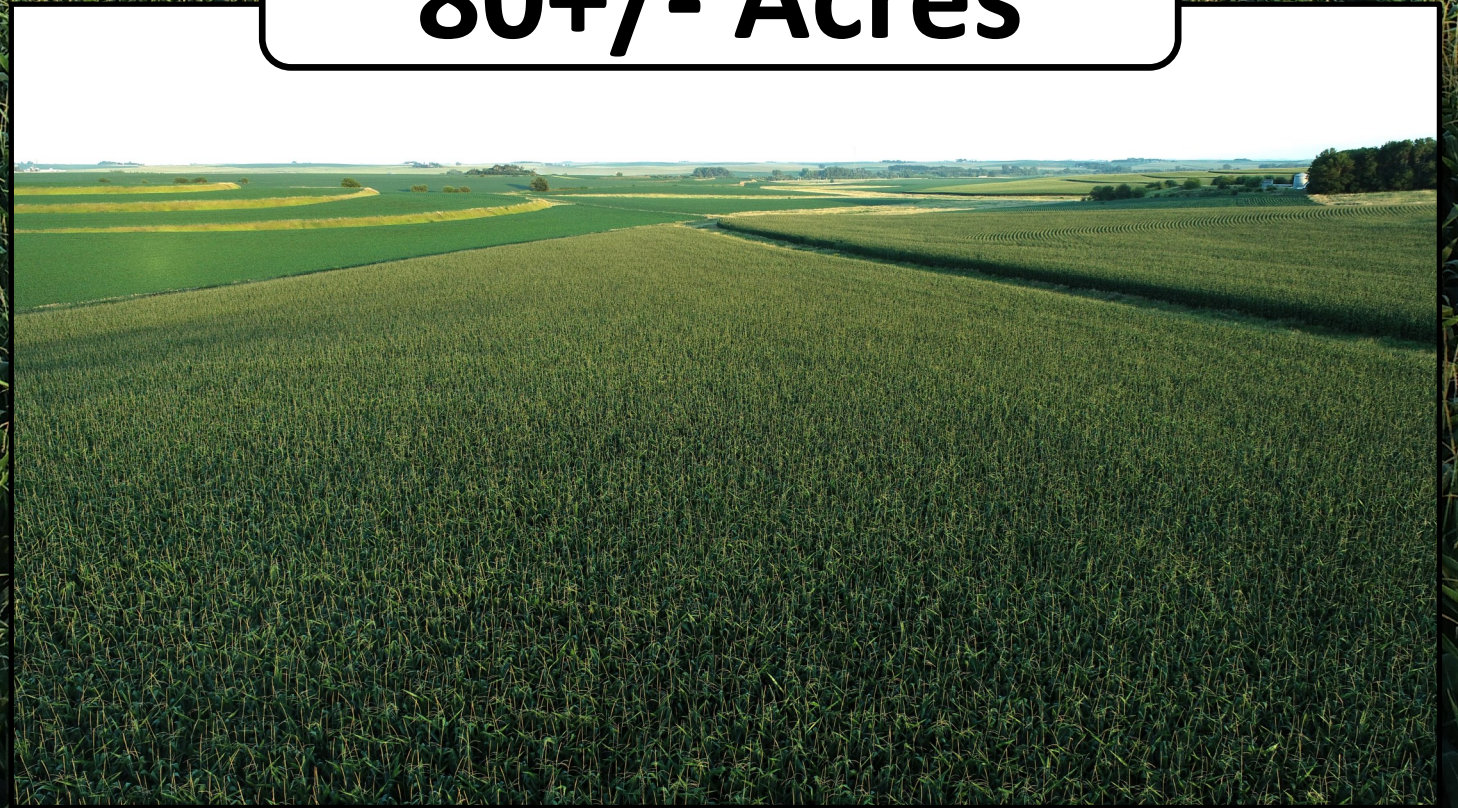
RECEIVED

SEP 15 2015
SIOUX CO. FSA
ORANGE CITY, IOWA





80+/- Acres





CSR2-86.8



PROPERTY NOTES

A large, semi-transparent rectangular area covering most of the page, overlaid on a background image of a cornfield. The area is divided into ten horizontal sections by thin black lines, intended for handwritten property notes.

PRESENTED BY

ZOMER COMPANY

Mark Zomer — Broker - 712-470-2526
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Ryan Zomer — Sales - 712-441-3970
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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