

ZOMER COMPANY
REALTY & AUCTION

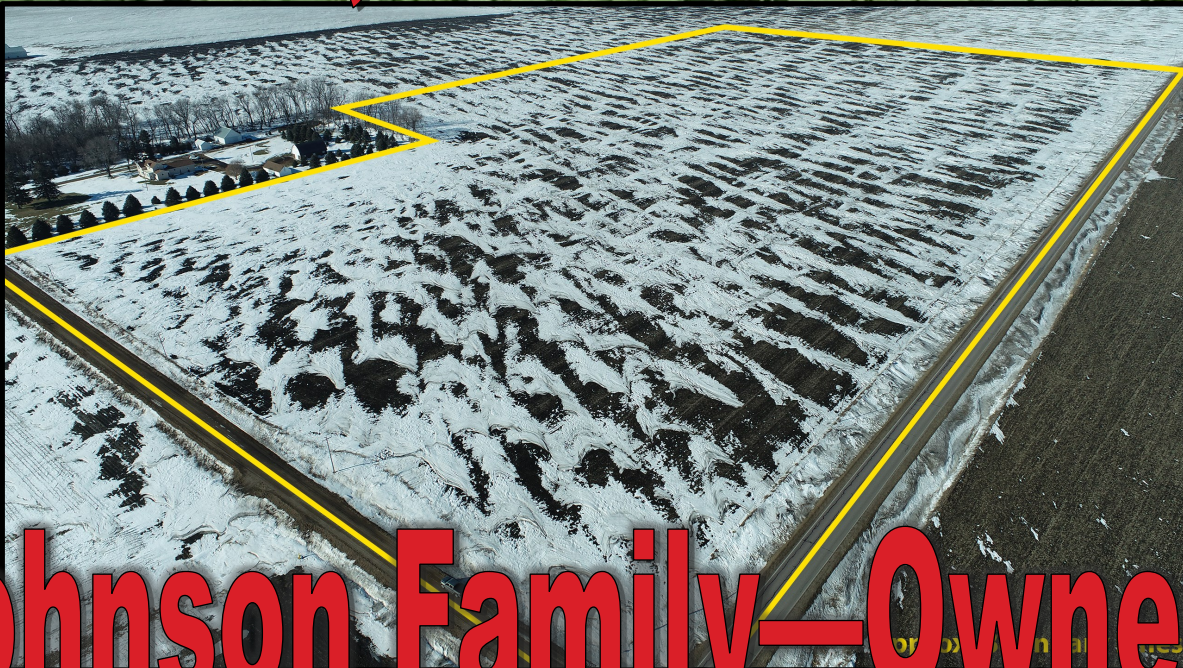
Live/Online

76.83+/- Acres

Land Auction

Sheridan TWP, Sioux County, IA

March 25, 2024 @10:30 A.M.



Johnson Family—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

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

Auctioneers' Note: We are honored to present at auction this outstanding tract of Sioux County, Iowa farmland! This auction presents a tremendous opportunity to purchase a farm which offers excellent soil ratings and an excellent location! Making the decision to purchase this tract of land is a decision that you will not regret! Land for generations has been an asset that families have built their legacy upon! Begin building your family's legacy by purchasing this farm!

Farm Location: From the "Brew" gas station in Boyden, IA on HWY 18 Go 1 Mile North on Kennedy Ave to the farm. This farm is located on the West side of Kennedy Ave and North side of 310th St.

Auction Location: Auction To Be Held At the Crossroads Pavilion Event Center in Sheldon, IA (301 34th Ave., Sheldon, IA)

Watch zomercompany.com for inclement weather!



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Abbreviated Legal Description: Parcel C in the SE1/4 of Section 23, TWP 97N, Range 44W, Sioux County, IA. Subject to all easements and public roads of record.

General Description: According to the recent survey, this property contains 76.83 gross acres. According to FSA/survey, this farm contains approx. 73.07 +/- tillable acres with the balance in road/ditch. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 185bu on corn and a PLC yield of 51bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 91-Primghar, 310-Galva, 92-Marcus. The average CSR1 is 75.1. The average CSR2 is 99. This is a powerful offering of Sioux County, IA land! How often can you say that you have the opportunity to purchase a tract of land with as exceptional soil ratings as this farm offers! If you are looking for land to add to your operation or investment portfolio then be sure to make plans to acquire this outstanding tract of Sioux County, IA farmland! If you decide to purchase this farm it is an investment in your family's future and you will look back 5, 10 & 20 years from now and be glad that you seized this opportunity to purchase this farm!

Method of sale: Auction to be held at the Crossroads Pavilion Event Center in Sheldon, IA (301 34th Ave., Sheldon, IA). Farmland will be sold with the final bid price x the gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,440.00 per year. Seller will pay the 2023 taxes which are due and payable in March and Sept of 2024.

Possession: This farm is leased for the 2024 crop year. The buyer shall receive at closing the rent for the 2024 crop year and a rent subsidy. Contact an agent for details.

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 May 1, 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. **De Koster & De Koster, PLLC—Attorney for sellers.**

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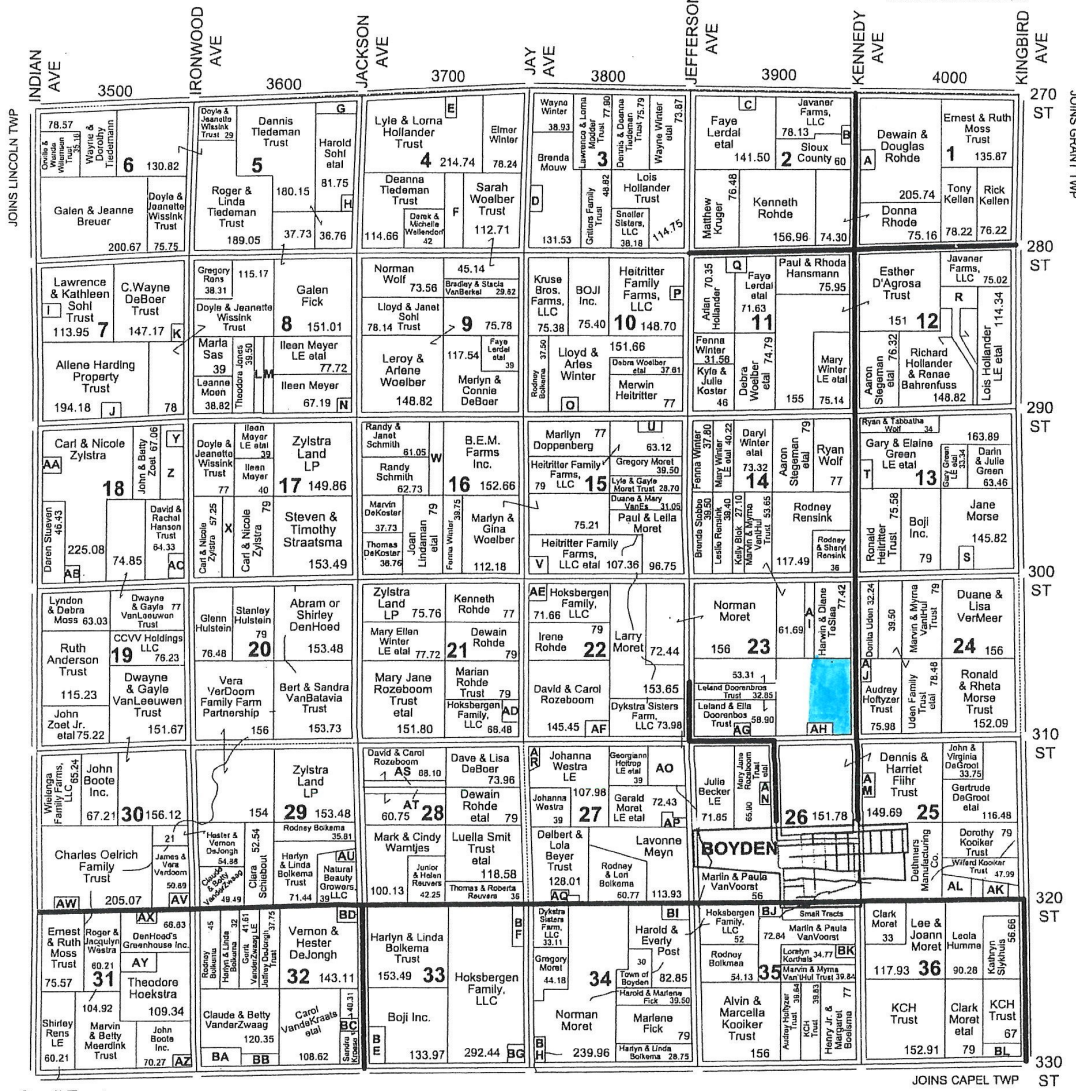
SHERIDAN TWP

T 97 N

LAND OWNER

R 44 W

JOINS LYON COUNTY, IA



Small Tracts

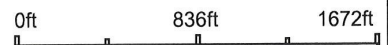
- Section 1 A Town of Boyden - 8.28
- Section 2 B Ricky & Sandra Schmitt - 8.10
- Section 3 C Jamie & Carla Rokusek - 8.07
- Section 3 D Wayne Winter - 13
- Section 4 E Ferdsons Corp. - 9.50
- Section 5 F David & Charlene Krahlung Trust - 38.94
- Section 5 G David & Doris VanBeek - 21.20
- Section 5 H Loren Sohl - 7.12
- Section 7 I Marilyn & Gina Woelber - 8.94
- Section 7 J David & Sherry Tiedeman - 9.21
- Section 7 K Abraham & M. VanderWaal - 6.30
- Section 8 L Mary Wilson - 19.75
- Section 8 M Adrienne & Bahman Ebrahimi - 19.75
- Section 8 N Steven & Crystal Meyer - 8.68
- Section 10 O Alex Westra - 6.34
- Section 10 P Robert Winter - 5.68
- Section 10 Q St. John Evangelical Lutheran Church - 11.08
- Section 12 R Lyon & Sioux Rural Water Inc. - 37.92
- Section 13 S Donald VerMeer - 10.18
- Section 13 T Darin & Julie Green - 11.34
- Section 15 U B & K Feedyards, LLC - 12.52
- Section 15 V Henrietta Egdorf - 9
- Section 16 W Dale & Betty Winter - 28.53
- Section 17 X Zylstra Land LP - 19.75
- Section 18 Y Jeremy & Landra Hulstein - 6.44
- Section 18 Z Sarah Woelber Trust - 38.53
- Section 19 AA Verly & Lena Vollink - 5.87
- Section 19 AB Joel & Connie Heitritter - 8.28
- Section 19 AC Joshua & Kaylee Hulstein - 10.08
- Section 21 AD Dave DeBoer Farm Inc. - 10.52
- Section 22 AE Joseph Vollink - 5.34
- Section 23 AF Rigoberto Mendez - 10.55
- Section 23 AG Joshua & Hannah Olsem - 5.09
- Section 23 AH Laial & Karla VanMeeteren - 8.38
- Section 23 AI Merrill & Marlys Nettinga - 15.57
- Section 24 AJ Genevieve Rosenboom - 6.25
- Section 25 AK William & Wilma Heynen - 10.32
- Section 25 AL William Heynen - 9.92
- Section 25 AM Kevin & Andrea Maassen - 5.07
- Section 26 AN Trevor Jasper - 7.82
- Section 27 AO Mary Jane Rozeboom Trust et al - 38
- Section 27 AP Greg & Doreane Diekevers - 5.32
- Section 27 AQ Paul & Pamela Habbinga - 8.32
- Section 27 AR Michael & Nichole Bomgaars - 9.02
- Section 28 AS Mary Rozeboom Trust - 12.40
- Section 28 AT Rozeboom Trust - 12.88
- Section 29 AU Allen & Teresa DenHoed - 5.80
- Section 30 AV David & Katrina VanGrootheest - 5.77
- Section 30 AW Matthew & Kimberly Boonstra - 8.57
- Section 31 AX Travis & Shaina TenHaken - 8.89
- Section 31 AY David & Donna Hoekstra - 19.04
- Section 32 AZ Arvin & Lauri Boote - 6.70
- Section 32 BA Harwin & Diane TeSlaa - 21.29
- Section 32 BB Brian & Tiffany VanDerWeerd - 14.05
- Section 32 BC Kyle & Shaebriel Pollema - 6.10
- Section 32 BD Douglas & Sandra Pollema - 11.32
- Section 33 BE Harriet Green - 15.62
- Section 33 BF Randall Grevengoed - 9.89
- Section 33 BG Steven VerMeer - 9.02
- Section 34 BH Nicolas & Shirley VanEngen - 9.59
- Section 34 BI Michael & Tonia Wynia - 16.19
- Section 35 BJ Boyden Economic Dev. - 22.90
- Section 35 BK John Shumate - 5.05
- Section 36 BL Roger & Frances DeKruyf - 8.63



Aerial Map



Boundary Center: 43° 12' 15.61, -96° 0' 11.19



23-97N-44W
Sioux County
Iowa

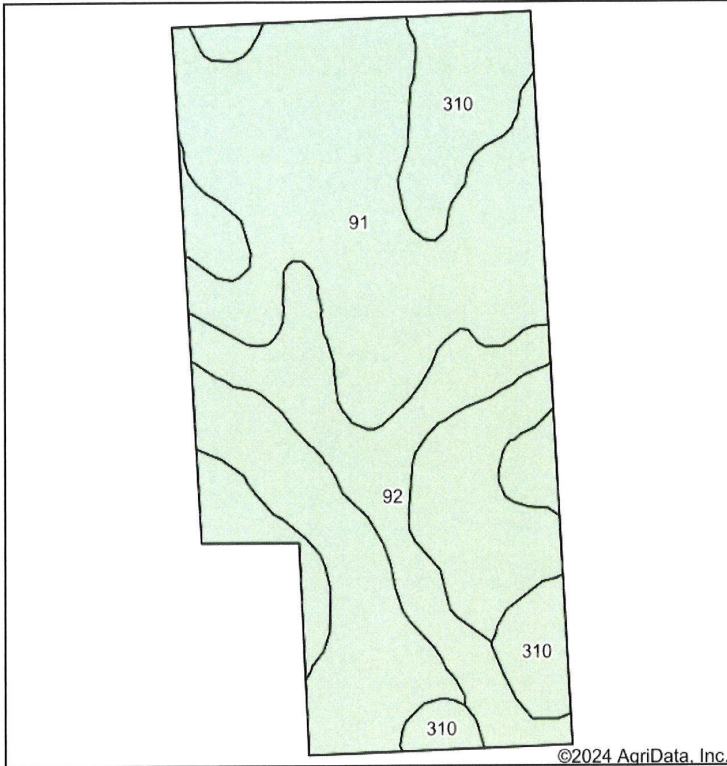


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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1/31/2024

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

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **23-97N-44W**
 Township: **Sheridan**
 Acres: **76.83**
 Date: **1/31/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA167, Soil Area Version: 33							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
91	Primghar silty clay loam, 0 to 2 percent slopes	47.84	62.3%	lw	100	77	78
310	Galva silty clay loam, 0 to 2 percent slopes	16.16	21.0%	I	100	72	77
92	Marcus silty clay loam, 0 to 2 percent slopes	12.83	16.7%	llw	94	72	75
Weighted Average					1.17	99	75.1
							*n 77.3

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

*n: The aggregation method is "Weighted Average using all components"

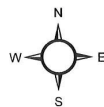
**IA has updated the CSR values for each county to CSR2.*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





0 105 210 420 630 840 Feet



2021 Ortho Imagery

Legend

National_Wetland.SDE.wetlands

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- GIS_IA.sde.clu_a_ia167

Section: 23
Township: SHERIDAN

2024 Program Year

Farm #: 1776
Tract #: 45149

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 the 2021 National Agricultural Imagery Program (NAIP) imagery. The producer accepts the date "as is" & 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 date outside of 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 Resource Conservation Services (NRCS).
USDA is an equal opportunity provider, employer & lender.

January 31, 2024

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 : 1776
 Prepared : 1/30/24 5:11 PM CST
 Crop Year : 2024

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
			0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00		0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

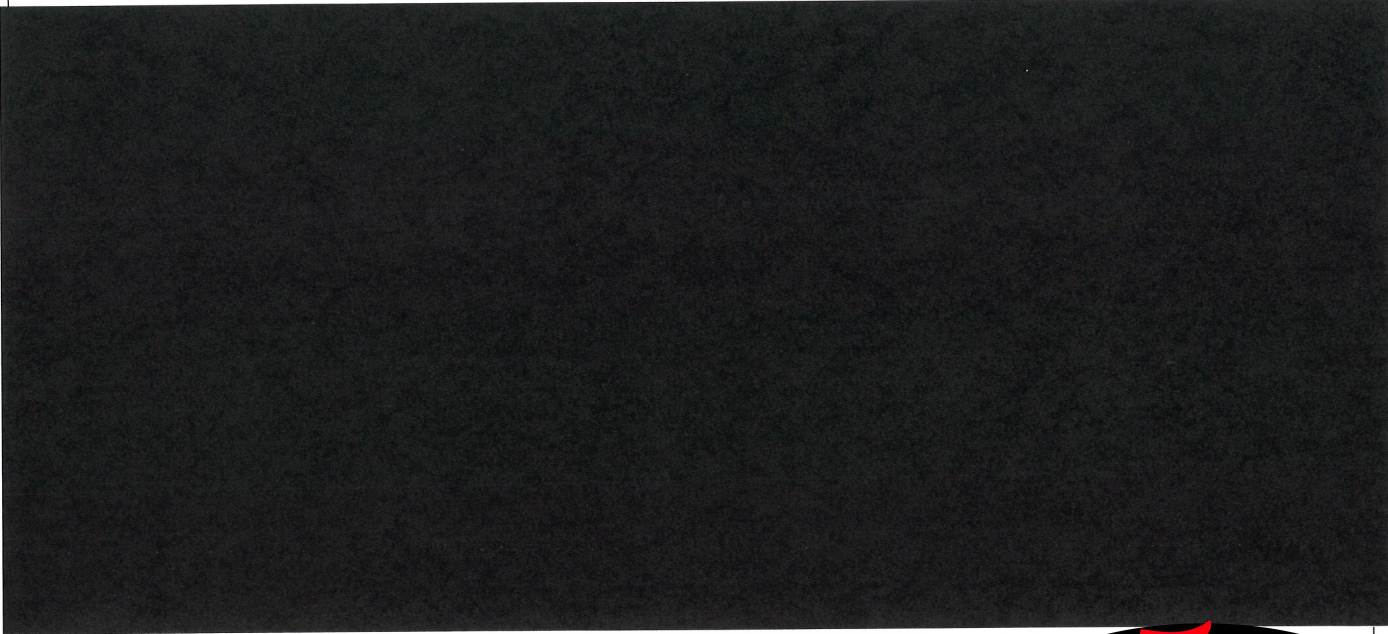
ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

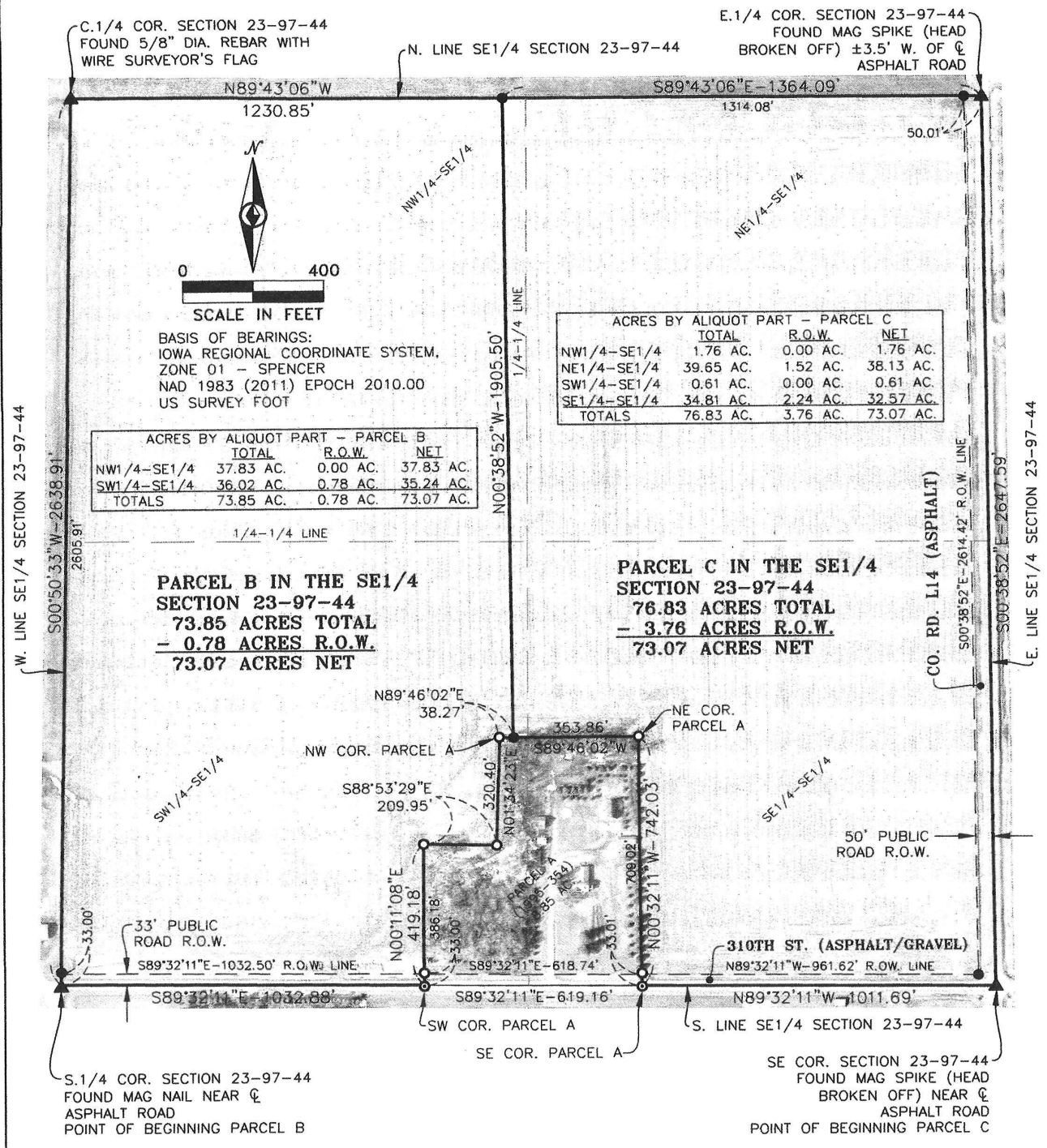
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	72.50	0.00	185	
Soybeans	72.50	0.00	51	0
TOTAL	145.00	0.00		

NOTES

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**PARCELS B & C IN THE SE1/4 SECTION 23-97-44
SIOUX COUNTY, IOWA**



TIM M. LALEMON
 21092
 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. Lalemon, L.S. License No. 21092 (Date)

My license renewal date is December 31, 2025

Sheets covered by this seal: SHEETS 1 OF 2 AND 2 OF 2

LEGEND:

- ▲ 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. 4753
- ⊙ FOUND PK NAIL

DATE OF FIELD WORK-1-3-2024

Rent Information:

This farm is leased for the 2024 crop year. Buyer shall receive the full rent at closing and a rent subsidy from the seller.

Total amount that the buyer shall receive at closing for the 2024 rent shall equal \$36,535.00 which includes both the rent and the rent subsidy.

If buyer desires to discontinue the current lease arrangement in 2025 with the current tenant the buyer is responsible to ensure the current lease is properly terminated when required.

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, North Dakota, Minnesota, & Nebraska

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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