



# Live Land Auction

## Plato TWP, Sioux County, IA



Approx. Boundary Lines

**Auction Date:**  
**February 29, 2024**  
**@ 10:30 A.M.**

**Family of John T. & Geraldene Van Holland—Owners**

Zomer Company | [Zomercompany.com](http://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 represent the Van Holland family in offering at auction this outstanding tract of Sioux County, IA farmland! This farm has been in the Van Holland family for many years and is now for the first time being offered for sale to the public! If you are looking to purchase your first tract of farmland or add an excellent tract of land to your operation or investment portfolio then be sure to take a look at this property!**



**Location:** From Pump N Pak in Rock Valley, IA go South on Elmwood Ave. for approx. 3 3/4 miles to the Farm or from Carmel, IA go 3 miles West on 360th St. to Elmwood Ave. then go North on Elmwood Ave for 1 1/4 mile to the farm. Farm is located on the West side of Elmwood Ave and North side of 350th St.

Watch our website for inclement weather!



**Abbreviated Legal Description:** The East 1/2 of the SE1/4 AND a tract of land in the NW1/4 of the SE1/4, all in Section 8, TWP 96N, Range 46W, Sioux County, IA Except Parcel A. Subject to all easements and public roads of record.

**General Description:** According to the recent survey, this property contains 80.59+/- gross acres. According to FSA, this farm contains approx. 77.16+/- tillable acres (Note: FSA includes the grass terraces and waterway as part of the tillable acres). This farm has a corn base of 38 acres with a PLC yield of 169bu and a soybean base of 53bu. This farm is classified as HEL. The predominant soil types include: 310B, B2, C2-Galva, 91B-Primghar, 1D3-Ida, 8B-Judson. **The average CSR1 is 61.3. The average CSR2 is 83.6.** This land is leased for the 2024 crop year and the buyer of the farm will receive the rent for 2024 and a rent subsidy at closing. This is an attractive tract of Sioux County, IA farmland! If you decide to purchase this tract of farmland it is one decision that you will never regret! Land for generations has proven itself to be a solid foundation for families to build their legacies upon and it is an asset that is not always available to purchase! When you look back over the years you can see how owning land has never been a poor decision! Make plans today to purchase this farm!

**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.

**Taxes:** The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$1,942.00 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, 2025 due to the current farm lease.

**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 April 2, 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 statutes. Buyer is responsible to legally terminate the existing lease if the buyer desires to discontinue the lease for 2025 and beyond. 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. **Klein Law, PLC—Attorney for sellers.**



## TABLE OF CONTENTS

Auction Location & Time	Pg 2
Auction Terms	Pg 3
Plat Map	Pg 5
AgriData Aerial Map	Pg 6
Soil Map	Pg 7
USDA 156 Form	Pg 8
FSA Aerial Map	Pg 9
Rent Information	Pg 10
Aerial Survey	Pg 11



# PLATO TWP

## LAND OWNER

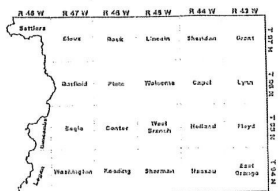
R 46 W  
JOINS ROCK TWP

T 96 N

DOVE AVE	EAGLE AVE	ELMWOOD AVE	FIG AVE	FILMORE AVE	GARFIELD AVE	GOLDFINCH AVE
2300	2400	2500	2600	2700	2800	
JOINS GARFIELD TWP						JOINS WELCOME TWP
330 ST						
						340 ST
						350 ST
						360 ST
						370 ST
						380 ST
						390 ST
						JOINS CENTER TWP

LAND OWNER & RURAL RESIDENT MAPS

- Small Tracts**
- Section 1 A Ann Wynia - 6.32
  - B Borchers Family Trust - 5.70
  - Section 2 C Debra Van't Hul - 11.28
  - D Hartan & Mary Van't Hul Trust - 23.93
  - E Christopher VanEssen - 15.76
  - Section 3 F Verlyn & Pamela Bolks - 10.26
  - G Evan & Donna Blom - 10.41
  - H Sydney & Audrey Eppinga - 12.06
  - Section 4 I Elmer & Lori Boon - 5.55
  - Section 5 J Darwin & Barbara VanderZwaag - 6.23
  - K Karen Watterson et al - 19.48
  - L Dorothy Gayer-Jones Trust - 18.52
  - Section 6 M Allen & Patty VanZanten - 10.58
  - N Shane & Tamara Davelaar - 29.25
  - Section 7 O Ben & Amy VanderBrink - 5.28
  - Section 8 P Mike Kooima - 5.95
  - Q Larry & Bonnie Spaans - 11.58
  - R Stoven & Tara Rus - 5.68
  - Section 9 S Keith & Sara Mantel - 7.38
  - T Terry & Becky VanMaanen - 7.71
  - U Kent & Sylvia Pruismann Trust - 28.47
  - Section 10 V Kenneth & Jane DeBoer - 5.60
  - Section 11 W Joyce Koolker LE et al - 7.90
  - X David & Altha Greeneweg - 9.50
  - Y Eric & Rachel VanRoekel - 5.62
  - Section 12 Z Cole & Kimberly Wagner - 9.40
  - AA Justin & Shonna VanValdhuizen - 6.59
  - Section 13 AB Brian Rozeboom - 7.46
  - AC Lauren Sandbulte - 14.20
  - Section 14 AD 4-Wolves, LLC - 17.93
  - Section 15 AE Shawn & Jamie Sandbulte - 5.47
  - AF Reneas Dairy Inc. - 7.22
  - Section 16 AG Lyle & Sharna VanHolland - 28.89
  - Section 18 AH Mark & Lanlie Harris - 10.09
  - AI Byron Koenen - 8.88
  - Section 19 AJ David & Sandra Heuer - 8.02
  - AK RAR Farm Prop. LLC - 9.85
  - Section 20 AL Charles Ranschau - 5.57
  - AM Ruthanne Ranschau Trust - 6.64
  - AN Abelardo Ramon - 5.27
  - Section 21 AO Mark & Brenda Erickson - 5.67
  - Section 22 AP Loren & Jolene Hooyer - 8.08
  - AQ Ross Feekes - 7.39
  - Section 23 AR Dennis & Malinda DeJong - 10.19
  - AS Stanley & Linda Prins - 6.34
  - Section 24 AT Calvin & Alvin Sandbulte - 10.20
  - AU Larry Bloemendaal Trust - 20
  - AV Caryn Cleveringa - 20
  - AW Carolyn Odens - 20
  - AX Marvin Hooyer - 6.54
  - Section 25 AY Todd & Allax Rozeboom - 17.83
  - Section 26 AZ Sioux Co. Egg Farm LLP - 23.23
  - Section 27 BA Jacob Dibbet Jr. - 19.50
  - BB Ward Taylor - 19.50
  - BC Terry & Ruth Duhn - 18.53
  - BD Willard & Karan Hulstein - 19.47
  - Section 28 BE Matthew Kals - 6.60
  - BF James & Karan Schroeder Trust - 25.94
  - BG Douglas Ranschau - 9.81
  - Section 29 BH Kyle & Ashley Wynia - 17.92
  - Section 30 BI Steven & Vonda Post - 9.99
  - BJ James & Karan Schroeder Trust - 22.91
  - Section 31 BK Gregory Miller Trust - 8.88
  - Section 33 BL Jerry & Becky Dibbet - 7
  - BM Marilyn & Jane Post - 9.66
  - BN Marilyn VanHolland - 19.50
  - BO Garrit VanHolland - 19.50
  - Section 34 BP David & Nancy VanHolland - 10.55
  - BQ Kevin & Jason VanHildendorp - 7.90
  - Section 35 BR Ross Hoyer - 11.25
  - Section 36 BS Troy & Katrina TenNapel - 5.15



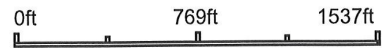


Aerial Map



©2024 AgriData, Inc.

Boundary Center: 43° 8' 45.27, -96° 17' 53.05



**8-96N-46W**  
Sioux County  
Iowa



Maps Provided By:

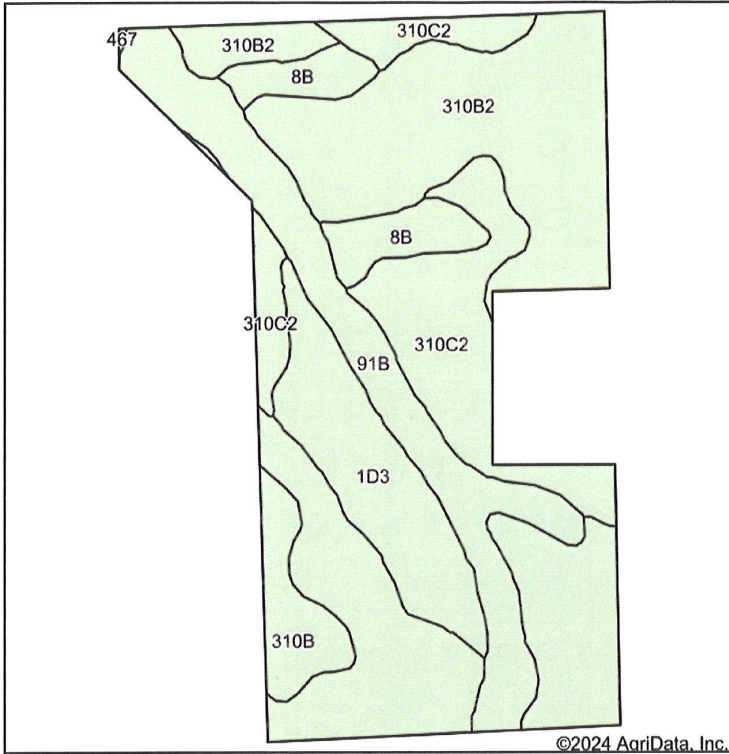


1/11/2024

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



### Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **8-96N-46W**  
 Township: **Plato**  
 Acres: **79.73**  
 Date: **1/11/2024**



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



Area Symbol: IA167, Soil Area Version: 33

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	36.74	46.1%	Ile	90	65	67	
91B	Primghar silty clay loam, 2 to 5 percent slopes	13.14	16.5%	Ile	95	75	78	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	13.05	16.4%	IIle	84	51	65	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	8.97	11.3%	IIle	32	35	58	
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	4.38	5.5%	Ile	92	69	80	
310B	Galva silty clay loam, 2 to 5 percent slopes	3.45	4.3%	Ile	95	67	75	
<b>Weighted Average</b>					<b>2.28</b>	<b>83.6</b>	<b>61.3</b>	<b>*n 68.5</b>

\*\*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.







SIOUX

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

FARM : 8044

Prepared : 1/10/24 3:20 PM CST

Crop Year : 2024

**Abbreviated 156 Farm Record**

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
77.16	77.16	77.16	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	77.16	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	38.00	0.00	169	0
Soybeans	38.00	0.00	53	0
<b>TOTAL</b>	<b>76.00</b>	<b>0.00</b>		

**NOTES**

Tract Number : 40386

Description : E2 SE4 SEC 8 PLATO (EXCEPT 7 AC ON E2 E2 SE4)  
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 :  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.16	77.16	77.16	0.00	0.00	0.00	0.00	0.0





Sioux County, Iowa



**Legend**

- Non-Cropland
- CRP
- Iowa PLSS
- Wetland Determination Unit
- Wetland Inventory
- Iowa Roads

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 77.16 acres

2023 Program Year

Map Created May 03, 2023

**Farm 8044**  
**Tract 40386**

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.





## **Rent Information:**

**This farm is rented for the 2024 crop year. The buyer of this farm will receive the full rent plus a rent subsidy from the seller for the 2024 crop year.**

**Buyer at closing shall receive a total amount of \$34,722.00 for rent for the 2024 crop year which includes both the rent and the rent subsidy.**



**REVIEW DRAFT**  
1-12-24

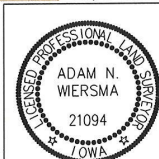
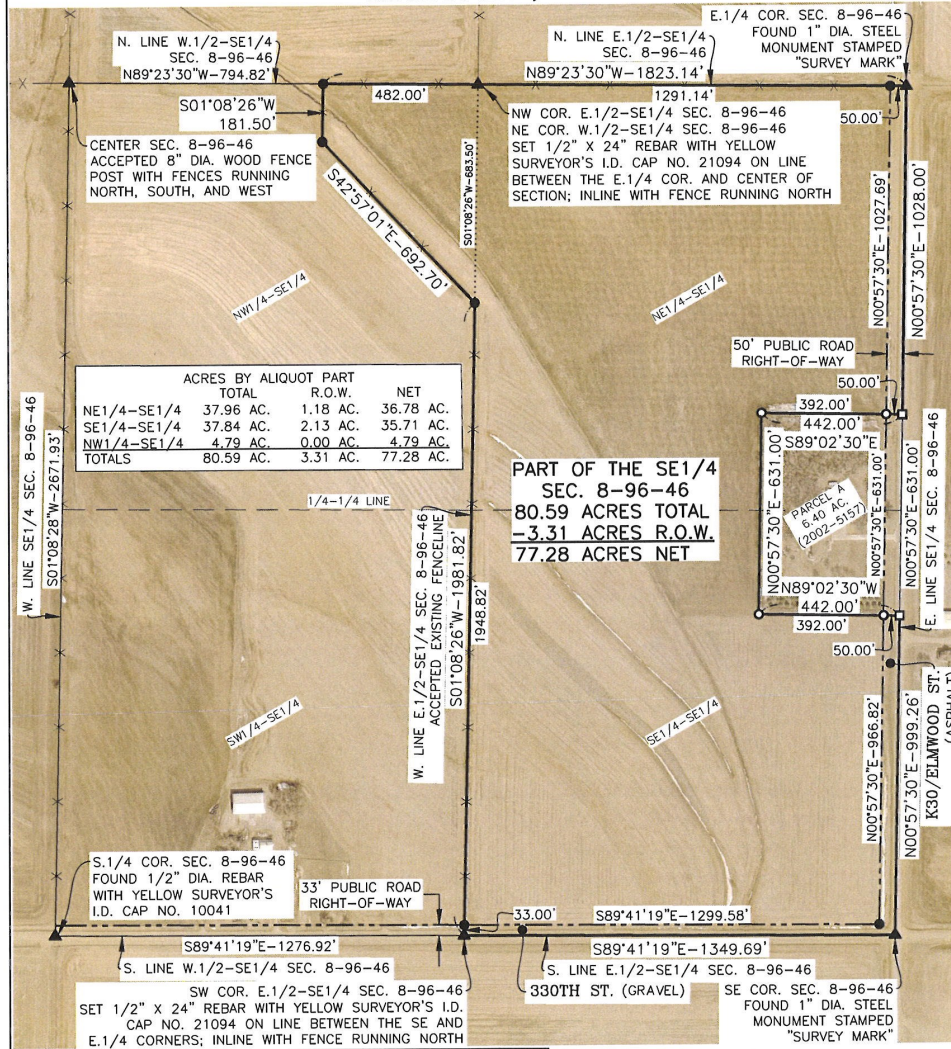
LOCATION:  
SE1/4 SEC. 8-96-46

PREPARED BY AND RETURN TO:  
ADAM N. WIERSMA, PLS  
DGR ENGINEERING  
1302 SOUTH UNION STREET  
P.O. BOX 511  
ROCK RAPIDS, IOWA 51246  
PHONE: 712-472-2531

SURVEY REQUESTED BY: MARK ZOMER, REALTOR

CURRENT PROPRIETOR: GERALDINE C. VAN HOLLAND

**PLAT OF SURVEY**  
(RETRACEMENT SURVEY)  
**PART OF THE SE1/4 SECTION 8-96-46**  
**SIoux COUNTY, 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: Adam N. Wiersma, L.S. License No. 21094 (Date)  
My license renewal date is December 31, 2025

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

- LEGEND**
- ▲ SECTION CORNER AS NOTED
  - SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21094
  - FOUND 5/8" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 12090
  - FOUND MAG-NAIL



DGR ENGINEERING  
Rock Rapids, Iowa 712-472-2531  
Sioux City, Iowa  
Sioux Falls, South Dakota

Date 1-12-24  
Drawn By ANW  
Reviewed TML  
Approved ANW

DATE OF FIELD WORK-1-11-24  
SHEET 1 OF 2  
PROJECT NO. 374014  
DWG. # P:03074014:374014:DWG374014.DWG





# 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](http://www.zomercompany.com)  
for our past successful results