

**ZOMER COMPANY**  
REALTY & AUCTION

# Sioux County, IA Land Auction

Upcoming Farmland Auction Of  
**80.09+/- Acres** Of Farmland  
Located In **Center TWP**,  
Sioux County, IA!

**Lyle Mars - Owner**

**SALE DATE**

**APRIL 23, 2024 @ 10:30AM**

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

Ivan Huenink 712-470-2003

Gerad Gradert 712-539-8794



Approx. Boundary Lines

**Auctioneers' Note: We are honored to present at auction this excellent tract of Center TWP, Sioux County, IA farmland! As the Mars Family has acquired other land and are doing a 1031 exchange, they are offering this excellent land for auction. This land has had manure applied regularly and also has a good yield history! If you are looking to purchase a tract of land to add to your operation or investment portfolio this is an excellent opportunity! Land is an excellent long term investment!**

**Abbreviated Legal Description:** The West 1/2 of the Northeast 1/4 And Parcel B in the Northeast 1/4, all located in Section 18, TWP 95N, Range 46W, Sioux County, IA. Subject to all easements and public roads of record.

**General Description:** According to the county assessor, this property contains 80.09+/- gross acres. According to FSA, this farm contains approx. 76.56+/- tillable acres with the balance in road/ditch. This farm has road on 1 side and is an inside tract of farmland! This farm has a corn base only of 76.56 acres with a PLC yield of 190bu. This farm is classified as HEL. The predominant soil types include: 310B, B2, C2-Galva, 428B-Ely, 11B-Radford-Judson, 8B-Judson. The average CSR2 is 86.9. This is an outstanding farm located in the Heartbeat of Sioux County, IA! This farm has great soil ratings and has regularly had manure applied! This farm has a good APH yield history with 232bu corn per acre in 2023, 246bu corn per acre in 2021 and 66bu soybeans per acre in 2022 and 67bu soybeans per acre in 2020! This farm also has some drainage tile line installed and maps are available! Buyer of this farm will receive immediate possession to farm this farm for the 2024 crop year!!!

**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 county acres. This farm has NOT been surveyed and is being sold based on the gross county acres only. Farm will NOT be surveyed and buyer is purchasing the farm with the understanding that the acres are considered to be more or less.

**Taxes:** The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,508.00 per year. Seller will pay the 2023 taxes which are due and payable in March and Sept of 2024.

**Possession:** Buyer will receive immediate possession to farm this farm for the 2024 crop year! 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 May 29, 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 agrees to accommodate the seller with a 1031 exchange. 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. **Brad De Jong—Attorney for sellers.**

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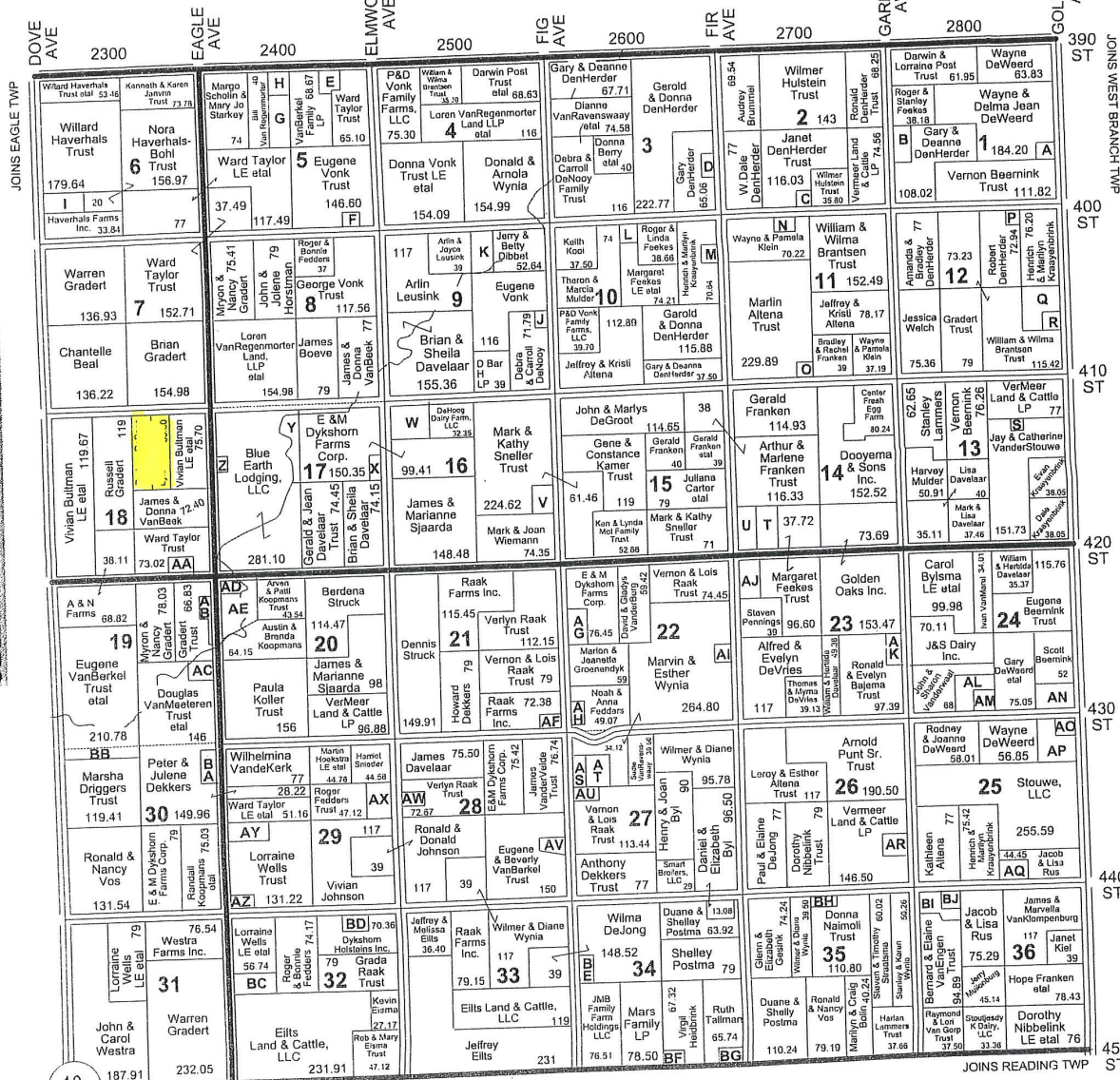
**Location:** From the intersection of HWY 10 and Eagle Ave. North of Ireton, IA go North on Eagle Ave for 4 miles to 410th St. then go 1/4 mile West on 410th St. to the farm. OR from Sioux Feed on the South Side of Sioux Center, IA go West on 420th St. for 7 miles to Eagle Ave. then go North on Eagle Ave for 1 mile to 410th St. then go 1/4 mile West on 410th St. to the farm. Farm is located on the South side of 410th St.. Watch [zomercompany.com](http://zomercompany.com) for inclement weather!

# CENTER TWP

LAND OWNER

R 46 W  
JOINS PLATO TWP

T 95 N



**Small Tracts**

- Section 1 A Jeffrey DeWeerd - 13.80
- B Kent & Sylvia Pruisman Trust - 7.35
- Section 2 C Duane & Janet Bajema Trust - 5.29
- Section 3 D Gary & Deanne DenHerder - 11.39
- Section 5 E J & M Hog Inc. - 17.38
- F James & Erica Vonk - 9.40
- G Loren VanRegenmorter Land LLLP - 28.22
- H Community First Broadcasting, LLC - 7.71
- Section 6 I Peter & Jody Haverhals - 16.16
- Section 9 K Edward Ynker - 5.21
- J Jacob Dibbet Jr. Trust - 19.50
- Section 10 L Arie & Helen Byl - 9.45
- M Bruce & Phyllis Hooyer - 6.16
- Section 11 N Wayne Klein - 6.78
- O John & Elaine Fuoss - 5.11
- Section 12 P Robert & Suzanne DenHerder - 5.24
- Q Robert & Suzanne DenHerder - 30.67
- R Michael & Kara Donlin - 8.33
- Section 13 S Robert & Daanna Wynia - 5
- Section 14 T Roger & Linda Feekes - 18.86
- U Benjamin & Alison Obbink - 17.89

- Section 16 V Scott & Laci Vanlek - 10.38
- W Dykshorn Holsteins Inc. - 24.18
- Section 17 X Dykshorn Holsteins Inc. etal - 5.65
- Y Sioux County - 17.55
- Z Wesley & Deanna Foreman - 5.04
- Section 18 AA Betty VanWyk - 7.23
- Section 19 AB Dean Dekkers - 8.20
- AC Randall & Karen VanBeek - 11.08
- Section 20 AD Mark Rens - 10.36
- AE Alvin & Kelly VanEngen - 33.91
- Section 21 AF Dustin & Tina TerHorst - 5.06
- Section 22 AG Clint Raak - 19
- AH Brian & Michelle Denken - 5.36
- AI Nelson & Deborah Wynia - 9.70
- Section 23 AJ Margaret Feekes LE etal - 17.87
- AK Rodney & Dawn Zomermaand - 9.23
- Section 24 AL Arthur & Marlene Franken - 31.59
- AM Donald & Margery Schley - 7.41
- AN B.K.Tucker, LLC - 25
- Section 25 AO Alan & Cheryl Sandbulte - 6.45
- AP Henrich & Marilyn Kraayenbrink - 31.55
- AQ Thomas & Oriana Rus - 12.80

- Section 26 AR Dennis & Elaine Zomermaand - 9.50
- Section 27 AS Michael & Renae Calkhoven - 6.11
- AT Ronald & Wanda VanRavenswaay - 32.56
- AU Joel & Laura Hirschman - 5.36
- Section 28 AV Jonathan & Eileen Butler - 6.36
- AW Roger Fedders Trust - 6.33
- Section 29 AX Noah & Anna Fedders - 19.54
- AY Mark & Julia Wells - 19.24
- AZ Mark & Julia Wells - 5.17
- Section 30 BA Anden Taylor - 7.15
- BB Paula Koller - 20.19
- Section 32 BC Mark & Julia Wells - 19.24
- BD Terry & Linda Mulder - 6.84
- Section 34 BE James & Angela Dekkers - 7.48
- BF Carl & Josh VanZweden - 11.18
- BG Jacob & Trena VanWyk - 9.86
- Section 35 BH Vernon Beemink Trust - 8.50
- Section 36 BI Merle Wynia - 15.64
- BJ Alfredo Martinez & Delia Anzua - 5.21

SIoux COUNTY, IA

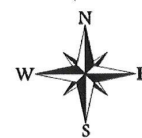
Aerial Map



Boundary Center: 43° 3' 5.6, -96° 19' 14.98



18-95N-46W  
Sioux County  
Iowa



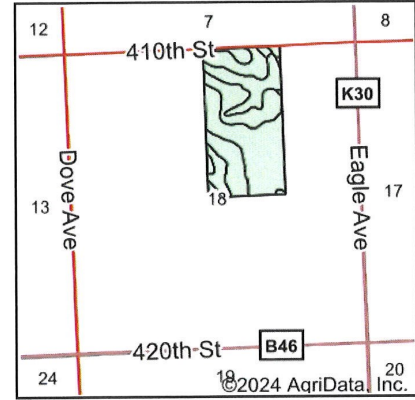
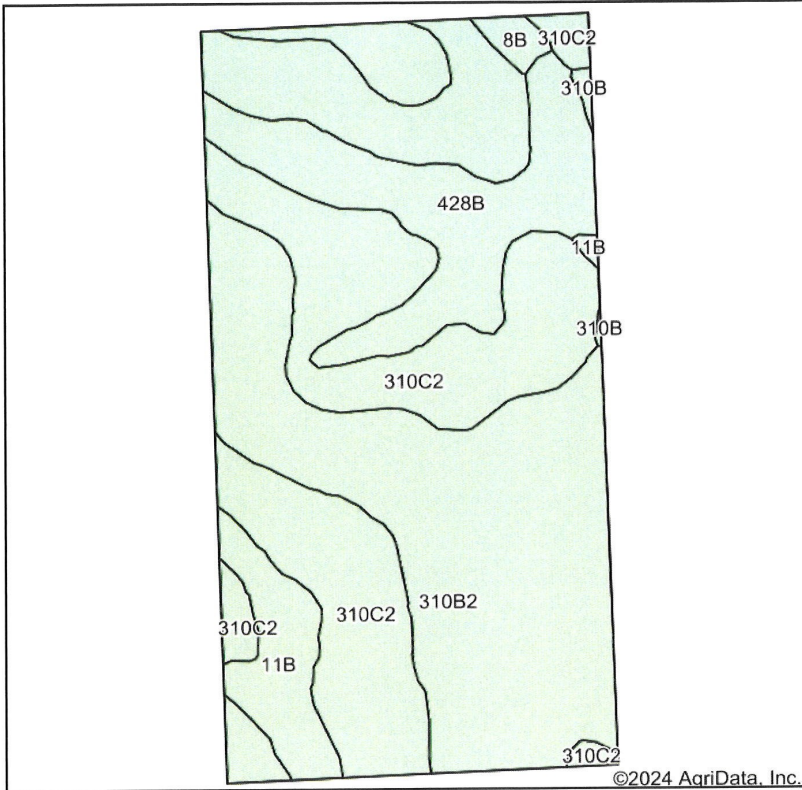
Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgridataInc.com

3/19/2024

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



### Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **18-95N-46W**  
 Township: **Center**  
 Acres: **80.09**  
 Date: **3/19/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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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
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	32.90	41.1%	IIIe	84	51	65
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	30.16	37.7%	Ile	90	65	67
428B	Ely silty clay loam, shallow loess, 2 to 5 percent slopes	11.52	14.4%	Ile	88	70	74
11B	Radford-Judson complex, 0 to 5 percent slopes	4.56	5.7%	IIw	84	56	78
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	0.72	0.9%	Ile	92	69	80
310B	Galva silty clay loam, 2 to 5 percent slopes	0.23	0.3%	Ile	95	67	75
<b>Weighted Average</b>				<b>2.41</b>	<b>86.9</b>	<b>59.5</b>	<b>*n 68</b>

\*\*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 Inventory
  - Iowa Roads
  - Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 76.56 acres

2023 Program Year  
Map Created May 02, 2023

Farm **8399**  
Tract **2302**

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 the data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA) for more information. (USDA Natural Resource Conservation Service (NRCS))





**Tract Number** : 2302  
**Description** : W2 NE4 SEC 18 CENTER  
**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
78.88	76.56	76.56	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	76.56	0.00	0.00	0.00	0.00	0.00

IOWA  
 SIOUX  
 Form: FSA-156EZ



**Abbreviated 156 Farm Record**

**FARM : 12254**  
**Prepared : 3/20/24 10:05 AM CST**  
**Crop Year : 2024**

Tract 2302 Continued ...

**DCP Crop Data**

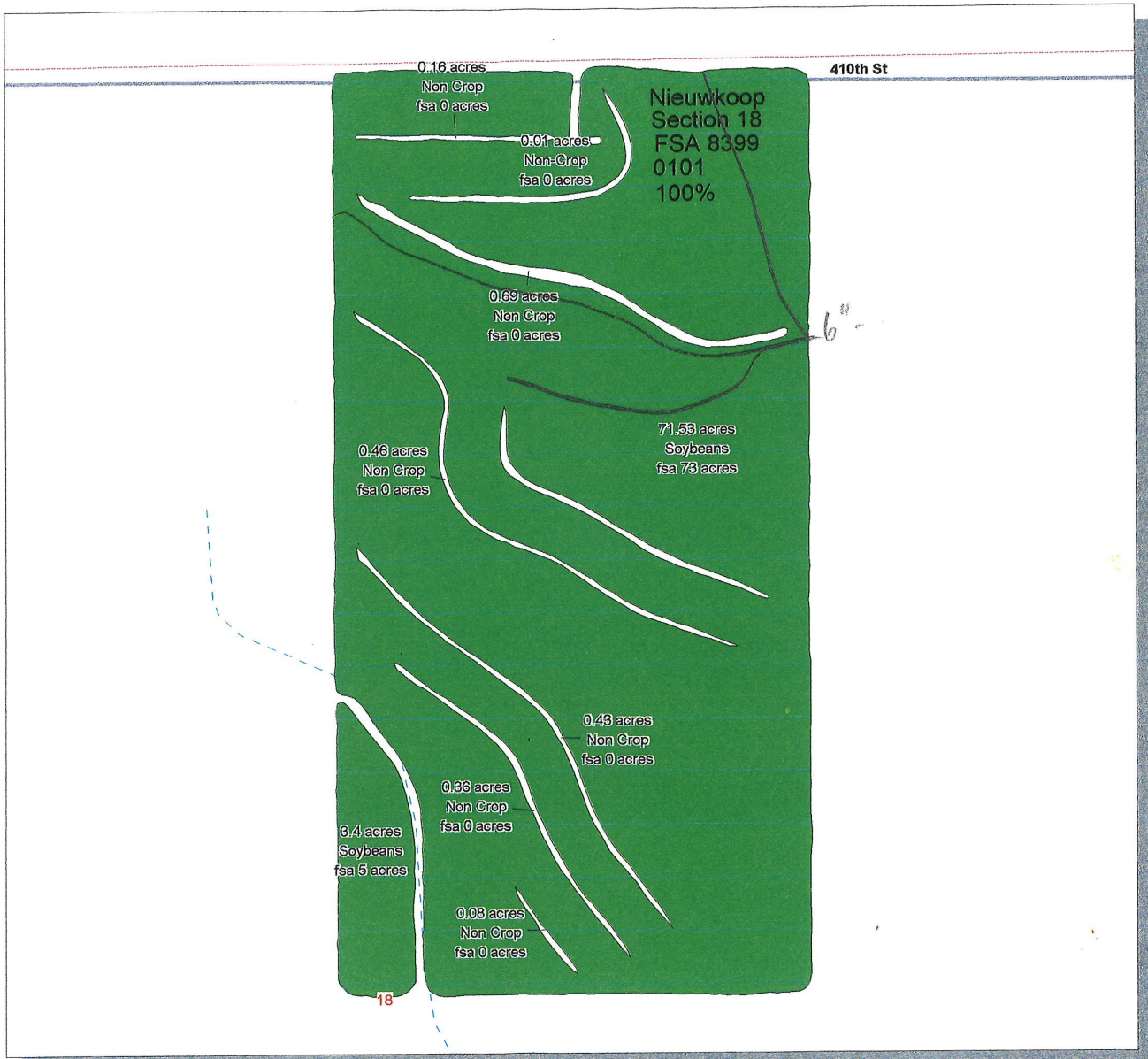
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	76.56	0.00	190
<b>TOTAL</b>	<b>76.56</b>	<b>0.00</b>	

**NOTES**



# LYLE MARS 2004

© AgriMaps 6/3/04



## Crops Summary

	Acres = 77.14
□	Non-Crop = 2.19
□	Non-Crop = 0.01
■	Soybeans = 74.94

# Tile Map

## Map Legend

- City & Twp Roads
- County Highways
- State Highways
- +++ Railroads
- Rivers & Lakes
- Sections
- Townships
- Counties

# Proven Yield History

Signature Authority: BREYDA MARS Power of Attorney: Center 18  
 Assignment of Indemnity:

Unit Number / Prod ID	Crop / Plan / Level	Practice / Type	Price	T-Yield	Map Area	OL	YE	Year <sup>1</sup>	PQ Prod	Prod	Acres	PQ Yld	Yld/Typ	Rec Typ
0001-0001 / 11	CORN / RP / 80%	NON IRR / GSG	100%	Rate Yield	206			2010		17177.4	76.60		224A	
Share	Options	Processor # / Name		Adjusted Yield				2011		14772.2	76.60		193A	
1.0000	TA YE			Last Yr Appr Yld	199		<input checked="" type="checkbox"/>	2012		11814.6	76.60		184A	
Farm Name				Tot Yield/Years	1992 / 10			2013		13510.7	76.60		176A	
NIEUWKOP CENTER				Yield Indicator	223			2014		12130.0	76.60		188A	
Remarks / Other				Avg APH Yield	199			2015		15474.0	76.60		202A	
				Approved Yield	221			2017N		19078.6	76.56		249A	A
								2019L		12127.1	76.56		188A	M
								2021N		18833.8	76.56		246A	N
								2023N		17739.0	76.56		232A	N
Added Land/New Crop/P/T				Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										Protector Coverage
Legal Description				<input type="checkbox"/> Field Review <input type="checkbox"/> Inspection										
0018-095N-Q46W														

Unit Number / Prod ID	Crop / Plan / Level	Practice / Type	Price	T-Yield	Map Area	OL	YE	Year <sup>1</sup>	PQ Prod	Prod	Acres	PQ Yld	Yld/Typ	Rec Typ
0001-0001 / 1	SOYBEANS / RP / 80%	NON IRR / COMM	100%	Rate Yield	66			1997		1989.0	39.00		51A	
Share	Options	Processor # / Name		Adjusted Yield				1998		4424.0	79.00		56A	
1.0000	TA			Last Yr Appr Yld	58			2000		3370.5	74.90		45A	
Farm Name				Tot Yield/Years	581 / 10			2002		3755.0	75.10		50A	
NIEUWKOP CENTER				Yield Indicator	67			2004		4600.0	74.90		61A	
Remarks / Other				Avg APH Yield	58			2006		4399.0	74.90		59A	
				Approved Yield	68			2016		4832.0	76.60		63A	
								2018N		4854.0	76.56		63A	H
								2020		5114.0	76.56		67A	A
								2022		5063.0	76.56		66A	B
Added Land/New Crop/P/T				Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										Protector Coverage
Legal Description				<input type="checkbox"/> Field Review <input type="checkbox"/> Inspection										
0018-095N-Q46W														

Prepared For  
**FCS - SIOUX CENTER**  
**LYLE MARS**  
CENTER 18, 70.4Acres  
NE  
AFTER HARVEST  
NIEUWKOOP

**OM**

-  < 1.4
-  1.5-2.9
-  3.0-4.4
-  4.5-5.9
-  6.0 >

**Organic Matter Map**



# PRESENTED BY

# ZOMER COMPANY

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**Darrell Vande Vegte — Sales-712-470-1125**  
**Ryan Zomer — Sales - 712-441-3970**  
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Licensed in Iowa, South Dakota, Minnesota, & Nebraska

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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.

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[www.zomercompany.com](http://www.zomercompany.com)

for our past successful results