

Live Public Land Auction

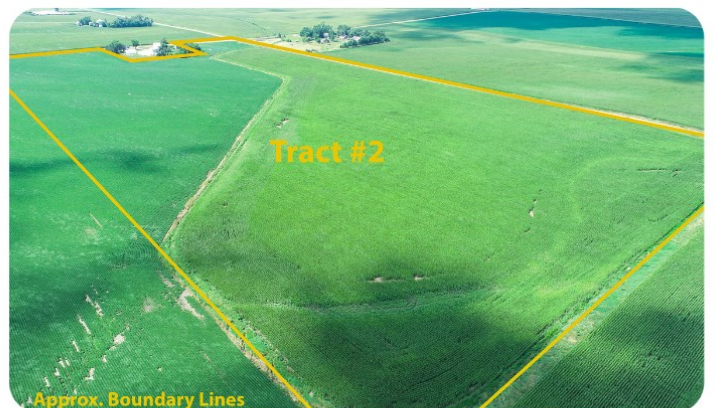
**November 15, 2024 at
10:30 A.M.**

Lynn Twp, Sioux County, IA



Tract 1: 80.84 Acres

CSR2-95.3



Tract 2: 75.18 Acres

CSR2-91.3

**Heirs Of Bill & Marge Van Surksum
Owners**

ZOMER COMPANY
REALTY & AUCTION

 **712-476-9443**

 **zomercompany.com**

Auctioneer's Note: We take great pride in presenting, on behalf of the heirs of Bill & Marge Van Surksum, these two outstanding tracts of Lynn TWP, Sioux County, IA farmland! These farms have excellent soil ratings and are located in an area of Sioux County, IA known to have some of the highest quality land in the county! Purchasing land is not just another investment, it is an investment in your family's future! Investing in land is a decision you'll never regret!

Property Location: From the Intersection Of B40 & Lily Ave. on the West side of Hospers, IA go North on Lily Ave. for 3 miles to 370th St. then go West on 370th St. for 1/2 mile to Tract 1. Tract 2 is located directly West of Tract 1. OR from NCC on the West side of Sheldon, IA go West on HWY 18 for 2 miles to Lily Ave. then go South on Lily Ave for 5 miles to 370th St. then go 1/2 Mile West on 370th St. to Tract 1. Tract 2 is located directly West of Tract 1. Auction to be held at the Crossroads Event Center Parking Lot in Sheldon, IA (301 34th Ave, Sheldon, IA 51201).

Watch zomercompany.com for inclement weather!



Abbreviated Legal Description of Tract 1: Parcel B in the SW1/4 of Section 21, TWP 96N, Range 43W, Sioux County, IA. Subject to all easements and public roads of record.

General Description of Tract 1: According to the recent survey, this property contains 80.84+/- gross acres. According to FSA/Survey, this farm contains approx. 79.83 tillable acres with the balance in road/ditch. This is an inside tract of farmland which is nearly 100% tillable with the only exception being the road and the 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 57bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310, B, B2-Galva, 91-Primghar, 92-Marcus, 31-Afton, 78B2-Sac. The average CSR1 is 69.5. The average CSR2 is 95.3. Featuring 1/2 mile rows, impeccable soil ratings and a location 2nd to none, this farm is truly one that you can proud to own! Making the decision to purchase land is a strategic investment in the future generations of your family!

Abbreviated Legal Description of Tract 2: Parcel A in the SW1/4 of Section 21, TWP 96N, Range 43W, Sioux County, IA. Subject to all easements and public roads of record.

General Description of Tract 2: According to the recent survey, this property contains 75.18+/- gross acres. According to FSA/Survey, this farm contains approx. 69.5+/- tillable acres. 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 57bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310, B, B2-Galva, 31-Afton, 91, B-Primghar, 810-Galva, P733-Calco, 78C2, B2-Sac. The average CSR1 is 67.9. The average CSR2 is 91.3. This farm offers a fantastic opportunity to purchase a tract of Sioux County, IA farmland! The opportunity to purchase land of this quality in this area does not often present itself! Make plans today to purchase this tract of Sioux County, Iowa farmland!

Method of sale: Auction to be held at the Crossroads Event Center Parking Lot in Sheldon, IA (301 34th Ave, Sheldon, IA 51201). Tracts will be sold in the choice method. Top bidder of the round of choice will have the option to select the tract of their choice or both of the tracts. If the top bidder selects 1 tract then whichever tract is remaining will be sold. If the top bidder of the round of choice selects both of the tracts then the auction will be over. Tracts will not be combined in any way other than the option to purchase both tracts during the round of choice.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,263.00 per year on Tract 1 and approx. \$2,105.00 per year on Tract 2. Seller will pay the 2024 taxes which are due and payable in March and Sept of 2025.

Possession: Possession of the farms will be on March 1, 2025. These farms are available to farm for the 2025 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 18, 2024. Buyer shall receive a clear and merchantable title to the property on closing day. These farms are 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. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and auction booklets are available upon request. If buyer delays closing, penalties may apply. This Property is being sold subject to the confirmation of the sellers. This auction is subject to court approval. 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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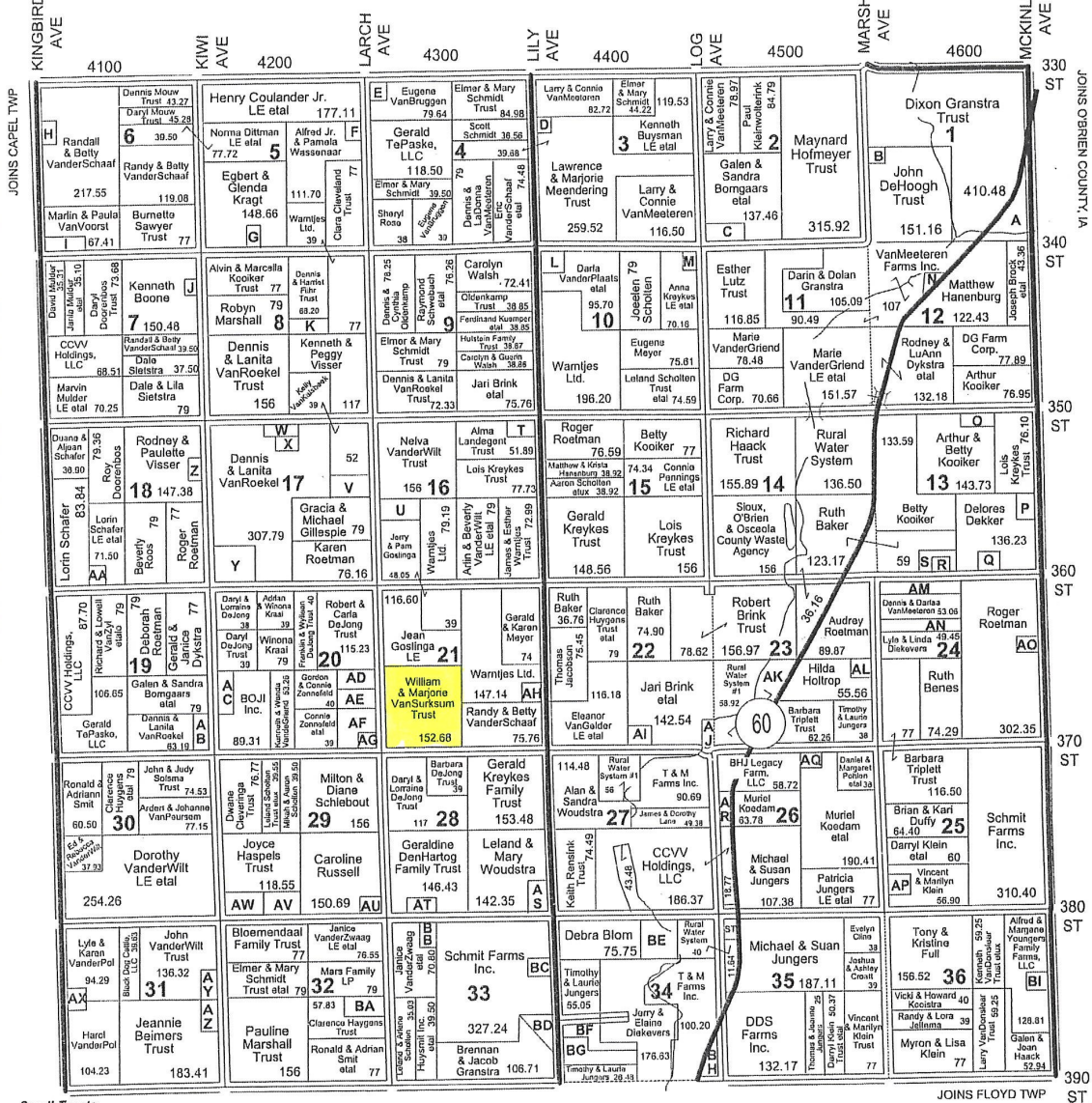
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LYNN TWP

LAND OWNER

R 43 W
JOINS GRANT TWP

T 96 N



LAND OWNER & RURAL RESIDENT MAPS

Small Tracts

- Section 1 A Carolyn VanMaanen Trust etal - 18.05
- Section 1 B Gary & Nadine DeHoogh - 6.08
- Section 2 C Dennis & LaDonna VanMeesteren - 13.95
- Section 3 D Kenneth & Lisa VanKaKerix - 8.92
- Section 4 E Van's Farm Inc. - 5.08
- Section 5 F Coulander Manure Handling Inc. - 7.30
- Section 6 G Travis & Alicia McDonald - 7.34
- Section 6 H Heath & Roberta Warmtjes - 6.12
- Section 7 I Verdean & Joan Wiertzema - 8.37
- Section 7 J Kenneth & Linda Boone - 5.56
- Section 8 K Warren Filhr - 10.80
- Section 10 L Lyon Pork, LLC - 8.55
- Section 10 M Norman & Joellen Scholten - 6.82
- Section 12 N Keith & Kristin Kleinwolkterink - 5.94
- Section 13 O Kimmy & Cheryl Kooiker - 14.27
- Section 13 P Kirk Dekker - 11.34
- Section 13 Q Marion & Ruth Baker - 6.15
- Section 13 R M & R Pork Inc. - 6.73
- Section 13 S Marion & Ruth Baker - 12.27
- Section 16 T Sonstegard Farms - 23.87
- Section 16 U Theresa Goslinga LE etal - 24.76
- Section 17 V Ronald VanKalsbeek - 19.50
- Section 17 W Jamie VanRoekel - 26.97
- Section 17 X Ruth Silentjes - 11.47
- Section 17 Y Rick & Rhonda VanRoekel - 39.52
- Section 18 Z Asa Visser - 8.62
- Section 19 AA Brian & Mary Schaefer - 5.09
- Section 19 AB Jamie VanRoekel - 13.81
- Section 20 AC Daryl & Lorraine DeJong - 12.24
- Section 20 AD Josh & Kelly Goslinga - 17.50
- Section 20 AE Jerry & Pam Goslinga - 17.50
- Section 20 AF Daryl & Lorraine DeJong - 35
- Section 20 AG Nathan & Shanna DeHoogh - 9.02
- Section 21 AH Steven Krogman - 9.59
- Section 22 AI Ryan & MiKyla Dittman - 9.41
- Section 22 AJ T & M Farms Inc. - 6.56
- Section 23 AK John & Judith Solsma Trust - 42.22
- Section 23 AL Brent & Barbara Stuit - 9.81
- Section 24 AM Lisa Pasco - 24.55
- Section 24 AN Linda Diekevers etal - 29.62
- Section 24 AO Dennis Jr. & Pamela Ellis - 8.67
- Section 25 AP Dean Klein - 10.22
- Section 26 AQ Christopher & Kacy Jungers - 6.59
- Section 26 AR Evelyn Cline - 8.35
- Section 28 AS Alan & Sandra Woudstra - 11.14
- Section 28 AT Kersten Family Trust - 6.14
- Section 29 AU Taylor VanderZwaag - 5.31
- Section 29 AV Fox Creek Ranch Trust - 15.54
- Section 29 AW Robert & Kathy Verdoorn - 15.54
- Section 31 AX Hickory Plains Inc. - 12.17
- Section 31 AY Red Roof Farm Inc. - 16.76
- Section 31 AZ Lanca Belmers - 12.25
- Section 32 BA Alvin & Julie Stuit - 20.90
- Section 33 BB Brian & Angela VanderZwaag - 6.20
- Section 33 BC Stanley & Arlene Ollerloo - 5.88
- Section 33 BD T&M Farms Inc. - 24.51
- Section 34 BE John & Darla VandeWaeerd - 28.49
- Section 34 BF Brennan Jungers - 32.90
- Section 34 BG Christopher & Kacy Jungers - 31.80
- Section 34 BH Donald Evink - 10.15
- Section 36 BI SAM Farms Inc. - 5.23

SIoux COUNTY, IA

Aerial Map



Boundary Center: 43° 6' 59.97, -95° 55' 57.78



21-96N-43W
Sioux County
Iowa



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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9/17/2024

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

Soils Map



State: Iowa
 County: Sioux
 Location: 21-96N-43W
 Township: Lynn
 Acres: 80.84
 Date: 9/17/2024



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	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
310B	Galva silty clay loam, 2 to 5 percent slopes	44.66	55.2%		> 6.5ft.	Ile	95	67	75	
91	Primghar silty clay loam, 0 to 2 percent slopes	18.66	23.1%		3.5ft.	Iw	100	77	78	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	8.07	10.0%		> 6.5ft.	Ile	90	65	67	
92	Marcus silty clay loam, 0 to 2 percent slopes	4.42	5.5%		2.5ft.	Ilw	94	72	75	
310	Galva silty clay loam, 0 to 2 percent slopes	2.19	2.7%		> 6.5ft.	I	100	72	77	
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.10	2.6%		2.5ft.	Ilw	80	69	68	
78B2	Sac silty clay loam, 2 to 5 percent slopes, eroded	0.74	0.9%		6.4ft.	Ile	86	63	66	
Weighted Average							1.74	95.3	69.5	*n 74.7

**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

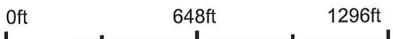
Soils data provided by USDA and NRCS.

Aerial Map



©2024 AgriData, Inc.

Boundary Center: 43° 7' 0.02, -95° 56' 15.52



21-96N-43W
Sioux County
Iowa

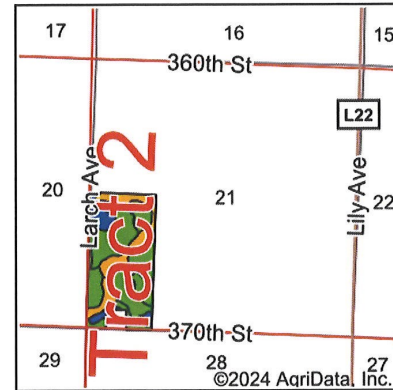
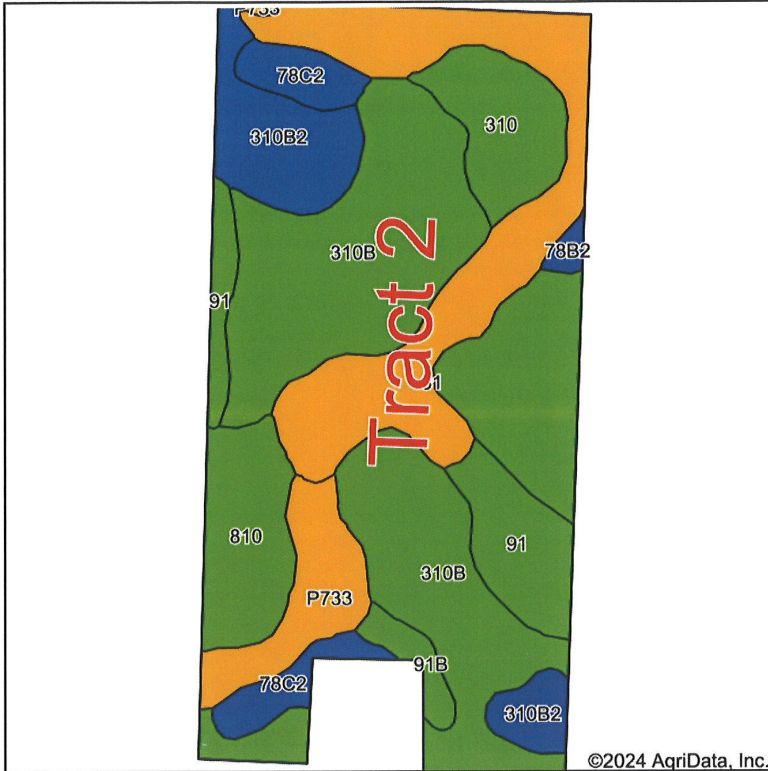


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9/17/2024

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

Soils Map



State: Iowa
 County: Sioux
 Location: 21-96N-43W
 Township: Lynn
 Acres: 75.18
 Date: 9/17/2024



Maps Provided By: **surety**
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Soils data provided by USDA and NRCS.

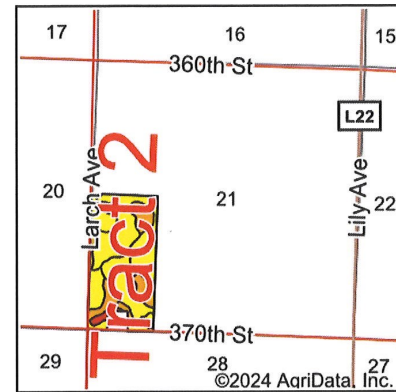
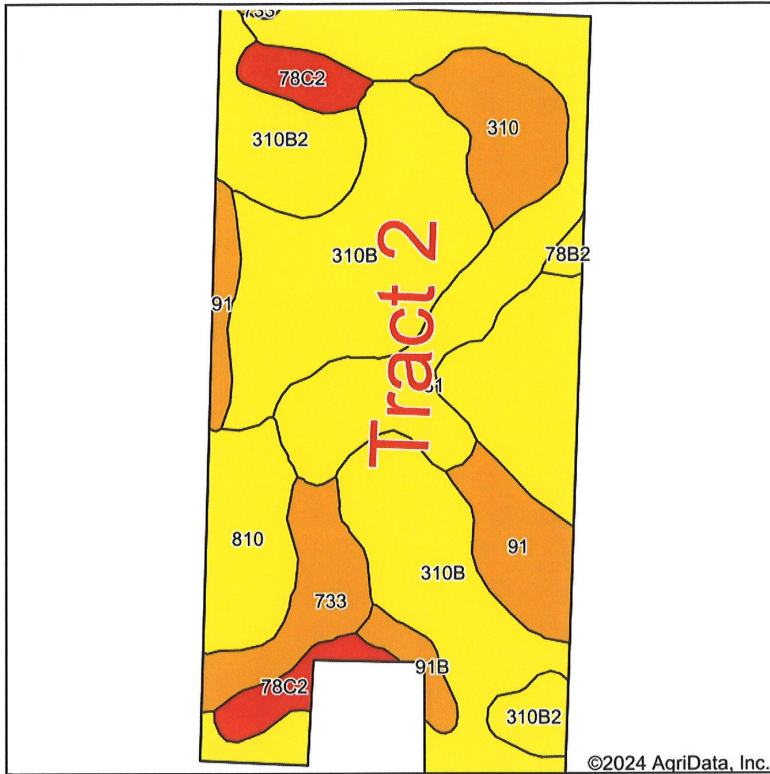
Area Symbol: IA167, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
310B	Galva silty clay loam, 2 to 5 percent slopes	31.16	41.4%		> 6.5ft.	Ile	95	67	75	
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	13.62	18.1%		2.5ft.	Ilw	80	69	68	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	6.18	8.2%		> 6.5ft.	Ile	90	65	67	
91	Primghar silty clay loam, 0 to 2 percent slopes	5.32	7.1%		3.5ft.	Iw	100	77	78	
810	Galva silty clay loam, terrace, 0 to 2 percent slopes	5.10	6.8%		> 6.5ft.	I	100	70	77	
310	Galva silty clay loam, 0 to 2 percent slopes	4.57	6.1%		> 6.5ft.	I	100	72	77	
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.30	5.7%		6.5ft.	Ilw	78		75	
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	3.35	4.5%		6.4ft.	Ille	82	47	66	
91B	Primghar silty clay loam, 2 to 5 percent slopes	1.17	1.6%		3.5ft.	Ile	95	75	78	
78B2	Sac silty clay loam, 2 to 5 percent slopes, eroded	0.41	0.5%		6.4ft.	Ile	86	63	66	
Weighted Average							1.85	91.3	*-	*n 73.1

**IA has updated the CSR values for each county to CSR2.
 *- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
 *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.

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **21-96N-43W**
 Township: **Lynn**
 Acres: **75.18**
 Date: **9/17/2024**



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Soils data provided by USDA and NRCS.

Archived Soils Ending 1/21/2012														
Code	Soil Description	Acres	Percent of field	CSR Legend	Water Table	Non-Irr Class *c	CSR*	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
310B	Galva silty clay loam, 2 to 5 percent slopes	31.07	41.4%		> 6.5ft.	lle	67	6.4	5.2	177	3.1	93	5.1	47
31	Afton silty clay loam, 0 to 2 percent slopes	13.66	18.2%		2.5ft.	llw	69	6.4	3.8	180	3.1	94	5.1	47
310B2	Galva silty clay loam, 2 to 5 percent slopes, moderately eroded	6.19	8.2%		> 6.5ft.	lle	65	6.2	5	175	3	90	4.9	45
91	Primghar silty clay loam, 0 to 2 percent slopes	5.34	7.1%		3.5ft.	lw	77	6.9	5.4	191	3.3	101	5.5	51
810	Galva silty clay loam, benches, 0 to 2 percent slopes	5.14	6.8%		> 6.5ft.	l	70	6.3	5.2	182	3	92	5	46

Soils data provided by USDA and NRCS.

Maps Provided By:



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Code	Soil Description	Acres	Percent of field	CSR Legend	Water Table	Non-Irr Class *c	CSR*	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	
310	Galva silty clay loam, 0 to 2 percent slopes	4.57	6.1%		> 6.5ft.	I	72	6.5	5.3	184	3.1	95	5.2	48	
733	Calco silty clay loam, 0 to 2 percent slopes	4.32	5.7%		2.5ft.	IIw	72	6.4	3.8	184	3.1	94	5.1	47	
78C2	Sac silty clay loam, 5 to 9 percent slopes, moderately eroded	3.32	4.4%		4.5ft.	IIIe	47	5.5	4.5	150	2.7	81	4.4	41	
91B	Primghar silty clay loam, 2 to 5 percent slopes	1.17	1.6%		3.5ft.	Ile	75	6.8	5.3	188	3.2	99	5.4	50	
78B2	Sac silty clay loam, 2 to 5 percent slopes, moderately eroded	0.40	0.5%		4.5ft.	Ile	63	5.8	4.7	172	2.8	85	4.6	42	
Weighted Average							1.84	67.9	6.4	4.8	178.5	3.1	93.1	5.1	46.9

*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 149.39 acres

2024 Program Year

Map Created April 29, 2024

Farm 9165

Tract 2528

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IOWA
SIOUX
Form: FSA-156EZ



FARM : 9165
Prepared : 6/4/24 9:02 AM CST
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-167-2008-34
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
155.68	149.39	149.39	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	149.39	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	74.65	0.00	185	0
Soybeans	74.65	0.00	57	0
TOTAL	149.30	0.00		

NOTES

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Tract Number : 2528

Description : SW4 SEC 21 LYNN
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 : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.68	149.39	149.39	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 : 9165

Prepared : 6/4/24 9:02 AM CST

Crop Year : 2024

Tract 2528 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	149.39	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	74.65	0.00	185
Soybeans	74.65	0.00	57
TOTAL	149.30	0.00	

NOTES

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TERMS OF SALE

- **ANY ANNOUNCEMENTS MADE AT THE AUCTION SUPERCEDE ANY ADVERTISEMENTS.**
- Zomer Company is representing Seller **only**.
- Property is being sold as a cash sale with **NO** financing or other contingencies.
- Property is being sold **AS IS WHERE IS** with all defects and encroachments and **no** guarantees or warranties, expressed or implied. All information including but not limited to years, sizes, dimensions, and lines on maps and pictures provided by Seller and Zomer Company are approximations and for informational purposes only and all such information is not guaranteed or warranted as to accuracy or completeness. All Bidders are encouraged to use due diligence and to inspect Property prior to bidding and the successful Bidder, as Buyer/Purchaser acknowledges he/she has had a reasonable opportunity to inspect and examine the condition of Property and to make inquiries to governmental authorities pertaining to any environmental hazards or easements of record including manure application easements and pertaining to Buyer's/Purchaser's intended use of Property prior to auction as he/she deems necessary or desirable.
- Seller provides no warranty or guarantee that the existing fences lie on the true boundary of the property. Any new fencing shall be responsibility of Buyers/Purchasers and subject to applicable law.
- By bidding on this auction, the successful Bidders/Buyers/Purchasers waive any right to review the Offer For Real Estate/Real Estate Auction Purchase Agreement prior to execution of the said Offer/Agreement and agree to execute said Offer, with no exceptions, immediately after the auction. A copy of the Offer For Real Estate/Real Estate Auction Purchase Agreement is available for review 5 business days prior to the auction. Bidders must contact Zomer Company to request a copy. By bidding on this auction, the successful Bidders/Buyers/Purchasers agree to the terms as set forth herein and as announced on the date of the auction and that as successful Bidders/Buyers/Purchasers an irrevocable oral Contract has been entered into with Seller until the said Offer is executed and the irrevocable oral Contract shall be binding and enforceable.
- Balance of funds due at closing must be in the form of a cashier's check, money order or wire transfer.
- Property is being sold subject to confirmation of Seller. Seller reserves the right to deny any bid for any reason.
- Time is of the essence for this Contract. In the event the Buyers are unable to close with Sellers on the date of closing as set forth in the Offer, Buyers shall be required to pay interest on the full balance of the purchase price, commencing from the date of closing, payable monthly. **In no event shall closing be delayed by Buyers without the written consent of Sellers. In the event Buyers are unable to timely close with Sellers and written consent was not obtained, Buyers may be required to pay to Sellers any and all of Sellers' additional Federal and Iowa capital gains tax and personal income tax due as a consequence of Buyers' failure to timely close. Said additional tax shall be paid by Buyers to Sellers within 10 days the additional tax amount is determined by Sellers' tax preparer. This provision shall survive closing.** Buyers shall also pay interest on all delinquent amounts and any sum reasonably advanced by Sellers to protect their interest in this Contract, computed from the date of delinquency or advance. Any such payments set forth herein will only be required to be paid by Buyers if closing is delayed due to Buyers' inability to perform on all agreed upon terms and conditions of the Contract and will not be required to be paid if there is any delay in closing on due to Seller's inability to provide free and clear title to the Property.
- The successful Bidders/Buyers/Purchasers agree that irreparable damage will occur in the event any provision of the Offer For Real Estate/Real Estate Auction Purchase Agreement is not performed in accordance with the terms of said Offer/Purchase Agreement and agree that Seller shall be entitled to specific performance of the terms of said Offer/Purchase Agreement, in addition to any other remedy at law or in equity.
- Any Buyer/Purchaser division, reshaping and/or proration of Property prior to closing requires Seller's prior written approval. Should Buyers/Purchasers choose to divide, reshape and/or prorate Property in a manner prior to closing other than how the Property was sold at auction, all costs resulting therefrom shall be solely those of the Buyers and shall not delay closing. Such costs shall include, but not be limited to any additional surveying fees, recording fees, deed preparation fees, and abstracting fees.
- Seller and Zomer Company, its owners, officers, employees and agents cannot and will not be held responsible and assume no liability for errors or omissions or for the accuracy or completeness of any information contained herein or other property listing or advertisement or material. Zomer Company, its owners, officers, employees and agents cannot and will not be held responsible and assume no liability for statements and/or representations made by Seller.
- All terms and conditions specific to the Property herein and set forth in this Booklet supersede the foregoing general terms of sale.

PRESENTED BY

ZOMER COMPANY

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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
for our past successful results