



**ZOMER COMPANY**  
REALTY & AUCTION



# Live Public Land Auction

**Sale Date:**

**November 8, 2024**

**at 10:30 A.M.**

**Eagle TWP  
Sioux County, IA**



**103.05+/- Acres**

**Bradley Alan Te Paske  
Family Trust - Owners**

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

712.476.9443

**Auctioneer's Note: The Zomer Company is pleased to have been selected by the Bradley Alan Te Paske Family Trust to offer for sale at auction this excellent tract of Sioux County, Iowa farmland! If you are in the market for a good quality tract of farmland then be sure to take a look at this farm! This farm would make an excellent addition to your current operation or an excellent investment! Land for generations has proven to be an excellent investment! Make plans today to purchase this farm!**

**Location: From Ireton, IA go 1 mile North to HWY 10 then go 2 miles West on HWY 10 to Dogwood Ave. then go 1 3/4 mile North on Dogwood Ave. to the site of the farm. OR from Hawarden, IA go 6 miles East on HWY 10 to Dogwood Ave. then go 1 3/4 Mile North on Dogwood Ave. Farm is located on the West side of Dogwood Ave and South side of 430th St. Auction to be held the former Agri-Vision (Icon) location North of Ireton, IA (4511 Eagle Ave., Ireton, IA). Watch [zomercompany.com](http://zomercompany.com) for inclement weather!**



**Abbreviated Legal Description: A part of the NE1/4 Excepting The West 60 acres thereof, located in Section 26, TWP 95N, Range 47W, Sioux County, IA. Subject to all easements and public roads of record.**

**General Description:** According to the recent survey, this property contains 103.05+/- gross acres. According to FSA/Survey, this farm contains approx. 97.79+/- tillable acres (including grass terraces). This farm has a corn base only of 90.53 acres with a PLC yield of 169bu. This farm is classified as HEL. The predominant soil types include: 310B2, C2, D2-Galva, 1C3, D3-Ida, 11B-Radford-Judson, 8B-Judson, 428B-Ely, 474D2-Bolan, 91B-Primghar. The average CSR1 is 51.7. The average CSR2 is 75.2. This farm offers an outstanding opportunity to purchase a quality tract of Sioux County, IA farmland in an area where land is not always available for sale! If you look back 5, 10 or 20 years land has proven itself to be an excellent investment! Investing in farmland for your operation or as an investment is a decision that you will be glad you made! This farm has a rolling topography offering good drainage opportunities and it is not very often that you have the chance to purchase one large contiguous tract of farmland! This farm is also located on a short 1 3/4 mile from HWY 10 offering excellent access to local grain elevators! Make the plans today to purchase this tract of land!

**Method of sale: Auction to be held at the former Agri-Vision (Icon) location North of Ireton, IA (4511 Eagle Ave., Ireton, IA).** Farm will be offered for sale with the final bid price times the gross surveyed acres.

**Taxes:** The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,676.00 per year. 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 19, 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. If buyer delays closing, penalties may apply. 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. **Brian Van Engen—Attorney for sellers.**

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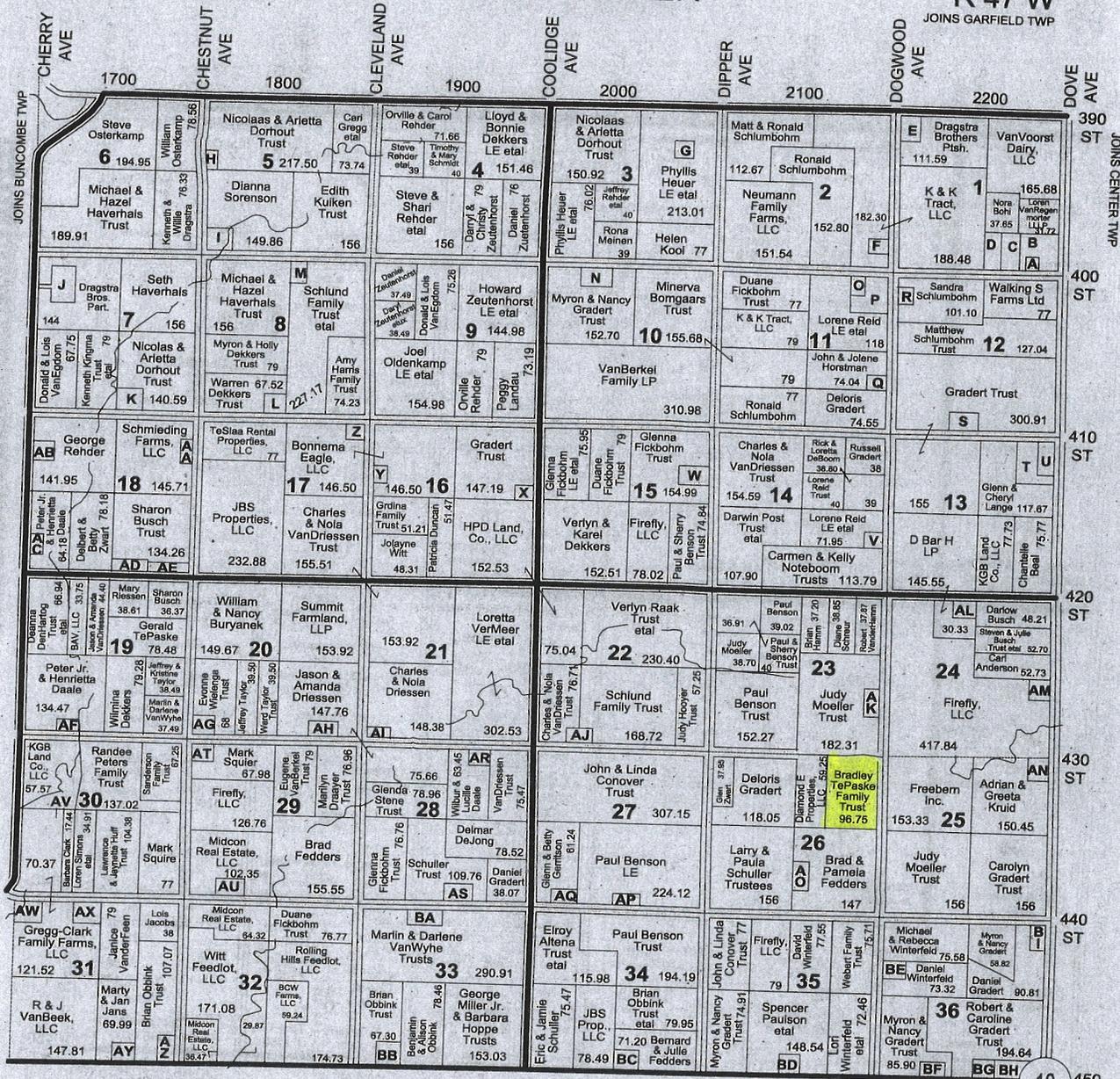
# EAGLE TWP

## LAND OWNER

T 95 N

R 47 W

JOINS GARFIELD TWP



LAND OWNER & RURAL RESIDENT MAPS

**Small Tracts**

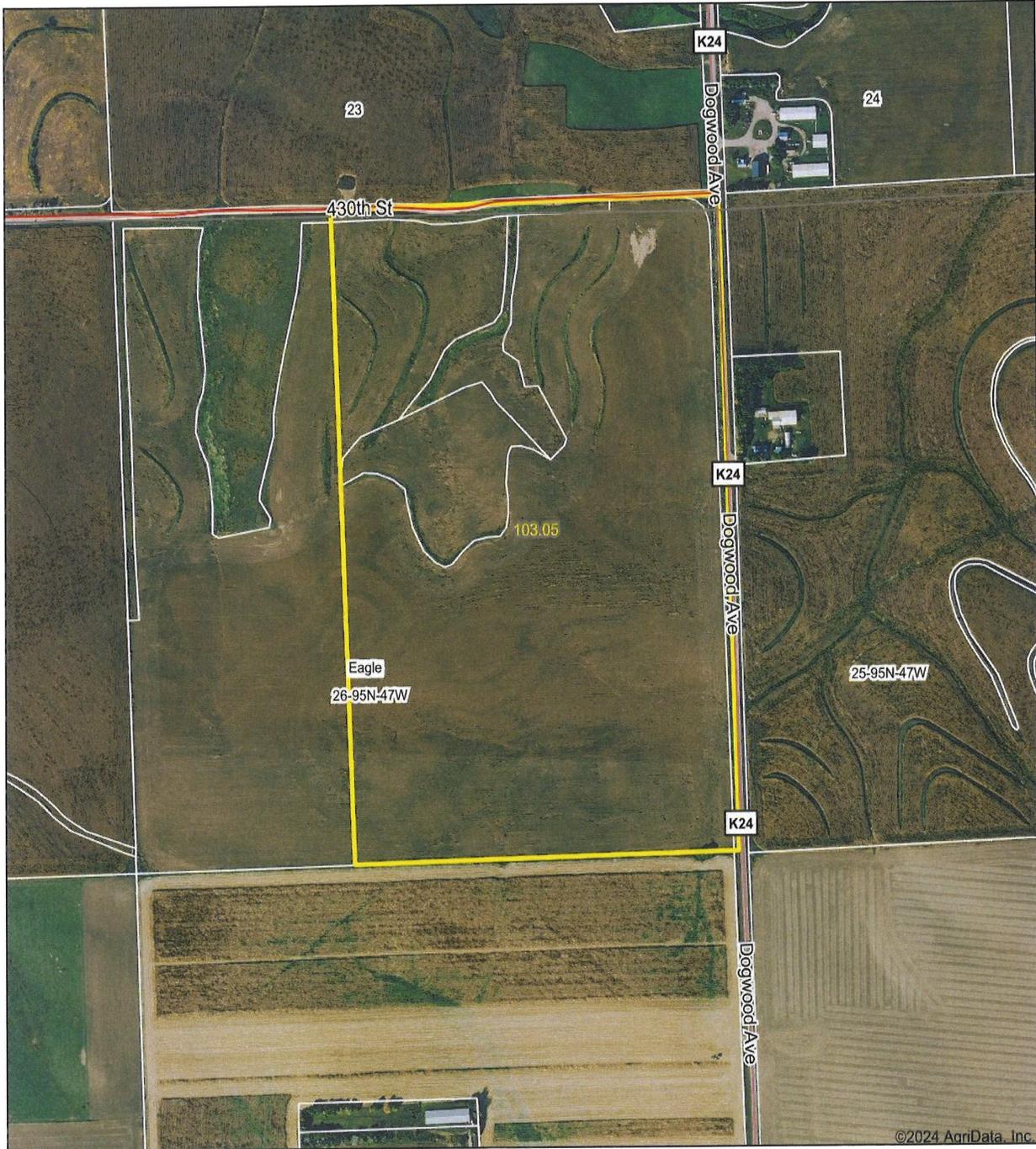
- Section 1 **A** Chad & Rochelle Groeneweg - 11.04
- B** Beau & Erin Bosma - 25.65
- C** Treyton Haverals - 16.79
- D** Jay & Dorothy Bolkema - 22.43
- E** Kenneth Dragstra Trust - 8.64
- Section 2 **F** Dragsra Bros. Inc. - 5.09
- Section 3 **G** Randy Heuer - 10.71
- Section 5 **H** Todd & Dawn Trigg - 7.68
- I** Ronald Craft - 6.14
- Section 7 **J** Josh & Allison Leusink - 5.85
- K** David Dorhout - 12.39
- Section 8 **L** Chad & Jerrianna Abbas - 9.48
- M** Andrew & Carrie Thonstad - 6.81
- Section 10 **N** Frederick & Shari Koopmans - 6.72
- Section 11 **O** Tom & Nancy Chapman - 9.60
- P** Lorene Reid Trust - 28.40
- D** Nicholas VanScheep - 5.83
- Section 12 **R** Greg & Shirley Koenen - 6.86
- S** Russell Gradert - 11.09
- Section 13 **T** Terry & Linda VanWyhe - 19.35

- Section 13 **U** Terry VanWyhe - 13.90
- Section 14 **V** Steve & Wauneva Wagers - 7.05
- Section 15 **W** Verlyn & Karel Dekkers - 12.37
- Section 16 **X** Timothy & Mary Schmidt - 8.19
- Y** Duane & LeaAnn Bonnema - 9.50
- Section 17 **Z** Eagle Pig Inc. - 9.50
- Section 18 **AA** Brady & Ariel Koopmans - 10.76
- AB** Craig & Julie Wegner - 8.12
- AC** Peter Daale & Sons Partnership - 5.89
- AD** Ronald & Joyce Daale - 11.19
- AE** Ricardo & Ofelia Topete - 7.81
- Section 19 **AF** Peter Daale & Sons Partnership - 9.97
- Section 20 **AG** Dan & Susan Kamp - 8.77
- AH** Shane & Katherine Wit - 8.24
- Section 21 **AI** Tyler & Crystal Micheal - 6
- Section 22 **AJ** Robert & Tammy Hiron - 8.01
- Section 23 **AK** Robert & Gail VanderHamm - 13.19
- Section 24 **AL** Phillip Stayton - 7.39
- AM** Bernie & Kathleen Vonk - 9.45
- Section 25 **AN** Byron & Lora Bonnema - 5.88
- Section 26 **AO** Ivan & Leanna Schreiner - 11.01

- Section 27 **AP** Dennis & Tammy Kelly - 9.39
- AQ** Michael & Jeannan Wilbert - 12.23
- Section 28 **AR** Jerry & Joy Steenhout - 12.77
- AS** Richard & Danielle Abbe - 10.21
- Section 29 **AT** Duane & Carol VerHoeven - 9.02
- AU** Gary & Toshia Moffatt - 7.62
- Section 30 **AV** Adam & Amy Yoergger - 35.43
- Section 31 **AW** Cameron Gregg - 8.12
- AX** Cameron & Heidi Gregg - 21
- AY** Jose & Vanessa Lopez - 8.49
- AZ** Logan VanNoort - 9.46
- Section 33 **BA** Alvin VanWyhe - 15.89
- BB** Joel & Emily Groeneweg - 10.07
- Section 34 **BC** Lyle & Loretta Myers - 5.59
- Section 35 **BD** Martin & Sylvia Foot - 8.76
- Section 36 **BE** Matthew Drowelow - 5.68
- BF** Daniel Gradert - 9.56
- BG** Zachary Hulst - 5.85
- BH** Eric & Rachelle Oordt - 13.38
- BI** David & Nicole Wielenga - 7.41

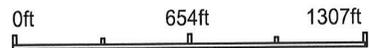
SIoux COUNTY, IA

**Aerial Map**



©2024 AgriData, Inc.

Boundary Center: 43° 1' 20.63, -96° 21' 17.22



**26-95N-47W**  
**Sioux County**  
**Iowa**

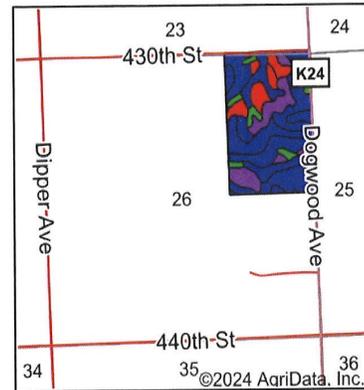
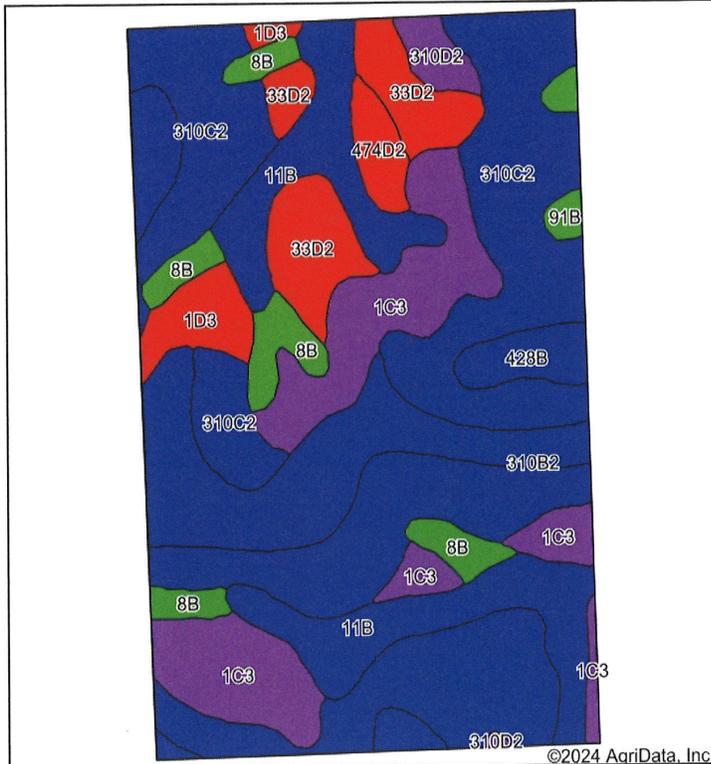


Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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9/12/2024

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

### Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **26-95N-47W**  
 Township: **Eagle**  
 Acres: **103.05**  
 Date: **9/12/2024**



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	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	40.79	39.6%		> 6.5ft.	IIIe	84	51	65	
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	14.68	14.2%		> 6.5ft.	IIIe	58	44	61	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	13.61	13.2%		> 6.5ft.	Ile	90	65	67	
11B	Radford-Judson complex, 0 to 5 percent slopes	13.37	13.0%		3.5ft.	IIw	84	56	78	
33D2	Steinauer clay loam, 9 to 14 percent slopes, moderately eroded	6.98	6.8%		> 6.5ft.	IVe	29	34	52	
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	4.89	4.7%		> 6.5ft.	Ile	92	69	80	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	2.72	2.6%		> 6.5ft.	IIIe	32	35	58	
428B	Ely silty clay loam, shallow loess, 2 to 5 percent slopes	2.06	2.0%		3.5ft.	Ile	88	70	74	
474D2	Bolan loam, 9 to 14 percent slopes, moderately eroded	1.65	1.6%		> 6.5ft.	IIIe	24	17	39	
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	1.42	1.4%		> 6.5ft.	IIIe	57	41	60	
91B	Primghar silty clay loam, 2 to 5 percent slopes	0.88	0.9%		3.5ft.	Ile	95	75	78	
<b>Weighted Average</b>							<b>2.73</b>	<b>75.2</b>	<b>51.7</b>	<b>*n 65.8</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.



IOWA  
SIOUX  
Form: FSA-156EZ



**Abbreviated 156 Farm Record**

**FARM : 10500**  
Prepared : 9/10/24 8:13 AM CST  
Crop Year : 2024

**Tract 43911 Continued ...**

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

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn		0.00	

**TOTAL** **0.00**

**NOTES**

**Tract Number : 43912**

**Description :** E 100 AC NE4 SEC 26 EAGLE  
**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 :** Tract does not contain a wetland  
**WL Violations :** None  
**Owners :** BRADLEY ALAN TEPASKE FAMILY TRUST  
**Other Producers :** None  
**Recon ID :** 19-167-2018-234

**Tract Land Data**

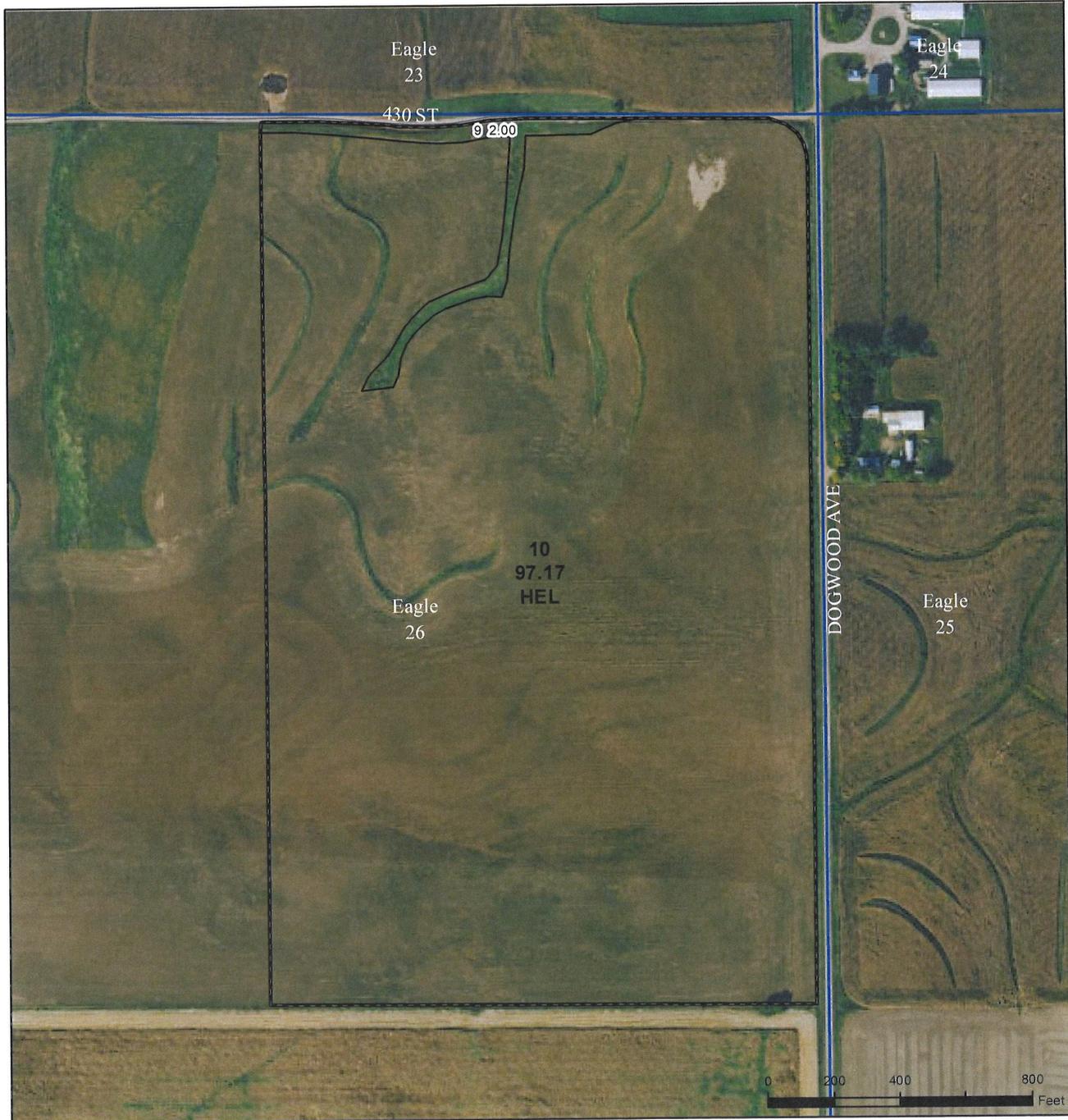
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
99.17	97.17	97.17	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	97.17	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	90.53	0.00	169

**TOTAL** **90.53** **0.00**

**NOTES**



**Legend**

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

**Wetland Determination Identifiers**

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

Tract Cropland Total: 97.17 acres

**2024 Program Year**

Map Created April 29, 2024

**Farm 10500**

**Tract 43912**

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.

LOCATION:  
NE1/4 SECTION 26-95-47

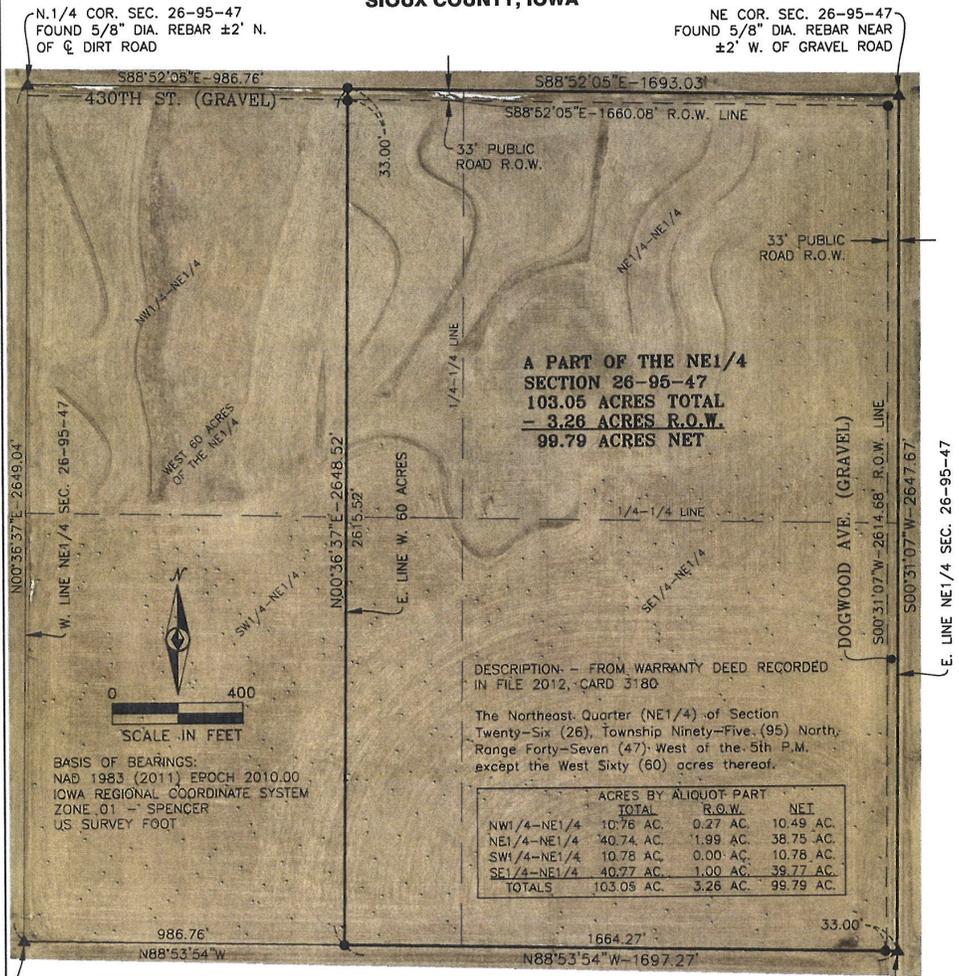
PREPARED BY AND RETURN TO:  
TIM M. LALEMAN, PLS  
DGR ENGINEERING  
1302 SOUTH UNION STREET  
P.O. BOX 511  
ROCK RAPIDS, IOWA 51246  
PHONE: 712-472-2531

SURVEY REQUESTED BY: MARK ZOMER

CURRENT PROPRIETOR:  
BRADLEY ALAN TEPASKE FAMILY TRUST U/D/T

**REVIEW DRAFT  
(8-28-24)**

**PLAT OF SURVEY  
(RETRACEMENT)  
A PART OF THE NE1/4 SECTION 26-95-47  
SIOUX COUNTY, IOWA**



C.1/4 COR. SEC. 26-95-47  
SET 1/2" X 24" REBAR WITH  
YELLOW SURVEYOR'S I.D. CAP NO.  
21092 AT INTERSECTION OF  
OPPOSING QUARTER CORNERS

E.1/4 COR. SEC. 26-95-47  
FOUND 5/8" DIA. IRON PIN  
NEAR  $\odot$  GRAVEL ROAD



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. Laleman, L.S. License No. 21092 (Date)

My license renewal date is December 31, 2025

Sheets covered by this seal: THIS SHEET ONLY

▲ SECTION CORNER AS NOTED  
● SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092

DATE OF FIELD WORK - 7-25-2024

	Email dgr@dgr.com	Date: 8-28-24	<p><b>PROJECT NO. 374266</b></p> <p>DWG. # P:03:074:266:374266/DWG374266 BOUND IRCS.DWG</p>
	Web dgr.com	Drawn By: TML	
		Reviewed: ANW	
		Approved: TML	



# 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