

**100.69+/- Acres Of**

**Farmland Located In Nassau TWP, Sioux County, IA**



# LIVE PUBLIC Land Auction



**JANUARY 31, 2025  
@ 10:30 A.M.**



**Ernest G & Joann D.  
Fedders Revocable Trust,  
Peoples Bank Wealth  
Management as Trustee  
Owners**



 712-476-9443

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



**Auctioneer's Note: The Zomer Company is pleased to have been selected to offer at live public auction this outstanding tract of Sioux County, IA farmland! Land in this area of Sioux County, IA does not come available often! If you are looking to add a farm to your current operation or looing for a fantastic investment then be sure to take a look at this tract of farmland! Land for generations has been an excellent investment! Make plans today to purchase this farm!**

**Location:** From Maurice, IA go 2 miles South on HWY 75 to 490th St. then go 5 miles East on 490th St. to Ironwood Ave. then go 1/4 mile South on Ironwood Ave. to the Farm. OR from the intersection of HWY 10 and Jackson Ave. in Orange City, IA go South on Jackson Ave. for 4 miles to 490th St. then go 1 mile West on 490th St. to Ironwood Ave. then go 1/4 mile South on Ironwood Ave. Farm is located on the West side of Ironwood Ave.

Watch [zomercompany.com](http://zomercompany.com) for inclement weather!





**Abbreviated Legal Description:** The NE1/4 of Section 30, TWP 94N, Range 44W, Sioux County, IA EXCEPTING Parcel A located therein AND EXCEPTING A tract in the NE1/4 of the NE1/4 described as 933.4ft x 933.4ft. Subject to all easements and public roads of record.

**General Description:** According to the County assessor, this property contains 100.69+/- gross acres. According to FSA, this farm contains approx. 96.63+/- tillable acres (including the grass terraces) and approx. 1.53+/- acres of CRP which is in two contracts with the FSA office with one contract ending on 9-30-2030 and the other contract ends on 9-30-2034. The current total annual payment on the CRP is approx. \$424.00. Buyer to receive the full CRP payment on 10-1-2025. This farm has a corn base of 49.20 acres with a PLC yield of 177bu and a soybean base of 47.42 acres with a PLC yield of 53bu. This farm is classified as HEL. The predominant soil types include: 310B2, C2-Galva, 467-Radford, 91B-Primghar. The average CSR1 is 61.2. The average CSR2 is 86.5. 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! It is not very often that you have the chance to purchase one large contiguous tract of farmland! This farm also is located in an area with good access to local grain elevators! Make the plans today to purchase this tract of land! This farm will be surveyed prior to the auction with the final bid price to be taken times the gross surveyed acres. This farm is rented for the 2025 crop year and the buyer shall receive the full rent for the 2025 crop year. Contact an agent for details.

**Method of sale:** Auction to be held at the site of the farmland. Farm will be offered for sale with the final bid price times the gross surveyed acres. This farm will be surveyed prior to the auction with the final bid price to be taken times the gross surveyed acres.

**Taxes:** The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,936.00 per year. Seller will pay the 2024 taxes which are due and payable in March and Sept of 2025.

**Possession:** This farm is leased for the 2025 crop year. Buyer will receive landlord possession at closing. Buyer will receive the full rent 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 March 12, 2025. 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. **Brad De Jong—Attorney for sellers.**



## TABLE OF CONTENTS

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

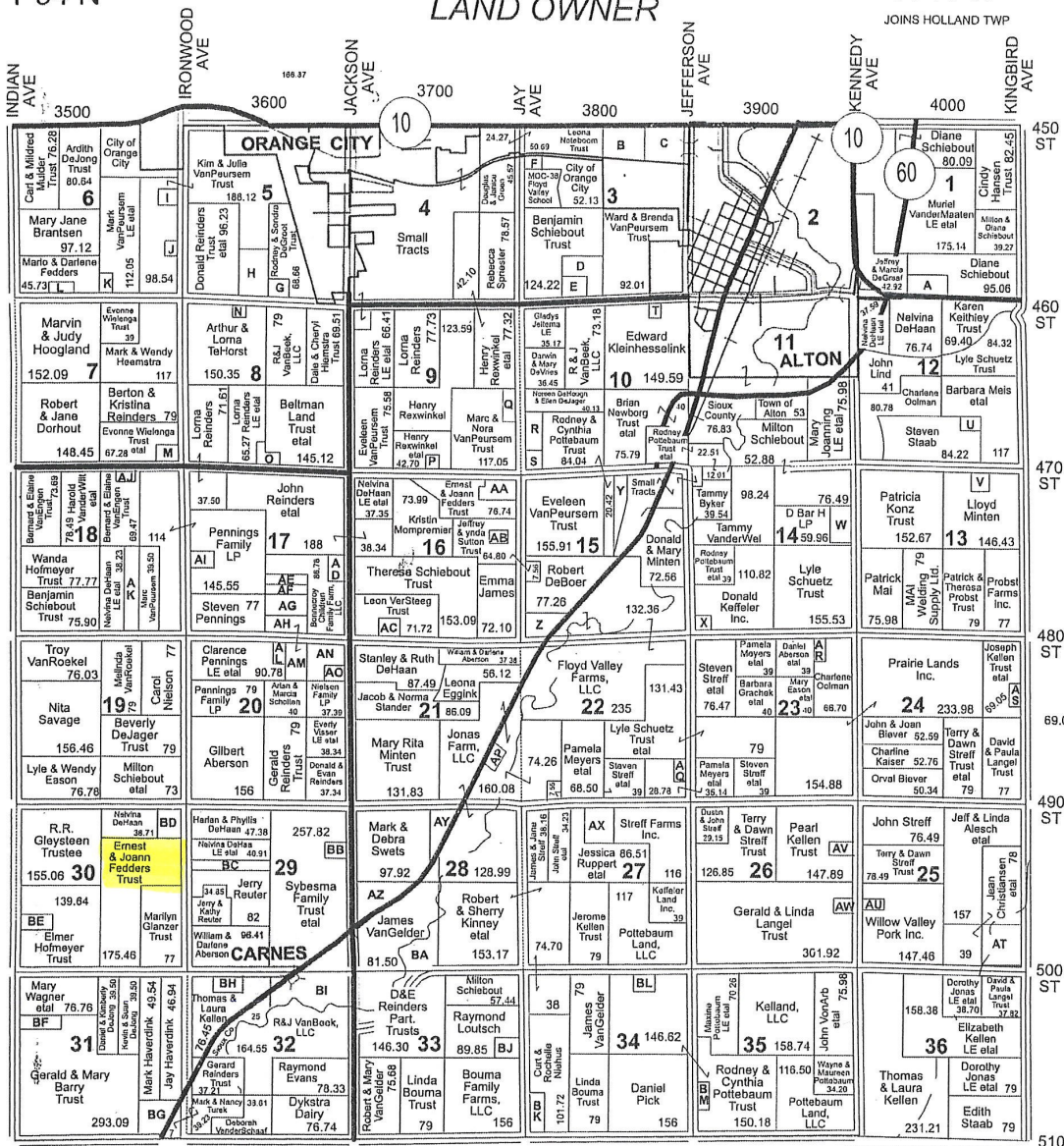


# NASSAU TWP

## LAND OWNER

T 94 N

R 44 W



### Small Tracts

- Section 1 A Keith & Jennifer Probst - 18.13
- Section 3 B Robert & Rachel VanRoekel - 32.29
- Section 3 C Leona Noteboom Trust - 26.02
- Section 3 D Arthur & Lorna Terhorst - 31.15
- Section 3 E Nassau Township Cemetery - 9.76
- Section 3 F Steve Leusink - 5
- Section 5 G Eric & Jennifer Cleveringa - 5.97
- Section 5 H Faith Lubbers - 29.25
- Section 6 J Henry & Karen Leusink - 10.23
- Section 6 K Joshua & Renee Meis - 6.30
- Section 6 L John & Dianne VanWyk - 6.33
- Section 6 M Joel & Susan Leusink - 9.25
- Section 7 N Berton Reinders - 8.71
- Section 7 O Scott & Jaime Meyer - 5.09
- Section 7 P Beltman Trust - 8.88
- Section 7 Q Nora VanPeurse - 19
- Section 7 R John & Marc VanPeurse et al - 19.25
- Section 7 S Jayne Hofmeyer - 11.65
- Section 7 T Alex VanBeek - 7.04
- Section 12 U Jeffrey Drew - 10.51
- Section 13 V Paul & Lisa Palsma - 9.57
- Section 14 W Martin & Molly Korver - 19.89
- Section 15 Y Gregory & Becky Johnson LE et al - 6.18
- Section 15 Z Brian & Emily Newborg - 25.55
- Section 16 AA Gervin & Helen Bonnama - 18.64
- Section 16 AB Joel & Melissa Bundt - 5.53
- Section 16 AC Christopher & Carrie Krohn - 5.14
- Section 17 AD James & Leanne Bonnecroy - 8.92
- Section 17 AE Kenneth & Kathleen Meendering - 9.65
- Section 17 AF James & Leanne Bonnecroy - 9.64
- Section 17 AG Lynette & Mark Pennings - 19.22
- Section 17 AH Milton & Judith Pennings - 19
- Section 17 AI Justin & Vicki Schrock - 12.45
- Section 18 AJ Timothy & Molly VanEngen - 9.02
- Section 18 AK Evan & Pam DeHaan - 21.74
- Section 20 AL Rhonda Pennings - 5.09
- Section 20 AM Milton & Judith Pennings - 19.50
- Section 20 AN Beverly DeJager Trust - 28.75
- Section 20 AO Roy III & Marie Nielsen - 8.61
- Section 21 AP Tyler & Agatha Swets - 9.24
- Section 22 AQ Arnold Streff LE et al - 9.22
- Section 23 AR David Palsma - 9.56
- Section 24 AS Kellen Farms Inc. - 7.95
- Section 25 AT Donald & Beverly Delperdang Fam. Trust - 38
- Section 25 AU Kellen Farms Inc. - 7.40
- Section 26 AV TL & TJ Hexamer Family Trust - 7.09
- Section 26 AW Langel Farms Inc. - 9.06
- Section 27 AX Dennis & Anne VonArb - 29.60
- Section 28 AY Evan Reinders et al - 24.32
- Section 28 AZ Wanda Hofmeyer Trust - 17.43
- Section 28 BA Raymond Evans - 20.73
- Section 29 BB Evan & Pam DeHaan - 9.26
- Section 29 BC Harlan DeHaan - 10.20
- Section 30 BD William & Darlene Aberson - 18.61
- Section 30 BE Chad & Paige Hofmeyer - 15.53
- Section 31 BF Shelly Krieg Inc. - 20.73
- Section 31 BG Rodney & Cynthia Pottebaum Trust - 21.53
- Section 32 BH Scott & Debra Vandenberg - 5.82
- Section 32 BI Leona Noteboom Trust et al - 40.41
- Section 33 BJ Floyd Valley Pork, LLC - 8.96
- Section 34 BK Tony & Lisa DeGroot - 13.21
- Section 34 BL Al Jr. & Marjorie Pottebaum - 9.38
- Section 35 BM Shane & Connie Kirschten - 5.82

SIoux COUNTY, IA

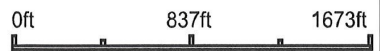


**Aerial Map**



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Boundary Center: 42° 56' 3.05, -96° 4' 51.64



**30-94N-44W**  
**Sioux County**  
**Iowa**



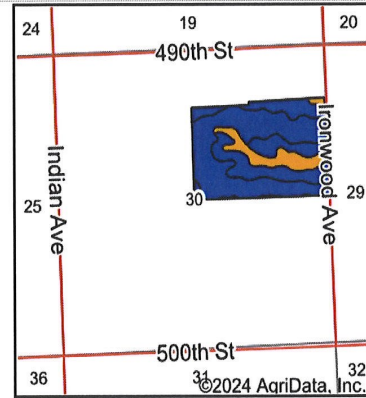
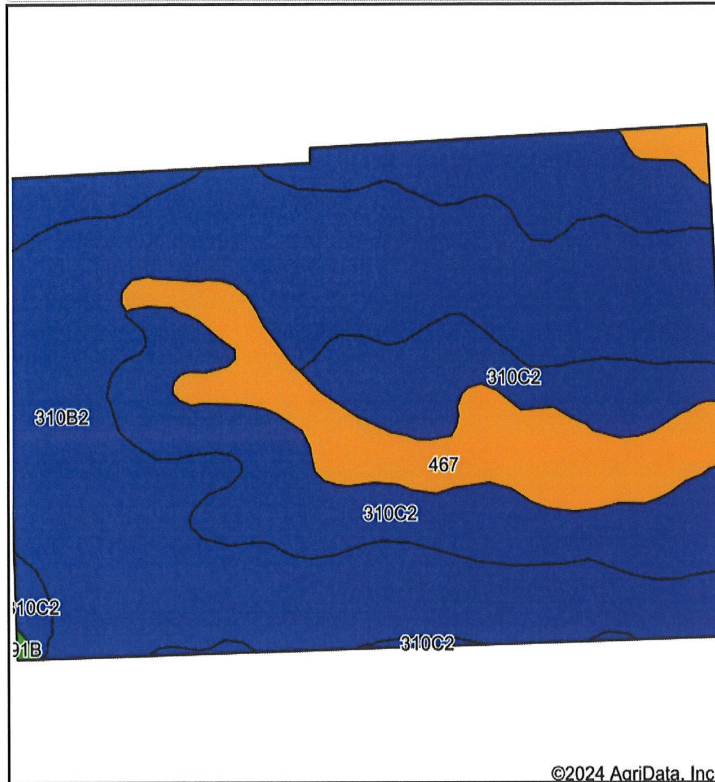
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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12/10/2024

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



### Soils Map



State: Iowa  
 County: Sioux  
 Location: 30-94N-44W  
 Township: Nassau  
 Acres: 100.8  
 Date: 12/10/2024



Soils data provided by USDA and NRCS.

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| Area Symbol: IA167, Soil Area Version: 34 |  |       |                  |             |             |                  |             |             |                   |                |  |
|---|--|-------|------------------|-------------|-------------|------------------|-------------|-------------|-------------------|----------------|--|
| Code                                      | Soil Description                                     | Acres | Percent of field | CSR2 Legend | Water Table | Non-Irr Class *c | CSR2**      | CSR         | *n NCCPI Soybeans |                |  |
| 310B2                                     | Galva silty clay loam, 2 to 5 percent slopes, eroded | 52.44 | 52.0%            |             | > 6.5ft.    | Ile              | 90          | 65          | 67                |                |  |
| 310C2                                     | Galva silty clay loam, 5 to 9 percent slopes, eroded | 34.86 | 34.6%            |             | > 6.5ft.    | IIle             | 84          | 51          | 65                |                |  |
| 467                                       | Radford silt loam, 0 to 2 percent slopes             | 13.38 | 13.3%            |             | 3.5ft.      | IIw              | 79          | 73          | 83                |                |  |
| 91B                                       | Primghar silty clay loam, 2 to 5 percent slopes      | 0.12  | 0.1%             |             | 3.5ft.      | Ile              | 95          | 75          | 78                |                |  |
| <b>Weighted Average</b>                   |  |       |                  |             |             |                  | <b>2.35</b> | <b>86.5</b> | <b>61.2</b>       | <b>*n 68.4</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
  - Cropland
  - CRP
  - Tract Boundary
  - Iowa PLSS
  - Iowa Roads

**Wetland Determination Identifiers**

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

Tract Cropland Total: 98.16 acres

2024 Program Year

Map Created April 29, 2024

Farm **9836**

Tract **37613**

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.



**Tract Number** : 37613  
**Description** : S 100 AC NE4 SEC 30 NASSAU  
**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** : JOANN D FEDDERS REVOCABLE TRUST, ERNEST G FEDDERS REV TRUST  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

| Farm Land | Cropland | DCP Cropland | WBP  | EWP  | WRP  | GRP  | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 99.04     | 98.16    | 98.16        | 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 : 9836**  
 Prepared : 12/20/24 11:37 AM CST  
 Crop Year : 2025

**Tract 37613 Continued ...**

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP  | MPL  | DCP Ag. Rel Activity | SOD  |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00               | 0.00               | 97.66                  | 0.00           | 0.50 | 0.00 | 0.00                 | 0.00 |

**DCP Crop Data**

| Crop Name    | Base Acres   | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Corn         | 49.20        | 0.00                        | 177       |
| Soybeans     | 47.42        | 0.00                        | 53        |
| <b>TOTAL</b> | <b>96.62</b> | <b>0.00</b>                 |           |

**NOTES**

Empty box for notes.



## **Rent Information**

**This farm is leased for the 2025 crop year. Buyer will receive the full rent for the 2025 crop year from the current tenant. This rental amount shall be \$400.00 per tillable acre payable to the new buyer in two installments which will be paid half at closing and half in the fall of 2025. Contact Agent for more details.**



## 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

**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**  
**Don Krommendyk—Sales—712-470-3203**

Licensed in Iowa, South 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](http://www.zomercompany.com)

for our past successful results