



**LIVE PUBLIC**

*Land Auction*



Approx Boundary Lines

**SALE DATE:  
JANUARY 28, 2025  
@10:30 A.M.**

**UPCOMING LIVE PUBLIC FARMLAND  
AUCTION OF 80+/- ACRES OF  
FARMLAND LOCATED  
IN EAGLE TWP, SIOUX COUNTY, IA**

**Kool Living Trust Dated June 17, 2014—Owners**



**WWW.ZOMERCOMPANY.COM 712-476-9443**

**Auctioneer's Note: The Zomer Company is pleased to have been selected by the Kool Living Trust to offer for sale at auction this excellent tract of Sioux County, Iowa farmland! This farm offers an excellent soil rating and is located in a great area of Sioux County, IA! Making the decision to purchase land for your operation or investment portfolio is a decision you will not regret! Make plans today to attend this auction either in person or online and purchase this farm!**

**Location: From Casey's in Sioux Center, IA go West on B40/390th St., for 10 miles to Dipper Ave. then go South on Dipper Ave for 3/4 mile to the farm OR from the Former Agri-Vision Corner North of Ireton, IA at the intersection of HWY 10/Eagle Ave. go West on HWY 10 for 3 miles to Dipper Ave. then go North on Dipper Ave for 5 miles to the farmland. Farmland is located in the Northwest corner of the intersection of Dipper Ave. and 400th St.**

**Auction to be held the former Agri-Vision (Icon) location North of Ireton, IA (4511 Eagle Ave., Ireton, IA).**



**Abbreviated Legal Description: The South 1/2 of the SE1/4 of Section 3, TWP 95N, Range 47W, Sioux County, IA. Subject to all easements and public roads of record.**

**General Description:** According to the County assessor, this property contains 80+/- gross acres. According to FSA, this farm contains approx. 77.73+/- tillable acres. This farm has a corn base of 62.20 acres with a PLC yield of 158bu and a soybean base of 15.50 acres with a PLC yield of 45bu. This farm is classified as NHEL. The predominant soil types include: 467-Radford, 310B, B2, C2-Galva, 810, B, B2-Galva, 8B-Judson, 11B-Radford-Judson, 428B-Ely, 133-Colo. The average CSR1 is 67.2. The average CSR2 is 88.3. This farm is located centrally between several local grain elevators! This land has an excellent topography and is a farm that you can be proud to own! This farm offers a tremendous opportunity to purchase a superb long term agricultural investment! Investing in farmland for your operation or investment portfolio is a powerful way to help establish the financial future for your future generations of your family, as it combines the stability of a tangible asset with the long-term appreciation and a consistent return! This farm will be surveyed prior to the auction and the final bid price shall be based on the final gross surveyed acres.

**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. This farm will be surveyed prior to the auction and the final bid price shall be based on the final gross surveyed acres.

**Taxes:** The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$3,034.00 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 closing day. This farm is 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 March 10, 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. **Jacqueline Grotewold—Attorney for sellers.**

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# EAGLE TWP

## LAND OWNER

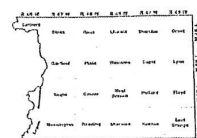
R 47 W

T 95 N		LAND OWNER		R 47 W	
CHERRY AVE	CHESTNUT AVE	CLEVELAND AVE	COOLIDGE AVE	DIPPER AVE	DOGWOOD AVE
1700	1800	1900	2000	2100	2200
JOINS BUNCOMBE TWP					JOINS GARFIELD TWP
390 ST					JOINS CENTER TWP
400 ST					
410 ST					
420 ST					
430 ST					
440 ST					
450 ST					JOINS WASHINGTON TWP

LAND OWNER & RURAL RESIDENT MAPS

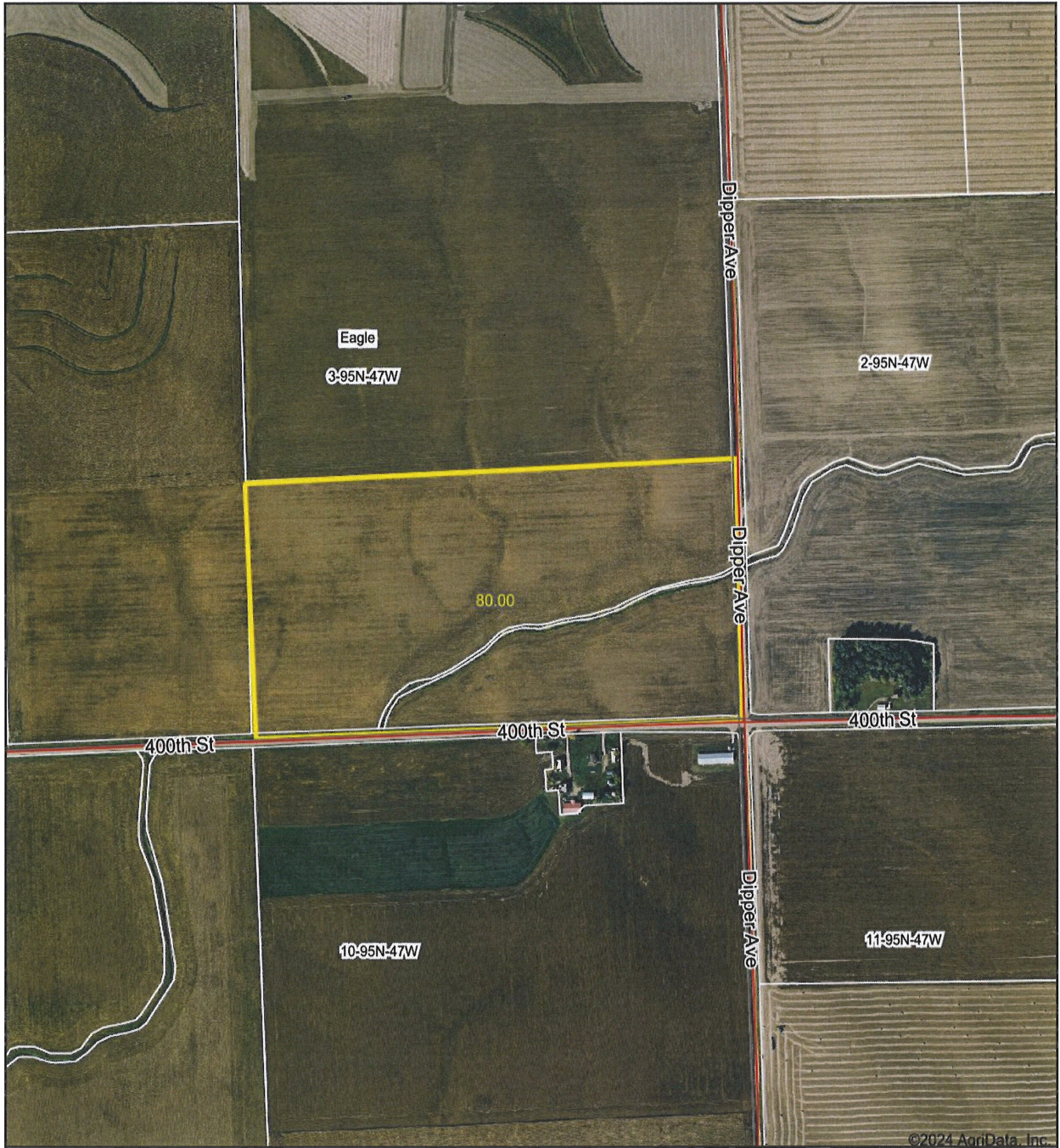
**Small Tracts**

Section 1 A Chad & Rochelle Groeneweg - 11.04	Section 14 U Steve & Wauneva Wagers - 7.05	Section 27 AN Dennis & Tammy Kelly - 9.39
B Kenneth Dragsira Trust - 8.64	Section 16 V Timothy & Mary Schmidt - 8.19	AO Michael & Jeanann Wilbert - 12.23
Section 2 C Dragsira Bros. Inc. - 5.09	Section 17 W Duane & LeaAnn Bonnema - 9.50	Section 28 AP Jerry & Joy Steenhoek - 12.77
D Lloyd Schlumbohm - 6.02	Section 18 Y Verlyn & Donna Zwart - 10.76	AQ Anthony Dekkers Trust - 10.21
Section 3 E Randy Heuser - 10.71	Z Craig & Julie Wegner - 8.12	Section 29 AR Duane & Carol VerHoeven - 9.02
Section 5 F Todd & Dawn Trigg - 7.68	AA Peter Daale & Sons Partnership - 5.89	AS Gary & Toshia Moffatt - 7.62
G Ronald Craft - 6.14	AB Ronald & Joyce Daale - 11.19	Section 30 AT Adam & Amy Yoerger - 35.43
Section 6 H William Osterkamp - 55.10	AC William Feldhacker - 7.81	Section 31 AU Cameron & Curtis Gregg - 8.12
Section 7 J Josh & Allison Louisnik - 5.85	Section 19 AD Peter Daale & Sons Partnership - 9.97	AV Cameron & Heidi Gregg - 21
Section 8 K Chad & Jerrienne Abbas - 9.48	Section 20 AE Dan & Susan Kamp - 8.77	AW Jose & Vanessa Lopez - 8.49
L Andrew & Carrie Thonslad - 6.81	AF Shane & Katherine Wit - 8.24	AX Logan VanNoot - 9.46
Section 10 M Frederick & Shari Koopmans - 6.72	Section 21 AG Brent & Crystal Osterkamp - 6	Section 33 AY Alvin VanWyhe - 15.89
Section 11 N Tom & Nancy Chapman - 9.60	Section 22 AH Robert & Tammy Horton - 8.01	AZ Dick & Annetta Mulder - 10.07
O Lorene Reid Trust - 28.40	Section 23 AI Robert & Gail VanderHamm - 13.19	Section 34 BA Lyle & Loretta Myers - 5.59
P Nicholas VanSchepen - 5.83	Section 24 AJ Phillip Stayton - 7.39	Section 35 BB Beverly Schlumbohm Trust - 10.61
Section 12 Q Greg & Shirley Koenen - 6.86	AK Bennie & Kathleen Vonk - 9.45	Section 36 BC Jesse & Tia Murphy - 5.68
R Russell Gradert - 11.09	Section 25 AL Byron & Lora Bonnema - 5.88	BD Daniel & Joshua Gradert - 9.56
Section 13 S Terry & Linda VanWyhe - 19.35	Section 26 AM Ivan & Leanna Schreiner - 11.01	BE Zachary Hulst - 5.85
T Terry VanWyhe - 13.90		BF Eric & Rachelle Oordt - 13.38
		BG David & Nicole Wielenga - 7.41



SIoux COUNTY, IA

**Aerial Map**



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Boundary Center: 43° 4' 17.85, -96° 22' 37.85



**3-95N-47W**  
**Sioux County**  
**Iowa**

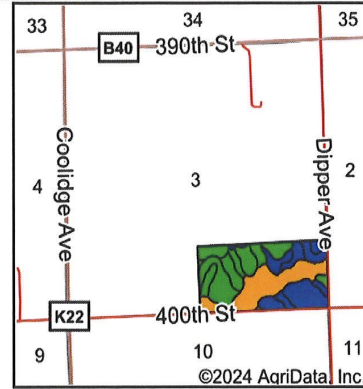
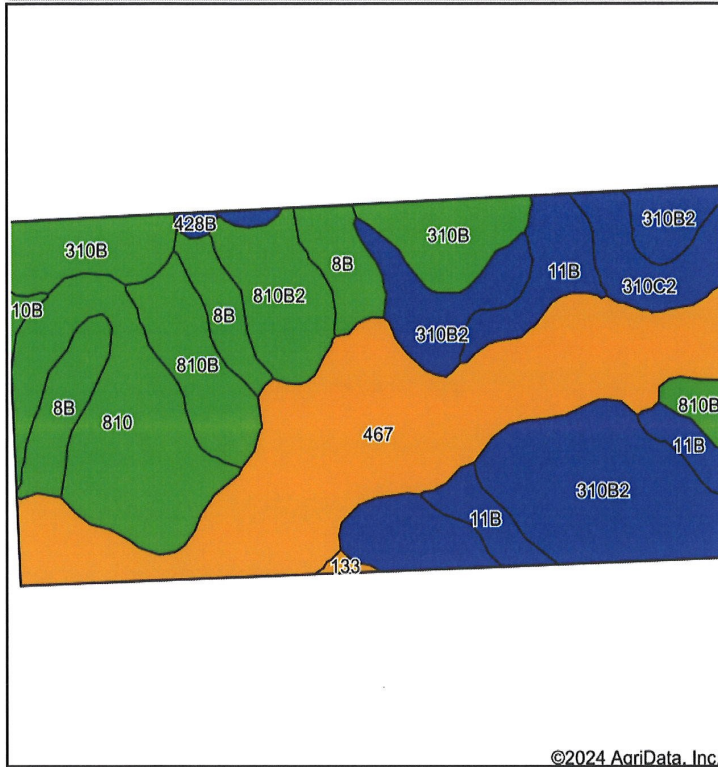


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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12/10/2024

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

### Soils Map



State: Iowa  
 County: Sioux  
 Location: 3-95N-47W  
 Township: Eagle  
 Acres: 80  
 Date: 12/10/2024



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Area Symbol: IA167, Soil Area Version: 34

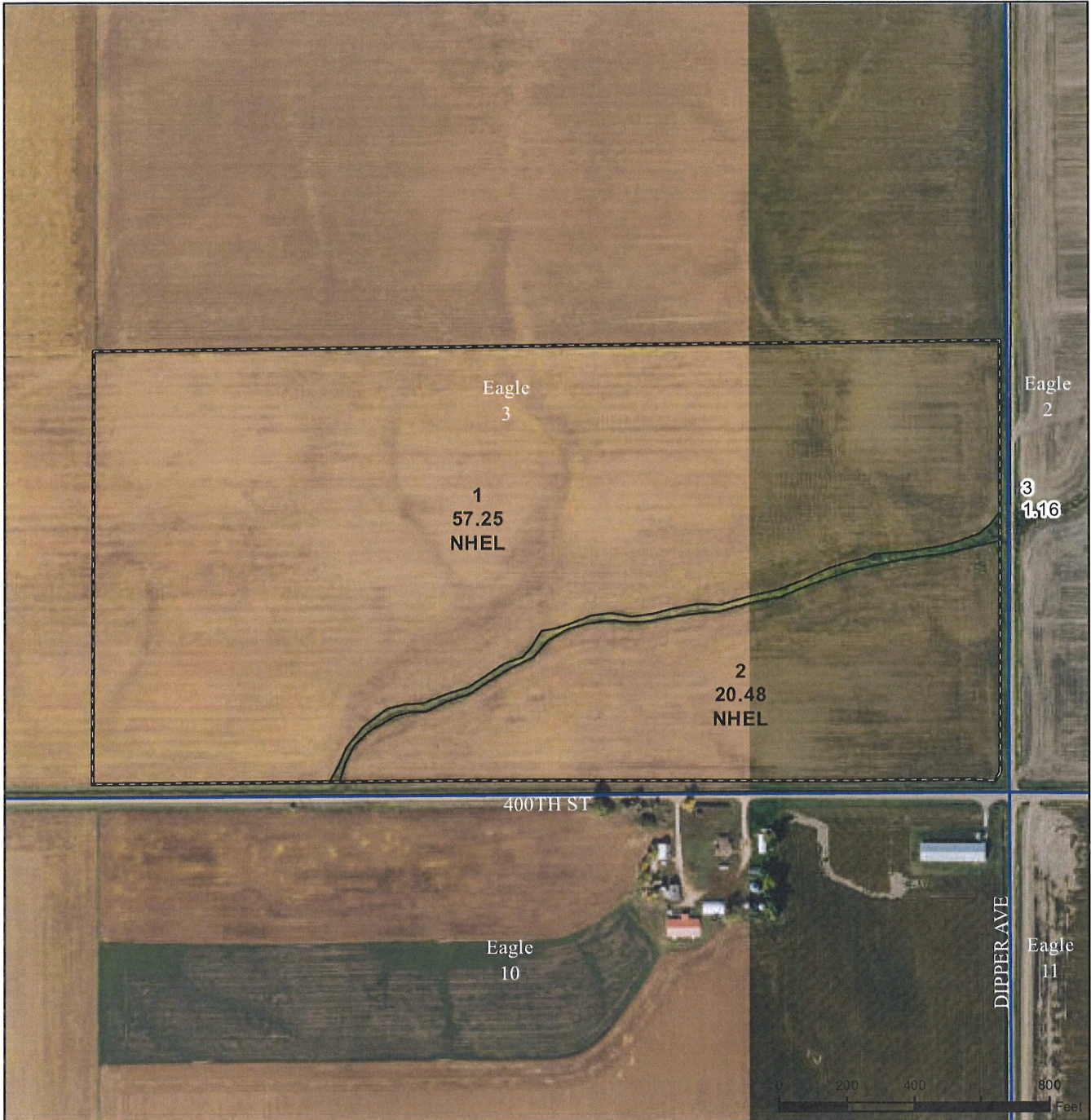
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
467	Radford silt loam, 0 to 2 percent slopes	23.05	28.8%		3.5ft.	llw	79	73	83	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	16.68	20.8%		> 6.5ft.	lle	90	65	67	
810	Galva silty clay loam, terrace, 0 to 2 percent slopes	9.66	12.1%		> 6.5ft.	I	100	70	77	
310B	Galva silty clay loam, 2 to 5 percent slopes	6.47	8.1%		> 6.5ft.	lle	95	67	75	
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	6.21	7.8%		> 6.5ft.	lle	92	69	80	
11B	Radford-Judson complex, 0 to 5 percent slopes	5.38	6.7%		3.5ft.	llw	84	56	78	
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	5.03	6.3%		> 6.5ft.	lle	95	65	76	
810B2	Galva silty clay loam, terrace, 2 to 5 percent slopes, eroded	4.07	5.1%		> 6.5ft.	lle	92	63	65	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	2.97	3.7%		> 6.5ft.	llle	84	51	65	
428B	Ely silty clay loam, shallow loess, 2 to 5 percent slopes	0.27	0.3%		3.5ft.	lle	88	70	74	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.21	0.3%		2.5ft.	llw	78	70	80	
<b>Weighted Average</b>							<b>1.92</b>	<b>88.3</b>	<b>67.2</b>	<b>*n 75.7</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

**Producers/Shares**

Tract Cropland Total: 77.73 acres

**Irrigation**

- X NI
- IR

**Intended Use**

- Grain
- Forage
- Grazed

**2024 Program Year**

Map Created May 10, 2024

**Farm 4161**  
**Tract 9828**

**"Options only for certification maps & valid only if filled in"**

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.



IOWA  
PLYMOUTH  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 4161  
Prepared : 12/10/24 1:58 PM CST  
Crop Year : 2025

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
382.39	374.03	374.03	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	374.03	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	299.31	0.00	158	
Soybeans	74.59	0.00	45	0
<b>TOTAL</b>	<b>373.90</b>	<b>0.00</b>		

NOTES

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Tract Number : 9828

Description : S2 SE4 Sec. 3 Eagle Twp. Sioux Co.  
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 : HELEN K KOOL ESTATE  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.89	77.73	77.73	0.00	0.00	0.00	0.00	0.0



IOWA  
PLYMOUTH  
Form: FSA-156EZ

**USDA** United States Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM : 4161**  
Prepared : 12/10/24 1:58 PM CST  
Crop Year : 2025

**Tract 9828 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	77.73	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	62.20	0.00	158
Soybeans	15.50	0.00	45
<b>TOTAL</b>	<b>77.70</b>	<b>0.00</b>	

**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

**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