



Farmland Rental Opportunity

**This Farm Is Located Southwest Of Rock Valley, IA
& Northeast Of Hudson, SD!**

**Bids Due By February 13, 2025
At 1:00 P.M.**

zomercompany.com

This Is A Great Opportunity To Rent A High Quality Farm

In Garfield TWP, Sioux County, IA!

This Farm Is Located Southwest Of Rock Valley, IA & Northeast Of Hudson, SD!

Location: From Pump N Pak in Rock Valley, IA go West on HWY 18 for 2 miles to Dove Ave then go South on Dove Ave for 1 mile then continue West around the curve for 1 mile then continue South on Dogwood Ave. for 2 miles to 340th St. then go West for approx.. ½ mile on 340th St. to the farm. Farm is in the Southeast corner of the intersection of 340th St. and Dipper Ave.

Legal Description of Property For Bid: The NW1/4 of Section 11, TWP 96N, Range 47W, Sioux County, IA EXCEPTING the East Eight Hundred Thirty-eight feet of the North One Thousand, Three hundred twenty feet, Except the West Two Hundred Fifty feet of the South Six Hundred Fifteen feet thereof. Subject to all public roads and easements of record.

General Description: This farm according to FSA/Agri-Data consists of 133.10+/- tillable acres. According to Agri-Data this farm has a CSR1 rating of 62.3 and a CSR2 rating of 86.5. The predominant soils in the farm include: 310B, B2, C2-Galva, 474, B-Bolan, 91B-Primghar, 11B-Radford-Judson, 78C2-Sac, 8B-Judson, 428B-Ely, 28B, C2-Dickman. This farm has a corn base of 81.40 acres with a PLC yield of 154bu and a soybean base of 51.70 acres with a PLC yield of 46bu. This is a great opportunity to rent a prime tract of Sioux County, IA farmland! This farm has excellent soil ratings and is in a great area!

Contact An Agent For A Bid Form & For Full Details On The Lease Terms.



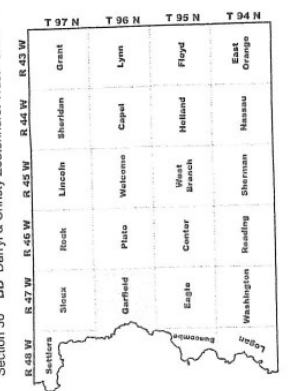
GARFIELD TWP

LAND OWNER

LAND OWNER & RURAL RESIDENT MAPS

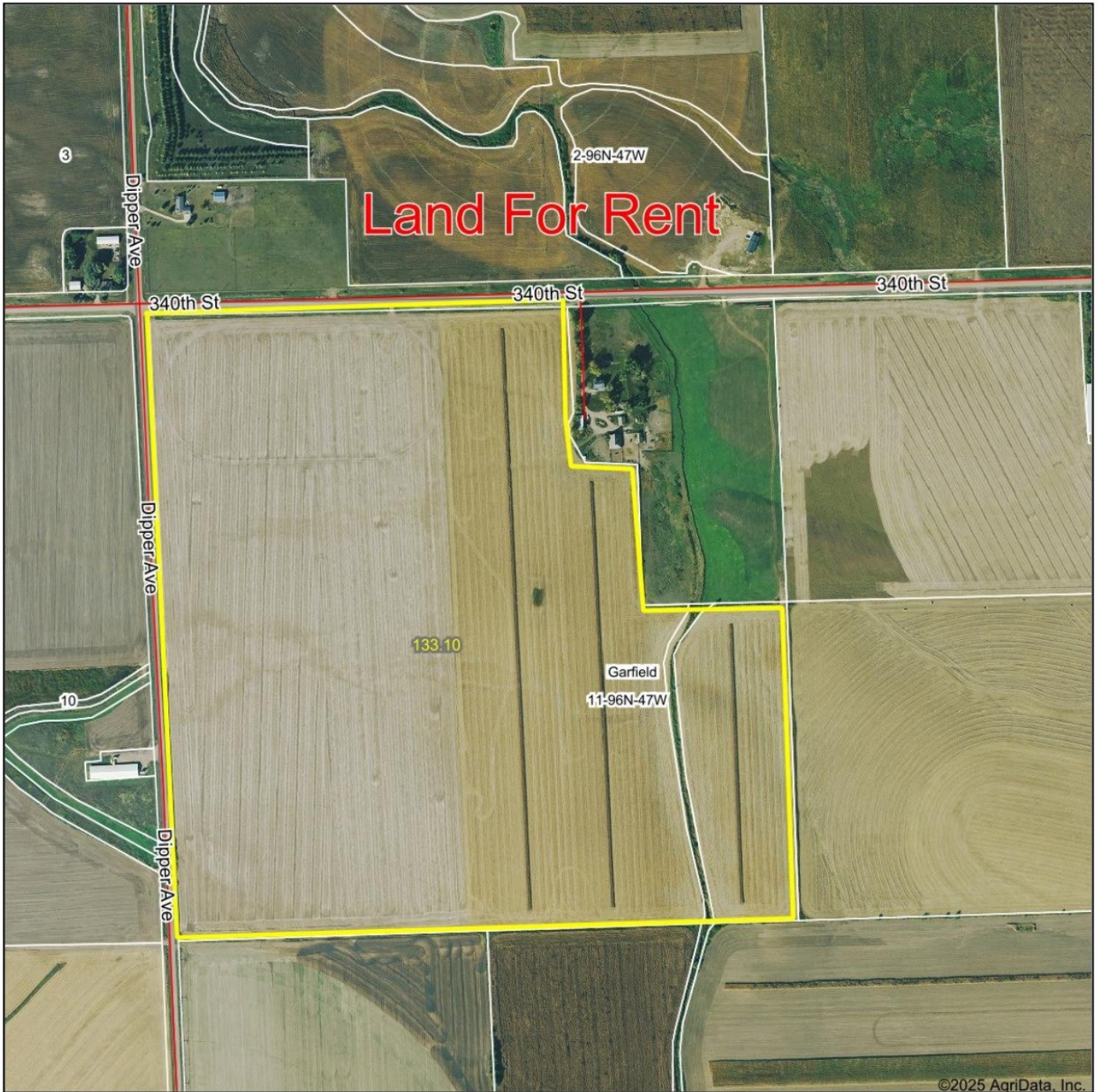


- Small Tracts**
- Section 1E A Scott & Danette Post - 8.42
 - Section 2 B Shane & Tamara Davelaar - 6.62
 - Section 3 C Cheri DeRuyler - 11.04
 - Section 4 D Duane & Brenda Rus - 28.52
 - Section 5 E Mark & Sue Siemonsma - 8.46
 - Section 6 F Brian & Ruth Bakker - 5.66
 - Section 7 G Jason & Misty Davelaar - 8.09
 - Section 8 H Wayne & Janice Davelaar - 9.01
 - Section 9 I Cody & Erielaan Davelaar - 11.87
 - Section 10 J John Pease - 13.61
 - Section 11 K Pork Xtra, LLC - 7.33
 - Section 12 L Loren & Ruth Groeneweg - 18.67
 - Section 13 M Jesse & Ashley Maassen - 7.22
 - Section 14 O Kevin DeWeerd - 24.72
 - Section 15 P David & Lisa Maassen - 13.27
 - Section 16 Q Barry Spaans - 5.84
 - Section 17 R Stanton & Sharon Viser - 7.74
 - Section 18 S Daniel DeBoer - 5.14
 - Section 19 T Richard & Bonnie Davelaar - 20.71
 - Section 20 U Michael & Courtney Rus - 17.81
 - Section 21 V Ranschau Enterprises, LLC - 16.77
 - Section 22 W Marcus Koenen - 6.75
 - Section 23 X Ranschau Enterprises, LLC - 5.85
 - Section 24 Y Daniel DeBoer - 5.59
 - Section 25 Z Darrin & Krista Smith - 23.05
 - Section 26 AA TCM Property, LLC - 21.54
 - Section 27 AB Dustin Beyer - 6.70
 - Section 28 AC Randy & Cheryl Kruid - 5.70
 - Section 29 AD Sue Wisse Trust - 25.54
 - Section 30 AE Timothy & Denise Koenen - 8.65
 - Section 31 AF Eric & Joleen Koenen - 7.73
 - Section 32 AG Mary & Anne Haverals - 9.75
 - Section 33 AH Mary & Anne Haverals - 9.39
 - Section 34 AI DeToon Hog Farms - 9.39
 - Section 35 AJ PBD Land, LLC - 8.12
 - Section 36 AK Jeffrey & Kristine Taylor et al. - 14.94
 - Section 37 AL Billie Ranschau Trust - 13.24
 - Section 38 AM Kevin & Ashley VanMaanen - 5.60
 - Section 39 AN Longview Stock Farm, LLC - 9.57
 - Section 40 AO Barry Haverals Family Trust - 7.52
 - Section 41 AP Barry Haverals Family Trust - 6.43
 - Section 42 AQ Glenn & Vicki VanderLugt - 12.07
 - Section 43 AR Ron & Maria Schmitt - 20.47
 - Section 44 AS Todd Trigg - 28.27
 - Section 45 AT Rozeboom Land, LLC - 11.45
 - Section 46 AV Darrell & Joy DeVries - 20.68
 - Section 47 AW Kyle & Becky Wilkens - 18.50
 - Section 48 AX Harvey VanMeeteren Family Trust - 5.28
 - Section 49 AY Judy Hoover - 25.90
 - Section 50 AZ Lloyd & Bonnie Dekkers - 22.89
 - Section 51 BA Kent & Emily Taylor - 9.21
 - Section 52 BB Monroe & Rachelle Schoelerman - 6.47
 - Section 53 BC Arthur & Anita Vantaverhorst - 23.67
 - Section 54 BD Darryl & Christy Zeutenhorst Trust - 5.32



SIoux COUNTY, IA

Aerial Map



©2025 AgriData, Inc.

Boundary Center: 43° 9' 11.75, -96° 22' 3.34



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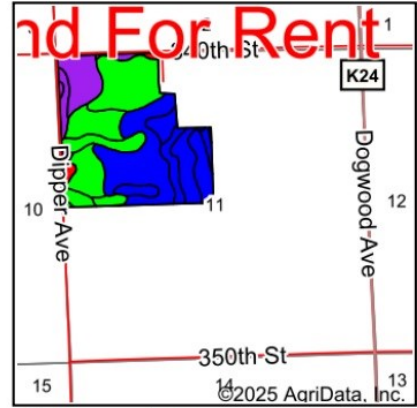
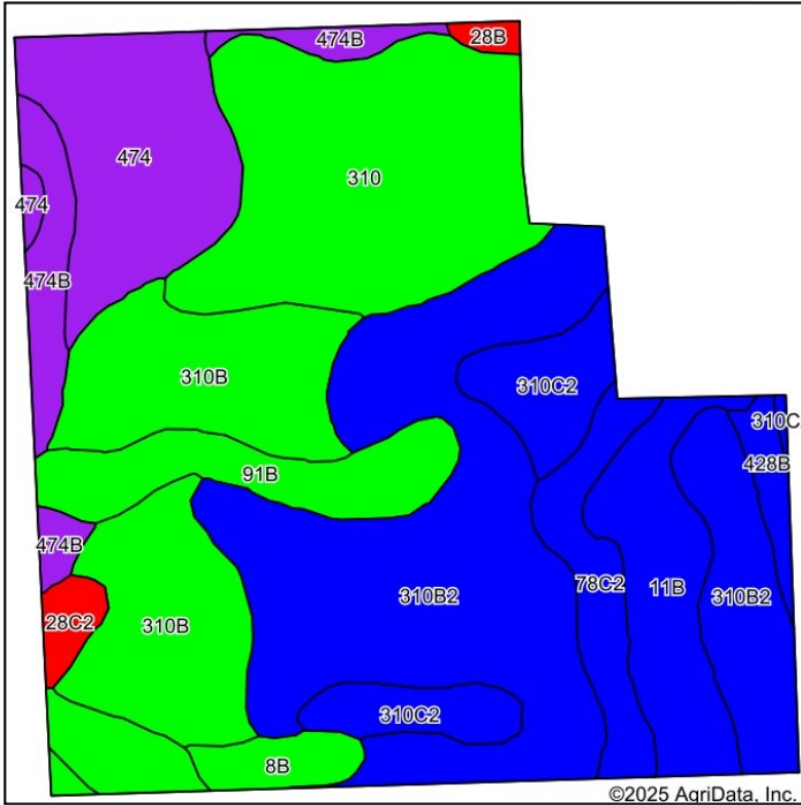
11-96N-47W
Sioux County
Iowa



1/13/2025

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

Soils Map



State: Iowa
 County: Sioux
 Location: 11-96N-47W
 Township: Garfield
 Acres: 133.1
 Date: 1/13/2025



Soils data provided by USDA and NRCS.

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	37.87	28.5%	[Blue]	> 6.5ft.	Ile	90	65	67
310	Galva silty clay loam, 0 to 2 percent slopes	21.28	16.0%	[Green]	> 6.5ft.	I	100	72	77
310B	Galva silty clay loam, 2 to 5 percent slopes	20.02	15.0%	[Green]	> 6.5ft.	Ile	95	67	75
474	Bolan loam, 0 to 2 percent slopes	12.27	9.2%	[Purple]	> 6.5ft.	Ils	60	49	46
91B	Primghar silty clay loam, 2 to 5 percent slopes	9.60	7.2%	[Green]	3.5ft.	Ile	95	75	78
11B	Radford-Judson complex, 0 to 5 percent slopes	8.35	6.3%	[Blue]	3.5ft.	Ilw	84	56	78
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	7.10	5.3%	[Blue]	> 6.5ft.	Ille	84	51	65
474B	Bolan loam, 2 to 5 percent slopes	5.39	4.0%	[Purple]	> 6.5ft.	Ile	53	44	44
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	5.27	4.0%	[Blue]	6.4ft.	Ille	82	47	66
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	2.51	1.9%	[Green]	> 6.5ft.	Ile	92	69	80
428B	Ely silty clay loam, shallow loess, 2 to 5 percent slopes	1.62	1.2%	[Blue]	3.5ft.	Ile	88	70	74
28C2	Dickman sandy loam, 5 to 9 percent slopes, moderately eroded	1.29	1.0%	[Red]	> 6.5ft.	IVe	14	15	32
28B	Dickman sandy loam, 2 to 5 percent slopes	0.53	0.4%	[Red]	> 6.5ft.	Ille	25	30	37
Weighted Average						1.96	86.5	62.3	*n 68.1

*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
 - Cropland
 - Tract Boundary
 - Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 133.10 acres

2024 Program Year

Map Created April 29, 2024

Farm 602
Tract 666

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
SIOUX
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 602
Prepared : 1/2/25 8:20 AM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
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
155.58	133.10	133.10	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	133.10	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	81.40	0.00	154	0
Soybeans	51.70	0.00	46	0
TOTAL	133.10	0.00		

NOTES

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Tract Number : 666

Description : NW1/4 SEC 11 GARFIELD
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
155.58	133.10	133.10	0.00	0.00	0.00	0.00	0.0



"Your Farmland Specialists"

1414 Main St.

Rock Valley, IA 51247

Zomercompany.com

