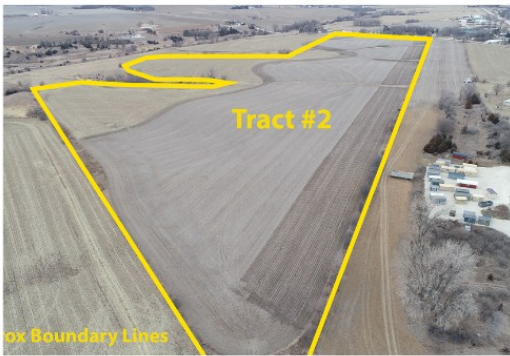


*Live*

# Public Land Auction



**Cherokee TWP,  
Cherokee County, IA**

These Tracts Of Land Are  
Located Just On The North  
Edge Of Cherokee, IA!

**Gerald & Janice Korleski Estate  
Owners**

**SALE DATE**

**MARCH 20, 2025 @ 10:30 AM**

**ZOMER COMPANY**  
REALTY & AUCTION



info@zomercompany.com



www.zomercompany.com

**Auctioneer's Note:** The Zomer Company is pleased to have been selected to offer at live public auction these outstanding tracts of Cherokee County, IA land! These farms offer a unique opportunity to purchase land in an area where land is not often available and on the edge of a community! Purchasing land is an investment in your family's future! Making the decision to purchase land is one you will not regret! Make plans today to purchase one or all of these tracts of land!

**Location:** From the intersection of HWY 59 & HWY 3 on the North side of Cherokee, IA go Northwest on HWY 3 for 1/2 mile to Tract 1. Tract 2 & 3 are located from the North side of Tract 1 at the intersection of HWY 3 & 510th St. approx. 1/4 West on 510th St. Tracts 2 & 3 are located on the South side of 510th St. Tracts 2 & 3 are adjoining. Auction will be held at the site of the farmland.

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



[www.zomercompany.com](http://www.zomercompany.com) — 712-476-9443

**Abbreviated Legal Description Of Tract 1:** Parcel L in the NW1/4 of Section 22, TWP 92N, Range 40W, Cherokee County, IA. Subject to all easements and public roads of record.

**General Description of Tract 1:** According to the recent survey, this property contains 12.26+/- gross acres. According to FSA, this farm contains approx. 11.91+/- tillable acres. This farm has a corn base of 6.20 acres with a PLC yield of 172bu and a soybean base of 5.70 acres with a PLC yield of 48bu. This farm is classified as HEL. The predominant soil types include: 310B, C, C2-Galva, 78B2-Sac, 91B-Primghar. The average CSR1 is 62.2. The average CSR2 is 88.7. This tract of land is in an outstanding location, located just North of Cherokee, IA on HWY 3! It is rare to find smaller tracts of land located on major highways just outside of growing communities! This tract of land offers a magnitude of possibilities for both farming operations and a great location for potential growth of Cherokee, IA! If buyer has any questions about any possible future permitted uses of the property, buyer should verify with zoning to confirm whether buyers potential future use of the property would be permitted! This is a rare opportunity that you should strongly consider!

**Abbreviated Legal Description Of Tract 2: Parcel K in the NE1/4 of Section 21, TWP 92N, Range 40W AND In the West 1/2 of Section 22, TWP 92N, Range 40W, all in Cherokee County, IA Subject to all easements and public roads of record.**

**General Description of Tract 2:** According to the recent survey, this property contains 73.34+/- gross acres. According to FSA/survey/Agri-Data, this farm contains approx. 70.10+/- tillable acres. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 172bu on corn and a PLC yield of 48bu on soybeans. This farm is classified as HEL. The predominant soil types include: 310B, C-Galva, 577C-Everly, 33F-Steinauer, 78C2-Sac, 91B-Primghar. The average CSR1 is 61.6. The average CSR2 is 88.9. This is a great opportunity to purchase an inside tract of farmland! This land is in a good location and has excellent soil ratings! Making the decision to invest in farmland, is an investment in your family's future! If you are looking for a good quality farm to add to your operation or investment portfolio then be sure to take a look at this farm! This farm is adjoining Tract 3 and if you purchased both tracts it offers a great opportunity to have a contiguous 102.15+/- acre tract of farmland! Buyer of tract 2 will be required to install a field driveway at the buyers sole expense for access to Tract 2 if the buyer of Tract 2 is different then the buyer of Tract 3. Make plans to attend this auction!

**Abbreviated Legal Description Of Tract 3: Parcel E in the NE1/4 of Section 21, TWP 92N, Range 40W, Cherokee County, IA. Subject to all easements and public roads of record.**

**General Description of Tract 3:** According to the recent survey, this property contains 28.81+/- gross acres. According to FSA/Survey, this farm contains approx. 28+/- tillable acres. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 172bu on corn and a PLC yield of 48bu on soybeans. This farm is classified as HEL. The predominant soil types include: 310B, C-Galva, 577C, D2-Everly, 78C2-Sac, 91B-Primghar, 33F-Steinauer. The average CSR1 is 65.9. The average CSR2 is 91.9. This is a great opportunity to purchase a smaller tract of farmland in an area where smaller tracts of land are not often available! If you are a younger farmer looking to purchase your first farm, established operator looking to add to your operation or investor looking for a good tract of land to purchase as an investment, then make plans to attend this auction! The opportunity to purchase smaller tracts of land is not always available! This tract of land is nearly 100% with the only exception being the road and ditch! This farm checks off all the boxes when searching for land including, good location, good soil ratings and very few non tillable acres!

**Method of sale: Auction to be held at the site of the farmland.** Farms will be offered for sale with the final bid price times the gross surveyed acres. Tract 1 will be sold first and then once Tract 1 is sold then choice will be offered on Tracts 2 & 3. The top bidder of the round of choice will have the option to select either Tract 2 or Tract 3 or both of the tracts. If the top bidder only selects either Tract 2 or Tract 3 then whichever tract is remaining will then be sold. Tracts will not be combined in any way other than the option to purchase both Tracts 2 & 3 if you are the top bidder of the round of choice. Once a tract is sold it will remain sold.

**Taxes:** The current Real Estate Taxes according to the Cherokee County Treasurer are approx. \$450.00 per year on Tract 1, approx. \$2,300.00 per year on Tract 2, and approx. \$900.00 per year on Tract 3. NOTE: Taxes are only estimated and will be reassessed by the Cherokee County treasurer due to the recent surveys. Seller will pay the 2024 taxes which are due and payable in March and Sept of 2025.

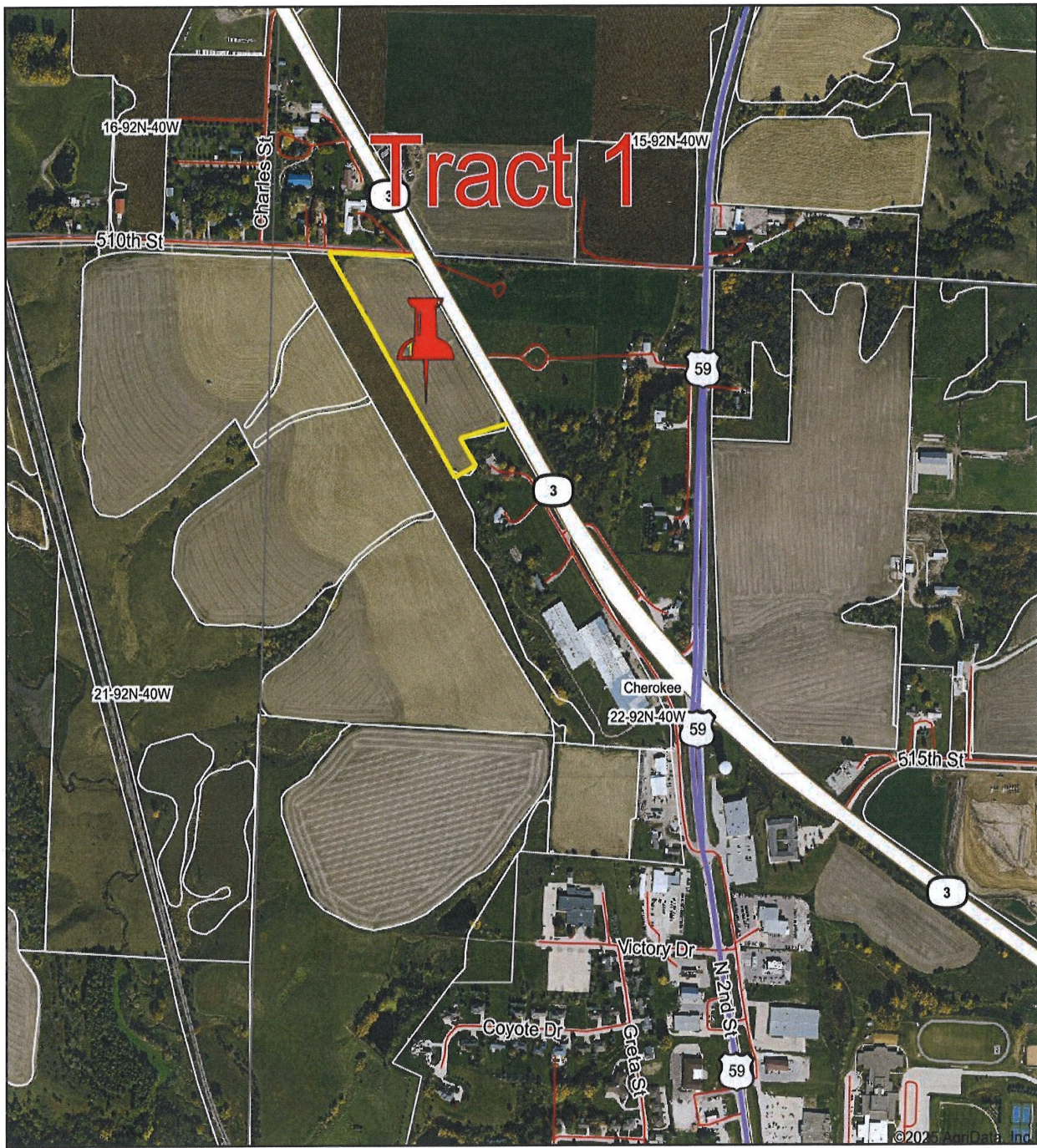
**Possession:** Buyer will receive farming possession of the farmland on April 1, 2025.

**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 April 25, 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. **Jason Cook, Cook Law Firm—Attorney for sellers.**

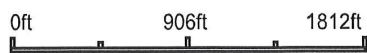
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Aerial Map



Boundary Center: 42° 46' 37.44, -95° 33' 37.9



22-92N-40W  
Cherokee County  
Iowa

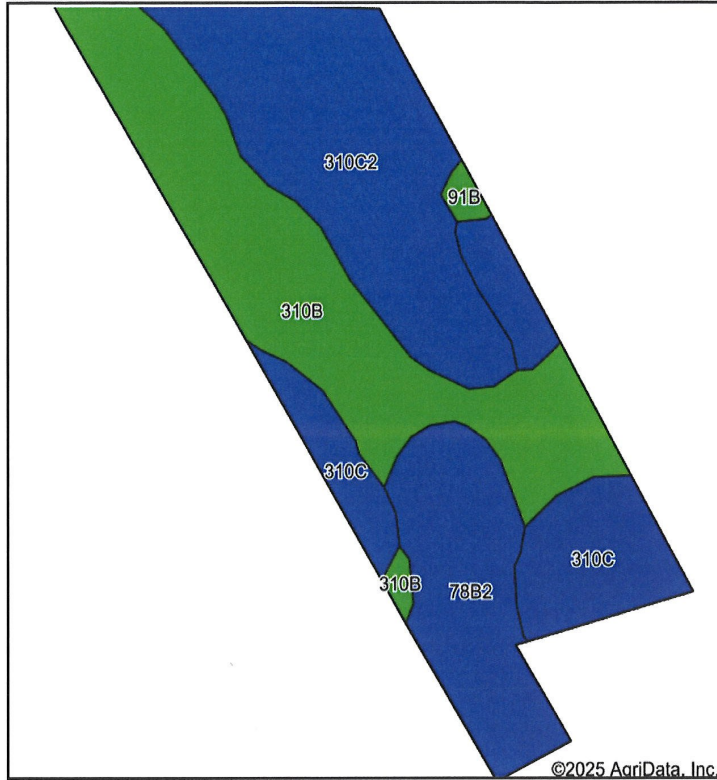


Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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2/4/2025

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

### Soils Map



State: **Iowa**  
 County: **Cherokee**  
 Location: **22-92N-40W**  
 Township: **Cherokee**  
 Acres:  
 Date: **2/4/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IA035, Soil Area Version: 34

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	4.44	34.2%		> 6.5ft.	Ile	95	71	75	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	4.00	30.8%		> 6.5ft.	IIIe	84	54	65	
310C	Galva silty clay loam, 5 to 9 percent slopes	2.26	17.4%		> 6.5ft.	IIIe	87	56	76	
78B2	Sac silty clay loam, 2 to 5 percent slopes, eroded	2.19	16.8%		6.4ft.	Ile	86	65	66	
91B	Primghar silty clay loam, 2 to 5 percent slopes	0.11	0.8%		3.5ft.	Ile	95	79	78	
<b>Weighted Average</b>							<b>2.48</b>	<b>88.7</b>	<b>62.2</b>	<b>*n 70.6</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.

Farm# 5204  
Tract# 1868

Section: 22  
Township: Cherokee



0 250 500 1,000 Feet  
1 inch equals 660 feet

- Legend**
- Wetland Determination**
- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance
  - Field Boundary

Prepared by Cherokee Co FSA

Disclaimer: 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 wetland boundaries and determinations or contact NRC.

IOWA  
 CHEROKEE  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

FARM : 5204  
 Prepared : 1/15/25 9:08 AM CST  
 Crop Year : 2025

**Abbreviated 156 Farm Record**

**Tract Number** : 1868  
**Description** : PART NW4 NW4 SEC 22 CHEROKEE  
**FSA Physical Location** : IOWA/CHEROKEE  
**ANSI Physical Location** : IOWA/CHEROKEE  
**BIA Unit Range Number** :  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : JANICE M KORLESKI ESTATE  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
11.91	11.91	11.91	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	11.91	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	6.20	0.00	172
Soybeans	5.70	0.00	48
<b>TOTAL</b>	<b>11.90</b>	<b>0.00</b>	

**NOTES**

*In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.*

*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.*

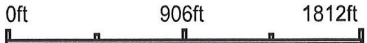
*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*



Aerial Map



Boundary Center: 42° 46' 30.43, -95° 33' 41.98



22-92N-40W  
Cherokee County  
Iowa

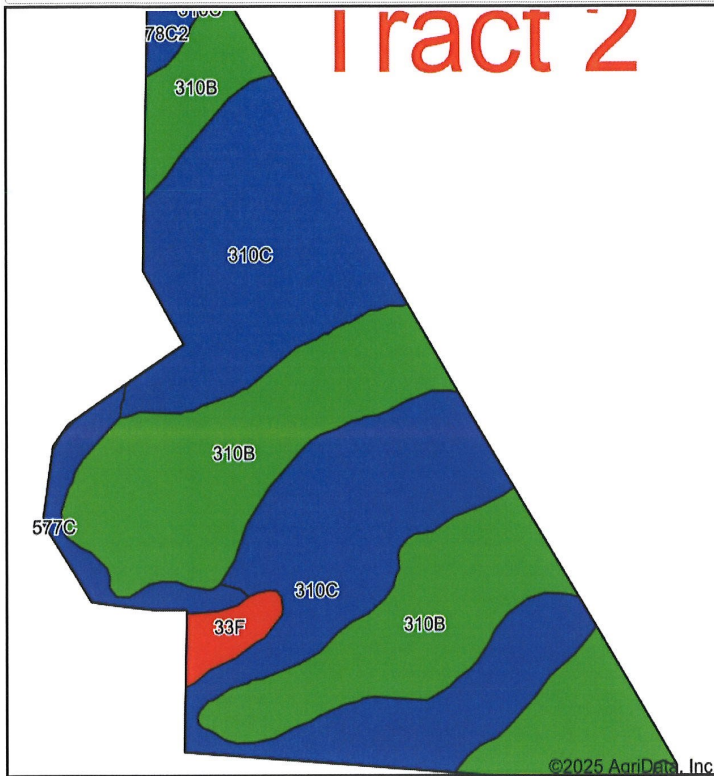


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2/4/2025

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

**Soils Map**



State: **Iowa**  
 County: **Cherokee**  
 Location: **22-92N-40W**  
 Township: **Cherokee**  
 Acres:  
 Date: **2/4/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA035, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
310C	Galva silty clay loam, 5 to 9 percent slopes	34.47	48.4%		> 6.5ft.	IIIe	87	56	76	
310B	Galva silty clay loam, 2 to 5 percent slopes	31.94	44.8%		> 6.5ft.	Ile	95	71	75	
577C	Everly clay loam, 5 to 9 percent slopes	2.53	3.5%		5.9ft.	IIIe	86	51	72	
33F	Steinauer clay loam, 14 to 25 percent slopes	1.43	2.0%		> 6.5ft.	VIe	8	8	47	
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	0.80	1.1%		6.4ft.	IIIe	82	50	66	
91B	Primghar silty clay loam, 2 to 5 percent slopes	0.16	0.2%		3.5ft.	Ile	95	79	78	
<b>Weighted Average</b>							<b>2.61</b>	<b>88.9</b>	<b>61.6</b>	<b>*n 74.7</b>

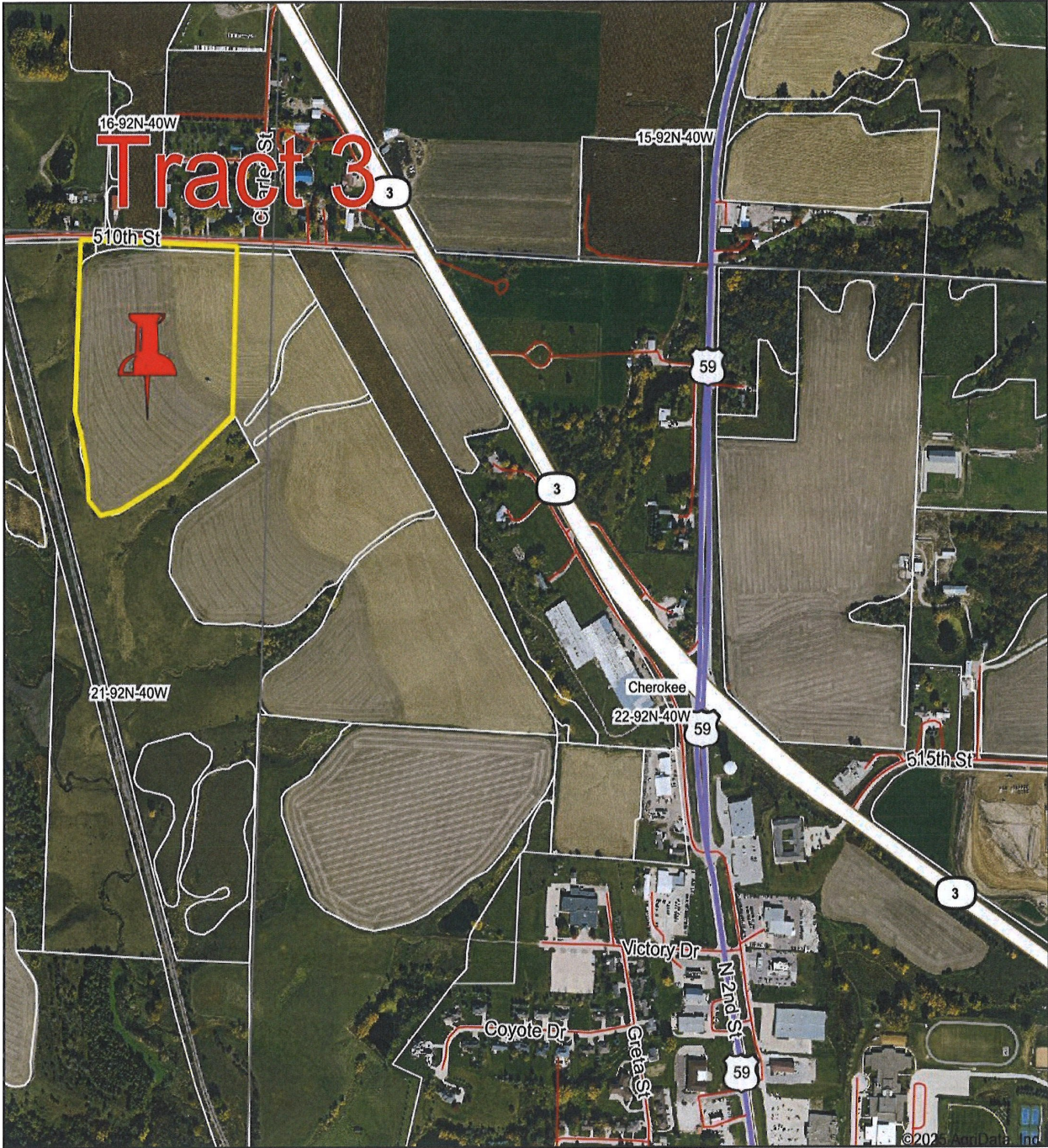
\*\*IA has updated the CSR values for each county to CSR2.

\*n: The aggregation method is "Weighted Average using all components"

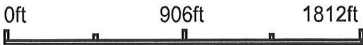
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



Boundary Center: 42° 46' 36.1, -95° 33' 59.48



21-92N-40W  
Cherokee County  
Iowa

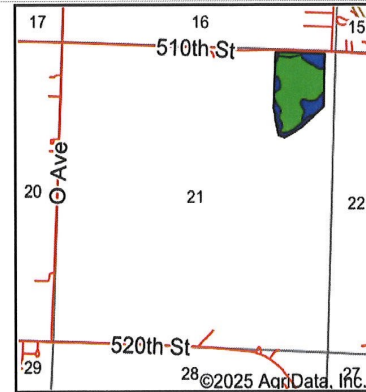


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2/4/2025

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

### Soils Map



State: **Iowa**  
 County: **Cherokee**  
 Location: **21-92N-40W**  
 Township: **Cherokee**  
 Acres:  
 Date: **2/4/2025**










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Soils data provided by USDA and NRCS.

Area Symbol: IA035, Soil Area Version: 34

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	19.52	70.5%		> 6.5ft.	Ile	95	71	75	
310C	Galva silty clay loam, 5 to 9 percent slopes	2.59	9.4%		> 6.5ft.	IIIe	87	56	76	
577C	Everly clay loam, 5 to 9 percent slopes	2.59	9.4%		5.9ft.	IIIe	86	51	72	
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	2.05	7.4%		6.4ft.	IIIe	82	50	66	
91B	Primghar silty clay loam, 2 to 5 percent slopes	0.66	2.4%		3.5ft.	Ile	95	79	78	
577D2	Everly clay loam, 9 to 14 percent slopes, moderately eroded	0.17	0.6%		5.9ft.	IIIe	57	37	59	
33F	Steinauer clay loam, 14 to 25 percent slopes	0.09	0.3%		> 6.5ft.	VIe	8	8	47	
<b>Weighted Average</b>							<b>2.28</b>	<b>91.9</b>	<b>65.9</b>	<b>*n 74</b>

\*\*IA has updated the CSR values for each county to CSR2.

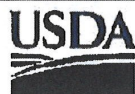
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Farm# 5204  
Tract # 1867

Section: 21 & 22  
Township: Cherokee



0 270 540 1,080 Feet

1 inch = 660 feet

Legend

Wetland Determination

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Field Boundary

Prepared by Cherokee Co FSA

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CDA 026 and attached maps) for exact wetland boundaries and determinations or contact NDCS



**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