



ZOMER COMPANY
REALTY & AUCTION

LIVE PUBLIC LAND AUCTION

**Nassau TWP,
Sioux County, IA**

**Adjacent To HWY 60 Between
Carnes, IA & Alton, IA!**

**This Is An Inside Tract Of
Farmland With Road On Only
One Side!**

**55.79+/-
Acres**

**Sale date:
November 11, 2025
@ 10:30 A.M.**

**Leona J. Eggink
Revocable Trust
Owner**

CONTACT US ➤



**Phone Number:
712-476-9443**



**Website:
www.zomercompany.com**

Auctioneer's Note: The Zomer Company is pleased to have been selected by the Eggink family to offer at auction this outstanding tract of Sioux County, IA farmland! Sioux County, IA is home to some of the most productive farmland in the state! Whether you are looking to expand your operation or building long term equity, buying farmland in Sioux County, IA is a smart move that you will not regret! Make plans today to join us for this auction!



Farm Location: From Exit B58 on HWY 60 South Of Alton, IA go South on HWY 60 for 1 1/4 miles to the Farm site. Land is located on the West side of HWY 60. Auction Signs will be posted.

Auction Location: Auction of the property will be held in Maurice, IA at the former gas station parking lot at the corner of 470thST. & HWY 75 (4695 US 75 Ave., Maurice, IA)



Abbreviated Legal Description: Parcel C in the NW1/4 of Section 21, TWP 94N, Range 44W, Sioux County, IA. Subject to all easements and public roads of record.

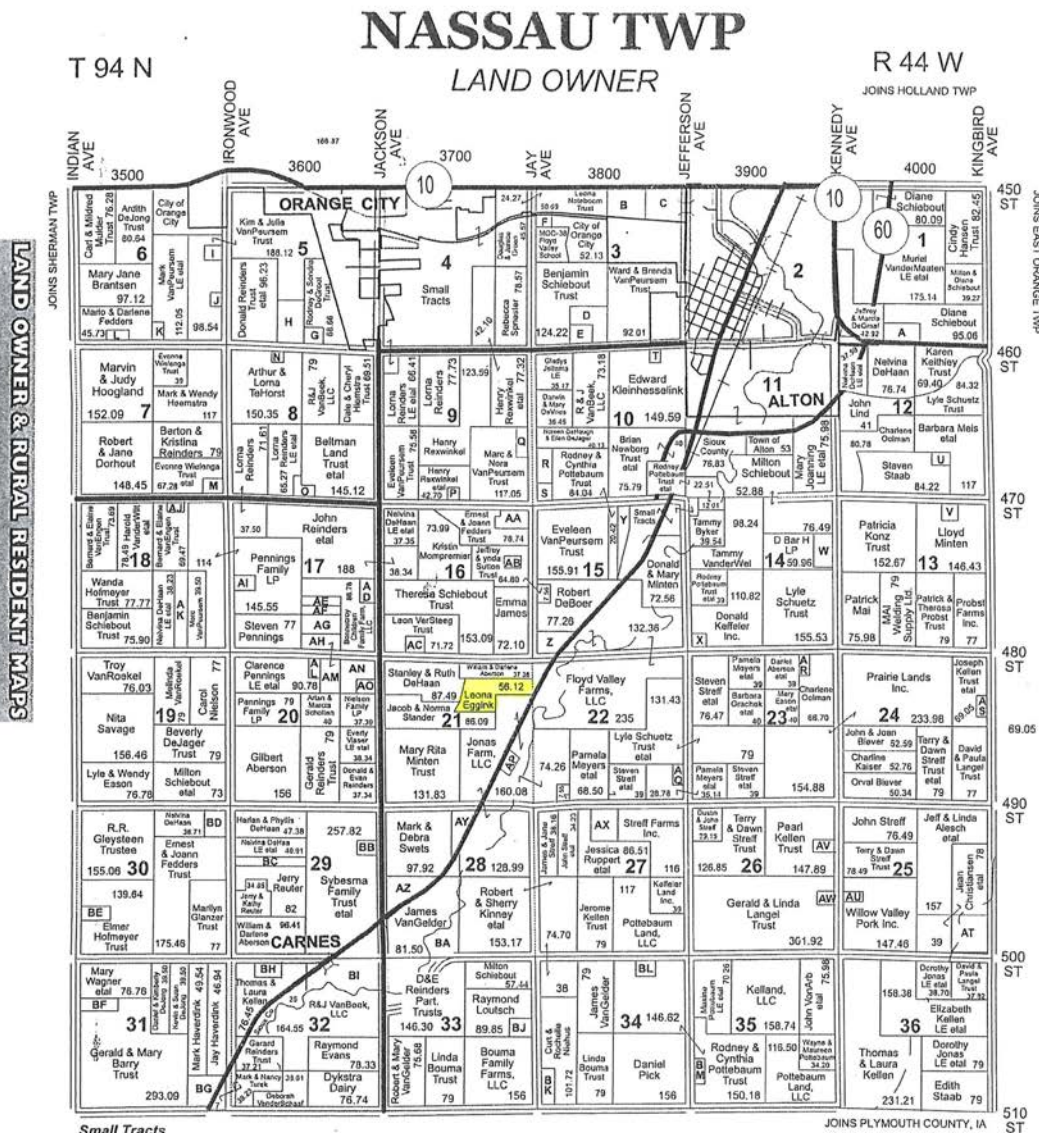
General Description: According to the survey, this property contains 55.79+/- gross acres. According to FSA/survey, this farm contains approx. 52.84+/- tillable acres of which approx. 2.24+/- acres is currently enrolled in CRP and expires on 9-30-2031 & 9-30-2032. The total annual payment for the CRP is \$672.00. Seller will retain the 10-1-2025 CRP payment and the buyer will receive all future payments. According to FSA this farm has a corn base of 37.68 acres with a PLC yield of 165bu and a soybean base of 12.84 acres with a PLC yield of 47bu.. This farm is classified as HEL. The predominant soil types include: 310B2, C2-Galva, 133-Colo, 78D2-Sac, 91B-Primghar, 810B-Galva, 31-Afton, 8B-Judson. The average CSR2 is 83.6. The average CSR1 is 60.1. This is a great opportunity to purchase a great tract of farmland in Sioux County, IA! Making the decision to purchase a tract of farmland in Sioux County, IA is a smart investment in your family's future and a great investment in a long term asset! Purchasing Sioux County, IA farmland is a rare opportunity to own land in one of the most progressive and respected agricultural regions of the Midwest! Land has proven itself to be a smart, stable and rewarding investment!

Method of sale: Auction of the property will be held in Maurice, IA at the former gas station parking lot at the corner of 470thST. & HWY 75 (4695 US 75 Ave., Maurice, IA). Final bid shall be times the gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$1,620.00 per year. Seller will pay the 2025 taxes which are due and payable in March and Sept of 2026.

Possession: Buyer will receive possession of the farm on March 1, 2026. This farm is available to farm for the 2026 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 January 6, 2026. 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. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and auction booklets are available upon request. Buyer shall be required to assume the current CRP contracts and abide by all terms of the contract. Buyer shall be solely responsible for any midterm maintenance due on the CRP, if any. If buyer delays closing, penalties may apply. 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. **Paul Kippley—Attorney for sellers.**



Small Tracts

Section 1 A Keith & Jennifer Probst - 18.13
 Section 3 B Robert & Rachel VanRoekel - 32.29
 C Leona Noteboom Trust - 26.02
 D Arthur & Loma Tethorst - 31.15
 E Nassau Township Cemetery - 9.76
 F Steve Leusink - 5
 Section 5 G Eric & Jennifer Cleveringa - 5.97
 H Faith Lubbers - 29.25
 Section 6 I Henry & Karen Leusink - 10.23
 J Joshua & Renee Meis - 6.30
 K John & Dianne VanWyk - 6.33
 L Joel & Susan Leusink - 9.25
 Section 7 M Bertin Reinders - 8.71
 N Scott & Jaime Meyer - 5.09
 O Beltman Trust - 8.58
 Section 9 P Nigel & Lindsay Millard - 5.70
 Q Nora VanPeursem - 19
 Section 10 R John & Marc VanPeursem et al - 19.25
 S Jayne Hofmeyer - 11.65
 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
 X Gregory & Becky Johnson LE et al - 6.18
 Section 15 Y Brian & Emily Newberg - 25.55
 Z Rodney & Marlys Schwabach - 12.89
 Section 16 AA Garvin & Helen Bonnerma - 18.84
 AB Joel & Melissa Bundt - 5.53
 AC Christopher & Carrie Krohn - 5.14
 Section 17 AD James & Leanne Bonneroy - 8.92
 AE Kenneth & Kathleen Meendering - 9.65
 AF James & Leanne Bonneroy - 9.54
 AG Lynette & Mark Pennings - 19.22
 AH Milton & Judith Pennings - 19
 AI Justin & Vicki Schrock - 12.45
 Section 18 AJ Timothy & Molly VanEngen - 9.02
 AK Evan & Pam DeHaan - 21.74
 Section 20 AL Rhonda Pennings - 5.09
 AM Milton & Judith Pennings - 19.50
 AN Beverly DeJager Trust - 28.75
 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 Delpendang Fam. Trust - 38
 Section 26 AU Kellen Farms Inc. - 7.40
 Section 27 AV TL & TJ Hexamer Family Trust - 7.09
 AW Langel Farms Inc. - 9.06
 Section 28 AX Dennis & Anne VonArb - 29.60
 Section 29 AY Evan Reinders et al - 24.32
 AZ Wanda Hofmeyer Trust - 17.43
 BA Raymond Evans - 20.73
 Section 29 BB Evan & Pam DeHaan - 9.26
 BC Harlan DeHaan - 10.20
 Section 30 BD William & Darlene Abersen - 18.61
 BE Chad & Paige Hofmeyer - 15.53
 Section 31 BF Shelly Krieg Inc. - 20.73
 BG Rodney & Cynthia Pottsbaum Trust - 21.53
 Section 32 BH Scott & Debra Vandenberg - 5.82
 BI Leona Noteboom Trust et al - 40.41
 Section 33 BJ Floyd Valley Pk, LLC - 8.96
 Section 34 BK Tony & Lisa DeGroot - 13.21
 BL Al Jr. & Marjorie Pottsbaum - 9.38
 Section 35 BM Shane & Connie Kirschten - 5.82

SIoux COUNTY, IA



Aerial Map



Boundary Center: 42° 56' 58.5, -96° 2' 32.87

0ft 642ft 1284ft

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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21-94N-44W
Sioux County
Iowa

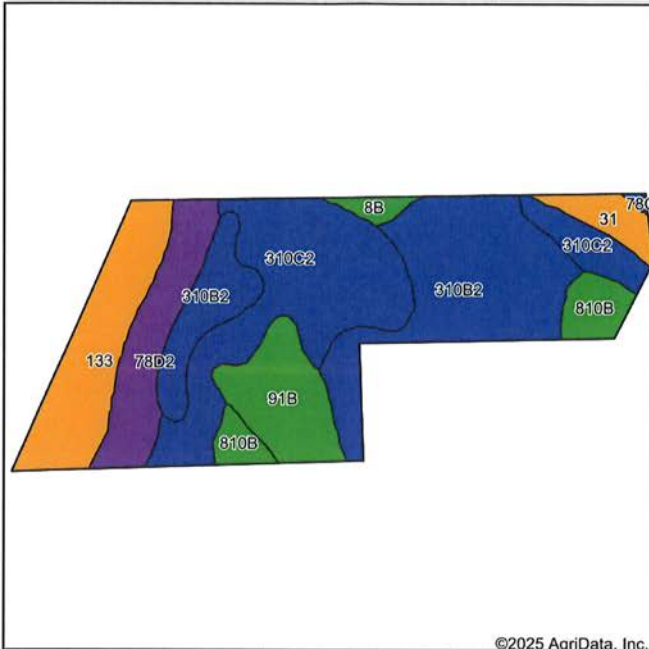


9/4/2025

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



Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **21-94N-44W**
 Township: **Nassau**
 Acres: **55.79**
 Date: **9/4/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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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	16.50	29.6%	■	> 6.5ft.	Ile	90	65	67
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	15.23	27.3%	■	> 6.5ft.	IIIe	84	51	65
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	7.76	13.9%	■	2.5ft.	IIw	78	70	80
78D2	Sac silty clay loam, 9 to 14 percent slopes, eroded	5.83	10.4%	■	6.4ft.	IIIe	56	37	59
91B	Primghar silty clay loam, 2 to 5 percent slopes	5.18	9.3%	■	3.5ft.	Ile	95	75	78
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	2.85	5.1%	■	> 6.5ft.	Ile	95	65	76
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.73	3.1%	■	2.5ft.	IIw	80	69	68
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	0.71	1.3%	■	> 6.5ft.	Ile	92	69	80
Weighted Average							2.38	83.6	60.1
									*n 69.1

**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.





United States
Department of
Agriculture

Sioux County, Iowa



Legend

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

Wetland Determination

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

Tract Cropland Total: 52.84 acres

2025 Program Year

Map Created May 30, 2025

Farm 10387

Tract 45217

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).

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IOWA
SIOUX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10387

Prepared : 8/18/25 8:13 AM CST

Crop Year : 2025

Tract Number : 45217
Description : IRR 56 AC E OF WW NW4NE4 SEC21 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 : Wetland determinations not complete
WL Violations : None
Owners : LEONA J EGGINK REVOCABLE TRUST
Other Producers : None
Recon ID : 19-167-2024-83

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
56.36	52.84	52.84	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	50.60	0.00	2.24	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	37.68	0.00	165
Soybeans	12.84	0.00	47
TOTAL	50.52	0.00	

NOTES

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CRP-1 (05-05-25) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 19 167		2. SIGN-UP NUMBER 50	
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11464C		4. ACRES FOR ENROLLMENT 1.54	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) SIOUX COUNTY FARM SERVICE AGENCY 714 8TH ST SE ORANGE CITY, IA51041-7451		6. TRACT NUMBER 45217		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2017 TO: (MM-DD-YYYY) 09-30-2032	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (712) 737-4801		8. SIGNUP TYPE: Continuous			
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.					
<i>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</i>					
9A. Rental Rate Per Acre \$ 300.00		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 462.00		A. Tract No. 45217		B. Field No. 17	
9C. First Year Payment \$		C. Practice No. CP21		D. Acres 1.54	
(Item 9C is applicable only when the first year payment is prorated.)		E. Total Estimated Cost-Share \$ 0.00			
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE 100.00 %		(3) SIGNATURE (By)	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE 0.00 %		(3) SIGNATURE (By)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %		(3) SIGNATURE (By)	
				(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
				(5) DATE (MM-DD-YYYY)	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE			
		B. DATE (MM-DD-YYYY)			
NOTE: Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program. Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).					

Non-Discrimination Statement: 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, 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, audiotope, American Sign Language, etc.) should contact the State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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 <https://www.usda.gov/bascr/how-to-file-a-program-discrimination-complaint> 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, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

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Date Printed: 08/18/2025



CRP-1 (05-05-25) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 19 167		2. SIGN-UP NUMBER 55	
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11857B		4. ACRES FOR ENROLLMENT 0.70	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) SIOUX COUNTY FARM SERVICE AGENCY 714 8TH ST SE ORANGE CITY, IA51041-7451		6. TRACT NUMBER 45217		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2021 TO: (MM-DD-YYYY) 09-30-2031	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (712) 737-4801		8. SIGNUP TYPE: Continuous			
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.					
<i>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</i>					
9A. Rental Rate Per Acre \$ 300.00		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 210.00		A. Tract No. 45217		B. Field No. 0003	
9C. First Year Payment \$		C. Practice No. CP21		D. Acres 0.70	
(Item 9C is applicable only when the first year payment is prorated.)		E. Total Estimated Cost-Share \$ 0.00			
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE 100.00 %		(3) SIGNATURE (By)	
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C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %		(3) SIGNATURE (By)	
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ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

712-476-9443

zomercompany.com



ZOMER COMPANY
REALTY & AUCTION

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Rock Valley, IA
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