

Live Public

LAND AUCTION

CAPEL TWP,
SIOUX COUNTY, IA



Upcoming High Quality
Land Auction of
80.20+/- Acres of
Land

Sale Date:
December 10, 2025
@ 10:30A.M.

Ruth Horn Macleod Trust
Owners

ZOMER Z COMPANY
REALTY & AUCTION

Auctioneer's Note: The Zomer company is honored to have been selected to offer at public auction this outstanding prime tract of Sioux County, IA farmland! This farm offers just what you are looking for when purchasing land in Sioux County, IA including good soil ratings, a good location and nearly all tillable acres! Investing in land for your operation or investment portfolio is a way to help establish your family's legacy! Make plans today to join us for this auction!



Farm Location: From the West edge of Boyden, IA on HWY 18 go 1/2 mile West on HWY 18 to Jefferson Ave. then go South on Jefferson Ave for 3 1/2 miles to the farm. This farm is on the West side of Jefferson Ave. Auction Signs will be posted.

Auction Location: Auction of the property to be held at the Crossroads Pavilion parking lot in Sheldon, IA (301 34th Ave., Sheldon, IA)



Abbreviated Legal Description: The N1/2 of the SE1/4 of Section 15, TWP 96N, Range 44W, Sioux County, IA. Subject to all easements and public roads of record.

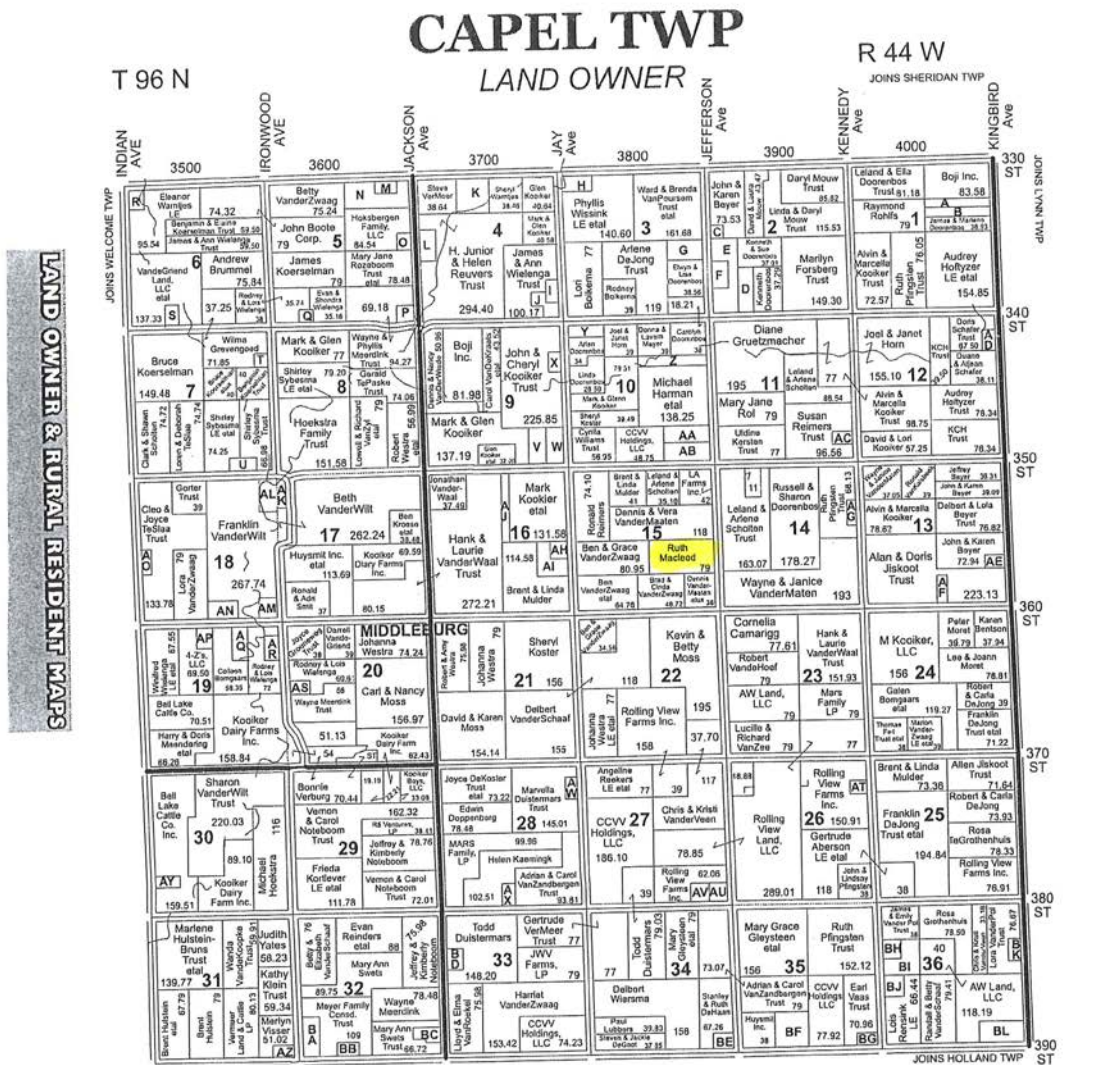
General Description: WOW this farm boasts high soil ratings and is farmed in 1/2 mile rows! According to the survey, this property contains 80.20+/- gross acres. According to the survey, this farm contains approx. 79.10+/- tillable acres. According to FSA this farm has a corn base of 39.40 acres with a PLC yield of 193bu and a soybean base of 39.40 acres with a PLC yield of 55bu. This farm is classified as NHEL. The predominant soil types include: 310, B, B2-Galva, 91-Primghar, 92-Marcus. The average CSR2 is 95.1. The average CSR1 is 69.7. This is a tremendous opportunity to purchase a powerful tract of Sioux County, IA farmland at auction! This tract of land boasts high soil ratings, a high percentage of tillable acres and all 1/2 mile long rows making it very conducive for farming with larger equipment! When land in Capel TWP in Sioux County, IA comes for sale it is not an opportunity that should be taken lightly! If you are looking to add a powerful tract of land to your operation then strongly consider purchasing this tract of farmland! When land of this caliber comes up for sale at auction you do not want to pass up the opportunity to purchase it! Make plans today to attend this auction either in person or online!

Method of sale: Auction of the property to be held at the Crossroads Pavilion parking lot in Sheldon, IA (301 34th Ave., Sheldon, IA) Final bid shall be times the gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,906.00 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 12, 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. 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. **Patricia Vogel—Attorney for sellers.**



Small Tracts

- Section 1 A Myrna & Marvin Van't Hul - 19.84
 B Craig & Kristin Holtzner - 19.83
 Section 2 C Craig & Jessica VanBriesen - 5.91
 D Arlen & Linda Doornbos - 24.45
 E Kenneth Doornbos - 38.31
 F Kroez & Kroez Farms, LLC - 19.92
 Section 3 G Elwin Doornbos - 19.21
 H Caleko Farms Inc. - 18.77
 Section 4 I Kevin & Pamela Wielenga - 7.54
 J Wielenga Dairy, LC - 9.09
 K Hank & Laurie VanDerWaal Trust - 42.10
 L Melody Reuvers - 18.48
 Section 5 M Top Five Inc. - 12.38
 N Marvin & LaDonna Vanden Top - 50.94
 O Darwan & Janice Scholten - 9.62
 P Mark & Jessica Kookier et al - 7.31
 Q Pamela VanSlooten - 6.09
 Section 6 R Daryl & Lavonne Wartjes - 6.14
 S VG Dairy, LLC - 8.36

- Section 7 T Michael & Connie Gravengood - 6.13
 U Hoekstra Family Trust - 14.77
 Section 9 V Glen Kookier - 19.02
 W Mark Kookier - 19.02
 X Christopher & Vicki Garris - 9.26
 Section 10 Y Arlen & Linda Doornbos - 10.77
 Z Arlene DeJong Trust - 19.75
 AA Gary & Angela Diekevers - 24.50
 AB Gregory & Doreane Diekevers - 23.25
 Section 11 AC Seth Sandbulte et al - 11.26
 Section 12 AD James & Anita Kray - 9.67
 Section 13 AE Kemper Hogs Inc. - 5.71
 AF Kemper Hogs Inc. - 8.63
 Section 14 AG Pfingsten Farms Inc. - 5.55
 Section 16 AH Gayla Wielenga - 9.75
 AJ Marvin & Marilyn Faber - 29.25
 AK Jeremy Kookier - 19.75
 Section 17 AL Daryl & Paula Meendering - 7.92
 Section 18 AM John & Rhonda Leusink - 7.67
 AN Hoekstra Family Trust - 16.19
 AO TeSlaa Ag Corp. - 10.47
 Section 19 AP Tim & Julie Bomgaars - 20.65
 AR William & Lindsey Wartjes - 5

- Section 20 AS Bradley & Angela Wielenga - 8.39
 Section 26 AT Ryan & Jennifer Mulder - 19.50
 Section 27 AU Marvella Duisternars - 7.85
 AV Dan & Terri Duisternars - 6.58
 Section 28 AW Todd Duisternars - 10.99
 AX Jeffrey & Kim Noteboom - 5.52
 Section 30 AY Timothy & Elsie Ymker - 5.90
 Section 31 AZ Ryan & Valerie Beck - 7.41
 Section 32 BA Vermeer Land & Cattle LP - 17.97
 BB William & Carol Meyer - 10.10
 BC Kalie Jacobsma & Mark Schmiltz - 9.78
 Section 33 BD Eric & Vanessa Bartels - 6.78
 Section 34 BE AW Land, LLC - 10.18
 Section 35 BF Lloyd & Elma VanRoelke Trust - 39
 BG Jeremiah & Marilyn Straub - 5.04
 Section 36 BH Mark & Rowena DeJong - 9.50
 BI Barbara Mantel - 29.50
 BJ Clayton & Gail Ramsink - 10.56
 BK Steve & Lori Dykstra - 5.63
 BL Robert & Robin VanZandbergen - 37.75

Aerial Map



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Boundary Center: 43° 8' 0.28, -96° 1' 25.93

0ft 651ft 1302ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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15-96N-44W
Sioux County
Iowa

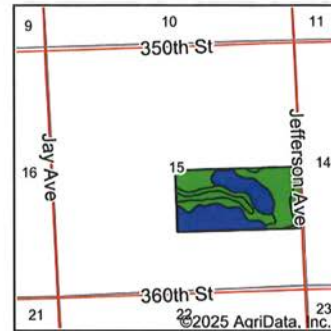
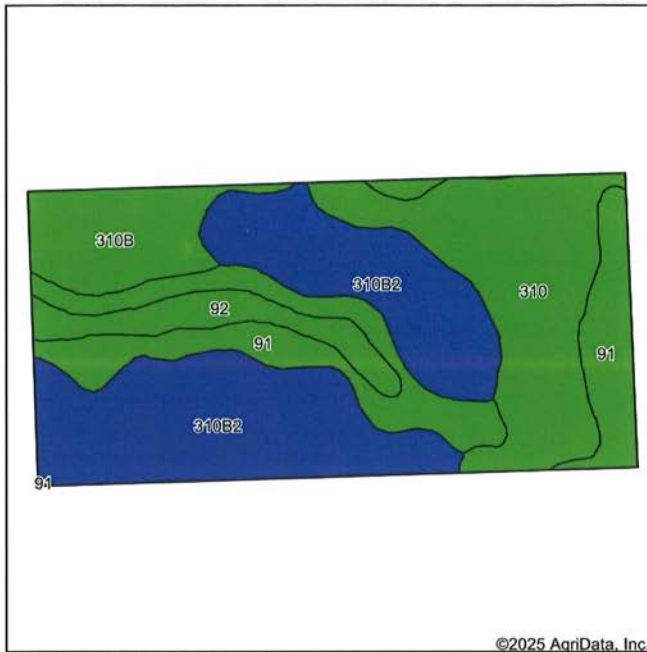


10/28/2025

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



Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **15-96N-44W**
 Township: **Capel**
 Acres: **80.2**
 Date: **10/28/2025**



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
 www.AgrIDataInc.com



Soils data provided by USDA and NRCS.

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Area Symbol: IA167, Soil Area Version: 35										
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	31.95	39.8%		> 6.5ft.	Ile	90	65		67
310	Galva silty clay loam, 0 to 2 percent slopes	18.11	22.6%		> 6.5ft.	I	100	72		77
91	Primghar silty clay loam, 0 to 2 percent slopes	16.48	20.5%		3.5ft.	Iw	100	77		78
310B	Galva silty clay loam, 2 to 5 percent slopes	8.55	10.7%		> 6.5ft.	Ile	95	67		75
92	Marcus silty clay loam, 0 to 2 percent slopes	5.11	6.4%		2.5ft.	Ilw	94	72		75
Weighted Average						1.57	95.1	69.7	*n 72.9	

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

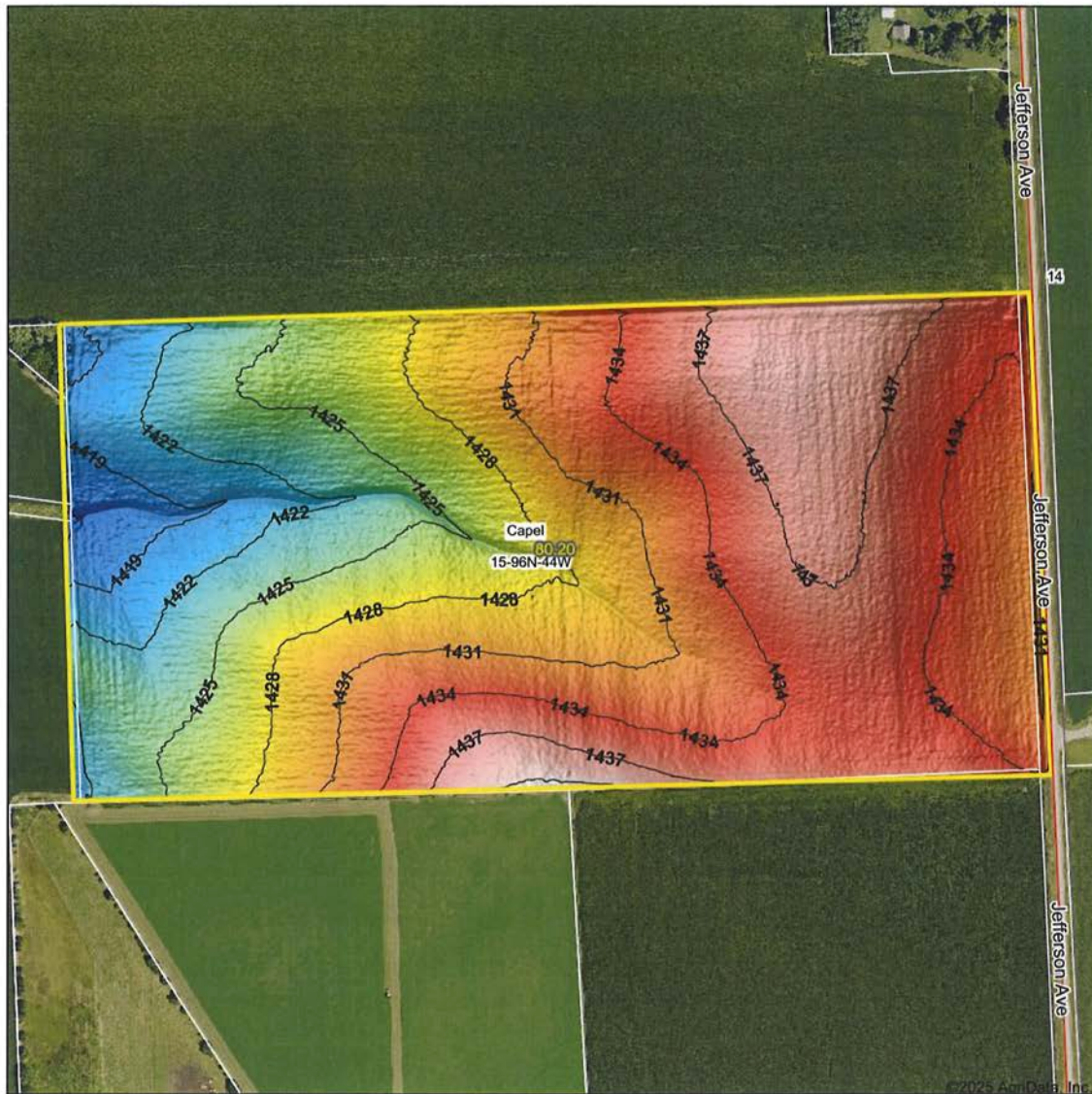
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Topography Hillshade



Low Elevation High



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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

Source: USGS 1 meter dem

Interval(ft): 3

Min: 1,414.7

Max: 1,440.7

Range: 26.0

Average: 1,430.3

Standard Deviation: 5.64 ft

0ft 426ft 851ft



10/28/2025

15-96N-44W
Sioux County
Iowa

Boundary Center: 43° 8' 0.23, -96° 1' 26.04



USDA United States Department of Agriculture
Sioux County, Iowa



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

Wetland Determination
 ● Restricted Use
 ▼ Limited
 ■ Exempt from Conservation Compliance Provisions

Tract Cropland Total: 78.80 acres

2025 Program Year
 Map Created May 30, 2025

Farm 10168
Tract 98

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 See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 10168 Prepared : 8/18/25 7:57 AM CST Crop Year : 2025
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Operator Name
 CRP Contract Number(s) : None
 Recon ID : 19-167-2012-224
 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
78.80	78.80	78.80	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	78.80		0.00		0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	39.40	0.00	193	0
Soybeans	39.40	0.00	55	0
TOTAL	78.80	0.00		

NOTES

Tract Number : 98
 Description : N1/2 SE1/4 SEC 15 CAPEL
 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 : Wetland determinations not complete
 WL Violations : None
 Owners : RUTH HORN MACLEOD TRUST
 Other Producers :
 Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.80	78.80	78.80	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 : 10168
Prepared : 8/18/25 7:57 AM CST
Crop Year : 2025

Tract 98 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	78.80	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	39.40	0.00	193
Soybeans	39.40	0.00	55
TOTAL	78.80	0.00	

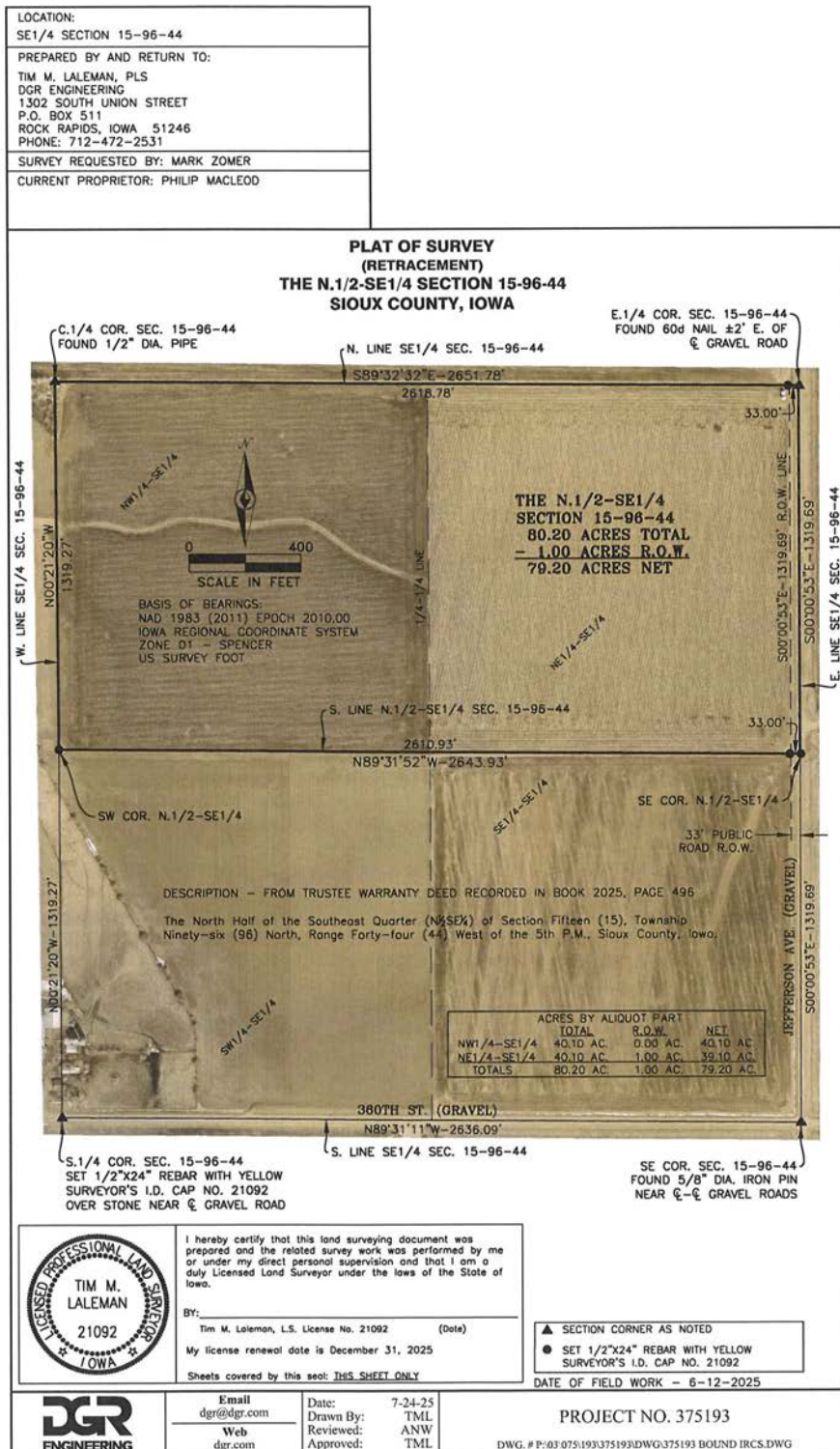
NOTES

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ZOMER COMPANY

REALTY & AUCTION

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