



Live Public **LAND AUCTION**

**Upcoming Live/Online
Public Auction Of 2
Tracts
Of Farmland**

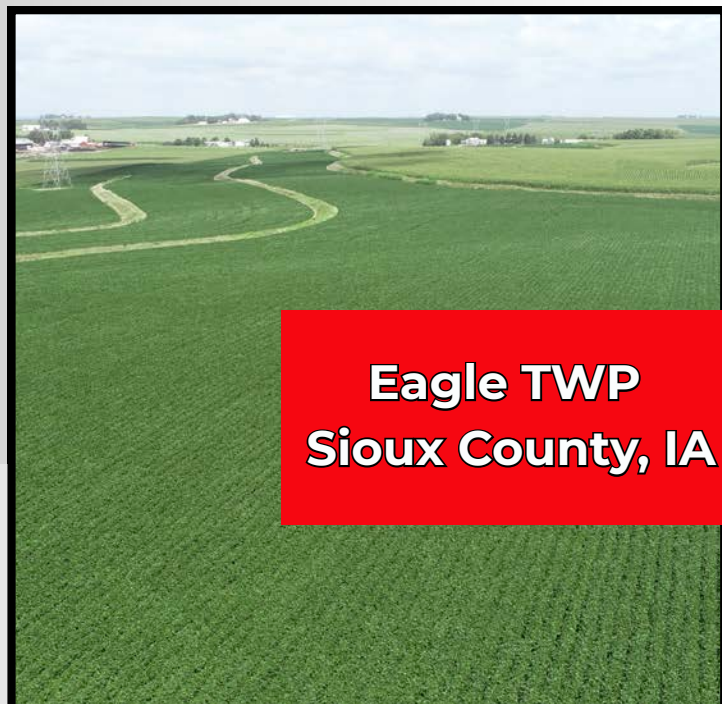
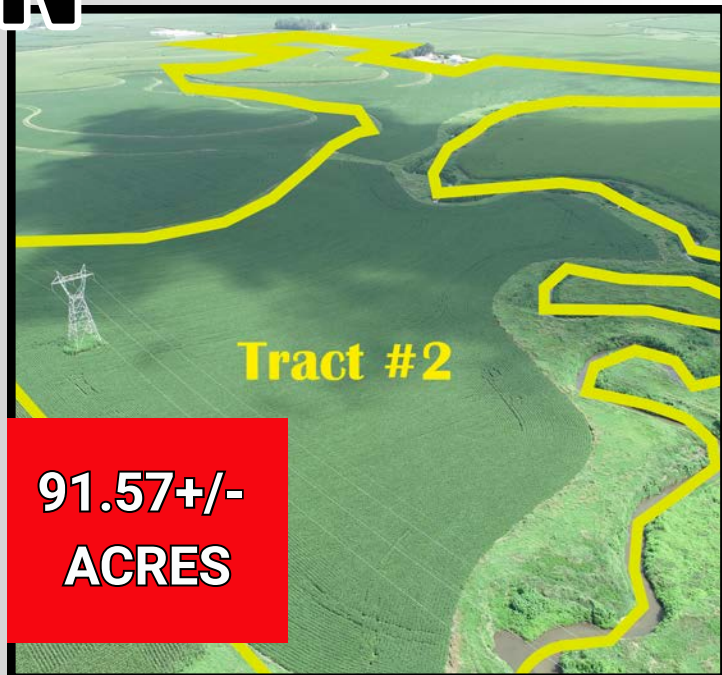
SALE DATE:

**NOVEMBER 17, 2025
@ 10:30 A.M.**

**VERMEER FAMILY
OWNER**

712-476-9443

zomercompany.com



Auctioneer's Note: We take great pride in presenting, on behalf of the Vermeer family these two nice tracts of Sioux County, IA farmland! This is an outstanding opportunity to purchase one or two great tracts of Sioux County, IA and if purchased as a unit would be a great contiguous 165.9+/- acre tract of farmland! Iowa farmland is known to be some of the best farmland in the Midwest! Seize this opportunity to purchase land and secure your family's future!



Tract 1 Location: From the Hawarden, IA golf Course Go East on HWY 10 for 4 miles to Coolidge Ave (K22) then go 3 miles North on Coolidge Ave (K22) to 420th ST.(B46) then go 1/4 mile West on 420th St. (B46) to Tract 1. Tract 1 is on the South side of 420th St. and adjoins Tract 2.

Tract 2 Location: From the Hawarden, IA golf Course Go East on HWY 10 for 4 miles to Coolidge Ave (K22) then go 2 1/2 miles North on Coolidge Ave (K22) to Tract 2. Tract 2 is on the West side of Coolidge Ave..

Auction Signs will be posted.

Auction Location: Auction of the property to be held at the site of the former JD dealer at the corner of HWY 10/Eagle Ave (4511 Eagle Ave., Ireton, IA)



Abbreviated Legal Description of Tract 1: Parcel D in the E1/2 of Section 21, TWP 95N, Range 47W, Sioux County, IA. Subject to all easements and public roads of record.

General Description of Tract 1: According to the recent survey, this property contains 74.33+/- gross acres. According to FSA/survey, this farm contains approx. 69.42+/- tillable acres which does not include the grass terraces. This farm has base acres combined with the adjoining farmland and will undergo a reconstitution with FSA due to the recent survey. According to the FSA this property has corn PLC yield of 185bu and a soybean PLC yield of 53bu. This farm is classified as NHEL currently. The predominant soil types include: 310B, B2, C2-Galva, 1D3-Ida, 467-Radford, 428B-Ely, 11B-Radford-Judson, 1C3-Ida, 8B-Judson, 33E2-Steinauer. The average CSR2 is 81.2. The average CSR1 is 58.1. This is a great opportunity to purchase a tract of land in Sioux County, IA! Land buyers do not pass up this opportunity to purchase this great tract of Sioux County, IA farmland! This is a great opportunity to purchase land if you are an established operator, investor or younger farmer looking to purchase land in Sioux County, Iowa!

Abbreviated Legal Description of Tract 2: Parcel C in the E1/2 of Section 21, TWP 95N, Range 47W, Sioux County, IA. Subject to all easements and public roads of record.

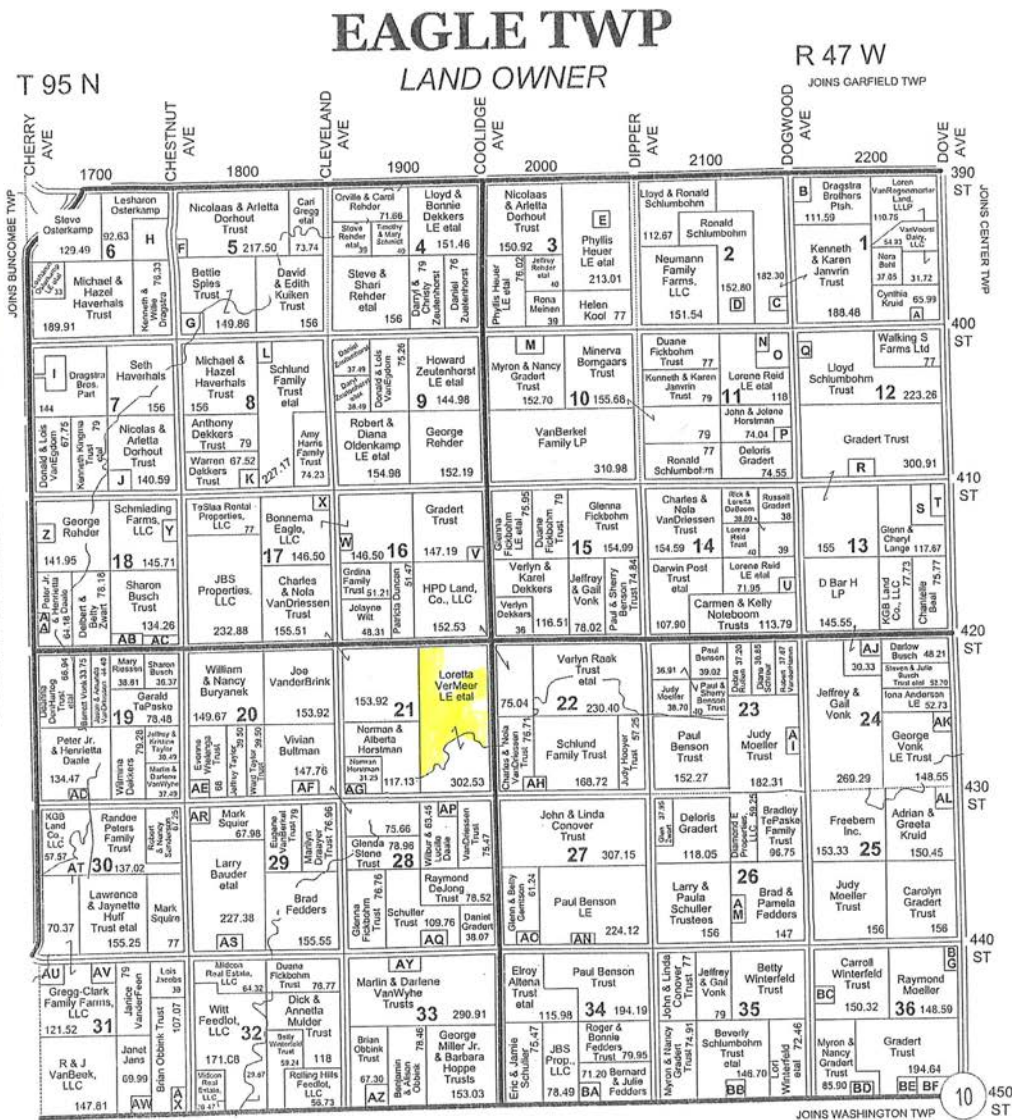
General Description of Tract 2: According to the recent survey, this property contains 91.57+/- gross acres. According to FSA/survey, this farm contains approx. 80.92+/- tillable acres of which approx. 4.95+/- acres are currently enrolled in CRP with a contract ending 9-30-2027 with an annual payment of \$1,485.00, these acres do not include the grass terraces. This farm has base acres combined with the adjoining farmland and will undergo a reconstitution with FSA due to the recent survey. According to the FSA this property has corn PLC yield of 185bu and a soybean PLC yield of 53bu. This farm is currently classified as NHEL. The predominant soil types include: 467-Radford, 310B, B2, C2-Galva, 8B-Judson, 1D3-Ida, 33E2-Steinauer, 11B-Radford-Judson. The average CSR2 is 77.6. The average CSR1 is 62. This farm is located just off a hard surface road near several grain terminals! This is a great opportunity to purchase a good tract of land in Sioux County, IA and if purchased in conjunction with Tract 1 offers the opportunity to purchase a 165.9+/- contiguous tract of farmland!

Method of sale: Auction of the property to be held at the site of the former JD dealer at the corner of HWY 10/Eagle Ave (4511 Eagle Ave., Ireton, IA). Tracts will be offered for sale in the choice method. The top bidder of choice will have the option to select the tract of their choice or both of the tracts. If the top bidder in the round of choice only selects one of the tracts then whichever tract is remaining will then be sold. Tracts will not be combined in any way other than the option to take both tracts in the round of choice. Final bid shall be times the gross surveyed acres of each tract.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,973.20 per year on Tract 1 and approx. \$3,662.80 per year on Tract 2. Seller will pay the 2025 taxes which are due and payable in March and Sept of 2026.

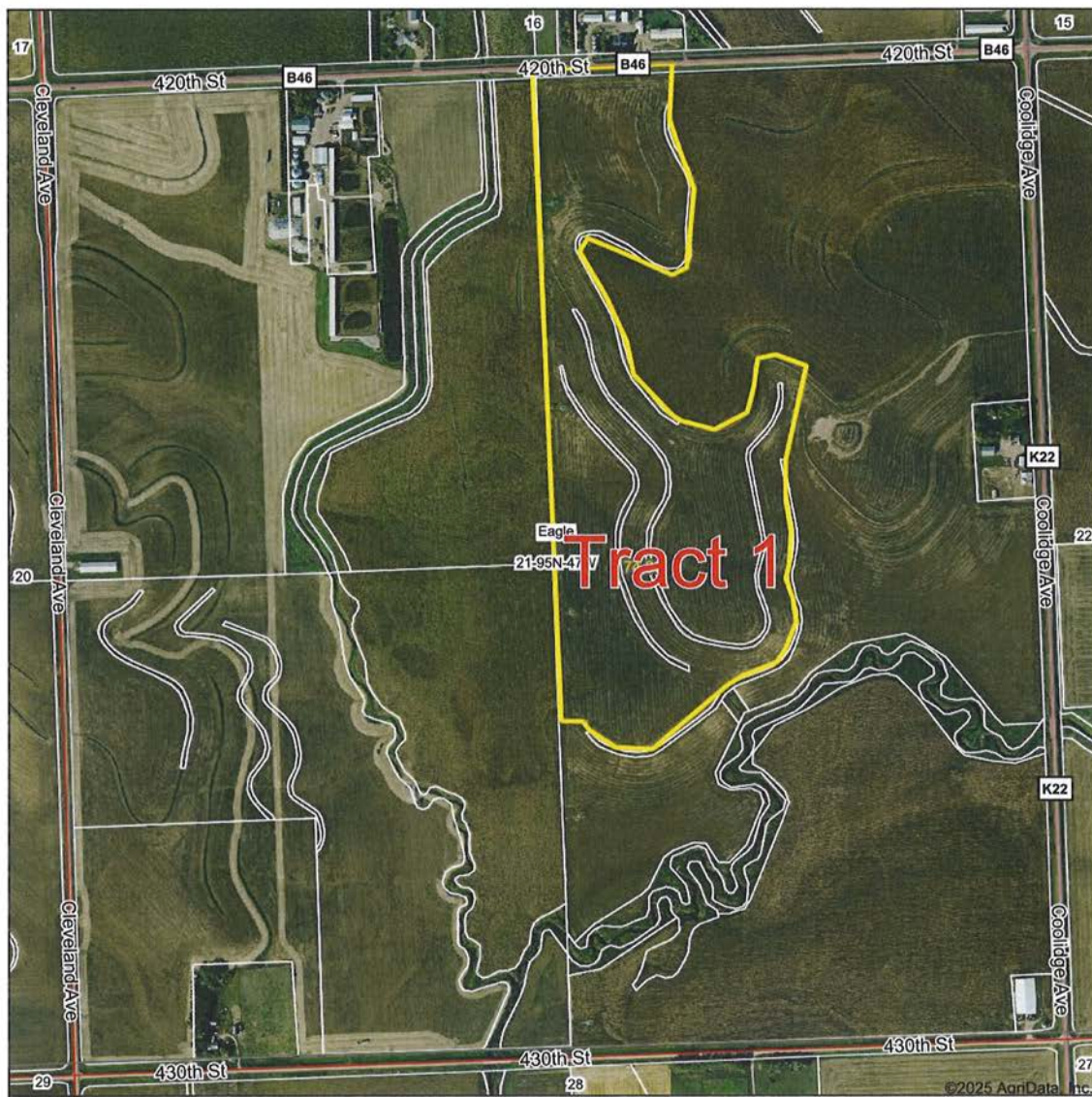
Possession: Buyer will receive possession of the farms on March 1, 2026. These farms are available to farm for the 2026 crop year!

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 December 29, 2025. Buyer shall receive a clear and merchantable title to the property on closing day. These farms are 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 will be required to assume the current CRP contracts, if any and shall be responsible for any mid term maintenance due for 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. **Dan Mouw—Attorney for sellers.**



SIOUX COUNTY, IA

Aerial Map



Boundary Center: 43° 2' 8.05, -96° 23' 56.64



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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21-95N-47W
Sioux County
Iowa

0ft 835ft 1670ft

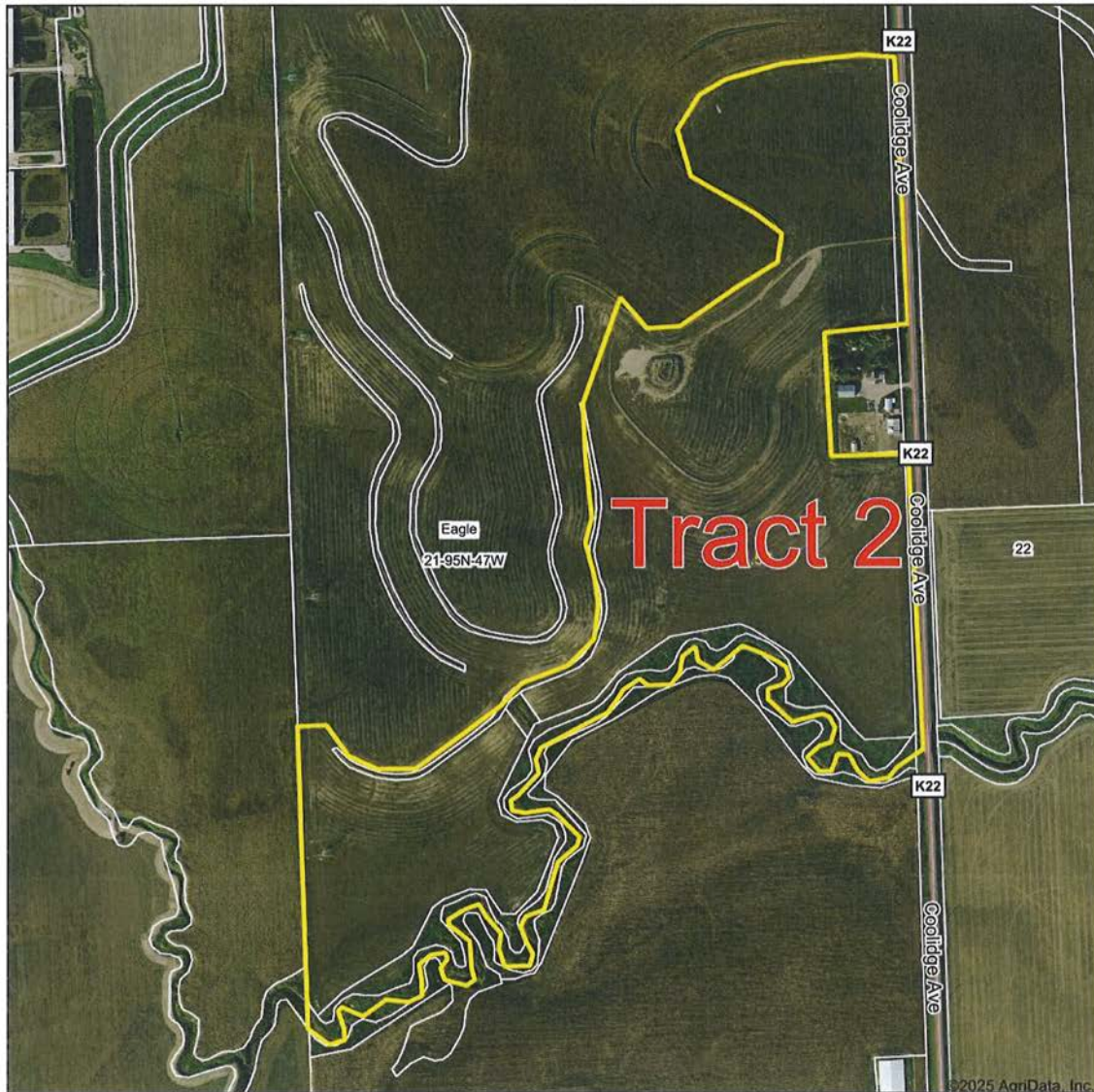


9/12/2025

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



Aerial Map



Boundary Center: 43° 1' 58.86, -96° 23' 48.06

0ft 659ft 1319ft

21-95N-47W
Sioux County
Iowa



Maps Provided By:



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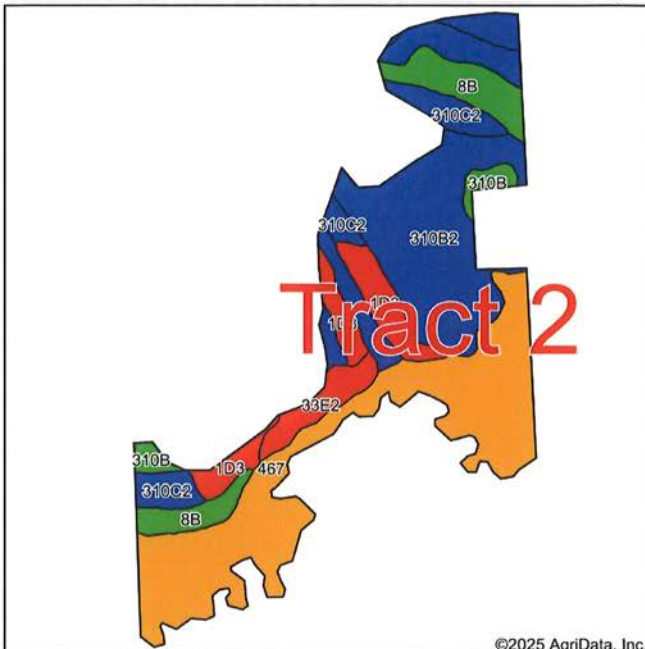
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Field borders provided by Farm Service Agency as of 5/21/2008.

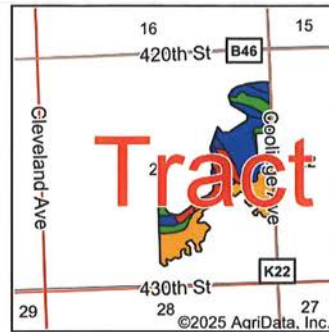
9/12/2025



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Sioux**
 Location: **21-95N-47W**
 Township: **Eagle**
 Acres: **91.57**
 Date: **9/12/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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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
467	Radford silt loam, 0 to 2 percent slopes	32.29	35.3%		3.5ft.	Ilw	79	73	83
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	23.47	25.6%		> 6.5ft.	Ile	90	65	67
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	10.97	12.0%		> 6.5ft.	IIIe	84	51	65
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	8.16	8.9%		> 6.5ft.	Ile	92	69	80
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	8.14	8.9%		> 6.5ft.	IIIe	32	35	58
33E2	Steinauer clay loam, 14 to 18 percent slopes, moderately eroded	3.60	3.9%		> 6.5ft.	IVe	20	24	49
11B	Radford-Judson complex, 0 to 5 percent slopes	2.75	3.0%		3.5ft.	Ilw	84	56	78
310B	Galva silty clay loam, 2 to 5 percent slopes	2.19	2.4%		> 6.5ft.	Ile	95	67	75
Weighted Average							2.29	77.6	62
									*n 72.6

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

Wetland Determination

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

Tract Cropland Total: 290.84 acres

2025 Program Year

Map Created May 30, 2025

Farm 8811

Tract 411

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 : 8811

Prepared : 8/12/25 7:53 AM CST

Crop Year : 2025

Operator Name :
 CRP Contract Number(s) : 11509
 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
311.58	290.84	290.84	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	281.49	0.00			9.35	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	197.10	0.00	185	0
Soybeans	83.99	0.00	53	0
TOTAL	281.09	0.00		

NOTES

Tract Number : 411

Description : E2 SEC 21 EAGLE
 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 contains a wetland or farmed wetland
 WL Violations : None
 Owners :
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
311.58	290.84	290.84	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 : 8811
Prepared : 8/12/25 7:53 AM CST
Crop Year : 2025

Tract 411 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	281.49	0.00	9.35	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	197.10	0.00	185
Soybeans	83.99	0.00	53
TOTAL	281.09	0.00	

NOTES

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [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 Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



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 11509A		4. ACRES FOR ENROLLMENT 9.35	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) SIOUX COUNTY FARM SERVICE AGENCY 714 8TH ST SE ORANGE CITY, IA51041-7451				6. TRACT NUMBER 411		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2017 TO: (MM-DD-YYYY) 09-30-2027	
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 \$ 2,805.00		A. Tract No.		B. Field No.		C. Practice No.	
9C. First Year Payment \$		411		0003		CP21	
(Item 9C is applicable only when the first year payment is prorated.)		411		0004		CP21	
		411		0006		CP8A	
						0.30	
						\$ 146.00	
						\$ 659.00	
						\$ 38.00	
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)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE 0.00 %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
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	
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).							

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <https://www.usda.gov/oascr/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: 08/12/2025



ZOMER COMPANY

REALTY & AUCTION

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Rock Valley, IA
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