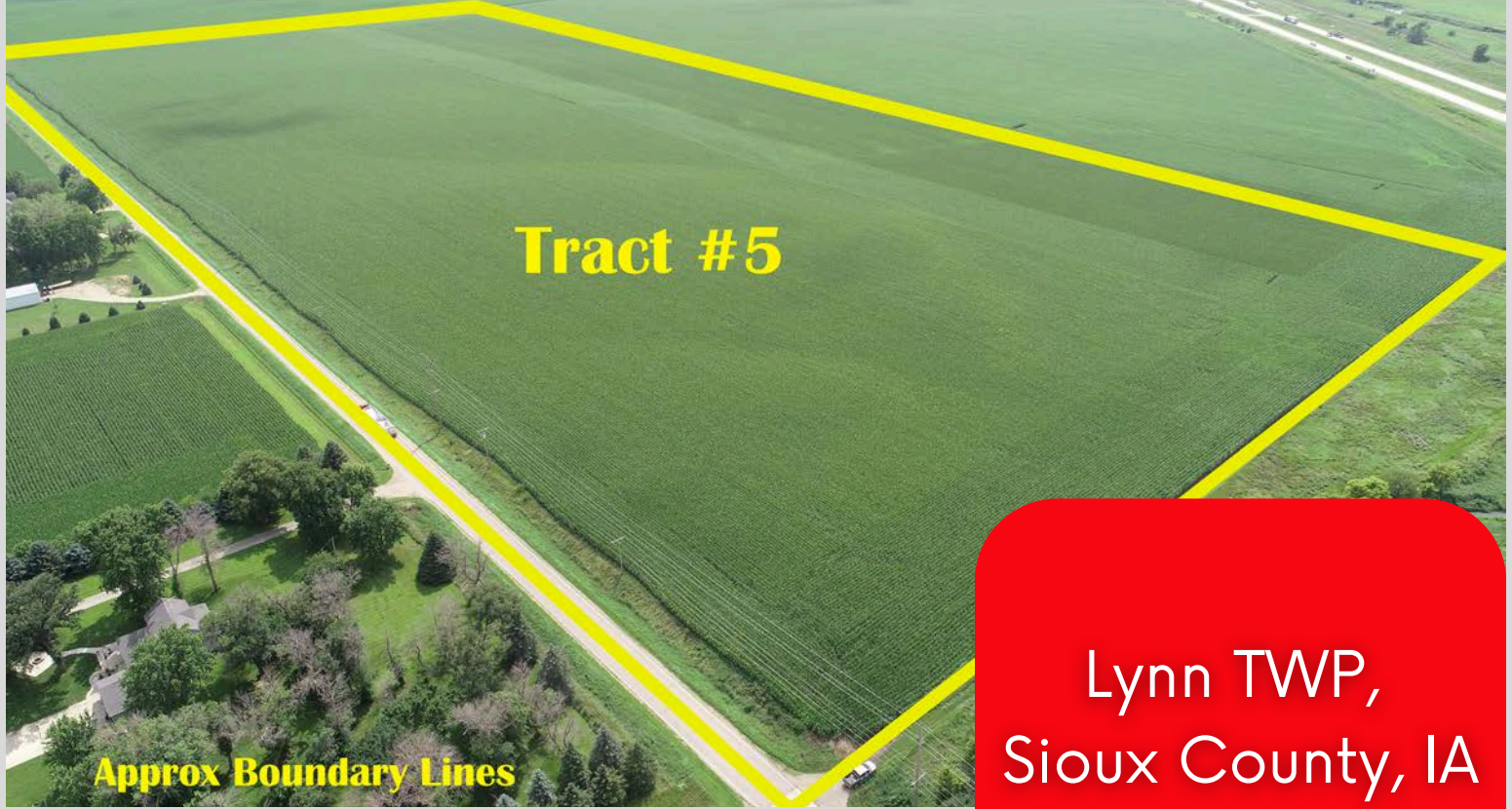




Tract #5

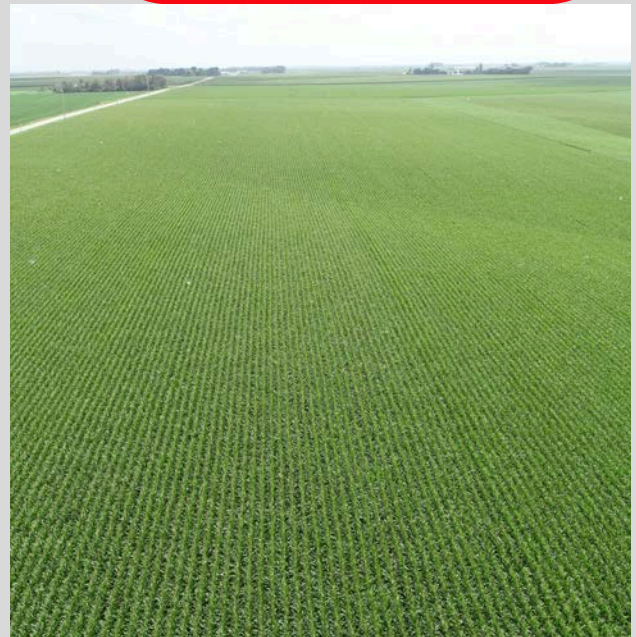
Approx Boundary Lines

Lynn TWP,
Sioux County, IA

Live Public Land Auction

**Helen B. Brelsford Trust &
Joseph S. Brock Trust, Wells
Fargo Bank As Trustee
Owner**

**SALE DATE:
NOVEMBER 20, 2025 @ 10:30 A.M.**



**This High Quality Farm Is Located Just
South Of Sheldon, IA!**

This Farm Consists Of 46.36+/- Acres!

This Tract Of Farmland Has A CSR2

Rating Of 92.1

**And Is Nearly All Tillable With Long
Rows For Farming!**



www.zomercompany.com

AUCTIONEER'S NOTE: WE TAKE GREAT PRIDE IN PRESENTING, ON BEHALF OF WELLS FARGO BANK AS TRUSTEE OF THE BROCK & BRELSFORD TRUSTS, THIS EXCELLENT TRACT OF FARMLAND AT AUCTION IN SIOUX COUNTY, IA! THIS AUCTION IS ONE OF THE PREMIER FARMLAND AUCTIONS OF THE YEAR IN SIOUX COUNTY, IA! THIS IS SOME OF HIGHEST CSR2 RATING LAND AVAILABLE FOR PURCHASE AT AUCTION IN SIOUX COUNTY, IA THIS YEAR! IT IS RARE TO FIND THE OPPORTUNITY TO PURCHASE A NEARLY ALL TILLABLE TRACT OF FARMLAND IN SIOUX COUNTY, IA!



TRACT LOCATIONS: FROM THE WEST CASEYS IN SHELDON, IA ON HWY 60 BLVD GO SOUTH ON OLD HWY 60 BLVD FOR 2 MILES TO THE NEW HWY 60 UNDERPASS THEN CONTINUE ANOTHER 1/4 MILE SOUTH ON MCKINLEY AVE. FARM IS LOCATED ON THE WEST SIDE OF MCKINLEY AVE. AUCTION SIGNS WILL BE POSTED.

AUCTION OF THE PROPERTY TO BE HELD AT THE CROSSROADS PAVILION PARKING LOT IN SHELDON, IA (301 34TH AVE., SHELDON, IA)



Abbreviated Legal Description of Sioux County, IA Land (Tract 5): Parcel D in the NE1/4 of Section 12, TWP 96N, Range 43W, Sioux County, IA. Subject to all easements and public roads of record.

General Description of Sioux County, IA Land (Tract 5): According to the recent survey, this property contains 46.36+/- gross acres. According to FSA/survey, this farm contains approx. 43.43+/- tillable acres. This farm has a corn base only of 43 acres with a PLC yield of 199bu! This farm is classified as NHEL. The predominant soil types include: 310B, B2-Galva, 91, B-Primghar, 78C2-Sac, 485-Spillville, 31-Afton. The average CSR2 is 92.1. The average CSR1 is 67.6. This is a great opportunity to purchase a great tract of farmland in Sioux County, IA! This farm offers an excellent location with great access to multiple local grain elevators! This farm also has excellent soil ratings! If you are looking to purchase a farm for your operation or looking for a fantastic tract of Sioux County, IA farmland to invest in, then be sure to check out this farm! Make plans to join us at this auction to purchase this Sioux County, Iowa farm! This is a great opportunity to purchase a smaller quality tract of farmland! This is an excellent farm that you can be proud to own!

Method of sale: Auction to be held at the site of Crossroads Pavilion parking lot in Sheldon, IA (301 34th Ave., Sheldon, IA). This tract is part of a larger multi parcel auction of 4 additional tracts in Floyd TWP, O'Brien County, IA owned by the same family. Those tracts will be sold on the same day as this tract. Those tracts will be sold first and then once those tracts are all sold then this Sioux County, IA tract (Tract 5) will then be sold. All of the tracts will be sold at the Crossroads Pavilion Parking Lot. Final bid shall be times the gross surveyed acres.

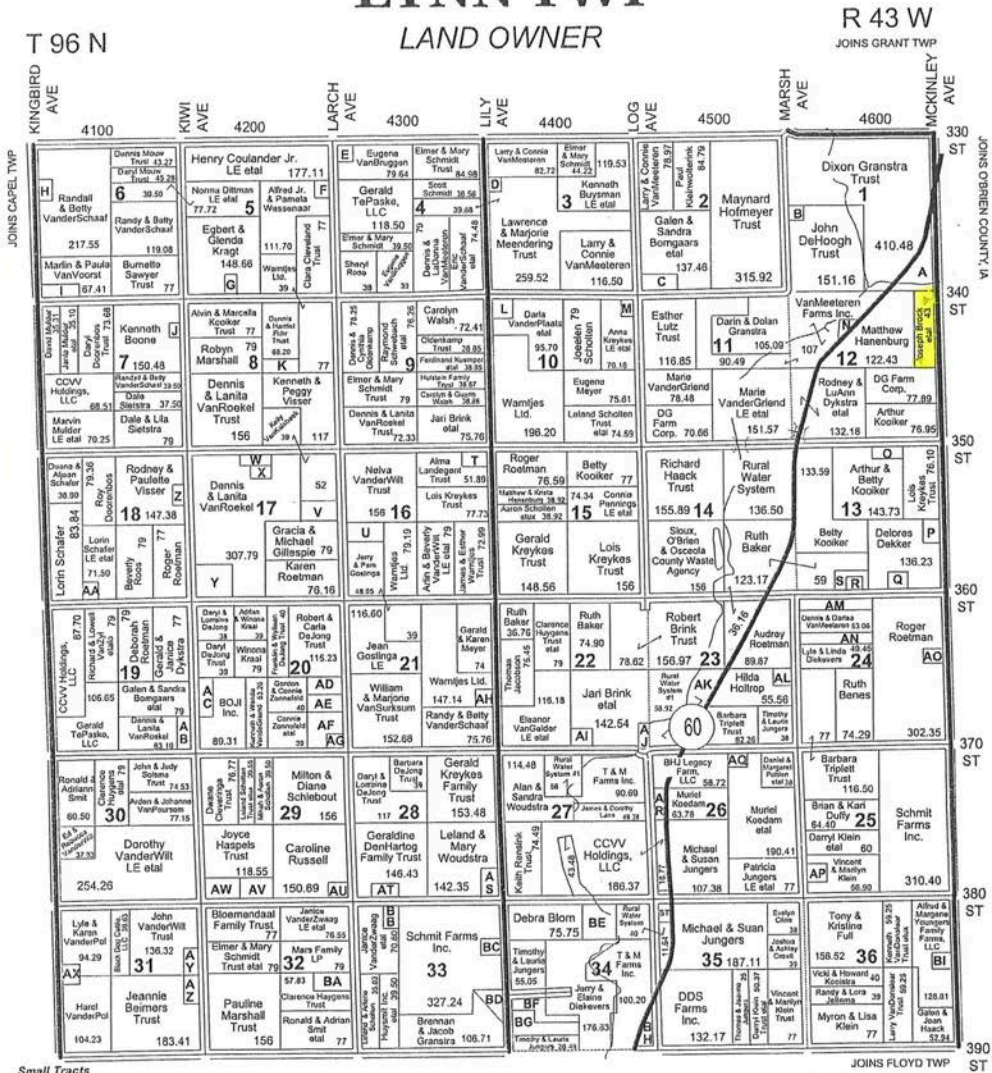
Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$1,572.00 per year. Seller will pay the 2025 taxes which are due and payable in March and Sept of 2026.

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 13, 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.

LYNN TWP

LAND OWNER



- Small Tracts**
- Section 1 A Carolyn VanMaanen Trust et al - 18.05
 - Section 2 B Gary & Nadine DeHoogh - 6.08
 - Section 3 C Dennis & LaDonna VanMeeteren - 13.95
 - Section 4 D Kenneth & Lisa VanKeKerix - 8.92
 - Section 5 E Van's Farm Inc. - 5.06
 - Section 6 F Coulander Manure Handling Inc. - 7.30
 - Section 7 G Travis & Alicia McDonald - 7.34
 - Section 8 H Heath & Roberta Warnjes - 6.12
 - Section 9 I Verdean & Joan Wiertzema - 8.37
 - Section 10 J Kenneth & Linda Boone - 5.56
 - Section 11 K Warren Fehr - 10.80
 - Section 12 L Lyon Park, LLC - 8.55
 - Section 13 M Norman & Joellen Scholten - 6.82
 - Section 14 N Keith & Kristin Kleinwoltterink - 5.94
 - Section 15 O Kimmy & Cheryl Kookier - 14.27
 - Section 16 P Kirk Dekker - 11.34
 - Section 17 Q Marion & Ruth Baker - 6.15
 - Section 18 R M & R Port Inc. - 6.73
 - Section 19 S Marion & Ruth Baker - 12.27
 - Section 20 T Sonstegard Farms - 23.87
 - Section 21 U Theresa Goslings LE et al - 24.76
 - Section 22 V Ronald VanKalsbeek - 19.50
 - Section 23 W Jamie VanRoekel - 26.97
 - Section 24 X Ruth Silenjes - 11.47
 - Section 25 Y Rick & Rhonda VanRoekel - 39.52
 - Section 26 Z Asa Visser - 8.62
 - Section 27 AA Brian & Mary Schaefer - 5.09
 - Section 28 AB Jamie VanRoekel - 13.81
 - Section 29 AC Daryl & Lorraine DeJong - 12.24
 - Section 30 AD Josh & Kelly Goslings - 17.50
 - Section 31 AE Jerry & Pam Goslings - 17.50
 - Section 32 AF Daryl & Lorraine DeJong - 35
 - Section 33 AG Nathan & Shanna DeHoogh - 9.02
 - Section 34 AH Steven Krogman - 9.59
 - Section 35 AI Ryan & Mikyla Dittman - 9.41
 - Section 36 AJ T & M Farms Inc. - 6.58
 - Section 37 AK John & Judith Solmsa Trust - 42.22
 - Section 38 AL Brent & Barbara Stuit - 9.81
 - Section 39 AM Lisa Pasco - 24.55
 - Section 40 AN Linda Diekveers et al - 29.82
 - Section 41 AO Dennis Jr. & Pamela Ellis - 8.67
 - Section 42 AP Dean Klein - 10.22
 - Section 43 AQ Christopher & Kacy Jungers - 6.59
 - Section 44 AR Evelyn Cline - 8.35
 - Section 45 AS Alan & Sandra Woudstra - 11.14
 - Section 46 AT Kersten Family Trust - 6.14
 - Section 47 AU Taylor Vanderzwaag - 5.31
 - Section 48 AV Fox Creek Ranch Trust - 15.54
 - Section 49 AW Robert & Kathy Verdoorn - 15.54
 - Section 50 AY Red Roof Farm Inc. - 16.76
 - Section 51 AZ Lance Belmers - 12.25
 - Section 52 BA Alvin & Julie Stuit - 20.90
 - Section 53 BB Brian & Angela Vanderzwaag - 6.20
 - Section 54 BC Stanley & Arlene Otterloo - 5.88
 - Section 55 BD T & M Farms Inc. - 24.51
 - Section 56 BE John & Darla VandeWeerd - 28.49
 - Section 57 BF Brennan Jungers - 32.90
 - Section 58 BG Christopher & Kacy Jungers - 31.80
 - Section 59 BH Donald Evink - 10.15
 - Section 60 BI SAM Farms Inc. - 5.23

SIoux COUNTY, IA

Aerial Map



Boundary Center: 43° 9' 9.82, -95° 51' 45.92

0ft 832ft 1664ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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12-96N-43W
Sioux County
Iowa

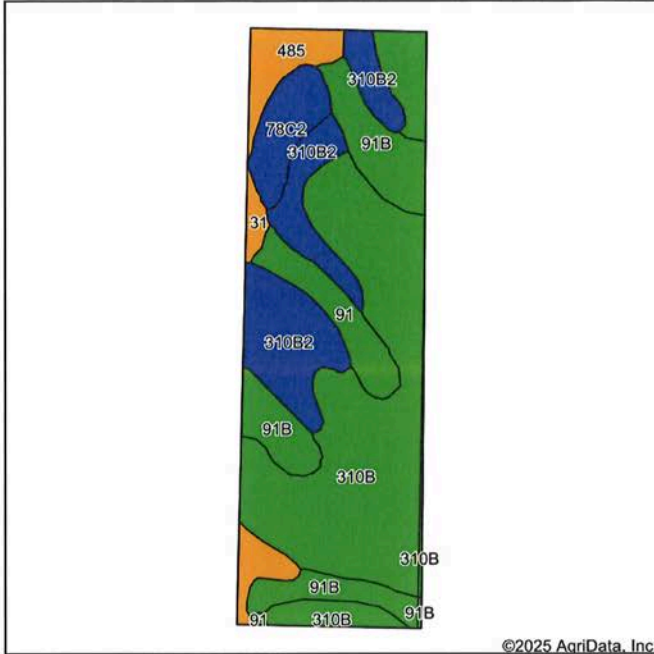


9/23/2025

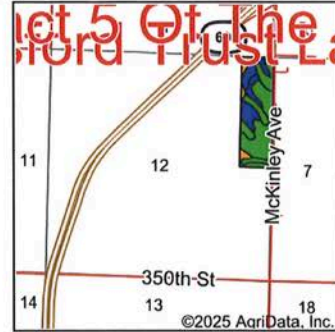
Field borders provided by Farm Service Agency as of 5/21/2008.



Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Sioux
Location: 12-96N-43W
Township: Lynn
Acres: 46.36
Date: 9/23/2025



Maps Provided By:



Area Symbol: IA141, Soil Area Version: 29 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
310B	Galva silty clay loam, 2 to 5 percent slopes	21.34	46.1%		> 6.5ft.	Ile	95	67	75
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	8.34	18.0%		> 6.5ft.	Ile	90	65	67
91B	Primghar silty clay loam, 2 to 5 percent slopes	7.04	15.2%		3.5ft.	Ile	95	75	78
91	Primghar silty clay loam, 0 to 2 percent slopes	2.85	6.1%		3.5ft.	Iw	100	77	78
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	2.69	5.8%		6.4ft.	IIle	82	47	66
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	2.15	4.6%		3.5ft.	IIw	74	72	84
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.73	3.7%		2.5ft.	IIw	80	69	68
310B	Galva silty clay loam, 2 to 5 percent slopes	0.22	0.5%		> 6.5ft.	Ile	95	70	75
Weighted Average						2.00	92.1	67.6	*n 73.8

**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: 43.39 acres

2025 Program Year

Map Created May 30, 2025

Farm 1214

Tract 2609

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

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1214

Prepared : 9/12/25 8:23 AM CST

Crop Year : 2025

Operator Name

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
43.39	43.39	43.39	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	43.39	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	43.00	0.00	199	0

TOTAL 43.00 0.00

NOTES

Tract Number : 2609

Description : PARTIAL E2 NE4 (EX HWY 60) SEC 12 LYNN

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 : JOSEPH S BROCK TRUST, HELEN B BRELSFORD TRUST IA

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
43.39	43.39	43.39	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	43.39	0.00	0.00	0.00	0.00	0.00

IOWA
SIOUX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1214
Prepared : 9/12/25 8:23 AM CST
Crop Year : 2025

Tract 2609 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	43.00	0.00	199
TOTAL	43.00	0.00	

NOTES

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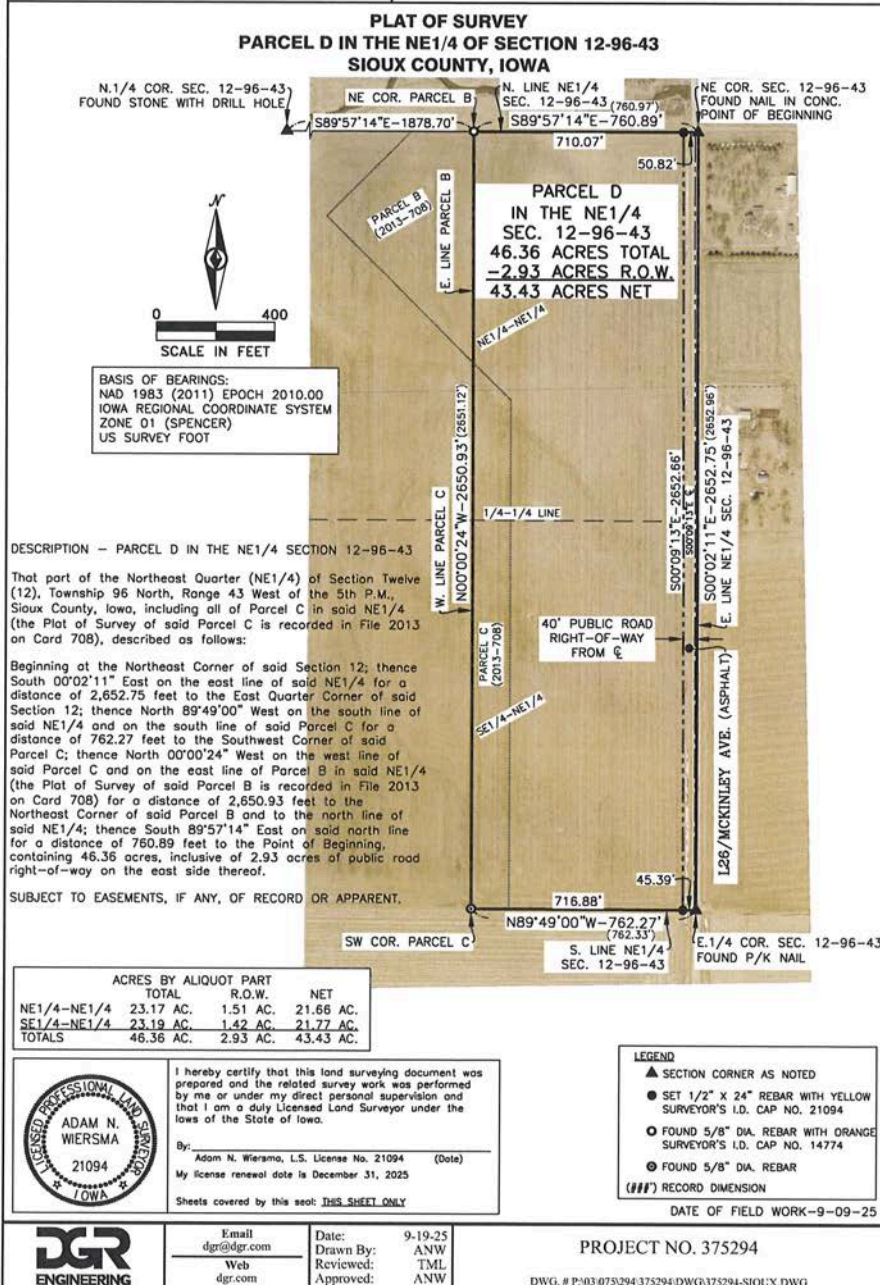
LOCATION:
NE1/4 SEC. 12-96-43

PREPARED BY AND RETURN TO:
ADAM N. WIERSMA, PLS
DGR ENGINEERING
1302 SOUTH UNION STREET
P.O. BOX 511
ROCK RAPIDS, IOWA 51246
PHONE: 712-472-2531

SURVEY REQUESTED BY: MARK ZOMER-REALTOR

CURRENT PROPRIETORS:
HELEN BROCK BRELSFORD IRR. TRUST
JOSEPH S BROCK IRR. TRUST

REVIEW DRAFT
9-19-25



ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

712-476-9443

zomercompany.com



**1414 Main St.
Rock Valley, IA
51247**