

MYRNA
HERONEMUS
FAMILY
OWNER

West Holman TWP
Osceola County, IA



80.16+/- Acres
CSR2 - 97.6

Live Public
LAND AUCTION



December 11, 2025
@ 10:30 A.M.

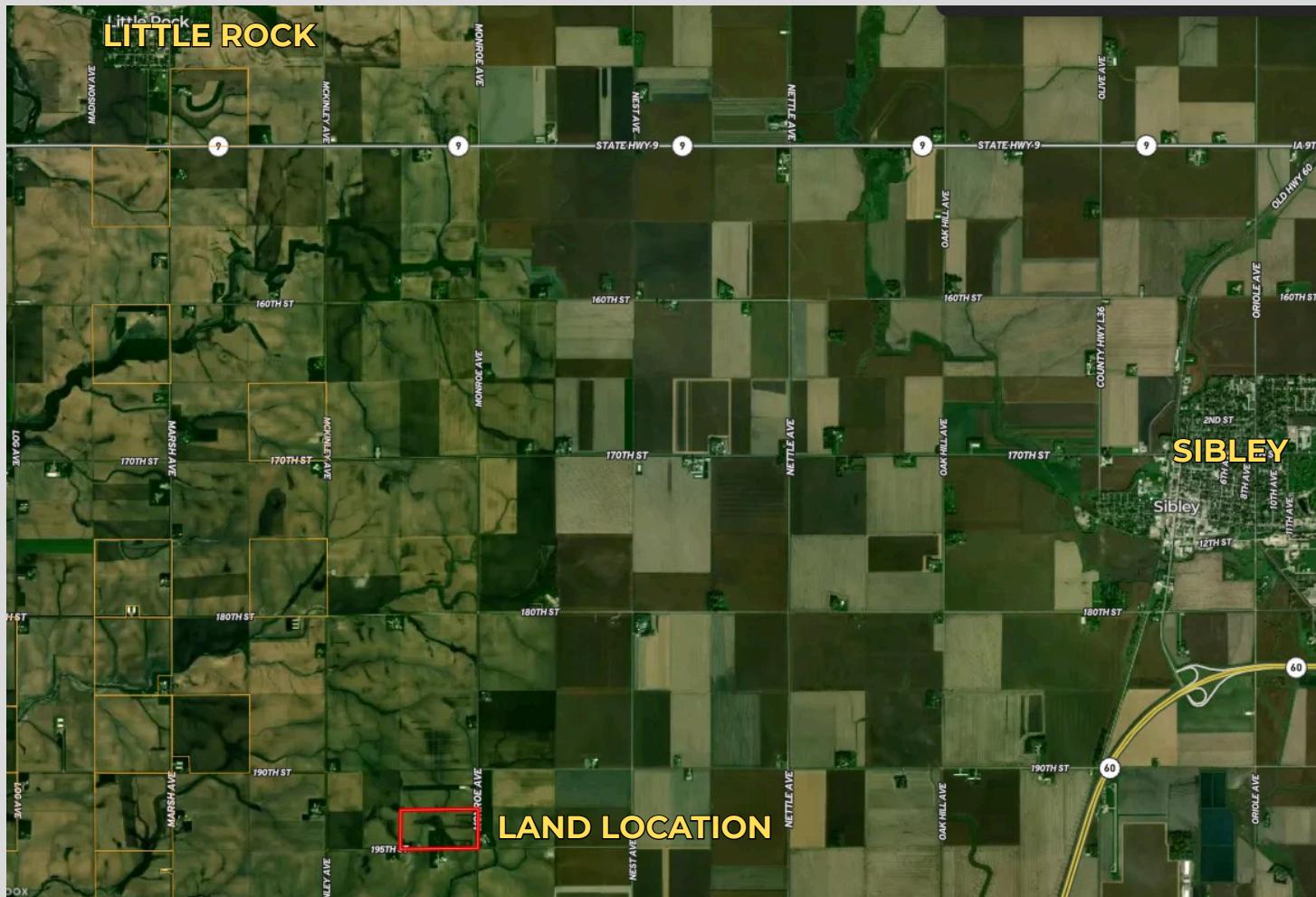


www.zomercompany.com



712-476-9443

Auctioneer's Note: The Zomer Company is honored to have been selected by the Heronemus Family in offering at public auction this HIGH QUALITY tract of Osceola County, IA farmland! Land in this area of Osceola County is not always available for purchase at auction and especially not land of this quality! When you invest in high quality land for your operation you will likely never regret that decision! Make plans today to attend this auction either in person or online and purchase these properties!



Location: (4770 195th St., Sibley, IA) or from Pizza Hut in Sibley, IA go North on 2nd Ave for 1 block to 5th St(170th ST) then go West on 5th ST (170th St.) for 4 1/2 miles to Monroe Ave. then go South on Monroe Ave for 2 1/2 miles to the Farmland. Land is located in the Northwest corner of the intersection of Monroe Ave & 195th St.,

Auction of the farm to be held at the Zomer Auction Lot on the South Edge of Little Rock, IA (4594 IA 9 St., Little Rock, IA) Watch zomercompany.com for inclement weather!

Abbreviated Legal Description: The South 1/2 of the NE1/4 of Section 30, TWP 99N, Range 42W, Osceola County, IA. Subject to all easements and public roads of record.

General Description: According to the recent survey, this property contains 80.16+/- gross acres. According to Agri-Data/Survey this farm contains approx. 70.5+/- tillable acres and an approx. 6+/- acre established acreage site with an older home that is not occupied and some older outbuildings! Due to the current government shutdown the current base acres and plc yield is not available. The predominant soil types include: 91, B-Primghar, 77B-Sac, 310, B-Galva, 92-Marcus, 32-Spicer. The average CSR2 is 97.6. The average CSR1 is 82.4. This farm is located in a great area located between Ashton, IA, George, IA, Sibley, IA & Little Rock, IA! This farm in 2022 had approx. 2,850+/- feet of drainage tile line installed! This farm offers a unique opportunity to purchase a farm with outstanding soil ratings, drainage tile, good topography and a good location! This farm also offers a unique opportunity to purchase a tract of land on which you could also build a new home on or with some additional work could gain more tillable acres! Investing in a land is a decision that your family will someday thank you for making! When you think about high quality Iowa land these are the types of farms that come to mind! This farm is one that you can be proud to call your own! Make plans to purchase this high quality tract of Osceola County, IA land being sold at auction!

Method of sale: Auction of the farm to be held at the Zomer Auction Lot on the South Edge of Little Rock, IA (4594 IA 9 St., Little Rock, IA) Online bidding is also available by going to www.zomercompany.com and registering to bid. All online bidders must register 24 hours in advance in order to be approved to bid online for the auction. Farm will be offered for sale with the final bid price times the final gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Osceola County Treasurer are approx. \$2,684.00 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 land on March 1, 2026.

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 February 3, 2026. Buyer shall receive a clear and merchantable title to the property on closing day. This property 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 including measurements, years built, zoning, building permitting. 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. **Randy Waagmeester—Attorney for sellers.**

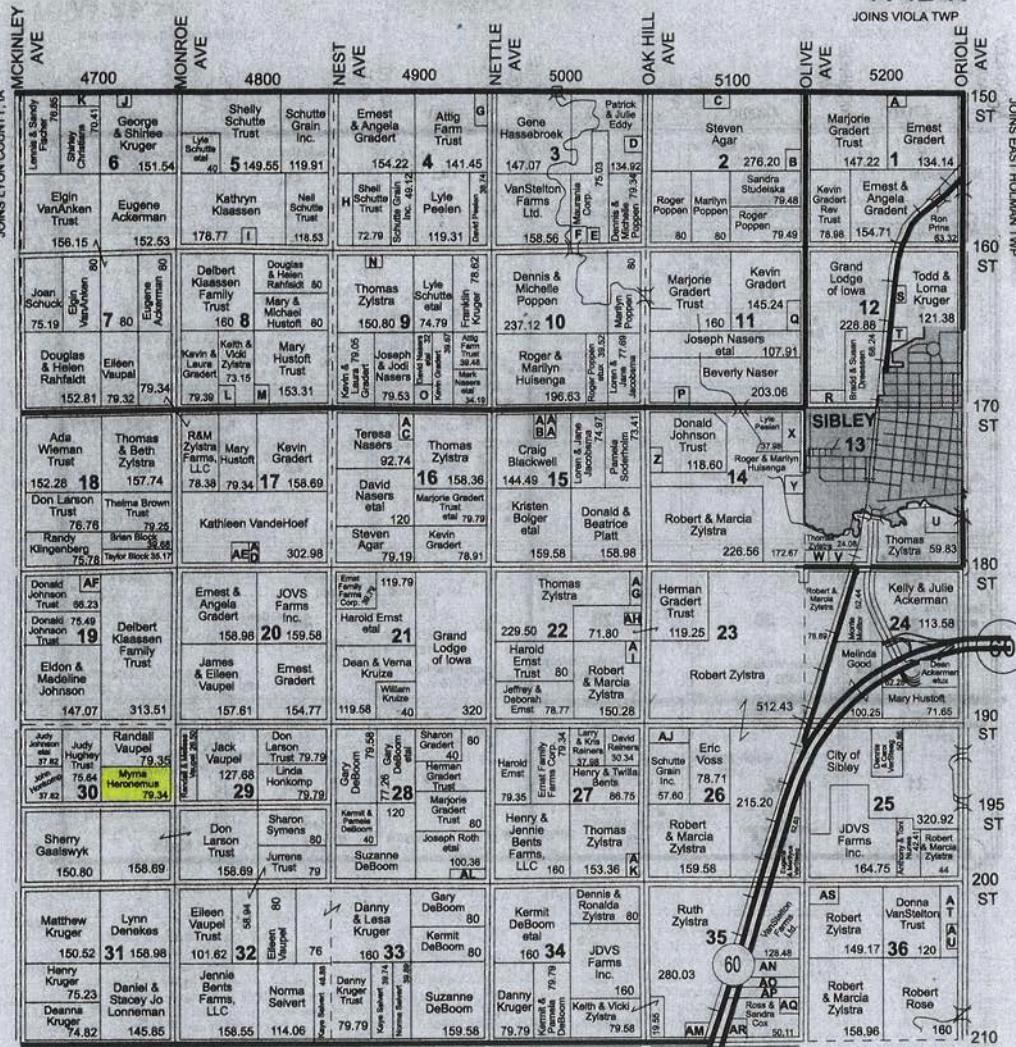
WEST HOLMAN TWP

LAND OWNER

T 99 N

R 42 W

JOINS VIOLA TWP



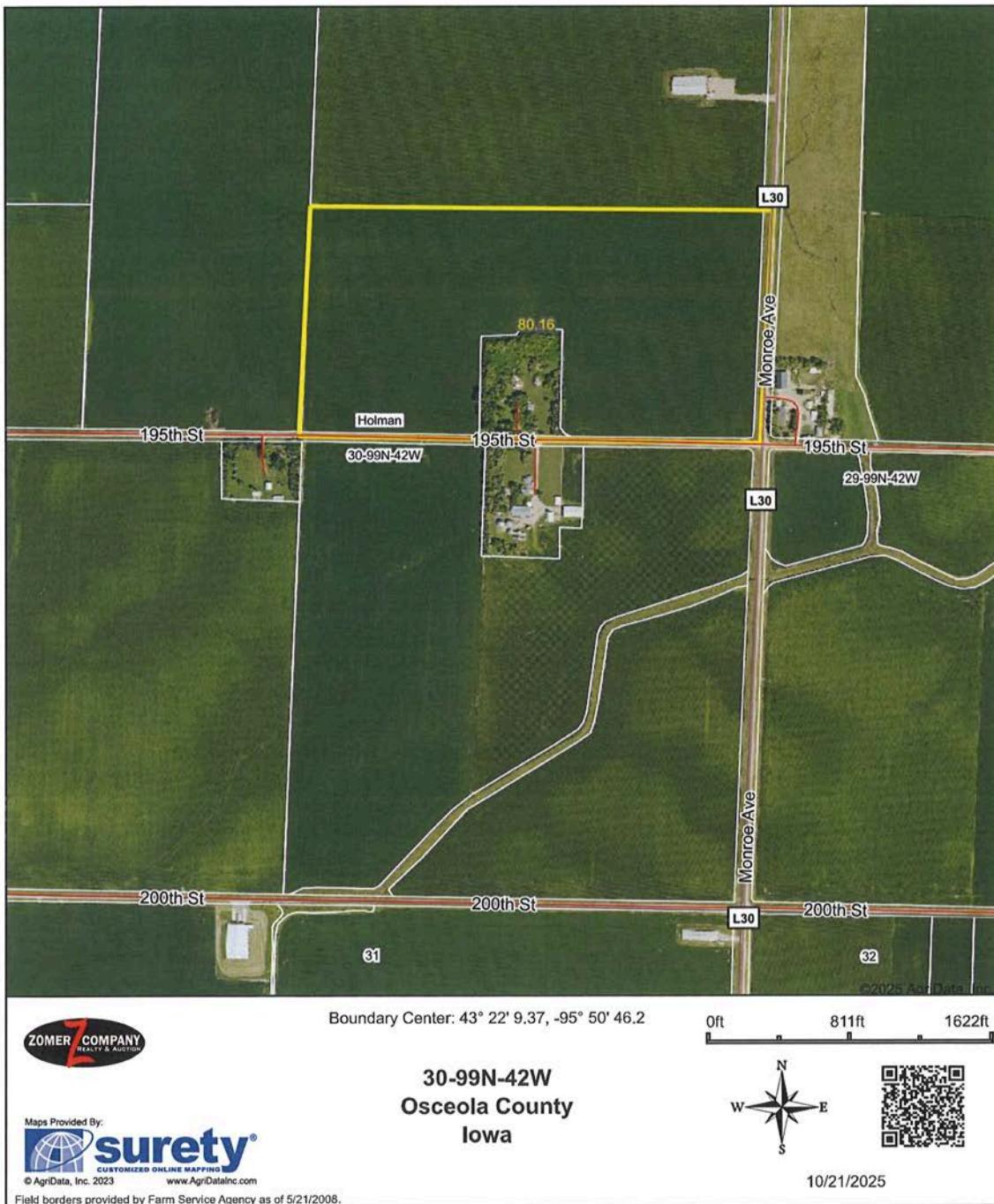
Small Tracts

Section 1 A Grader Grain Farms Ltd. - 11.11
 Section 2 B Jessica & David McDyer - 9.35
 C Steven & Mary Agar - 13.70
 Section 3 D Arthur & Nicole Eddy - 5.07
 E Randy & Kelli Vandenberg - 6.38
 F Patrick & Julie Eddy - 13.45
 Section 4 G Patrick Eddy - 12.23
 H A Schutte Trust - 25.66
 Section 5 I Scott & Michele Klaassen - 21.23
 Section 6 J Daniel & Lisa Klaassen - 7.16
 K Erwin & Lori Arends - 9.59
 Section 8 L Keith Zylstra - 5.61
 M Dennis & Michelle Ackerman - 5.38
 Section 9 N Patty Ferguson - 6.13
 O Mark & David Nasers - 7.66

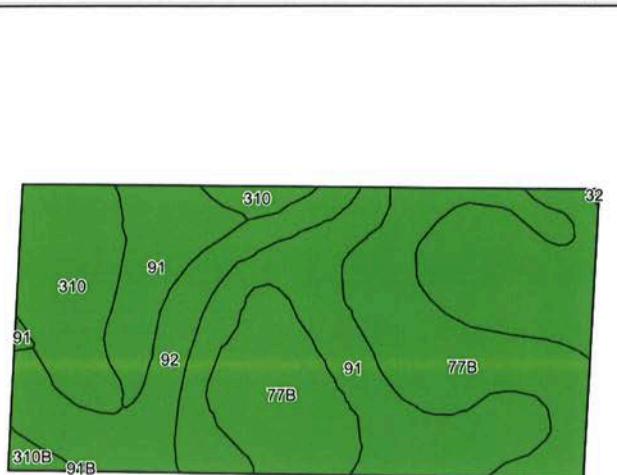
Section 11 P Scott Nasers - 5.11
 Q Grader Farm Inc. - 13.73
 Section 12 R Kenneth & Myrna Harms - 5.09
 S Loren Bosma et al. - 8.58
 T Bosma Poultry Inc. - 12.52
 Section 13 U Kenneth Martens Trust - 17.28
 V Gene & Janet Steinke - 16.64
 W West Holman Cemetery - 15
 Section 14 X Edward Dagle - 25.49
 Y City of Sibley - 12.80
 Z Audrey Hawkins - 8.48
 Section 15 AA James & Sonny Henrichs - 5.71
 AB Elliott & Amy Smith - 7.19
 Section 16 AC Viola Pork Inc. - 21.02
 Section 17 AD Tanner Doeden - 5
 AE Kelly Doeden - 10.01

Section 19 AF Dale Carda & Amy Gruis - 5.89
 Section 22 AG Harvey & Marilyn Deboer - 10.50
 AH Kevin Grader - 5
 AI Kim & Mary Gacke - 8.42
 Section 26 AJ Brian & Sonia Ernst - 21.32
 Section 27 AK Daniel Fox - 6.22
 Section 28 AL Frick Farm Ltd. - 17.39
 Section 35 AM Keith & Vicki Zylstra - 6.67
 AN Ross & Sandra Cox - 37.26
 AO Alan Cox - 17.35
 AP Jed Cox - 15.77
 AQ Marco Farms Inc. - 5.95
 AR Jed Cox - 15.26
 Section 36 AS Justin & Angela Van Tilburg - 9.81
 AT Daniel & Lisa Marco - 34.92
 AU Marco Farms Inc. - 5.08

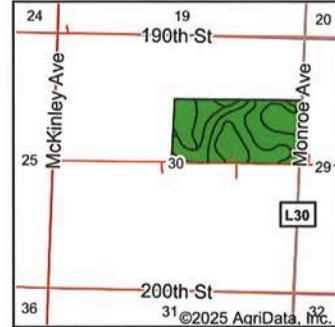
Aerial Map



Soils Map



©2025 AgriData, Inc.



State: **Iowa**
 County: **Osceola**
 Location: **30-99N-42W**
 Township: **Holman**
 Acres: **80.16**
 Date: **10/21/2025**



Maps Provided By:
surety[®]
 CUSTOMIZED ONLINE MAPPING
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 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA143, Soil Area Version: 36

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
91	Primghar silty clay loam, 0 to 2 percent slopes	33.51	41.7%	■	3.5ft.	Iw	100	86	78
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	24.69	30.8%	■	6.4ft.	IIe	95	77	77
310	Galva silty clay loam, 0 to 2 percent slopes	10.56	13.2%	■	> 6.5ft.	I	100	86	77
92	Marcus silty clay loam, 0 to 2 percent slopes	10.56	13.2%	■	2.5ft.	IIw	94	80	75
310B	Galva silty clay loam, 2 to 5 percent slopes	0.72	0.9%	■	> 6.5ft.	IIe	95	81	75
32	Spicer silty clay loam, 0 to 2 percent slopes	0.06	0.1%	■	2.5ft.	IIw	94	76	88
91B	Primghar silty clay loam, 2 to 5 percent slopes	0.06	0.1%	■	3.5ft.	IIe	95	81	78
Weighted Average						1.45	97.6	82.4	*n 77.1

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

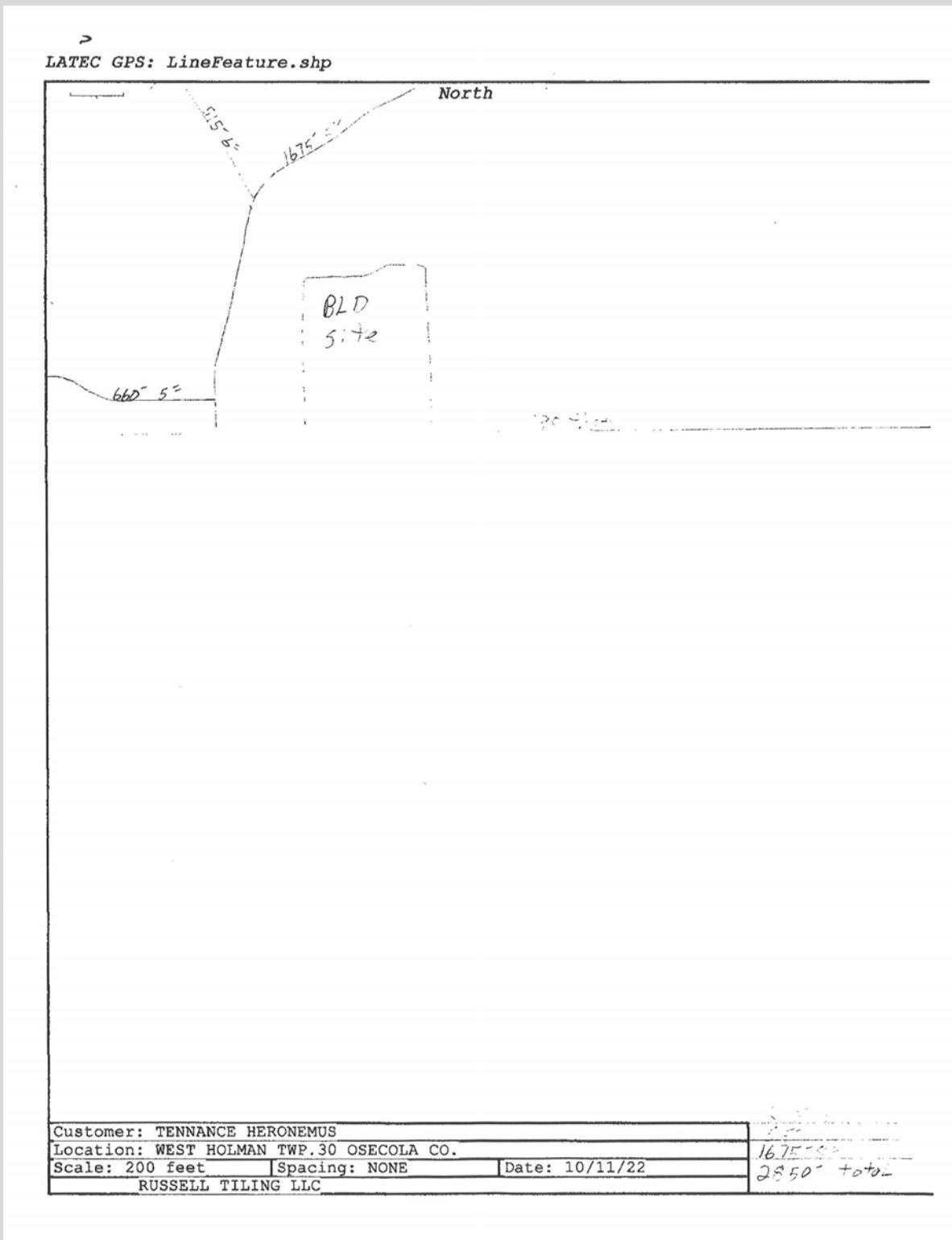
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map

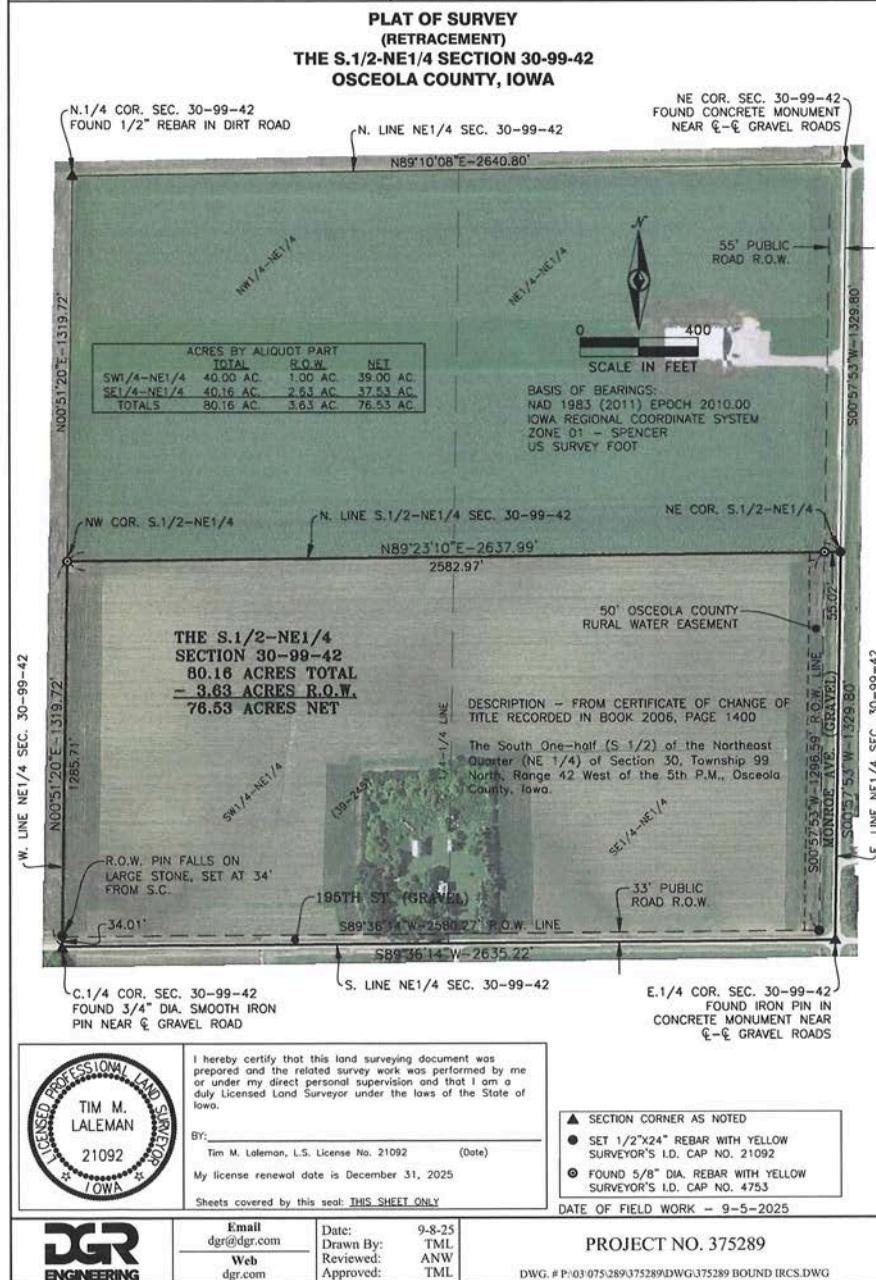


ESTIMATED TILE MAP



REVIEW DRAFT
(9-8-25)

LOCATION: NE1/4 SECTION 30-99-42
PREPARED BY AND RETURN TO: TIM M. LALEMAN, PLS DGR ENGINEERING 1302 SOUTH UNION STREET P.O. BOX 511 ROCK RAPIDS, IOWA 51246 PHONE: 712-472-2531
SURVEY REQUESTED BY: MARK ZOMER
CURRENT PROPRIETOR: MYRNA J. HERONEMUS



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