

Live Public
LAND AUCTION

**FLOYD TWP,
SIOUX COUNTY, IA**

Located Just South
Of Newkirk, IA &
Northeast Of
Orange City, IA!

**35.02+/-
Acres**

Auction Date:

December 3, 2025 @ 10:30 AM

This Is A Great Opportunity To Purchase
A Smaller Tract Of Farmland In Floyd
TWP, Sioux County, IA.

This Is A Completely Inside Tract Of
Land With A CSR2 Of 91.3!

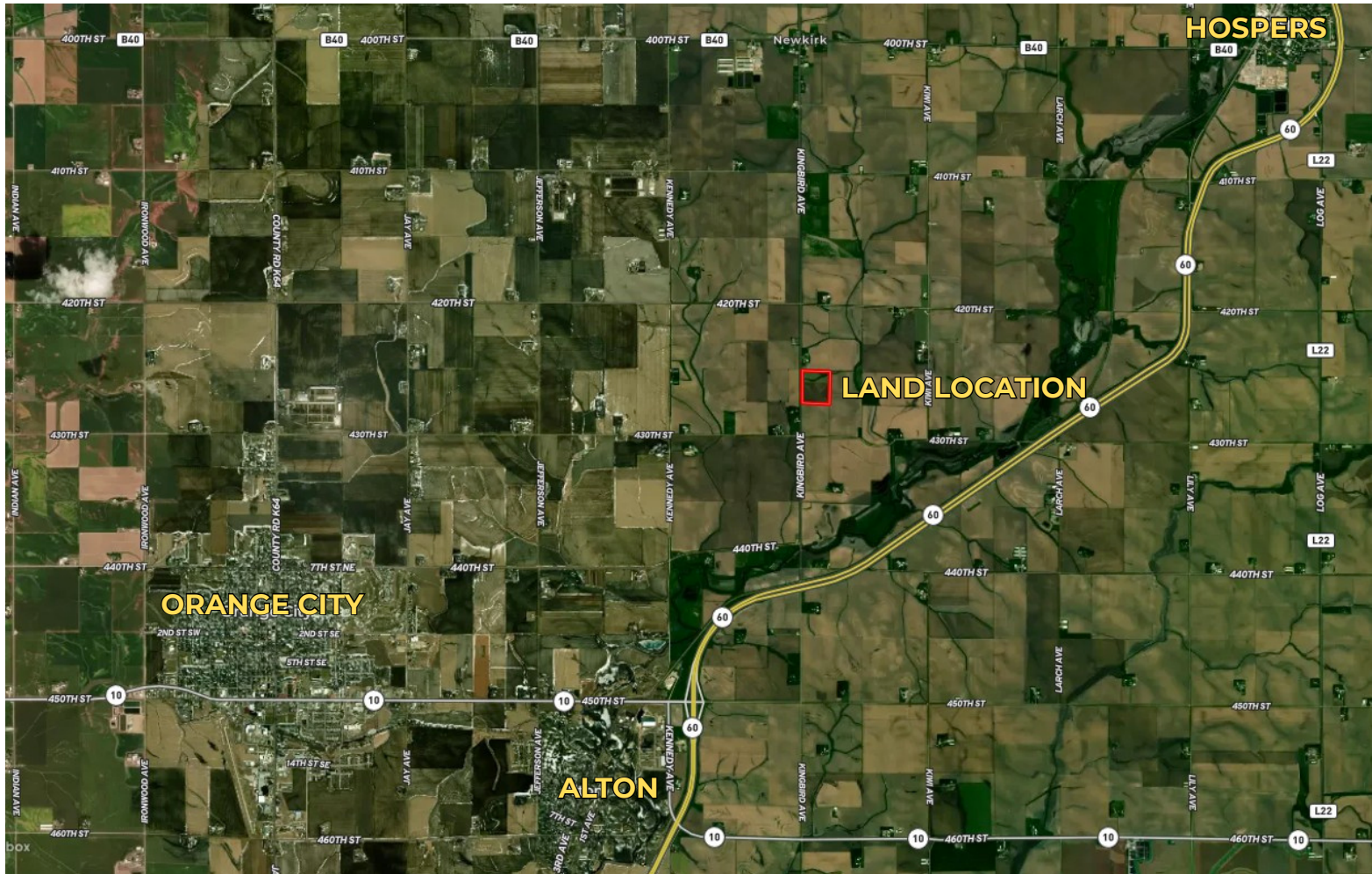
Heirs of Pete & Geri Aberson
Owner



712-476-9443

www.zomercompany.com

Auctioneer's Note: The Zomer company is honored to have been selected by the Aberson family to offer at auction a once in a lifetime opportunity to purchase a high quality smaller tract of farmland in Sioux County, IA! This land is located in a highly productive area of Sioux County, IA and offers a tremendous opportunity to add land to your operation, purchase your first farm or add a great farm to your investment portfolio! Make plans today to join us for this auction!



Farm Location: From the corner of 400th St. & Kingbird Ave in Newkirk, IA go South on Kingbird Ave for 2 1/2 miles to the farmland. Land is located on the East side of Kingbird Ave.

Auction Location: Auction of the property will be held at the site of the farmland.



Abbreviated Legal Description: Parcel A in the Fractional SW1/4 of Section 19, TWP 95N, Range 43W, Sioux County, IA. Subject to all easements and public roads of record.

General Description: According to the survey, this property contains 35.02+/- gross acres. According to Agri Data/survey, this farm contains approx. 33.50+/- tillable acres which includes some grass waterway. The predominant soil types include: 310B, B2, C2-Galva. The average CSR2 is 91.3. The average CSR1 is 67.4. Due to the current government shutdown the current base acres and PLC yields are not available. This is an inside tract of farmland which has road on only one side! This tract of farmland is located in a great progressive area of Sioux County, IA! Land in this area is known throughout Sioux County as being some of the most productive land in the county! Do not pass up this opportunity to purchase one of the highest quality tracts of land available currently for purchase in Sioux County, IA! If you are a farmer looking to add acres to your operation, younger farmer looking to purchase your first farm or an investor looking for a quality farm as a stable investment then be sure to make plans to purchase this tract of land!

Method of sale: Auction of the property will be held at the site of the farmland. Final bid shall be times the gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$1,064.00 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!

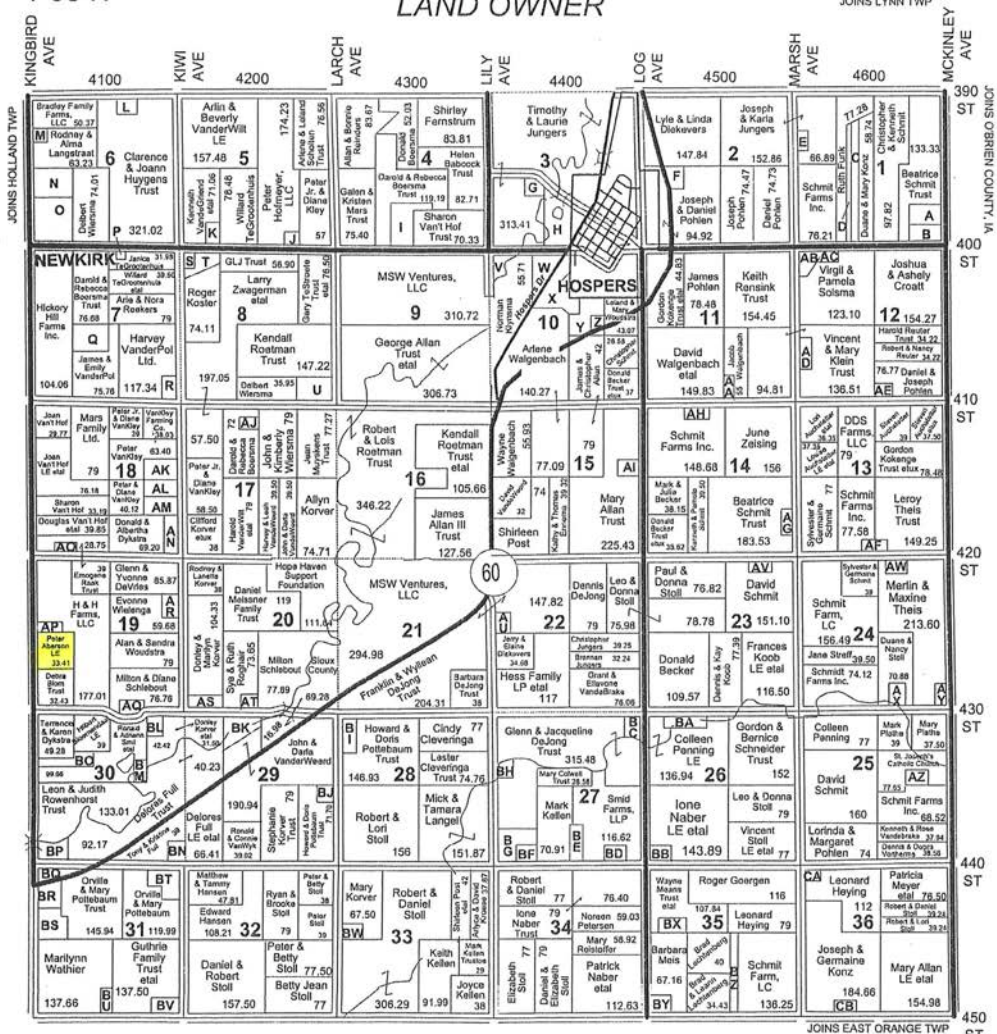
Terms: Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day which will be on or before February 3, 2026. Buyer shall receive a clear and merchantable 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. **Brad De Jong—Attorney for sellers.**

FLOYD TWP

LAND OWNER

R 43 W

T 95 N



Small Tracts

- Section 1 A Christopher & Ruth Ann Schmit - 19.32
- B Jerome & Rita Fischer - 17.99
- C Robert & Mary Putten - 39.08
- D Jeanne & Wayne Krogman - 19.47
- E Joseph Jungers - 10.72
- Section 2 F Joseph & Lorinda Pohlen et al - 12.67
- G Richard & Deanna Atama - 11.67
- H John & Sylvia Holtop - 32.29
- Section 4 I Kenneth & Sharon VanDonstear - 28.72
- J Cole Wobbenma - 5.07
- K Matthew Schipper - 5.43
- Section 6 L Ronald & Adriana Smit - 5.24
- M Darren & Debra Hoogland - 6.44
- N SBD Land, LLC - 32.36
- O Robert Vandel-Hoel - 24.07
- Section 7 P Bradley TeGrotenhuis - 5.16
- Q Delbert Wiersma - 30
- R Norman & Betty VanSlooten - 5.61
- Section 8 S Scott TeGrotenhuis - 64.47
- T Scott & Michelle TeGrotenhuis - 18.23
- U Jerad VanderZwag - 10.47

- Section 10 V River Meadows, LLC - 12.47
- W Marvin Toering - 13.82
- X Denitort Industries Inc. - 48.09
- Y City of Hospers - 39.83
- Z Christopher & Ruth Schmit - 13.58
- Section 11 AA Larry & Brenda Gloden - 5.19
- Section 12 AB John & Judith Solima Trust - 24.43
- AC Daryl & Susan Klein Trust - 5.34
- AD Daryl & Susan Klein et al - 18.26
- AE Daniel & Margaret Pohlen - 9.59
- Section 13 AF Schmit Pork, LLC - 7.16
- Section 14 AG Kenneth & Christopher Schmit - 7.07
- AH Larry & Rhonda Anderson - 5.06
- Section 15 AI Kendall Roetman - 5.56
- Section 16 AJ Joshua & Amanda Boersma - 5.77
- Section 18 AK Bradley & Maile TeGrotenhuis - 15.60
- AL Natalie TeGrotenhuis - 19.57
- AM Kyle TeGrotenhuis - 19.57
- AN Robert & Shirley Mow - 7.80
- AO Carl & Wendy VanRoekel - 5.18
- Section 19 AP Douglas & Pamela DeHaan - 9.05
- AQ Michael & Stephanie Klemme - 5.57
- AR Bradley & Janora Korver Trust - 11.12

- Section 20 AS Timothy & Heather Korver - 11.67
- AT Troy & Laura Bosma - 5.35
- Section 22 AU Barbara DeJong - 8.14
- Section 23 AV Cameron VandelWeerd - 5.12
- Section 24 AW Rick & Andrea Theis - 7.17
- AX James & Julie Hoack - 8.12
- AY Michael Kruger - 7.61
- Section 25 AZ Darin & Brenda Recker - 6.55
- Section 26 BA Kenneth & Nancy Penning - 18.04
- BB Tyler Konz - 10.43
- Section 27 BC Daniel & Carla Goergen - 5.89
- BD Mark & Rita Hansen - 8.42
- BE Marilyn & Steven Paulson Trust - 15.46
- BF Bradley Ackerman - 9.64
- BG Beth Ackerman - 29.39
- BH Scott & Erica DeJong - 5.36
- Section 28 BI Kaseen Faber - 9
- Section 29 BJ James & Kris Poltebaum - 5.42
- BK Troy & Laura Baumsa - 25
- Section 30 BL Logan & Megan Husman - 9.50
- BM Judith Rowenhorst Trust - 10.74
- BN Full Farms Inc. - 9.50
- BO Terence Dykstra - 8.96
- BP Judy Schaap - 10.51

- Section 31 BQ H.David & Henrietta Scholten Trust - 7.83
- BR Gaylen & Julie Schneider - 22.35
- BS Marilyn McComb Trust - 27.70
- BT Matthew & Tammy Hansen - 25.37
- BU Keith Fynard - 8.58
- BV Hansen Family Farms - 18.50
- Section 33 BW New Fashion Park, LLP - 9.50
- Section 35 BX David Racker - 7.27
- BY Paul & Stephanie Miller - 8.82
- BZ Scott Lechtenberg - 19.75
- Section 36 CA Bradley & Nichole Konz - 5.01
- CB Bradley Konz et al - 8.13



SIoux COUNTY, IA

Aerial Map



Boundary Center: 43° 1' 55, -95° 58' 32.35

0ft 631ft 1261ft

19-95N-43W
Sioux County
Iowa



10/15/2025

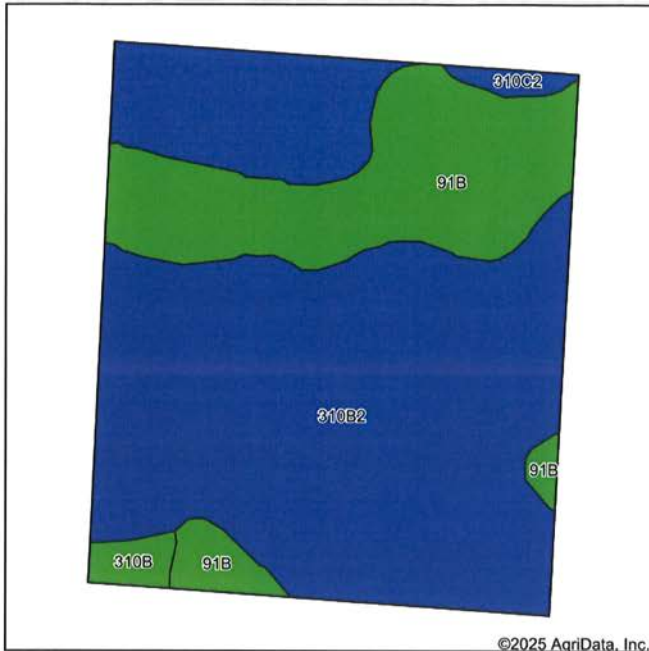


Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.



Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Sioux
Location: 19-95N-43W
Township: Floyd
Acres: 34
Date: 10/15/2025



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	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	24.52	72.0%		> 6.5ft.	Ile	90	65		67
91B	Primghar silty clay loam, 2 to 5 percent slopes	8.59	25.3%		3.5ft.	Ile	95	75		78
310B	Galva silty clay loam, 2 to 5 percent slopes	0.53	1.6%		> 6.5ft.	Ile	95	67		75
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	0.36	1.1%		> 6.5ft.	Ille	84	51		65
Weighted Average							2.01	91.3	67.4	*n 69.9

**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.



LOCATION:
FRACTIONAL SW1/4 SECTION 19-95-43

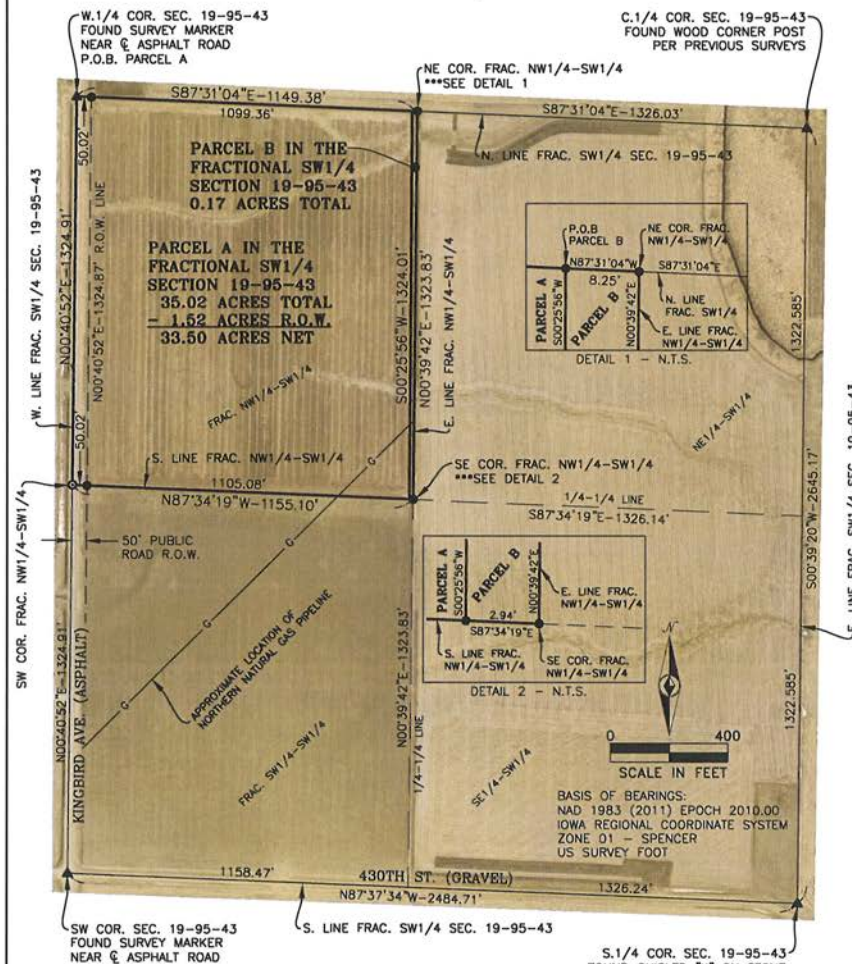
PREPARED BY AND RETURN TO:
TIM M. LALEMAN, PLS
DGR ENGINEERING
1302 SOUTH UNION STREET
P.O. BOX 511
ROCK RAPIDS, IOWA 51246
PHONE: 712-472-2531

SURVEY REQUESTED BY: MARK ZOMER

CURRENT PROPRIETORS: DANIEL ABERSON, ETAL

REVIEW DRAFT
(10-16-25)

PLAT OF SURVEY
PARCELS A & B IN THE FRACTIONAL SW1/4 SECTION 19-95-43
SIOUX COUNTY, IOWA



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

BY: Tim M. Laleman, L.S. License No. 21092 (Date)
My license renewal date is December 31, 2025

Sheets covered by this seal: SHEETS 1 OF 2 AND 2 OF 2

- ▲ SECTION CORNER AS NOTED
- SET 1/2"x24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
- ◎ SET MAG NAIL

DATE OF FIELD WORK - 10-3-2025



Email: dgr@dgr.com
Web: dgr.com

Date: 10-16-25
Drawn By: TML
Reviewed: ANW
Approved: TML

PROJECT NO. 375325
DWG. # C:\USERS\TIM.LALEMAN\DESKTOP\TM FIELD SURVEYS\2025\375325
ABERSON\375325 BOUND IRCS.DWG

SHEET 1 OF 2



ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

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1414 Main St.
Rock Valley, IA
51247