



Tract #1

**SALE DATE:
NOVEMBER 3, 2025
@ 10:30 A.M.**

LIVE PUBLIC LAND AUCTION

**WASHINGTON TWP,
SIOUX COUNTY, IA**

These Excellent Tracts Of
Farmland Are Located East
Of Hawarden, IA & West Of
Ireton, IA!

Tract 1: 57.58 Acres

Tract 2: 71.02 Acres

Tract 3: 60.94 Acres

Tract 4: 67.12 Acres

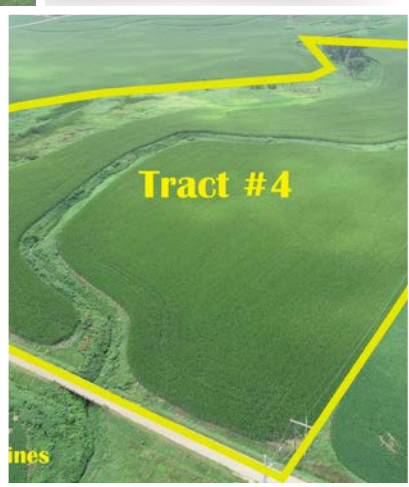
**NELMA BYKER
REVOCABLE TRUST
OWNER**



Tract #2



Tract #3



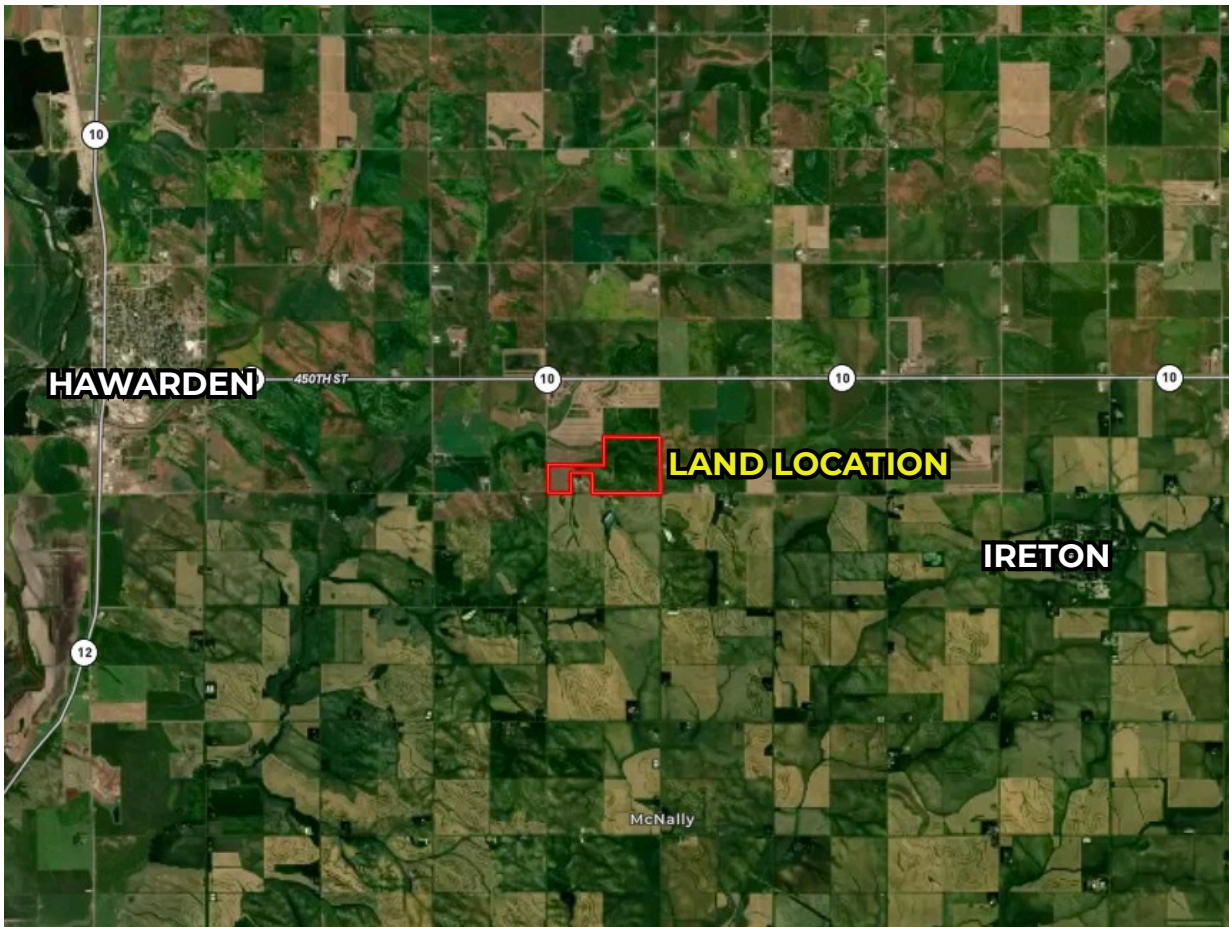
Tract #4

ZOMER COMPANY
REALTY & AUCTION

Phone: 712-476-9443

Website: www.zomercompany.com

Auctioneer's Note: We take great pride in presenting, on behalf of the Byker family these excellent Sioux County, IA farms! This land has been in the Byker family for many years and is now for the first time in decades being offered for sale to the public! If you are searching for land in this area of Sioux County, IA then this is an auction that you will not want to miss! Land for generations has proven to be an excellent investment! Make the right decision to secure your family's future by purchasing this land!



Tract Locations: From the Hawarden, IA golf course go East on HWY 10 for 4 miles to Coolidge Ave then go South on Coolidge Ave for 1/2 mile to Tract 4. Tract 3 is located directly South of Tract 4 along Coolidge Ave. from the Southeast corner of Tract 4 at the intersection of Coolidge Ave and 460th St. go 1/2 mile West on 460th ST. to Tract 2 and then continue another 1/4 mile West on 460th St. to Tract 1. All of the tracts are contiguous and adjoining.

Auction Signs will be posted. Auction of the property to be held at the site of the farmland.



Abbreviated Legal Description of Tract 1: Parcels A, B & C in the SW1/4 of Section 4, TWP 94N, 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 57.58+/- gross acres. According to FSA/survey, this farm contains approx. 55.23+/- tillable acres which includes a small grass waterway area and approx. 2.25+/- acre of CRP which has an annual rental rate of approx. \$500.00 with a contract expiring on 9-30-2028. CRP acres are estimated and will be reconstituted by FSA to determine exact CRP acres. 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 172bu and a soybean PLC yield of 53bu. This farm is classified as HEL. The predominant soil types include: 467-Radford, P733-Calco, 310B2, C2-Galva, 670-Rawles, 810B2-Galva. The average CSR2 is 84.7. The average CSR1 is 67.5. 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!

Abbreviated Legal Description of Tract 2: Parcels E, F & G in the SW1/4 & S1/2 of Section 4, TWP 94N, 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 71.02+/- gross acres. According to FSA/survey, this farm contains approx. 69.50+/- tillable acres which includes the grass terraces and approx. 5+/- acres of CRP which has an annual rental rate of approx. \$1,300.00 with a contract expiring on 9-30-2028. CRP acres are estimated and will be reconstituted by FSA to determine exact CRP acres. 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 172bu and a soybean PLC yield of 53bu. This farm is classified as HEL. The predominant soil types include: 310C2-Galva, 467-Radford, 810B2-Galva, 8B-Judson, 1C3-Ida, P733-Calco, 1B3-Ida, 801C2-Bolan, 91B-Primghar. The average CSR2 is 79.6. The average CSR1 is 59.1. Making the decision to purchase land in Sioux County, IA is a decision that future generations of your family will thank you for making! Don't wait to buy land, buy land and wait!

Abbreviated Legal Description of Tract 3: Parcel I in the SE1/4 of Section 4, TWP 94N, Range 47W, Sioux County, IA. Subject to all easements and public roads of record.

General Description of Tract 3: According to the recent survey, this property contains 60.94+/- gross acres. According to FSA/survey, this farm contains approx. 58.63+/- tillable acres which includes the grass terraces and approx. 0.90+/- acres of CRP which has an annual rental rate of \$270.00 with a contract expiring on 9-30-2031. CRP acres are estimated and will be reconstituted by FSA to determine exact CRP acres. This farm has base acres combined with the adjoining farmland and will undergo a reconstitution with FSA due to the recent survey. This farm is classified as HEL. The predominant soil types include: 8B-Judson, 310B2, C2-Galva, 810B, B2-Galva, 1B3, C3-Ida, 810B-Galva, 474C2-Bolan, 5040-udorthents, P733-Calco. The average CSR2 is 82.6. The average CSR1 is 61.8. This is a nice tract of Sioux County, IA farmland which offers excellent soil ratings and a great location and a rolling topography! If you look back at land historically it has been a great investment! Make plans today to purchase this Sioux County, IA farm!

Abbreviated Legal Description of Tract 4: Parcel J in the SE1/4 of Section 4, TWP 94N, Range 47W, Sioux County, IA. Subject to all easements and public roads of record.

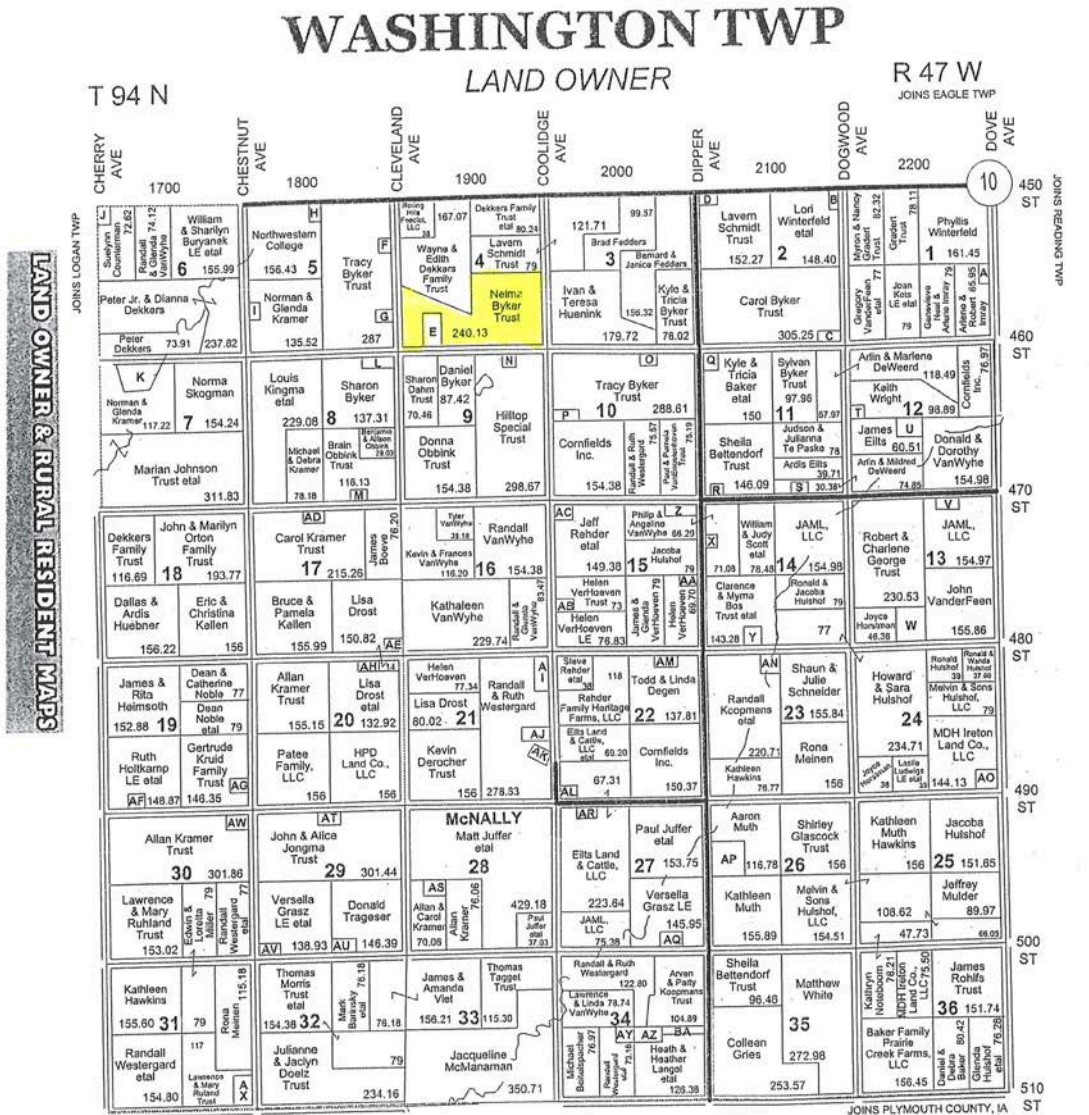
General Description of Tract 4: According to the recent survey, this property contains 67.12+/- gross acres. According to FSA/survey, this farm contains approx. 61.26+/- tillable acres which includes approx. 20+/- acres of CRP which has an annual rental rate of \$5,200.00 with a contract expiring on 9-30-2028. CRP acres are estimated and will be reconstituted by FSA to determine exact CRP acres. This farm has base acres combined with the adjoining farmland and will undergo a reconstitution with FSA due to the recent survey. This farm is classified as NHEL on the current tillable acres and HEL on the current tillable acres that are enrolled in CRP. The predominant soil types include: P733-Calco, 8B-Judson, 5040-Udorthents, 810B, B2-Galva, 310B2, C2-Galva, 1B3-Ida, 133-Colo, 810-Galva. The average CSR2 is 77.2. The average CSR1 is 69.5. This farm has good soil ratings and a good location! If you are looking for a multi use property this property offers both tillable land and CRP land for wildlife opportunities or the option once the CRP contracts expire to return the farm to all tillable cropland! This is a great opportunity to purchase a quality tract of Sioux County, IA land!

Method of sale: Auction to be held at the site of the farmland. 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 multiple tracts or all of the tracts. Auction will continue in the choice method until all of the tracts are sold. Once a tract is sold in a round it will not be available for purchase again. No combination of tracts will be offered with the exception of the option to purchase multiple tracts in the rounds 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. \$2,188.04 per year on Tract 1 and approx. \$2,698.76 per year on Tract 2 and approx. \$2,315.72 per year on Tract 3 and approx. \$2,550.00 per year on Tract 4. 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 30, 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. Buyers agree to assume the current CRP contracts and abide by all CRP terms. Seller to retain the full 10-1-2025 payment. All future payments will go to the buyer. Buyers shall be solely responsible for any midterm maintenance, if any. 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. **Don Klein—Attorney for sellers.**



Small Tracts

- Section 1 A Eric & Jamie Schuller - 11.05
- Section 2 B Arlin & Mildred DeWeerd - 15.69
- Section 3 C Melinda Thomas - 5.72
- Section 4 D Brad Fedders - 12.70
- Section 5 E Daryl Byker - 21.62
- Section 6 F Howard & Dorinda Van Engen - 8.60
- Section 7 G Sylvan Byker - 15.54
- Section 8 H Matthew & Sarah Buffington - 6.82
- Section 9 I Paul & Pamela Tragesar - 6.47
- Section 10 J James Huenink - 9.38
- Section 11 K Michael & Debra Kramer - 41.53
- Section 12 L Dan & Sharon Byker - 18.84
- Section 13 M Obink Farms Inc. - 9.18
- Section 14 N Randall & Ruth Westergard - 10.31
- Section 15 O Sylvan Byker Trust - 10.04
- Section 16 P Pork Elite LLC - 12.93
- Section 17 Q Bjorn & Britney Johnson - 6.86
- Section 18 R Nicholas & Holly VanOort - 8.48
- Section 19 S Randall & Cindy Koopmans - 6.23

- Section 20 T Rudy Bertram LE et al - 5.66
- Section 21 U City of Ireton - 18.90
- Section 22 V Daniel & Julie Schipper - 9.10
- Section 23 W Howard Hulshof - 24.05
- Section 24 X Robert & Camille Lehman - 5
- Section 25 Y Joseph & Alissa Richardson - 12.17
- Section 26 Z Helen VanWyhe - 8.88
- Section 27 AA James & Glenda VerHooven - 6.87
- Section 28 AB Melvin Hulshof & Sons, LLC - 6.01
- Section 29 AC Sioux Center Pulletts, LLP - 5
- Section 30 AD American Homestead Natural Pork, LLC - 9.46
- Section 31 AE Nathan & Rachel Ronsiek - 7.49
- Section 32 AF Kevin Jackson - 6.44
- Section 33 AG Kingma Bros. Partnership - 9.65
- Section 34 AH Nathan & Rachel Ronsiek - 9.74
- Section 35 AI Casey Westergard - 13.54
- Section 36 AJ John & Alice Jongma Trust - 7.75
- Section 37 AK Casey Westergard - 8.06

- Section 38 AL Farmers Coop Society - 7.54
- Section 39 AM Casey & Valerie Westergard - 12.75
- Section 40 AN Todd & Linda Degen - 11.18
- Section 41 AO Lyle & Stephanie Hulshof et al - 11.87
- Section 42 AP Albert & Faye VanderLugt - 36.87
- Section 43 AQ Aaron & Amy Muth - 6.02
- Section 44 AR Joshua Westergard - 8.95
- Section 45 AS Ray & Susan Haneklaus - 6.14
- Section 46 AT HDS Farms, LLC - 7.10
- Section 47 AU Brian & Jill Barinsky - 8.35
- Section 48 AV Woodford Creek Farms, LLP - 15.45
- Section 49 AW HDS Farms, LLC - 9.39
- Section 50 AX Shaun & Molly Ruhland - 9.66
- Section 51 AY Lawrence VanWyhe - 5.82
- Section 52 AZ Dan & Julie Schipper - 18.97
- Section 53 BA Kenneth & Mary VanWyhe - 11.10

SIoux COUNTY, IA



Aerial Map



Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 42° 59' 6, -96° 24' 29.48

4-94N-47W
Sioux County
Iowa

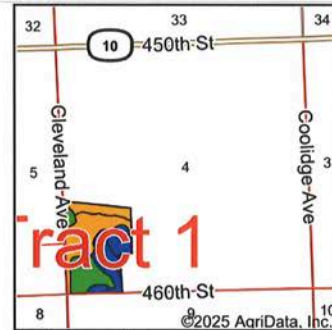
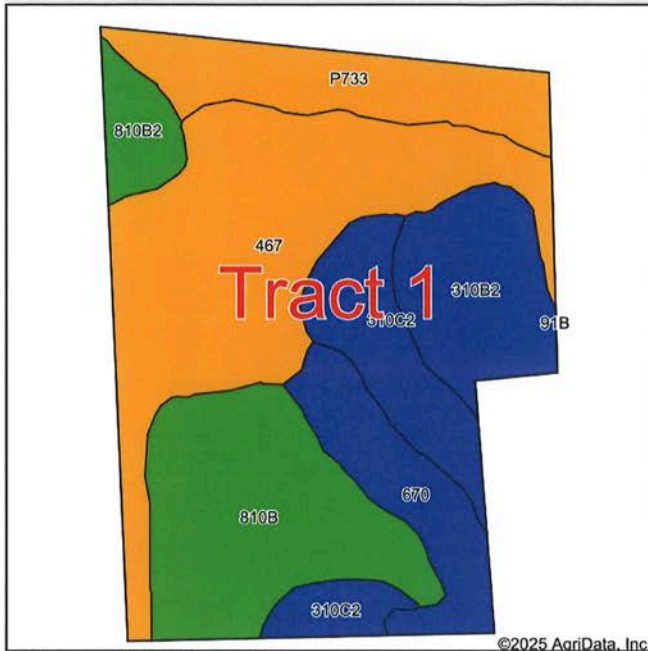
0ft 845ft 1690ft



9/4/2025



Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **4-94N-47W**
 Township: **Washington**
 Acres: **57.58**
 Date: **9/4/2025**



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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	18.62	32.1%		3.5ft.	Ilw	79	73	83	
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	11.72	20.4%		> 6.5ft.	Ile	95	65	76	
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.71	11.7%		6.5ft.	Ilw	78		75	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	6.71	11.7%		> 6.5ft.	Ille	84	51	65	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	6.32	11.0%		> 6.5ft.	Ile	90	65	67	
670	Rawles silt loam, 0 to 2 percent slopes	5.34	9.3%		6.4ft.	Ilw	82	73	81	
810B2	Galva silty clay loam, terrace, 2 to 5 percent slopes, eroded	2.16	3.8%		> 6.5ft.	Ile	92	63	65	
Weighted Average						2.12	84.7	*-	*n 75.9	

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

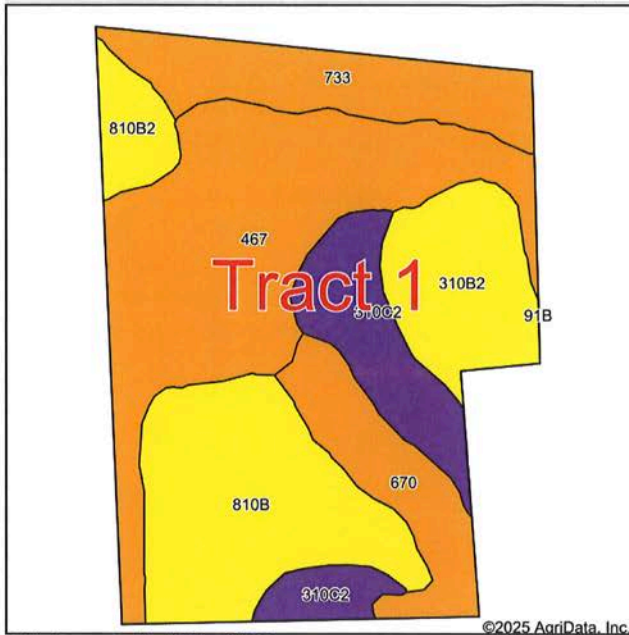
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **4-94N-47W**
 Township: **Washington**
 Acres: **57.58**
 Date: **9/4/2025**



Maps Provided By:
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Soils data provided by USDA and NRCS.

Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	CSR Legend	Water Table	Non-Irr Class *c	CSR*	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Kentucky bluegrass AUM	Oats Bu	Smooth brome grass AUM	Soybeans Bu	Winter wheat Bu
467	Radford silt loam, 0 to 2 percent slopes	18.66	32.5%		3.5ft.	Ilw	73	6.5		186	4.5		95	5.2	48	49
810B	Galva silty clay loam, benches, 2 to 5 percent slopes	11.71	20.3%		> 6.5ft.	Ile	65	6.2	5	175		3	90	4.9	45	
733	Calco silty clay loam, 0 to 2 percent slopes	6.78	11.8%		2.5ft.	Ilw	72	6.4	3.8	184		3.1	94	5.1	47	
310C2	Galva silty clay loam, 5 to 9 percent slopes, moderately eroded	6.65	11.5%		> 6.5ft.	Ille	51	5.9	4.8	156		2.8	86	4.7	43	

Soils data provided by USDA and NRCS.





Code	Soil Description	Acres	Percent of field	CSR Legend	Water Table	Non-Irr Class *c	CSR*	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	Winter wheat Bu
310B2	Galva silty clay loam, 2 to 5 percent slopes, moderately eroded	6.30	10.9%		> 6.5ft.	Ile	65	6.2	5	175		3	90	4.9		45
670	Rawles silt loam, 0 to 2 percent slopes	5.30	9.2%		6.4ft.	Ilw	73	6.9	5.6	186		3.3	101	5.5		50
810B2	Galva silty clay loam, benches, 2 to 5 percent slopes, moderately eroded	2.18	3.8%		> 6.5ft.	Ile	63	6	4.9	172		2.8	87	4.8		44
Weighted Average						2.12	67.5	6.3	3.3	178.3	1.5	2	92.5	5	46.4	15.9

*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method



Aerial Map



Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 42° 59' 5.63, -96° 24' 5.77

4-94N-47W
Sioux County
Iowa

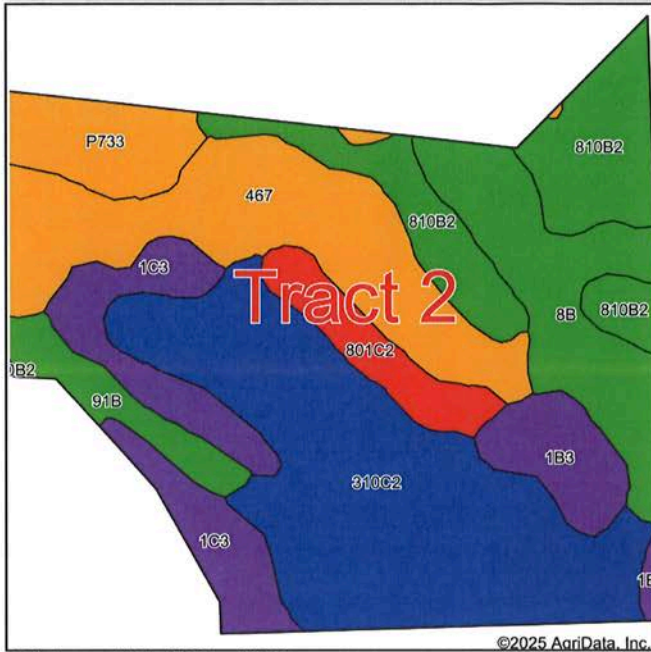
0ft 845ft 1690ft



9/4/2025



Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **4-94N-47W**
 Township: **Washington**
 Acres: **71.02**
 Date: **9/4/2025**



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Soils data provided by USDA and NRCS.

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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
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	21.25	30.1%		> 6.5ft.	IIIe	84	51	65
467	Radford silt loam, 0 to 2 percent slopes	12.24	17.2%		3.5ft.	IIlw	79	73	83
810B2	Galva silty clay loam, terrace, 2 to 5 percent slopes, eroded	9.26	13.0%		> 6.5ft.	Ile	92	63	65
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	8.15	11.5%		> 6.5ft.	Ile	92	69	80
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	6.99	9.8%		> 6.5ft.	IIIe	58	44	61
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.97	5.6%		6.5ft.	IIlw	78		75
1B3	Ida silt loam, 2 to 5 percent slopes, severely eroded	3.56	5.0%		> 6.5ft.	Ile	57	62	59
801C2	Bolan variant loam, 5 to 9 percent slopes, moderately eroded	3.01	4.2%		> 6.5ft.	IIIe	45	22	44
91B	Primghar silty clay loam, 2 to 5 percent slopes	2.59	3.6%		3.5ft.	Ile	95	75	78
Weighted Average						2.44	79.6	*-	*n 69.3

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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.



Maps Provided By:



Code	Soil Description	Acres	Percent of field	CSR Legend	Water Table	Non-Irr Class *c	CSR*	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	Winter wheat Bu
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	6.98	9.8%		> 6.5ft.	Ille	44	5.7	4.7	146		2.7	83	4.6	42	
733	Calco silty clay loam, 0 to 2 percent slopes	4.03	5.7%		2.5ft.	Ilw	72	6.4	3.8	184		3.1	94	5.1	47	
1B3	Ida silt loam, 2 to 5 percent slopes, severely eroded	3.54	5.0%		> 6.5ft.	Ille	62	6	5	171		2.9	89	4.8	44	
801C2	Bolan variant loam, 5 to 9 percent slopes, moderately eroded	3.01	4.2%		> 6.5ft.	Ille	22	3	2.5	117		1.5	44	2.4	22	
91B	Primghar silty clay loam, 2 to 5 percent slopes	2.58	3.6%		3.5ft.	Ille	75	6.8	5.3	188		3.2	99	5.4	50	
Weighted Average						2.44	59.1	6	3.9	166.9	0.8	2.3	87.7	4.8	44	8.5

*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method



Aerial Map



Boundary Center: 42° 59' 5.55, -96° 23' 39.65

0ft 845ft 1690ft

4-94N-47W
Sioux County
Iowa



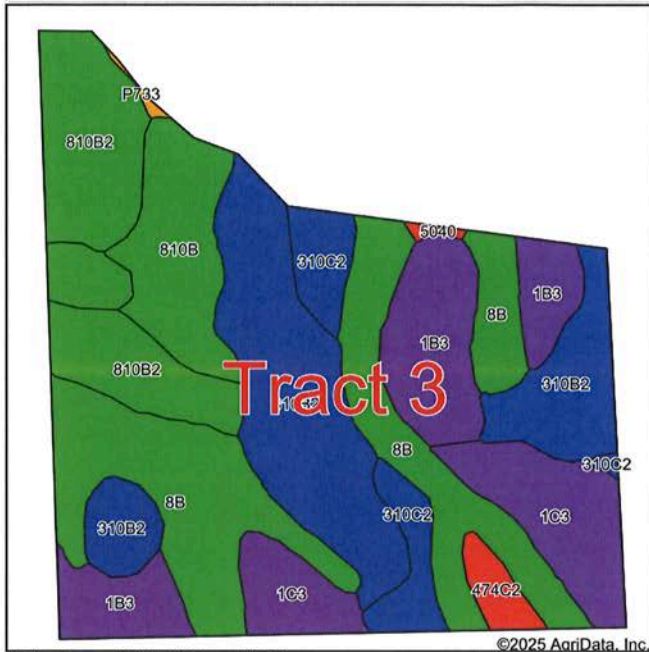
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Field borders provided by Farm Service Agency as of 5/21/2008.

9/4/2025



Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **4-94N-47W**
 Township: **Washington**
 Acres: **60.94**
 Date: **9/4/2025**



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Soils data provided by USDA and NRCS.

Area Symbol: 1A167, Soil Area Version: 34									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	16.15	26.4%		> 6.5ft.	Ile	92	69	80
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	13.97	22.9%		> 6.5ft.	Ile	90	65	67
810B2	Galva silty clay loam, terrace, 2 to 5 percent slopes, eroded	7.84	12.9%		> 6.5ft.	Ile	92	63	65
1B3	Ida silt loam, 2 to 5 percent slopes, severely eroded	7.61	12.5%		> 6.5ft.	Ile	57	62	59
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	6.20	10.2%		> 6.5ft.	IIle	58	44	61
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	4.77	7.8%		> 6.5ft.	Ile	95	65	76
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	3.20	5.3%		> 6.5ft.	IIle	84	51	65
474C2	Bolan loam, 5 to 9 percent slopes, moderately eroded	0.96	1.6%		> 6.5ft.	IIle	49	27	41
5040	Udorthents, loamy	0.13	0.2%		> 6.5ft.		5	5	
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.11	0.2%		6.5ft.	IIw	78		75
Weighted Average						*-	82.6	*-	*n 68.6

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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

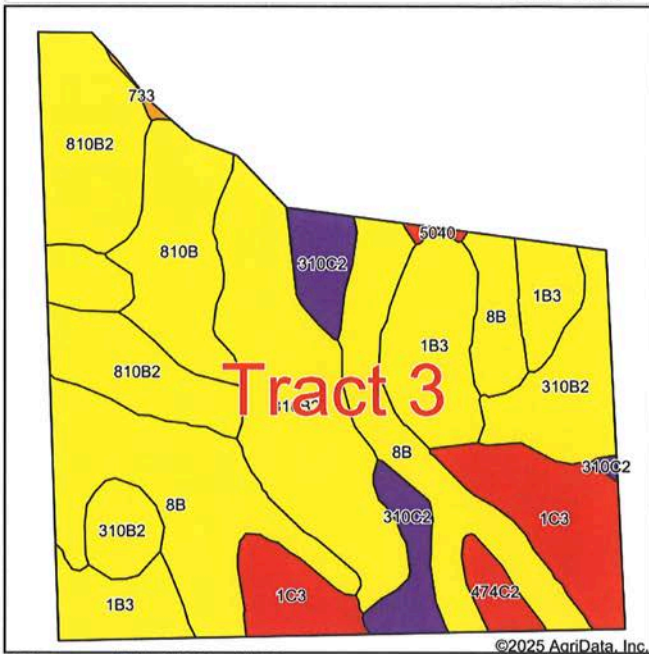
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **4-94N-47W**
 Township: **Washington**
 Acres: **60.94**
 Date: **9/4/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPS FOR
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Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	CSR Legend	Water Table	Non-Irr Class *c	CSR*	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
8B	Judson silty clay loam, 2 to 5 percent slopes	16.16	26.4%		> 6.5ft.	Ile	69	6.5	5.3	180	3.1	95	5.2	47
310B2	Galva silty clay loam, 2 to 5 percent slopes, moderately eroded	13.94	22.9%		> 6.5ft.	Ile	65	6.2	5	175	3	90	4.9	45
810B2	Galva silty clay loam, benches, 2 to 5 percent slopes, moderately eroded	7.90	13.0%		> 6.5ft.	Ile	63	6	4.9	172	2.8	87	4.8	44
1B3	Ida silt loam, 2 to 5 percent slopes, severely eroded	7.61	12.5%		> 6.5ft.	Ile	62	6	5	171	2.9	89	4.8	44

Soils data provided by USDA and NRCS.





Code	Soil Description	Acres	Percent of field	CSR Legend	Water Table	Non-Irr Class *c	CSR*	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome grass AUM	Soybeans Bu
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	6.15	10.1%		> 6.5ft.	Ille	44	5.7	4.7	146	2.7	83	4.6	42
810B	Galva silty clay loam, benches, 2 to 5 percent slopes	4.77	7.8%		> 6.5ft.	Ile	65	6.2	5	175	3	90	4.9	45
310C2	Galva silty clay loam, 5 to 9 percent slopes, moderately eroded	3.20	5.3%		> 6.5ft.	Ille	51	5.9	4.8	156	2.8	86	4.7	43
474C2	Bolan loam, 5 to 9 percent slopes, moderately eroded	0.95	1.6%		> 6.5ft.	Ille	27	3.2	2.6	123	1.5	47	2.5	23
5040	Orthents, loamy	0.15	0.2%		> 6.5ft.		5							
733	Calco silty clay loam, 0 to 2 percent slopes	0.11	0.2%		2.5ft.	Ilw	72	6.4	3.8	184	3.1	94	5.1	47
Weighted Average							*- 61.8	6.1	5	170.3	2.9	89	4.9	44.4

*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.



Aerial Map



Boundary Center: 42° 59' 14.9, -96° 23' 45.65

0ft 845ft 1690ft

4-94N-47W
Sioux County
Iowa



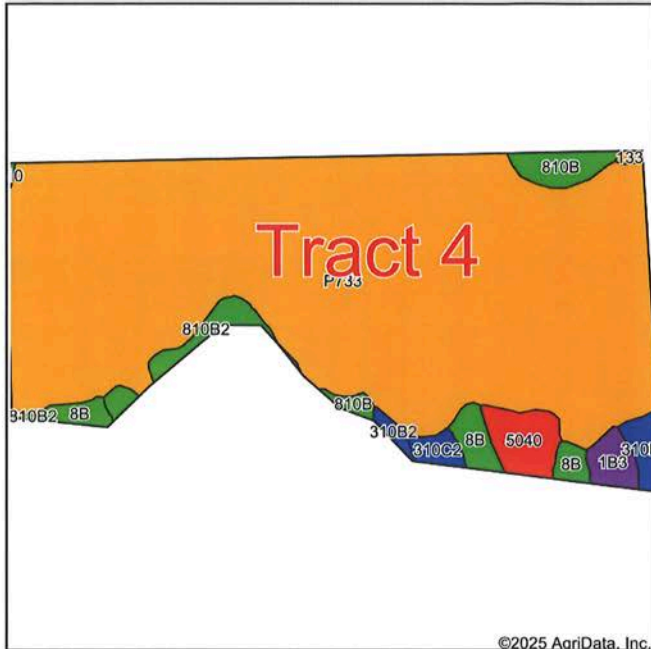
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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9/4/2025

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



Soils Map



State: Iowa
County: Sioux
Location: 4-94N-47W
Township: Washington
Acres: 67.12
Date: 9/4/2025



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	58.03	86.5%		6.5ft.	llw	78		75
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	1.86	2.8%		> 6.5ft.	lle	92	69	80
5040	Udorthents, loamy	1.69	2.5%		> 6.5ft.		5	5	
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	1.42	2.1%		> 6.5ft.	lle	95	65	76
810B2	Galva silty clay loam, terrace, 2 to 5 percent slopes, eroded	1.27	1.9%		> 6.5ft.	lle	92	63	65
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	1.16	1.7%		> 6.5ft.	lle	90	65	67
1B3	Ida silt loam, 2 to 5 percent slopes, severely eroded	0.90	1.3%		> 6.5ft.	lle	57	62	59
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	0.59	0.9%		> 6.5ft.	llle	84	51	65
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.12	0.2%		2.5ft.	llw	78	70	80
810	Galva silty clay loam, terrace, 0 to 2 percent slopes	0.08	0.1%		> 6.5ft.	I	100	70	77
Weighted Average						*-	77.2	*-	*n 72.7

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

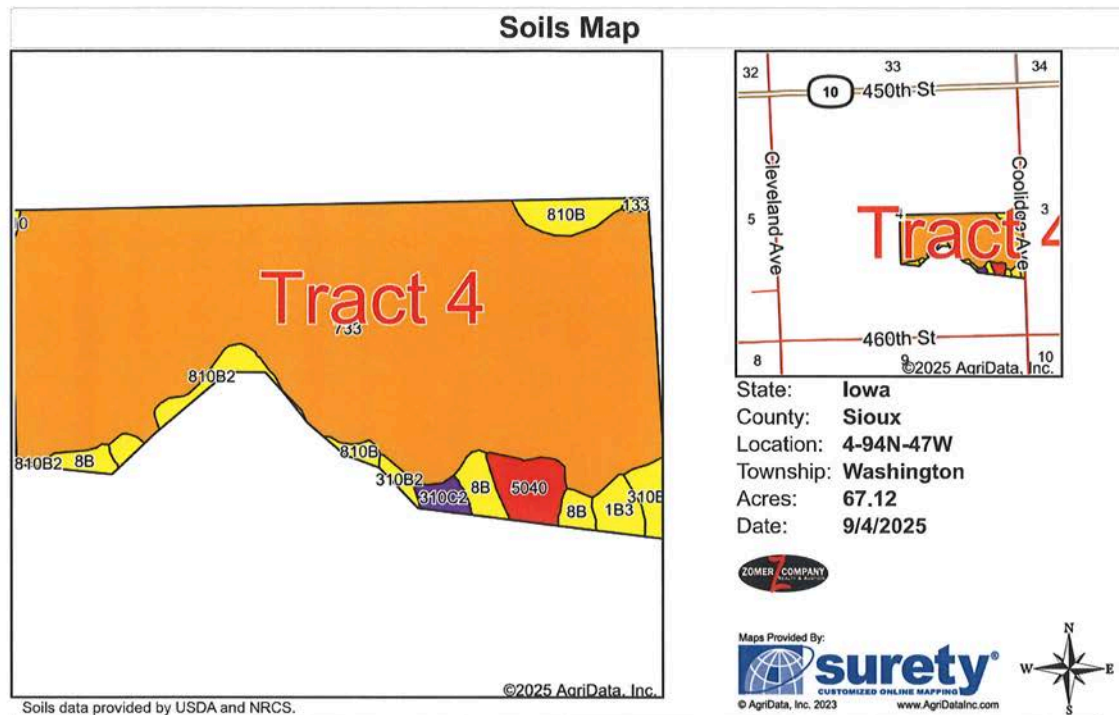
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.





Soils data provided by USDA and NRCS.

Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	CSR Legend	Water Table	Non-Irr Class "c"	CSR*	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome grass AUM	Soybeans Bu
733	Calco silty clay loam, 0 to 2 percent slopes	58.14	86.7%		2.5ft.	Ilw	72	6.4	3.8	184	3.1	94	5.1	47
8B	Judson silty clay loam, 2 to 5 percent slopes	1.83	2.7%		> 6.5ft.	Ile	69	6.5	5.3	180	3.1	95	5.2	47
5040	Orthents, loamy	1.68	2.5%		> 6.5ft.		5							
810B	Galva silty clay loam, benches, 2 to 5 percent slopes	1.45	2.2%		> 6.5ft.	Ile	65	6.2	5	175	3	90	4.9	45
810B2	Galva silty clay loam, benches, 2 to 5 percent slopes, moderately eroded	1.21	1.8%		> 6.5ft.	Ile	63	6	4.9	172	2.8	87	4.8	44

Soils data provided by USDA and NRCS.





Code	Soil Description	Acres	Percent of field	CSR Legend	Water Table	Non-Irr Class *c	CSR*	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
310B2	Galva silty clay loam, 2 to 5 percent slopes, moderately eroded	1.14	1.7%		> 6.5ft.	Ile	65	6.2	5	175	3	90	4.9	45
1B3	Ida silt loam, 2 to 5 percent slopes, severely eroded	0.89	1.3%		> 6.5ft.	Ile	62	6	5	171	2.9	89	4.8	44
310C2	Galva silty clay loam, 5 to 9 percent slopes, moderately eroded	0.57	0.8%		> 6.5ft.	IIle	51	5.9	4.8	156	2.8	86	4.7	43
133	Colo silty clay loam, 0 to 2 percent slopes	0.13	0.2%		2.5ft.	IIw	70	6.2	3.6	182	3	90	4.9	45
810	Galva silty clay loam, benches, 0 to 2 percent slopes	0.08	0.1%		> 6.5ft.	I	70	6.3	5.2	182	3	92	5	46
Weighted Average							*- 69.5	6.2	3.8	178.3	3	91.2	5	45.6

*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.





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: 236.92 acres

2025 Program Year

Map Created May 30, 2025

Farm 2245

Tract 45259

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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United States
Department of
Agriculture

Sioux County, Iowa



Legend

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

Wetland Determination

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

Tract Cropland Total: 9.41 acres

2025 Program Year

Map Created May 30, 2025

Farm 2245

Tract 45258

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IOWA
SIOUX

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2245

Prepared : 8/26/25 8:46 AM CST

Crop Year : 2025

Operator Name :
 CRP Contract Number(s) : 11596C, 11596D, 11887B
 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
263.57	246.33	246.33	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	217.73		0.00		28.60	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	161.30	0.00	172	0
Soybeans	56.20	0.00	53	0
TOTAL	217.50	0.00		

NOTES

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Tract Number : 45258

Description : 20 AC ACRGE SE4+SW4 S OF RR SEC 4 WAHSINGTON
 FSA Physical Location : IOWA/SIOUX
 ANSI Physical Location : IOWA/SIOUX
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners :
 Other Producers :
 Recon ID : 19-167-2024-113

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
21.83	9.41	9.41	0.00	0.00	0.00	0.00	0.0



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SIOUX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2245
Prepared : 8/26/25 8:46 AM CST
Crop Year : 2025

Tract 45258 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	9.32	0.00	0.09	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	6.90	0.00	172
Soybeans	2.41	0.00	53
TOTAL	9.31	0.00	

NOTES

Tract Number : 45259

Description : SE4 + SW4 S OF RR (EX ACRGE) SEC 4 WASHINGTON
FSA Physical Location : IOWA/SIOUX
ANSI Physical Location : IOWA/SIOUX
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers :
Recon ID : 19-167-2024-113

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
241.74	236.92	236.92	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	208.41	0.00	28.51	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	154.40	0.00	172
Soybeans	53.79	0.00	53
TOTAL	208.19	0.00	

NOTES



REVIEW DRAFT
(7-14-25)

ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

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