



IOWA

ZOMER COMPANY
REALTY & AUCTION

Harrison Avenue

**33.5+/-
ACRES**

Live Public **LAND AUCTION**

**WELCOME TWP,
SIOUX COUNTY, IA**

This land features an impressive **soil rating of 98.8** and is situated Southwest of Hull, IA! This farm stands out as one of the **highest quality properties** available for purchase in Sioux County, IA!

**NELVINA KROESE FAMILY
OWNERS**

WWW.ZOMERCOMPANY.COM
712.476.9443

Sale Date:
December 22, 2025
@ 10:30 A.M.

Auctioneer's Note: The Zomer Company is honored to have the privilege to offer at auction one of the highest quality farms available in Sioux County, IA for the Kroese Family! This farm is located in the heartbeat of Sioux County, IA just Southwest Of Hull, IA! This farm is truly one of those farms that offers it all including high soil ratings, a good topography and a great location! "Don't wait to buy land, Buy land and wait!"



Tract Locations: From Casey's in Hull, IA go 2 miles South On Hickory Ave. to 340th St. then go West on 340th St for 1 mile. Farm is located in the Northeast corner of the intersection of 340th St & Harrison Ave.. Auction Signs will be posted.

Auction of the property to be held at the Sioux County Ag Expo Grounds(Former Airport)(3028 360th St., Sioux Center, IA 51250)



Abbreviated Legal Description: The SW 1/4 of the SW1/4 of Section 3, TWP 96N, Range 45W, Sioux County, IA Excepting an Acreage site located therein. To be surveyed. Subject to all easements and public roads of record.

General Description: According to the county assessor, this property contains 33.50+/- gross acres. This farm will be surveyed prior to the auction and the gross acres will be adjusted accordingly. According to FSA, this farm contains approx. 31.53+/- tillable acres. This farm has a corn base only of 31.50 acres with a PLC yield of 186bu. This farm is classified as NHEL. The predominant soil types include: 91-Primghar, 310B-Galva, 92-Marcus. The average CSR2 is 98.8!! The average CSR1 is 75.3! This is a rare chance to own a premium tract of Sioux County, IA farmland! With its excellent soil ratings and great access to nearby grain terminals, this farm is perfectly suited for both row crop production and a long term investment for your farming operation or investment portfolio! This farm truly has one of the highest soil ratings in the county with a CSR2 rating of 98.8! Land buyers if you are looking to invest in land for your operation or investment portfolio then do not hesitate to purchase this high quality premium farmland! This farm is one of the highest quality farms available in Sioux County, IA! Do not wait to buy land, buy land and wait! Making the decision to purchase land is a decision that your family will thank you for making!

Method of sale: Auction to be held at the site of Sioux County Ag Expo Grounds (Former Airport) (3028 360th St., Sioux Center, IA 51250) Farm will be sold with the final bid price times the gross surveyed acres. Gross acres to be adjusted based on the final survey.

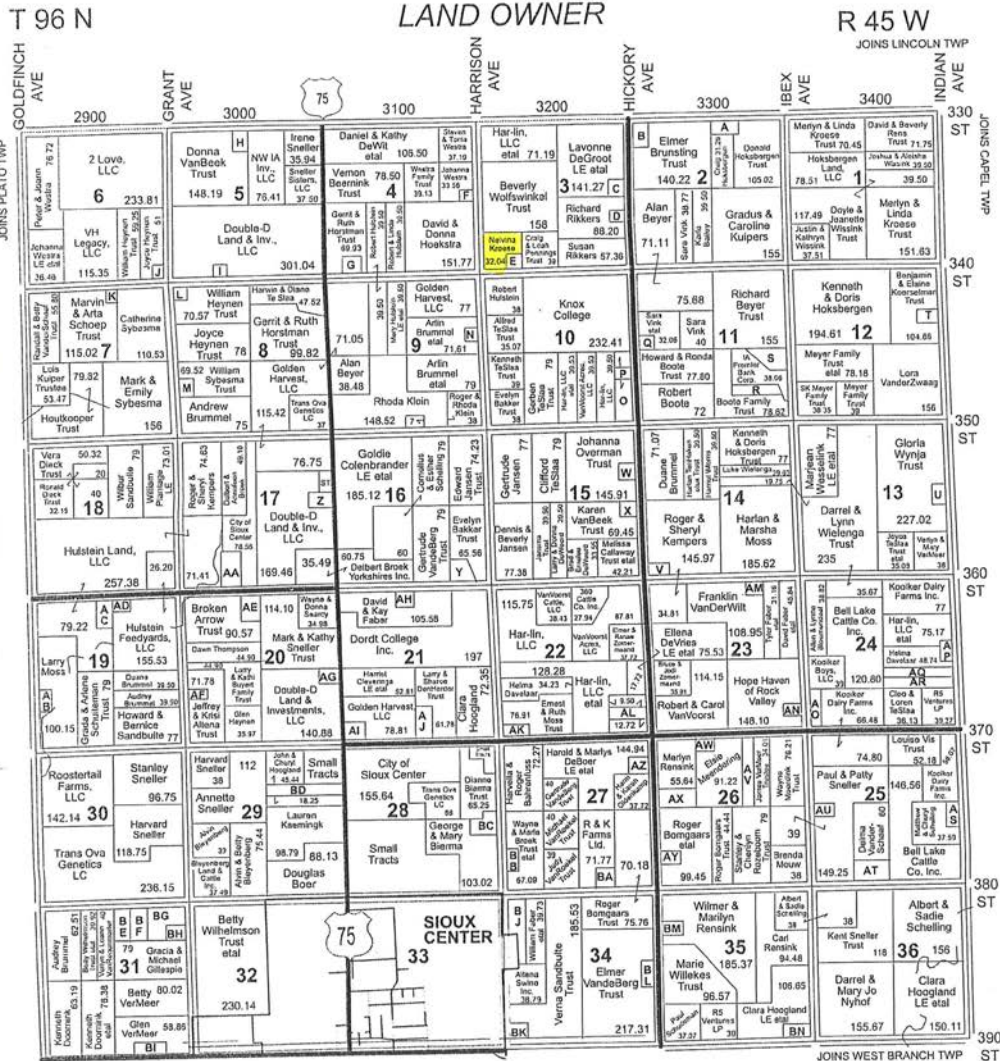
Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$1,212.00 per year. Seller will pay the 2025 taxes which are due and payable in March and Sept of 2026.

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 4, 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. **Michael Thole —Attorney for sellers.**

WELCOME TWP

LAND OWNER



- Small Tracts**
- Section 2 A C & D Hoksbergen Farms Inc. - 11.75
 - B Richard Beyer - 5.42
 - Section 3 C Harlo & Sara Vink - 6.07
 - D Kenneth & Lisa Ciesielski - 8.04
 - E Casey Koosker - 5.96
 - F Evan & Kim Brummel - 6.21
 - G Randall & Sandra Westra - 6.07
 - H Jeff & Becky Uittenbogaard - 5.48
 - I Chad & Jenna Vandenbosch - 5.95
 - Section 6 J Danny & Laura Buyert - 5.79
 - K Henry & Alicia Wolfswinkel - 6.11
 - Section 8 L Danny & Laura Buyert - 7.16
 - M Marlin Sandbulte - 7.48
 - Section 9 N Philip & Sheryl Brummel - 5.81
 - Section 10 O Howard & Ronda Boote Trust - 23.70
 - P Gloria VanMeesteren - 7.09
 - Section 11 Q Sara Vink - 5.67
 - R John & Lavonna VanMiddendorp - 20.3
 - T Todd & Joanne VanMiddendorp - 18.75
 - Section 12 T Calvin & Janice Klarenbeek - 12.01
 - Section 13 U Kevin & Sandra Wynja - 7.98
 - Section 14 V Kempers Farm Inc. - 7.52
 - Section 15 W William & Carol Koops - 7.58
 - X Calvin Bomgaars - 8.72
 - Section 16 Y David & Leanna VanHolland - 11.44
 - Section 17 Z Todd & Nicole DeWeerd - 8.73
 - AA Michael & Pearl Schouten - 21.18
 - Section 19 AB Jeffrey & Amy DeBoer - 5.07
 - AC Darren & Kelsey Klarenbeek - 13.62
 - AD Primo Feedyards, LLC - 8.40
 - Section 20 AE Ricky & Sara Sandbulte - 9.90
 - AF Craig & Karen Heynen - 6.04
 - AG Larry & Kathi Buyert Family Trust - 5.65
 - Section 21 AH Sandra Byrnes - 5.42
 - AI Tyler & Britte Feldhacker - 8.57
 - AJ Lyle & Sharon DenHarder - 17.42
 - Section 22 AK Roger & Carol VanVoort - 7.50
 - AL Helma Tebban - 10.73
 - Section 23 AM Loretta & Harvard Punt - 9.50
 - AN John & Janna Wesselius - 6.28
 - Section 24 AO Willard & Vicki Franken - 7.33
 - AP Larry & Joyce VanderWilt - 5.02
 - AQ VanVoort Acres, LLC - 14.81
 - AR Harlin, LLC - 14.81
 - Section 25 AS Paul & Stephanie Schelling - 11.41
 - AT Harm & Karen Oldenkamp - 19
 - AU Timothy & Elsie Vink - 6.75
 - Section 26 AV Harry & Dolores Meendering et al - 23.50
 - AW George & Rebecca Scholten - 7.81
 - AX Arlyn & Beth Rozeboom - 18.86
 - AY Roger & Minerva Bomgaars Trustees - 9.84
 - Section 27 AZ Greg & Patty Majerus - 7.40
 - BA Brian & Rebecca Cuppen - 7.23
 - BB Michael VanRoekel Trust - 9.95
 - Section 28 BC Bienna Farms Inc. - 13.77
 - Section 29 BD Wissink Trust - 17.17
 - Section 31 BE Lois & Lee Broughton - 19.16
 - BF Glenn & Betty Vermeer - 19.16
 - BG Mark & Tricia Vermeer - 23.62
 - BH Alton & Phyllis Beukelman - 6.57
 - Section 34 BJ Nelson & Carol Doornik Trust - 21.44
 - BK Scott & Jolynn VandeBerg - 8.75
 - BL Arlyn & Diane VandeBerg - 13.39
 - Section 35 BM Joel & Karen Schulteman - 5.39
 - BN Terry & Renae Schulteman - 9.35

SIoux COUNTY, IA

Aerial Map



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

Boundary Center: 43° 9' 31.72, -96° 9' 18.31

3-96N-45W
Sioux County
Iowa

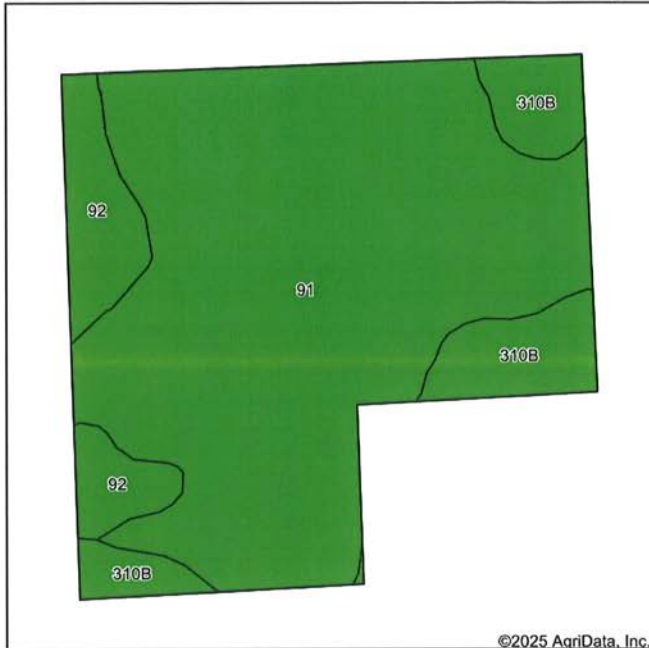
0ft 638ft 1276ft



11/5/2025



Soils Map



Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Sioux**
Location: **3-96N-45W**
Township: **Welcome**
Acres: **33.5**
Date: **11/5/2025**



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA167, Soil Area Version: 35									
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	26.14	78.0%		3.5ft.	Iw	100	77	78
310B	Galva silty clay loam, 2 to 5 percent slopes	4.12	12.3%		> 6.5ft.	Ile	95	67	75
92	Marcus silty clay loam, 0 to 2 percent slopes	3.24	9.7%		2.5ft.	Ilw	94	72	75
Weighted Average						1.22	98.8	75.3	*n 77.3

**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: 31.53 acres

2025 Program Year

Map Created May 30, 2025

Farm 2711

Tract 4162

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 : 2711

Prepared : 9/25/25 3:59 PM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
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
37.51	31.53	31.53	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	31.53	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	31.50	0.00	186	0
TOTAL	31.50	0.00		

NOTES

Tract Number : 4162

Description : SW4 SW4 SEC 3 WELCOME
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 : MRS NELVINA J KROESE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
37.51	31.53	31.53	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	31.53	0.00	0.00	0.00	0.00	0.00



ZOMER COMPANY

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YOUR FARMLAND & EQUIPMENT SPECIALISTS

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

712-476-9443

zomercompany.com



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REALTY & AUCTION

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