

IOWA

Live Public

Land Auction

Sale Date: November 24, 2025 @1:30 P.M.



Upcoming Live Public Auction Of 30.31+/- Acres Of Land
Located In Doon TWP, Lyon County, IA

RICHARD LANDMAN TRUST & ELEANOR LANDMAN TRUST & LANDMAN CHILDREN HEIRS
OWNER



Contact Us:

712-476-9443

zomercompany.com

Auctioneer's Note: The Zomer Company is honored to represent the Landman family in offering at auction this outstanding high quality tract of Doon TWP, Lyon County, IA farmland! This land is located just Northwest of Doon, IA! This is a great opportunity to purchase a smaller tract of Lyon County, IA farmland! This is an excellent opportunity! "Don't wait to buy land, Buy land and wait!"



Tract Locations: From the North edge of Doon, IA go North on Garfield Ave (K42) for 1 mile to 240th St (A42) then go West on 240th St (A42) for 1 3/4 mile to the farmland. Land is located in the Southeast corner of the intersection of 240th ST & Fig Ave. Auction Signs will be posted.

Auction of the property to be held onsite at the property.



Abbreviated Legal Description: Parcel D in the NW1/4 of Section 22, TWP 98N, Range 46W, Lyon County, IA. Subject to all easements and public roads of record. Sold subject to a rural water easement along the North property line and along the West property line.

General Description: According to a survey completed, this property contains 30.31+/- gross acres. According to FSA/survey, this farm contains approx. 28.22+/- tillable acres. This farm has a corn base of 15.11 acres with a PLC yield of 158bu and a soybean base of 6.72 acres with a PLC yield of 51bu. This farm is classified as NHEL. The predominant soil types include: T410, B-Moody, 37-Alcester, 505-Sperry. The average CSR2 is 74.1. The average CSR1 is 68.4. Land buyers do not pass up this opportunity! Smaller tillable tracts of farmland are not often available for purchase in this area! This farm has a good soil rating and is located on a hard surface road providing good access to local grain markets! Seize this opportunity to establish your family's legacy by purchasing this tract of Lyon County, Iowa farmland!

Method of sale: Auction to be held at the site of the farmland. This farm was previously surveyed and the final bid price shall be taken times the gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$738.00 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 16, 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. **De Koster & De Koster, PLLC—Attorney for sellers.**

DOON TWP

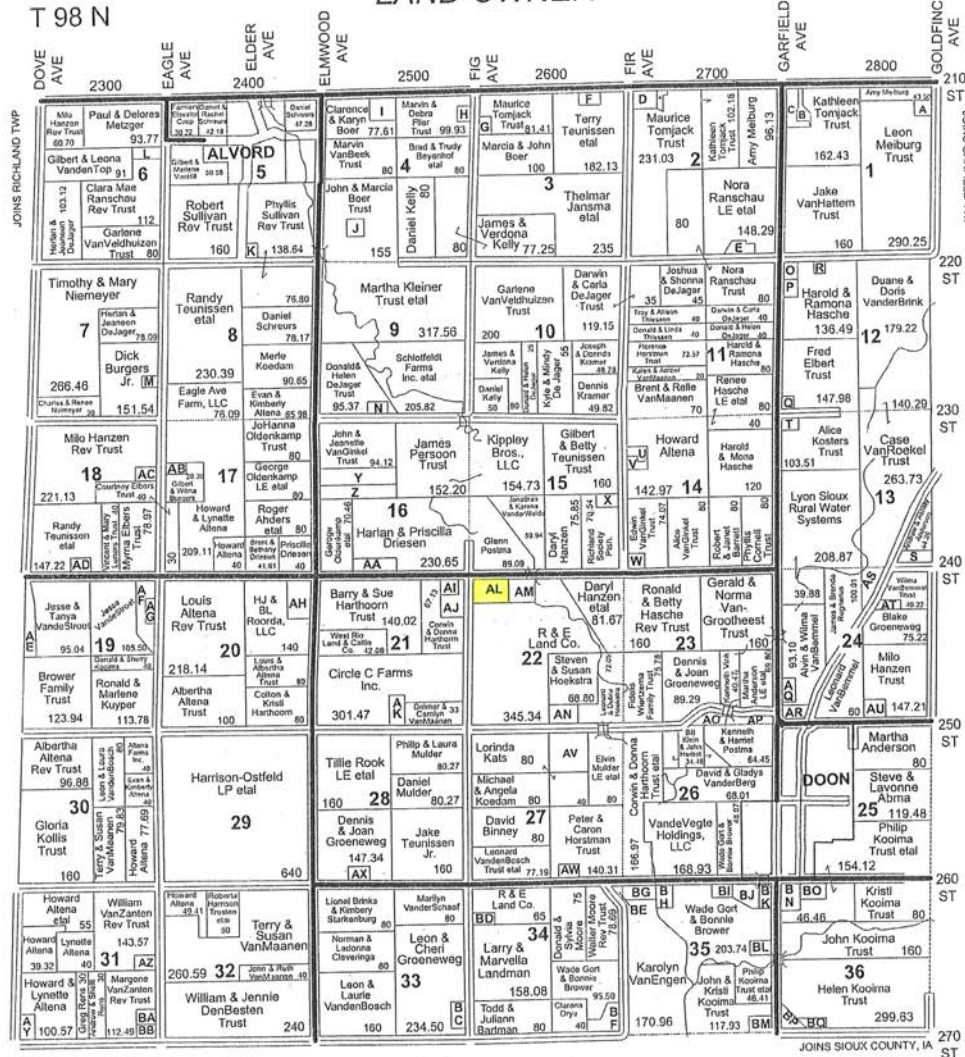
LAND OWNER

T 98 N

R 46 W

JOINS CLEVELAND TWP

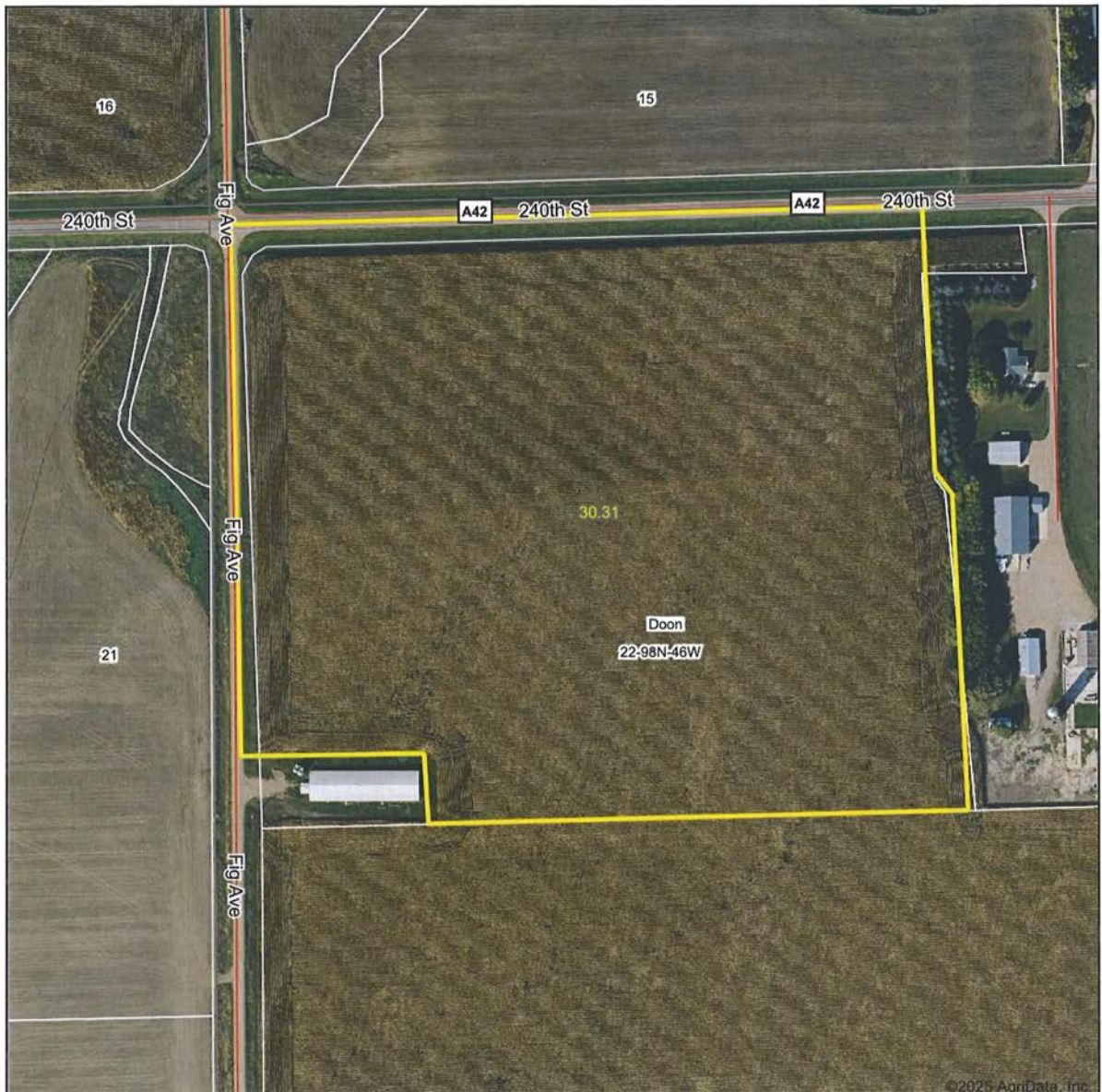
LAND OWNER & RURAL RESIDENT MAPS



Small Tracts Section 1 A Cory & Julie VanTilburg - 14.15 B Deere Lane Farms Inc. - 12.14 C Troy & Allison Thielson - 18.13 D Marvin & Debra Filer - 32.05 E Wayne & Christine Ranschau - 11.71 F Gregory & Kristi DeJager - 6.39 G Randall Jensen & Carol VanderKolk - 6.30 H Charles O'Donnell - 5.20 I Double K Feedlot Inc. - 20.74 J Michael Boer - 8.45 K William & Debra Kock - 9.61 L Marilyn & Carla VanHil - 7.80 M Floyd & Mary VandenTop - 8.45 N Kyle & Mirydy DeJager - 10.41 O Darwin & Carla DeJager - 7.45 P Brady & Kayla Voorhees - 6.05 Q Marlin VanEngen - 12.02 R Hasche Farms Inc. - 10 S Andrew Anderson - 9.05 T David & Mary Kosters - 7.65 U Penny & Charlene VanDyken - 6.40 V Howard & Lynette Allena - 10.41	Section 14 W Warren & Cheryl VanGinkel - 5.93 Section 15 X Jason & Melinda DeWeerd - 9.41 Section 16 Y Roveina & Gilbert Hoogendoorn - 30 Z Joshua & Rachel VanBeek - 40 AA Brent & Bethany Orlison - 20.01 AB Leon & Loraleen Burgers - 11.14 AC Zebulan & Melissa Bakker - 8.42 AD Terry & Pamela Dorhout - 10.43 AE Rock River Jerseys, LLC - 26.73 AF Rock River Rentals, LLC - 43.77 AG Harlan Dorhout - 26.10 AH David & Teresa Koedam - 20 AI Mud Creek Livestock - 10.73 AJ Circle C Farms Inc. - 23.51 AK Collin Harthorn - 17.20 Section 22 AL Eleanor & Richard Landman Trust - 30.25 AM Leon & Debra Bokema - 16.18 AN Jordan Hoekstra - 14.65 Section 23 AO Andrew Anderson - 20.48 AP Jon Anderson - 7.58 Section 24 AQ Lance VanBemmel - 10.49	Section 24 AR Lyon County - 8.73 AS Jon & Donna Anderson - 35.03 AT Chad Mulder - 6.80 AU David & Rachel Huyser - 12.79 Section 27 AV VanDerBrink & Sons Inc. - 14.20 AW P & C Horstman Farms Inc. - 9.20 Section 28 AX Michael VanZanten - 12.66 Section 31 AY Gregory & Wanda Gerber - 8.87 AZ Evan & Kimberly Allena - 12.83 BA Daniel & Hannah Bakker - 6.50 BB Robert & Cathleen VanZanten - 11.01 Section 33 BC Chad & Alanda Koenen - 5.06 Section 34 BD Thad & Carla DeJager - 15 BE Gary & Kay VanVeldhuizen - 5.41 BF Gail & Darla VanBerkum - 18.28 Section 35 BG Trent & Duane Dykstra - 19.54 BH Lynn County Iowa - 14.20 BI Spencer & Kandra Gort - 5.80 BJ Wade & Jan Gort - 20.53 BK City of Doon - 6.41 BL Kenneth Vink et al - 6.78	Section 35 BM Brandon & Morgan Erickson - 6.57 Section 36 BN Floyd & Leah VanderBrink - 17.33 BO Tyler & Krista VanderBrink - 15.16 BP John & Kristi Kooima Trust - 7.71 BQ Evan & Rhonda Laloux - 6.87
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LYON COUNTY, IA

Aerial Map



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Boundary Center: 43° 17' 57.87, -96° 16' 22.48

0ft 277ft 554ft

Maps Provided By:
 **surety**
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22-98N-46W
Lyon County
Iowa

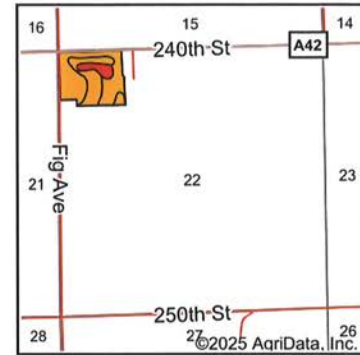
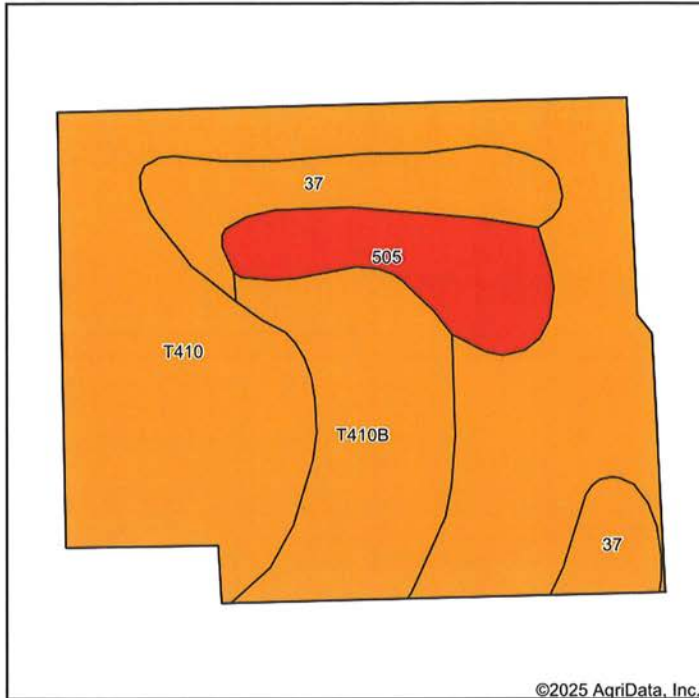


10/6/2025

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



Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **22-98N-46W**
 Township: **Doon**
 Acres: **30.31**
 Date: **10/6/2025**



Maps Provided By:



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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA119, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
T410	Moody silty clay loam, terrace, cool, 0 to 2 percent slopes	17.88	59.0%		I		80	70	72
T410B	Moody silty clay loam, terrace, 2 to 6 percent slopes	5.37	17.7%		Ile		74	65	70
37	Alcester silty clay loam, cool, 0 to 2 percent slopes	4.05	13.4%		I	I	79		72
505	Sperry silt loam, 0 to 1 percent slopes	3.01	9.9%		Illw		33	56	63
Weighted Average					1.38	*-	74.1	*-	*n 70.8

**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"

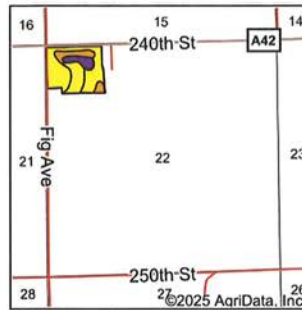
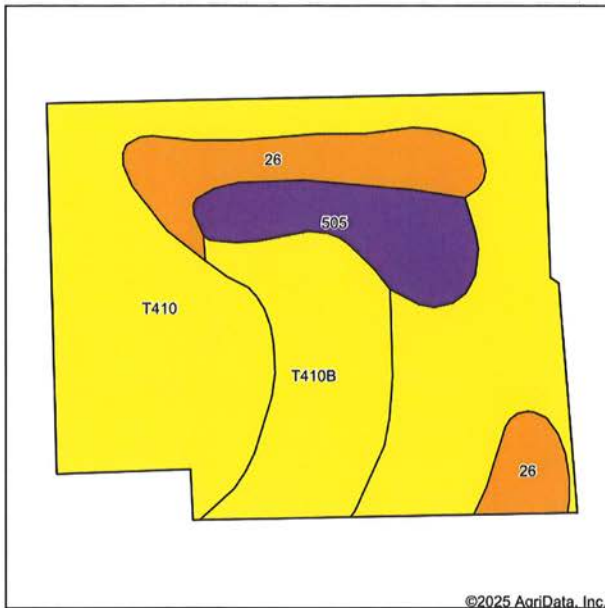
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- 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: Lyon
Location: 22-98N-46W
Township: Doon
Acres: 30.31
Date: 10/7/2025



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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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*	Alfalfa hay Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
T410	Moody silty clay loam, benches, 0 to 2 percent slopes	17.84	58.9%		> 6.5ft.	I	70	4	6.7		181	140	76		89		44
T410B	Moody silty clay loam, benches, 2 to 5 percent slopes	5.38	17.7%		> 6.5ft.	Ile	65	3.9	6.5		174	130	74		86		43
26	Kennebec silty clay loam, 0 to 2 percent slopes	4.08	13.5%		6.4ft.	Iw	75		6.4	5.3	187			3.1	94	5.1	47
505	Sperry silt loam, 0 to 1 percent slopes	3.01	9.9%		2.5ft.	Illw	56		6.2	3.2	162			2.6	80	4.3	40
Weighted Average						1.38	68.4	3	6.6	1	178.7	105.5	57.9	0.7	88.2	1.1	43.8

*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

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

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).

Tract Cropland Total: 28.22 acres

2025 Program Year

Map Created May 30, 2025

Farm 12085

Tract 44718

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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 : 12085

Prepared : 9/26/25 8:20 AM CST

Crop Year : 2025

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : 19-167-2023-15
 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
29.43	28.22	28.22	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	28.22		0.00		0.00	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	15.11	0.00	158	0
Soybeans	6.72	0.00	51	
TOTAL	21.83	0.00		

NOTES

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Tract Number : 44718

Description : PTL NW4 NW4 SEC 22 DOON LYON CO
 FSA Physical Location : IOWA/LYON
 ANSI Physical Location : IOWA/LYON
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : ELEANOR L LANDMAN TRUST, RICHARD L LANDMAN TRUST
 Other Producers : None
 Recon ID : 19-167-2022-65

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
29.43	28.22	28.22	0.00	0.00	0.00	0.00	0.0

IOWA
SIOUX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 12085
Prepared : 9/26/25 8:20 AM CST
Crop Year : 2025

Tract 44718 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	28.22	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	15.11	0.00	158
Soybeans	6.72	0.00	51
TOTAL	21.83	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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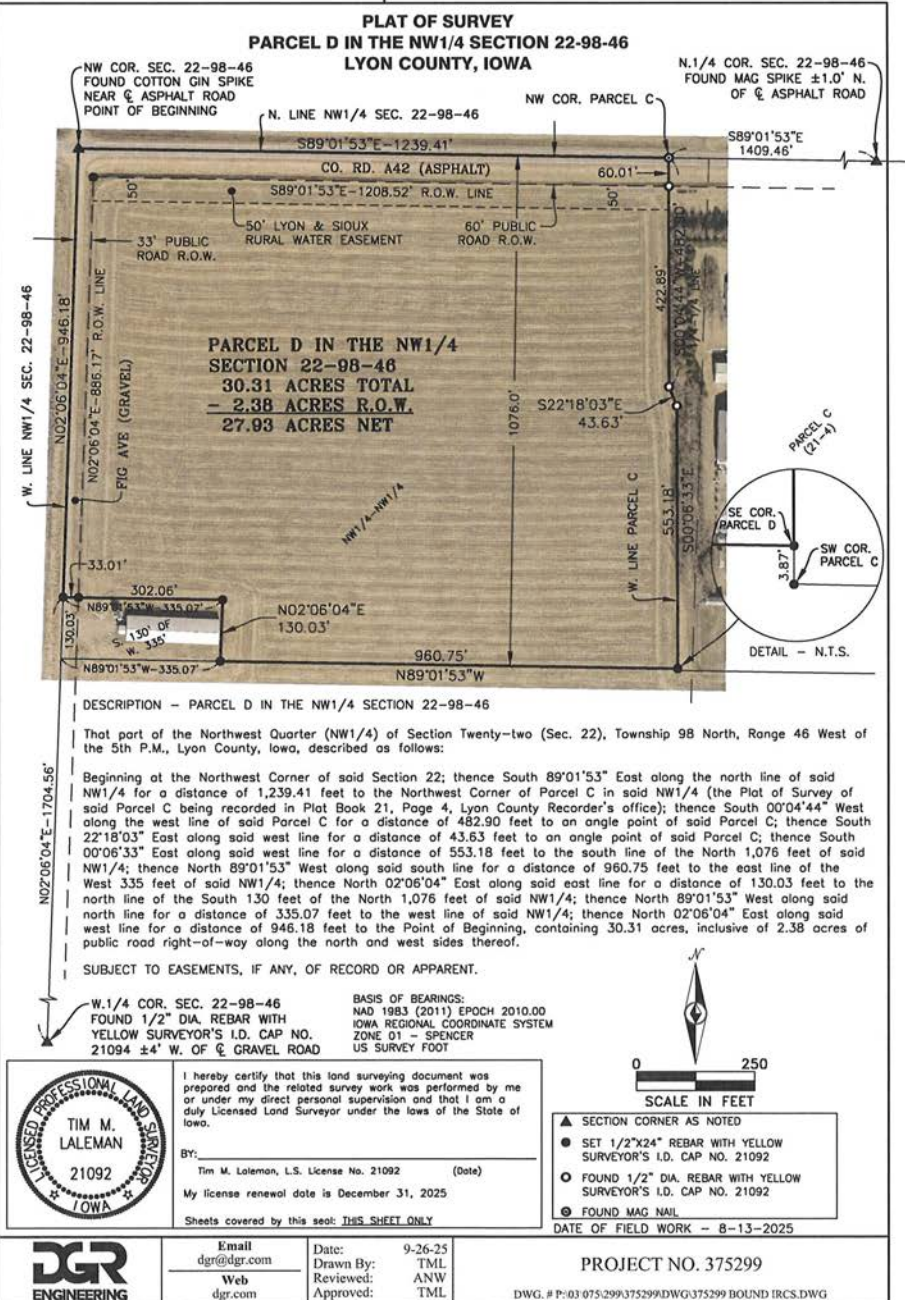
LOCATION:
NW1/4 SECTION 22-98-46

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: RICHARD L. LANDMAN TRUST &
ELEANOR L. LANDMAN TRUST

REVIEW DRAFT
(9-26-25)



ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

712-476-9443

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