



Live Public LAND AUCTION

PLATO TWP

SIOUX COUNTY, IA

100+/- ACRES

CSR - 90.6

This High Caliber Farm Is located
West Of Sioux Center, IA &
Southwest Of Carmel, IA! This
Farmland is Very Conducive For
Farming With Large Equipment!

SALE DATE: NOVEMBER 24, 2025 @ 10:30 A.M.

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

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 Plato TWP, Sioux County, IA farmland! This land is located West of Sioux Center, IA in the heartbeat of Sioux County, IA in an area where land is not often available for sale! Do not miss your chance to own this Sioux County, IA farm! "Don't wait to buy land, Buy land and wait!"



Tract Locations: From Casey's in Sioux Center, IA go West on 390th St (B40) For 5 miles to Fig Ave. then go North on Fig Ave for 1/2 mile to the farm. Land is located on the East side of Fig 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: Parcel B in the SW1/4 of Section 34, TWP 96N, Range 46W, Sioux County, IA Subject to all easements and public roads of record.

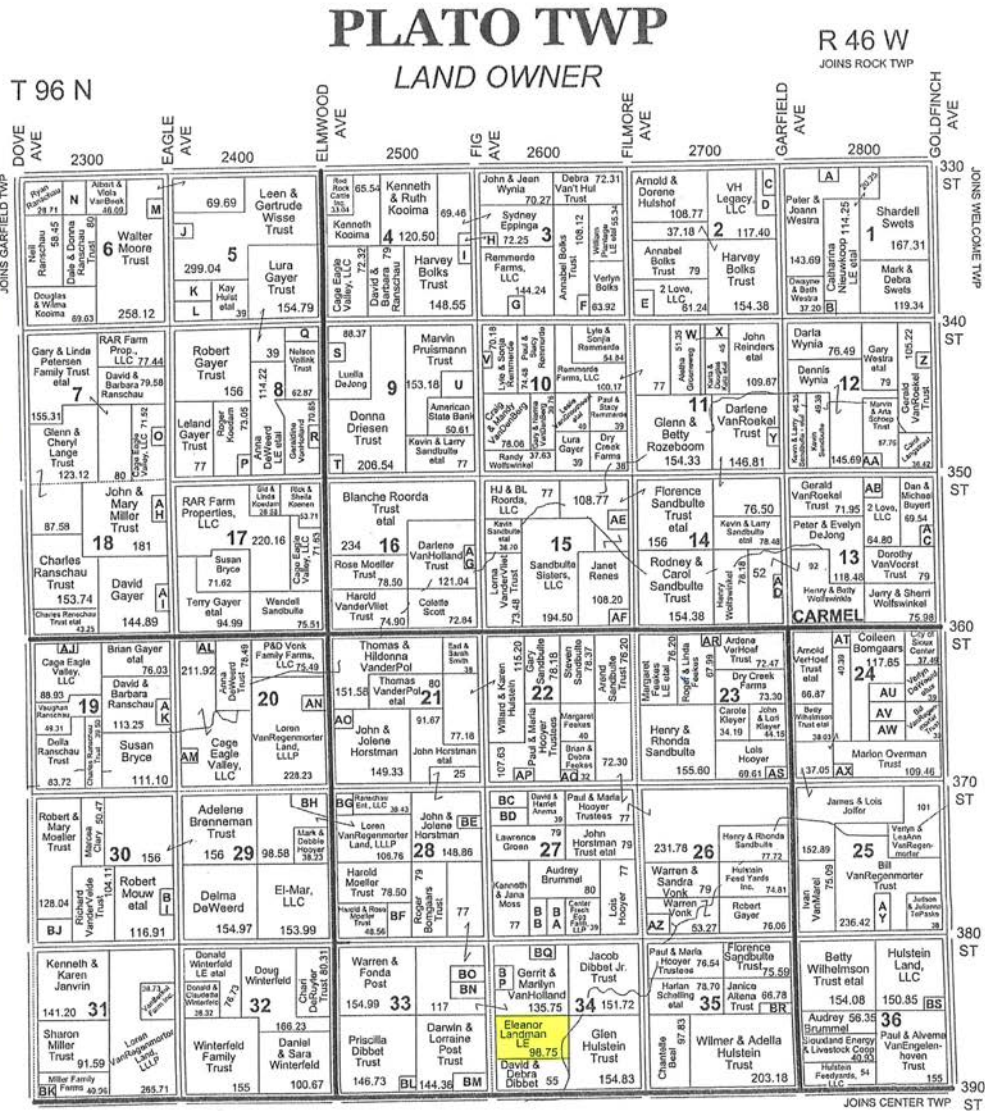
General Description: According to a survey completed, this property contains 100+/- gross acres. According to FSA, this farm contains approx. 96.78+/- tillable acres. This farm has a corn base of 86 acres with a PLC yield of 180bu and a soybean base of 8.40 acres with a PLC yield of 55bu. This farm is classified as NHEL. The predominant soil types include: 310B2-Galva, 810, B-Galva, 91, B-Primghar, 1C3-Ida, 78C2-Sac, 33D2-Steinauer, 467-Radford. The average CSR2 is 90.6. The average CSR1 is 67.5. This farm has high soil ratings and predominantly all long rows which makes it very conducive for farming! This land is located West of Sioux Center, IA in the heartbeat of Sioux County, IA! Owning Iowa land is something that has proven itself to be a good investment! When you look back at the history of our country and think about American heritage it all comes back to land! Own your own piece of America by purchasing this tract of land and establishing your family's heritage! Owning land is the American dream and your dream can become a reality by purchasing this tract of prime Iowa land! Do not pass up this opportunity!

Method of sale: Auction to be held at the site of the Sioux County Ag Expo Grounds (Former Airport) (3028 360th St., Sioux Center, IA 51250) 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 Sioux County Treasurer are approx. \$3,856.00 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. If any additional information is requested, please contact auctioneers listed below. **De Koster & De Koster, PLLC—Attorney for sellers.**



LAND OWNER & RURAL RESIDENT MAPS

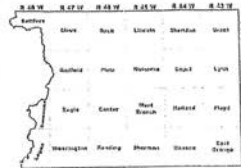
Small Tracts

Section 1 A Ann Wynia - 6.32
B Borchers Family Trust - 5.70
Section 2 C Debra Van't Hul - 11.28
D Harlan & Mary Van't Hul Trust - 23.93
E Christopher Van't Hul - 15.76
Section 3 F Verly & Pamela Bolks - 10.26
G Evan & Donna Blom - 10.41
H Sydney & Audrey Eppings - 12.06
Section 4 I Elmer & Lori Boon - 5.35
J Darwin & Barbara VanderZwaag - 8.23
K Karen Waterson et al - 19.48
L Dorothy Gayer-Jones Trust - 18.52
Section 5 M Allen & Patty VanZanten - 10.58
N Shane & Tamara Davelaar - 29.25
Section 6 O Ben & Amy VanderBrink - 5.28
P Mike Kooma - 5.95
Q Larry & Bonnie Spaans - 11.58
R Steven & Tara Rus - 5.68
Section 7 S Keith & Sara Merkel - 7.38
T Terry & Becky VanMaanen - 7.71
U Kent & Sylvia Pruisman Trust - 24.47

Section 10 V Kenneth & Jane DeBoer - 5.60
Section 11 W Joyce Koolker LE et al - 7.90
X David & Alberta Groeneweg - 9.50
Y Eric & Rachel VanRooy - 5.82
Section 12 Z Cole & Kimberly Wagner - 9.40
AA Justin & Shonna VanVelzen - 6.59
Section 13 AB Brian Rozeboom - 7.46
AC Lauren Sandbulte - 14.20
Section 14 AD 4-Wolves, LLC - 17.93
Section 15 AE Shawn & Jamie Sandbulte - 5.47
AF Rones Dairy Inc. - 7.22
Section 16 AG Lyle & Shelia VanHolland - 25.89
Section 18 AH Mark & Lanie Harris - 10.09
AI Byron Koomen - 8.88
Section 19 AJ David & Sandra Heuer - 8.02
AK RAR Farm Prop., LLC - 9.85
Section 20 AL Charles Ranschau - 5.57
AM Ruthanne Ranschau Trust - 6.64
AN Abelardo Ramon - 5.27
Section 21 AO Mark & Brenda Erickson - 5.87

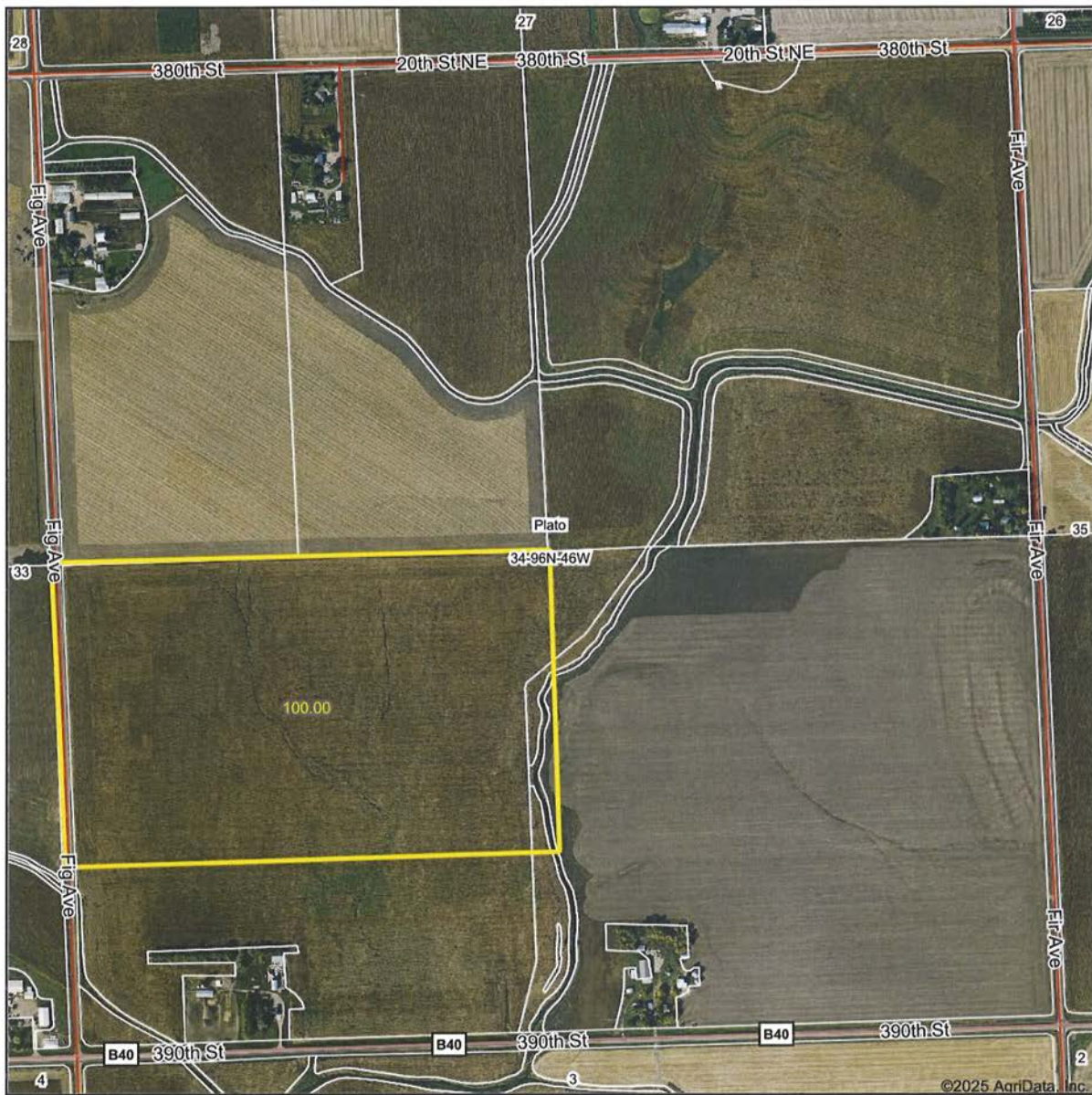
Section 22 AP Loren & Jolene Hooyer - 8.08
AQ Ross Feeles - 7.39
Section 23 AR Dennis & Malinda DeJong - 10.19
AS Stanley & Linda Pines - 6.34
Section 24 AT Calvin & Alvin Sandbulte - 10.20
AU Larry Bloemendaal Trust - 20
AV Calvin Cleverings - 20
AW Carolyn Odens - 20
AX Marvin Hooyer - 6.54
Section 25 AY Todd & Miles Rozeboom - 17.83
Section 26 AZ Sioux Co. Egg Farm LLP - 23.23
Section 27 BA Jacob Dibbet Jr. - 19.50
BB Ward Taylor - 19.50
BC Terry & Ruth Duhn - 18.53
BD Willard & Karen Hulstein - 19.47
Section 28 BE Matthew Kals - 6.60
BF James & Karen Schroeder Trust - 25.94
BG Douglas Ranschau - 8.81
Section 29 BH Kyle & Ashley Wynia - 17.92

Section 30 BI Steven & Vonda Post - 9.99
BJ James & Karen Schroeder Trust - 22.91
Section 31 BK Gregory Miller Trust - 8.88
Section 33 BL Jerry & Becky Dibbet - 7
BM Marilyn & Jane Post - 9.66
BN Marilyn VanHolland - 19.50
BO Garri VanHolland - 19.50
Section 34 BP David & Nancy VanHolland - 10.35
BQ Kevin & Jason VanMiddendorp - 7.90
Section 35 BR Rosa Hooy - 1.25
Section 36 BS Troy & Katrina TenNapel - 5.15



SIoux COUNTY, IA

Aerial Map



Boundary Center: 43° 5' 20.96, -96° 16' 8.86

0ft 836ft 1672ft

34-96N-46W
Sioux County
Iowa



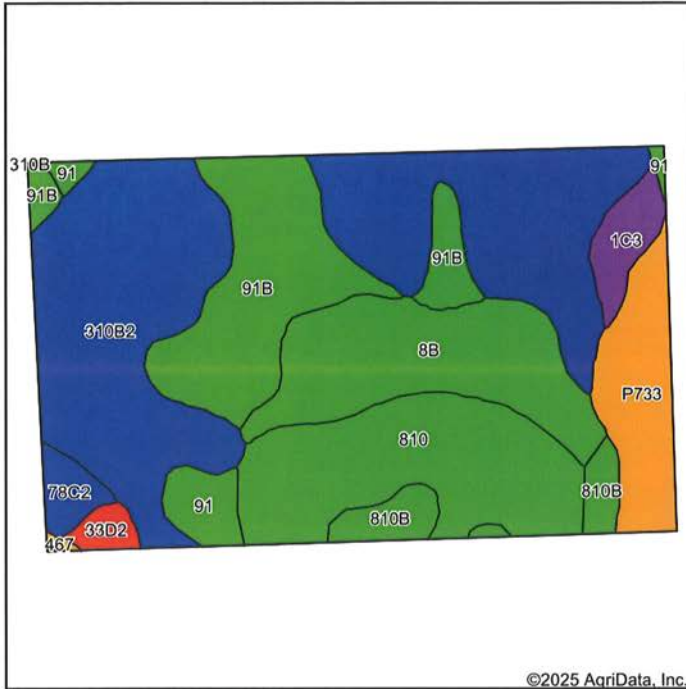
Maps Provided By:
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10/6/2025

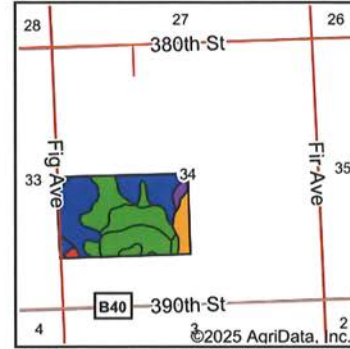
Field borders provided by Farm Service Agency as of 5/21/2008.



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Sioux**
 Location: **34-96N-46W**
 Township: **Plato**
 Acres: **100**
 Date: **10/6/2025**



Maps Provided By:
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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	38.03	37.9%		> 6.5ft.	Ile	90	65	67
810	Galva silty clay loam, terrace, 0 to 2 percent slopes	15.46	15.5%		> 6.5ft.	I	100	70	77
91B	Primghar silty clay loam, 2 to 5 percent slopes	14.79	14.8%		3.5ft.	Ile	95	75	78
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	13.49	13.5%		> 6.5ft.	Ile	92	69	80
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.15	7.2%		6.5ft.	Ilw	78		75
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	3.14	3.1%		> 6.5ft.	Ile	95	65	76
91	Primghar silty clay loam, 0 to 2 percent slopes	2.72	2.7%		3.5ft.	Iw	100	77	78
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	2.47	2.5%		> 6.5ft.	Ille	58	44	61
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	1.58	1.6%		6.4ft.	Ille	82	47	66
33D2	Steinauer clay loam, 9 to 14 percent slopes, moderately eroded	1.01	1.0%		> 6.5ft.	IVe	29	34	52
467	Radford silt loam, 0 to 2 percent slopes	0.16	0.2%		3.5ft.	Ilw	79	73	83
Weighted Average						1.88	90.6	*-	*n 72.8

*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.

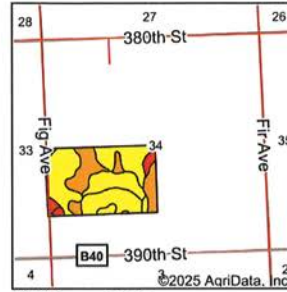
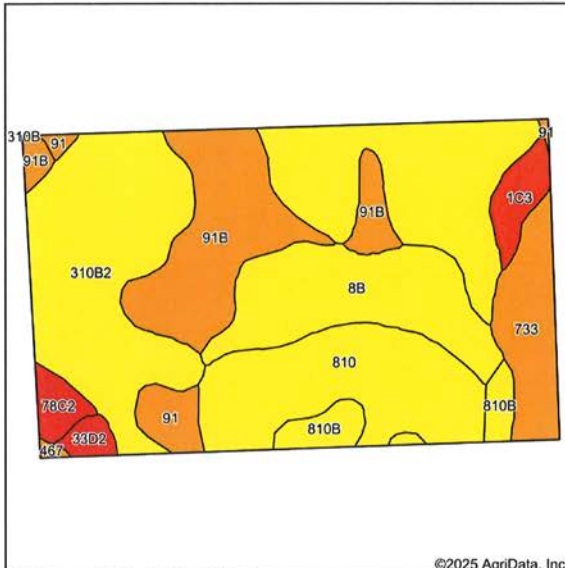
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **34-96N-46W**
 Township: **Plato**
 Acres: **100**
 Date: **10/7/2025**



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*	Alfalfa hay Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Grain sorghum 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	38.12	38.1%		> 6.5ft.	Ile	65		6.2	5	175			3	90	4.9	45	
810	Galva silty clay loam, benches, 0 to 2 percent slopes	15.61	15.6%		> 6.5ft.	I	70		6.3	5.2	182			3	92	5	46	
91B	Primghar silty clay loam, 2 to 5 percent slopes	14.82	14.8%		3.5ft.	Ile	75		6.8	5.3	188			3.2	99	5.4	50	
8B	Judson silty clay loam, 2 to 5 percent slopes	13.50	13.5%		> 6.5ft.	Ile	69		6.5	5.3	180			3.1	95	5.2	47	
733	Calco silty clay loam, 0 to 2 percent slopes	6.68	6.7%		2.5ft.	Ilw	72		6.4	3.8	184			3.1	94	5.1	47	

Soils data provided by USDA and NRCS.





Code	Soil Description	Acres	Percent of field	CSR Legend	Water Table	Non-Irr Class *c	CSR*	Alfalfa hay Tons	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Grass legume hay Tons	Kentucky bluegrass AUM	Oats Bu	Smooth brome grass AUM	Soybeans Bu	Winter wheat Bu
810B	Galva silty clay loam, benches, 2 to 5 percent slopes	3.28	3.3%		> 6.5ft.	Ile	65		6.2	5	175			3	90	4.9	45	
91	Primghar silty clay loam, 0 to 2 percent slopes	2.59	2.6%		3.5ft.	Iw	77		6.9	5.4	191			3.3	101	5.5	51	
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	2.44	2.4%		> 6.5ft.	Ille	44		5.7	4.7	146			2.7	83	4.6	42	
78C2	Sac silty clay loam, 5 to 9 percent slopes, moderately eroded	1.66	1.7%		4.5ft.	Ille	47		5.5	4.5	150			2.7	81	4.4	41	
33D2	Steinauer clay loam, 9 to 14 percent slopes, moderately eroded	1.08	1.1%		> 6.5ft.	IVe	34	2.8	4.4		133	63				3.5	32	28
467	Radford silt loam, 0 to 2 percent slopes	0.22	0.2%		3.5ft.	Ilw	73		6.5		186		4.5		95	5.2	48	49
Weighted Average						1.88	67.5	*-	6.3	5	178.2	0.7	*-	3	91.6	5	46.2	0.4

*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





United States
Department of
Agriculture

Sioux County, Iowa



Legend

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

Wetland Determination

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

Tract Cropland Total: 95.30 acres

2025 Program Year

Map Created May 30, 2025

Farm 10687

Tract 43095

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.





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: 2.87 acres

2025 Program Year

Map Created May 30, 2025

Farm 7668

Tract 43099

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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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 : 7668

Prepared : 9/25/25 4:16 PM CST

Crop Year : 2025

Operator Name : BRADLEY JOHN DEN HERDER
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
158.47	151.62	151.62	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	151.62	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	93.40	0.00	203	0
Soybeans	49.40	0.00	50	0
TOTAL	142.80	0.00		

NOTES

Tract Number : 43099

Description : 3.8 AC ALONG CENTER E LINE SW4 SEC 34 PLATO
 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 : Wetland determinations not complete
 WL Violations : None
 Owners : ELEANOR L LANDMAN
 Other Producers : J & M SWINE INC
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
3.80	2.87	2.87	0.00	0.00	0.00	0.00	0.0

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Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7668
Prepared : 9/25/25 4:16 PM CST
Crop Year : 2025

Tract 43099 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	2.87	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	1.80	0.00	203
Soybeans	0.90	0.00	50
TOTAL	2.70	0.00	

NOTES

NOTES



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SIOUX

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10687

Prepared : 9/25/25 4:20 PM CST

Crop Year : 2025

Operator Name : J & M SWINE INC
 CRP Contract Number(s) : None
 Recon ID : 19-167-2015-57
 Transferred From : None
 ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
151.91	144.68	144.68	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	144.68	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	130.60	0.00	180	0
Soybeans	12.70	0.00	55	0
TOTAL	143.30	0.00		

NOTES

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Tract Number : 43095

Description : N 100 AC SW4 SEC 34 PLATO
 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 : Wetland determinations not complete
 WL Violations : None
 Owners : ELEANOR L LANDMAN
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
95.30	95.30	95.30	0.00	0.00	0.00	0.00	0.0



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Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10687
Prepared : 9/25/25 4:20 PM CST
Crop Year : 2025

Tract 43095 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	95.30	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	86.00	0.00	180
Soybeans	8.40	0.00	55
TOTAL	94.40	0.00	

NOTES

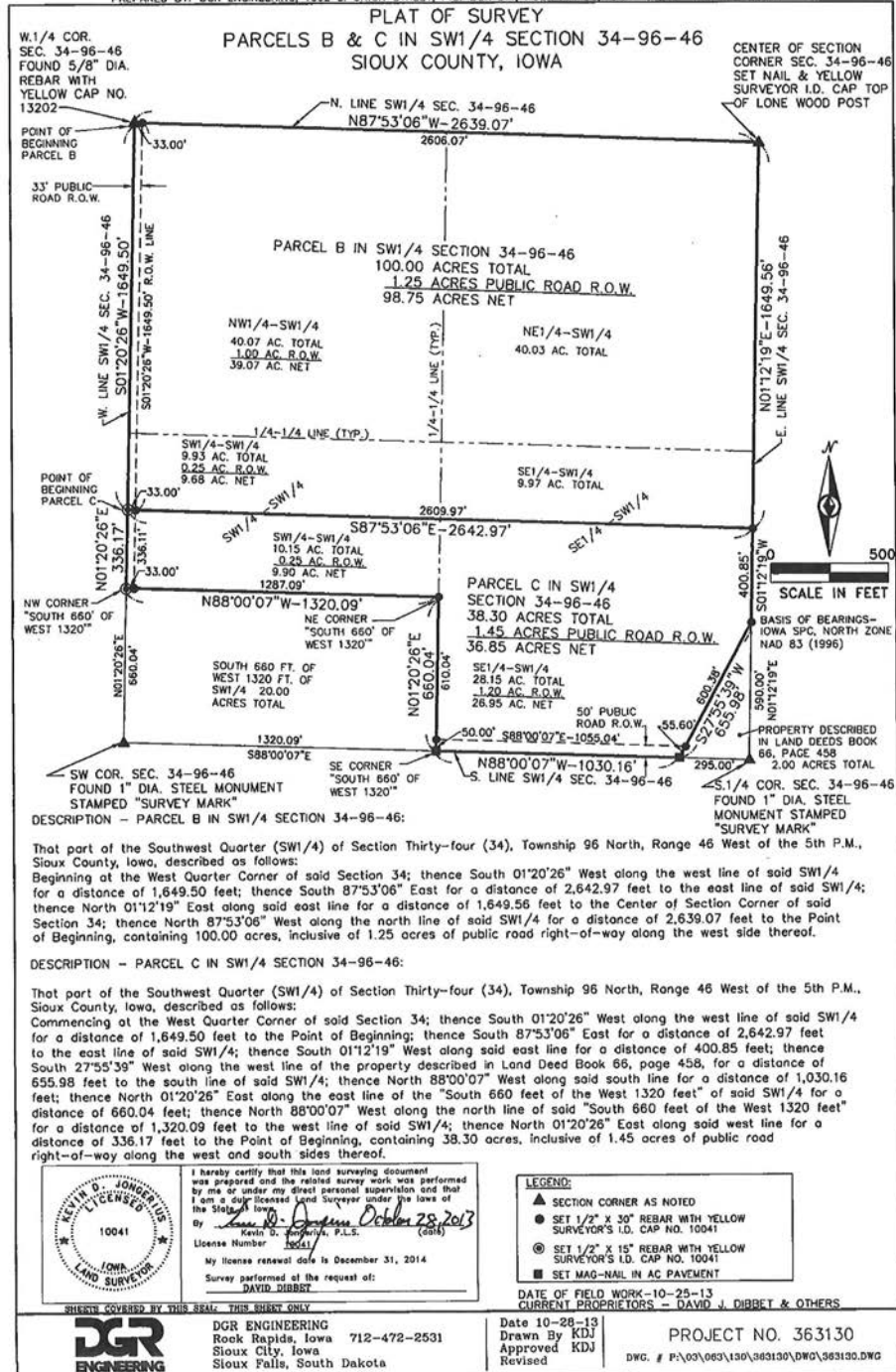
NOTES

RECORDED
SIOUX COUNTY IOWA

6045
6045

2013 OCT 31 AM 11 46
FILE 2013 CARD 6045
A. VAN BRUGGEN RECORDER

PREPARED BY: DGR ENGINEERING, 1302 S. UNION STREET, P.O. BOX 511, ROCK RAPIDS, IOWA 51246 712-472-2531



ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

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