



LIVE PUBLIC

Land Auction



**SALE DATE:
DECEMBER 15, 2025
@10:30 A.M.**

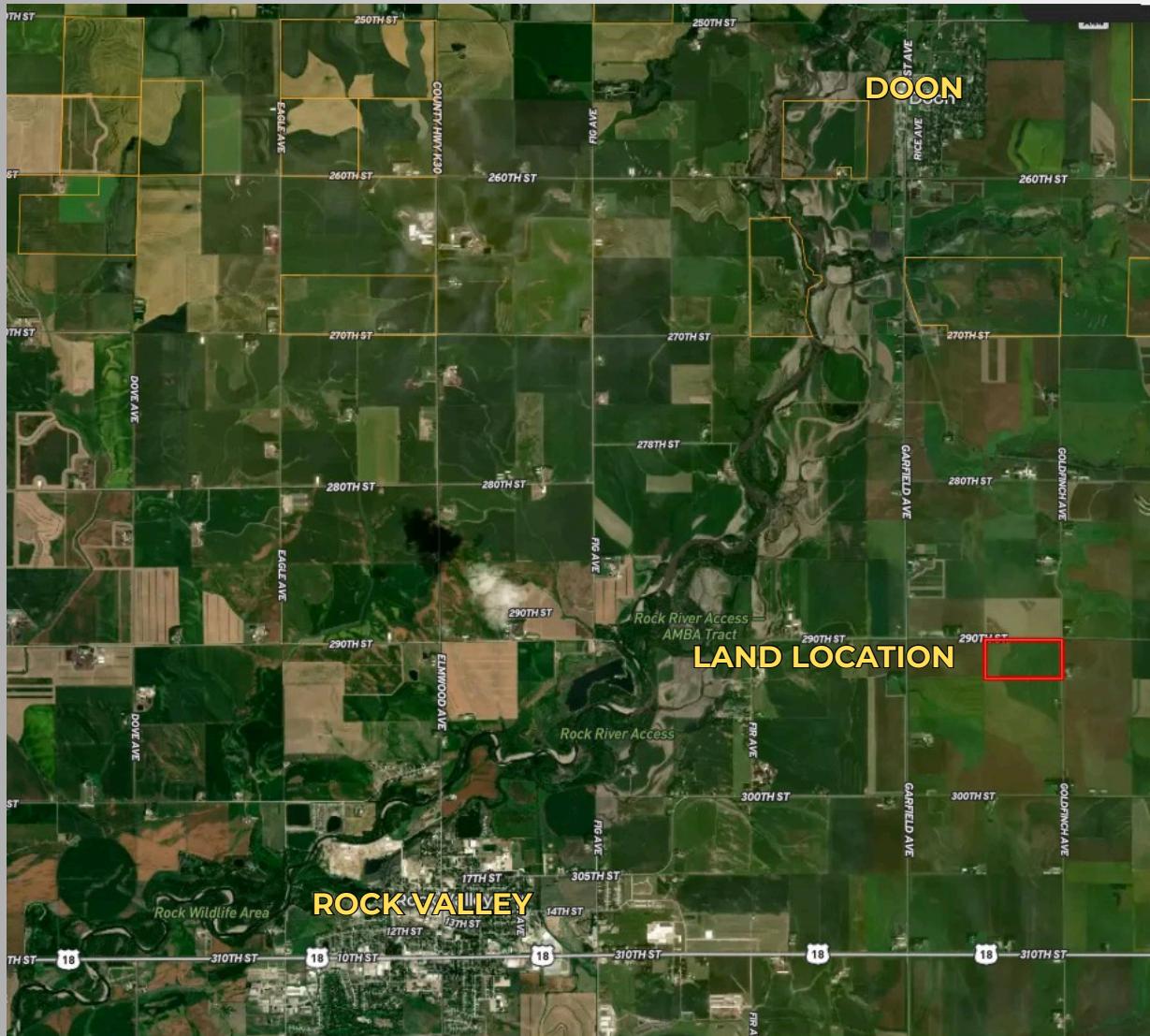
Ladean A. Klein Trust - Owners

**UPCOMING LIVE PUBLIC FARMLAND
AUCTION OF 80+/- ACRES OF
FARMLAND LOCATED
IN ROCK TWP, SIOUX COUNTY, IA**



Auctioneer's Note: The Zomer company is honored to have been selected by the Klein family to offer for sale at auction this outstanding tract of Sioux County, IA farmland! Land in

Rock TWP in Sioux County, IA is seldom available for purchase! If you are looking to purchase a good quality tract of land for your operation or investment portfolio then be sure to attend this auction! Purchasing land is an investment in your family's future! Make plans today to join us for this auction!



Farm Location: From Pump N Pak in Rock Valley, IA go East On HWY 18 For 4 miles to Goldfinch Ave. then go North on Goldfinch Ave for 1 3/4 mile to the farm. Farm is located in the Southwest corner of the intersection of 290th St. & Goldfinch Ave.

Auction Location: Auction of the farm to be held at the former Rock Valley Hay Lot next to the tractor pull track (2222 14th St., Rock Valley, IA)

Abbreviated Legal Description: The N1/2 of the NE1/4 of Section 13, TWP 97N, Range 46W, Sioux County, IA. Subject to all easements and public roads of record.

General Description: According to the county assessor, this property contains 80+- gross acres. According to Agri-Data, this farm contains a 77.04+- tillable acres which includes the grass terraces. Due to the current government shutdown the base acres and other information is unavailable. The predominant soil types include: 310B, B2, C2-Galva, 91B-Primghar, 474D2-Bolan. The average CSR2 is 89.3. The average CSR1 is 63.6. This farm has been farmed with the adjoining property to the South in the past and there are some grass terraces that cross the property line. Any terrace modification permissible on this property will be the buyers responsibility if buyer desires to complete any. This is an outstanding opportunity to purchase a quality tract of farmland in Sioux County, IA in Rock TWP! If you are a farmer looking to purchase a farm for your operation or an investor looking for a quality tract of land in a great area then be sure to check out this farm! Land in Sioux County, IA has proven itself to be a good investment long term! Establish a legacy for your family by making the decision to purchase this tract of farmland! Don't wait to buy land, buy land and wait!

Method of sale: Auction of the farm to be held at the former Rock Valley Hay Lot next to the tractor pull track (2222 14th St., Rock Valley, IA) This farm will be surveyed prior to the auction and the final bid price shall be taken times the final gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,968.00 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 2, 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. **Paul Kippley—Attorney for sellers.**

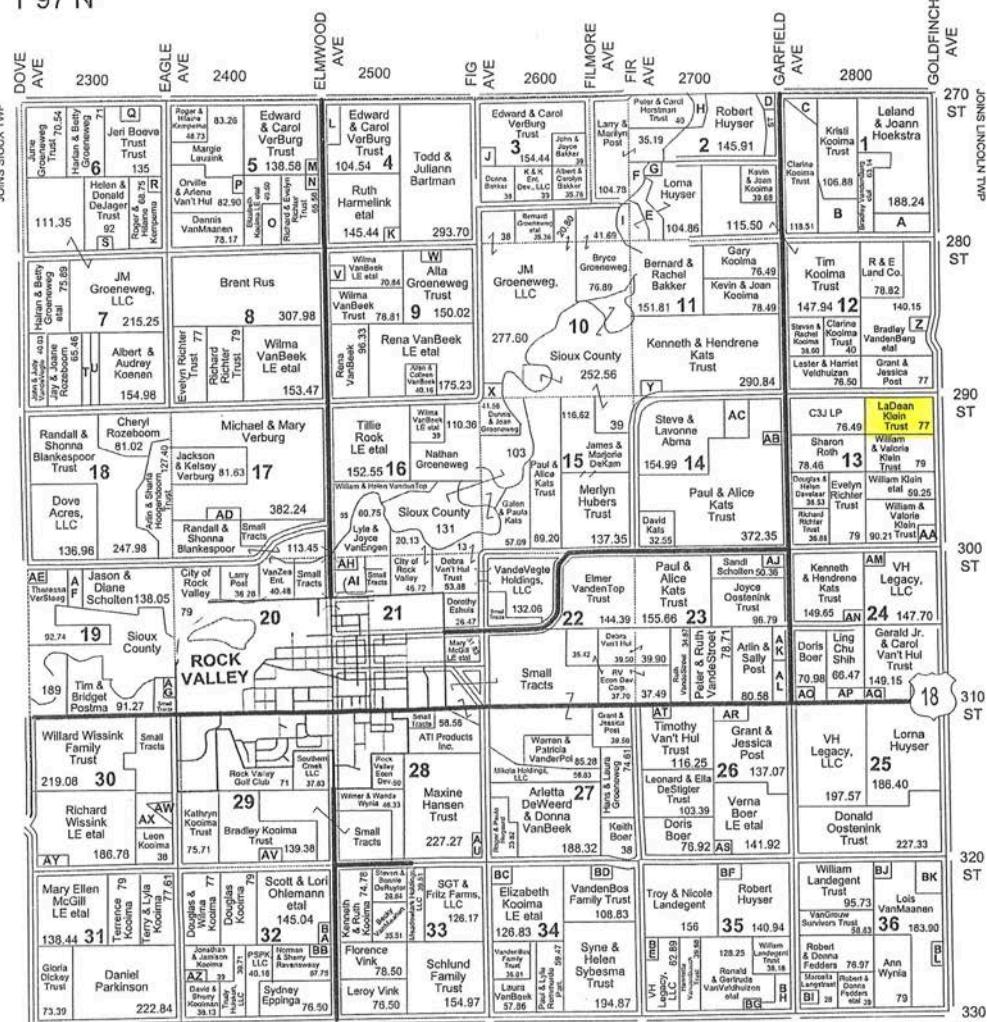
ROCK TWP

LAND OWNER

T 97 N

R 46 W
JOINS LYON COUNTY, IA

LAND OWNER & RURAL RESIDENT MAPS



Small Tools

Small Tracts	
Section 1	A Winters Farm, LLC - 26.33
	B Larry & Paige VanDuzelaar
	C Mark & Linda VanDuzelaar
Section 2	D Leiston Family Trust - 10.86
	E Joshua & Lori Bakker - 28.34
	F Gerrit & Joyce Bakker - 7.59
	G John & Doria Mantel - 5.84
	H Sioux County - 14.32
Section 3	I Sioux County - 8.64
	J Clifford Böhm - 5.14
Section 4	K Robert & Cathleen VanZantert - 1.00
	L Jackson & Kelsey Verburg - 1.12
Section 5	M Edward Verburg - 19.93
	N Leon & Mary Egdom - 11.44
	O VH Legacy, LLC - 29.50
	P Greg VanBeek - 8.04
Section 6	Q Coert & Kaylene Verburg - 1.00
	R John & Linda Blankenship
	S Alis Dijzer - 7.24
Section 7	T Robert & Jannie Boyer - 16.85
	U Waarden Hoopenhoff - 1.00

Section 9 V Ross & Trisha Kelderman - 6.61
W Leon & Cheri Groeneweld - 5.36

Section 10 X Austin & Allison Bilek - 9.35

Section 11 Y Randall & Pamela Kals - 17.84

Section 12 Z Steve & Krysta Fluit - 8.89

Section 13 AA Grant & Krista Klein - 6.54

Section 14 AB Jay & Doris Kraght - 7.65

AC Steven & Shanna Cannegieter et al - 28.43

Section 17 AD Deb VanGinkel - 13.13

Section 19 AE Jeffery & Katie VanBommel - 6.21

AF Verlyn & Lenz Vollenkirk - 21.59

AG Rock Valley Gun Club - 12.82

Section 21 AH Lyle & Joyce VanEngen - 9.42

AI Sioux County - 21

Section 23 AJ Daryl & Sandi Schotien - 6.22

AK Grant & Jessica Post - 14.55

AL Connerpost Farm Inc. - 22.55

Section 24 AM Nathan Hoeksra - 8.26

AN Leonard & Debra Hoeksra - 6.84

AO Michael & Wanda Harmisen - 3.32

AP Scott & Stephanie Koenig - 11.23

Section 26 AR Tyler Van't Hul - 20.03
 AS Keith & Doris Boer - 5.88
 AT Timothy & Deborah Van't Hul - 8.76

Section 28 AD David & Maureen Hansen - 5.80
 Section 29 AV Richard & Kari Koedam - 6.49
 Section 30 AW L & J Cattle, LLC - 12.86
 AX Leon & Karen Koolman - 26.34
 AY Ignacio & Lorena Leanos - 10.50

Section 32 AZ Harlan & Ellen Koelman - 5.49
 BA Chad & Kristy VanBeek - 5.14
 BC Scott & Heather Koima - 8.22

Section 34 BC James & Rachelle VandenBos - 28.20
 BD Jason & Rebeca VanSumeren - 6.11

Section 35 BE Larry & Marcia Landegent - 10.81
 BF Larry & Marcia Landegent - 12.82
 BG Leslie & Heather VanGroothuizen - 7.11
 BH Duane & Brenda Russ - 20.26

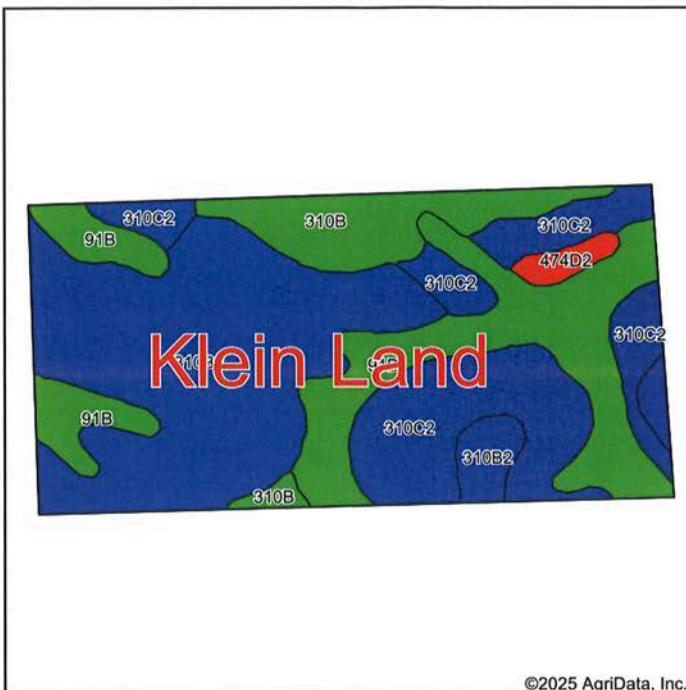
Section 36 BI Allen & Maria Joy Mulder - 9.25
 BJ Timothy Landegent - 5.80
 BK Daryl VanMaanen et al. - 30.29
 BL Kurt VanderSchaaf et al. - 6.46

SIOUX COUNTY, IA

Aerial Map



Soils Map



Soils data provided by USDA and NRCS.

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
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	32.48	40.6%		> 6.5ft.	IIe	90	65	67
91B	Primghar silty clay loam, 2 to 5 percent slopes	19.63	24.5%		3.5ft.	IIe	95	75	78
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	18.96	23.7%		> 6.5ft.	IIIe	84	51	65
310B	Galva silty clay loam, 2 to 5 percent slopes	7.76	9.7%		> 6.5ft.	IIe	95	67	75
474D2	Bolan loam, 9 to 14 percent slopes, moderately eroded	1.17	1.5%		> 6.5ft.	IIIe	24	17	39
Weighted Average							2.25	89.3	63.6
*n 69.6									

**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.



State: **Iowa**
 County: **Sioux**
 Location: **13-97N-46W**
 Township: **Rock**
 Acres: **80**
 Date: **11/5/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Aerial Map



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



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