



LIVE PUBLIC

Land Auction



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

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

Ladean A. Klein Trust - Owners



WWW.ZOMERCOMPANY.COM 712-476-9443

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

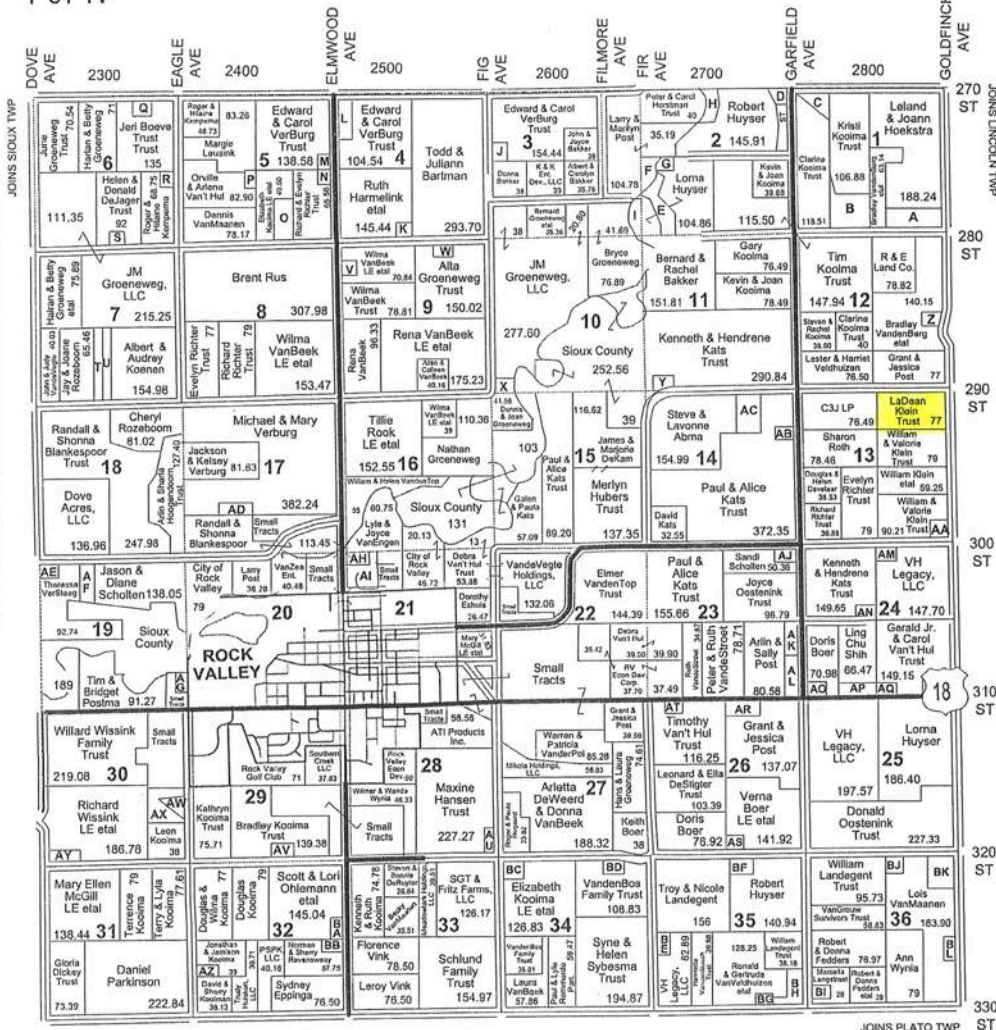
LAND OWNER

T 97 N

R 46 W

JOINS LYON COUNTY, IA

LAND OWNER & RURAL RESIDENT MAPS



Small Tracts

- Section 1 A Winters Farm, LLC - 26.33
B Larry & Paige VanVeldhuizen - 41.78
C Larry & Paige VanVeldhuizen - 9
D Latox Family Trust - 10.86
Section 2 E Joshua & Lori Bakker - 28.34
F Gerrit & Lori Bakker - 7.58
G John & Darla Mantel - 5.84
H Sioux County - 14.32
Section 3 I Sioux County - 8.64
J Clifford Blom - 5.14
Section 4 K Robert & Cathleen VanZanten - 6.46
L Jackson & Kelsey Verburg - 12.84
Section 5 M Edward Verburg - 19.93
N Leon & Mary Egdom - 11.44
O VH Legacy, LLC - 29.50
Section 6 P Greg VanBeek - 8.04
Q Corey & Kayla Hoksbergen - 10.92
R Jared & Nichole Blankespoor - 6.49
S Alex DeJager - 7.24
Section 7 T Robert & Jennie Boyer - 16.65
U Wanda Hoogendoorn - 16.65

- Section 9 V Ross & Trisha Kaldeman - 6.61
W Leon & Cheri Groeneweg - 5.36
Section 10 X Austin & Allison Blik - 9.35
Section 11 Y Randall & Pamela Kats - 17.84
Section 12 Z Steve & Krysta Fluit - 8.89
Section 13 AA Grant & Katie Klein - 6.54
Section 14 AB Jay & Doris Kraght - 7.65
AC Steven & Shanna Carnerpleter et al - 28.42
Section 17 AD Deb VanZinkel - 12.13
Section 19 AE Jeffery & Katie VanBemmel - 6.21
AF Veryl & Lena Vollink - 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 Schalten - 6.22
AK Grant & Jessica Post - 14.55
AL Cornerpost Farm Inc. - 22.55
Section 24 AM Nathan Hoekstra - 8.26
AN Leonard & Debra Hoekstra - 6.84
AO Michael & Wanda Harmsen - 5.32
AP Scott & Stephanie Koedam - 11.23
AQ Michael & Christal Van't Hul - 6.83

- 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 AU David & Maureen Hansen - 5.80
Section 29 AV Richard & Karl Koedam - 6.49
Section 30 AW L & J Cattle, LLC - 12.66
AX Leon & Karen Koolma - 26.34
AY Ignacio & Lorena Leanos - 10.50
Section 32 AZ Harlan & Ellen Koolman - 5.49
BA Chad & Kristy VanBeek - 6.14
BB Scott & Heather Koolma - 8.22
Section 34 BC James & Rachelle VandenBos - 28.20
BD Jason & Rebecca VanSursum - 6.11
Section 35 BE Gregory & Julie Bakker - 10.81
BF Larry & Marcia Landegent - 12.82
BG Leslie & Heather VanGroothoest - 7.11
BH Duane & Brenda Rus - 20.29
Section 36 BI Allen & Maria Joy Mulder - 9.25
BJ Timothy Landegent - 5.60
BK Daryl VanMaanen et al - 30.29
BL Karl VanderSchuer et al - 6.48

SIoux COUNTY, IA

Aerial Map



©2025 AgriData, Inc.



Boundary Center: 43° 13' 39.53, -96° 13' 15.76

0ft 836ft 1672ft

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

13-97N-46W
Sioux County
Iowa

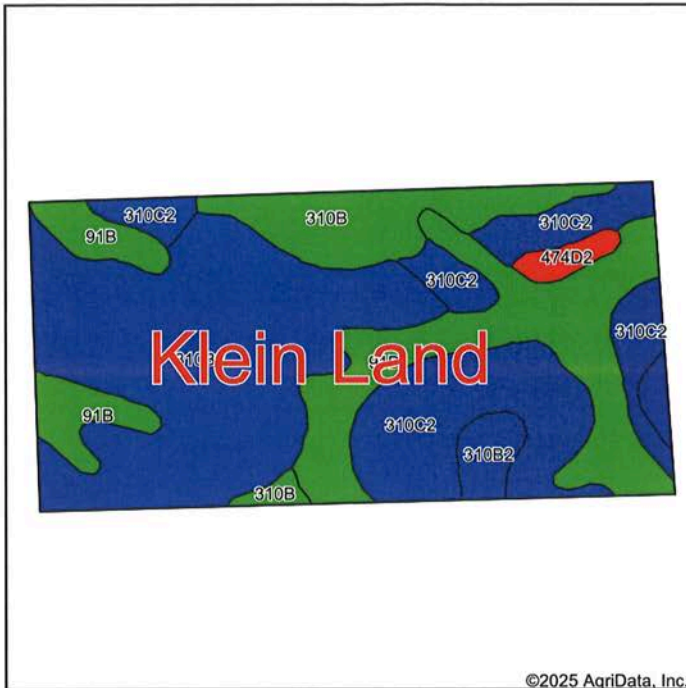


11/5/2025

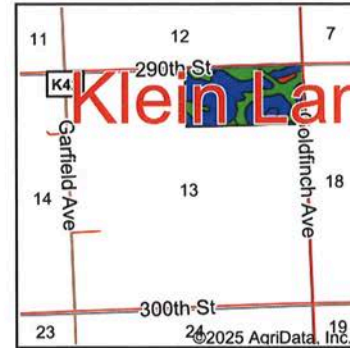
Field borders provided by Farm Service Agency as of 5/21/2008.



Soils Map



Soils data provided by USDA and NRCS.



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



Maps Provided By:



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.	Ile	90	65	67
91B	Primghar silty clay loam, 2 to 5 percent slopes	19.63	24.5%		3.5ft.	Ile	95	75	78
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	18.96	23.7%		> 6.5ft.	Ille	84	51	65
310B	Galva silty clay loam, 2 to 5 percent slopes	7.76	9.7%		> 6.5ft.	Ile	95	67	75
474D2	Bolan loam, 9 to 14 percent slopes, moderately eroded	1.17	1.5%		> 6.5ft.	Ille	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.



Aerial Map



Map Center: 43° 13' 28.26, -96° 13' 21.07

0ft 836ft 1672ft



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

13-97N-46W
Sioux County
Iowa



11/5/2025



ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

712-476-9443

zomercompany.com



ZOMER COMPANY
REALTY & AUCTION

1414 Main St.
Rock Valley, IA
51247