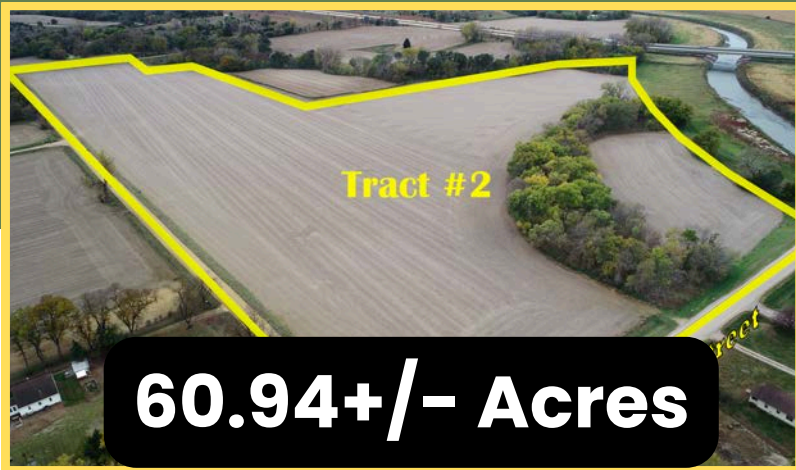


Live Public LAND AUCTION

IOWA



75.05+/- Acres



60.94+/- Acres

Sale Date:

**January 8, 2026 @
10:30 A.M.**

**Concord & Sioux City
Townships,
Woodbury County, IA**

**Derrill Townley Irrevocable
Trust Farm
Owners**



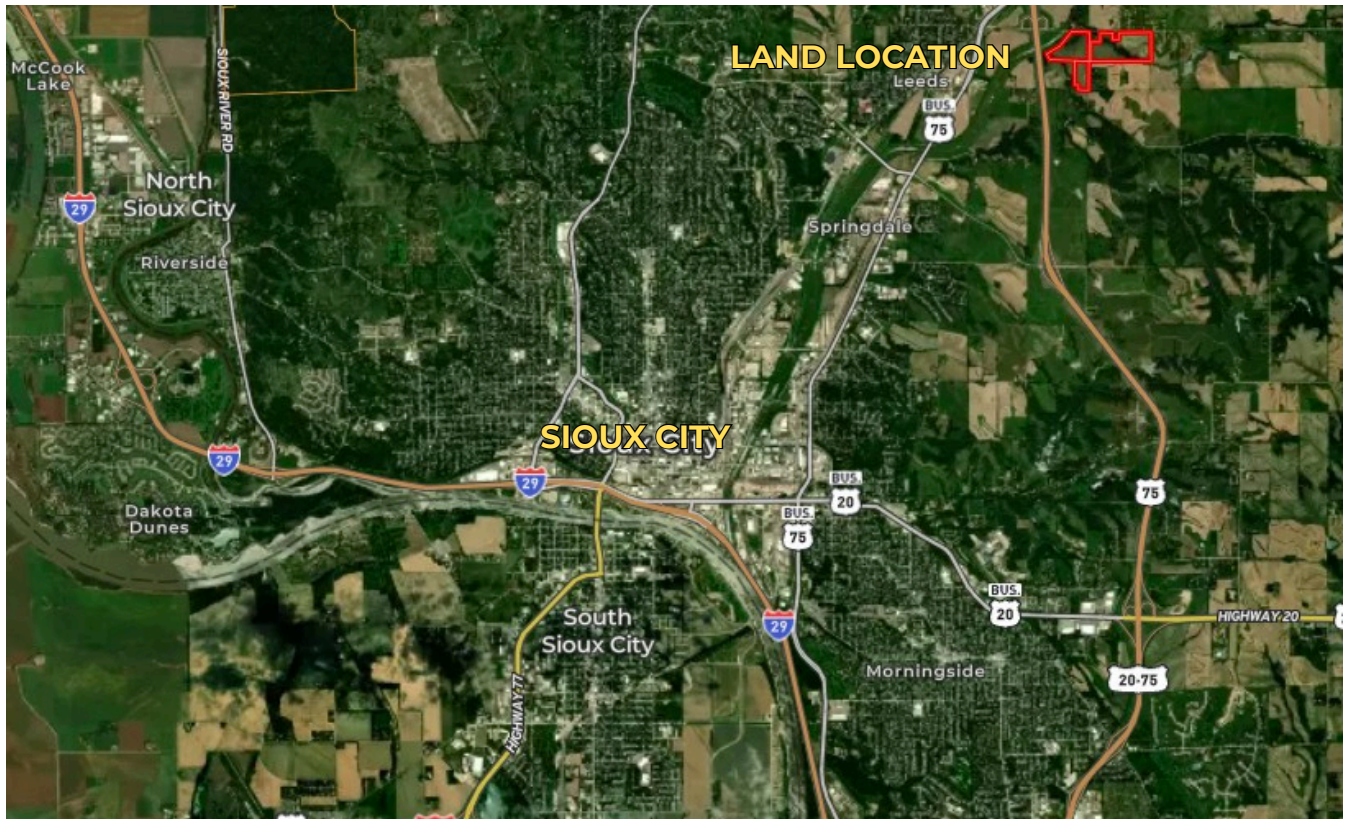
712-476-9443



www.zomercompany.com



Auctioneer's Note: The Zomer Company is extremely honored to represent the Townley family in offering at auction these outstanding tracts of Woodbury County, IA farmland! This farmland is in within reach of the growing and robust Sioux City, IA in an area where there are several smaller residential developments! If you are looking for a farm in an area where there is the potential for future growth or if you are looking for a good tract of farmland to add to your operation or investment portfolio then be sure to make plans to purchase one or both of these farms!



**AUCTION OF THE LAND WILL BE HELD AT:
ONSITE AT THE SITE OF THE FARMLAND.**

Farm Locations: If coming from the North on US 75 take the ramp on US 75N to Floyd BLVD/CR-D12/46th St/Hospital then take Taft to 46th St then go approx. 3/4 mile East to Tract 2 and and another 1/4 to 1/2 mile East to Tract 1. (Tract 1 & Tract 2 are on the South side of the road) or if coming from the South on US 75 take exit 99 toward CR-D12/46th St then turn left onto 46th St (110th St.) and go 1/4 mile East to Tract 2 and another 1/4 to 1/2 mile East to Tract 1. Or from Lawton, IA at the intersection of HWY 20 and Eastland Ave on the West side of Lawton, IA go North on Eastland Ave for 5 miles to 110th St. then go 6 3/4 miles West on 110th St to Tract 1 then go another 1/4 mile West from Tract 1 to Tract 2. Tract 1 & 2 are on the South side of 110th ST. and also both border Barker Ave.



Abbreviated Legal Description of Tract 1: Parcel A in the Fractional N1/2 of the NW1/4 of Section 7, TWP 89N, Range 46W, Woodbury County, IA. Subject to all drainage assessments, easements and public roads of record.

General Description Of Tract 1: According to the recent survey completed, this property contains 75.05+/- gross acres. According to FSA/Agri-Data, this farm contains approx. 60+/- tillable acres. The predominant soil types include: 212+-Kennebec, 47B-Napier-Rawles, 1D3-Ida, 12C-Napier, 510, B2-Monona, 10C2-Monona, 700D2-Monona, 1E3-Ida. The average CSR2 is 76.7. The average CSR1 is 61.2. Any field driveway modifications that the buyer desires are at buyers sole expense. Seize the opportunity to shape your family's future by making this exceptional land acquisition of this tract of farmland located in an area just 1 mile Northeast of Sioux City, IA where land is not always readily available! This is a great opportunity to purchase a farm near the outskirts of a growing city! If you decide to purchase this tract of land it is not just a purchase, it is a strategic investment in the legacy of your family! When you look back on history you can see that land has been an investment that can help secure your families future for years to come! Owning land on the outskirts of growing cities has proven for many people to be a great investment!

Abbreviated Legal Description of Tract 2: Parcel A in the NE1/4 of Section 12, TWP 89N, Range 47W, Woodbury County, IA. Subject to all drainage assessments, easements and public roads of record.

General Description Of Tract 2: According to the recent survey completed, this property contains 60.94+/- gross acres. According to FSA/Agri-Data, this farm contains approx. 51.34+/- tillable acres. The predominant soil types include: 510-Monona, 701-Wilsey, 12B, C-Napier, 1E3-Ida, 212+-Kennebec. The average CSR2 is 89.3. The average CSR1 is 75.5. Seize the opportunity to shape your family's future by making this exceptional land acquisition of this tract of farmland located in an area just 1 mile Northeast of Sioux City, IA where land is not always readily available! This is a very nice tract of farmland with a nice topography! Opportunities to purchase land in this area are seldom available! Premium farmland positioned within close distance of Sioux City, IA, in an area primed for continued future growth potential can be a great investment! Purchasing this tract of land is not just a smart and rewarding investment, it is investing in stability, opportunity and your family's future! Buying land can be a strategic move that can contribute to your family's legacy!

Method of sale: Auction of the land will be held onsite at the farmland. Farm will be sold on a per acre basis with the final bid times the gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Woodbury County, IA Treasurer are approx. \$2,806.00 per year on Tract 1 and approx. \$2,570.00 per year on Tract 2. Seller will pay the 2025 taxes pro-rated through December 31, 2025 which are due and payable in March and Sept of 2026.

Possession: These farms are 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 March 9, 2026 which is when buyer shall receive a clear and merchantable title to the property. These farms are 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. This Property is being sold subject to the confirmation of the sellers and subject to court approval. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below.

Joel Vos, Heidman Law Firm —Attorney for Trust.

TRACT 1

CONCORD TWP

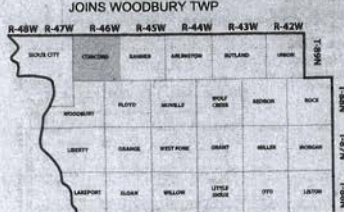
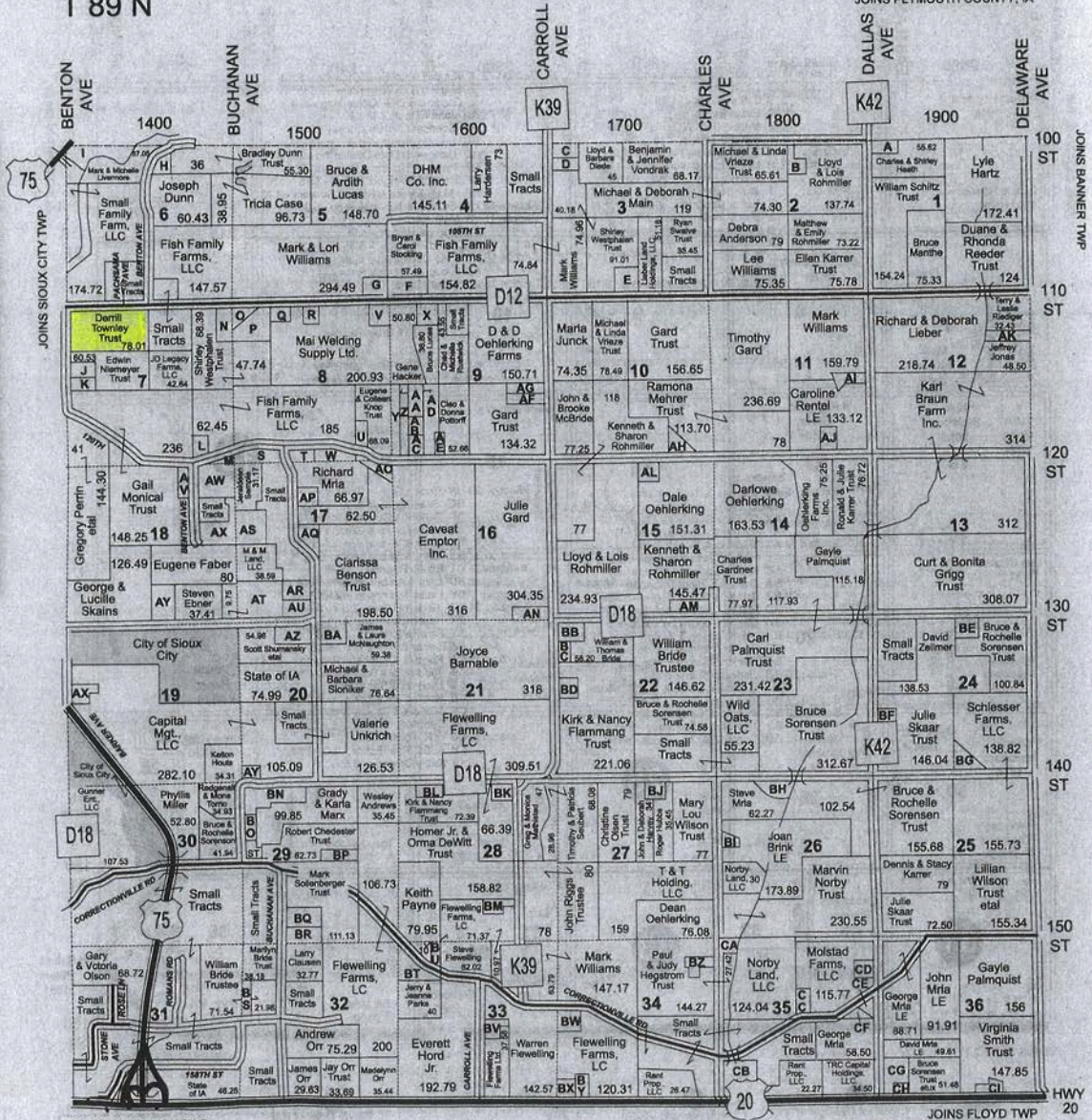
LAND OWNER

R 46 W

T 89 N

JOINS PLYMOUTH COUNTY, IA

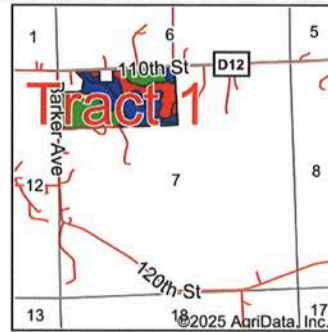
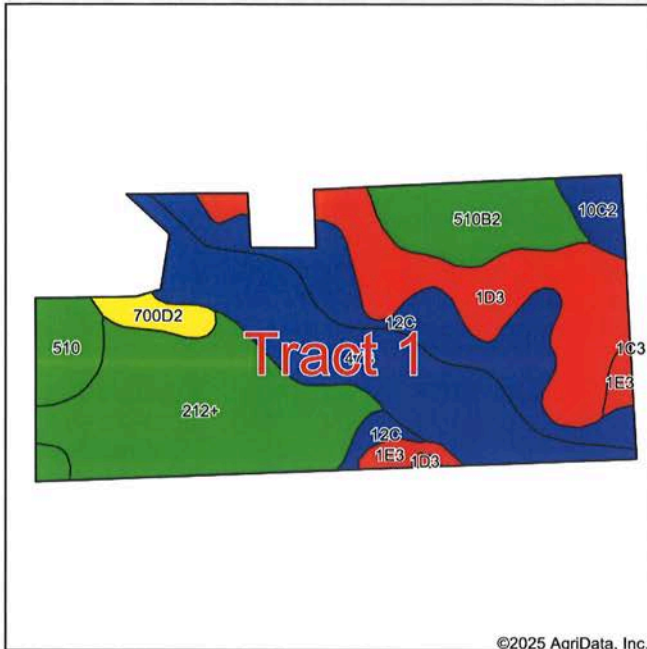
LAND OWNER & RURAL RESIDENT MAPS



Aerial Map



Soils Map



State: **Iowa**
 County: **Woodbury**
 Location: **7-89N-46W**
 Township: **Concord**
 Acres: **75.05**
 Date: **11/15/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

Area Symbol: IA193, Soil Area Version: 35										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	18.25	24.3%	■	6.4ft.	Iw		91	80	91
47B	Napier-Rawles complex, 2 to 5 percent slopes	15.95	21.3%	■	4.9ft.	Ilw		85	59	74
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	13.50	18.0%	■	> 6.5ft.	IIIe		32	37	58
12C	Napier silt loam, 5 to 9 percent slopes	11.45	15.3%	■	> 6.5ft.	IIIe		89	58	87
510B2	Monona silt loam, terrace, 2 to 5 percent slopes, eroded	6.92	9.2%	■	> 6.5ft.	Ile		92	72	74
510	Monona silt loam, terrace, 0 to 2 percent slopes	3.70	4.9%	■	> 6.5ft.	Iw	I	96	79	86
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	1.88	2.5%	■	> 6.5ft.	IIIe		86	57	76
700D2	Monona silty clay loam, terrace, 9 to 14 percent slopes, eroded	1.72	2.3%	■	> 6.5ft.	IIIe		62	47	67
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	1.68	2.2%	■	> 6.5ft.	IVe		18	28	54
Weighted Average						2.13	*-	76.7	61.2	*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

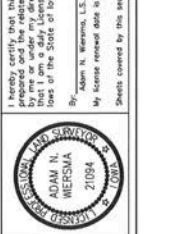
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



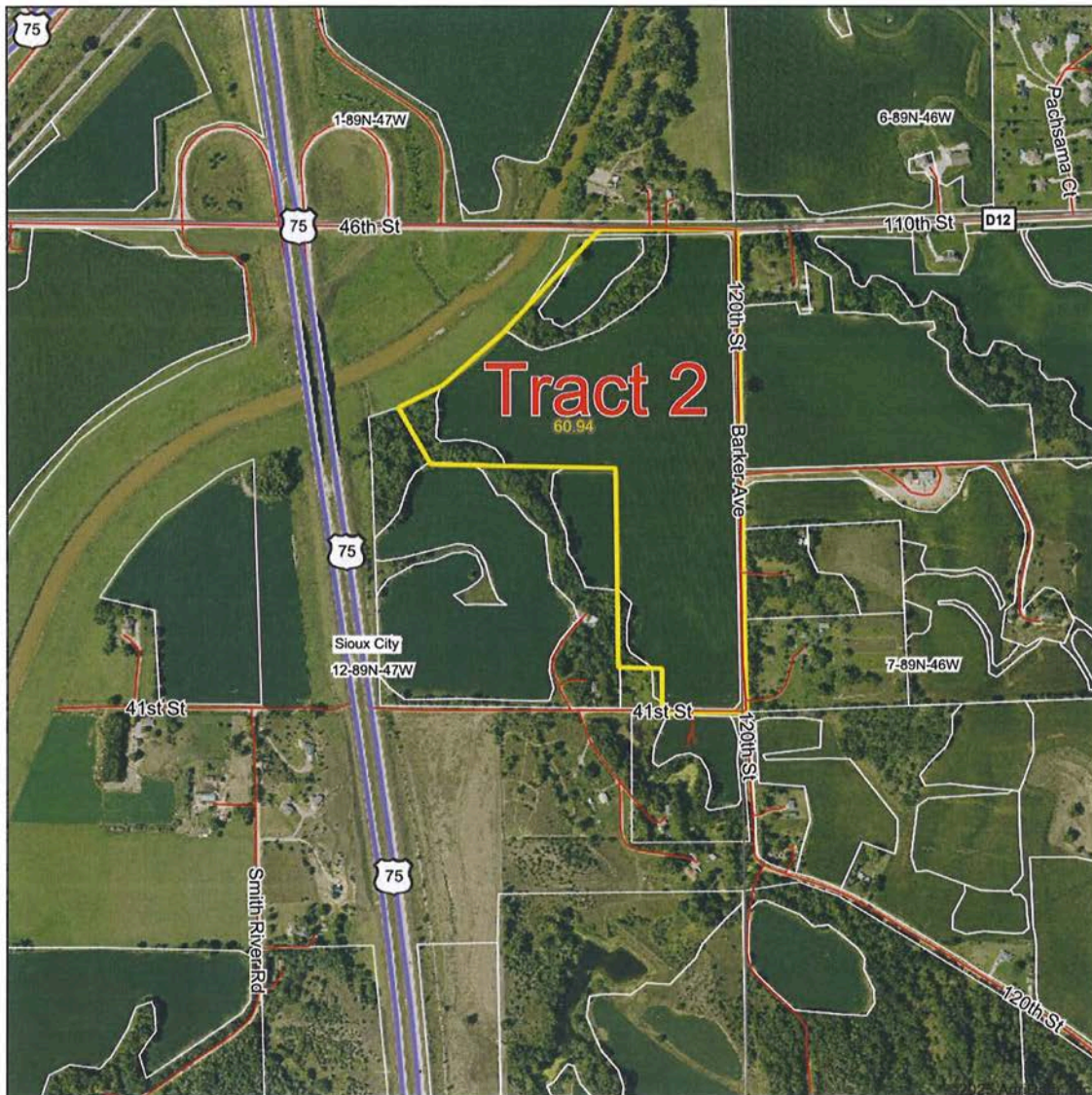
Aerial Map







Aerial Map



Boundary Center: 42° 32' 37.25, -96° 20' 7.05

0ft 855ft 1710ft

Maps Provided By:



© AgrData, Inc. 2023
Field borders provided by Farm Service Agency as of 5/21/2008.

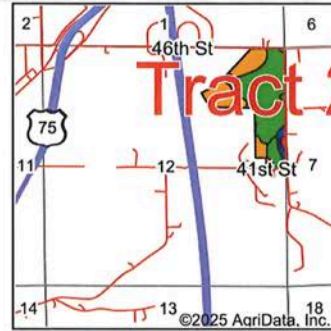
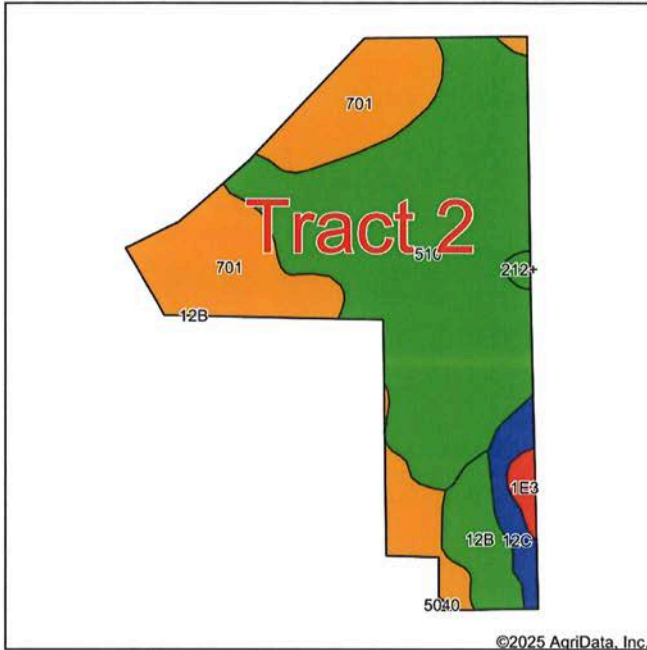
12-89N-47W
Woodbury County
Iowa



11/15/2025



Soils Map



State: **Iowa**
 County: **Woodbury**
 Location: **12-89N-47W**
 Township: **Sioux City**
 Acres: **60.94**
 Date: **11/15/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IA193, Soil Area Version: 35										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
510	Monona silt loam, terrace, 0 to 2 percent slopes	35.13	57.7%		> 6.5ft.	Iw	I	96	79	86
701	Wilsey silt loam, 0 to 2 percent slopes, occasionally flooded	18.44	30.3%		> 6.5ft.	Iw		79	74	74
12B	Napier silt loam, 2 to 5 percent slopes	3.74	6.1%		> 6.5ft.	Ile		93	72	89
12C	Napier silt loam, 5 to 9 percent slopes	2.44	4.0%		> 6.5ft.	Ille		89	58	87
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	0.82	1.3%		> 6.5ft.	Ive		18	28	54
212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	0.37	0.6%		6.4ft.	Iw		91	80	91
Weighted Average						1.18	*-	89.3	75.5	*n 82.2

**IA has updated the CSR values for each county to CSR2.

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

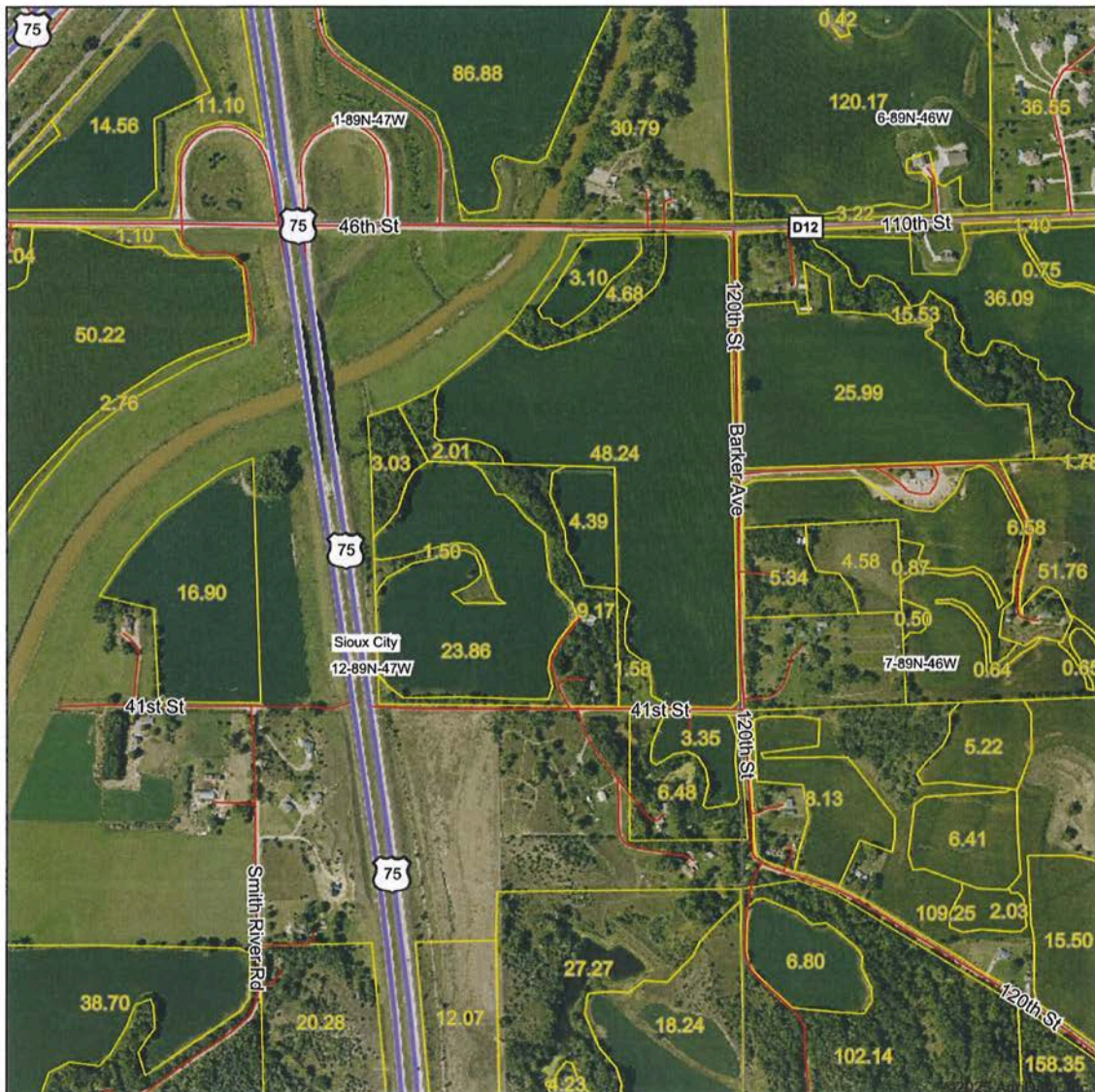
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



Aerial Map



Map Center: 42° 32' 33.1, -96° 20' 8.53

0ft 855ft 1710ft



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgrDataInc.com

12-89N-47W
Woodbury County
Iowa



11/15/2025

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





[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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**