

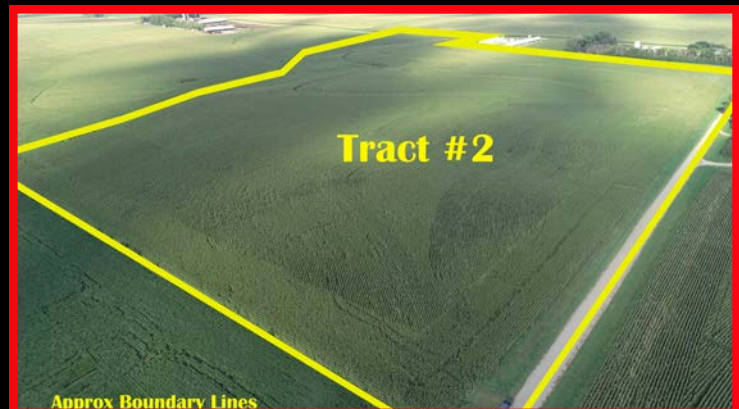


Live **Public**

Land Auction

Doon TWP, Lyon County, IA

**THIS LAND IS LOCATED
SOUTHWEST OF DOON,
IA & NORTH OF ROCK
VALLEY, IA!**



TRACT 1: 54.99+/- ACRES

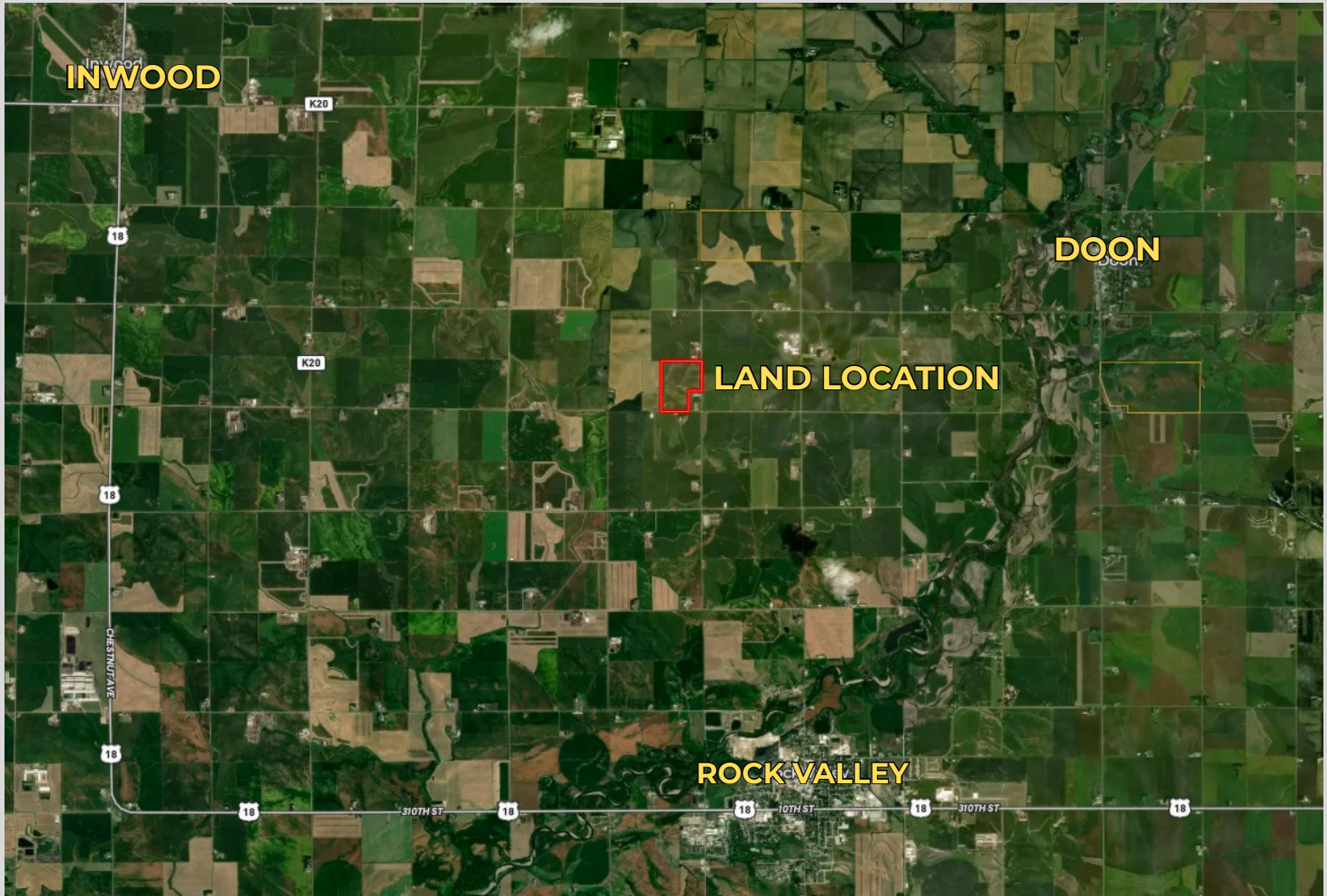
TRACT 2: 64.39+/- ACRES

DECEMBER 9, 2025

@ 10:30 A.M.

**WILLIAM C. VAN ZANTEN REVOCABLE TRUST
OWNERS**

Auctioneer's Note: The Zomer Company is pleased to present on behalf of the Van Zanten family these outstanding tracts of Lyon County, IA Farmland! These tracts of land are located in the heartbeat of Lyon County, IA! Land buyers these are two tracts of land that you will want to seriously consider purchasing! Land is an asset that will provide generational stability to your family and farming operation!



Tracts Location: From the South edge of Doon, IA at the intersection of Garfield Ave & 260th St. go West on 260th St. for 4 miles to Eagle Ave. then go South on Eagle Ave for 1/2 mile to Tract 1 and then continue another 1/4 mile South to Tract 2. Both tracts are on the West side of Eagle Ave and are adjoining each other.

Or from Pump N Pak in Rock Valley, IA go North on Elmwood Ave for 4 miles to 270th St. then go West on 270th St for 1 mile then go North on 270th St for 1/4/1/2 mile to Tract 1 & 2.

Auction Location: Auction of the property will be held onsite at the farmland.

Watch zomercompany.com for inclement weather!



Abbreviated Legal Description of Tract 1: Parcel F in the SE1/4 of Section 31, TWP 98N, Range 46W, Lyon County, IA. Subject to all public roads and easements of record.

General Description of Tract 1: This farm was surveyed and consists of 54.99+/- gross acres. According to Agri-Data/Survey, this farm contains approx. 53.08+/- tillable acres. This farm has a corn base and soybean base combined with the adjoining property and will undergo a reconstitution on the base acres with FSA due to the recent survey split. The predominant soil types include: 410B2, C2-Moody, 430-Ackmore, 133-Colo, 910B-Trent, 31-Afton. The average CSR2 is 68.7. The average CSR1 is 57.8. This is a completely inside tract of farmland with road on only one side giving this farm very few non tillable acres! Iowa farmland is known throughout the country as having some of the highest quality cropland in the country! If you are considering making a land purchase in 2025 then strongly consider purchasing one of or both of these farms! This farm has a nice topography, good soil ratings and a great location! Do not hesitate to make this purchase of a good quality farm in Lyon County, IA!

Abbreviated Legal Description of Tract 2: Parcels H & G in the SE1/4 of Section 31, TWP 98N, Range 46W, Lyon County, IA. Subject to all public roads and easements of record.

General Description of Tract 2: This farm was surveyed and consists of 64.39+/- gross acres. According to Agri-Data/Survey, this farm contains approx. 62.56+/- tillable acres. This farm has a corn base and soybean base combined with the adjoining property and will undergo a reconstitution on the base acres with FSA due to the recent survey split. The predominant soil types include: 410B, B2, C2-Moody, 430-Ackmore, 910B-Trent, 31-Afton, 401C2-Crofton. The average CSR2 is 68. The average CSR1 is 57.5. This land is located in a highly sought after area of Lyon County, IA! This area in Lyon County is very progressive and a good agricultural area! Seize this opportunity to purchase quality land in a progressive area! Land for generations has proven to be a solid asset that can help establish your family's legacy! Investing in land is making the momentous decision to invest in an asset class that so far for generations has proven to be a wise investment that can provide appreciation and an annual return for you and your family! Opportunities like this are not available every day!



Method of sale: Auction to be held onsite at the farmland! Watch website for inclement weather. Tracts 1 & 2 will be sold in the choice method. The top bidder of the round of choice will have the option to select the tract of their choice or both of the tracts. If the top bidder in the round of choice only selects only Tract 1 or Tract 2 then whichever tract is remaining will then be sold. Tracts will not be combined in any way other than the option to select both Tract 1 & 2 in the first round of choice. Once a tract is sold it will remain sold. Farms will be sold with the final bid price times the gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$1,650.00 per year on Tract 1 and approx. \$1,931.00 per year on Tract 2. Seller will pay the 2025 taxes which are due and payable in March and Sept of 2026.

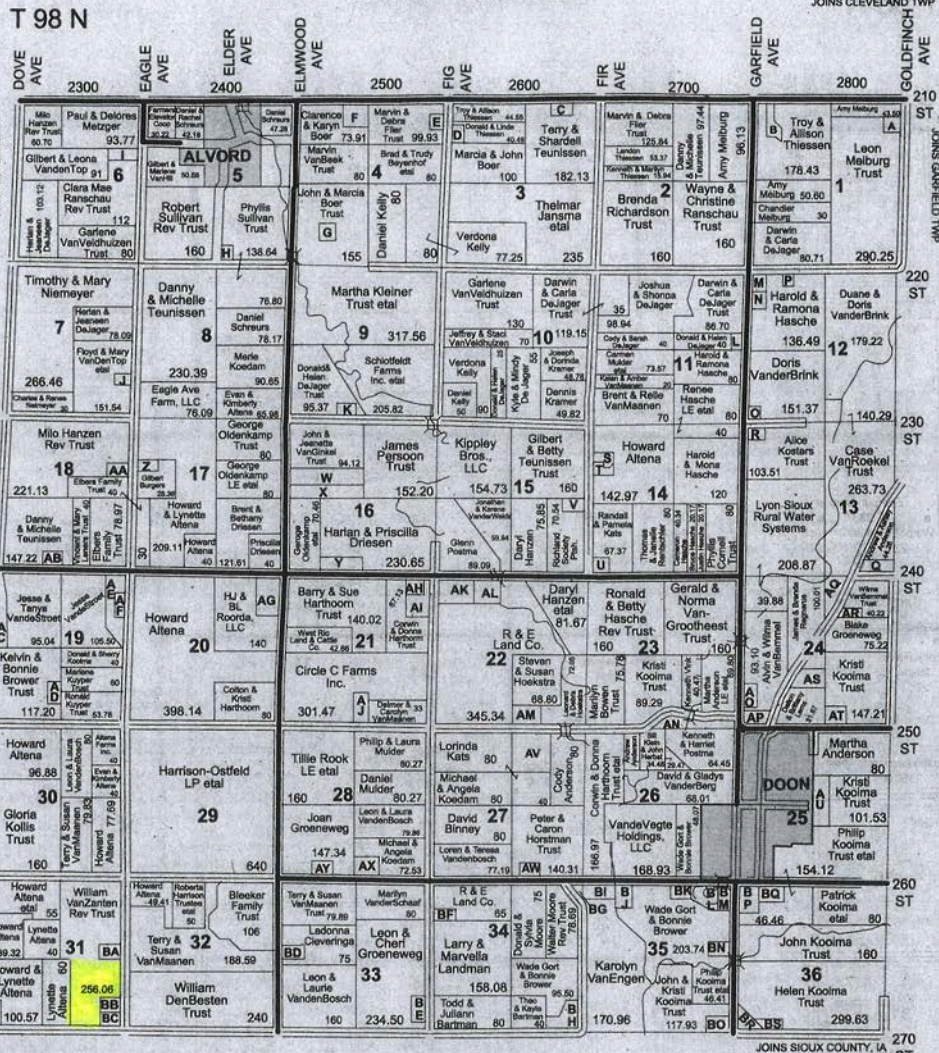
Possession: Possession of the farms will be on March 1, 2026. These farms are available to farm for the 2026 crop year!

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 January 27, 2026. Buyer shall receive a clear and merchantable title to the property on closing day. 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. 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. **Brad De Jong—Attorney for sellers.**



DOON TWP

LAND OWNER



Small Tracts

- | | | |
|---|---|--|
| Section 1 A Harlan & Sharla Rozeboom - 15.33 | Section 17 Z Leon & LoraAnn Burgers - 11.14 | Section 28 AX Jay & Anita Teunissen - 7.75 |
| B Deere Lane Farms Inc. - 10.11 | Section 18 AA Zebulun & Melissa Bakker - 8.42 | AY Michael VanZanten - 12.66 |
| Section 3 C Gregory & Kristi DeJager - 6.39 | AB Terry & Pamela Dorhout - 10.43 | Section 31 AZ Gregory & Wanda Gerber - 8.87 |
| D Randall Jensen & Carol VanderKolk - 6.30 | AC Rock River Jerseys, LLC - 26.73 | BA Evan & Kimberly Altana - 12.93 |
| Section 4 E Charles O'Donnell - 5.26 | AD K2J Farms Inc. - 6.74 | BB Daniel & Hannah Bakker - 6.50 |
| F Tanner & Joanna VanMiddendorp - 29.11 | AE Rock River Rentals, LLC - 43.77 | BC Robert & Cathleen VanZanten - 11.01 |
| G Michael Boer - 8.45 | AF Terry & Pamela Dorhout - 11.36 | Section 33 BD Norman & Ladonna Cleveringa - 5 |
| Section 5 H William & Debra Kock - 9.61 | AG David & Teresa Koedam - 20 | BE Chad & Alanda Koenen - 5.06 |
| I Marilyn & Carla VanHill - 7.80 | AH Mud Creek Livestock - 10.73 | Section 34 BF Thad & Carla DeJager - 15 |
| Section 7 J Floyd & Mary VandenTop - 8.46 | AI Circle C Farms Inc. - 23.51 | BG Gary & Kay VanVeldhuizen - 5.41 |
| K Cody & Sarah DeJager - 18.56 | AJ Collin Hartmann - 17.20 | BH Gail & Daria VanBerkum - 18.28 |
| Section 12 L Darwin & Carla DeJager - 7.45 | Section 22 AK Eleanor & Richard Landman Trust - 30.25 | Section 35 BI Terri & Duane Dykstra - 19.54 |
| N Brady & Kayla Voorhees - 6.06 | AL Leon Boikema - 16.18 | BJ Lyon County Iowa - 14.20 |
| O Martin VanEngen - 12.02 | AM Jordan Boikema - 14.68 | BK Spencer & Kendra Gort - 5.80 |
| P Hasche Farms Inc. - 10 | Section 23 AN Andrew Anderson - 28.06 | BL Wade & Jan Gort - 20.53 |
| Section 13 Q Andrew Anderson - 9.08 | Section 24 AO Lance VanBemmel - 10.49 | BM City of Doon - 6.41 |
| R David & Mary Kesters - 7.86 | AP Lyon County - 8.73 | BN Kenneth Vink et al - 6.78 |
| Section 14 S Perry & Charlene VanEgdom - 6.40 | AQ Joel & Michelle VanEgdom - 13.52 | Section 35 BO Brandon Erickson - 6.57 |
| T Howard & Lynette Altana - 10.41 | AR Donna Anderson - 35.03 | Section 36 BP Floyd & Leah VanderBrink - 17.33 |
| U Warren & Cheryl VanGinkel - 13.62 | AS Chad Mulder - 6.80 | BQ Tyler & Krista VanderBrink - 15.16 |
| Section 15 W Jason & Melinda DeWeerd - 9.41 | Section 24 AT David & Rachel Huyser - 12.79 | BR John & Kristi Kooima Trust - 7.71 |
| Section 16 X Zachary & Stacie Eckardt - 40 | Section 25 AU Doon Economic Dev. - 17.95 | BS LeLoux Holdings, LLC - 6.87 |
| Y Brent & Bethany Driesen - 20.01 | Section 27 AV VanDerBrink & Sons Inc. - 14.20 | |
| | AW P & C Horstman Farms Inc. - 9.20 | |

LYON COUNTY, IA

Aerial Map



Maps Provided By:



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

Boundary Center: 43° 15' 46.77, -96° 19' 10.24

31-98N-46W
Lyon County
Iowa

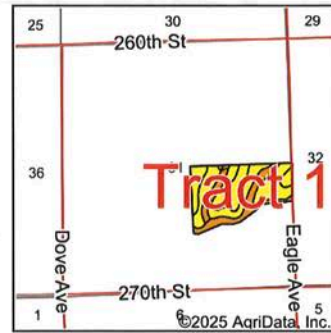
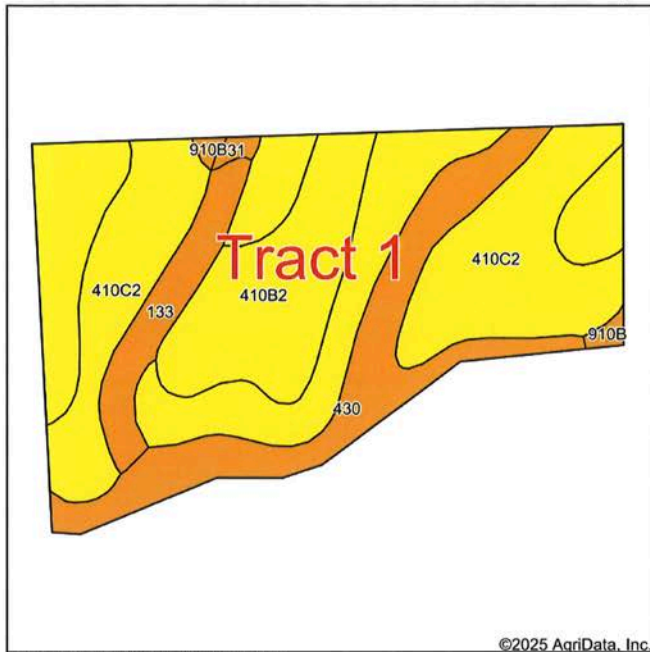
0ft 839ft 1679ft



10/20/2025



Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **31-98N-46W**
 Township: **Doon**
 Acres: **54.99**
 Date: **10/20/2025**



Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA119, Soil Area Version: 33										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	25.60	46.6%		> 6.5ft.	IIIe	65	48		62
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	15.33	27.9%		> 6.5ft.	Ile	67	63		64
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	9.58	17.4%		3.5ft.	IIw	77	70		86
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	3.71	6.7%		2.5ft.	IIw	78	69		80
910B	Trent silty clay loam, 2 to 5 percent slopes	0.47	0.9%		5.9ft.	Ie	73	73		79
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.30	0.5%		2.5ft.	IIw	80	68		68
Weighted Average						2.46	68.7	57.8	*n 68.1	

**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



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

Boundary Center: 43° 15' 36.77, -96° 19' 10.23

31-98N-46W
Lyon County
Iowa

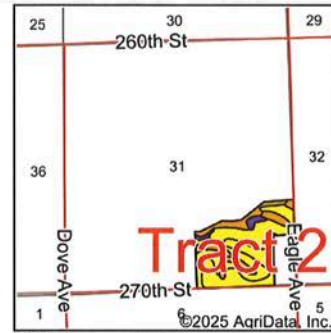
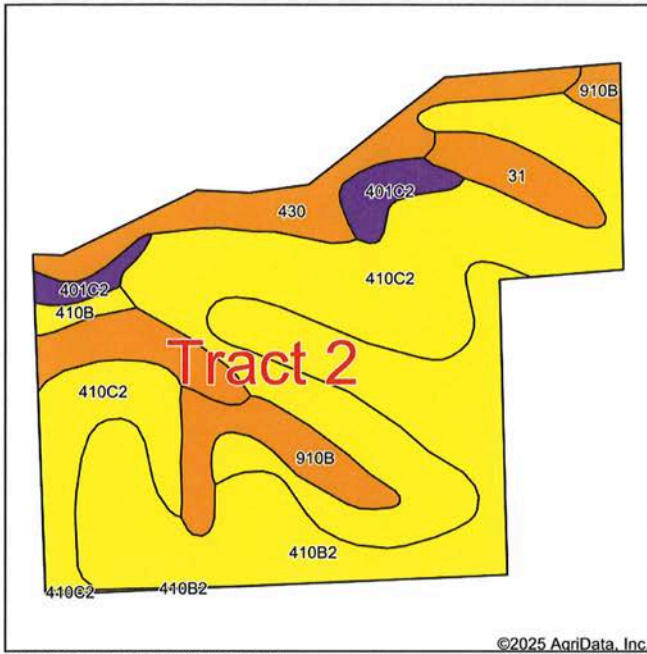
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10/20/2025



Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **31-98N-46W**
 Township: **Doon**
 Acres: **64.39**
 Date: **10/20/2025**



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Area Symbol: IA119, Soil Area Version: 33
 Area Symbol: IA167, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	28.22	43.8%		> 6.5ft.	Ille		65	48	62
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	17.94	27.9%		> 6.5ft.	Ile		67	63	64
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	8.41	13.1%		3.5ft.	Ilw		77	70	86
910B	Trent silty clay loam, 2 to 5 percent slopes	4.34	6.7%		5.9ft.	Ie		73	73	79
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.42	3.8%		2.5ft.	Ilw		80	68	68
401C2	Crofton silt loam, 5 to 9 percent slopes, eroded	2.35	3.6%		> 6.5ft.	Ille	Ille	58		66
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	0.65	1.0%		> 6.5ft.	Ile		67	65	71
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	0.06	0.1%		> 6.5ft.	Ile		67	64	64
Weighted Average						2.41	*-	68	*-	*n 67.3

**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"

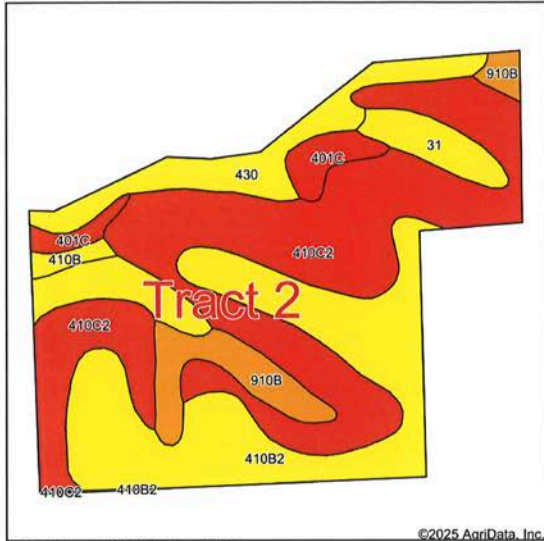
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- 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: **31-98N-46W**
 Township: **Doon**
 Acres: **64.39**
 Date: **10/20/2025**



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	Irr Class *c	CSR*	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome grass AUM	Soybeans Bu
410C2	Moody silty clay loam, 5 to 9 percent slopes, moderately eroded	28.23	43.9%		> 6.5ft.	Ile		48	3		5		151	105	60		81		41
410B2	Moody silty clay loam, 2 to 5 percent slopes, moderately eroded	17.80	27.6%		> 6.5ft.	Ile		63	3.3		5.5		171	120	73		85		42
430	Ackmore silty clay loam, 1 to 3 percent slopes	8.58	13.3%		3.5ft.	Ilw		70			6.9	4.8	181			2.9	89	4.9	45
910B	Trent silty clay loam, 2 to 5 percent slopes	4.34	6.7%		6.4ft.	Ile		73	3.8		6.3		185		70		94		47
31	Afton silty clay loam, 0 to 2 percent slopes	2.42	3.8%		2.5ft.	Ilw		68			6.3	3.7	178			3	92	5	46

Soils data provided by USDA and NRCS.



Maps Provided By:



Code	Soil Description	Acres	Percent of field	CSR Legend	Water Table	Non-Irr Class *c	Irr Class *c	CSR*	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome grass AUM	Soybeans Bu
401C	Crofton silt loam, 5 to 9 percent slopes	2.36	3.7%		> 6.5ft.	Ille	Ille	43	2.8	4.5	2.8		144	90	50		68		34
410B	Moody silty clay loam, 2 to 5 percent slopes	0.66	1.0%		> 6.5ft.	Ille		65	3.9		6.5		174	130	74		88		44
Weighted Average						2.48	*-	57.5	2.6	0.2	5.5	0.8	163.8	83.8	53.8	0.5	84.1	0.8	42.2

*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

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



Aerial Map



Map Center: 43° 15' 43.86, -96° 19' 13.69

0ft 839ft 1679ft

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CUSTOMIZED ONLINE MAPPING
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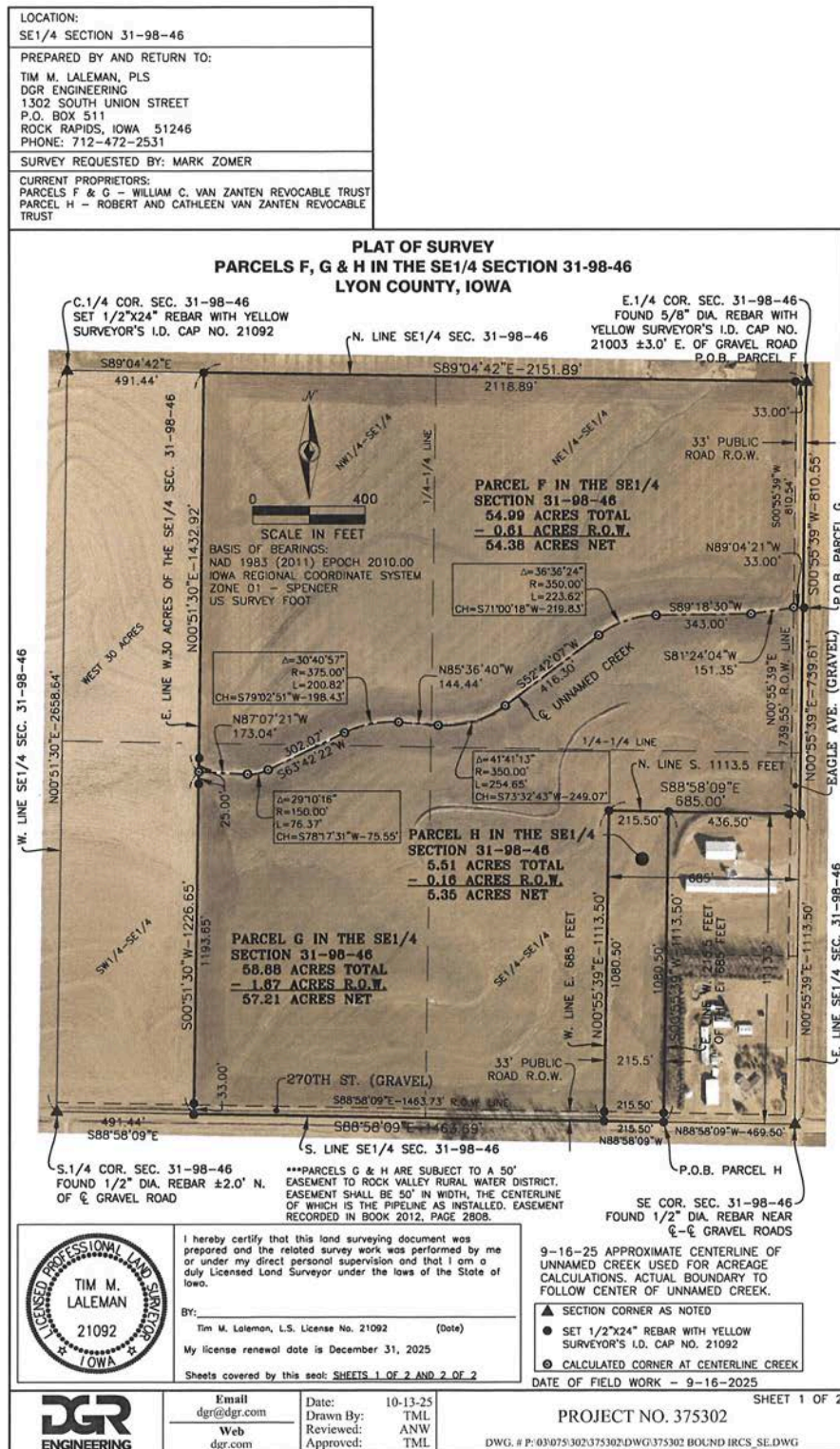
31-98N-46W
Lyon County
Iowa



10/20/2025

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





ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

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