



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

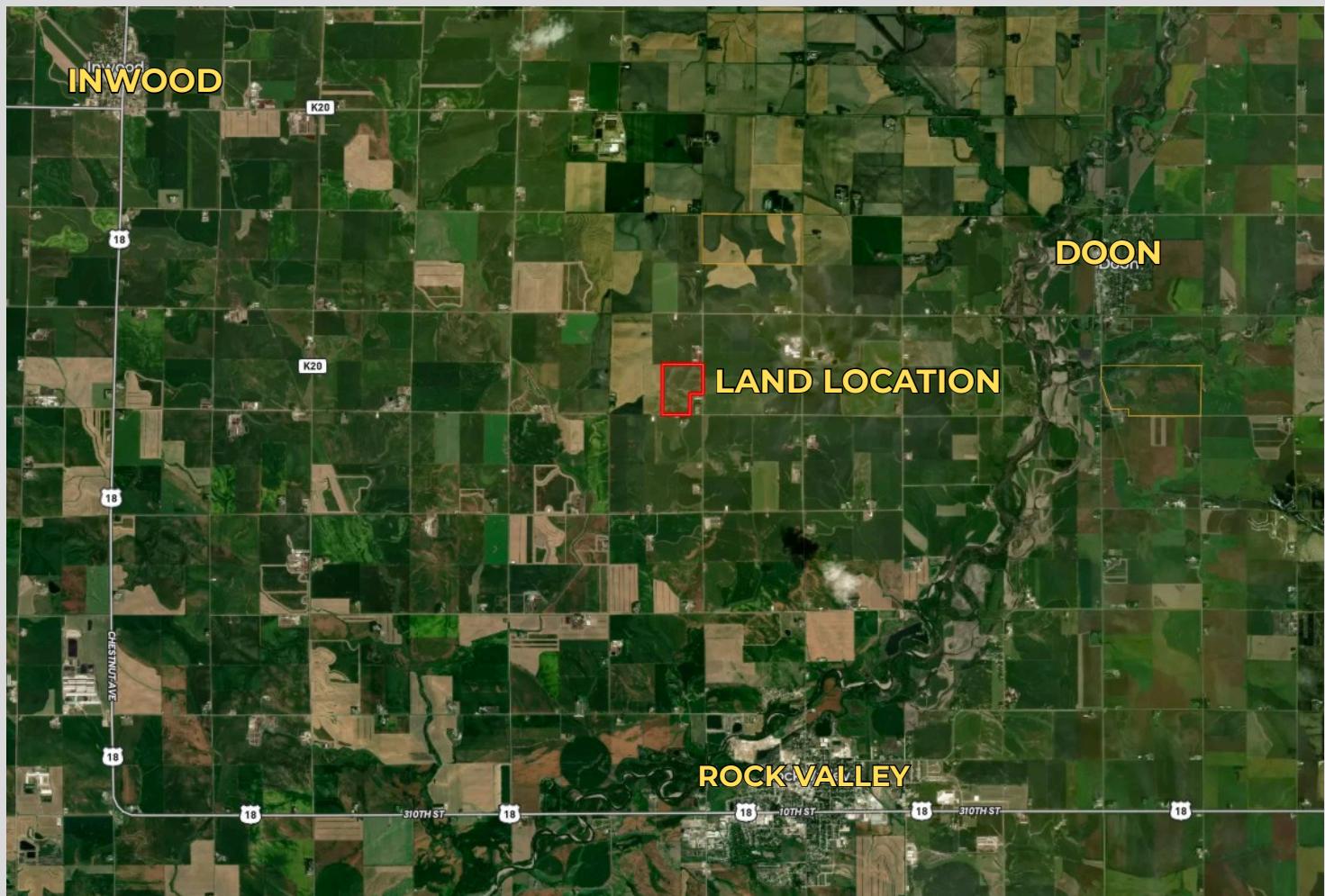
DECEMBER 9, 2025

@ 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

T 98 N

Small Tracts

Section 1 A	Harian & 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	AA Zebulon & Melissa Bakker - 8.42	Section 18 AA	Terry & Pamela Dorhout - 10.43	AY Michael VanZanten - 12.66	
Section 3 C	Gregory & Kristi DeJager - 6.39	AC Rock River Jerseys, LLC - 26.73	AB Terry & Pamela Dorhout - 10.43	Section 31 AZ	Gregory & Wanda Gerber - 8.87
D Randall Jensen & Carol VanderKolk - 6.30	AD KJ2 Farms Inc - 6.74	AD KJ2 Farms Inc - 6.74	BA Evan & Kimberly Altena - 12.93	BA Evan & Kimberly Altena - 12.93	BB Daniel & Hannah Bakker - 6.50
Section 4 E	Charles O'Donnell - 5.26	AE Rock River Rentals, LLC - 43.77	BC Robert & Cathleen VanZanten - 11.01	BC Robert & Cathleen VanZanten - 11.01	
F Tanner & Joanne VanMiddendorp - 29.11	AF Terry & Pamela Dorhout - 11.36	Section 33 BD	Norman & Ladonna Cleveringa - 5		
G Michael Boer - 8.45	Section 20 AG David & Teresa Koedam - 20	BF Chad & Alanda Koenen - 5.06	BE Chad & Alanda Koenen - 5.06		
Section 5 H	William & Debra Koch - 9.61	Section 21 AH Mud Creek Livestock - 10.73	Section 34 BF	Thad & Carla DeJager - 15	
I Marlyn & Carla VanHill - 7.80	AI Circle C Farms Inc - 23.51	AI Circle C Farms Inc - 23.51	BG Gary & Kay VanVeldehuizen - 5.41		
Section 7 J	Floyd & Mary VandenTop - 8.46	AJ Collin Harthorn - 17.20	BH Gal & Darla VanBerkum - 18.28		
Section 9 K	Kyle & Mindy DeJager - 10.41	Section 22 AK Eleanor & Richard Landman Trust - 30.25	Section 35 BI	Temi & Duane Dykstra - 19.54	
Section 11 L	Cody & Sarah DeJager - 18.56	AL Leon Bolkema - 16.18	BJ Lyon County Ia - 14.20		
Section 12 M	Darwin & Carla DeJager - 7.45	AM Jordan Hoekstra - 14.68	BK Spencer & Kendra Gort - 5.80		
N Brady & Kayla Voorhees - 6.06	Section 23 AN Andrew Anderson - 28.06	Section 24 AO Lance VanBemmel - 10.49	BL Wade & Jan Gort - 20.53		
O Martin VanEngen - 12.02	AP Lyon County - 8.73	AP Lyon County - 8.73	BM City of Dool - 6.41		
P Hascha Farms Inc - 10	AQ Joel & Michelle VanEngen - 13.52	AR Donna Anderson - 35.03	BN Kenneth Vink et al - 6.78		
Section 13 Q	Andrew Anderson - 9.08	AS Chad Mulder - 6.80	Section 35 BC	Brandon Erickson - 6.57	
R David & Mary Kosters - 7.86	Section 24 AT David & Rachel Huyser - 12.79	Section 25 AU Dono Economic Dev - 17.95	Section 36 BP	Floyd & Leah VanderBrink - 17.33	
Section 14 S	Perry & Charlene VanEngen - 6.40	Section 27 AV VanDerBrink & Sons Inc - 14.20	BC Tyler & Krista VanderBrink - 15.16		
T Howard & Lynette Altena - 10.41	AW P & C Horstman Farms Inc - 9.20		BR John & Kristi Koomey Trust - 7.71		
U Warren & Cheryl VanGinkel - 13.62			BS LeLoux Holdings, LLC - 6.87		
Section 15 V	Jason & Melinda DeWeerd - 9.41				
Section 16 W	Michael Hoogendoorn Trust - 30				
X Zachary & Stacie Eckardt - 40					
Y Brent & Bethany Deesee - 20.01					

LYON COUNTY, IA

Aerial Map



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

0ft 839ft 1679ft



31-98N-46W
Lyon County
Iowa

10/20/2025

Maps Provided By:



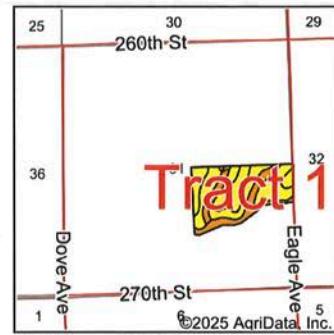
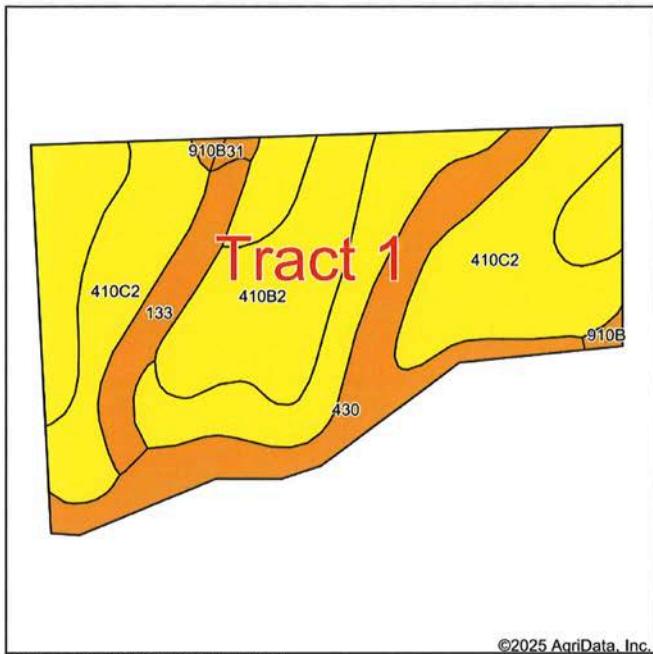
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Field borders provided by Farm Service Agency as of 5/21/2008.



Soils Map



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



Maps Provided By:
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Soils data provided by USDA and NRCS.

Area Symbol: IA119, Soil Area Version: 33

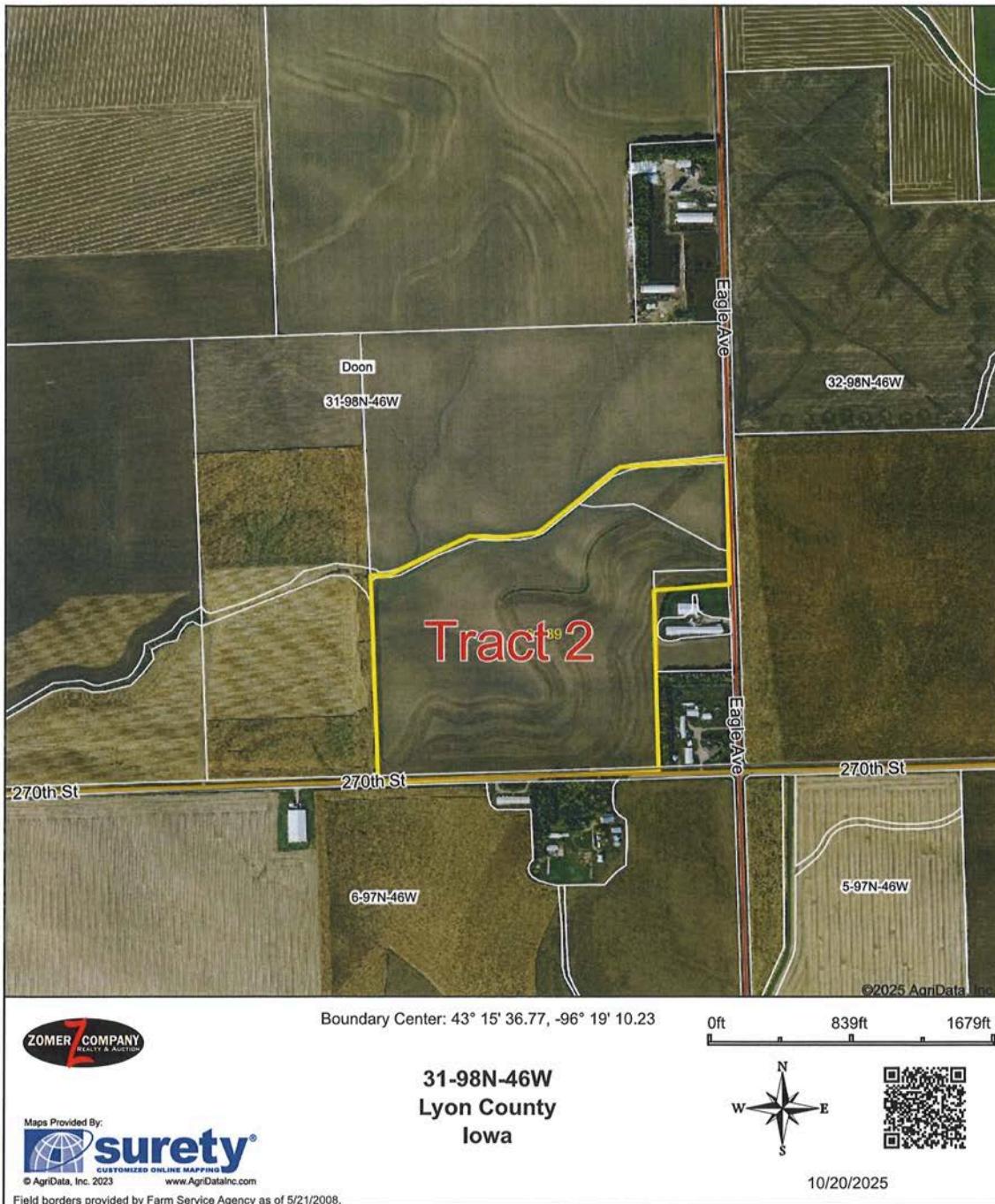
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	25.60	46.6%		> 6.5ft.	IIIe	65	48	62
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	15.33	27.9%		> 6.5ft.	IIe	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.

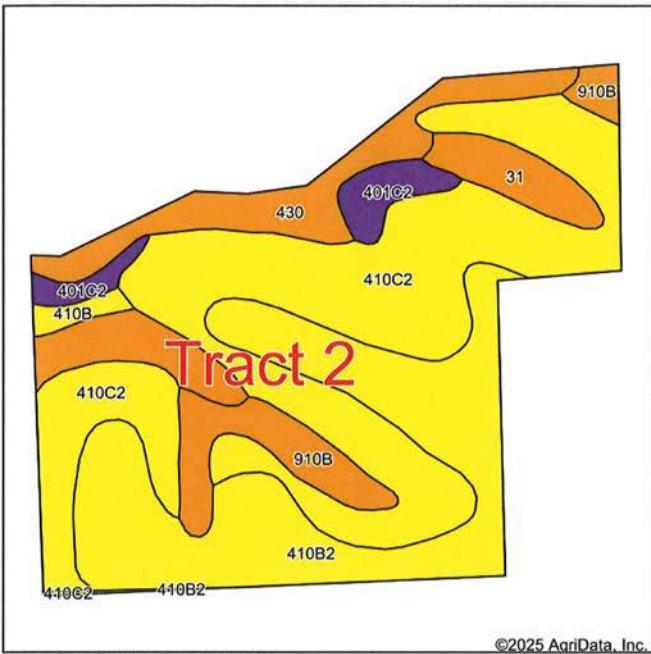
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



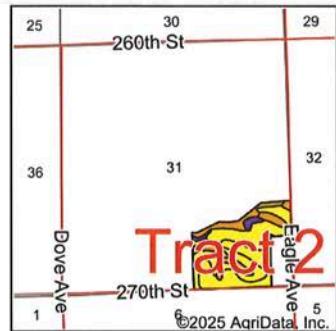
Soils Map



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Soils data provided by USDA and NRCS.

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



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



Maps Provided By:
 **surety**[®]
 CUSTOMIZED ONLINE MAPPING
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Soil Area Summary for 2023 Crop Year											
Soil Area Symbol		Soil Area Version									
IA119		33									
IA167		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.	IIIe		65	48		62
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	17.94	27.9%		> 6.5ft.	IIIe		67	63		64
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	8.41	13.1%		3.5ft.	IIw		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.	IIw		80	68		68
401C2	Crofton silt loam, 5 to 9 percent slopes, eroded	2.35	3.6%		> 6.5ft.	IIIe	IIIe	58			66
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	0.65	1.0%		> 6.5ft.	IIIe		67	65		71
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	0.06	0.1%		> 6.5ft.	IIIe		67	64		64
		Weighted Average				2.41	*	68	*	*n 67.3	

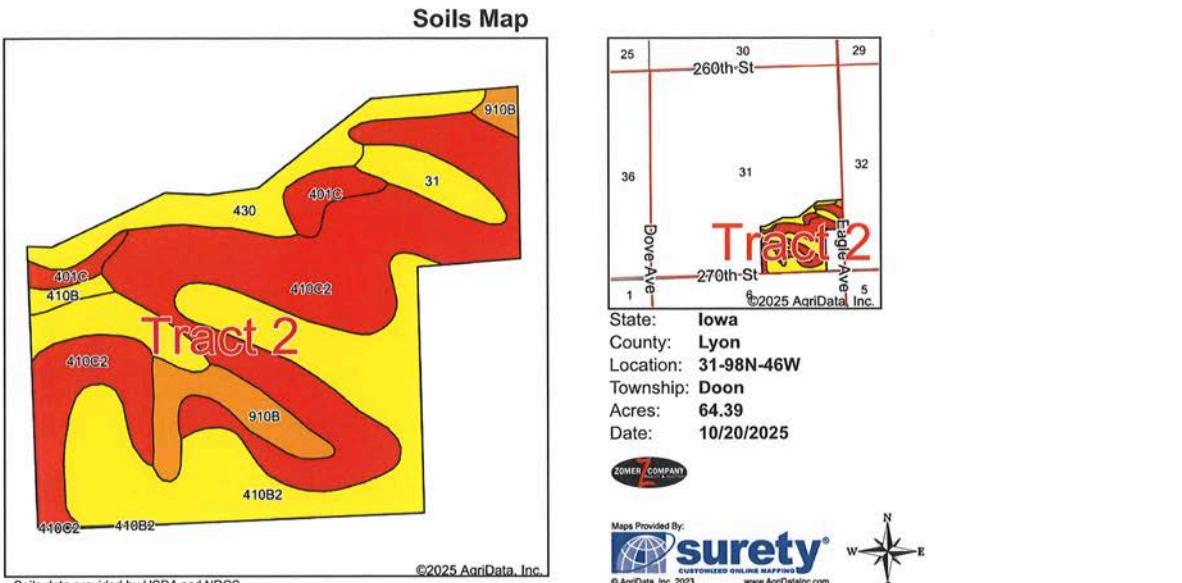
**IA has updated the CSR values for each county to CSR2.

* 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".

*6: Using Capabilities Class Dominant Condition Aggregation Method

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



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	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
410C2	Moody silty clay loam, 5 to 9 percent slopes, moderately eroded	28.23	43.9%	■	> 6.5ft.	IIIe		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.	IIe		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.	IIw		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.	IIe		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.	IIw		68			6.3	3.7	178			3	92	5	46

Soils data provided by USDA and NRCS.



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	Bromegrass alfalfa hay AUM	Bromegrass alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
401C	Crofton silt loam, 5 to 9 percent slopes	2.36	3.7%	■	> 6.5ft.	IIIe	IIIe	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.	IIe		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



Maps Provided By:



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

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

0ft 839ft 1679ft



10/20/2025

31-98N-46W
Lyon County
Iowa



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