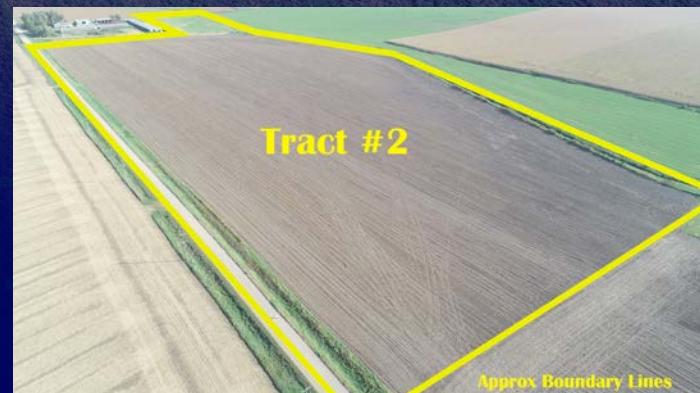
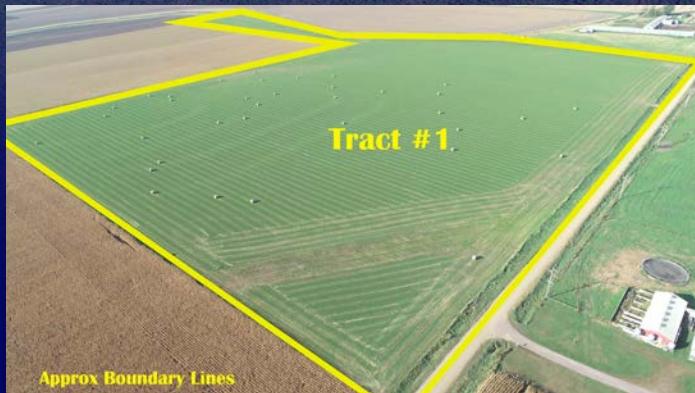




# Live Online Public LAND AUCTION



## Capel TWP, Sioux County, IA

**Sale Date: December 4, 2025 @10:30 A.M.**

These Excellent Tracts Of Farmland Are  
Located Southeast Of Hull, IA & Southwest Of Boyden, IA!

Tract 1: 54.44+/- Acres —Tract 2: 44.24+/- Acres

**Warntjes Family—Owners**

Contact Us!



712-476-9443



[www.zomercompany.com](http://www.zomercompany.com)

**Auctioneer's Note:** We take great pride in presenting these two tracts of Sioux County, IA farmland for sale at auction for the Warntjes Family! This land is located in the heartbeat of Sioux County, IA and if you are an investor or farmer looking to make a land purchase in Northwest Iowa, then strongly consider purchasing one or both of these farms! Land for generations has been a great investment! Make plans today to purchase one or both of these farms!



**Tract Locations:** From the East edge of Hull, IA on HWY 18 go 1 mile East on HWY 18 to Indian Ave. then go South on Indian Ave for 1 mile to 330th St., then from this intersection of Indian Ave. & 330th ST. Tract 1 is located 1/4 mile East and Tract 2 is located 1/4 mile South. Tract 1 is on the South side of 330th ST. & Tract 2 is on the East side of Indian Ave.

Auction Signs will be posted. Auction of the property to be held onsite at the property.

**Abbreviated Legal Description of Tract 1:** Parcel B in the Fractional NW1/4 of Section 6, TWP 96N, Range 44W, Sioux County, IA. Subject to all easements and public roads of record.

**General Description of Tract 1:** According to the recent survey, this property contains 54.44+/- gross acres. According to Agri-Data/survey, this farm contains approx. 51.75+/- tillable acres. This farm has base acres combined with the adjoining farmland and will undergo a reconstitution with FSA due to the recent survey. The predominant soil types include: 310B, B2-Galva, P733-Calco, 8B-Judson, 78C2-Sac, 133-Colo, 810B-Galva, 31-Afton, 91B-Primghar. The average CSR2 is 88.5. The average CSR1 is 67.1. This tract of land is currently all planted to alfalfa but could be tilled and farmed also! Whether you're an investor or a producer, this is a farm you'll want to strongly consider adding to your operation for generations to come! Purchase a farm which you can use to help establish your family's legacy in agriculture whether through farming or as an investment! Land buyers this is your opportunity to purchase a quality tract of Sioux County, IA farmland!

**Abbreviated Legal Description of Tract 2:** Parcel A in the Fractional NW1/4 of Section 6, TWP 96N, Range 44W, Sioux County, IA. Subject to all easements and public roads of record.

**General Description of Tract 2:** According to the recent survey, this property contains 44.24+/- gross acres. According to Agri-Data/survey, this farm contains approx. 40.97+/- tillable acres which also includes approx. 3.5+/- acres that is currently in grass on the North side of the property. This farm has base acres combined with the adjoining farmland and will undergo a reconstitution with FSA due to the recent survey. The predominant soil types include: 810B-Galva, P733-Calco, 310B, B2-Galva, 31-Afton. The average CSR2 is 89. The average CSR1 is 67.5. If you are in the market for a quality tract of land then strongly consider seizing this opportunity to purchase a quality tract of Sioux County, IA farmland! If you are a younger farmer looking for your first farm, established operator looking to add acres to your operation or an investor looking to invest in Iowa farmland then this is an auction that you will want to take a look at it!

**Method of sale:** Live/Online Auction to be held at the site of the farmland. Online bidding is available by going to [www.zomercompany.com](http://www.zomercompany.com) and clicking on the online bidding button on the property listing and filling out a bidder registration. Online bidder registrations must be approved 24 hours prior to the auction. Contact auction company with any additional questions on online bidding registration. Tracts 1 & 2 will be offered for sale in the choice method. The top bidder 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 selects both of the tracts then the auction will be concluded. If the top bidder in the round of choice selects only one of the tracts then whichever tract is then remaining will then be sold. Once a tract is sold it will not be available for purchase again. No combination of tracts will be offered with the exception of the option to purchase both tracts in the round of choice. Final bid shall be times the gross surveyed acres.

**Taxes:** The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$1,742.00 per year on Tract 1 and approx. \$1,415.00 per year on Tract 2. Seller will pay the 2025 taxes which are due and payable in March and Sept of 2026.

**Possession:** Buyer will receive possession of the farms 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 29, 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. **De Koster & De Koster, PLLC—Attorney for sellers.**



# CAPEL TWP

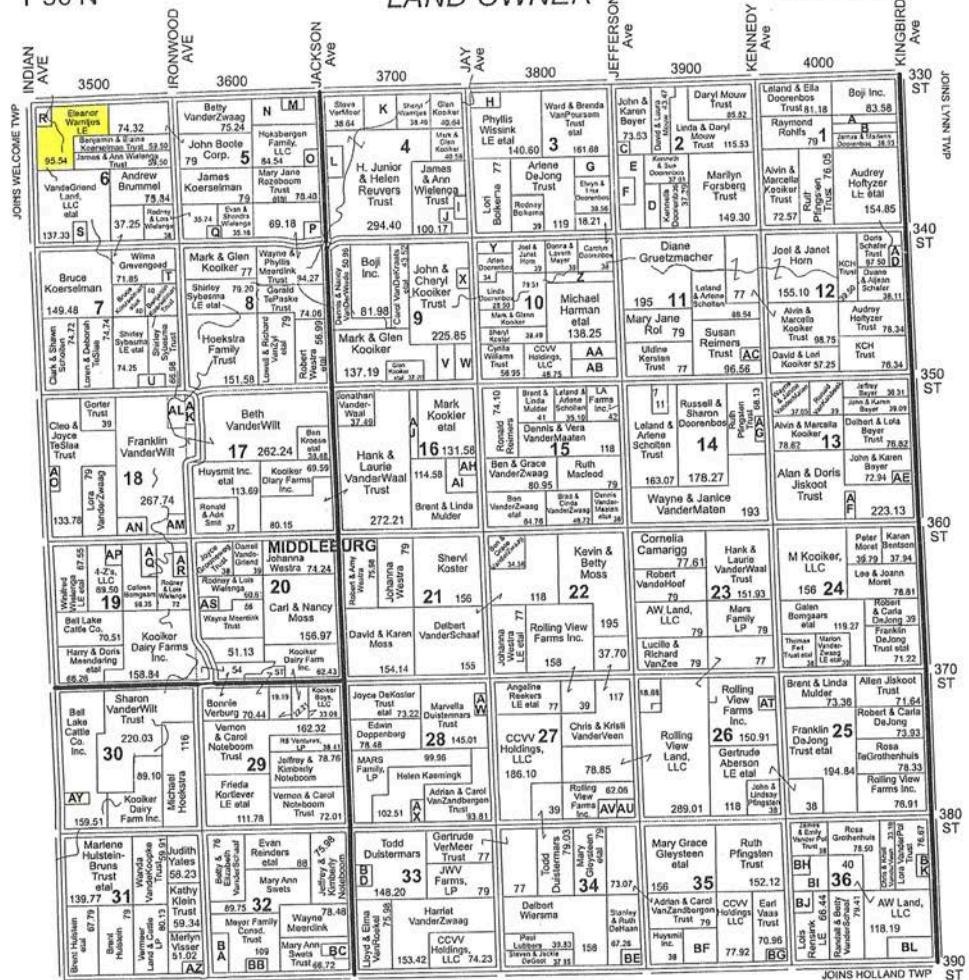
## LAND OWNER

T 96 N

R 44 W

JOINS SHERIDAN TWP

LAND OWNER & RURAL RESIDENT MAPS



**Small Tracts**

Section 1 A Myrna & Marvin Van't Hul - 19.84  
 B Craig & Kristin Hoytzer - 19.83  
 Section 2 C Craig & Jessica VanBriesen - 5.91  
 D Arlen & Linda Doorenbos - 24.45  
 E Kenneth Doorenbos - 38.31  
 F Kroese & Kroese Farms, LLC - 19.92  
 Section 3 G Elwin Doorenbos - 19.21  
 H CalEko Farms Inc. - 18.77  
 Section 4 I Kevin & Pamela Wielenga - 7.54  
 J Wielenga Dairy, LLC - 9.09  
 K Hank & Laurie VanDerWaal Trust - 42.10  
 L Melody Reovers - 18.48  
 Section 5 M Top Five Inc. - 12.38  
 N Marvin & LaDonna VandenTop - 50.94  
 O Darwan & Janice Scholten - 9.62  
 P Mark & Jessica Kooiker et al. - 7.31  
 Q Pamela VanSloten - 6.09  
 Section 6 R Daryl & Lavonne Wartjes - 6.14  
 S VG Dairy, LLC - 8.36

Section 7 T Michael & Connie Grevengood - 6.13  
 U Hoekstra Family Trust - 14.77  
 Section 9 V Glen Kooiker - 19.02  
 W Mark Koiker - 19.02  
 X Christopher & Vicki Garris - 9.26  
 Section 10 Y Arlene DeJong Trust - 19.75  
 AA Gary & Angela Dikevers - 24.50  
 AB Gregory & Doreane Dikevers - 23.25  
 Section 11 AC Seth Sandbult et al. - 11.26  
 Section 12 AD James & Anita Kray - 9.67  
 AF Kemper Hogs Inc. - 8.63  
 Section 13 AE Kemper Hogs Inc. - 5.71  
 Section 14 AG Pfingsten Farms Inc. - 5.55  
 Section 16 AH Gayla Wielenga - 9.75  
 AI Marvin & Marilyn Faber - 29.25  
 AJ Jeremy Kooiker - 19.75  
 Section 17 AK Daryl & Paula Meendering - 7.92  
 Section 18 AL Daryl & Paula Meendering - 8.21  
 AM John & Rhonda Leusink - 7.67  
 AN Hoekstra Family Trust - 16.19  
 AO TeSlaa Ag Corp. - 10.47  
 Section 19 AP Tim & Julie Bomgaars - 20.65  
 AQ Tim & Julie Bomgaars - 20.65  
 AR William & Lindsey Warmjes - 5

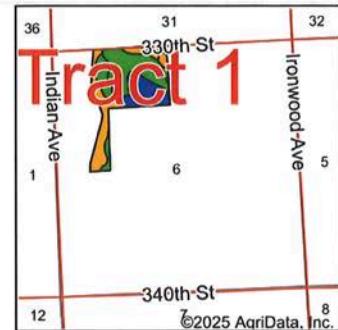
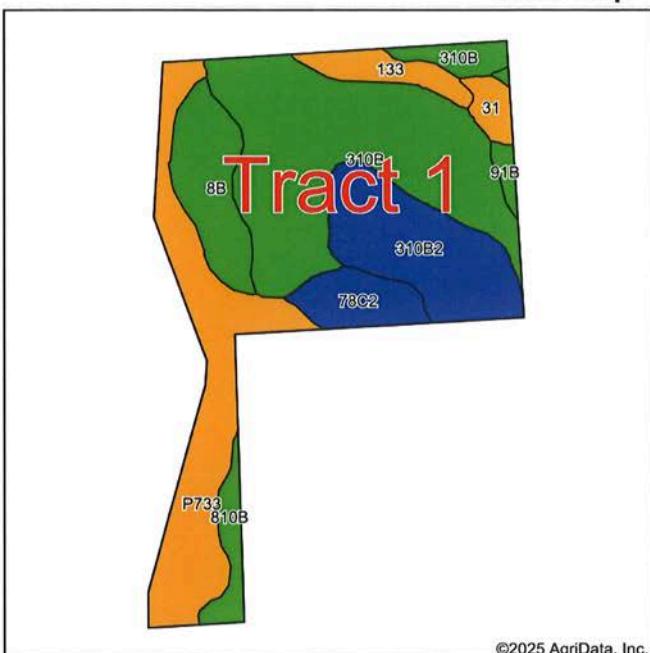
Section 20 AS Bradley & Angela Wielenga - 8.39  
 Section 26 AT Ryan & Jennifer Mulder - 19.50  
 Section 27 AU Marcella Duistermars - 7.85  
 AV Dan & Terri Duistermars - 6.58  
 Section 28 AW Todd Duistermars - 10.99  
 AX Jeffrey & Kira Noteboom - 5.52  
 Section 30 AZ Timothy & Elsie Ymker - 5.90  
 Section 31 BA Ryan & Valerie Beck - 7.41  
 Section 32 BA Vermeer Land & Cattle LP - 17.97  
 BB William & Carol Meyer - 10.10  
 BC Katie Jacobma & Mark Schmitz - 9.78  
 Section 33 BD Eric & Vanessa Bartels - 8.78  
 Section 34 BE AW Land, LLC - 10.18  
 Section 35 BF Lloyd & Elma VanRoekel Trust - 39  
 BG Jeremiah & Marilyn Straub - 6.04  
 Section 36 BH Mark & Rowena DeJong - 9.30  
 BI Barbara Mantel - 29.50  
 BJ Clayton & Gail Rensink - 10.56  
 BK Steve & Lori Dykstra - 5.63  
 BL Robert & Robin VanZandbergen - 37.75

SIOUX COUNTY, IA

Aerial Map



Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **6-96N-44W**  
 Township: **Capel**  
 Acres: **54.44**  
 Date: **10/28/2025**



Maps Provided By:  
 **surety**<sup>®</sup>  
 CUSTOMIZED ONLINE MAPPING  
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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
310B	Galva silty clay loam, 2 to 5 percent slopes	20.17	37.0%		> 6.5ft.	Ille	95	67	75
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	11.87	21.8%		6.5ft.	Ilw	78		75
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	8.63	15.9%		> 6.5ft.	Ille	90	65	67
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	5.12	9.4%		> 6.5ft.	Ille	92	69	80
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	2.97	5.5%		6.4ft.	Ille	82	47	66
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	2.15	3.9%		2.5ft.	Ilw	78	70	80
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	1.76	3.2%		> 6.5ft.	Ille	95	65	76
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.14	2.1%		2.5ft.	Ilw	80	69	68
91B	Primghar silty clay loam, 2 to 5 percent slopes	0.63	1.2%		3.5ft.	Ille	95	75	78
Weighted Average							2.05	88.5	*n 73.8

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

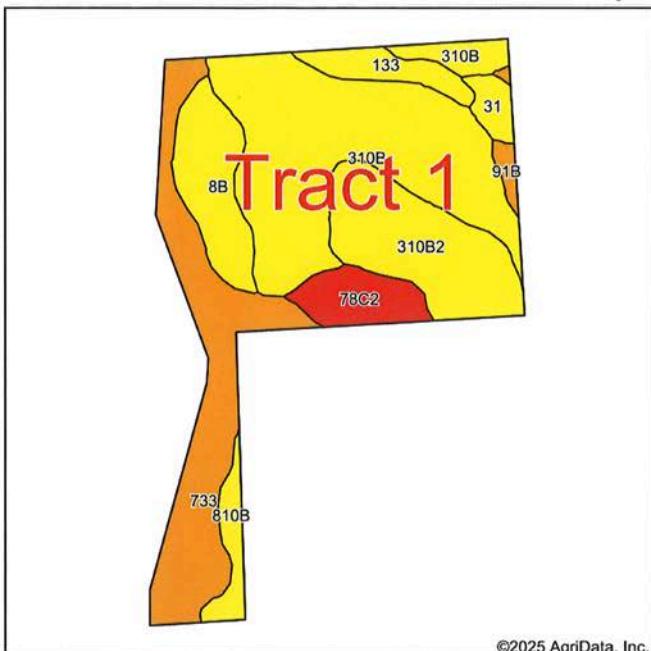
\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



State: Iowa  
County: Sioux  
Location: 6-96N-44W  
Township: Capel  
Acres: 54.44  
Date: 10/28/2025



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Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	CSR Legend	Water Table	Non-Irr Class *c	CSR*	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
310B	Galva silty clay loam, 2 to 5 percent slopes	20.21	37.1%	■	> 6.5ft.	IIe	67	6.4	5.2	177	3.1	93	5.1	47
733	Calco silty clay loam, 0 to 2 percent slopes	11.96	22.0%	■	2.5ft.	IIw	72	6.4	3.8	184	3.1	94	5.1	47
310B2	Galva silty clay loam, 2 to 5 percent slopes, moderately eroded	8.60	15.8%	■	> 6.5ft.	IIe	65	6.2	5	175	3	90	4.9	45
8B	Judson silty clay loam, 2 to 5 percent slopes	5.12	9.4%	■	> 6.5ft.	IIe	69	6.5	5.3	180	3.1	95	5.2	47
78C2	Sac silty clay loam, 5 to 9 percent slopes, moderately eroded	2.94	5.4%	■	4.5ft.	IIIe	47	5.5	4.5	150	2.7	81	4.4	41

Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	CSR Legend	Water Table	Non-Irr Class *c	CSR*	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	
133	Colo silty clay loam, 0 to 2 percent slopes	2.18	4.0%		2.5ft.	llw	70		6.2	3.6	182	3	90	4.9	45
810B	Galva silty clay loam, benches, 2 to 5 percent slopes	1.70	3.1%		> 6.5ft.	lle	65		6.2	5	175	3	90	4.9	45
31	Afton silty clay loam, 0 to 2 percent slopes	1.12	2.1%		2.5ft.	llw	69		6.4	3.8	180	3.1	94	5.1	47
91B	Primghar silty clay loam, 2 to 5 percent slopes	0.61	1.1%		3.5ft.	lle	75		6.8	5.3	188	3.2	99	5.4	50
<b>Weighted Average</b>				<b>2.05</b>	<b>67.1</b>		<b>6.3</b>		<b>4.7</b>	<b>177.4</b>		<b>3.1</b>	<b>92.2</b>	<b>5</b>	<b>46.3</b>

\*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

Aerial Map



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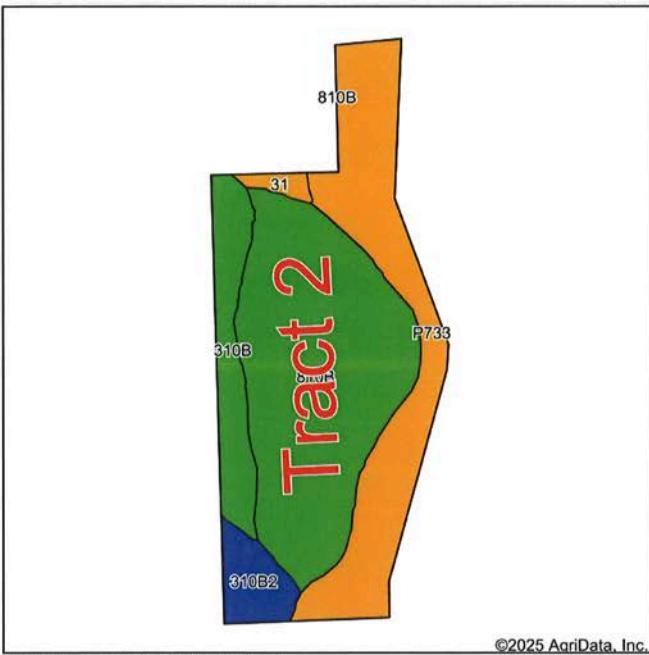
Field borders provided by Farm Service Agency as of 5/21/2008.

6-96N-44W  
Sioux County  
Iowa



10/28/2025

Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **6-96N-44W**  
 Township: **Capel**  
 Acres: **44.24**  
 Date: **10/28/2025**



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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	
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	21.79	49.3%		> 6.5ft.	llc	95	65		76
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.26	32.2%		6.5ft.	llw	78			75
310B	Galva silty clay loam, 2 to 5 percent slopes	5.00	11.3%		> 6.5ft.	llc	95	67		75
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	2.56	5.8%		> 6.5ft.	llc	90	65		67
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.63	1.4%		2.5ft.	llw	80	69		68
Weighted Average							2.00	89	*-	*n 74.9

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

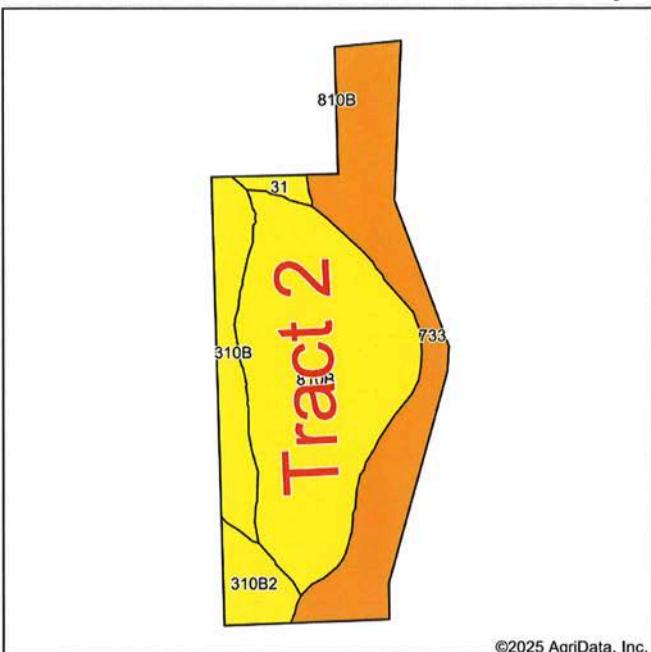
\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



State: Iowa  
 County: Sioux  
 Location: 6-96N-44W  
 Township: Capel  
 Acres: 44.24  
 Date: 10/28/2025



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Archived Soils Ending 1/21/2012

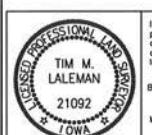
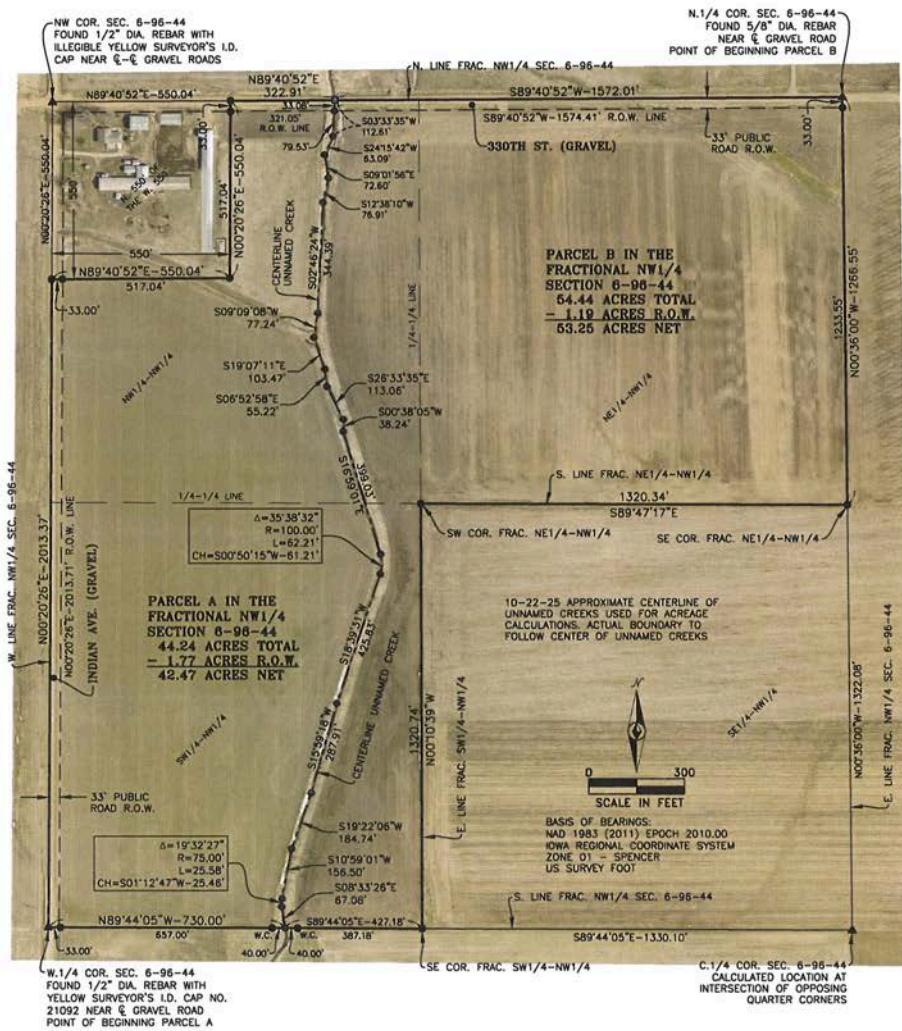
Code	Soil Description	Acres	Percent of field	CSR Legend	Water Table	Non-Irr Class *c	CSR*	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
810B	Galva silty clay loam, benches, 2 to 5 percent slopes	21.79	49.2%		> 6.5ft.	llc	65	6.2		5 175	3	90	4.9	45
733	Calco silty clay loam, 0 to 2 percent slopes	14.15	32.0%		2.5ft.	llw	72	6.4		3.8 184	3.1	94	5.1	47
310B	Galva silty clay loam, 2 to 5 percent slopes	5.09	11.5%		> 6.5ft.	llc	67	6.4		5.2 177	3.1	93	5.1	47
310B2	Galva silty clay loam, 2 to 5 percent slopes, moderately eroded	2.56	5.8%		> 6.5ft.	llc	65	6.2		5 175	3	90	4.9	45
31	Afton silty clay loam, 0 to 2 percent slopes	0.65	1.5%		2.5ft.	llw	69	6.4		3.8 180	3.1	94	5.1	47
				Weighted Average	2.00	67.5		6.3		4.6 178.2	3	91.7	5	45.9

Soils data provided by USDA and NRCS.

REVIEW DRAFT  
(10-28-25)

LOCATION: FRACTIONAL NW1/4 SECTION 6-96-44
PREPARED BY AND RETURN TO: TIM M. LALEMAN, PLS DGR ENGINEERING 1302 SOUTH UNION STREET P.O. BOX 511 ROCK RAPIDS, IOWA 51246 PHONE: 712-472-2531
SURVEY REQUESTED BY: MARK ZOMER
CURRENT PROPRIETOR: JERRY E. WARNTJES, ETAL

**PLAT OF SURVEY**  
**PARCELS A & B IN THE FRACTIONAL NW1/4 SECTION 6-96-44**  
**SIOUX COUNTY, IOWA**



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. My license renewal date is December 31, 2025  
Sheets covered by this seal: SHEETS 1 OF 2 AND 2 OF 2

LEGEND:  
 ▲ SECTION CORNER AS NOTED  
 ● SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S LD. CAP NO. 21092  
 ■ SET MAG SPIKE  
 ● CALCULATED CORNER ● § CREEK  
 W.C. = WITNESS CORNER



Email: dgr@dgr.com Date: 10-28-25  
Web: dgr.com Drawn By: TML  
Reviewed: ANW  
Approved: TML

PROJECT NO. 375353

SHEET 1 OF 2

DWG. # P-03 075-353-375353.DWG/375353.BOUND.IRCS.DWG

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