



Live Online Public LAND AUCTION



Liberty TWP, Cherokee County, IA

Sale Date: February 23, 2026 @10:30 A.M.

**This Powerful Farm Is Located West Of
Larrabee, IA, Northeast Of Cleghorn, IA,
North Of Meriden, IA & Southeast Of Paullina, IA
& Northeast Of Marcus, IA!**

Gengler Farms, LLC –Owners

Contact Us!



712-476-9443



www.zomercompany.com

Auctioneer's Note: The Zomer Company is pleased to have been selected by the Gengler family to offer for sale at auction their outstanding tract of land in Cherokee County, Iowa! This farm has powerful soil ratings and an outstanding location! If you are considering purchasing land in Northwest Iowa then this is one farm that you will want to seriously consider purchasing! Making the decision to purchase land for your operation or as investment is a proven strategy for a long term investment in a strong asset class!



Location: From the intersection of 450th St(C16) & HWY 59 on the North side of Larrabee, IA go West on 450th St (C16) for 5 1/4 miles to the farm. Farm is on the North side of 450th St.(C16) or From Marcus, Iowa go North on 143 for 2 1/2 miles to 450th St. then go 7 1/2 miles East on 450th ST. to the farm. Farm is on the North side of 450th St.

Auction Location: Auction of the land to be held at Oakdale Evangelical Church parking lot (1207 450th St., Meriden, IA 51037). Watch zomercompany.com for inclement weather!

Abbreviated Legal Description: The Northwest 1/4 and the Southwest 1/4 of the Southeast 1/4 AND; the Northeast 1/4 of the Southwest 1/4, all in Section 14, TWP 93N, Range 41W, Cherokee County, Iowa. Subject to all easements, wind easements, drainage taxes/assessments & public roads of record.

General Description: This is an elite tract of Cherokee County, IA farmland! Land is an investment in your family's future! According to the county assessor, this property contains 120+- gross acres. According to FSA, this farm contains approx. 115.55+- tillable acres which also includes some grass waterway area. This farm has a corn base of 59.02 acres with a PLC yield of 146bu and a soybean base of 54.85 acres with a PLC yield of 44bu. This farm is classified as NHEL. The predominant soil types include: 310B, C-Galva, 91B-Primghar, 78B, C2-Sac, 577B2, C2-Everly, 33D, G-Steinauer. The average CSR2 is 91. The average CSR1 is 67.5. The owners of this property have signed a wind easement agreement with Invenergy wind development, LLC. This easement agreement pays an annual payment to the owners which will transfer to the new owners! Contact an agent for details! This farm has a tremendous soil rating indicating this is a prime tract of farmland which ranks in the top tier of land in the area! Purchasing this farm is not just buying another tract of land, it is securing a prime asset for your family's future! Opportunities to acquire farmland of this caliber are rare, this is a legacy quality investment that can help propel your family's legacy for decades to come! Owning land is something that has proven to help establish your family's future legacy! Do not hesitate to attend this auction and purchase this superb Cherokee County, IA farm!

Method of sale: Auction to be held at the Oakdale Evangelical Church parking lot (1207 450th St., Meriden, IA 51037). Farm will be offered for sale with the final bid price times the gross county deeded acres. Farm will be sold based on the county gross stated acres of 120+- acres.

Taxes: The current Real Estate Taxes according to the Cherokee County Treasurer are approx. \$3,992.00 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 closing day. 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 March 31, 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. If buyer delays closing, penalties may apply. 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.. 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 sellers.**



GENGLER FARMLAND PROPERTY AERIAL MAP

Aerial Map



Boundary Center: 42° 52' 12.48, -95° 39' 7.57

0ft 830ft 1660ft



14-93N-41W
Cherokee County
Iowa

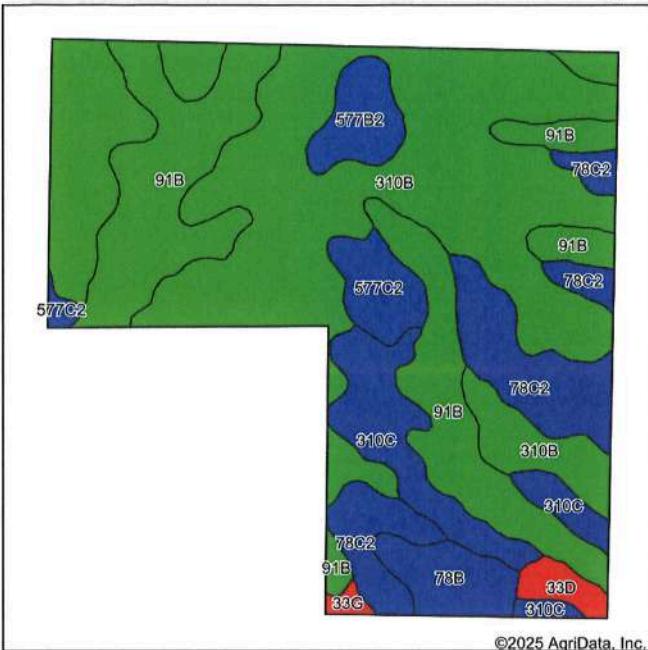
12/23/2025

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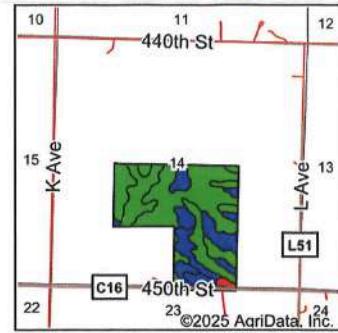
Field borders provided by Farm Service Agency as of 5/21/2008.

GENGLER FARMLAND PROPERTY SOIL MAP

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Cherokee
Location: 14-93N-41W
Township: Liberty
Acres: 120
Date: 12/23/2025



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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	55.80	46.5%	■	> 6.5ft.	IIe	95	71	75
91B	Primghar silty clay loam, 2 to 5 percent slopes	28.13	23.4%	■	3.5ft.	IIe	95	79	78
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	12.84	10.7%	■	6.4ft.	IIIe	82	50	66
310C	Galva silty clay loam, 5 to 9 percent slopes	9.34	7.8%	■	> 6.5ft.	IIIe	87	56	76
78B	Sac silty clay loam, 2 to 5 percent slopes	4.09	3.4%	■	6.4ft.	IIe	89	67	72
577C2	Everly clay loam, 5 to 9 percent slopes, moderately eroded	4.04	3.4%	■	5.9ft.	IIIe	83	49	63
577B2	Everly clay loam, 2 to 5 percent slopes, moderately eroded	3.64	3.0%	■	5.9ft.	IIe	88	59	64
33D	Steinauer clay loam, 9 to 14 percent slopes	1.64	1.4%	■	> 6.5ft.	IVe	33	36	58
33G	Steinauer clay loam, 25 to 40 percent slopes	0.48	0.4%	■	> 6.5ft.	VIIe	5	5	8
Weighted Average							2.27	91 67.5	*n 73.5

**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.

GENGLER FARMLAND PROPERTY FSA MAP



GENGLER FARMLAND PROPERTY FSA 156 FORM

Tract Number : 1230

Description : H2 W2 SE4,NE4 SW4 SEC 14 LIBERTY TWP CHEROKEE CO
FSA Physical Location : IOWA/CHEROKEE
ANSI Physical Location : IOWA/CHEROKEE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : GENGLER FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
116.02	115.55	115.55	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	115.55	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	59.02	0.00	146
Soybeans	54.85	0.00	44
TOTAL	113.87	0.00	

NOTES

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Dennis Gengler-Cherokee County Farm

Location: IA / Cherokee / 14-93N-41W

GPS Soil Tested Crop Acres=115.1 Acres



Since November 2017, this farm has been professionally soil sampled on a consistent four-year cycle, with comprehensive grid/zone sampling conducted in 2017 and 2021. Each soil sampling event has been followed by a detailed, data-driven lime recommendation, ensuring pH has been regularly corrected and maintained on a four-year schedule.

In addition, aggressive, yield-focused crop fertility recommendations have been provided annually based on current cropping plans and recent soil test data. These annual fertility programs have been designed to optimize crop performance while maintaining or building soil test levels over time.

This is a well-managed, high-quality farm that has received consistent soil testing, strong fertilizer recommendations every year, and timely lime applications every four years since 2017.

Regards,
Greg Reisz -E4 Crop Intelligence President/Owner

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www.e4cropintelligence.com

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