



ZOMER **COMPANY**
REALTY & AUCTION

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 CSRI 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.

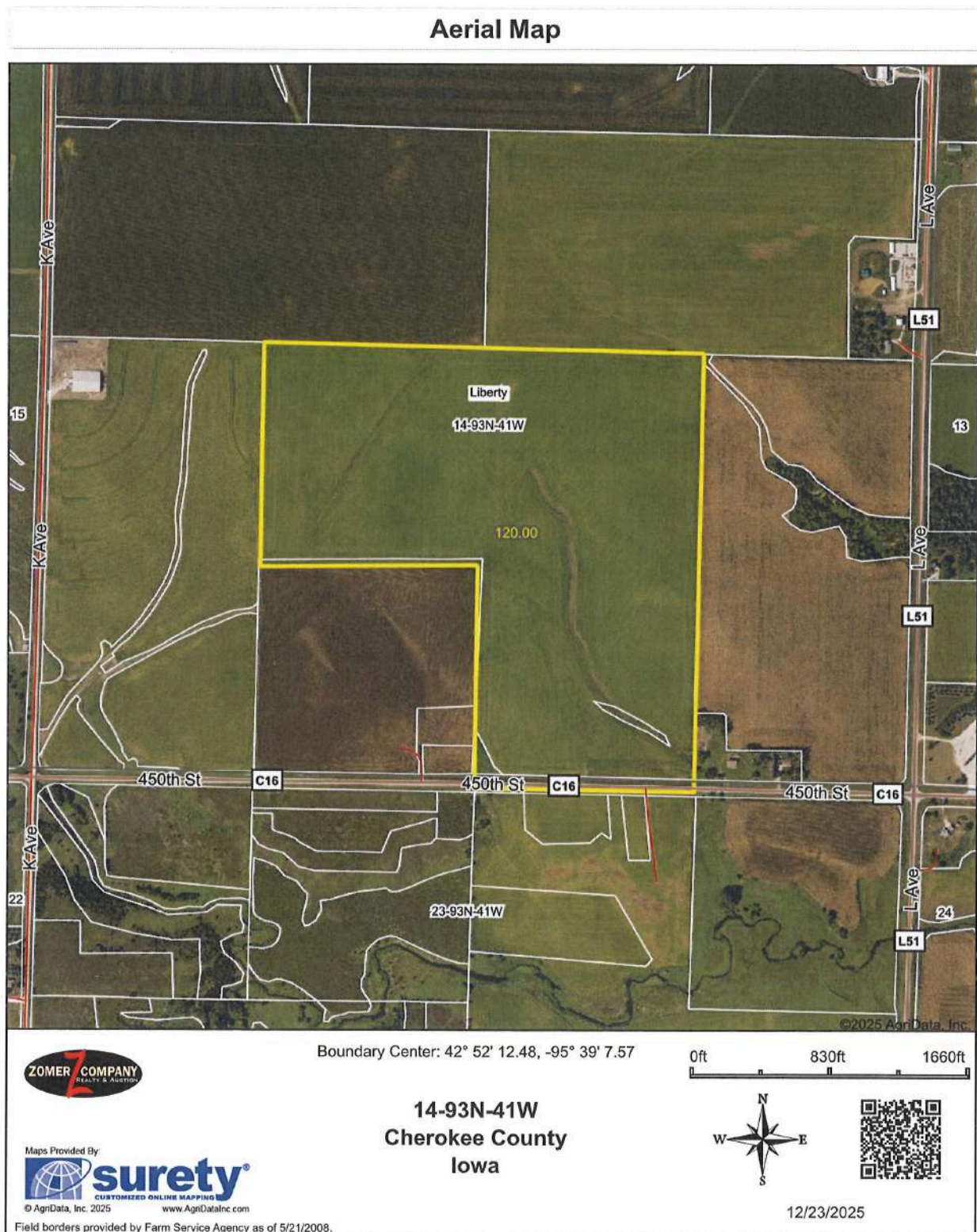
Taxes: The current Real Estate Taxes according to the Cherokee County Treasurer are approx. \$3,992.00 per year. Seller will pay the 2025 taxes which are due and payable in March and Sept of 2026.

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.**

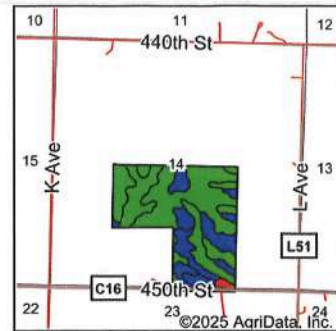
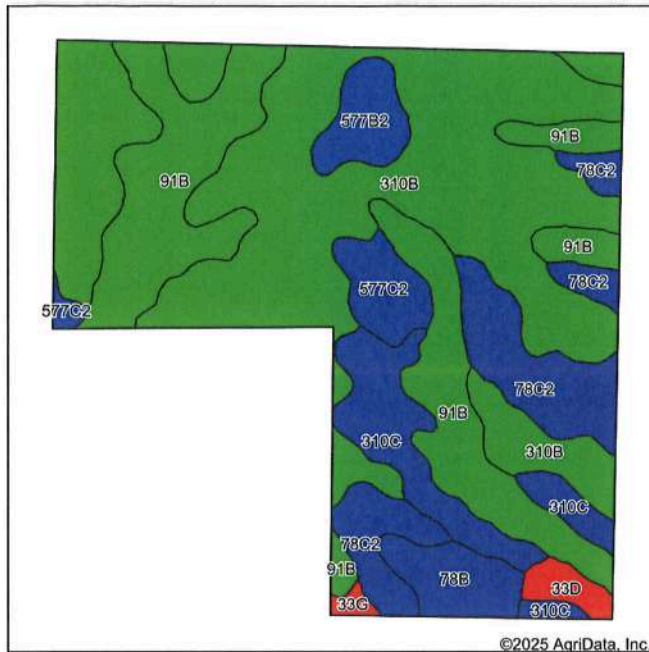


GENGLER FARMLAND PROPERTY AERIAL MAP



GENGLER FARMLAND PROPERTY SOIL MAP

Soils Map



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



Maps Provided By:
surety
CUSTOMER ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: IA035, 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	55.80	46.5%	<div></div>	> 6.5ft.	Ile	95	71	75
91B	Primghar silty clay loam, 2 to 5 percent slopes	28.13	23.4%	<div></div>	3.5ft.	Ile	95	79	78
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	12.84	10.7%	<div></div>	6.4ft.	IIle	82	50	66
310C	Galva silty clay loam, 5 to 9 percent slopes	9.34	7.8%	<div></div>	> 6.5ft.	IIle	87	56	76
78B	Sac silty clay loam, 2 to 5 percent slopes	4.09	3.4%	<div></div>	6.4ft.	Ile	89	67	72
577C2	Everly clay loam, 5 to 9 percent slopes, moderately eroded	4.04	3.4%	<div></div>	5.9ft.	IIle	83	49	63
577B2	Everly clay loam, 2 to 5 percent slopes, moderately eroded	3.64	3.0%	<div></div>	5.9ft.	Ile	88	59	64
33D	Steinauer clay loam, 9 to 14 percent slopes	1.64	1.4%	<div></div>	> 6.5ft.	IVe	33	36	58
33G	Steinauer clay loam, 25 to 40 percent slopes	0.48	0.4%	<div></div>	> 6.5ft.	Vlle	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



United States
Department of
Agriculture

Plymouth County, Iowa



Legend

<input type="checkbox"/> Non-Cropland	<input type="checkbox"/> CRP	<input type="checkbox"/> Iowa PLSS
<input type="checkbox"/> Cropland	<input type="checkbox"/> Tract Boundary	<input type="checkbox"/> Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

Producers/Shares

Tract Cropland Total: 115.55 acres

Irrigation

☒ X NI
☐ IR

Intended Use

☐ Grain
☐ Forage
☐ Grazed

2025 Program Year

Map Created May 07, 2025

Farm 3777

Tract 1230



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



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 Cop Intelligence President/Owner

3113 Hwy 30 Woodbine, IA 51579 712-647-2666

www.e4cropintelligence.com

E4 Crop Intelligence is a trademark of E4 Sons Co., Woodbine, Iowa



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**