

# LIVE PUBLIC

# LAND AUCTION

## Wheeler TWP, Lyon County, IA

**Sale Date: February 26, 2026 @ 10:30 A.M.**



**60+/-  
ACRES**

**PAUL & KATHY ALTENA  
OWNERS**

 712-476-9443

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

 1414 Main St., Rock Valley, IA

**ZOMER  COMPANY**  
REALTY & AUCTION

**Auctioneer's Note:** WOW, the Zomer Company is honored to have been selected by Paul & Kathy to offer at auction this inside tract of farmland in Wheeler TWP! This is a great opportunity that you do not want to pass up! If you are a younger farmer, established operator or an investor looking to add acres to your operation/portfolio then do not hesitate to purchase this farm!



**Location:** From George, IA go South on Kennedy Avenue for 3 miles to 250th Street then go West on 250th street for 2 1/2 miles to the site of the farm. Or From Boyden, IA go North on Kennedy Avenue for 7 miles to 250th Street then go West on 250th street for 2 1/2 miles to the site of the farm. Auction to be held onsite at the site of the farm. Watch [zomercompany.com](http://zomercompany.com) for inclement weather!



**Abbreviated Legal Description:** The W1/2 of the W1/2 of the SE1/4 and the West 20 acres of the SW1/4 in Section 21, Township 98N, Range 44W, Lyon County, IA. Subject to all easements and public roads of record. Subject to all easements and public roads of record.

**General Description:** Wow, this is an outstanding opportunity to purchase a completely inside tract of farmland! According to the assessor/Agri-Data, this property contains 60+/- gross acres. According to FSA, this farm contains approx. 57.50+/- tillable acres! This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 165bu on corn and a PLC yield of 50bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 899-Davis, 785-Spillco, 808-Dempster, 133-Colo, 486-Davis, 541C-Estherville, 658-Mayer, 28C2-Dickman, 28D2-Dickman. The average CSR2 is 60.3. The average CSR1 is 62.8. This is farm has good soil ratings and longer rows! If you are looking to invest in farmland then strongly consider investing in this farm! Purchasing land is the American dream! This is a nice offering of land that is the perfect size if you are a younger farmer looking to purchase your first farm or an established operator looking to add a nice tract of land to your current operation! If you are an investor looking to add to your portfolio or looking to get started in land investing this is a outstanding opportunity to do just that! Land is an investment on which you can physically walk on, look at and touch and feel and from which you can receive an annual dividend from each year!

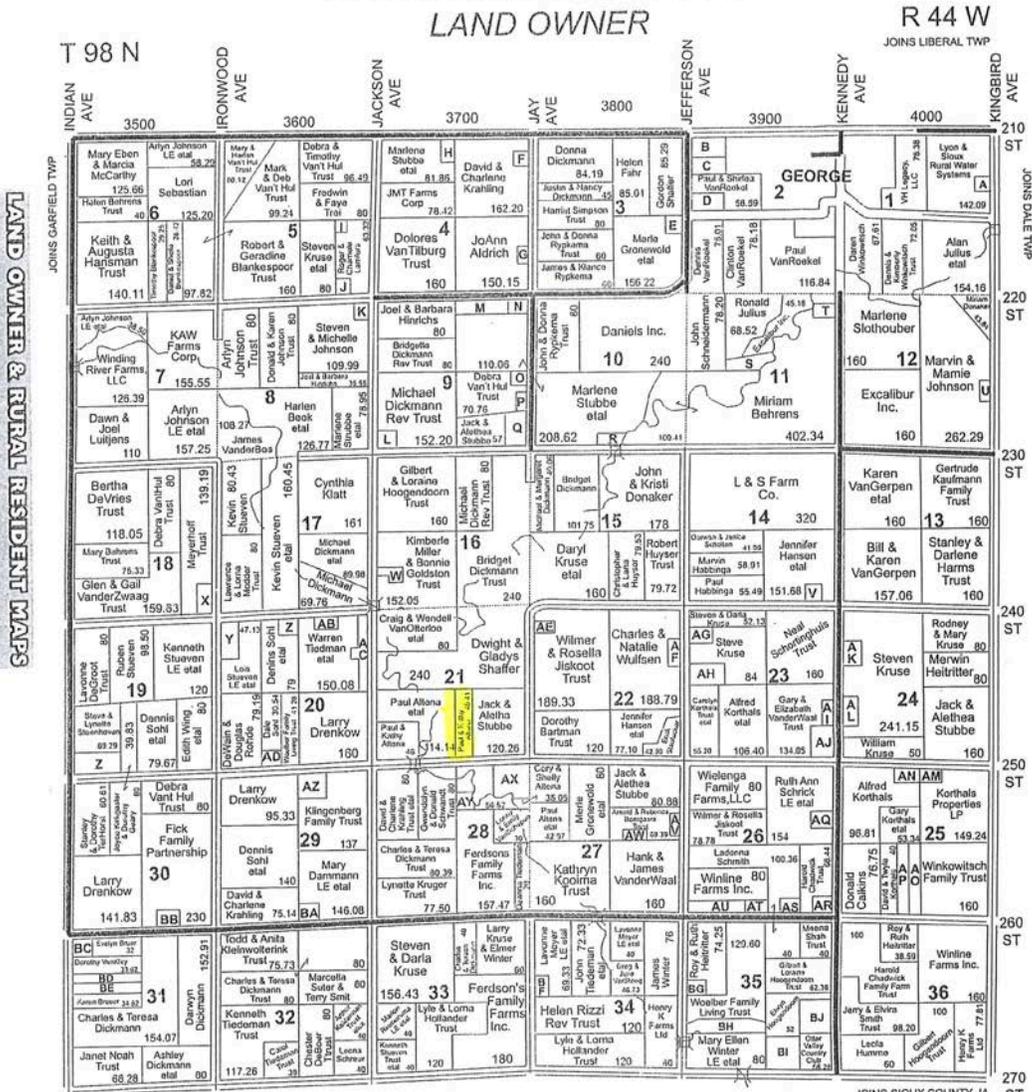
**Method of sale:** Auction to be held onsite at the site of the farm. Land will be sold with the final bid price times the gross surveyed acres. This farm will be surveyed and the final gross acres will be adjusted based on the final gross surveyed acres.

**Taxes:** The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$1,256.00 per year. Seller will pay the 2025 taxes which are due and payable in March and Sept of 2026.

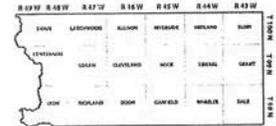
**Possession:** Buyer will receive possession on Closing Day. This land is available to farm for the 2026 crop year!

**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 20, 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 including measurements, years built, zoning, building permitting. 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. **Mike Thole—Attorney for sellers.**

# WHEELER TWP LAND OWNER



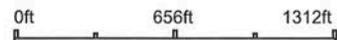
- Small Tracts**
- Section 1 A Paul & LaRae Denakas - 7.14
  - Section 2 B Karan Smith - 20.14
  - Section 3 C Carol Lulljens et al - 21.78
  - Section 4 D Wheeler Tap & Town of George - 15
  - Section 5 E Michael & Barbara Moddar - 5.38
  - Section 6 F Elaina Schipper - 6.81
  - Section 7 G Merlo Groenewold et al - 9.85
  - Section 8 H Delbert & Gladys Kannegieter - 10.74
  - Section 9 J Lamfers Farm Inc - 6.90
  - Section 10 K Lamfers Farm Inc - 6.97
  - Section 11 L Gaylord Garmmister - 14.46
  - Section 12 M Bridgette Dickman Rev Trust - 7.80
  - Section 13 N Douglas & Rebecca Slubbe - 40
  - Section 14 O Jason & Megan Slubbe - 7.13
  - Section 15 P Harland's Reformed Hope Church - 5.40
  - Section 16 Q Marlin Kruse - 7.82
  - Section 17 R Kathryn Knaflman - 20
  - Section 18 S Paul & Angela VanBriesen - 12.03
  - Section 19 T John Donaker - 7.51
  - Section 20 U Craig & Angela Johnson - 7.44
  - Section 21 V Eric Stauffer - 8.32
  - Section 22 W Kimberle & David Miller - 7.95
  - Section 23 X Cronell & Shania Hoogendoorn - 21.20
  - Section 24 Y Barbara VanStoten - 30.53
  - Section 25 Z Kevin Stuven - 12.87
  - Section 26 AA Hawkeye Prides Egg Farms, LLP - 5.09
  - Section 27 AB Ferdons Family Farms Inc. - 8.12
  - Section 28 AC Darwin & Wanda VanOterloo - 17.81
  - Section 29 AD Loren & Bruce Woelber - 8.43
  - Section 30 AE Gerald & Karen Moyer - 10.67
  - Section 31 AF Mark & Leslie Smin - 11.21
  - Section 32 AG William Kruse - 5
  - Section 33 AH Charles Wulfson - 20.17
  - Section 34 AI Kenneth Daniels - 5.58
  - Section 35 AJ Daniels Inc. - 20.39
  - Section 36 AK M-S-R Kruse Farm Ltd - 8.74
  - Section 37 AL M-S-R Kruse Farm Ltd - 20.11
  - Section 38 AM David & Twila Korhals - 10.76
  - Section 39 AN Gary & Lori Korhals - 9.83
  - Section 40 AO Alkaid Korhals - 20.13
  - Section 41 AP Gary & Lorain Korhals - 20.13
  - Section 42 AQ Swest Action Swine, LLP - 6
  - Section 43 AR Chadwick Inc. - 11.56
  - Section 44 AS Ryan & Brinley Schmitt - 19.84
  - Section 45 AT Vincent & Carol Lulljens - 8.33
  - Section 46 AU Olin & Kathy Vancusen - 23.35
  - Section 47 AV Kent Veik & DeJerosa Taylor - 5.04
  - Section 48 AW Hoogendoorn Bros. Inc. - 5.84
  - Section 49 AX Paul & Kathy Altona - 26.97
  - Section 50 AY Deanna Tideman - 23.88
  - Section 51 AZ Dwan & Douglas Rohde - 23
  - Section 52 BA Lonnie & Lash Egder - 10
  - Section 53 BB Bruce Fick - 10
  - Section 54 BC Chad Bremer & Sandy DeKam - 8
  - Section 55 BD Sharon Verduin - 17.31
  - Section 56 BE Ryan Martinez - 17.31
  - Section 57 BF Kevin & Carol Dirks - 10.67
  - Section 58 BG Tim & Denise Kennedy - 5.80
  - Section 59 BH Douglas & Wendy Woelber - 30.40
  - Section 60 BJ Gilbert & Loraine Hoogendoorn Trust - 42.26
  - Section 61 BK Hoogendoorn Bros. Inc. - 23.88



Aerial Map



Boundary Center: 43° 17' 28.72, -96° 2' 54.97



21-98N-44W  
Lyon County  
Iowa



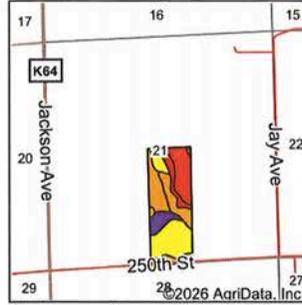
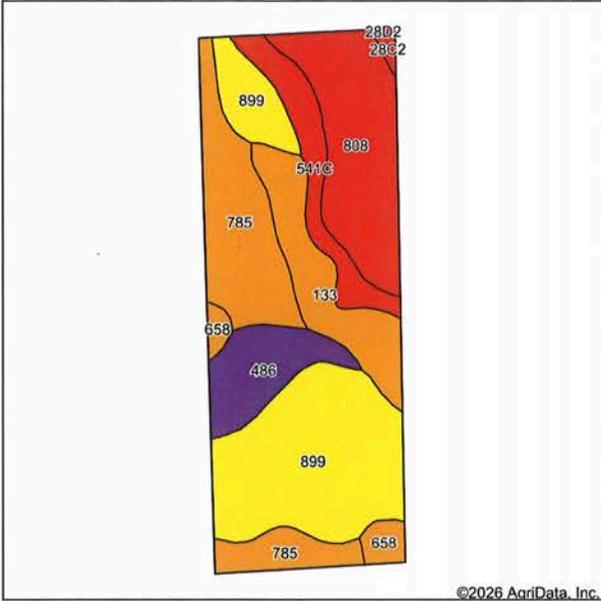
Maps Provided By:  
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CUSTOMIZED ONLINE MAPPING  
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1/7/2026

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



Soils Map



State: Iowa  
 County: Lyon  
 Location: 21-98N-44W  
 Township: Wheeler  
 Acres: 60  
 Date: 1/7/2026



Maps Provided By:  
 surety  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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Area Symbol: IA119, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class °C	CSR2**	CSR	Alfalfa hay Tons	Barley Bu	Bromegrass hay Tons	Bromegrass alfalfa AUM	Corn Bu	Corn silage Tons	Grain sorghum Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	Sunflowers Lbs	Winter wheat Bu	*n NCCPI Soybeans
899	Davis silt loam, 0 to 2 percent slopes	18.84	31.5%		6.4ft.	I	69	76													68
785	Spilco loam, 0 to 2 percent slopes, occasionally flooded	11.39	19.0%		6.4ft.	IIw	73	68													69
808	Dempster silt loam, 0 to 2 percent slopes	11.10	18.5%		> 6.5ft.	IIs	40	57													57
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	6.87	11.4%		2.5ft.	IIw	78	69													80
486	Davis loam, 0 to 2 percent slopes, occasionally flooded	5.06	8.4%		> 6.5ft.	Iw	52	70	4	49	3	4	91	10	53	61	33	34	1283	38	75

Soils data provided by USDA and NRCS.





Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	CSR2**	CSR	Alfalfa hay Tons	Barley Bu	Bromegrass hay Tons	Bromegrass alfalfa AUM	Corn Bu	Corn silage Tons	Grain sorghum Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	Sunflowers Lbs	Winter wheat Bu	*n NCCPI Soybeans	
541C	Estherville-Salida complex, 5 to 9 percent slopes	4.79	8.0%	<span style="color: red;">■</span>	> 6.5ft.	IVs	24	5													26	
658	Mayer loam, 0 to 2 percent slopes	1.58	2.6%	<span style="color: orange;">■</span>	2.5ft.	IIw	79	46													54	
28C2	Dickman fine sandy loam, 5 to 9 percent slopes, moderately eroded	0.30	0.5%	<span style="color: red;">■</span>	> 6.5ft.	IVe	14	13													28	
28D2	Dickman fine sandy loam, 9 to 14 percent slopes, moderately eroded	0.07	0.1%	<span style="color: red;">■</span>	> 6.5ft.	IVe	8	5													29	
<b>Weighted Average</b>							<b>1.77</b>	<b>60.3</b>	<b>62.8</b>	<b>0.3</b>	<b>4.1</b>	<b>0.3</b>	<b>0.3</b>	<b>7.7</b>	<b>0.8</b>	<b>4.5</b>	<b>5.1</b>	<b>2.8</b>	<b>2.9</b>	<b>108.2</b>	<b>3.2</b>	<b>*n 64.2</b>

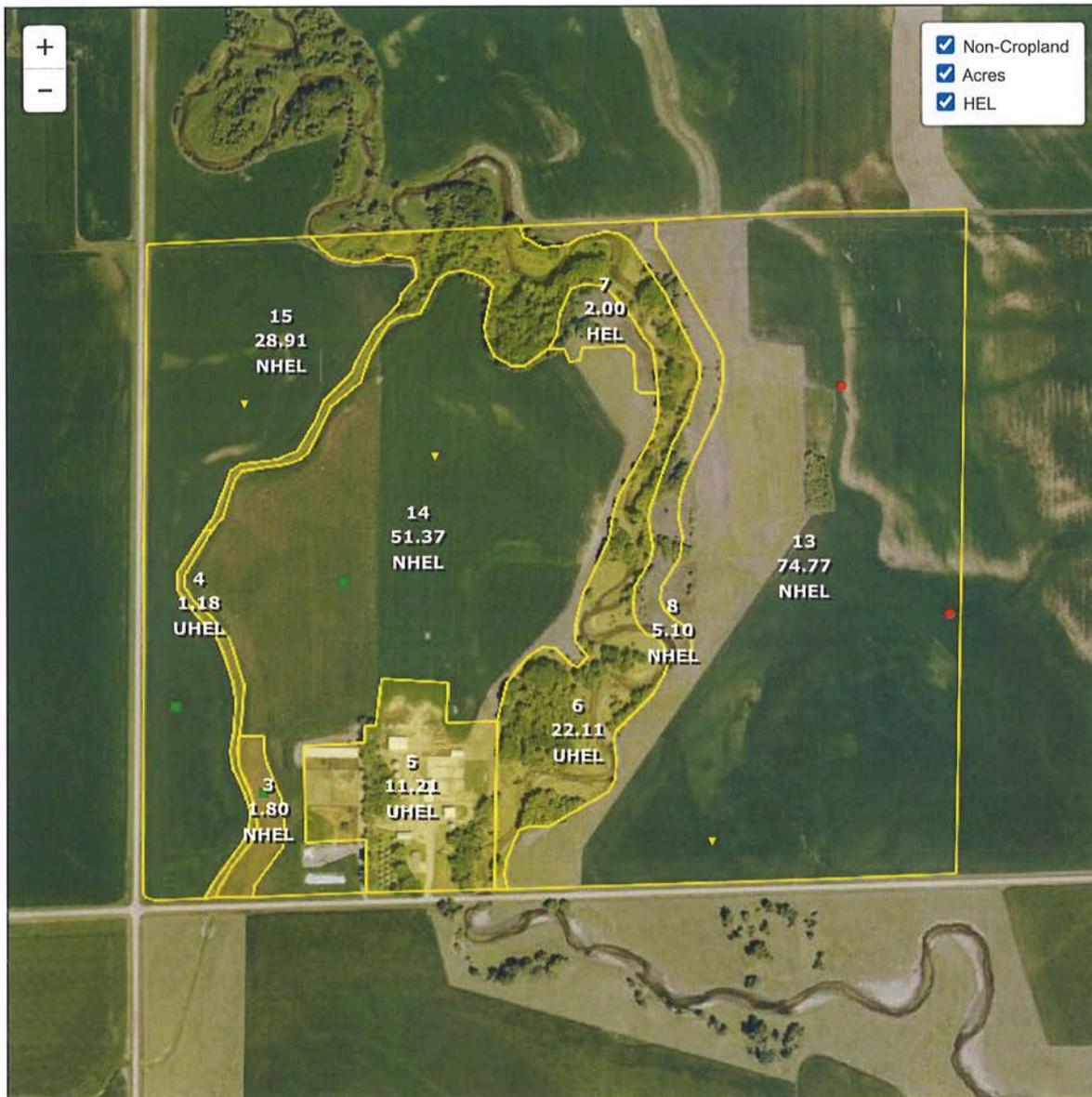
\*\*IA has updated the CSR values for each county to CSR2.

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



USDA Lyon County, Iowa



- Non-Cropland
- Acres
- HEL

**Common Land Unit**

- Cropland
- Non-cropland
- CRP

2026 Crop Year

Farm 8873  
Tract 13216

**Wetland Determination Identifiers**

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



Tract 1 of 1

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).



IOWA  
LYON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 8873  
Prepared : 1/6/26 9:28 AM CST  
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : PAUL WAYNE ALTENA  
CRP Contract Number(s) : 10016B  
Recon ID : 19-119-2022-70  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
198.45	163.95	163.95	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	162.15	0.00		1.80	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	145.24	0.00	165	0
Soybeans	7.11	0.00	50	
<b>TOTAL</b>	<b>152.35</b>	<b>0.00</b>		

NOTES

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Tract Number : 13216  
Description : SW4 & W2 W2 SE4 SEC 21 WHEELER TWP 98 44  
FSA Physical Location : IOWA/LYON  
ANSI Physical Location : IOWA/LYON  
BIA Unit Range Number :  
CRP Contract Number(s) : 10016B  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : KATHY MAE ALTENA, PAUL WAYNE ALTENA  
Other Producers : None  
Recon ID : 19-119-2022-71

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
198.45	163.95	163.95	0.00	0.00	0.00	0.00	0.0



IOWA  
 LYON  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

FARM : 8873  
 Prepared : 1/6/26 9:28 AM CST  
 Crop Year : 2026

Abbreviated 156 Farm Record

Tract 13216 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	162.15	0.00	1.80	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	145.24	0.00	165
Soybeans	7.11	0.00	50
<b>TOTAL</b>	<b>152.35</b>	<b>0.00</b>	

NOTES

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