



*Live* **Public**

# **Land Auction**

**East Orange TWP, Sioux County, IA**

**THESE HIGH QUALITY FARMS  
ARE LOCATED SOUTHEAST OF  
ALTON, IA,  
NORTH OF REMSEN, IA &  
SOUTHWEST OF GRANVILLE, IA!  
THIS AUCTION PUTS YOU IN AN  
OUTSTANDING POSITION TO  
PURCHASE A  
HIGH QUALITY SIOUX COUNTY,  
IOWA FARM!**



**MARCH 10, 2026  
@ 10:30 A.M.**

**KONZ FAMILY FARM HEIRS  
OWNERS**

**Auctioneer's Note:** We take great pride in presenting, on behalf of the heirs this outstanding opportunity to purchase one or two high quality farms in East Orange TWP in Sioux County, Iowa! This farms offer good soil ratings and a great location where not many farms are often available for sale! Investing in land is an investment in your family's future! If you are considering purchasing land for your operation or investment portfolio then do not hesitate to attend this auction and purchase one or both of these farms!



**Tract Locations:** From Granville, IA go West on HWY 10 for 5 miles to Kingbird Ave. then go South on Kingbird Ave. for 3 miles to Tract 2. Tract 1 lies directly South of Tract 2 and adjoins both Kingbird Ave. and 490th St.

Auction Signs will be posted.

**Auction of the property to be held onsite at the site of the farmland.**

Watch zomercompany.com for inclement weather.



**Abbreviated Legal Description of Tract 1:** Parcel D in the North 1/2 of Section 30, TWP 94N, Range 43W, Sioux County, IA AND Parcel B in the NE1/4 of Section 30, TWP 94N, Range 43W, Sioux County, Iowa. Subject to all easements and public roads of record.

**General Description of Tract 1:** According to the recent survey, this property contains 103.26+/- gross acres. According to FSA/survey, this farm contains approx. 94.75+/- tillable acres. This farm has base acres combined with the adjoining farmland and will undergo a reconstitution with FSA due to the recent survey. This farm is classified as NHEL. The predominant soil types include: 810-Galva, 133-Colo, 310B, B2, C2-Galva, 91B-Primghar, 309C2-Allendorf, 92-Marcus. The average CSR2 is 90.6. The average CSR1 is 67.6. This tract of land also includes an older grain bin and an older farrowing building and an old well! This is a great opportunity to purchase a great tract of farmland in Sioux County, IA! This farm offers an excellent location with great access to multiple local grain elevators! This farm also has excellent soil ratings boasting a CSR2 soil rating of 90.6! This land has a nice topography and is well located! Make plans to join us at this auction to purchase this Sioux County, Iowa farm! This is an excellent farm that you can be proud to own! The sellers of the farm will install a new field driveway access from 490th St. for access to this farm and there will be an access agreement in place to use the access across the creek also to access the Southern portion of the farm using the existing access! Contact an agent for details! Do not hesitate to purchase this high quality Sioux County, IA farm! Investing in land can help secure your family's future generations!

**Abbreviated Legal Description of Tract 2:** Parcel B in the Northwest 1/4 of Section 30, TWP 94N, Range 43W, 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 59.57+/- gross acres. According to FSA/survey, this farm contains approx. 51.50+/- tillable acres. This farm has base acres combined with the adjoining farmland and will undergo a reconstitution with FSA due to the recent survey. This farm is classified as NHEL. The predominant soil types include: 133-Colo, 810B-Galva, 310B2, C2-Galva, 91B-Primghar, 8B-Judson. The average CSR2 is 87. The average CSR1 is 66.9. This farm has great soil ratings and is well located with great access to local grain terminals! Farms in this neighborhood are not always readily available and when one becomes available you should strongly consider purchasing it as you may never have the opportunity to purchase it again in your lifetime! Most farms are only available for purchase once or twice in your lifetime! Land is a fantastic long term investment which can provide an annual dividend and the potential for great long term appreciation! This is a quality tract of East Orange TWP, Sioux County, IA farmland! Investing in land is making the smart decision to invest in an asset on which you can physically see and be proud to own!



**Method of sale:** Auction of the property to be held at the site of the farmland. 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 only one of the tracts then whichever tract is remaining will then be sold. If the top bidder in the round of choice selects both tracts then the auction will be concluded. Once a tract is sold in a round 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 rounds 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. \$3,206.00 per year on Tract 1 and approx. \$1,850.00 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 closing day. 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 April 13, 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.**



# EAST ORANGE TWP

T 94 N LAND OWNER R 43 W

JOINS NASSAU TWP KINGBIRD AVE 4100 KIVI AVE 4200 LARCH AVE 4300 LILY AVE 4400 LOG AVE 4500 MARSH AVE 4600 MARTIN AVE MCKINLEY AVE 450 ST 460 ST 470 ST 480 ST 490 ST 500 ST 510 ST

JOINS FLOYD TWP

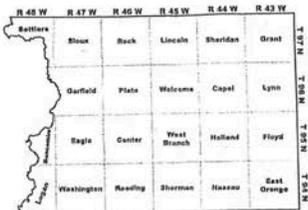
JOINS PLYMOUTH COUNTY, IA

JOINS BERNIER COUNTY, IA

LAND OWNER & RURAL RESIDENT MAPS

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

- Small Tracts**
- Section 1 A Dennis & Debra Vortherms - 12.58
  - Section 2 B David & Gina Christoffel - 12.40
  - Section 4 C Lloyd, Norma & Curtis Writers - 10.23
  - Section 6 D Patrick & Jean Zerk - 7.10
  - Section 7 E Lloyd & Emalee TeBrink - 33.59
  - Section 8 F David Statera - 12.90
  - Section 10 G Zachary Haan - 6.04
  - Section 11 H Timothy & Emily Murphy - 9.54
  - I St. Joseph's Roman Catholic Church - 6.01
  - Section 12 J Robert & April Alexander - 9
  - Section 14 K Donald & Maretha Budden - 31.45
  - L Diane Reistoffer - 27.50
  - M Noreen Petersen - 26.81
  - Section 15 N David Ahlers - 7.42
  - O Richard & Sharon Schnepf - 18.49
  - Section 18 P Thomas & Marlene Haupt - 7.88
  - Q TPOS Farms Inc. - 8.86
  - Section 19 R Randall & Kim Daum - 6.67
  - Section 20 S Orville & Mary Pottebaum - 37.74
  - T Patrick & Theresa Probst Trust - 18.84
  - Section 21 U Michael & Melissa Gesink - 10.48
  - V Corey Gergen - 9.53
  - W Haupt Farms Inc. - 5.47
  - Section 22 X Pauline Klein LE - 8.02
  - Section 25 Y Randall & Carla Ahlers - 15.26
  - Section 28 Z John & Rahkel Hansen - 5.83
  - Section 32 AA Janet Zerk Trust - 19.50
  - Section 33 AB Daniel Schuetz - 12.38
  - Section 34 AC Sheryl Masotto Trust - 24.53
  - AD Brian Paulsen - 5.39
  - AE Penning Pork Inc. - 18.48



SIoux COUNTY, IA



Aerial Map



Tract 1

©2026 AgriData, Inc.

Boundary Center: 42° 56' 6.05, -95° 58' 19.46

0ft 560ft 1121ft



30-94N-43W  
Sioux County  
Iowa

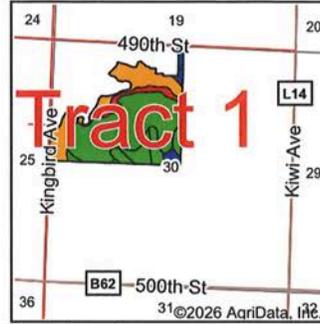
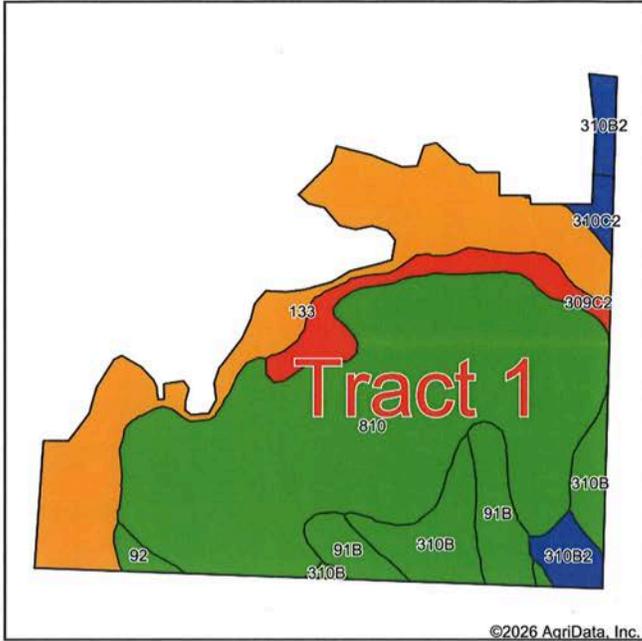


1/7/2026

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



Soils Map



State: Iowa  
 County: Sioux  
 Location: 30-94N-43W  
 Township: East Orange  
 Acres: 103.26  
 Date: 1/7/2026



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

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	
810	Galva silty clay loam, terrace, 0 to 2 percent slopes	53.28	51.6%		> 6.5ft.	I	100	70	77	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	25.02	24.2%		2.5ft.	IIw	78	70	80	
310B	Galva silty clay loam, 2 to 5 percent slopes	7.72	7.5%		> 6.5ft.	IIe	95	67	75	
91B	Primghar silty clay loam, 2 to 5 percent slopes	6.17	6.0%		3.5ft.	IIe	95	75	78	
309C2	Allendorf silty clay loam, 5 to 9 percent slopes, moderately eroded	5.57	5.4%		> 6.5ft.	IIIe	47	31	45	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	3.51	3.4%		> 6.5ft.	IIe	90	65	67	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	1.06	1.0%		> 6.5ft.	IIIe	84	51	65	
92	Marcus silty clay loam, 0 to 2 percent slopes	0.93	0.9%		2.5ft.	IIw	94	72	75	
<b>Weighted Average</b>							<b>1.55</b>	<b>90.6</b>	<b>67.6</b>	<b>*n 75.4</b>

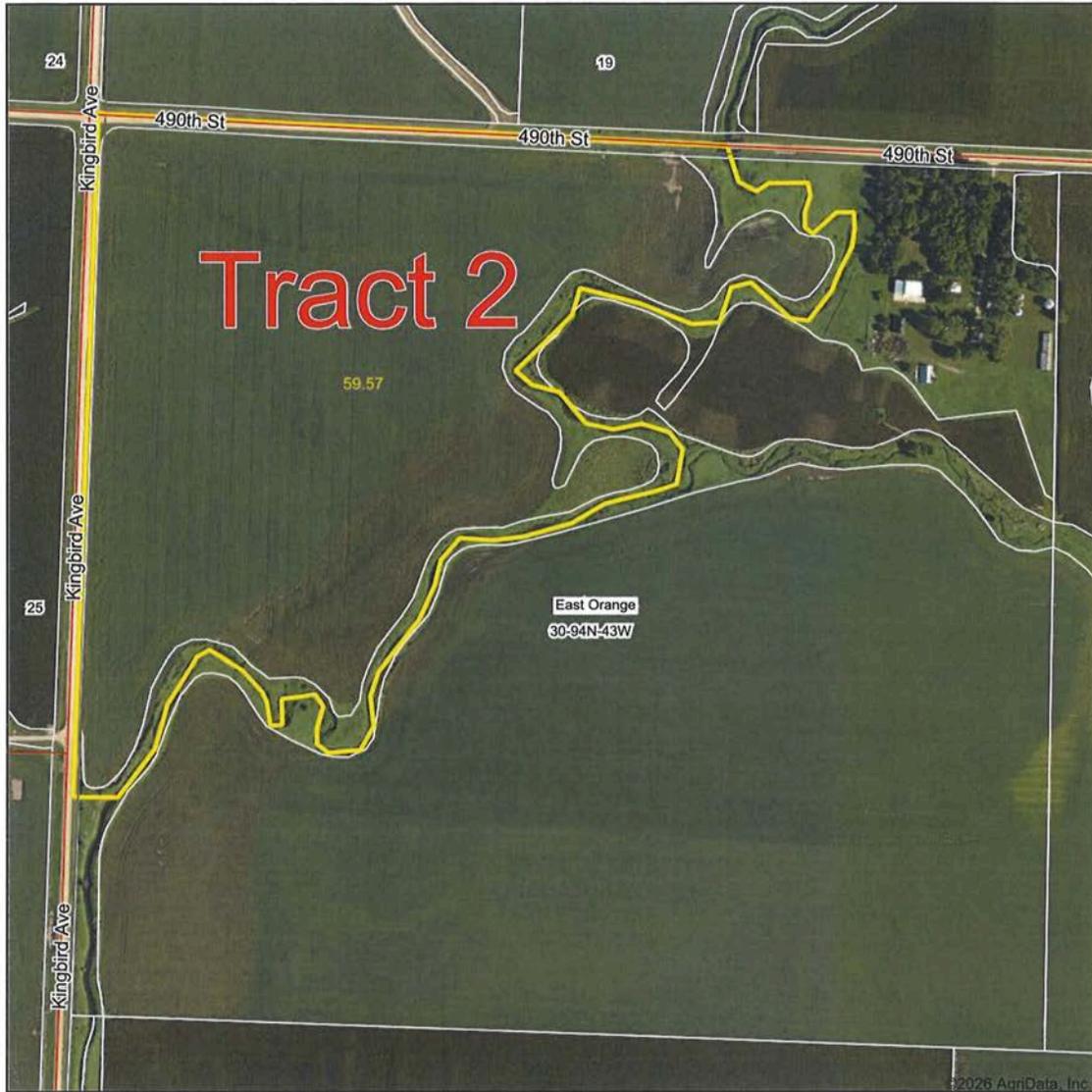
\*\*IA has updated the CSR values for each county to CSR2.

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

Soils data provided by USDA and NRCS.



Aerial Map



©2026 AgriData, Inc.

Boundary Center: 42° 56' 9.48, -95° 58' 23.53

0ft 456ft 912ft



30-94N-43W  
Sioux County  
Iowa



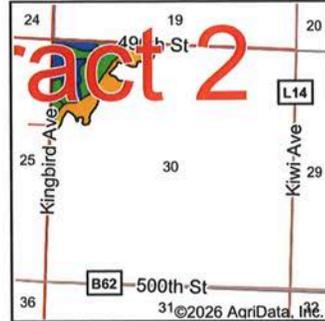
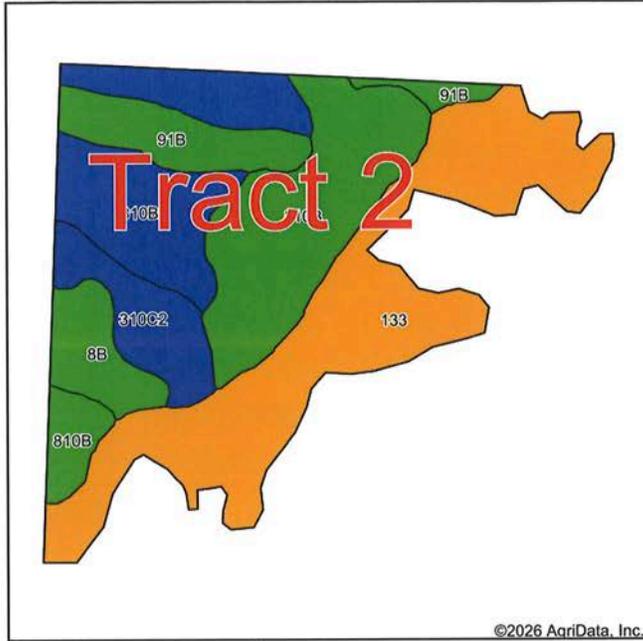
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1/7/2026

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



Soils Map



State: Iowa  
 County: Sioux  
 Location: 30-94N-43W  
 Township: East Orange  
 Acres: 59.57  
 Date: 1/7/2026



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	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	21.50	36.0%		2.5ft.	llw	78	70	80	
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	14.28	24.0%		> 6.5ft.	lle	95	65	76	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	10.64	17.9%		> 6.5ft.	lle	90	65	67	
91B	Primghar silty clay loam, 2 to 5 percent slopes	5.29	8.9%		3.5ft.	lle	95	75	78	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	4.50	7.6%		> 6.5ft.	llle	84	51	65	
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	3.36	5.6%		> 6.5ft.	lle	92	69	80	
<b>Weighted Average</b>							<b>2.08</b>	<b>87</b>	<b>66.9</b>	<b>*n 75.4</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

Soils data provided by USDA and NRCS.





Sioux County, Iowa



**Legend**

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

**Wetland Determination**

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

Tract Cropland Total: 145.63 acres

2025 Program Year

Map Created May 30, 2025

**Farm 119**

**Tract 1001**

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.



IOWA SIOUX  Form: FSA-156EZ See Page 3 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency  <b>Abbreviated 156 Farm Record</b>	FARM : 119 Prepared : 1/8/26 8:25 AM CST Crop Year : 2026
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Operator Name : \_\_\_\_\_  
 CRP Contract Number(s) : None  
 Recon ID : None  
 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
310.07	277.03	277.03	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	277.03	0.00		0.00	0.00	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	139.00	0.00	166	0
Soybeans	138.00	0.00	49	0
TOTAL	277.00	0.00		

NOTES

**Tract Number** : 1001  
**Description** : NW1/4 + FR W1/2 NE1/4 SEC 30 E.O.  
**FSA Physical Location** : IOWA/SIOUX  
**ANSI Physical Location** : IOWA/SIOUX  
**BIA Unit Range Number** : \_\_\_\_\_  
**CRP Contract Number(s)** : None  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : \_\_\_\_\_  
**Other Producers** : None  
**Recon ID** : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
168.26	145.63	145.63	0.00	0.00	0.00	0.00	0.0



IOWA SIOUX Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 119</b> Prepared : 1/8/26 8:25 AM CST Crop Year : 2026
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Tract 1001 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	145.63	0.00	0.00	0.00	0.00	0.00

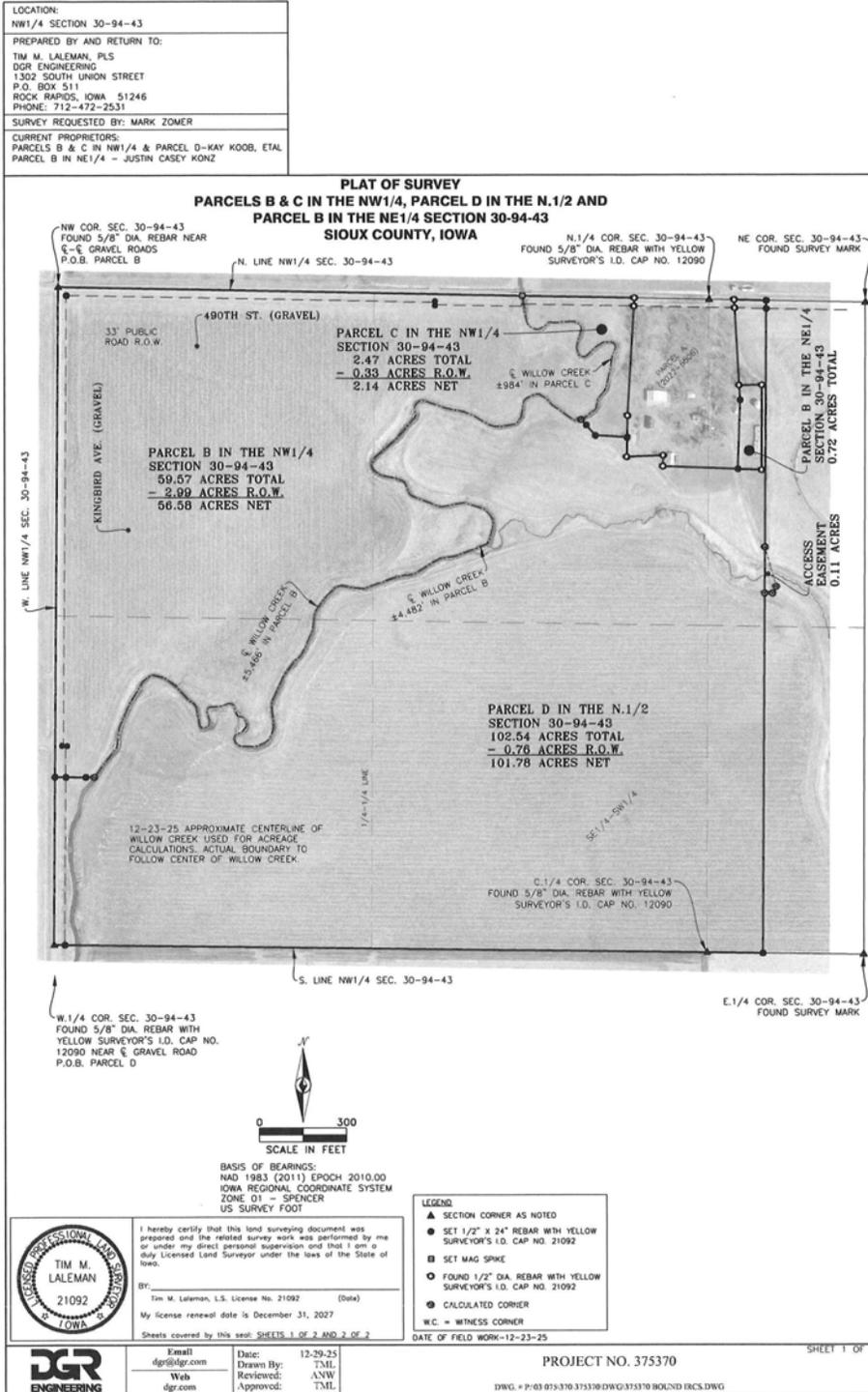
DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	69.50	0.00	166
Soybeans	76.10	0.00	49
<b>TOTAL</b>	<b>145.60</b>	<b>0.00</b>	

**NOTES**

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# ZOMER COMPANY

## REALTY & AUCTION

### YOUR FARMLAND & EQUIPMENT SPECIALISTS

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**ZOMER COMPANY**  
REALTY & AUCTION

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