

LIVE PUBLIC Land Auction

**156+/- Acres Of
Farmland Located In
Washington TWP,
Sioux County, IA**

SALE DATE:

**MARCH 17, 2026
@ 10:30 A.M.**

**Allan & Carol Kramer
Owners**



📞 712-476-9443

🌐 zomercompany.com

AUCTIONEER'S NOTE: ZOMER COMPANY IS HONORED TO REPRESENT THE KRAMER FAMILY IN THE SALE OF THEIR FARMLAND! THIS FARMLAND HAS PROVEN TO HAVE GREAT YIELDS IN RECENT YEARS. THESE FARMS HAVE ALSO HAD MANURE APPLIED AND HAVE GREAT SOIL RATINGS! IF YOU ARE IN THE MARKET FOR IOWA FARMLAND THEN DO NOT HESITATE TO PURCHASE ONE OF THESE TRACTS OF FARMLAND!



TRACT LOCATIONS: FROM IRETON, IA GO SOUTH ON EAGLE AVENUE FOR 3 MILES TO 500TH STREET THEN GO WEST OF 500TH STREET FOR 4 1/2 MILES TO THE SITE OF FARMLAND. OR FROM HAWARDEN, IA GO EAST ON HWY 10 FOR 5 MILES TO DIPPER AVENUE THEN GO SOUTH ON DIPPER AVENUE FOR 5 MILES TO 500TH STREET THEN GO WEST ON 500TH STREET FOR 1 1/2 MILES TO THE SITE OF THE FARMLAND. SIGNS WILL BE POSTED

Abbreviated Legal Description of Tract 1: The West 1/2 of the Southwest 1/4 lying West of the centerline of the creek, all in Section 28, TWP 94N, Range 47W, Sioux County, IA. Sold subject to all public roads and any/all easements of record. TO BE SURVEYED PRIOR TO THE AUCTION.

General Description of Tract 1: According to Agri-Data, this property contains approx. 71+/- gross acres. According to FSA/Agri-Data, this farm contains approx. 64+/- tillable acres which includes some of the grass terraces. 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 HEL. The predominant soil types include: 670-Rawles, 1C3, B3, D3-Ida, 11B-Radford-Judson, 310B2, C2-Galva, 91, B-Primghar, 8B-Judson, 810-Galva. The average CSR2 is 70.7. The average CSR1 is 58.4. Land buyers this is an excellent opportunity to purchase a nice tract of farmland! According the APH report this farm produced 238bu corn in 2024 and 68bu soybeans in 2025! Making the decision to purchase farmland is a decision in which you are deciding to purchase a tangible asset which provides inflation protection and a way to diversify your portfolio or farming operation! Purchasing land is also a way to gain additional income through either farming the land yourself or leasing the farmland which is a great way to gain passive income! If you are a farmer in the area, purchasing this land is a way to strengthen your operation's footprint and provide strategic value to your farming operation!

Abbreviated Legal Description of Tract 2: The East 1/2 of the Southwest 1/4 lying East of the centerline of the creek, all in Section 28, TWP 94N, Range 47W, Sioux County, IA. Sold subject to all public roads and any/all easements of record. TO BE SURVEYED PRIOR TO THE AUCTION.

General Description of Tract 2: According to Agri-Data, this property contains approx. 85+/- gross acres. According to FSA/Agri-Data, this farm contains approx. 80.81+/- tillable acres which includes some of the grass terraces. 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 primarily as HEL and a small portion as NHEL. The predominant soil types include: 1B3, C3, D3-Ida, 8B-Judson, 310B, B2-Galva, 670-Rawles. The average CSR2 is 73.2. The average CSR1 is 57.6. Land buyers this is an excellent opportunity to purchase a nice tract of farmland! According the APH report this farm produced 74bu soybeans in 2024 and 218bu corn in 2025! Purchasing land is an investment in your family's future! This auction offers you the opportunity to purchase 1 or 2 quality tracts of land which are contiguous! Sioux County, IA land is known throughout the state as being an excellent agricultural income producing asset! Land investment is a big decision but is one that can help establish your family's legacy! If you look back on history you can see that land has been a fantastic long term investment! This farm is well positioned with good access to local grain terminals! Do not hesitate to purchase one or both of these outstanding farms!

Method of sale: Auction to be held at the Hawarden, IA golf course parking lot (4502 Buchanan Ave., Hawarden, IA). Tracts 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 tracts. Auction will continue in the choice method until all of the tracts are sold. Once a tract is sold in a round it will not be available for purchase again. No combination of tracts will be offered. Final bid shall be times the gross acres of each tract. Tracts will be surveyed prior to the auction and the final gross surveyed acres shall be taken times the final bid price per acre to determine the gross purchase price of each tract.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are currently estimated at approx. \$2,400.00 per year on Tract 1 and approx. \$2,850.00 per year on Tract 2. Taxes will be reassessed by the county due to the sale of the property and the recent survey. Real Estate taxes will be pro-rated through December 31, 2025.

Possession: Buyer will receive early possession of the farms on April 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 April 23, 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. **Brian Van Engen—Attorney for sellers.**

WASHINGTON TWP

T 94 N

LAND OWNER

R 47 W

JOINS EAGLE TWP

LAND OWNER & RURAL RESIDENT MAPS

JOINS LOGAN TWP	CHERRY AVE 1700	CHESTNUT AVE 1800	CLEVELAND AVE 1900	COOLIDGE AVE 2000	DIPPER AVE 2100	DOGWOOD AVE 2200	DOVE AVE 2300	JOINS READING TWP
	6	5	4	3	2	1	10	450 ST
	7	8	9	10	11	12	11	460 ST
	18	17	16	15	14	13	13	470 ST
	19	20	21	22	23	24	24	480 ST
	30	29	28	27	26	25	25	490 ST
	31	32	33	34	35	36	36	500 ST
								510 ST
								JOINS PLYMOUTH COUNTY, IA

Small Tracts

- Section 1 A Eric & Jamie Schuller - 11.05
- Section 2 B Arlin & Mildred DeWeerd - 15.69
- Section 2 C Melinda Thomas - 5.72
- Section 2 D Brad Fedders - 12.70
- Section 4 E Daryl Byker - 21.62
- Section 5 F Howard & Dorinda Van Engen - 8.60
- Section 5 G Sylvan Byker - 15.54
- Section 5 H Matthew & Sarah Buffington - 6.82
- Section 5 I Paul & Pamela Trageser - 6.47
- Section 6 J James Huenink - 9.38
- Section 7 K Michael & Debra Kramer - 41.53
- Section 8 L Dan & Sharon Byker - 18.84
- Section 8 M Obbink Farms Inc. - 9.18
- Section 9 N Randall & Ruth Westergard - 10.31
- Section 10 O Sylvan Byker Trust - 10.04
- Section 10 P Pork Elite LLC - 12.93
- Section 11 Q Bjorn & Britney Johnson - 6.66
- Section 11 R Nicholas & Holly VanOort - 8.48
- Section 11 S Randall & Cindy Koopmans - 6.23

- Section 12 T Rudy Bertram LE etal - 5.66
- Section 12 U City of Ireton - 18.90
- Section 13 V Daniel & Julie Schipper - 9.10
- Section 13 W Howard Hulshof - 24.05
- Section 14 X Robert & Camille Lehman - 5
- Section 14 Y Joseph & Alissa Richardson - 12.17
- Section 15 Z Helen VanWyhe - 8.88
- Section 15 AA James & Glenda VerHoeven - 6.67
- Section 15 AB Melvin Hulshof & Sons, LLC - 6.01
- Section 15 AC Sioux Center Pulletts, LLP - 5
- Section 17 AD DD South 12, LLC - 9.46
- Section 17 AE Nathan & Rachel Ronsiek - 7.49
- Section 19 AF Kevin Jackson - 6.44
- Section 19 AG Kingma Bros. Partnership - 9.65
- Section 20 AH Nathan & Rachel Ronsiek - 9.74
- Section 21 AI Casey Westergard - 13.54
- Section 21 AJ John & Alice Jongma Trust - 7.75
- Section 21 AK Casey Westergard - 8.06

- Section 22 AL Farmers Coop Society - 7.54
- Section 22 AM Casey & Valerie Westergard - 12.75
- Section 23 AN Todd & Linda Degen - 11.18
- Section 24 AO Lye & Stephanie Hulshof etal - 11.87
- Section 26 AP Albert & Faye Vanderlugt - 36.87
- Section 27 AQ Aaron & Amy Muth - 6.02
- Section 27 AR Joshua Westergard - 8.95
- Section 28 AS Ray & Susan Haneklaus - 6.14
- Section 29 AT HDS Farms, LLC - 7.10
- Section 29 AU Brian & Jill Barinsky - 8.35
- Section 29 AV Woodford Creek Farms, LLP - 15.45
- Section 30 AW HDS Farms, LLC - 9.39
- Section 31 AX Shaun & Molly Ruhland - 9.66
- Section 34 AY Lawrence VanWyhe - 5.82
- Section 34 AZ Dan & Julie Schipper - 18.97
- Section 34 BA Kenneth & Mary VanWyhe - 11.10

SIoux COUNTY, IA



Aerial Map



Boundary Center: 42° 55' 39.38, -96° 24' 30.78

0ft 644ft 1288ft



28-94N-47W
Sioux County
Iowa



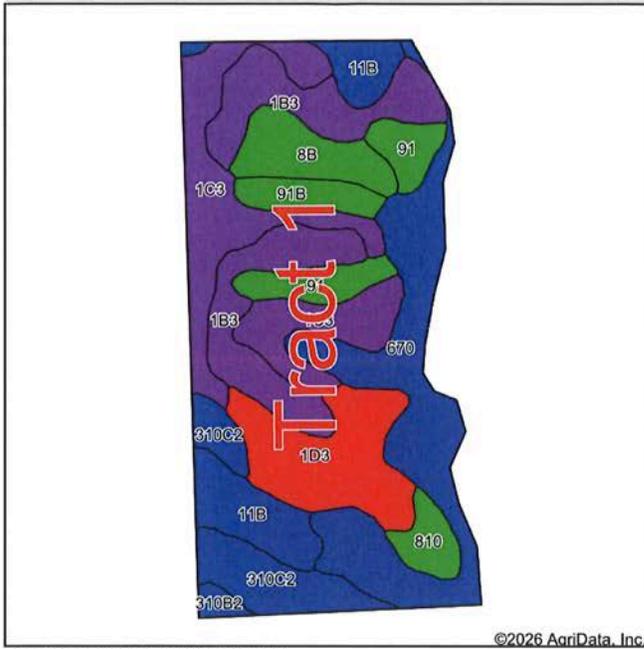
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

1/22/2026



Soils Map



State: Iowa
 County: Sioux
 Location: 28-94N-47W
 Township: Washington
 Acres: 71
 Date: 1/22/2026



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

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Area Symbol: 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		
670	Rawles silt loam, 0 to 2 percent slopes	14.49	20.5%		6.4ft.	llw	82	73	81		
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	12.97	18.3%		> 6.5ft.	llle	58	44	61		
1B3	Ida silt loam, 2 to 5 percent slopes, severely eroded	11.71	16.5%		> 6.5ft.	lle	57	62	59		
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	7.98	11.2%		> 6.5ft.	llle	32	35	58		
11B	Radford-Judson complex, 0 to 5 percent slopes	5.90	8.3%		3.5ft.	llw	84	56	78		
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	5.43	7.6%		> 6.5ft.	llle	84	51	65		
91	Primghar silty clay loam, 0 to 2 percent slopes	4.08	5.7%		3.5ft.	lw	100	77	78		
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	3.91	5.5%		> 6.5ft.	lle	92	69	80		
91B	Primghar silty clay loam, 2 to 5 percent slopes	2.08	2.9%		3.5ft.	lle	95	75	78		
810	Galva silty clay loam, terrace, 0 to 2 percent slopes	1.83	2.6%		> 6.5ft.	l	100	70	77		
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	0.62	0.9%		> 6.5ft.	lle	90	65	67		
Weighted Average							2.29	70.7	58.4	*n 69.1	

**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



Boundary Center: 42° 55' 39.38, -96° 24' 14.55

0ft 644ft 1288ft



Maps Provided By:
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28-94N-47W
Sioux County
Iowa

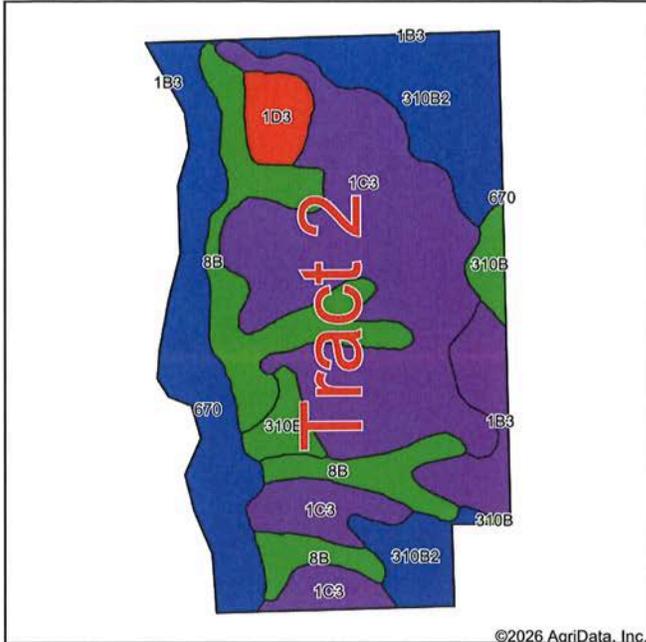


1/22/2026

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



Soils Map



State: Iowa
 County: Sioux
 Location: 28-94N-47W
 Township: Washington
 Acres: 85
 Date: 1/22/2026



Maps Provided By:
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 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	
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	33.49	39.4%		> 6.5ft.		IIIe	58	44	61
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	14.75	17.4%		> 6.5ft.		Ile	92	69	80
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	13.43	15.8%		> 6.5ft.		Ile	90	65	67
670	Rawles silt loam, 0 to 2 percent slopes	12.60	14.8%		6.4ft.		IIw	82	73	81
1B3	Ida silt loam, 2 to 5 percent slopes, severely eroded	4.66	5.5%		> 6.5ft.		Ile	57	62	59
310B	Galva silty clay loam, 2 to 5 percent slopes	3.44	4.0%		> 6.5ft.		Ile	95	67	75
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	2.63	3.1%		> 6.5ft.		IIIe	32	35	58
Weighted Average							2.42	73.2	57.6	*n 68.6

**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: 74.30 acres

2025 Program Year

Map Created May 30, 2025

Farm 12502

Tract 4247

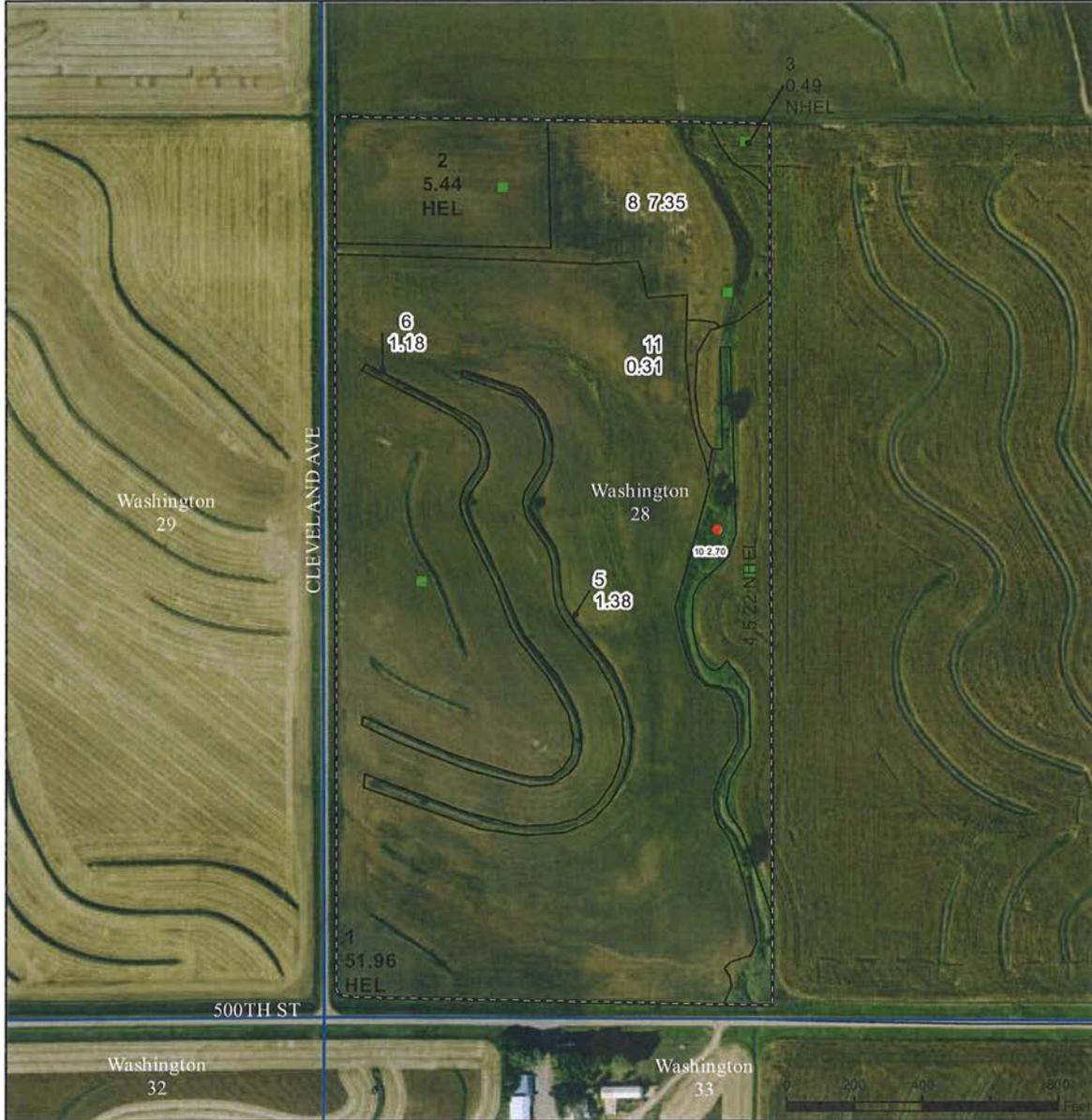
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USDA is an equal opportunity provider, employer, and lender.





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: 63.11 acres

2025 Program Year
Map Created May 30, 2025

Farm 12502
Tract 3505

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REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

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