



# *Land* **FOR RENT** **BY SEALED BID**

**Bids Due:  
February 6, 2026**

**LOCATED IN  
GARFIELD TWP,  
SIOUX COUNTY, IA**

**LOCATED NORTHEAST  
OF HUDSON, SD &  
SOUTHWEST OF  
ROCK VALLEY, IA!**



[www.zomercompany.com](http://www.zomercompany.com)  
712-476-9443

# THIS IS A GREAT OPPORTUNITY TO RENT A NICE FARM IN GARFIELD TWP, SIOUX COUNTY, IA!

## THIS FARM IS LOCATED SOUTHWEST OF ROCK VALLEY, IA & EAST OF HUDSON, SD

**Location:** This farm is located from Hudson, SD ½ mile East on 360<sup>th</sup> St. in Sioux County, IA or from Rock Valley, IA go 7 miles West on US HWY 18 to Chestnut Ave. then go 4 ¼ miles South on Chestnut Ave.. This farm is located in the Northwest corner of the intersection of Chestnut Ave & 360<sup>th</sup> St.

**Legal Description of Property For Bid:** Parcel A in the NE1/4 of Section 18, TWP 96N, Range 47W, Sioux County, IA, subject to public highways, as shown by Plat of survey recorded Sept. 8, 2022, in Book 2022, Page 5269 EXCEPTING THE Pastureland/Hayland located therein.

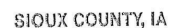
**General Description:** This farm according to FSA/Agri-Data consists of 100+/- tillable acres. According to Agri-Data this farm has a CSR2 rating of 59.4 and a CSR1 rating of 57.1. The predominant soils in the farm include: 308-Wadena, 108B-Wadena, 116-Graceville, 474B-Bolan, 28B-Dickman. This farm had compost applied in 2023 and liquid hog manure applied in the fall of 2024! This farm has a corn base of 64 acres with a PLC yield of 143bu and a soybean base of 37.20 acres with a PLC yield of 43bu.

This is a great opportunity to rent an attractive farm in Sioux County, IA!

**Contact An Agent For A Bid Form & For Full Details On The Lease Terms By Calling Zomer Company at 712-476-9443 or emailing [blake@zomercompany.com](mailto:blake@zomercompany.com)**









Aerial Map



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

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

Boundary Center: 43° 8' 14.96, -96° 26' 14.65

18-96N-47W  
Sioux County  
Iowa

0ft 841ft 1681ft



12/29/2025



**WESTERN AGRICULTURAL INSURANCE COMPANY**  
**WIN AND HAIL L.L.C.**  
**MPCI Acreage and Production Reporting Form**

<p>County <b>167 SIOUX</b></p> <p>Crop <b>RP-CORN</b></p> <p>Practice <b>NON IRR</b></p> <p>Type <b>GSG</b></p> <p><sup>2</sup>Legal Description <b>18 96N 47W</b></p> <p>Unit Description</p> <p>Insured's Share <b>1.000</b>    <sup>3</sup>Other persons sharing in crop</p>	<p>County <b>167 SIOUX</b></p> <p>Crop <b>RP-CORN</b></p> <p>Practice <b>NON IRR</b></p> <p>Type <b>GSG</b></p> <p><sup>2</sup>Legal Description <b>18 96N 47W</b></p> <p>Unit Description</p> <p>Insured's Share <b>1.000</b>    <sup>3</sup>Other persons sharing in crop</p>																																																																																								
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WEB COPY





**AGRICULTURAL INSURANCE COMPANY**  
RAIN AND HAIL L.L.C.

**1 Acreage and Production Reporting Form**

County 167 SIOUX  
Crop RP-SOYBEANS  
Practice NON IRR  
Type COMM  
<sup>2</sup>Legal Description  
18 96N 47W  
Unit Description  
g in crop Insured's Share 1.000 <sup>3</sup>Other persons sharing in crop

No. 2.0 Unit Number OU 1.0003 FSN 12303 Yield No.

1 Meas. Serv ☐ Added Land/Cropland Acres ☐ New Prac/Type/TMA ☐ New Crop ☐ Meas. Se

ality Actual Descriptor	Crop Year	<sup>11</sup> Pre/Post-Quality Total Production	Acres	<sup>11</sup> Pre/Post-Quality Actu Yield/Yield Descriptor
	15			
	16			
	17			
	18			
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T	20			
T	21		0.0	66 T
A	22		0.0	66 T
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Z	24	M 5248	102.4	51 A L

Crop Year 2025 Production Reporting  
duction ord Type <sup>11</sup>Pre/Post-Quality  
Total Production Acres/Insurability <sup>11</sup>Pre/Post-Quality  
Actual Yield <sup>11</sup>Production  
Record Type

66	Total Yield	249.0	Prior Yield	66
66	+ Years	4	Ave Yield	62
66	= Prelim Yield	62	Adj Yield	62
66	T-Yield	66	Rate Yield	62
66			Appr Yield	62
	Planted Acres	0.0	Prevented Acres	
	Date Planting Completed		Uninsurable Acres	
	High Risk Acres Class		High Risk Acres	

07/15/25 Remarks/Other: SC 03/17/25 PR 04/29/26 PL 06/15/25 AR 07/15/25  
OPTIONS:TA  
T, 100% of T-Yield  
A, Actual





United States  
Department of  
Agriculture

Sioux County, Iowa



**Legend**


**Wetland Determination**

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

Tract Cropland Total: 102.41 acres

2025 Program Year

Map Created May 30, 2025

Farm 12303

Tract 45201

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 2 for non-discriminatory Statements.

United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 12303

Prepared : 12/30/25 3:48 PM CST

Crop Year : 2026

Operator Name  
CRP Contract Number(s)  
Recon ID  
Transferred From  
ARCPLC G//F Eligibility

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
131.93	102.41	102.41	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	102.41	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	64.00	0.00	143	0
Soybeans	37.20	0.00	43	0
<b>TOTAL</b>	<b>101.20</b>	<b>0.00</b>		

## NOTES

Tract Number : 45201

Description : ALL CROP IN NE4 SEC18 GARFIELD

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 does not contain a wetland

WL Violations : None

Owners : SIOUX COUNTY

Other Producers : None

Recon ID : 19-167-2024-70

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
131.93	102.41	102.41	0.00	0.00	0.00	0.00	0.0



IOWA  
SIOUX  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 12303  
Prepared : 12/30/25 3:48 PM CST  
Crop Year : 2026

Tract 45201 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
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DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	64.00	0.00	143
Soybeans	37.20	0.00	43

**TOTAL** 101.20 0.00

NOTES

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# Invoice

Date	Invoice #
1/23/2024	734

<b>Bill To</b> Phil Klienheslink
-------------------------------------

Terms	Project

Item	Quantity	Description	Rate	Amount
compost	596	Hudson Gravel Pit	10.00	5,960.00
Trucking	596		5.00	2,980.00
Manure Spreading	596		5.00	2,980.00
			<b>Total</b>	\$11,920.00
			Payments/Credits	\$0.00
Thank you for your business.			<b>Balance Due</b>	\$11,920.00



# Invoice

Date	Invoice #
1/23/2024	733

Bill To
Phil Klienheslink

Terms	Project

Item	Quantity	Description	Rate	Amount
Manure Spreading	1.017	Hudson Gravel Pit Spring of 2023	9.00	9,153.00
			<b>Total</b>	<b>\$9,153.00</b>
			Payments/Credits	\$0.00
Thank you for your business.			<b>Balance Due</b>	<b>\$9,153.00</b>




COMMERCIAL FERTILIZER VALUE OF MANURE FERTILIZER APPLICATION  
MEADOWVALE DAIRY

# Nutrients/Ton	Ammonia N		Organic N		P	K	Sulfur	Zinc	Moisture	pH	Value per ton	
	Total	Avail.	Total	Avail.							Lab #	
CP-Near complete 1	0.1		16	4.0	14.2	19.6	4	0.2	53.94%	8.8	\$15.02	807
CP-Near complete 2			13.1	3.3	14.7	17.7	3.8	0.2	50.86%	9	\$14.12	808

Ammonia N Utilization factor 0%  
Organic N Utilization factor 25%

Commercial fertilizer prices/lb. of nutrient used in calculations.

		Preferred nutrients		constant prices		source prices	
 NUTRIENT ADVISORS	Nitrogen	\$0.42		\$0.42		32% liquid	\$266.00 per ton
	Phosphorus	\$0.34		\$0.34		11-52-0 dry	\$446.00 per ton
	Potassium	\$0.27		\$0.27		0-0-60 dry	\$327.00 per ton
	Sulfur	\$0.39		\$0.39		90% Sulfur	\$700.00 per ton
	Zinc	\$3.13		\$3.13		32% Zinc	\$2,000.00 per ton

Pounds of nutrients available per acre at various application rates

Product	Total Value		1st Yr		2nd Yr		5 ton/acre				
	per	acre	N	P	K	S	Zn				
CP-Near complete 1	\$75.11		20.0	12.0	71	98	20	1.0			
CP-Near complete 2	\$70.58		16.4	9.8	74	89	19	1.0			





5000 gal/a Fall  
50 units N Spring

REPORT NUMBER

**24-281-9775**REPORT DATE  
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50714 COOPERATIVE FARMERS ELEVATOR

Sample ID: Pork Xtra East Barn East Side

Lab Number: 10240998

Date Sampled: 2024-09-23

Parameter	Pounds of Nutrient AR Est. First Year				Method	Reviewer-Date
	Analysis As Received	per 1000 gal	per acre-in	Availability lbs per 1000 gal		
Ammonium nitrogen (total)	0.42 %	35.5	947	36	AOAC 2001.11	tat9 2024-10-07 13:47:07
Organic nitrogen	0.10 %	8.4	226	3	Calculation	Auto 2024-10-07 13:47:07
Nitrogen (total)	0.52 %	43.9	1173	38	WC 055	tat9 2024-10-07 13:47:07
Phosphorus (as P2O5)	0.23 %	19.4	519	14	AOAC 985.01 (mod)	Auto 2024-10-07 13:47:07
Potassium (as K2O)	0.40 %	33.8	902	30	AOAC 985.01 (mod)	Auto 2024-10-07 13:47:07
Sulfur (total)	0.10 %	8.4	226	3	AOAC 985.01 (mod)	tat9 2024-10-07 13:47:07
Calcium (total)	0.15 %	12.7	338	9	AOAC 985.01 (mod)	tat9 2024-10-07 13:47:07
Magnesium (total)	0.08 %	6.8	180	5	AOAC 985.01 (mod)	tat9 2024-10-07 13:47:07
Sodium (total)	0.13 %	11.0	293	8	AOAC 985.01 (mod)	tat9 2024-10-07 13:47:07
Copper (total)	31 ppm	0.26	6.99	0.18	AOAC 985.01 (mod)	tat9 2024-10-07 13:47:07
Iron (total)	79 ppm	0.67	17.8	0.47	AOAC 985.01 (mod)	tat9 2024-10-07 13:47:07
Manganese (total)	20 ppm	0.17	4.51	0.12	AOAC 985.01 (mod)	tat9 2024-10-07 13:47:07
Zinc (total)	59 ppm	0.50	13.3	0.35	AOAC 985.01 (mod)	tat9 2024-10-07 13:47:07
Moisture	94.2 %				SM 2540 G-(2015)	tat9 2024-10-07 13:47:07
Total solids	5.80 %	490			Calculation	Auto 2024-10-07 13:47:07
Total salts	1.18 %	99.7	2660		Calculation	Auto 2024-10-07 13:47:07
pH	7.2 S.U.				EPA 9045C *	tat9 2024-10-07 13:47:07

First year availability of nitrogen is calculated based on pre-plant application with incorporation. Nitrogen available from previous year's application not considered. Total manure salts should not exceed 500 lbs/acre. Less than 500 lbs/acre if annual rainfall is less than 25 inches and/or the soil CEC is less than 12 meq/100g. Salt contributions from commercial fertilizer applications must also be considered. Soil test yearly to monitor phosphorus levels, organic matter, pH, and micronutrients. Spring soil test for residual nitrate - make accurate sidedress recommendations! Nitrogen availability will vary with methods of application and field conditions. The nitrogen availability values used on a manure management plan must comply with state regulations. These regulations vary from state to state.

The result(s) issued on this report only reflect the analysis of the sample(s) submitted.

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Sample ID: Pork Xtra East Barn West Side

Lab Number: 10240999

Date Sampled: 2024-09-23

Parameter	Pounds of Nutrient AR Est. First Year				Method	Reviewer-Date
	Analysis As Received	per 1000 gal	per acre-in	Availability lbs per 1000 gal		
Ammonium nitrogen (total)	0.36 %	30.4	812	30	AOAC 2001.11	tat9 2024-10-07 13:47:07
Organic nitrogen	0.09 %	7.6	203	3	Calculation	Auto 2024-10-07 13:47:07
Nitrogen (total)	0.45 %	38.0	1015	33	WC 055	tat9 2024-10-07 13:47:07
Phosphorus (as P <sub>2</sub> O <sub>5</sub> )	0.23 %	19.4	519	14	AOAC 985.01 (mod)	Auto 2024-10-07 13:47:07
Potassium (as K <sub>2</sub> O)	0.32 %	27.0	722	24	AOAC 985.01 (mod)	Auto 2024-10-07 13:47:07
Sulfur (total)	0.05 %	4.2	113	2	AOAC 985.01 (mod)	tat9 2024-10-07 13:47:07
Calcium (total)	0.12 %	10.1	271	7	AOAC 985.01 (mod)	tat9 2024-10-07 13:47:07
Magnesium (total)	0.08 %	6.8	180	5	AOAC 985.01 (mod)	tat9 2024-10-07 13:47:07
Sodium (total)	0.11 %	9.3	248	7	AOAC 985.01 (mod)	tat9 2024-10-07 13:47:07
Copper (total)	28 ppm	0.24	6.31	0.17	AOAC 985.01 (mod)	tat9 2024-10-07 13:47:07
Iron (total)	66 ppm	0.56	14.9	0.39	AOAC 985.01 (mod)	tat9 2024-10-07 13:47:07
Manganese (total)	17 ppm	0.14	3.83	0.10	AOAC 985.01 (mod)	tat9 2024-10-07 13:47:07
Zinc (total)	46 ppm	0.39	10.4	0.27	AOAC 985.01 (mod)	tat9 2024-10-07 13:47:07
Moisture	95.1 %				SM 2540 G-(2015)	tat9 2024-10-07 13:47:07
Total solids	4.90 %	414			Calculation	Auto 2024-10-07 13:47:07
Total salts	0.99 %	83.6	2230		Calculation	Auto 2024-10-07 13:47:07
pH	8.0 S.U.				EPA 9045C *	tat9 2024-10-07 13:47:07

First year availability of nitrogen is calculated based on pre-plant application with incorporation. Nitrogen available from previous year's application not considered. Total manure salts should not exceed 500 lbs/acre. Less than 500 lbs/acre if annual rainfall is less than 25 inches and/or the soil CEC is less than 12 meq/100g. Salt contributions from commercial fertilizer applications must also be considered. Soil test yearly to monitor phosphorus levels, organic matter, pH, and micronutrients. Spring soil test for residual nitrate - make accurate sidedress recommendations! Nitrogen availability will vary with methods of application and field conditions. The nitrogen availability values used on a manure management plan must comply with state regulations. These regulations vary from state to state.

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REPORT NUMBER

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30714 COOPERATIVE FARMERS ELEVATOR

Sample ID: Pork Xtra West Barn West Side

Lab Number: 10241001

Date Sampled: 2024-09-23

Pounds of Nutrient AR Est. First Year

Parameter	Analysis As Received	per 1000 gal	per acre-in	Availability lbs per 1000 gal	Method	Reviewer-Date
Ammonium nitrogen (total)	0.46 %	38.9	1040	39	AOAC 2001.11	tat9 2024-10-07 12:01:45
Organic nitrogen	0.19 %	16.0	428	6	Calculation	Auto 2024-10-07 12:01:45
Total Kjeldahl nitrogen (TKN)	0.65 %	54.9	1460	44	AOAC 2001.11	tat9 2024-10-07 12:01:45
Phosphorus (as P <sub>2</sub> O <sub>5</sub> )	0.39 %	33.0	879	23	AOAC 985.01 (mod)	Auto 2024-10-07 12:01:45
Potassium (as K <sub>2</sub> O)	0.38 %	32.1	857	29	AOAC 985.01 (mod)	Auto 2024-10-07 12:01:45
Sulfur (total)	0.12 %	10.1	271	4	AOAC 985.01 (mod)	tat9 2024-10-07 12:01:45
Calcium (total)	0.20 %	16.9	451	12	AOAC 985.01 (mod)	tat9 2024-10-07 12:01:45
Magnesium (total)	0.13 %	11.0	293	8	AOAC 985.01 (mod)	tat9 2024-10-07 12:01:45
Sodium (total)	0.12 %	10.1	271	7	AOAC 985.01 (mod)	tat9 2024-10-07 12:01:45
Copper (total)	49 ppm	0.41	11.0	0.29	AOAC 985.01 (mod)	tat9 2024-10-07 12:01:45
Iron (total)	114 ppm	0.96	25.7	0.67	AOAC 985.01 (mod)	tat9 2024-10-07 12:01:45
Manganese (total)	29 ppm	0.24	6.54	0.17	AOAC 985.01 (mod)	tat9 2024-10-07 12:01:45
Zinc (total)	83 ppm	0.70	18.7	0.49	AOAC 985.01 (mod)	tat9 2024-10-07 12:01:45
Moisture	91.5 %				SM 2540 G-(2015)	tat9 2024-10-07 12:01:45
Total solids	8.50 %	718			Calculation	Auto 2024-10-07 12:01:45
Total salts	1.29 %	109	2910		Calculation	Auto 2024-10-07 12:01:45
pH	7.4 S.U.				EPA 9045C *	tat9 2024-10-07 12:01:45

First year availability of nitrogen is calculated based on pre-plant application with incorporation. Nitrogen available from previous year's application not considered. Total manure salts should not exceed 500 lbs/acre. Less than 500 lbs/acre if annual rainfall is less than 25 inches and/or the soil CEC is less than 12 meq/100g. Salt contributions from commercial fertilizer applications must also be considered. Soil test yearly to monitor phosphorus levels, organic matter, pH, and micronutrients. Spring soil test for residual nitrate - make accurate address recommendations! Nitrogen availability will vary with methods of application and field conditions. The nitrogen availability values used on a manure management plan must comply with state regulations. These regulations vary from state to state.

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