



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
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 360th 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 & 360th 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.

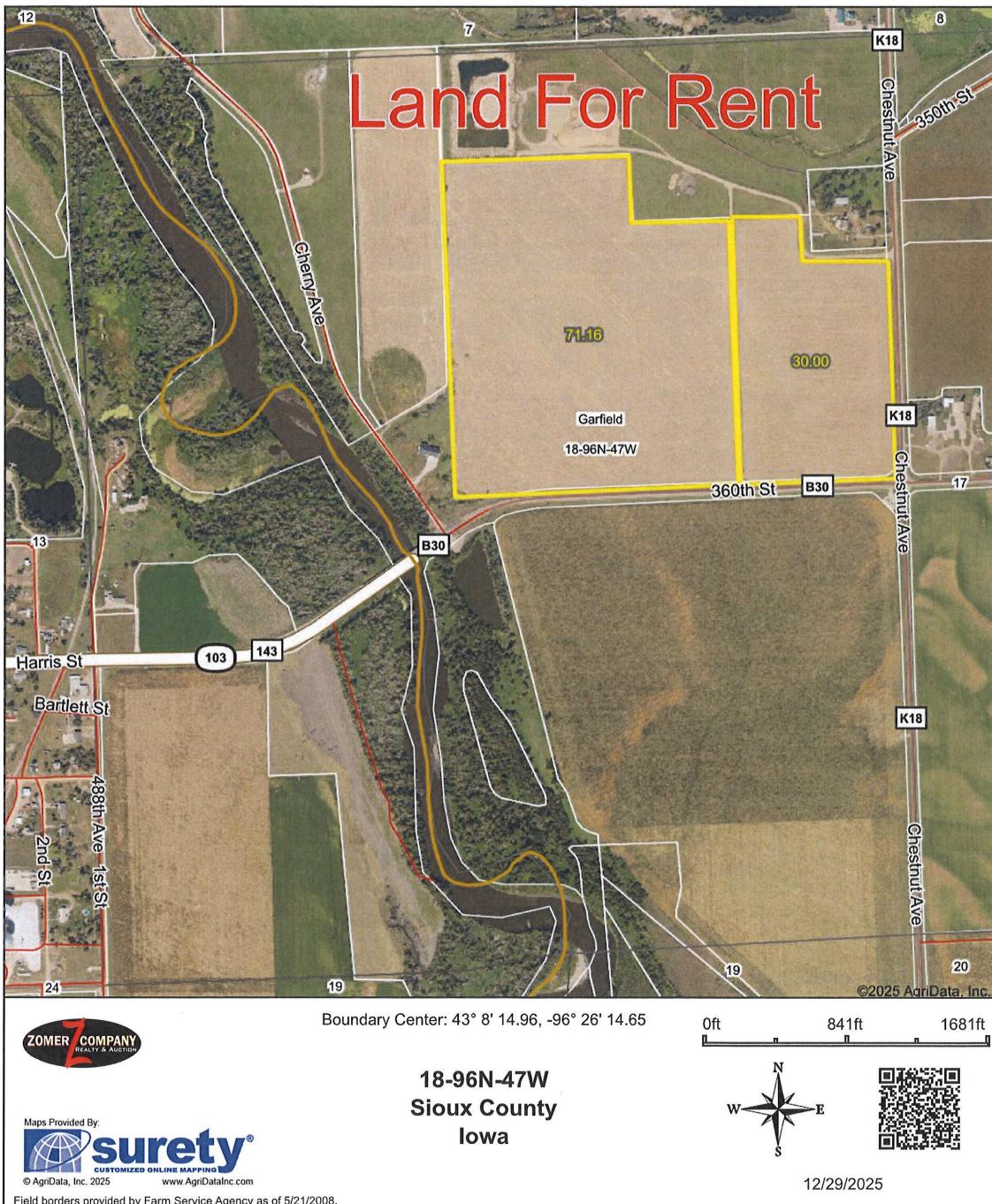
According to Agri-Data this farm has a CSR2 rating of 59.4 and a CSR1 rating of 57.1. The predominant soils in the farm include: 308-Wadena, 108B-Wadena, 116-Graceville, 474B-Bolan, 28B-Dickman. This farm had compost applied in 2023 and liquid hog manure applied in the fall of 2024! This farm has a corn 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



Aerial Map



WESTERN AGRICULTURAL INSURANCE COMPANY
Hudson
MIN AND HAIL L.L.C.

MPCI Acreage and Production Reporting Form

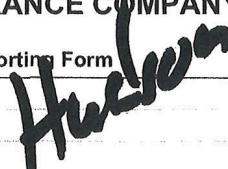
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WEB COPY



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			
		2 nd Legal Description 18 96N 47W			
g in crop		Unit Description			
		Insured's Share 1.000	3 rd Other persons sharing in crop		
Id. 2.0		Unit Number OU 1.0003	FSN 12303	Yield No.	
1 Meas. Serv		<input type="checkbox"/> Added Land/Cropland Acres <input type="checkbox"/> New Pract/Type/TMA <input type="checkbox"/> New Crop <input type="checkbox"/> Meas. Se			
4 th Quality Actual Descriptor		Crop Year	1 st Pre/Post-Quality Total Production	Acres	1 st Pre/Post-Quality Actual Yield/Yield Descriptor
15					
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T		19			
T		20			
T		21	0.0	66	T
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Z		23	0.0	66	T
Z		24 M 5248	102.4	51	A L
Crop Year 2025 Production Reporting					
Production Record Type		1 st Pre/Post-Quality Total Production	1 st Pre/Post-Quality Acres/Uninsurability	1 st Pre/Post-Quality Actual Yield	3 rd Production Record Type
66					
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	
66		Planted Acres 0.0	Prevented Acres		
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66		High Risk Acres Class.	High Risk Acres		
Remarks/Other: SC 03/17/25 PR 04/29/26 PL 06/15/25 AR 07/15					
OPTIONS:TA T, 100% of T-Yield A, Actual					



United States
Department of
Agriculture

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: 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/I/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
TOTAL	101.20	0.00		

NOTES

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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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NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Page: 2 of 2

Page: 2 of 2



Invoice

Date	Invoice #
1/23/2024	734

Bill To

		Terms	Project	
Item	Quantity	Description	Rate	Amount
compost	596	Hudson Gravel Pit		
Trucking	596		10.00	5,960.00
Manure Spreading	596		5.00	2,980.00
			5.00	2,980.00
		Total		\$11,920.00
		Payments/Credits		\$0.00
		Balance Due		\$11,920.00



Invoice

Date	Invoice #
1/23/2024	733

Bill To
Phil Klenheslink

Terms	Project

Item	Quantity	Description	Rate	Amount
Manure Spreading	1.017	Hudson Gravel Pit Spring of 2023	9.00	9,153.00
Total				\$9,153.00
Payments/Credits				\$0.00
Balance Due				\$9,153.00

Thank you for your business.



COMMERCIAL FERTILIZER VALUE OF MANURE FERTILIZER APPLICATION

MEADOWVALE DAIRY

Ammonia N Utilization factor
Organic N Utilization factor

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

Preferred nutrients	
Nitrogen	\$0.42
Phosphorus	\$0.34
Potassium	\$0.27
Sulfur	\$0.39
Zinc	\$3.13

5000 gal/a Fall
50 unitsN SPRING

REPORT NUMBER
24-281-9775
REPORT DATE
Oct 07, 2024
RECEIVED DATE
Oct 03, 2024

SEND TO
10470



PAGE 1/1
ISSUE DATE
Oct 07, 2024
COPY TO
60714 COOPERATIVE FARMERS ELEVATOR

Sample ID: Pork Xtra East Barn East Side		Lab Number: 10240998		Date Sampled: 2024-09-23	
Parameter	Analysis As Received	Pounds of Nutrient AR		Est. First Year	
		per 1000 gal	per acre-in	Availability	Method
Ammonium nitrogen (total)	0.42 %	35.5	947	36	AOAC 2001.11
Organic nitrogen	0.10 %	8.4	226	3	Calculation
Nitrogen (total)	0.52 %	43.9	1173	38	WC 055
Phosphorus (as P2O5)	0.23 %	19.4	519	14	AOAC 985.01 (mod)
Potassium (as K2O)	0.40 %	33.8	902	30	AOAC 985.01 (mod)
Sulfur (total)	0.10 %	8.4	226	3	AOAC 985.01 (mod)
Calcium (total)	0.15 %	12.7	338	9	AOAC 985.01 (mod)
Magnesium (total)	0.08 %	6.8	180	5	AOAC 985.01 (mod)
Sodium (total)	0.13 %	11.0	293	8	AOAC 985.01 (mod)
Copper (total)	31 ppm	0.26	6.99	0.18	AOAC 985.01 (mod)
Iron (total)	79 ppm	0.67	17.8	0.47	AOAC 985.01 (mod)
Manganese (total)	20 ppm	0.17	4.51	0.12	AOAC 985.01 (mod)
Zinc (total)	59 ppm	0.50	13.3	0.35	AOAC 985.01 (mod)
Moisture	94.2 %				SM 2540 G-(2015)
Total solids	5.80 %	490			Calculation
Total salts	1.18 %	99.7	2660		Calculation
pH	7.2 S.U.				EPA 9045C *

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

24-281-9776

REPORT DATE
Oct 07, 2024SEND TO
10470RECEIVED DATE
Oct 03, 2024

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ISSUE DATE
Oct 07, 2024
COPY TO
30714 COOPERATIVE FARMERS ELEVATOR

Parameter	Analysis As Received	Pounds of Nutrient AR			Method	Reviewer-Date
		per 1000 gal	per acre-in	Est. First Year 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 P2O5)	0.23 %	19.4	519	14	AOAC 985.01 (mod)	Auto 2024-10-07 13:47:07
Potassium (as K2O)	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

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10470



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ISSUE DATE
Oct 07, 2024
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3014 COOPERATIVE FARMERS ELEVATOR

Sample ID: Pork Xtra West Barn West Side		Lab Number: 10241001		Date Sampled: 2024-09-23	
Parameter	Analysis As Received	Pounds of Nutrient AR		Est. First Year	
		per 1000 gal	per acre-in	Availability	Method
Ammonium nitrogen (total)	0.46 %	38.9	1040	39	AOAC 2001.11
Organic nitrogen	0.19 %	16.0	428	6	Calculation
Total Kjeldahl nitrogen (TKN)	0.65 %	54.9	1460	44	AOAC 2001.11
Phosphorus (as P2O5)	0.39 %	33.0	879	23	AOAC 985.01 (mod)
Potassium (as K2O)	0.38 %	32.1	857	29	AOAC 985.01 (mod)
Sulfur (total)	0.12 %	10.1	271	4	AOAC 985.01 (mod)
Calcium (total)	0.20 %	16.9	451	12	AOAC 985.01 (mod)
Magnesium (total)	0.13 %	11.0	293	8	AOAC 985.01 (mod)
Sodium (total)	0.12 %	10.1	271	7	AOAC 985.01 (mod)
Copper (total)	49 ppm	0.41	11.0	0.29	AOAC 985.01 (mod)
Iron (total)	114 ppm	0.96	25.7	0.67	AOAC 985.01 (mod)
Manganese (total)	29 ppm	0.24	6.54	0.17	AOAC 985.01 (mod)
Zinc (total)	83 ppm	0.70	18.7	0.49	AOAC 985.01 (mod)
Moisture	91.5 %				SM 2540 G-(2015)
Total solids	8.50 %	718			Calculation
Total salts	1.29 %	109	2910		Calculation
pH	7.4 S.U.				EPA 9045C *

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