



ZOMER COMPANY
REALTY & AUCTION

**SHERMAN TWP
SIOUX COUNTY, IA**

**72.5+/-
ACRES**

**ELEANOR & GORDON BRINK
FAMILY FARM, LLC
OWNERS**

Live Public

LAND AUCTION



SALE DATE: MARCH 16, 2026 @10:30 A.M.



www.zomercompany.com



712-476-9443

Auctioneer's Note: The Zomer Company is extremely honored to have been selected by the Brink family to offer for sale at auction their powerful tract of Sioux County, IA farmland! Land in this area is known to be top quality! This tract of farmland has a nice topography and is nearly all tillable! Land long term has proven itself to be a fantastic investment! Land is a investment class that can pay your family dividends for years to come and can help establish generational wealth for your family! Make plans today to join us for this auction!



Farm Location: From Maurice, IA at the Intersection of HWY 75 & 470th St. go East on 470th St., for 3 1/4 miles to the Farm. Farm is on the South side of 470th St. Auction Signs will be posted.

Auction Location: Auction of the property will be held in Maurice, IA at the former gas station parking lot at the corner of 470th St. & HWY 75 (4695 US 75 Ave., Maurice, IA)

Abbreviated Legal Description: The East 1/2 of the NW1/4 Excepting Parcel A, all located in Section 13, TWP 94N, Range 45W, Sioux County, IA. Subject to all easements and public roads of record.

General Description: According to the county assessor, this property contains 72.50+/- gross acres. A survey of the property will be completed to determine the exact gross acres. According to FSA, this farm contains approx. 71.81+/- tillable acres. This farm is approx. 98.5% tillable! According to FSA this farm has a corn base only of 71.40 acres with a PLC yield of 156bu. This farm is classified as NHEL. The predominant soil types include: 310B, B2, C2-Galva, 91B-Primghar. The average CSR2 is 91.6. The average CSR1 is 66.1. This is a fantastic opportunity to purchase an outstanding tract of Sioux County, IA farmland! When you are looking at purchasing land these are the types of farms that you want to purchase! This farm has a great topography, is completely tillable (excepting road & ditch), has great soil ratings and a great location! Do not hesitate to purchase this Sioux County, IA farm! This farm is nestled in Southern Sioux County in an area which is known for having fantastic farmland! Making the decision to invest in this tract of Sioux County, IA farmland is a decision that can help establish your family's legacy for years to come! If you are looking to add a premier tract of farmland to your current farming operation or if you are an investor looking to purchase a top tier tract of land then this is one farm that you will want to pay attention to! Make plans today to attend this auction and purchase this tract of farmland!

Method of sale: Auction of the property will be held in Maurice, IA at the former gas station parking lot at the corner of 470thST. & HWY 75 (4695 US 75 Ave., Maurice, IA). Final bid shall be times the gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,318.00 per year. Seller will pay the 2025 taxes which are due and payable in March and Sept of 2026. Taxes will be pro-rated to December 31, 2025.

Possession: Buyer will receive possession of the farm on March 1, 2027. This farm is leased for the 2026 crop year and the buyer shall receive the full rent at closing and an attractive rent subsidy from the seller! Contact an agent for details!

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 28, 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. 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.

SHERMAN TWP

LAND OWNER

T 94 N

R 45 W

GOLDFINCH AVE		GRANT AVE		HARRISON AVE		HICKORY AVE		IBEX AVE		INDIAN AVE	
2900		3000		3100		3200		3300		3400	
JOINS READING TWP		JOINS WEST BRANCH TWP		JOINS MASSAU TWP		JOINS MASSAU TWP		JOINS MASSAU TWP		JOINS MASSAU TWP	
450 ST		460 ST		470 ST		480 ST		490 ST		500 ST	
510 ST		510 ST		510 ST		510 ST		510 ST		510 ST	
JOINS PLYMOUTH COUNTY, IA		JOINS PLYMOUTH COUNTY, IA		JOINS PLYMOUTH COUNTY, IA		JOINS PLYMOUTH COUNTY, IA		JOINS PLYMOUTH COUNTY, IA		JOINS PLYMOUTH COUNTY, IA	

LAND OWNER & RURAL RESIDENT MAPS

- Small Tracts**
- Section 1 A Aaron & Sherri Bootsma - 7.78
 - Section 1 B Milton & Judith Pennings - 12.22
 - Section 2 C Martin & Darlene Wichers LE etal - 9.14
 - Section 2 D Brent & Michelle Kuiken - 9
 - Section 3 E Daniel & Sarah Bonnema - 8.41
 - Section 3 F Virgil Kiel - 9.63
 - Section 4 G William Jr. & Kathleen Maree - 8.94
 - Section 4 H Joel & Melinda Scholten - 6.38
 - Section 4 I Raymond & Lori Ann VanGorp - 25.86
 - Section 4 J Raymond & Lori Ann VanGorp - 21.69
 - Section 5 K Brent & Stacy Haarsma - 19.34
 - Section 6 L Darlene Kluis - 23.41
 - Section 6 M Lyle & Karen VanderStoep - 5.94
 - Section 6 N Henry & Sharon Zomermaand - 5.50
 - Section 8 O Herman Kluis - 27.12
 - Section 9 P Martin Wierda Trust - 20.09
 - Section 9 Q Wayne & Crystal Brink - 8.03
 - Section 9 R VanPerusem Farms, LLC - 11.07
 - Section 9 S Terry & Maria Hooyer - 5.30
 - Section 9 T Arlin Kuiken - 8.86
 - Section 9 U Ryan Kiel - 5.20
 - Section 9 V Virgil Kiel - 12.84
 - Section 11 W Paul & Joan Dekker - 6.77
 - Section 12 X Lloyd Cleveringa - 10.83
 - Section 12 Y Jason & Jody Albers - 5.64
 - Section 12 Z Anthony & Lorna Blytsma - 7.52
 - Section 13 AA Donna VanWyk Trust - 18
 - Section 13 AB New Fashion Park, LLP - 5.01
 - Section 13 AC Kevin DeJong - 12.83
 - Section 13 AD Rodney & Viola DeJong - 6.35
 - Section 14 AE Anne Plageman - 5.06
 - Section 15 AF Ryan & Bridgette VanZee - 7.09
 - Section 15 AG Jansma Family Trust - 8.95
 - Section 16 AH David & Eunice Koopmans - 9.51
 - Section 16 AI Bernard & Elaine VanEngen - 15.11
 - Section 16 AJ Martin Wierda Trust - 13.69
 - Section 16 AK Alan & Lisa Smit - 9.91
 - Section 19 AL Three Oaks Farms, LLC - 18.83
 - Section 20 AM Peter Jr. & Kimberly Hoogland - 26.40
 - Section 22 AN Derek & Teri Poppema - 9.50
 - Section 22 AO Mark & Violet Kuiken - 29.50
 - Section 23 AP Robert Kuiken - 6.01
 - Section 24 AQ Keith Scholten - 14.48
 - Section 26 AR Brent Onken - 29.25
 - Section 27 AS Rick Hoekstra - 5.46
 - Section 28 AT Gerrit Jr. VanDonkelaar - 6.43
 - Section 28 AU Gerrit Jr. & Cheri VanDonkelaar - 5.03
 - Section 28 AV Chris & Michelle Plendi - 10.59
 - Section 29 AW Vogel & Pamela Viieger - 11.06
 - Section 29 AX Vogel Paint & Wax Co. Inc. - 6.98
 - Section 30 AY Eric & Rebecca Plendi - 7.13
 - Section 30 AZ Peter Jr. & Kimberly Hoogland - 9.98
 - Section 31 BA Branson DeWeerd - 6.35
 - Section 32 BB Ryan Zomermaand & Scott Miedema - 6.60
 - Section 33 BC MS Kessenich Farms Inc. - 6.50
 - Section 34 BD Dennis VanRoekel - 23.11
 - Section 35 BE City of Orange City - 8.43
 - Section 35 BF Lisa Griffin - 13.15
 - Section 35 BG Pam Chandler - 13.15
 - Section 35 BH Grant & Courtney Bokema - 9.30
 - Section 35 BI Jay Haverdink - 19.75
 - Section 35 BJ Mark Haverdink - 17.99
 - Section 35 BK Mark & Carol Kleyer - 9.50
 - Section 36 BL Jacob & Sharon Rens LE etal - 7.95
 - Section 36 BM Eason Farms, LLC - 9.68

SIoux COUNTY, IA



Aerial Map



Boundary Center: 42° 57' 52.44, -96° 6' 29.84

0ft 646ft 1292ft



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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13-94N-45W
Sioux County
Iowa

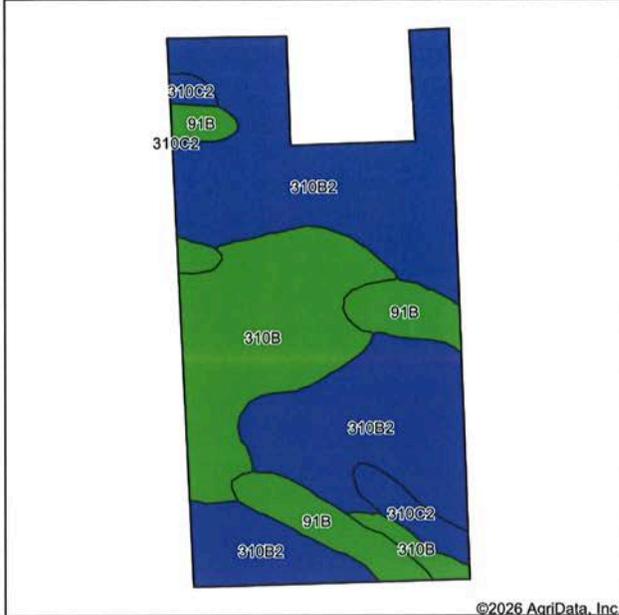


2/2/2026

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



Soils Map



State: Iowa
 County: Sioux
 Location: 13-94N-45W
 Township: Sherman
 Acres: 72.5
 Date: 2/2/2026



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	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	42.98	59.2%		> 6.5ft.	Ile	90	65	67	
310B	Galva silty clay loam, 2 to 5 percent slopes	18.09	25.0%		> 6.5ft.	Ile	95	67	75	
91B	Primghar silty clay loam, 2 to 5 percent slopes	8.56	11.8%		3.5ft.	Ile	95	75	78	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	2.87	4.0%		> 6.5ft.	IIle	84	51	65	
Weighted Average							2.04	91.6	66.1	*n 70.2

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

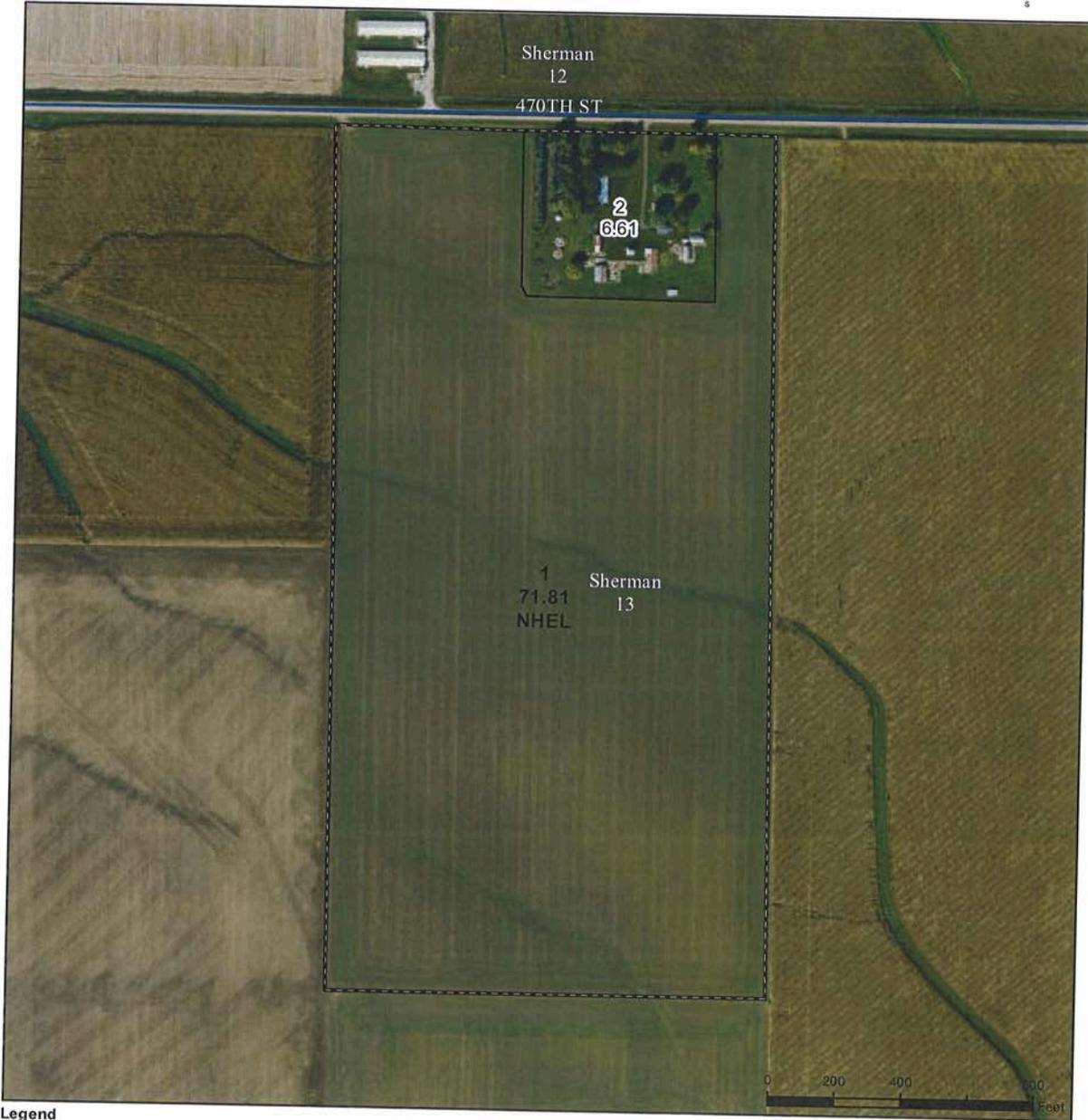
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

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: 71.81 acres

2025 Program Year

Map Created May 30, 2025

Farm 2314

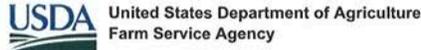
Tract 3906

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



FARM : 2314
Prepared : 2/4/26 3:58 PM CST
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

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
78.42	71.81	71.81	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	71.81	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	71.40	0.00	156	0
TOTAL	71.40	0.00		

NOTES

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Tract Number : 3906
Description : E2 NW4 SEC 13 SHERMAN
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 : ELEANOR & GORDON BRINK FAMILY FARM LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.42	71.81	71.81	0.00	0.00	0.00	0.00	0.0



RENT INFORMATION:

This farm is leased for the 2026 crop year. Buyer shall receive at closing the full rent for the 2026 crop year plus a rent subsidy from the seller! The total amount the buyer shall receive at closing shall be \$28,724.00 which includes both the current rent and the rent subsidy. The seller shall be solely responsible to collect the rent from the current tenant when due and payable. If the buyer desires to discontinue the lease for the 2027 crop year, the buyer is solely responsible for terminating the existing farm lease with the current tenant when required.



ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

712-476-9443

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REALTY & AUCTION

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