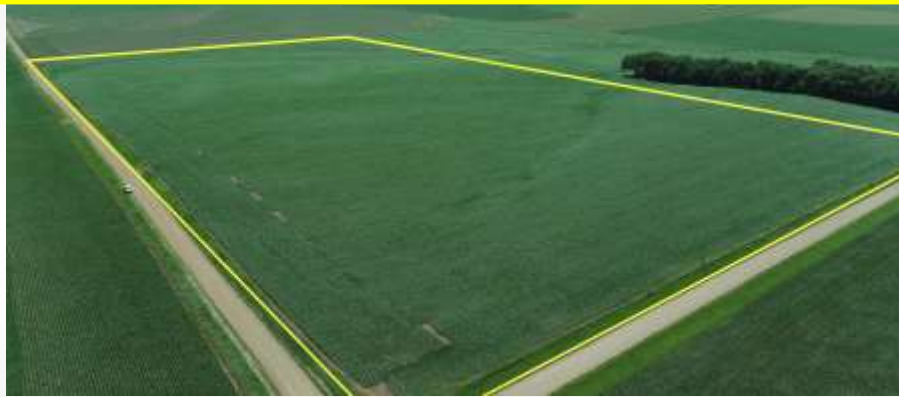


# ZOMER COMPANY

## Upcoming Live Public Auction Of Sherman TWP, Sioux County, IA Farmland

This Farm Consists of 80.84 Acres & Will Be Sold In  
1 Tract! This Farmland Is Located Southeast of  
Maurice, IA & Southwest of Orange City, IA!



**Auction Date: November 2, 2021 @10:30 A.M.**

**Ethel Laughton Heirs — Owners**

**[zomerauctions.com](http://zomerauctions.com)**

**Auctioneers:**

**Zomer Company**

**1414 Main St., Rock Valley, IA 51247**

**Office— 712-476-9443**

**Broker: Mark Zomer - 712-470-2526 — Blake Zomer - 712-460-2552**

**Gary Van Den Berg - 712-470-2068 — Darrell Vande Vegte - 712-470-1125**

**Ivan Huenink-712-470-2003 — Gerad Gradert-712-539-8794**

**Auctioneers Note: We are honored to have been selected by the Laughton Family to offer for sale this great tract of farmland in Sherman TWP! This farmland has been in the Laughton Family for close to 100 years! Call an auctioneer today to receive a full informational packet!**

**Location:** From Maurice, IA go 3 miles East on BLKTP 470th St to Ibex Ave then go 2 miles South on Ibex Ave. The Farmland is located in the Southeast corner of Ibex Ave and 490th St. Signs will be posted! Auction Will Be Held At The Site Of The Farmland. Watch [zomerauctions.com](http://zomerauctions.com) for inclement weather!



**Auctioneers:**

**Zomer Company**

**Mark Zomer - 712-470-2526 — Blake Zomer - 712-460-2552**

**Gary Van Den Berg - 712-470-2068 — Darrell Vande Vegte - 712-470-1125**

**Joel Westra - 605-310-6941 — Joel Westra, Jr. 605-957-5222**

**Ivan Huenink-712-470-2003 — Gerad Gradert-712-539-8794**

**Legal Description:** The N1/2 of the NW1/4 of Section 25, TWP 94N, Range 45W, Sioux County, IA. Subject to all public roads and easements of record.

**General Description:** According to the survey, this property contains 80.84 gross acres. According to FSA, this farm contains approx. 76 tillable acres with the balance in road/ditch and approx. 2 acres of grass waterway. This farm has road on 2 sides. This farm has a corn base of 34.7 acres with a PLC yield of 161bu. And a soybean base of 31.4 acres with a PLC yield of 47bu. This farm is classified as NHEL. The predominant soil types include: 310B2, C2-Galva, P733-Calco, 91, B-Primghar, 428B-Ely, 810, B-Galva, 133-Colo, 31-Afton.. The average CSR1 is 66.6. The average CSR2 is 88.4. This would make a great addition to your operation or a great investment! Any field driveway work needed will be at the sole expense of the buyer. Call today for a full informational brochure on this property.

**Method of sale:** Auction will be held at the site of the farmland Farmland will be sold with the final bid price x the final gross surveyed acres.

**Taxes:** The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,200.00 per year. Seller will pay the 2021 taxes which are due and payable in March and Sept of 2022.

**Possession:** Full possession will be on March 1, 2022.

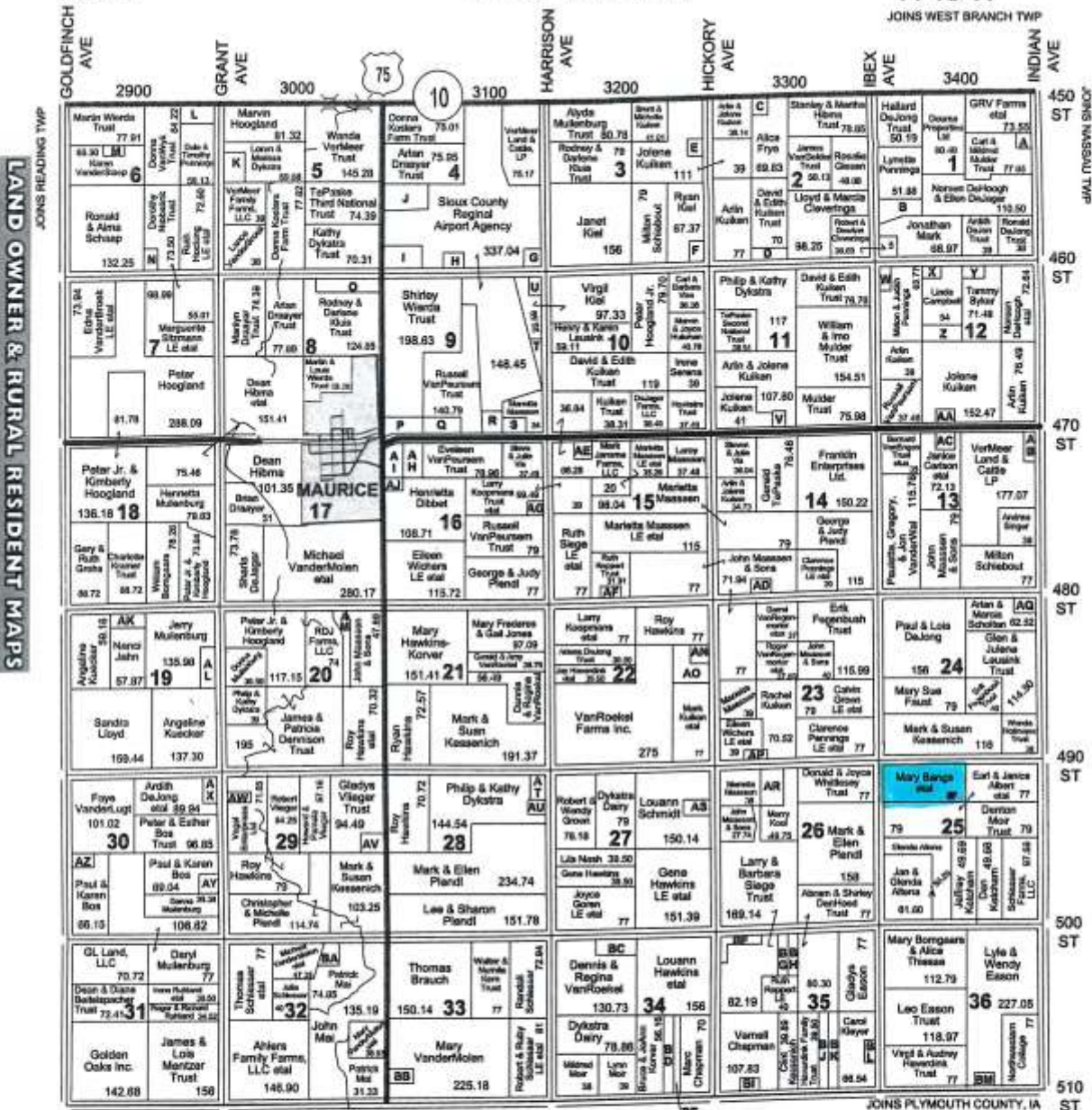
**Terms:** Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day which will be on or before December 10, 2021. Buyer shall receive a clear 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 statues. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and auction booklets are available upon request. This Property is being sold subject to the confirmation of the sellers. This sale is subject to court approval. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. **Jim George—Attorney for sellers.**

# SHERMAN TWP

## LAND OWNER

T 94 N

R 45 W



LAND OWNER & RURAL RESIDENT MAPS

**Small Tracts**

- Section 1 **A** Loren & Kathleen Mulder - 7.78
- Section 1 **B** Milton & Judith Penning - 12.22
- Section 2 **C** Martin & Darlene Wichers LE etal - 9.14
- Section 2 **D** Brent & Michelle Kukkonen - 9
- Section 3 **E** Daniel & Sarah Sonnema - 8.41
- Section 3 **F** Virgil Kiel - 9.83
- Section 4 **G** Sadie VanPuessem LE etal - 8.94
- Section 4 **H** Josie Melinda Schotten - 6.38
- Section 4 **I** Raymond & Lori Ann VanOorp - 25.88
- Section 4 **J** Raymond & Lori Ann VanOorp - 21.89
- Section 5 **K** Brent & Stacy Haarsma - 19.34
- Section 5 **L** Darlene Klute - 23.41
- Section 5 **M** Lyle & Karen VanderStoop - 5.94
- Section 5 **N** Henry & Sharon Zomermaand - 5.50
- Section 8 **O** Herman Klute - 27.12
- Section 9 **P** Martin Wierds Trust - 20.09
- Section 9 **Q** Wayne & Crystal Brink - 8.03
- Section 9 **R** VanPuessem Farms, LLC - 11.07
- Section 9 **S** Tarry & Maria Hoyer - 5.30
- Section 9 **T** Arin Kulken - 8.88
- Section 9 **U** Ryan Kai - 5.20
- Section 11 **V** Paul & Joan Dekker - 6.77
- Section 12 **W** Lloyd Cloverings - 10.83
- Section 12 **X** Robert & Wanda Wichers - 5.64
- Section 12 **Y** Donna VanWyk Trust - 18
- Section 12 **Z** Arlin & Lorna Bylma - 7.52
- Section 12 **AA** New Fashion Pork, LLP - 5.01
- Section 13 **AB** Kevin DeJong - 12.83
- Section 13 **AC** Rodney & Viola DeJong - 6.35
- Section 14 **AD** Anne Plegeman - 5.08
- Section 15 **AE** Ryan & Bridgette VanZee - 7.09
- Section 15 **AF** Janema Family Trust - 8.95
- Section 16 **AG** David & Eunice Koopmans - 9.51
- Section 16 **AH** Bernard & Elaine VanEngen - 15.11
- Section 16 **AI** Martin Wierds Trust - 13.89
- Section 16 **AJ** Alan & Lisa Smit - 8.91
- Section 19 **AK** Three Oaks Farms, LLC - 18.83
- Section 19 **AL** Mulenburg Farms Inc. - 19
- Section 20 **AM** Peter Jr. & Kimberly Hoogland - 26.40
- Section 22 **AN** Derek & Ten Poppema - 9.50
- Section 22 **AO** Mark & Violet Kulken - 29.50
- Section 23 **AP** Robert Kulken - 6.01
- Section 24 **AQ** Keith Schotten - 14.48
- Section 26 **AR** Brent & Eileen Oriten LE - 29.25
- Section 27 **AS** Rick Hoekstra - 5.46
- Section 28 **AT** Gerrit Jr. VanDonkelaar - 6.43
- Section 28 **AU** Gerrit Jr. & Cheryl VanDonkelaar - 5.03
- Section 29 **AV** Howard & Pamela Vlegger - 11.06
- Section 29 **AW** Vogel Paint & Wax Co. Inc. - 6.88
- Section 30 **AX** Chris & Michelle Plendi - 7.13
- Section 30 **AY** Peter Jr. & Kimberly Hoogland - 9.88
- Section 32 **BA** Ryan Zomermaand & Scott Modema - 6.80
- Section 33 **BB** MS Kassenich Farms Inc. - 6.50
- Section 34 **BC** Dennis VanRoekel - 23.11
- Section 34 **BD** Bruce Korver - 19.45
- Section 34 **BE** Marc Champan Sr. - 12.52
- Section 35 **BF** City of Orange City - 8.43
- Section 35 **BG** Lisa Griffin - 13.15
- Section 35 **BH** Pam Chandler - 13.15
- Section 35 **BI** David Korver - 9.30
- Section 35 **BJ** Jay Haverdink - 19.75
- Section 35 **BK** Mark Haverdink - 17.99
- Section 35 **BL** Mark & Carol Kleyer - 9.50
- Section 36 **BM** Jacob & Sharon Rans LE etal - 7.95

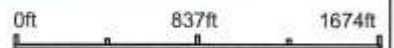
SIoux COUNTY, IA

### Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2009.

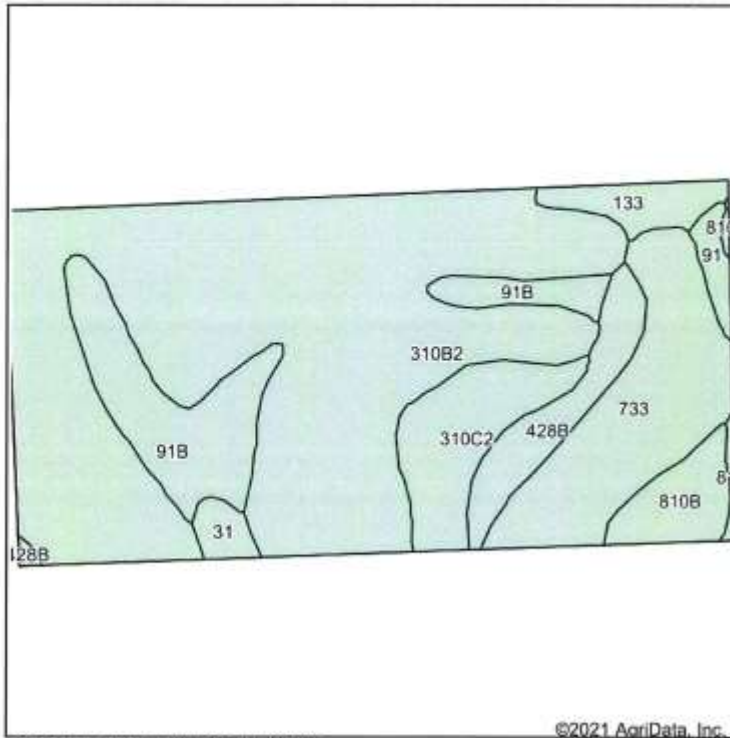
Map Center: 42° 56' 0.52, -96° 6' 28.94



**25-94N-45W**  
Sioux County  
Iowa



### Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **25-94N-45W**  
 Township: **Sherman**  
 Acres: **80.84**  
 Date: **8/30/2021**



Soils data provided by USDA and NRCS.

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Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
310B2	Galva silty clay loam, 2 to 5 percent slopes, moderately eroded	45.47	56.2%	Ile	65	6.2	5	175	3	90	4.9	45
733	Calco silty clay loam, 0 to 2 percent slopes	10.53	13.0%	Ilw	72	6.4	3.8	184	3.1	94	5.1	47
91B	Pringhar silty clay loam, 2 to 5 percent slopes	8.39	10.4%	Ile	75	6.8	5.3	188	3.2	99	5.4	50
310C2	Galva silty clay loam, 5 to 9 percent slopes, moderately eroded	5.41	6.7%	Ille	51	5.9	4.8	156	2.8	86	4.7	43
428B	Ely silty clay loam, 2 to 5 percent slopes	3.90	4.8%	Ile	70	6.6	5.1	182	3.1	96	5.2	48
810B	Galva silty clay loam, benches, 2 to 5 percent slopes	2.87	3.6%	Ile	65	6.2	5	175	3	90	4.9	45
133	Colo silty clay loam, 0 to 2 percent slopes	2.11	2.6%	Ilw	70	6.2	3.8	182	3	90	4.9	45
31	Afton silty clay loam, 0 to 2 percent slopes	0.94	1.2%	Ilw	69	6.4	3.8	180	3.1	94	5.1	47
91	Pringhar silty clay loam, 0 to 2 percent slopes	0.94	1.2%	Iw	77	6.9	5.4	191	3.3	101	5.5	51

Soils data provided by USDA and NRCS.

Maps Provided By:

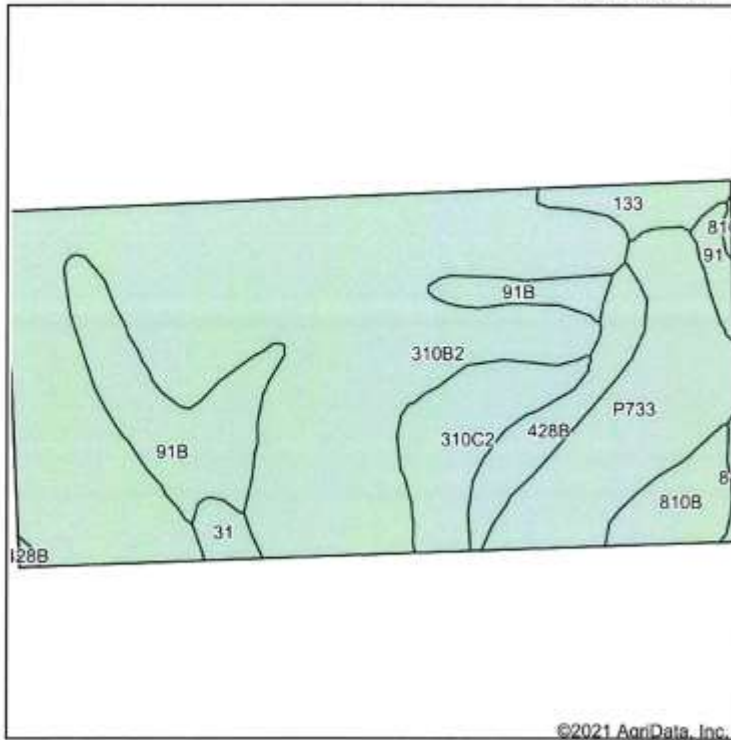


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR*	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
810	Galva silty clay loam, benches, 0 to 2 percent slopes	0.28	0.3%	I	70	6.3	5.2	182	3	92	5	46
<b>Weighted Average</b>					<b>66.6</b>	<b>6.3</b>	<b>4.8</b>	<b>177</b>	<b>3</b>	<b>91.7</b>	<b>5</b>	<b>45.9</b>

\* The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **25-94N-45W**  
 Township: **Sherman**  
 Acres: **80.84**  
 Date: **8/30/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA167, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	45.37	56.1%	Ile	90	65	68
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.57	13.1%	Ilw	78		75
91B	Primghar silty clay loam, 2 to 5 percent slopes	8.39	10.4%	Ile	95	75	78
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	5.43	6.7%	IIle	84	51	66
428B	Ely silty clay loam, shallow loess, 2 to 5 percent slopes	3.90	4.8%	Ile	88	70	74
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	2.91	3.6%	Ile	95	65	76
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	2.06	2.5%	Ilw	78	70	80
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.95	1.2%	Ilw	80	69	68
91	Primghar silty clay loam, 0 to 2 percent slopes	0.95	1.2%	Iw	100	77	78
810	Galva silty clay loam, terrace, 0 to 2 percent slopes	0.31	0.4%	I	100	70	78
<b>Weighted Average</b>					<b>88.4</b>	<b>*-</b>	<b>*n 70.9</b>

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

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*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.





United States Department of Agriculture

# Sioux County, Iowa



### Legend

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

### Wetland Determination Identifiers

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

Tract Cropland Total: 76.00 acres

2021 Program Year

Map Created March 16, 2021

Farm 2170

Tract 1871

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-025 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  
 Report ID: FSA-156EZ

U.S. Department of Agriculture  
 Farm Service Agency  
 Abbreviated 156 Farm Record

FARM: 2170  
 Prepared: 8/27/21 7:26 AM  
 Crop Year: 2021  
 Page: 1 of 3

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier

Farms Associated with Operator:  
 None

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): 1745A, 10052A, 10078

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
							0.0	Active	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	CORN, SOYBN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN			0.00	0
SOYBEANS			0.00	0
Total Base Acres:				

Tract Number: 1871 Description: N2 NW4 SEC 25 SHERMAN  
 FSA Physical Location: Sioux, IA ANSI Physical Location: Sioux, IA  
 BIA Range Unit Number:  
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields  
 Wetland Status: Tract contains a wetland or farmed wetland  
 WL Violations: None

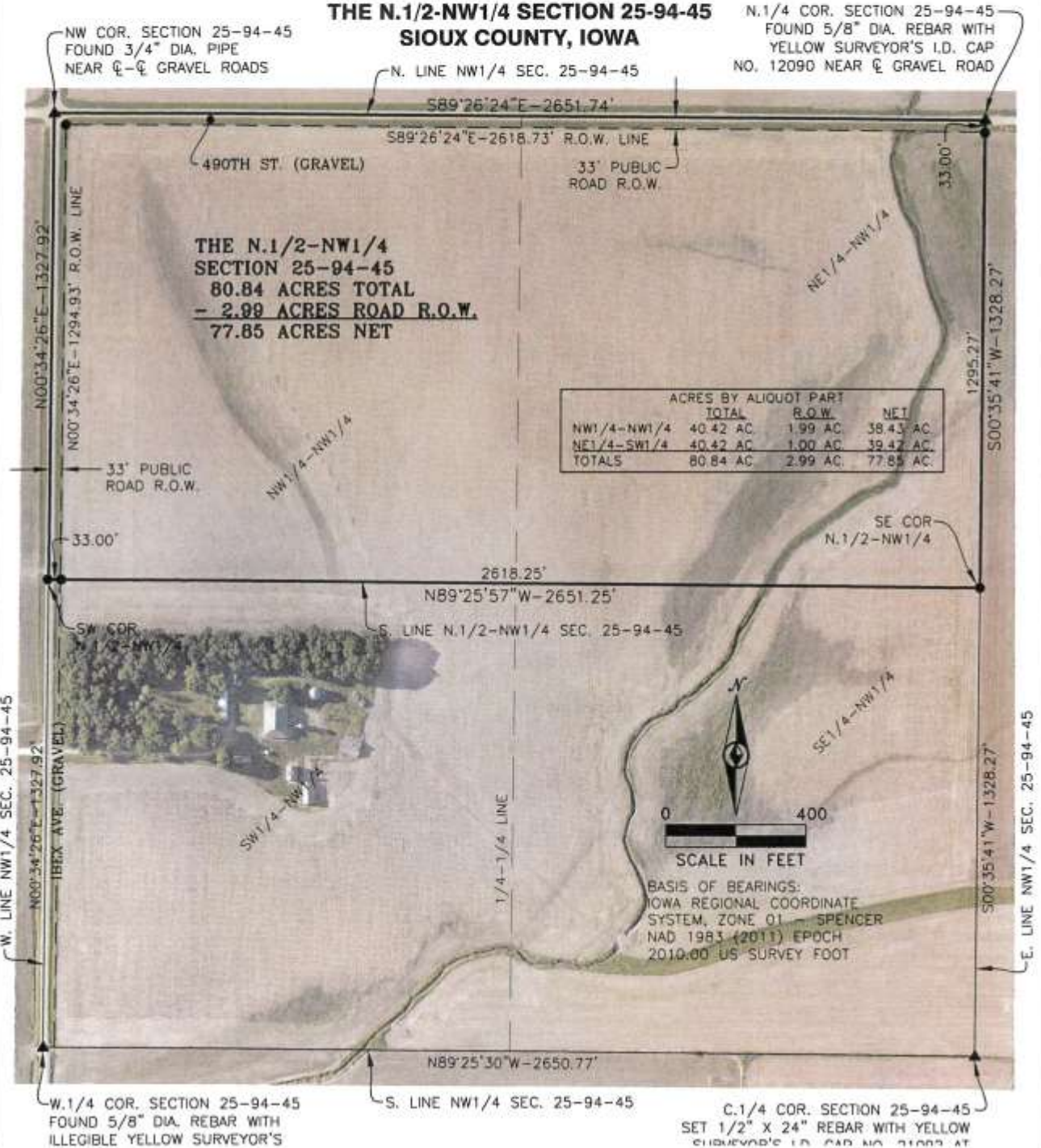
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
78.0	76.0	76.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	76.0	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	34.7	161	0.00
SOYBEANS	31.4	47	0.00
Total Base Acres:		66.1	

Owners

LOCATION: NW1/4 SECTION 25-94-45
PREPARED BY AND RETURN TO: TIM M. LALEMAN, PLS DGR ENGINEERING 1302 SOUTH UNION STREET P.O. BOX 511 ROCK RAPIDS, IOWA 51246 PHONE: 712-472-2531
SURVEY REQUESTED BY: MARK ZOMER
CURRENT PROPRIETORS: MARY BANGS, ETAL

**PLAT OF SURVEY  
(RETRACEMENT)  
THE N.1/2-NW1/4 SECTION 25-94-45  
SIOUX COUNTY, IOWA**



Presented by

# ZOMER COMPANY

**Mark Zomer — Broker - 712-470-2526**

**Darrell Vande Vegte — Sales-712-470-1125**

**Gary Van Den Berg — Sales - 712-470-2068**

**Ryan Zomer — Sales - 712-441-3970**

**Blake Zomer — Sales - 712-460-2552**

**Ivan Huenink— Sales—712-470-2003**

**Gerad Gradert — Sales -- 712-539-8794**

Licensed in Iowa, South Dakota and Minnesota

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Personal Property etc. is one of the most important things you will  
do in your lifetime and we Thank You in advance for your trust  
and confidence in our firm.

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