

ZOMER COMPANY

**Upcoming Live Public Auction Of 39.54 Acres Of
Holland TWP, Sioux County, IA Farmland
This Is A Great Smaller Tract Of Farmland!
This Land Is Located West of Orange City, IA!**



Meyer Family Consolidated Trust - Owners

Sale Date: November 17, 2021 @1:30 P.M.

zomercompany.com

Agents:

**Zomer Company—1414 Main St., Rock Valley, IA 51247—712-476-9443
Mark Zomer - 712-470-2526 — Blake Zomer - 712-460-2552 — Ryan Zomer-712-441-3970
Gary Van Den Berg - 712-470-2068 — Darrell Vande Vegte - 712-476-9443**

Auctioneers Note: Our company is honored to have been selected by the Meyer Family to offer this farmland for sale at live public auction! Make plans today to attend this auction! This farmland offers a great opportunity to start your land portfolio or add to your current operation!! The property presents a great investment potential! Call an auctioneer listed below today to receive a full informational packet! This auction will be held at the site of the farmland!! Watch zomerauctions.com in case of inclement weather!

Location: From the corner of Jackson Ave/Hwy 10. in Orange City, IA go 1 mile West on Hwy 10 then go 1/2 mile North on Ironwood Ave. Land is located on the West side of Ironwood Ave. Auction signs will be posted. Watch zomerauctions.com for inclement weather! Auction will be held at the site of the farmland!



www.zomercompany.com

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Gary Van Den Berg - 712-470-2068 — Darrell Vande Vegte - 712-470-1125—Joel Westra-605-310-6941

Legal Description: That Part of the Ne 1/4 of the SE 1/4 Section 31-95-44, Sioux County, IA. Subject to all public roads and easements of record.

General description: According to the survey, this property contains 39.54 gross acres. According to FSA this farm contains approx. 38.07 tillable acres with the balance in road and ditch. This farm has a corn base of 20.03 and a PLC yield of 185 bu. on corn. and has a soybean base of 3.04 and a PLC yield of 58 bu on soybeans. This farm is classified as NHEL. The predominant soil types include: 310B2, 310B, 810B-Galva, 91, 91B—Primghar, 428-Ely and 133-Colo. The average **CSR2 is 89 and the average CSR1 is 68.9**. This farm appears to have a good state of productivity and is well managed. This farmland would make a great addition to your current farming operation or would make a great investment opportunity!! Make plans today to attend this auction!!!

Method of sale: This Farm will be sold as bid price x gross surveyed acres. Auction to be held on site at the farm.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$1084.00 per year. Seller will pay the 2021 taxes which are due and payable in March and Sept of 2022.

Possession: Possession will be on March 1, 2022.

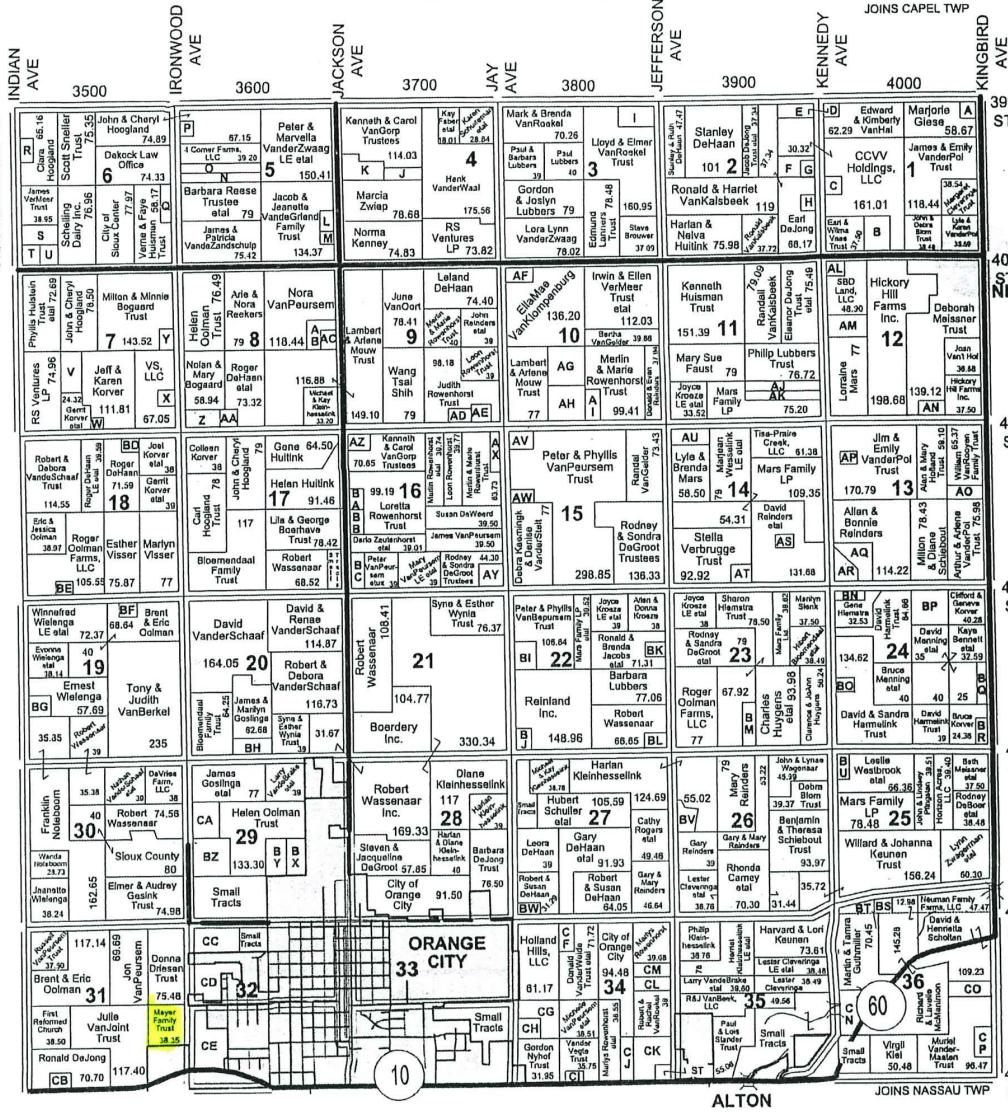
Terms: Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before Dec. 30, 2021 when the buyer shall receive a clear and merchantable title to the property. 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 are for informational purposes only and are not guaranteed to be actual boundary lines of the property. 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. 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. – **DeKoster & DeKoster PLLC—**
Attorney for Seller.

HOLLAND TWP

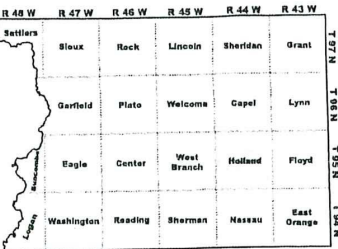
T 95 N

LAND OWNER

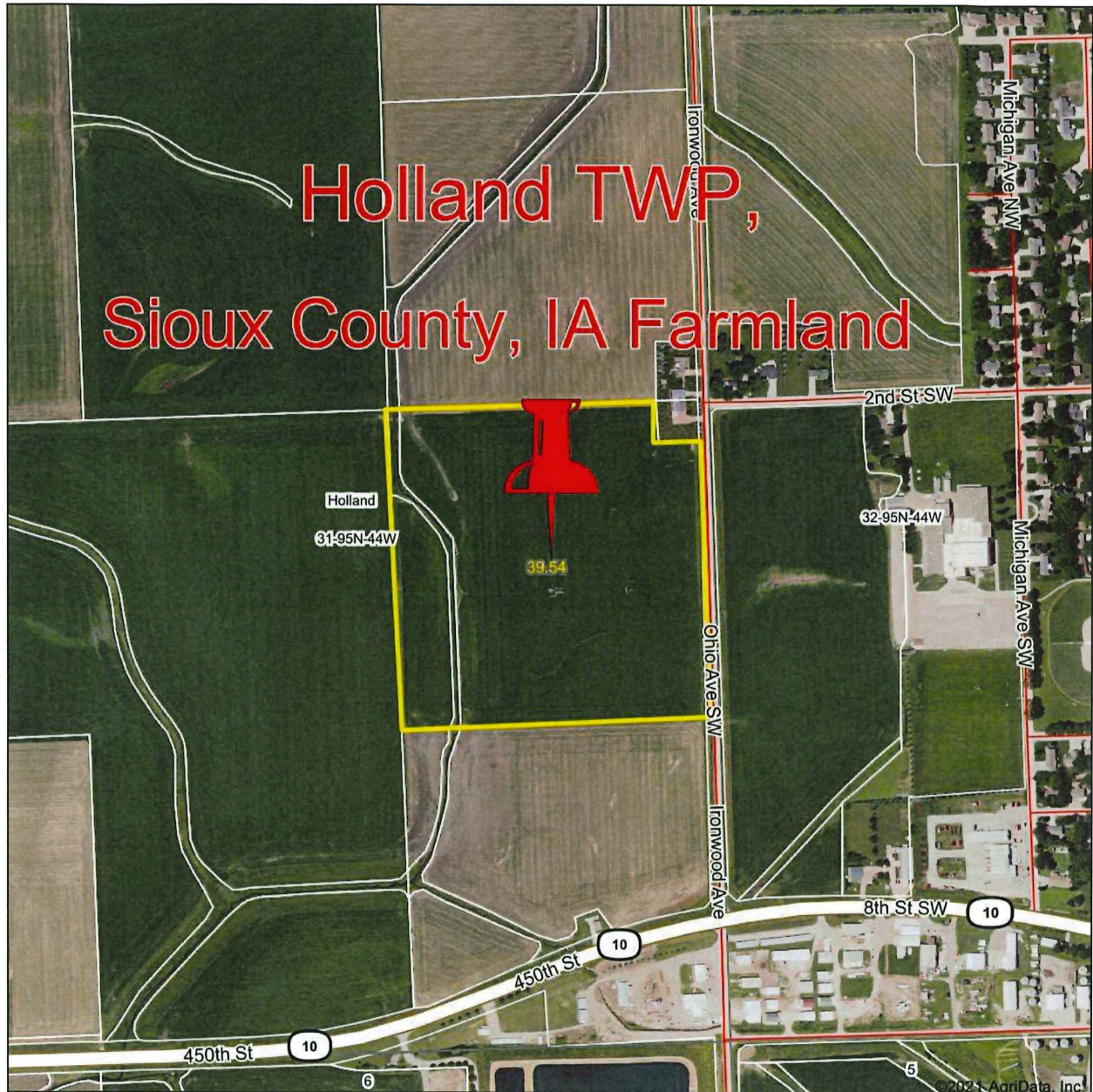
R 44 W



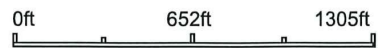
LAND OWNER & RURAL RESIDENT MAPS



Aerial Map



Map Center: 43° 0' 11.9, -96° 4' 44.75



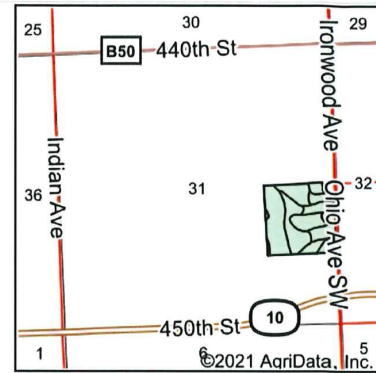
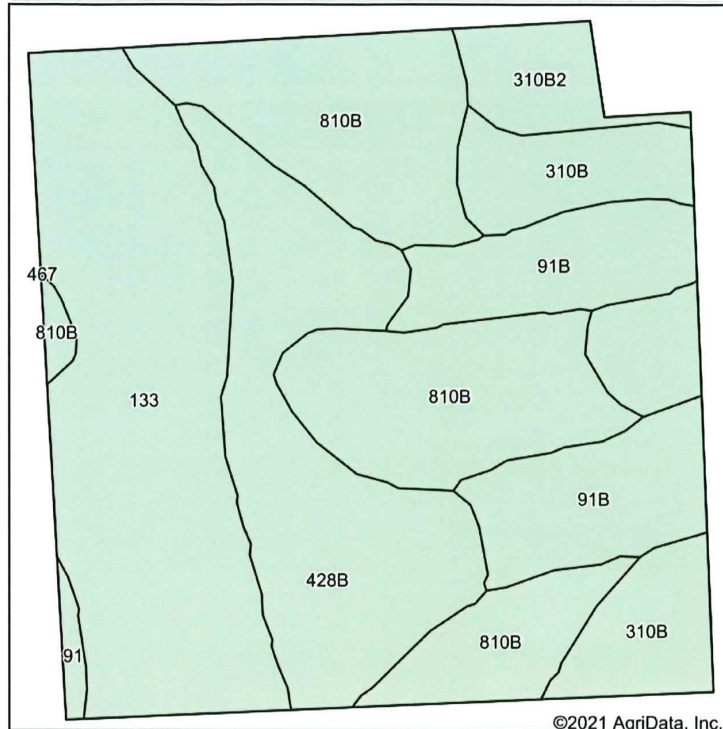
31-95N-44W
Sioux County
Iowa



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

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **31-95N-44W**
 Township: **Holland**
 Acres: **39.54**
 Date: **9/21/2021**



Area Symbol: IA167, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	10.60	26.8%	llw	78	70	80
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	10.37	26.2%	lle	95	65	76
428B	Ely silty clay loam, shallow loess, 2 to 5 percent slopes	7.27	18.4%	lle	88	70	74
91B	Primghar silty clay loam, 2 to 5 percent slopes	5.08	12.8%	lle	95	75	78
310B	Galva silty clay loam, 2 to 5 percent slopes	4.59	11.6%	lle	95	67	76
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	1.37	3.5%	lle	90	65	68
91	Primghar silty clay loam, 0 to 2 percent slopes	0.26	0.7%	lw	100	77	78
Weighted Average					89	68.9	*n 76.7

**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.



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: 38.12 acres

2021 Program Year

Map Created March 16, 2021

Farm 10580

Tract 1547

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
 Report ID: FSA-156EZ

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

FARM: 10580
 Prepared: 6/15/21 2:47 PM
 Crop Year: 2021
 Page: 2 of 2

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.

Other Producers: None

Tract Number: 1547 Description NE4 SE4 SEC 31 HOLLAND
 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 does not contain a wetland

WL Violations: None

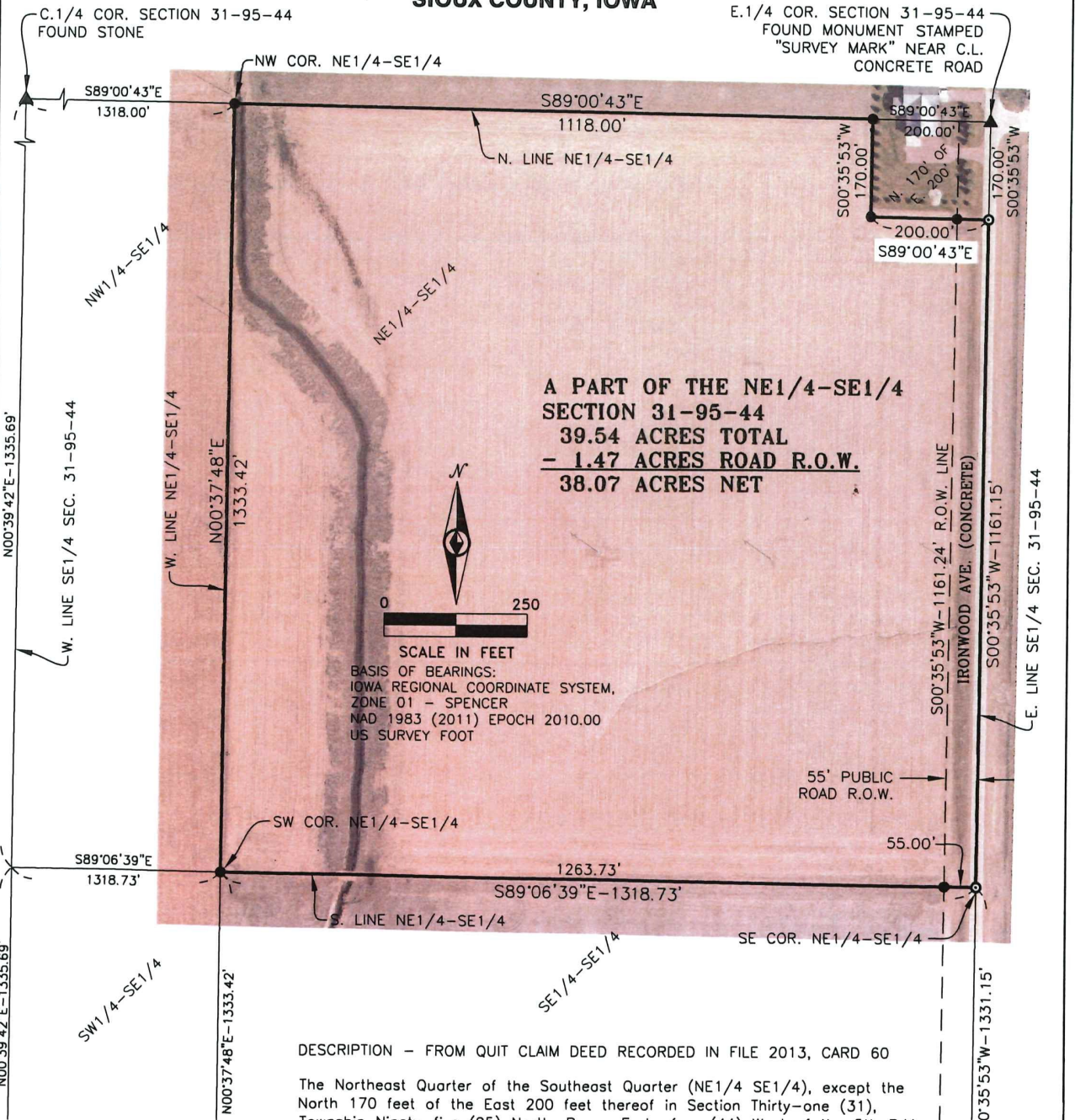
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
39.96	38.12	38.12	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	38.12	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	20.03	185	0.00				
SOYBEANS	3.04	58	0.00				
Total Base Acres:	23.07						

Owners:

Other Producers: None

LOCATION: SE1/4 SECTION 31-95-44
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: CAROL MEYER
CURRENT PROPRIETOR: MEYER FAMILY CONSOLIDATED TRUST

**PLAT OF SURVEY
(RETRACEMENT)
A PART OF THE NE1/4-SE1/4 SECTION 31-95-44
SIOUX COUNTY, IOWA**







Your Farmland Specialists™

1414 Main St.

Rock Valley, IA 51247

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(712) 476-9443

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39.54 Acres Of Farmland

In Holland TWP,

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