

# ZOMER COMPANY

**Upcoming Live Public Auction Of 118.99 Acres Of  
Floyd TWP, Sioux County, IA Farmland! This Farmland Is Located  
Southwest of Hospers, IA and Northeast of Orange City, IA!!**



**Auction Date: December 2, 2021 @ 10:30 AM**

**Harvey Vander Pol LTD. - Owner**

**[zomercompany.com](http://zomercompany.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**

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

**Auctioneers Note:** Our company is honored to have been selected by the Vander Pol Family to offer this farmland for sale at live public auction! Make plans today to attend this auction! This farmland offers great opportunity to start your land portfolio or add to your current operation!! The property presents 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](http://zomerauctions.com) in case of inclement weather!

Location: From the intersection of B40 and Hospers Dr. S in Hospers, IA go West on 400th St (B40) for 2 1/4 miles to Kiwi Ave then go 3/4 mile South on Kiwi Ave. or from Newkirk go South on BLKTP Kingbird Ave to 410th St then go East 3/4 miles. Auction signs will be posted. Watch [zomerauctions.com](http://zomerauctions.com) for inclement weather! Auction will be held at the site of the farmland!

**DECEMBER 2, 2021 @ 10:30 AM**



**Auctioneers & Assistants:**

**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**

**Legal Description:** Parcel D in the SE 1/4 of Section 7-95N-43W, Sioux County, IA. Subject to all public roads and easements of record.

**General description:** According to the survey, this property contains 118.99 gross acres. According to FSA/Survey this farm contains approx. 116.42 tillable acres with the balance in road and ditch. This farm is 97.8% tillable and has 1/2 mile rows! This farm has a corn base of 61.7 acres with a PLC yield of 185 bu. and has a soybean base of 40.0 acres with a PLC yield of 56 bu. This farm is classified as NHEL. The predominant soil types include: 310B, 310B2-Galva, 91, 91B-Primghar, 133-Colo and 92-Marcus. The average **CSR1 is 69.1** and the average **CSR2 is 94.6**. This farm appears to have a good state of productivity and is well managed. This is a high quality farm in a great area! 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:** The farm will be sold with the final bid price x the gross surveyed acres. Auction will be held at the site of the Land.

**Taxes:** The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$3,554.00 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 due to the current farm lease.

**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 29, 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. – **Brad De Jong—Attorney for Seller.**

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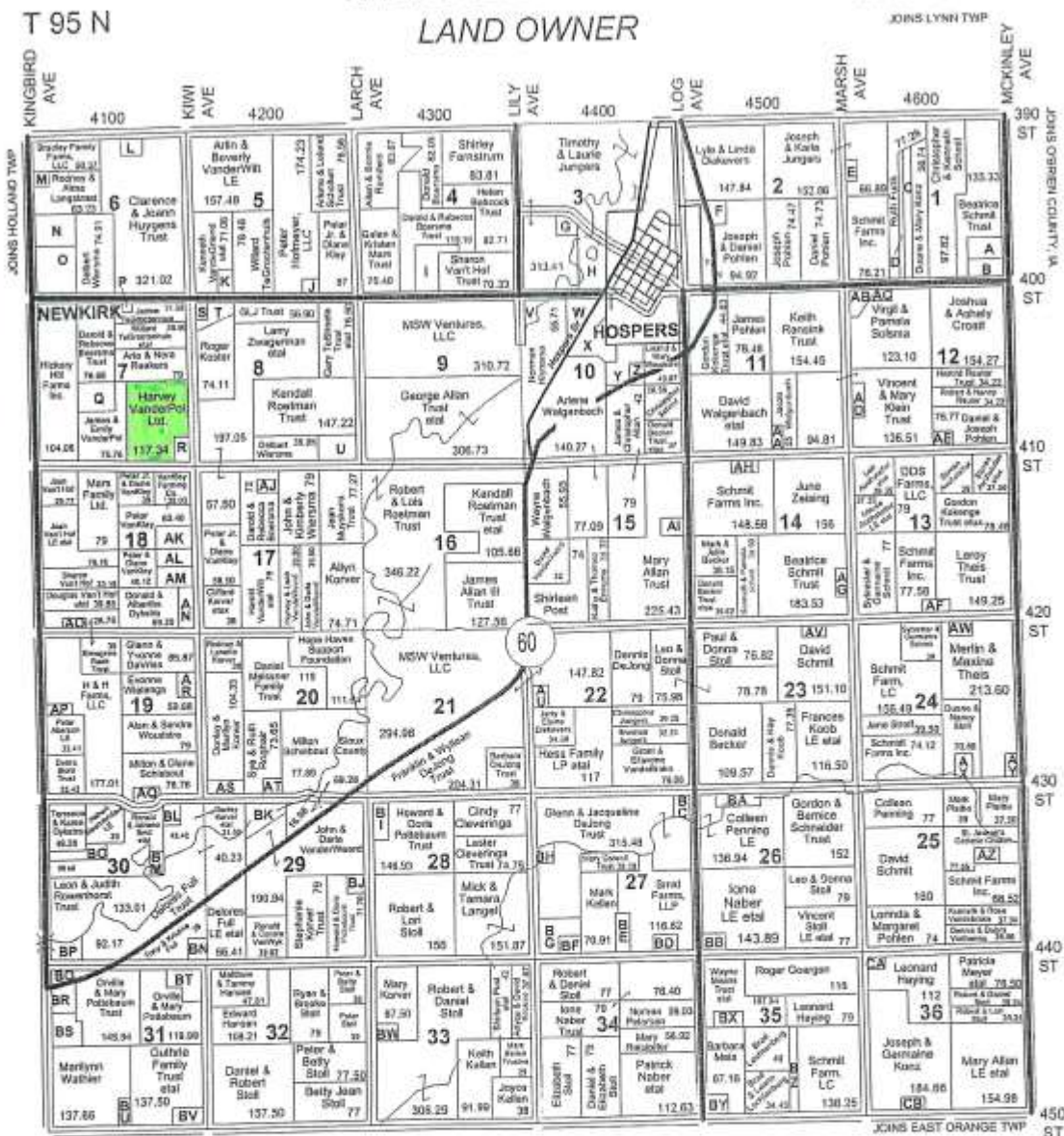


# FLOYD TWP

## LAND OWNER

R 43 W

T 95 N



LAND OWNER & RURAL RESIDENT MAPS

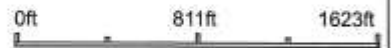
Section	Owner	Section	Owner	Section	Owner	Section	Owner
Section 1 A	Christopher & Ruth Ann Schmit - 19.32	Section 10 V	River Meadows, LLC - 12.47	Section 20 AS	Timothy & Heather Korner - 11.67	Section 31 BQ	H.David & Hensley Schellen Trust - 7.23
B	Jenna & Rita Fischer - 17.58	W	Marvin Tearing - 13.02	AT	Troy & Laura Borens - 5.35	BR	Gayle & Julie Schroeder - 22.39
C	Robert & Mary Patten - 35.68	X	Dark-lating Incomes Inc. - 48.09	Section 22 AU	Barbara Dalong - 3.14	BS	Walter McCormick Trust - 37.70
D	Jeanne & Wayne Krogman - 19.47	Y	City of Hospers - 29.83	Section 23 AV	Caroleen VanderPrest - 5.12	BT	Walter & Tammy Hansen - 25.37
E	Joseph Jagson - 10.72	Z	Christopher & Ruth Schmit - 13.26	Section 24 AW	Rick & Andrea Thies - 7.17	BU	Kathy Frysaard - 6.50
F	Joseph & Londa Patten et al - 12.67	Section 11 AA	Larry & Brenda Glades - 5.19	AX	James & Julie Hood - 8.12	BV	Hanson Family Farms - 18.50
G	Richard & Deanna Hanna - 11.87	Section 12 AD	John & Judith Saloma Trust - 24.43	AY	Michael Kruger - 7.61	Section 33 BR	New Fashion Flat, L.L.P. - 3.99
H	John & Sylvia Hoops - 50.28	AC	Darryl & Susan Klein Trust - 5.24	Section 25 AZ	Darin & Brenda Racker - 6.55	Section 34 BM	David Rocker - 7.27
I	Walter & Sharon VanderCreek - 28.72	AD	Darryl & Susan Klein et al - 16.20	Section 26 BA	Kenneth & Nancy Penning - 18.04	BY	Rud & Stephanie Miller - 8.82
J	Cole Wickbans - 5.87	AE	Daniel & Margaret Patten - 9.50	BB	Tyler Kone - 10.43	BZ	Scott Leckelberg - 19.75
K	Nathaniel Schipper - 5.43	AF	Daniel & Margaret Patten - 9.50	Section 27 BC	Carol & Carla Coogan - 5.89	Section 36 CA	Bradley & Nichole Konz - 5.01
L	Ronald & Adriani Sell - 5.20	AG	Schmit Park, LLC - 7.19	BE	Nick & Rita Hansen - 6.42	CB	Bradley Konz et al - 8.13
M	Carvin & Dabir Hospital - 6.44	AH	Kenneth & Christopher Schmit - 7.07	BF	Marilyn & Steven Paulson Trust - 15.48		
N	SBD Land, LLC - 32.36	AI	Larry & Rhonda Anderson - 5.06	BG	Brendy Ackerman - 3.84		
O	Robert VanderHof - 24.87	Section 15 AJ	Joshua & Amanda Borens - 5.77	BO	Beth Ackerman - 29.38		
P	Rudley ToCroonville - 5.18	Section 17 AK	Bradley & Marie ToCroonville - 15.00	Section 28 BI	Karen Fabor - 5		
Q	Debra Werns - 36	Section 18 AL	Nicole ToCroonville - 19.37	Section 29 BJ	James & Kira Potebaum - 5.42		
R	Norrea & Betty VanDoren - 5.61	AM	Kyle ToCroonville - 10.57	Section 30 BK	Troy & Laura Baums - 25		
S	Scott ToCroonville - 15.47	AN	Robert & Shirley Meow - 7.80	Section 31 BL	Logan & Megan Hansen - 9.50		
T	Scott & Michelle ToCroonville - 16.23	AO	Carl & Wendy VanRocke - 5.18	BM	Judith Rosenbush Trust - 19.74		
U	Jessal VanderZwaag - 10.47	Section 19 AP	Douglas & Pamela DeHaven - 8.05	BN	Full Farms Inc. - 5.50		
		AQ	Michael & Barbara Klamm - 5.57	Section 32 BX	Laurand Haying - 7.0		
		AR	Brendley & Janora Korner Trust - 11.12	Section 33 BY	Joseph & Garmaine Konz - 184.86		
				Section 34 BZ	Mary Allen LE et al - 154.98		

SIoux COUNTY, IA

### Aerial Map



Map Center: 43° 3' 45.12, -95° 58' 5.95



Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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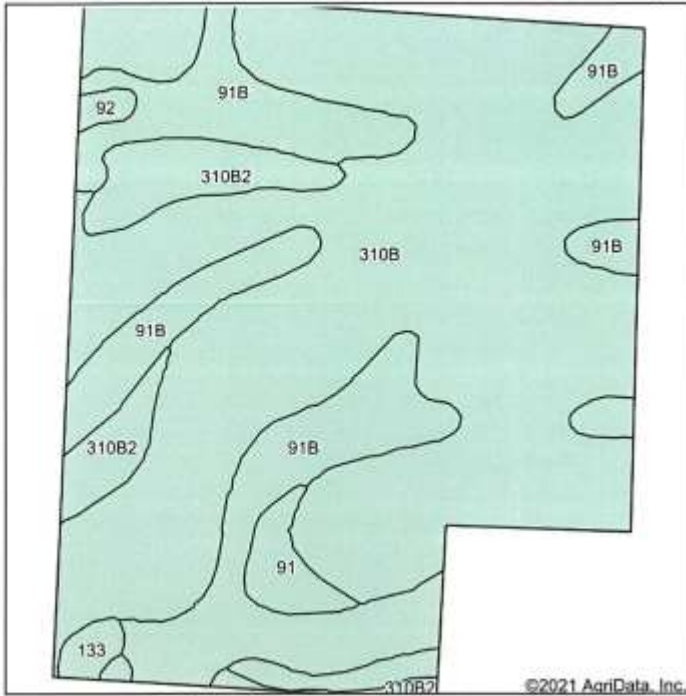
**7-95N-43W**  
**Sioux County**  
**Iowa**



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



## Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Sioux**  
 Location: **7-95N-43W**  
 Township: **Floyd**  
 Acres: **116.42**  
 Date: **10/7/2021**



Maps Provided By:



Area Symbol: IA167, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B	Galva silty clay loam, 2 to 5 percent slopes	76.58	65.8%	IIe	95	67	76
91B	Primghar silty clay loam, 2 to 5 percent slopes	28.41	24.4%	IIe	95	75	78
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	7.65	6.6%	IIe	90	65	68
91	Primghar silty clay loam, 0 to 2 percent slopes	2.23	1.9%	Iw	100	77	76
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.96	0.8%	IIw	78	70	80
92	Marcus silty clay loam, 0 to 2 percent slopes	0.59	0.5%	IIw	94	72	75
<b>Weighted Average</b>				<b>1.98</b>	<b>94.6</b>	<b>69.1</b>	<b>*n 76</b>

\*\*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.

Iowa  
Sioux

Report ID: FSA-156EZ

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

U.S. Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM: 11523

Prepared: 7/19/21 9:46 AM

Crop Year: 2021

Page: 2 of 4

Tract Number: 40095 Description E 122.3 AC SE4 SEC 7 FLOYD

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
122.28	122.28	122.28	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	122.28	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	61.7	185	0.00
SOYBEANS	40.0	56	0.00
Total Base Acres:	101.7		

Owners: HARVEY E VANDER POL LTD

Other Producers: None





**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: 122.28 acres

2021 Program Year

Map Created March 17, 2021

**Farm 11523**

**Tract 40095**

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.

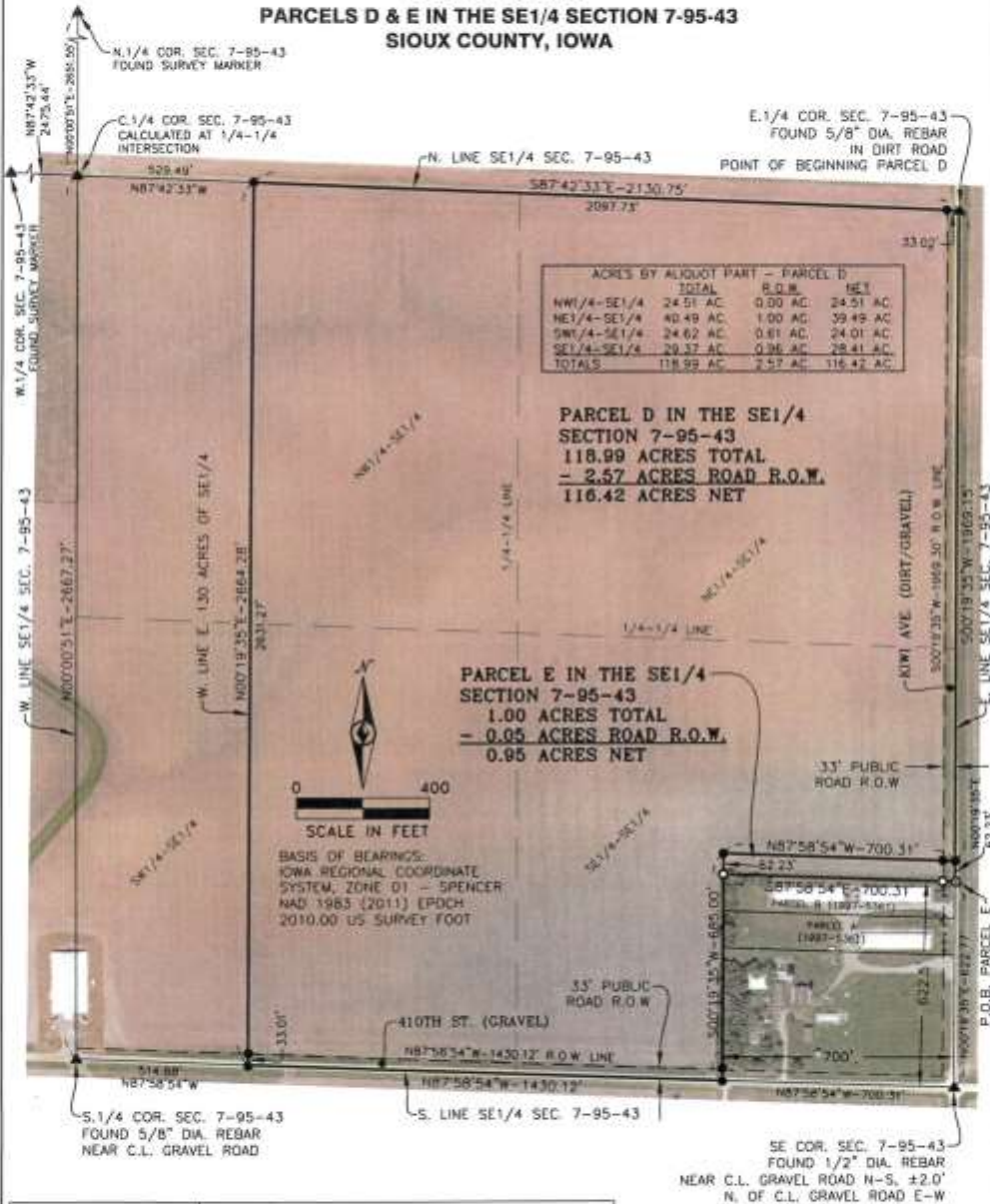
LOCATION:  
SE1/4 SECTION 7-95-43

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 PROPRIETOR:  
HARVEY E. VANDER POL, LTD., AN IOWA CORPORATION

**PLAT OF SURVEY  
PARCELS D & E IN THE SE1/4 SECTION 7-95-43  
SIOUX COUNTY, IOWA**



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

By: Tim M. Laleman, L.S. License No. 21092 (Date)

My license renewal date is December 31, 2021.

Sheets covered by this seal SHEETS 1 OF 2 AND 2 OF 2

- ▲ SECTION CORNER AS NOTED
  - SET 1/2" x 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
  - FOUND 60d NAIL
  - FOUND 5/8" DIA. REBAR
- DATE OF FIELD WORK-6-29-21



DGR ENGINEERING  
Rock Rapids, Iowa 712-472-2531  
Sioux City, Iowa  
Sioux Falls, South Dakota

Date 8-30-21  
Drawn By: TML  
Reviewed By: ANW  
Approved By: TML

PROJECT NO. 371214

DWG. # P-037071214-371214-DWG0371214 VANDER POL.DWG

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**

Licensed in Iowa, South Dakota and Minnesota

If you are thinking about selling your property—  
Call today and let us explain our services and marketing strategies.  
We understand that selling your Acreage, Farmland, Equipment,  
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.

See our website

**[www.zomercompany.com](http://www.zomercompany.com)**

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

**for our past successful results**





*"Your Farmland Specialists"*

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