

ZOMER COMPANY

**Upcoming Live Public Auction Of Prime
High Quality 76.42 Acres Of Lincoln TWP,
Sioux County, IA Farmland**

**This Farmland Is Located East of Rock Valley, IA.
and West of Hull, IA!!**

In the Heartbeat of Agriculture in Sioux County, IA.



Auction Date: November 19, 2021 @10:30 A.M.

Elmer Koedam Heirs —Owner

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 Elmer Koedam Heirs 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!! This farmland is in a great location! Farms are not often offered for sale in this area! 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! This farm has excellent soil types!!!

Location: From Pump N Pak in Rock Valley, IA. go 4 1/2 miles East on Hwy 18—Land is located on the North side of Hwy 18. Auction signs will be posted.

Watch zomerauctions.com for inclement weather! Auction will be held at the site of the farmland!



**THIS FARM HAS EXCELLENT
SOIL TYPES**



**GREAT
LOCATION!!**

Auctioneers & Assistants:

Zomer Company

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Legal Description: Parcel B in the Fractional W 1/2 Section 19-97-45W of the 5th P.M. Sioux County, IA. Subject to all public easements and roadways of record.

General description: According to the survey, this property contains 76.42 gross acres. According to FSA, this farm contains approx. 74.76 tillable acres with the remainder in road/ditch and some trees. This farm has a corn base of 54.1 with a PLC yield of 171bu. and has a soybean base of 18.9 acres with a PLC yield of 54bu. This farm is classified as NHEL. The predominant soil types include: 310B2, 310B, 310C2-Galva, 91, 91B-Primghar, 31-Afton, 428B-Ely and 92-Marcus. The average **CSR2 is 93.8** and average **CSR1 is 69.4**. This farm appears to have a good state of productivity and is well managed. This farm also includes an approximate 7500 bu grain bin with a dryer floor and a stirator. This bin was constructed in approx. 1984. This farm is an inside parcel of land and has very productive soils with an excellent CSR2 rating!! This farm could be farmed in half mile rows and is a very attractive farm. This farm has road on one side. 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!!! Sellers will install a new field driveway access to Hwy 18 at sellers expense.

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. \$2518.00 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 on or before Dec. 22, 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 and pictures 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.**

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LINCOLN TWP

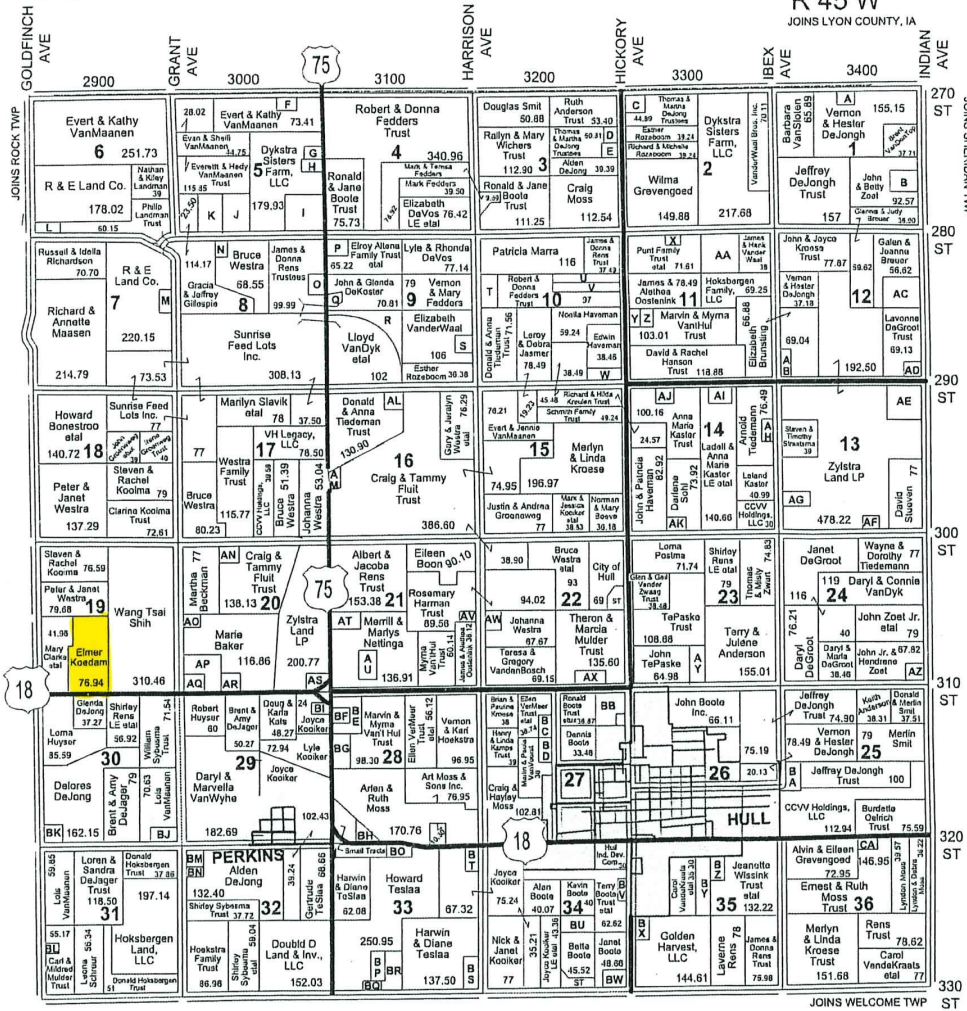
LAND OWNER

T 97 N

R 45 W

JOINS LYON COUNTY, IA

LAND OWNER & RURAL RESIDENT MAPS



Small Tracts

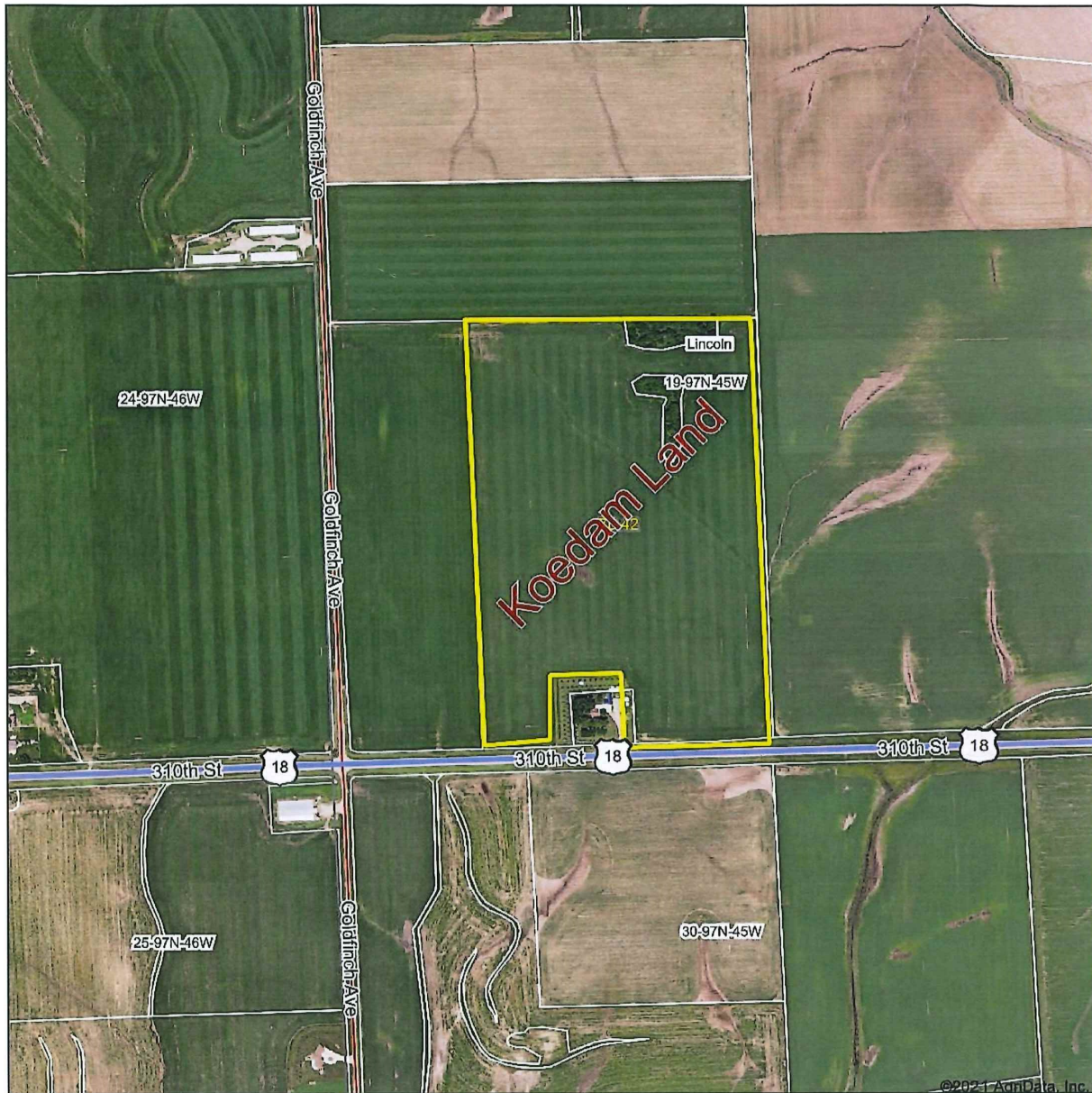
- Section 1 A Dennis Kroese - 9.61
- B Zoet Farms Inc. - 24
- Section 2 C Henry & Harriet Kattenberg - 6.93
- D Countryside Family Inc. - 5.76
- E DeJong Family Farm Inc. - 10.44
- Section 5 F Lincoln Park, LLC - 7.98
- G Hasche Farms Inc. - 6.92
- H Chad & Tonya Zomer - 10.05
- I Larry & Paige VanVeldhuizen - 35.58
- J Mark & Teresa Fedders - 25.24
- K Robert & Donna Fedders - 24.55
- L Nathan & Kiley Landman - 10.90
- Section 7 M Landman Ltd. - 11.06
- N Brett Westra - 7.36
- O Eric & Jana Rens - 8.98
- Section 9 P Henry & Cheryl Kats - 10.45
- Q Sioux County - 7.54
- R Schmilt Family Trust - 36.94
- S Paul & Jennifer VanderWaal - 10.32
- Section 10 T Ryan Fedders - 18.14
- U Daniel & Dana Fedders - 19.62
- V Mark & Teresa Fedders - 19.57
- W Edwin & Noella Haveman - 17.78

- Section 11 X Justin Pollema - 5.44
- Y Mitchell & Amber Nettinga - 7.30
- Z Hendrik & Deborah Kattenberg - 7.65
- AA John & Delores Hoksbergen Trust - 39
- Section 12 AB Steve & Angie Maassen - 9.25
- AC John & Joyce Kroese Trust - 32.83
- AD Brent DeGroot - 5.02
- Section 13 AE St. Paul Evgl. Lutheran Church - 37.87
- AF Stanley & Ruth Zylstra Trust - 5.52
- AG Carl & Nicole Zylstra - 14
- Section 14 AH Dillon & Ashley Brummel - 6.02
- AI Leland & Jana Kaster - 16.82
- AJ Leland & Jana Kaster - 14.20
- AK Douglas & Darla VandenTop - 5.08
- Section 16 AL Noah & Anna Fedders - 5.42
- AM Value Added Pork Inv., LLC - 6.96
- Section 20 AN Steven & Tonja Westra - 8.70
- AO Westview Pork Inc. - 6.92
- AP Gary & Joanne Bakker - 25.80
- AQ Arlen & Tori Bakker - 10.79
- AR Alan & Avis Bakker - 11.76
- AS J & S Livestock Inc. - 8.81
- Section 21 AT Marlyns Nettinga - 14.45
- AU Merrill Nettinga - 14.48
- AV Michael & Rebecca Harman - 13.18
- Section 22 AW Gary & Jerilyn Westra - 10.72
- AX VanRegenmorter Pork Inc. - 13.66

- Section 23 AY City of Hull - 19.41
- Section 24 AZ BJ Swine Inc. - 8.08
- Section 25 BA Sidney & Debra Sandbulte - 13.36
- Section 27 BB Mark & Cindy Warmjes - 37.45
- BC Midwest Protestant Reformed Secondary Ed. Society - 16.87
- BD Hope Cemetery Association - 13.81
- Section 28 BE Dean & Mary Oosira - 22.46
- BF Matthew & Rebecca Oosira - 9.44
- BG Merrill & Marlys Nettinga - 20
- BH Arlan Moss - 13.12
- Section 29 BI Nick & Janet Koelker - 6.96
- Section 30 BJ Carol VanVoorst Trust - 6.57
- BK Zachary & Jamie DeJager - 7.15
- Section 31 BL Dylan & Abbie Ohlson - 5.54
- Section 32 BM DeJong Farm Inc. - 9.21
- BN Alden & Twyla DeJong - 5.22
- Section 33 BO Leader Ag Inc. - 12.65
- BP Howard & Gertrude Teslaa - 15.72
- BQ Bradley & Debra Krommendyk - 5.87
- BR Harwin TeSlaa - 19.01
- BS Daniel & Kathy DeWit - 15.27
- BT Stephen & Deanne DeJong - 6.08
- Section 34 BU Terry Boote - 20.11
- BV Trega Foods Ltd. - 12.06
- BW Evan & Shondra Wielenga - 8.45
- Section 35 BX Evert & Jennie VanMaanen - 9.50
- BY Southside Holdings, LLC - 20
- BZ Eric & Marianne Bleeker - 5.10
- Section 36 CA VanShepan Properties, LLC - 6.93

SIoux COUNTY, IA

Aerial Map



©2021 AgriData, Inc.

Map Center: 43° 12' 11.92, -96° 12' 41.78

0ft 831ft 1663ft



Maps Provided By:



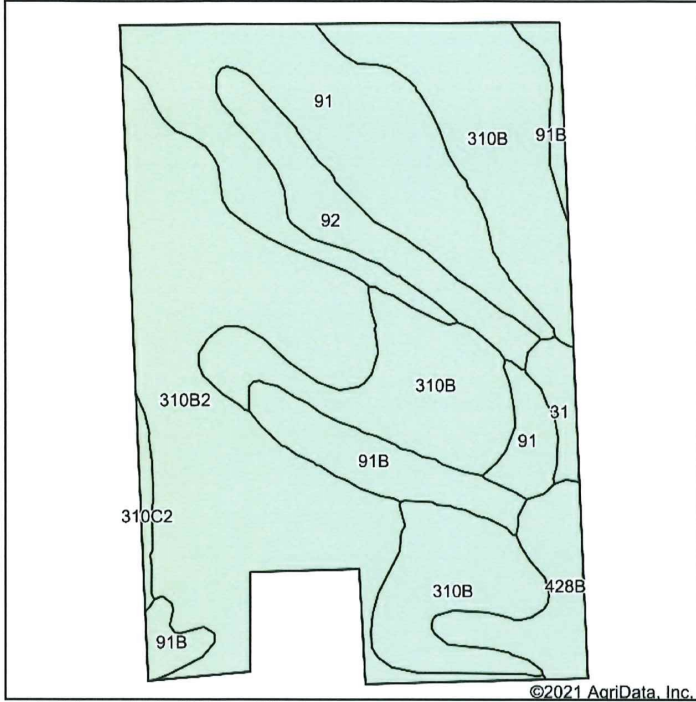
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Field borders provided by Farm Service Agency as of 5/21/2008.

19-97N-45W
Sioux County
Iowa

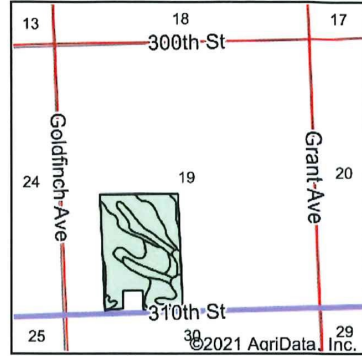


Soils Map



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Sioux**
 Location: **19-97N-45W**
 Township: **Lincoln**
 Acres: **76.42**
 Date: **9/20/2021**



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	23.45	30.7%	Ile	90	65	68
310B	Galva silty clay loam, 2 to 5 percent slopes	21.72	28.4%	Ile	95	67	76
91	Primghar silty clay loam, 0 to 2 percent slopes	15.73	20.6%	Iw	100	77	78
91B	Primghar silty clay loam, 2 to 5 percent slopes	5.45	7.1%	Ile	95	75	78
92	Marcus silty clay loam, 0 to 2 percent slopes	4.62	6.0%	Ilw	94	72	75
428B	Ely silty clay loam, shallow loess, 2 to 5 percent slopes	3.68	4.8%	Ile	88	70	74
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.18	1.5%	Ilw	80	69	68
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	0.59	0.8%	Ille	84	51	66
Weighted Average					93.8	69.4	*n 73.7

**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.

Iowa
 Sioux
 Report ID: FSA-156EZ

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

FARM: 9182
 Prepared: 9/14/21 7:11 AM
 Crop Year: 2021
 Page: 1 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.

Operator Name _____ Farm Identifier FROM: 961 Recon Number 2008 - 45

Farms Associated with Operator:

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
81.38	76.2	76.2	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	76.2	0.0	0.0	0.0				
ARC/PLC									
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default				
NONE	CORN, SOYBN	NONE	NONE	NONE	NONE				

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	54.1	171	0.00	0
SOYBEANS	18.9	54	0.00	0
Total Base Acres:	73.0			

Tract Number: 830 Description E 80 AC S 120 AC SW1/4 SEC 19 LINCOLN
 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
81.38	76.2	76.2	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	76.2	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	54.1	171	0.00				
SOYBEANS	18.9	54	0.00				
Total Base Acres:	73.0						

Owners



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: 76.20 acres

2021 Program Year

Map Created March 16, 2021

Farm 9182

Tract 830

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.

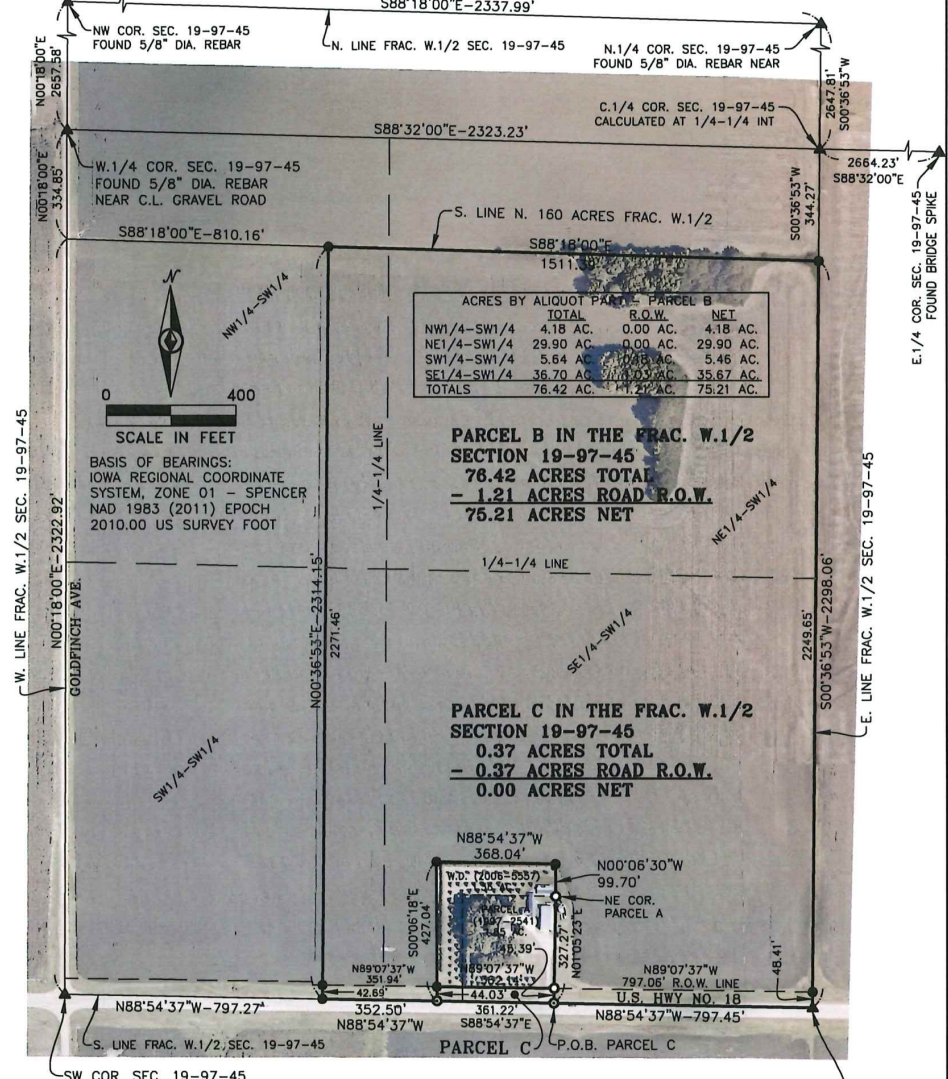
LOCATION:
 FRAC. W.1/2 SECTION 19-97-45

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: DARRELL W. KOEDAM, ETAL

**PLAT OF SURVEY
 PARCELS B & C IN THE FRACTIONAL W.1/2 SECTION 19-97-45
 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 5/8" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 4753
 - ⊙ SET MAG NAIL
- DATE OF FIELD WORK-5-20-21 SHEET 1 OF 2

	DGR ENGINEERING Rock Rapids, Iowa 712-472-2531 Sioux City, Iowa Sioux Falls, South Dakota	Date 8-27-21 Drawn By: TML Reviewed By: ANW Approved By: TML	PROJECT NO. 371171 DWG. # P:\03\071\171\371171\DWG\371171 BOUND.DWG
	DWG. # P:\03\071\171\371171\DWG\371171 BOUND.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

or www.zomerauctions.com

for our past successful results



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Rock Valley, IA 51247

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"Your Farmland Specialists"

PREST STD
ECRWSS
US POSTAGE
PAID
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76.42 Acres Of Farmland
In Lincoln TWP,
Sioux County, IA !

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