

# ZOMER COMPANY

**Upcoming Live Public Auction Of 80± Acres Of  
High Quality Sheridan TWP, Sioux County, IA  
Farmland To Be Sold In 1 Tract**

**This Farmland Is In A Great Location With A CSR2 of 94.1!**

**This farmland is located 4 miles North of Boyden, IA  
& 6 miles South of George, IA!**

**This farm can be farmed in 1/2 mile rows!**



**Auction Date: December 13, 2021 @10:30 A.M.**

**Matthew J. Kruger - 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: We are honored to have been selected to offer for sale at public auction this great tract of Sheridan TWP, Sioux County, IA farmland!! This farmland is in a great location and has been in the Kruger family for decades! This is an excellent opportunity to purchase farmland in Sioux County, IA! Watch [zomerauctions.com](http://zomerauctions.com) in case of inclement weather!**

**Location:** From Pit Row in Boyden, IA go North on Kennedy Ave for 4 miles to 280th St then go 1 mile West on 280th St to the farm. This farm is in the Northeast corner of the intersection of 280th St and Jefferson Ave. Auction signs will be posted. Watch [zomerauctions.com](http://zomerauctions.com) for inclement weather! Auction will be held at the site of the farmland.



**Auctioneers & Assistants:**

**Zomer Company**

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

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**Legal Description:** The West 1/2 of the SW1/4 of Section 2, TWP 97N, Range 44W, Sioux County, IA. Subject to all public roads and easements of record.

**General description:** According to the Sioux County assessor, this property contains 80+/- gross acres and according to FSA contains approximately 77.04 tillable acres with the remainder in road/ditch. This farm can be farmed in 1/2 mile rows. This farm has a corn base of 37.95 acres with a PLC yield of 149bu. and has a soybean base of 39 acres with a PLC yield of 51bu. This farm is classified as NHEL. The predominant soil types include: 310, B-Galva, 31-Afton, 91, B-Primghar, 310C2-Galva. The average **CSR1 is 68.1** and the average **CSR2 is 94.1**. This farm appears to have a good state of productivity and is well managed. This farm has an excellent soil rating and is in a great location! Make plans today to attend this auction!!! This is a high caliber farm with great soils!

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

**Taxes:** The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,334.00 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 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 January 25, 2022 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. All buyers are encouraged to do buyers 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. 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. – **Mike Austin —Attorney for Seller.**

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# SHERIDAN TWP

## LAND OWNER

T 97 N

R 44 W

JOINS LYON COUNTY, IA

INDIAN AVE	IRONWOOD AVE	JACKSON AVE	JAY AVE	JEFFERSON AVE	KENNEDY AVE	KINGBIRD AVE
3500	3600	3700	3800	3900	4000	
JOINS LINCOLN TWP						JOINS GRANT TWP
270 ST						
						280 ST
						290 ST
						300 ST
						310 ST
						320 ST
						330 ST
						JOINS CAPEL TWP

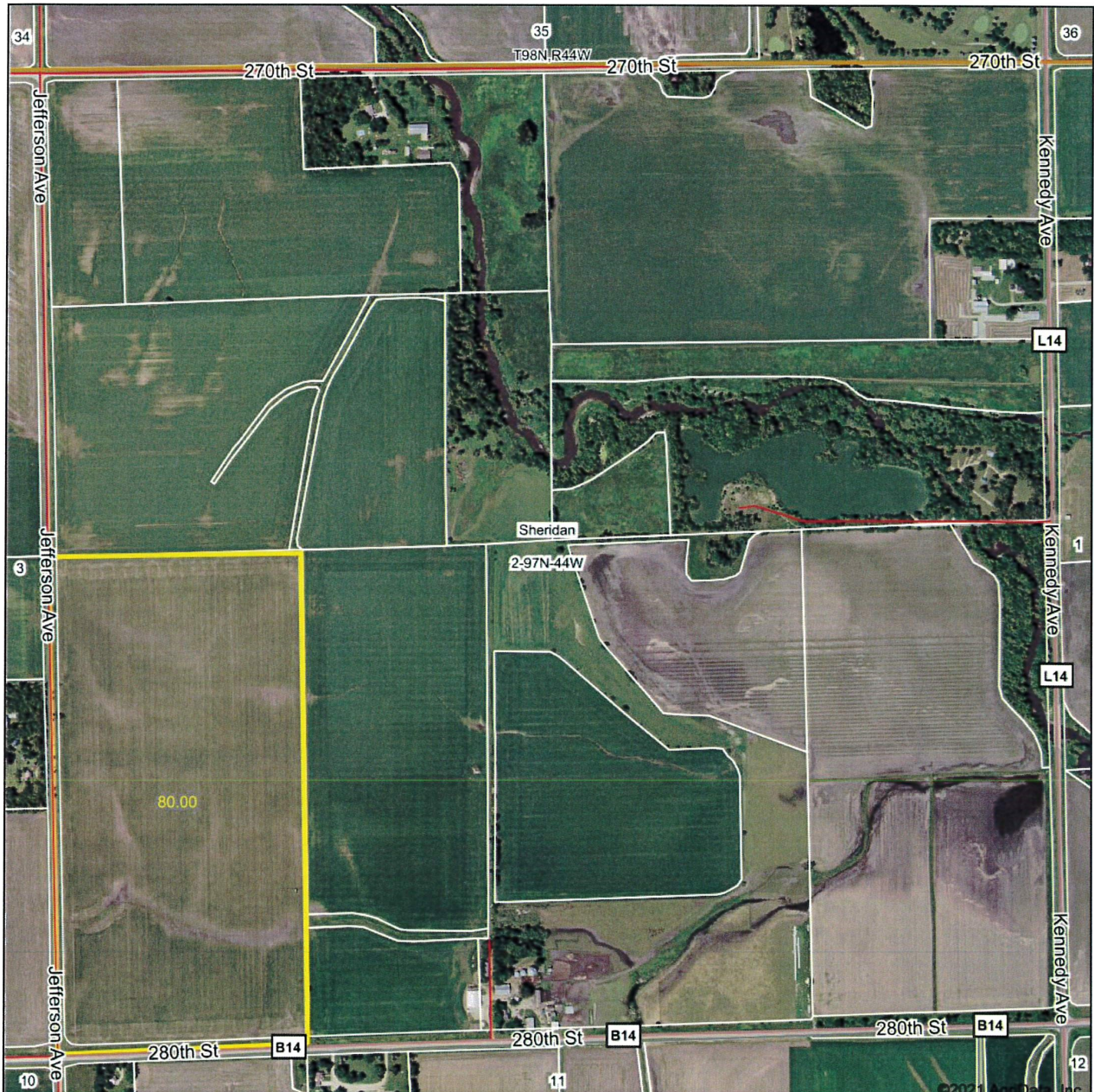
LAND OWNER & RURAL RESIDENT MAPS

**Small Tracts**

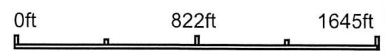
- Section 1 A Town of Boyden - 8.28
- Section 2 B Ricky & Sandra Schmith - 8.10
- Section 3 C Jamie & Carla Rokusek - 8.07
- Section 4 D Wayne Winter - 13
- Section 5 E Ferdsons Corp. - 9.50
- Section 6 F David & Charlene Krahling Trust - 38.94
- Section 7 G David & Doris VanBeek - 21.20
- Section 8 H Loren Sohl - 7.12
- Section 9 I Marilyn & Gina Woelber - 8.94
- Section 10 J David & Sherry Tiedeman - 9.21
- Section 11 K Abraham & M. VanderWaal - 6.30
- Section 12 L Mary Wilson - 19.75
- Section 13 M Adrienne & Bahman Ebrahimi - 19.75
- Section 14 N Steven & Crystal Meyer - 8.68
- Section 15 O Alex Westra - 6.34
- Section 16 P Robert Winter - 5.68
- Section 17 Q St. John Evangelical Lutheran Church - 11.08
- Section 18 R Lyon & Sioux Rural Water Inc. - 37.92
- Section 19 S Donald VerMeer - 10.18
- Section 20 T Darin & Julie Green - 11.34
- Section 21 U B & K Feedyards, LLC - 12.52
- Section 22 V Henrietta Egdorf - 9
- Section 23 W Dale & Betty Winter - 28.53
- Section 24 X Zylstra Land LP - 19.75
- Section 25 Y Jeremy & Leandra Hulstein - 6.44
- Section 26 Z Sarah Woelber Trust - 38.53
- Section 27 AA Veryl & Lena Vullink - 5.87
- Section 28 AB Joel & Connie Heitritter - 8.28
- Section 29 AC Joshua & Kaylee Hulstein - 10.08
- Section 30 AD Dave DeBoer Farm Inc. - 10.52
- Section 31 AE Joseph Vullink - 5.34
- Section 32 AF Rigoberto Mendez - 10.55
- Section 33 AG Joshua & Hannah Olsem - 5.09
- Section 34 AH Leland & Karla VanMeeteren - 8.38
- Section 35 AI Merrill & Marlys Nettinga - 15.57
- Section 36 AJ Genevieve Rosenboom - 6.25
- Section 37 AK William & Wilma Heynen - 10.32
- Section 38 AL William Heynen - 9.92
- Section 39 AM Kevin & Andrea Maassen - 5.07
- Section 40 AN Trevor Jasper - 7.82
- Section 41 AO Mary Jane Rozeboom Trust etal - 38
- Section 42 AP Greg & Doraane Diekevers - 5.32
- Section 43 AQ Paul & Pamela Habbinga - 8.32
- Section 44 AR Michael & Nichole Bomgaars - 9.02
- Section 45 AS Mary Rozeboom Trust - 12.40
- Section 46 AT Rozeboom Trust - 12.68
- Section 47 AU Allen & Teresa DenHoed - 5.80
- Section 48 AV David & Katrina VanGrootheest - 5.77
- Section 49 AW Matthew & Kimberly Boonstra - 8.57
- Section 50 AX Travis & Shaina TenHaken - 8.89
- Section 51 AY David & Donna Hoekstra - 19.04
- Section 52 AZ Arvin & Lauri Boote - 6.70
- Section 53 BA Harwin & Diane TeSlaa - 21.29
- Section 54 BB Brian & Tiffany VanDerWeerd - 14.05
- Section 55 BC Kyle & Shaebriel Pollema - 6.10
- Section 56 BD Douglas & Sandra Pollema - 11.32
- Section 57 BE Harriet Green - 15.62
- Section 58 BF Randall Gravingoed - 9.69
- Section 59 BG Steven VerMeer - 9.02
- Section 60 BH Nicolas & Shirley VanEngen - 9.59
- Section 61 BI Michael & Tonia Wynia - 16.19
- Section 62 BJ Boyden Economic Dev. - 22.90
- Section 63 BK John Shumate - 5.05
- Section 64 BL Roger & Frances DeKruyf - 8.63



### Aerial Map

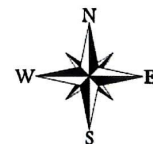


Map Center: 43° 15' 4.6, -96° 0' 37



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

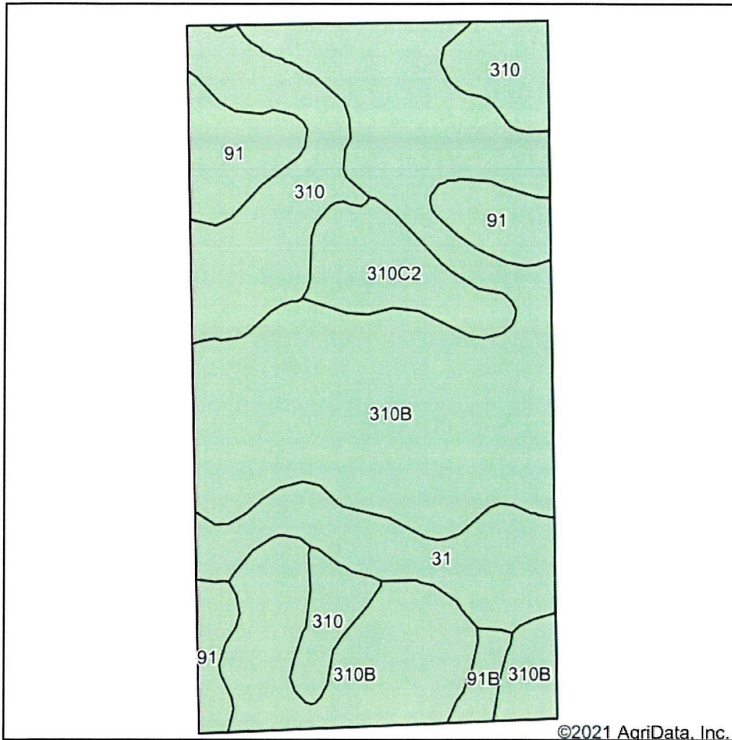
**2-97N-44W**  
**Sioux County**  
**Iowa**



10/27/2021

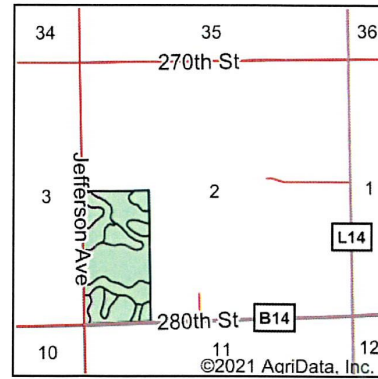


### Soils Map



Soils data provided by USDA and NRCS.

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State: **Iowa**  
 County: **Sioux**  
 Location: **2-97N-44W**  
 Township: **Sheridan**  
 Acres: **80**  
 Date: **10/27/2021**



Maps Provided By:



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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
310B	Galva silty clay loam, 2 to 5 percent slopes	45.01	56.3%	Ile	95	67	76
310	Galva silty clay loam, 0 to 2 percent slopes	13.76	17.2%	I	100	72	77
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	8.00	10.0%	IIw	80	69	68
91	Primghar silty clay loam, 0 to 2 percent slopes	7.28	9.1%	Iw	100	77	78
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	4.94	6.2%	IIIe	84	51	66
91B	Primghar silty clay loam, 2 to 5 percent slopes	1.01	1.3%	Ile	95	75	78
<b>Weighted Average</b>					<b>1.80</b>	<b>94.1</b>	<b>68.1</b>
							<b>*n 75</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.





**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: 77.04 acres

2021 Program Year

Map Created March 16, 2021

**Farm 4729**

**Tract 3037**

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.



**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

**Tract Number : 3037**

**Description :** W2 SW4 SEC 2 SHERIDAN  
**FSA Physical Location :** IOWA/SIOUX  
**ANSI Physical Location :** IOWA/SIOUX  
**BIA Unit Range Number :**  
**HEL Status :** NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status :** Tract does not contain a wetland  
**WL Violations :** None  
**Owners :** MATTHEW KRUGER  
**Other Producers :** None  
**Recon ID :** None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
77.04	77.04	77.04	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	77.04	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Tract 3037 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	37.95	0.00	149
Soybeans	39.00	0.00	51
<b>TOTAL</b>	<b>76.95</b>	<b>0.00</b>	

**NOTES**

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# PROPERTY NOTES

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**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

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Call today and let us explain our services and marketing strategies.  
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Personal Property etc. is one of the most important things you will  
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and confidence in our firm.

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

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

**for our past successful results**



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# ZOMER COMPANY



**Matthew J. Kruger — Seller**