

ZOMER COMPANY

Upcoming Live Public Auction Of Excellent West Branch TWP, Sioux County, IA Farmland

This Farmland Auction Will Consist Of 65+/- Acres Of West Branch TWP, Sioux County, IA Farmland! This Farmland Is Located South Of Sioux Center, IA!



Auction Date: April 1, 2022 @ 10:30 A.M.

VDS Land, LLC—Owners

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

Ivan Huenink-712-470-2003 — Gerad Gradert-712-539-8794 Joel Westra - 605-310-6941

Auctioneers Note: We are honored to represent VDS Land LLC in the sale of this excellent tract of farmland! This land has been in this family for many years! This farmland is in a great location just South of Sioux Center, IA! This would make an excellent opportunity to purchase a tract to add to your current operation or a great investment! Call an auctioneer today to receive a full informational packet!

Location: From Sioux Feed on the South Edge of Sioux Center, IA go 1 mile South on US HWY 75 to 430th St. then go 3/4 mile West on 430th St. Signs will be posted! Auction Will Be Held At The Site Of The Farmland.
Watch zomercompany.com for inclement weather!



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

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Abbreviated Legal Description: The South 1/2 of the Southwest 1/4 of Section 20, TWP 95N, Range 45W, Sioux County, IA EXCEPT the East 15 acres thereof. Subject to all easements and public roads of record. TO BE SURVEYED.

General Description: According to the Sioux County assessor, this property contains 65+/- gross acres. According to FSA/Agri Data, this farm contains approx. 60.44 tillable acres, approx. 2.41 acres of grass waterway with the balance in road/ditch. This farm has road on 2 sides. This farm has a corn base of 42.40 acres with a PLC yield of 193bu. and a soybean base of 17 acres with a PLC yield of 56bu. and a oats base of 1 acre with a PLC yield of 79bu. This farm is classified as NHEL. The predominant soil types include: 310B, B2, C2-Galva, 467-Radford, 8B-Judson, 91B-Primghar, 92-Marcus. **The average CSR1 is 65.2. The average CSR2 is 87.4.** This would make a great addition to your operation or a great investment! This farm is rented for the 2022 crop year & the buyer will receive the full rent for 2022 and the seller will also subsidize the rent for 2022. This is an attractive farm in the heartbeat of Sioux County, IA!

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. This farm will be surveyed and sold based on surveyed acres.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,204.00 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, 2023 due to the current farm lease. The buyer will receive the full rent for the 2022 crop year from the tenant and the seller will also subsidize the current rent.

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 May 20, 2022. Buyer shall receive a clear and merchantable title to the property on closing day. These farms are 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 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. **Dan Mouw—Attorney for sellers.**

Lease Terms:

This farm is leased for the 2022 crop year and the buyer shall receive the full rent from the seller at closing and the seller will also subsidize the current and the buyer shall receive this subsidy at closing also.

The total rent the buyer shall receive at closing including the rent subsidy shall be \$24,176.00.
Buyer is responsible to terminate the current lease for the 2023 crop year prior to Sept 1, 2022.

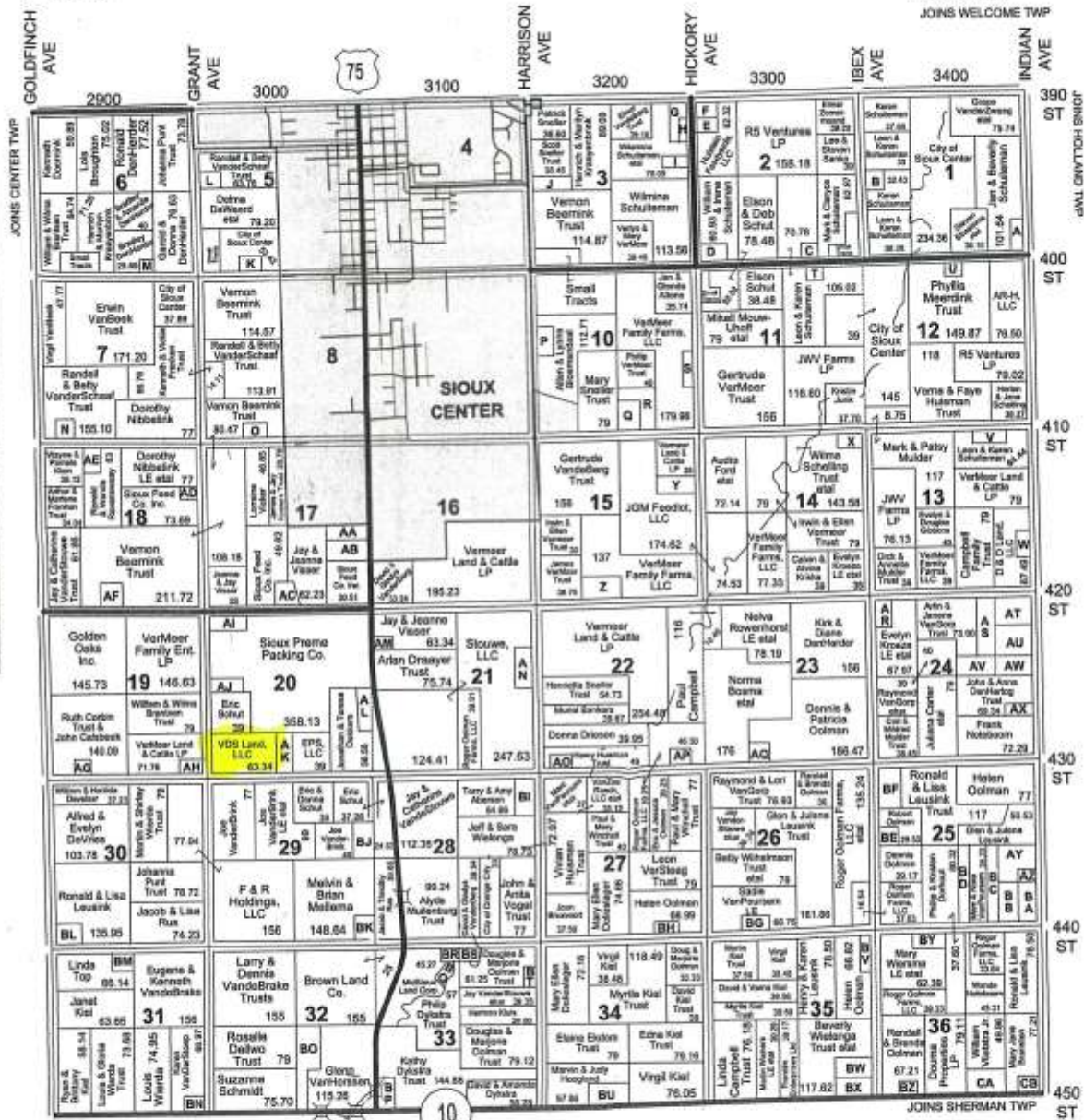
WEST BRANCH TWP

LAND OWNER

T 95 N

R 45 W

LAND OWNER & RURAL RESIDENT MAPS



SIoux COUNTY, IA

Aerial Map



Map Center: 43° 1' 38.12, -96° 11' 27.84

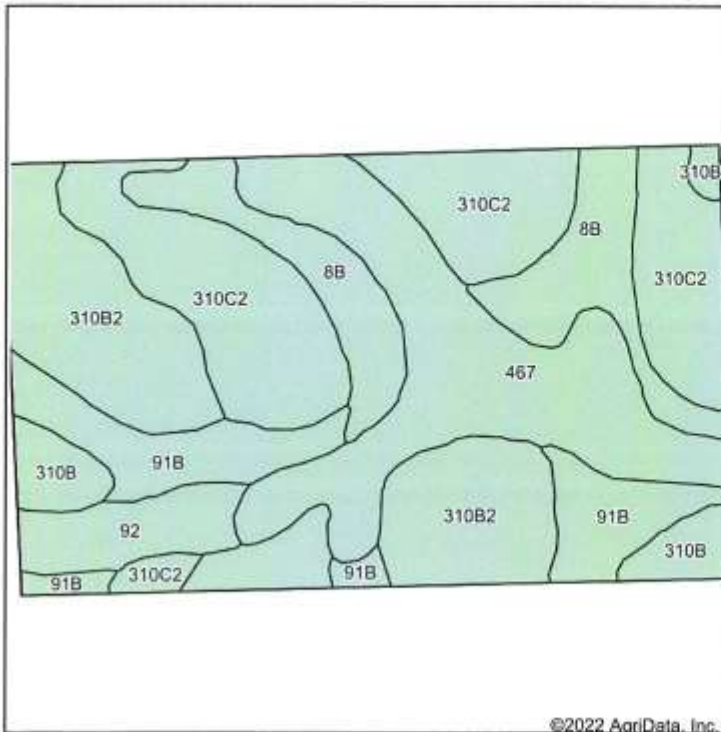


20-95N-45W
Sioux County
Iowa



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

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **20-95N-45W**
 Township: **West Branch**
 Acres: **65**
 Date: **2/28/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IA167, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	16.32	25.1%	Ille	84	51	66
467	Radford silt loam, 0 to 2 percent slopes	13.76	21.2%	Ilw	79	73	92
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	13.59	20.9%	Ile	90	65	68
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	8.39	12.9%	Ile	92	69	81
91B	Primghar silty clay loam, 2 to 5 percent slopes	7.26	11.2%	Ile	95	75	78
92	Marcus silty clay loam, 0 to 2 percent slopes	2.98	4.6%	Ilw	94	72	75
310B	Galva silty clay loam, 2 to 5 percent slopes	2.70	4.2%	Ile	95	67	76
Weighted Average					2.25	87.4	65.2
							*n 76

**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: 60.44 acres

2021 Program Year

Map Created March 17, 2021

Farm 10633

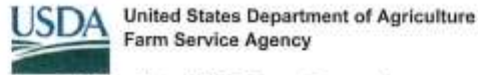
Tract 42003

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
Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



Abbreviated 156 Farm Record

FARM : 10633
Prepared : 2/25/22 12:33 PM
Crop Year : 2022

Operator Name : [REDACTED]
Farms Associated with Operator : [REDACTED]
CRP Contract Number(s) : None
Recon ID : 19-167-2014-143
Transferred From : None
ARCPLC G/M/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
62.85	60.44	60.44	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	60.44	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	1.00	0.00	79	
Corn	42.40	0.00	193	
Soybeans	17.00	0.00	56	
TOTAL	60.40	0.00		

NOTES

[Empty box for notes]

Tract Number : 42003

Description : SW4 SW4 & WEST 26 AC SE4 SW4 SEC 20 WEST BRANCH
FSA Physical Location : IOWA/SIOUX
ANSI Physical Location : IOWA/SIOUX
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : VDS LAND LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
62.85	60.44	60.44	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	60.44	0.00	0.00	0.00	0.00	0.00

PROPERTY NOTES

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Presented by

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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

for our past successful results