

# ZOMER COMPANY

**Upcoming Live Public Auction Of  
124.5+/- Acres Of  
Floyd TWP, Sioux County, IA Farmland  
This Farmland Is Located Just East of  
Hospers, IA!**



**Auction Date: March 23, 2022 @ 10:30 AM**

**Virgil & Pam Solsma - 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**

**Auctioneers Note:** Our company is honored to have been selected by Virgil & Pam to offer for sale this excellent tract of farmland with excellent soil ratings! This farmland is in a great location! If you are looking to expand your current operation or for a great investment property then be sure to call an auctioneer listed below today to receive a full informational packet! This auction will be held at the site of the farmland!! Watch [zomercompany.com](http://zomercompany.com) in case of inclement weather!

**Location:** From the intersection of B40 and Log Ave on the East Edge Of Hospers, IA go East on B40 (400th St) for 1 1/4 Mile to the Farm. Farm is located on the South side of B40 (400th St) and on the East side of Marsh Ave. Auction signs will be posted. Watch [zomercompany.com](http://zomercompany.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 NW1/4 of Section 12, TWP 95N, Range 43W, Sioux County, IA EXCEPTING Parcel B AND Excepting Tracts in the N1/2 of thereof. This property will be surveyed prior to auction day.

**General description:** According to the Sioux County, IA assessor, this property contains 124.5+/- gross acres (To be adjusted after certified survey). According to FSA this farm contains approx. 122+/- tillable acres with the balance in road and ditch. This farm has a corn base of 73.23 acres with a PLC yield of 180bu. and has a soybean base of 34.41 acres with a PLC yield of 53bu. and a oats base of 2.68 acres with a PLC yield of 61bu. This farm is classified as NHEL. The predominant soil types include: 310, B-Galva, 133-Colo, 91, B-Primghar, 92-Marcus, 78B2-Sac. The average **CSR1 is 69.7** and the average **CSR2 is 93**. 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 farm has several thousand feet of drainage tile line installed! 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!!! This farm is leased for the 2022 crop year and the buyer shall receive the full rent for 2022 from the current tenant and the seller will also be subsidizing the rent also. This is a great opportunity!

**Method of sale:** The farm will be sold with the final bid price x the gross surveyed acres. This farm will be surveyed and the final bid price will be multiplied by the final 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. \$3,642.00 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, 2023 due to the current farm lease. Buyer will receive the full rent for 2022 from the seller and seller will also be subsidizing the rent for 2022. Tenant has the right to bale the stalks on the property.

**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 May 2, 2022 when the buyer shall receive a clear and merchantable title to the property. Penalties may apply should buyer delay closing. 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. All buyers are encouraged to do buyers due diligence. Buyer is responsible to terminate the current lease prior to Sept 1. 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. – **Michael R. Bovee—Attorney for Seller.**

## **Lease Information:**

Buyer will receive the full rent from the seller at closing and will also receive a rent subsidy from the seller at closing.

Total rent paid to buyer at closing including the rent subsidy shall be \$55,350.00.

# FLOYD TWP

## LAND OWNER

T 95 N

R 43 W



LAND OWNER & RURAL RESIDENT MAPS

### Small Tracts

- Section 1 A Christopher & Ruth Ann Schell - 19.32
- B James & Rita Fischer - 17.59
- C Robert & Mary Pohlen - 39.08
- D Jeanne & Wayne Krogstad - 19.47
- E Joseph Jungers - 10.72
- Section 2 F Joseph & Leanna Pohlen et al - 12.67
- Section 3 G Richard & Deanna Adams - 11.67
- H John & Sylvia Holmgren - 32.29
- Section 4 I Kenneth & Sharon Vandeclear - 28.72
- Section 5 J Cole Wobben - 5.87
- K Matthew Schipper - 5.43
- Section 6 L Ronald & Adlene Smith - 5.24
- M Darnen & Debra Haagland - 6.44
- N SBD Land, LLC - 32.39
- O Robert Vandertof - 24.07
- Section 7 P Bradley TeGroenhuus - 5.10
- Q Calbert Wasmann - 30
- R Norman & Betty Vandekloot - 5.61
- Section 8 S Scott TeGroenhuus - 45.47
- T Scott & Michelle TeGroenhuus - 18.23
- U Jord Vandertof - 10.47
- Section 10 V River Meadows, LLC - 12.47
- W Marvin Tearing - 13.82
- X Denhartog Industries Inc - 48.00
- Y City of Hospers - 39.83
- Z Christopher & Ruth Schell - 13.59
- Section 11 AA Larry & Brenda Gloden - 5.19
- Section 12 AB John & Judith Soloma Trust - 24.43
- AC Danyl & Susan Klein Trust - 5.34
- AD Danyl & Susan Klein et al - 18.26
- AE Daniel & Margaret Pohlen - 9.50
- Section 13 AF Schell Park, LLC - 7.14
- Section 14 AG Kenneth & Christopher Schell - 7.87
- AH Larry & Rhonda Anderson - 5.05
- Section 15 AI Kivala Hansen - 5.58
- Section 17 AJ Joshua & Amanda Bauman - 5.77
- Section 18 AK Bradley & Marla TeGroenhuus - 15.80
- AL Natalie TeGroenhuus - 19.57
- AM Kyle TeGroenhuus - 19.57
- AN Robert & Shirley Mow - 7.80
- AO Carl & Wendy VanRooy - 5.16
- Section 19 AP Douglas & Pamela Dethlefsen - 9.05
- AQ Michael & Stephanie Klemme - 5.57
- AR Bradley & Janora Korner Trust - 11.12
- Section 20 AS Timothy & Heather Korner - 11.67
- AT Troy & Laura Soema - 5.35
- Section 22 AU Barbara DeLong - 8.14
- Section 23 AV Cameron VandeWeerd - 5.12
- Section 24 AW Rick & Andrea Thala - 7.17
- AX James & Julie Haack - 8.12
- AY Michael Kruger - 7.61
- Section 25 AZ Dante & Brenda Racker - 6.55
- Section 26 BA Kenneth & Nancy Penning - 18.04
- BB Tyler Koz - 10.43
- Section 27 BC Daniel & Carla Goerge - 5.89
- BD Mark & Rita Hansen - 8.42
- BE Marilyn & Steven Paulsen Trust - 10.48
- BF Bradley Ackerman - 9.04
- BG Beth Ackerman - 29.38
- BH Scott & Erica DeLong - 5.38
- Section 28 BI Kaaren Faber - 9
- Section 29 BJ James & Kris Polstaun - 5.42
- BK Troy & Laura Bauman - 25
- Section 30 BL Logan & Margie Hansen - 8.50
- BM Judith Rowenhorn Trust - 13.74
- BN Full Farm Inc - 9.50
- BO Terrence Dylake - 8.98
- BP Judy Schell - 10.51
- Section 31 BQ H David & Henrietta Schell Trust - 7.83
- BR Gaylen & JoAnn Schneider - 22.35
- BS Marilyn McComb Trust - 27.70
- BT Matthew & Tanya Hansen - 25.37
- BV Keith Fyrsord - 8.58
- BW Hansen Family Farms - 18.50
- Section 33 BW New Fashion Park, LLP - 9.50
- Section 35 BX David Racker - 7.27
- BZ Paul & Stephanie Miller - 6.92
- Section 36 CA Bradley & Nichole Koz - 5.01
- CB Bradley Koz et al - 6.13

SIoux COUNTY, IA



# Aerial Map



Maps Provided By:



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

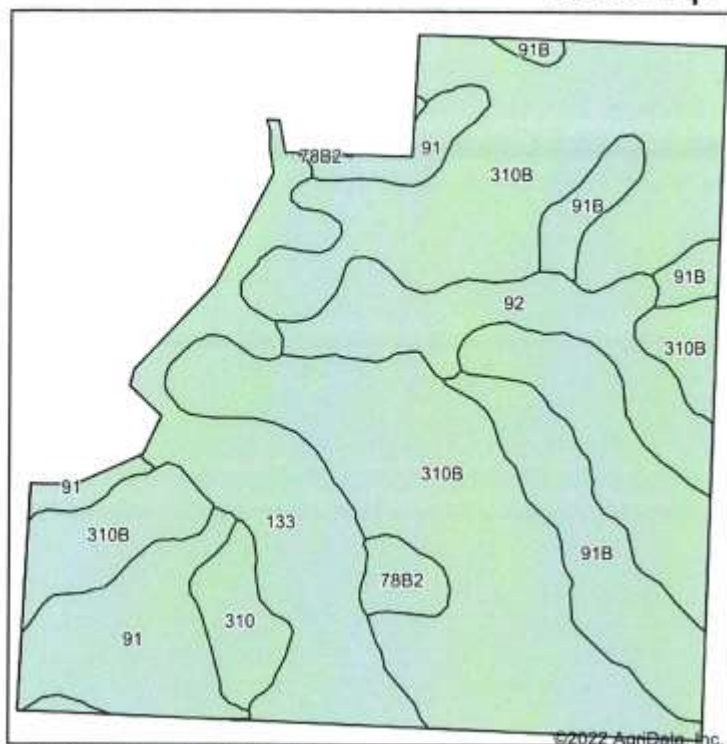
Map Center: 43° 3' 56.57, -95° 52' 25.78

12-95N-43W  
Sioux County  
Iowa

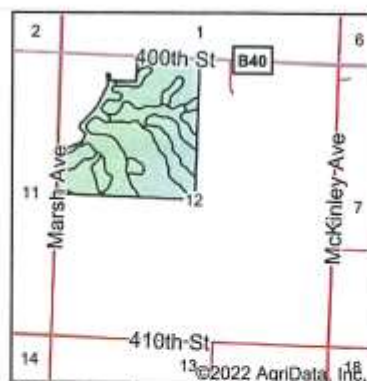
0ft 645ft 1290ft



## Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Sioux**  
 Location: **12-95N-43W**  
 Township: **Floyd**  
 Acres: **124.5**  
 Date: **2/15/2022**



Map Provided By:



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Area Symbol: IA167, Soil Area Version: 31

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	66.54	53.4%	Ile	95	67	76
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	17.31	13.9%	Ilw	78	70	80
91B	Primghar silty clay loam, 2 to 5 percent slopes	12.51	10.0%	Ile	95	75	78
91	Primghar silty clay loam, 0 to 2 percent slopes	12.21	9.8%	Iw	100	77	78
92	Marcus silty clay loam, 0 to 2 percent slopes	10.41	8.4%	Ilw	94	72	75
310	Galva silty clay loam, 0 to 2 percent slopes	3.53	2.8%	I	100	72	77
78B2	Sac silty clay loam, 2 to 5 percent slopes, eroded	1.99	1.6%	Ile	86	63	67
<b>Weighted Average</b>				<b>1.87</b>	<b>93</b>	<b>69.7</b>	<b>*n 76.8</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  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 10669  
Prepared : 2/16/22 2:08 PM  
Crop Year : 2022

See Page 2 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

Operator Name :   
Farms Associated with Operator :   
CRP Contract Number(s) : None  
Recon ID : 19-167-2015-35  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
125.81	123.08	123.08	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	123.08	0.00		0.00		0.00	0.00	0.00

#### Crop Election Choice

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

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	2.68	0.00	61	
Corn	73.23	0.00	180	0
Soybeans	34.41	0.00	53	0
<b>TOTAL</b>	<b>110.32</b>	<b>0.00</b>		

#### NOTES

Tract Number : 43245

Description : NW4 (EX PTL NW4 NW4 W OF CREEK) SEC 12 FLOYD  
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 : Wetland determinations not complete  
WL Violations : None  
Owners : VIRGIL SOLSMA, PAM SOLSMA  
Other Producers :   
Recon ID : 19-167-2015-34

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
125.81	123.08	123.08	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	123.08	0.00	0.00	0.00	0.00	0.00





United States  
Department of  
Agriculture

## Sioux County, Iowa



### Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

### Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

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.

2021 Program Year

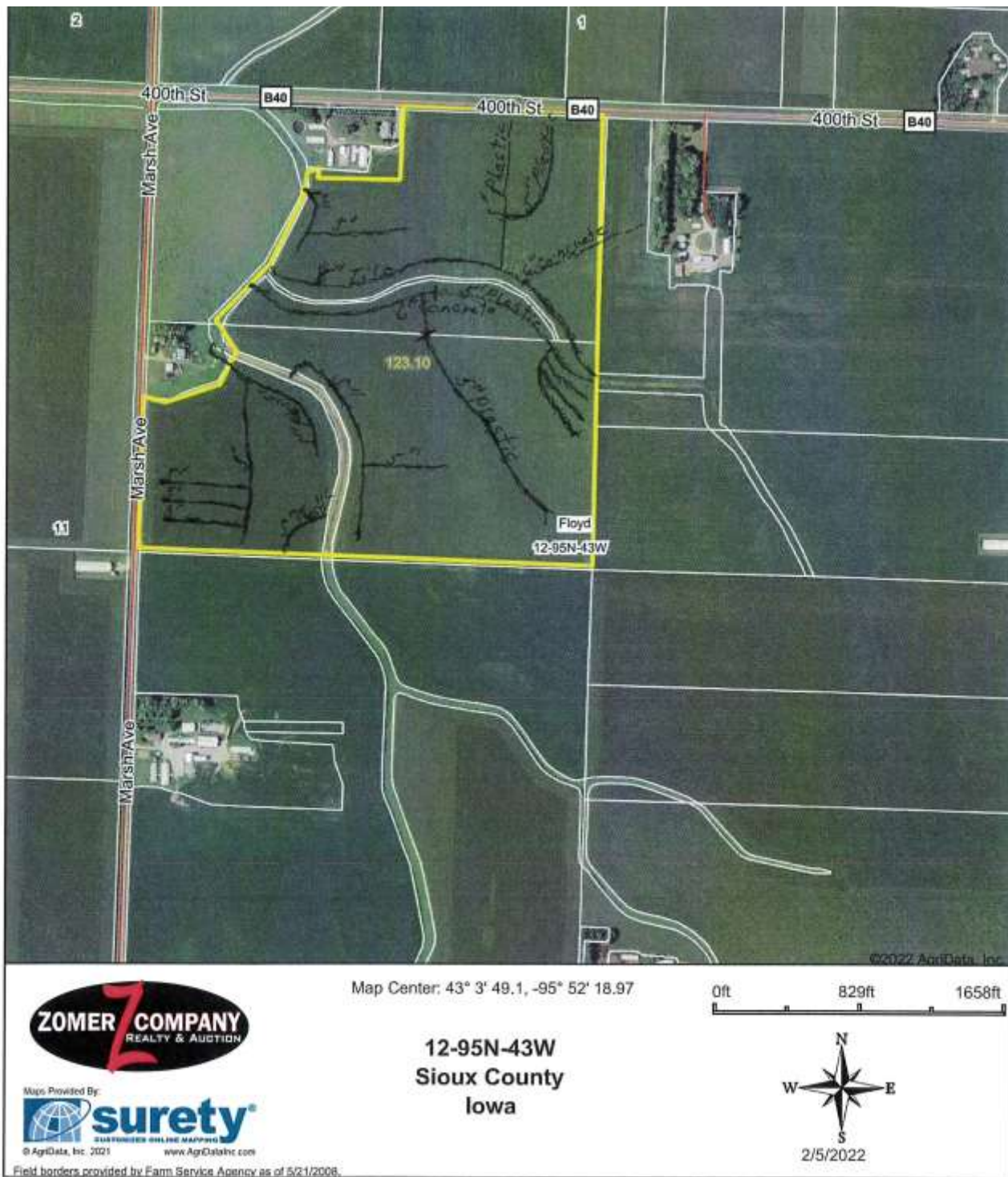
Map Created March 17, 2021

Farm **10669**

Tract **43245**

Tract Cropland Total: 123.08 acres

# Estimated Tile Maps Drawn By Owner



# 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

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**