

ZOMER COMPANY

Upcoming Live Public Auction Of 119+/- Acres Of Lynn TWP, Sioux County, IA Farmland

This Farmland Is Located Northwest Of Hospers, IA & Southwest of Sheldon, IA! This Land Will Be Sold In Two Separate Tracts! This Farm Is Leased For The 2022 Crop Year & Buyer Will Receive The Full Rent For 2022 And Will Receive A Rent Subsidy From The Seller!



Auction Date: May 2, 2022 @10:30 A.M.

Reynold (Ren) & Eleanor Van Gelder Family — 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

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

Auctioneers Note: Our company is honored to have been selected by the Van Gelder family to offer for sale these excellent tracts of Sioux County, IA farmland! As many of you know Ren was a very well respected auctioneer in Northwest IA for many decades and it is an honor to represent the Van Gelder Family in the sale of this farmland! 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 in case of inclement weather

Location: On The North edge of Hospers, IA at the intersection of HWY 60 and 390th St. go 2 miles North on HWY 60 to 370th St. then go West on 370th St for approx. 3/4 mile to the farm. Tract 1 is located in the Northeast corner of intersection of Lily Ave and 370th St. Tract 2 is directly East of Tract 1. Auction signs will be posted. Watch zomercompany.com for inclement weather! Auction will be held at the site of the farmland!



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Abbreviated Legal Description of Tract 1: The SW1/4 of the SW1/4 and the fractional West 1/2 of the SE1/4 of the SW1/4 of Section 22, TWP 96N, Range 43W, Sioux County, IA. Subject to all easements and public roads of record. This property will be surveyed prior to auction day.

General description of Tract 1: According to the Sioux County, IA assessor, this property contains 60+/- gross acres (To be adjusted after certified survey). According to FSA this farm contains approx. 55.92+/- tillable acres with the balance in road and ditch and grass waterway. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 173bu. On corn and 50bu. On soybeans. This farm is classified as NHEL. The predominant soil types include: 310B-Galva, 133-Colo, 91B-Primghar, 78C2-Sac, 31-Afton. The average **CSR1 is 67.1** and the average **CSR2 is 91.5**. This farm appears to have a good state of productivity and is well managed. This farm does have some drainage tile installed. This farm has great soil ratings! This farm is leased for the 2022 crop year and the buyer shall receive the full rent for 2022 at closing and will also receive a rent subsidy from the seller! This is a great opportunity!

Abbreviated Legal Description of Tract 2: The NE1/4 of the SW1/4 and the fractional East 1/2 of the SE1/4 of the SW1/4 of Section 22, TWP 96N, Range 43W, Sioux County, IA. Subject to all easements and public roads of record. This property will be surveyed prior to auction day.

General description of Tract 2: According to the Sioux County, IA assessor, this property contains 59+/- gross acres (To be adjusted after certified survey). According to FSA this farm contains approx. 56.63+/- tillable acres with the balance in road and ditch and grass waterway. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 173bu. On corn and 50bu. On soybeans. This farm is classified as NHEL. The predominant soil types include: 310, B, B2-Galva, 133-Colo, 78C2-Sac, 33D2-Steinauer, 78B2-Sac, 31-Afton. The average **CSR1 is 64** and the average **CSR2 is 87.4**. This farm appears to have a good state of productivity and is well managed. This farm does have some drainage tile installed. This farm has great soil ratings! This farm is leased for the 2022 crop year and the buyer shall receive the full rent for 2022 at closing and will also receive a rent subsidy from the seller! This is a great opportunity!

Method of sale: These farms will be surveyed and the final sale price shall be based on the final bid x the gross surveyed acres. These farms will be offered in the choice method with the first successful bidder having the option to take the tract of their choice. The first successful bidder will be allowed to select 1 tract and then the remaining tract will be sold. 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 stalks/stubble on the property. Buyer may have possession of the property after baling and removal of bales.

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 June 20, 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. – **Tisha Halverson—Attorney for Seller.**

Rent Information:

The buyer will receive the full rent at closing from the seller and the seller will also subsidize the current rent.

The buyer of tract 1 will receive \$25,164.00 for rent for the 2022 crop year which includes the current rent and the rent subsidy.

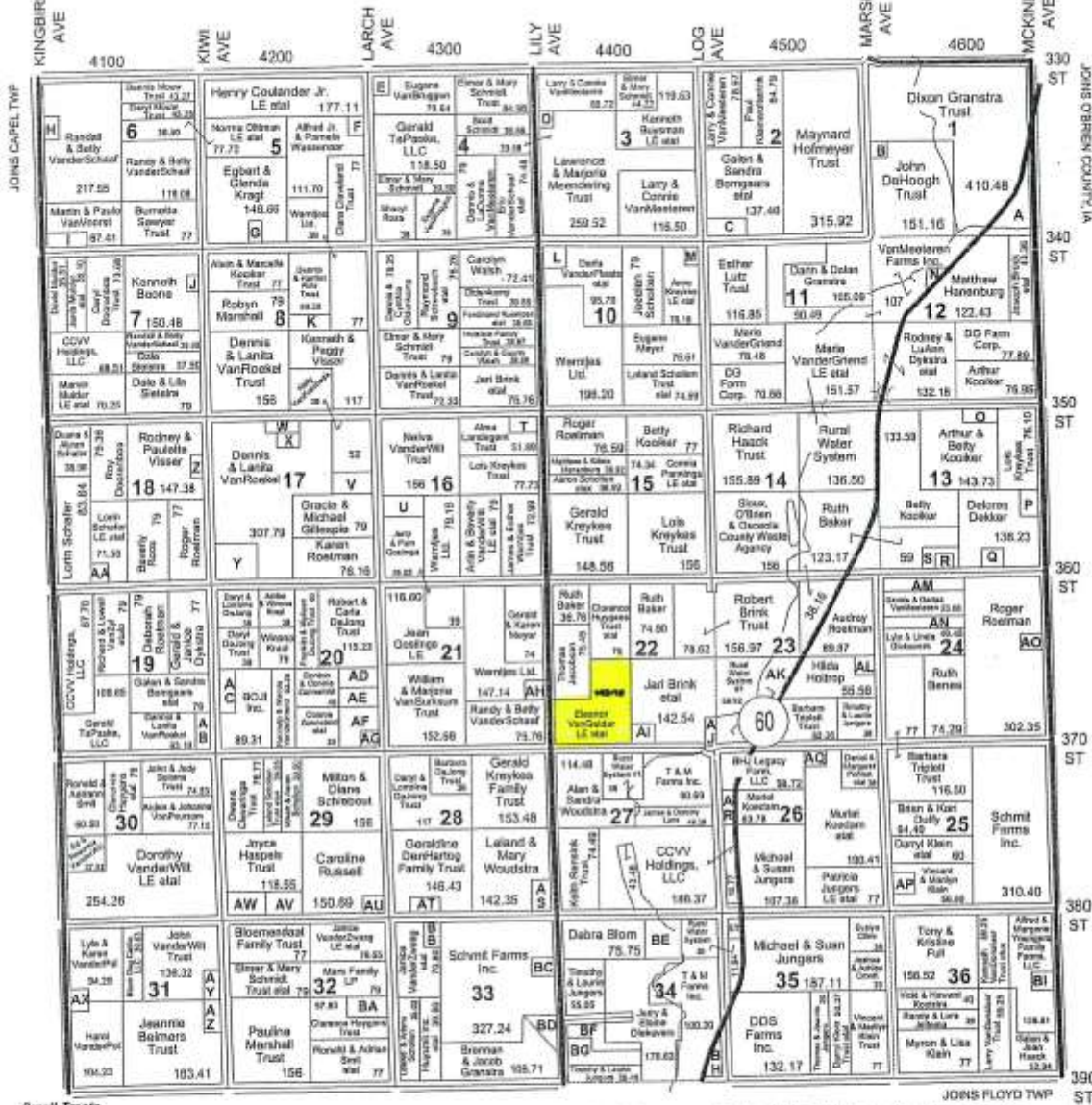
The buyer of tract 2 will receive \$25,483.50.00 for rent for the 2022 crop year which includes the current rent and the rent subsidy.

LYNN TWP

LAND OWNER

R 43 W
JOINS GRANT TWP

T 96 N



Small Tracts

- Section 1 A Carolyn VanMaanen Trust etal - 18.05
- Section 1 B Gary & Nadine DeHoogh - 8.08
- Section 2 C Dennis & LaDonna VanMeetersen - 13.95
- Section 3 D Kenneth & Lisa VanKeKerix - 8.82
- Section 4 E Van's Farm Inc. - 5.06
- Section 5 F Coulander Manure Handling Inc. - 7.30
- Section 6 G Travis & Alicia McDonald - 7.34
- Section 6 H Hiehlth & Roberta Warmjes - 6.12
- Section 6 I Vandean & Joan Wiertzama - 8.37
- Section 7 J Kenneth & Linda Boone - 5.58
- Section 8 K Warren Filhr - 10.80
- Section 10 L Lyon Pock, LLC - 8.55
- Section 10 M Norman & Joellen Schollen - 8.82
- Section 12 N Keith & Kristin Kleinwullerink - 5.84
- Section 13 O Jimmy & Cheryl Koorker - 14.27
- Section 13 P Kirk Dekker - 11.34
- Section 13 Q Marlon & Ruth Baker - 6.15
- Section 13 R M & R Pock Inc. - 6.73
- Section 13 S Marlon & Ruth Baker - 12.27
- Section 16 T Sonstegard Farms - 23.87
- Section 16 U Theresa Goelings LE etal - 24.76
- Section 17 V Ronald VanKalsbeek - 19.50
- Section 17 W Jamie VanRoekel - 26.97
- Section 17 X Ruth Stienjes - 11.47
- Section 17 Y Rick & Rhonda VanRoekel - 38.52
- Section 18 Z Asa Visser - 8.82
- Section 19 AA Brian & Mary Schaefer - 5.09
- Section 19 AB Jamie VanRoekel - 13.81
- Section 20 AC Deryl & Lorraine DeJong - 12.24
- Section 20 AD Josh & Kelly Goelings - 17.50
- Section 20 AE Jerry & Pam Goelings - 17.50
- Section 20 AF Daryl & Lorraine DeJong - 35
- Section 20 AG Kaitlin & Shanna DeHoogh - 9.02
- Section 21 AH Steven Krogman - 9.59
- Section 22 AI Ryan & MiKyla Dietman - 9.41
- Section 22 AJ T & M Farms Inc - 6.56
- Section 23 AK John & Judith Solma Trust - 42.22
- Section 24 AL Brent & Barbara Stult - 9.81
- Section 24 AM Lisa Pasco - 24.55
- Section 24 AN Linda Diekavars etal - 29.62
- Section 24 AO Dennis Jr. & Pamela Ellis - 8.67
- Section 25 AP Dean Klein - 10.22
- Section 26 AQ Christopher & Kacy Jungers - 6.59
- Section 26 AR Evelyn Cline - 8.35
- Section 28 AS Alan & Sandra Woudstra - 11.14
- Section 28 AT Kerstan Family Trust - 8.14
- Section 29 AU Taylor VanderZwaag - 5.31
- Section 29 AV Fox Creek Ranch Trust - 15.54
- Section 29 AW Robert & Kathy Vardoom - 15.54
- Section 31 AX Hickory Plains Inc. - 12.17
- Section 31 AY Red Roof Farm Inc. - 16.76
- Section 32 AZ Lance Beimers - 12.25
- Section 32 BA Alvin & Julie Stull - 20.90
- Section 33 BB Brian & Angela VanderZwaag - 6.20
- Section 33 BC Stanley & Arlene Oterfco - 5.88
- Section 34 BD T&M Farms Inc. - 24.51
- Section 34 BE John & Darla VanDeWard - 28.40
- Section 34 BF Brennan Jungers - 32.90
- Section 34 BG Christopher & Kacy Jungers - 31.80
- Section 34 BH Donald Evink - 10.15
- Section 36 BI SAM Farms Inc. - 5.23

SIoux COUNTY, IA

Aerial Map



Maps Provided By:
surety
CUSTOMER ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 43° 7' 12.69, -95° 54' 37.4

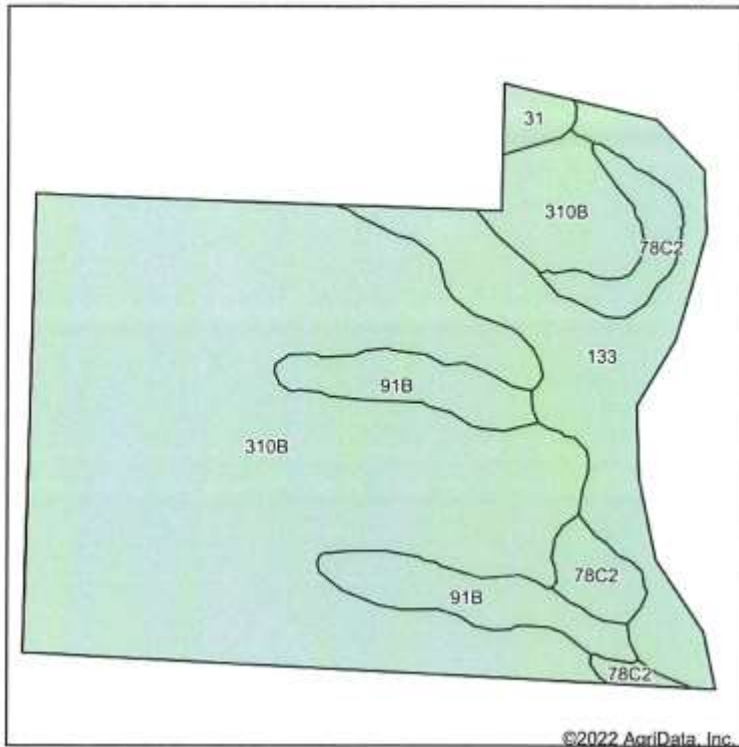


22-96N-43W
Sioux County
Iowa



3/28/2022

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **22-96N-43W**
 Township: **Lynn**
 Acres: **60**
 Date: **3/28/2022**



Map Provided By:



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.

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	42.14	70.2%	Ile	95	67	76
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	9.21	15.4%	Ilw	78	70	80
91B	Primghar silty clay loam, 2 to 5 percent slopes	4.85	8.1%	Ile	95	75	78
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	3.12	5.2%	Ille	82	47	66
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.68	1.1%	Ilw	80	69	68
Weighted Average					2.05	91.5	67.1
							*n 76.2

**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.

Aerial Map

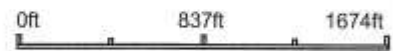


Maps Provided By:

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

Map Center: 43° 7' 12.69, -95° 54' 37.32

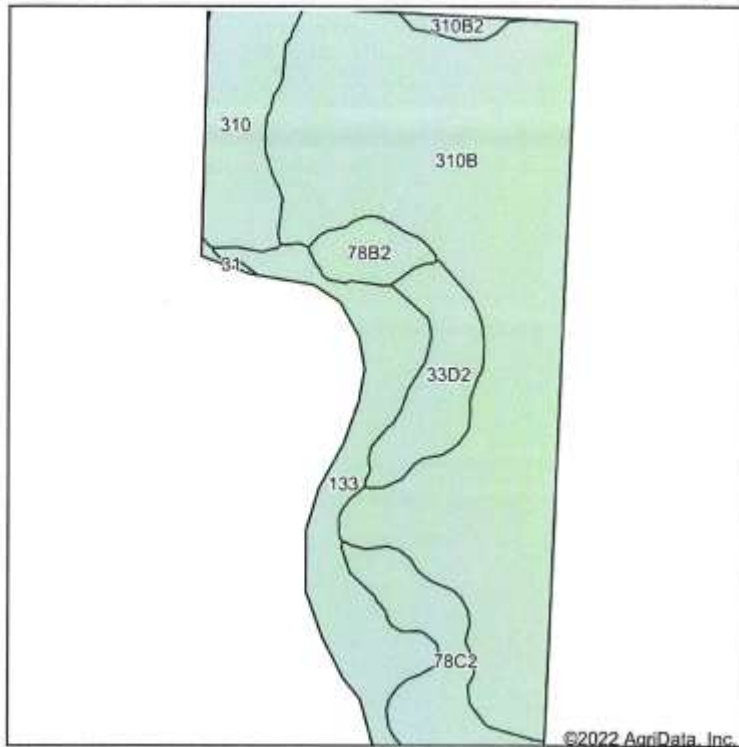


22-96N-43W
Sioux County
Iowa



3/28/2022

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **22-96N-43W**
 Township: **Lynn**
 Acres: **59**
 Date: **3/28/2022**



Map Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA167, Soil Area Version: 31

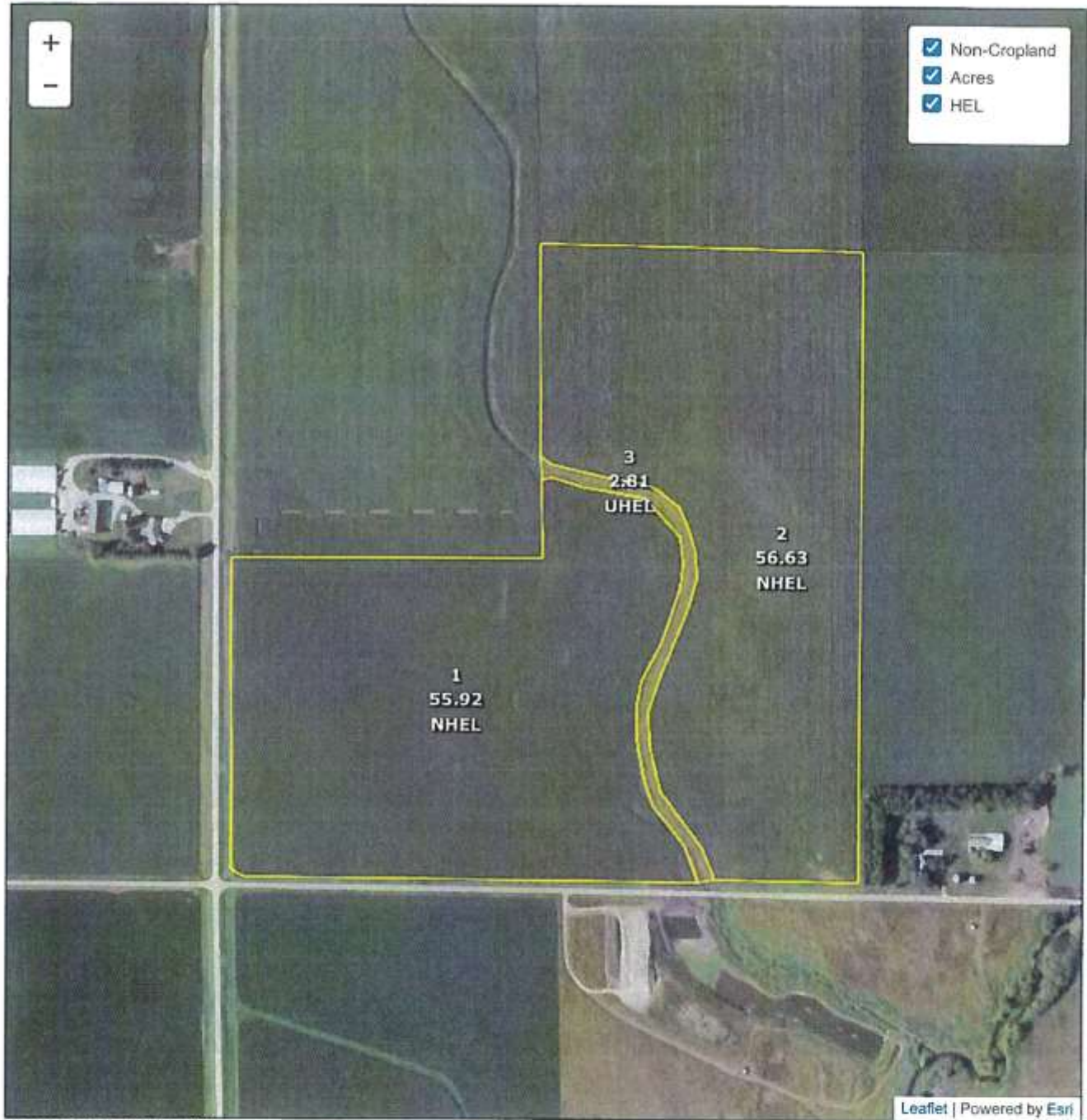
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B	Galva silty clay loam, 2 to 5 percent slopes	34.77	58.9%	Ile	95	67	76
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	8.14	13.8%	Ilw	78	70	80
310	Galva silty clay loam, 0 to 2 percent slopes	5.28	8.9%	I	100	72	77
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	4.40	7.5%	Ille	82	47	66
33D2	Steinauer clay loam, 9 to 14 percent slopes, moderately eroded	3.95	6.7%	Ive	29	34	54
78B2	Sac silty clay loam, 2 to 5 percent slopes, eroded	1.74	2.9%	Ile	86	63	67
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	0.58	1.0%	Ile	90	65	68
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.14	0.2%	Ilw	80	69	68
Weighted Average					2.12	87.4	64
							*n 74.1

**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.



Common Land Unit

- Cropland
- Non-cropland
- CRP

2022 Crop Year

Farm 5381
Tract 251

Wetland Determination Identifiers

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



Tract 1 of 1

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).

Iowa
 Sioux
 Report ID: FSA-156EZ

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

FARM: 5381
 Prepared: 3/24/22 1:39 PM
 Crop Year: 2022
 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 4639

Farms Associated with Operator:

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
115.36	112.55	112.55	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	112.55	0.0	0.0	0.0				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
CORN	SOYBN	NONE	NONE	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	84.63	173	0.00	
SOYBEANS	27.92	50	0.00	0
Total Base Acres:	112.55			

Tract Number: 251 Description S2 SW4 + NE4 SW4 SEC 22 LYNN
 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: Wetland determinations not complete
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
115.36	112.55	112.55	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	112.55	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	84.63	173	0.00
SOYBEANS	27.92	50	0.00
Total Base Acres:	112.55		

Owners: VAN GELDER, ELEANOR J

Presented by

ZOMER COMPANY

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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