

# ZOMER COMPANY

**Upcoming Live Public Auction Of A 158.59+/- Acres Of  
Excellent High Caliber Grant TWP, Sioux County, IA Farmland!**

**To Be Sold In Two Separate Tracts**

**Tract 1: 80.46+/- Acres Of Farmland—CSR2—96.4**

**Tract 2: 78.13+/- Acres Of Farmland—CSR2—94**



**Auction Date: November 4, 2022 @ 10:30 A.M.**

**John R. Ver Meer Farm Corporation- 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**

**Bryce Zomer - 712-451-9444 — Ivan Huenink — 712-470-2003**

**Gerad Gradert - 712-539-8794 — Joel Westra—605-310-6941**

**Auctioneers' Note: The Zomer Company is honored to represent the Ver Meer family in this tremendous offering of Sioux County, IA farmland! This farmland has been in the Ver Meer family for many years and is now being offered to the public for the first time! Be sure to attend this auction to purchase one of these excellent properties!**

**Tract 1 & 2 Location: From NCC in Sheldon, IA go 2 miles West on HWY 18 to Lily Ave. then go 2 miles North on Lily Ave to Tract 2 or from Boyden, IA go 4 miles East on HWY 18 to Lily Ave then go 2 miles North on Lily Ave to Tract 2. Tract 1 is located directly East of Tract 2 and is accessed from 300th St. Auction will be held at the site of the farmland.**

**Watch [zomercompany.com](http://zomercompany.com) for inclement weather.**



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**Gerad Gradert - 712-539-8794 — Joel Westra—605-310-6941**

**Legal Description of Tract 1:** Parcel C in the SW1/4 of Section 15, TWP 97N, Range 43W, Sioux County, IA. Subject to public roads and easements of record.

**General Description of Tract 1:** According to the survey, this property contains 80.46 gross acres. According to FSA and the recent survey, this farm contains approx. 79.46 tillable acres with the balance in road/ditch. This farm has road on 1 side and is an inside tract of farmland and is 98.7% tillable. This farm has a corn base and soybean base combined with tract 2 with a PLC yield of 194bu. on corn and a PLC yield of 53bu. On soybeans. This farm is classified as NHEL. The predominant soil types include: 310B-Galva, 91-Primghar, 92-Marcus, 310-Galva, 133-Colo, 32-Spicer. The average CSR1 is 71.4. The average CSR2 is 96.4. This tract of farmland is contiguous to Tract 2 and if purchased in conjunction with Tract 2 would make an excellent contiguous 158.59+/- acre tract of farmland! This farm has excellent soil ratings and is an inside tract of farmland with 1/2 mile rows and has drainage tile line installed! This is an exceptional piece of Sioux County IA Farmland. When it comes to buying a tract of farmland this farm has everything you look for including 1/2 mile rows, nearly 100% tillable, good drainage with drainage tile line installed and an excellent location! If you have been considering a purchase of farmland whether as an addition to your current operation or as an investment this fantastic Sioux County, IA farm is one you will want to take a look at! Make plans today to attend this auction!!! Prime Prime Prime would be the way to describe this farmland!

**Legal Description of Tract 2:** Parcel B in the SW1/4 of Section 15, TWP 97N, 43W, Sioux County, IA. Subject to all public roads and easements of record.

**General Description of Tract 2:** According to the survey, this property contains 78.13 gross acres. According to FSA and recent survey, this farm contains approx. 72.59+/- tillable acres, 1.74 acres of grass waterway with the balance in road/ditch. This farm has road on 2 sides. This farm has a corn base and soybean base combined with tract 1 with a PLC yield of 194bu. On corn and a PLC yield of 53bu. On soybeans. This farm is classified as NHEL. The predominant soil types of the tillable farmland include: 91-Primghar, 310B, B2-Galva, 133-Colo, 92-Marcus, 32-Spicer. The average CSR1 is 71.6 and the average CSR2 is 94 on the tillable farmland. This farm has excellent soil ratings and extensive drainage tile line installed! If you are looking for a quality tract of farmland to add to your operation or a fantastic farm to purchase as an investment this tract provides a tremendous opportunity to do just that! This tract of farmland is contiguous to Tract 1 and if purchased in conjunction with Tract 1 would make an excellent contiguous 158.59+/- acre tract of farmland! Make plans today to attend this auction! Call today for a full informational brochure on this property.

**Method of sale:** Auction will be held at the site of the farmland. Farmland will be sold with the final bid price x the gross surveyed acres. Choice will be offered on the tracts with the first successful bidder having their choice of tracts. First successful bidder will only be permitted to select 1 of the tracts. After the first round of choice whichever tract is remaining will then be sold. Tracts will not be combined.

**Taxes:** The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,306.79 per year on Tract 1 and approx. \$2,239.99 per year on Tract 2. Seller will pay the 2022 taxes which are due and payable in March and Sept of 2023.

**Possession:** Full Possession will be on March 1, 2023 on Tracts 1 & 2. Both farms are available to farm for the 2023 crop year.

**Terms:** Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit on each tract, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day which will be on December 6, 2022 when the buyer shall receive a clear and merchantable title to the property on closing day. These properties 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. 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 statues. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and auction booklets are available upon request. Buyers are encouraged to do buyers due diligence. 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. **De Koster & De Koster PLLC—attorney for sellers.**

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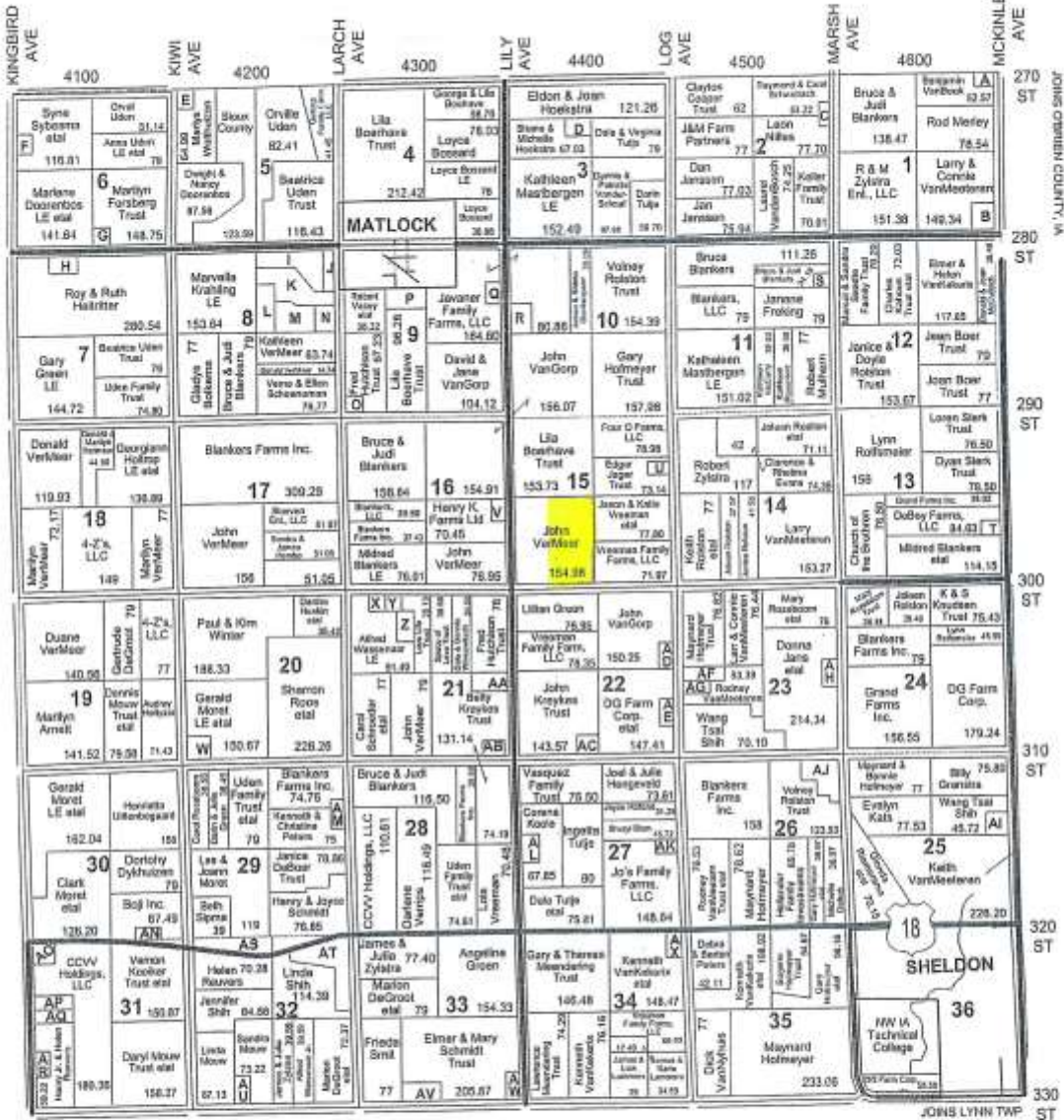
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# GRANT TWP

## LAND OWNER

R 43 W  
JOHN LYON COUNTY, IA

T 97 N



### Small Tracts

- Section 1 A Alfred Kruger - 6.67
- B Terry & Katherine Kamstra - 0.18
- Section 2 C Dennis Boone - 6.56
- Section 3 D Hoekstra Farms Inc. - 11
- Section 5 EBL Inc. - 6.16
- Section 6 F Ronald Penning - 5.08
- G Wayne & Cheryl Haltritter - 5.34
- Section 7 H Eric & Tricia Koerselman - 10.39
- Section 8 I Robert & Donna Feeders - 12.89
- J Galen Blankens - 17.80
- K Michael Kruse - 26.50
- L Ryan Feeders - 19.57
- M Daniel Fadders - 27.29
- N Robert & Donna Fadders - 27.15
- Section 9 O Greenwood Cemetery - 9.39
- P Bonnie Roder - 22.95
- Q Adam & Savannah Sauer - 5.18
- Section 10 R Marjorie Newendorp - 11.09
- Section 11 S BJB Farms Inc. - 5.36
- Section 13 T Blaine DeGroot et al - 7.22
- Section 15 U Frederick & Wanda Woelber - 5.85

- Section 16 V Roger & LaDonna Kruse - 8.03
- Section 20 W Chad & Jody Stahl - 5.33
- Section 21 X Larry & Debra DenHartog - 7.15
- Y Clelon & Sheila Zaneta - 7.03
- Z Fred Hutchinson - 15.13
- AA C.J. Feedlot, LLC - 19.24
- AB Daryl & Sharon Ross - 5.82
- Section 22 AC Leroy Kreykes - 10.59
- AD Lyon Park, LLC - 5.78
- AE Benjamin & Renae VanDeBrake - 8.05
- Section 23 AF VanMeesteren Farms - 15.57
- AG C & J Farms Inc. - 5.99
- AH Steven & Catherine McWilliams - 5.45
- Section 25 AI Kleinhasselink, LLC - 6.32
- Section 26 AJ Kenneth & Jerilyn Hoogendoorn - 29.17
- Section 27 AK C & J Farms Inc. - 6.02
- AL Lyle & Teresa Hoekstra - 8.24

- Section 29 AM Lyon Park, LLC - 6.98
- Section 30 AN Kevin & Kimberly Hsikan - 8.60
- Section 31 AO Mark & Paula Niles - 5.17
- AP James Doorembos - 17.96
- AQ Doorembos Poultry Inc. - 11.57
- AR Larry & Lavonne Sietstra - 6.07
- Section 32 AS Leo & Joann Moret - 10.40
- AT Dean & Ladonna Schmith - 5.49
- AU Mark & Kristi VanVoorst - 10.05
- Section 33 AV Douglas & Patricia Meester - 14.01
- AW Home of Contented Hops Inc. - 13.24
- Section 34 AX Barton & Debra Peters - 6



SIoux COUNTY, IA

### Aerial Map



Map Center: 43° 13' 6.02, -95° 55' 0.81

0ft 505ft 1011ft

**ZOMER COMPANY**  
REALTY & AUCTION

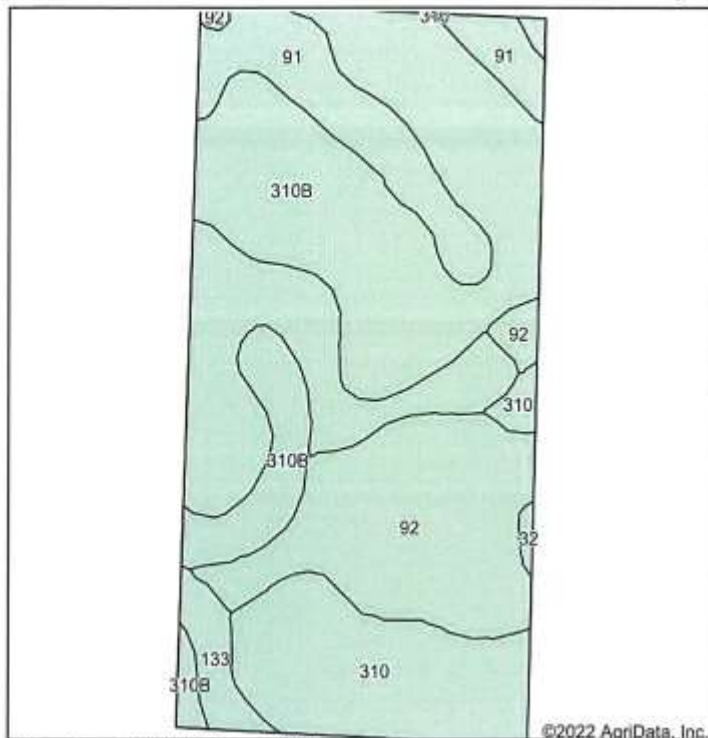
Map Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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15-97N-43W  
Sioux County  
Iowa

N  
W E  
S  
8/29/2022

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

### Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **15-97N-43W**  
 Township: **Grant**  
 Acres: **80.46**  
 Date: **8/29/2022**



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
310B	Galva silty clay loam, 2 to 5 percent slopes	29.42	36.6%	Ile	95	67	76
91	Primghar silty clay loam, 0 to 2 percent slopes	20.29	25.2%	Iw	100	77	78
92	Marcus silty clay loam, 0 to 2 percent slopes	15.98	19.9%	Ilw	94	72	75
310	Galva silty clay loam, 0 to 2 percent slopes	12.37	15.4%	I	100	72	77
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	2.14	2.7%	Ilw	78	70	80
32	Spicer silty clay loam, 0 to 2 percent slopes	0.26	0.3%	Ilw	92	67	87
<b>Weighted Average</b>					<b>1.59</b>	<b>96.4</b>	<b>71.4</b>
							<b>*n 76.6</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.

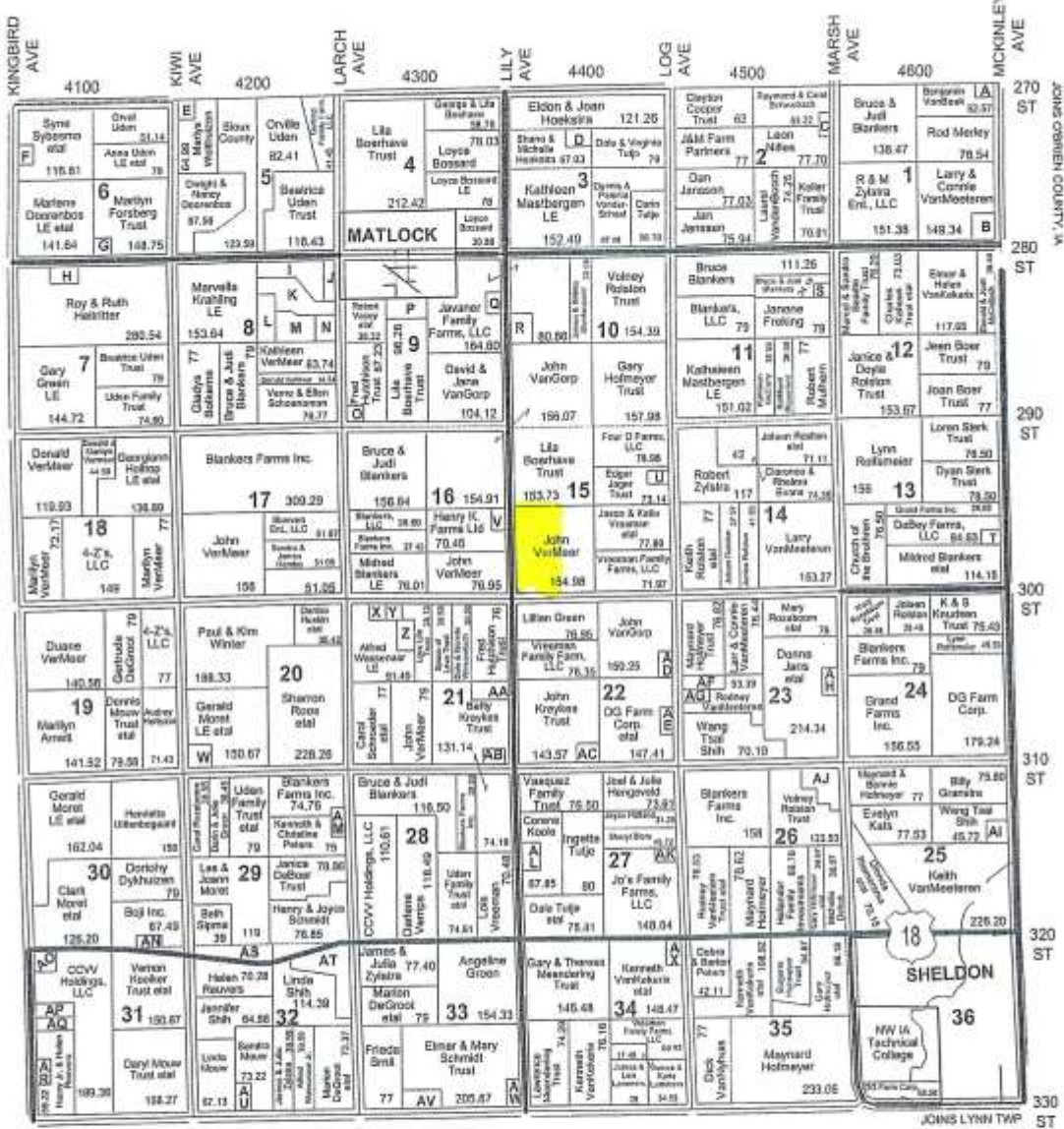
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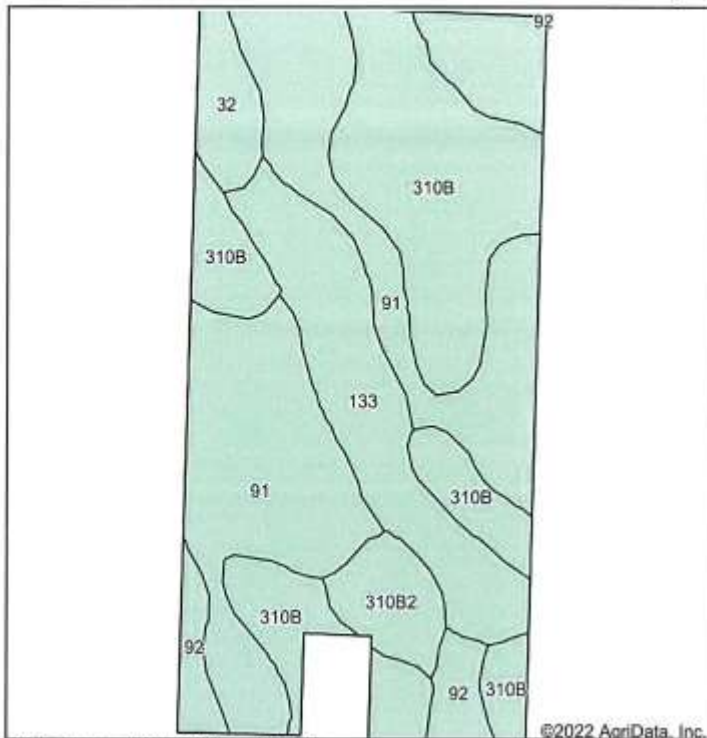
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**15-97N-43W**  
**Sioux County**  
**Iowa**

N  
W E  
S  
8/29/2022

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

### Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **15-97N-43W**  
 Township: **Grant**  
 Acres: **78.13**  
 Date: **8/29/2022**



Soils data provided by USDA and NRCS.

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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
91	Primghar silty clay loam, 0 to 2 percent slopes	31.05	39.7%	lw	100	77	78
310B	Galva silty clay loam, 2 to 5 percent slopes	25.06	32.1%	lle	95	67	76
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	12.08	15.5%	llw	78	70	80
92	Marcus silty clay loam, 0 to 2 percent slopes	3.46	4.4%	llw	94	72	75
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	3.45	4.4%	lle	90	65	68
32	Spicer silty clay loam, 0 to 2 percent slopes	3.03	3.9%	llw	92	67	87
<b>Weighted Average</b>					<b>1.60</b>	<b>94</b>	<b>71.6</b>
							<b>*n 77.4</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: 152.19 acres

2022 Program Year

Map Created April 27, 2022

Farm 11920

Tract 41807

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-028 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

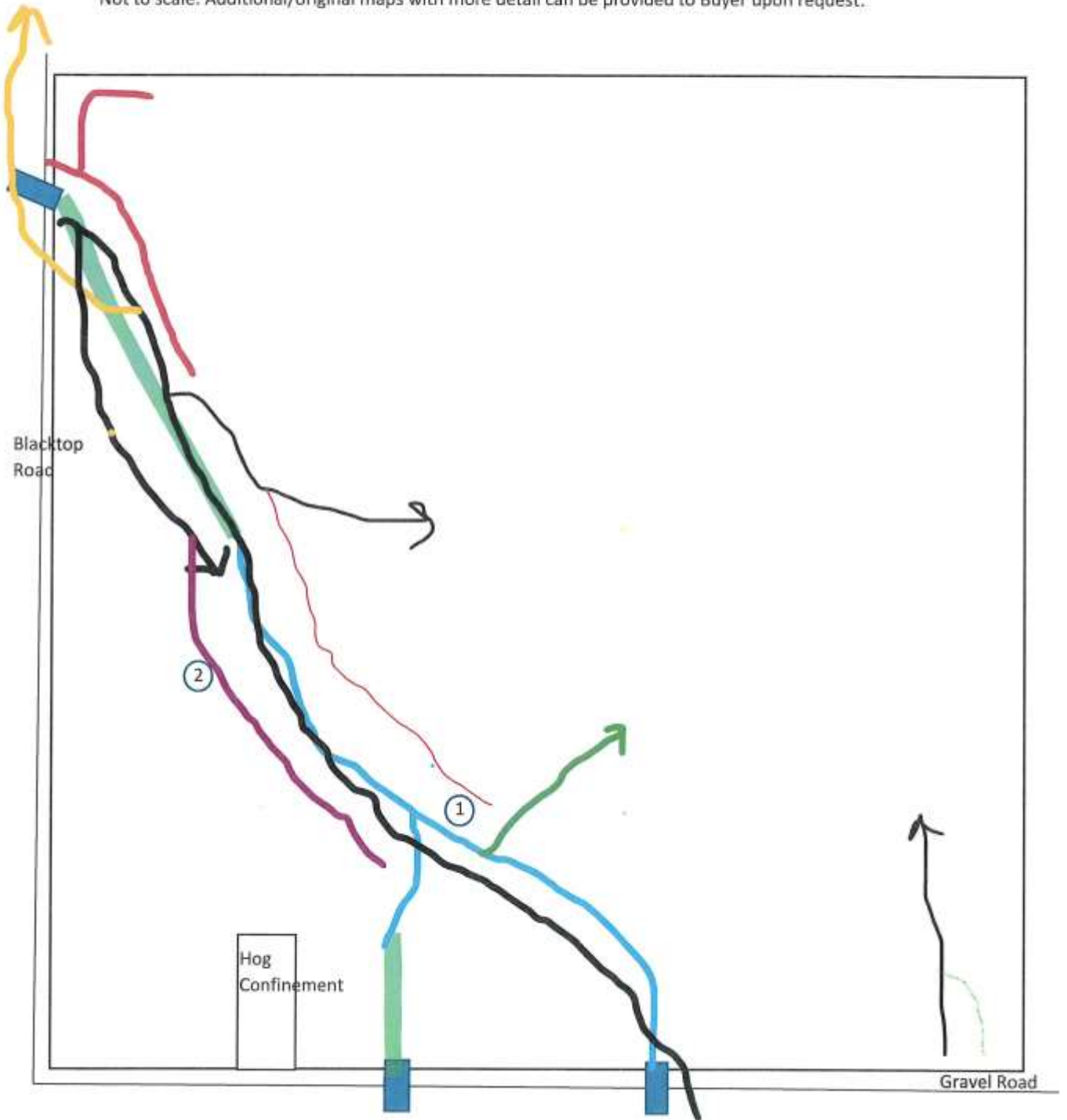
USDA is an equal opportunity provider, employer, and lender.

# Tile Map provided by Owner















East Quarter Tile Map - John R. Ver Meer Farm Corp, compiled August 2022

(Southwest quarter of Section 15, Grant township, Sioux County)

Not to scale. Additional/original maps with more detail can be provided to Buyer upon request.



Legend:

-  Culvert
-  Grass waterway
-  Center/low point of draw for reference
-  12" cement, prior to 1970, approx. 2,900'
-  I believe 10-12", approx. 1990-1995, additional outlet into neighbor's drainage ditch, approximately 1,500'. (Have gps coordinates at 2 spots)
-  6" cement, prior to 1970, further direction/distance unknown
-  6" plastic, 1998, 860'
-  6" plastic, 1998, 1,150'
-  5" plastic, unknown date, further direction/distance unknown (2 locations in field)
-  6" plastic, 1998, 1,020'
-  5" plastic, 1998, 200' (near road is 31' west of fence line)
-  5" plastic, unknown date, further direction/distance unknown (have gps coordinates at 2 spots)
-  100' distance between tile lines
-  139' between purple and red lines pulled in 1998

IOWA  
SIOUX  
Form: FSA-156EZ



FARM : 11920  
Prepared : 8/19/22 6:54 AM  
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 : 19-167-2022-84  
Transferred From : None  
ARCPLC G/WF Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.21	152.19	152.19	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	152.19	0.00		0.00		0.00	0.00	0.00

**Crop Election Choice**

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

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	89.90	0.00	194	0
Soybeans	62.29	0.00	53	0
<b>TOTAL</b>	<b>152.19</b>	<b>0.00</b>		

**NOTES**

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Tract Number : **41807**  
Description : SW1/4 SEC 15 GRANT  
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 : JOHN R VER MEER FARM CORP  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.21	152.19	152.19	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	152.19	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

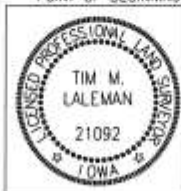
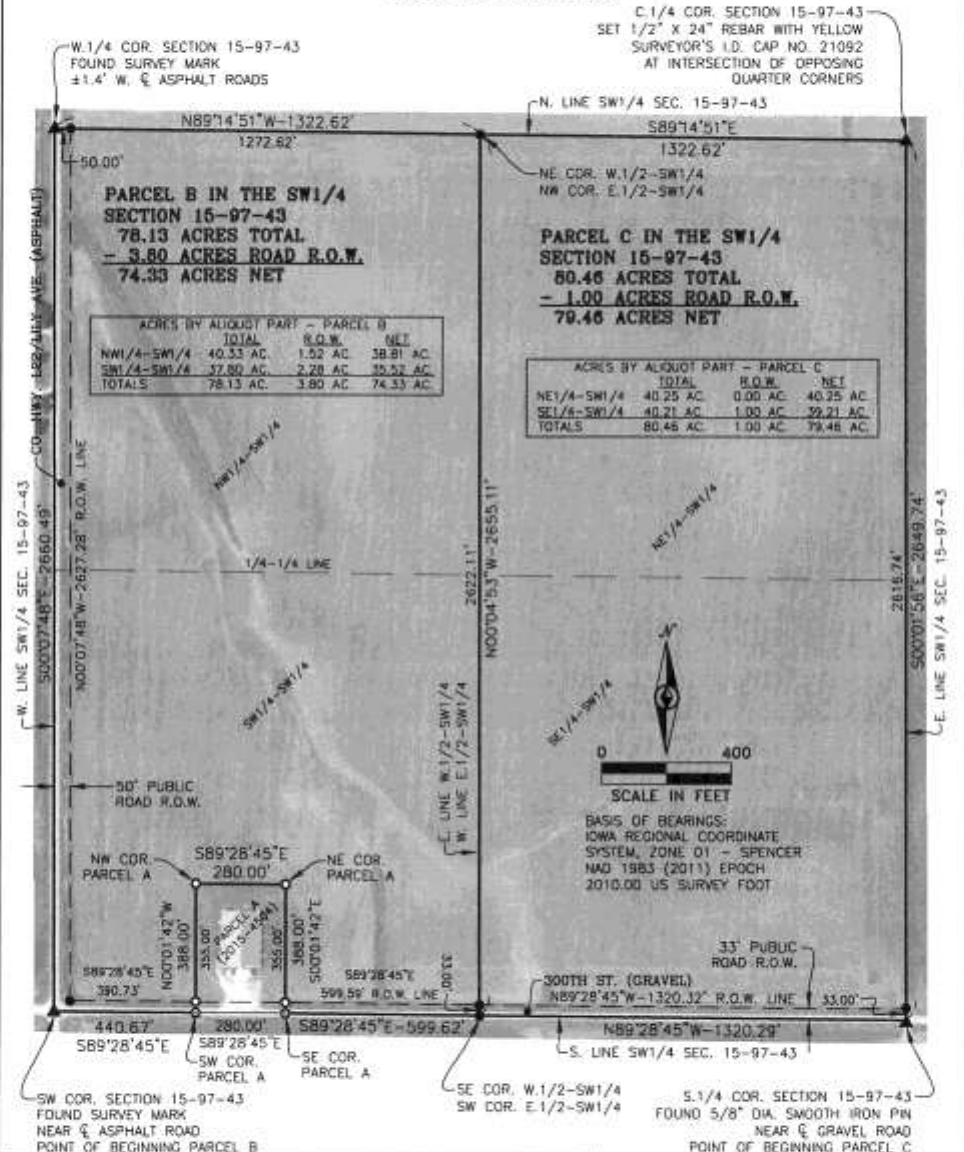
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

LOCATION:  
SW1/4 SECTION 15-97-43

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 PROPRIETOR:  
JOHN R. VERMEER FARM CORPORATION, AN IOWA CORPORATION

**PLAT OF SURVEY  
PARCELS B & C IN THE SW1/4 SECTION 15-97-43  
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. 1441B
- ⊙ FOUND 60d NAIL

DATE OF FIELD WORK - 6-23-21 SHEET 1 OF 2

	<p>DGR ENGINEERING Rock Rapids, Iowa 712-472-2531 Sioux City, Iowa Sioux Falls, South Dakota</p>	<p>Date: 10-20-21 Drawn By: JWP Reviewed By: ANW Approved By: TML</p>	<p>PROJECT NO. 371209</p> <p><small>ONLY A PROFESSIONAL LAND SURVEYOR CAN VERIFY THE ACCURACY OF THIS DOCUMENT</small></p>
--	--	---	--

# Presented by

# **ZOMER COMPANY**

**Mark Zomer — Broker - 712-470-2526**  
**Darrell Vande Vegte — Sales-712-470-1125**  
**Ryan Zomer — Sales - 712-441-3970**  
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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.

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

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