



**Upcoming Live Public Auction Of 80+/- Acres  
Of Doon TWP, Lyon County, IA Farmland  
To Be Sold In One Tract**

**Auction Date: December 9, 2022 @ 10:30 A.M.**



**Henry & Joanne Brinks Heirs- Owner**

**zomercompany.com**

**712-476-9443**

**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**

**Auctioneer's Note: Our company is honored to have been selected by the Brinks family to offer for sale at auction this excellent tract of Doon TWP, Lyon County, IA farmland! This is a fantastic opportunity to purchase a great farm in a great area! Farmers and Investors do not miss out on this opportunity! 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 South edge of Doon, IA go 2 3/4 miles West on 260th St. to the farm. From the North edge of Rock Valley, IA go North on Elmwood Ave for approx. 3 3/4 miles to the farm!**



**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**

**Bryce Zomer-712-451-9444**

**Legal Description:** The North 1/2 of the NW1/4 of Section 33, TWP 98N, Range 46W, Lyon County, IA. Subject to public roads and easements of record.

**General description:** According to the Assessor, this property contains 80+/- gross acres. According to FSA, this farm contains approx. 74.92+/- tillable acres. This farm is classified as HEL. The predominant soil types include: 410B, B2, C2-Moody, 910B-Trent, 92-Marcus. The average **CSR2 is 67.1 and the average CSR1 is 58.3**. This farm has a corn base only which is 74.92 acres with a PLC yield of 171bu. This farm is located West of Doon, IA & North of Rock Valley, IA! If you are looking for an excellent farm then do not miss this opportunity! This farm has good soil ratings and can predominately be farmed in 1/2 mile rows! Farmers and Investors do not miss this opportunity!

**Method of sale:** 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 based on the final gross surveyed acres. Auction will be held at the site of the farmland.

**Taxes:** The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$1,802.00 per year. Seller will pay the 2022 taxes which are due and payable in March and Sept of 2023.

**Possession:** Possession will be on March 1, 2023. This land is 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, and also agree to enter into a purchase agreement/installment contract with the remaining balance due and payable on January 20, 2023 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. 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. 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. – **Deb De Jong—Attorney For Seller.**

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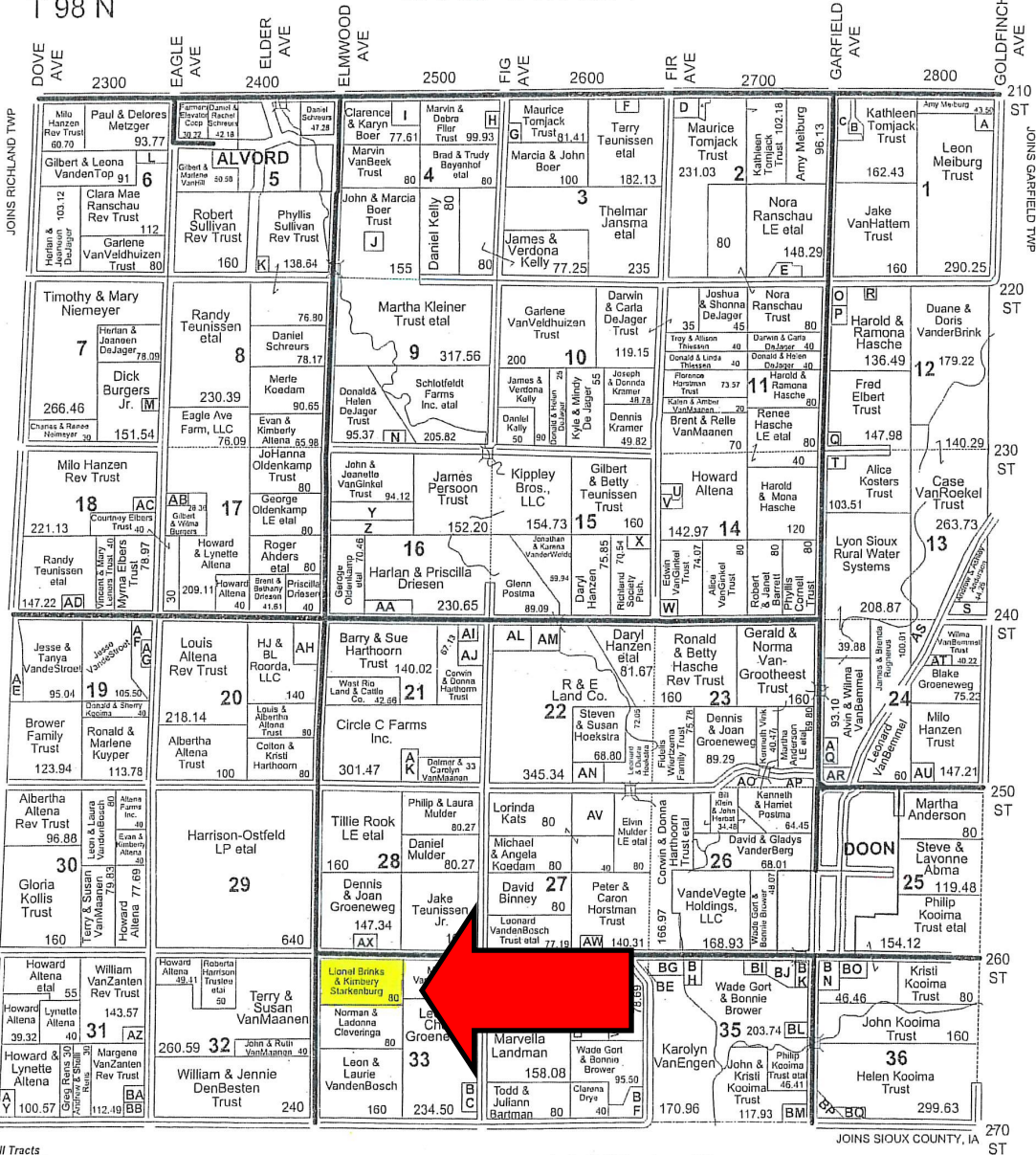
# DOON TWP

## LAND OWNER

R 46 W

JOINS CLEVELAND TWP

T 98 N



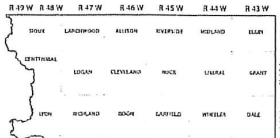
### Small Tracts

- Section 1 A Cory & Julie VanTilburg - 14.15  
 B Deera Lane Farms Inc. - 12.14  
 C Troy & Allison Theissen - 18.18  
 Section 2 D Marvin & Debra Flier - 32.06  
 E Wayne & Christine Ranschau - 11.71  
 Section 3 F Gregory & Kristi DeJager - 6.39  
 G Randall Jensen & Carol VanderKolk - 5.30  
 Section 4 H Charles O'Donnell - 5.26  
 I Double K Feedlot Inc. - 20.74  
 J Michael Boer - 8.45  
 Section 5 K William & Debra Kock - 9.61  
 Section 6 L Marilyn & Carla VanHill - 7.80  
 Section 7 M Floyd & Mary VandenTop - 8.46  
 Section 8 N Kyle & Mindy DeJager - 10.41  
 Section 12 O Darwin & Carla DeJager - 7.45  
 P Brady & Kayla Voorhees - 6.05  
 Q Martin VanEngen - 12.02  
 R Hasche Farms Inc. - 10  
 Section 13 S Andrew Anderson - 9.08  
 T David & Mary Kosters - 7.66  
 Section 14 U Parry & Charlene VanEdom - 6.40  
 V Howard & Lynette Allena - 10.41

- Section 14 W Warren & Cheryl VanGinkel - 5.93  
 Section 15 X Jason & Melinda DeWeerd - 9.41  
 Section 16 Y Roelina & Gilbert Hoogendoorn - 30  
 Z Joshua & Rachel VanBaek - 40  
 AA Brent & Bethany Driesen - 20.01  
 Section 17 AB Leon & LoraAnn Burgers - 11.14  
 Section 18 AC Zebulun & Melissa Bakker - 8.42  
 AD Terry & Pamela Dorhout - 10.43  
 Section 19 AE Rock River Jerseys, LLC - 26.73  
 AF Rock River Rentals, LLC - 43.77  
 AG Harlan Dorhout - 26.10  
 Section 20 AH David & Teresa Koedam - 20  
 Section 21 AI Mud Creek Livestock - 10.73  
 AJ Circle C Farms Inc. - 23.51  
 AK Collin Harthorn - 17.20  
 Section 22 AL Eleanor & Richard Landman Trust - 30.25  
 AM Leon & Debra Bokema - 16.18  
 AN Jordan Hoeksra - 14.68  
 Section 23 AO Andrew Anderson - 20.43  
 AP Jon Anderson - 7.58  
 Section 24 AQ Lance VanBemmel - 10.49

- Section 24 AR Lyon County - 8.73  
 AS Jon & Donna Anderson - 35.03  
 AT Chad Mulder - 6.80  
 AU David & Rachel Huyser - 12.79  
 Section 27 AV VanDerBrink & Sons Inc. - 14.20  
 AW P & C Horstman Farms Inc. - 9.20  
 Section 28 AX Michael VanZanten - 12.66  
 Section 31 AY Gregory & Wanda Gerber - 8.87  
 AZ Evan & Kimberly Allena - 12.93  
 BA Daniel & Hannah Bakker - 6.50  
 Section 33 BC Chad & Alanda Koenen - 5.06  
 Section 34 BD Thad & Carla DeJager - 15  
 BE Gary & Kay VanVeldhuizen - 5.41  
 BF Gail & Darla VanBerkum - 18.28  
 BG Tami & Duane Dykstra - 19.54  
 Section 35 BH Lyon County Iowa - 14.20  
 BI Spencer & Kendra Gort - 5.80  
 BJ Wade & Jan Gort - 20.53  
 BK City of Doon - 6.41  
 BL Kenneth Vink et al - 6.78

- Section 35 BM Brandon & Morgan Erickson - 6.57  
 Section 36 BN Floyd & Leah VanderBrink - 17.33  
 BO Tyler & Krista VanderBrink - 15.16  
 BP John & Kristi Kooima Trust - 7.71  
 BQ Evan & Rhonda LeLoux - 6.87



LYON COUNTY, IA



# Aerial Map



©2022 AgriData, Inc.

Map Center: 43° 16' 11.41, -96° 17' 25.91

0ft 843ft 1686ft



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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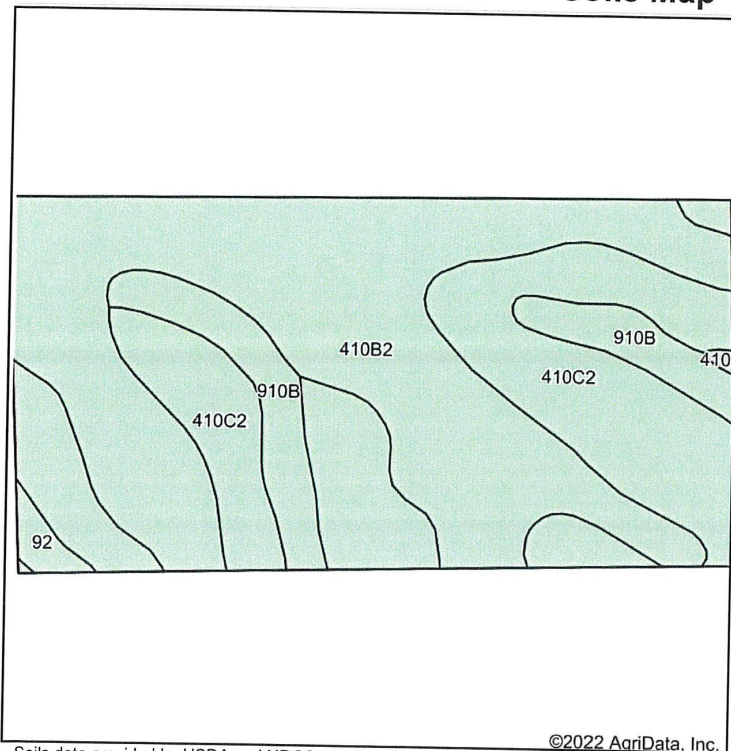
**33-98N-46W**  
**Lyon County**  
**Iowa**



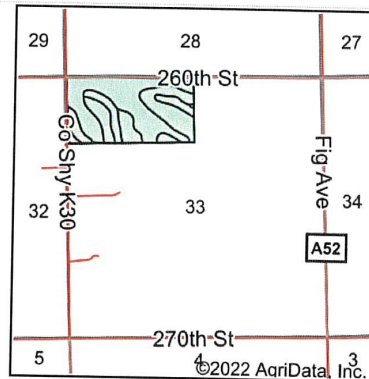
Field borders provided by Farm Service Agency as of 5/21/2008.



## Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Lyon**  
 Location: **33-98N-46W**  
 Township: **Doon**  
 Acres: **80**  
 Date: **10/31/2022**



Maps Provided By:



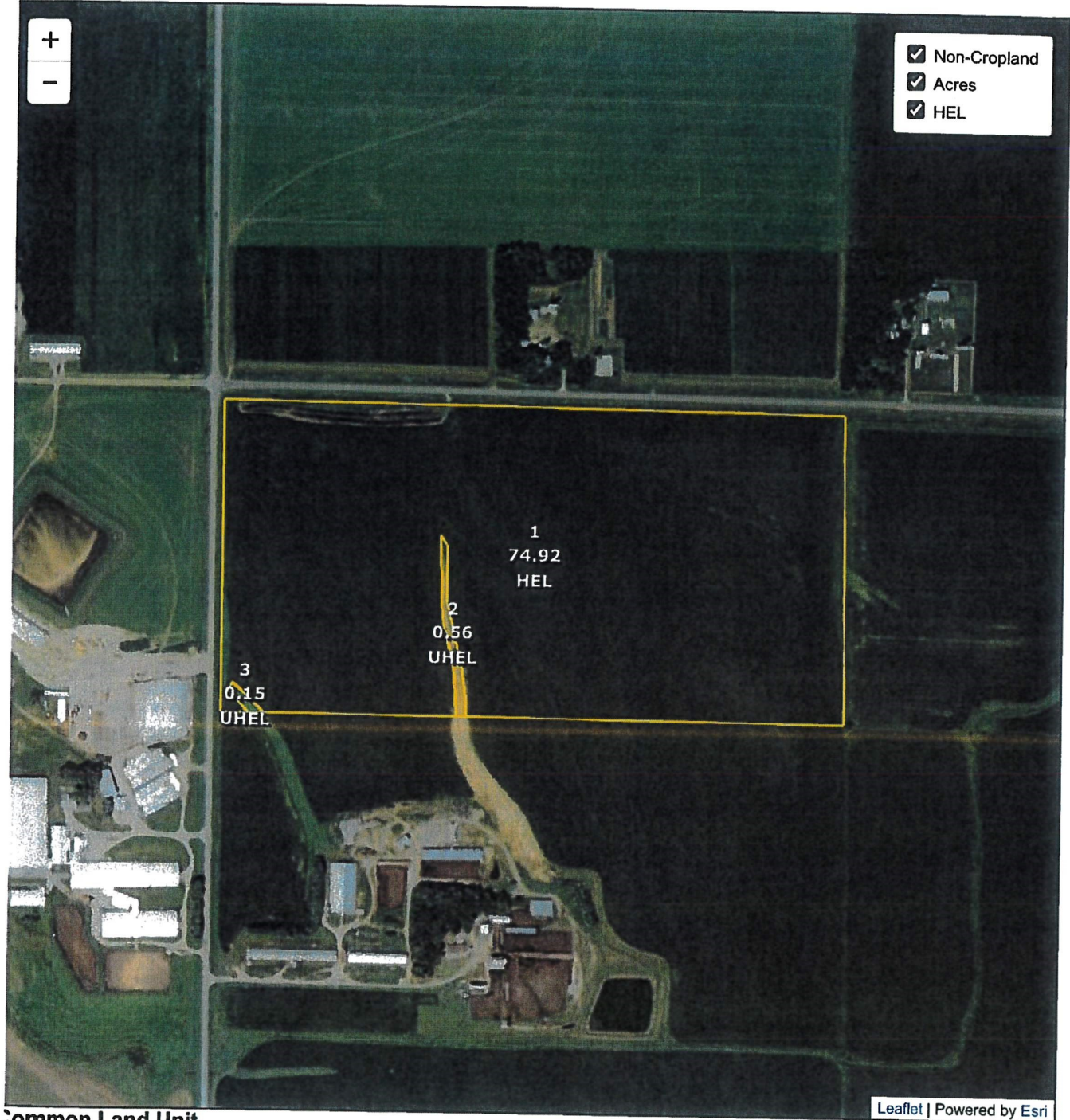
Area Symbol: IA119, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	40.14	50.2%	Ile	67	63	66
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	30.85	38.6%	IIle	65	48	63
910B	Trent silty clay loam, 2 to 5 percent slopes	7.91	9.9%	Ile	73	73	79
92	Marcus silty clay loam, 0 to 2 percent slopes	0.96	1.2%	IIw	94	71	75
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	0.14	0.2%	Ile	67	65	72
<b>Weighted Average</b>				<b>2.29</b>	<b>67.1</b>	<b>58.3</b>	<b>*n 66.2</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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### Common Land Unit

Cropland
  Non-cropland
  CRP

Farm 4574  
 Tract 10369

### Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

## 2023 Crop Year




Tract 3 of 3

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; neither 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).



<b>Tract Number</b>	: 10369
<b>Description</b>	: N2 NW4 SEC 33 DOON TWP 98 46
<b>FSA Physical Location</b>	: IOWA/LYON
<b>ANSI Physical Location</b>	: IOWA/LYON
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: HEL field on tract.Conservation system being actively applied
<b>Wetland Status</b>	: Wetland determinations not complete
<b>WL Violations</b>	: None
<b>Owners</b>	: KIMBERLY L BRINKS STARKENBURG, LIONEL K BRINKS

Page: 2 of 3

IOWA	 United States Department of Agriculture Farm Service Agency	<b>FARM : 4574</b>
LYON		Prepared : 10/19/22 2:03 PM CST
Form: FSA-156EZ		Crop Year : 2023
<b>Abbreviated 156 Farm Record</b>		

<b>Tract 10369 Continued ...</b>							
<b>Other Producers</b>		: None					
<b>Recon ID</b>		: None					
Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
75.83	74.92	74.92	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	74.92	0.00	0.00	0.00	0.00	0.00
DCP Crop Data							
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield				
Corn	74.92	0.00	171				
<b>TOTAL</b>	<b>74.92</b>	<b>0.00</b>					

# PROPERTY NOTES

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# **PRESENTED BY**

# **ZOMER COMPANY**

**Mark Zomer — Broker - 712-470-2526**  
**Darrell Vande Vegte — Sales-712-470-1125**  
**Ryan Zomer — Sales - 712-441-3970**  
**Blake Zomer — Sales - 712-460-2552**  
**Gary Van Den Berg — Sales - 712-470-2068**  
**Ivan Huenink — Sales - 712-470-2003**  
**Gerad Gradert — Sales - 712-539-8794**  
**Bryce Zomer — Sales - 712-451-9444**

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**[or www.zomerauctions.com](http://www.zomerauctions.com)**  
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80 +/- Acres Of Farmland

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Lyon County, IA!



**Henry & Joanne Brinks Heirs—Sellers**