

# Upcoming Live Public Auction

160+/- Acres Of High Quality Doon TWP,  
Lyon County, IA Farmland  
To Be Sold In Two Tracts  
Do Not Miss This Opportunity!



**Jake Van Hattem Testamentary Trust - Owner**

**Auction Date: January 24, 2023 @ 10:30 A.M.**

**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

Ryan Zomer-712-441-3970

Bryce Zomer-712-451-9444

Joel Westra-605-310-6941

**ZOMER Z COMPANY**  
REALTY & AUCTION

**zomercompany.com**

**Auctioneer's Note: The Zomer Company is honored to have been selected by the Van Hattem family to offer for sale at auction these excellent Doon TWP, Lyon County, IA farms! This land has been in the Van Hattem family for many years! This is a once in a lifetime opportunity to purchase 161.37+/- acres of contiguous land! Auction will be held at the site of the land. Watch [zomercompany.com](http://zomercompany.com) in case of inclement weather!**

**Location: From the North edge of Doon, IA go North on Garfield Ave for 3 miles to the farms. Tract 2 lies in the Northeast corner of the intersection of 220th St & Garfield Ave and Tract 1 lies directly North of Tract 2. Auction for all the tracts will be held at the farmland. Watch [zomercompany.com](http://zomercompany.com) for inclement weather.**

**Legal Description of Tract 1:** Parcel G in the SW1/4 of Section 1, TWP 98N, Range 46W, Lyon County, IA. Sold subject to public roads and easements of record.

**General description of Tract 1:** According to the recent survey , this property contains 80.60+/- gross acres. According to FSA, this farm contains approx. 78.6+/- tillable acres. This farm is classified as HEL. The predominant soil types include: 410B2, C2-Moody, 430-Ackmore, 910, B-Trent, 133-Colo, 31-Afton. The average **CSR2 is 67.8 and the average CSR1 is 56.8**. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 172bu. on corn and a PLC yield of 51bu. on soybeans. FSA will do a reconstitution on base acres due to the recent survey. If you are looking to add a high quality Lyon County, IA farm to your operation or if you are looking for a great investment property then be sure to check this farm out today! This a fantastic farm in a good area! Do not pass up the opportunity to purchase this tract of land! Land has proven itself to be an excellent long term investment! Farmers & Investors do not pass up this 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**

**Joel Westra - 605-310-6941 — Ryan Zomer— 712-441-3970**

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

**Gerad Gradert - 712-539-8794**

**Legal Description of Tract 2:** Parcel H the SW1/4 of Section 1, TWP 98N, Range 46W, Lyon County, IA. Sold subject to public roads and easements of record.

**General description of Tract 2:** According to the recent survey, this property contains 80.71+/- gross acres. According to FSA, this farm contains approx. 77.22+/- tillable acres. This farm is classified as HEL. The predominant soil types include: 410B2, C2-Moody, 910B-Trent, 430-Ackmore, 92-Marcus, 133-Colo. The average **CSR2 is 67.6 and the average CSR1 is 56.3**. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 172bu. on corn and a PLC yield of 51bu. on soybeans. FSA will do a reconstitution on base acres due to the recent survey. If you are looking to add a high quality Lyon County, IA farm to your operation or if you are looking for a great investment property then be sure to check this farm out today! This a fantastic farm in a good area! Do not pass up the opportunity to purchase this tract of land! This is a nearly all tillable tract of farmland with the only non tillable being the road and ditch! This is a fantastic opportunity to purchase a high quality farm! This land if purchased in conjunction with Tract 1 offers the opportunity to purchase a contiguous 161.37+/- acre tract!

**Method of sale:** Farms will be sold with the final bid price x the gross surveyed acres. Auction will be held at the site of the farmland. The tracts will be offered in the choice method. The top successful bidder of the first round of choice will have the option to select the tract of their choice or both of the tracts. After the round of choice if the top bidder only selects one of the tracts then the remaining tract will be sold. If the top bidder in the round of choice takes both tracts then the auction will be over. The tracts will not be combined in any way.

**Taxes:** The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$1,809.00 per year on Tract 1 and approx. \$1,809.00 per year on Tract 2. 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 with the remaining balance due and payable on closing day on March 1, 2023 when the buyer shall receive a clear and merchantable title to the property. 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. 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. If buyer delays closing penalties may apply. 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. – **“Klein & Klein” Attorneys for seller**

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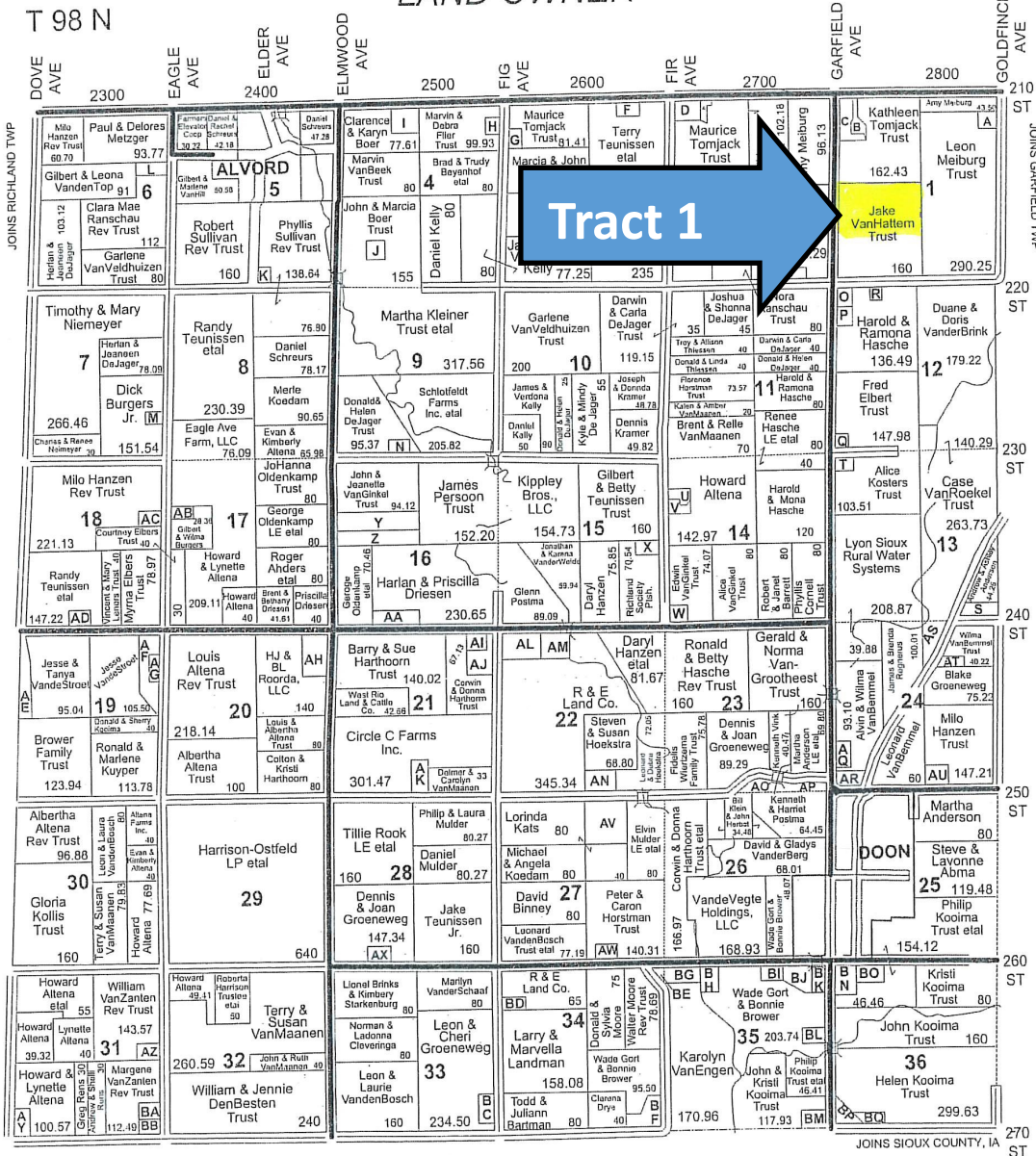
# DOON TWP

## LAND OWNER

R 46 W

JOINS CLEVELAND TWP

T 98 N



LAND OWNER & RURAL RESIDENT MAPS

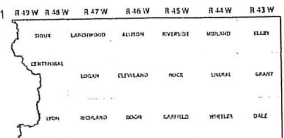
### Small Tracts

- Section 1 A Cory & Julie VanTilburg - 14.15  
 B Deere Lane Farms Inc. - 12.14  
 C Troy & Allison Theissen - 18.18  
 Section 2 D Marvin & Debra Filer - 32.06  
 E Wayne & Christine Ranschau - 11.71  
 Section 3 F Gregory & Kristi DeJager - 6.39  
 G Randall Jensen & Carol VanderKolk - 6.30  
 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 9 O Darwin & Carla DeJager - 7.45  
 P Brady & Kayla Voorhees - 6.06  
 Q Marlin VanEngen - 12.02  
 R Hasche Farms Inc. - 10  
 Section 13 S Andrew Anderson - 9.09  
 T David & Mary Kosters - 7.66  
 U Perry & Charlene VanEgdom - 6.40  
 Section 14 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 Roavina & Gilbert Hoogendoom - 30  
 Z Joshua & Rachel VanBeek - 40  
 Section 17 AA Brent & Bethany Oriesen - 20.01  
 AB Leon & LoraAnn Burgers - 11.14  
 Section 18 AC Zebulun & Melissa Sakker - 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 Elanor & Richard Landman Trust - 30.25  
 AM Leon & Debra Bolkema - 16.18  
 AN Richard Hoeksra - 14.68  
 Section 23 AO Andrew Anderson - 20.48  
 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  
 BB Robert & Cathleen VanZanten - 11.01  
 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  
 Section 35 BG Terri & Duane Dykstra - 19.54  
 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

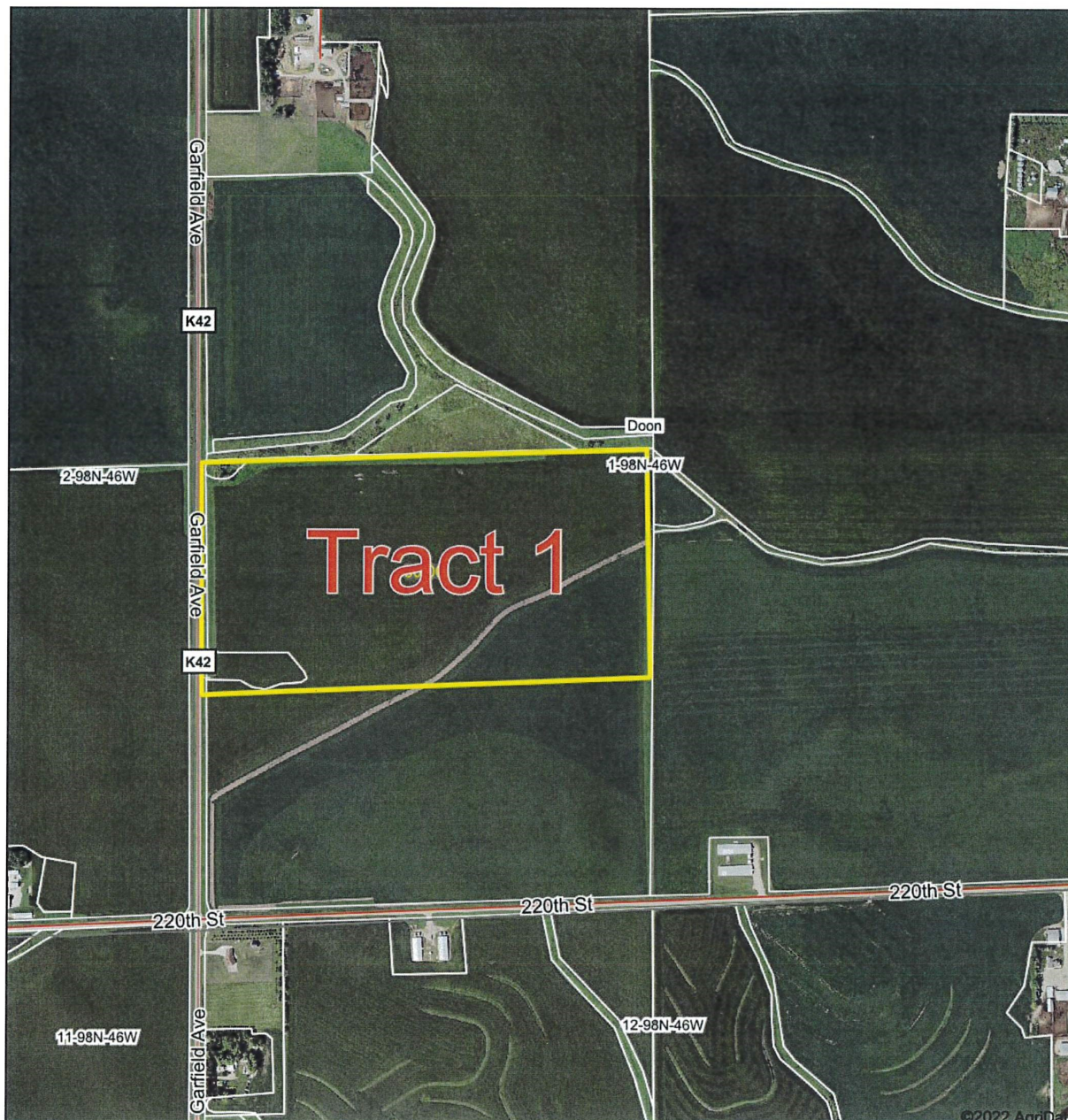
- Section 35 BM Brandon & Morgan Erickson - 6.57  
 Section 36 BN Floyd & Leah VanderBrink - 17.33  
 BO Tyler & Krista VanderBrink - 15.16  
 BP John & Kristi Kooima Trust - 7.71  
 BQ Evan & Rhonda LeLoux - 6.87



LYON COUNTY, IA



## Aerial Map



Maps Provided By:



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

Map Center: 43° 20' 8.08, -96° 13' 34.79

1-98N-46W  
Lyon County  
Iowa

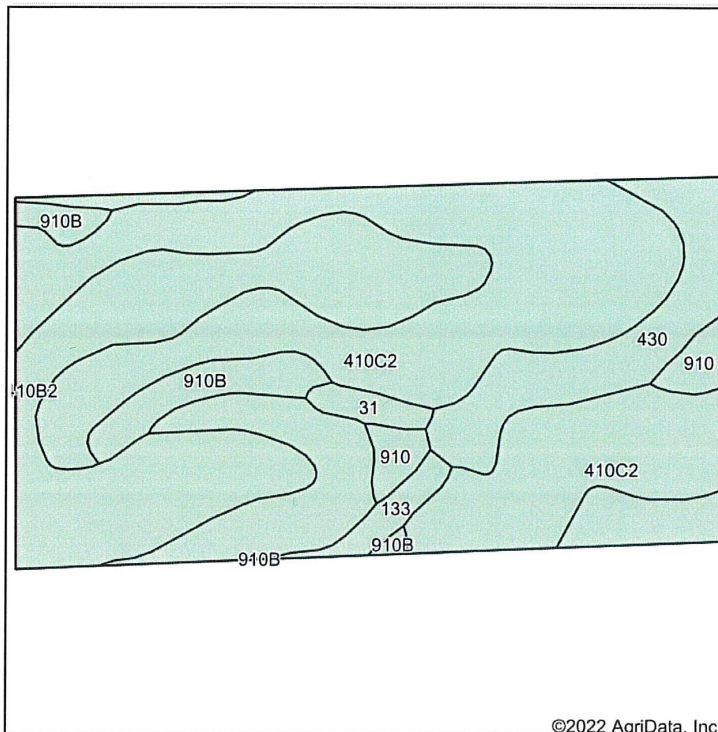
0ft 926ft 1875ft



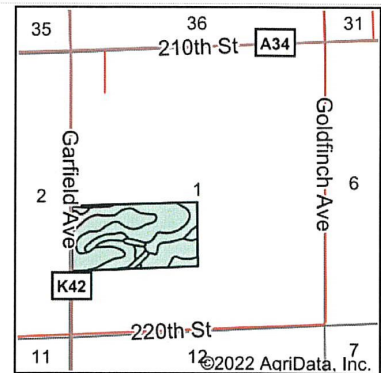
12/6/2022



## Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Lyon**  
 Location: **1-98N-46W**  
 Township: **Doon**  
 Acres: **80**  
 Date: **12/6/2022**



Maps Provided By:



Area Symbol: IA119, Soil Area Version: 31								
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	41.84	52.3%	IIIe		65	48	62
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	21.66	27.1%	Ile		67	63	65
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	8.19	10.2%	IIw		77	70	86
910B	Trent silty clay loam, 2 to 5 percent slopes	3.81	4.8%	Ie		73	73	79
910	Trent silty clay loam, 0 to 3 percent slopes	2.06	2.6%	I	I	73	75	73
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	1.39	1.7%	IIw		78	69	80
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.05	1.3%	IIw		80	68	67
<b>Weighted Average</b>				<b>2.45</b>	<b>*-</b>	<b>67.8</b>	<b>56.8</b>	<b>*n 66.7</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

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

R 46 W  
JOINS CLEVELAND TWP

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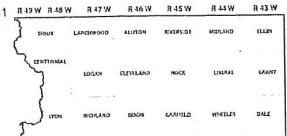
# LAND OWNER & RURAL RESIDENT MAPS

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	C	Floy & Allison Theissen - 18.18
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	G	Randall Jensen & Carol VandenKolk - 6.30
	H	Charles O'Donnell - 5.26
	I	Douglas K Faadell Inc. - 20.71
	J	Althea Boer - 8.45
Section 4	K	William & Debra Cook - 9.54
Section 6	L	Marilyn & Carla VanHill - 7.80
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	Q	Marlin VanEngen - 12.02
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Section 22	AL Eleanor & Richard Landman Trust - 16.18
	AM Leon & Debra Boklaan - 16.18
	AN Arrian Hoeksma - 14.43
Section 23	AO Andrew Anderson - 40.63
	AP Jan Anderson - 7.53
Section 24	AA Larra VanBommel - 10.49

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BF Gail & Karla VanDerKam - 18.28  
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BJ Wade & Jan Gort - 20.53  
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BL Kenneth Dink Alt - 6.78

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LYON COUNTY, IA



# Aerial Map

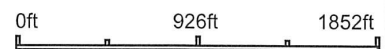


Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

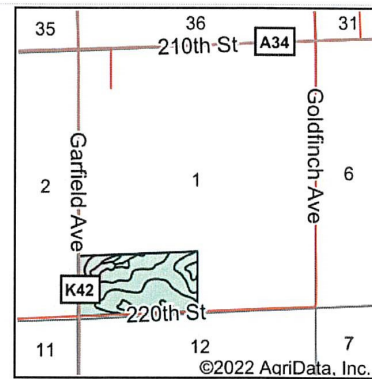
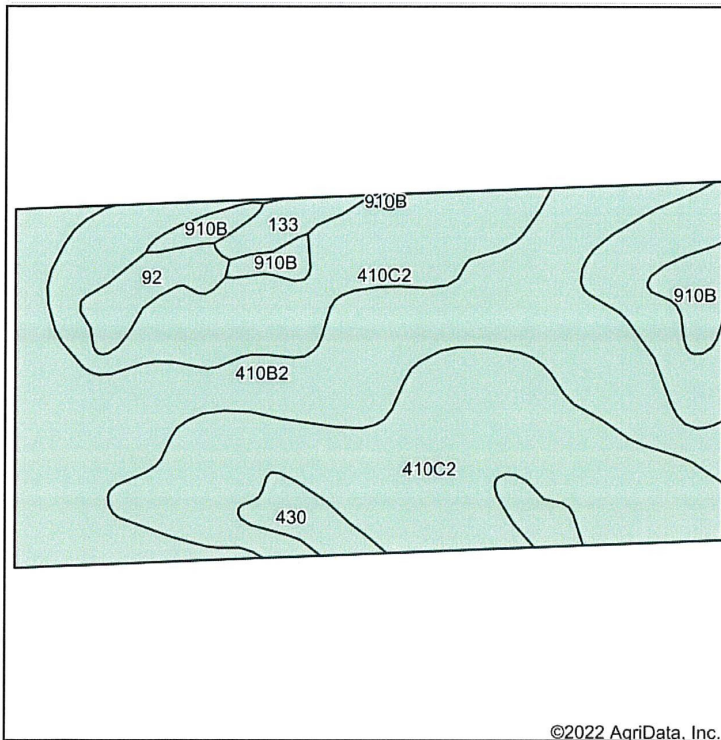
Map Center: 43° 20' 8.08, -96° 13' 34.79

**1-98N-46W**  
**Lyon County**  
**Iowa**





## Soils Map



Maps Provided By:



Area Symbol: IA119, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	40.97	51.2%	IIIe	65	48	62
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	29.17	36.5%	Ile	67	63	65
910B	Trent silty clay loam, 2 to 5 percent slopes	3.20	4.0%	Ie	73	73	79
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	2.96	3.7%	IIw	77	70	86
92	Marcus silty clay loam, 0 to 2 percent slopes	2.28	2.8%	IIw	94	71	75
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	1.42	1.8%	IIw	78	69	80
Weighted Average				2.47	67.6	56.3	*n 65.4

\*\*IA has updated the CSR values for each county to CSR2.


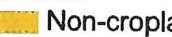

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



**Common Land Unit**

 Cropland  Non-cropland  CRP

**Farm 491**

**Tract 2148**

**Wetland Determination Identifiers**

 Restricted Use

 Limited Restrictions

 Exempt from Conservation Compliance Provisions

**2023 Crop Year**



Tract 1 of 1

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IOWA  
LYON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 491

Prepared : 10/20/22 9:28 AM CST

Crop Year : 2023

Operator Name :   
CRP Contract Number(s) : None  
Recon ID : None  
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
155.79	155.31	155.31	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	155.31	0.00		0.00		0.00	0.00	0.00

Crop Election Choices

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	75.30	0.00	172	0
Soybeans	75.30	0.00	51	
TOTAL	150.60	0.00		

NOTES

Tract Number : 2148

Description : SW4 SEC 1 98 46 DOON TWP 98 46  
FSA Physical Location : IOWA/LYON  
ANSI Physical Location : IOWA/LYON  
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 : JAKE VAN HATTEM TESTAMENTARY TRUST  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
155.79	155.31	155.31	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	155.31	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	75.30	0.00	172



IOWA  
LYON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 491  
Prepared : 10/20/22 9:28 AM CST  
Crop Year : 2023

Abbreviated 156 Farm Record

Tract 2148 Continued ...

Soybeans	75.30	0.00	51
<b>TOTAL</b>	<b>150.60</b>	<b>0.00</b>	

NOTES

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# 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**  
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**Gerad Gradert — Sales - 712-539-8794**  
**Bryce Zomer — Sales - 712-451-9444**

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)  
for our past successful results



*"Your Farmland Specialists"*

1414 Main St.

Rock Valley, IA 51247

Zomercompany.com

(712) 476-9443

160+/- Of Farmland

In Doon TWP,

Lyon County, IA!

Sold In Two Separate Tracts



***Jake Van Hattem Testamentary Trust —Sellers***