



**480+/- Acres Of Farmland
In Washington TWP,
Sioux County, IA!!**

**This Land Will Be Offered
In 3 Different Tracts!!**

ZOMERCOMPANY.COM



Contact Agent Listed Below For Pricing!

Allan & Carol Kramer - Owner

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 — Ryan Zomer-712-441-3970

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

Auctioneers' Note: We are honored to represent Allan & Carol Kramer in offering these tracts of land in Washington TWP, Sioux County, IA farmland for private sale! This is an excellent opportunity to purchase farmland in Washington TWP! Land in this area is not always available! Call an auctioneer today to receive a full informational packet!

Location: From Ireton, IA go West on B58 for 5 3/4 miles to Chestnut Ave then go South on Chestnut Ave for 3 miles to Tract 1. Tract 2 adjoins Tract 1 to the South or from Craig, IA go West on C12 for 6 miles to Chestnut Ave then go North 1 mile to Tract 2. Tract 1 Adjoins Tract 2 to the North & Tract 3 adjoins Tract 2 to the East.

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Abbreviated Legal Description Of Tract 1: The NW1/4 Of Section 32, Township 94N, Range 47W, Sioux County, IA. Sold subject to all public roads and easements and notices of record

General Description Of Tract 1: According to the Sioux County Assessor, this property contains 160+/- gross acres. According to FSA/Agri Data, this farm contains approx. 143.5+/- tillable acres (Exact tillable acres will need to be determined by a survey), with the balance in road/ditch and terraces/waterway. The predominant soil types include: 1D3-Ida, 11B-Radford, 1C3-Ida, 310C2-Galva, 310B2-Galva, 310B-Galva. The average CSR1 is 47.4. The average CSR2 is 63.7. This would make a great addition to your operation or a great investment! Don't miss out on this opportunity.

Abbreviated Legal Description Of Tract 2: The SW1/4 Of Section 32, Township 94N, Range 47W, Sioux County, IA. Sold subject to all public roads and easements and notices of record.

General Description Of Tract 2: According to the Sioux County Assessor, this property contains 160+/- gross acres. According to FSA/Agri Data, this farm contains approx. 144.13+/- tillable acres (Exact tillable acres will need to be determined by a survey), with the balance in road/ditch and terraces/waterway. The predominant soil types include: 11B-Radford, 1D3-Ida, 310C2-Galva, 1C3-Ida, 8B-Judson & 310B-Galva. The average CSR1 is 49. The average CSR2 is 69. This is a great piece of land in Washington TWP, Sioux County, IA!!!

Abbreviated Legal Description Of Tract 3: The SE1/4 Of Section 32, Township 94N, Range 47W, Sioux County, IA. Sold subject to all public roads and easements and notices of record.

General Description Of Tract 3: According to the Sioux County Assessor, this property contains 160+/- gross acres. According to FSA/Agri Data, this farm contains approx. 145.41+/- tillable acres (Exact tillable acres will need to be determined by a survey), with the balance in road/ditch and terraces/waterway. The predominant soil types include: 310C2-Galva, 1C3-Ida, 1D3-Ida, 11B-Radford, 310B-Galva, 33D2-Steinaur, 310B2-Galva, 33G-Steinaur, 310D2-Galva. The average CSR1 is 47.6. The average CSR2 is 67.1. If you are looking to add a nice farm to your operation don't miss out on this opportunity!

Method of sale: Properties will be offered for sale as a private sale. Contact Agent For Pricing.

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer for Tract 1 are \$3,492.00 per year, Tract 2 are \$3,806.00 per year and Tract 3 are \$3,744.00 per year.

Possession: This farm 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 which will be on or before to be determined. Buyer shall receive a clear and merchantable title to the property on closing day. 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. All buyers are encouraged to do buyer's due diligence. 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. Aerial maps, soil maps and auction booklets are available upon request. This Property is being sold subject to the confirmation of the sellers. If buyer delays closing penalties will apply. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below.

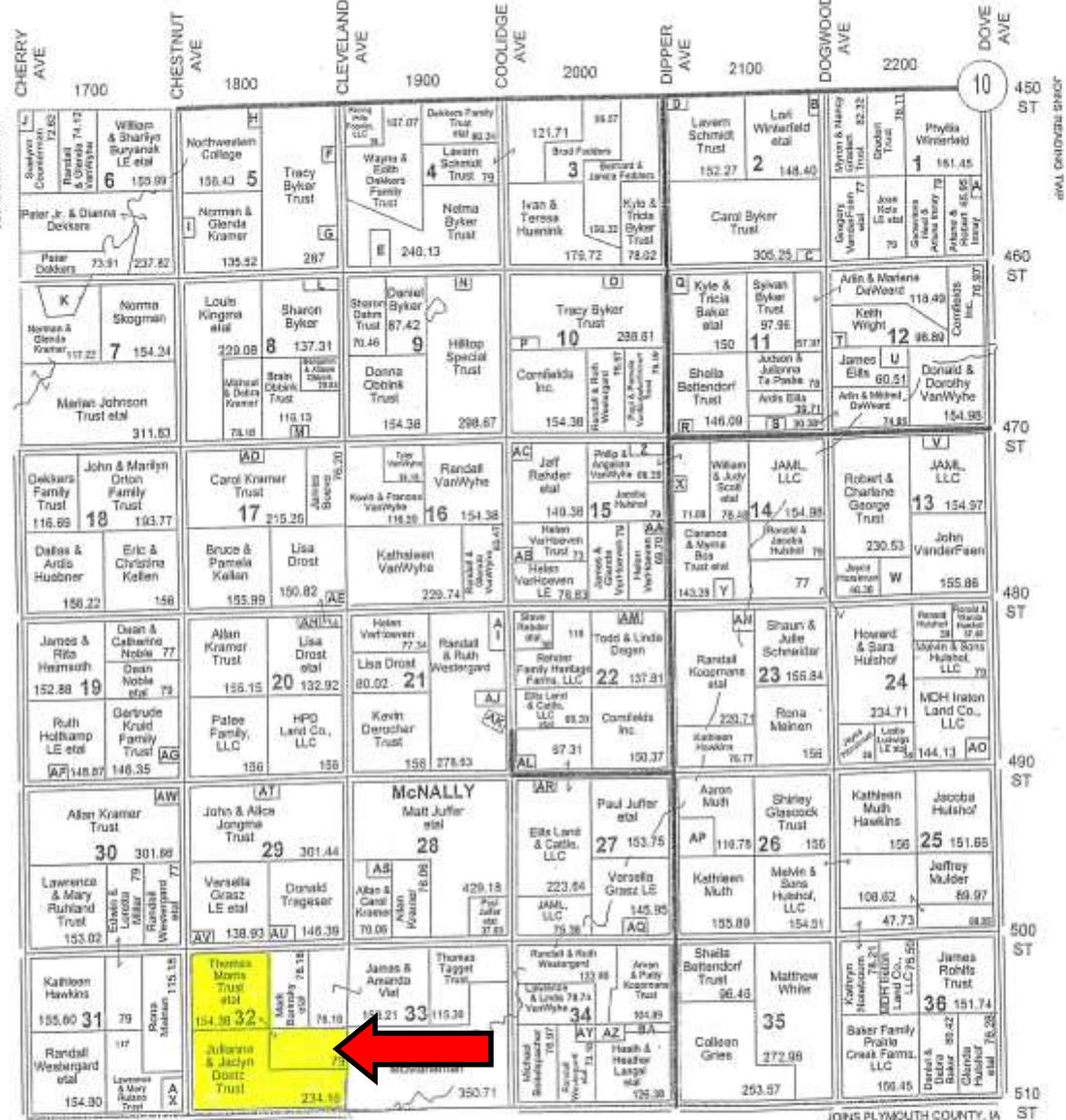
WASHINGTON TWP

LAND OWNER

T 94 N

R 47 W

JOHN EAGLE TWP



Small Tracts

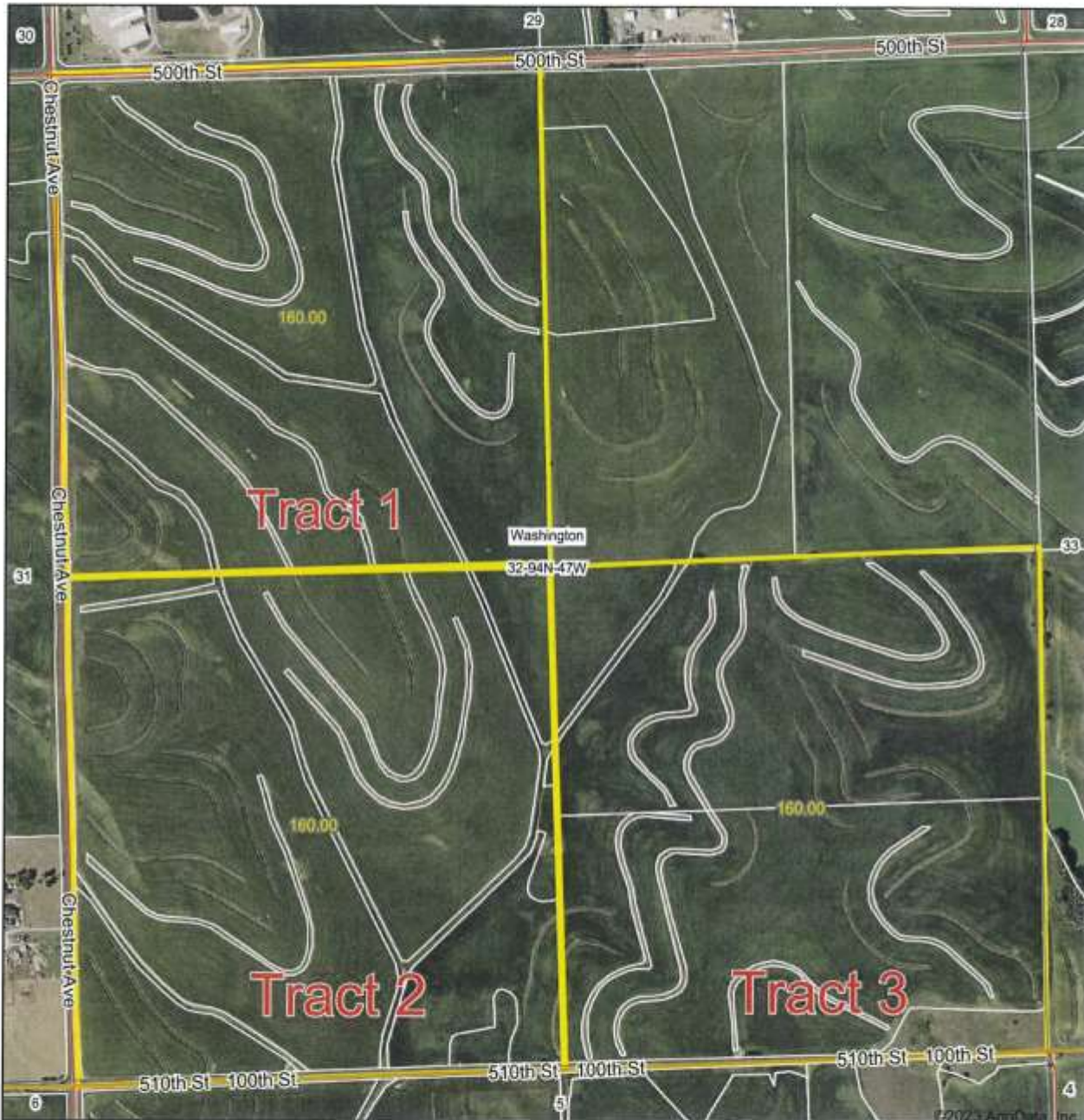
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- Section 2 B Arlin & Mildred DeWeerd - 15.80
- Section 3 C Melinda Thomas - 5.72
- Section 4 D Brad Faddlers - 12.70
- Section 5 E Daryl Byker - 21.52
- Section 6 F Howard & Dorinda Van Engen - 8.60
- Section 7 G Sylvan Byker - 13.54
- Section 8 H Matthew & Sarah Buffington - 6.52
- Section 9 I Paul & Pamela Trappeser - 8.47
- Section 10 J James Huanink - 9.38
- Section 11 K Michael & Debra Kramer - 41.53
- Section 12 L Dan & Sharon Byker - 18.84
- Section 13 M Obink Farm Inc. - 9.18
- Section 14 N Randall & Ruth Westergard - 10.31
- Section 15 O Sylvan Byker Trust - 10.04
- Section 16 P Pork Eats LLC - 12.93
- Section 17 Q Bjorn & Britney Johnson - 6.85
- Section 18 R Nicholas & Holly VanDort - 8.48
- Section 19 S Randall & Cindy Koopmans - 6.23

- Section 20 T Rudy Bartram LE et al - 5.66
- Section 21 U City of Irton - 13.90
- Section 22 V Daniel & Julie Schipper - 9.10
- Section 23 W Howard Hulshof - 24.05
- Section 24 X Robert & Camilla Lehman - 5
- Section 25 Y Joseph & Alissa Richardson - 12.17
- Section 26 Z Helen VanWyke - 8.88
- Section 27 AA James & Glenda VanHoeven - 6.57
- Section 28 AB Melvin Hulshof & Sons, LLC - 6.01
- Section 29 AC Sioux Center Pallets, LLP - 5
- Section 30 AD American Hornwood Natural Park, LLC - 9.46
- Section 31 AE Nathan & Rachel Ronsiek - 7.43
- Section 32 AF Kevin Jackson - 8.44
- Section 33 AG Kingma Bros. Partnership - 8.55
- Section 34 AH Nathan & Rachel Ronsiek - 9.74
- Section 35 AI Casey Westergard - 12.54
- Section 36 AJ John & Alice Jongma Trust - 7.75
- Section 37 AX Casey Westergard - 8.09

- Section 38 AL Farmers Coop Society - 7.54
- Section 39 AM Casey & Valerie Westergard - 12.75
- Section 40 AN Todd & Linda Degen - 11.18
- Section 41 AO Lyle & Stephanie Hulshof et al - 11.87
- Section 42 AP Albert & Faye VanderLugt - 36.87
- Section 43 AQ Aaron & Amy Muth - 6.02
- Section 44 AR Joshua Westergard - 8.95
- Section 45 AS Ray & Susan Hanekeus - 8.14
- Section 46 AT HDS Farms, LLC - 7.10
- Section 47 AU Brian & Jill Barinsky - 8.35
- Section 48 AV Woodford Creek Farms, LLP - 15.45
- Section 49 AW HDG Farms, LLC - 9.39
- Section 50 AX Shaun & Molly Ruhland - 9.86
- Section 51 AY Lawrence VanWyke - 5.82
- Section 52 AZ Dan & Julie Schipper - 15.97
- Section 53 BA Kenneth & Mary VanWyke - 11.10

SIoux COUNTY, IA

Aerial Map



Maps Provided By:
 **surety**
CUSTOMER ONLINE MAPPING
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Map Center: 42° 54' 59.79, -96° 25' 15.29

32-94N-47W
Sioux County
Iowa

0ft 840ft 1679ft



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

Aerial Map



Maps Provided By:
surety
CUSTOMER ONLINE MAPPING
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Map Center: 42° 55' 13.39, -96° 25' 35.69

0ft 649ft 1298ft

32-94N-47W
Sioux County
Iowa



4/14/2023

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

Tract 1:

Price: \$15,250.00 Per Acre

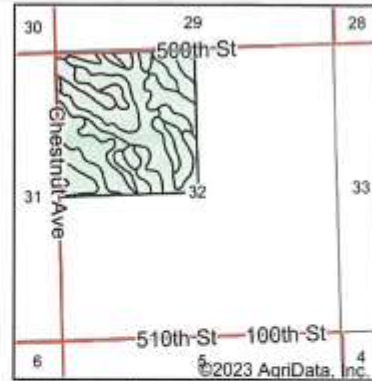
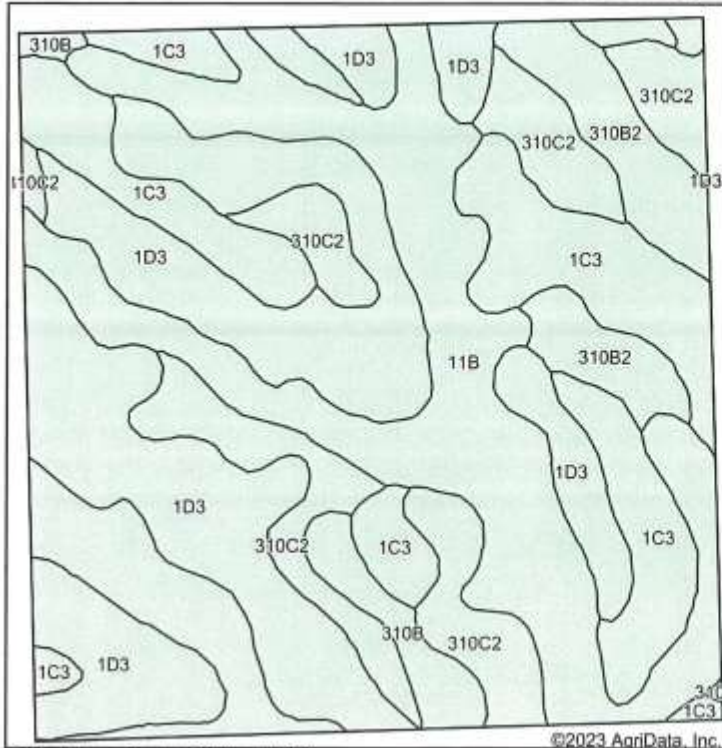
CSR 1: 47.4

160+/- Total Acres

CSR 2: 63.7

143.5+/- Tillable Acres

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **32-94N-47W**
 Township: **Washington**
 Acres: **160**
 Date: **4/14/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA167, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	50.28	31.4%	IIIe	32	35	59
11B	Radford-Judson complex, 0 to 5 percent slopes	45.26	28.3%	IIw	84	56	78
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	28.60	17.9%	IIIe	58	44	61
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	21.57	13.5%	IIIe	84	51	65
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	10.00	6.2%	Ile	90	65	67
310B	Galva silty clay loam, 2 to 5 percent slopes	4.29	2.7%	Ile	95	67	75
Weighted Average				2.63	63.7	47.4	*n 66.5

**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



Tract 2:

CSR 1: 49

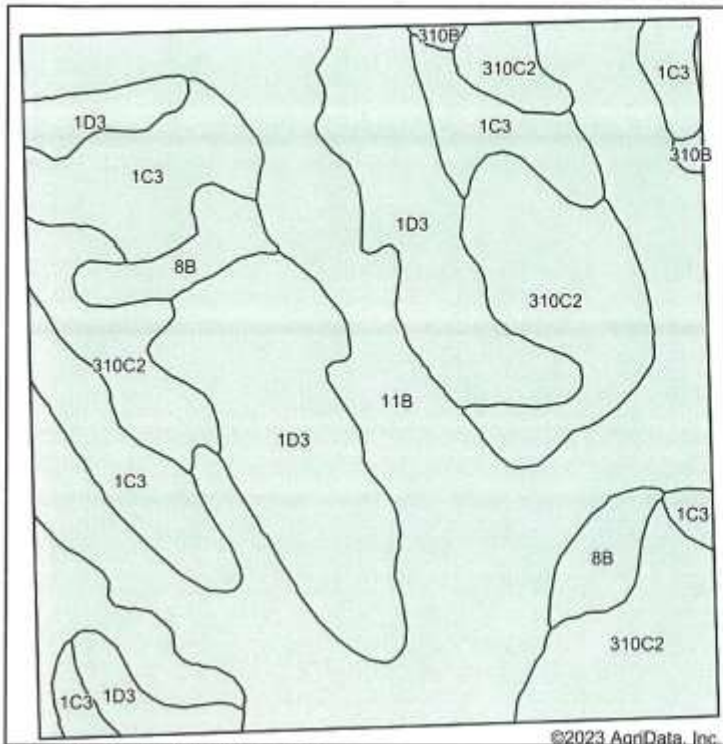
CSR 2: 69

Price: \$16,500.00 Per Acre

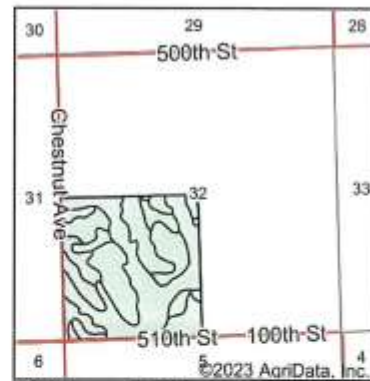
160+/- Total Acres

144.13+/- Tillable Acres

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Sioux**
 Location: **32-94N-47W**
 Township: **Washington**
 Acres: **160**
 Date: **4/14/2023**



Maps Provided By:



Area Symbol: IA167, Soil Area Version: 32							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
11B	Radford-Judson complex, 0 to 5 percent slopes	59.28	37.0%	IIw	84	56	78
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	35.97	22.5%	IIIe	32	35	59
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	34.80	21.7%	IIIe	84	51	65
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	22.83	14.3%	IIIe	58	44	61
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	6.38	4.0%	Ile	92	69	80
310B	Galva silty clay loam, 2 to 5 percent slopes	0.74	0.5%	Ile	95	67	75
Weighted Average				2.58	69	49	*n 68.5

**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:
surety
CUSTOMER'S ONLINE MAPPING
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Map Center: 42° 54' 48.93, -96° 24' 56.15

32-94N-47W
Sioux County
Iowa

0ft 649ft 1298ft



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

Tract 3:

Price: \$14,250.00 Per Acre

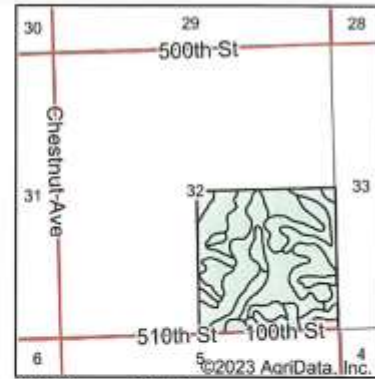
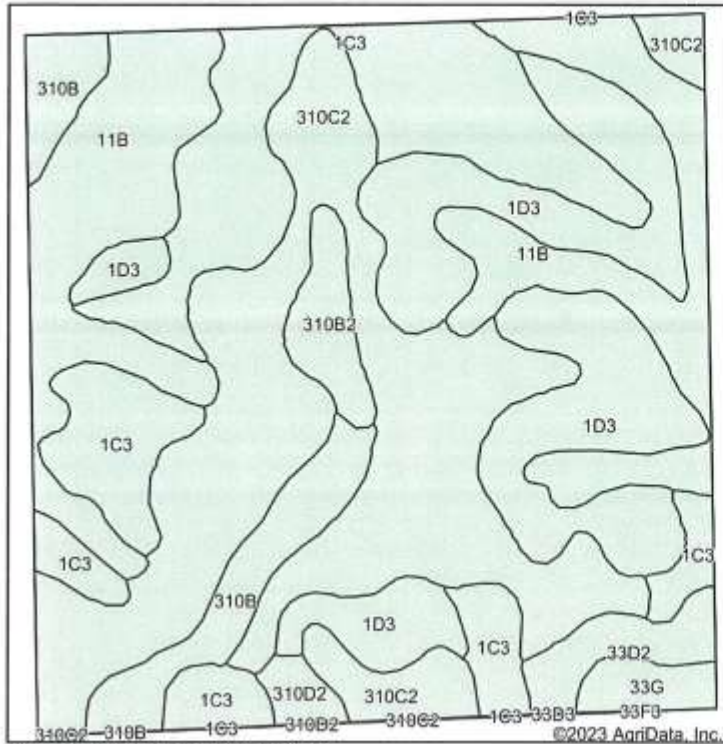
CSR 1: 47.6

160+/- Total Acres

CSR 2: 67.1

145.41+/- Tillable Acres

Soils Map



State: **Iowa**
 County: **Sioux**
 Location: **32-94N-47W**
 Township: **Washington**
 Acres: **160**
 Date: **4/14/2023**



Maps Provided By:



Area Symbol: IA149, Soil Area Version: 33
 Area Symbol: IA167, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	46.97	29.4%	IIIe	84	51	65
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	32.94	20.6%	IIIe	58	44	61
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	30.21	18.9%	IIIe	32	35	59
11B	Radford-Judson complex, 0 to 5 percent slopes	29.85	18.7%	IIw	84	56	78
310B	Galva silty clay loam, 2 to 5 percent slopes	9.22	5.8%	Ile	95	67	75
33D2	Steinauer clay loam, 9 to 14 percent slopes, moderately eroded	3.58	2.2%	IVe	29	34	53
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	3.56	2.2%	Ile	90	65	67
33G	Steinauer clay loam, 18 to 40 percent slopes	2.23	1.4%	VIIe	8	5	12
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	1.44	0.9%	IIIe	57	41	60
Weighted Average					2.81	67.1	*n 65

**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



Map Center: 42° 54' 59.97, -96° 25' 15.28

0ft 834ft 1669ft



Maps Provided By:
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32-94N-47W
Sioux County
Iowa



Field borders provided by Farm Service Agency as of 5/21/2009.

PROPERTY NOTES

PROPERTY NOTES

Presented by **ZOMER COMPANY**

Mark Zomer — Broker - 712-470-2526
Darrell Vande Vegte — Sales-712-470-1125
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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
for our past successful results



1414 Main St.

Rock Valley, IA 51247

Zomercompany.com

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"Your Farmland Specialists"

480+/- Acres Of Farmland

In Washington TWP,

Sioux County, IA!

Allan & Carol Kramer—Sellers