

# **ZOMER COMPANY**

**Upcoming Live Public Auction Of 73.14 Acres  
Of Buncombe TWP, Sioux County, IA Farmland**

**This Farmland Is Located Northeast Of Hawarden, IA!!**

**This Farmland Is On A Hard Surface Road!**



**Auction Date: November 16, 2021 @ 10:30 A.M.**

**Orris Welch Family Heirs —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**

**Joel Westra - 605-310-6941 — Joel Westra, Jr. 605-957-5222**

**Auctioneers Note:** Our company is honored to have been selected by the Orris Welch family to offer this farmland for sale at live public auction! Make plans today to attend this auction! This farmland offers great opportunity to start your land portfolio or add to your current operation!! The property presents a great investment potential! Call an auctioneer listed below today to receive a full informational packet! This auction will be held at the site of the farmland!! Watch [zomerauctions.com](http://zomerauctions.com) in case of inclement weather!

**Location:** From the East edge of Hawarden, IA go North 1 mile on Buchanan Ave then continue East around the curve and go 1 mile East on 440th Ave to the curve and then take the curve and head North on Cherry Ave for 2 3/4 mile to the farm. The farm is on the West side of Cherry Ave and is in the Southwest corner of the intersection of 410th St & Cherry Ave. Auction signs will be posted. Watch [zomerauctions.com](http://zomerauctions.com) for inclement weather! Auction will be held at the site of the farmland!



**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**

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**Legal Description:** Parcels A & B in the NW 1/4 of Section 13-95-48, Sioux County, IA.- Subject to all public roads and easements of record.

**General description:** According to the survey, this property contains 73.14 gross acres. According to FSA and recent survey this farm contains approx. 69.20+/- tillable acres with the balance in road and ditch and terraces. This farm has a corn base of 47.93 acres with a PLC yield of 157bu. and has a soybean base of 24.6 acres and a PLC yield of 44bu. This farm is classified as HEL. The predominant soil types include: 310B, 310B2, 310C2-Galva, 8B-Judson, 467-Radford, 1D3-Ida, 801D2-Bolan, 133-Colo and 11B-Radford. The average **CSR1 is 55.2** and the average **CSR2 is 74.7**. This farm appears to have a good state of productivity and is well managed. This farmland would make a great addition to your current farming operation or would make a great investment opportunity!! Make plans today to attend this auction!!!

**Method of sale:** The farm will be sold with the final bid price x the gross surveyed acres. Auction will be held at the site of the Land.

**Taxes:** The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,044.00 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, 2022.

**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 December 21, 2021 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. 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. – **Jim Pickner—Attorney for Seller.**

JOINS GARFIELD TWP

[illegible]

A map of Iowa divided into counties, each labeled with a name and a coordinate pair (R and W). The map is oriented with North at the top. The counties are arranged in a grid-like fashion, with some counties having names that are partially cut off by the map's edges. The coordinate pairs are as follows:

County	R	W
Settlers	48	W
Sioux	47	W
Rock	46	W
Lincoln	45	W
Sheridan	44	W
Grant	43	W
Garfield	47	W
Plato	46	W
Welcome	45	W
Capel	44	W
Lynn	43	W
Eagle	47	W
Center	46	W
West Branch	45	W
Holland	44	W
Floyd	43	W
Washington	47	W
Reading	46	W
Sherman	45	W
Nassau	44	W
East Orange	43	W

Section 12 **A** Tyler VanVoorst - 8.43  
Section 13 **B** Kent Hoogland - 7.07  
**C** Bryan & Deanne Dekkers - 8.25  
**D** Steve Osterkamp - 7.62  
Section 15 **E** Lourens Hoed - 8.43  
Section 22 **F** Kendall Brown - 13.10  
**G** Myron Dekkers et al - 14.51  
Section 23 **H** Cameron & Heidi Gregg - 23.40  
**I** City of Hawarden - 13  
Section 24 **J** Gerald Zwart et al - 19.57  
**K** Michael & Hazel Haverhals - 5.58  
**L** Robert Daale - 12.20  
Section 25 **M** Todd & Amber VanWyhe - 9.07  
Section 26 **N** Travis & Amy Waterman - 7.12

4



# Aerial Map



Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

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

Map Center: 43° 3' 9.63, -96° 27' 13.96

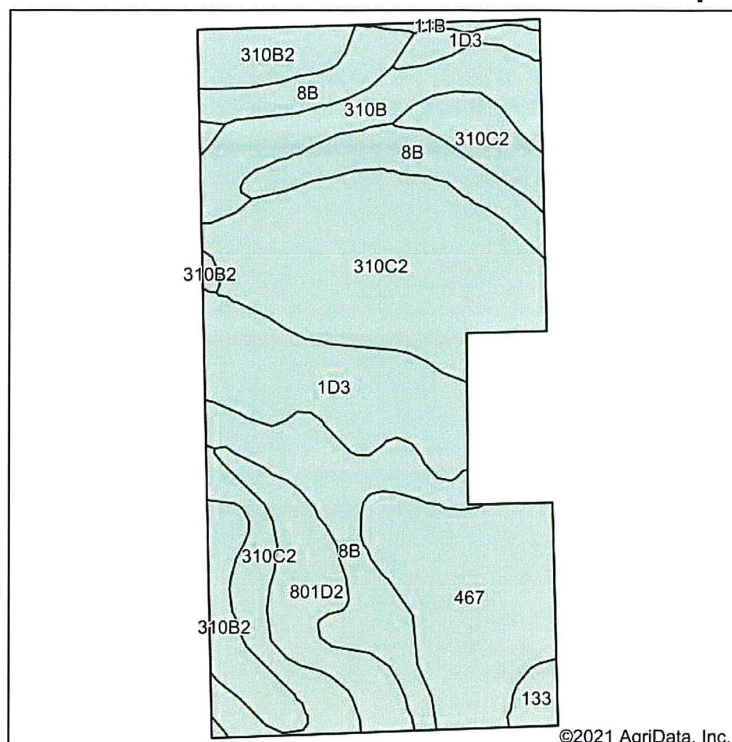
**13-95N-48W**  
**Sioux County**  
**Iowa**

0ft 652ft 1305ft

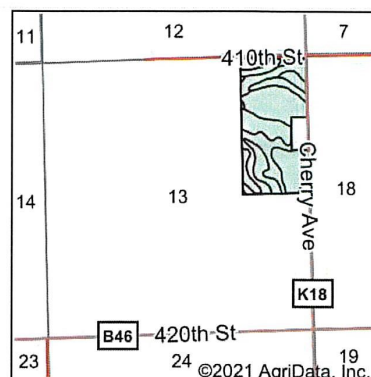




## Soils Map



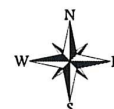
Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Sioux**  
 Location: **13-95N-48W**  
 Township: **Buncombe**  
 Acres: **73.14**  
 Date: **9/4/2021**



Maps Provided By:



Area Symbol: IA167, Soil Area Version: 30							
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	21.83	29.8%	IIIe	84	51	66
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	13.84	18.9%	Ile	92	69	81
467	Radford silt loam, 0 to 2 percent slopes	10.33	14.1%	IIw	79	73	91
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	9.40	12.9%	IIIe	32	35	61
310B	Galva silty clay loam, 2 to 5 percent slopes	5.71	7.8%	Ile	95	67	76
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	5.55	7.6%	Ile	90	65	68
801D2	Bolan variant loam, 9 to 14 percent slopes, moderately eroded	5.26	7.2%	IIIe	19	12	42
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.83	1.1%	IIw	78	70	80
11B	Radford-Judson complex, 0 to 5 percent slopes	0.39	0.5%	IIw	84	56	85
Weighted Average					74.7	55.2	*n 71.2

\*\*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.

Iowa  
Sioux

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

**FARM: 11393**

Prepared: 6/14/21 2:02 PM  
Crop Year: 2021  
Page: 1 of 2

Report ID: FSA-156EZ

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 Farm #3319	Recon Number 2019 - 56
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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
74.78	72.53	72.53	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	72.53	0.0	0.0	0.0

ARC/PLC

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	47.93	157	0.00	0
SOYBEANS	24.6	44	0.00	0
Total Base Acres:	72.53			

Tract Number: 29      Description: E2 NE4 SEC 13 BUNCOMBE

FSA Physical Location : Sioux, IA      ANSI Physical Location: Sioux, IA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
74.78	72.53	72.53	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	72.53	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	47.93	157	0.00
SOYBEANS	24.6	44	0.00
Total Base Acres:	72.53		

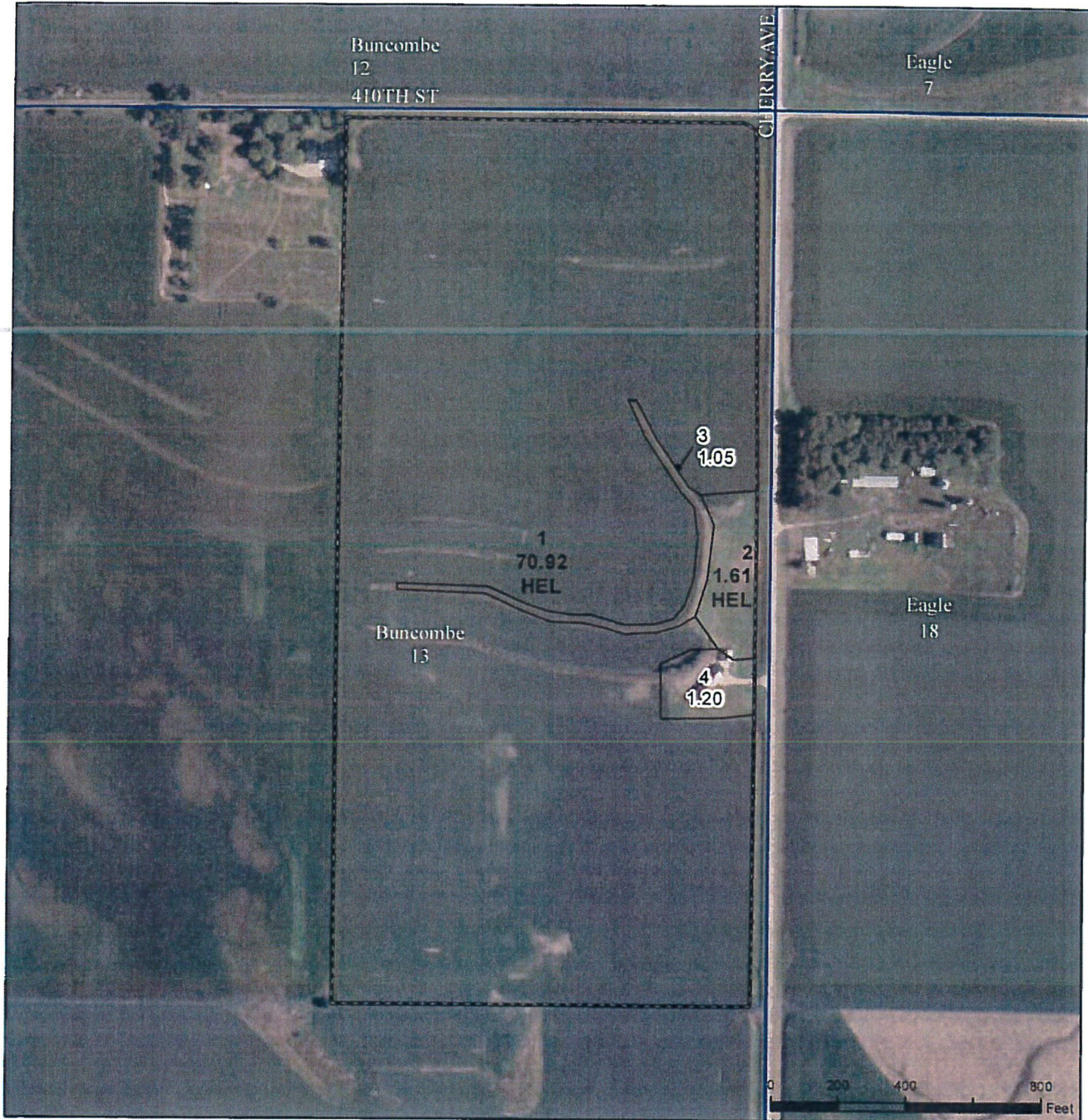
Owners:





United States  
Department of  
Agriculture

Sioux County, Iowa



#### 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: 72.53 acres

2021 Program Year

Map Created March 16, 2021

**Farm 11393**

**Tract 29**

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).

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



NE1/4 SEC. 13-95-48

ADAM N. WIERSMA, PLS  
DGR ENGINEERING  
1302 SOUTH UNION STREET  
P.O. BOX 511  
ROCK RAPIDS, IOWA 51246  
PHONE: 712-472-2531

CURRENT PROPRIETORS:

PARCELS A AND C-CAROL A. AND LISA A. WELCH  
PARCEL B-CRAIG AND JULIE WEGNER

NW COR. E.1/2-NE1/4 SEC. 13-95-48  
SET 1/2" X 24" REBAR WITH YELLOW  
SURVEYOR'S I.D. CAP NO. 21094 AT MIDPOINT  
BETWEEN THE NE AND N.1/4 CORNERS

N. LINE NE1/4 SEC. 13-95-48  
N88°42'45"W-1276.15'

410TH ST. (GRAVEL)

N.1/4 COR. SEC. 13-95-48  
SET 1/2" X 24" REBAR WITH YELLOW  
SURVEYOR'S I.D. CAP NO. 21094 ONLINE  
BETWEEN NE AND NW CORNERS AND INLINE  
WITH FENCES RUNNING NORTH AND SOUTH

33.00'

N88°42'45"W-1226.29'

33' PUBLIC ROAD  
RIGHT-OF-WAY

50' PUBLIC ROAD  
RIGHT-OF-WAY

NE1/4-NE1/4

PARCEL B IN THE  
NE1/4 SEC. 13-95-48  
0.23 ACRES TOTAL  
-0.04 ACRES R.O.W.  
0.19 ACRES NET

S88°42'45"E  
330.00'

N00°53'47"E-1081.83'

N00°53'47"E-1114.83'

S00°53'47"W-1114.83'

A18/CHERRY AVE. (ASPHALT)

POINT OF BEGINNING  
PARCEL B

S00°53'47"W  
31.00'

1/4-1/4 LINE

PARCEL A IN THE  
NE1/4 SEC. 13-95-48  
72.91 ACRES TOTAL  
-3.18 ACRES R.O.W.  
69.73 ACRES NET

W. LINE NE1/4 SEC. 13-95-48  
S01°23'22"W-2660.57'

W. LINE E.1/2-NE1/4 SEC. 13-95-48  
S01°08'36"W-2657.18'

2624.18'

629.00'

N88°42'45"E-691.00'

N00°53'47"E-691.00'

WARRANTY DEED  
JOINT TENANCY  
5.00 ACRES

S00°53'47"W-629.00'

S88°42'45"E-330.00'

S00°53'47"W-31.00'

E. LINE NE1/4  
SEC. 13-95-48

S00°53'47"W  
31.00'

POINT OF BEGINNING  
PARCEL C

SE1/4-NE1/4

PARCEL C IN THE  
NE1/4 SEC. 13-95-48  
0.23 ACRES TOTAL  
-0.04 ACRES R.O.W.  
0.19 ACRES NET

N88°42'45"W  
330.00'

N00°53'47"E-848.13'

50.00'

SW COR. E.1/2-NE1/4 SEC. 13-95-48  
SET 1/2" X 24" REBAR WITH YELLOW  
SURVEYOR'S I.D. CAP NO. 21094 AT  
MIDPOINT BETWEEN E.1/4 COR. AND  
THE CENTER OF SECTION

1237.58'

S88°51'50"E-1287.58'

S. LINE NE1/4 SEC. 13-95-48

E.1/4 COR. SEC. 13-95-48  
FOUND 1" DIA. STEEL MONUMENT  
STAMPED "SURVEY MARK" PER  
CORNER CERTIFICATE

LEGEND

- ▲ SECTION CORNER AS NOTED
- SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21094
- SET MAG-NAIL

CENTER SEC. 13-95-48  
SET 1/2" X 24" REBAR WITH  
YELLOW SURVEYOR'S I.D. CAP  
NO. 21094 AT THE INTERSECTION  
OF OPPOSING QUARTER CORNERS

S88°51'50"E-1287.58'

BASIS OF BEARINGS:  
NAD 1983 (2011) EPOCH 2010.00  
IOWA REGIONAL COORDINATE SYSTEM  
ZONE 01 (SPENCER)  
US SURVEY FOOT

BASIS OF BEARINGS:  
NAD 1983 (2011) EPOCH 2010.00  
IOWA REGIONAL COORDINATE SYSTEM  
ZONE 01 (SPENCER)  
US SURVEY FOOT



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: Adam N. Wiersma, L.S. License No. 21094 (Date) \_\_\_\_\_  
My license renewal date is December 31, 2021

Sheets covered by this seal: SHEET 1 OF 2 AND SHEET 2 OF 2

ACRES BY ALIQUOT PART-PARCEL A			
	TOTAL	R.O.W.	NET
NE1/4-NE1/4	37.37 AC.	2.21 AC.	35.16 AC.
SE1/4-NE1/4	35.54 AC.	0.97 AC.	34.57 AC.
TOTALS	72.91 AC.	3.18 AC.	69.73 AC.

DATE OF FIELD WORK-7-14-21  
SHEET 1 OF 2

PROJECT NO. 371224

DWG. # P:\03\071\224\371224\DWG\371224BOUNDARY.DWG



**DGR ENGINEERING**  
Rock Rapids, Iowa 712-472-2531  
Sioux City, Iowa  
Sioux Falls, South Dakota

Date	7-15-21
Drawn By	ANW
Reviewed	TML
Approved	ANW

# PROPERTY NOTES

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# **PRESENTED BY**

# **ZOMER COMPANY**

**Mark Zomer — Broker - 712-470-2526**

**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](http://www.zomercompany.com)**

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

**for our past successful results**



1414 Main St.

Rock Valley, IA 51247

Zomercompany.com

(712) 476-9443

*"Your Farmland Specialists"*

PREST STD  
ECRWSS  
US POSTAGE  
PAID  
EDDM RETAIL

**Upcoming Live Public  
Auction Of 73.14 Acres Of  
Buncombe TWP, Sioux  
County, IA Farmland**

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