

# ZOMER COMPANY

## **Upcoming Live Public Auction Of Sherman TWP, Sioux County, IA Farmland**

**This Farm Consists of 72+/- Acres & Will Be Sold In 1 Tract!**

**This Farmland Is Located Northeast of Maurice, IA &  
Southwest of Orange City, IA!**



**Auction Date: December 7, 2021 @ 10:30 A.M.**

**Jonathan Mark Estate –Owners**

**[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: We are honored to have been selected to offer for sale this excellent tract of farmland! This farmland is located in a great area! If you are looking for a opportunity to expand your operation then be sure to attend this auction!**

Location: From Maurice, IA go 3 miles East on BLKTP 470th St to Ibex Ave then go 1 mile North on Ibex Ave then go 1/4 mile East on 460th St. The Farmland is located on the North side of 460th St . Signs will be posted! Auction Will Be Held At The Site Of The Farmland.

Watch [zomerauctions.com](http://zomerauctions.com) for inclement weather!



**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:** The South ½ of the Southwest Quarter of Section 1, EXCEPT the South 29 rods of the West 31.5 rods thereof; and EXCEPT that part of the Southwest Quarter of the Southwest Quarter lying North of the centerline of the Chicago, Northwestern Railway; AND that part of the Northwest Quarter of the Southwest Quarter of Section 1, lying South of the centerline of the Chicago and Northwestern Railway right of way, all in TWP 94N, Range 45W, Sioux County, IA . Subject to all public roads and easements of record. TO BE SURVEYED

**General Description:** According to the Sioux County assessor, this property contains 72+/- gross acres. According to FSA, this farm contains approx. 67.33 tillable acres with the balance in road/ditch and approx. 2.54 acres of grass waterway. This farm has road on 2 sides. This farm has a corn base of 51.40 acres with a PLC yield of 167bu. And a soybean base of 15.90 acres with a PLC yield of 54bu. This farm is classified as NHEL. The predominant soil types include: 810, B-Galva, 133-Colo, 91, B-Primghar, 467-Radford, The average CSR1 is 69.4. The average CSR2 is 92.6. This property has approx. 3,867 feet of 5" drainage tile line which was recently installed in 2019! This would make a great addition to your operation or a great investment! 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 final gross surveyed acres. This farm will be surveyed and final purchase price will be based on the gross surveyed acres.

**Taxes:** The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,086.00 per year. Seller will pay the 2021 taxes which are due and payable in March and Sept of 2022.

**Possession:** Full possession will be on March 1, 2022 due to the current farm lease.

**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 January 13, 2022. 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. 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. This sale is subject to court approval. 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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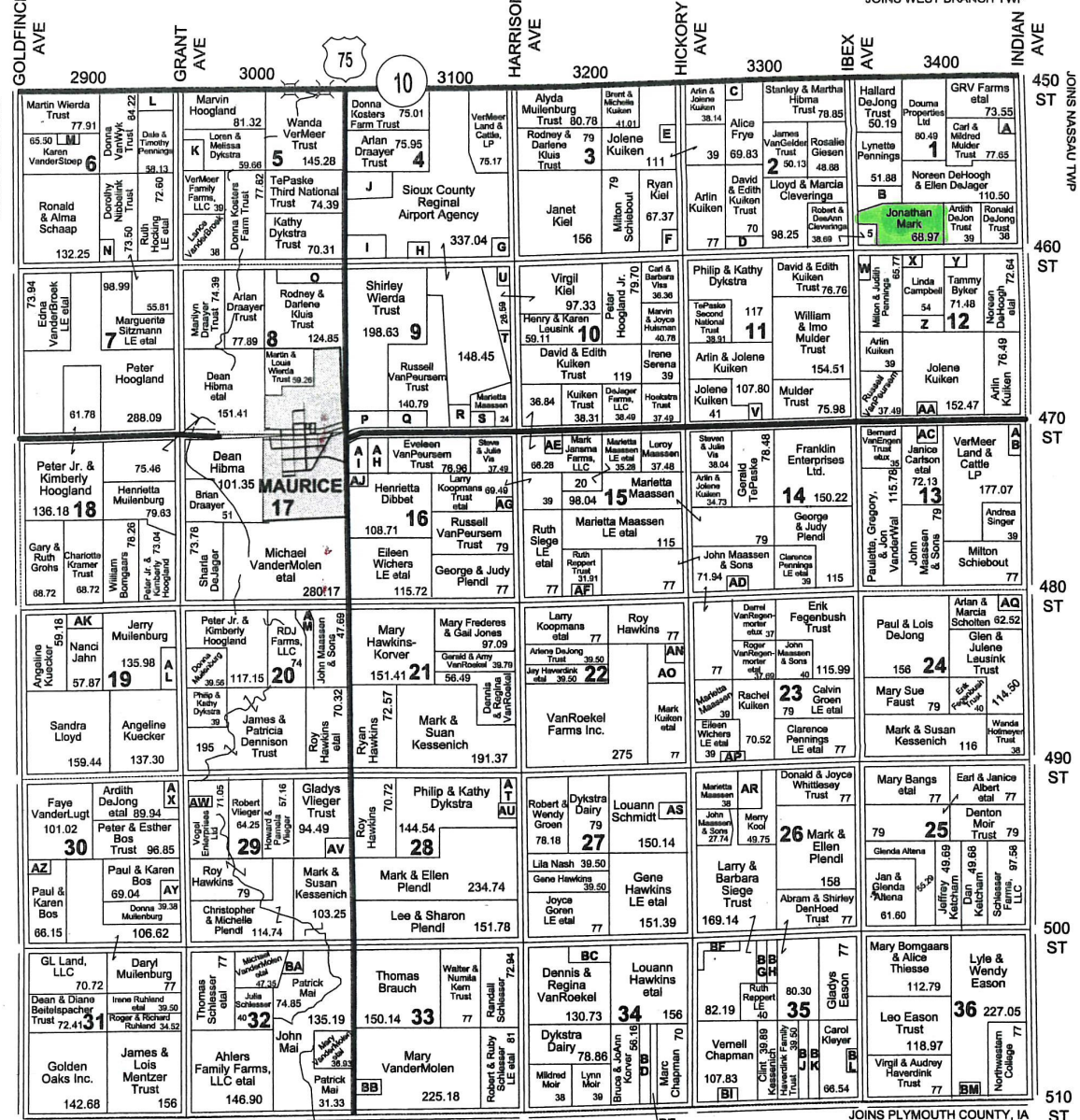
# SHERMAN TWP

## LAND OWNER

T 94 N

R 45 W

JOINS WEST BRANCH TWP

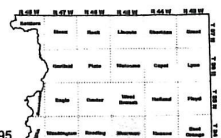


### Small Tracts

- Section 1 **A** Loren & Kathleen Mulder - 7.78
- B** Milton & Judith Pennings - 12.22
- Section 2 **C** Martin & Darlene Wichers LE et al - 9.14
- D** Brent & Michelle Kuiken - 9
- Section 3 **E** Daniel & Sarah Bonnema - 8.41
- F** Virgil Kiel - 9.63
- Section 4 **G** Sadie VanPurseum LE et al - 8.94
- H** Joel & Melinda Scholten - 6.38
- I** Raymond & Lori Ann VanGorp - 25.86
- J** Raymond & Lori Ann VanGorp - 21.69
- Section 5 **K** Brent & Stacy Bonnema - 19.34
- Section 6 **L** Darlene Kluis - 23.41
- M** Lyle & Karen VanderStoop - 5.94
- N** Henry & Sharon Zomermaand - 5.50
- Section 8 **O** Herman Kluis - 27.12
- Section 9 **P** Martin Wierda Trust - 20.09
- Q** Wayne & Crystal Brink - 8.03
- R** VanPurseum Farms, LLC - 11.07
- S** Terry & Marla Hooyer - 5.30
- T** Arlin Kuiken - 8.86
- U** Ryan Keil - 5.20

- Section 11 **V** Paul & Joan Dekker - 6.77
- Section 12 **W** Lloyd Cleveringa - 10.83
- X** Robert & Wanda Wichers - 5.64
- Y** Donna VanWyk Trust - 18
- Z** Arlin & Loma Byisma - 7.52
- AA** New Fashion Park, LLP - 5.01
- Section 13 **AB** Kevin DeJong - 12.83
- AC** Rodney & Viola DeJong - 6.35
- Section 14 **AD** Anne Plageman - 5.06
- Section 15 **AE** Ryan & Bridgette VanZee - 7.09
- AF** Jansma Family Trust - 8.95
- Section 16 **AG** David & Eunice Koopmans - 9.51
- AH** Bernard & Elaine VanEngen - 15.11
- AI** Martin Wierda Trust - 13.69
- AJ** Alan & Lisa Smit - 8.91
- Section 19 **AK** Three Oaks Farms, LLC - 18.83
- AL** Mulienburg Farms Inc. - 19
- Section 20 **AM** Peter Jr. & Kimberly Hoogland - 26.40
- Section 22 **AN** Derek & Teri Poppema - 9.50
- AO** Mark & Violet Kuiken - 29.50
- Section 23 **AP** Robert Kuiken - 6.01
- Section 24 **AQ** Keith Scholten - 14.48

- Section 26 **AR** Brent & Eileen Onken LE - 29.25
- Section 27 **AS** Rick Hoekstra - 5.46
- Section 28 **AT** Gerrit Jr. VanDonkelaar - 6.43
- AU** Gerrit Jr. & Cheryl VanDonkelaar - 5.03
- Section 29 **AV** Howard & Pamela Vlieger - 11.06
- AW** Vogel Paint & Wax Co. Inc. - 6.98
- Section 30 **AX** Chris & Michelle Plendl - 7.13
- AY** Peter Jr. & Kimberly Hoogland - 9.98
- AZ** Branson DeWeerd - 6.35
- Section 32 **BA** Ryan Zomermaand & Scott Medema - 6.80
- Section 33 **BB** MS Kessenich Farms Inc. - 6.50
- Section 34 **BC** Dennis VanRoekel - 23.11
- BD** Bruce Korver - 19.45
- BE** Marc Champan Sr. - 12.52
- Section 35 **BF** City of Orange City - 8.43
- BG** Lisa Griffin - 13.15
- BH** Pam Chandler - 13.15
- BI** David Korver - 9.30
- BJ** Jay Haverdink - 19.75
- BK** Mark Haverdink - 17.99
- BL** Mark & Carol Kleyer - 9.50
- Section 36 **BM** Jacob & Sharon Rens LE et al - 7.95



# Aerial Map

# Jonathan Mark Estate Land



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2021 www.AgriDataInc.com

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

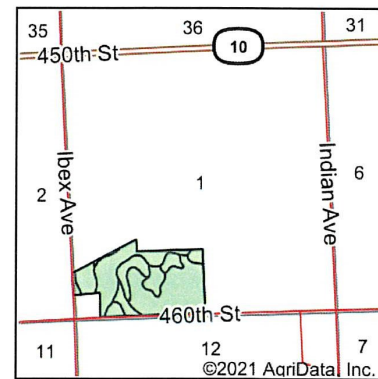
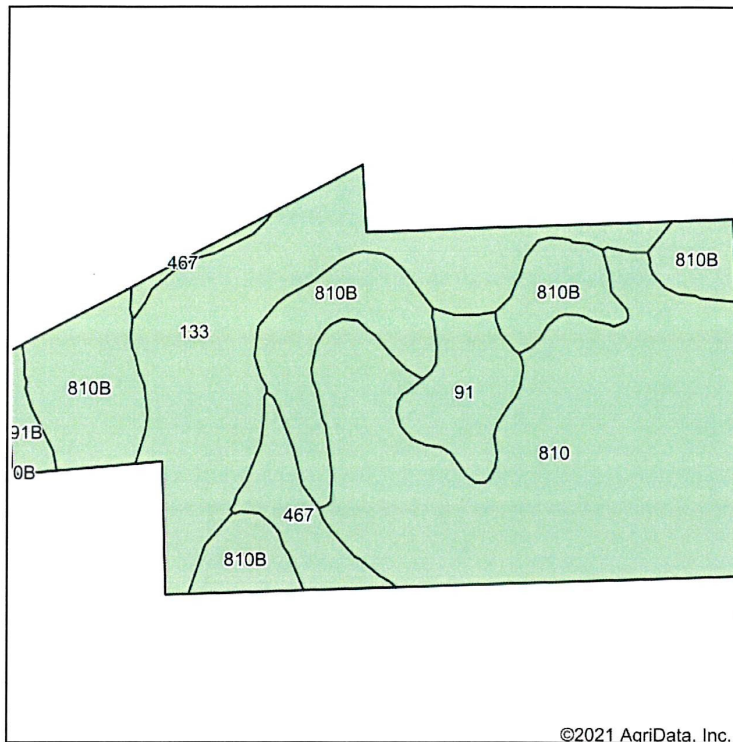
Map Center: 42° 59' 4.85, -96° 6' 38.18

**1-94N-45W**  
**Sioux County**  
**Iowa**

0ft 660ft 1320ft



## Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **1-94N-45W**  
 Township: **Sherman**  
 Acres: **71**  
 Date: **10/20/2021**



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
810	Galva silty clay loam, terrace, 0 to 2 percent slopes	29.27	41.2%	I	100	70	78
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	16.91	23.8%	Ile	95	65	76
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	16.34	23.0%	Ilw	78	70	80
91	Primghar silty clay loam, 0 to 2 percent slopes	3.94	5.5%	Iw	100	77	78
467	Radford silt loam, 0 to 2 percent slopes	3.55	5.0%	Ilw	79	73	91
91B	Primghar silty clay loam, 2 to 5 percent slopes	0.99	1.4%	Ile	95	75	78
<b>Weighted Average</b>				<b>1.53</b>	<b>92.6</b>	<b>69.4</b>	<b>*n 78.6</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.



**Legend**  
**National\_Wetland.SDE.wetlands**  
**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▽ Limited Restrictions  
 □ Exempt from Conservation Compliance Provisions  
 GIS\_IA.sde.clu\_a\_ia167

2019 Ortho Imagery

2021 Program Year

**Section: 1**  
**Township: SHERMAN**

**Farm #: 2504**  
**Tract #: 4184**

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 the 2017 National Agricultural Imagery Program (NAIP) imagery. The producer accepts the date "as is" & 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 date outside of 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 Resource Conservation Services (NRCS).  
 USDA is an equal opportunity provider, employer & lender.

October 20, 2021

IOWA

SIOUX

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 2504

Prepared : 10/20/21 7:47 AM

Crop Year : 2022

Operator Name : [REDACTED]  
 Farms Associated with Operator : [REDACTED]  
 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
69.87	67.33	67.33	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	67.33	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	51.40	0.00	167	0
Soybeans	15.90	0.00	54	0
<b>TOTAL</b>	<b>67.30</b>	<b>0.00</b>		

## NOTES

Tract Number : 4184

Description : S2 SW4 SEC 1 SHERMAN

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 : JONATHAN MARK

Other Producers : None

Recon ID : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
69.87	67.33	67.33	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	67.33	0.00	0.00	0.00	0.00	0.00

## DCP Crop Data

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

DATE	INVOICE #
12/27/2019	15532

P.O. NO.	TERMS
	Net 10

QUANTITY	DESCRIPTION	RATE	AMOUNT
	2019 FALL TILING (460TH & IBEX):		
2	5" INTERNAL COUPLERS	5.00	10.00
4	5" CAPS	4.00	16.00
4	6" DUAL WALL OUTLET 20' WITH GUARD	95.00	380.00
2	TILE TAPE	15.00	30.00
3,867.06	5" TILE & INSTALLATION CHARGE - PER FOOT	2.20	8,507.53
4	INSTALLATION OF OUTLETS	110.00	440.00
	Total Tiling Charge		9,383.53
	Iowa Sales Tax	7.00%	0.00
<b>THANK YOU FOR YOUR BUSINESS!! PLEASE PAY WITHIN 10 DAYS.</b>		<b>Total</b>	<b>\$9,383.53</b>

A late charge of 1.50% per month with a minimum late charge of \$ .75 will be charged on any unpaid balance after the 10 days.



# **ZOMER COMPANY**

## **PRESENTED BY**

**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**