

# ZOMER COMPANY

This farmland is located adjacent to Carmel, IA,  
Northwest of Sioux Center, IA & Southeast of Rock Valley, IA!

Tract 1: 70+/- Acres Of Farmland

Tract 2: 75+/- Acres Of Farmland



**Auction Date: December 20, 2021 @ 10:30 AM**

**Arnold Ver Hoef Irrevocable Trust & Ardene Ver  
Hoef Revocable Living Trust - 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: We are honored to have been selected to offer these 2 tracts of farmland for sale at live public auction by the Ver Hoef family! Arnie & Ardene were very well known throughout the Sioux Center area and for their generosity in the community! A portion of the sale proceeds from this auction will go to benefit several charities! Watch [zomerauctions.com](http://zomerauctions.com) in case of inclement weather!**

**Tract 1 Location:** Tract 1 is located directly South & East of the Carmel Reformed Church

**Tract 2 Location:** From the Carmel Reformed Church go 1/4 mile West on 360th St.

**Watch [zomerauctions.com](http://zomerauctions.com) for inclement weather! Auction will be held at the site of tract 1**



**AUCTION DATE**  
**DECEMBER 20, 2021**  
**@ 10:30 AM**



**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 — Joel Westra, Jr. 605-957-5222**

**Legal Description of Tract 1:** The NW1/4 of the NW1/4 EXCEPT the W 662.42ft of the N 638.25ft in Section 24-96N-46W, Sioux County, IA AND the SW1/4 of the NW1/4 of Section 24-96N-46W, Sioux County, IA. To be surveyed. Subject to all easements and public roadways of record.

**General Description of Tract 1:** According to the Sioux County Assessor, this property contains 70+/- gross acres and according to FSA contains approximately 64.7 tillable acres, approx. 2.00 acres of grass waterway with the remainder in road/ditch. This farm has a corn base of 64.7 acres with a PLC yield of 181bu.. This farm is classified as NHEL. The predominant soil types include: 310B, B2-Galva, 31-Afton, 91B-Primghar. The average **CSR1 is 67.5** and the average **CSR2 is 89.1**. 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!! This farm is leased for the 2022 crop year and buyer will receive the rent for 2022 and the seller will also be subsidizing the rent for 2022! Contact an agent for details!

**Legal Description of Tract 2:** The NW1/4 of the NW1/4 EXCEPT the W 662.42ft of the N 638.25ft in Section 24-96N-46W, Sioux County, IA AND the SW1/4 of the NW1/4 of Section 24-96N-46W, Sioux County, IA. To be surveyed. Subject to all easements and public roadways of record.

**General Description of Tract 2:** According to the Sioux County Assessor, this property contains 75+/- gross acres and according to FSA contains approximately 72.19 tillable acres, approx. 1.32 acres of grass waterway with the remainder in road/ditch. This farm has a corn base of 36.2 acres with a PLC yield of 178bu and a soybean base of 35.99 acres with a PLC yield of 59bu. This farm is classified as NHEL. The predominant soil types include: 310B, B2, C2-Galva, 91B-Primghar, 31-Afton. The average **CSR1 is 67.2** and the average **CSR2 is 89.8**. 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!! This farm is available to farm for the 2022 crop year!

**Method of sale:** Auction will be held at the site of Tract 1. The farmland will be surveyed and the final purchase price will be based on the final gross surveyed acres. The tracts will be offered in the choice method. The first successful bidder will be allowed to select the tract of their choice. The first successful bidder may only select 1 tract. Once the first successful bidder selects their tract the remaining tract will be sold.

**Taxes:** The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$2,382.00 per year on Tract 1 and approx. \$2,624.00 per year on Tract 2. Seller will pay the 2021 taxes which are due and payable in March and Sept of 2022.

**Possession:** Buyer of tract 1 will receive landlord possession on closing day and full possession on March 1, 2023. Buyer of tract 2 will receive full possession 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 January 20, 2021 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. 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. – **Amanda Bahena—Attorney for Seller.**

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## JOINS ROCK TWE

WILDFINCH  
4145

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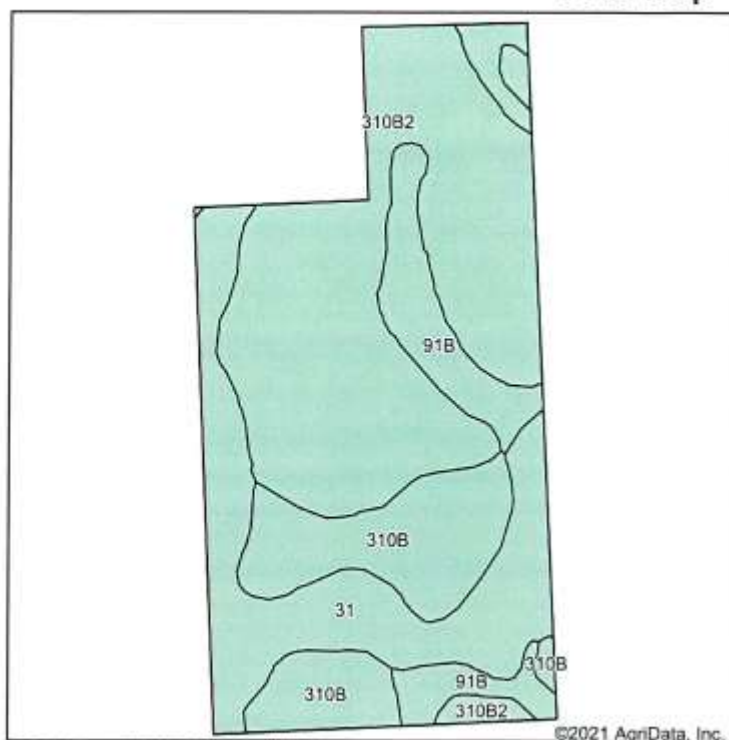
Small Tracts		Section 10		Section 22		Section 30	
Section 1	A Ann Wylie - 6.32	Section 10	Y Kanneh & Jerru Delacor - 5.93	Section 22	AP Loren & Juliane Hoyer - 8.09	Section 30	BE Stewen & Yoroda Post - 9.99
	B Bonchen Family Trust - 5.70	Section 11	W Joyce Koskober LE aka - 7.90		AD Ross Fockes - 7.39		BJ James & Karen Schroeder Trust - 22.91
Section 2	C Debra Vail Hall - 11.20		X David & Alotha Greeneweg - 9.93	Section 23	AD Dennis & Malinda DeJong - 10.19	Section 31	BK Gregory Miller Trust - 8.96
	D Harlan & Mary Vail Hall Trust - 23.93		Y Eric & Rachel VanHoofel - 5.62		AS Stanley & Linda Price - 6.34	Section 32	BL Jerry & Betsy Drobot - 7
Section 3	E Christopher VanBoxen - 15.76	Section 12	Z Cole & Winifred Wagner - 9.40	Section 24	AT Calvin & Arvin Sandhu - 10.20	BM	Marley & Jerru Post - 9.98
	F Verne & Pamela Blos - 10.20	AA	Justin & Shanna Vanderhaeghe - 6.99		AW Larry Benschoten Trust - 70	BN	Marilyn VanHousen - 19.93
Section 4	G Evan & Donna Blom - 15.41	Section 13	AD Brian Roseboro - 7.46		AW Calvin Clavens - 28	BO	Gert VanHousen - 19.93
	H Sydney & Audrey Giesing - 12.09	Section 14	AE Lauren Sandhu - 14.30		AW Carolyn Odgers - 29	BP	Dan & Nancy VanHousen - 10.55
Section 5	I Elmer & Lois Brink - 5.57	Section 14	AD 4-Wholes, LLC - 17.33		AX Martin Hoyer - 6.94	BQ	Kevin & Jason VanMiddelkoop - 7.90
Section 5	J Darwin & Barbara VanderZweeg - 6.23	Section 15	AE Shown & Jennie Sandhu - 5.47	Section 25	AY Todd & Alex Rozendorn - 17.93	Section 33	BR Ross Hoyer - 11.25
	K Kaye Matheson aka - 19.46	Section 16	AF Lynne Dally Inc. - 7.22	Section 26	AZ Sioux Co. Egg Farm LLP - 23.23	Section 34	BS Terry & Katrina TenHapel - 5.19
	L Dorothy Gayer-Jones Trust - 19.92	Section 16	AG Lyle & Shanta VanHouford - 23.69	Section 27	BA Jacob Dillel Jr. - 19.93		
Section 6	M Allan & Patty VanZandt - 19.94	Section 19	AH Mark & Luanie Harris - 10.99		BB Ward Taylor - 19.93		
	N Shane & Tarsura Oveland - 29.25		AI Byron Koornse - 8.99		BC Terry & Ruth Duhn - 16.53		
Section 7	O O Mike & Amy Vanderhoff - 5.29	Section 19	AD David & Sandra Heuer - 8.92		BD Wilfred & Karen Halstead - 19.47		
Section 8	P Mike Koornse - 5.95		AK RAR Farm Prop. LLC - 9.95	Section 28	BE Matthew Kosa - 6.99		
	Q Larry & Bonnie Spauls - 11.58	Section 30	AL Charles Ranshaw - 7.99		BF James & Karen Schroeder Trust - 25.94		
Section 9	R Steven & Tara Ruse - 7.99		AM Rydhorne Ranshaw Trust - 6.94		BG Douglas Ranshaw - 9.91		
	S Keith & Bern Mertz - 7.99		AN Alvord Ranshaw - 5.27	Section 29	BH Kyle & Ashley Wylie - 17.92		
	T Terry & Becky VanMaanen - 7.71	Section 21	AD Mark & Brenda Erickson - 5.97				
	U Karl & Eddie Prokopenko Trust - 26.47						

SIoux COUNTY, IA

## Aerial Map



## Soils Map



State: **Iowa**  
 County: **Sioux**  
 Location: **24-96N-46W**  
 Township: **Plato**  
 Acres: **70**  
 Date: **11/4/2021**



Maps Provided By



Area Symbol: IA167, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	32.56	46.5%	Ile	90	65	68
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	16.74	23.9%	Ilw	80	69	68
310B	Galva silty clay loam, 2 to 5 percent slopes	12.39	17.7%	Ile	95	67	76
91B	Primghar silty clay loam, 2 to 5 percent slopes	8.31	11.9%	Ile	95	75	78
<b>Weighted Average</b>				<b>2.00</b>	<b>89.1</b>	<b>67.5</b>	<b>*n 70.6</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.

Iowa  
Sioux

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

**FARM: 1389**  
Prepared: 11/1/21 11:38 AM  
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

Farms Associated with Operator:

2638, 9060, 10272, 11544, 11598, 11686

ARC/PLC G/W Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
66.7	64.7	64.7	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	64.7	0.0	0.0	0.0				

ARC/PLC						
PLC CORN	ARC-CO NONE	ARC-IC NONE	PLC-Default NONE	ARC-CO-Default NONE	ARC-IC-Default NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	64.7	181	0.00	0
Total Base Acres:	64.7			

Tract Number: 2191 Description: W2 NW4 SEC 24 PLATO

FSA Physical Location: Sioux, IA

ANSI Physical Location: Sioux, IA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
66.7	64.7	64.7	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	64.7	0.0	0.0	0.0		

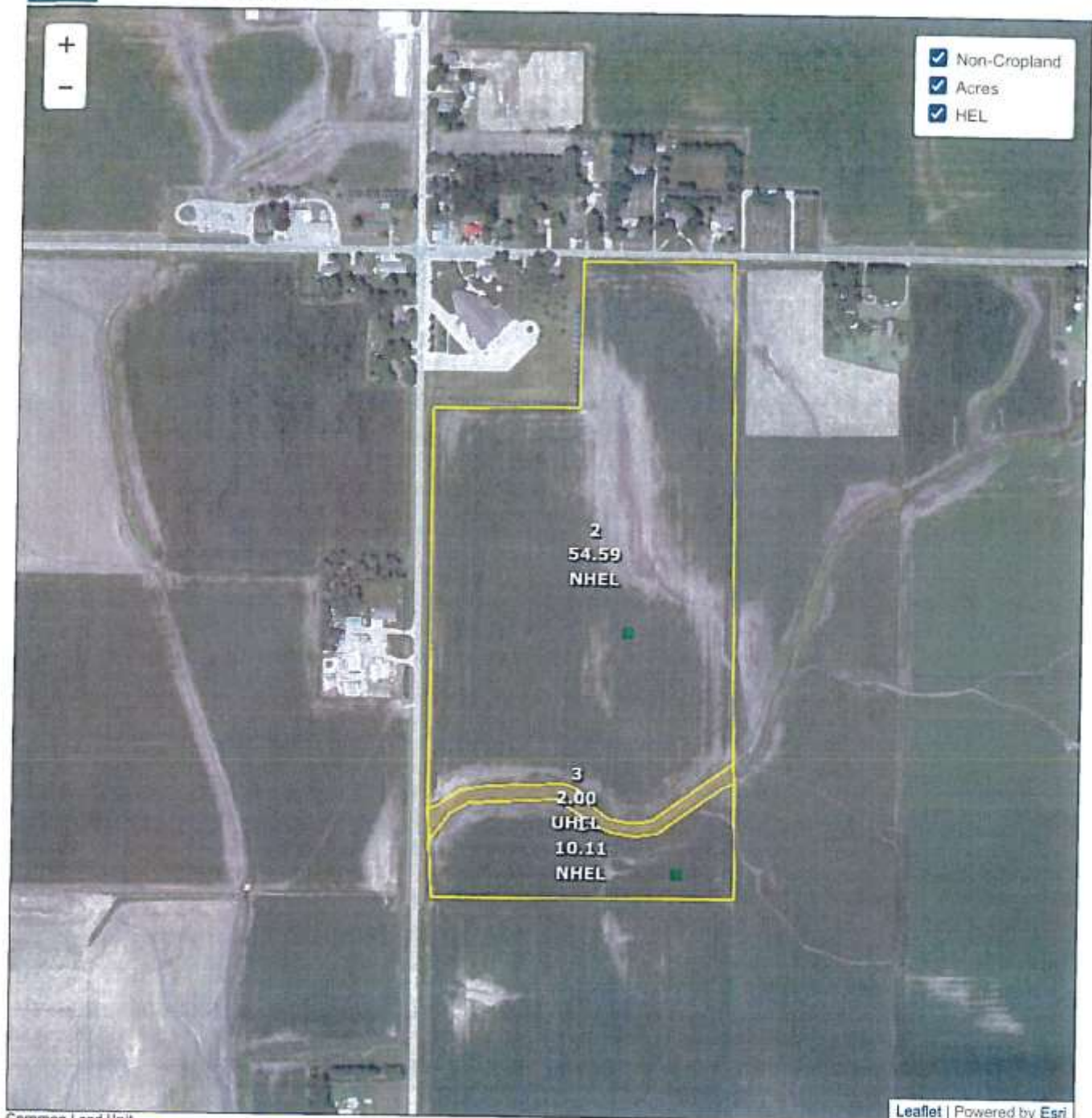
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	64.7	181	0.00
Total Base Acres:	64.7		

Owners: ARNOLD VER HOEF IRREVOCABLE TRUST

Other Producers: None



## Sioux County, Iowa



Common Land Unit  
Cropland Non-cropland CRP

Leaflet | Powered by Esri

2021 Crop Year

Farm 1389  
Tract 2191

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions



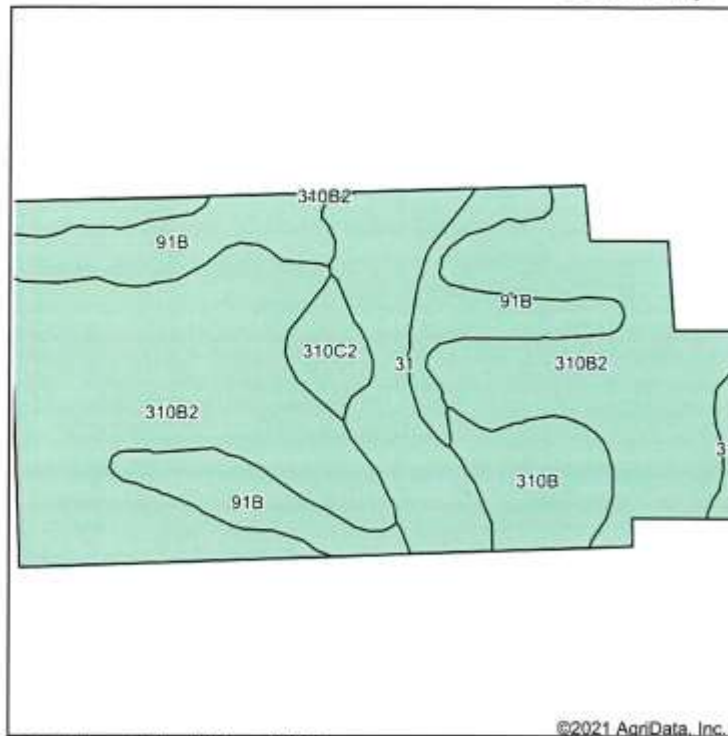
Tract 1 of 1

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).

## Aerial Map



## Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Sioux**  
 Location: **23-96N-46W**  
 Township: **Plato**  
 Acres: **75**  
 Date: **11/4/2021**



Maps Provided By



Area Symbol: IA167, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	43.27	57.7%	Ile	90	65	68
91B	Primghar silty clay loam, 2 to 5 percent slopes	14.46	19.3%	Ile	95	75	78
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	9.87	13.2%	Ilw	80	69	68
310B	Galva silty clay loam, 2 to 5 percent slopes	5.19	6.9%	Ile	95	67	76
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	2.21	2.9%	IIle	84	51	66
<b>Weighted Average</b>				<b>2.03</b>	<b>89.8</b>	<b>67.2</b>	<b>*n 70.4</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.

Iowa  
Sioux

Report ID: FSA-156EZ

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

**FARM: 7838**

Prepared: 11/1/21 11:34 AM

Crop Year: 2021

Page: 1 of 2

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 7318

Farms Associated with Operator:

9877, 9898, 10821, 11110

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
73.51	72.19	72.19	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	72.19	0.0	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	36.2	178	0.00	
SOYBEANS	35.99	59	0.00	0
Total Base Acres:	72.19			

Tract Number: 2188 Description: N2 NE4 SEC 23 PLATO

FSA Physical Location: Sioux, IA

ANSI Physical Location: Sioux, IA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
73.51	72.19	72.19	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	72.19	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	36.2	178	0.00
SOYBEANS	35.99	59	0.00
Total Base Acres:	72.19		

Owners: ARDENE VER HOEF REV LIVING TRUST



Common Land Unit  
 Cropland Non-cropland CRP

Leaflet | Powered by Esri

2021 Crop Year

Farm 7838  
 Tract 2188

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions



Tract 1 of 1

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).

# 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**



*"Your Farmland Specialists"*

1414 Main St.

Rock Valley, IA 51247

Zomercompany.com

(712) 476-9443

Tract 1: 70+/- Acres Of Farmland

Tract 2: 75+/- Acres Of Farmland

In Plato TWP, Sioux County, IA!



***Arnold Ver Hoef Irrevocable Trust & Ardene  
Ver Hoef Revocable Living Trust —Sellers***