

**Upcoming Live Public
Sioux County, IA Farmland Auction**

**160.01 Acres Of Holland TWP, Sioux County, IA
To Be In Two Separate Tracts
Located North Of Alton, IA & South Of Newkirk
& North East Of Orange City, IA
Tract 1: 80 Acres---CSR2-91.2
Tract 2: 80.01 Acres---CSR2-86.2**

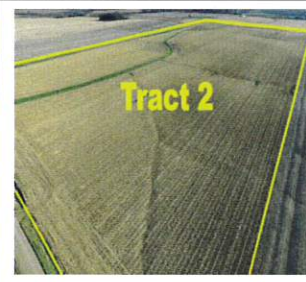
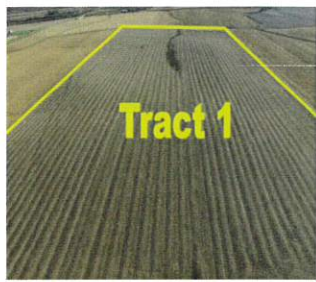
Sale Date: January 16, 2019 @10:30 A.M.

Location: From the North edge of Orange City, IA go 1 mile North on BLKTP Jackson Ave. to 430th St. then go 3 ¾ miles East to the beginning of Tract 1. Tract 2 is located directly East of Tract 1. Both Tracts lie South of 430th St. or from Newkirk go 3 ¼ miles South on Kingbird Ave to beginning of Tract 2.

Tract 1 lies directly West of Tract 2

Auction signs will be posted! Auction will be held at site of the land.

For inclement weather watch zomerauctions.com



Lawrence Dykstra Revocable Trust--Owners

Auctioneers:

Mark Zomer 712-470-2526—Darrell Vande Vegte 712-476-9443

Blake Zomer 712-460-2552—Joel Westra 605-310-6941

Vande Vegte & Zomer Realty & Auction

1414 Main St.

Rock Valley, IA 51247

712-476-9443

www.zomerauctions.com



Upcoming Live Public Prime Farmland Auction

Of 160.01 Acres of Holland Twp, Sioux County, IA. Prime Farmland

To be sold in Two Tracts

Located North Of Alton, IA & South Of Newkirk & North East Of Orange City, IA

Tract 1: 80 Acres—CSR2-91.2--Tract 2: 80.01 Acres—CSR2-86.2

January 16, 2019 @10:30 A.M.

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Auction signs will be posted! Auction will be held at site of land.

For inclement weather watch zomerauctions.com

"Your Farmland Specialists" zomerauctions.com

Auctioneers Note: Wow! We are honored to have had our firm selected to offer this excellent high caliber, high quality farmland at auction for the Lawrence Dykstra Revocable Trust. This highly productive farmland has been in the Dykstra family for many years!! This land is very desirable and would make a great long term investment or be a great addition to your current farming operation. Make plans today to attend as land of this caliber in this area is rarely offered for sale!!



zomerauctions.com



Tract 1 Legal Description: Parcel A in the NE1/4 of Section 25, Township 95N, Range 44, West of the 5th P.M., Sioux County, IA. Subject to all public roads and easements of record.

Tract 1 General Description: According to the survey this property contains 80 acres. According to survey, this farm contains approx. 79.01+/- tillable acres with the balance in road/ditch. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 163bu. on corn and a PLC yield of 49bu. on soybeans. FSA will do a reconstitution on the base acres once the farmland is sold. This farm is classified as NHEL. The predominant soil types include: 310B, B2-Galva, 91B-Primghar, 810-Galva, 133-Colo, 11B-Radford-Judson. The average **CSR1** is **66.4** and the average **CSR2** is **91.2**. This farm is well managed and has a good state of productivity. This farm is an excellent producer. This is an exceptional inside tract of Sioux County IA Farmland.

Tract 2 Legal Description: Parcel B in the NE1/4 of Section 25, Township 95N, Range 44, West of the 5th P.M., Sioux County, IA. Subject to all public roads and easements of record.

Tract 2 General Description: According to the survey this property contains 80.01 acres. According to survey, this farm contains approx. 76.02+/- tillable acres with the balance in road/ditch and hay-able grass waterway. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 163bu. on corn and a PLC yield of 49bu. on soybeans. FSA will do a reconstitution on the base acres once the farmland is sold. This farm is classified as NHEL. The predominant soil types include: 310B, B2, C2-Galva, 133-Colo, 91B-Primghar, 428B-Ely. The average **CSR1** is **66.3** and the average **CSR2** is **86.2**. This farm has several thousand feet of drainage tile installed. This farm appears to have a good state of productivity and is well managed. This farm's topography is gently rolling and is an excellent producer.

Method of sale: Farmland will be sold with the final bid price x gross surveyed acres. Tract 1 will be sold then Tract 2 will be sold. Tracts will not be combined. **Auction to be held at site of Tract 1.**

Taxes: The current Real Estate Taxes according to the Sioux County Treasurer are approx. \$1,992.00 per year on Tract 1 and \$1,822.00 per year on Tract 2. Seller will pay the 2018 taxes which are due and payable in March and Sept of 2019.

Possession: Possession will be on closing day February 22, 2019.

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 February 22, 2019 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 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. **Brad De Jong--attorney for sellers.**

Auctioneers:

Mark Zomer-712-470-2526---Darrell Vande Vegte-712-726-3428

Gary Van Den Berg-712-470-2068

Blake Zomer-712-460-2552-Joel Westra-605-310-6941

Lawrence Dykstra Revocable Trust
-Owners

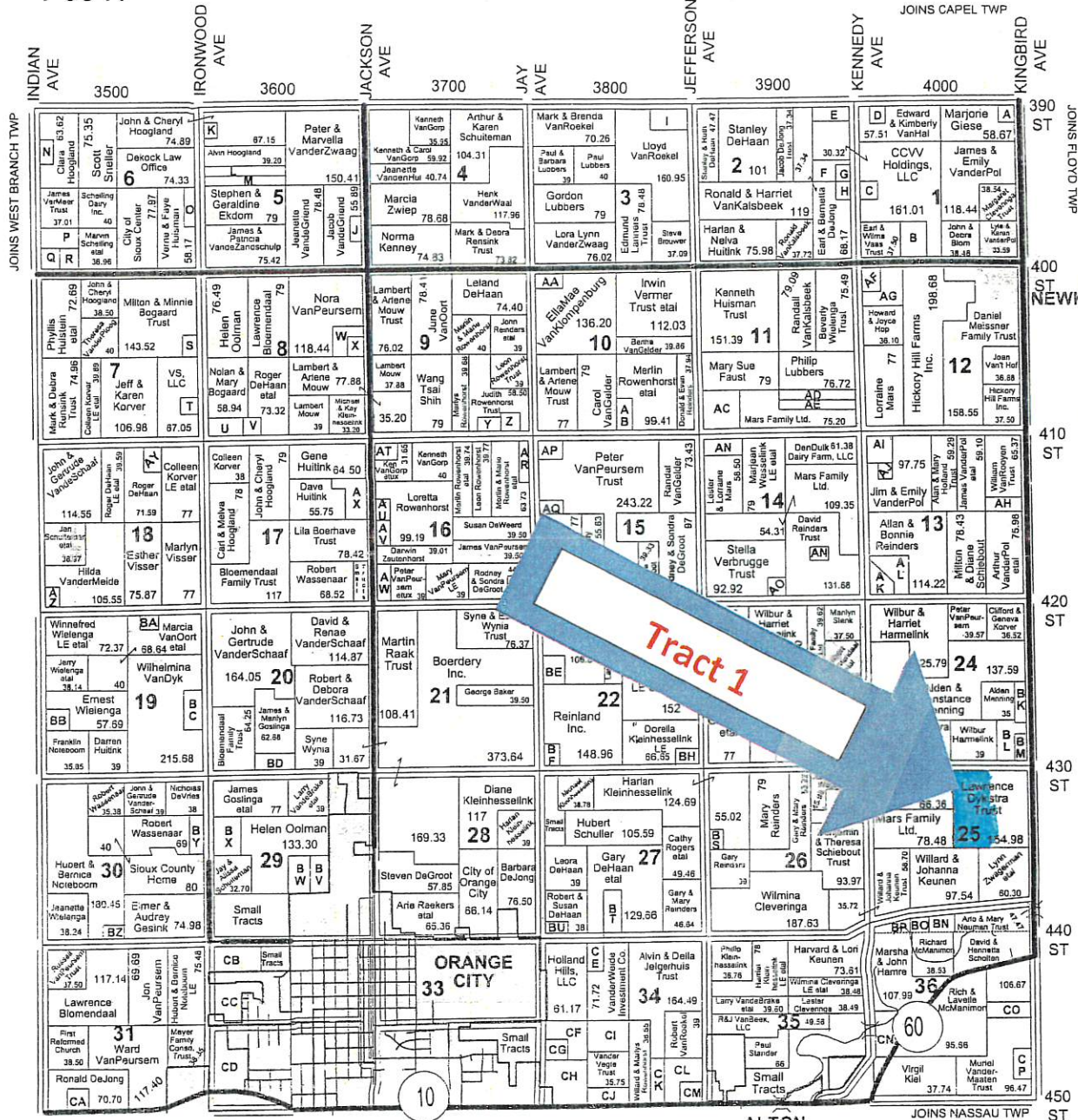
HOLLAND TWP

LAND OWNER

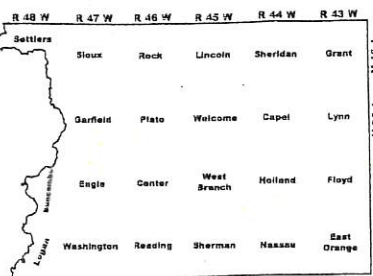
T 95 N

R 44 W

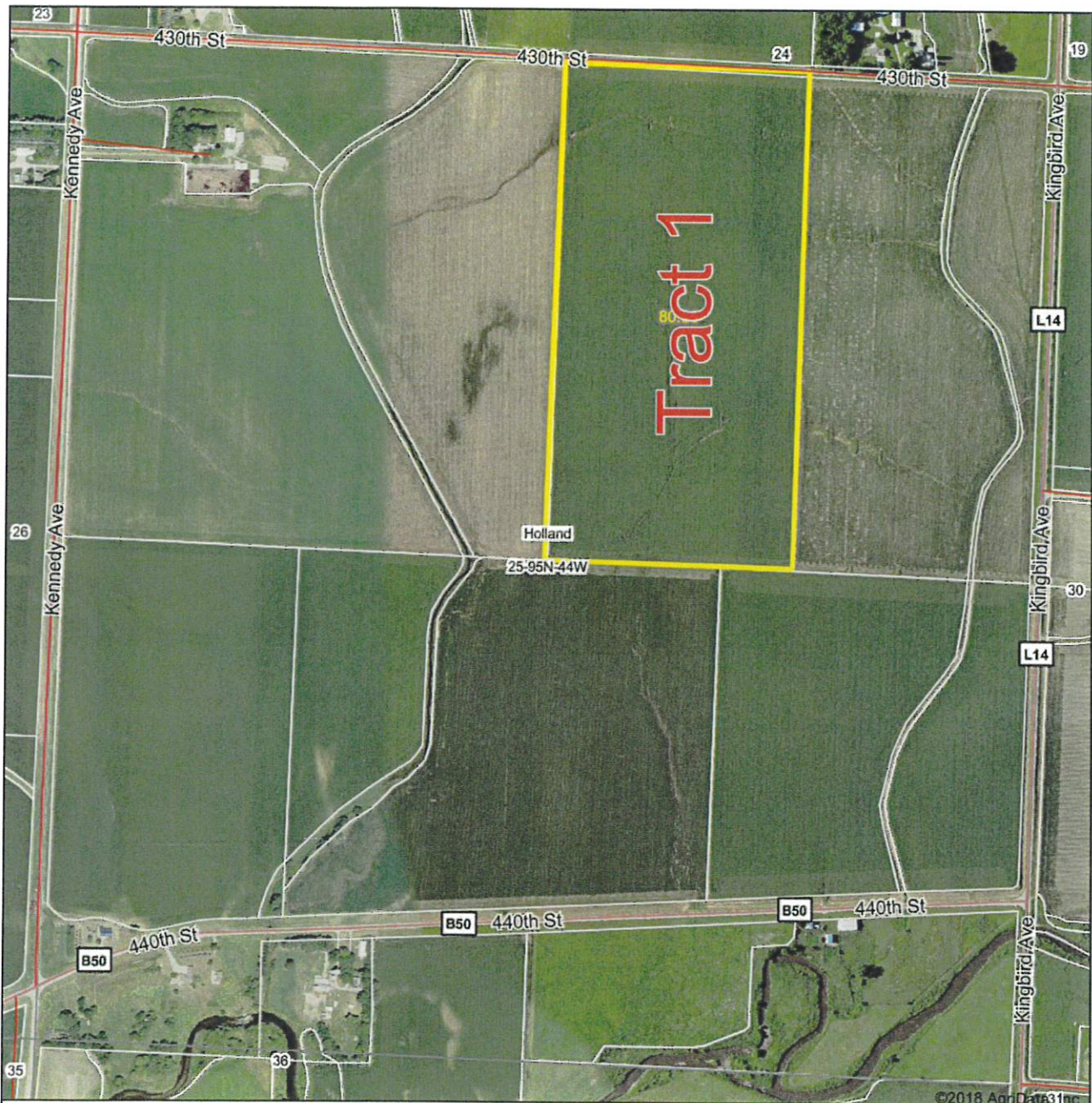
JOINS CAPEL TWP



LAND OWNER & RURAL RESIDENT MAPS



Aerial Map



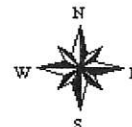
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map center: 43° 1' 9.81, -95° 59' 15.58

25-95N-44W
Sioux County
Iowa

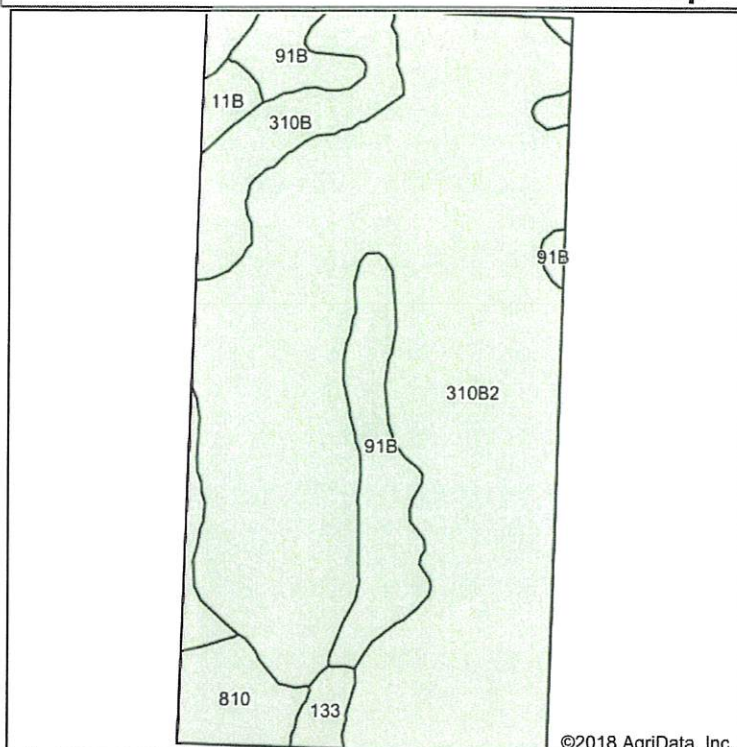
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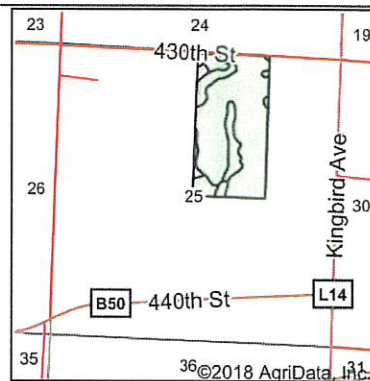
11/26/2018

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

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Sioux
Location: 25-95N-44W
Township: Holland
Acres: 80
Date: 11/26/2018

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Area Symbol: IA167, Soil Area Version: 28

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	58.55	73.2%	Ile	90	65	62
91B	Primghar silty clay loam, 2 to 5 percent slopes	8.76	11.0%	Ile	95	75	76
310B	Galva silty clay loam, 2 to 5 percent slopes	7.45	9.3%	Ile	95	67	74
810	Galva silty clay loam, terrace, 0 to 2 percent slopes	3.18	4.0%	I	100	70	76
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	1.08	1.4%	Ilw	78	70	79
11B	Radford-Judson complex, 0 to 5 percent slopes	0.98	1.2%	Ilw	84	56	85
Weighted Average					91.2	66.4	*n 65.7

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

HOLLAND TWP

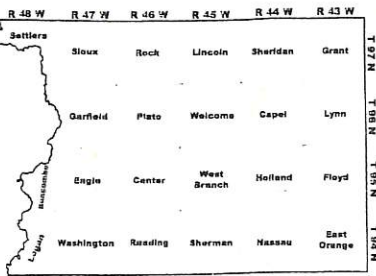
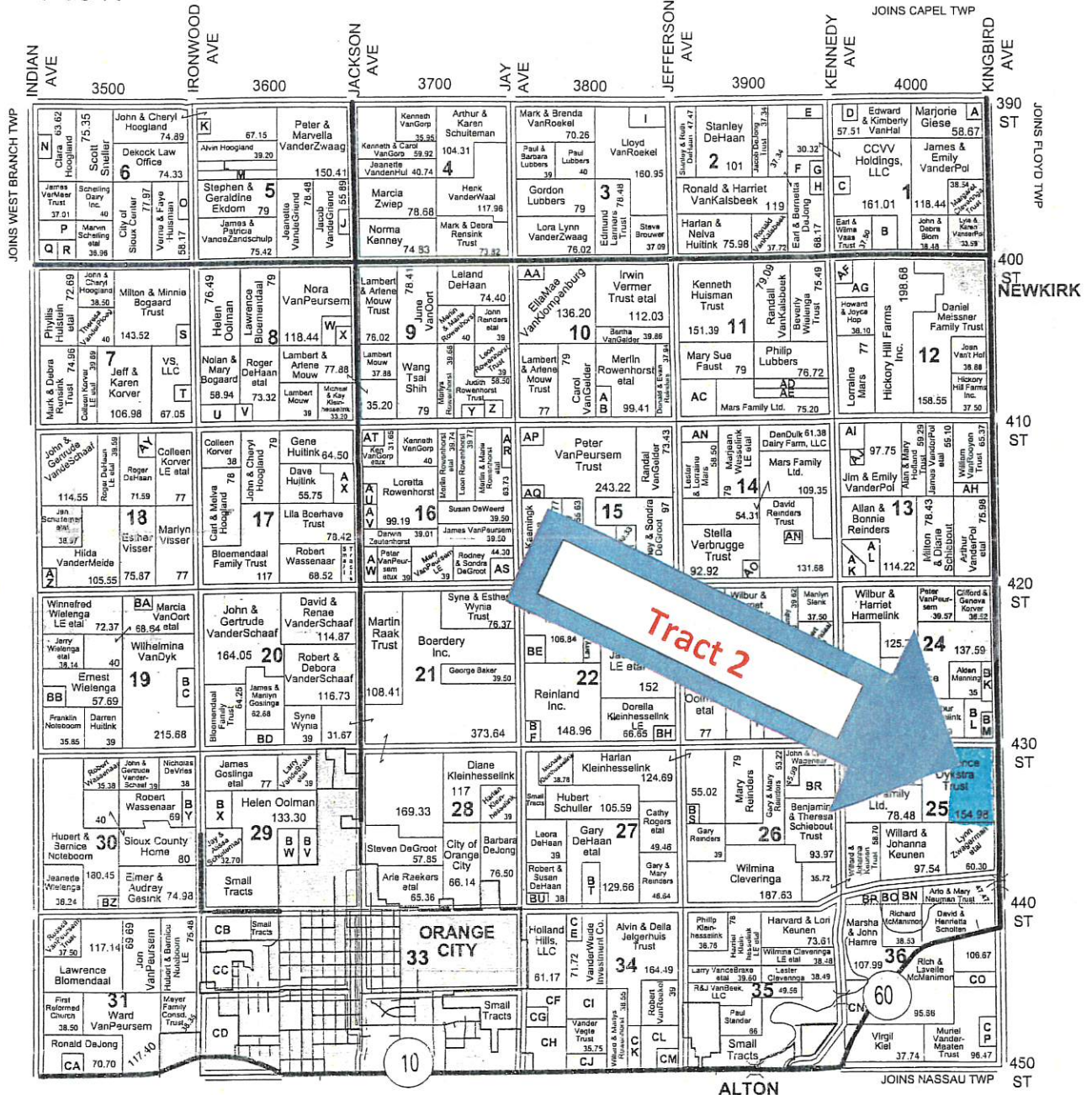
LAND OWNER

T 95 N

R 44 W

JOINS CAPEL TWP

LAND OWNER & RURAL RESIDENT MAPS



SIoux COUNTY, IA

Aerial Map



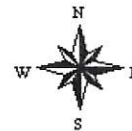
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 Farm Service Agency - Commercial
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map center: 43° 1' 9.81, -95° 59' 15.58

25-95N-44W
Sioux County
Iowa

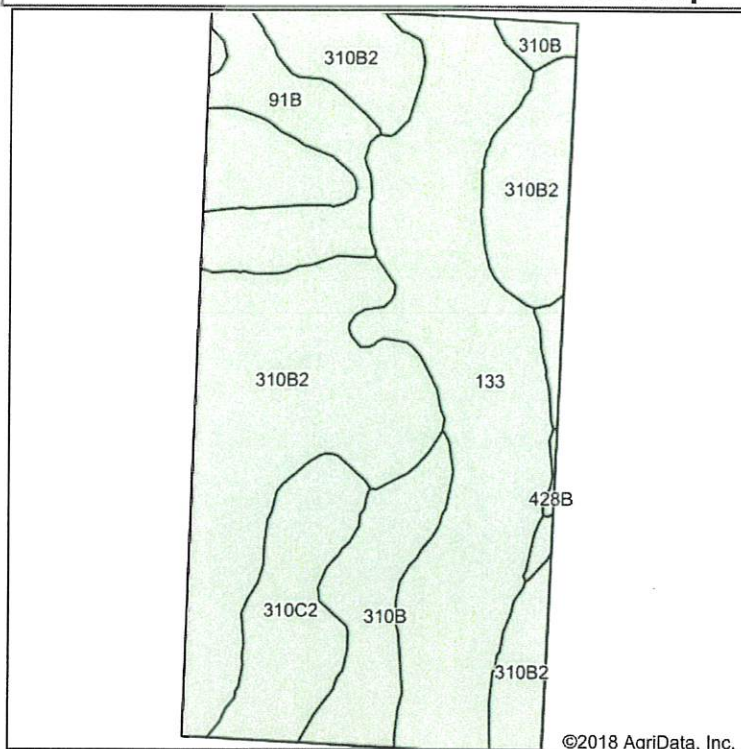
0ft 830ft 1660ft



11/26/2018

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Sioux**
 Location: **25-95N-44W**
 Township: **Holland**
 Acres: **80.01**
 Date: **11/26/2018**

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Area Symbol: IA167, Soil Area Version: 28

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	33.22	41.5%	Ile	90	65	62
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	24.40	30.5%	Ilw	78	70	79
310B	Galva silty clay loam, 2 to 5 percent slopes	7.99	10.0%	Ile	95	67	74
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	7.30	9.1%	Ille	84	51	61
91B	Primghar silty clay loam, 2 to 5 percent slopes	6.94	8.7%	Ile	95	75	76
428B	Ely silty clay loam, shallow loess, 2 to 5 percent slopes	0.16	0.2%	Ile	88	70	74
Weighted Average					86.7	66.3	*n 69.5

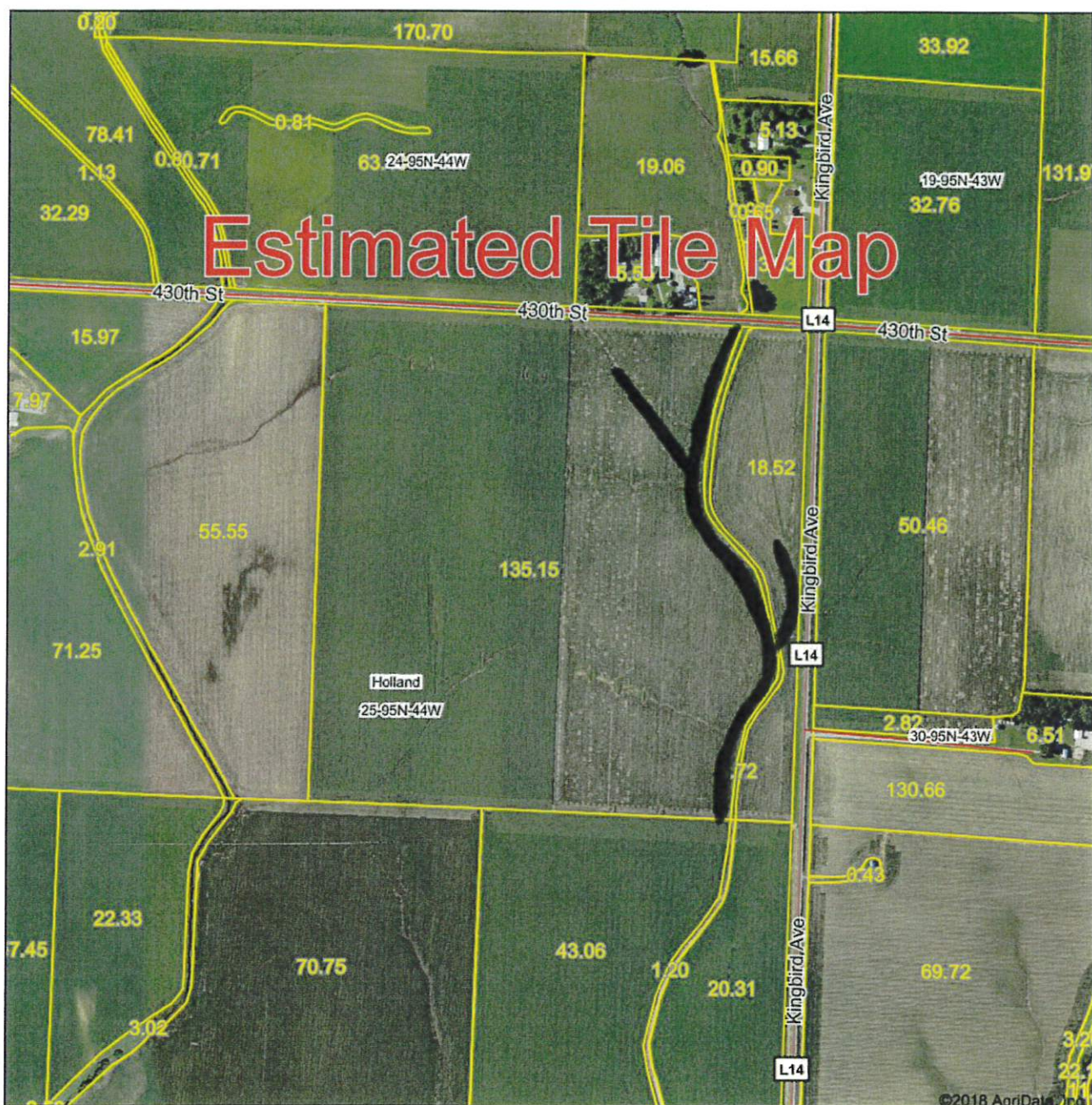
**IA has updated the CSR values for each county to CSR2.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



map center: 43° 1' 22.74, -95° 58' 58.94

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Farmland • Residential • Commercial

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Mark Zemon, Broker
712-476-1728 or 712-476-1256

Gary Vandoren, Brog
712-475-2417

Dorell Landes Vegte, Broker
712-475-3628

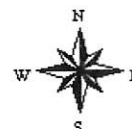
Main Street Office
712-475-5443

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25-95N-44W
Sioux County
Iowa



12/5/2018

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

Tract Number : 1528

Description : NE4 SEC 25 HOLLAND

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 : LAWRENCE DYKSTRA REV TRUST

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
155.39	153.67	153.67	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	153.67	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	92.70	0.00	0	163
Soybeans	60.10	0.00	0	49



United States
Department of
Agriculture

Sioux County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 153.67 acres

2018 Program Year

Map Created April 06, 2018

Farm 5509

Tract 1528

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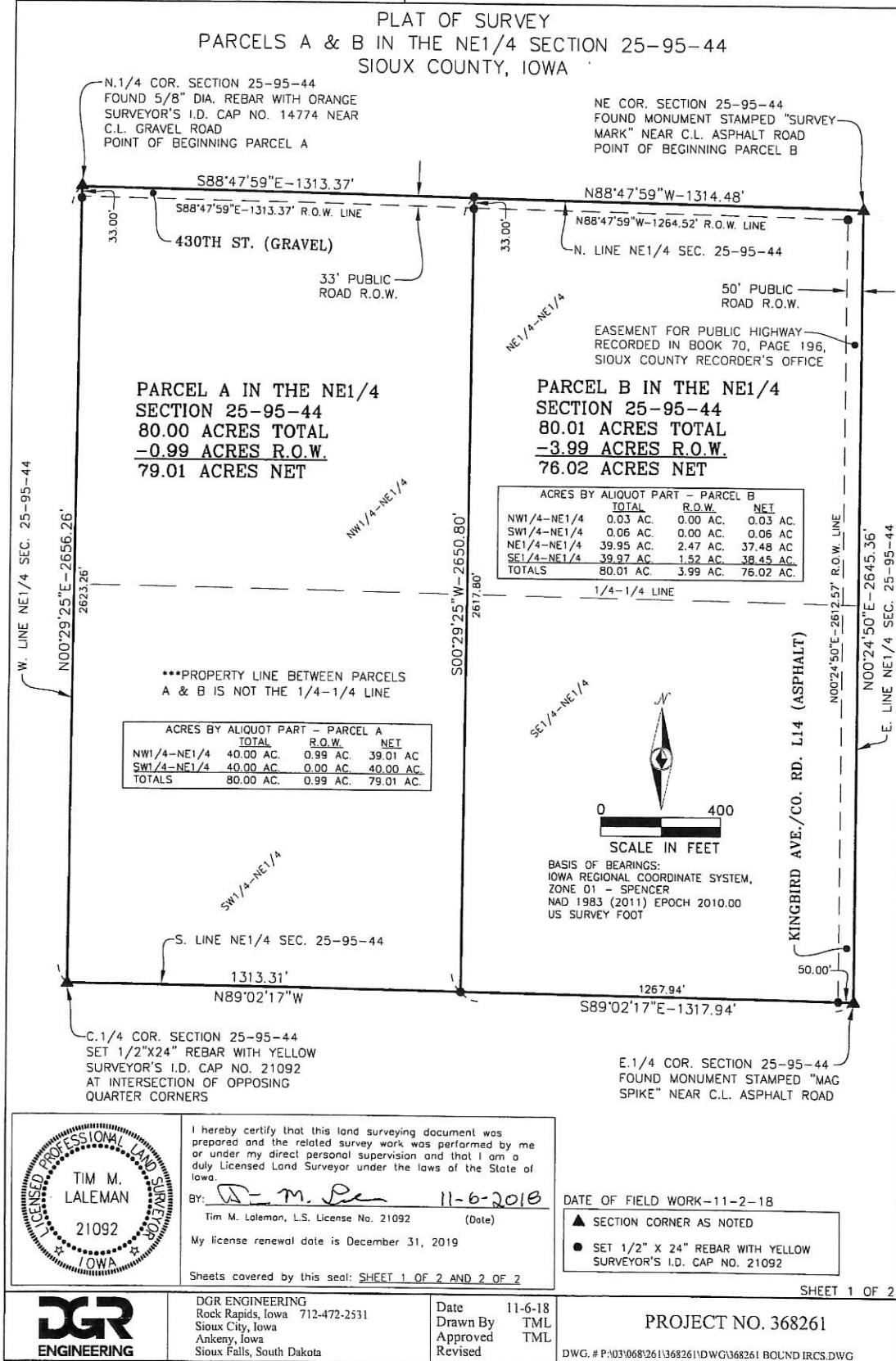
LOCATION:
NE1/4 SECTION 25-95-44

PREPARED BY AND RETURN TO:
TIM M. LALEMAN, PLS
DGR ENGINEERING
1302 SOUTH UNION STREET
P.O. BOX 511
ROCK RAPIDS, IOWA 51246
PHONE: 712-472-2531

SURVEY REQUESTED BY: MARK ZOMER

CURRENT PROPRIETORS: LAWRENCE DYKSTRA
REVOCABLE TRUST, ETAL

Number: 2018-05501
BK: 2018 PG: 5501
Recorded: 11/9/2018 at 3:49:36.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax:
Anita K. Van Bruggen RECORDER
Sioux County, Iowa



PLAT OF SURVEY
PARCELS A & B IN THE NE1/4 SECTION 25-95-44
SIOUX COUNTY, IOWA

DESCRIPTION - PARCEL A IN THE NE1/4 SECTION 25-95-44

That part of the Northeast Quarter (NE1/4) of Section Twenty-Five (Sec. 25), Township 95 North, Range 44 West of the 5th P.M., Sioux County, Iowa, described as follows:

Beginning at the North Quarter Corner of said Section 25; thence South 88°47'59" East along the north line of said NE1/4 for a distance of 1,313.37 feet; thence South 00°29'25" West for a distance of 2,650.80 feet to the south line of said NE1/4; thence North 89°02'17" West along said south line for a distance of 1,313.31 feet to the Center of Section Corner of said Section 25; thence North 00°29'25" East along the west line of said NE1/4 for a distance of 2,656.26 feet to the Point of Beginning, containing 80.00 acres, inclusive of 0.99 acres of Public Road right-of-way along the north side thereof.

SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.

DESCRIPTION - PARCEL B IN THE NE1/4 SECTION 25-95-44

That part of the Northeast Quarter (NE1/4) of Section Twenty-Five (Sec. 25), Township 95 North, Range 44 West of the 5th P.M., Sioux County, Iowa, described as follows:

Beginning at the Northeast Corner of said Section 25; thence North 88°47'59" West along the north line of said NE1/4 for a distance of 1,314.48 feet; thence South 00°29'25" West for a distance of 2,650.80 feet to the south line of said NE1/4; thence South 89°02'17" East along said south line for a distance of 1,317.94 feet to the East Quarter Corner of said Section 25; thence North 00°24'50" East along the east line of said NE1/4 for a distance of 2,645.36 feet to the Point of Beginning, containing 80.01 acres, inclusive of 3.99 acres of Public Road right-of-way along the north and east sides thereof.

SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.

SHEET 2 OF 2



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

Date	11-6-18
Drawn By	TML
Approved	TML
Revised	

PROJECT NO. 368261

DWG. # P:\03\068\261\368261\DWG\368261 BOUND IRCS.DWG

**ANOTHER AUCTION
CONDUCTED BY**



Mark Zomer-Broker-712-470-2526

Darrell Vande Vegte-Broker-712-726-3428

Gary Van Den Berg-sales-712-470-2068

Ryan Zomer-sales-712-441-3970

Blake Zomer-712-460-2552

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for our past successful auction results