

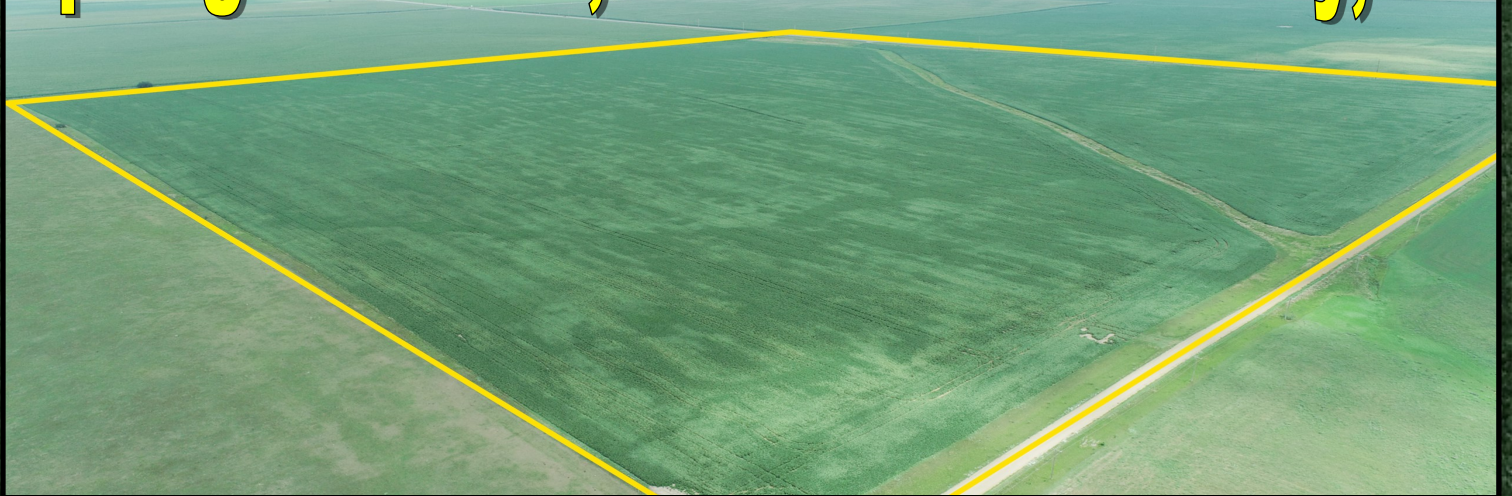
**ZOMER Z COMPANY**  
REALTY & AUCTION

**LIVE PUBLIC**

**^55.55+!  
Acres!**

# Land Auction

**Springfield TWP, Bon Homme County, SD**



**Tim Begeman—Owner**

**November 8, 2023 @ 10:30 A.M.**

Zomer Company | [Zomercompany.com](http://Zomercompany.com)

1414 Main St., Rock Valley, IA 51247 — 712-476-9443

Broker: Mark Zomer - 712-470-2526 | | Ryan Zomer—712-441-3970

Joel Westra-605-310-6941

**Auctioneers Note: We are honored to represent Tim Begeman in offering this high quality tract of farmland for sale at auction in Springfield TWP, Bon Homme County, SD! This land has an excellent topography and is a fantastic tract of land! Land for generations has proven itself to be an excellent investment! Watch [zomercompany.com](http://zomercompany.com) in case of inclement weather!**

**Location: On the North side of Springfield, SD at the intersection of 312th St./415th Ave(37) go North on 415th Ave (37) for 2 miles to the farmland. Land is located in the Northwest corner of the intersection of 310th St. & 415th Ave. (37).**

**Auction to be held at the site of the land.**



**[zomercompany.com](http://zomercompany.com) | 712.476.9443**

**Abbreviated Legal Description: The SE 1/4 of Section 2, Twp. 93N, Range 60W, Bon Homme County, SD Less lot H2. Sold subject to all public roads, easements of record and any/all special assessments or drainage taxes if any.**

**General Description:** This property contains 155.55+/- gross acres according to the Bon Homme County Assessor. According to FSA this tract of farmland has approx. 148.69 +/- acres of tillable land and approx. 3.11+/- acres of grass waterway with the remainder in road/ditch. The predominant soil types include YaB-Yankton-Alcester, EhB-Ethan Alcester, YaA-Yankton-Alcester, AcA-Alcester Chancellor, AaA-Alcester and EhC-Ethan-Alcester. According to Agri-Data this farm has a productivity index rating of 87.8 on the total farm and a county soil rating of .819. This farm has a corn base of 74 acres with a PLC yield of 127bu and a soybean base of 73.90 acres with a PLC yield of 38bu. This farmland is considered NHEL. If you are looking for a tract of land which checks all the boxes this is the farm for you! This farm has excellent soil ratings, an excellent topography and is located on a hard surface road providing great access! This is one of those farms you can be proud to own and a farm that your family for generations will thank you for purchasing! The famous saying is "Don't wait to buy land, Buy land and wait" Make plans today to attend this auction and purchase 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 gross county acres. This farm will NOT be surveyed and is being sold based on the county legal description only.

**Taxes:** The current Real Estate Taxes according to the Bon Homme County Treasurer are approx. \$3,849.90 per year. Seller will pay the 2023 taxes which are due and payable in March and Sept of 2024.

**Possession:** Full possession will be on March 1, 2024. This land is available to farm for the 2024 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 December 15, 2023. Buyer shall receive a clear and merchantable title to the property on closing day. Closing & Escrow agent shall be Bon Homme County Title. Title Insurance and closing fee shall be split 50/50 between the buyer and the seller. 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 SD 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. Auctioneers and Real Estate brokers are representing the sellers.

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# SPRINGFIELD TWP

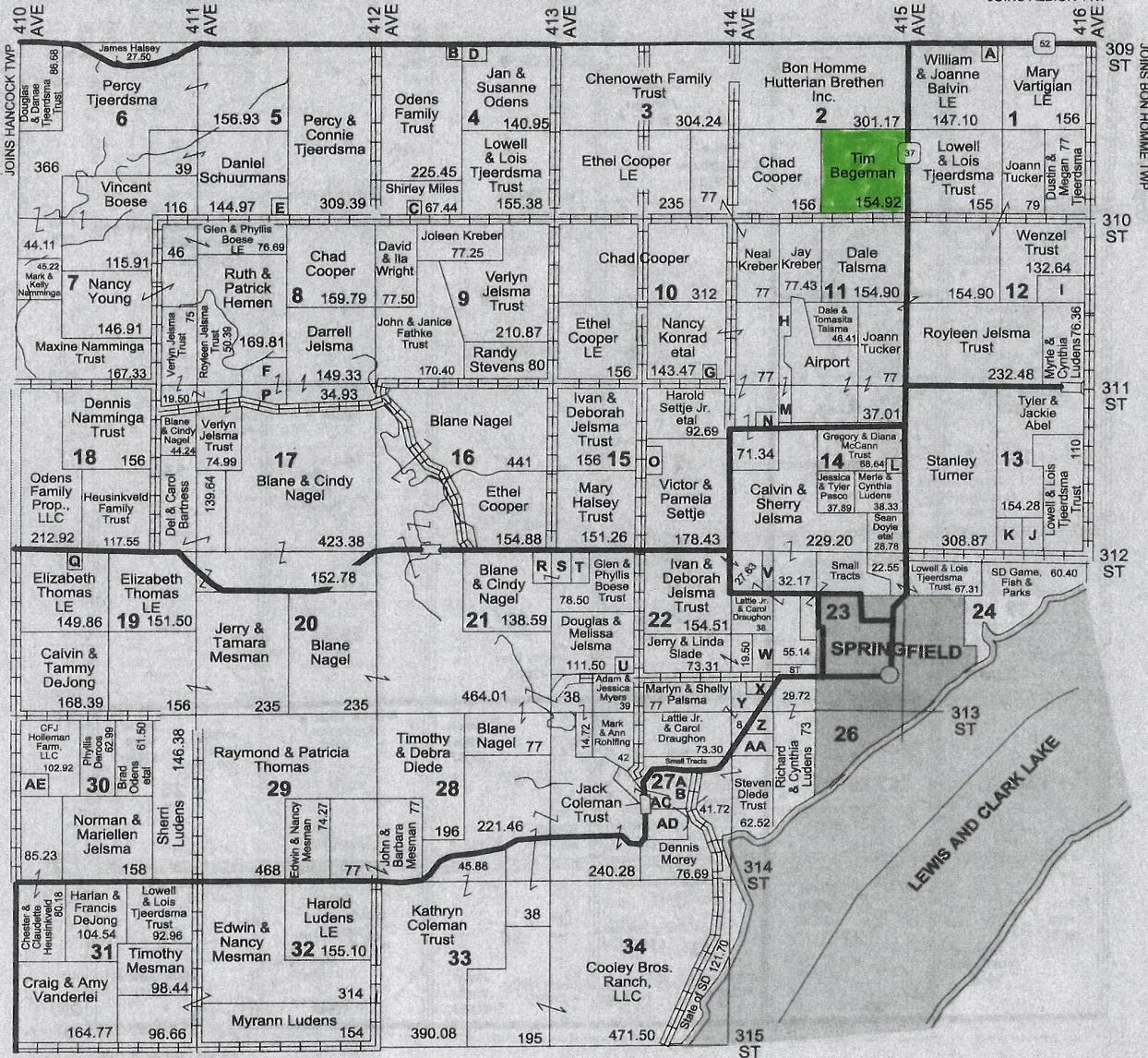
## LAND OWNER

T 93 N

R 60 W

JOINS ALBION TWP

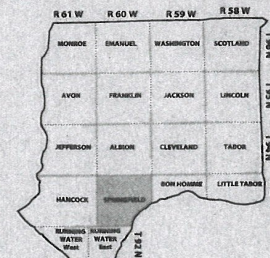
LAND OWNER & RURAL RESIDENT MAPS



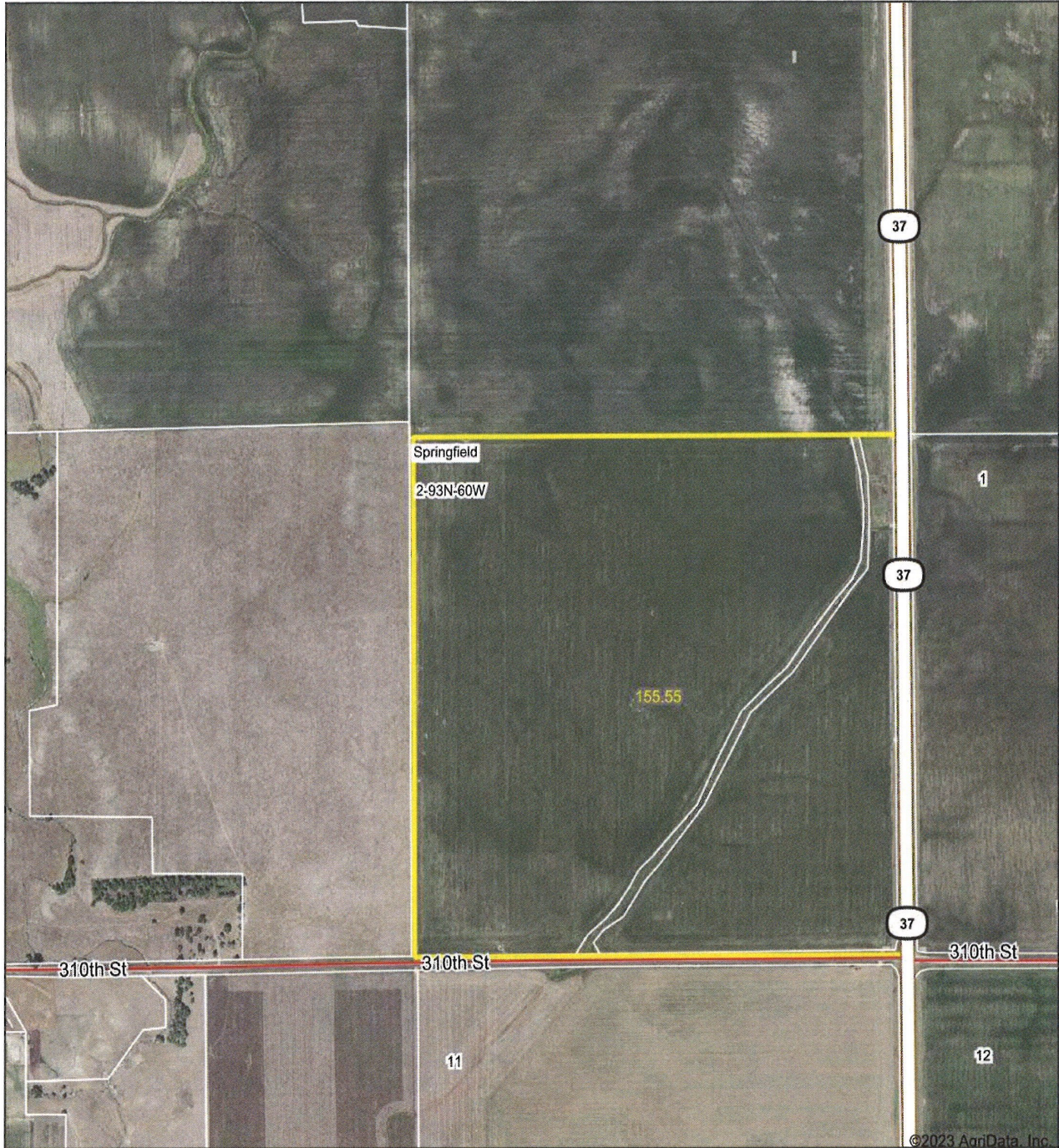
JOINS RUNNING WATER TWP EAST

**Small Tracts**

- Section 1 **A** Robert Shutt etal - 7.81
- Section 4 **B** Brad & Vicki Odens Trust - 9.50
- Section 4 **C** Dennis & Shirley Miles - 8.55
- Section 4 **D** Brad & Vicki Odens Trust - 13.46
- Section 5 **E** Kenneth & Carol Henery - 11.03
- Section 8 **F** Shaun Jensen - 15.90
- Section 10 **G** Will & Shannon Yule - 12.53
- Section 11 **H** Douglas & Melissa Jelsma - 33.28
- Section 12 **I** Jay & Carol Romkema - 25.38
- Section 13 **J** Danny Nelson etal - 18.06
- Section 13 **K** Calvin & Sherry Jelsma - 20.50
- Section 14 **L** Timothy & Mary Peterson - 9.48
- Section 14 **M** Douglas & Melissa Jelsma - 22.06
- Section 14 **N** Mark Maggs - 7
- Section 15 **O** Scott & Debra Burgi - 14.02
- Section 17 **P** Shaun Jensen - 18.55
- Section 19 **Q** Lori DeJong - 9.67
- Section 21 **R** Dwight & Susan Tjeerdsma - 14.43
- Section 22 **S** Dwight & Susan Tjeerdsma - 18.50
- Section 22 **T** Pamela Hamburg etal - 19.50
- Section 22 **U** John Walter - 6.80
- Section 23 **V** Steven & Camille Mertens - 9.67
- Section 23 **W** Jerry & Linda Slade - 19.50
- Section 23 **X** Harold Ludens Trust - 10
- Section 23 **Y** Casey & Jessica Luke - 13.59
- Section 26 **Z** Lawrence Jr. & Cheri Namminga - 9.43
- Section 27 **AA** Byron & Ginger Pudwill - 14.20
- Section 27 **AB** Patrick & Donna Gross - 30.67
- Section 27 **AC** Jack Peterson Jr. - 20.69
- Section 27 **AD** Susan Hemiller - 23.30
- Section 30 **AE** Lattie Jr. & Carol Draughon - 19.21

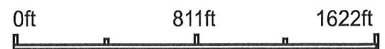


**Aerial Map**



©2023 AgriData, Inc.

Boundary Center: 42° 53' 51.99, -97° 53' 48.46



Maps Provided By:



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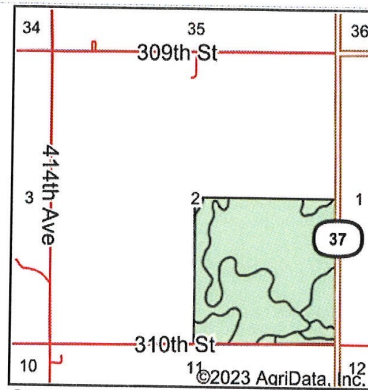
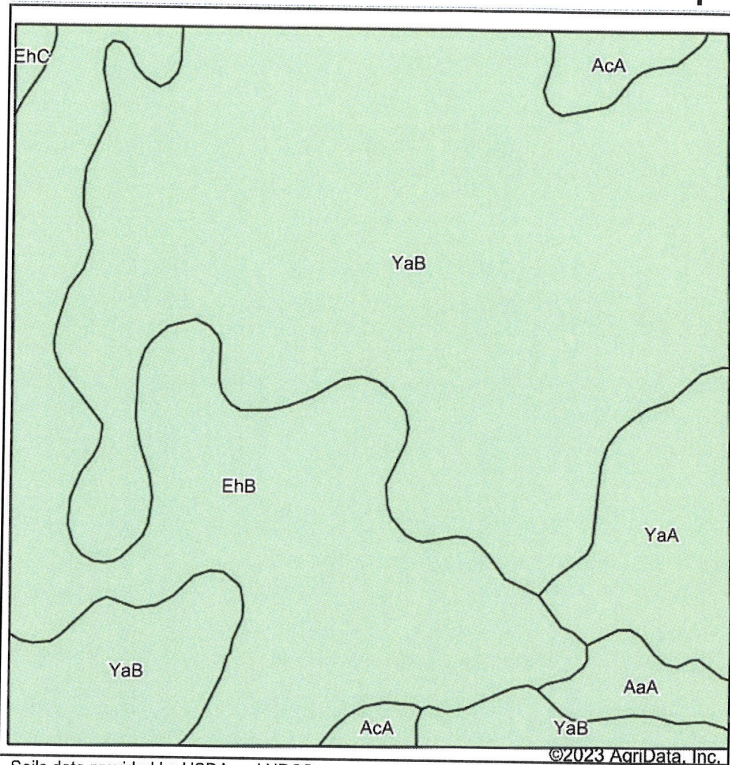
Field borders provided by Farm Service Agency as of 5/21/2008.

**2-93N-60W**  
**Bon Homme County**  
**South Dakota**



9/7/2023

### Soils Map



State: **South Dakota**  
 County: **Bon Homme**  
 Location: **2-93N-60W**  
 Township: **Springfield**

Date: **8/31/2023**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: SD009, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Tons	Bromegrass alfalfa AUM	Corn Bu	Grain sorghum Bu	Oats Bu	Soybeans Bu	*n NCCPI Soybeans
YaB	Yankton-Alcester silt loams, 1 to 6 percent slopes	94.19	58.9%	Ile		92	2.6	4.4	64	66	66	26	61
EhB	Ethan-Alcester complex, 1 to 6 percent slopes	46.52	29.1%	IIle		77	2.9	4.8	57	50	64	21	52
YaA	Yankton-Alcester silt loams, 0 to 2 percent slopes	11.41	7.1%	Ilc		95	2.8	4.6	68	70	70	28	61
AcA	Alcester-Chancellor complex	3.67	2.3%	Ilc		89	4.2	7	88	84	82	37	47
AaA	Alcester silty clay loam, 0 to 2 percent slopes	3.51	2.2%	I	I	97							73
EhC	Ethan-Alcester complex, 1 to 9 percent slopes	0.70	0.4%	Ive		68	2.8	4.7	50	43	53	19	51
<b>Weighted Average</b>				<b>2.28</b>	<b>*-</b>	<b>87.8</b>	<b>2.7</b>	<b>4.5</b>	<b>61.3</b>	<b>60.5</b>	<b>64.6</b>	<b>24.3</b>	<b>*n 58.3</b>

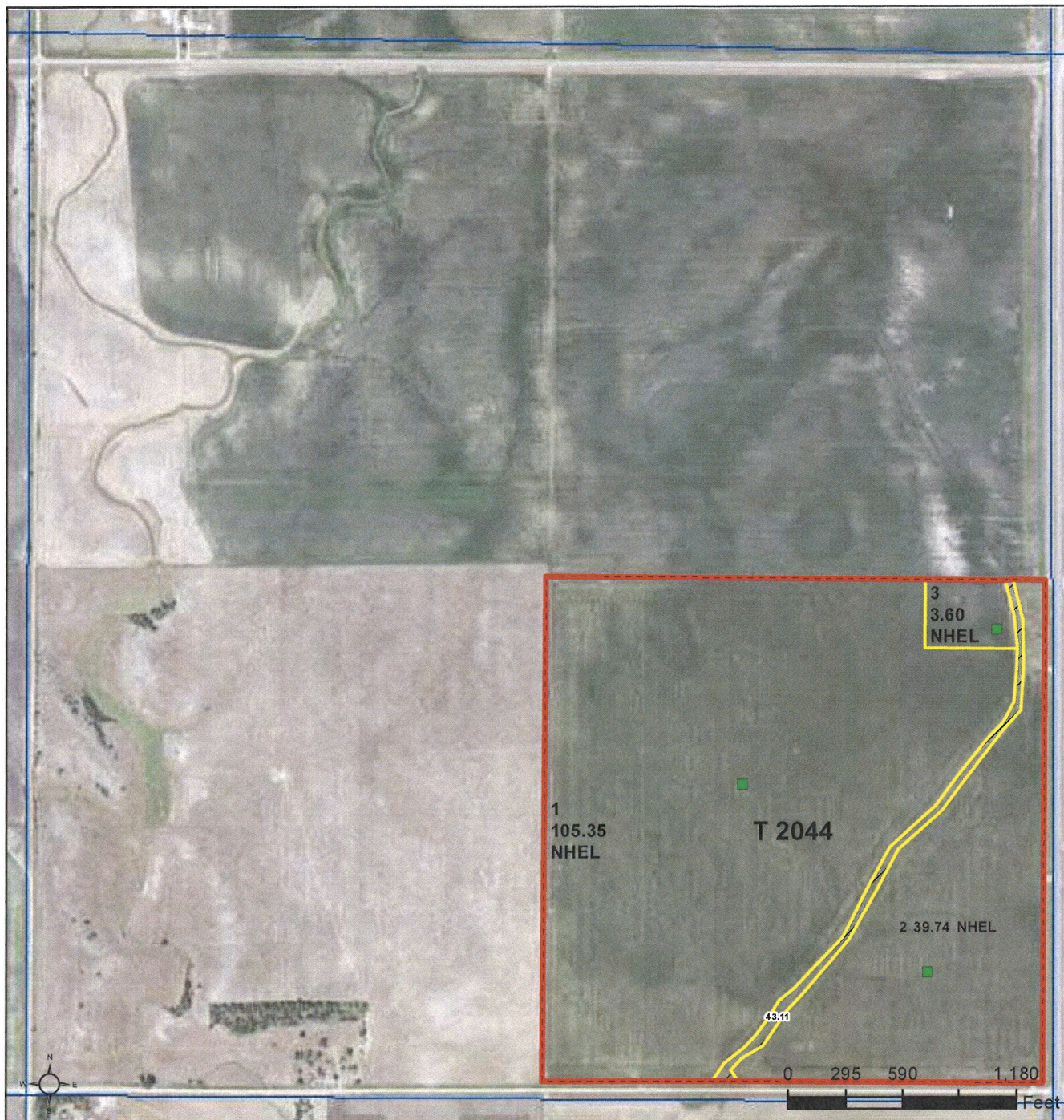
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.





**Common Land Unit** Tract Boundary PLSS

Non-Cropland  
 Cropland

**Wetland Determination Identifiers**

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

Unless otherwise noted, crops listed below are:  
 Non-irrigated  
 Intended for Grain      Producer initial \_\_\_\_\_  
 Corn = Yellow              Date \_\_\_\_\_  
 Soybeans = Common  
 Wheat - HRS or HRW  
 Sunflowers = Oil or Non

**2023 Program Year**  
 Map Created May 10, 2023  
**Farm 1293**

**2-93N-60W-Bon Homme**

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



SOUTH DAKOTA  
 BON HOMME  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

FARM : 1293  
 Prepared : 7/28/23 10:44 AM CST  
 Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :  
 CRP Contract Number(s) : None  
 Recon ID : None  
 Transferred From : None  
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
151.80	148.69	148.69	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	148.69	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	74.00	0.00	127	0
Soybeans	73.90	0.00	38	0
<b>TOTAL</b>	<b>147.90</b>	<b>0.00</b>		

NOTES

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Tract Number : 2044

Description : 10G SE1/4 2 93 60  
 FSA Physical Location : SOUTH DAKOTA/BON HOMME  
 ANSI Physical Location : SOUTH DAKOTA/BON HOMME  
 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 : TIM E BEGEMAN  
 Other Producers : None  
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
151.80	148.69	148.69	0.00	0.00	0.00	0.00	0.0



SUBS  
 BON HOMME  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 1293**  
 Prepared : 7/28/23 10:44 AM CST  
 Crop Year : 2023

**Tract 2044 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	148.69	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	74.00	0.00	127
Soybeans	73.90	0.00	38
<b>TOTAL</b>	<b>147.90</b>	<b>0.00</b>	

**NOTES**

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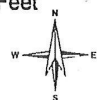
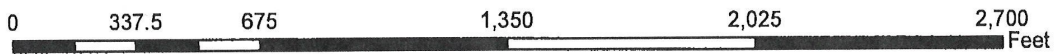
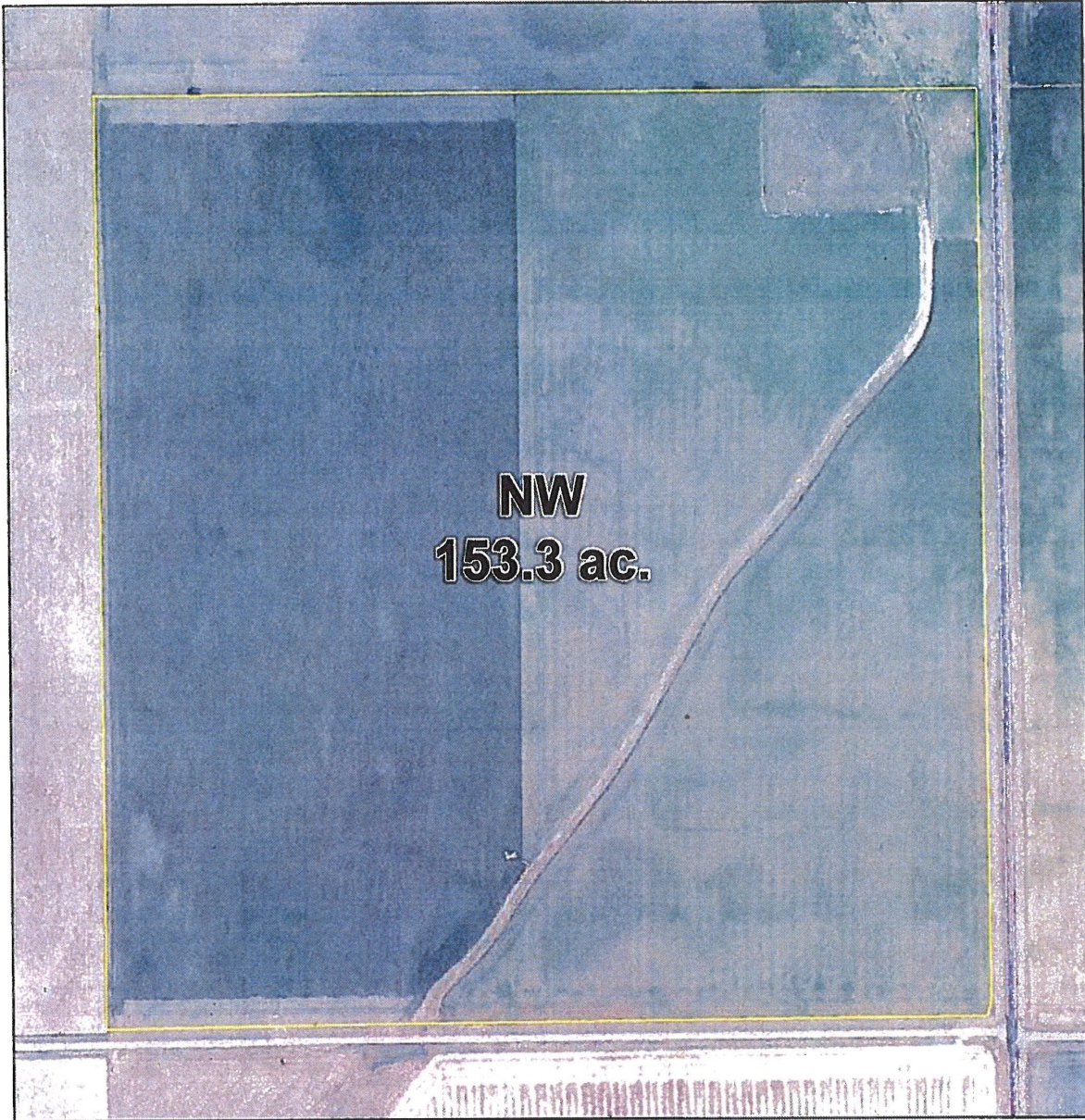
*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*



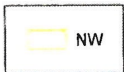
### Certified Wetland Determination

Field Office: Tyndall FO  
Certified By: B. Stemper  
Legal Desc: SE4 2-93-60

Agency: USDA-NRCS  
Certified Date: 10/10/2018  
Tract: 2044



#### Legend



- W Wetland
- FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
- PC Prior Converted
- NW Non Wetland
- See NRCS CPA-026E for definitions and additional info.



# PRESENTED BY

# ZOMER COMPANY

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**Darrell Vande Vegte — Sales-712-470-1125**  
**Ryan Zomer — Sales - 712-441-3970**  
**Blake Zomer — Sales - 712-460-2552**  
**Gary Van Den Berg — Sales - 712-470-2068**  
**Ivan Huenink — Sales - 712-470-2003**  
**Gerad Gradert — Sales - 712-539-8794**  
**Bryce Zomer — Sales - 712-451-9444**

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