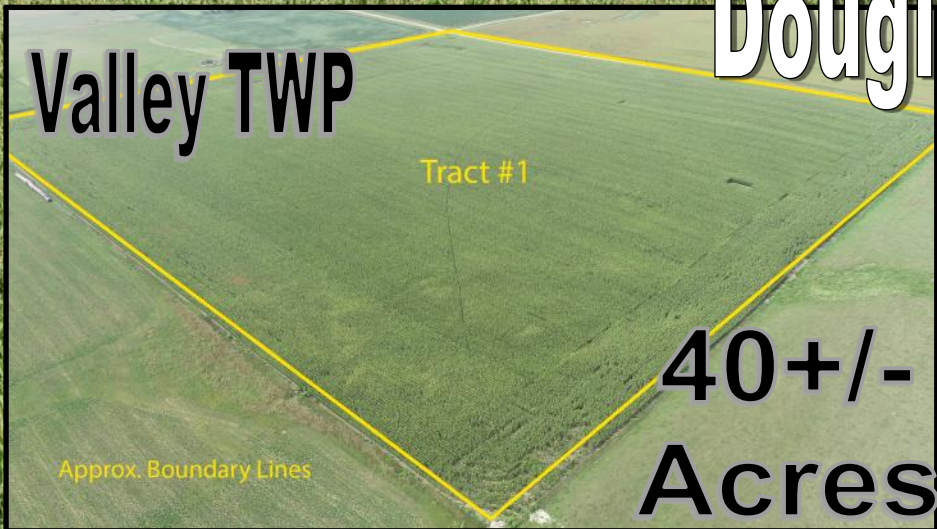




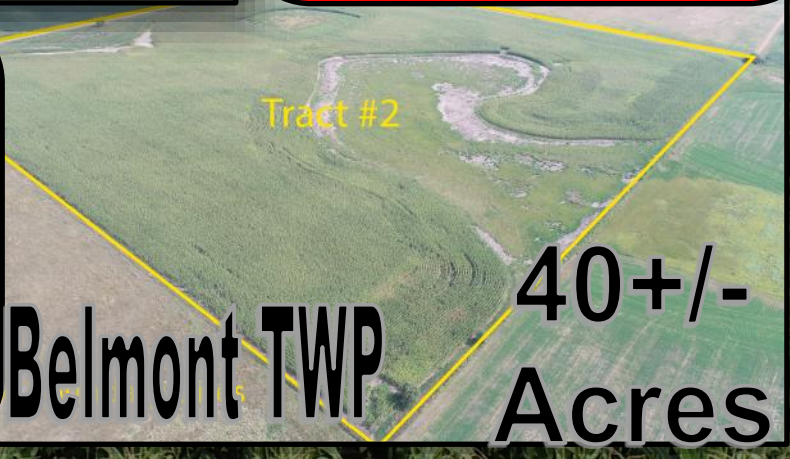
Live

Public
Land Auction
Douglas County, SD



November 14, 2023
@ 10:30 A.M.

Scattergood
FRIENDS SCHOOL
EST. 1890
Owners



Zomer Company
1414 Main St., Rock Valley, IA | Office — 712-476-9443—www.zomercompany.com
Mark Zomer - 712-470-2526 | Ryan Zomer - 712-441-3970
Joel Westra - 605-310-6941

Auctioneers Note: Zomer Company is honored to represent the Scattergoods Friends School Foundation in offering these two fantastic tracts for sale at auction! Land in Douglas County is not always available for sale at auction! Do not pass up an opportunity to add one or both of these tracts to your current operation or investment portfolio! Land has continually proven itself to be an excellent investment!

Tract 1 Location: From the NW edge of Delmont, SD go North 4 miles on 401st Ave to 280th St., then go West for 4 miles to 397th Ave then go 1 mile North to the site of the farmland

Tract 2 Location: From the NW edge of Delmont, SD go North 4 miles on 401st Ave to 280th St., then go West for 2 miles to 399th Ave then go 1 mile North to 279th St., then go a 3/4 mile West to the site of the Farmland. **Auction to be held at the site of Tract 1.**

Watch zomercompany.com for inclement weather!



Abbreviated Legal Description of Tract 1: The SW 1/4 of the SW 1/4 of Section 36, Twp 99N, Range 63W of the 5th P.M. Douglas County, SD. Sold subject to all public roads, easements of record, special assessments and drainage taxes if any.

General Description of Tract 1: This property contains 40+/- gross acres according to the Douglas County Assessor. According to FSA this tract of farmland has approx. 40.24 +/- acres of tillable land. The predominant soil types include CnB-Clarno-Ethan-Bonilla, Pt-Prosper-Tetonka. According to Agri-Data this farm has a productivity index rating of 78 on the total farm and a county soil rating of 0.81. This farm has a corn base of 20 acres with a PLC yield of 101bu and a wheat base of 20 acres with a PLC yield of 62bu. This farmland is considered NHEL. Young Farmers, Established Operators and Investors if you are looking for a smaller tract of land to purchase as your first property or add to your existing operation be sure to take a look at this fantastic tract of land! Land long term has proven itself over and over to be an excellent investment! Begin establishing your family's legacy today by purchasing this outstanding tract of Douglas County, SD farmland! Your family will thank you for taking the opportunity to purchase this tract of land!

Abbreviated Legal Description of Tract 2: The NE 1/4 of the NW 1/4 of Section 6, Twp 98N, Range 62W of the 5th P.M. Douglas County, SD. Sold subject to all public roads, easements of record, special assessments and drainage taxes if any.

General Description of Tract 2: This property contains 40+/- gross acres according to the Douglas County Assessor. According to FSA this tract of farmland has approx. 33.69 +/- acres of tillable land. The predominant soil types include CnB-Clarno-Ethan-Bonilla, Te-Tetonka, CpA-Clarno-Bonilla and Pt-Prosper-Tetonka. According to Agri-Data this farm has a productivity index rating of 75.1 on the total farm and a county soil rating of 0.75. This farm has a corn base of 24.90 acres with a PLC yield of 101bu and a soybean base of 8.30 acres with a PLC yield of 35bu. This farmland is considered NHEL. If you are thinking that you would like to own a great tract of land in Douglas County, South Dakota be sure to take a look at the land on this auction! This tract of land is in a great location located NW of Delmont, SD & NE of Armour, SD! The famous saying is "Don't wait to buy land, Buy land and wait". Make plans today to attend this auction to purchase this tract of land!

Method of sale: Auction will be held at the site of Tract 1. Watch website for inclement weather. Each farm will be sold with the final bid times the gross county acres. These farms will not be surveyed and are being sold based solely on the county deeded acres.

Taxes: The current Real Estate Taxes according to the Douglas County Treasurer are approx. \$1,066.18 per year on Tract 1 and approx. \$996.68 per year on Tract 2. 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. These farms are 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 21, 2023. Buyer shall receive a clear and merchantable title to the property on closing day. Title Insurance & closing fee shall be split 50/50 between the buyer and the seller. 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. 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.

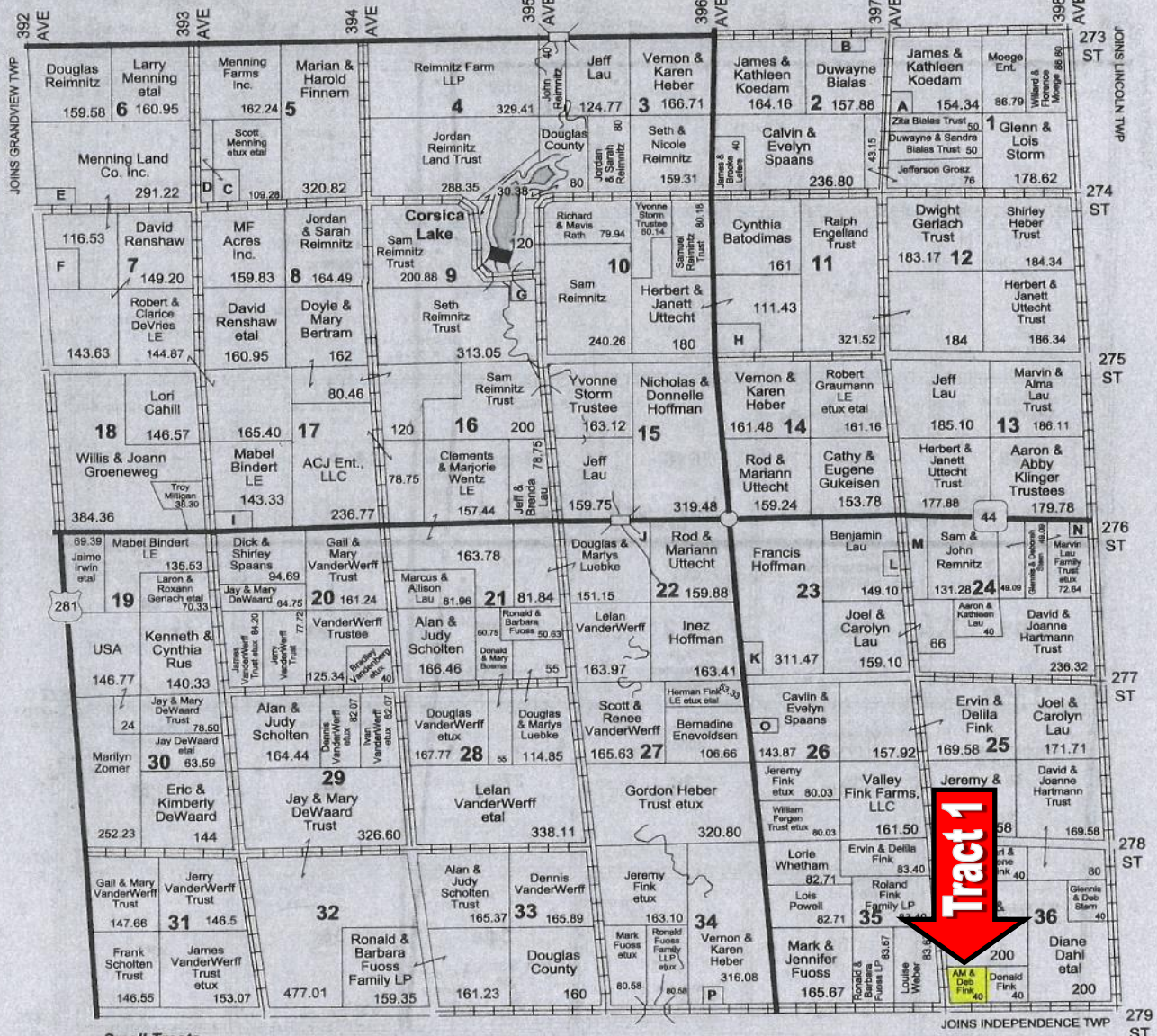
VALLEY TWP

LAND OWNER

T 99 N

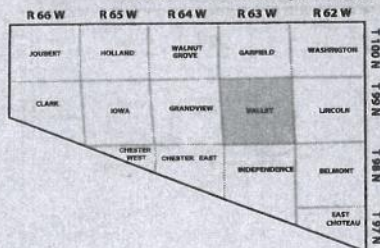
R 63 W

JOINS GARFIELD TWP



Small Tracts

- Section 1 A Aaron Ymker - 17.91
- Section 2 B Larry & Tammy Hoffman - 8.82
- Section 5 C Brad & Mary Vandenberg - 33.22
- D Andy & Geraldine Vandenberg - 11.28
- Section 6 E Scott & Audra Menning - 14.47
- Section 7 F Frank & Lashell Menning - 31.29
- Section 9 G Samuel Reimnitz Trust - 10
- Section 11 H Bradley & Kristie Spaans - 49.37
- Section 17 I Roy & Sandra Heim - 14.31
- Section 22 J Chateau Creek Farm, LLC - 10
- Section 23 K Daniel Hoffman - 12.51
- L Chad & Hannah Lau - 10
- Section 24 M Walter Villmow - 43.12
- N Paul & Mildred Hartmann - 6
- Section 26 O Bradley & Kristie Spaans - 17.99
- Section 34 P Jeff & Nicole Grosz - 8.21

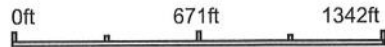


Aerial Map



©2023 AgriData, Inc.

Boundary Center: 43° 20' 29.8, -98° 14' 39.1



36-99N-63W
Douglas County
South Dakota

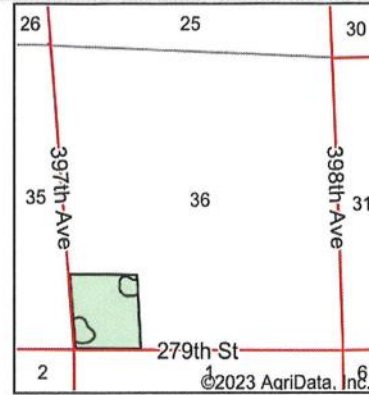
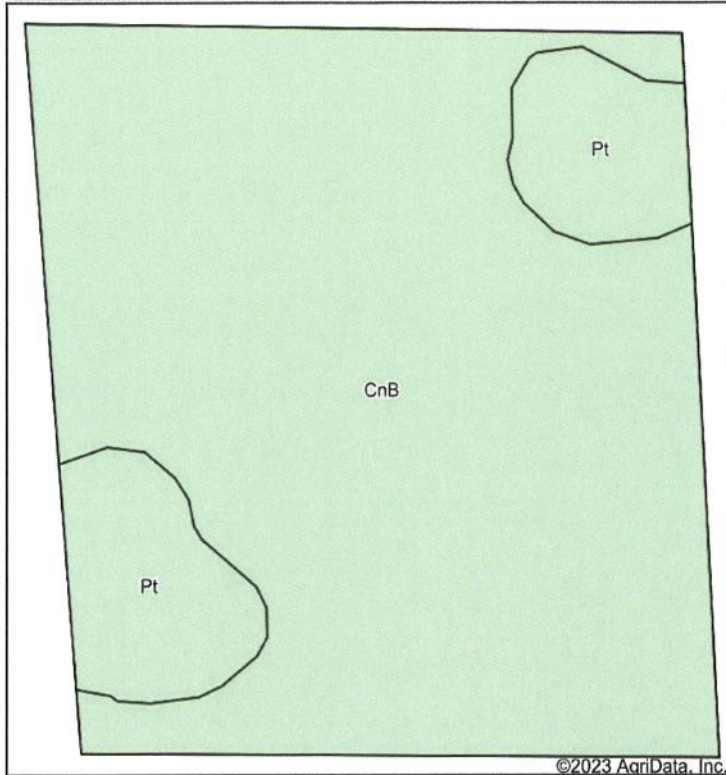


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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8/31/2023

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

Soils Map



State: **South Dakota**
 County: **Douglas**
 Location: **36-99N-63W**
 Township: **Valley**
 Acres: **40**
 Date: **8/31/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

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Area Symbol: SD043, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Bromegrass alfalfa AUM	Corn Bu	Grain sorghum Bu	Oats Bu	Spring wheat Bu	*n NCCPI Soybeans
CnB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	34.27	85.7%	Ile	78							62
Pt	Prosper-Tetonka complex	5.73	14.3%	IIc	78	3	5.2	68	67	71	36	50
Weighted Average				2.00	78	0.4	0.7	9.7	9.6	10.2	5.2	*n 60.3

*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.



United States
Department of
Agriculture

Davison County, South Dakota



Common Land Unit PLSS

- Cropland
- Tract Boundary

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 April 20, 2023

Farm 3812

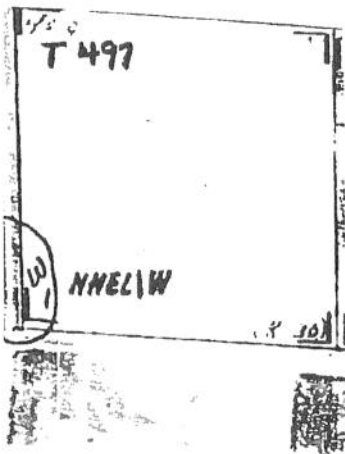
36-99N-63W-Douglas

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).



NOT TO SCALE

25-9143



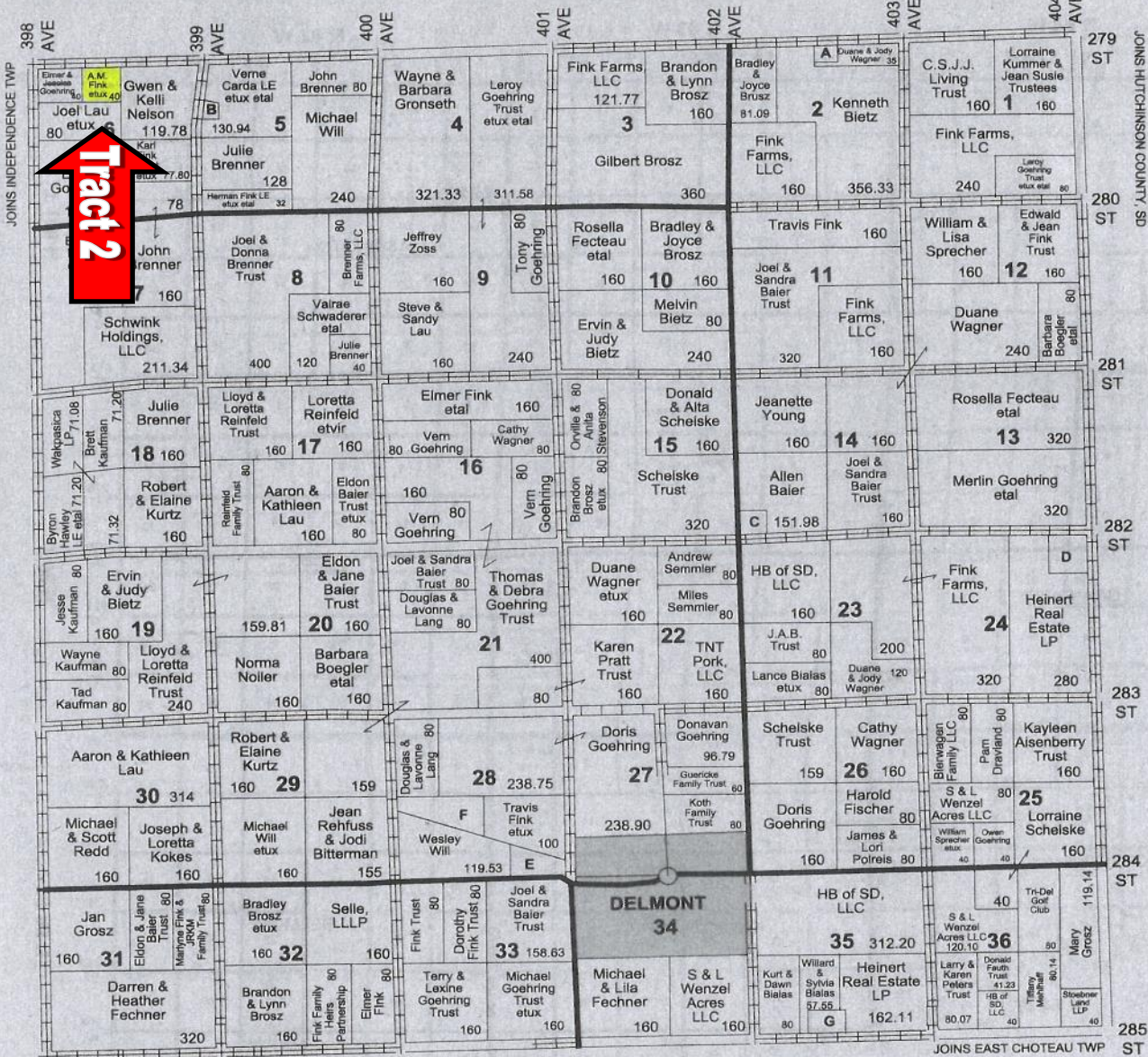
BELMONT TWP

LAND OWNER

R 62 W

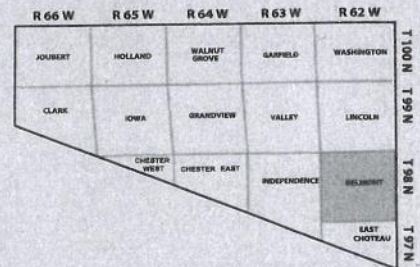
JOINS LINCOLN TWP

T 98 N



Small Tracts

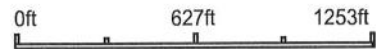
- Section 2 **A** Duane Wagner - 10.99
- Section 5 **B** Douglas & Elizabeth Villmow - 8.60
- Section 14 **C** Ronald & Hope Loneman - 8.02
- Section 24 **D** Jerauld & Glendine Heinept - 40
- Section 28 **E** Twin Rivers Old Iron Assoc. - 35
- Section 28 **F** Eldon & Jane Baier - 54
- Section 35 **G** Todd Vendenbroeke - 20.34



Aerial Map



Boundary Center: 43° 20' 16.42, -98° 13' 11.31



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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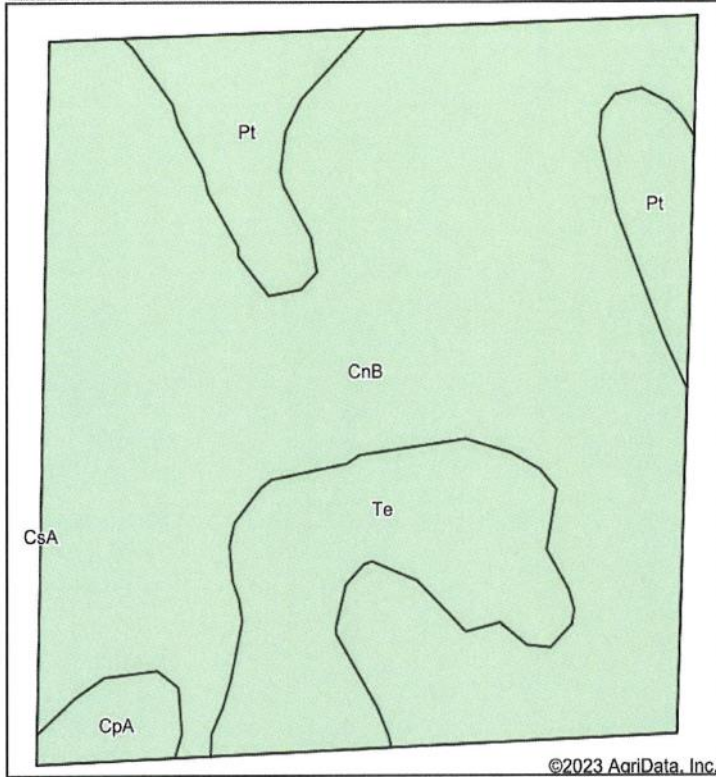
6-98N-62W
Douglas County
South Dakota



8/31/2023

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

Soils Map



State: **South Dakota**
 County: **Douglas**
 Location: **6-98N-62W**
 Township: **Belmont**
 Acres: **34.79**
 Date: **8/31/2023**



Maps Provided By:



Area Symbol: SD043, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Bromegrass alfalfa AUM	Corn Bu	Grain sorghum Bu	Oats Bu	Spring wheat Bu	*n NCCPI Soybeans
CnB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	25.70	73.9%	Ile	78							62
Te	Tetonka silt loam, 0 to 1 percent slopes	4.97	14.3%	IVw	56							14
Pt	Prosper-Tetonka complex	3.35	9.6%	IIc	78	3	5.2	68	67	71	36	50
CpA	Clarno-Bonilla loams, 0 to 2 percent slopes	0.77	2.2%	IIc	88							64
Weighted Average				2.29	75.1	0.3	0.5	6.5	6.5	6.8	3.5	*n 54

*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.



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

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

Producer initial _____
 Date _____

2023 Program Year

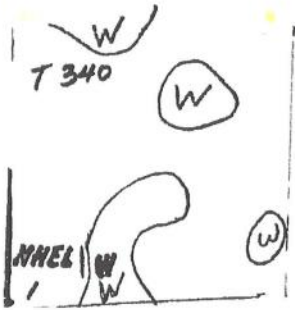
Map Created April 20, 2023

Farm 3812

6-98N-62W-Douglas

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).

NOT TO SCALE



**OFFICIAL WETLAND
DETERMINATION FOR
HIGHLIGHTED TRACTS ONLY**

6-98-62

Douglas

SOUTH DAKOTA
DAVISON



FARM : 3812
Prepared : 8/15/23 7:44 AM CST
Crop Year : 2023

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 3 for non-discriminatory Statements.

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
73.93	73.93	73.93	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	73.93	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	20.00	0.00	62	
Corn	44.90	0.00	101	0
Soybeans	8.30	0.00	35	0
TOTAL	73.20	0.00		

NOTES

Tract Number : 3071 **Tract 2**

Description : NE NW 6 98 62
FSA Physical Location : SOUTH DAKOTA/DOUGLAS
ANSI Physical Location : SOUTH DAKOTA/DOUGLAS
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : SCATTERGOOD FRIENDS SCHOOL
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
33.69	33.69	33.69	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA
 DAVISON
 Form: FSA-156EZ

USDA United States Department of Agriculture
 Farm Service Agency
Abbreviated 156 Farm Record

FARM : 3812
 Prepared : 8/15/23 7:44 AM CST
 Crop Year : 2023

Tract 3071 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	33.69	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	24.90	0.00	101
Soybeans	8.30	0.00	35
TOTAL	33.20	0.00	

NOTES

Tract Number : 3072 Tract 1

Description : SW SW 36 99 63
FSA Physical Location : SOUTH DAKOTA/DOUGLAS
ANSI Physical Location : SOUTH DAKOTA/DOUGLAS
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : SCATTERGOOD FRIENDS SCHOOL
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
40.24	40.24	40.24	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	40.24	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	20.00	0.00	62
Corn	20.00	0.00	101
TOTAL	40.00	0.00	

NOTES

PRESENTED BY

ZOMER COMPANY

Mark Zomer — Broker - 712-470-2526
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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do in your lifetime and we Thank You in advance for your trust
and confidence in our firm.

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www.zomercompany.com

for our past successful results