



ZOMER COMPANY
REALTY & AUCTION

Upcoming Farmland Auction

Of 144.60+/- Acres Of

Farmland Located In

Pleasant TWP, Hanson County, SD!

November 18, 2023 @ 10:30 A.M.

4KG LLC—Owners

Auctioneers:

Zomer Company | zomercompany.com

1414 Main St., Rock Valley, IA

Office — 712-476-9443

Mark Zomer - 712-470-2526

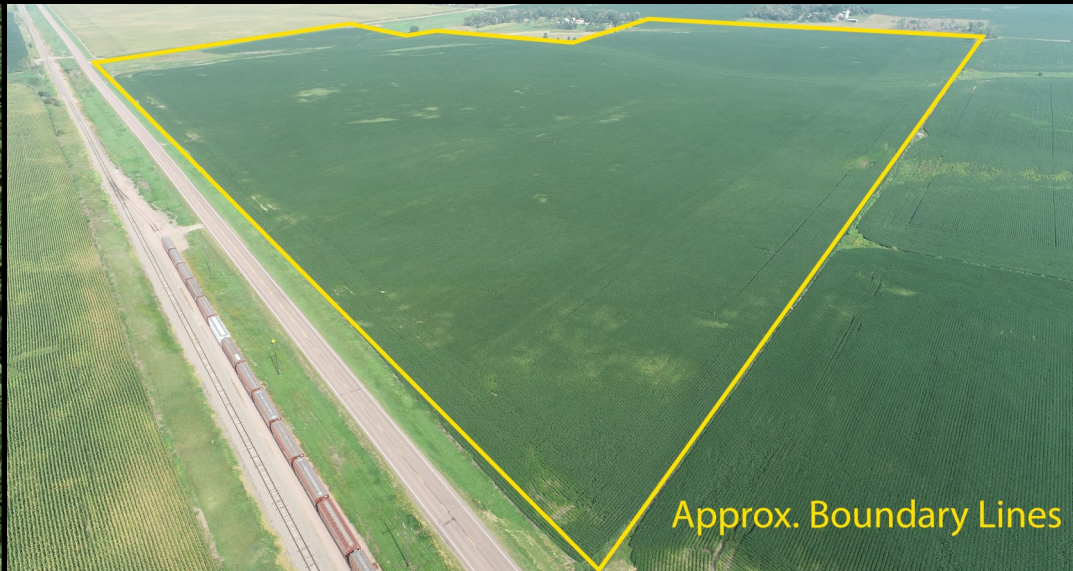
Ryan Zomer - 712-441-3970

Joel Westra - 605-310-6941

Auctioneers' Note: We are honored to represent the Peters family in offering at auction this fantastic tract of Hanson County, SD farmland! If you are a farmer looking to add a great farm to your operation or an investor looking to add a great farm to your investment portfolio this land offers a tremendous opportunity to purchase a quality tract of farmland!! Call

Location: From Emery, SD go Northwest on South Dakota County Road 262 for approx. 3/4 mile to the site of the farmland. Farm is located on the North side of 262 and is in the Northeast corner of the intersection of 262 & 428th Ave.

Watch zomercompany.com for inclement weather!



Zomer Company Office - 712-476-9443

1414 Main St.,

Rock Valley, IA 51247

www.zomercompany.com

Abbreviated Legal Description: The NW1/4 including Lot A of Blocks Subdivision Except Lot H-1, Lot 1 of Punts subdivision an Rail Road Right of way, and all that part of the SW1/4 lying North of the right away of the Chicago, Milwaukee, and St. Paul Rail Road all in Section 26, TWP 102N, Range 57W of the 5th P.M., Hanson County, SD. Subject to all Easements of Record and public highways.

General Description: According to the Hanson County assessor, this property contains 144.60+/- gross deeded acres. According to FSA/Agri Data, this farm contains approx. 139.89+/- tillable acres. This farm has a corn base of 68.81 acres with a PLC yield of 140bu and a soybean base of 66.25 acres with a PLC yield of 40bu and a wheat base of 3.34 acres with a PLC yield of 39bu.. This farm is classified as NHEL. The predominant soil types include: HaC-Hand, HdB-Hand, HmB-Henkin, Tw-Tetonka, HaA-Hand, HaB-Hand, CdB-Clarno, DaB-Davis, Ww-Worthing, Te-Tetonka, DnD-Delmont and DeB-Delmont. The average productivity index rating according to Agri-Data is 69.8. The average county soil rating is 0.662! This land is in a great area where land is not always readily available! If you are a farmer looking to add a farm to your current operation or an investor looking for a quality tract of farmland do not miss your opportunity to purchase this farm! The famous saying is "Don't wait to buy land, Buy land and wait". Land for generations has been a true conduit for generational success. Establish your family's future generations success by choosing to purchase this farm! The opportunity to purchase a farm when it comes for sale is something that typically is truly a once in a lifetime opportunity as land once sold does not typically come for sale again for generations! Make plans today to purchase this fantastic farm in Hanson County, SD!

Method of sale: Auction will be held at the site of the farmland. (Watch zomercompany.com for inclement weather or contact an agent listed below) Farmland will be sold with the final bid price x the gross deeded county acres of 144.60+/- . This farm has NOT been surveyed and will be sold based on the deeded legal description.

Taxes: The current Real Estate Taxes according to the Hanson County Treasurer are approx. \$2,387.86 per year. Seller will pay the 2023 taxes when due and payable. Buyer will be responsible for 2024 taxes when due an payable.

Possession: Full possession will be on March 1, 2024. This farm 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 27, 2023**. Buyer shall receive a clear and merchantable title to the property on closing day. "The Title Company" shall act as escrow and closing agent. Title insurance and closing fees 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

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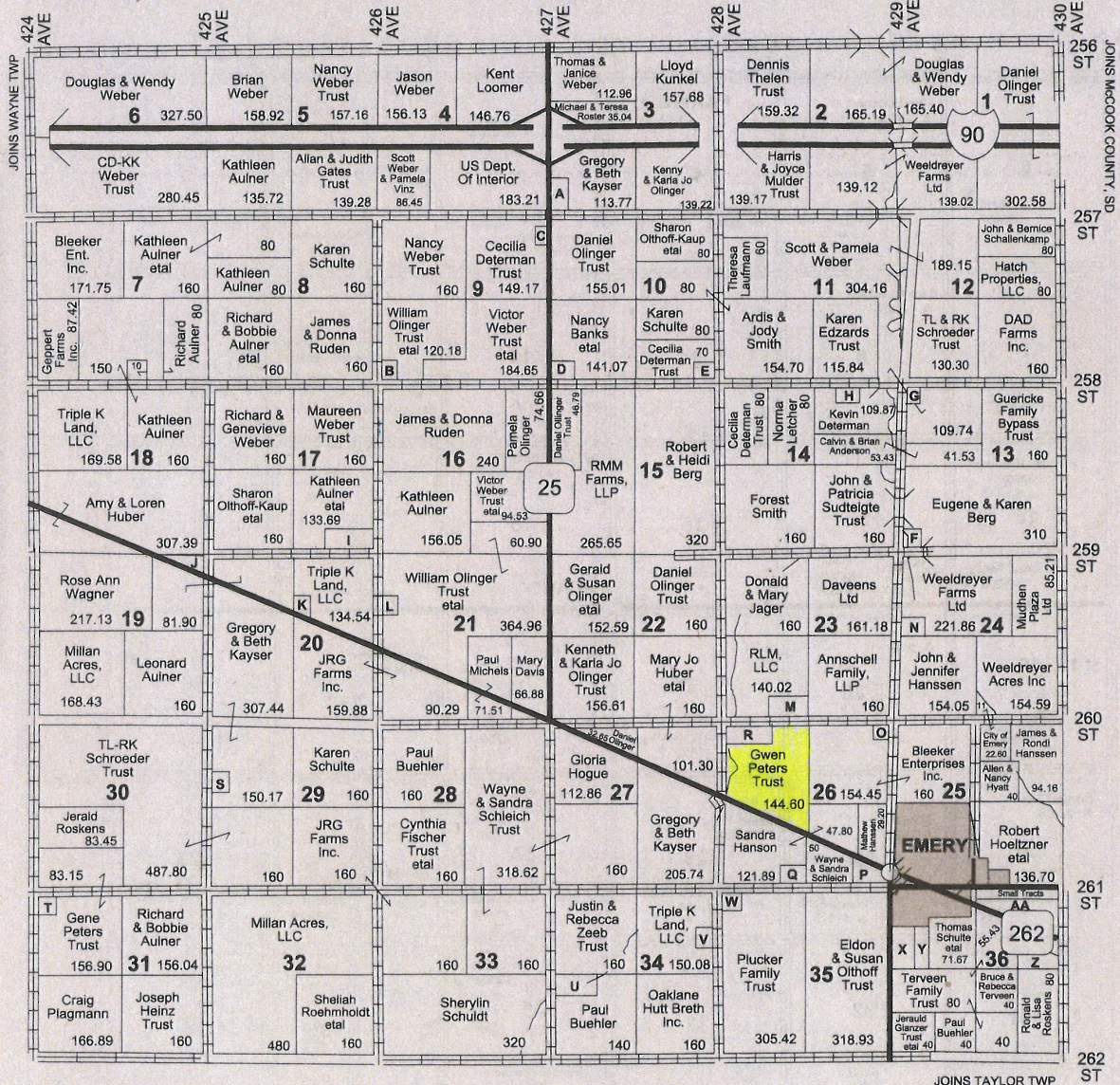
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PLEASANT TWP

T 102 N

LAND OWNER

R 57 W



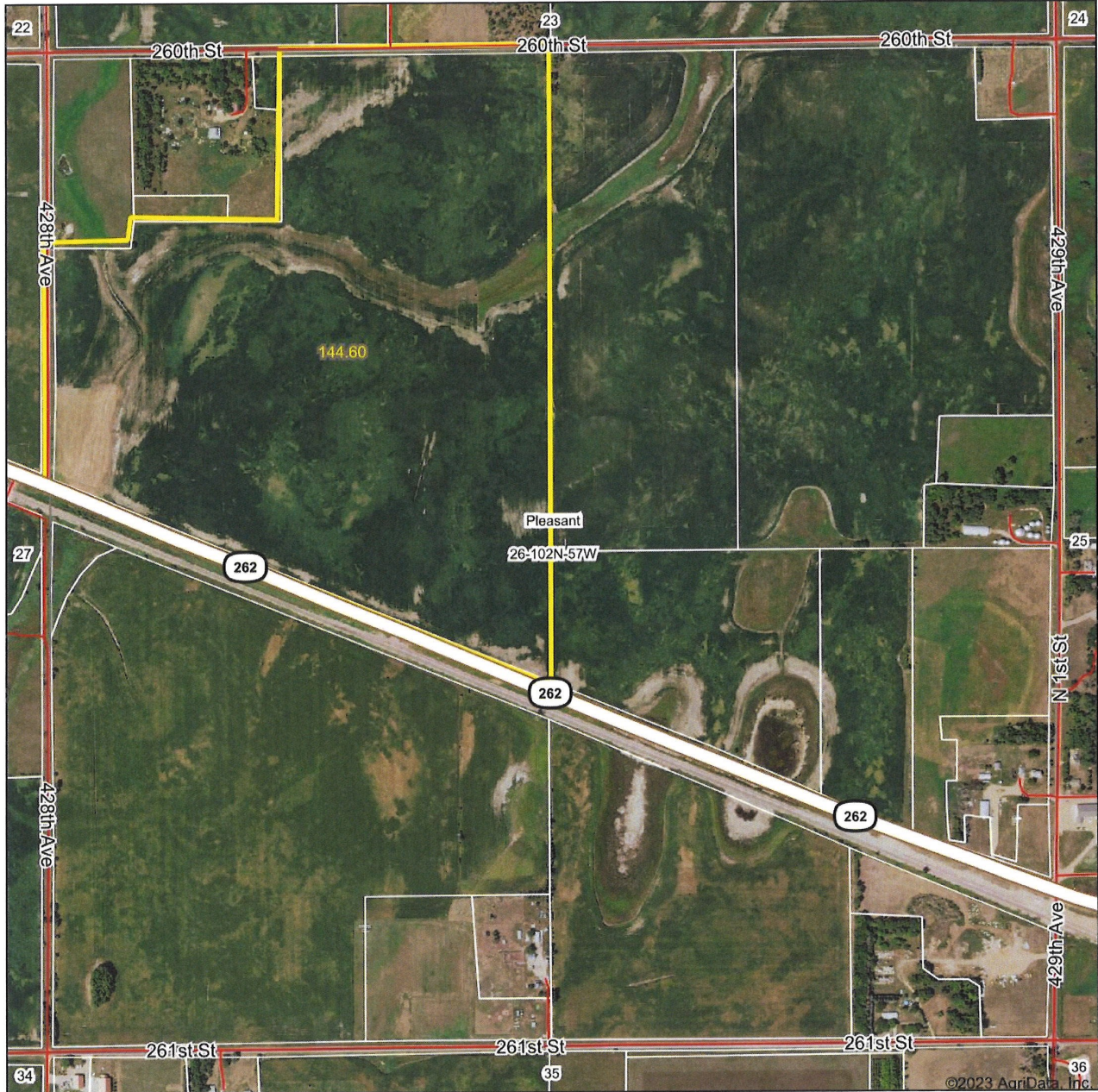
HANSON COUNTY LAND OWNER & RURAL RESIDENT MAPS

Small Tracts

- Section 3 A Boyd Reimnitz Sr. - 15.55
- Section 9 B James & Gladys Laabs - 8.82
- Section 10 C Kay Determan - 5
- Section 10 D Shannon Juhnke etal - 14.30
- Section 10 E Vince & Karen Brandts - 10
- Section 13 F Randy & Joy Berg - 10
- Section 13 G Wade Weber etal - 8.21
- Section 14 H Brian & Emily Anderson - 9.18
- Section 17 I Oran & Mary Hoffman - 26.31
- Section 19 J Maureen Weber - 18.40
- Section 20 K Kayser Livestock, LLC - 10.01
- Section 21 L Charlie Olinger - 7.05
- Section 23 M Glen & Nancy Tolle - 19.98
- Section 24 N Craig & Mary Strain - 12.93
- Section 26 O St Martins Catholic Cemetery - 5.55
- Section 26 P Carl Nordwald - 20.66
- Section 26 Q Berg Family Trust - 16.60
- Section 26 R Peter & Connie Dye - 23.66
- Section 29 S Brian Haljar - 10.75
- Section 31 T Randy & Dawn Huber - 8.11
- Section 34 U Michael Buehler etal - 20
- Section 34 V Andrew & Shannon Glover - 9.92
- Section 35 W Robert Wastrum etal - 9.84
- Section 36 X Cargill Inc - 25
- Section 36 Y Roger Klock - 15
- Section 36 Z Eric & Jennifer Roskens - 32.04
- Section 36 AA Triple K Land, LLC - 39.03

R 59 W	R 58 W	R 57 W
PLANO	FAIRVIEW	SPRING LAKE
HANSON	JASPER	EDGERTON
ROSDALE	WAYNE	PLEASANT
WORTHEN	BEULAH	TAYLOR

Aerial Map



Boundary Center: 43° 36' 38.46, -97° 38' 30.29

0ft 818ft 1636ft



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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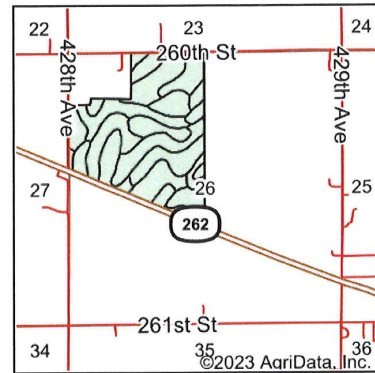
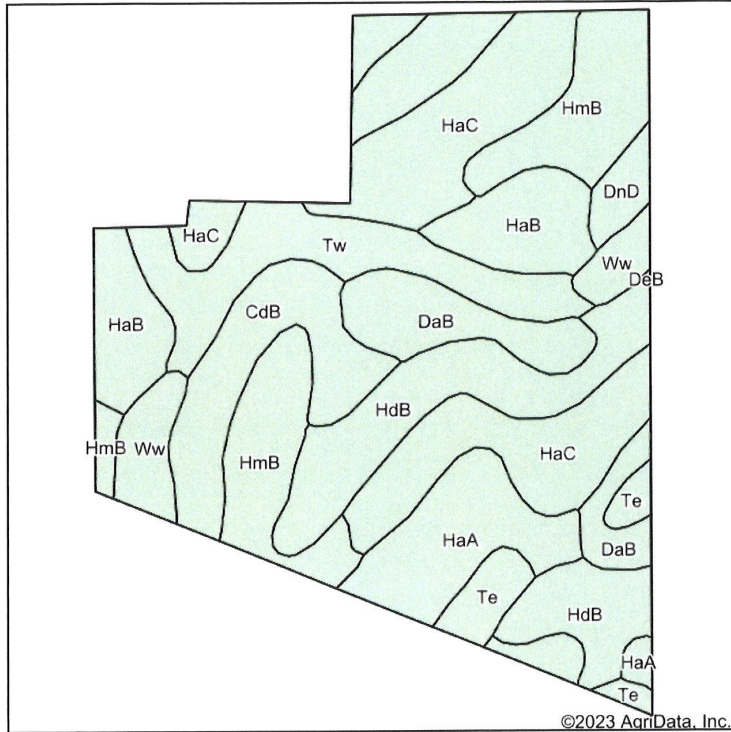
26-102N-57W
Hanson County
South Dakota



9/8/2023

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

Soils Map



State: **South Dakota**
 County: **Hanson**
 Location: **26-102N-57W**
 Township: **Pleasant**
 Acres: **144.6**
 Date: **9/8/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: SD602, 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	Soybeans Bu	*n NCCPI Soybeans
HaC	Hand loam, 6 to 9 percent slopes	28.08	19.4%	IIIe	64							64
HdB	Hand-Davison loams, 2 to 6 percent slopes	19.80	13.7%	Ile	80							62
HmB	Henkin fine sandy loam, 2 to 6 percent slopes	18.89	13.1%	IIIe	55	2.3	3.8	54	42	52	18	42
Tw	Tetonka and Whitewood silty clay loams	18.35	12.7%	IVw	73							39
HaA	Hand loam, 0 to 2 percent slopes	12.43	8.6%	IIc	86							65
HaB	Hand loam, 2 to 6 percent slopes	12.19	8.4%	Ile	81							64
CdB	Clarno loam, 2 to 6 percent slopes	12.10	8.4%	Ile	82							65
DaB	Davis loam, 2 to 6 percent slopes	10.12	7.0%	Ile	82	3.9	6.5	85	75	83	30	57
Ww	Worthing silty clay loam, 0 to 1 percent slopes	5.92	4.1%	Vw	30							4
Te	Tetonka silt loam, 0 to 1 percent slopes	4.36	3.0%	IVw	56							14

Soils data provided by USDA and NRCS.





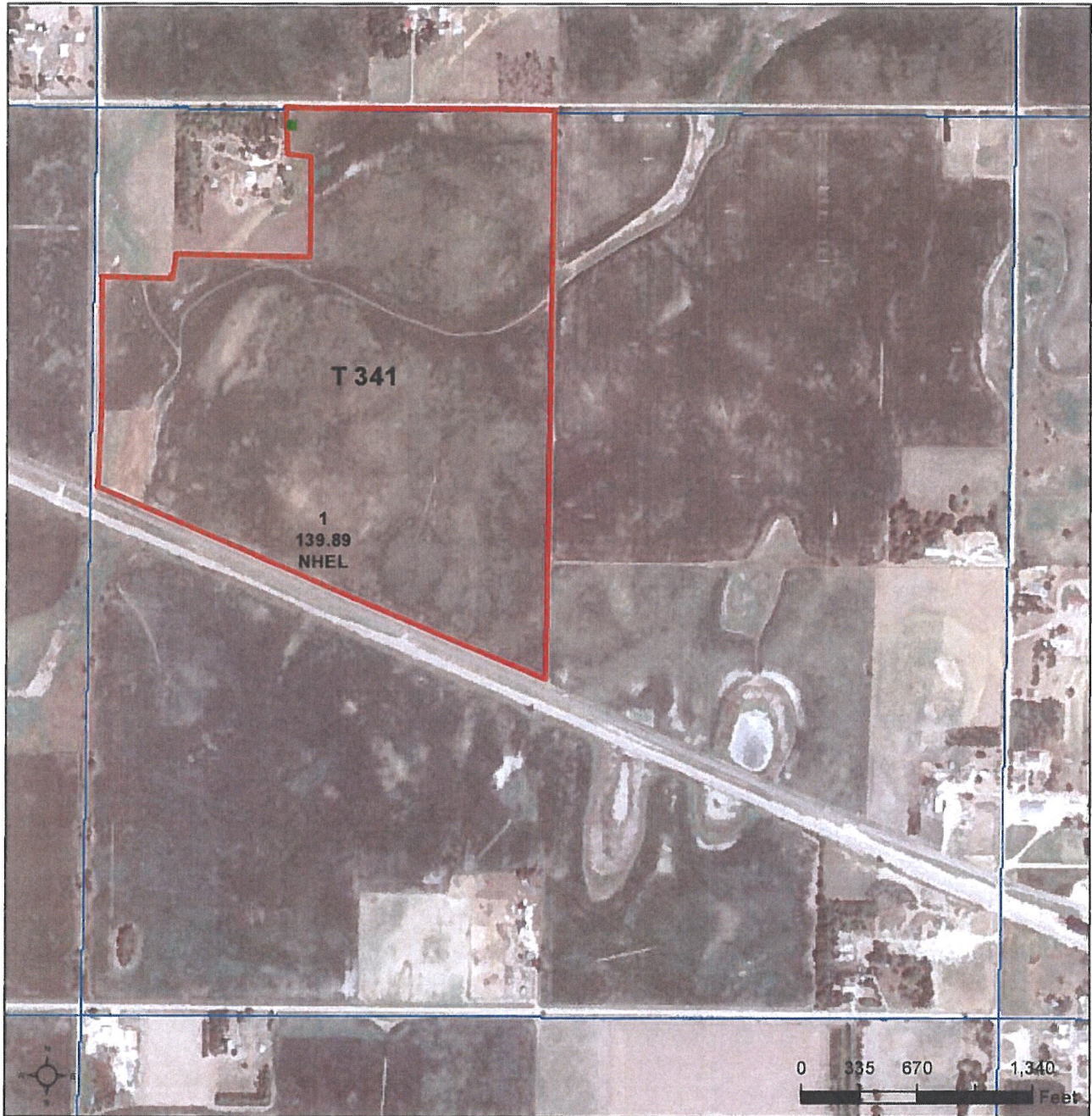
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Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Bromegrass alfalfa AUM	Corn Bu	Grain sorghum Bu	Oats Bu	Soybeans Bu	*n NCCPI Soybeans
DnD	Delmont-Talmo complex, 6 to 12 percent slopes	2.30	1.6%	Vle	16							29
DeB	Delmont loam, 2 to 6 percent slopes	0.06	0.0%	IVe	39							32
Weighted Average				2.83	69.8	0.6	1	13	10.7	12.6	4.5	*n 52.8

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method



Hanson 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 21, 2023

Farm 3598

26-102N-57W-Hanson

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)





FSA ID : SOUTH DAKOTA/HANSON
 ANSI Physical Location : SOUTH DAKOTA/HANSON
 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 : KENT P PETERS, KIRK J PETERS, KYLE S PETERS, KEVIN G PETERS, GINA GLASOE
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
139.89	139.89	139.89	0.00	0.00	0.00	0.00	0.0

HANSON
 Form: FSA-156EZ



Farm Service Agency

Prepared : 9/28/23 4:00 PM CST
 Crop Year : 2024

Abbreviated 156 Farm Record

Tract 341 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	139.89	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	3.34	0.00	39
Corn	68.81	0.00	140
Soybeans	66.25	0.00	40
TOTAL	138.40	0.00	

NOTES

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United States Department
of Agriculture

Natural Resources
Conservation Service

NRCS-CPA-026E
9//2000

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:	Gene Peters 803 Leland Street Little Rock, Iowa 51243	Request Date:	5/18/09	County:	Hanson
Agency or Person Requesting Determination:	Farm Service Agency	Tract No:	341	FSA Farm No.:	2263

Section I - Highly Erodible Land (Y/N)

Is a soil survey now available for making a highly erodible land determination?	Y
Are there highly erodible soil map units on this farm?	N

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an

Field(s)	HEL(Y/N)	Sodbust(Y/N)	Acres	Determination Date

The Highly Erodible Land determination was completed in the _____

Section II - Wetlands

Are there hydric soils on this farm?	Y
--------------------------------------	---

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland d

Field(s)	Wetland Label*	Occurrence Year (CW)**	Approximate Acres	Determination Date	Certification Date
	FW		2.3	6/18/09	
	NW		116.5	6/18/09	
	PC		18.5	6/18/09	
	W		1.6	6/18/09	
	NNDitch		0.9	6/18/09	

The wetland determination was completed in the _____ Field _____ It was mailed to the person on 6/18/2009

Remarks: _____

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature	Designated Conservationist	Date
<i>Steven V. Liege</i>		6/18/2009

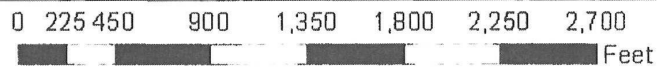
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Certified Wetland Determination

Field Office: Mitchell FO
 Certified By: S V Lieger
 Legal Desc: S 26, T 102N, R 57W

Agency: USDA-NRCS
 Certified Date: 6-18-09
 Tract: 341



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- ▶▶▶ Ditch
- NI
- NI/Ditch
- Tile

- 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
- NI Not Inventoried Potential Waters of the US

See NRCS CPA-O26E for definitions and additional info.



PROPERTY NOTES



PROPERTY NOTES

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

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





“Your Farmland & Equipment Specialists”

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