



ZOMER Z COMPANY

REALTY & AUCTION

**Upcoming Farmland Auction Of
167.35+/- Acres Of Farmland
Located In Virginia TWP North,
Union County, SD!**

November 27, 2023 @ 1:00 P.M.

**Inez M. Summy Funnel Trust &
Dana Reed Revocable Trust
—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

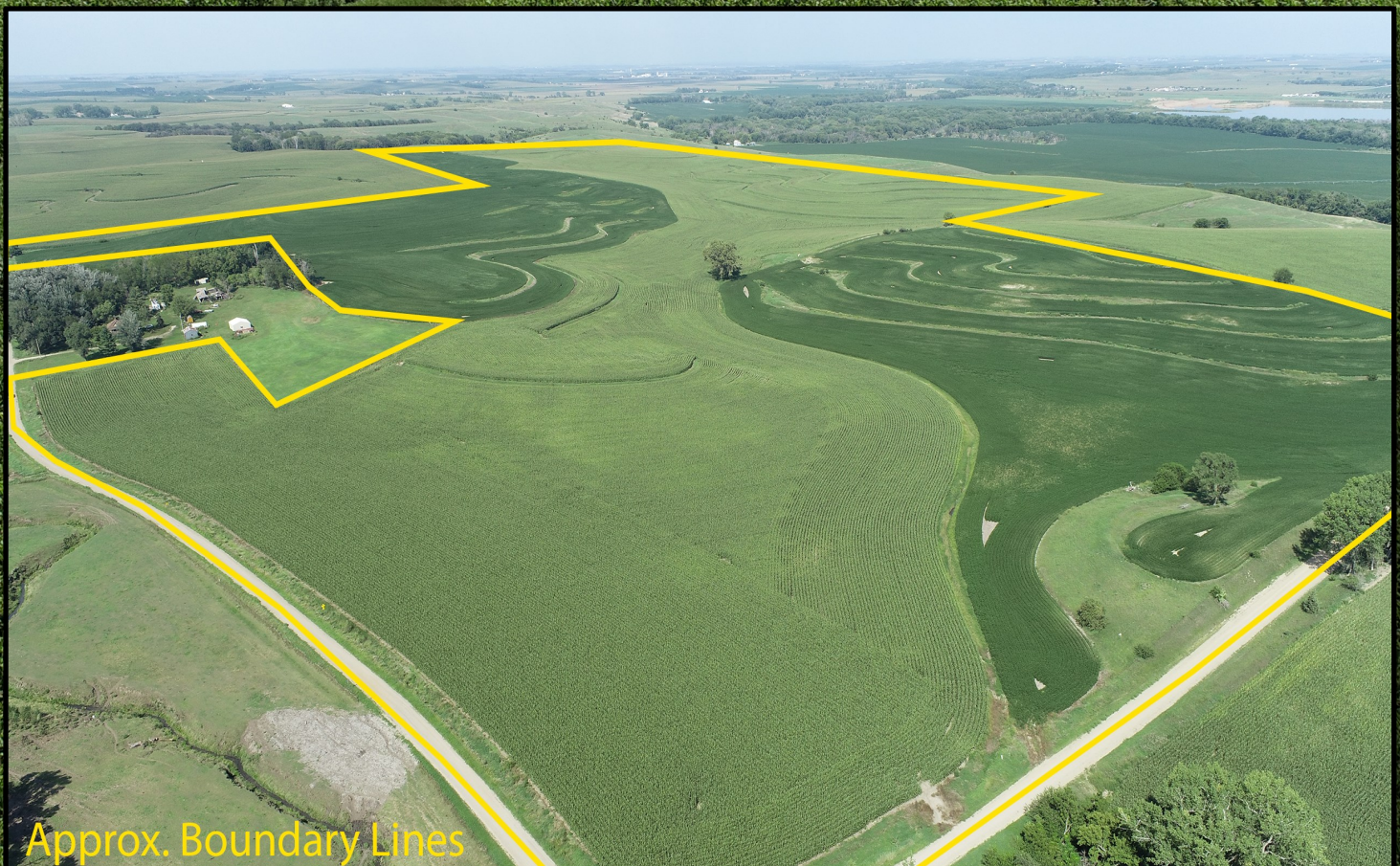
Joel Westra - 605-310-6941

License # 12445

Auctioneers' Note: We are honored to present this outstanding tract of Union County, SD farmland for sale at auction! Not every-day can you say that you have the opportunity to purchase a farm in Virginia TWP North, Union County, SD! This is a very nice tract of farmland which offers a great investment opportunity and would make an excellent addition to your current operation!

Location: From the Alcester Golf Country Club go East for approx. 4 miles on 301st St. to the farmland. Farm is located in the Northeast corner of the intersection of 301st St and Virginia Road. Auction will be held at the Alcester Golf Country Club Parking Lot (307 E 6th St., Alcester, SD)

Watch zomercompany.com for inclement weather!



Abbreviated Legal Description: The SE1/4 of the NE1/4 and the N1/2 of the SE1/4 and the W1/2 of the SE1/4 of the SE1/4 and the SW1/4 of the SE1/4 lying East of the Highway, all in Section 20, Township 95N, Range 48 West of the 5th P.M., Union County, SD; Except Summy Tract 1 in the NW1/4 of the SE1/4 and in the SW1/4 of the SE1/4 of Section 20, Township 95N, Range 48 West of the 5th P.M., as platted in Book 13 Plats, Page 107, Union County, SD. Subject to all easements of record and public highways

General Description: According to Union County Assessor this property contains 167.35+/- gross acres. According to FSA/Agri Data, this farm contains approx. 166.45+/- tillable acres (Note: This does also include the grass terraces according to FSA). This farm has a corn base of 99.5 acres with a PLC yield of 162bu. And a soybean base of 65 acres with a PLC yield of 49bu. This farm is classified as HEL. The predominant soil types include: CnD2-Crofton, Ae-Alcester, MDC-Moody, Ka-Kennebec, ShD-Shindler, McB-Moody, CbE2-Crofton and ShE-Shindler. This farm has a average productivity rating of 63.7 and an average soil rating of 0.767. This farm has been contour farmed and has been well maintained! When the last PLC yield update was done on this farm the average yield for corn was approx. 200bu. Per acre and the average yield for soybeans was approx. 60bu. per acre! This would make a great addition to your operation or a great investment! This is farm is located East of Alcester, SD! This is a fantastic opportunity to purchase a 167.35+/- acre tract of Union County, SD farmland! Land long term has always proven itself to be an excellent investment! Make plans today to purchase this farm!

Method of sale: Auction will be held at the Alcester Golf Country Club Parking Lot (307 E 6th St., Alcester, SD) Farmland will be sold with the final bid price x the final gross county acres of 167.35+/- acres of farmland. This farm will be sold based on the deeded acres as shown by the Union County Assessor. This farm will **NOT** be surveyed.

Taxes: The current Real Estate Taxes according to the Union County Treasurer are approx. \$4,436.12 per year. The 2023 RE taxes which are due and payable in 2024 for the tax period of January 1, 2023 through December 31, 2023 shall be paid by the seller. (Any amounts used for any pro-rations of taxes shall be based on prior years taxes). Buyer shall be responsible to pay for all real estate taxes for the property which are for the period starting January 1, 2024 and beyond.

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 March 1, 2024. The seller reserves the right to request the buyer to close on this farm on a 30 day notice if the seller desires to close sooner than March 1, 2024. Closing fees and title insurance shall be split 50/50 between the buyer and the seller. Michael McGill attorney shall act as escrow and closing agent. Buyer shall receive a clear and merchantable title to the property on closing day. 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 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.

TABLE OF CONTENTS

Auction Location & Time	Pg 2
Auction Terms	Pg 3
Plat Map	Pg 5
AgriData Map	Pg 6
Soil Map	Pg 7-8
USDA Map	Pg 9
USDA 156 Form	Pg 10-11
Assessor Map	Pg 12
County Soil Info	Pg 13
Property Notes	Pg 14
Listing Agency	Pg 15

VIRGINIA TWP

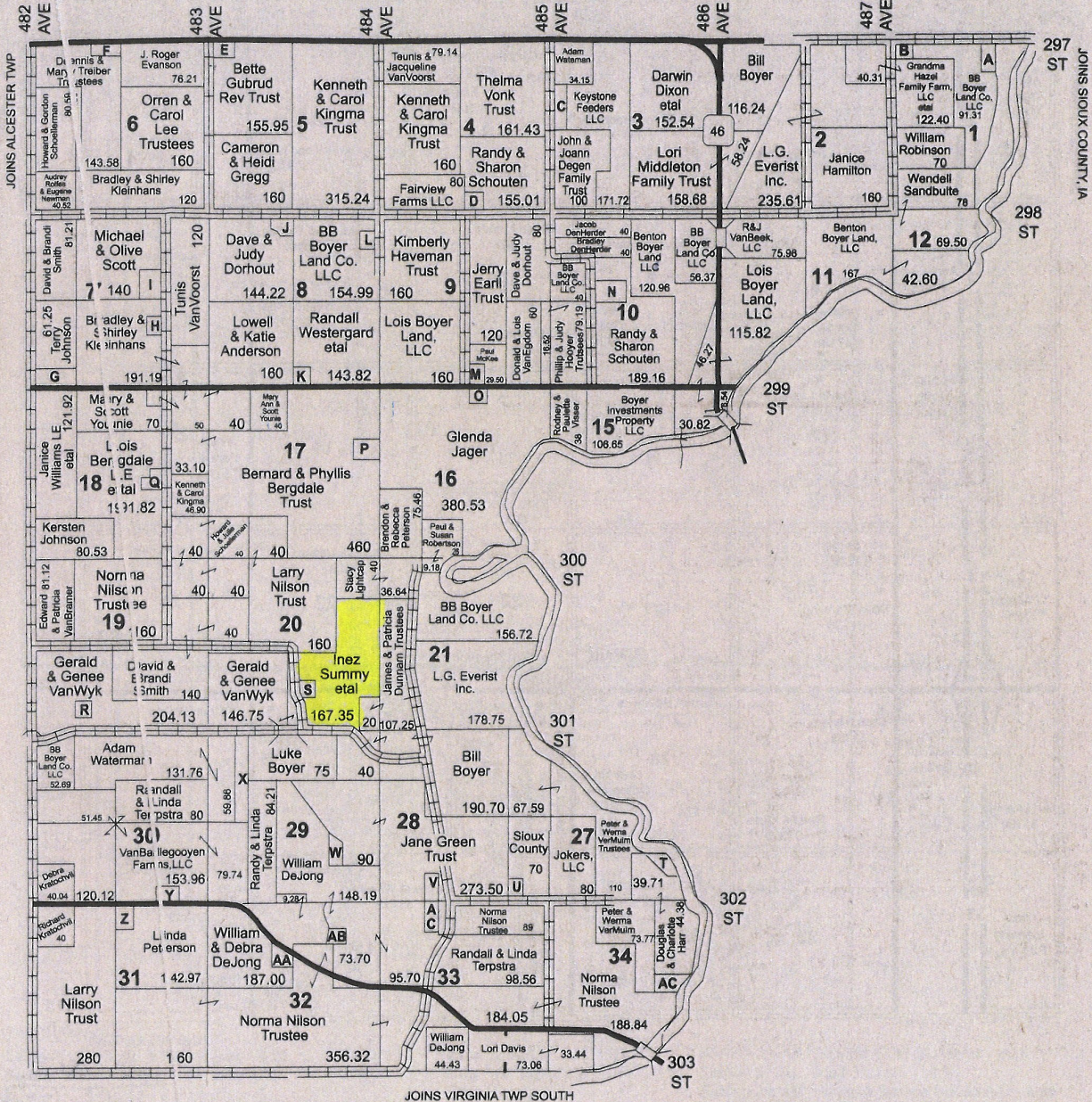
NORTH

LAND OWNER

T 95 N

R 48 W

JOINS LINCOLN COUNTY, SD

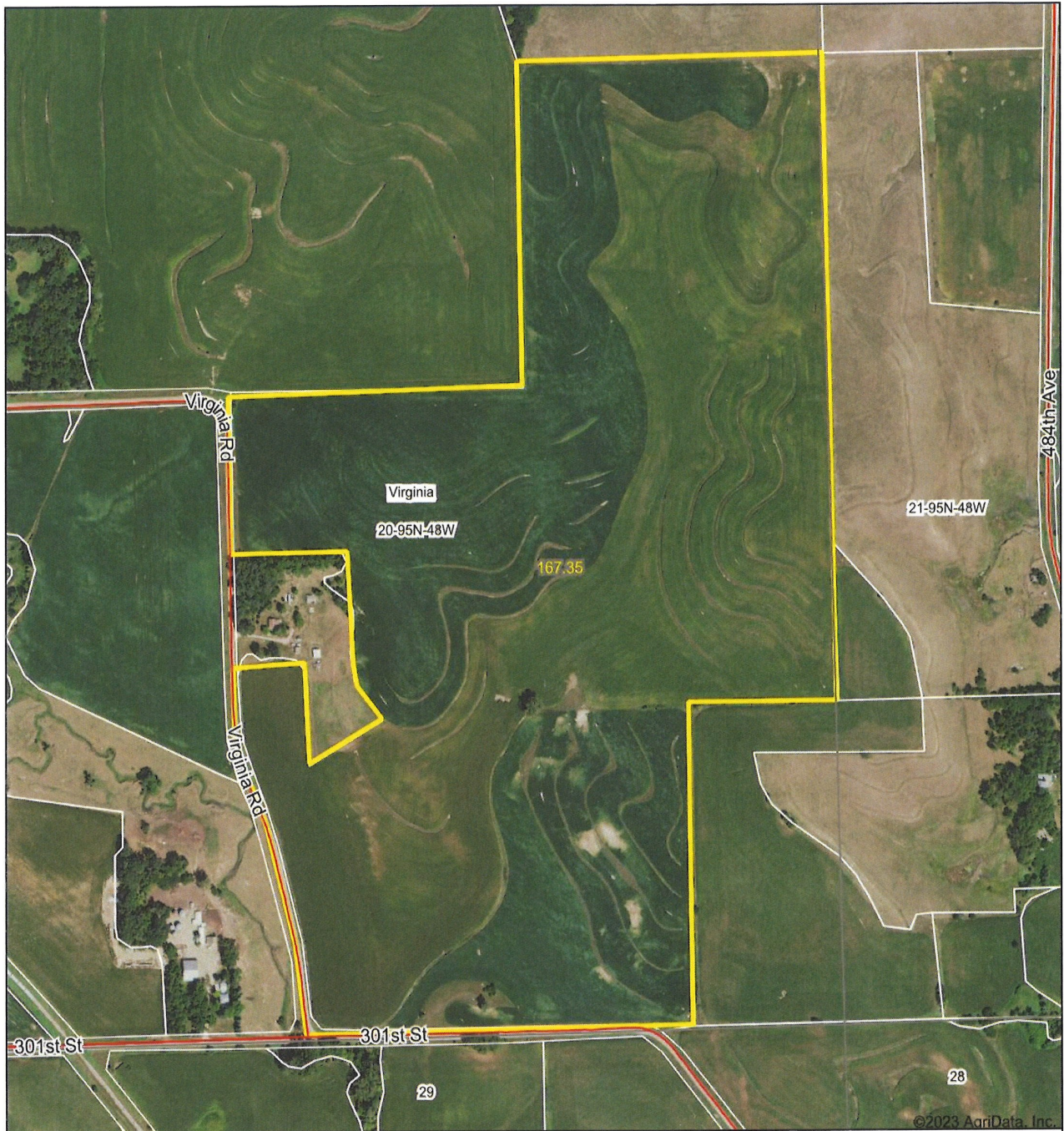


LAND OWNER & RURAL RESIDENT MAPS

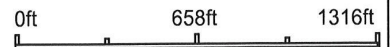
Small Tracts

- | | | | |
|------------|--|------------|-----------------------------------|
| Section 1 | A William & Marlene Campbell Trustees - 16 | Section 18 | P Richard & Sandra Johnson - 8.18 |
| | B Scott Persing - 6.37 | Section 19 | Q Randall & Susan Witt - 11.47 |
| Section 3 | C Paul & LeeAnn Haisch - 10 | Section 20 | R Roger Harvey - 7.15 |
| Section 4 | D Dave & Judy Dorhout - 5 | Section 27 | S Douglas Harr - 8.19 |
| Section 5 | E Amy Kellen & Kurtis Braaten - 5.61 | Section 28 | T Carol Yacko - 10 |
| Section 6 | F Kendall Brown - 12.69 | Section 29 | U Harold & Sandra Pearson - 11.50 |
| Section 7 | G Gladys Johnson - 20 | | V Randy & Darcy Walth - 13.82 |
| | H Jeff & Kari Kingma - 8.81 | | W Steven Hawes - 20.14 |
| | I Stanley & Lynette VanWyk - 20 | Section 30 | X Michael Ballegooyen - 6.04 |
| Section 8 | J Lance & Brittany Steuck - 15.78 | Section 31 | Y Deborah McConnell - 17.03 |
| | K Jeffrey Kruid & Theresa Minaya - 13.68 | Section 32 | Z Mike & Kristyn Petersen - 8.40 |
| | L Calvin & Anna Pulfrey - 5.01 | | AA Aimee & Jay Flynn - 8.05 |
| Section 9 | M Loren Miller - 10.50 | Section 33 | AB Barbara Hamersma - 13.01 |
| Section 10 | N Quinton Dorhout - 10.30 | Section 34 | AC Douglas Harr - 10 |
| Section 16 | O Adam Waterman - 5 | | |
| Section 17 | P Glenda Jager - 20 | | |

Aerial Map



Boundary Center: 43° 1' 52.19, -96° 32' 3.26

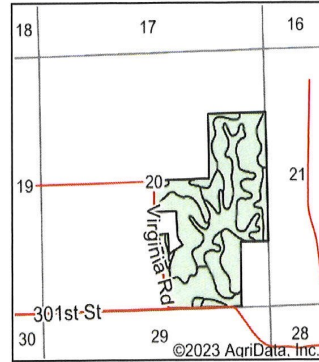
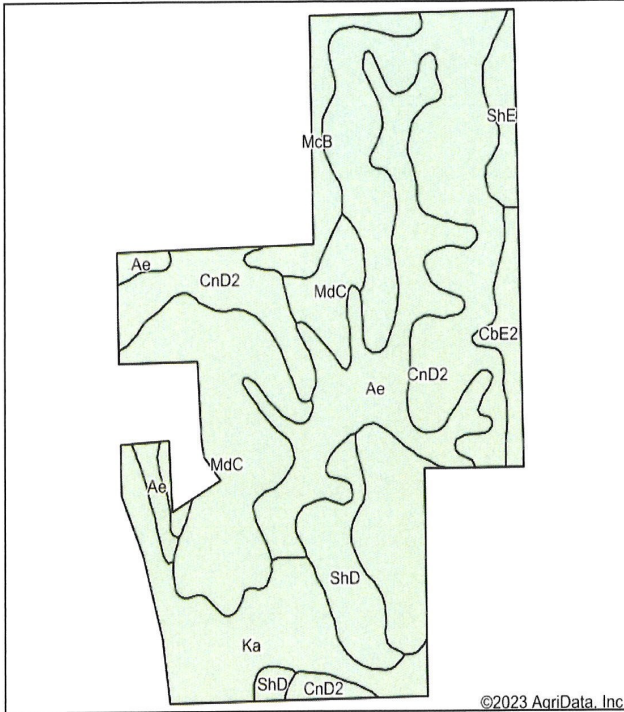


20-95N-48W
Union County
South Dakota



9/16/2023

Soils Map



State: **South Dakota**
 County: **Union**
 Location: **20-95N-48W**
 Township: **Virginia**
 Acres: **167.35**
 Date: **9/16/2023**



Soils data provided by USDA and NRCS.

Area Symbol: SD127, Soil Area Version: 26																	
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCPI Soybeans
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	61.04	36.5%	IVe	IVe	47											64
Ae	Alcester silty clay loam, 2 to 6 percent slopes	29.72	17.8%	IIe	IIle	90											72
MdC	Moody-Nora silty clay loams, 6 to 10 percent slopes	29.09	17.4%	IIIe	IVe	70	3.6	6		71	120	66		67		24	63
Ka	Kennebec silty clay loam	20.56	12.3%	Iw		94		11.4	6.8	162			4	97	6.6	54	72
ShD	Shindler clay loam, 9 to 15 percent slopes	10.69	6.4%	Vle		36											54

Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCPI Soybeans
McB	Moody silty clay loam, 2 to 6 percent slopes	7.25	4.3%	Ile	IIle	67											74
CbE2	Crofton silt loam, 12 to 20 percent slopes, eroded	4.78	2.9%	Vle		41											63
ShE	Shindler clay loam, 15 to 30 percent slopes	4.22	2.5%	Vle		20											31
Weighted Average				3.25	*-	63.7	0.6	2.4	0.8	32.2	20.9	11.5	0.5	23.6	0.8	10.8	*n 65.2

*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.



United States
Department of
Agriculture

Union County, South Dakota



Common Land Unit Tract Boundary
 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
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non

Producer initial _____
Date _____

2023 Program Year

Map Created April 04, 2023

Farm 1258

20-95N-48W-Union

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).



SOUTH DAKOTA
UNION
Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

FARM : 1258
Prepared : 9/12/23 7:34 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
173.32	166.45	166.45	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	166.45	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	99.50	0.00	162	0
Soybeans	65.00	0.00	49	0
TOTAL	164.50	0.00		

NOTES

Tract Number : 2264

Description : SENE; N1/2SE; SWSE; W1/2SE 20-95-48
 FSA Physical Location : SOUTH DAKOTA/UNION
 ANSI Physical Location : SOUTH DAKOTA/UNION
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners :
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
173.32	166.45	166.45	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA
UNION
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1258
Prepared : 9/12/23 7:34 AM CST
Crop Year : 2023

Tract 2264 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	166.45	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	99.50	0.00	162
Soybeans	65.00	0.00	49
TOTAL	164.50	0.00	

NOTES

--

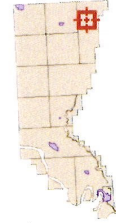
In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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 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. USDA is an equal opportunity provider, employer, and lender.



Overview



Legend

- Corporate Limits
 - Political Townships
 - Parcels
 - Sales 2023
- Roads**
- CO RD
 - State Highway
 - Interstate
 - Road

Parcel ID 21.00.20.2020
 Sec/Twp/Rng 20-95-48
 Property Address

Alternate ID n/a
 Class AGA
 Acreage 167.35

District 21611
 Brief Tax Description SE1/4NE1/4 & N1/2 SE1/4 & W1/2SE1/4 SE1/4 & SW1/4SE1/4 LESS .50A & LESS SUMMY TR 1
 (Note: Not to be used on legal documents)

Date created: 9/16/2023
 Last Data Uploaded: 9/16/2023 5:59:06 AM

Developed by  Schneider
 GEOSPATIAL

Union County, SD

Soils

Symbol	Acres	Adjust	Class Description	Slope	Subclass	Rating	CR/GR	Map Symbol
AE	31	0	ALCESTER	2-6	2E	0.879	C	AE
CND2	31	0	CROFTON-NORA, ERODED	6-12	4E	0.541	C	CND2
KA	20	0	KENNEBEC	0-2	1	1	C	KA
MCB	25	0	MOODY	2-6	2E	0.899	C	MCB
MDC	52.35	0	MOODY-NORA	6-10	3E	0.737	C	MDC
SHD	8	0	SHINDLER	9-15	6E	0.403	G	SHD
Total	167.35				Weighted Avg Rating	0.767		

[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 9/16/2023, 4:59:06 AM



ZOMER COMPANY

PRESENTED BY

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

Licensed in Iowa, South Dakota, Minnesota & Nebraska

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

for our past successful results



ZOMER COMPANY
REALTY & AUCTION

1414 Main St.

Rock Valley, IA 51247

Zomercompany.com

(712) 476-9443

"Your Farmland Specialists"

167.35+/- Acres

**Of Farmland Located In
Virginia TWP North,
Union County, SD!**

Inez M. Summy Funnel Trust & Dana Reed

Revocable Trust—Owners