

# ZOMER COMPANY

REALTY & AUCTION

**Dayton TWP— Lincoln County, SD Land Auction**

**76.95+/- Acres Of Farmland With Housing Eligibility**

**Tract 1**

Approx. Boundary Lines

**Sale Date:**

**Dec. 6, 2023**

**@10:30 A.M.**

**Verlyn E.  
Ramse Living  
Trust**

**Owners**

**3+/- Acre Building Site With**

**44 x 65 Machine Shed & A Housing Eligibility**

**Tract 2**

Approx. Boundary Lines

**Auctioneers:**

**Zomer Company**

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

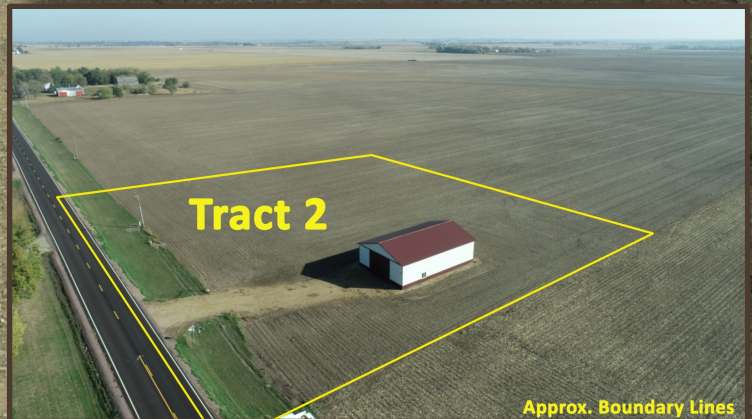
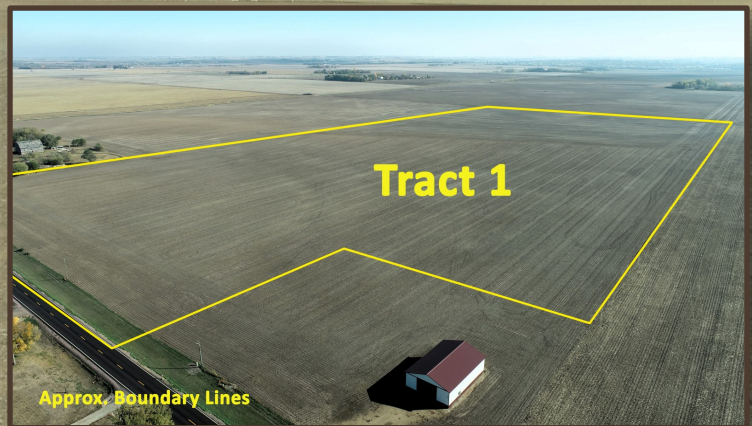
Mark Zomer - 712-470-2526 | Ryan Zomer - 712-441-3970

Joel Westra - 605-310-6941



**Auctioneers Note: Our company is honored to have been selected to offer for sale at auction this excellent tract of farmland in Lincoln County, South Dakota! This farmland is an excellent area located only 4 1/2 miles North of Canton, SD and 9 1/2 miles from Harrisburg, SD! Do not pass up the opportunity to purchase this tract of farmland or building site or both! Watch [zomercompany.com](http://zomercompany.com) in case of inclement weather!**

**Location: From the Canton, SD fire-hall go North on 481st Ave for 4 1/2 miles to the properties or from Harrisburg, SD go 2 miles East on 273rd St to HWY 11 then go South on HWY 11 for 3 miles to 276th St (116) then go 3 miles East on 276th St (116) to 481st Ave then go 1 1/2 mile South on 481st Ave. Auction signs will be posted. Watch [zomercompany.com](http://zomercompany.com) for inclement weather! Auction will be held at the site of the land!**



**Auction Company:**

**Zomer Company Office - 712-476-9443**

**1414 Main St.,**

**Rock Valley, IA 51247**

**[www.zomercompany.com](http://www.zomercompany.com)**



**Abbreviated Legal Description of Tract 1: The South 1/2 of the NW1/4 of Section 25, TWP 99N, Range 49W, Lincoln County, SD EXCEPTING Tract 2 of Ramse's addition.** Subject to all public roads and easements of record.

**General Description of Tract 1:** This property contains 76.95+/- gross acres according to the county assessor. According to FSA this tract of farmland has approx. 75.75+/- tillable acres with the remainder in road/ditch. The predominant soil types include: WhA-Wentworth-Chancellor, Cd-Chancellor-Viborg, Ws-Worthing, EaB-Egan, WeA-Wentworth, Te-Tetonka. According to Agri-Data this farm has a productivity index rating of 76.6 on the tillable land and a county soil rating of .876. This farm has a corn base of 44.23 acres with a PLC yield of 158bu. and a soybean base of 34.36 acres with a PLC yield of 46bu. This is an outstanding farm in Dayton TWP, Lincoln County, South Dakota! This farm has outstanding soil ratings and can be farmed predominately in 1/2 mile rows! This farm is 98% tillable and is an inside tract of farmland with road on only 1 side! This property will also be sold with 1 housing eligibility! If you are looking for a great farm to add to your operation or a fantastic investment this tract of land is one that you will want to take a look at! Make plans today to attend this auction and purchase this tract of farmland!

**Abbreviated Legal Description Of Tract 2: Tract 2 of Ramse's addition in the South 1/2 of the NW1/4 of Section 25, TWP 99N, Range 49W, Lincoln County, SD.** Subject to all public roads and easements of record.

**General Description of Tract 2:** This property according to the recent survey contains approx. 3+/- acres! This property is located straight North of Canton, SD & approx. 9 1/2 miles Southeast of Harrisburg, SD! This property is situated on a hard surface road and will be sold with a housing eligibility! This property also features an approx. 44 x 65 pole building with 16ft sidewalls which was built in 2017! This building has sliding doors on the West side and has a dirt floor! This property would make an excellent location to build your dream home or even to purchase and use the building for storage! Buyers are encouraged to verify with Lincoln County planning and zoning to ensure buyers potential use of property is permitted. This is an excellent opportunity that is not available every day! The possibilities for this property are endless! Building sites with 3+/- acres and a machine shed already constructed is not something that is available often in this area! Make plans today to attend this auction and purchase this property!

**Method of sale:** Auction will be held at the site of the property. Tract 1(farmland) will be sold with the final bid price times 76.95+/- acres and Tract 2 (building site) will be sold in total dollars. Tracts will be sold in the order listed and will not be combined in any way.

**Taxes:** The current Real Estate Taxes according to the Lincoln County Treasurer are approx. \$1,920.00 per year combined on Tract 1 and Tract 2. Seller will pay the 2023 taxes which are due and payable in the spring and fall installments of 2024.

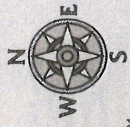
**Possession:** Full Possession will be on March 1, 2024. This property is available to farm for the 2024 crop year.

**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 on or before February 16, 2024 when the buyer shall receive a clear and merchantable title to the property. Owners Title insurance and closing fee split 50/50 between buyer and seller. Lincoln County Title will act as Escrow and Closing agent. This property 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. 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. All measurements and years built are estimated and not guaranteed. This Property is being sold subject to the confirmation of the sellers. Buyer agrees to accommodate the sellers with a 1031 exchange. All buyers are encouraged to do buyers due diligence. 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	Pg2
Auction Terms	Pg 3
Plat Map	Pg 5
Tract 1 AgriData Map	Pg 6
Tract 1 Soil Map	Pg 7-8
Tract 1 Boundary Map	Pg 9
Tract 2 AgriData Map	Pg 10
Plat Of Tract 2	Pg 11
FSA Map	Pg 12
FSA 156 Form	Pg 13-14
Wetland Information	Pg 15





# DAYTON TWP

## LAND OWNER

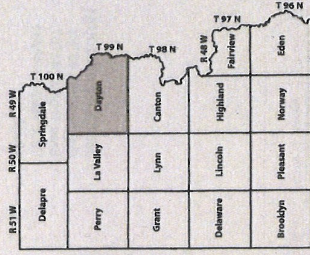
### LAND OWNER & RURAL RESIDENT MAPS

- Section 8 U Marilyn Dancslein - 12.96
- V Lyle & Sharon Dede - 9.46
- W Seth & Shannon Sundstrom - 9.46
- X Ronald & Dawn Bouch - 10.03
- Y John & Melissa Schutte - 22.24
- Z Dale Thompson - 9.75
- Section 9 AA James & Deborah Souvignier - 11.81
- AB Michael & Rachel Niemeyer - 5.70
- AC Brian & Mary Branstetter - 9.26
- AD Gary & Jennie Dicks - 9.26
- AE James Quen - 6.26
- AF Melvon Trowbridge - 7.46
- AG Jeanne Trowbridge - 5.90
- AH Steven & Catherine Frager - 5.34
- AI R & P Swanson Trust - 15.58
- AJ Dillon & Taylor Swanson - 5
- AK Mark & Sonya Lietha - 5
- AL Dillon Swanson - 7.74
- Section 10 AM Lyon & Sioux Rural Water - 9.66
- AN SD Game Fish & Parks - 6.41
- AO Jason & Holly Charifin - 6.25
- AP Omar Peterson Trust - 11
- Section 11 AR Steven & Beth Peterson - 15.52
- AS Peter & Linda VanBeek - 7.14
- AT Timothy & Michele Mathiesen - 6.02
- Section 12 AU Ronald Weber - 13.80
- AW Jeffrey & Beth Dells - 5
- AX Shaun & Charlotte Steffen - 5.50
- AY Richard & Sheryle Jandi - 5.36
- AZ Annie Harris - 5.10
- Section 13 BA Brent & Deborah Langford - 5.11
- BB Wayne & Donora Johnson - 11.39
- Section 14 BC Adam & Stephanie Homlier - 5
- BD Gregg & Stacey Fodness - 12.50
- BE Michael & Cheryl Hulteman - 10.75

- Section 16 CF Dale Olson - 8.76
- Section 17 CG Greg & Teresa Huffman - 8.26
- Section 18 CH R Robert & Karen Sprout - 6.58
- Section 19 CI S Willis & Gail Hanna - 26.27
- Section 20 CJ T Dale Olson - 8.76
- Section 21 CK Scott Swanson - 5.98
- Section 22 CL Dale & Jean Lund - 19.34
- Section 23 CM Steven & Janet Anthe - 10
- Section 24 CN Alexander & Mary Garsets - 24.90
- Section 25 CO Dalton Nelson - 15.52
- Section 26 CP Shantel & Mitchell Krebs - 10
- Section 27 CQ Kyle Parum - 6.10
- Section 28 CR Lisa & Lynn Smeuners - 7.62
- Section 29 CS Keith & Darcy Teel - 6.30

- Section 30 CT Keith & Sharon Boeyink - 7.50
- Section 31 CU James & Laurel Peterson - 6.94
- Section 32 CV William & Karon Hood - 29.96
- Section 33 CW Scott & Lorilee Larson - 5
- Section 34 CX Steve & Tamara Dunkelberger - 19.33
- Section 35 CY Michael & Paula Feucht - 10
- Section 36 CZ Paul Iverson - 7.83
- Section 37 DA Steve & Shawn Sandness - 14.50
- Section 38 DB Robert & Dorothy Lytle - 16.60
- Section 39 DC Kevin & Darcy Jensen - 9.86
- Section 40 DD Gerald & Cindy Hayden - 9.86
- Section 41 DE Pete Huntimer - 11.14

- Section 42 DF Alan & Maisha Kumlien - 10.03
- Section 43 DG Jason & Jaci Vandentop - 9.44
- Section 44 DH Roger & Patricia Fodness - 9.50
- Section 45 DI Clifford & Heather Carlin - 5
- Section 46 DJ Brian & Kimberly Carlson - 15
- Section 47 DK Harvey & Janine Menall - 9.90
- Section 48 DL Diane & Rhonda Newerthius - 6.21
- Section 49 DM Brad & Luann Swanson - 16.05
- Section 50 DN Michelle Walters - 10
- Section 51 DO Daniel Bliss - 10
- Section 52 DP Marilyn & Lorma Smeenk Trust - 20

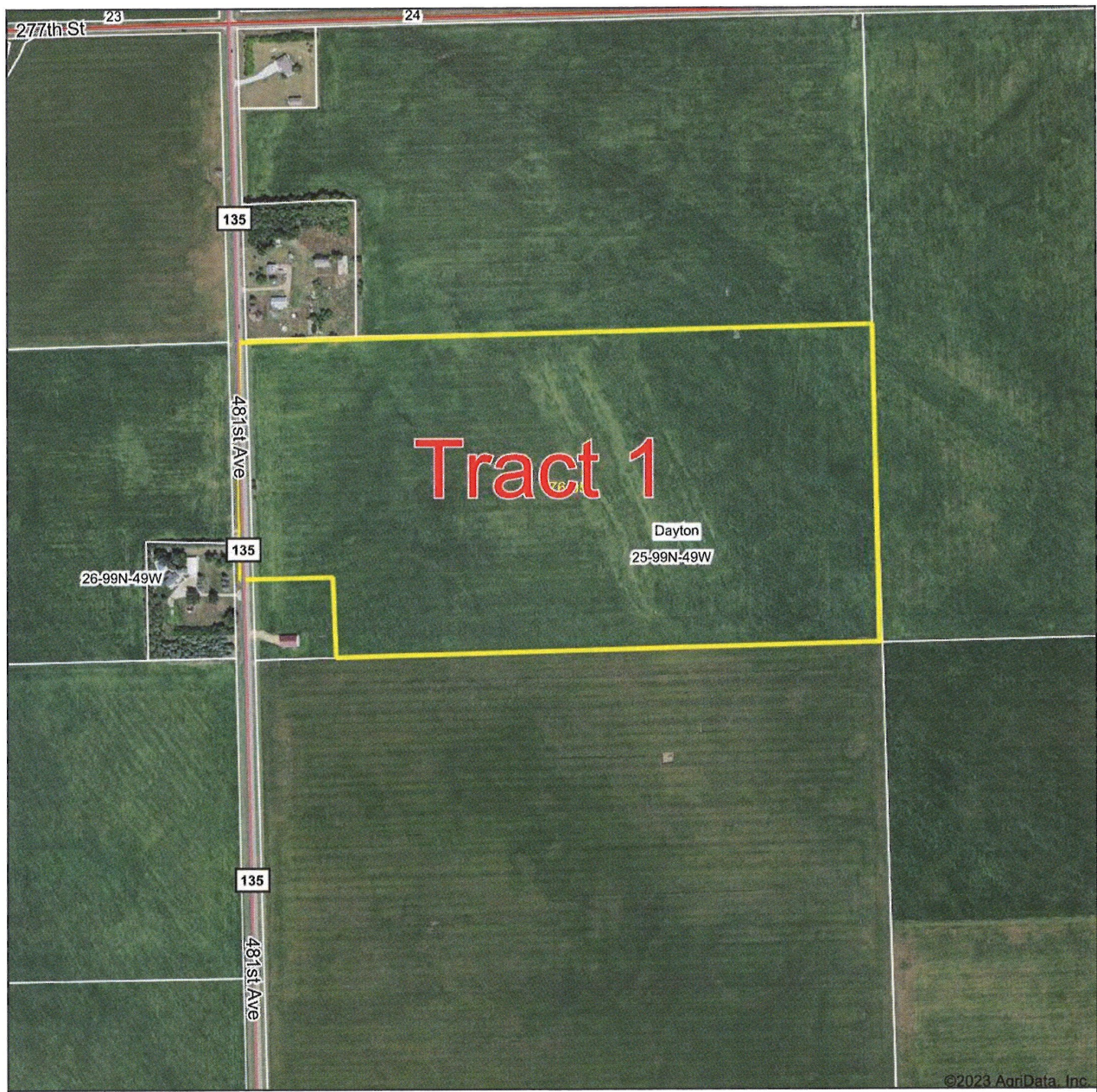


36 All material in this book is protected by U.S. copyright law. Any reproduction, in whole or part, will be prosecuted.

LINCOLN COUNTY, SD



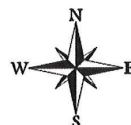
**Aerial Map**



Boundary Center: 43° 22' 4.7, -96° 35' 2.84



**25-99N-49W**  
**Lincoln County**  
**South Dakota**



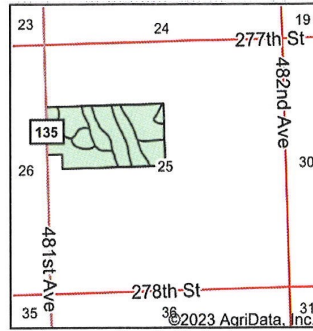
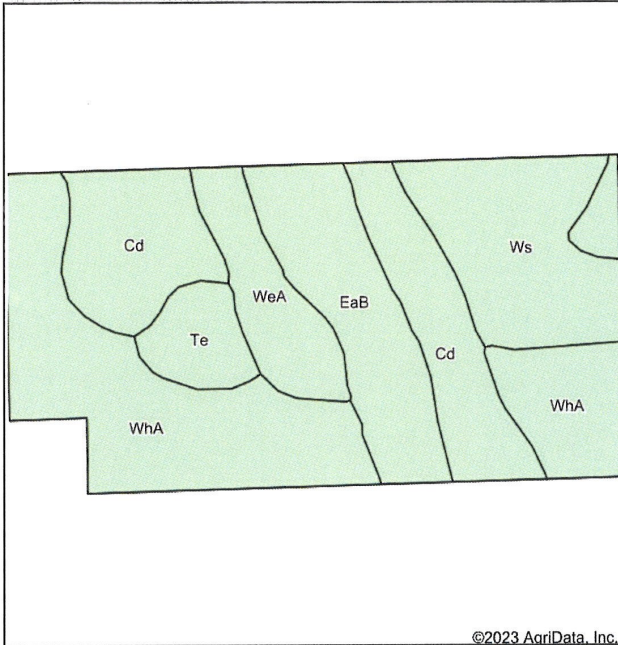
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

10/18/2023

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



### Soils Map



State: **South Dakota**  
 County: **Lincoln**  
 Location: **25-99N-49W**  
 Township: **Dayton**  
 Acres: **76.9**  
 Date: **10/18/2023**



Soils data provided by USDA and NRCS.

Area Symbol: SD083, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Brome grass hay Tons	Brome grass alfalfa AUM	Corn Bu	Com silage Tons	Grain sorghum Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	Sunflowers Lbs	Winter wheat Bu	*n NCCPI Soybeans
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	26.49	34.4%	lw	88	4.1	51	4.4	4.7	98	11.6	57	64	37	36	1460	39	55
Cd	Chancellor-Viborg silty clay loams	16.69	21.7%	llw	87	3.7	47	4.6	4.7	94	11.1	55	59	35	33	1400	36	47
Ws	Worthing silty clay loam, 0 to 1 percent slopes	12.31	16.0%	Vw	30													4
EaB	Egan silty clay loam, 3 to 6 percent slopes	11.44	14.9%	lle	82	4.5	50	4	4.7	90	10.7	52	63	34	35	1340	39	60
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	6.30	8.2%	l	93													66

Soils data provided by USDA and NRCS.

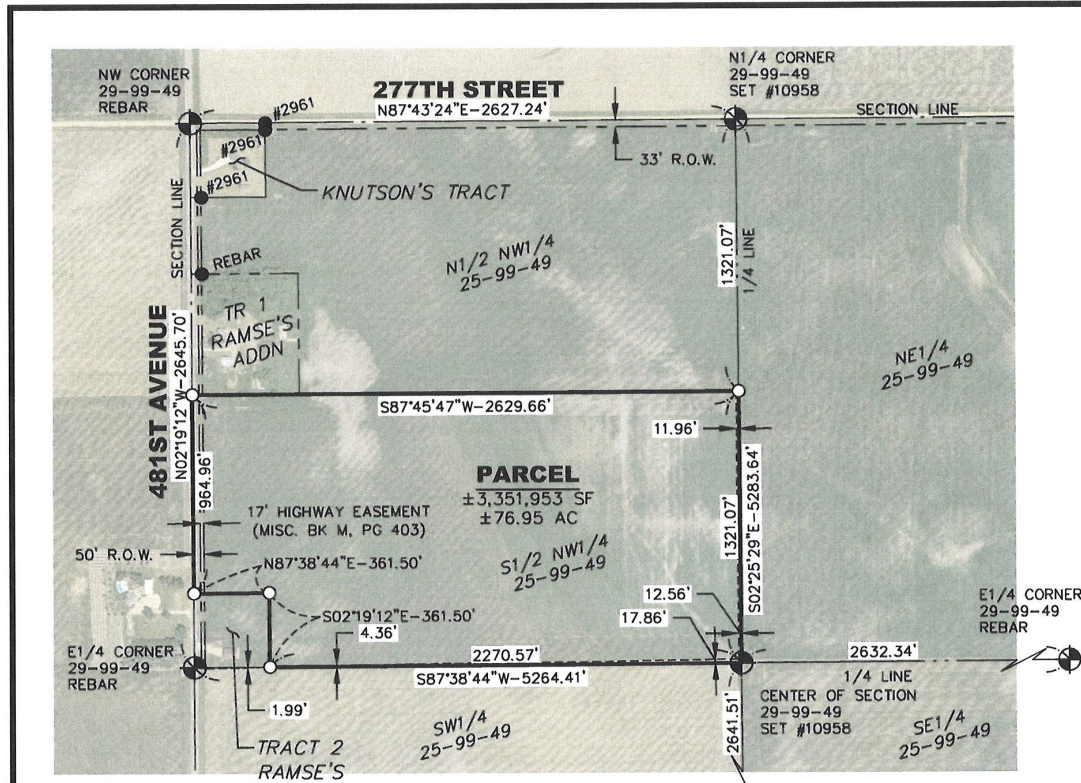




Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Bromegrass hay Tons	Bromegrass alfalfa AUM	Corn Bu	Corn silage Tons	Grain sorghum Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	Sunflowers Lbs	Winter wheat Bu	*n NCCPI Soybeans
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	3.67	4.8%	IVw	59													24
<b>Weighted Average</b>				<b>2.15</b>	<b>76.6</b>	<b>2.9</b>	<b>35.2</b>	<b>3.1</b>	<b>3.3</b>	<b>67.5</b>	<b>8</b>	<b>39.3</b>	<b>44.2</b>	<b>25.4</b>	<b>24.8</b>	<b>1006.1</b>	<b>27</b>	<b>*n 45.3</b>

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





**LEGEND**

- EXISTING EASEMENT LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- PLATTED PROPERTY LINE
- FOUND MONUMENT
- SET 5/8" X 18" CAPPED REBAR
- ⊕ FOUND SECTION CORNER
- (100.00') PREVIOUSLY PLATTED DIMENSION

**LEGAL DESCRIPTION**

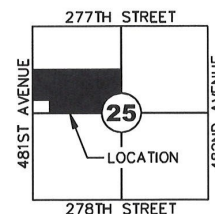
THE S1/2 OF THE NW1/4, EXCEPT TRACT 2 OF RAMSE'S ADDITION IN SECTION 25, TOWNSHIP 99 NORTH, RANGE 49 WEST OF THE 5TH P.M., LINCOLN COUNTY, SOUTH DAKOTA.

**OWNER INFORMATION**

VERLYN E. RAMSE, TRUSTEE  
 THE VERLYN E. RAMSE LIVING TRUST  
 6400 S. HEMINGSTONE TRAIL  
 SIOUX FALLS, SD 57108

I HEREBY CERTIFY THAT THIS SURVEY EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

BY \_\_\_\_\_ 9/28/23  
 JOSHUA R. VANDERWERF, LS #10958 (DATE)



**KEY MAP**  
 SECTION 25-99-49

	Project Manager: JRV	<b>CERTIFICATE OF SURVEY</b>	VERLYN E. RAMSE S1/2 NW1/4 25-99-49 LINCOLN COUNTY, SD
	Designer: JRV		
	Project Number: 673077		
	Phone: (605) 339-4157		

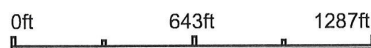
Plot Date: 9/28/2023 7:41:08 AM P:\06\73\077\673077\DWG\PLATS AND EASEMENTS\673077 - CERT OF SURVEY.DWG



**Aerial Map**



Boundary Center: 43° 21' 59.78, -96° 35' 18.25



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com

**25-99N-49W**  
**Lincoln County**  
**South Dakota**

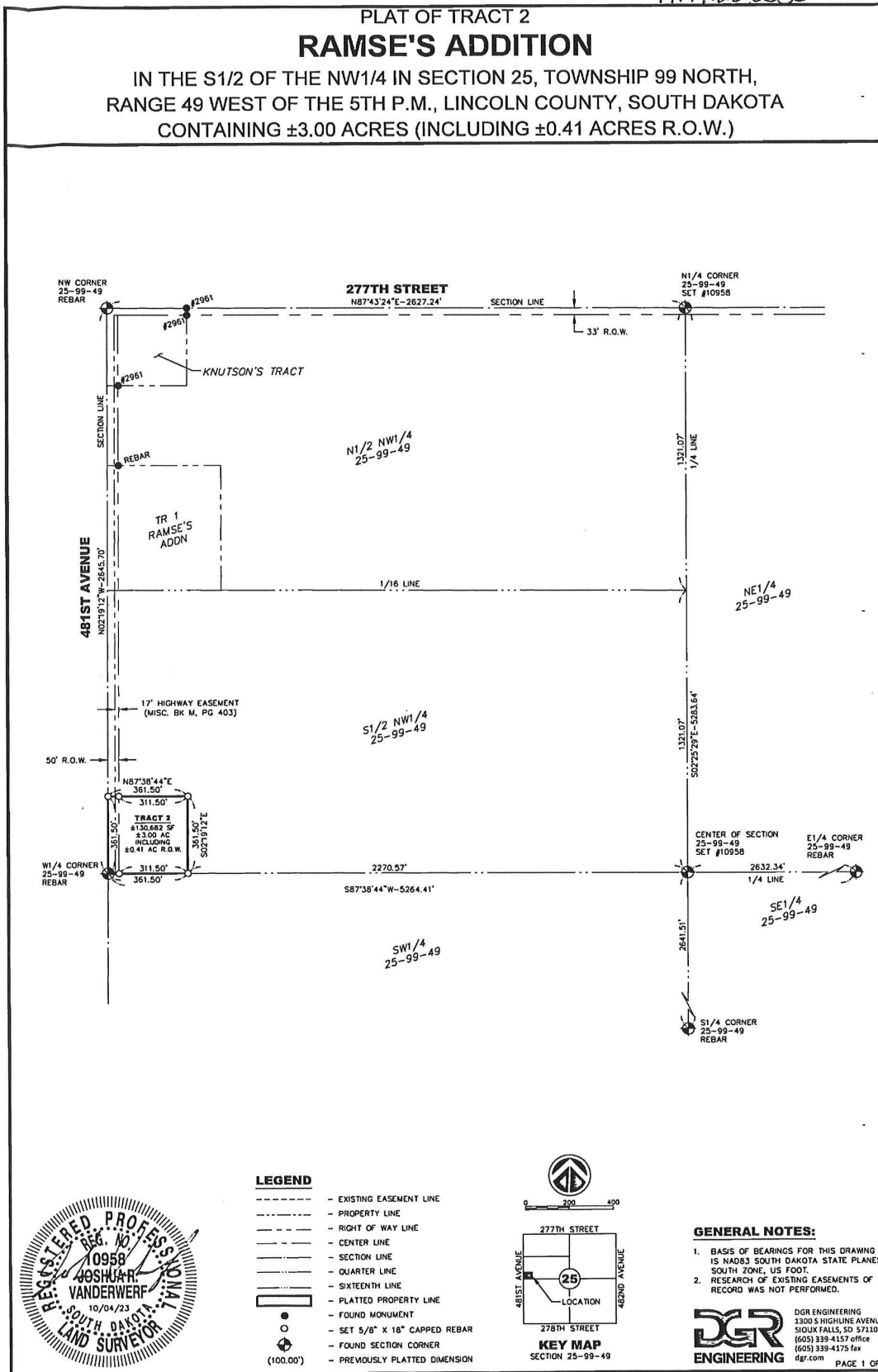


10/18/2023

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



099.49.25.2030

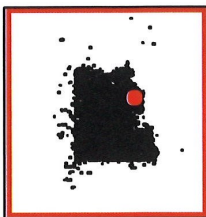


Plot Date: 10/10/23 11:07:07 AM P:\06172077673072\DWG\PLATS AND EASEMENTS\673077 - PLAT DWG





Program  
Year 2023



United States Department of Agriculture  
**Lincoln County, SD**

**PLSS: 25\_99N\_49W**  
**Farm: 7558**

1 inch equals 700 feet

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions
  - Common Land Units
  - Non Cropland

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 by the producer and/or National Agricultural Imagery Program (NAIP). 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 NRCS.

2022 Ortho-Photography - Not to Scale

December 16, 2022



SOUTH DAKOTA  
LINCOLN  
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 7558  
Prepared : 9/12/23 9:31 AM CST  
Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Operator Name : [REDACTED]  
CRP Contract Number(s) : None  
Recon ID : 46-083-2017-103  
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
78.60	78.60	78.60	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	78.60	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	44.23	0.00	158	0
Soybeans	34.36	0.00	46	0
<b>TOTAL</b>	<b>78.59</b>	<b>0.00</b>		

NOTES

Tract Number : 2294  
Description : S2 NW4 25 99 49  
FSA Physical Location : SOUTH DAKOTA/LINCOLN  
ANSI Physical Location : SOUTH DAKOTA/LINCOLN  
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 : VERLYN RAMSE  
Other Producers : [REDACTED]  
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.60	78.60	78.60	0.00	0.00	0.00	0.00	0.0



SOUTH DAKOTA LINCOLN Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 7558</b> Prepared : 9/12/23 9:31 AM CST Crop Year : 2023
--	--	--

**Tract 2294 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	78.60	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	44.23	0.00	158
Soybeans	34.36	0.00	46
<b>TOTAL</b>	<b>78.59</b>	<b>0.00</b>	

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.

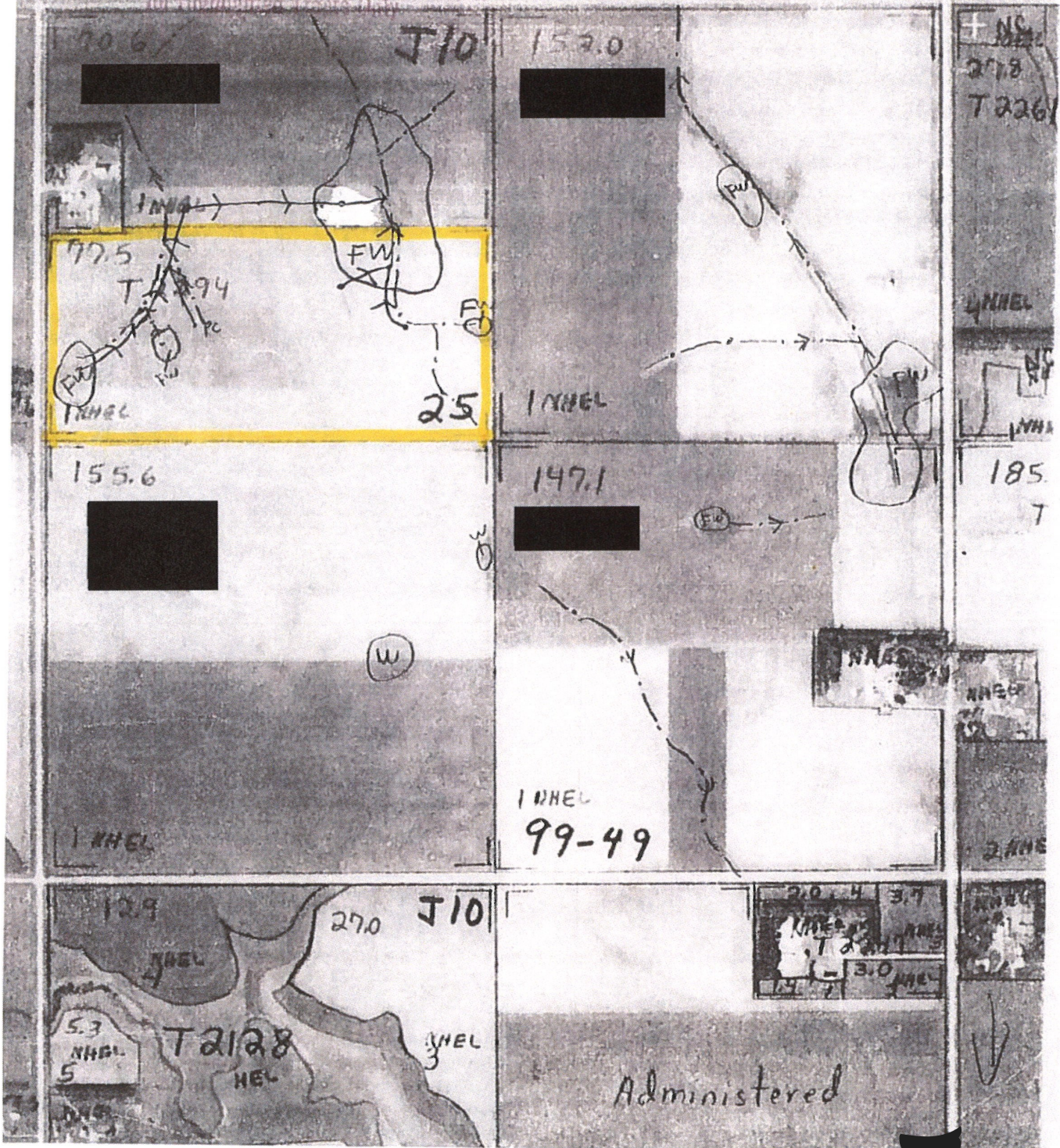
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide 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.



NOT TO

- (M) Wetland
- (FW) Ditched or tilled prior to 12-23-85 but still wetland
- (PC) Converted Wetland prior to 12-23-85
- (CM) Converted Wetland after 12-23-85
- (---) Ditched prior to 12-23-85
- (---) Tilled prior to 12-23-85
- (w) Wetland in a channel

Certified 1996





# **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**

**Licensed in Iowa, South Dakota, Nebraska 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](http://www.zomercompany.com)**

**for our past successful results**