

ZOMER COMPANY
REALTY & AUCTION

55.77+/- Acres

Live/Online Land Auction

Dayton TWP, Lincoln County, SD Farmland

**This Farm Is Located North Of Canton, SD &
Southeast Of Harrisburg, SD!**

This Farm Will Be Sold With 1 Housing Eligibility!



Sale Date: April 15, 2024 @ 10:30 AM

Petterson Family—Owner

Auctioneers:

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

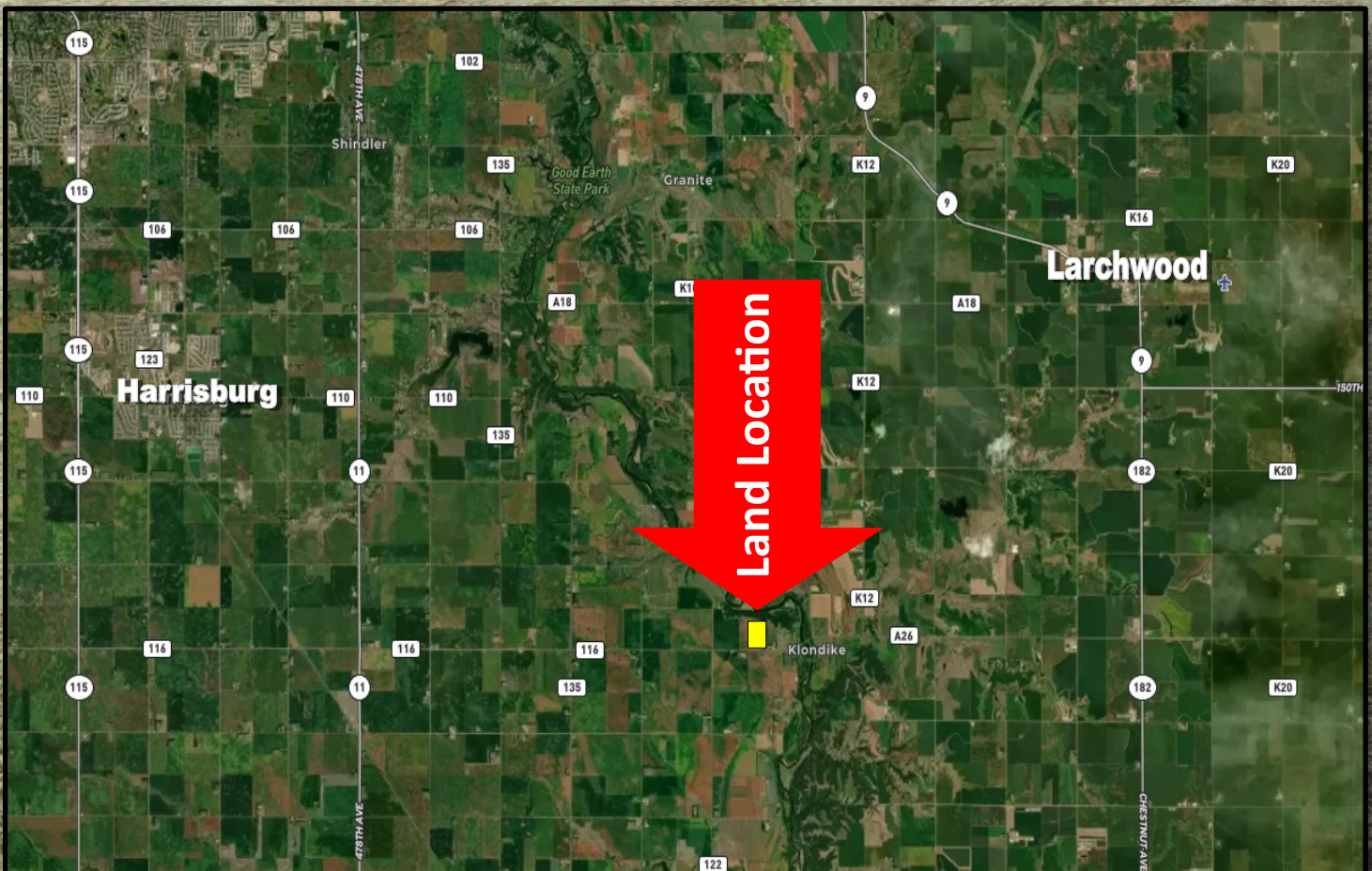
Mark Zomer - 712-470-2526 | Ryan Zomer - 712-441-3970

Joel Westra - 605-310-6941 | Joel Westra, Jr. - 605-957-5222

License # 12445

Auctioneers Note: Our company is honored to have been selected to offer for sale at auction this excellent tract of Dayton TWP, Lincoln County, SD farmland! This tract of land offers endless potential with very few non till-able acres and a housing eligibility! Do not pass up the opportunity to purchase a farm in an excellent locale only minutes from Harrisburg, SD & Canton, SD! Watch zomercompany.com in case of inclement weather!

Location: From the Canton, SD firehall go North on 481st Ave for 6 miles to 276th St. then go 2 1/2 miles East on 276th St. to the farmland or from Casey's in Harrisburg, SD go East on Willow St/273rd St for 3 miles to HWY 11 then go South on HWY 11 for 3 miles to 276th St. then go 5 1/2 miles East on 276th St. to the farmland. Farm is located on the North side of 276th St. Auction signs will be posted. Auction will be held at the site of the land!



Abbreviated Legal Description: Tract 5A of Petterson's Addition to Government Lot 4, Government Lot 5 And the South 1/2 of the SE1/4 of Section 17, TWP 99N, Range 48W, Lincoln County, SD. Subject to all public roads and easements of record.

General Description: According to the recent survey this farm consists of 55.77+/- gross acres! According to the survey this tract of farmland has approx. 54.74+/- tillable acres with the remainder in road/ditch. The predominant soil types include: EaB-Egan, WeA-Wentworth, Cd-Chancellor-Viborg, WhA-Wentworth-Chancellor, SuF-Steinauer-Shindler. According to Agri-Data this farm has a productivity index rating of 85.2. This farm has a corn base and soybean base combined with the adjoining property and FSA will need to complete a reconstitution on this farm due to the recent survey. This is an outstanding farm in Dayton TWP, Lincoln County, South Dakota! This farm has outstanding soil ratings and 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! Opportunities to purchase land within minutes of Harrisburg, SD & Canton, SD with a housing eligibility and on a hard surface road is something that is not always readily available! Do not pass up this opportunity to purchase this land! Buyer of the farm will receive and will be required to grant an ingress/egress access easement to the adjoining property owner to the East of this property. Contact an agent for details!

Method of sale: Auction will be held at the site of the property. Farm will be sold with the final bid price times the gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Lincoln County Treasurer are currently combined with the adjoining property and will need to be reassessed due to the recent survey.

Possession: Buyer of the farm will receive immediate possession for farming! 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 on or before May 29, 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. 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.

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DAYTON TWP LAND OWNER

LAND OWNER & RURAL RESIDENT MAPS

- Section 8 R David & Marilyn Dancasain - 15.77
 S Lyle & Sharon Deide - 9.46
 T Seih & Shannon Sundstrom - 9.46
 U Ronald & Dawn Bostrom - 17
 V Dale & Phyllis Johnson - 9.82
 W Brian & Deborah Souvignier - 10.15
 X Brian & Mary Bramstetter - 8.81
 Section 9 Y James Quien - 6.26
 Z Melvyn & Beverly Schlotterback - 7.46
 Section 10 AA Sidney & Holly Townbridge - 5.90
 AB Steven & Catherine Frager - 6
 AC Verlyn & Diane Wilderbeer - 21.74
 Section 11 AD Dale & Judy Bergh - 24.42
 AE Roger & Joyce Swanson - 29
 AF Joyce Swanson - 5
 AG Philip & Sonya Liehta - 5
 AH Joyce Swanson - 5
 Section 12 AI Omar & Donna Peterson - 11
 AJ Mitchell & Bobbi Anderson - 6
 AK Peter & Linda VanBeek - 7.13
 AL Timothy & Michele Mathiesen - 10.86
 Section 13 AM Bradley & Camille Vanvoorst - 7.25
 AN Jeffrey & Beth Deils - 5
 AO Richard & Sheryl Johnson - 5.50
 AP Amie Harris - 5.10
 Section 14 AQ Brent & Deborah Langford - 5.11
 AS Michael & Cheryl Hulleman - 11.77

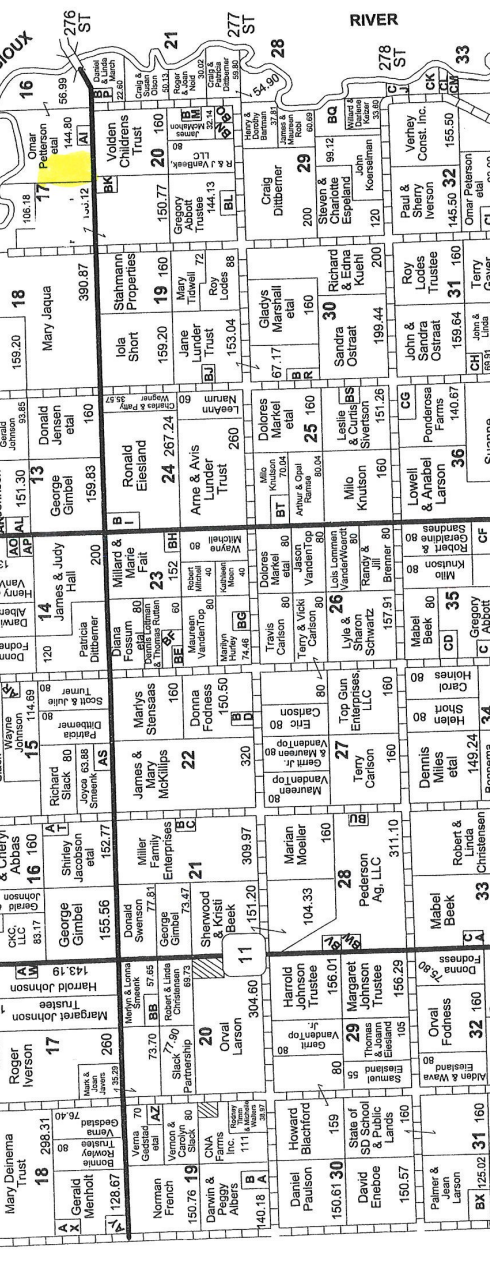
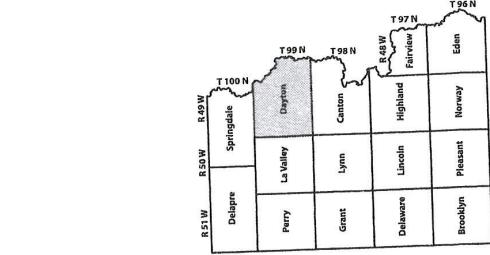
- Section 16 A Delores Messeri - 21.48
 B Bryan & Michelle Schirado - 8.90
 C Jim & Kyrstal Steward - 5
 D Timothy & Tina Reuter - 20.08
 E Charles & Sally Peterson - 20.08
 F SP Gale Peterson - 20.08
 G Walter & Joyce Hakkro - 5.09
 H Leonard Jr. & Gail Iwinski - 10.51
 I Leonard Jr. & Gail Iwinski - 20.06
 J Michelle Jensen - 10.41
 K Randy Stewart & Jamie Swenson - 5.72
 L David & Jennifer Fuhr - 7.12
 M David & Jennifer Fuhr - 8.40
 N TNT Construction - 26.27
 O Jason & Gail Hanna Trust - 26.27
 P Willis & Gail Hanna Trust - 26.27
 Q Dale Olson - 6.76

- Section 17 A Ronald & Phyllis Swanson
 B A.J. & Sally Swanson
 C Phyllis Swanson
 D A.J. & Sally Swanson
 E A.J. & Sally Swanson
 F A.J. & Sally Swanson
 G A.J. & Sally Swanson
 H A.J. & Sally Swanson
 I A.J. & Sally Swanson
 J A.J. & Sally Swanson
 K A.J. & Sally Swanson
 L A.J. & Sally Swanson
 M A.J. & Sally Swanson
 N A.J. & Sally Swanson
 O A.J. & Sally Swanson
 P A.J. & Sally Swanson
 Q A.J. & Sally Swanson

- Section 18 A Richard Peterson
 B Mary Jaqua
 C Richard Peterson
 D Richard Peterson
 E Richard Peterson
 F Richard Peterson
 G Richard Peterson
 H Richard Peterson
 I Richard Peterson
 J Richard Peterson
 K Richard Peterson
 L Richard Peterson
 M Richard Peterson
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- Section 19 A Richard Peterson
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- Section 20 A Richard Peterson
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- Section 21 A Richard Peterson
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- Section 22 A Richard Peterson
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- Section 23 A Richard Peterson
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- Section 24 A Richard Peterson
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- Section 25 A Richard Peterson
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- Section 26 A Richard Peterson
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LINCOLN COUNTY, SD

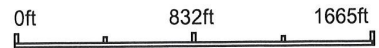


Aerial Map



©2024 AgriData, Inc.

Boundary Center: 43° 23' 26.04, -96° 32' 13.01



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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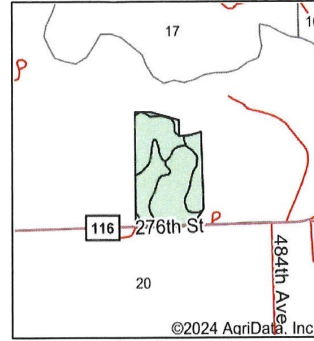
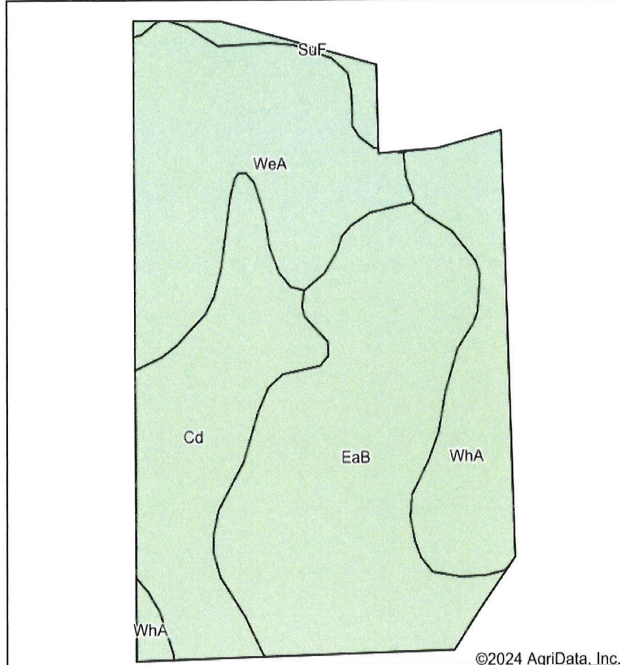
**Lincoln County
Iowa**



3/5/2024

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

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **43° 23' 16.59, -96° 32' 13.04**
 Township: **Dayton**
 Acres: **55.77**
 Date: **3/5/2024**



Soils data provided by USDA and NRCS.

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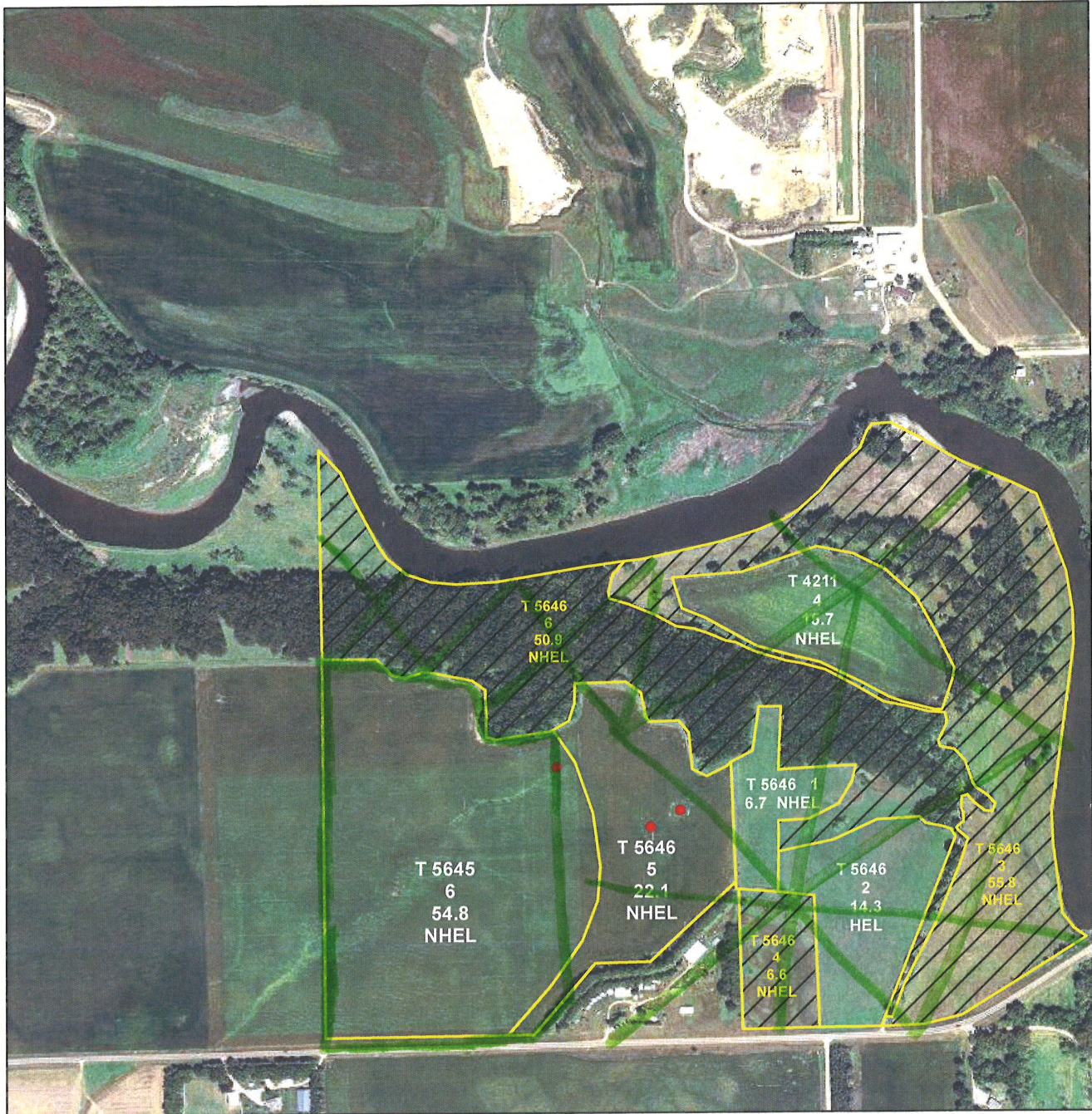
Area Symbol: SD083, Soil Area Version: 25

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
EaB	Egan silty clay loam, 3 to 6 percent slopes	20.73	37.2%	Ile	82	4.5	50	4	4.7	90	10.7	52	63	34	35	1340	39	59
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	14.41	25.8%	I	93													66
Cd	Chancellor-Viborg silty clay loams	11.22	20.1%	IIw	87	3.7	47	4.6	4.7	94	11.1	55	59	35	33	1400	36	47
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	8.28	14.8%	Iw	88	4.1	51	4.4	4.7	98	11.6	57	64	37	36	1460	39	55
SuF	Steinauer-Shindler clay loams, 24 to 40 percent slopes	1.13	2.0%	VIIe	5	1.1	5	1.1	1.2	5	0.5	3	5	1	3	60	4	12
Weighted Average				1.69	85.2	3	35.7	3.1	3.4	67	7.9	38.9	44.9	25.2	25.1	997.7	27.6	*n 56.8

*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.



Program
Year 2023



United States Department of Agriculture
Lincoln County, SD

PLSS: 17_99N_48W
Farm: 6704

1 inch equals 704 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 2, 2022

Tract Number : 5645
Description : NE4 17 99 48 west 54.8 acres
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 : DEBRA SIMONSON, SORUM FARM TRUST, OMAR F PETERSON LIVING TR.
Other Producers : None
Recon ID : 46-083-2009-202

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
54.80	54.80	54.80	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	54.80	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

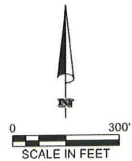
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	28.25	0.00	135
Soybeans	20.37	0.00	35
TOTAL	48.62	0.00	

NOTES

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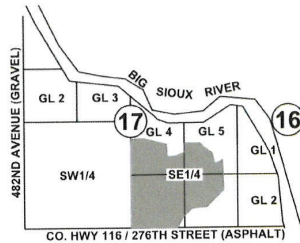
TRACTS 5A & 5B OF PETTERSON'S ADDITION

AN ADDITION TO GOVERNMENT LOT 4, GOVERNMENT LOT 5 AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 99 NORTH, RANGE 48 WEST OF THE 5th P.M., LINCOLN COUNTY, SOUTH DAKOTA.



114 1st Avenue NW
Watertown, SD 57201

PH: 605.878.0414
www.imegcorp.com



LEGEND:

- SET 5/8" REBAR W/CAP #9395
- FOUND 5/8" REBAR W/CAP #9395
- ⊕ SECTION CORNER AS NOTED
- ⊕ RIVER BANK SURVEY LINE
- AC. ACRES
- R/W RIGHT-OF-WAY
- M.A. MUTUAL ACCESS
- (M) MEASURED INFORMATION
- (R) RECORD INFORMATION
- N.T.S. NOT TO SCALE
- R.L.C. RECORD OF LINCOLN COUNTY
- LIMITS OF FEMA FLOOD ZONE A

PROPERTY NOTES

PRESENTED BY

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Bryce Zomer — Sales - 712-451-9444

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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