

**71.74+/- Acres**

*Live Public*

# **LAND AUCTION**

**Highland TWP, Lincoln County, SD**

Approx. Boundary Lines

**Sale Date:**

**October 29, 2024 @ 10:30 A.M.**

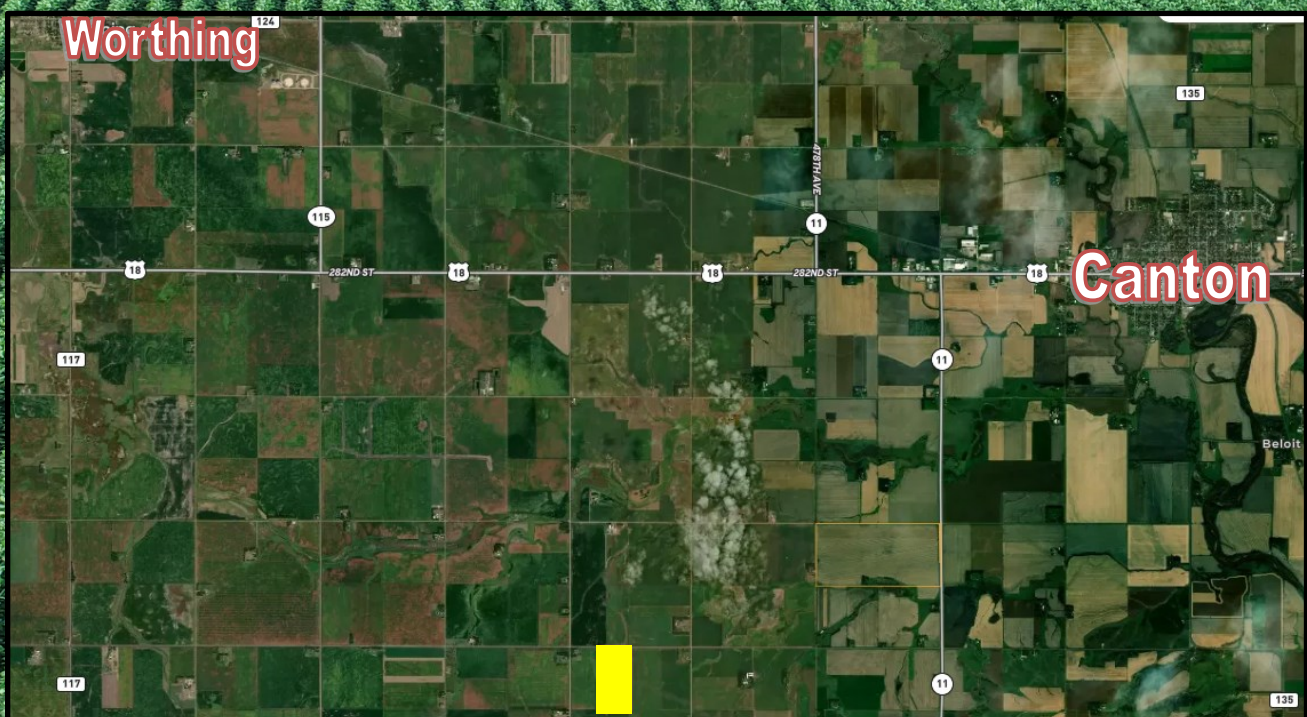
**Wilson Family - Owners**

**This property  
comes with  
2 Housing  
Eligibilities!**

**ZOMER Z COMPANY**  
REALTY & AUCTION

**Auctioneer's Note: The Zomer Company is honored and has the privilege to represent the Wilson Family in offering at auction this once in a lifetime opportunity to purchase this tract of farmland located in Lincoln County, SD! This farmland is located Southwest of Canton, SD & Northwest Of Norway Center, SD in a prime location!! Whether you are a farmer or investor looking to buy farmland do not miss out this opportunity to purchase this tract of farmland!! Watch [zomercompany.com](http://zomercompany.com) in case of inclement weather!**

**Property Location: From the intersection of HWY 18 and SD HWY 11 go South on HWY 11 for 3 miles to 285th St., then go West on 285th St., for 2 3/4 miles to the site of the farmland or From Norway Center, SD go North on SD HWY 11 for 8 miles to 285th St., then go West for 2 3/4 miles to the site of the farmland. The Auction will be held at the Gate City Event Center (47947 W 5th St., Canton, SD 57013) parking lot located in Canton, SD!**



**Zomer Company**  
**1414 Main St., Rock Valley, IA 51247**  
**[www.zomercompany.com](http://www.zomercompany.com)**  
**712-476-9443**

**Abbreviated Legal Description:** Tract 2 & Tract 3 of Wilson's Addition in Government Lots 1 & 2 in the NW1/4 of Section 6, TWP 97N, Range 49W, Lincoln County, SD. Sold subject to all public roads and easements of record.

**General description:** According to the survey, this property contains 71.74+/- gross acres. According to FSA, this property contains approx. 71.60+/- tillable acres with the remainder in road and ditch. This farm has a corn base of 34.62+/- acres with a PLC yield of 108Bu. and a soybean base of 34.62+/- acres with a PLC yield of 37bu.. The tillable farmland is classified as NHEL. The predominant soil types of the land include: WeA-Wentworth, Ca-Chancellor-Tetonka, Ca-Chancellor-Tetonka, WhA-Wentworth-Chancellor and Cd-Chancellor-Viborg. According to Agri-Data this tillable land has a productivity index rating of 87.1 and an estimated average county CER rating of 0.881! This farm will also be sold with two housing eligibilities! This land is accessed via an access easement on the field driveway directly adjacent to the property just West of the Northwest property corner. Contact an agent with any questions on easement. Whether you are an investor or farmer looking for farmland this is a great opportunity to purchase a high quality farm located Southwest of Canton, SD and Northwest of Norway Center, SD! High quality tracts of farmland with excellent soil ratings such as this farm are rarely available for purchase! Land for generations has proven itself to be an excellent investment! Make plans to attend the auction!

**Method of sale:** Property will be sold with the final bid price times the gross county acres from the Lincoln County, SD assessor which are 71.74+/- acres. Auction will be held at the Gate City Event Center parking lot located in Canton, SD (47947 W 5th St., Canton, SD 57013)

**Taxes:** The current Real Estate Taxes according to the Lincoln County Treasurer are currently estimated at approx. \$1,561.17 per year. Taxes will be pro-rated through December 31, 2024.

**Possession:** Full possession will be March 1, 2025. This land is available to farm for the 2025 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 December 2, 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. Michael McGill Attorney At Law 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. **Michael McGill—Attorney For Sellers & Escrow Agent**

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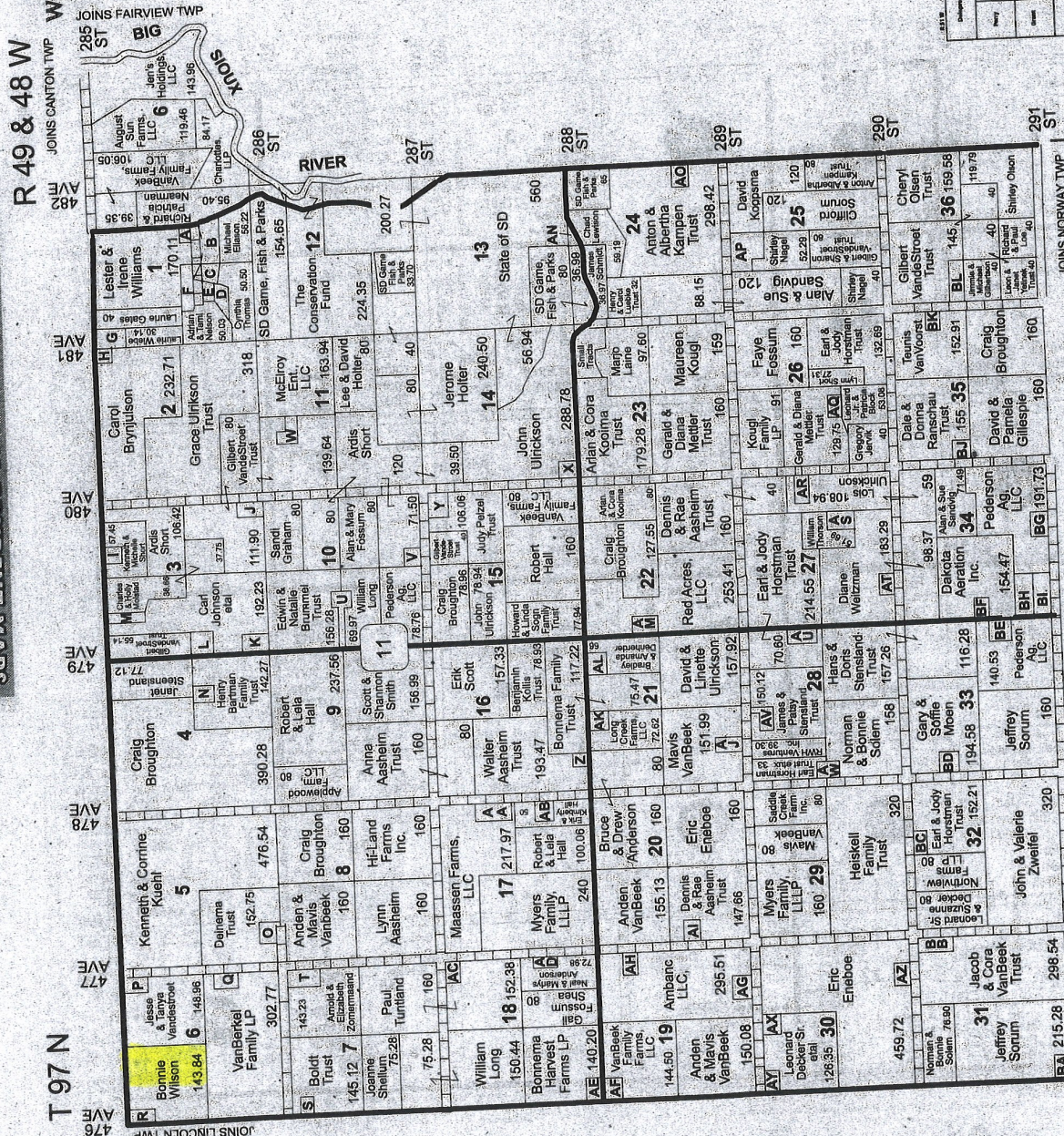
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# HIGHLAND TWP

## LAND OWNER

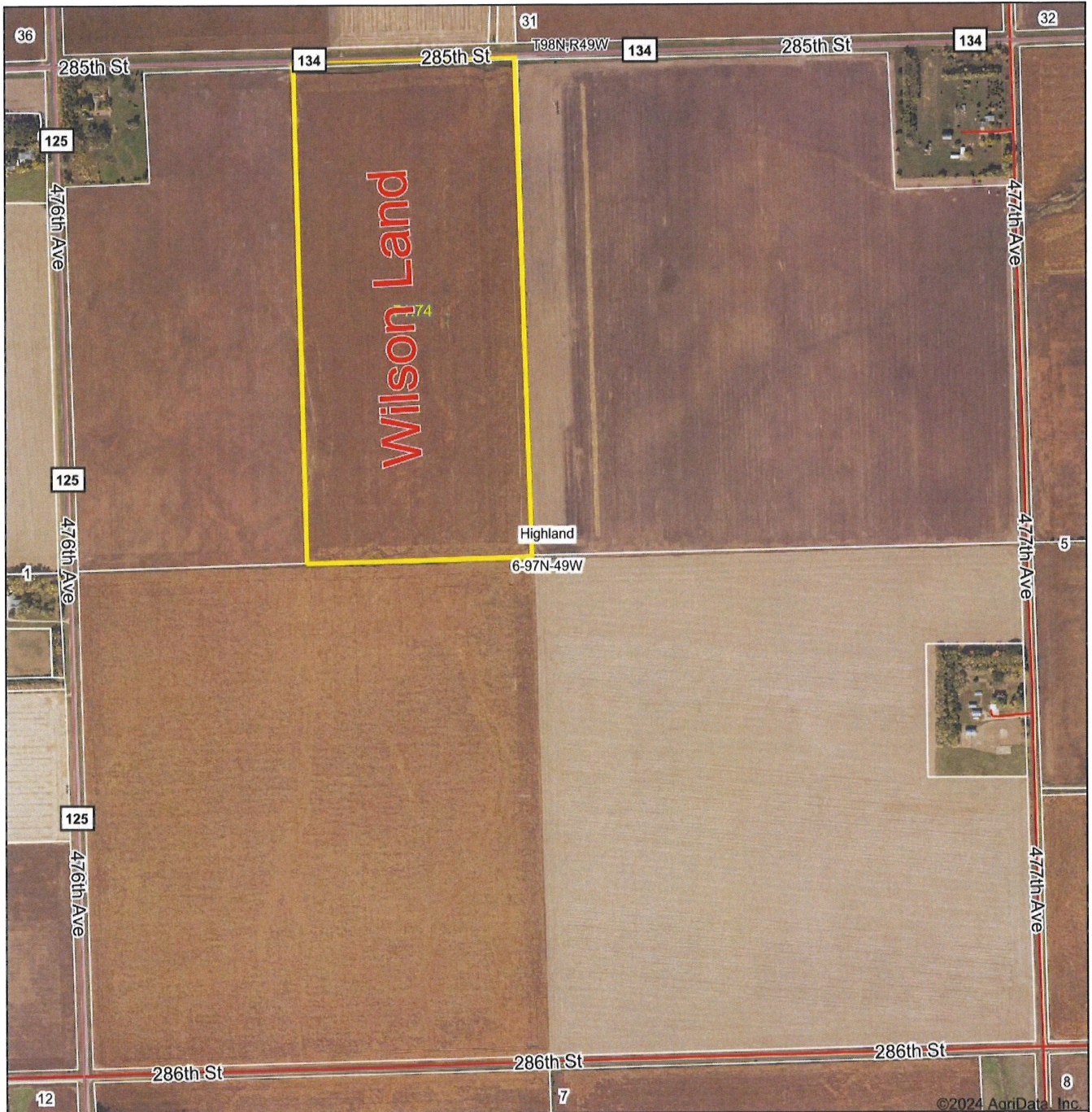


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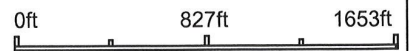


- Small Tracts**
- Section 1 A Kenneth & Glenda Wiczorek - 5.53
  - Section 1 B Kelvin & Cynthia Surdai - 13
  - Section 1 C Thomas & Janet Boyum - 10.84
  - Section 1 D Thomas & Cynthia Thomas Trust - 10.55
  - Section 1 E Jason & Amy Gross - 12.87
  - Section 1 F Drew Anderson - 25
  - Section 1 G Kevin Wiebe - 10
  - Section 1 H Jess Wiebe - 7.97
  - Section 1 I Philip Ranschau - 6.54
  - Section 1 J P. Ronald & Angelina Larson - 7.52
  - Section 1 K Michael Fossum Trust - 10.29
  - Section 1 L Cwacn Trust - 6.61
  - Section 1 M Scott & Pamela Vongroven - 13.22
  - Section 1 N Tyler Larson - 7.25
  - Section 1 O Philip Larson - 10
  - Section 1 P Clinton Dreyer - 10
  - Section 1 Q James & Theresa Kuiper - 7.87
  - Section 1 R Doug & Megan Abbas - 6.64
  - Section 1 S Michael Johnson - 5.46
  - Section 1 T Fred & Alicia VanBoekem - 16.77
  - Section 1 U Michael & Constance Pederson - 10.87
  - Section 1 V O'Brien Family Trust - 6.12
  - Section 1 W Lester Ballinger - 16.13
  - Section 1 X Nicholas Tize - 10.43
  - Section 1 Y James & Marlene Aasheim - 13.94
  - Section 1 Z Scott Stensland - 5.16
  - Section 1 AA Saddle Creek Farm Inc. - 21.03
  - Section 1 AB Paul Segn - 9.93
  - Section 1 AC Donald & Laurie Cole - 7.42
  - Section 1 AD James & Tjisse Hamilton - .02
  - Section 1 AE James & Mary Bradshaw - 10
  - Section 1 AF Mary London - 10.53
  - Section 1 AG Lynn & Charlotte Rowley - 11.81
  - Section 1 AH Russell & Janice Wika - 7.76
  - Section 1 AI Steven & Emily Pucker - 72.34
  - Section 1 AJ Dean & Annette Aasheim - 5
  - Section 1 AK Ross & Darcy Knudson - 7.38
  - Section 1 AL M. Dean & Rebecca James - 11.94
  - Section 1 AM Don Schultz - 10
  - Section 1 AN Lance & Peggy Beard - 5.30
  - Section 1 AO Daniel VanderBroek - 12.09
  - Section 1 AP Kevin & Cheryl McCann - 27.70
  - Section 1 AQ Burdette Block - 6.27
  - Section 1 AR David & Linette Ulrickson - 11.06
  - Section 1 AS David & Linette Ulrickson - 11.66
  - Section 1 AT Lucas & Amy Evjen - 9.64
  - Section 1 AU BAY, LLC - 6.80
  - Section 1 AV Curtis & Ione Aasheim - 9.88
  - Section 1 AW Christine Parks - 9.66
  - Section 1 AX Adam Decker - 5.16
  - Section 1 AY Leonard Decker Jr. - 9.02
  - Section 1 AZ Luke Decker - 7.15
  - Section 1 BA Justin & Lindsey Tuntland - 7.38
  - Section 1 BB Grand Valley Properties, LLC - 21.36
  - Section 1 BC Ty & Lisa Dairy - 7.79
  - Section 1 BD Alan & Amanda Gentry - 5.42
  - Section 1 BE Vadim & Marta Yakovleva - 15.81
  - Section 1 BF Michael & Deniese Engelstad - 5.24
  - Section 1 BG Primo Feedyards, LLC - 11.55
  - Section 1 BH Primo Feedyards, LLC - 20
  - Section 1 BI Hulslein Feedyards, LLC - 15.80
  - Section 1 BJ Donald Paulson Trust - 5
  - Section 1 BK Troy Drawes - 7.09
  - Section 1 BL Thomas & Cindy Kuiper - 15

**Aerial Map**



Boundary Center: 43° 15' 14.33, -96° 40' 50



Maps Provided By:



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**6-97N-49W**  
**Lincoln County**  
**South Dakota**



9/10/2024

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

Soils Map



State: **South Dakota**  
 County: **Lincoln**  
 Location: **6-97N-49W**  
 Township: **Highland**  
 Acres: **71.74**  
 Date: **9/10/2024**



Soils data provided by USDA and NRCS.

Area Symbol: SD083, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	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	
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	31.75	44.3%		> 6.5ft.	I	93													66	
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	16.75	23.3%		4.4ft.	IIw	75													51	
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	14.96	20.9%		> 6.5ft.	Iw	88	4.1	51	4.4	4.7	98	11.6	57	64	37	36	1460	39	55	
Cd	Chancellor-Viborg silty clay loams	8.28	11.5%		4.2ft.	IIw	87	3.7	47	4.6	4.7	94	11.1	55	59	35	33	1400	36	47	
<b>Weighted Average</b>							<b>1.35</b>	<b>87.1</b>	<b>1.3</b>	<b>16.1</b>	<b>1.4</b>	<b>1.5</b>	<b>31.3</b>	<b>3.7</b>	<b>18.2</b>	<b>20.2</b>	<b>11.8</b>	<b>11.3</b>	<b>466</b>	<b>12.3</b>	<b>*n 58</b>

\*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.



Lincoln County  
SD  
Program  
Year 2024

United States Department of Agriculture

**PLSS: 6\_97N\_49W**  
**Farm: 1045**

1 inch equals 696 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 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.

2023 Ortho-Photography - Not to Scale

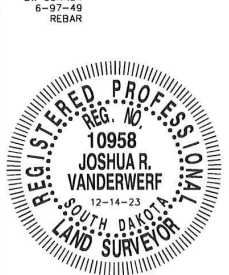
July 25, 2024





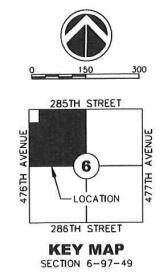


**PLAT OF TRACT 1, 2, & 3  
WILSON ADDITION**  
IN GOV'T LOTS 1 & 2 IN THE NW1/4 OF SECTION 6, TOWNSHIP 97 NORTH,  
RANGE 49 WEST OF THE 5TH P.M., LINCOLN COUNTY, SOUTH DAKOTA  
CONTAINING ±143.47 ACRES (INCLUDING ±4.16 ACRES R.O.W.)



**LEGEND**

- EXISTING EASEMENT LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTER LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- PLATTED PROPERTY LINE
- 20' ACCESS EASEMENT
- FOUND MONUMENT
- SET 5/8" X 18" CAPPED REBAR
- FOUND SECTION CORNER
- PREVIOUSLY PLATTED DIMENSION



**GENERAL NOTES:**

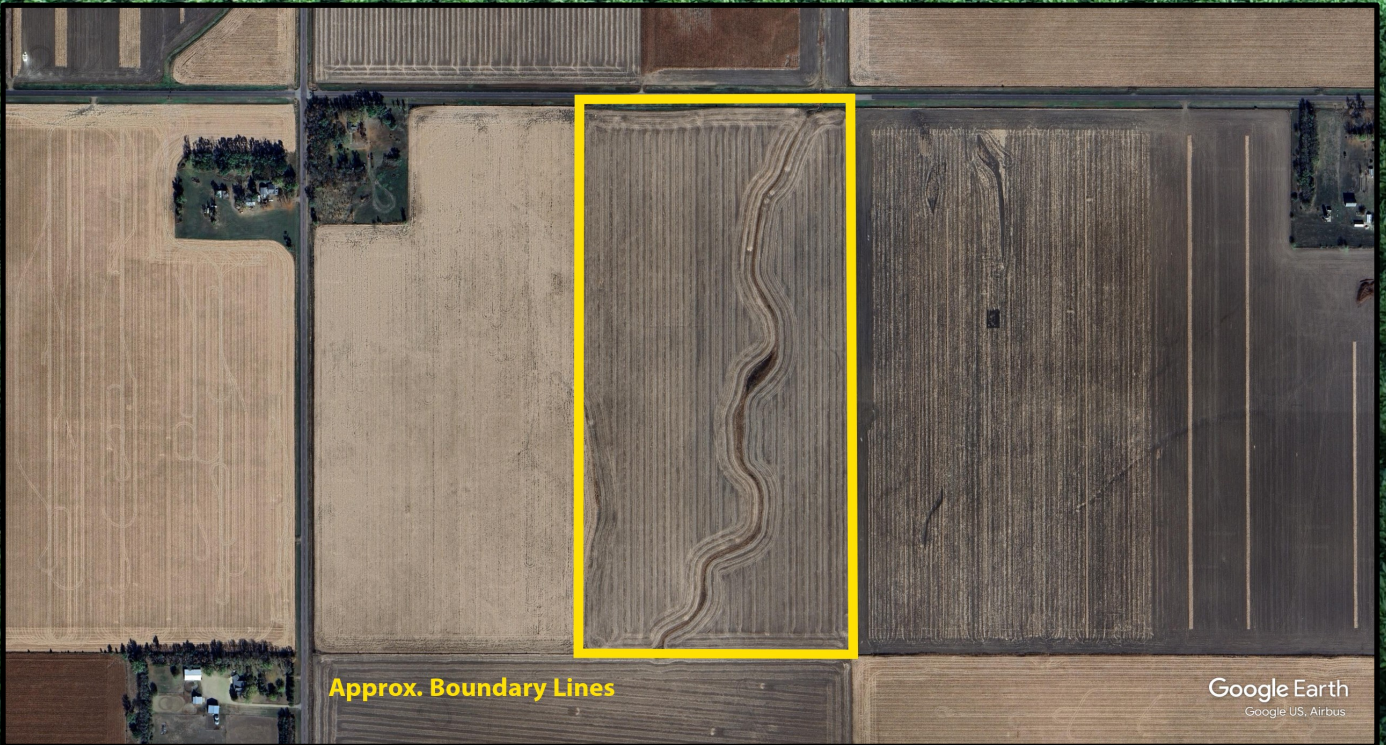
- BASIS OF BEARINGS FOR THIS DRAWING IS SOUTH DAKOTA SOUTH WITH NAD83 DATUM, US FOOT.
- RESEARCH OF EXISTING EASEMENTS OF RECORD WAS NOT PERFORMED.

**DGR ENGINEERING**  
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Approx. Boundary Lines

**71.60+/- tillable acres**



Approx. Boundary Lines







# PRESENTED BY

# ZOMER COMPANY

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**Gerad Gradert — Sales - 712-539-8794**  
**Bryce Zomer — Sales - 712-451-9444**

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