



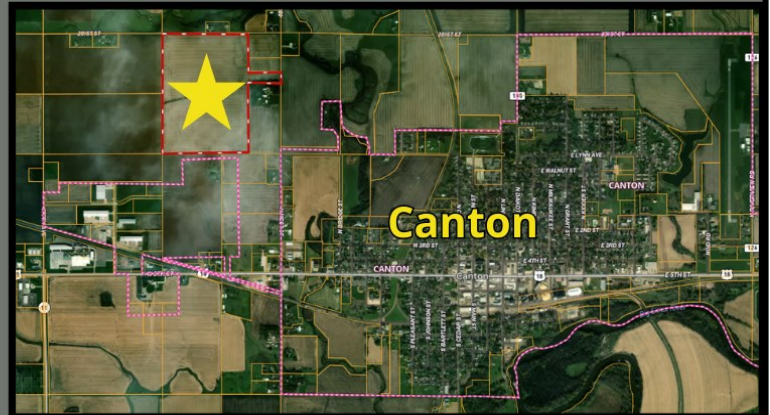
**ZOMER COMPANY**  
REALTY & AUCTION

*Live Public*  
**LAND AUCTION**

**Canton TWP, Lincoln County, SD**

**DECEMBER 13, 2024 @  
10:30 A.M.**

**117.03+/- Acres Of Farmland  
To Be Sold In Two Tracts & A  
3.80+/- Acre Building Site With  
A Housing Eligibility**



**Tract 1: 80.47+/- Acres**

**Tract 2: 36.56+/- Acres**

**Tract 3: 3.80+/- Acre Building Site  
(Sold With One Housing Eligibility)**

**Northwest Addition - Owner**

**Auctioneer's Note:** The Zomer Company is honored to present at auction these outstanding Lincoln County, SD properties! If you have been looking for an opportunity to purchase land for your farming operation or as an investment then be sure to attend this auction! This land offers a tremendous opportunity to purchase quality land with the added bonus of being on the edge of a City! If you have been looking for that perfect acreage in town the building site on this auction offers a great opportunity to purchase a building site only a short 1/2 mile from a hard surface road and with plenty of room with 3.80+/- acres! Watch [zomercompany.com](http://zomercompany.com) in case of inclement weather!

**Property Location:** From Caseys in Canton, SD go approx. 1 mile West on HWY 18 to 480th Ave. then go North on 480th Ave. for 3/4 of a mile to Tract 3. Tract 1 and 2 are located directly West of Tract 3 and are both accessed by going 1/4 mile North from Tract 3 to 281st ST. and then going approx. 1/4 mile West on 281st ST. Tract 1 and 2 are located on the South side of 281st ST and Tract 3 is located on the West side of 480th Ave. The Auction will be held at the site of the farmland.

**Abbreviated Legal Description of Tract 1:** Tract 1 of Northwest Addition in the NE1/4 of Section 15, TWP 98N, Range 49W, Lincoln County, SD. Sold subject to all public roads and easements of record.

**General description of Tract 1:** According to the survey, this property contains 80.47+/- gross acres. According to FSA/Survey, this property contains approx. 78.95+/- tillable acres with the remainder in road and ditch. This is an inside tract of farmland which is nearly 100% tillable with the only exception being the road and the ditch! This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 158bu on corn and a PLC yield of 41bu on soybeans. The tillable farmland is classified as NHEL. The predominant soil types of the land include: Cd-Chancellor-Viborg, WeA-Wentworth, EaB-Egan, Gr-Graceville, Ca-Chancellor-Tetonka, DmB-Dempster, SuF-Steinauer-Shindler, DeB-Delmont. According to Agri-Data this tillable land has a productivity index rating of 83.3 and an estimated average county soil rating of .831 county rating which is currently combined with the adjoining farmland! This land is located just on the North edge of Canton, SD just North of the Canton Industrial Area! If you are a farmer or investor looking to add a farm to your operation or investment portfolio then I would strongly consider purchasing this tract of Lincoln County, SD farmland! It is not often that you have the opportunity to purchase a farm such as this that checks off all of the boxes including good soil ratings, very few non tillable acres and an excellent location both today and with long term potential! This farm is contiguous with Tract 2 and if purchased together offers a tremendous opportunity to purchase one large contiguous 117.03+/- acre tract of farmland! This farm will not be sold with any housing eligibility's. Seller will install a new shared driveway access point from 281st ST which will be shared with Tract 2.

**Abbreviated Legal Description of Tract 2:** Tract 2 of Northwest Addition in the NE1/4 of Section 15, TWP 98N, Range 49W, Lincoln County, SD. Sold subject to all public roads and easements of record.

**General description of Tract 2:** According to the survey, this property contains 36.56+/- gross acres. According to FSA/Survey, this property contains approx. 35.86+/- tillable acres. This is an inside tract of farmland which is nearly 100% tillable! This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 158bu on corn and a PLC yield of 41bu on soybeans. The tillable farmland is classified as NHEL. The predominant soil types of the land include: Gr-Graceville, DmB-Dempster, WeA-Wentworth, DeB-Delmont, EaB-Egan, DmA-Dempster. According to Agri-Data this tillable land has a productivity index rating of 74.9 and an estimated average county soil rating of .831 county rating which is currently combined with the adjoining farmland! This land is located just on the North edge of Canton, SD just North of the Canton Industrial Area! If you are a farmer or investor looking to add a farm to your operation or investment portfolio then I would strongly consider purchasing this tract of Lincoln County, SD farmland! This is an excellent opportunity to purchase a smaller tract of Lincoln County, SD Farmland in an excellent area! This farm is contiguous with Tract 1 and if purchased together offers a tremendous opportunity to purchase one large contiguous 117.03+/- acre tract of farmland! This farm will not be sold with any housing eligibility's. Seller will install a new shared driveway access point from 281st ST which will be shared with Tract 1.

**Abbreviated Legal Description of Tract 3:** Tract 3 of Northwest Addition in the NE1/4 of Section 15, TWP 98N, Range 49W, Lincoln County, SD. Sold subject to all public roads and easements of record.

**General description of Tract 3:** According to the survey, this property contains 3.80+/- gross acres. This is an outstanding opportunity to purchase a 3.80+/- acre building site located only a short 1/2 mile from a hard surface road and right on the North edge of Canton, SD! If you have been looking for that dream location to build a home on then your search is home! It is not very often that you have an opportunity to purchase bare building sites in this area on which you can start with a blank slate on building your family's legacy acreage site! Building sites in Lincoln County, SD can be hard to come by so do not pass up this opportunity to purchase this property! Rural Water is located across the road from the property. Contact Rural water for any details regarding costs/availability of rural water.

**Method of sale:** Property will be sold with the final bid price times the gross surveyed acres for Tracts 1 & 2. Tract 3 will be sold in total dollars. Tracts 1 and 2 will be offered for sale first in the choice method and the top bidder of the round of choice will have the option to select the tract of their choice or both of the tracts. If the top bidder in the round of choice selects just one of the tracts then whichever tract is remaining will then be sold. Once both Tracts 1 & 2 have been sold then Tract 3 will be sold. Tracts will not be combined in any way. Auction to be held at the site of the farmland.

**Taxes:** The current Real Estate Taxes according to the Lincoln County Treasurer are approx. \$1,689.87 per year on Tract 1, approx. \$767.76 per year on Tract 2 and approx. \$79.80 per year on Tract 3. Taxes will be pro-rated through December 31, 2024.

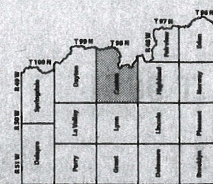
**Possession:** Full possession will be March 1, 2025. This land is available to farm for the 2025 crop year.

**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 January 30, 2025 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 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. The majority of these properties are located within the City of Canton Subdivision authority but are not in the City limits. 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.

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## LAND OWNER



**R 49 & 48 W**

**T 98 N**

JOINS DAYTON TWP

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JOINS LYON COUNTY, IA

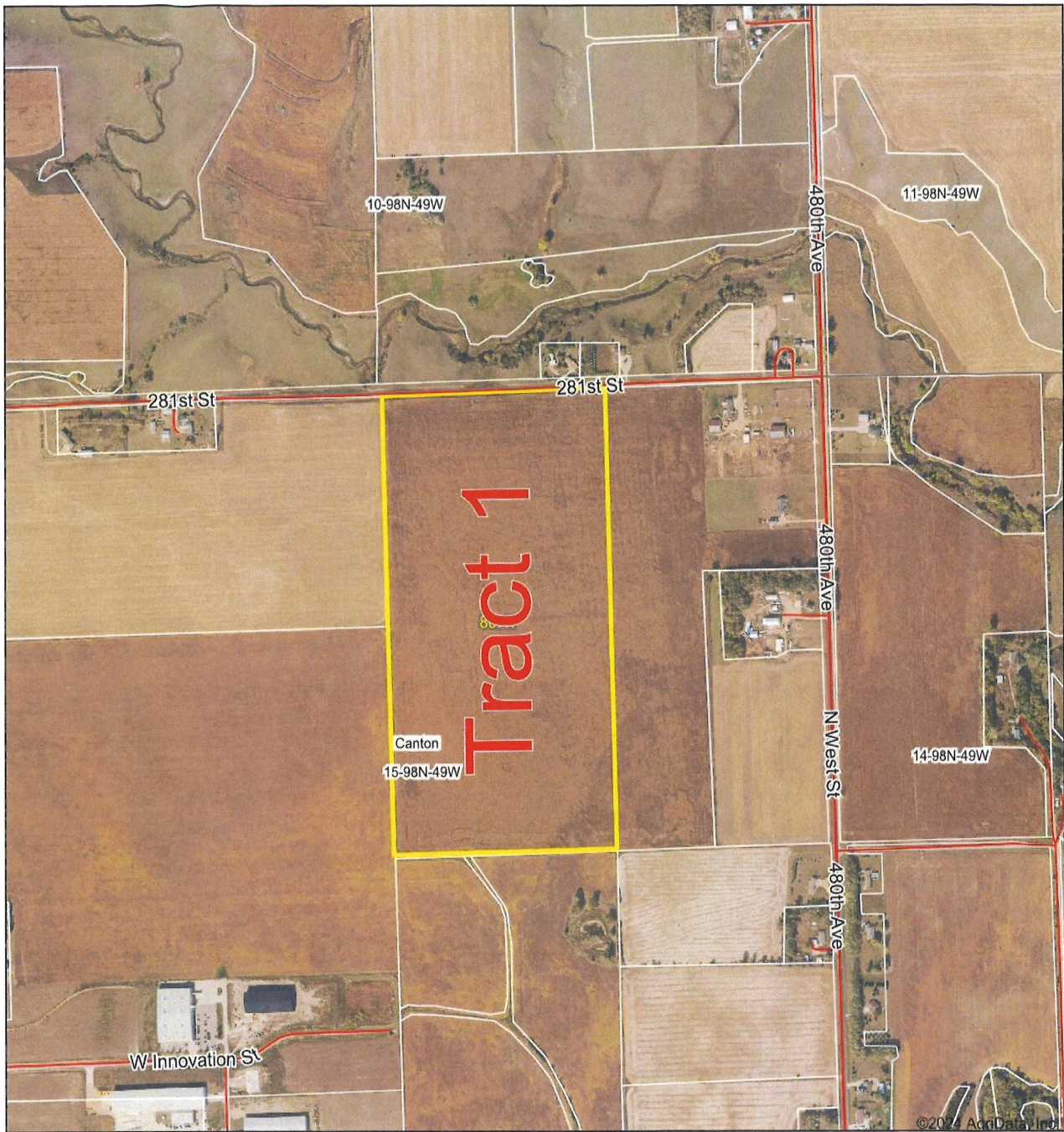
## SIoux

RIVER

AVE

LINCOLN COUNTY, SD

# Aerial Map



Boundary Center: 43° 18' 42.66, -96° 36' 58.82

0ft 910ft 1820ft

Maps Provided By:



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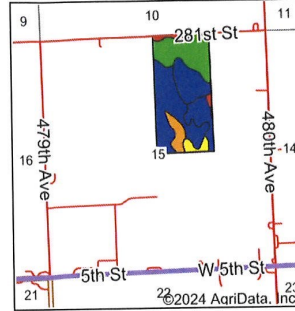
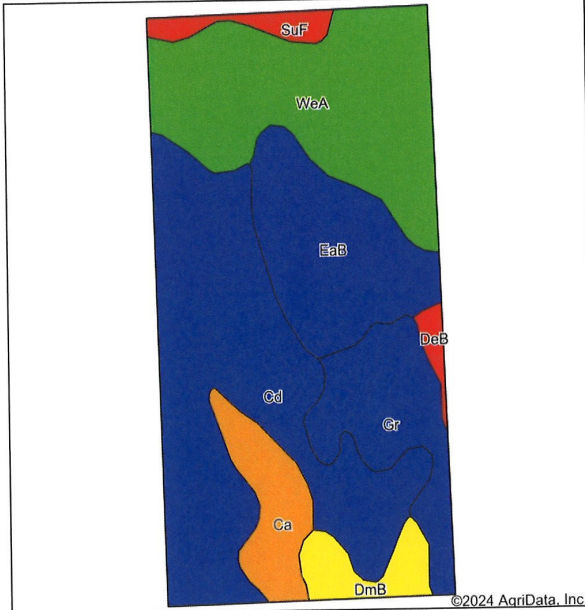
Field borders provided by Farm Service Agency as of 5/21/2008.

**15-98N-49W**  
**Lincoln County**  
**South Dakota**



11/8/2024

## Soils Map



State: **South Dakota**  
 County: **Lincoln**  
 Location: **15-98N-49W**  
 Township: **Canton**  
 Acres: **80.47**  
 Date: **11/9/2024**





Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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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	Brome grass hay Tons	Brome grass 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
Cd	Chancellor-Viborg silty clay loams	28.02	34.7%	<div></div>	4.2ft.	Ilw	87	3.7	47	4.6	4.7	94	11.1	55	59	35	33	1400	36	47
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	20.32	25.3%	<div></div>	> 6.5ft.	I	93													66
EaB	Egan silty clay loam, 3 to 6 percent slopes	12.45	15.5%	<div></div>	> 6.5ft.	Ile	82	4.5	50	4	4.7	90	10.7	52	63	34	35	1340	39	59
Gr	Graceville silty clay loam, 0 to 2 percent slopes	8.90	11.1%	<div></div>	> 6.5ft.	Is	83													68
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	5.17	6.4%	<div></div>	4.4ft.	Ilw	75													51
DmB	Dempster silt loam, 2 to 6 percent slopes	3.08	3.8%	<div></div>	> 6.5ft.	Ile	63													55

Soils data provided by USDA and NRCS.

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
SuF	Steinauer-Shindler clay loams, 24 to 40 percent slopes	1.76	2.2%		> 6.5ft.	VIIe	5	1.1	5	1.1	1.2	5	0.5	3	5	1	3	60	4	12
DeB	Delmont loam, 2 to 6 percent slopes	0.77	1.0%		> 6.5ft.	IVs	38	2.6	24	2.4	2.8	27	3.2	17	28	10	16	420	18	31
Weighted Average						1.77	83.3	2	24.4	2.3	2.4	47	5.6	27.4	30.7	17.6	17.1	700.1	18.8	*n 55.6

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Aerial Map



Boundary Center: 43° 18' 42.68, -96° 36' 45.9

0ft 910ft 1820ft

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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**15-98N-49W**  
**Lincoln County**  
**South Dakota**

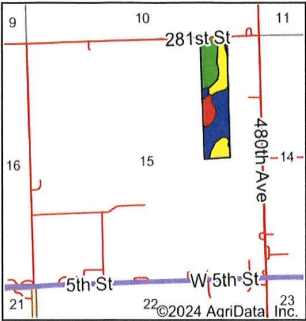
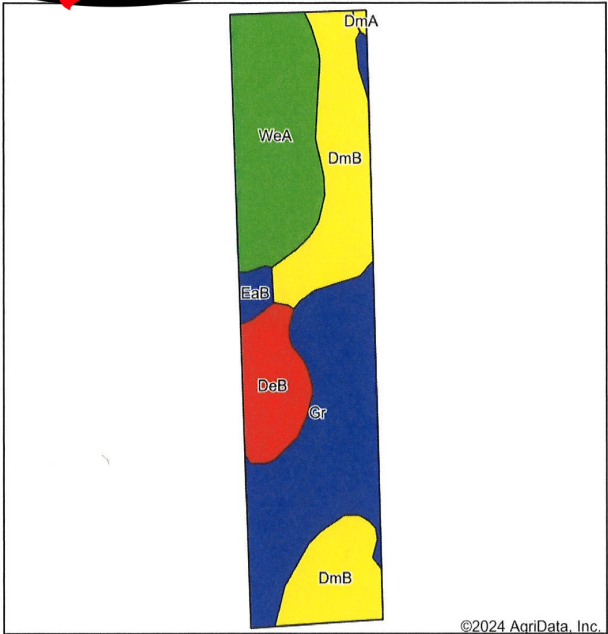


11/8/2024

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



# Soils Map









State: **South Dakota**  
 County: **Lincoln**  
 Location: **15-98N-49W**  
 Township: **Canton**  
 Acres: **36.56**  
 Date: **11/9/2024**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: SD083, Soil Area Version: 25																			
Code	Soil Description	Acres	Percent of field	PI Legend	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
Gr	Graceville silty clay loam, 0 to 2 percent slopes	12.04	32.9%		Is	83													68
DmB	Dempster silt loam, 2 to 6 percent slopes	10.77	29.5%		Ile	63													55
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	9.18	25.1%		I	93													66
DeB	Delmont loam, 2 to 6 percent slopes	3.78	10.3%		IVs	38	2.6	24	2.4	2.8	27	3.2	17	28	10	16	420	18	31
EaB	Egan silty clay loam, 3 to 6 percent slopes	0.68	1.9%		Ile	82	4.5	50	4	4.7	90	10.7	52	63	34	35	1340	39	59
DmA	Dempster silt loam, 0 to 2 percent slopes	0.11	0.3%		Ils	64													57

Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	PI Legend	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
<b>Weighted Average</b>					<b>1.63</b>	<b>74.9</b>	<b>0.4</b>	<b>3.4</b>	<b>0.3</b>	<b>0.4</b>	<b>4.5</b>	<b>0.5</b>	<b>2.7</b>	<b>4.1</b>	<b>1.7</b>	<b>2.3</b>	<b>68.3</b>	<b>2.6</b>	<b>*n 59.6</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

**Aerial Map**



Boundary Center: 43° 18' 46.16, -96° 36' 36.84

0ft 645ft 1290ft

Maps Provided By:



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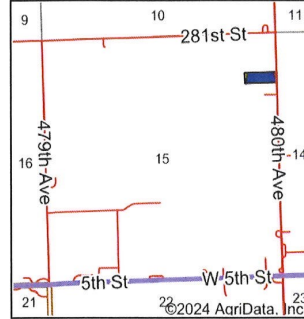
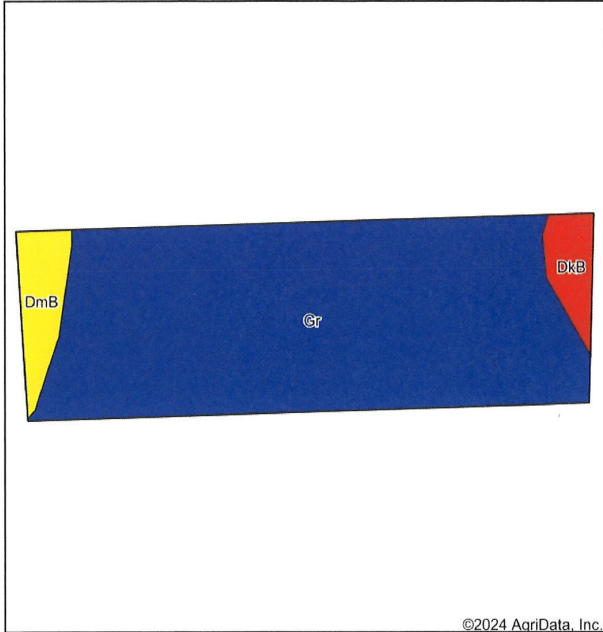
Field borders provided by Farm Service Agency as of 5/21/2008.

**15-98N-49W**  
**Lincoln County**  
**South Dakota**



11/9/2024

## Soils Map



State: **South Dakota**  
 County: **Lincoln**  
 Location: **15-98N-49W**  
 Township: **Canton**  
 Acres: **3.8**  
 Date: **11/9/2024**



Maps Provided By:



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	PI Legend	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
Gr	Graceville silty clay loam, 0 to 2 percent slopes	3.39	89.2%		Is	83													68
DmB	Dempster silt loam, 2 to 6 percent slopes	0.24	6.3%		Ile	63													55
DKB	Delmont and Talmo soils, 2 to 9 percent slopes	0.17	4.5%		IVs	25	2.2	20	2	2.3	19	2.3	13	23	7	13	300	15	31
<b>Weighted Average</b>						<b>1.20</b>	<b>79.1</b>	<b>0.1</b>	<b>0.9</b>	<b>0.1</b>	<b>0.9</b>	<b>0.1</b>	<b>0.6</b>	<b>1</b>	<b>0.3</b>	<b>0.6</b>	<b>13.4</b>	<b>0.7</b>	<b>*n 65.5</b>

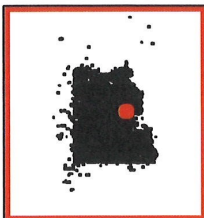
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Program  
Year 2024



United States Department of Agriculture

**Lincoln County, SD**

**PLSS: 15\_98N\_49W**

**Farm: 8218**

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.

2023 Ortho-Photography - Not to Scale

January 10, 2024

SOUTH DAKOTA  
LINCOLN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8218

Prepared : 11/6/24 4:33 PM CST

Crop Year : 2025

Operator Name : [REDACTED]  
CRP Contract Number(s) : None  
Recon ID : 46-083-2021-69  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
118.50	118.50	118.50	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	118.50		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	66.69	0.00	158	0
Soybeans	51.81	0.00	41	0
<b>TOTAL</b>	<b>118.50</b>	<b>0.00</b>		

NOTES

Tract Number : 6484

Description : NE4 15 98 49 less acreages  
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 does not contain a wetland  
WL Violations : None  
Owners : 6701 SOUTH MINNESOTA LLC  
Other Producers : None  
Recon ID : 46-083-2018-147

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
118.50	118.50	118.50	0.00	0.00	0.00	0.00	0.0



SOUTH DAKOTA  
LINCOLN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8218  
Prepared : 11/6/24 4:33 PM CST  
Crop Year : 2025

Tract 6484 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	118.50	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	66.69	0.00	158
Soybeans	51.81	0.00	41
<b>TOTAL</b>	<b>118.50</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.

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## PROPERTY NOTES

## TERMS OF SALE

- **ANY ANNOUNCEMENTS MADE AT THE AUCTION SUPERCEDE ANY ADVERTISEMENTS.**
- Zomer Company is representing Seller **only**.
- Seller will not pay compensation to Buyer's Brokerage.
- Property is being sold as a cash sale with **NO** financing or other contingencies.
- Property is being sold **AS IS WHERE IS** with all defects and encroachments and **no** guarantees or warranties, expressed or implied. All information including but not limited to years, sizes, dimensions, and lines on maps and pictures provided by Seller and Zomer Company are approximations and for informational purposes only and all such information is not guaranteed or warranted as to accuracy or completeness. All Bidders are encouraged to use due diligence and to inspect Property prior to bidding and the successful Bidder, as Buyer/Purchaser acknowledges he/she has had a reasonable opportunity to inspect and examine the condition of Property and to make inquiries to governmental authorities pertaining to any environmental hazards or easements of record including manure application easements and pertaining to Buyer's/Purchaser's intended use of Property prior to auction as he/she deems necessary or desirable.
- Seller provides no warranty or guarantee that the existing fences lie on the true boundary of the property. Any new fencing shall be responsibility of Buyers/Purchasers and subject to applicable law.
- By bidding on this auction, the successful Bidders/Buyers/Purchasers waive any right to review the Real Estate Auction Purchase Agreement (hereafter "Purchase Agreement") prior to execution of the Purchase Agreement and agree to execute the Purchase Agreement, with no exceptions, immediately after the auction. A copy of the Real Estate Auction Purchase Agreement is available for review 5 business days prior to the auction. Bidders must contact Zomer Company to request a copy. By bidding on this auction, the successful Bidders/Buyers/Purchasers agree to the terms as set forth herein and as announced on the date of the auction and that as successful Bidders/Buyers/Purchasers an irrevocable oral Contract has been entered into with Seller until the Purchase Agreement is executed and the irrevocable oral Contract shall be binding and enforceable.
- Balance of funds due at closing must be in the form of a cashier's check, money order or wire transfer.
- Property is being sold subject to confirmation of Seller. Seller reserves the right to deny any bid for any reason.
- Time is of the essence for this Contract. In the event the Buyers/Purchasers are unable to close with Seller on the date of closing as set forth in the Purchase Agreement, Buyers/Purchasers shall be required to pay interest on the full balance of the purchase price, commencing from the date of closing, payable monthly. **In no event shall closing be delayed by Buyers/Purchasers without the written consent of Seller. In the event Buyers/Purchasers are unable to timely close with Seller and written consent was not obtained, Buyers/Purchasers may be required to pay to Seller any and all of Seller's additional Federal and State capital gains tax and personal income tax due as a consequence of Buyers'/Purchasers' failure to timely close. Said additional tax shall be paid by Buyers/Purchasers to Seller within 10 days the additional tax amount is determined by Seller's tax preparer. This provision shall survive closing.** Buyers/Purchasers shall also pay interest on all delinquent amounts and any sum reasonably advanced by Seller to protect their interest in this Contract, computed from the date of delinquency or advance. Any such payments set forth herein will only be required to be paid by Buyers/Purchasers if closing is delayed due to Buyers'/Purchaser' inability to perform on all agreed upon terms and conditions of the Contract and will not be required to be paid if there is any delay in closing on due to Seller's inability to provide free and clear title to the Property.
- The successful Bidders/Buyers/Purchasers agree that irreparable damage will occur in the event any provision of the Purchase Agreement is not performed in accordance with the terms of the Purchase Agreement and agree that Seller shall be entitled to specific performance of the terms of the Purchase Agreement, in addition to any other remedy at law or in equity.
- Any Buyers'/Purchasers' division, reshaping and/or proration of Property prior to closing requires Seller's prior written approval. Should Buyers/Purchasers choose to divide, reshape and/or prorate Property in a manner prior to closing other than how the Property was sold at auction, all costs resulting therefrom shall be solely those of the Buyers/Purchasers and shall not delay closing. Such costs shall include, but not be limited to any additional surveying fees, recording fees, deed preparation fees, and abstracting fees.
- Seller and Zomer Company, its owners, officers, employees and agents cannot and will not be held responsible and assume no liability for errors or omissions or for the accuracy or completeness of any information contained herein or other property listing or advertisement or material. Zomer Company, its owners, officers, employees and agents cannot and will not be held responsible and assume no liability for statements and/or representations made by Seller.
- All terms and conditions specific to the Property herein and set forth in this Booklet supersede the foregoing general terms of sale.

# **PRESENTED BY**

# **ZOMER COMPANY**

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and confidence in our firm.

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

for our past successful results