



# **Farmland Rental Opportunity**

This Farm Is Located In Norway TWP, Lincoln

County, SD & Is Southeast Of Norway Center, SD

**Bids Due By April 24, 2025**

**At 2:00 P.M.**

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

**This Is A Great Opportunity To Rent A High Quality Farm**

**In Norway TWP, Lincoln County, SD!**

**This Farm Is Located Southeast Of Norway Center, SD!**

**Location:** From Hudson SD go 6 miles West on 294th St (152) to 481st Ave. then go South on 481st Ave. for 1 3/4 miles to the farmland. Farm is located in the Northeast corner of the intersection of 296th St. & 481st Ave.

**Legal Description of Property For Bid:** The SW1/4 of Section 25, TWP 96N, Range 49W, Lincoln County, SD. Subject to all public roads and easements of record.

**General Description:** This farm according to FSA/Agri-Data consists of 154.3+/- tillable acres. According to Agri-Data this farm has a soil productivity rating of 66.7. The predominant soils in the farm include: MpC2-Moody-Nora, MoB-Moody, Af-Alcester, AcB-Alcester, CpD2-Crofton-Nora. This farm has a corn base of 148.90 acres with a PLC yield of 145bu and a soybean base of 0.60 acres with a PLC yield of 44bu. This is a great opportunity to rent a prime tract of Lincoln County, SD farmland! This farm has excellent soil ratings and is in a great area!

**Contact An Agent For A Bid Form & For Full Details On The Lease Terms.**



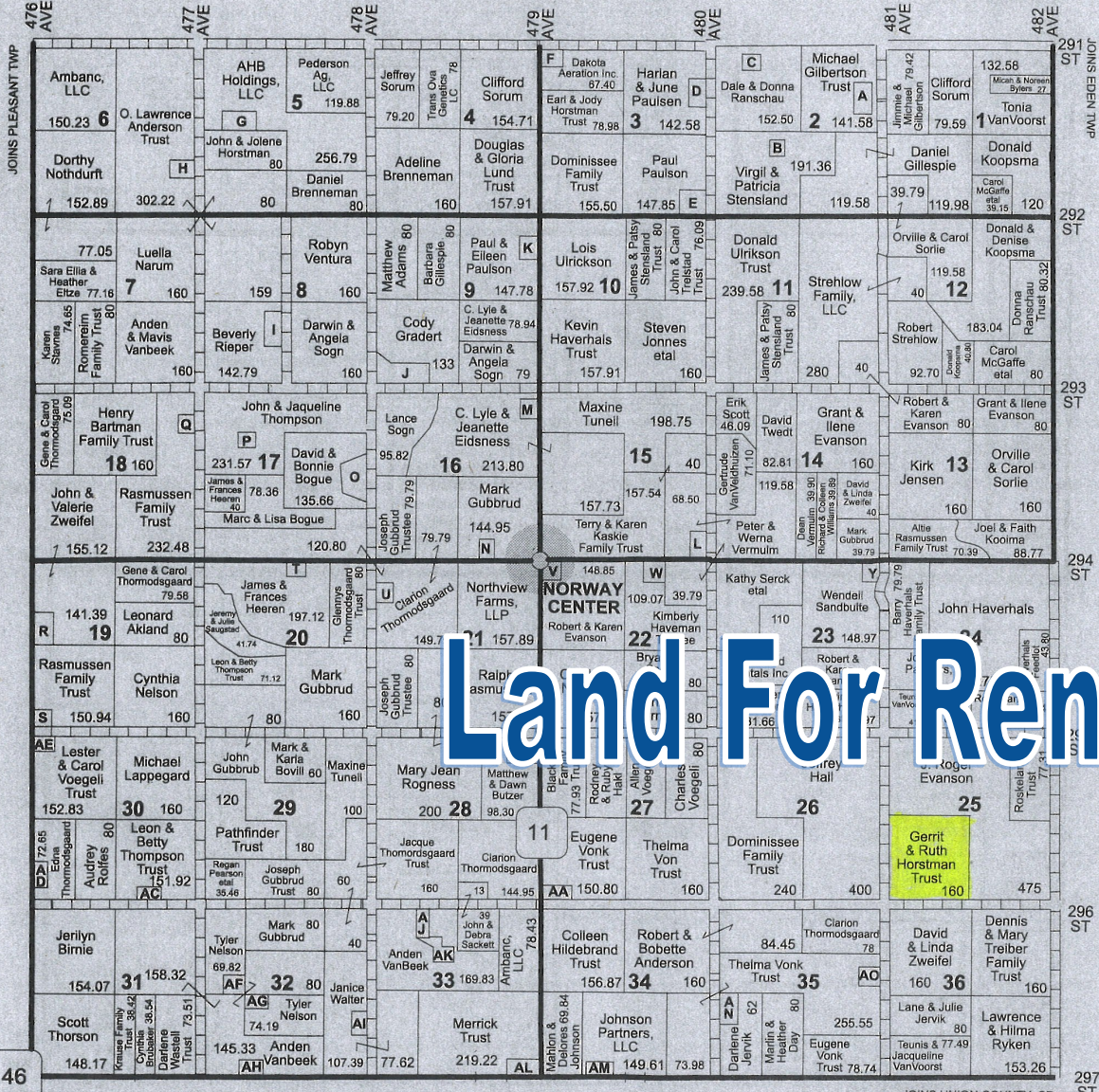
# NORWAY TWP

## LAND OWNER

T 96 N

R 49 W

JOINS HIGHLAND TWP

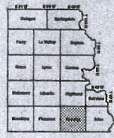


LAND OWNER & RURAL RESIDENT MAPS

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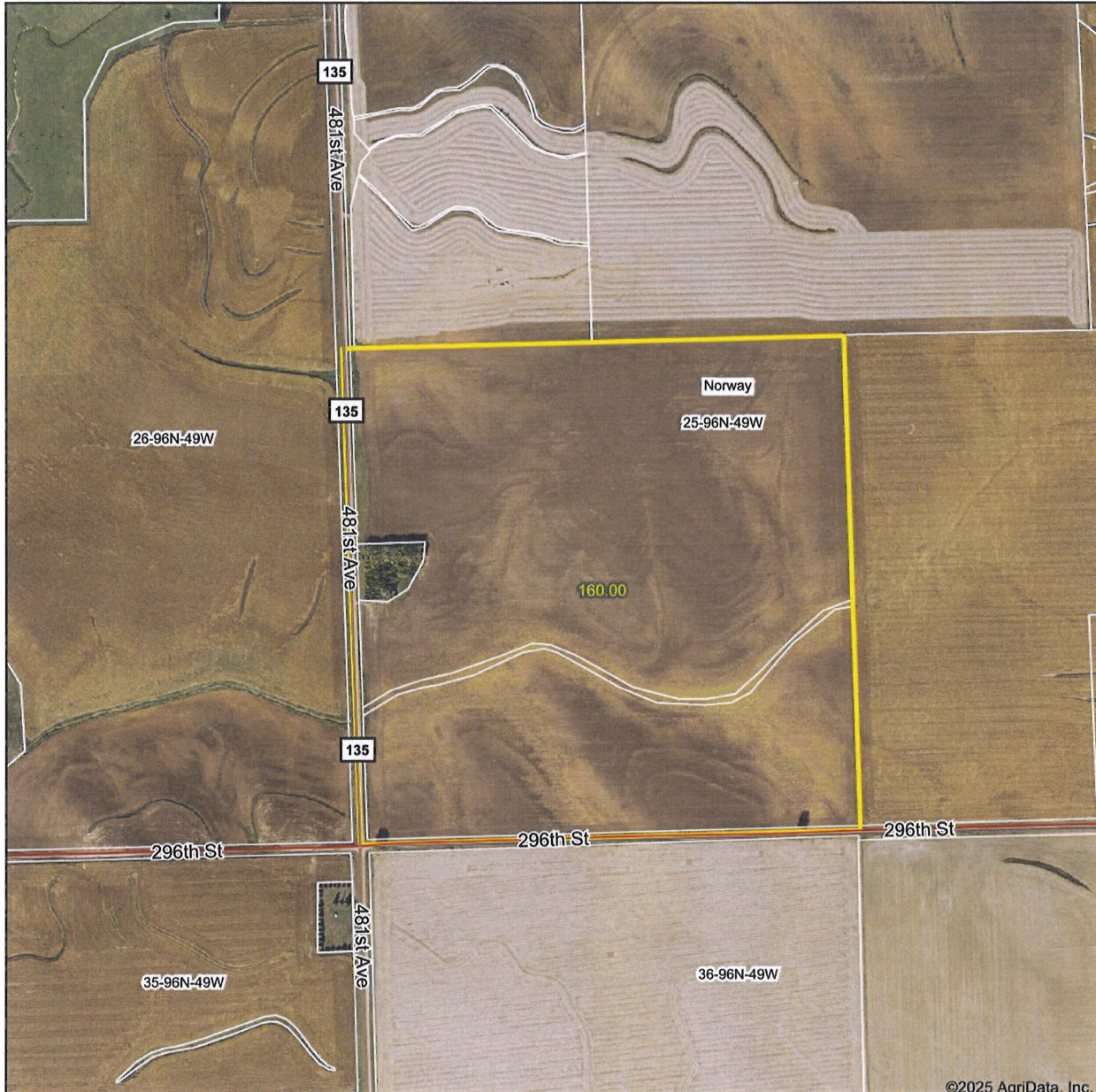
**Small Tracts**

- |  |   |  |
|--|---|--|
| Section 2 <b>A</b> Michael Gilbertson - 15.50      | Section 17 <b>O</b> Samuel & Patricia Roseland - 24.22  | Section 30 <b>AC</b> Wanda Saugstad - 8.08           |
| <b>B</b> Jakob & Sonya Decker - 8.21               | <b>P</b> Victor Espinoza - 8.25                         | <b>AD</b> Kirk & Sandra Martinsen - 5.48             |
| <b>C</b> Dale & Patricia Rice - 7.77               | Section 18 <b>Q</b> Rachel & Trent Thompson - 7.10      | <b>AE</b> David & Barbara Dinninger - 6.94           |
| Section 3 <b>D</b> Dylan & Jami Paulson - 15.46    | Section 19 <b>R</b> Jason & Bridget Twedt - 15          | Section 32 <b>AF</b> Sandra Saugstad - 10.17         |
| <b>E</b> Lands American Church - 10                | <b>S</b> Tyler & Rachel Rasmussen - 7.90                | <b>AG</b> Greg & Audra Nelson - 6.81                 |
| <b>F</b> Hulstein Feedyards, LLC - 8.40            | Section 20 <b>T</b> Rick & Debra Halseth - 9.09         | <b>AH</b> Chris & Amanda Wielenga - 7.49             |
| Section 5 <b>G</b> Robert & Marlyce Harris - 19.51 | Section 21 <b>U</b> Tim Delay - 10                      | <b>AI</b> Greg & Sandra Rasmussen - 11.36            |
| Section 6 <b>H</b> David & Karen Anderson - 12.72  | Section 22 <b>V</b> Darrell & Patricia Schroeder - 8.21 | Section 33 <b>AJ</b> Rodger & Danelle Dickau - 10.12 |
| Section 8 <b>I</b> Jordan & Cheryl Decker - 17.20  | <b>W</b> Jason & Lisa Veldman - 10.71                   | <b>AK</b> Matthew Butzer - 19.46                     |
| Section 9 <b>J</b> Darrel & Carole Sogn - 26.43    | Section 23 <b>X</b> Paul & Julie Serck - 8.12           | <b>AL</b> SD DOT - 14.87                             |
| <b>K</b> Thomas & Jean Riley - 10.74               | <b>Y</b> Joshua & Rebecca Watkins - 10.61               | Section 34 <b>AM</b> Allen & Lisa Voegeli - 11.15    |
| Section 15 <b>L</b> Thor Johnson - 11.50           | Section 24 <b>Z</b> Tyler Rus - 7.84                    | Section 35 <b>AN</b> Richard Pepper - 14.12          |
| Section 16 <b>M</b> James Jervik - 8.27            | Section 27 <b>AA</b> George & Rebecca Decker - 7        | <b>AO</b> Kelly Harkness - 10                        |
| <b>N</b> Lyndon & Gwendolyn Weaver - 10.24         | Section 28 <b>AB</b> Roger & Mary Jo Clingan - 19.54    |  |





### Aerial Map



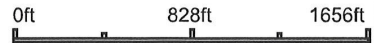
©2025 AgriData, Inc.

Boundary Center: 43° 6' 6.56, -96° 35' 1.33



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

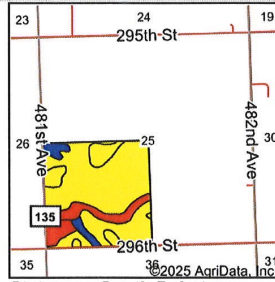
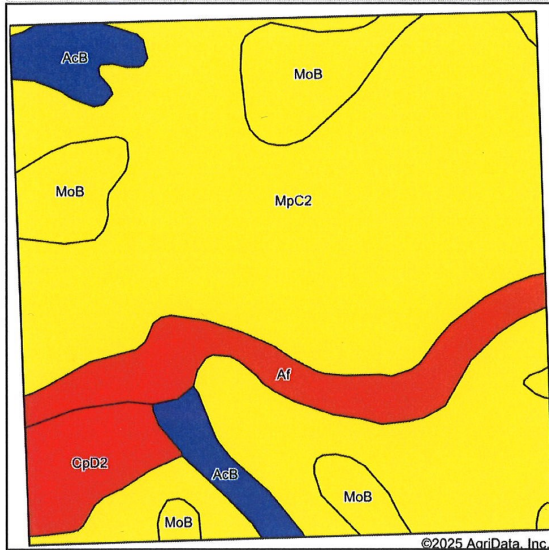
**25-96N-49W**  
**Lincoln County**  
**South Dakota**



4/9/2025



**Soils Map**



State: **South Dakota**  
 County: **Lincoln**  
 Location: **25-96N-49W**  
 Township: **Norway**  
 Acres: **160**  
 Date: **4/9/2025**



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

Area Symbol: SD083, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	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
MpC2	Moody-Nora silty clay loams, 6 to 10 percent slopes, eroded	111.73	69.9%	■	> 6.5ft.	IIIe	IVe	70	4.6	50	4.1	4.8	91	10.9	53	62	33	35	1260	38	58
MoB	Moody silty clay loam, 2 to 6 percent slopes	17.49	10.9%	■	> 6.5ft.	Ile	IIIe	67													74
Af	Alcester silty clay loam, channeled	14.59	9.1%	■	4.5ft.	Vlw		38	2.2	14	3.8	3.8	36	4.3	21	18	13	10	500	10	47
AcB	Alcester silty clay loam, 2 to 6 percent slopes	8.35	5.2%	■	> 6.5ft.	Ile	IIIe	90													72
CpD2	Crofton-Nora complex, 11 to 17 percent slopes, eroded	7.84	4.9%	■	> 6.5ft.	IVe		48													61
<b>Weighted Average</b>						<b>3.16</b>	<b>*-</b>	<b>66.7</b>	<b>3.4</b>	<b>36.2</b>	<b>3.2</b>	<b>3.7</b>	<b>66.8</b>	<b>8</b>	<b>38.9</b>	<b>44.9</b>	<b>24.2</b>	<b>25.4</b>	<b>925.5</b>	<b>27.4</b>	<b>*n 59.6</b>

Soils data provided by USDA and NRCS.





United States Department of Agriculture

1 inch equals 696 feet

**Lincoln County  
SD  
Program  
Year 2024**

**PLSS: 25\_96N\_49W  
Farm: 1580**

**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**

February 9, 2024



SOUTH DAKOTA  
 LINCOLN  
 Form: FSA-156EZ  
 See Page 2 for non-discriminatory Statements.



**Abbreviated 156 Farm Record**

**FARM : 1580**  
 Prepared : 4/10/25 10:08 AM CST  
 Crop Year : 2025

**Operator Name** : [REDACTED]  
**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
156.50	154.30	154.30	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	154.30	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	148.90	0.00	145	0
Soybeans	0.60	0.00	44	0
<b>TOTAL</b>	<b>149.50</b>	<b>0.00</b>		

**NOTES**

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**Tract Number** : 395  
**Description** : A9 SW4 25 96 49  
**FSA Physical Location** : SOUTH DAKOTA/LINCOLN  
**ANSI Physical Location** : SOUTH DAKOTA/LINCOLN  
**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** : CARON A. HORSTMAN REVOCABLE TRUST  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.50	154.30	154.30	0.00	0.00	0.00	0.00	0.0



# Invoice 0020193



Cooperative Farmers Elevator  
1508 14th Street Rock Valley, IA 51247  
(712) 451-6280

Bill To  
P & C HORSTMAN FARMS INC  
2678 260TH  
DOON, IA 51235

Invoice Number 0020193  
Invoice Date 10/28/2024  
Due Date 01/15/2025

**Total \$12,924.78**

Description	Qty	Unit Price	Total \$
0-0-60 POTASH	51,165.00 LB	\$0.228 /LB	\$11,665.62
FLOATER DRY FALL VRT	149.90 ACRE	\$8.40 /ACRE	\$1,259.16

Comments  
Mix order ID: 305620SOC SM  
HUDSON FARM

SubTotal \$12,924.78  
Sales Tax \$0.00

**Total \$12,924.78**

# Invoice 0020192



Cooperative Farmers Elevator  
1508 14th Street Rock Valley, IA 51247  
(712) 451-6280

Bill To  
P & C HORSTMAN FARMS INC  
2678 260TH  
DOON, IA 51235

Invoice Number	0020192
Invoice Date	10/28/2024
Due Date	01/15/2025
<b>Total</b>	<b>\$4,997.94</b>

Description	Qty	Unit Price	Total \$
GYPSUM SUPERCAL SO4	14,975.00 LB	\$0.1825 /LB	\$2,732.94
MICROSYNC PRO	2,265.00 LB	\$1.00 /LB	\$2,265.00

Comments  
Mix order ID: 305612SOC SM  
HUDSON FARM

SubTotal	\$4,997.94
Sales Tax	\$0.00
<b>Total</b>	<b>\$4,997.94</b>













*"Your Farmland Specialists"*

1414 Main St.

Rock Valley, IA 51247

Zomercompany.com

