



Property #1

LIVE
**PUBLIC
LAND
AUCTION**

**Eden TWP, Lincoln
County, SD**

x Boundary Lines



LAND AUCTION DATE: NOVEMBER 12, 2025 @10:30 A.M.

Property 1: 73.78+/- Acres Of Top Quality Tillable Farmland

Property 2: 74.55 +/- Acres Of Top Quality Tillable Farmland

Property 3: 160+/- Acre Mixed Use Cropland & Pastureland Property

Property 4: Property 4: 60.86+/- Acre Property With 39.40+/- Acres Of Tillable Land
& Existing Aggregate/Future Aggregate Potential & Recreational Opportunities

Property 5: 5.93+/- Acre Existing Acreage Site With Buildings & Home

BILL HAVELAAR ESTATE - OWNERS

For more information:



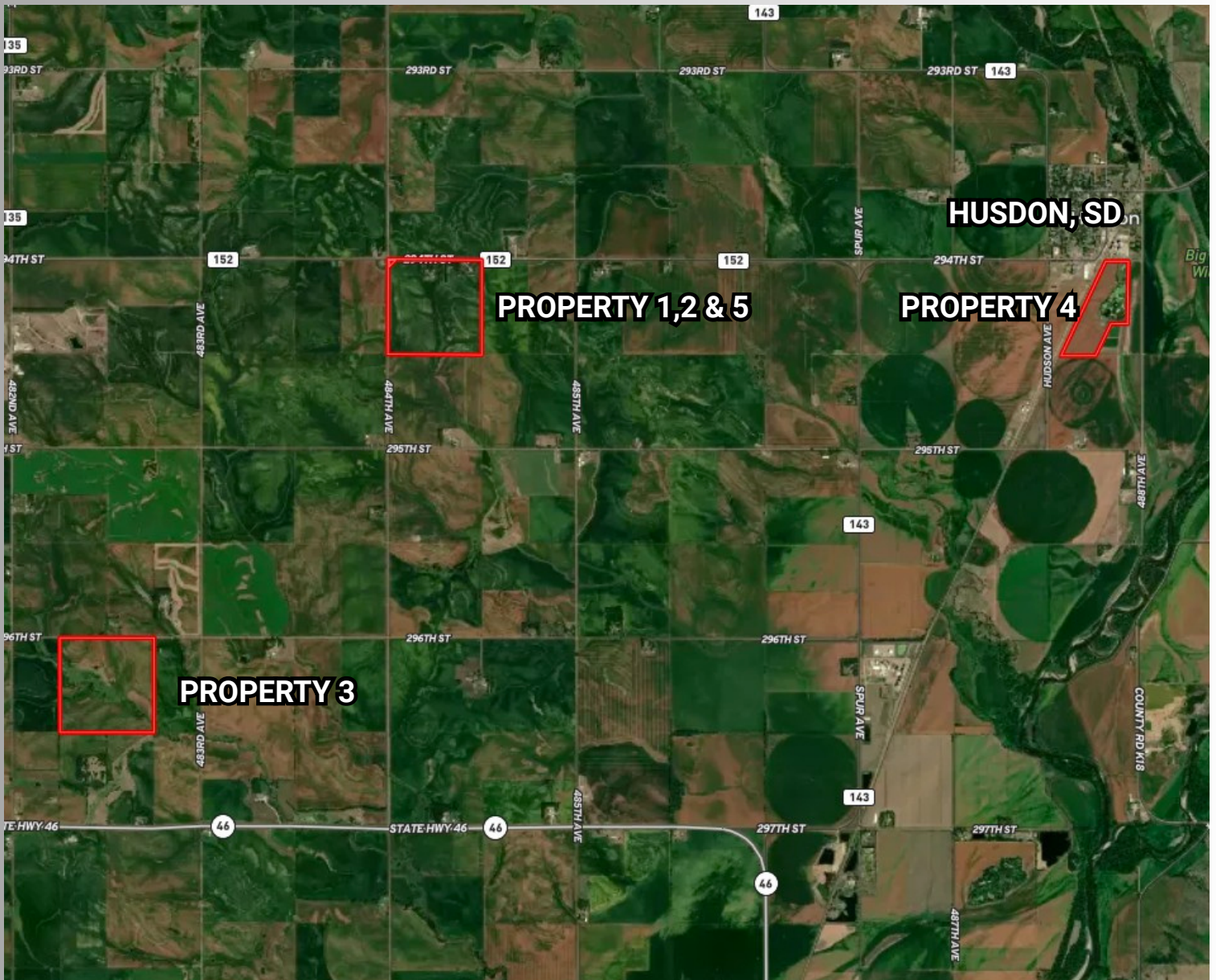
Contact Us

712-476-9443



Visit our website

www.zomercompany.com



Property 1: 73.78+/- Acres Of Top Quality Tillable Farmland

Property 2: 74.55 +/- Acres Of Top Quality Tillable Farmland

Property 3: 160+/- Acre Mixed Use Cropland & Pastureland Property

Property 4: Property 4: 60.86+/- Acre Property With 39.40+/- Acres Of Tillable Land & Existing Aggregate/Future Aggregate Potential & Recreational Opportunities

Property 5: 5.93+/- Acre Existing Acreage Site With Buildings & Home



Auctioneer's Note: The Zomer Company is honored to represent the Bill Havelaar Estate in offering at auction these outstanding properties! This auction will truly have an opportunity for nearly every type of land buyer! This auction will offer top quality Lincoln County, SD farmland, mixed use property with cropland/pastureland, an existing acreage site with home and buildings and a tract of land with current aggregate opportunities and potential future opportunities for aggregate or farming! Do not miss this auction!



Property's 1, 2 & 5 Location: 48441 294th St., Hudson, SD 57034 or from The Fillin Station in Hudson go South on Fourth street for 1 block then continue around the curve going West on 294th St for approx. 3 miles on 294th St. to the auction site. Property 1, 2 & 5 all adjoin 294th St. and Property 2 also adjoins 484th Ave. Signs will be Posted.

Property 3 Location: From The Fillin Station in Hudson go South on Fourth street for 1 block then continue around the curve going West on 294th St for approx. 3 1/2 miles to 484th Ave. then go South on 484th Ave. for 2 miles to 296th St. then go 1 1/2 mile West on 296th St. to the farm. Farm is on the South side of 296th ST. Signs will be Posted.



Property 4 Location: From The Fillin Station in Hudson go South on Fourth street for 1 block to the curve then go 1/4 mile East on 294th ST. on the gravel to the Farm. Farm is on the South side of 294th St.
The Auction of all of the tracts will be held at the site of the acreage site (Property 5) (48441 294th St., Hudson, SD 57034).

Abbreviated Legal Description of Property 1: Tract 2 of Havelaar Addition in the NW1/4 of Section 21, TWP 96N, Range 48W, Lincoln County, SD. Sold subject to all public roads & easements of record.

General description of Property 1: According to the survey, this property contains 74.55+/- gross acres. According to FSA, this property contains approx. 73.1+/- tillable acres which does include a small grass area in the SW corner of the farm. This farm has a corn base and soybean base combined with the remainder of the farmland with a PLC yield of 138bu on corn and PLC yield of 38bu on soybeans. The tillable farmland is classified as HEL. The predominant soil types of the land include: CpD2-Crofton-Nora, MpC2-Moody-Nora, MoB-Moody, AcA-Alcester. According to Agri-Data this tillable land has a productivity index rating of 61.6 and an estimated average county soil rating of .637. This farm has one remaining housing eligibility. Now is the time to take advantage of this valuable land offering in one of South Dakota's most desirable farming regions! Whether you are looking to expand your current operation or make a smart investment, this prime tract offers excellent long term potential! Do not miss this opportunity to own a piece of sought after Southeast South Dakota farmland!

Abbreviated Legal Description of Property 2: Tract 3 of Havelaar Addition in the NW1/4 of Section 21, TWP 96N, Range 48W, Lincoln County, SD. Sold subject to all public roads and easements of record.

General description of Property 2: According to the survey, this property contains 73.78+/- gross acres. According to FSA, this property contains approx. 65.9+/- tillable acres. This farm has a corn base and soybean base combined with the remainder of the farmland with a PLC yield of 138bu on corn and PLC yield of 38bu on soybeans. The tillable farmland is classified as HEL. The predominant soil types of the land include: MpC2-Moody-Nora, CpD2-Crofton-Nora, MoB-Moody, AcA-Alcester. According to Agri-Data this tillable land has a productivity index rating of 64.9 and an estimated average county soil rating of .562. This land does not have any housing eligibilities. This land is accessed via a permanent ingress/egress access easement on the adjoining acreage site which shall be for farming purposes only. However if the same purchaser purchases both Property 1 & Property 2 then this easement will terminate as the buyer will have access to this property from Property 1. 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 tract of land in Lincoln County, SD! Making the decision to invest in Southeast South Dakota farmland is a choice which you will not regret! Land in this area of South Dakota is highly sought after! Secure your family's future by making the decision to purchase this farm!

Abbreviated Legal Description of Property 3: The West 1/2 of the NE1/4 & the E1/2 of the NW1/4 of Section 31, TWP 96N, Range 48W, Lincoln County, SD. Sold subject to all public roads and easements of record.

General description of Property 3: According to the county assessor, this property contains 160+/- gross acres. This property was not surveyed and is being sold based on county acres only. According to FSA, this property contains approx. 133.80+/- tillable acres which does include some grass terraces, approx. 24.3+/- acres of pastureland. This is a great opportunity to purchase a multi use property with options for both cow/calf operators, recreational enthusiasts and row crop farmers! This farm offers tremendous potential for future improvement with the possibility of potentially gaining more tillable acres! This farm has a corn base and soybean base combined with the remainder of the farmland with a PLC yield of 138bu on corn and PLC yield of 38bu on soybeans. The tillable farmland is classified as HEL. The predominant soil types of the land include: CpD2-Crofton-Nora, MpC2-Moody-Nora, Af-Alcester, MoB-Moody, AcB-Alcester. This land has 4 remaining housing eligibilities. According to Agri-Data the tillable land has a productivity index rating of 56.1 and the entire farm has an estimated average county soil rating of .528. This farm offers tremendous potential for multiple sources of revenue/use with options for both the row crop farmer which with some improvement may be able to add some tillable acres and also for the cow calf operator looking to add more acres of pastureland! Multi use properties in this area are not always readily available!

Abbreviated Legal Description of Property 4: That part of the Northeast Quarter (NE ¼) lying East of the Railroad Right of Way and lying West of the Lots One (1) and Two (2) of Hudson Tract One (1) in Section Twenty-Four (24), Township Ninety-Six (96) North, Range Forty-Eight (48), West of the 5th P.M., Lincoln County, South Dakota. Sold subject to all public roads and easements of record.

General description of Property 4: According to the county assessor, this property contains 60.86+/- gross acres. According to FSA, this property contains approx. 39.4+/- tillable acres currently in crop production and approx. 20.3+/- acres of current gravel pit! This farm has a corn base and soybean base combined with the remainder of the farmland with a PLC yield of 138bu on corn and PLC yield of 38bu on soybeans. The tillable farmland is classified as NHEL. The predominant soil types of the land include: DmA-Dempster, Gp-Orthents, Gr-Graceville, DkB-Delmont/Talmo, Cd-Chancellor-Viborg, Da-Davis. According to Agri-Data this tillable land has a productivity index rating of 49.1 and an estimated average county soil rating of .602 on the entire farm! This farm does not have any housing eligibilities. This property was formerly used as a gravel pit and there are still several piles of aggregate on the property which will be included with the property! It is not often that you can purchase these types of properties! Any future reclamation required, if any will be the responsibility of the buyer. If you are in the aggregate industry, a farmer looking to expand operation with good tillable acres and have your own gravel source, investor looking for a great investment property with multiple income sources, or a recreational enthusiast looking for a property to establish a wildlife retreat with trees and ponds this property offers an option for all of the mentioned and more! Situated on the edge of Hudson, SD and adjacent to the railroad you could not hardly ask for a better location! When will you have this opportunity again!

Abbreviated Legal Description of Property 5(Building Site): 48441 294th St., Hudson, SD 57034. Tract 4 of Havelaar Addition in the NW1/4 of Section 21, TWP 96N, Range 48W, Lincoln County, SD. Sold subject to all public roads and easements of record.

General description of Property 5: According to the survey, this property contains 5.93+/- gross acres. This building site is located West of Hudson, SD, South of Canton, SD, & Northeast of Alcester, SD and is approx. 35 minutes from the South edge of Sioux Falls, SD! This property is situated on a hard surface road with good access and also has rural water to the property and is on Southeastern Elec! This property has a large well established grove and multiple outbuildings! The home on the property consists of a 1 1/2 Story home which was built in approx. 1916 which includes 3 bedrooms, 1 Bathroom and has vinyl siding and an asphalt roof! The outbuildings on the property include an approx. 50 x 84 machine shed with 2 sliding doors(13 1/2ft tall x 28ft wide & 13 1/2ft tall x 14ft wide) and a dirt floor, a 40 x 54 machine shed with sliding doors(15ft tall x 21ft wide) and a dirt floor, several smaller unattached garages, a corn crib and several other outbuildings! This is a hard to find property with an unbeatable location only 10 minutes from the Iowa/South Dakota border and 35 minutes from Sioux Falls, SD! This property checks all the boxes including a mature grove, peaceful country living and storage space! The home on the property could use some updates which if done would provide a nice home or if you are looking for a property to establish a new build site on this property would be a great location for that also! There is an access easement which will run through the property for the adjoining farmland owner (Property 2) to access their farmland for farming purposes however if at the auction the same purchaser purchases both Property 1 & Property 2 then this easement will be terminated and removed. Contact an agent for details! Do not pass up the opportunity to purchase this rural South Dakota acreage site!

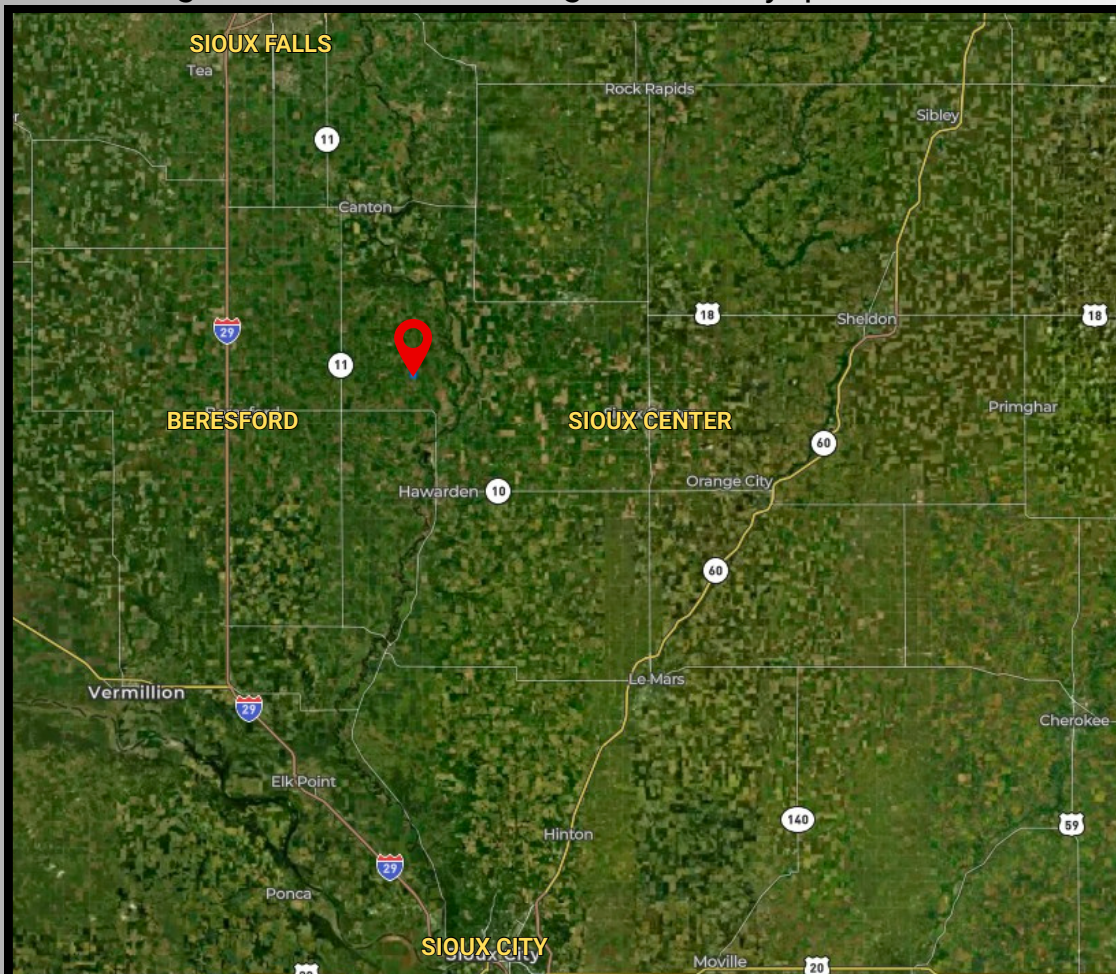
Method of sale: Property will be sold with the final bid price times the gross stated acres. Auction will be held at the site property 5 (the building site, 48441 294th St., Hudson, SD 57034) Property 1 & 2 will be sold in the choice method with the top bidder in the round of choice having the option to select the property of their choice or both Property 1 & Property 2. If the top bidder of choice selects both property 1 & 2 then the auction will continue to Property 3 if the top bidder of choice selects only Property 1 or Property 2 then whichever Property is remaining will then be sold. Once both Property 1 & Property 2 are sold then the remainder of the properties will be sold in the order listed. Property's will not be combined in any way other than the option to purchase both Property 1 & Property 2 in the first round. Once a property is sold it will not be available again to bid on!

Taxes: The current Real Estate Taxes according to the Lincoln County Treasurer are currently combined on Property 1, 2 & Property 5 and will need to be reassessed due to the survey split. The current Real Estate Taxes are approx. \$1,700.00 per year on Property 3 and approx. \$920.00 per year on Property 4. Taxes will be pro-rated through December 31, 2025.

Possession: Property 4 is NOT leased for the 2026 crop season and will be available for possession on March 1, 2026. Possession of the building site (Property 5) will be given on closing day! Property's 1, 2 & 3 are leased for the 2026 & 2027 crop years. Buyer shall receive at closing the amount of \$21,930.00 for rent for the 2026 crop year on Property 1, the buyer of Property 2 shall receive at closing \$19,770.00 for rent for the 2026 crop year for Property 2, the buyer of Property 3 shall receive at closing the amount of \$40,140.00 for rent for the 2026 crop year for Property 3. The buyer of Property 1, Property 2 & Property 3 shall receive this amount again on March 1, 2027 for rent for the 2027 crop year payable directly from the William Havelaar Estate. The current tenant on property 1, Property 2 & Property 3 will pay the rent which is due each year for the 2026 and 2027 crop years directly to the William Havelaar Estate for each crop year when due and payable each year based on the current lease agreement. New buyers will not be required to negotiate or collect rent from the current tenant. Current tenant shall pay the rent for Property's 1, 2 & 3 for 2026 and 2027 directly to the William Havelaar Estate when due and payable each year based on the current lease agreement. Contact an agent with any questions!

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 19, 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. 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**

Possession: Property 4 is NOT leased for the 2026 crop season and will be available for possession on March 1, 2026. Possession of the building site (Property 5) will be given on closing day! Property's 1, 2 & 3 are leased for the 2026 & 2027 crop years. Buyer shall receive at closing the amount of \$21,930.00 for rent for the 2026 crop year on Property 1, the buyer of Property 2 shall receive at closing \$19,770.00 for rent for the 2026 crop year for Property 2, the buyer of Property 3 shall receive at closing the amount of \$40,140.00 for rent for the 2026 crop year for Property 3. The buyer of Property 1, Property 2 & Property 3 shall receive this amount again on March 1, 2027 for rent for the 2027 crop year payable directly from the William Havelaar Estate. The current tenant on property 1, Property 2 & Property 3 will pay the rent which is due each year for the 2026 and 2027 crop years directly to the William Havelaar Estate for each crop year when due and payable each year based on the current lease agreement. New buyers will not be required to negotiate or collect rent from the current tenant. Current tenant shall pay the rent for Property's 1, 2 & 3 for 2026 and 2027 directly to the William Havelaar Estate when due and payable each year based on the current lease agreement. Contact an agent with any questions!



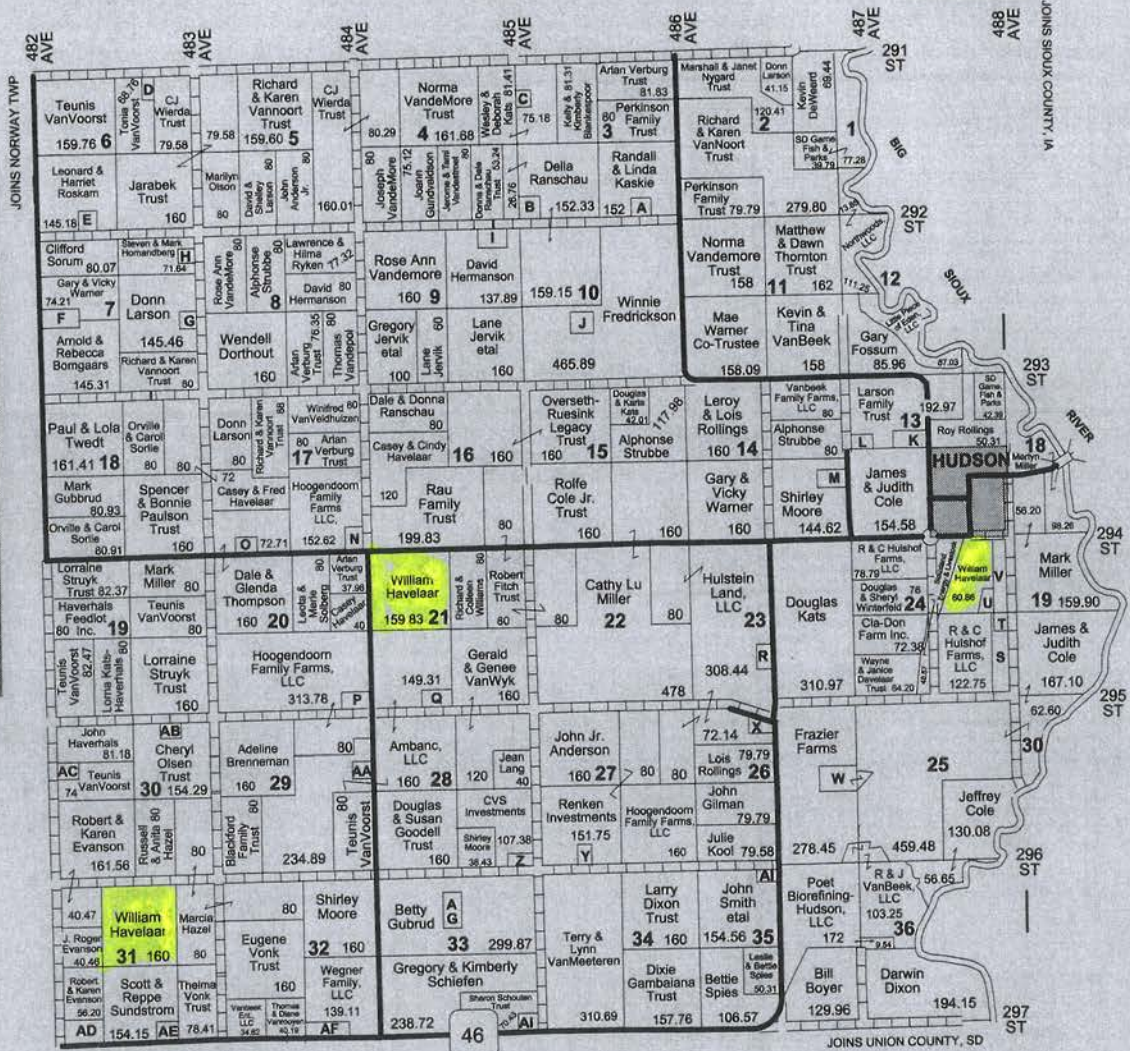
EDEN TWP

LAND OWNER

T 96 N

R 48 W

JOINS FAIRVIEW TWP



Small Tracts

- Section 3 A Lambert Hradec - 8
- B Vaughan Ranschau - 7.57
- C Tyler Maassen - 6.32
- Section 6 D Wilmer & Linda Vanengen - 11.48
- E Calvin & Allison Kroger - 11.07
- Section 7 F Sarah Denhoed - 21.51
- G Jason & Rachel Spaans - 14.54
- H Matthew & Amanda Homandberg - 8.36
- Section 9 I Jason & Danielle Wyenberg - 22.11
- Section 10 J Dwight & Julia Kuyper - 14.53
- Section 13 K Brian & Penny Tabbert - 13
- L Eden Cem. Town of Hudson - 7.49

- Section 14 M Douglas & Karla Kats - 15.03
- Section 17 N Phillip & Michelle Serck - 7.21
- O Jon & Brodie Sorlie - 7.29
- Section 20 P James & Lisa Greene - 6.24
- Section 21 Q Mark & Melinda Kelderman - 10.69
- Section 23 R Clyde & Aleas Erie - 6.88
- Section 24 S Justin & Karl Teunissen - 30.18
- T Harold & Carla Dykstra - 5.03
- U Town of Hudson - 10
- V Leota & Merle Solberg - 26.70
- Section 26 W Daniel & Sharon Chavis - 28.26
- X Jerry & Karen VanVoorst - 6.33

- Section 27 Y Dominic & Madison Robertson - 8.25
- Section 28 Z Lawrence Schumacher - 10
- Section 29 AA Todd & Teresa Schiup - 5.11
- Section 30W AB Joseph Kelderman - 5.71
- AC Mark & Kathy Hagen - 7
- Section 31 AD David & Deborah Lyon - 23.18
- AE Nicholas Fanning - 5.22
- Section 32 AF Michael & Courtney Rus - 17.65
- Section 33 AG Roger & Sherry Wasson - 20.13
- AH Douglas & Danyel Schouten - 5.80
- Section 35 AI John & Pamela Smith - 5.02



Aerial Map



Boundary Center: 43° 7' 24.57, -96° 31' 37.21

0ft 644ft 1288ft



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

21-96N-48W
Lincoln County
South Dakota

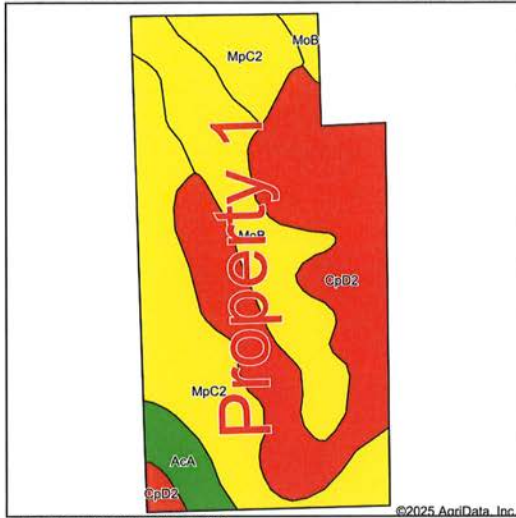


9/17/2025

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



Soils Map



State: South Dakota
 County: Lincoln
 Location: 21-96N-48W
 Township: Eden
 Acres: 74.55
 Date: 9/17/2025



Soils data provided by USDA and NRCS.

Area Symbol SD083, Soil Area Version: 27																				
Code	Soil Description	Acres	Percent of field	PI Legend	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
CpD2	Crofton-Nora complex, 11 to 17 percent slopes, eroded	30.24	40.6%		Ive		48													61
MpC2	Moody-Nora silty clay loams, 6 to 10 percent slopes, eroded	23.95	32.1%		Ille	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	17.05	22.9%		Ile	Ille	67													74
AcA	Alcester silty clay loam, 0 to 2 percent slopes	3.31	4.4%		I	I	97													73
Weighted Average					3.09	*-	61.6	1.5	16.1	1.3	1.5	29.2	3.5	17	19.9	10.6	11.2	404.8	12.2	*n 63.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



Aerial Map



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

Boundary Center: 43° 7' 24.52, -96° 31' 19.92

21-96N-48W
Lincoln County
South Dakota

0ft 644ft 1288ft

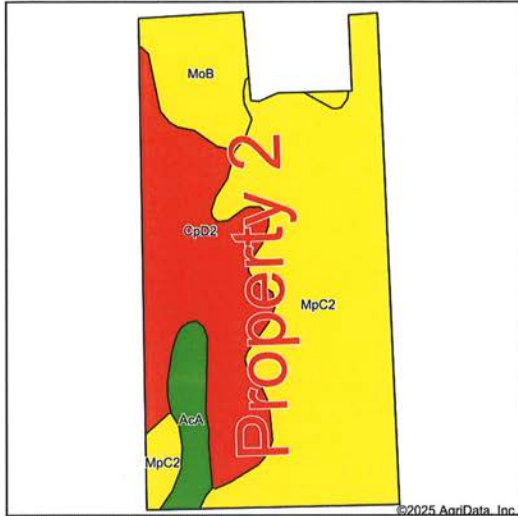


9/17/2025

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



Soils Map



State: South Dakota
 County: Lincoln
 Location: 21-96N-48W
 Township: Eden
 Acres: 73.78
 Date: 9/17/2025



Maps Provided By:
surety
 CUSTOMER ONLINE CAPABILITY
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: SD083, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Brome grass hay Tons	Brome grass alfalfa AUM	Com 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	40.82	55.3%		IIIe	IVe	70	4.6	50	4.1	4.8	91	10.9	53	62	33	35	1260	38	58
CpD2	Crofton-Nora complex, 11 to 17 percent slopes, eroded	21.04	28.5%		IVe		48													61
MoB	Moody silty clay loam, 2 to 6 percent slopes	7.86	10.7%		Ile	IIIe	67													74
Aca	Alcester silty clay loam, 0 to 2 percent slopes	4.06	5.5%		I	I	97													73
Weighted Average					3.07	*-	64.9	2.5	27.7	2.3	2.7	50.3	6	29.3	34.3	18.3	19.4	697.1	21	*n 61.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.





**Lincoln County
SD**

**Program
Year 2025**

United States Department of Agriculture

**PLSS: 21_96N_48W
Farm: 7524**

1 inch equals 700 feet

Wetland Determination Identifiers

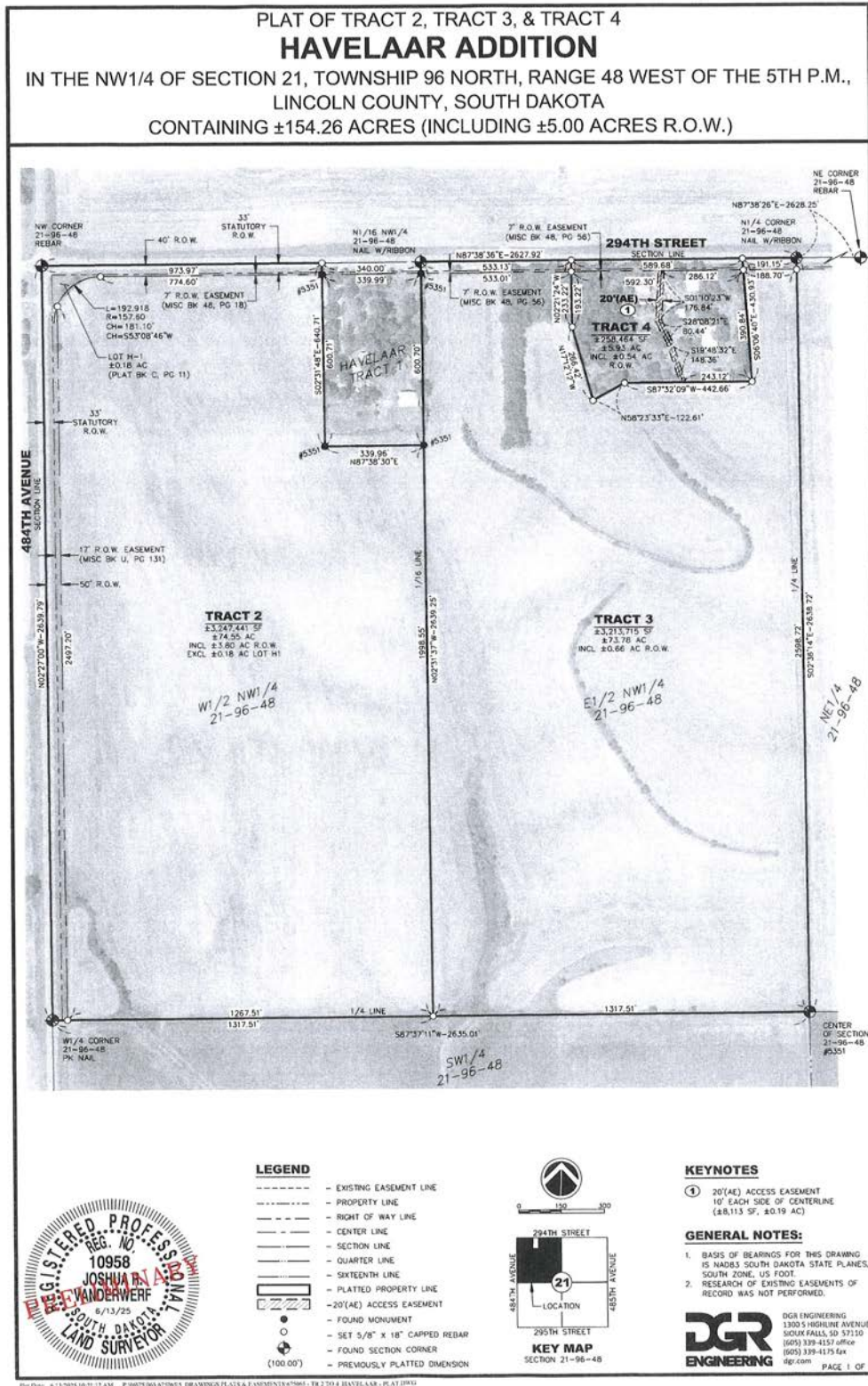
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Common Land Units
- Non Cropland

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

February 3, 2025





Aerial Map



© AgriData, Inc. 2023 www.AgrDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 43° 5' 40.23, -96° 33' 32.46

31-96N-48W
Lincoln County
South Dakota

0ft 829ft 1657ft

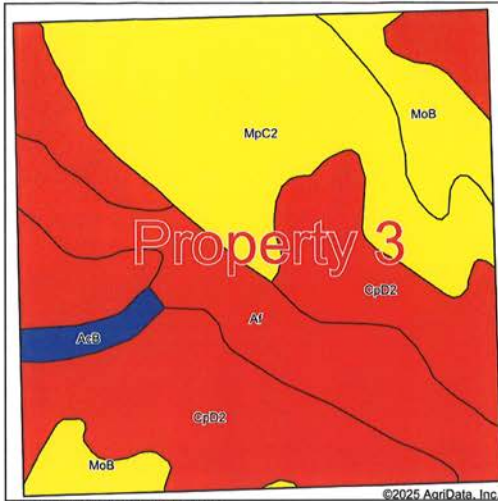


9/8/2025



PROPERTY 3 SOIL MAP

Soils Map



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.



State: **South Dakota**
 County: **Lincoln**
 Location: **31-96N-48W**
 Township: **Eden**
 Acres: **160**
 Date: **9/8/2025**



Mapa Provided By:
surety
 © AgriData, Inc. 2023 www.AgridataInc.com

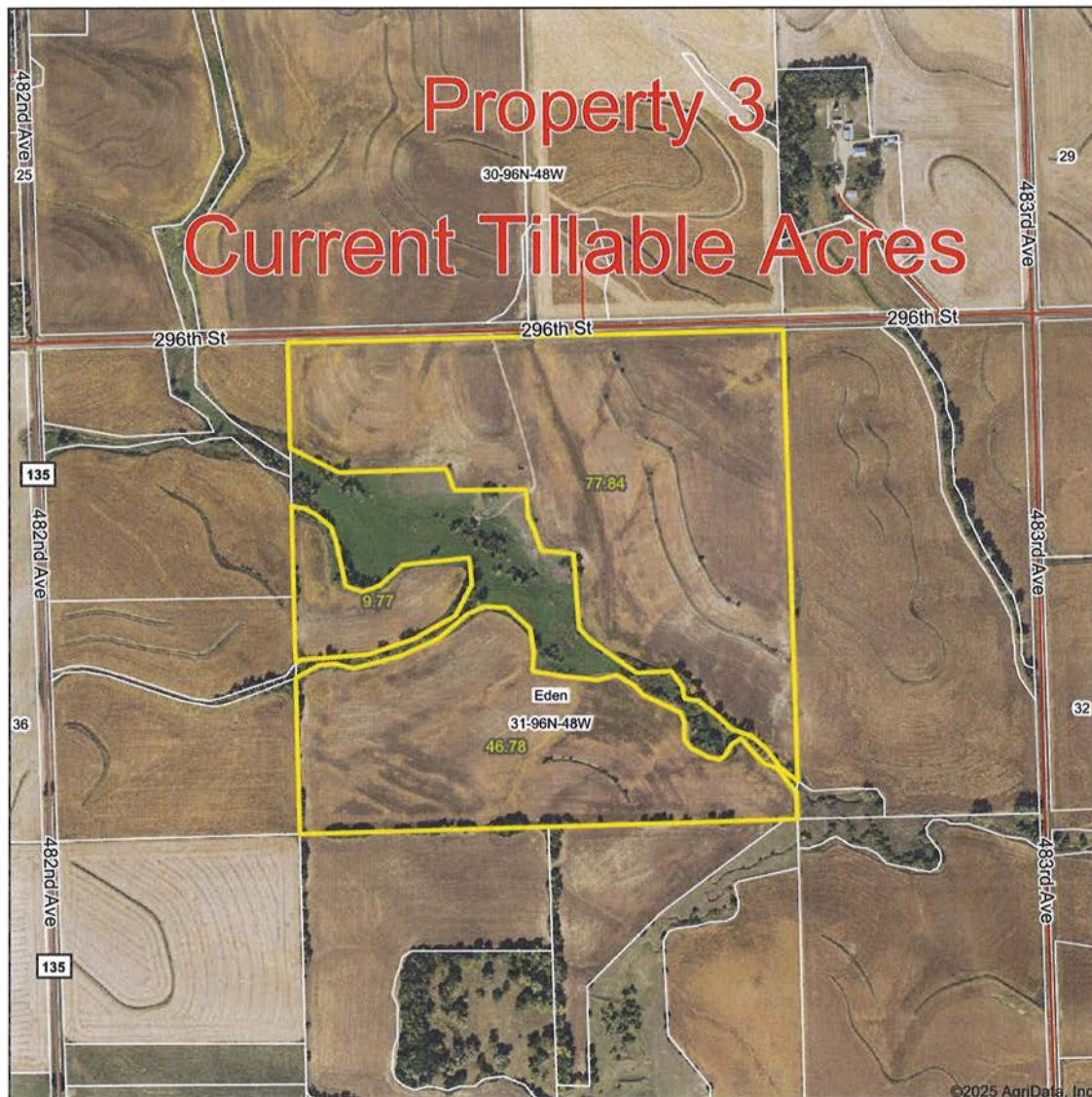


Area Symbol: SD083, Soil Area Version: 27																					
Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class °C	Irr Class °C	Productivity Index	Alfalfa hay Tons	Barley Bu	Bromegrass hay Tons	Bromegrass alfalfa AUM	Corn Bu	Corn silage Tons	Grain sorghum Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	Sunflowers Lbs	Winter wheat Bu	n NCCPI Soybeans
CpD2	Crofton-Nora complex, 11 to 17 percent slopes, eroded	67.43	42.2%		> 6.5ft.	Ive		48													61
MpC2	Moody-Nora silty clay loams, 6 to 10 percent slopes, eroded	46.54	29.1%		> 6.5ft.	Ille	Ive	70	4.6	50	4.1	4.8	91	10.9	53	62	33	35	1260	38	58
Af	Alcester silty clay loam, channeled	28.03	17.5%		4.5ft.	Vlw		38	2.2	14	3.8	3.8	36	4.3	21	18	13	10	500	10	47
MoB	Moody silty clay loam, 2 to 6 percent slopes	14.74	9.2%		> 6.5ft.	Ille	Ille	67													74
AcB	Alcester silty clay loam, 2 to 6 percent slopes	3.26	2.0%		> 6.5ft.	Ille	Ille	90													72
Weighted Average						3.83	*-	55.3	1.7	17	1.9	2.1	32.8	3.9	19.1	21.2	11.9	11.9	454.1	12.8	*n 59.1

Soils data provided by USDA and NRCS.



Aerial Map



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

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

Boundary Center: 43° 5' 40.14, -96° 33' 32.38

31-96N-48W
Lincoln County
South Dakota

0ft 829ft 1657ft



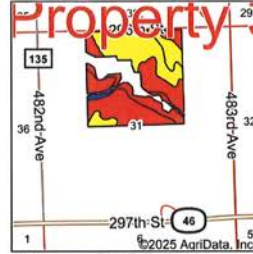
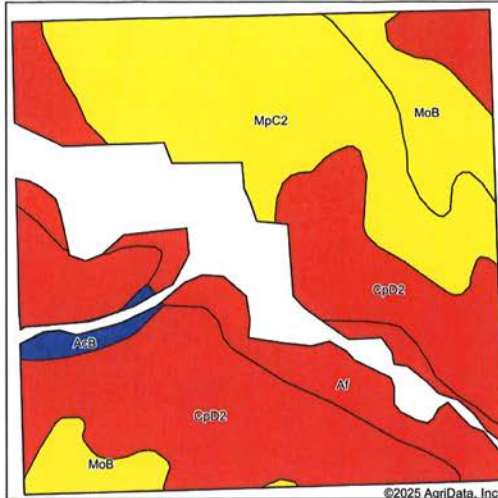
9/8/2025



PROPERTY 3

TILLABLE ACRES SOIL MAP

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **31-96N-48W**
 Township: **Eden**
 Acres: **134.39**
 Date: **9/8/2025**



Maps Provided By:
surety
 CUSTOMER ONLINE MAPS
 © AgriData, Inc. 2023 www.AgrDataInc.com

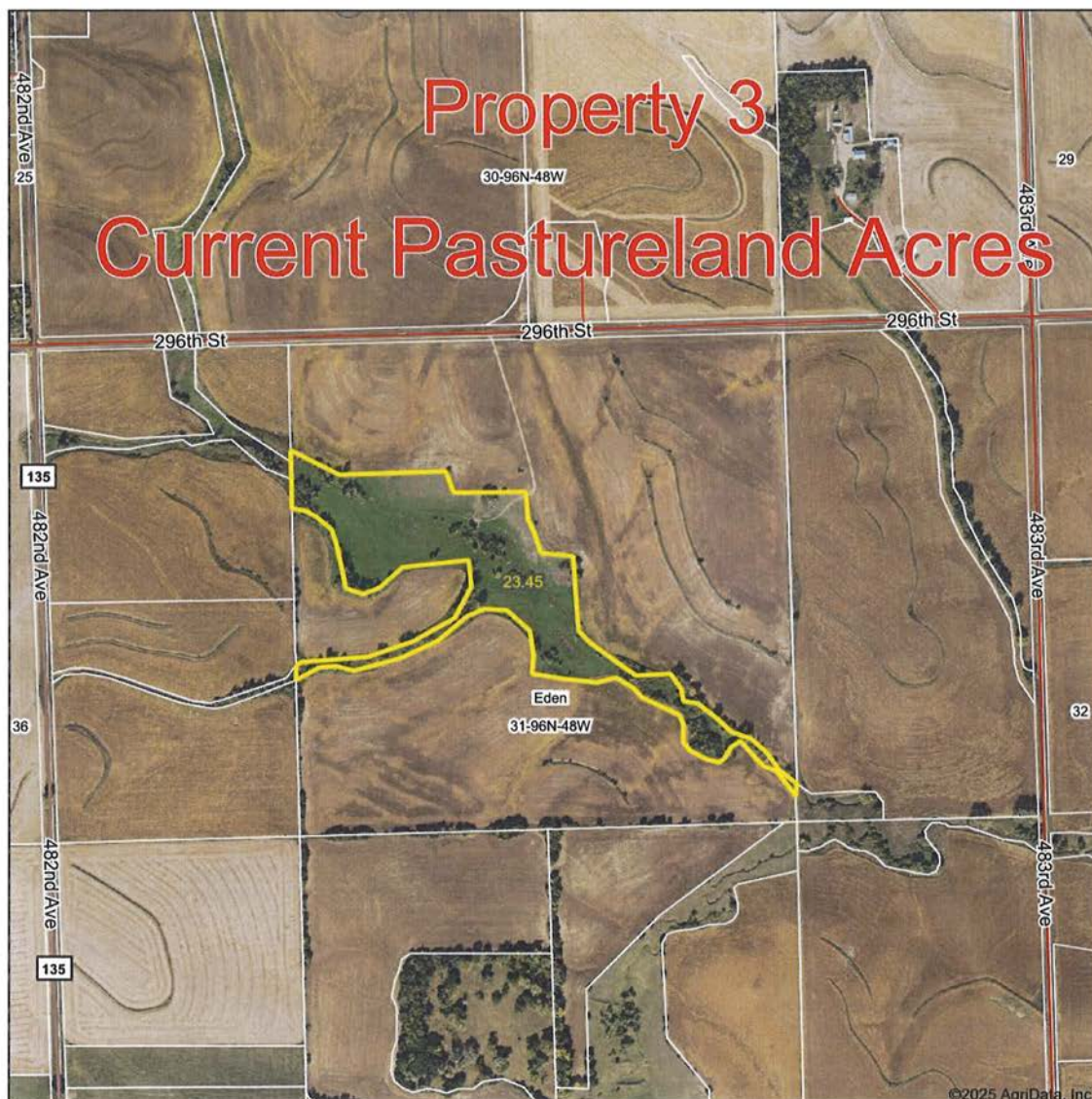


Area Symbol: SD083, Soil Area Version: 27																			
Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class °C	Irr Class °C	Productivity Index	Alfalfa hay Tons	Barley Bu	Bromegrass hay Tons	Bromegrass alfalfa AUM	Corn Bu	Corn silage Tons	Grain sorghum Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	Sunflowers Lbs
CpD2	Crofton-Nora complex, 11 to 17 percent slopes, eroded	63.04	47.0%		> 6.5ft.	Ive		48											
MpC2	Moody-Nora silty clay loams, 6 to 10 percent slopes, eroded	39.71	29.5%		> 6.5ft.	Ille	Ive	70	4.6	50	4.1	4.8	91	10.9	53	62	33	35	1260
Af	Alcester silty clay loam, channeled	15.10	11.2%		4.5ft.	Vlw		38	2.2	14	3.8	3.8	36	4.3	21	18	13	10	500
MoB	Moody silty clay loam, 2 to 6 percent slopes	14.35	10.7%		> 6.5ft.	Ile	Ille	67											
AcB	Alcester silty clay loam, 2 to 6 percent slopes	2.19	1.6%		> 6.5ft.	Ile	Ille	90											
Weighted Average						3.68	*-	56.1	1.6	16.3	1.6	1.8	30.9	3.7	18	20.3	11.2	11.5	428.5
																			*n 60.1

Soils data provided by USDA and NRCS.



Aerial Map



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

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

Boundary Center: 43° 5' 38.08, -96° 33' 32.36

31-96N-48W
Lincoln County
South Dakota

0ft 829ft 1657ft



9/8/2025





Lincoln County
SD

Program
Year 2025

United States Department of Agriculture

PLSS: 31_96N_48W
Farm: 7524

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 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 3, 2025



Aerial Map



©2025 AgriData, Inc.



Boundary Center: 43° 7' 24.12, -96° 27' 19.54

0ft 649ft 1297ft

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

24-96N-48W
Lincoln County
South Dakota



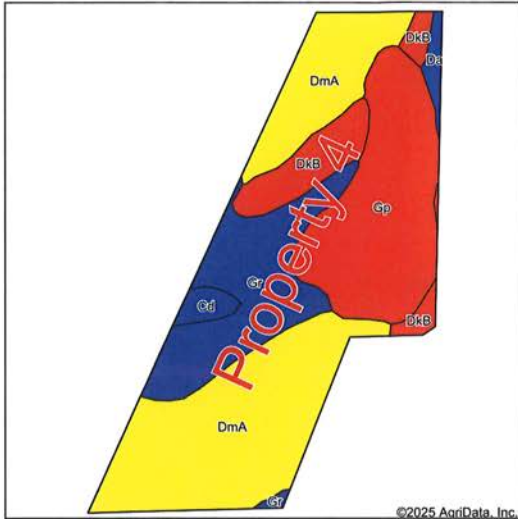
9/8/2025

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



PROPERTY 4 SOIL MAP

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **24-96N-48W**
 Township: **Eden**
 Acres: **60.86**
 Date: **9/8/2025**



Maps Provided By:
surety
 CUSTOMER ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgridataInc.com



Area Symbol: SD083, Soil Area Version: 27																				
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
DmA	Dempster silt loam, 0 to 2 percent slopes	26.13	43.0%		> 6.5ft.	IIs	64													57
Gp	Orthents, gravelly	15.71	25.8%		> 6.5ft.	VIIIs	3	1.3	10	1.3	1.4	6	0.7	5	11	3	6	110	7	7
Gr	Graceville silty clay loam, 0 to 2 percent slopes	11.65	19.1%		> 6.5ft.	Is	83													68
DkB	Delmont and Taimo soils, 2 to 9 percent slopes	5.45	9.0%		> 6.5ft.	IVs	25	2.2	20	2	2.3	19	2.3	13	23	7	13	300	15	31
Cd	Chancellor-Viborg silty clay loams	1.06	1.7%		4.2ft.	IIw	87	3.7	47	4.6	4.7	94	11.1	55	59	35	33	1400	36	47
Da	Davis loam, 0 to 2 percent slopes	0.86	1.4%		> 6.5ft.	Iw	88													75
Weighted Average						3.52	49.1	0.6	5.2	0.6	0.6	4.9	0.6	3.4	5.9	2	3.3	79.6	3.8	*n 44

*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.



Aerial Map



©2025 AgriData, Inc.



Boundary Center: 43° 7' 23.99, -96° 27' 21.16

0ft 649ft 1297ft

Maps Provided By:



© AgriData, Inc. 2023

www.AgrDataInc.com

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

24-96N-48W
Lincoln County
South Dakota



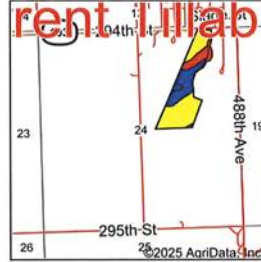
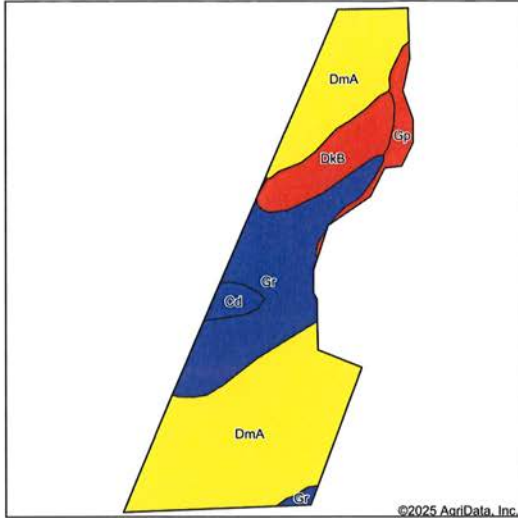
9/8/2025



PROPERTY 4

TILLABLE ACRES SOIL MAP

Soils Map



State: South Dakota
County: Lincoln
Location: 24-96N-48W
Township: Eden
Acres: 39.4
Date: 9/8/2025



Map Provided By:
surety
CUSTOMER ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: SD083, Soil Area Version: 27																				
Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-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
DmA	Dempster silt loam, 0 to 2 percent slopes	22.84	57.9%		> 6.5ft.	Ils	64													57
Gr	Graceville silty clay loam, 0 to 2 percent slopes	10.13	25.7%		> 6.5ft.	Is	83													68
DkB	Delmont and Talmo soils, 2 to 9 percent slopes	3.93	10.0%		> 6.5ft.	IVs	25	2.2	20	2	2.3	19	2.3	13	23	7	13	300	15	31
Gp	Orthents, gravelly	1.60	4.1%		> 6.5ft.	Vlls	3	1.3	10	1.3	1.4	6	0.7	5	11	3	6	110	7	7
Cd	Chancellor-Viborg silty clay loams	0.90	2.3%		4.2ft.	Ilw	87	3.7	47	4.6	4.7	94	11.1	55	59	35	33	1400	36	47
Weighted Average						2.19	63	0.4	3.5	0.4	0.4	4.3	0.5	2.8	4.1	1.6	2.3	66.4	2.6	*n 55

*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.



CURRENT MINING AREA

Aerial Map



©2025 AgriData, Inc.



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

Boundary Center: 43° 7' 27.54, -96° 27' 12.35

24-96N-48W
Lincoln County
South Dakota

0ft 649ft 1297ft



9/8/2025





Lincoln County
SD
Program
Year 2025

United States Department of Agriculture

PLSS: 24_96N_48W
Farm: 7524

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

February 3, 2025



SOUTH DAKOTA
LINCOLN

United States Department of Agriculture
Farm Service Agency

FARM : 7524

Prepared : 8/13/25 10:55 AM CST

Form: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year : 2025

See Page 4 for non-discriminatory Statements.

Operator Name :
CRP Contract Number(s) : None
Recon ID : 46-083-2017-76
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
360.80	316.20	316.20	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	316.20	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	182.87	0.00	138	0
Soybeans	131.83	0.00	38	0
TOTAL	314.70	0.00		

NOTES

Tract Number : 640

Description : B11 E2 NW4 21 96 48
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 contains a wetland or farmed wetland
WL Violations : None
Owners : WM HAVELAAR
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
69.90	69.90	69.90	0.00	0.00	0.00	0.00	0.0



Aerial Map



©2025 AgriData, Inc.



Boundary Center: 43° 7' 35.19, -96° 31' 17.24

0ft 276ft 552ft



© AgriData, Inc. 2023 www.AgridataInc.com

21-96N-48W
Lincoln County
South Dakota



9/8/2025

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



ACREAGE MAP



1. House
2. 28' x 32' barn with steel roof
3. 18' x 28' block garage with 7' x 9' overhead door
4. 28' x 32' corn crib with 18' lean to
5. 40' x 54 machine shed with 15' x 21' sliding door & dirt floor
6. 50' x 84' machine shed with a 13' x 28' sliding door & 13' x 14' sliding door

HOUSE INFORMATION

Roof Type: Asphalt

Siding Type: Vinyl

Furnace Type: Gas - Forced Air

A/C: Central

Master Bedroom: 10 x 13
upstairs

Bedroom #2: 9 x 14 upstairs

Bedroom #3: 13 x 14 upstairs

Kitchen: 11 x 17

Dining Room: 9 x 12

Living Room: 13 x 13

Den: 12 x 18



ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

712-476-9443

zomercompany.com



ZOMER COMPANY
REALTY & AUCTION

**1414 Main St.
Rock Valley, IA
51247**