



LIVE PUBLIC LAND AUCTION



4 TRACTS

#1: 38.32+/- Acres Of Tillable Farmland

#2: 12.80+/- Acres Of Tillable Farmland

#3: 12.56+/- Acres Of Tillable Farmland

#4: 59.14+/- Acres Of Pastureland With Panoramic Views Of The Big Sioux River!

 +712-476-9443

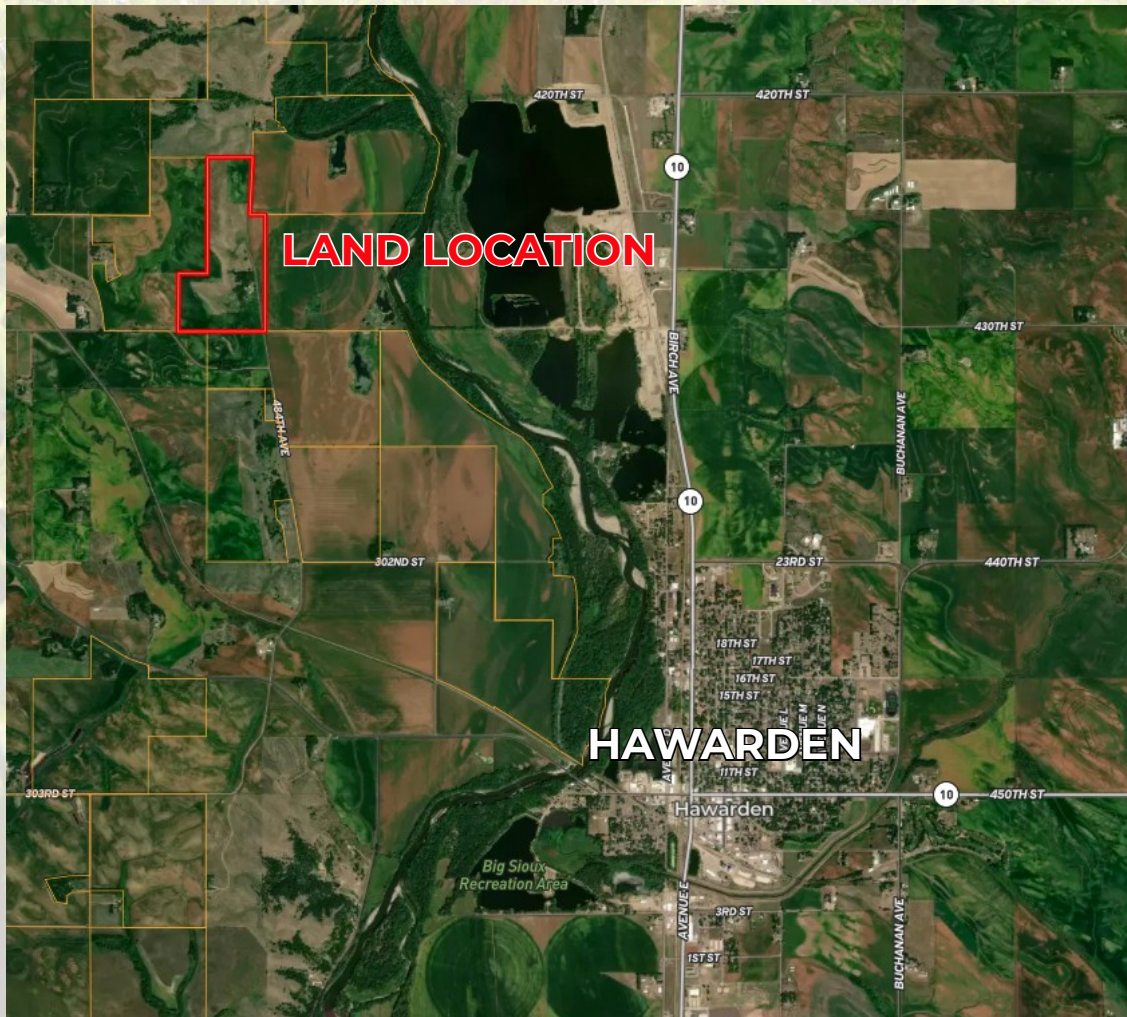
 zomercompany.com

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

Virginia TWP, North
Union County, SD

**RIVERVIEW FAMILY
LIVING TRUST
OWNER**

Auctioneer's Note: The Zomer Company is honored to present at auction these outstanding Union County, SD properties! This is a tremendous opportunity to purchase one or several smaller tracts of tillable farmland and pastureland! If you are in the market for land then you know how hard it can be to find smaller tillable tracts of land and tracts of pastureland! Do not miss out your chance to own one of these tracts of Union County, SD land! Watch zomercompany.com in case of inclement weather!



Property Location: From the Alcester Golf Course go 5 miles East on Virginia Road/301st ST. to 484th Ave. then go 1/4 mile North to Tract 1 which is on the West side of 484th Ave. From here if you go 1/4 mile further North you will reach Tract 3 & 4. Property 3 is on the East side of 484th Ave. and Property 4 is on the West side of 484th Ave.. From this point if you continue another 1/4 mile North you will reach Property 2 which is located on the West side of 484th Ave. Auction of the tracts will be held at the site of the land.



Abbreviated Legal Description of Property 1: Tract 5(legal only) in the 1/2 of the SE1/4 of the SE1/4 in Section 20 AND in the W1/2 of the SW1/4 in Section 21, TWP 95N, Range 48W, Union County, SD. This farm does have road right of way through the center of the farm that has not been abandoned. Sold subject to all public roads and easements of record.

General description of Property 1: According to the survey, this property contains 38.32+/- gross acres. According to FSA/Survey, this property contains approx. 36.34+/- tillable acres. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 144bu on corn and a PLC yield of 41bu on soybeans. The tillable farmland is classified as HEL. The predominant soil types of the land include: CnD2-Crofton-Nora, CbE2-Crofton, Ae-Alcester, McB-Moody, Ka-Kennebec, ShE-Shindler. According to Agri-Data this tillable land has a productivity index rating of 55.7. This land is located East Of Alcester, SD and Northwest Of Hawarden, IA! This is an outstanding opportunity to purchase a smaller tillable tract of Union County, SD Land! With rising demand for South Dakota farmland the decision to purchase this farm would be a solid investment in your family's future!

Abbreviated Legal Description of Property 2: Tract 1(Legal Only) in the E1/2 of the SE1/4 of the SE1/4 in Section 20, And in the S1/2 of the NW1/4, Lying West of the Highway and in the W1/2 of the SW1/4 in Section 21, TWP 95N, Range 48W, Union County, SD. Sold subject to all public roads and easements of record.

General description of Property 2: According to the survey, this property contains 12.80+/- gross acres. According to FSA/Survey, this property contains approx. 12.55+/- 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 144bu on corn and a PLC yield of 41bu on soybeans. The tillable farmland is classified as HEL. The predominant soil types of the land include: Ae-Alcester, ShD-Shindler, ShE-Shindler. According to Agri-Data this tillable land has a productivity index rating of 56. When can you say the last time was that you had the opportunity to purchase a tract of land that was this size! If you are a younger farmer, established farmer or an investor looking to purchase farmland for your operation or investment portfolio then this parcel of land offers a unique opportunity to purchase a nearly all tillable tract of farmland!

Abbreviated Legal Description of Property 3: Tract 3 in the E1/2 of the SE1/4 of the SE1/4 in Section 20, And in the S1/2 of the NW1/4, Lying West of the Highway and in the W1/2 of the SW1/4 in Section 21, TWP 95N, Range 48W, Union County, SD. Sold subject to all public roads and easements of record.

General description of Property 3: According to the survey, this property contains 12.56+/- gross acres. According to FSA/Survey, this property contains approx. 10.61+/- tillable acres. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 144bu on corn and a PLC yield of 41bu on soybeans. The predominant soil types of the land include: Ae-Alcester, Ka-Kennebec. According to Agri-Data this tillable land has a productivity index rating of 90.5. When can you say the last time was that you had the opportunity to purchase a tract of land that was this size! If you are a younger farmer, established farmer or an investor looking to purchase farmland for your operation or investment portfolio then this parcel of land offers a unique opportunity to purchase a nearly all tillable tract of farmland! This parcel would also make a great opportunity for a recreational parcel if you were to plant grass or enroll the property in CRP due to this properties proximity to the Big Sioux River or if you were looking to add a farm to your operation this would be an excellent farm to add due to its good soil rating!

Abbreviated Legal Description of Property 4: Tract 2(legal Only) in the E1/2 of the SE1/4 of the SE1/4 in Section 20, And in the S1/2 of the NW1/4, Lying West of the Highway and in the W1/2 of the SW1/4 in Section 21, TWP 95N, Range 48W, Union County, SD. Sold subject to all public roads and easements of record.

General description of Property 4 According to the survey, this property contains 59.14+/- gross acres of pastureland! If you are cow calf operator, outdoor enthusiast or some who is simply looking for a retreat then this property may be for you! This property is fenced and available for the new buyer to enjoy in 2026! This property previously obtained water from the acreage site however the acreage site has been sold and the hydrant in the pasture will be disconnected. This property has a rolling topography with gorgeous panoramic views of the Big Sioux River from atop the hills! Whether your running cattle, horses or looking for a scenic getaway to enjoy this property offers the space, beauty and potential! Buying this type of property is a smart move, especially since properties of this type are not often available for purchase! Invest in your family's future by purchasing this parcel of South Dakota pastureland!

Method of sale: Property will be sold with the final bid price times the gross surveyed acres for each property. The properties will be sold in the choice method with the top successful bidder in each round of choice having the option to select the tract of their choice from the remaining available tracts or all of the remaining available tracts. Auction will continue in this method until all of the tracts have been sold. Tracts will not be combined in any way other than the opportunity to purchase multiple parcels in the rounds of choice. Auction to be held at the site of the farmland.

Taxes: The current Real Estate Taxes according to the Union County Treasurer are currently all combined with the Union County treasurer and will be reassessed due to the recent survey splits. Taxes will be pro-rated through December 31, 2025.

Possession: Full possession will be March 1, 2026. This land is available for the 2026 season!

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 8, 2026 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 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. Availability of water & elec is not guaranteed. 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.

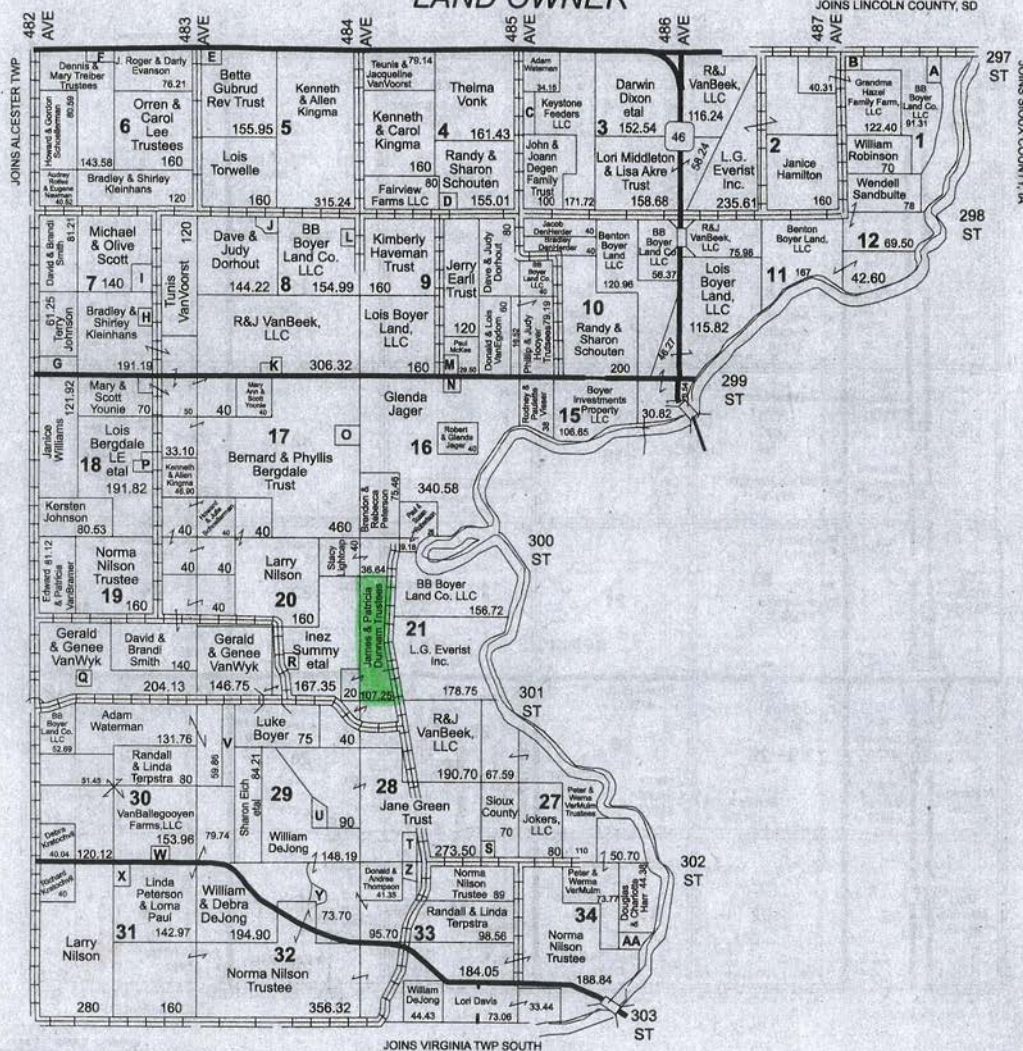
VIRGINIA TWP

NORTH LAND OWNER

T 95 N

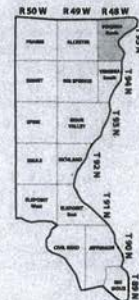
R 48 W

LAND OWNER & RURAL RESIDENT MAPS

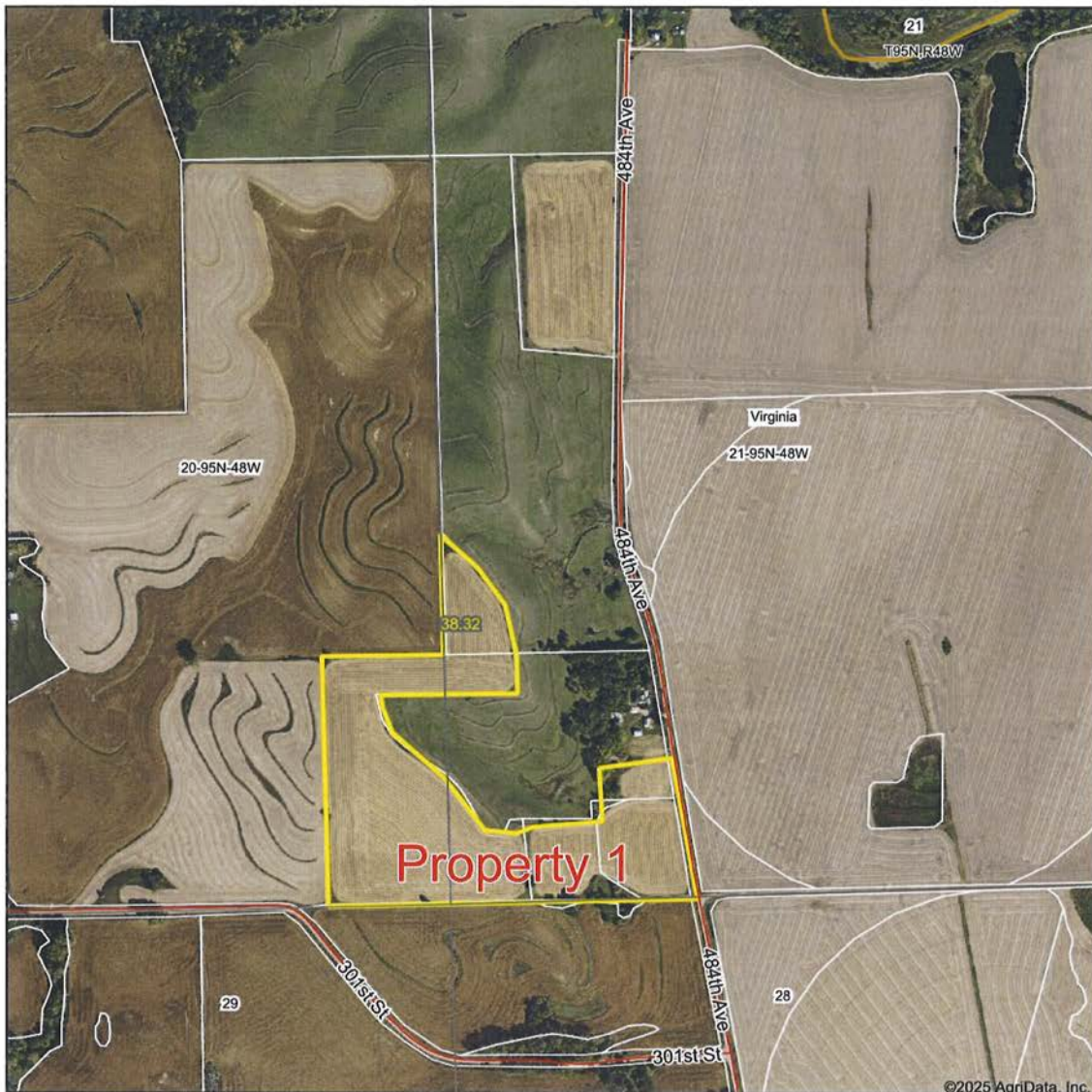


Small Tracts

- | | |
|--|---|
| Section 1 A William & Marlene Campbell Trustees - 16 | Section 20 R Roger Harvey - 7.15 |
| Section 2 B Scott & Sue Persing - 6.37 | Section 28 S Carol Yacko - 10 |
| Section 3 C Paul & LeeAnn Halsch - 10 | T Harold & Sandra Pearson - 11.50 |
| Section 4 D Dave & Judy Dorhout - 5 | Section 29 U Randy & Darcy Walth - 13.82 |
| Section 5 E Amy Kellen & Kurtis Braaten - 5.61 | V Steven Hawes - 20.14 |
| Section 6 F Kendall Brown - 12.69 | Section 30 W Michael Ballegooyen - 6.04 |
| Section 7 G Gladys Johnson - 20 | Section 31 X Deborah McConnell - 17.03 |
| H Jeff & Kari Kingman - 8.81 | Section 32 Y Mike & Kristyn Petersen - 8.40 |
| I Stanley & Lynette VanWyk - 20 | Section 33 Z Donald & Andrea Thompson - 13.01 |
| Section 8 J John Sturdevant Trust - 15.78 | Section 34 AA Douglas Harr - 10 |
| K Jeffrey Kruid & Theresa Minaya - 13.68 | |
| L Calvin & Anna Pulfrey - 5.01 | |
| Section 9 M Samantha Miller - 10.50 | |
| Section 10 N Adam Waterman - 5 | |
| Section 17 O Glenda Jager - 20 | |
| Section 18 P Richard & Sandra Johnson - 8.18 | |
| Section 19 Q Randall & Susan Witt - 11.47 | |



Aerial Map



Boundary Center: 43° 1' 42.05, -96° 31' 41.31

0ft 825ft 1649ft

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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21-95N-48W
Union County
South Dakota

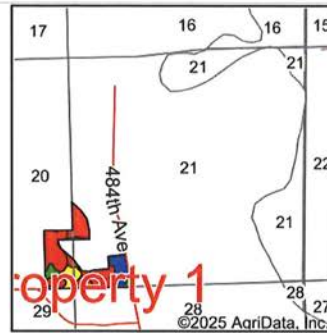
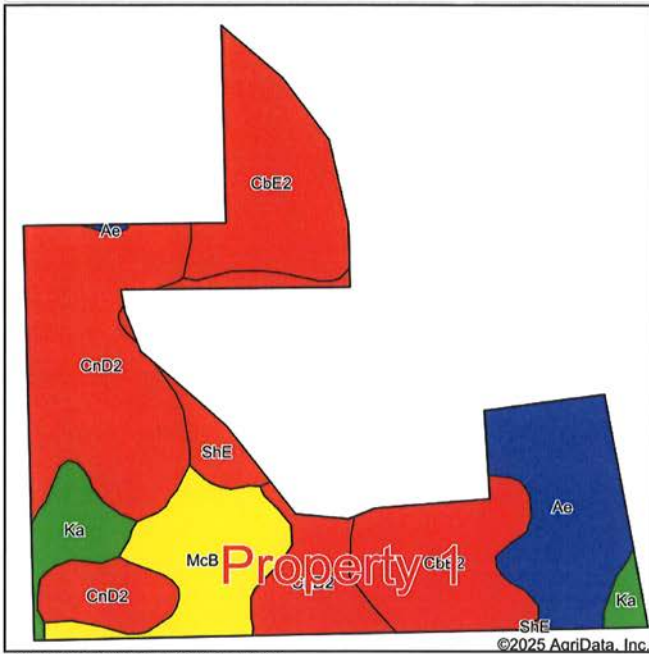


8/20/2025

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



Soils Map



State: South Dakota
 County: Union
 Location: 21-95N-48W
 Township: Virginia
 Acres: 38.32
 Date: 8/20/2025



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

Area Symbol: SD127, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Corn Bu	Grain sorghum Bu	Oats Bu	*n NCCPI Soybeans
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	13.38	34.9%		IVe	IVe	47				64
CbE2	Crofton silt loam, 12 to 20 percent slopes, eroded	10.75	28.1%		Vle		41				61
Ae	Alcester silty clay loam, 2 to 6 percent slopes	5.80	15.1%		Ile	IIIe	90				72
McB	Moody silty clay loam, 2 to 6 percent slopes	4.47	11.7%		Ile	IIIe	67				74
Ka	Kennebec silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.24	5.8%		Iw	Iw	94				80
ShE	Shindler clay loam, 15 to 30 percent slopes	1.68	4.4%		Vle		20	3	3	3	31
Weighted Average					3.94	*-	55.7	0.1	0.1	0.1	*n 65

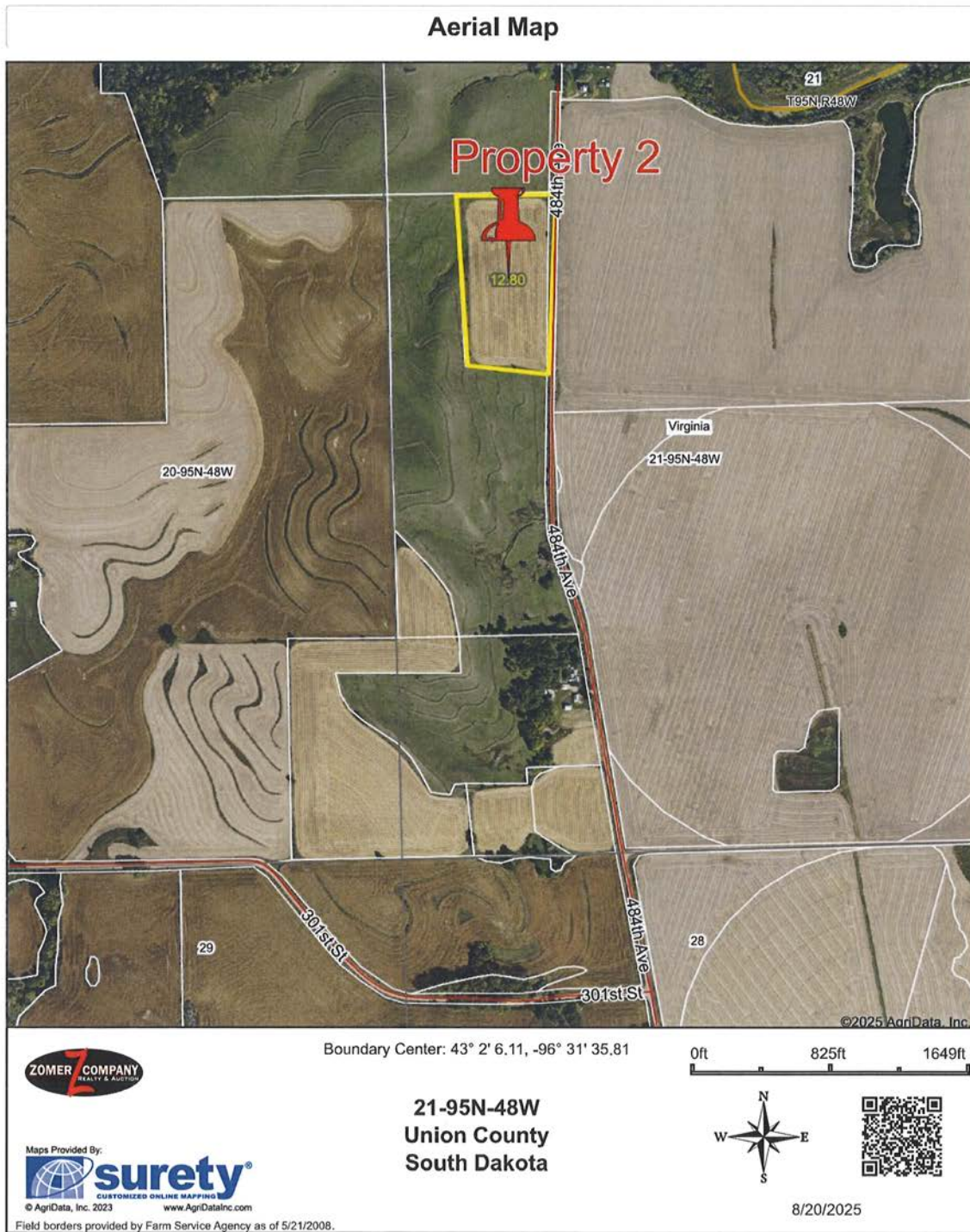
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

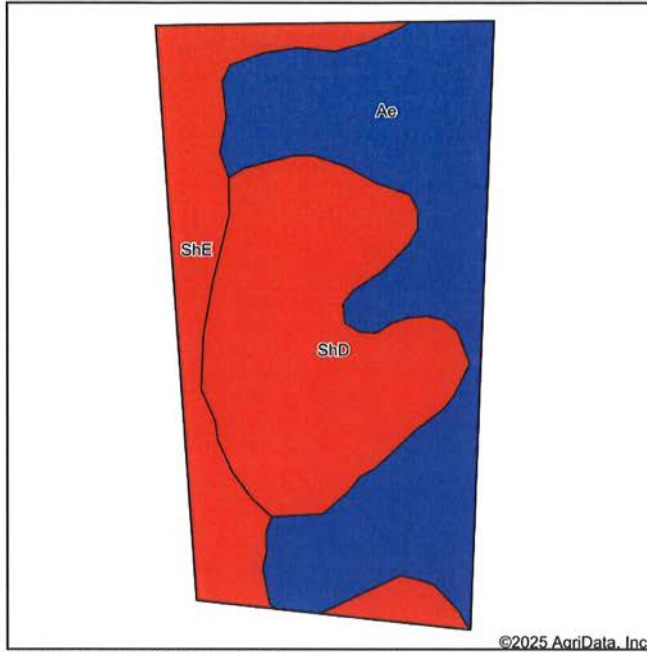
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

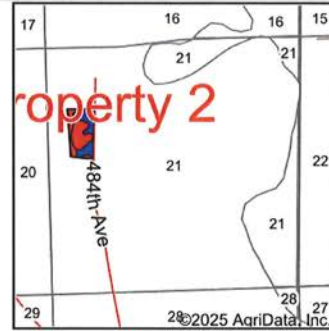




Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Union**
 Location: **21-95N-48W**
 Township: **Virginia**
 Acres: **12.8**
 Date: **8/20/2025**



Maps Provided By:



Area Symbol: SD127, Soil Area Version: 29																
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Barley Bu	Corn Bu	Grain sorghum Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	Sunflowers Lbs	Winter wheat Bu	*n NCCPI Soybeans
Ae	Alcester silty clay loam, 2 to 6 percent slopes	5.56	43.5%		Ile	Ile	90									72
ShD	Shindler clay loam, 9 to 15 percent slopes	4.51	35.2%		Vle		36	2	6	5	6	1	1	44	1	54
ShE	Shindler clay loam, 15 to 30 percent slopes	2.73	21.3%		Vle		20		3	3	3					31
Weighted Average					4.26	*-	56	0.7	2.8	2.4	2.8	0.4	0.4	15.5	0.4	*n 56.9

*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



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Boundary Center: 43° 1' 45.42, -96° 31' 30.38



Maps Provided By:
surety
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Field borders provided by Farm Service Agency as of 5/21/2008.

21-95N-48W
Union County
South Dakota

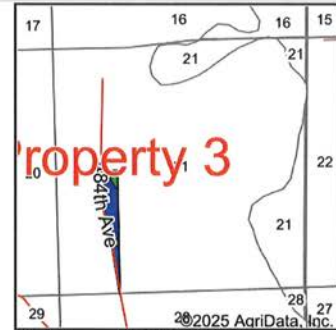
0ft 825ft 1649ft



8/20/2025



Soils Map



State: **South Dakota**
 County: **Union**
 Location: **21-95N-48W**
 Township: **Virginia**
 Acres: **12.56**
 Date: **8/20/2025**



Maps Provided By:



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Area Symbol: SD127, Soil Area Version: 29								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Soybeans
Ae	Alcester silty clay loam, 2 to 6 percent slopes	11.11	88.5%			Ile	90	72
Ka	Kennebec silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.45	11.5%			Iw	94	80
Weighted Average					1.88	2.77	90.5	*n 72.9

*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



Boundary Center: 43° 1' 53.86, -96° 31' 40.59

0ft 825ft 1649ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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21-95N-48W
Union County
South Dakota



8/20/2025

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



SOUTH DAKOTA
UNION

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2445

Prepared : 8/12/25 8:20 AM CST

Crop Year : 2025

Operator Name

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
112.65	48.89	48.89	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	48.89	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	34.20	0.00	144	0
Soybeans	8.60	0.00	41	0
TOTAL	42.80	0.00		

NOTES

Tract Number : 2141

Description : W1/2SW & S1/2NW W OF ROAD 21-95-48

FSA Physical Location : SOUTH DAKOTA/UNION

ANSI Physical Location : SOUTH DAKOTA/UNION

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : RIVER VIEW FAMILY TRUST

Other Producers :

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
57.34	16.09	16.09	0.00	0.00	0.00	0.00	0.0



SOUTH DAKOTA
UNION
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2445

Prepared : 8/12/25 8:20 AM CST

Crop Year : 2025

Tract 2141 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	16.09	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	9.30	0.00	144
Soybeans	5.00	0.00	41
TOTAL	14.30	0.00	

NOTES

Tract Number : 2142

Description : E2SESE 20-95-48
FSA Physical Location : SOUTH DAKOTA/UNION
ANSI Physical Location : SOUTH DAKOTA/UNION
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : RIVER VIEW FAMILY TRUST
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
55.31	32.80	32.80	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	32.80	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	24.90	0.00	144
Soybeans	3.60	0.00	41
TOTAL	28.50	0.00	

NOTES





United States
Department of
Agriculture

Union County, South Dakota



Common Land Unit Tract Boundary
 PLSS

Non-Cropland
 Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Unless otherwise noted,
crops listed below are:
Non-irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non

Producer Initial _____
Date _____

2025 Program Year

Map Created November 06, 2024

Farm 2445

21-95N-48W-Union

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USDA United States Department of Agriculture Union County, South Dakota



Common Land Unit
 [Symbol] Tract Boundary
 [Symbol] PLSS
 [Symbol] Non-Cropland
 [Symbol] Cropland

Wetland Determination Identifiers
 [Symbol] Restricted Use
 [Symbol] Limited Restrictions
 [Symbol] Exempt from Conservation
 [Symbol] Compliance Provisions

Unless otherwise noted, crops listed below are:
 Non-irrigated Intended for Grain
 Corn = Yellow
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non
 Producer Initial _____
 Date _____

2025 Program Year

Map Created November 06, 2024

Farm 2445

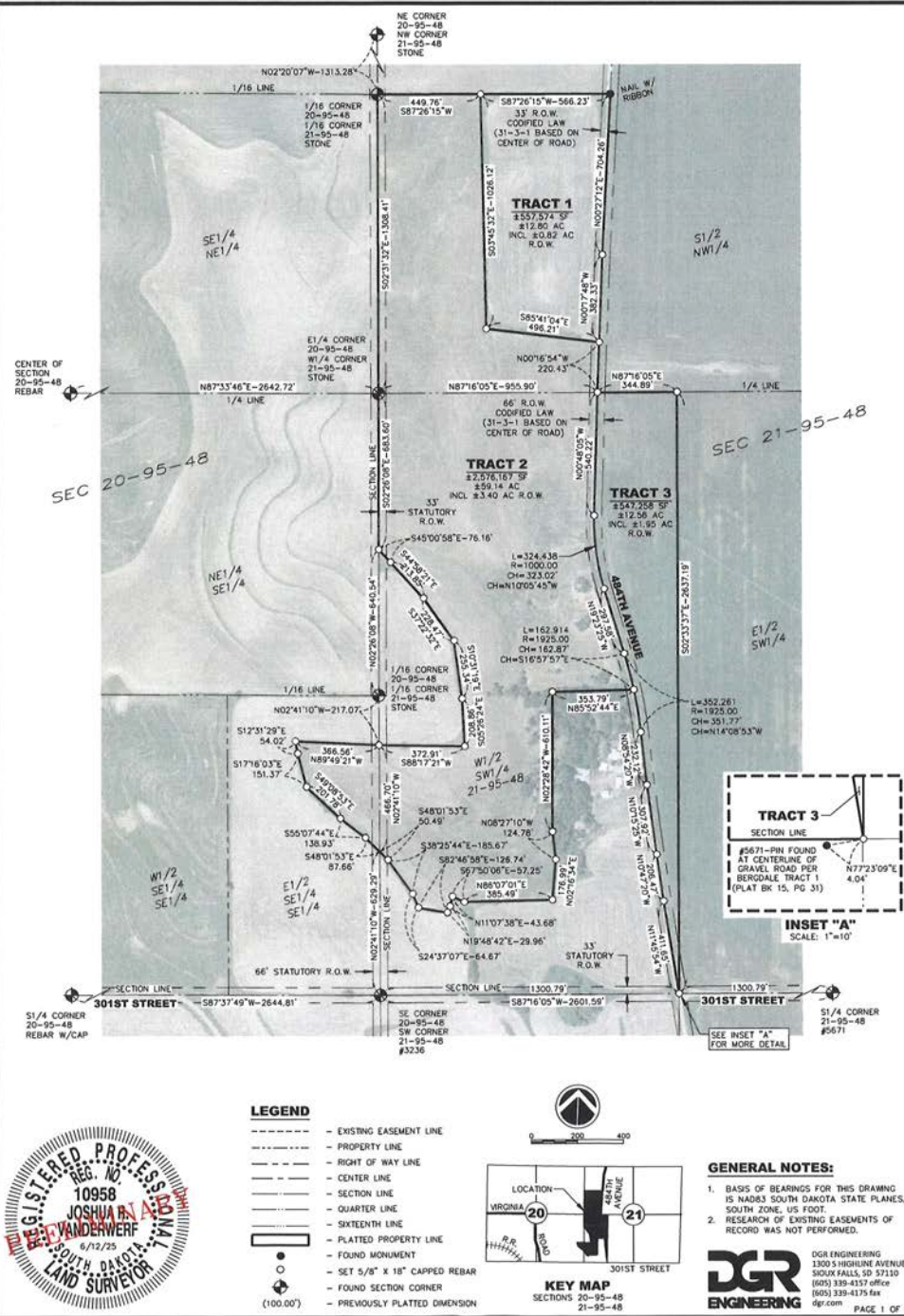
20-95N-48W-Union

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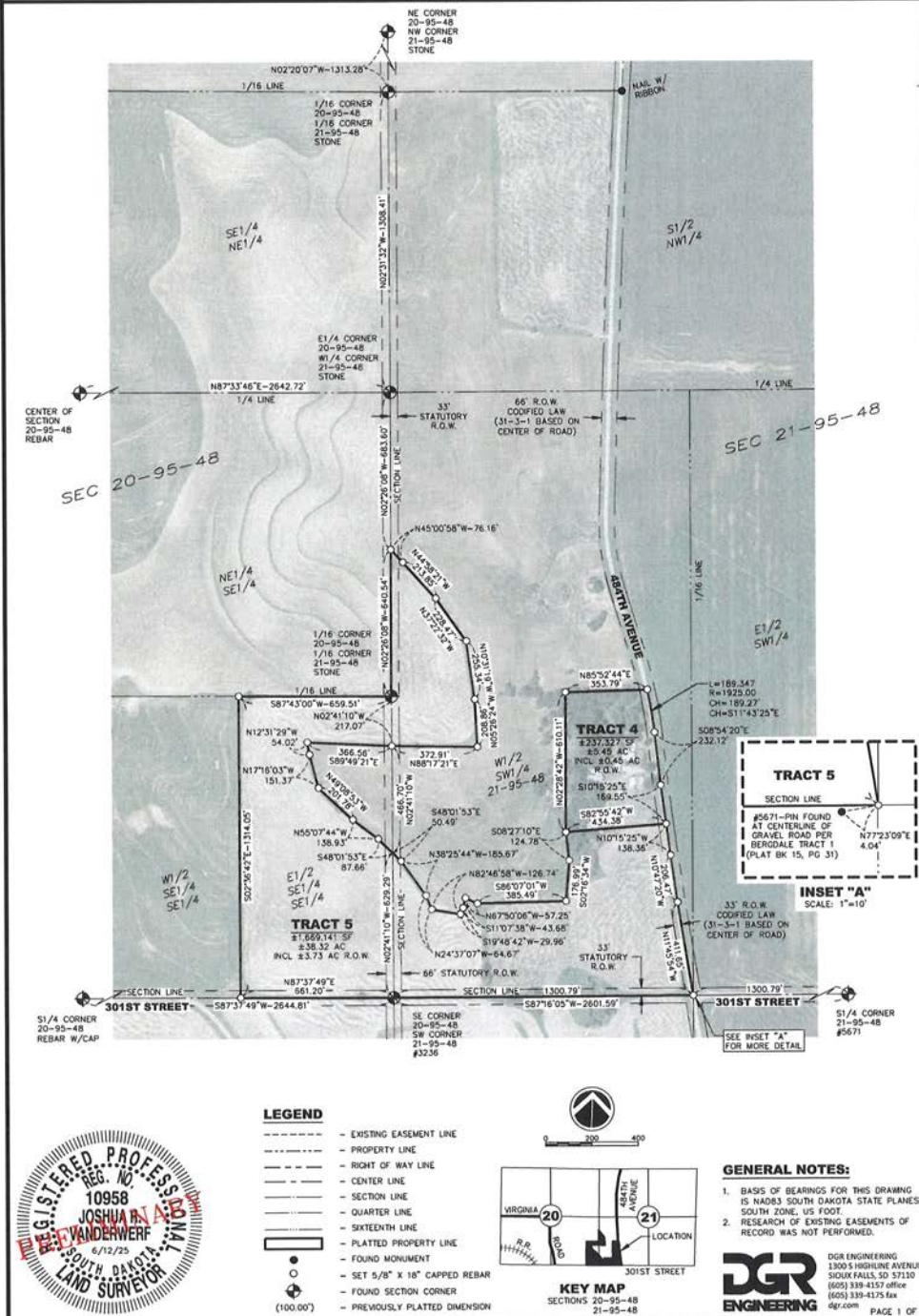
PLAT OF TRACT 1, TRACT 2, & TRACT 3
DUNNAM ADDITION

IN THE E1/2 OF THE SE1/4 OF THE SE1/4 IN SECTION 20, AND IN THE S1/2 OF THE NW1/4, LYING WEST OF THE HIGHWAY AND IN THE W1/2 OF THE SW1/4 IN SECTION 21, TOWNSHIP 95 NORTH, RANGE 48 WEST OF THE 5TH P.M., UNION COUNTY, SOUTH DAKOTA.
CONTAINING ±84.50 ACRES (INCLUDING ±6.17 ACRES R.O.W.)



PLAT OF TRACT 4 & TRACT 5 DUNNAM ADDITION

IN THE E1/2 OF THE SE1/4 OF THE SE1/4 IN SECTION 20, AND IN THE W1/2 OF THE SW1/4 IN SECTION 21,
TOWNSHIP 95 NORTH, RANGE 48 WEST OF THE 5TH P.M., UNION COUNTY, SOUTH DAKOTA.
CONTAINING ±43.87 ACRES (INCLUDING ±4.18 ACRES R.O.W.)





38.32+/- ACRES



12.80+/- ACRES



12.56+/- ACRES



59.14+/- ACRES

ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

712-476-9443

zomercompany.com



ZOMER COMPANY
REALTY & AUCTION

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Rock Valley, IA
51247**