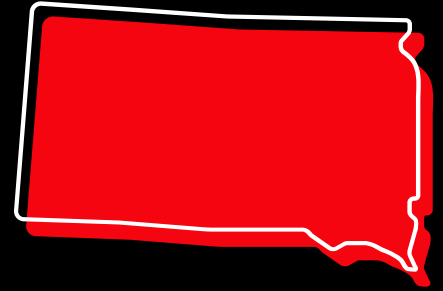


LIVE PUBLIC

LAND AUCTION

ALCESTER TWP,
UNION COUNTY, SD



SALE DATE:
NOVEMBER 21, 2025
@ 10:30 A.M.

This land is located South of
Alcester, SD on a hard
surface road!
This land will be sold in two
separate tracts!



 712-476-9443

www.zomercompany.com

Auctioneer's Note: The Zomer Company is honored and has the privilege to present at auction these two outstanding tracts of Union County South Dakota farmland! South Dakota farmland is a highly sought after investment and it is rare to find quality tracts of farmland for sale at auction! This auction offers the opportunity to purchase a smaller tract of land or larger tract or if purchased together a large contiguous tract of land! Land buyers you will want to attend this auction! Watch zomercompany.com in case of inclement weather!



Property Location: From the South edge of Alcester, SD go South on HWY 11(479th Ave) for 1 1/2 mile to 303th St. Property 1 is located in the Northwest corner of the intersection of 303th ST & HWY 11(479th Ave) and Property 2 is located just 1/4 mile West on 303th St. These farms are contiguous.

The Auction will be held at the Alcester Golf Course Parking Lot (307 E. 6th St., Alcester, SD 57001)



Abbreviated Legal Description of Property 1: Tract 3(legal only) of Johnson Addition in the SE1/4 of Section 33, TWP 95N, Range 49W, Union County, SD. Sold subject to all public roads and easements of record.

General Description of Property 1: According to the survey, this property contains 37.71+/- gross acres. According to FSA/survey, this property contains approx. 37+/- tillable acres. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 158bu on corn and PLC yield of 41bu on soybeans. FSA will do a reconstitution on this farm due to the recent survey. The tillable farmland is classified as HEL. The predominant soil types of the land include: Ae-Alcester, CnD2-Crofton-Nora, Ca-Calco, McB-Moody, CbE2-Crofton, Ma-McPaul. According to Agri-Data this tillable land has a productivity index rating of 57.6 and an estimated average county soil rating of .657(currently combined with Property 2 at the county)! Land buyers be sure to take a look at this outstanding farm in Union County, SD! If you are a younger farmer, established operator or investor looking for quality Union County farmland then be sure to attend this auction! Land is an investment that you can proud to own and is an investment which you can receive an annual dividend, from either rent as an investor or from farming if you are a farmer!

Abbreviated Legal Description of Property 2: Tract 4(legal only) of Johnson Addition in the SE1/4 of Section 33, TWP 95N, Range 49W, 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 72.55+/- gross acres. According to FSA/survey, this property contains approx. 69.40+/- tillable acres. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 158bu on corn and PLC yield of 41bu on soybeans. FSA will do a reconstitution on this farm due to the recent survey. The tillable farmland is classified as HEL. The predominant soil types of the land include: CnD2-Crofton-Nora, Ae-Alcester, MdC-Moody-Nora, Ca-Calco, CnB-Crofton-Nora, Ma-McPaul, CbE2-Crofton. According to Agri-Data this tillable land has a productivity index rating of 59 and an estimated average county soil rating of .657(currently combined with Property 1 at the county)! This is an inside tract of farmland! If you have been waiting for the right opportunity to buy land in Union County then be sure to seize your chance to own this farm! Making the decision to purchase land is a decision that future generations will thank you for making! Do not miss out on purchasing this farm! Owning farmland is the American dream and your dream can come true by purchasing this farm!

Method of sale: Properties will be sold in the choice method with the top bidder of the round of choice having the option to purchase the property of their choice or both of the properties. If the top bidder selects both parcels then the auction will be over. If the top bidder only selects one of the parcels then whichever parcel is remaining will then be sold. Once a property is sold it will not be available for bidding again. Auction to be held at the Alcester Golf Course Parking Lot (307 E. 6th St., Alcester, SD 57001)

Taxes: The current Real Estate Taxes according to the Union County Treasurer are currently estimated at approx. \$870.00 per year on Property 1 and approx. \$1,670.00 per year on Property 2. Taxes will be pro-rated through December 31, 2025.

Possession: Full possession will be March 1, 2026. This land is available to farm for the 2026 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, 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 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**

ALCESTER TWP

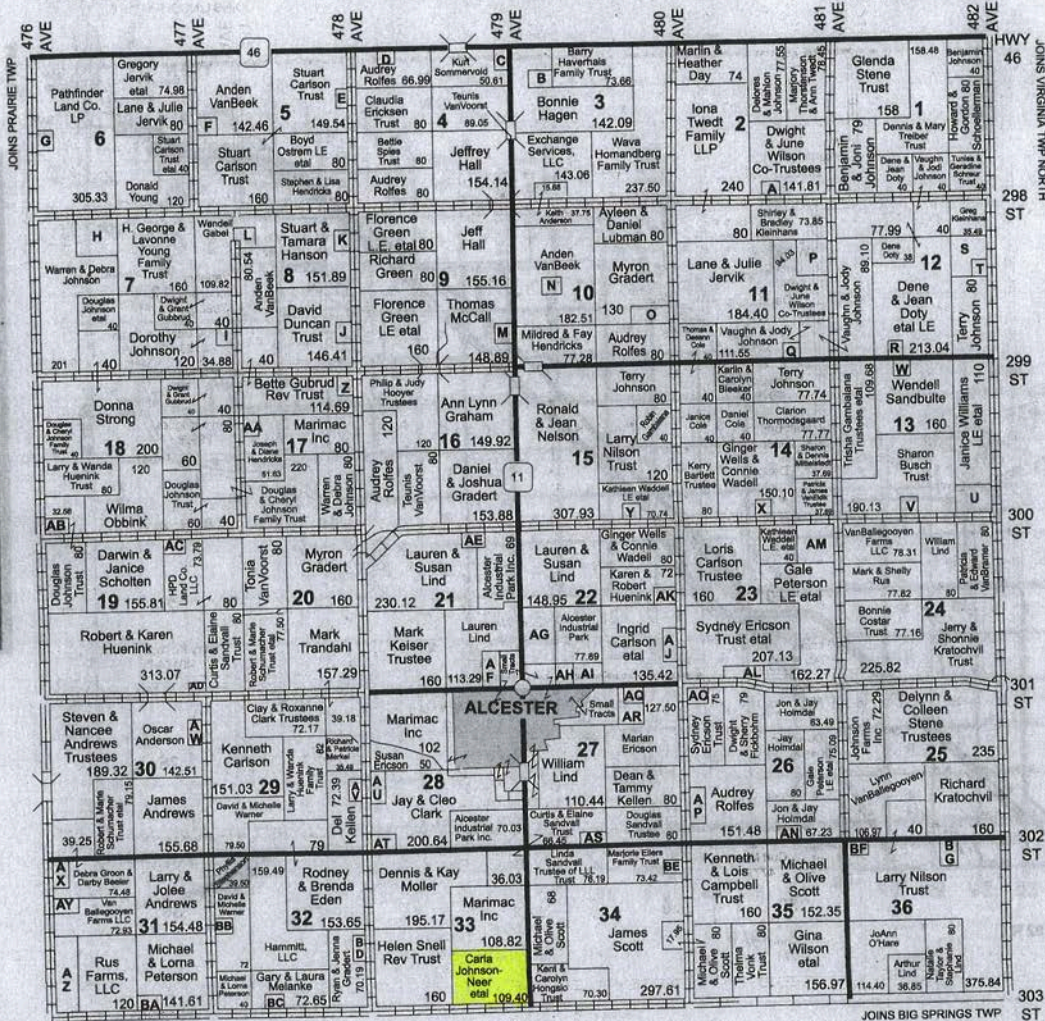
LAND OWNER

T 95 N

R 49 W

JOINS LINCOLN COUNTY, SD

LAND OWNER & RURAL RESIDENT MAPS



Small Tracts

Section 2 **A** Bryan & Lynnette Christensen - 18.19
 Section 3 **B** Marilee Hagen - 6.30
 Section 4 **C** Kurt & Michelle Sommervold - 10.81
 Section 5 **D** Mark & Sherri Busch - 8.59
 Section 6 **E** Tyrel & Caley Backes - 7
 Section 7 **F** Randy Stewart - 13.71
 Section 8 **G** Kenneth & Joan Baird - 7.92
 Section 9 **H** Dorothy Johnson LE et al - 39
 Section 10 **I** Tiffany Kruse - 5.12
 Section 11 **J** Marjory Duncan - 11.09
 Section 12 **K** Ashley Eide & Zachary Pawlowsky 6.44
 Section 13 **L** Nicole Kruse & Nathan Johnson - 10.18
 Section 14 **M** Leonard & Cynthia McDaniel - 5.35
 Section 15 **N** Michael & Mary Limoges - 8.63
 Section 16 **O** Janice Cole - 28
 Section 17 **P** Clarion Thormodsgaard - 37.73
 Section 18 **Q** Daniel & Kathy Schoellerman - 6.26
 Section 19 **R** Cheryl Wink - 8.84
 Section 20 **S** David & Brandi Smith - 33.13
 Section 21 **T** Cynthia Mess - 6.87

Section 22 **U** Kersten Johnson - 40.36
 Section 23 **V** Donald & Darris Wilson - 7.78
 Section 24 **W** Douglas & Paula Hoffman - 10
 Section 25 **X** Ronnie & Suzanne Walth - 9.90
 Section 26 **Y** Joshua & Molly Homandberg - 9.26
 Section 27 **Z** Dawn Hanson - 5.31
 Section 28 **AA** Matt & Mary Briggie - 8
 Section 29 **AB** Terry & Jessica Christensen - 6.41
 Section 30 **AC** HDS Farm LLC 6.21
 Section 31 **AD** Roy & Shirley Deen - 6.93
 Section 32 **AE** Mark & Julie Fickbohm - 8.27
 Section 33 **AF** Todd & Jayme Nelson 17.80
 Section 34 **AG** Alcester Golf Course - 41.89
 Section 35 **AH** Alcester School Dist. - 15.84
 Section 36 **AI** Pleasant Hill Cemetery 10.89
 Section 37 **AJ** Kyle & Sara Reppe - 14.09
 Section 38 **AK** Regan Homandberg - 8
 Section 39 **AL** Dean & Tammy Kellen - 12
 Section 40 **AM** Warren Doty - 37.42

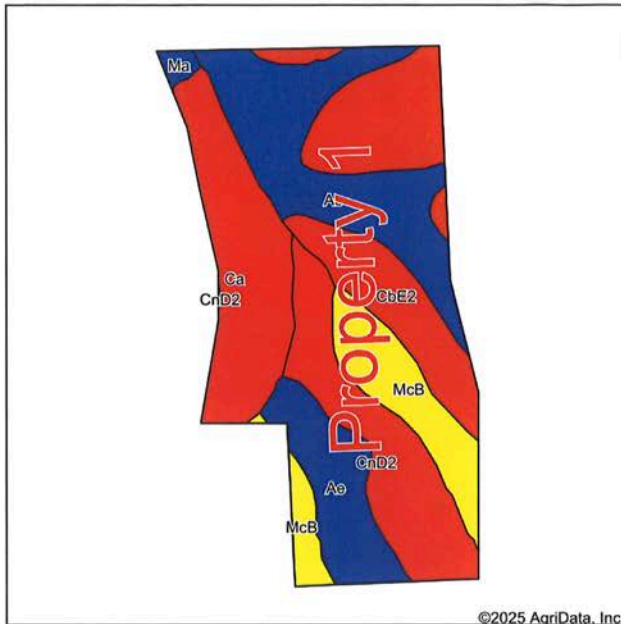
Section 41 **AN** Jerry & Cynthia Johnson - 10
 Section 42 **AO** Patricia Thompson - 5
 Section 43 **AP** Luis & Julien Jr. Rubio - 8.52
 Section 44 **AQ** Patrick Wynthein - 13.77
 Section 45 **AR** Michael & Olive Scott - 10.53
 Section 46 **AS** Delane & Nancy Fickbohm - 7.07
 Section 47 **AT** Douglas Moller - 8.47
 Section 48 **AU** City of Alcester - 14
 Section 49 **AV** Vladimir & Vera Silchuk - 5
 Section 50 **AW** Randall & Patricia Bunkoske - 8.49
 Section 51 **AX** Steven & Jeri Strong - 5.49
 Section 52 **AY** Norman & Dana DeWitt - 7.07
 Section 53 **AZ** Jack & Karen Kirkebæk - 40
 Section 54 **BA** Leonard Michl - 15.39
 Section 55 **BB** Christopher & Samantha Day - 8
 Section 56 **BC** Deborah Miles - 7.35
 Section 57 **BD** Martha Grimshaw - 9.81
 Section 58 **BE** Regan & Linda Pearson - 6.57
 Section 59 **BF** Justin VanBallegooyen - 10.13
 Section 60 **BG** Union Co. Rentals, LLC - 10.34

UNION COUNTY, SD

Aerial Map

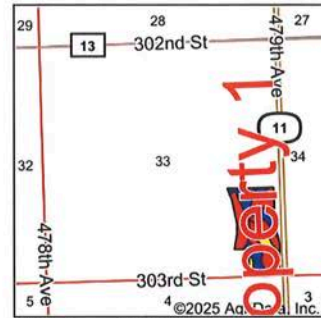


Soils Map



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.



State: **South Dakota**
County: **Union**
Location: **33-95N-49W**
Township: **Alcester**
Acres: **37.71**
Date: **9/25/2025**



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



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	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu	*n NCCPI Soybeans
Ae	Alcester silty clay loam, 2 to 6 percent slopes	11.74	31.1%		Ile	IIle	90									72
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	10.49	27.8%		IVe	IVe	47									64
Ca	Calco silty clay loam, wet, 0 to 2 percent slopes, occasionally flooded	6.81	18.1%		Vw		20	1	9	12	8	2	3	4	3	31
McB	Moody silty clay loam, 2 to 6 percent slopes	4.52	12.0%		Ile	IIle	67									74
CbE2	Crofton silt loam, 12 to 20 percent slopes, eroded	3.84	10.2%		VIe		41									61

Soils data provided by USDA and NRCS.





Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu	*n NCCPI Soybeans
Ma	McPaul silt loam, 0 to 2 percent slopes, occasionally flooded	0.31	0.8%		Ilw	Ilw	88									78
Weighted Average					3.51	*-	57.6	0.2	1.6	2.2	1.4	0.4	0.5	0.7	0.5	*n 61.5

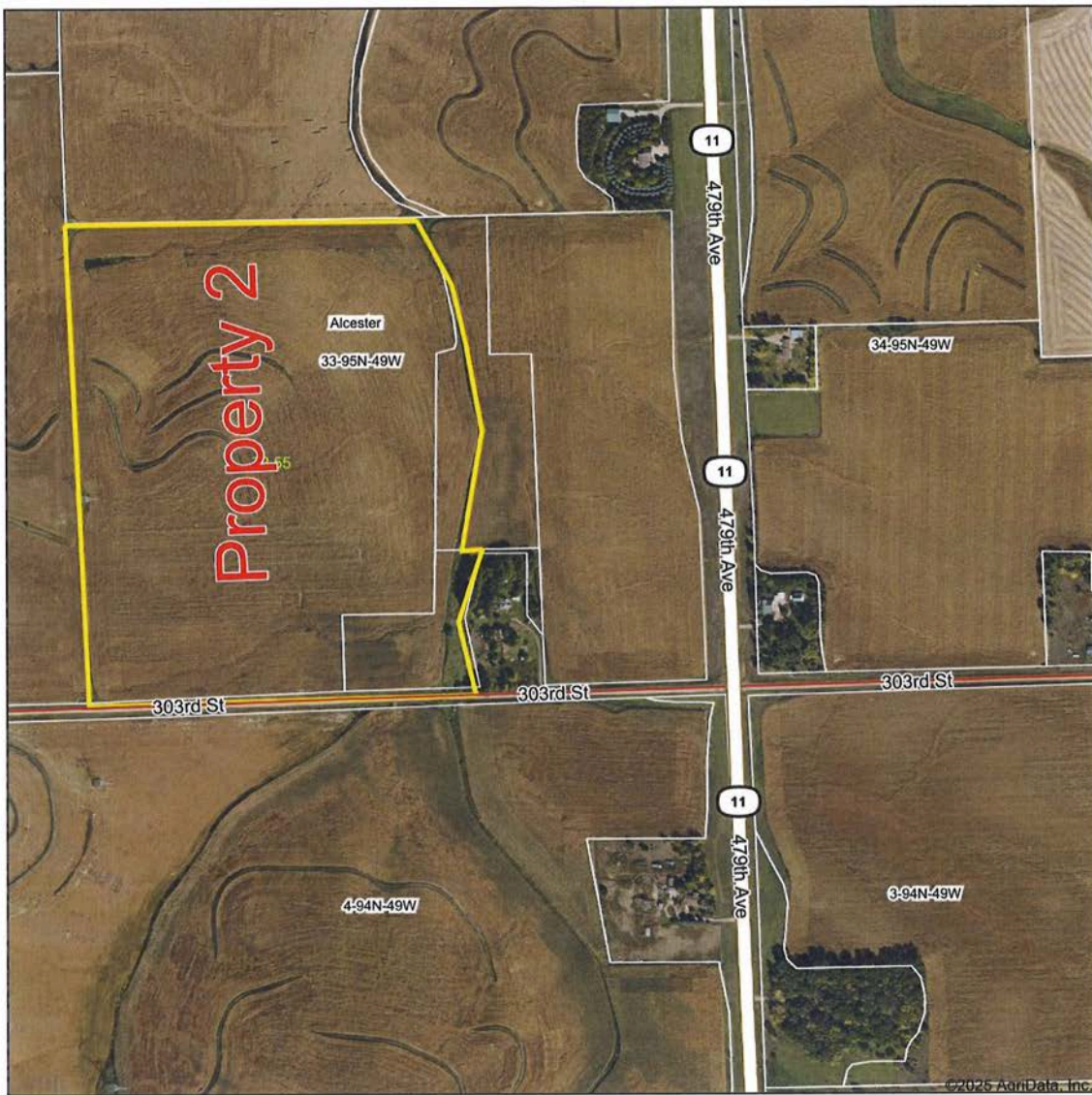
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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



Aerial Map



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

Boundary Center: 42° 59' 58.49, -96° 38' 5.57

33-95N-49W
Union County
South Dakota

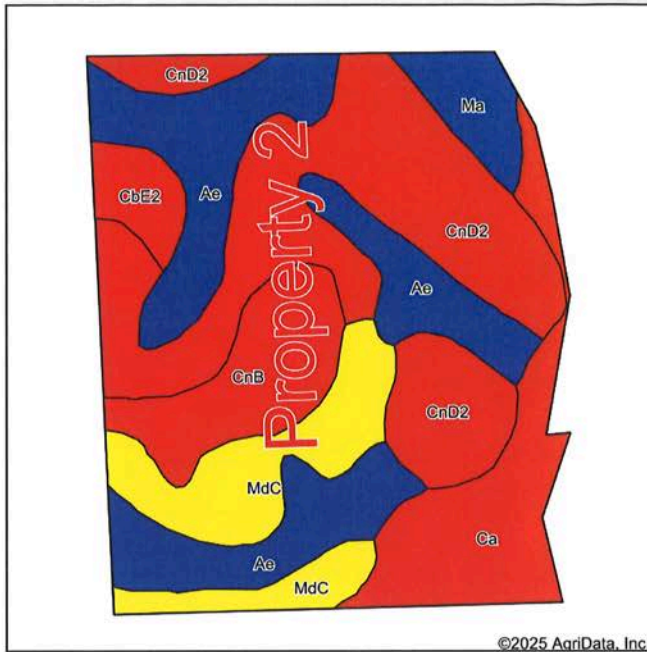
0ft 644ft 1288ft



9/25/2025



Soils Map



State: **South Dakota**
 County: **Union**
 Location: **33-95N-49W**
 Township: **Alcester**
 Acres: **72.55**
 Date: **9/25/2025**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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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	Alfalfa hay Tons	Brome grass alfalfa AUM	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Oats Bu	Soybeans Bu	*n NCCPI Soybeans
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	24.36	33.7%		IVe	IVe	47								64
Ae	Alcester silty clay loam, 2 to 6 percent slopes	17.95	24.7%		IIe	IIe	90								72
MdC	Moody-Nora silty clay loams, 6 to 10 percent slopes	9.41	13.0%		IIe	IVe	70	3.6	6	71	120	66	67	24	64
Ca	Calco silty clay loam, wet, 0 to 2 percent slopes, occasionally flooded	8.91	12.3%		Vw		20								31

Soils data provided by USDA and NRCS.





Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Tons	Brome grass alfalfa AUM	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Oats Bu	Soybeans Bu	*n NCCPI Soybeans
CnB	Crofton-Nora complex, 2 to 6 percent slopes, eroded	6.85	9.4%		IIIe	IIIe	50								67
Ma	McPaul silt loam, 0 to 2 percent slopes, occasionally flooded	2.79	3.8%		IIw	IIw	88								78
CbE2	Crofton silt loam, 12 to 20 percent slopes, eroded	2.28	3.1%		VIe		41								61
Weighted Average					3.39	*-	59	0.5	0.8	9.2	15.6	8.6	8.7	3.1	*n 62.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

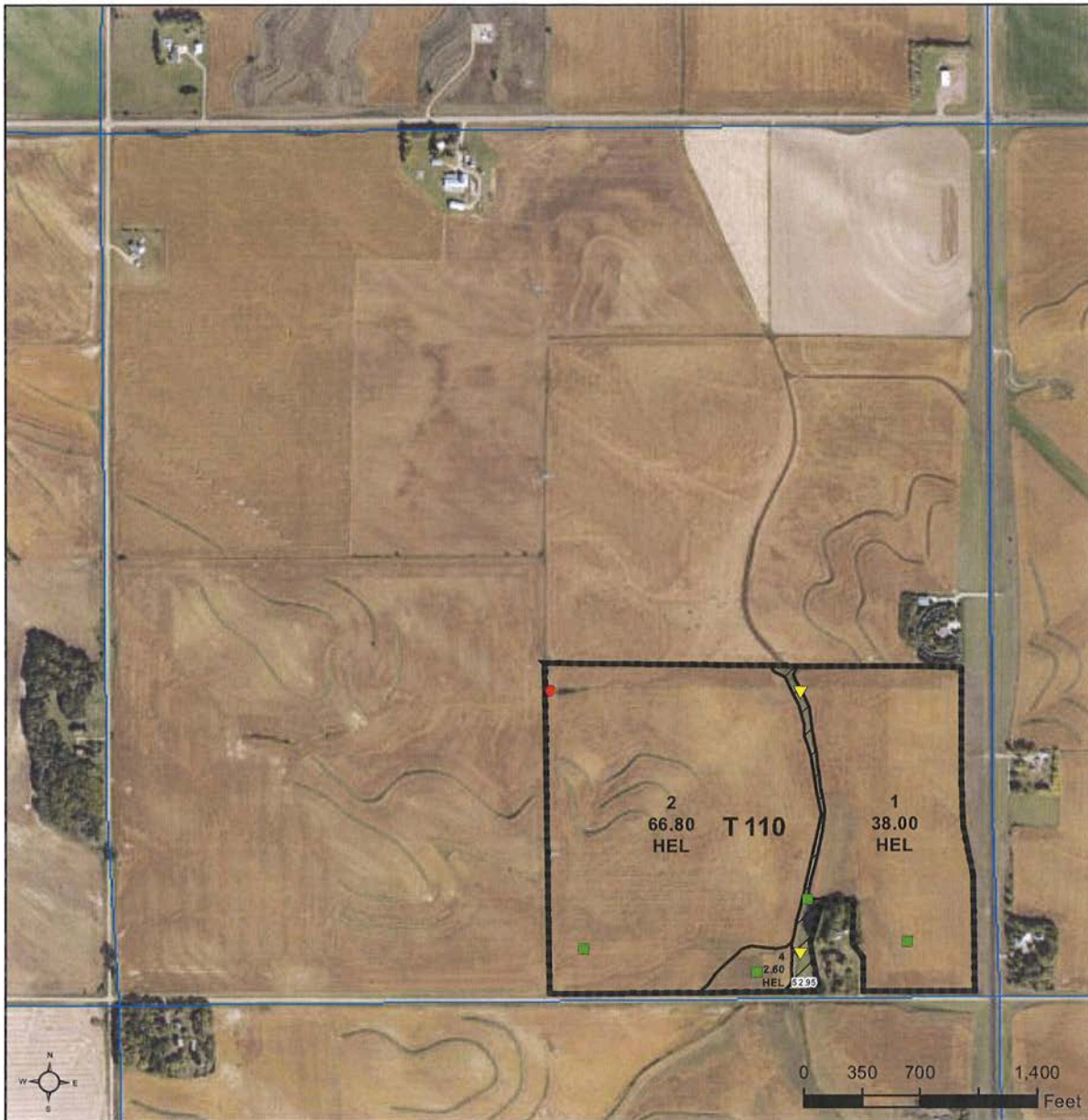
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.





United States
Department of
Agriculture

Union County, South Dakota



Common Land Unit
 Non-Cropland
 Cropland
 Tract Boundary
 PLSS

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 September 09, 2025

Farm 61

33-95N-49W-Union

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 directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. 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 USDA Natural Resources Conservation Service (NRCS).



SOUTH DAKOTA
UNION

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 61

Prepared : 9/24/25 1:57 PM CST

Crop Year : 2025

Operator Name : \\
CRP Contract Number(s) : None
Recon ID : None
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
110.35	107.40	107.40	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	107.40	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	67.50	0.00	158	0
Soybeans	33.80	0.00	41	0
TOTAL	101.30	0.00		

NOTES

Tract Number : 110

Description : S2SE; S2N2SE 33-95-49
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 : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
110.35	107.40	107.40	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 : 61
Prepared : 9/24/25 1:57 PM CST
Crop Year : 2025

Tract 110 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	107.40	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	67.50	0.00	158
Soybeans	33.80	0.00	41
TOTAL	101.30	0.00	

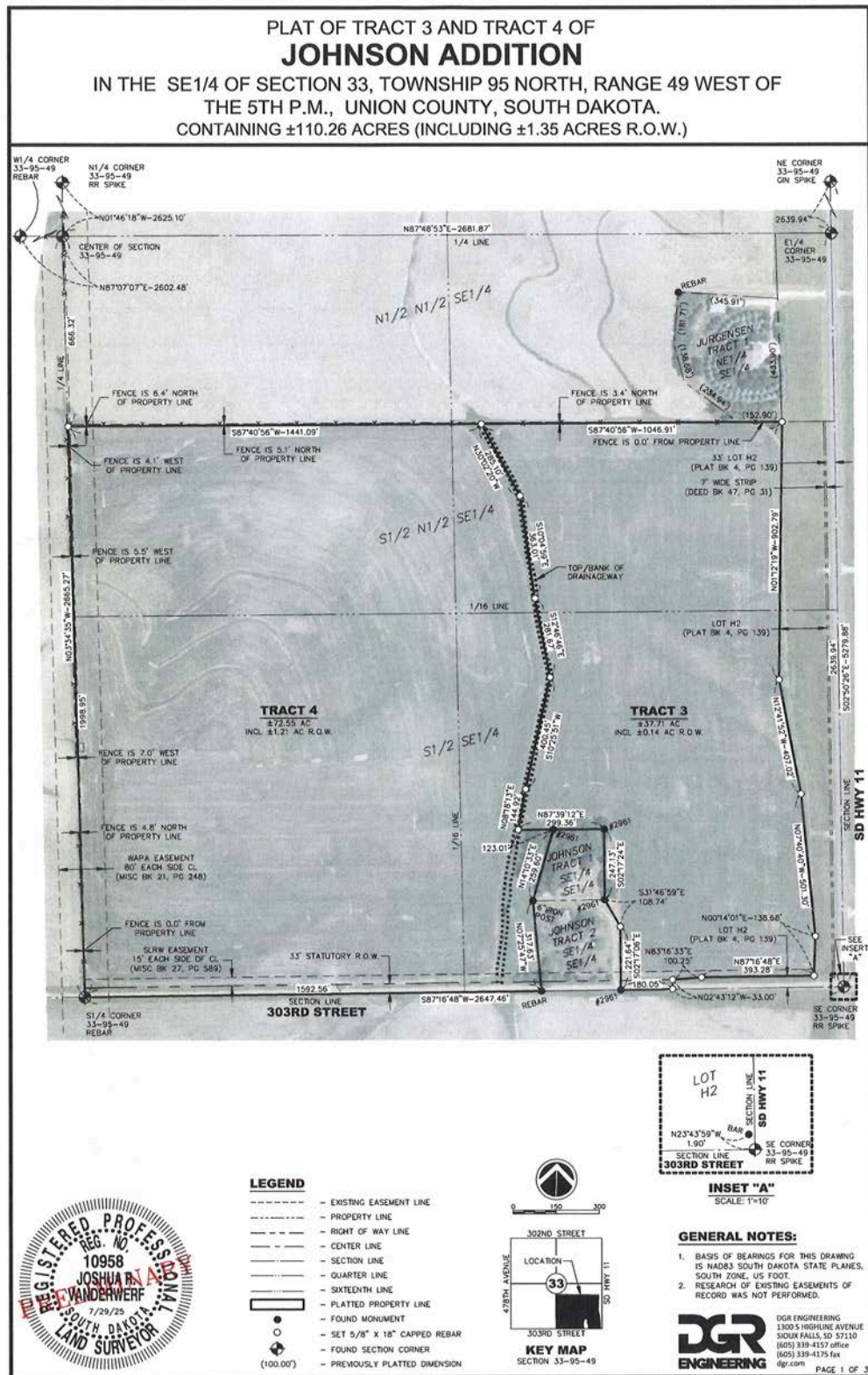
NOTES

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ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

712-476-9443

zomercompany.com



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