

Live Public Farmland & Building Site Auction

Norway TWP Lincoln County, SD



SALE DATE:

November 26, 2025

10:30 A.M.

**Trans Ova Genetics
Owner**

**This Land & Building Site Is Located North
Of Norway Center, SD & Southwest Of
Canton, SD!**

**This Land & Building Site Adjoin Each
Other And Are Located Just A Short 1/2
Mile Off A Hard Surface Road!**

**Tract 1: 62.75+/- Acres Of Cropland With 1
Housing Eligibility!**

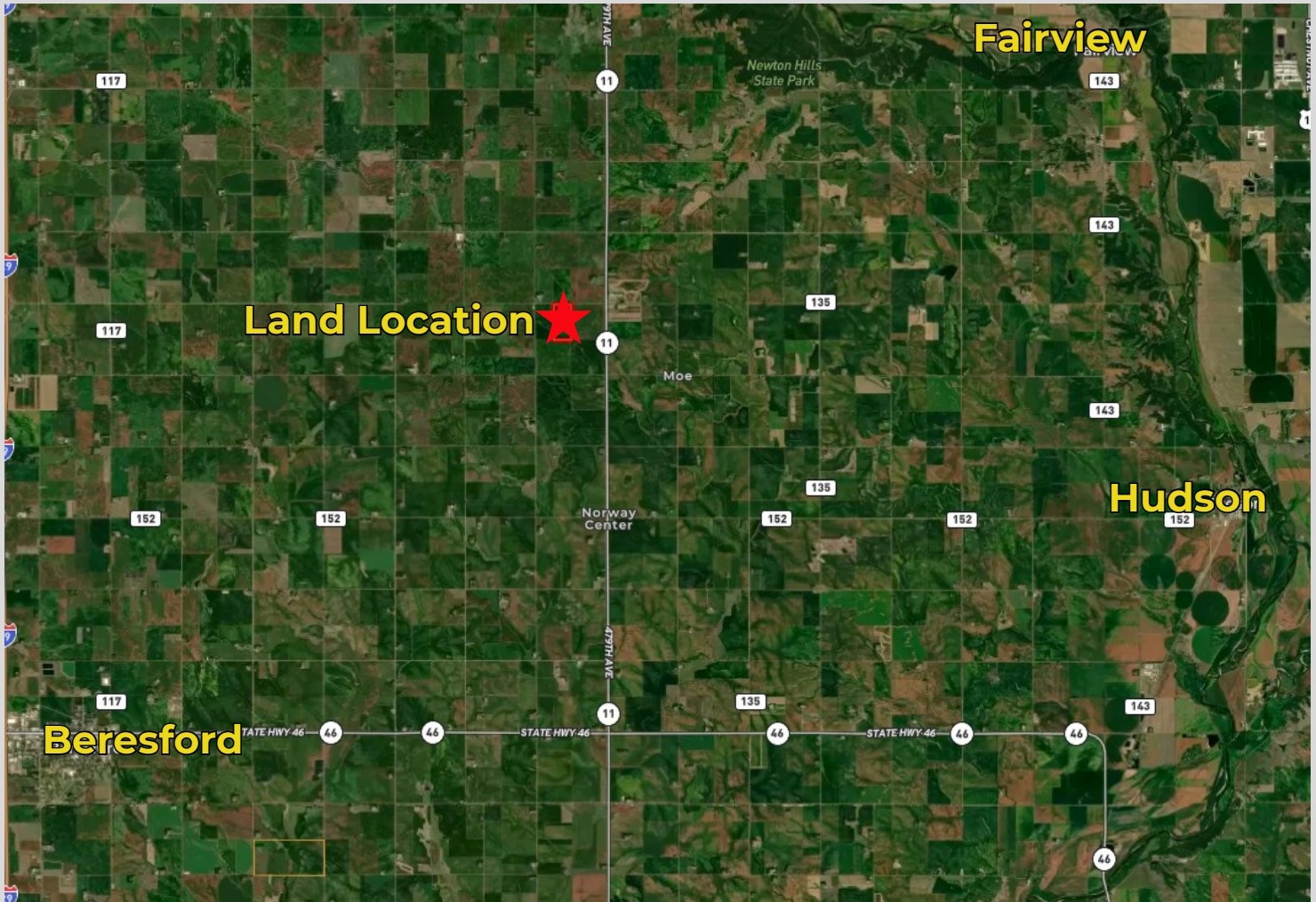
**Tract 2: 16.07+/- Acre Building Site With 1
Housing Eligibility!**



zomercompany.com

712.476.9443

Auctioneer's Note: The Zomer Company is pleased to represent Trans Ova Genetics in offering at auction this outstanding tract of farmland and great building site located Southwest of Canton, SD & North Of Norway Center, SD in Lincoln County, SD as they have changed their business operations for this location and no longer need this property! If you are looking to purchase a quality tract of farmland or you are looking for that perfect location to establish your dream acreage property or are looking for a property for storage or your business this property offers an option to all ranges of buyers! Watch zomercompany.com in case of inclement weather!



Property Location: (47849 291st ST., Hudson, SD) From Hoogendoorn Construction on HWY 18 on the West side of Canton, SD go South on HWY 11 for 9 miles to 291st ST. then go West on 291st ST for 1/2 mile to Tract 1 & 2. The tracts are both on the South side of 291st St. and are adjoining. The Auction will be held at the site of the building site (Tract 2)



Abbreviated Legal Description of Tract 1: Tract 1 of Trans Ova addition in the E1/2 of Govt Lots 1 & 2 of the NW1/4 of Section 4, TWP 96N, 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 62.75+/- gross acres. According to FSA/survey, this property contains approx. 58.8+/- tillable acres. This farm has a corn base of 50 acres with a PLC yield of 147bu and a soybean base of 8 acres with a PLC yield of 55bu. The tillable farmland is classified as NHEL. The predominant soil types of the land include: WhA-Wentworth-Chancellor, EaB-Egan, Ws-Worthing, Ca-Chancellor-Tetonka, EcB-Egan-Chancellor. According to Agri-Data this tillable land has a productivity index rating of 77.3 and an estimated average county soil rating of 0.827 (currently combined with Tract 2 at the county)! This property will be sold with one housing eligibility! This is an inside tract of Lincoln County, SD farmland which is nearly all tillable! This farm does have a tree shelter belt in a portion of the farm that if removed could provide even more tillable acres! This property will be granted an access easement over and across the end of the driveway of Tract 2 for access to Tract 1. Contact an agent for details! This land has good soil ratings! Whether you're expanding your operation or investing in a tangible asset that never loses its value, this high-quality farmland offers stability, growth, and pride of ownership in every acre! Owning land in Lincoln County, SD is a way to create generational security for your family!

Abbreviated Legal Description of Tract 2: Tract 2 of Trans Ova addition in the E1/2 of Govt Lots 1 & 2 of the NW1/4 of Section 4, TWP 96N, Range 49W, Lincoln County, SD. Sold subject to all public roads and easements of record.

General Description of Tract 2: It is rare to find a property similar to this! This property offers a blank canvas to create endless opportunities for either a building site for a new home or for an expansion of your business! With this property's versatility the options are endless! This property according to the survey is 16.07+/- acres! This property is located just a short 1/2 mile from a hard surface road! This property has one building currently on the property which is approx. 76 X 188 and was built in approx. 2008! This building is separated into separate bays and is insulated and also contains an office/breakroom & bathroom and walk in and overhead doors! This building does have a septic system which has not been utilized for some time. If buyer desires to utilize the system buyer will be responsible for any updates required if any for septic system. This property did have another building that may be visible in some pictures and aerial pictures however this building was damaged in the wind storm this summer and was removed. There is also an on site generator shown in some pictures that will also be removed by closing day. This property also includes a lagoon/pond that could be used as a lagoon or potentially as a pond also! This property has a long 1/2 mile driveway making its location very private! If you are looking for a property to establish your dream acreage site on and build your forever home this may be the property that you have been looking for! Or if you are looking for a property to utilize for storage or other potential uses, the building on this property offers many opportunities and also there is ample room for other things also! This property will be sold with one housing eligibility! All buyers are encouraged to contact planning and zoning to verify that buyers intended use for the property will be permitted. This property will be required to grant an access easement across the end of the driveway to the buyer of Tract 1 for Tract 1 to access the cropland. Contact an agent for details! This property is on rural water and has elec service to the property. Make plans to attend this auction and purchase one or both of these properties!

Method of sale: Tract 1 will be sold first and the final bid price shall be held at that number then Tract 2 will be sold and the final bid price shall be held at that number then Tract 1 & 2 will be offered as a combination. Whichever method yields the highest total amount is the method in which the property will be sold. So if the Total of Tract 1 & the total of Tract 2 is higher than the final sale price of the combination of the two then they will be sold as separate tracts. If the combination option total is higher than the total of Tract 1 and Tract 2's bids individually then the property will be sold as a combination. Auction to be held at the site of the property!

Taxes: The current Real Estate Taxes according to the Lincoln County Treasurer are currently combined as two parcels and will need to be reassessed due to the recent survey split. Taxes will be pro-rated through December 31, 2025.

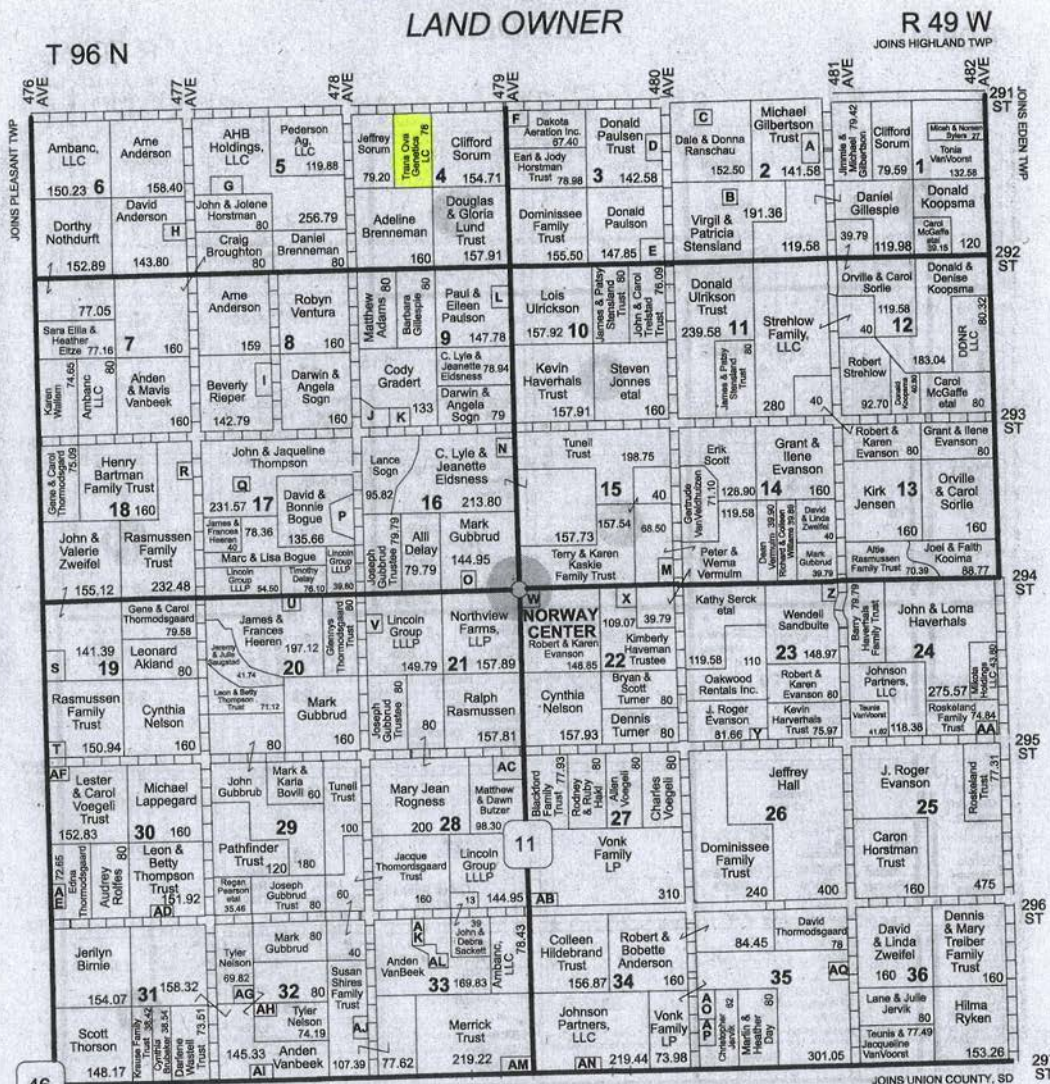
Possession: Full possession will be March 1, 2026 for the farmland and on closing day on the building site. This land is available to farm for the 2026 crop year.

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 February 4, 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. Lincoln County Title 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.

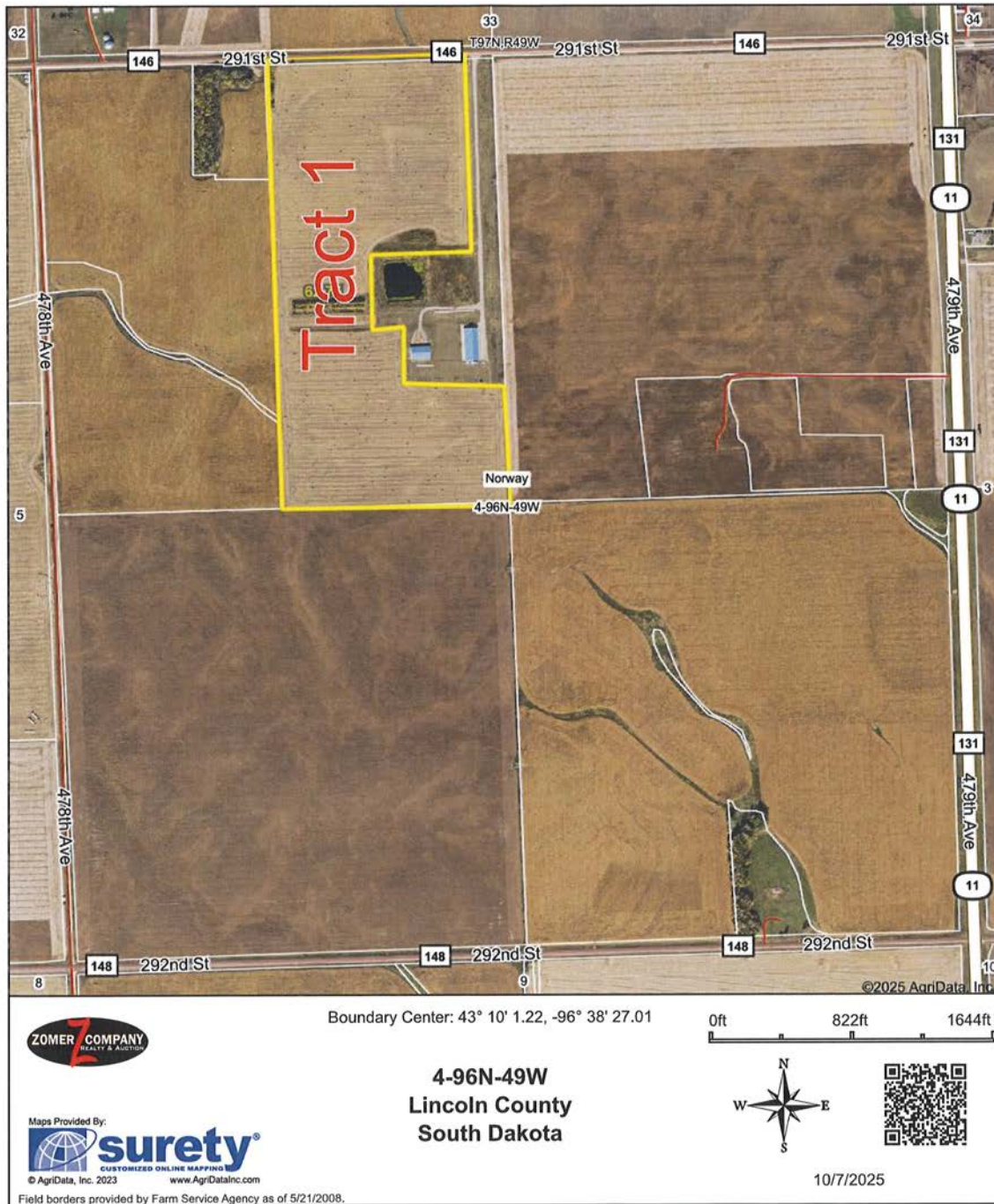


NORWAY TWP

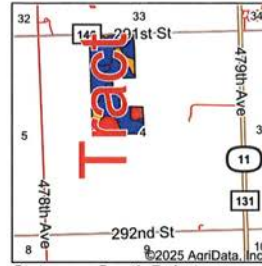
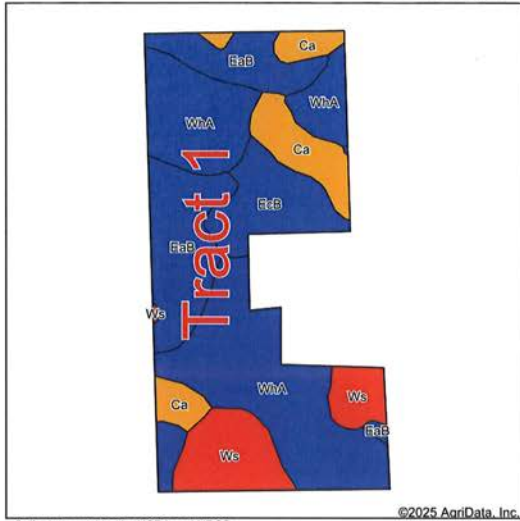
LAND OWNER



Aerial Map



Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **4-96N-49W**
 Township: **Norway**
 Acres: **62.75**
 Date: **10/7/2025**



Soils data provided by USDA and NRCS.

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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
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	27.87	44.4%		> 6.5ft.	lw	88	4.1	51	4.4	4.7	98	11.6	57	64	37	36	1460	39	55
EaB	Egan silty clay loam, 3 to 6 percent slopes	13.14	20.9%		> 6.5ft.	lle	82	4.5	50	4	4.7	90	10.7	52	63	34	35	1340	39	59
Ws	Worthing silty clay loam, 0 to 1 percent slopes	8.07	12.9%		2.4ft.	Vw	30													4
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	7.14	11.4%		4.4ft.	llw	75													51
EcB	Egan-Chancellor silty clay loams, 0 to 4 percent slopes	6.53	10.4%		> 6.5ft.	lle	83	3.8	46	4.3	4.5	89	10.5	52	58	33	33	1330	35	51
Weighted Average						1.94	77.3	3.2	37.9	3.2	3.5	71.6	8.5	41.6	47.7	27	26.8	1067.5	29.1	*n 48.4

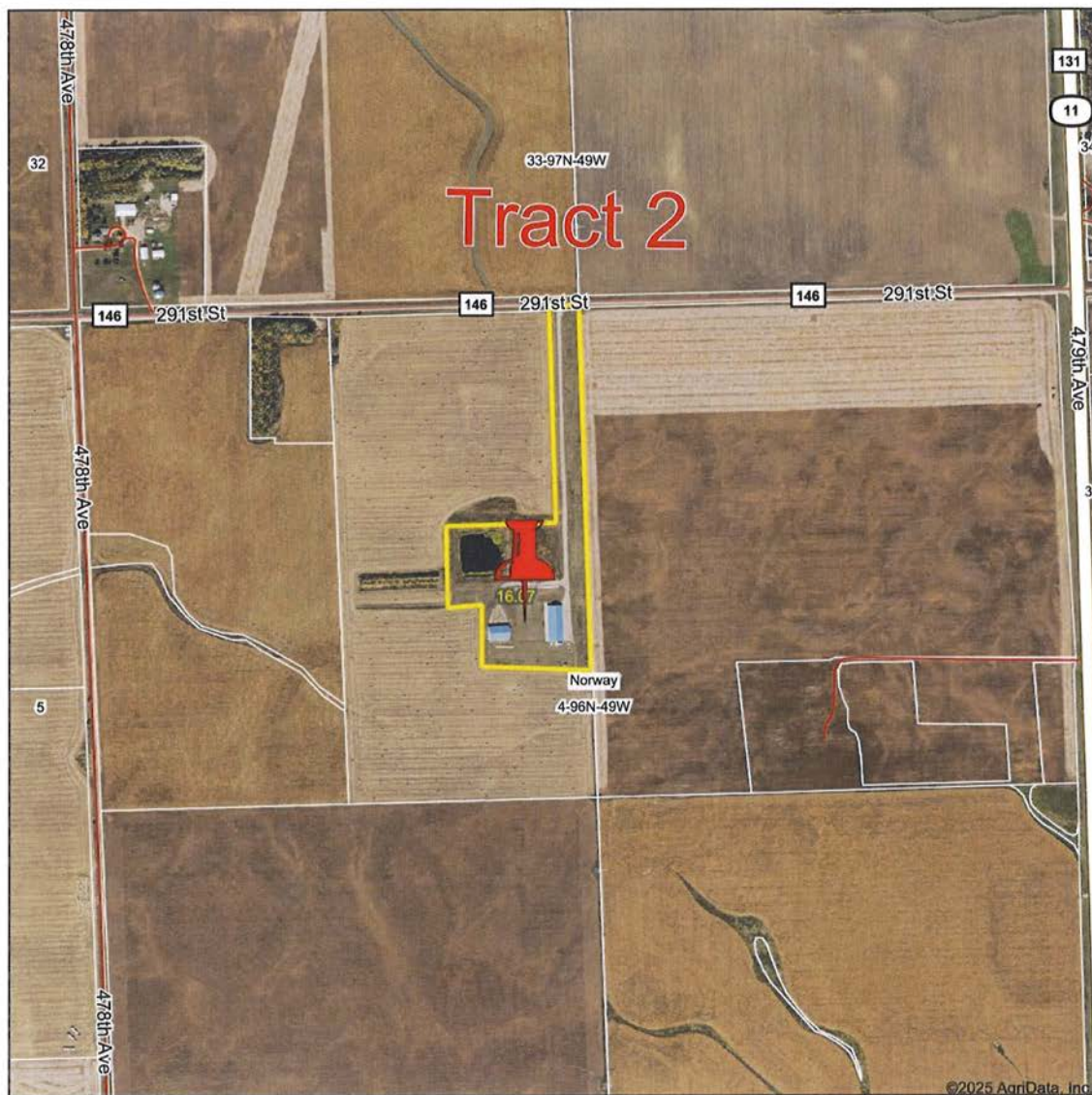
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Aerial Map



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: 43° 10' 4.57, -96° 38' 23.39

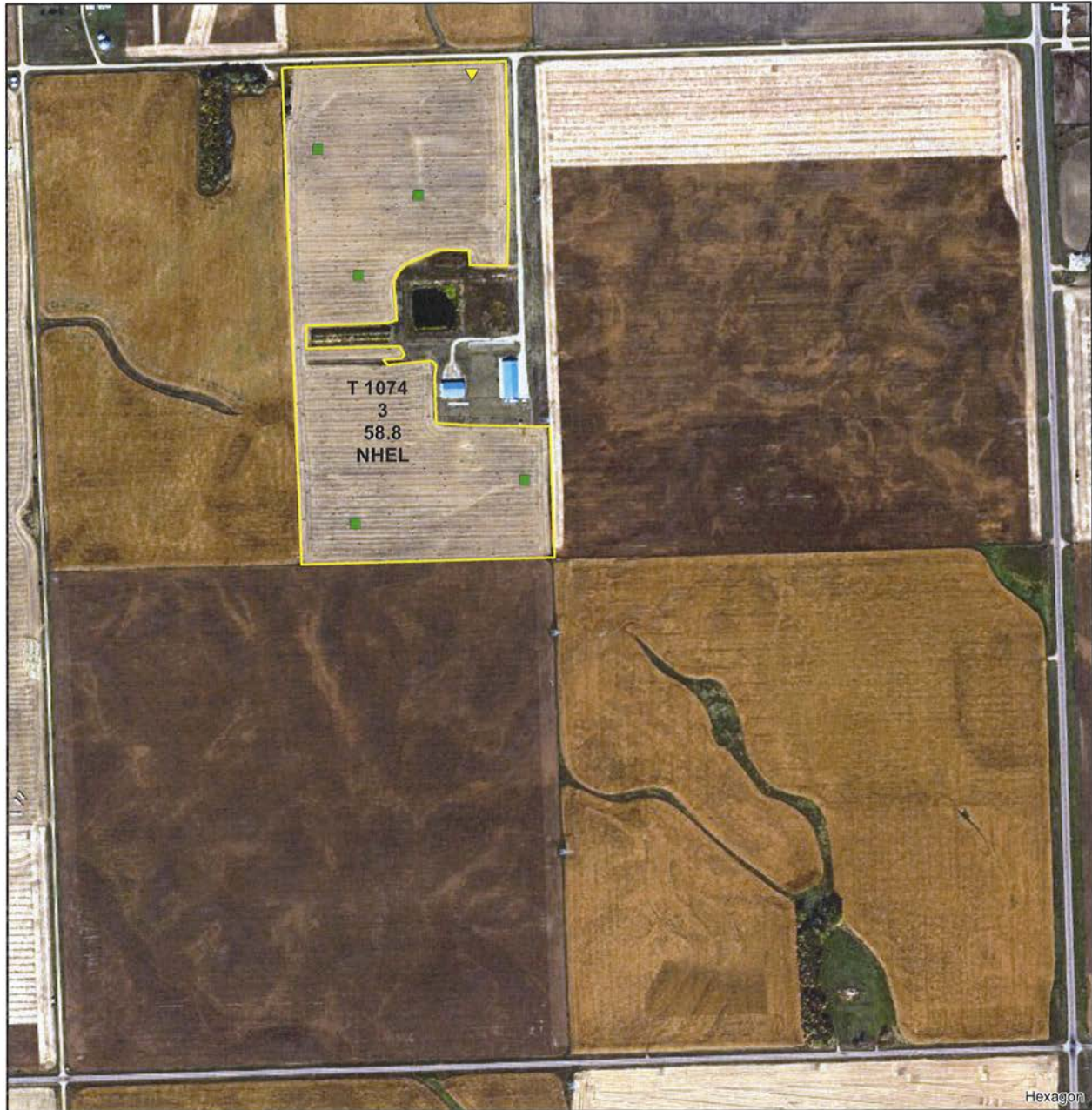
4-96N-49W
Lincoln County
South Dakota

0ft 822ft 1644ft



10/7/2025





Hexagon



Program
Year 2024



United States Department of Agriculture
Lincoln County, SD
PLSS: 4_96N_49W
Farm: 6036

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

November 29, 2023



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 : 6036

Prepared : 9/26/25 3:35 PM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : 46-083-2008-57
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
58.80	58.80	58.80	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	58.80	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	50.00	0.00	147	0
Soybeans	8.00	0.00	55	0
TOTAL	58.00	0.00		

NOTES

Tract Number : 1074

Description : E2NW4 4 96 49
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 contains a wetland or farmed wetland
WL Violations : None
Owners : TRANS OVA GENETICS LC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
58.80	58.80	58.80	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 : 6036
Prepared : 9/26/25 3:35 PM CST
Crop Year : 2025

Tract 1074 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	58.80	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	50.00	0.00	147
Soybeans	8.00	0.00	55
TOTAL	58.00	0.00	

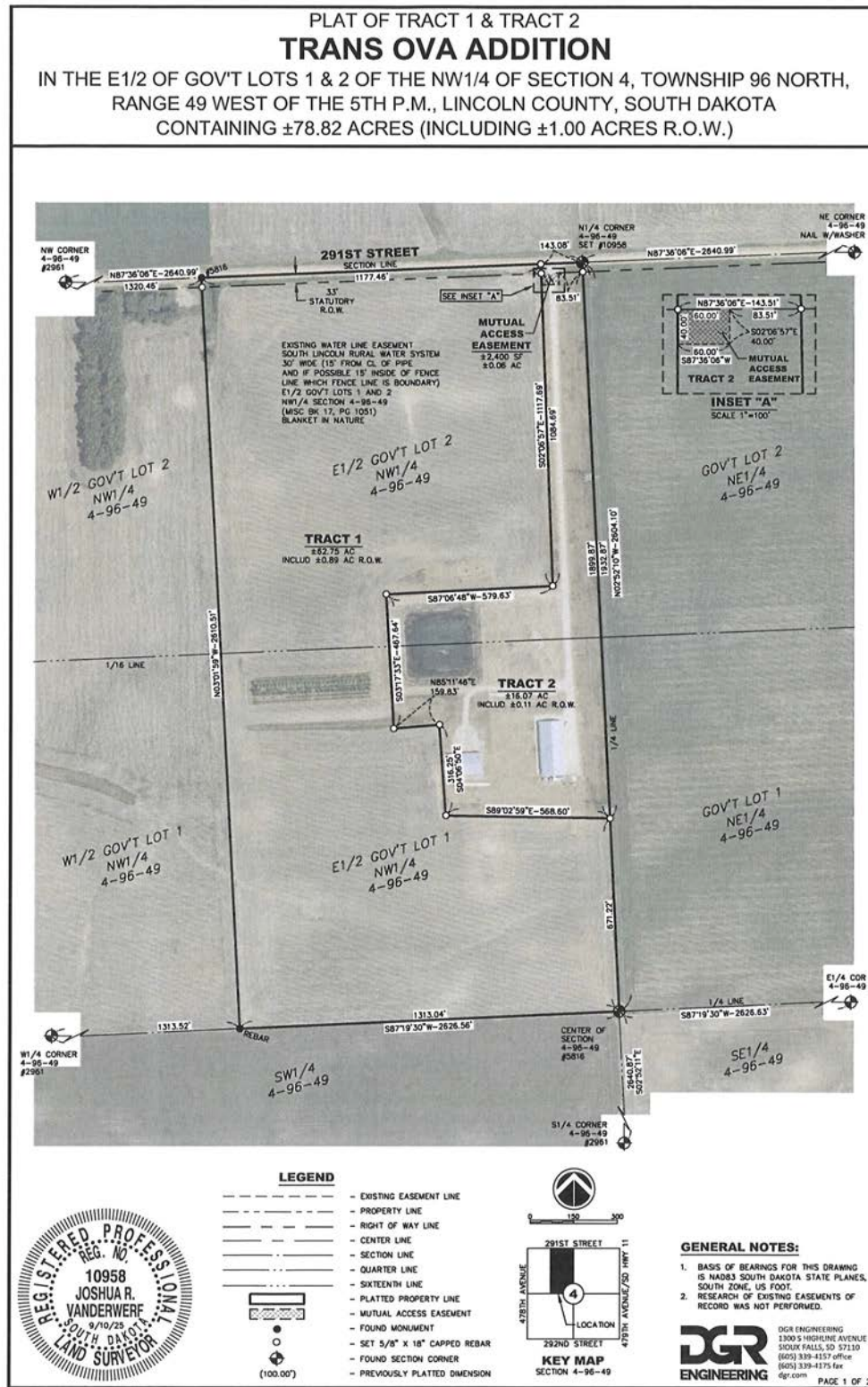
NOTES

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Plot Date: 10/8/2025 11:54:21 AM P:\06175-009-47009-3_DRAWINGS\PLATS & EASEMENTS\071009-PLAT.DWG

ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

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