

Live Public LAND AUCTION

Greenland TWP, McCook County, SD

NOVEMBER 22, 2025 @ 10:30 A.M.

159.37+/-
TOTAL
ACRES

LARRY D & LAVONNE BEZUG
OWNERS



712-476-9443

zomercompany.com

Auctioneer's Note: The Zomer Company is honored to represent Larry & Lavonne in offering at auction these two outstanding tracts of McCook County, SD land! If you are farmer, investor, cow calf operator or recreational enthusiast or someone looking for an outstanding location for a potential future home site then be sure to take a look at this property! Land has for generations proven that it is a steady investment that will help establish your family's legacy for generations! Watch zomercompany.com in case of inclement weather!



Property Location: From Big J's Roadhouse in Humboldt, SD go Northwesterly on State HWY 38 for 3 miles to 453rd Ave. then go South for 1 mile on 453rd Ave to Tract 2. Tract 1 is located 1/2 mile West on 256th ST. from the intersection of 256th St & 453rd Ave. Both tracts 1 & 2 are contiguous to each other.

Auction to be held at (25342 450th Ave., Montrose, SD)



Abbreviated Legal Description of Tract 1: Tract 1 of Bezug's Addition in the N1/2 of Section 2, TWP 102N, Range 53W, McCook County, SD. Sold subject to all public roads, drainage easements/assessments, special assessments, wind easements and easements of record, if any.

General Description of Tract 1: According to the survey, this property contains 38.98+/- gross acres. According to FSA/survey, this property contains approx. 19+/- tillable acres of cropland and 19+/- acres of pastureland! The predominant soil types of the land include: WbB-Wentworth, EcD-Ethan-Betts, BcE-Betts-Ethan, EaC-Egan-Ethan, DaB-Davis. According to Agri-Data this tillable land has a productivity index rating of 65.2 on the tillable portion of the land and 47.5 on the entire tract. This is an inside tract of land with road on only one side! This land has above average fencing around the pasture! If you are looking for a great multi use property this property offers just that with income from the cropland and opportunities for cattle or horses or recreation with the pasture! Or if you are looking for a great property to potentially utilize as a home site this tract of land offers a great opportunity for that also! The section that this tract of land is in does have some remaining housing eligibilities and according to McCook county rules the housing eligibilities are assigned on a first serve basis based on who uses them first, so housing eligibilities are available but are only available based on the first come first serve basis. All buyers are encouraged to contact McCook county zoning to ensure that the buyers intended use for the property will be permitted. Elec service in the area is from Southeastern Elec. Buyers are encouraged to contact Southeastern Elec for any questions on electric service and rural water for information on rural water availability. This versatile McCook county property offers buyers a rare combination of income producing cropland, well fenced pasture and potential residential use, making it ideal for farming, ranching or potentially building your future home! South Dakota is known as being a strong agricultural landowner friendly state making it an excellent place to own land!

Abbreviated Legal Description of Tract 2: Tract 2 of Bezug's Addition in the N1/2 of Section 2, TWP 102N, Range 53W, McCook County, SD. Sold subject to all public roads, drainage easements/assessments, special assessments, wind easements and easements of record, if any.

General Description of Tract 2: It is rare to find a property similar to this! Cow Calf Operators, Ranchers, Equestrians and Recreational Enthusiasts this property is one that you will want to pay attention to! This property was surveyed and the survey shows it to consist of 120.39+/- gross acres of pastureland! This property is currently being utilized as a pasture with cattle grazing! This property is located adjacent to Interstate 90 located between Montrose, SD & Humboldt, SD! This property is well fenced with above average fencing with continuous fencing in the corners! The owners have spent \$25,000.00+ on fencing updates & maintenance over the last 5 to 7 years! This property also is served by its own well and elec meter! The owners spent \$1,893.54 on maintenance and service on the well in 2023! The section that this tract of land is in does have some remaining housing eligibilities and according to McCook county rules the housing eligibilities are assigned on a first serve basis based on who uses them first, so housing eligibilities are available but are only available based on the first come first serve basis. All buyers are encouraged to contact McCook county zoning to ensure that the buyers intended use for the property will be permitted. Elec service in the area is from Southeastern Elec. Buyers are encouraged to contact Southeastern Elec for any questions on electric service and rural water for information on rural water availability. This property has been well maintained with proper weed control and maintenance practices! This tract offers an exceptional opportunity for livestock operations with its well-maintained pasture, quality fencing, and water source from a private well. Its prime location along Interstate 90 between Montrose and Humboldt provides convenient access while still offering the peace and privacy of rural life. Whether you're a rancher, equestrian, or recreational land buyer, this turnkey property is ready to meet your needs from day one.

Method of sale: The tracts will be sold in the choice method. The top bidder of the round of choice will have the option to select the tract of their choice or both of the tracts. If the top bidder in the round of choice selects both of the tracts then the auction will be over. If the top bidder in the round of choice selects just one of the tracts then whichever tract is then remaining will then be sold. Once a tract is sold it will remain sold. No combination of the tracts will be offered other than the option to buy both of the tracts in the round of choice.

Auction Location: Auction to be held at (25342 450th Ave., Montrose, SD)

Taxes: The current Real Estate Taxes according to the McCook County Treasurer are currently combined with the adjoining land 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 both tracts.

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 29, 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 (Title Insurance shall be issued through Heartland Title Companies of South Dakota). Dell Rapids Law Firm, Dean A. Hammer 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. **Dean A. Hammer, Dell Rapids Law Firm—Sellers Attorney & Escrow/Closing Agent**

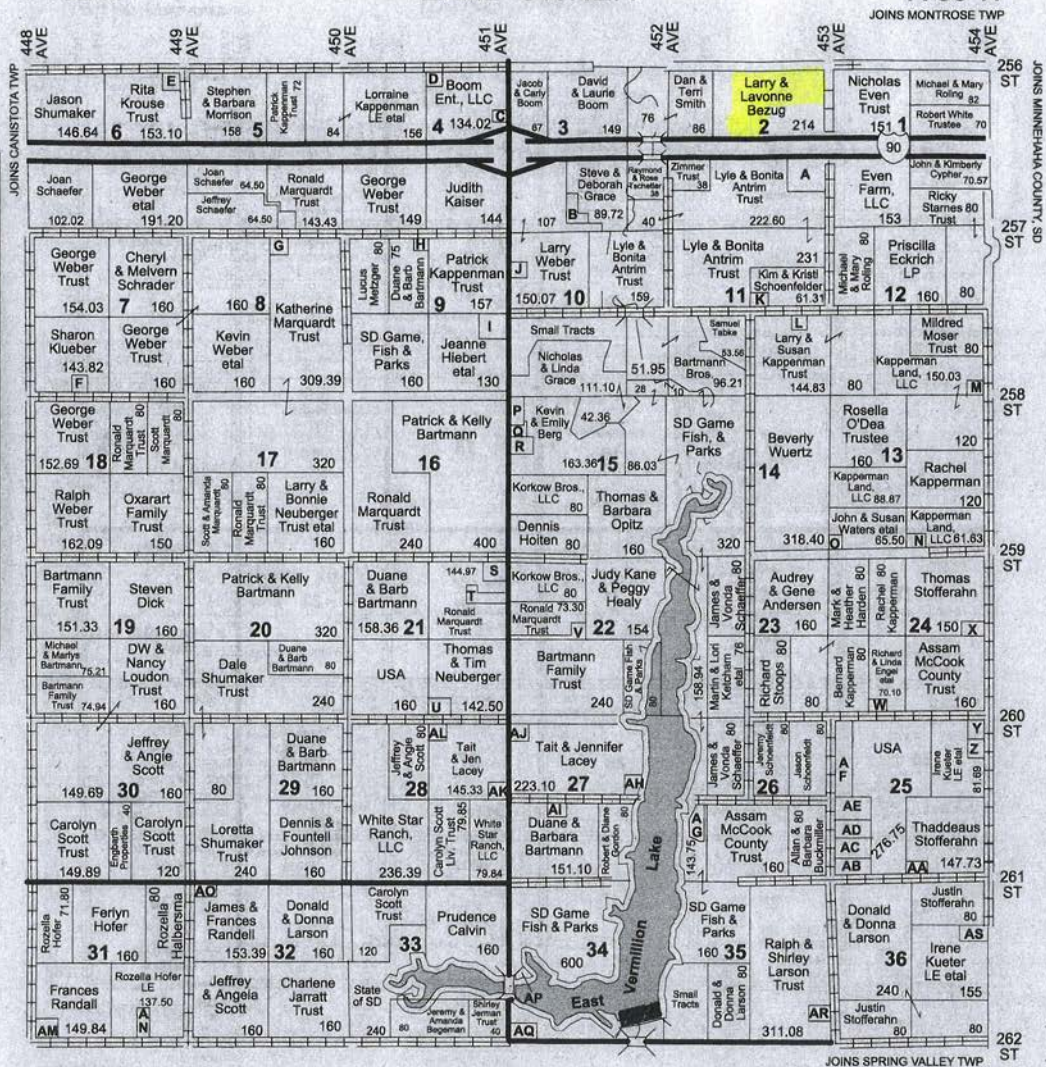
GREENLAND TWP

T 102 N

LAND OWNER

R 53 W

LAND OWNER & RURAL RESIDENT MAPS



Small Tracts

- Section 2 A Megan Scheideler - 43.75
- Section 3 B Audrey Porter - 18.87
- Section 4 C MVC Real Estate, LLC - 5
- D Jacob & Carly Boom - 5.38
- Section 6 E Ashlynn Henning - 8.76

- Section 7 F Mike & Kasey Entwisle - 9.53
- Section 8 G Shawn Marquardt - 10.63
- Section 9 H Floyd VanDam - 5
- I Scott & Wendy Benson - 30
- Section 10 J William & Jennifer Weber - 9.93
- Section 11 K Jeremy Schoenfelder - 14.26
- L P. Wynne Lucas - 15.17
- Section 12 M JK Angus, LLC - 8.93
- Section 13 N Michael & Kimberly Bruening - 14.71
- O Brock Reuter - 8.76
- Section 15 P Larry & Mary Miller - 8.81
- Q Ralph Weber - 5.85
- R Kendall Schmidt Trust - 6.28
- Section 21 S Maxwell & Katie Bell - 7.59
- T Tyrone & Danette Albers - 7.44
- Section 22 U Thomas Neuberger - 17.50
- V Alexander & Brittany Dawson - 6.70
- Section 24 W David & Angel Heisel - 9.90
- X Daniel & Janet Buda - 10

- Section 25 Y Mark Kueter - 5
- Z Kevin Kueter - 10.62
- AA Kenneth & Robin Ketcham - 7.52
- AB Donald & Donna Larson - 20
- AC James & Frances Randall - 20
- AD Donald & Donna Larson - 19.99
- AE Ryan & Brittany Joens - 20.01
- AF Bernard Stockwell - 21.34
- Section 28 AG James Schaeffer - 16.25
- Section 27 AH Harold & Diane Erickson - 16.79
- AI Matthew Klinkhammer - 7.90
- AJ Nicole Frutiger - 13.44
- Section 28 AK David Derschan - 5.82
- AL Shawn Petersen - 9.05
- Section 31 AM Kevin VanWinkle - 5.56
- AN Ferlyn & Karen Hofer - 22.50
- Section 32 AO James Randall Trust - 6.81
- Section 34 AP Delbert & Starlyn Church - 6.35
- AQ SP Enterprises Inc. - 10.60
- Section 35 AR John Lewis - 8.92
- Section 36 AS Tim & Darlene Kueter - 5

R 56 W	R 55 W	R 54 W	R 53 W
PEARL	SUN	BROOKFIELD	RAKESY
EDITION	SALEN	RICHLAND	MONTROSE
JEFFERSON	EMERY	CANISTOTA	GREENLAND
BROOKWATER	UNION	GRANT	SPRING VALLEY

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° 40' 18.47, -97° 9' 42.12

2-102N-53W
McCook County
South Dakota

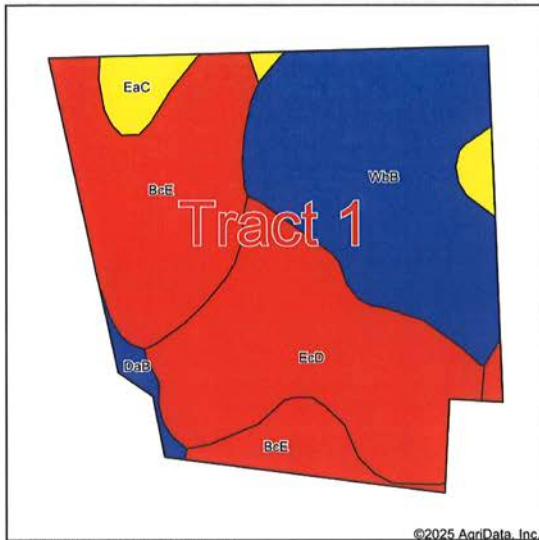
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10/8/2025



Soils Map



State: **South Dakota**
 County: **McCook**
 Location: **2-102N-53W**
 Township: **Greenland**
 Acres: **38.98**
 Date: **10/8/2025**



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

Area Symbol: SD087, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	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
WbB	Wentworth silty clay loam, 2 to 6 percent slopes	13.29	34.1%		Ile	84													66
EcD	Ethan-Betts loams, 9 to 15 percent slopes	11.62	29.8%		Vle	30													57
BcE	Betts-Ethan loams, 15 to 40 percent slopes	11.60	29.8%		Vlle	18													11
EaC	Egan-Ethan complex, 5 to 9 percent slopes	1.91	4.9%		Ille	67	3.2	41	2.9	3.4	67	7.6	39	51	24	29	1050	32	59
DaB	Davis loam, 3 to 6 percent slopes	0.56	1.4%		Ile	86	3.7	48	3.1	3.8	80	9	46	61	31	34	1390	38	64
Weighted Average						4.73	47.5	0.2	2.7	0.2	4.4	0.5	2.6	3.4	1.6	1.9	71.4	2.1	*n 46.6

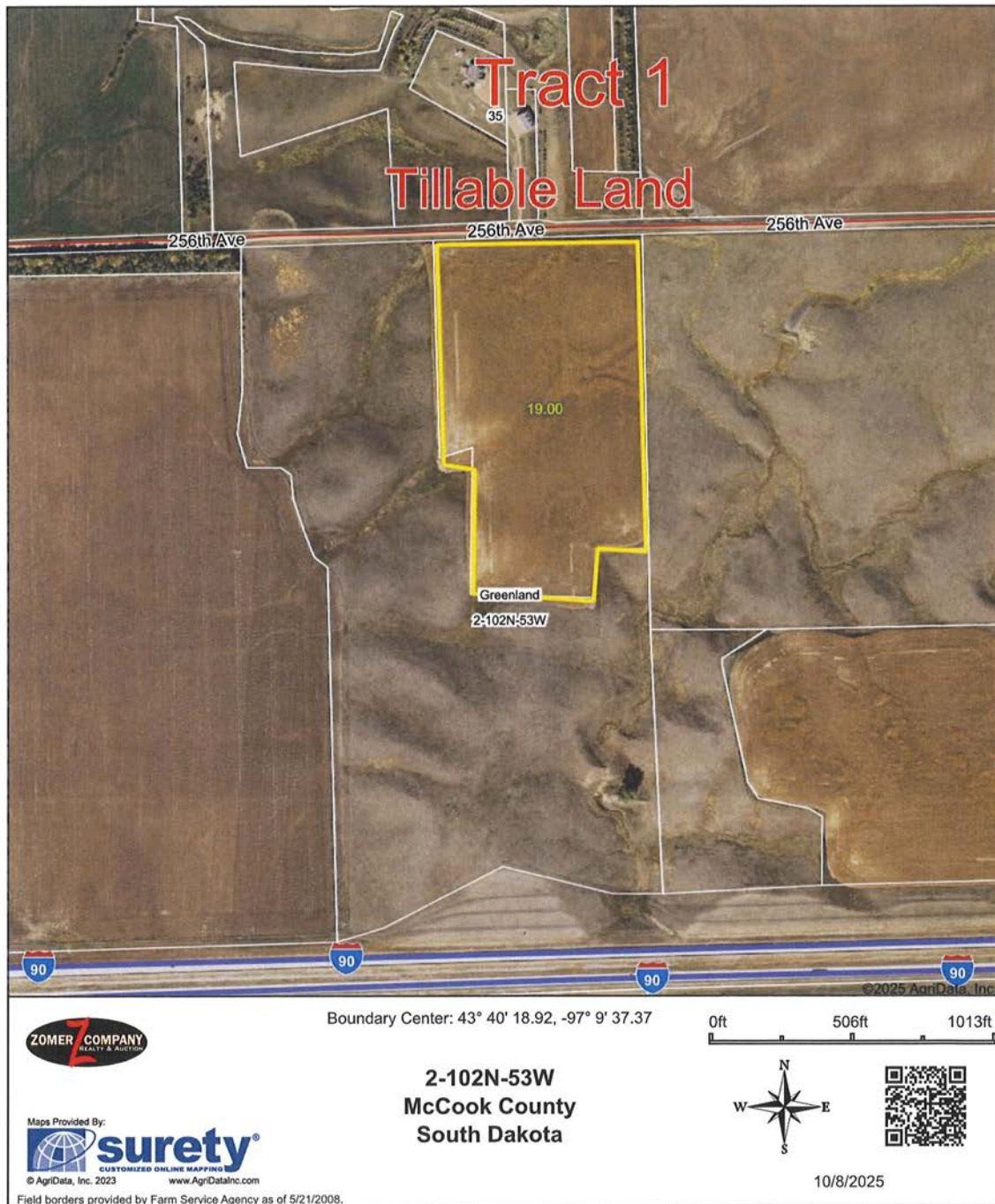
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

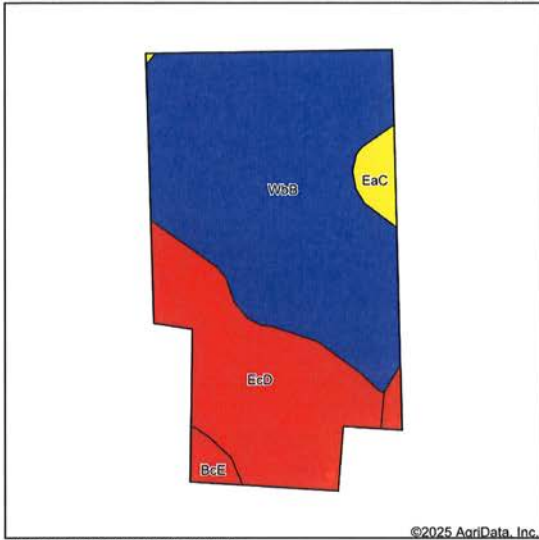
Soils data provided by USDA and NRCS.



Aerial Map



Soils Map



State: **South Dakota**
 County: **McCook**
 Location: **2-102N-53W**
 Township: **Greenland**
 Acres: **19**
 Date: **10/8/2025**



Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 26																			
Code	Soil Description	Acres	Percent of field	PI Legend	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
WbB	Wentworth silty clay loam, 2 to 6 percent slopes	12.10	63.7%		Ile	84													66
EcD	Ethan-Betts loams, 9 to 15 percent slopes	5.76	30.3%		Vle	30													57
EaC	Egan-Ethan complex, 5 to 9 percent slopes	0.59	3.1%		Ille	67	3.2	41	2.9	3.4	67	7.6	39	51	24	29	1050	32	59
BcE	Betts-Ethan loams, 15 to 40 percent slopes	0.55	2.9%		Vlle	18													11
Weighted Average					3.39	65.2	0.1	1.3	0.1	0.1	2.1	0.2	1.2	1.6	0.7	0.9	32.6	1	*n 61.5

*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° 40' 13.42, -97° 9' 22.57

0ft 919ft 1838ft

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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2-102N-53W
McCook County
South Dakota

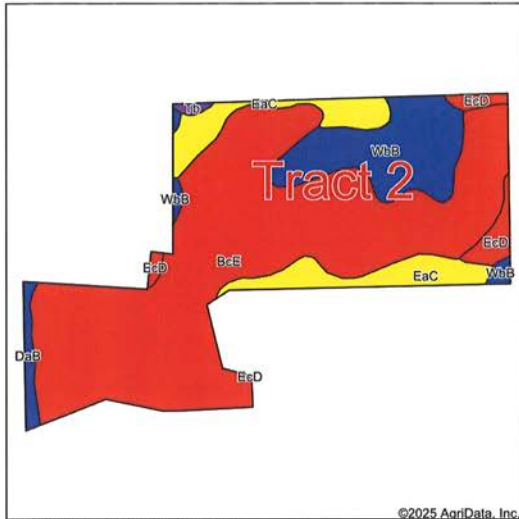


10/8/2025

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



Soils Map



State: **South Dakota**
 County: **McCook**
 Location: **2-102N-53W**
 Township: **Greenland**
 Acres: **120.39**
 Date: **10/8/2025**



Area Symbol: SD087, Soil Area Version: 26																				
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
BcE	Betts-Ethan loams, 15 to 40 percent slopes	82.55	68.6%		> 6.5ft.	Vlle	18													11
WbB	Wentworth silty clay loam, 2 to 6 percent slopes	17.99	14.9%		> 6.5ft.	Ile	84													66
EaC	Egan-Ethan complex, 5 to 9 percent slopes	13.75	11.4%		> 6.5ft.	Ille	67	3.2	41	2.9	3.4	67	7.6	39	51	24	29	1050	32	59
EcD	Ethan-Betts loams, 9 to 15 percent slopes	3.73	3.1%		> 6.5ft.	Vlle	30													57
DaB	Davis loam, 3 to 6 percent slopes	1.91	1.6%		> 6.5ft.	Ile	86	3.7	48	3.1	3.8	80	9	46	61	31	34	1390	38	64

Soils data provided by USDA and NRCS.





Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Brome grass hay Tons	Brome grass 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
Tb	Tetonka silt loam, 0 to 1 percent slopes	0.46	0.4%		3.6ft.	IVw	56													14
Weighted Average							5.67	35.1	0.4	5.4	0.4	8.9	1	5.2	6.8	3.2	3.9	142	4.3	*n 27

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method





**Dave Putzke
Well Drilling & Repair, Inc.**

1408 South Deerberry Trail
Sioux Falls, SD 57106

(605) 361-9333
Cell: (605) 359-4963
Cell: (605) 201-2887
Cell: (605) 351-1204

INVOICE

NO. _____

DATE 6-11 2023

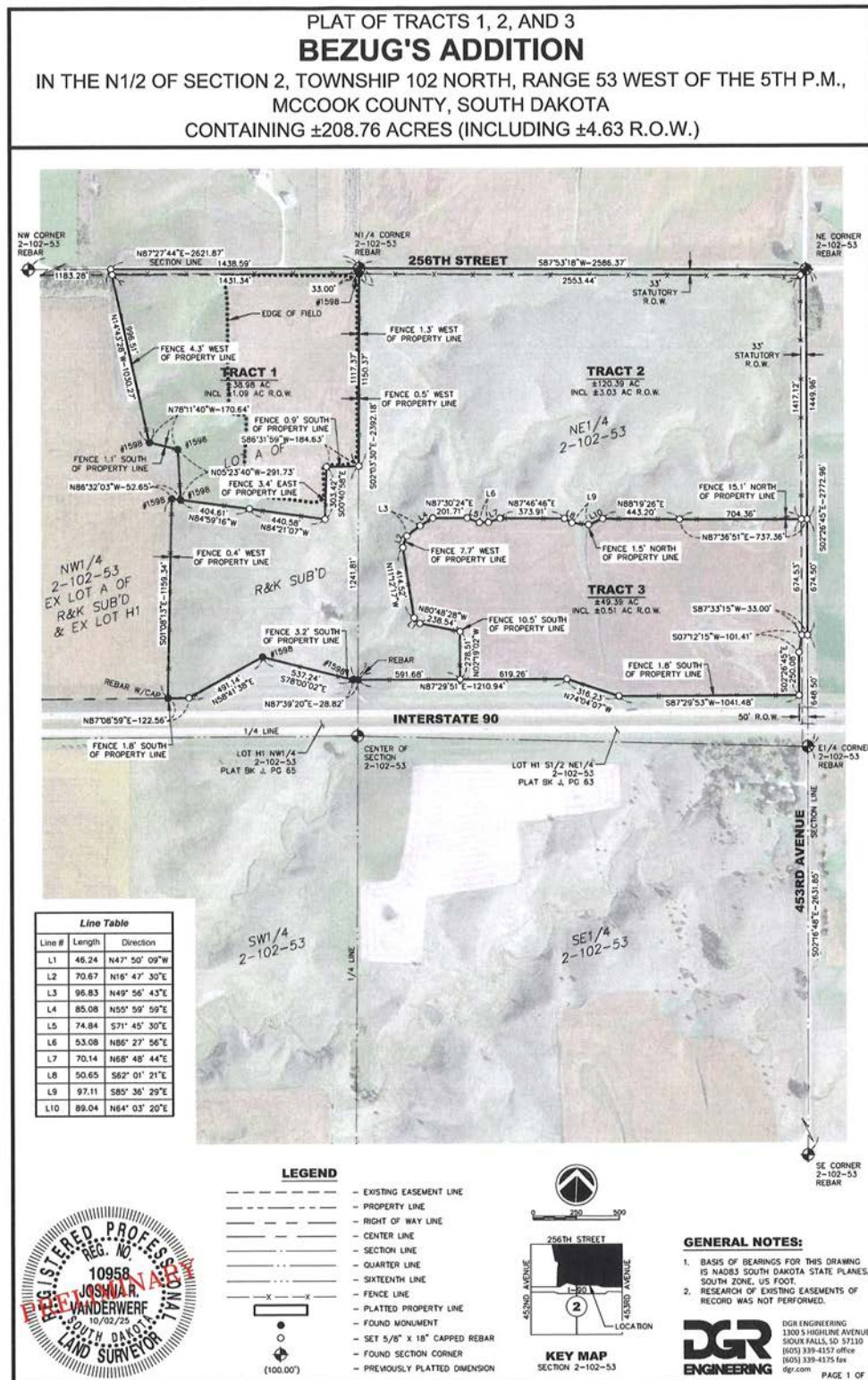
CUSTOMER'S
ORDER NO. _____

SOLD TO Larry Bezug
28683-432nd Ave
Monroe SD 57045

SHIP TO Montrose

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RETD.	PAID OUT	
QUAN.	DESCRIPTION					PRICE	AMOUNT
54'	OF 1/4 Galv Pipe						972.00
5	rod couplings						50.00
2	2" leathers						40.00
	Service & Travel						750.00
							1812.00
						market	81.54
						Total	1893.54

pd
6-19-2023
ca 81.61



ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

712-476-9443

zomercompany.com



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REALTY & AUCTION

**1414 Main St.
Rock Valley, IA
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