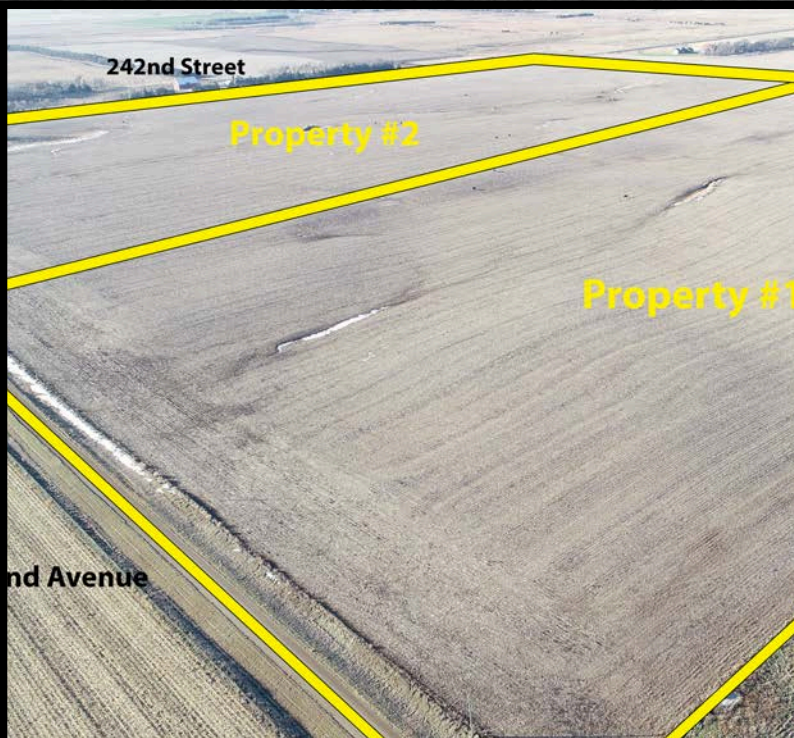




# *Live Public* Land Auction

**CANOVA TWP, MINER COUNTY, SD**

*December 13, 2025 @ 10:30 A.M.*



**Property 1: 80+/- Acres**



**Property 2: 80+/- Acres**

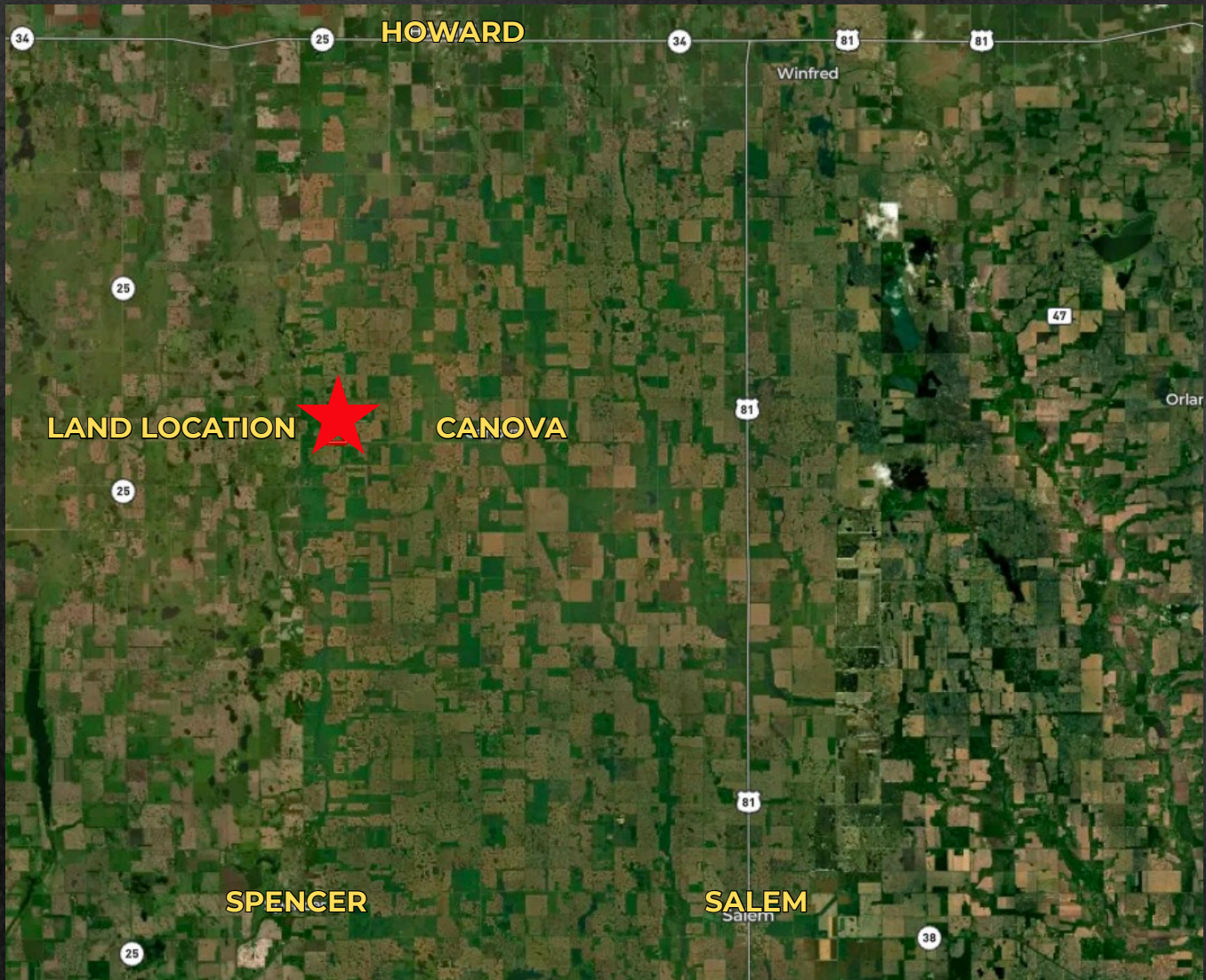
**Bob & Lorna Huyser**  
Owners

712-476-9443

[www.zomercompany.com](http://www.zomercompany.com)



**Auctioneer's Note:** The Zomer Company is honored and has the privilege to present at auction these two outstanding tracts of Miner County South Dakota farmland! This land is located in Canova Township and is a contiguous tract of farmland! This auction offers the opportunity to purchase one or two tracts of farmland and if purchased as a unit offers the opportunity to purchase a contiguous tract of land! This land has been in the Huyser family for many years and as they have purchased land closer to their home operation they are offering this farm at auction to complete their 1031 exchange! Watch zomercompany.com in case of inclement weather!



**Property Location:** From Canova, SD go West on 242nd St for 3 1/4 miles to Tract 2. Tract 1 is located directly North of Tract 2 and is accessed from 432nd Ave. These farms are contiguous.

**The Auction will be held at the Howard, SD Golf Course parking lot  
(508 E Farmer Ave, Howard, SD 57349)**





**Abbreviated Legal Description of Property 1:** The North 1/2 of the SE1/4 of Section 20, TWP 105N, Range 56W, Miner County, SD. Sold subject to all public roads and drainage assessments, wind easements, and other easements of record, if any.

**General Description of Property 1:** According to the county assessor, this property contains 80+/- gross acres. According to Agri-Data, this property contains approx. 77+/- tillable acres. This farm according to FSA is classified as NHEL. This farm has been well tiled in recent years with extensive drainage tile line installed with maps available! This farm has a corn base and soybean base combined with the adjoining farmland. FSA will do a reconstitution on this farm due to the split. The predominant soil types of the land include: La-Lamo, CfB-Clarno-Bonilla, Ct-Crossplain-Tetonka, CkB-Clarno-Ethan-Bonilla, EgC-Ethan-Clarno, CfA-Clarno-Bonilla, Wo-Worthing. According to Agri-Data this tillable land has a productivity index rating of 73.5! This farm also has a great yield history with a yield of 51bu per acre in 2025 on soybeans and 141bu per acre in 2024 on corn! This is an outstanding opportunity to purchase a tract of land in Miner County, South Dakota! Land in this area is not often available for purchase at auction! When you make the decision to purchase land, you are making a decision that the future generations of your family will thank you for having the wise foresight to make! Invest in a part of South Dakota farmland and achieve the American dream of owning farmland! Farmland is an asset that when you choose to invest in it for your farming operation or solely as an investment, it becomes an asset that you may in the future be glad you have invested in to help grow your farming operation or investment portfolio! This is an inside tract of farmland with road on only one side and has been well maintained!

**Abbreviated Legal Description of Property 2:** The South 1/2 of the SE1/4 of Section 20, TWP 105N, Range 56W, Miner County, SD. Sold subject to all public roads and easements of record.

**General Description of Property 2:** According to the county assessor, this property contains 80+/- gross acres. According to Agri-Data, this property contains approx. 74.71+/- tillable acres. This farm has had a drainage tile line installed in recent years with maps available! This farm has a corn base and soybean base combined with the adjoining farmland. FSA will do a reconstitution on this farm due to the split. The predominant soil types of the land include: CfB-Clarno-Bonilla, CfA-Clarno-Bonilla, CkB-Clarno-Ethan-Bonilla, Wo-Worthing, Ct-Crossplain-Tetonka, Te-Tetonka. According to Agri-Data this tillable land has a productivity index rating of 81. This farm also has a great yield history with a yield of 51bu per acre in 2025 on soybeans and 141bu per acre in 2024 on corn! This tract of South Dakota farmland is located in Miner County, SD and offers you the opportunity to invest in a good tract of land for your farming operation or investment portfolio! This farm is located directly adjacent to Tract 1 and if purchased together offers the opportunity to own a 160+/- acre contiguous tract of farmland! Begin establishing your family's legacy by purchasing this tract of South Dakota farmland! Agricultural land is an asset on which you can be proud to own and is an asset that you can visually look at and physically walk on and also receive a dividend from each year either from farming it or from renting it! Don't wait to buy land, buy land and wait!

**Method of sale:** Tracts will be sold in the choice method with the top bidder of the round of choice having the option to purchase the tract of their choice or both of the tracts. If the top bidder selects both tracts then the auction will be over. If the top bidder only selects one of the tracts then whichever tract is remaining will then be sold. Once a tract is sold it will not be available for bidding again. Auction to be held at the Howard, SD Golf Course parking lot (508 E Farmer Ave, Howard, SD 57349) Tracts will be sold with the final bid price times the gross county acres.

**Taxes:** The current Real Estate Taxes according to the Miner County Treasurer are currently estimated at approx. \$.00 per year on Tract 1 and approx. \$ .00 per year on Tract 2. Taxes will be pro-rated through December 31, 2025.

**Possession:** Full possession will be on closing day. 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 13, 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. "The Title Company" in Mitchell, SD 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. These properties have NOT been surveyed and are sold with the acres to be more or less. 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.

Aerial Map



Boundary Center: 43° 53' 0.03, -97° 34' 31.06

0ft 822ft 1644ft



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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20-105N-56W  
Miner County  
South Dakota



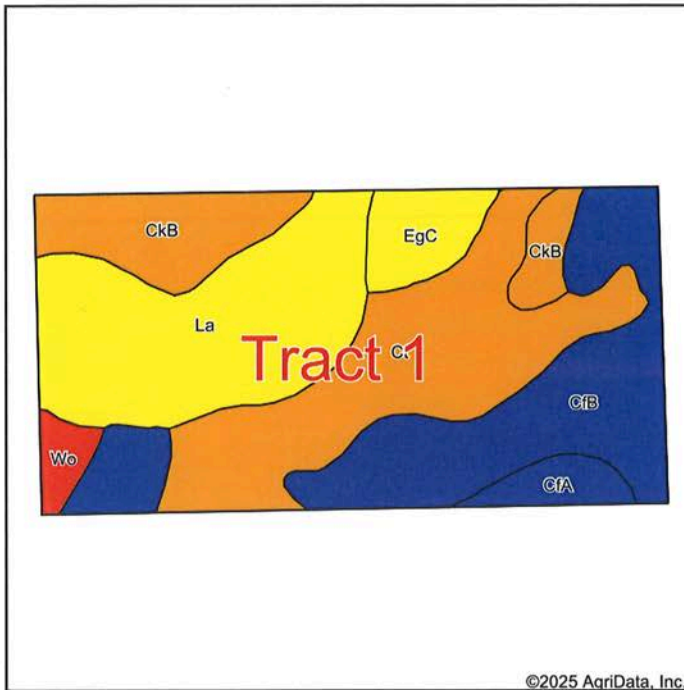
11/5/2025

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

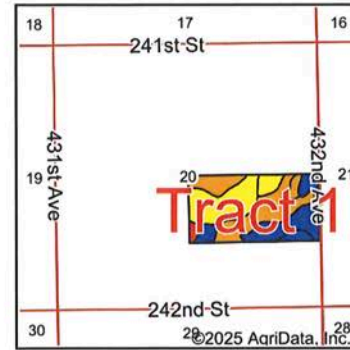




## Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Miner**  
 Location: **20-105N-56W**  
 Township: **Canova**  
 Acres: **80**  
 Date: **11/5/2025**



Maps Provided By:



Area Symbol: SD097, Soil Area Version: 27								
Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
La	Lamo silty clay loam	20.99	26.3%		> 6.5ft.	Ilw	65	48
CfB	Clarno-Bonilla loams, 1 to 6 percent slopes	20.96	26.2%		> 6.5ft.	Ile	84	64
Ct	Crossplain-Tetonka complex	20.50	25.6%		0ft.	Ilw	72	30
CkB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	9.39	11.7%		> 6.5ft.	Ile	80	62
EgC	Ethan-Clarno loams, 6 to 9 percent slopes	4.02	5.0%		> 6.5ft.	IVe	64	62
CfA	Clarno-Bonilla loams, 0 to 2 percent slopes	2.47	3.1%		> 6.5ft.	Ilc	88	64
Wo	Worthing silty clay loam, 0 to 1 percent slopes	1.67	2.1%		2.4ft.	Vw	30	4
Weighted Average						2.16	73.5	*n 49.5

\*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° 52' 47", -97° 34' 31.05

0ft 822ft 1644ft



20-105N-56W  
Miner County  
South Dakota



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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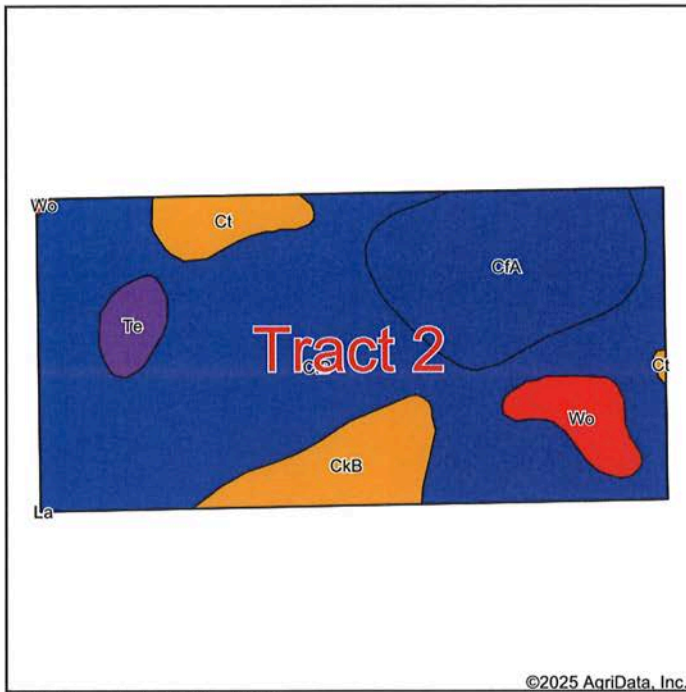
11/5/2025

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



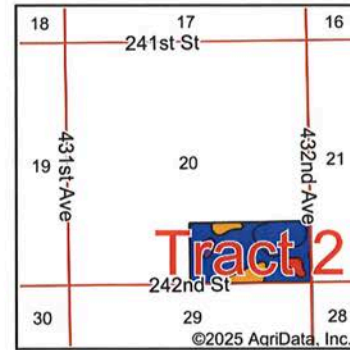


## Soils Map



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Miner**  
 Location: **20-105N-56W**  
 Township: **Canova**  
 Acres: **80**  
 Date: **11/5/2025**



Maps Provided By:



Area Symbol: SD097, Soil Area Version: 27								
Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
CtB	Clarno-Bonilla loams, 1 to 6 percent slopes	50.09	62.6%		> 6.5ft.	Ile	84	64
CtA	Clarno-Bonilla loams, 0 to 2 percent slopes	15.25	19.1%		> 6.5ft.	Ilc	88	64
CkB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	6.03	7.5%		> 6.5ft.	Ile	80	62
Wo	Worthing silty clay loam, 0 to 1 percent slopes	3.34	4.2%		2.4ft.	Vw	30	4
Ct	Crossplain-Tetonka complex	3.19	4.0%		0ft.	Ilw	72	30
Te	Tetonka silt loam, 0 to 1 percent slopes	2.10	2.6%		3.6ft.	IVw	56	14
Weighted Average						2.18	81	*n 58.7

\*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.

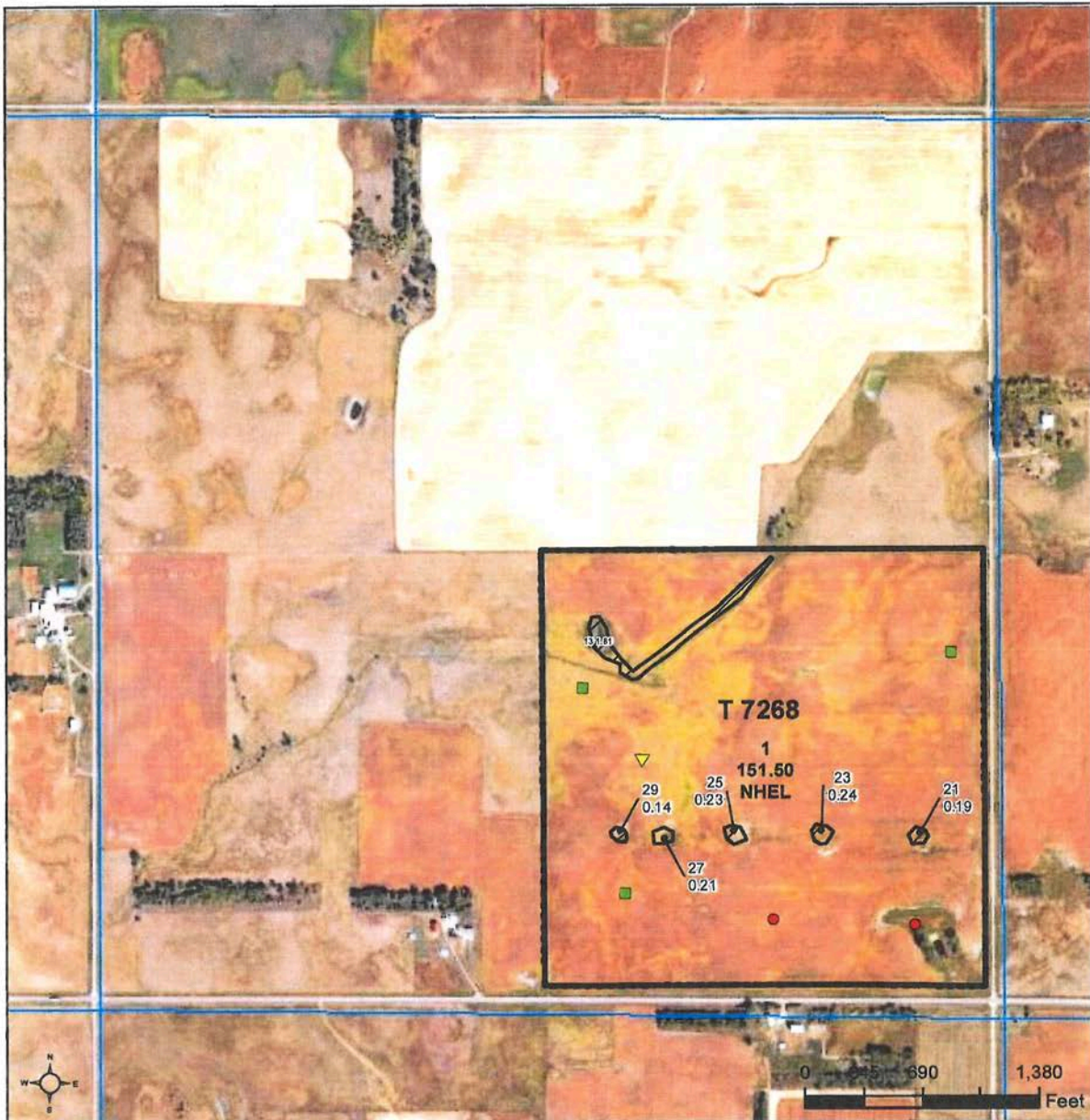






United States  
Department of  
Agriculture

Miner 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 July 31, 2025

**Farm 5172**

**20-105N-56W-Miner**

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  
MINER  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5172  
Prepared : 11/7/25 12:14 PM CST  
Crop Year : 2026

Tract Number : 7268  
Description : SE 20 105 56  
FSA Physical Location : SOUTH DAKOTA/MINER  
ANSI Physical Location : SOUTH DAKOTA/MINER  
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 :  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
154.32	151.50	151.50	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	151.50	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	75.00	0.00	119
Soybeans	64.60	0.00	35
<b>TOTAL</b>	<b>139.60</b>	<b>0.00</b>	

NOTES




Name



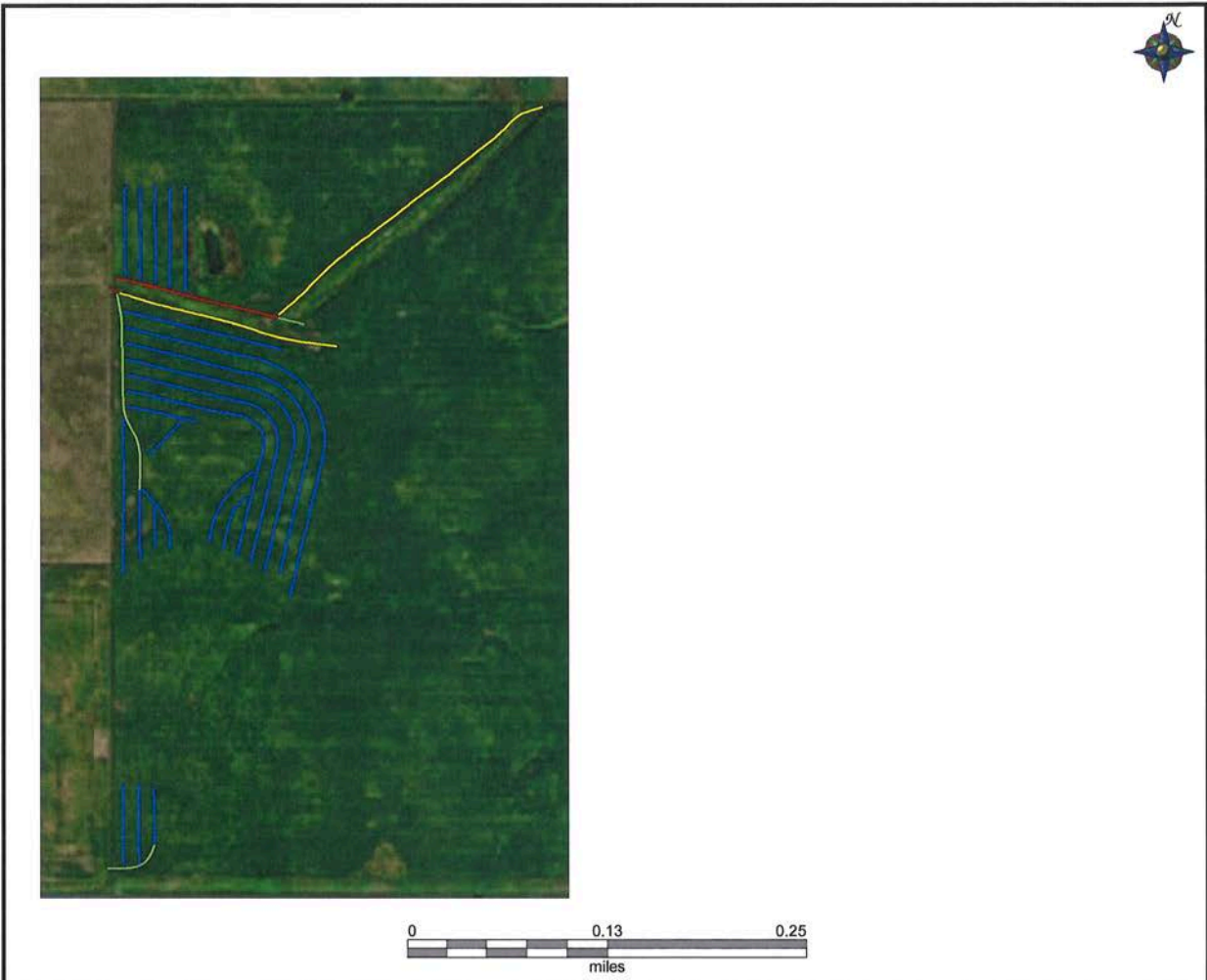
**Client:** Huyser, Bob  
**Name:** Canova 20

4 inch tile	18372.86 ft
6 inch tile	3723.40 ft
8 inch tile	1569.55 ft





Name



Client: Huyser, Bob  
Name: Canova sec 20

■	Tile 4	10347.30 ft
■	Tile 6	934.60 ft
■	Tile 8	1847.92 ft
■	Tile 12	586.70 ft





Name



Client: Huyser, Bob  
Name: Canova 20 dugout

 Tile 4 568.55 ft





Name



Client: Huyser, Bob  
Name: Canova 20

4 inch tile	18372.86 ft
6 inch tile	3723.40 ft
8 inch tile	1569.55 ft





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