

**VIRGINIA TWP NORTH
UNION COUNTY, SD**



Live Public

**69.86+/-
Acres**

LAND AUCTION

**This Land Is Located East Of Alcester, SD
& Northwest Of Hawarden, IA!**

**This Is A Fantastic Opportunity To Purchase A Tract Of Farmland
With Both High Quality Farming Potential & A Fantastic Location
& Topography For Farming!**

**February 24, 2026
@ 10:30 A.M.**

**SIOUX COUNTY, IOWA
OWNERS**



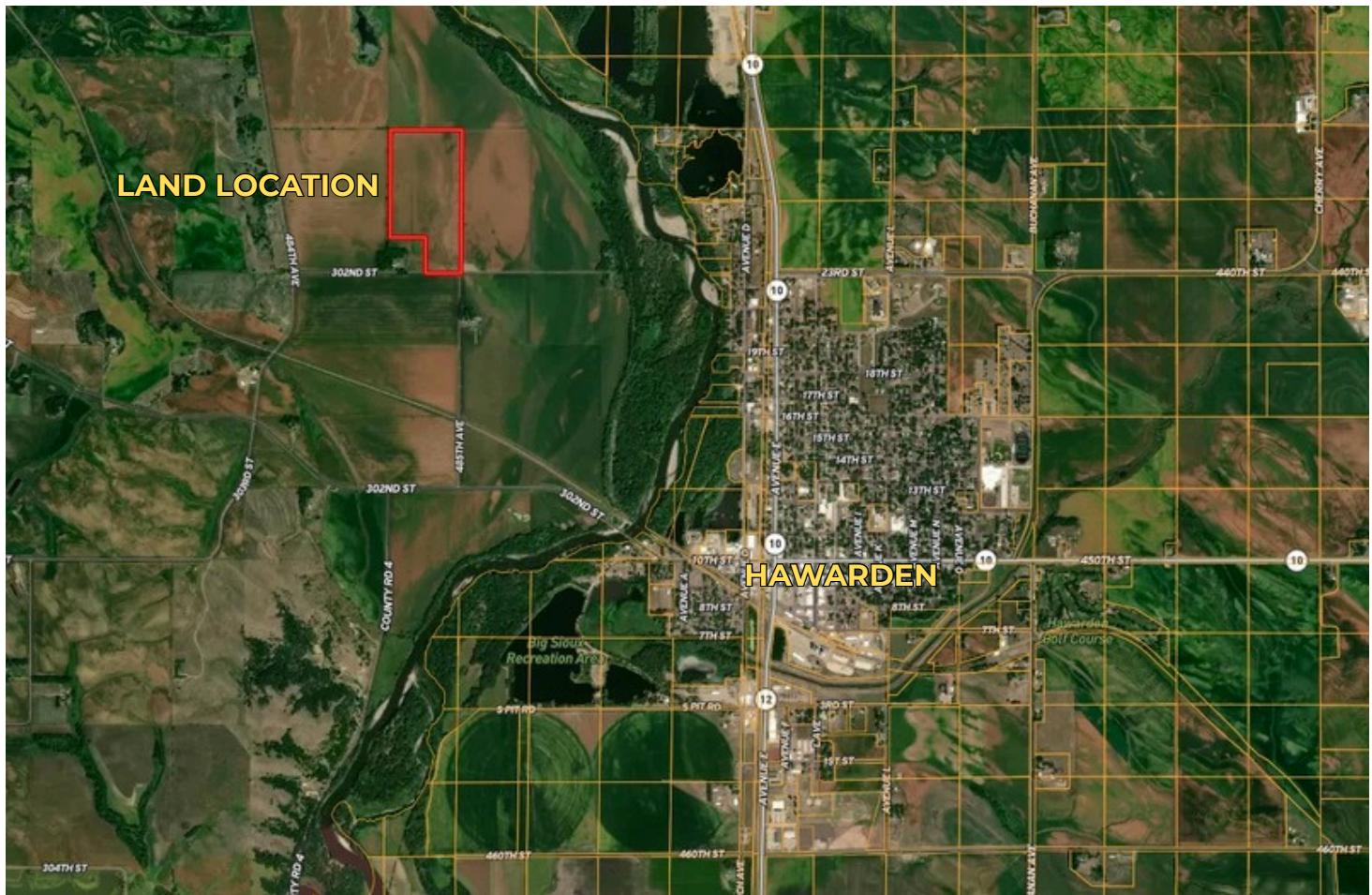
712-476-9443



www.zomercompany.com

**ZOMER  COMPANY
REALTY & AUCTION**

Auctioneer's Note: The Zomer Company is honored and has the privilege to represent the County of Sioux County in offering at auction this excellent tract of farmland located in Union County, SD! This is a fantastic opportunity to purchase a nice tract of land with high quality soil ratings and a great topography! Investors & farmers if you are looking for quality land in Union County, SD then be sure to take a look at this auction! Watch zomercompany.com in case of inclement weather!



Property Location: From the Alcester Golf Course go 5 Miles East on 301st St to 484th Ave. then go South On 484th Ave for 1 mile to 302nd ST. then go 1/4 mile West on 302nd St. Farm is on the North side of 302nd St. OR from Caseys in Hawarden, IA go West for 2 miles on 10th ST./SD 13 to 484th Ave. then go North on 484th Ave. for approx. 1 mile to 302nd St. then go 1/4 mile West on 302nd St to the farmland. Farm is on the North side of 302nd St.

**THE AUCTION WILL BE HELD AT THE ALCESTER GOLF COURSE PARKING LOT
(307 E. 6TH ST., ALCESTER, SD 57001)**

Abbreviated Legal Description: The NE1/4 of the SE1/4 AND the NW1/4 of the SE1/4 of the SE1/4 AND the NE1/4 of the SE1/4 of the SE1/4 AND the SE1/4 of the SE1/4 Of the SE1/4, all in Section 28, TWP 95N, Range 48W, Union County, SD. Sold subject to all public roads and easements of record.

General Description: According to the certificate of survey, this property contains 69.86+/- gross acres. According to FSA/survey, this property contains approx. 69+/- tillable acres. This farm has a corn base of 39.90 acres with a PLC yield of 143bu. And a soybean base of 13.80 acres with a PLC yield of 46bu. The tillable farmland is classified as NHEL. The predominant soil types of the land include: Ka-Kennebec, Bd-Benclare, Gb-Graceville, Bf-Blencoe. According to Agri-Data this tillable land has a productivity index rating of 87.3 and an estimated average county soil rating of 0.90! This is an inside tract of farmland which is nearly all tillable! Land buyers be sure to take a look at this outstanding farm in Union County, SD! This is a prime tract of land with long rows making it very conducive for farming, a good soil rating and a great location! Land buyers strongly consider purchasing this farm for your operation or investment portfolio! This is an incredible land buying opportunity that may only come available once in your lifetime! Making the decision to purchase land is an investment in the future legacy of your family! Do not hesitate to purchase this farm!

Method of sale: Property will be sold with the final bid price times the gross surveyed acres. 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. \$2,325.00 per year. 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.

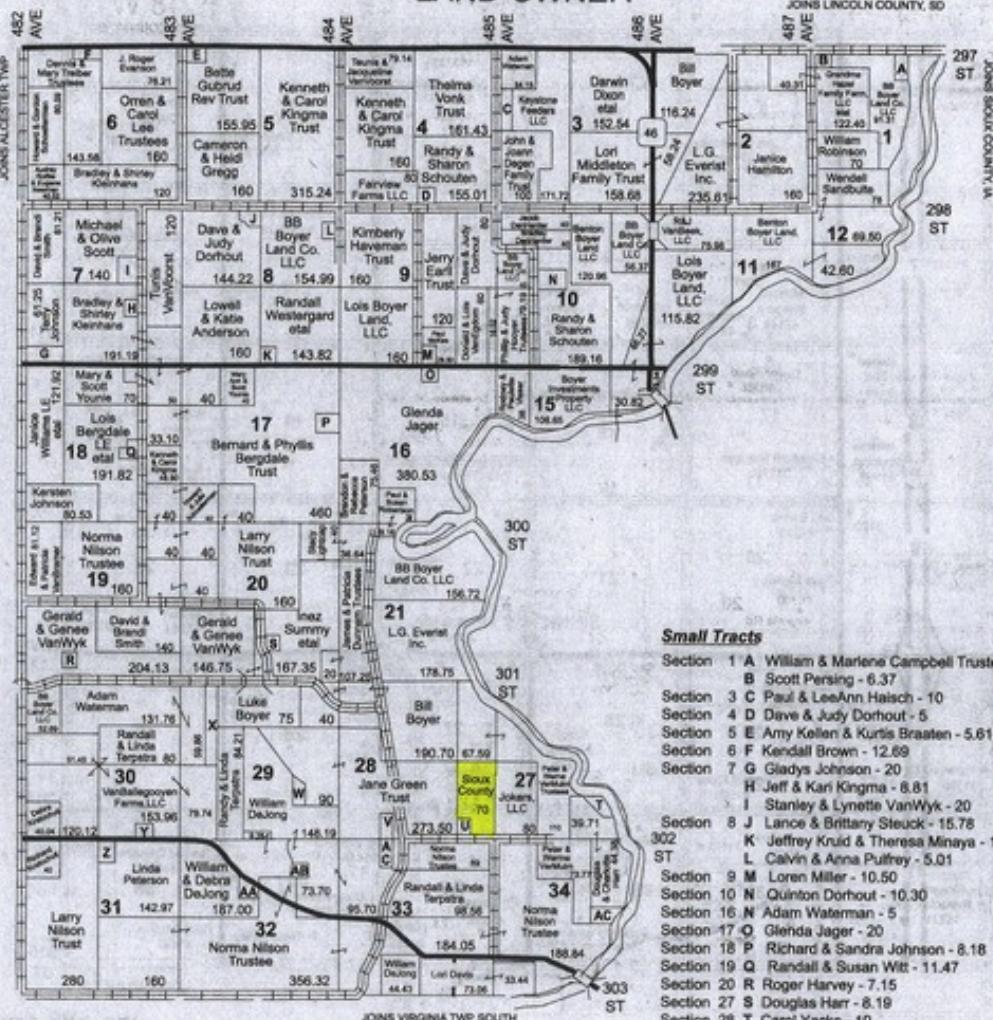
Terms: Purchaser(s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before March 20, 2026, when the buyer shall receive a clear and merchantable 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. Due to this property being owned by a government entity the final sale of the property will be subject to the Sioux County board of supervisors approval. 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—Closing & Escrow Agent**

VIRGINIA TWP NORTH LAND OWNER

T 95 N

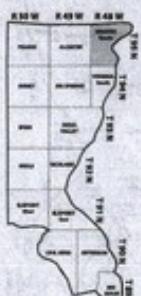
R 48 W

LAND OWNER & RURAL RESIDENT MAPS



Small Tracts

Section 1	A William & Marlene Campbell Trustees - 16
	B Scott Persing - 6.37
Section 3	C Paul & LeeAnn Haisch - 10
Section 4	D Dave & Judy Dorhout - 5
Section 5	E Amy Kellar & Kurtis Braaten - 5.61
Section 6	F Kendall Brown - 12.69
Section 7	G Gladys Johnson - 20
	H Jeff & Kari Kingma - 8.81
	I Stanley & Lynette VanWyk - 20
Section 8	J Lance & Brittany Steuck - 15.78
302	K Jeffrey Knud & Theresa Minaya - 13.66
ST	L Calvin & Anna Pulfrey - 5.01
Section 9	M Loren Miller - 10.50
Section 10	N Quinton Dorhout - 10.30
Section 16	N Adam Waterman - 5
Section 17	O Gleinda Jager - 20
Section 18	P Richard & Sandra Johnson - 8.18
Section 19	Q Randall & Susan Witt - 11.47
Section 20	R Roger Hanvey - 7.15
Section 27	S Douglas Harr - 8.19
Section 28	T Carol Yacko - 10
	U Harold & Sandra Pearson - 11.50
Section 29	V Randy & Darcy Walth - 13.82
	W Steven Hawes - 20.14
Section 30	X Michael Ballegoeyen - 6.04
Section 31	Y Deborah McConnell - 17.03
Section 32	Z Mike & Kristyn Petersen - 8.40
	AA Aimee & Jay Flynn - 8.05
Section 33	AB Barbara Hamersma - 13.01
Section 34	AC Douglas Harr - 10



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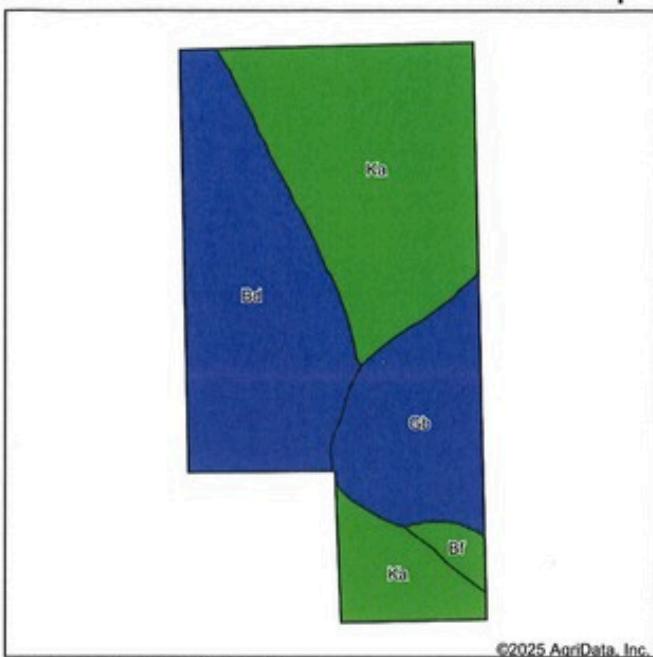
UNION COUNTY, SD



Aerial Map



Soils Map



State: South Dakota
 County: Union
 Location: 28-95N-48W
 Township: Virginia
 Acres: 69.86
 Date: 12/22/2025



Maps Provided by:
 **surety**[®]
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Area Symbol: SD127, Soil Area Version: 30										
Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Soybeans	
Ka	Kennebec silty clay loam, 0 to 2 percent slopes, occasionally flooded	30.93	44.3%		> 6.5ft.	Iw	Iw	94	80	
Bd	Benclare silty clay loam, somewhat poorly drained	24.60	35.2%		2.2ft.	IIw		81	54	
Gb	Graceville silty clay loam, 0 to 2 percent slopes	12.98	18.6%		> 6.5ft.	Is		83	68	
Bf	Blencoe silty clay	1.35	1.9%		> 6.5ft.	IIw		91	68	
Weighted Average						1.37	*-	87.3	*n 68.4	

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

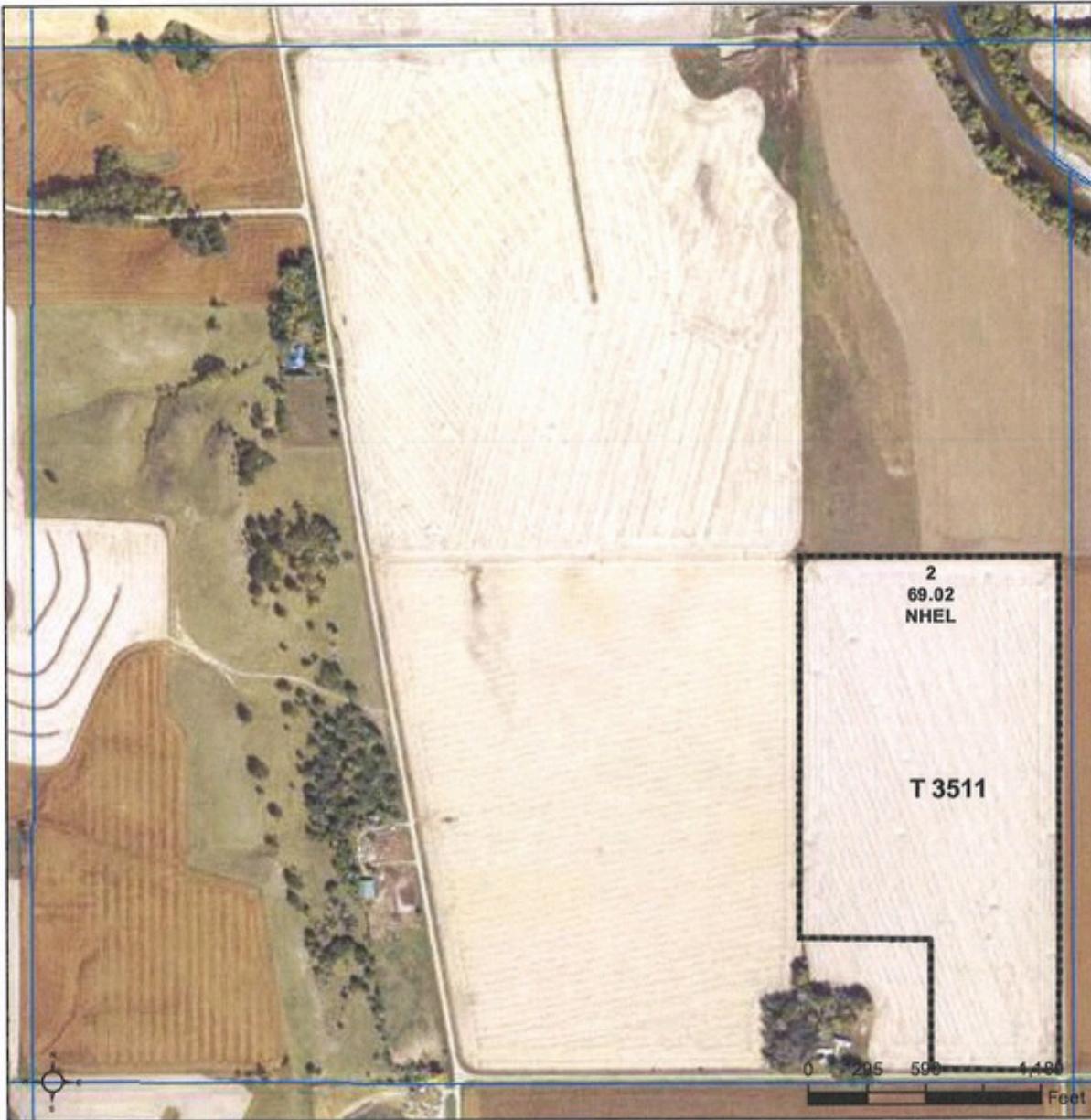
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.



Union County, South Dakota

Common Land Unit PLSS

Cropland

Tract Boundary

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 5150

28-95N-48W-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 : 5150

Prepared : 1/26 10:17 AM CST

Crop Year : 2026

Operator Name

CRP Contract Number(s) : None
 Recon ID : 46-127-2008-28
 Transferred From : None
 ARCPAC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
69.02	69.02	69.02	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	69.02		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	39.90	0.00	143	0
Soybeans	13.80	0.00	46	0
TOTAL	53.70	0.00		

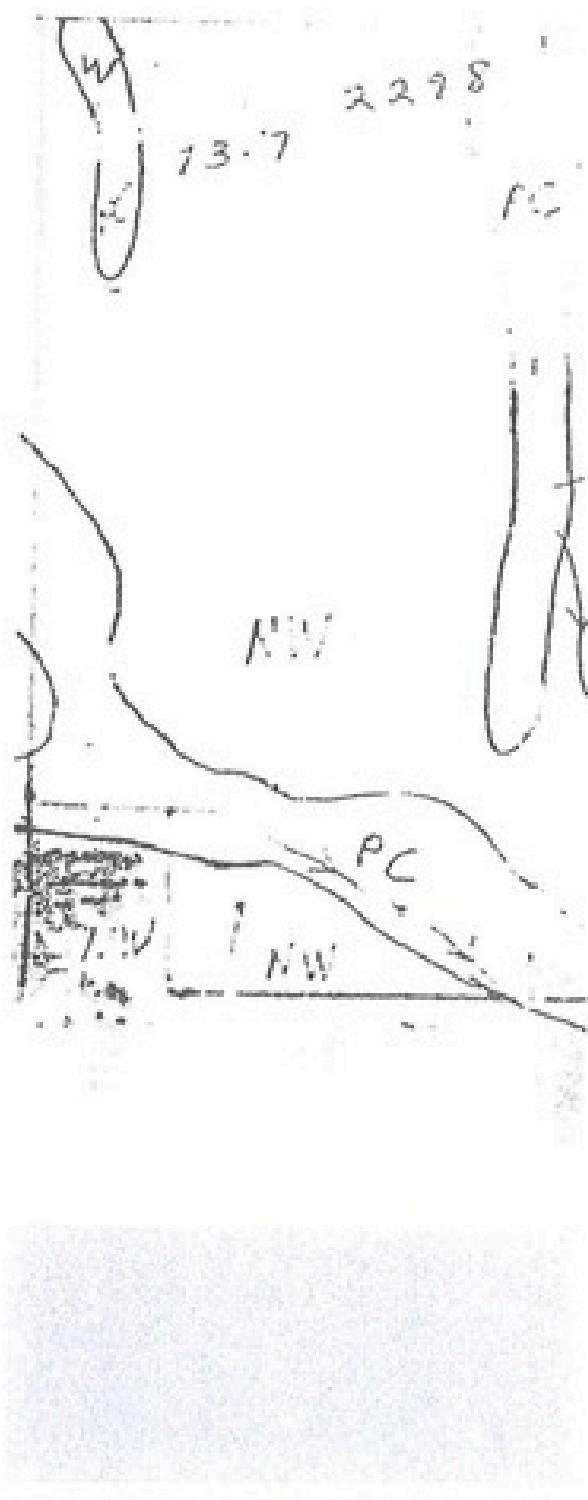
NOTES

Tract Number : 3511

Description : E1/2SE 28-95-48
 FSA Physical Location : SOUTH DAKOTA/UNION
 ANSI Physical Location : SOUTH DAKOTA/UNION
 BIA Unit Range Number :
 CRP Contract Number(s) : None
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : SIOUX CO OF IOWA
 Other Producers : None
 Recon ID : 46-127-2008-27

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
69.02	69.02	69.02	0.00	0.00	0.00	0.00	0.0





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ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

712-476-9443

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ZOMER COMPANY
REALTY & AUCTION

1414 Main St.
Rock Valley, IA
51247