

ZOMER COMPANY

160+/- Acres of Garfield TWP,
Clay County, SD Farmland!!!
Located Southeast of Hub City, SD!!!



Auction Date: January 13, 2022@10:30 A.M.

Norman & Glenda Kramer- Owners

zomercompany.com

Auctioneers:

Zomer Company

1414 Main St., Rock Valley, IA 51247 Office — 712-476-9443

Mark Zomer - 712-470-2526

Ryan Zomer-712-441-3970— Joel Westra - 605-310-6941 — Joel Westra, Jr. - 605-957-5222

License # 12445

Auctioneers Note: Our company is honored to have been selected by Norman & Glenda Kramer to offer this farmland for sale at auction! Make plans today to attend this auction! This farmland offers great opportunity to start your land portfolio or add to your current operation!! The property presents a great investment potential! Call an auctioneer listed below today to receive a full informational packet! This auction will be held at the site of the farmland!! Watch zomerauctions.com in case of inclement weather!

Location: From I 29 take Exit 38 (Volin Exit) and go 4 miles West on 306th St to 466th Ave then go South on 466th Ave for 2 miles. Farm is located in the Southeast corner of the intersection of 308th St and 466th Ave. Auction signs will be posted.

Watch zomerauctions.com for inclement weather!

Auction will be held at the site of the farmland!



Auctioneers
Zomer Company Office - 712-476-9443
Mark Zomer - 712-470-2526
Ryan Zomer - 712-441-3970
Joel Westra - 605-310-6941 — Joel Westra, Jr. - 605-957-5222

Legal Description: The NW1/4 of Section 33, TWP 94N, Range 51W, Clay County, SD containing 160 acres more or less;- Subject to all public roads and easements of record.

General Description: This property contains 160+/- gross acres according to the Clay County Assessor. According to FSA this tract of farmland has approx. 134.29+/- acres of tillable land under irrigation and approx. 21.89 tillable acres not under irrigation. The predominant soil types include: EaA-Egan-Chancellor, EcA-Egan-Clarno-Tetonka, EsB-Ethan-Clarno-Bon, EsB-Ethan-Clarno-Bon, DhA-Davison-Chancellor, DkA-Davison-Tetonka-Egan. According to Agri-Data this farm has a productivity index rating of 81.9 on the total farm and a county soil rating of .6660. This farm has a corn base of 102.6 acres with a PLC yield of 122bu. And a soybean base of 40 acres with a PLC yield of 40bu. This farmland is considered NHEL. This farm has approx. 20,000+/- ft of drainage tile line installed. The irrigator on this property is a 2014 Valley 7000 7 tower irrigator. The irrigator is serviced by a approx. 120+/-ft well with a submersible pump which can pump up to 700 GPM. The buyer of the property will be responsible to transfer the irrigation well permit. The buyer of the property will also be required to honor the current elec agreement with Clay Union elec for power. This is a great farm in an area where farms are not often offered for sale! This is a great opportunity to purchase a irrigated farm in a great area with great soil ratings! Make plans today to attend this auction and purchase this property!!!

Method of sale: The farm will be sold with the final bid price x the gross county acres. This farm will not be surveyed and will be sold based on county gross acres. Auction will be held at the site of the Land.

Taxes: The current Real Estate Taxes according to the Clay County Treasurer are approx. \$4,489.24 per year. Seller will pay the 2021 taxes which are due and payable in the spring and fall installments of 2022.

Possession: Possession will be on closing day.

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 1, 2022 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. Clay County Abstract & Title will act as Escrow and Closing agent. This farm 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 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 statues. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and auction booklets are available upon request. This Property is being sold subject to the confirmation of the sellers. Buyer will be required to accommodate the seller with a 1031 exchange. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below.

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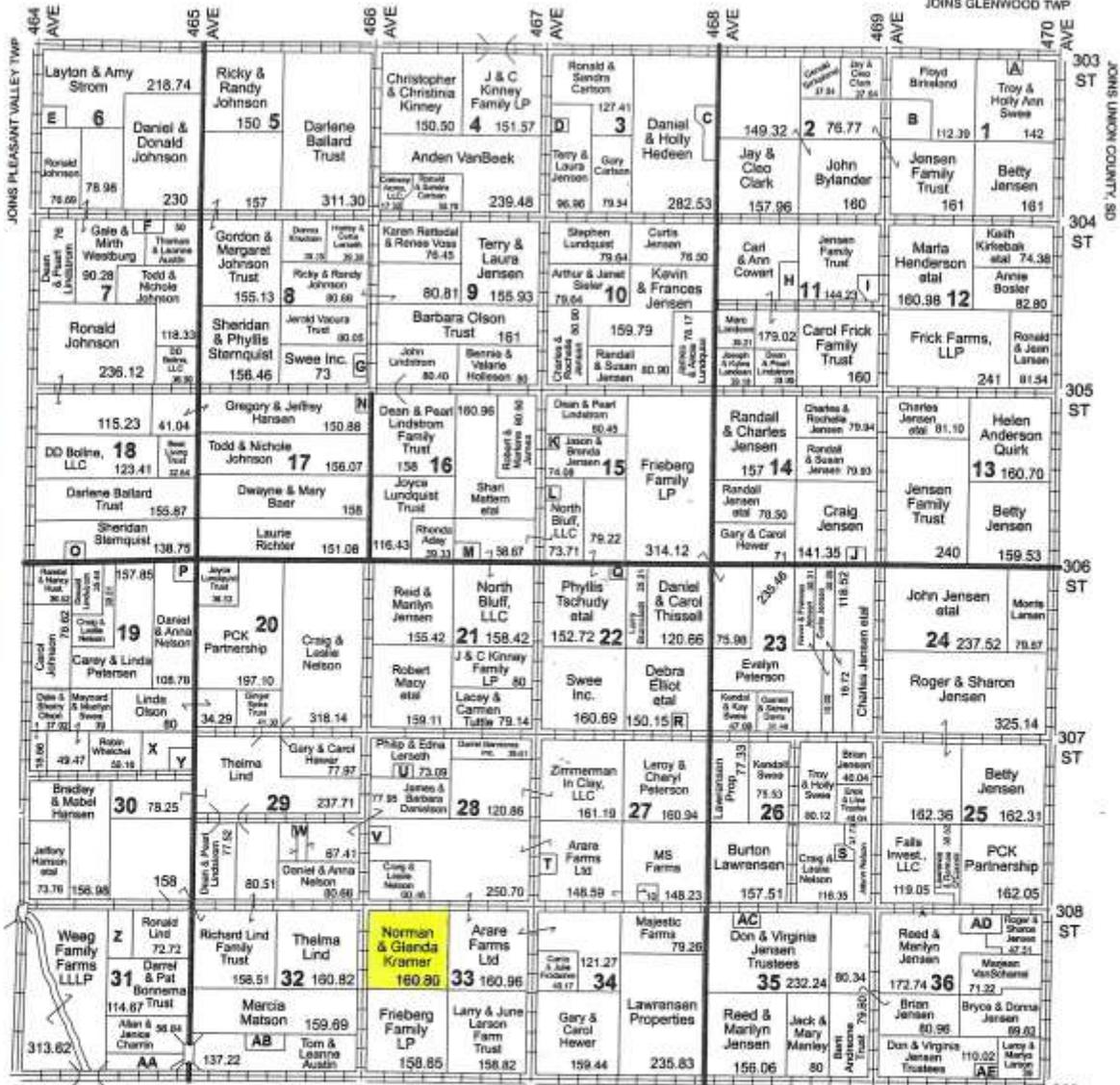
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GARFIELD TWP

LAND OWNER

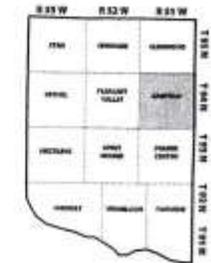
T 94 N

R 51 W



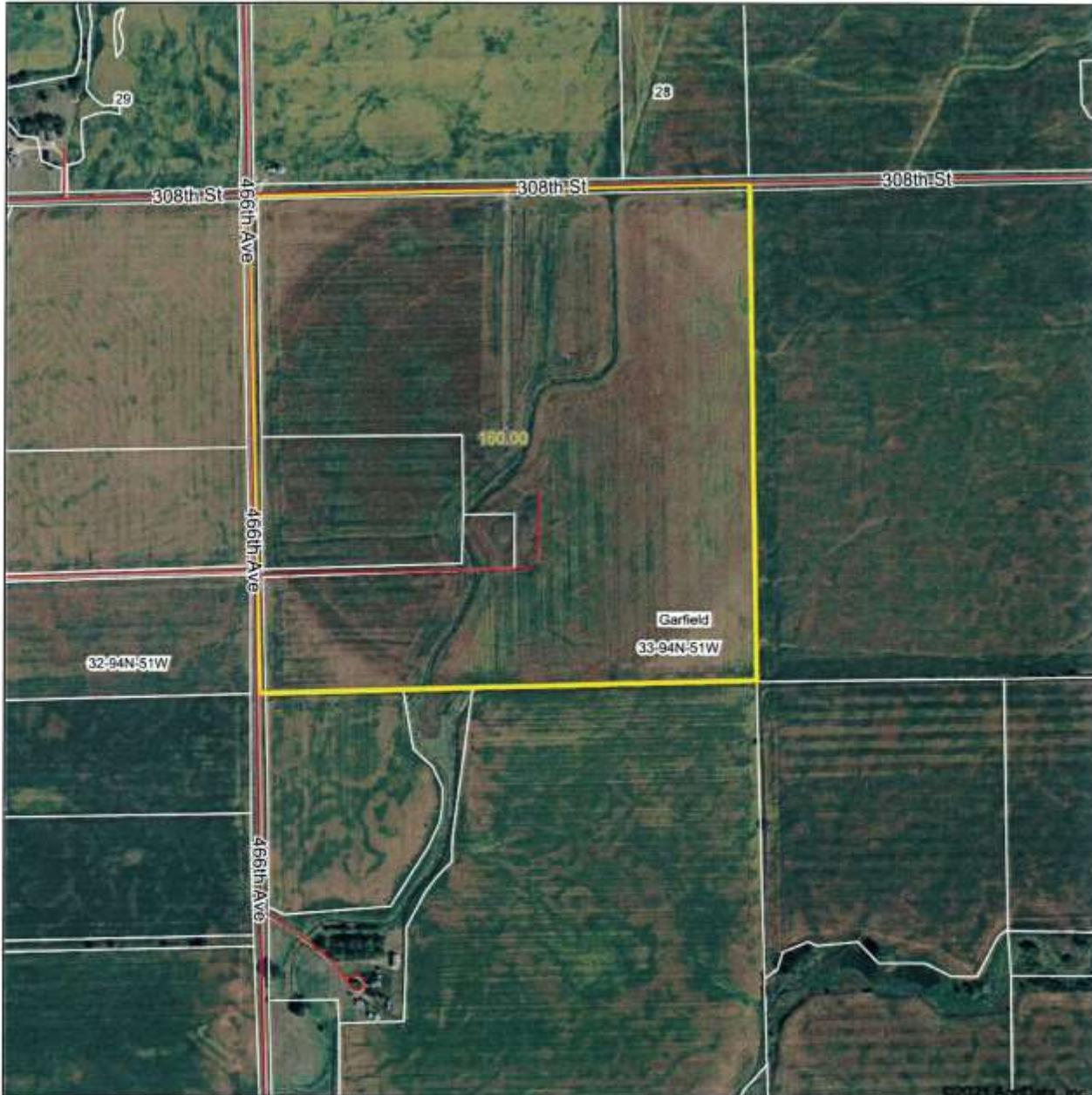
Small Tracts

- | | |
|---|---|
| Section 1 A Leon or Ruth Hansen - 10.05 | Section 19 P Dalesburg Lutheran Church - 5.71 |
| Section 2 B Terrance & Laura Dolan Family Trust - 38.15 | Section 22 Q Nick & Melissa Sievers - 5.90 |
| Section 3 C Karen Woltjer - 22.46 | Section 26 R Brian Jensen - 8.30 |
| Section 4 D Ryan Fickbohm - 7.46 | Section 27 S Diane Hanson - 5.84 |
| Section 5 E Charles & Janice Strom - 16.01 | Section 28 T Stephanie Hein - 10.03 |
| Section 6 F Wayne & Carol Theodorff - 15.38 | Section 29 U Nathan & Heather Benson - 7.62 |
| Section 7 G Dennis & Jennifer O'Connell - 7.30 | Section 30 V Marvin Christensen - 11.10 |
| Section 8 H Christopher Klumper - 18.91 | Section 31 W Carr Ehrich & Craig William - 12.32 |
| Section 9 I Scott & Jenna Schurch - 15.48 | Section 32 X Christopher & Christina Kinney - 30.16 |
| Section 10 J Jason & Brenda Jensen - 15.87 | Section 33 Y Scott Mollman & Sandra Kern - 8.44 |
| Section 11 K Roland & Kaye Gylfe - 5.88 | Section 34 Z Brian & Mark Barinsky - 27.23 |
| Section 12 L Jason & Deann Szymonski - 5.57 | Section 35 AA J & M Kinney Family LP - 36.91 |
| Section 13 M Keith & Jennie Roed - 16.90 | Section 36 AB John & Susan Steele - 19.54 |
| Section 14 N Dalesburg Baptist Church - 7.19 | Section 37 AC Reid & Marilyn Jensen - 6.64 |
| Section 15 O Jeffrey & Barbara Erickson - 10.49 | Section 38 AD Burton Lawrensen - 20.77 |
| | Section 39 AE David Howard - 7.38 |



CLAY COUNTY, SD

Aerial Map



Map Center: 42° 55' 9.1, -96° 52' 44.35

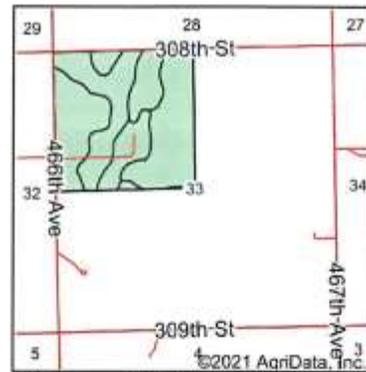
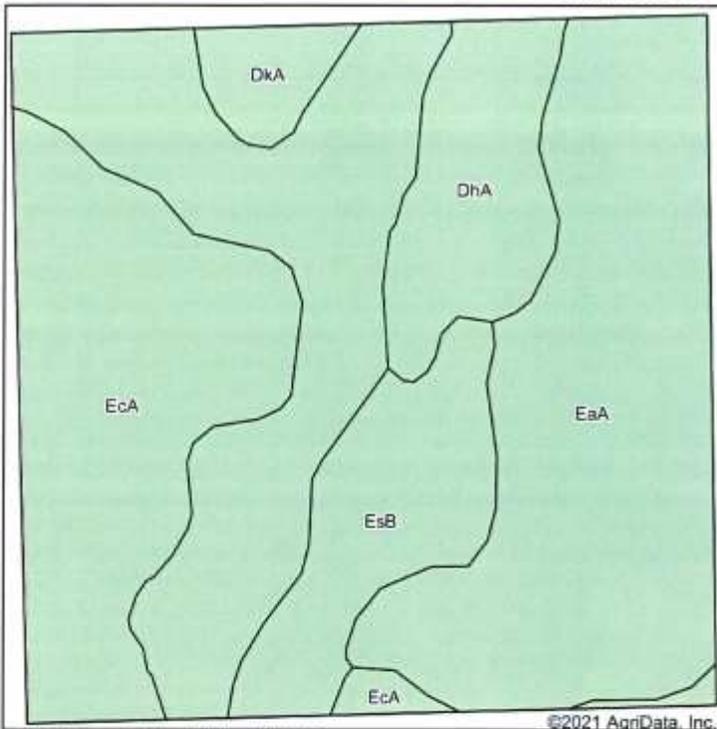


33-94N-51W
Clay County
South Dakota



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

Soils Map



State: **South Dakota**
 County: **Clay**
 Location: **33-94N-51W**
 Township: **Garfield**
 Acres: **160**
 Date: **11/23/2021**

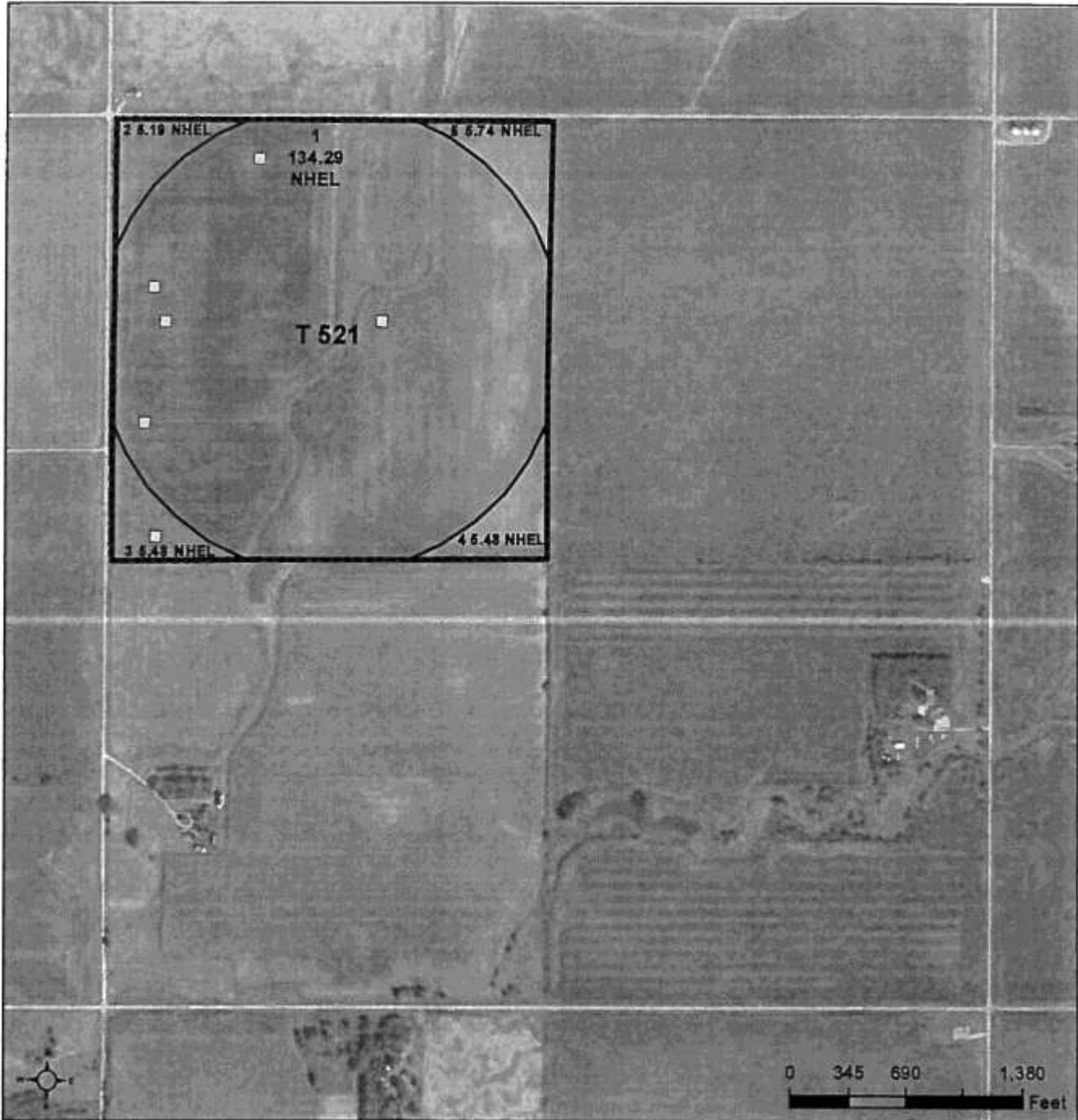


Area Symbol: SD027, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Bromegrass alfalfa AUM	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Soybeans	
EaA	Egan-Chancellor-Davison complex, 0 to 3 percent slopes	87.18	54.5%	Iw	84	3.2	5.4	84	70	29	52	
EcA	Egan-Clarno-Tetonka complex, 0 to 2 percent slopes	37.31	23.3%	Iw	82	3.1	4.9	83	67	29	52	
EsB	Ethan-Clarno-Bon loams 0 to 6 percent slopes	16.41	10.3%	IIle	74	3.4	5.6	74	72	26	59	
DhA	Davison-Chancellor complex, 0 to 3 percent slopes	14.71	9.2%	IIs	80	2.6	4.4	73	61	24	47	
DkA	Davison-Tetonka-Egan complex, 0 to 3 percent slopes	4.39	2.7%	IIs	75	2.4	3.4	71	58	22	47	
Weighted Average					1.32	81.9	3.1	5.2	81.4	68.3	28	*n 52.1

*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.



Common Land Unit PLSS

-  Cropland
-  Tract Boundary

Wetland Determination

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

2022 Program Year

Map Created July 22, 2021

Farm 5876

33-94N-51W-Clay

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).

Tract Number: 521 Description: NW 33-94-51

FSA Physical Location: Clay, SD ANSI Physical Location: Clay, SD

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

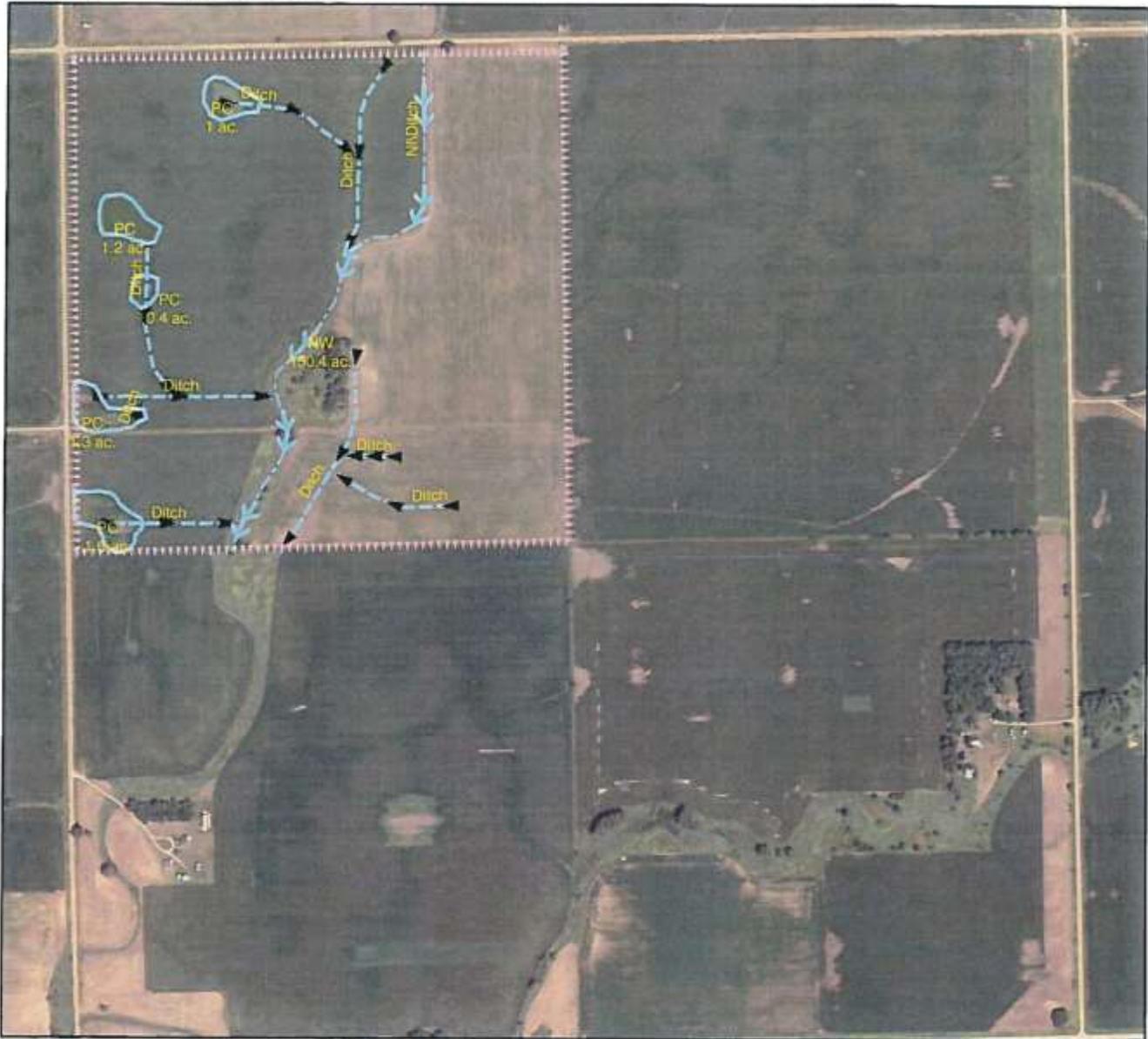
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
156.18	156.18	156.18	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPLIFWP	Native Sod		
0.0	0.0	156.18	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	102.6	122	0.00
SOYBEANS	48.9	40	0.00
Total Base Acres:	151.5		

Certified Wetland Determination

Field Office: Vermillion FO
 Certified By: Wayne Bachman
 Legal Desc: NW1/4 33-94-51

Agency: USDA-NRCS
 Certified Date: 2/3/2012
 Tract: 521



Legend

Certified Wetland Determination Boundary

Wetlands

Wetlands

Ditch

NI

NI/Ditch

Tile

Entered web 2-6-12 ac



W Wetland
 FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
 PC Prior Converted
 NW Non Wetland
 NI Not Inventoried Potential Waters of the US
 See NRCS CPA-O26E for definitions and additional info.



Estimated Tile Map

As drawn by Norm Kramer



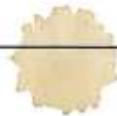
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 42° 55' 1.93, -96° 52' 29.96

0ft 827ft 1654ft

33-94N-51W
Clay County
South Dakota



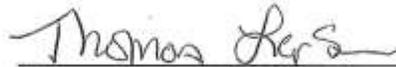
8. In the event electric service is discontinued to the above described service prior to the ten (10) year payment period ending, Member shall pay the remaining balance due, in full, within thirty (30) days of being billed by Cooperative.
9. Member shall at all times remain a member of Cooperative and agrees to be bound by Cooperative's membership agreement, by laws, policies and procedures now in force and as may be revised from time to time. In addition, Member grants Cooperative and its agents the right to enter upon Member's property at any reasonable time to inspect, repair, install and maintain electric facilities on Member's property.
10. This agreement is binding on the Parties, their heirs, personal representatives, successors and assigns and shall be governed by the laws of the State of South Dakota.

Member(s):

Clay-Union Electric Corporation



 Norman Kramer



 Thomas Larsen, President



 John Gors, Manager

State of South Dakota)
) ss
 County of Clay)

On this 22nd day of March 2013, before me, the undersigned officer, personally appeared John Gors who acknowledged himself to be the Manager of Clay-Union Electric Corporation, and Thomas Larsen, who acknowledged himself to be the President of Clay-Union Electric Corporation, and that they, as such Manager and President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as Manager and President.

In witness whereof, I hereunto set my hand and official seal.

SEAL



 Notary Public, South Dakota
 My Commission Expires: 12-2-2016

State of South Dakota)
County of clay) ss

On this 4th day of March 2013, before me, the undersigned officer, personally appeared Norman Kramer, to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

SEAL

Glen Hansen
Notary Public, South Dakota
My Commission Expires: 2/1/13

RE: Norman Kramer's Irrigation Agreement

From: Lori Rueb (lrueb@clayunionelectric.coop)

To: markzomer@yahoo.com

Date: Friday, November 19, 2021, 12:42 PM CST

The minimum for each year is reviewed annually and possibly changed depending on the last year's kW used. There is a minimum charge each year, whether there is a contract or not. The contract guarantees payback to the cooperative for our investment for at least 10 years.

The current minimum on this service is \$1,590.00 and that is split into 3 month's worth of payments, \$530 for the June, July and August bills plus any usage charges.

Thank you. Lori



Lori M. Rueb

Senior Billing Coordinator

Phone: 605-624-2673

Email: lrueb@clayunionelectric.coop

1410 E. Cherry St./ PO Box 317

Vermillion, SD 57069

www.clayunionelectric.coop

Clay-Union Electric is an equal opportunity provider and employer.

From: Mark Zomer <markzomer@yahoo.com>
Sent: Friday, November 19, 2021 12:29 PM
To: Lori Rueb <lrueb@clayunionelectric.coop>
Subject: Re: Norman Kramer's Irrigation Agreement

Presented by

ZOMER COMPANY

Mark Zomer — Broker - 712-470-2526

Blake Zomer — Sales - 712-460-2552

Darrell Vande Vegte — Sales-712-470-1125

Gary Van Den Berg — Sales - 712-470-2068

Ryan Zomer — Sales - 712-441-3970

Licensed in Iowa, South Dakota and Minnesota

If you are thinking about selling your property—
Call today and let us explain our services and marketing strategies.
We understand that selling your Acreage, Farmland, Equipment,
Personal Property etc. is one of the most important things you will
do in your lifetime and we Thank You in advance for your trust
and confidence in our firm.

See our website—www.zomercompany.com

or www.zomerauctions.com

for our past successful results



"Your Farmland Specialists"

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Rock Valley, IA 51247
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160+/- Acres Of Farmland
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Norman & Glenda Kramer—Sellers