## **ZOMER COMPANY**

Upcoming Live Public Auction Of 64+/- Acres Of La Valley TWP, Lincoln County, SD Land



Auction Date: February 1, 2022@10:30 A.M.

David J. & Angela K. Dingsor - 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 Dave & Angela to offer this farmland for sale at live public 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: On the West edge of Harrisburg, SD at the intersection of 273rd St (110) & 474th Ave (115) go South on 474th Ave(115) for 4 miles to 277th St. then go 1 1/2 mile East on 277th St. or on the West edge of Canton SD at the intersection of HWY 11 and HWY 18 go 4 miles West on HWY 18 to 115 (474th Ave) then go 5 miles North on 115 (474th Ave) to 277th St. then go 1 1/2 mile East on 277th St. Auction signs will be posted. Watch zomerauctions.com for inclement weather! Auction will be held at the site of the farmland!



#### **Auctioneers**

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**Legal Description:** The E1/2 of the SW1/4 of Section 24, TWP 99N, Range 50W, Lincoln County, SD EXCEPT Tract 1 of Dingsor Addition located therein. Subject to all public roads and easements of record.

General Description: This property contains 64+/- gross acres according to the Lincoln County assessor. According to FSA this tract of farmland has approx. 64.2 tillable acres. The predominant soil types include: ch-Chancellor-Wakonda-Tetonka, EcB-Egan-Chancellor, WhA-Wentworth-Chancellor, Ca-Chancellor-Tetonka, Te-Tetonka. According to Agri-Data this farm has a productivity index rating of 79.4 on the total farm and a county soil rating of .753. This farm has a corn base of 40.1 acres with a PLC yield of 121bu. And a soybean base of 19.9 acres with a PLC yield of 36bu. This farm does not have any housing eligibilities. This farm does have some drainage tile installed. This property provides a unique opportunity to add acres in a great area to your portfolio! 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 Lincoln County Treasurer are approx. \$2,263.34 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 10, 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. Lincoln 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 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 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 agrees to accommodate the sellers with a 1031 exchange. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below.

## LA VALLEY TWP

T 99 N				LAND	OWN	IER				R 50 W
AVE	471 AVE	472	, c	3	473 AVE		474 AVE	ž.	A SMIOR	SPRINGDALE T
110 6 1	Trach Trach	5 27 10	Breria I Shawns terrobase 77 Truman Trust	Defores Assid 4 150.17	Janica Sisson Page 76.49 One	KKKP Property	A Oppoid Estates LLP		No. of Concession, Name of Street, or other Persons, Name of Street, or ot	USBURG
Hasn Trust stal M 127.12 Bernsel N Delong Trust	Galen & Carse One Street	Family Trust 145.95 ST	Bret & Mari Markie 12	DLK S.M. TIE	Jean Osthus	B 315.13	Decayne Pederson Land Co., LLC 111.64 Sms	Desphase Wurtz en se BD.76	Darin & John Harr Trust 110.43	1
Poppens 37	Small DLK S.M. LLC	11.00	Victoria Clercx Trust 154.40	Cynthia Slack 9 143.50	Copped Enterior LLP	Dingsor	160 11	John & Donna	Vernon Stack Trust 158.76 12	Clerk Huffman  Greg & G Toteau Huffman Trust 87.46
Q Feat A Share Make National Bank 136.48 Rodney Rodney	AQ S	131.80 U 157.81 Pente Farms, T LLC 75	Lowell Tru			& Mary marco 320	Robert & Linda Christensen 150	319.66	AB Greg S Fami Trus 224.08	lack Short
Miles Fam	Monica Poppens	Kaipar 146	David loogestraa Trustee 160 <b>1</b> 6	Cynthia	Berne Bah Trust James & 80 Abelins Lora 15	120 AF	Macy Family Trust 160	KKKP Property, LLP	Gary & Diana Nielsen Trust 155.35	John Judge
Shirt Tanner	Men 54.20 d m	Elroy & Violet Bruns Trust AJ AK 120	L Bar R Inc. 160	KKKP Property LLP 154	Dakota Aeration Inc. ST 148.99	Fredrick Stauffacher 160	DEH III, LLC 151.72	Harvie & ST Janine Menholt 136.75	Gregory & Cynthia Slack	Norman French
Neel Aller Aller Soprestraet Inc. Goent 1911	Ronald	Lora 153.82 µ 20 BABE	Small Tracts Berths Knutson amily Trust 113.20	Alfred 77 Sleatheag Thadbeas Masser 76.83	Pederson Ag, LLC	Marcia Aggergaard Trustee	School Be School Mur 10 Fan 5 C Tr.	fl- phy Evelyn nily Schuer	Greet A State Ger	chen rard
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29 Slase 67 30 30 Elegy	7 20.27 109.63 Rodney & Marilyn Ramback	Dernis CB Albers C 29 132.47	Lois Leavitt 160	Reuben Nicolai Trust BY 28 156	John & Mary Haggard 80	38 - 27 120	Christopher & Rechel Beck 147.24	Sherwood Beek 26 160	Gordon & Zora Elster 147.20 25	David & Patsy Devines 80 Cynthia Slack
Viole Bruns Trust 141.1	McDaniel Trust CF 112.87	89.40 52 L	dison athrop 80 Robert Rentto	Charles Meusbach Trust 154.81 BZ	ax aw	368.28	BU BT	BR 153.73 1	Jay White	HJEM, BN LLC BO 113
euben Cinda Rippenti Trust 31	100.00	Judith Haugo 32 160	160 33	149.44 CP	- Douglas F Trus	t	Se de James & Arthys Barven Trout 79.25	Pederson Ag. LLC 160	AL WILL	Pederson Ag, LLC 50 Serven Andrea at 4 Enter
01.92 Duane DeVne Wies CK (0	CNI Alfred Slaathaug	LeeAnn	Darwin & Vicki Reiners 160	Joe Skries Trust 135.35	412 Nation & Sations Delong 2171 42 62	Janice Hass Trust 76.82 Beaver Creek Tree Farm 72.98		hend Carlson Titled 43,13 Douglae & Neneta Larson Trust 116.05	Jared & Jorusthan Carlson 80	Auffrey & Crystal 80 St. Montpendacon St



LAND OWNER & RURAL RESIDENT MAPS

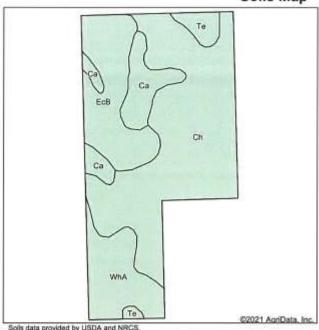
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LINCOLN COUNTY, SD

#### **Aerial Map**



#### Soils Map





State: County: Lincoln 24-99N-50W Location: Township: La Valley

Acres: 64 Date: 12/13/2021







Soils data provided b	USDA and NRCS.
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Are	a Symbol: SD	083, S	oil Area V	_	23					_								
Code	Soil Description	Acres	Percent of field	Non- Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Bromegrass hay Tons	Bromegrass alfalfa AUM	Com	Corn silage Tons	Grain sorghum Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	Sunflowers Lbs	Winter wheat Bu	*n NCCP Soybean
Ch	Chancellor- Wakonda- Tetonka complex	33.79	52.8%	llw	78	2.6	36	3.9	3.9	81	9.6	48	44	28	25	1210	26	41
EcB	Egan- Chancellor sity clay loams, 0 to 4 percent slopes	12.45	19.5%	lle	83	3.8	46	4.3	4.5	89	10.5	52	58	33	33	1330	35	52
WhA	Wentworth- Chancellor sitty clay loams, 0 to 2 percent slopes	9.06	14.2%	lw	88	4.1	51	4.4	4.7	98	11.6	57	64	37	36	1460	39	56
Ca	Chancellor- Tetonka complex, 0 to 2 percent slopes	6.46	10.1%	llw	75													51
Te	Tetorika silt loam, 0 to 2 percent slopes, frequently ponded	2.24	3.5%	IVw	59	X												24
	Wei	ahted /	Average	1.93	79.4	2.7	35.2	3.5	3.6	74	8.8	43.5	43.6	26.4	24.7	1104.2	26.1	*n 45.7







United States Department of Agriculture

Lincoln County, SD

PLSS: 24\_99N\_50W

Farm: 7096

#### 1 inch equals 692 feet

Wotland Determination Identifiers

Common Land Units

Restricted Use

/ Limited Restrictions

Exempt from Conservation Compliance Provisions

/// 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 refance on this data outside FSA Programs. Wetland indentifiers 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 confact NRCS.

2021 Ortho-Photography - Not to Scale

October 13, 2021

FARM: 7096

South Dakota

U.S. Department of Agriculture

Prepared: 11/16/21 2:20 PM

Lincoln

Farm Service Agency

Crop Year: 2022

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

**Operator Name** 

Farm Identifier

Recon Number

DINGSOR, DAVID JOHN

E2 SW4 24 99 50

2013 - 21

Farms Associated with Operator:

8218, 8219

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
80.2	64.2	64.2	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	S	ative lod			
0.0	0.0	64.2	0.0	0.0		0.0			

		A	RC/PLC		
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	CORN, SOYBN	NONE	NONE	NONE	NONE
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP	
CORN	40.1	121	0.00	0	
SOYBEANS	19.9	36	0.00	0	
Total Base Acres:	60.0				

Tract Number: 6029

Description

FSA Physical Location: Lincoln, SD

ANSI Physical Location: Lincoln, SD

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
80.2	64.2	64.2	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL/FWP	Native Sod	
0.0	0.0	64.2	0.0		0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	40.1	121	0.00
SOYBEANS	19.9	36	0.00
Total Base Acres:	60.0		

Owners: DINGSOR, DAVID JOHN

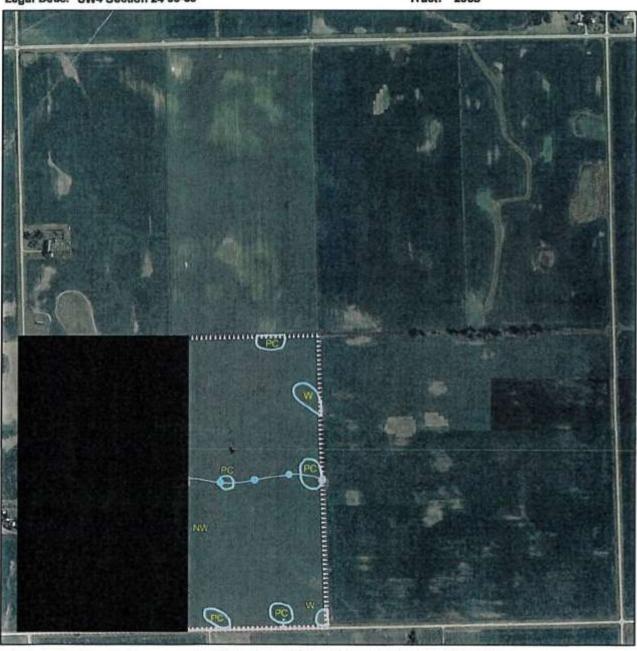
DINGSOR, ANGELA

### Certaled Wetland Deteraination

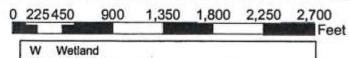
Field Office: Canton Field Office
Certified By: Wayne Bachman
Legal Desc: SW4 Section 24 99-50

Agency: USDA-NRCS Certified Date: 11-20-07

Tract: 2003







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





## **PROPERTY NOTES**

# 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

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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



1414 Main St.
Rock Valley, IA 51247
Zomerauctions.com
(712) 476-9443

64+/- Acres Of Farmland
In La Valley TWP,
Lincoln County, SD!

