

# ZOMER COMPANY

**Upcoming Live Public Auction Of  
96.88+ / - Acres Of Pleasant TWP,  
Lincoln County, SD Land**



**Auction Date: January 31, 2022 @10:30 A.M.**

**R&C Hulshof Farms LLC- Owner**

**[zomercompany.com](http://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**

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• Auctioneers Note: Our company is honored to have been selected to offer this inside  
• tract of 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](http://zomerauctions.com) in case of inclement weather!  
.....

**Location:** On the East edge of Beresford, SD at the intersection of HWY 46 and 472nd Ave(117) go North on 472nd Ave(117) for 5 miles to 292nd St then go 3/4 Mile East on 292nd St. to the farm. Farm is located on the North side of 292nd St. Auction signs will be posted. Watch [zomerauctions.com](http://zomerauctions.com) for inclement weather! Auction will be held at the site of the farmland!



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**Joel Westra - 605-310-6941 — Joel Westra, Jr. - 605-957-5222**

**Legal Description:** Parcel I: The West 1600 feet of the Southeast Quarter of Section 4, TWP 96N, Range 50, West of the 5th P.M., Lincoln County, SD. Subject to all public roads and easements of record.

**General Description:** This property contains 96.88+/- gross acres according to the Lincoln County assessor. According to FSA this tract of farmland has approx. 95.7 tillable acres. The predominant soil types include: Eab-Egan, EsC-Egan-Shindler, EcB-Egan-Chancellor, WhA-Wentworth-Chancellor. According to Agri-Data this farm has a productivity index rating of 79.2 on the total farm and a county soil rating of .848. This farm has a corn base of 47.3 acres with a PLC yield of 153bu. And a soybean base of 46.9 acres with a PLC yield of 47bu. This farm has over 9,500+ feet of drainage tile line installed with maps available. All of the drainage tile line was installed in 2019 and 2020! This is an inside tract of farmland with excellent soil ratings! Fall tillage has been completed on the farm and 5 tons per acre of compost was applied to the farm in the fall of 2020! Buyer will not be required to reimburse seller for the fall tillage completed or compost applied! Prior soil test and compost analysis available for review by contacting an agent listed below. This farm is available to the new buyer to farm for the 2022 crop year! 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 surveyed 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. \$2,066.10 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. This farm is available for the 2022 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 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. 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.



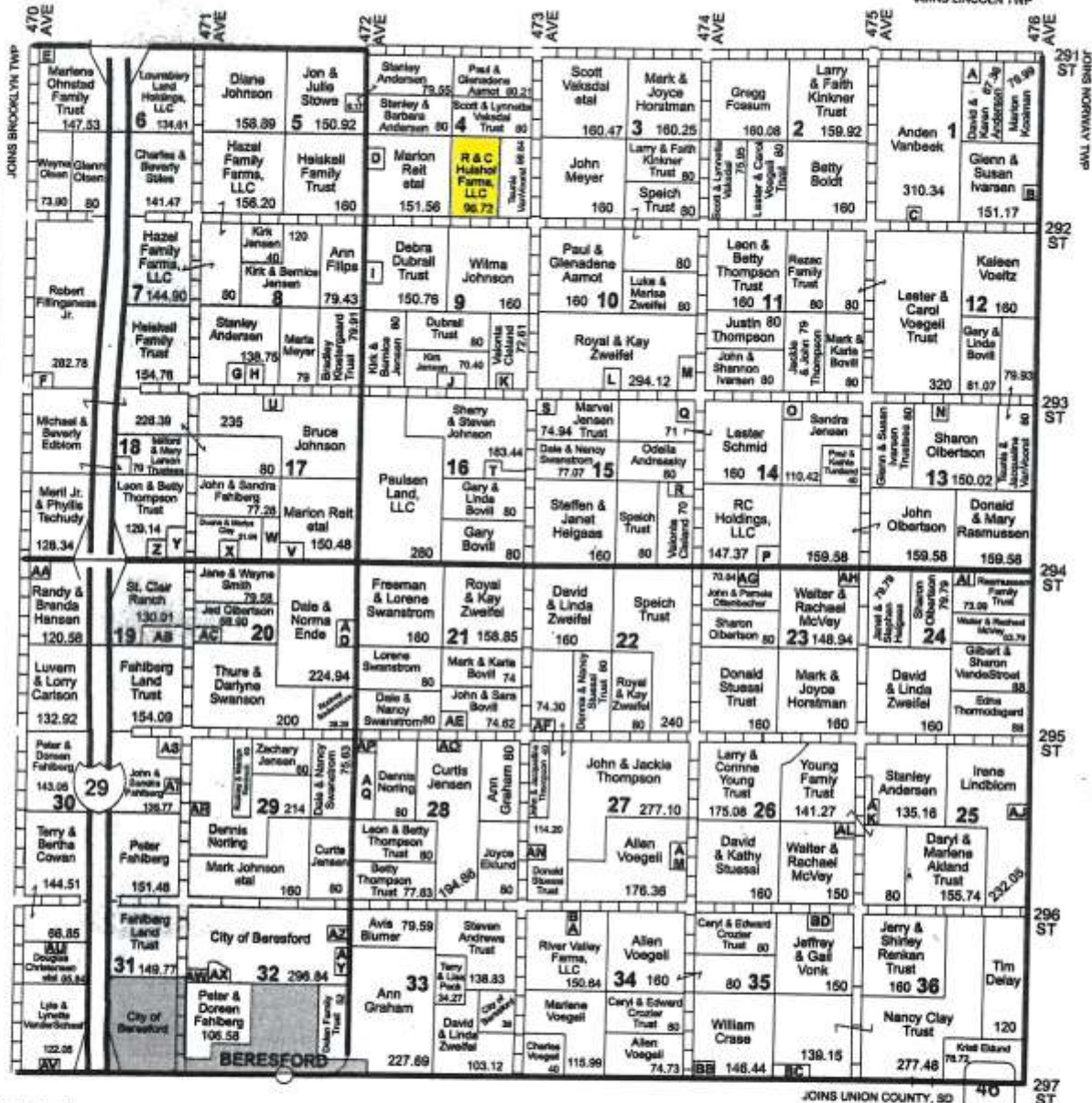
# PLEASANT TWP

LAND OWNER

T 96 N

R 50 W

LAND OWNER & RURAL RESIDENT MAPS



## Small Tracts

- Section 1 A Paul Wurtz - 12.61  
 B Stephen & Stacy Sims - 8.83  
 C Matthew & Robin Wynia - 9.54  
 Section 4 D Darwin & Carol Hazel Trust - 8.44  
 E Russell & Mariene Ohnstad - 8.89  
 Section 6 F Mark & Jane Dahlberg - 9.97  
 G Steve Volden - 8.60  
 H Jason & Erin Callaway - 12.15  
 Section 9 I Matthew Vangelier - 9.12  
 J Bradley & Amanda Hyronimus - 9.59  
 K Wade & Deborah Johnson - 7.41  
 Section 10 L Austin & Laura Preheim - 9.73  
 M Jesse & Laurie Borschel - 15.15  
 Section 13 N Jed Olbertson - 9.98  
 O Devin & Samantha Cornelius - 9.58  
 P Marilyn & Linda Ohara - 12.63  
 Section 15 Q Michael & Alcia Meiner - 7.22  
 R Chris Lawrence - 10  
 S Rafael & Dawn Mendoza - 5.08

- Section 16 T Clinton Spielman - 16.58  
 Section 17 U Mark Ford - 5  
 V Beau & Jamie Stewart - 8.46  
 W Mark & Joyce Horstman - 18.36  
 X Kurt & Emily Hinesh - 8.05  
 Section 18 Y Patrick Anderson - 20.50  
 Z B & L Properties, LLC - 5  
 Section 19 AA Adam Hansen - 10.54  
 AB Richard & Bonnie Hybertson - 22.47  
 Section 20 AC Blake Beard - 10.92  
 AD Mark & Joyce Horstman - 11.53  
 Section 21 AE Elizabeth Rahn - 11.38  
 Section 22 AF John & Laura Schmalenberg - 5.70  
 Section 23 AG Ronald Christensen Family Trust - 6.16  
 AH Zweifel Acreage, LLC - 10.84  
 Section 24 AI Dwight & Cindy Clark - 6.70  
 Section 25 AJ Matt Adams - 7.95  
 AK Bruce & Amy Short - 20.18  
 Section 26 AL Gayle Saugstad - 10

- Section 27 AM Lucas & Lindsey Koth - 18.13  
 AN Eric VanDerLae - 5.79  
 Section 28 AO Gail Snoozy Family Trust - 5.34  
 AP Darrell & Marcia Hohn - 6.85  
 AQ Christopher & Karl Carlson - 33.35  
 Section 29 AR Peter & Doreen Fahberg - 5.99  
 Section 30 AS Natalie Johnson - 10  
 AT Benjamin Fahberg - 6.05  
 Section 31 AU Bryan & Amber Paulsen - 8.54  
 AV Suraj Gas Bar & C. Store, LLC - 11  
 Section 32 AW White Buffalo Ridge, LLC - 6.47  
 AX Justin & Miranda Johnson - 10.40  
 AY Hybrid Turkeys, LLC - 16  
 AZ Curtis Jensen - 7.29  
 Section 34 BA William Crase - 9.36  
 Section 35 BB Stephen Oswald - 8  
 BC John & Cindy Baltazore - 16.83  
 BD Karen Snow - 10

LINCOLN COUNTY, SD

## Aerial Map



Map Center: 43° 9' 31.16, -96° 45' 10.43



Maps Provided By:



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

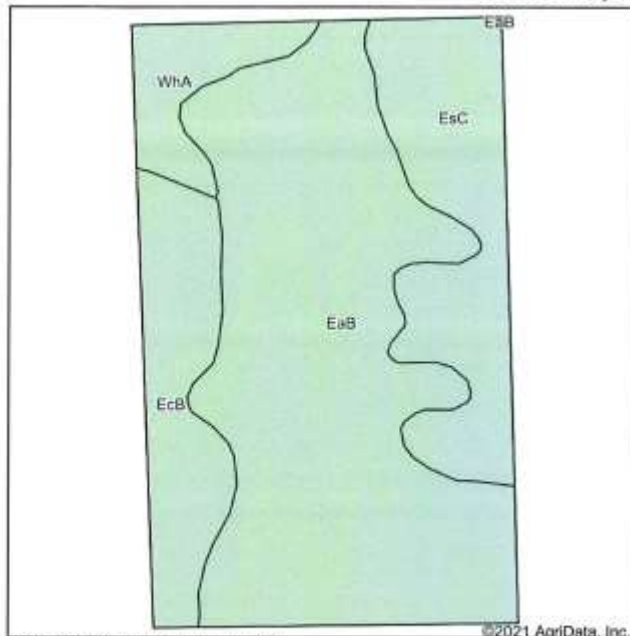
**4-96N-50W**  
**Lincoln County**  
**South Dakota**

0ft 641ft 1282ft





## Soils Map



State: **South Dakota**  
 County: **Lincoln**  
 Location: **4-96N-50W**  
 Township: **Pleasant**  
 Acres: **96.88**  
 Date: **12/27/2021**



Map Provided By  
**surety**  
 CUSTOMER ONLINE SUPPORT  
 © AgriData, Inc. 2021 www.AgridataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: SD083, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	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	
EaB	Egan silty clay loam, 3 to 6 percent slopes	57.07	58.9%	Ile	82	4.5	50	4	4.7	90	10.7	52	63	34	35	1340	39	61	
EaC	Egan-Shindler complex, 6 to 9 percent slopes	19.69	20.3%	IIle	65	3.8	40	3.4	4	68	8	39	50	24	28	1010	31	60	
EcB	Egan-Chancellor silty clay loams, 0 to 4 percent slopes	13.67	14.1%	Ile	83	3.8	46	4.3	4.5	89	10.5	52	58	33	33	1330	35	52	
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	6.45	6.7%	Iw	88	4.1	51	4.4	4.7	98	11.6	57	64	37	36	1460	39	56	
Weighted Average					2.14	79.1	4.2	47.5	3.9	4.5	85.9	10.2	49.7	59.7	32	33.4	1279.5	36.8	*n 59.2

\*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.



Program  
Year 2021



United States Department of Agriculture  
**Lincoln County, SD**  
**PLSS: 4\_96N\_50W**  
**Farm: 7981**

1 inch equals 700 feet

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions
  - Common Land Units
  - ▨ 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 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 NRCS.

2020 Ortho-Photography - Not to Scale

January 29, 2021

South Dakota

U.S. Department of Agriculture

FARM: 7981

Lincoln

Farm Service Agency

Prepared: 12/27/21 9:45 AM

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

Crop Year: 2022

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
		2019 - 105

Farms Associated with Operator:

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
95.7	95.7	95.7	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	95.7	0.0	0.0	0.0				

ARC/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	47.3	153	0.00	0
SOYBEANS	46.6	47	0.00	0
<b>Total Base Acres:</b>	93.9			

Tract Number: 6036 Description SE4 4 96 50 W 95.7 acres in SE4

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 does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
95.7	95.7	95.7	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	95.7	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	47.3	153	0.00
SOYBEANS	46.6	47	0.00
<b>Total Base Acres:</b>	93.9		

Owners: R &amp; C HULSHOF FARMS LLC



# Certified Wetland Determination

Field Office: Canton FO  
 Certified By: Andrew Champa  
 Legal Desc: W2SE4 & W2E2SE4 4-96-50

Agency: USDA-NRCS  
 Certified Date: 5-9-17  
 Tract:



## Legend

Certified Wetland  
 Determination Boundary  
 Wetlands  
 Wetlands  
 Ditch  
 NI  
 NI/Ditch  
 Tile

0 235 470 940 1,410 1,880 2,350 2,820 Feet

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-D26E for definitions and additional info.



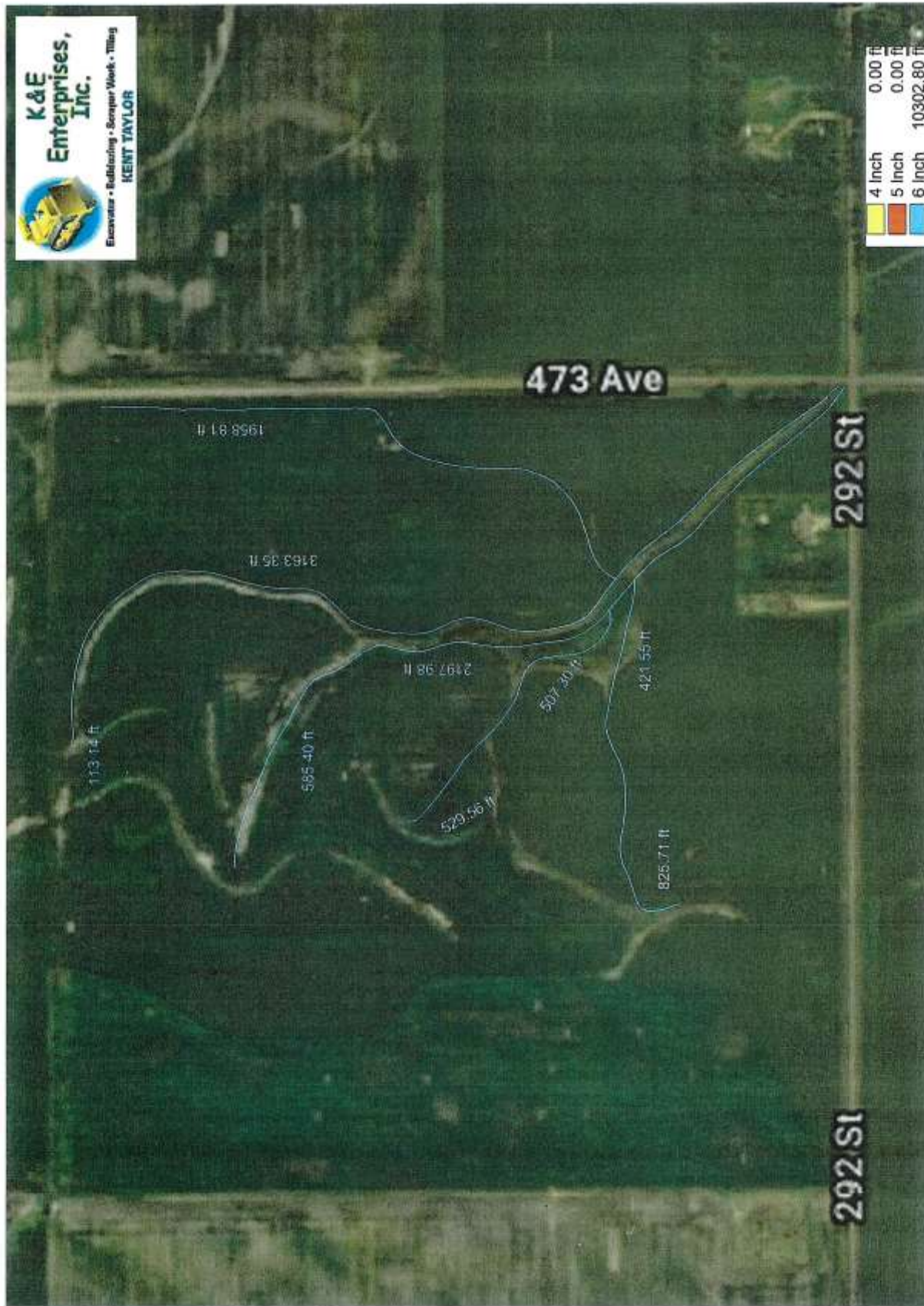
**K&E Enterprises, Inc.**  
 Excavator • Scaffolding • Sump Pump • Tilling  
**KENT TAYLOR**



4 Inch	0.00 ft
5 Inch	5125.86 ft
6 Inch	3777.64 ft
8 Inch	0.00 ft
10 Inch	0.00 ft

Pleasant Township Section 4



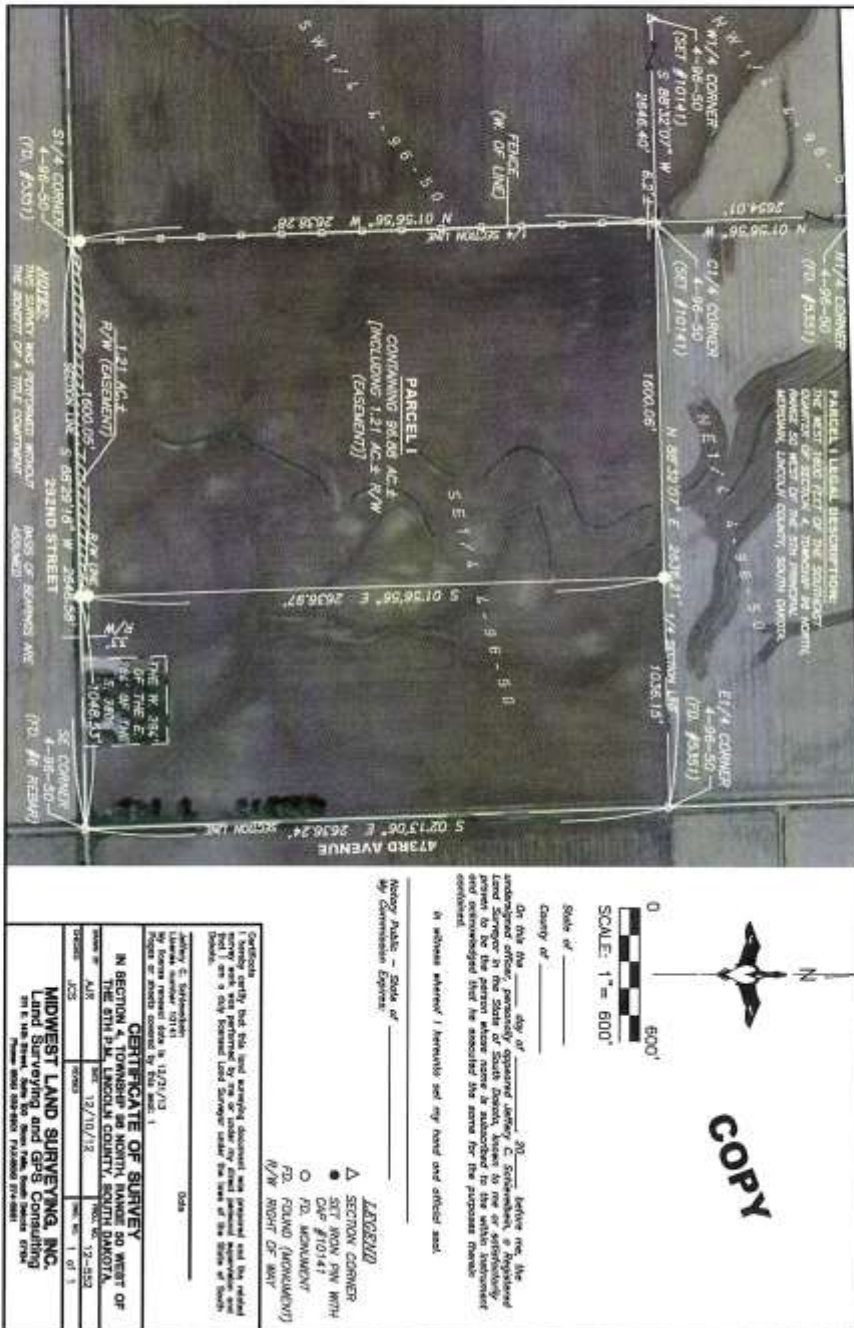


Van Voorst-~~4-11-2019~~ 4--Fall 2019

*Handwritten:* Document

*Handwritten:* Tony





# PROPERTY NOTES

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# PROPERTY NOTES

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# 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](http://www.zomercompany.com)  
or [www.zomerauctions.com](http://www.zomerauctions.com)

for our past successful results



*"Your Farmland Specialists"*

1414 Main St.

Rock Valley, IA 51247

Zomerauctions.com

(712) 476-9443

96.88+/- Acres Of Farmland

In Pleasant TWP,

Lincoln County, SD !



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