ZOMER COMPANY

Upcoming Live Public Auction Of 80+/- Acres Of La Valley TWP, Lincoln County, SD Land

This Farmland Is Located West of Harrisburg, SD & South of Sioux Falls, SD!

This Farmland Will Be Sold With 2 Housing Eligibilities!



Auction Date: February 23, 2022 @10:30 A.M.

Hofer & Wipf Families- Owner

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 the Hofer & Wipf families to offer this farmland for sale at live public auction! Make plans today to attend this auction! The property presents a great investment potential with future growth of Harrisburg and the surrounding areas! 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 West on 273rd St (110) for 2 miles to 472nd Ave (Louise Ave)(117) then go 1 mile South on 472nd Ave (Louise Ave) (117) to 274th St then go 1/2 mile West on 274th St. or from Exit 71 on I 29 go 1/2 mile East on 273rd St (110) to 471st Ave then go 1 mile South to 274th St. then go 1/4 mile East on 274th St. Property is located on the North side of 274th St. Auction signs will be posted. Watch zomerauctions.com for inclement weather! Auction will be held at the site of the farmland!



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Legal Description: The E1/2 of the SW1/4 of Section 5, TWP 99N, Range 50W, Lincoln County, SD. Subject to all public roads and easements of record.

General Description: This property contains 80+/- gross acres according to the Lincoln County assessor. According to FSA this tract of farmland has approx. 78 tillable acres. The predominant soil types include: WhA-Wentworth-Chancellor, Ca-Chancellor-Tetonka, Ws-Worthing, EcB-Egan-Chancellor. According to Agri-Data this farm has a productivity index rating of 82.5 on the total farm and a county soil rating of .838. This farm has a corn base of 39 acres with a PLC yield of 144bu. And a soybean base of 39 acres with a PLC yield of 44bu. According to Lincoln County Planning & Zoning this property currently has 2 housing eligibilities. This farm presents a great opportunity to add a farm with good soils to your current operation or also presents a great investment opportunity to purchase a farm in a great area within close proximity of Sioux Falls, SD, Harrisburg, SD & Tea, SD! 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!!! WOW what an opportunity!

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. \$2,117.00 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 to farm 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 31, 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 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				L	.AND	OWN	ER				50 W
NS GECAPHE	174	AVE.	472	AVE	473	AVE	27.5	AVE	475		476 AVE
Matthew & Toresa Herman 110 6	127.26	Fracts Add a Second Sec	Committee of the Commit	Frencia Trans	Delores Assid	Janice Seson Service 76.49 C	Property,	A Oppold Estates LLP 144.70 2		HARRI 1	SBURG
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Poppens Family, LLC 139.74 7	A Comment	Small BLK Small 8 M. Trects LLC	Y X Sean A James Coffees 47.28 Pente W Farms, V LLC	Victoria Clercx Trust 154.40	Cynthia Z Slack 9 143.50	Oppoid Estates LLP 80 79.31	Dingsor	160 11	John & Donna	Vernon Slack Trust 158.76 12	Clark Huffman Grag & S Taressa Huffman Trust 87.46
P First Nettonal Bank 136,48	Rodney & Sherif Miles St. 54 Rodney & Marrlyn Romann ST.30 R	Pederson Ag. S LLC	131.80 U. 157.81 Pente Farms, T LLC 75	Lowell C Trus			& Mary marco 320	Robert & Linda Christensen 180	Harr 319.66	AB Greg Si Famil Trust 224.08	40
Rodney & Sheme Miles Trustees	Poppens Family, LLC 18 142	Monica Poppens 160 17	Dewayne A & Dorothy H Keiper	David Hoogestraet Trustee 160 16	59.53 AG Lana Ackerman Cynthia Slack 80	Berne Bahr Trust James 4 80 Abalira 15	120 // B	Macy Family Trust 160	KKKP Property, LLP	Gary & Diene Nielsen Trust 155.35	John Judge
Description of the second of t	Shirtey Tammen	AMAM	Elvoy & 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 Menhait 136.75	Gregory & Cynthia Sleck	Norman French
Ned Hoopestrant Inc.	Allen A Kay Goeman 19113.66	AV Ronald AW Albers	James & Abelina Lora 153.82 20 BA	Small Tracts Bertha Knutson Family Trust BB 113.20	Thadsus Mester 76.83	Pederson Ag LLC	Marcia Aggergaard Trustee 22 160	Trust Mu 40 Far 00 Tr	phy Evelyn mily Schaar ust Trust 3 157 80	Ger Ger	chen rard
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215.89	Elroy & Violet Bruns Trust :: 141.10	Ronnie & Carol McDarvel Trust CF 112.67 Rasker & Dian Thomson M.75	David CD Jacobs S and assert 59.40 CE	Edison Lathrop 80 Robert Rentto 80	Charles Mausbach Trust 154.81	BX BW	368.28	15 BS Los Schuler 110.11	153.73 1	Jay White 147 - BP	HJEM, BN- LLC BO 113
Reuben Nicolei Trust	Cindu Rippentrop	William & Tim Murray	Judith Haugo -	160 33	149.44 CP	Douglas Tru	st 4	S Arrive S Arrive Berven Trust 70.25 35	Pederson Ag, LLC 160	235 36"	Pederson Ag. LLC 60 Berven Accine 4 Embranes 82 40
201.92 Duane DaVries CK 65.60	Duane DeVries CL	Alfred Sleathaug CO 142.94	Craig & LeeAnn Stearns 155.36	Darwin & Vicki Reiners 160	Joe Skiles Trust 135.35 Small Track	A12 Nather 5 Salares Dalorg Dalorg 2177 43.82	Janice Hass Trust 76.82 Besver Creek Tree Farm 72.98	Flichard 110.11 tverson 38.60 CQ	Charyl Cartson frust 43,12 Dougles & Manette Larson Trust 118,85	Jared & Jonathan Cartson 90 143.05 CS	Jaffrey & Crystal 80 Hospandoom

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LAND OWNER & RURAL RESIDENT MAPS

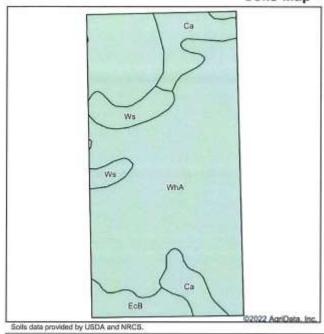
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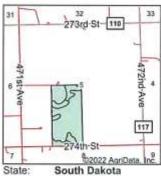
LINCOLN COUNTY, SD

Aerial Map



Soils Map





State: County: Lincoln Location: 5-99N-50W Township: La Valley

Acres: 80 1/10/2022 Date:



89 10.5

9.4

3.8 79.8

52

46.4 52.1





33

30.1

33

29.3

1330

1188.5

35

31.7

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Code	Soil Description	Acres	Percent of field	Non- Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Bromegrass hay Tons	Bromegrass alfalfa ÄUM	Com Bu	Corn sitage Tons	Grain sorghum Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	Sunflowers Lbs	Winter wheat Bu	*n NCCPI Soybeans
SALIC	Wentworth- Chancellor silty clay loams, 0 to 2 percent slopes	61.25	76.6%	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	9,37	11.7%	llw	75													51
	Worthing silty clay loam, 0 to	5.13	6.4%	Vw	30													4

4.3

3.6

lle

В3 3.8

82.5

3.3 41.5

46

5.3%

Weighted Average 1.43

Solis data provided by USDA and NRCS.

4.25

1 percent slopes Egan-Chancellor sitty clay loams, 0 to

4 percent slopes

EcB.

52

*n 51.9

[&]quot;n: The aggregation method is "Weighted Average using all components" "c: Using Capabilities Class Dominant Condition Aggregation Method







United States Department of Agriculture

Lincoln County, SD

PLSS: 5_99N_50W

5150 Farm:

1 inch equals 696 feet

Wetland 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 it 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 relations on this data outside FSA Programs. Welland 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 contact NRCS.

FARM: 5150

South Dakota

U.S. Department of Agriculture

Prepared: 1/10/22 7:51 AM

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 messeging 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.



Farm Identifier

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
78.0	78.0	78.0	0.0	0,0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	S	itive iod			
0.0	0.0	78.0	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	39.0	144	0.00	0	
SOYBEANS	39.0	44	0.00	0	
Total Base Acres:	78.0				

Tract Number: 4766

Description E2 SW4 5 99 50

FSA Physical Location: Lincoln, SD

ANSI Physical Location: Lincoln, SD

BIA Range Unit Number:

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

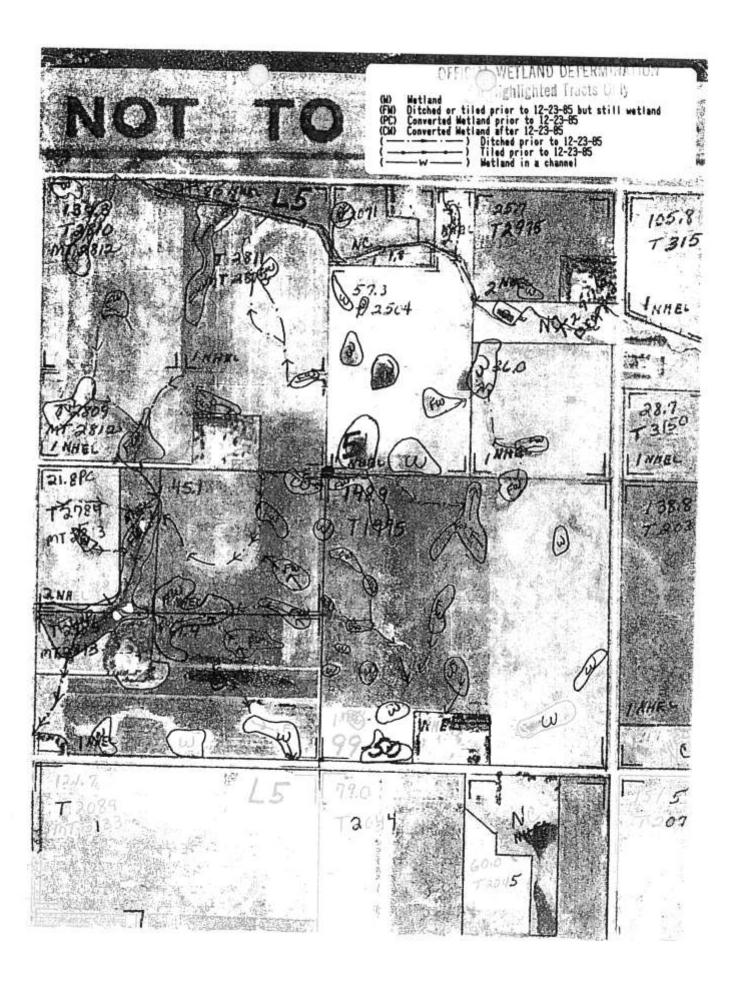
Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
78.0	78,0	78.0	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	78.0	0.0		0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	39.0	144	0.00
SOYBEANS	39,0	44	0.00
Total Base Acres:	78.0		

Owners: HOFER, CONRAD



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

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



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

80+/- Acres Of La Valley TWP, Lincoln County, SD Land

