

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 statutes. 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.

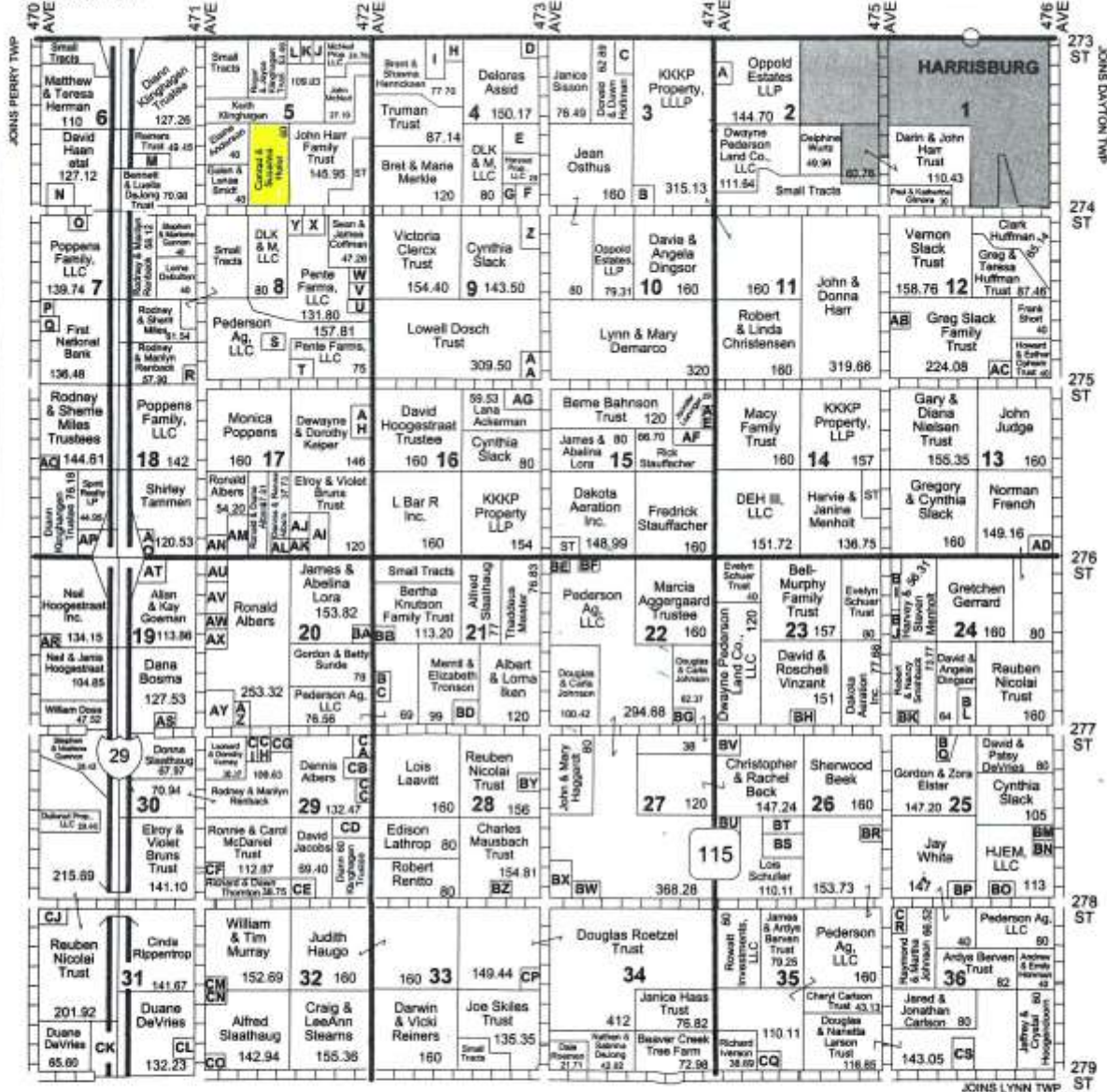
LA VALLEY TWP

LAND OWNER

T 99 N
JOINS DELAPLE TWP

R 50 W
JOINS SPRINGDALE TWP

LAND OWNER & RURAL RESIDENT MAPS



Aerial Map



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

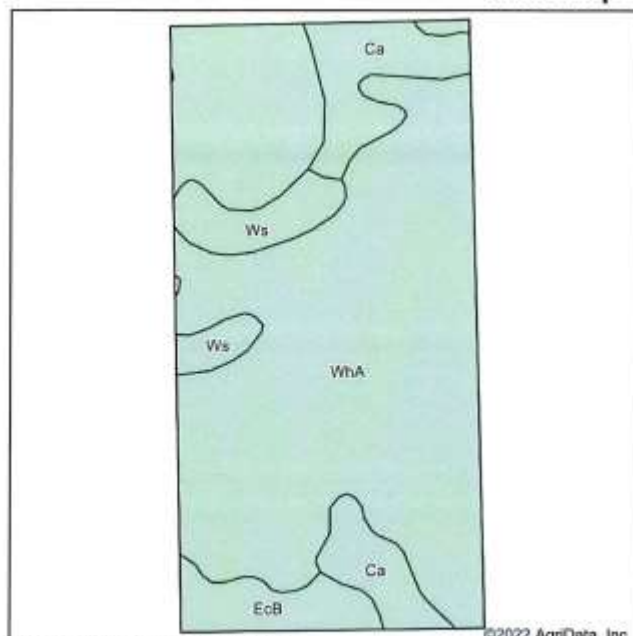
Map Center: 43° 25' 28.42, -96° 46' 37.85

0ft 830ft 1660ft



5-99N-50W
Lincoln County
South Dakota

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **5-99N-50W**
 Township: **La Valley**
 Acres: **80**
 Date: **1/10/2022**



Map Provided By
surety
 © AgriData, Inc. 2021 www.AgriDataInc.com



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	Bromegrass hay Tons	Bromegrass 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
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	61.25	76.6%	Iw	88	4.1	51	4.4	4.7	98	11.6	57	64	37	36	1460	39	56
Ca	Chancellor-Telonka complex, 0 to 2 percent slopes	9.37	11.7%	IIw	75													51
Ws	Worthing silty clay loam, 0 to 1 percent slopes	5.13	6.4%	Vw	30													4
EcB	Egan-Chancellor silty clay loams, 0 to 4 percent slopes	4.25	5.3%	Ile	83	3.8	46	4.3	4.5	89	10.5	52	58	33	33	1330	35	52
Weighted Average				1.43	82.5	3.3	41.5	3.6	3.8	79.8	9.4	46.4	52.1	30.1	29.3	1188.5	31.7	*n 51.9

*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 2022



United States Department of Agriculture
Lincoln County, SD
PLSS: 5_99N_50W
Farm: 5150

1 inch equals 696 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.

2021 Ortho-Photography - Not to Scale

September 23, 2021

South Dakota

U.S. Department of Agriculture

FARM: 5150

Lincoln

Farm Service Agency

Prepared: 1/10/22 7:51 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

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
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	Native Sod				
0.0	0.0	78.0	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	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

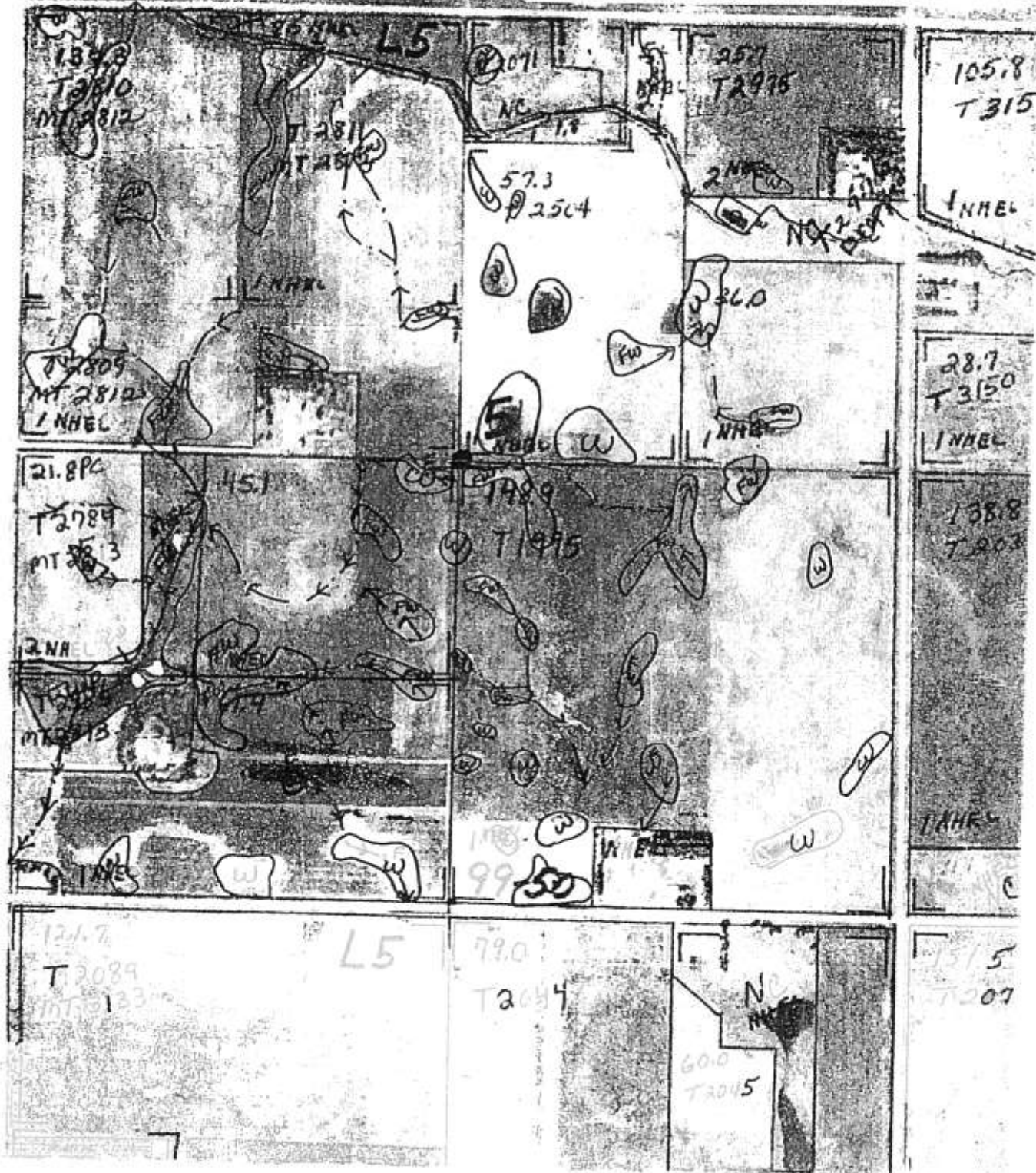
Wetland Status: Tract contains a wetland or farmed wetland

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



"Your Farmland Specialists"

1414 Main St.

Rock Valley, IA 51247

Zomerauctions.com

(712) 476-9443

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

Hofer & Wipf Families—Sellers

