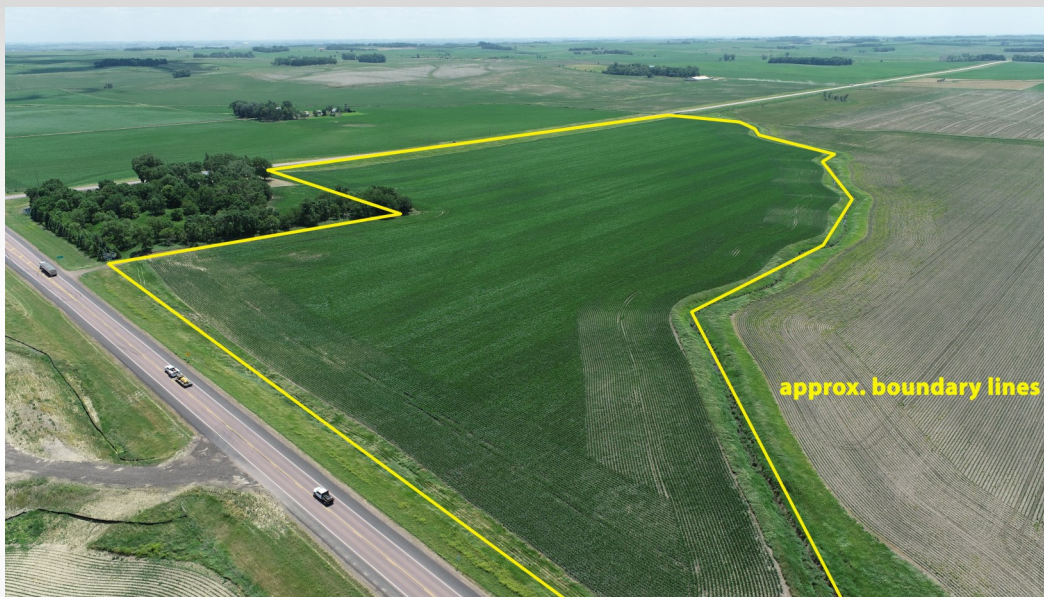


ZOMER COMPANY

**54.81+/- Acres Of Farmland Located in
Alcester TWP, Union County, SD**

**This Land Is Located North Of Alcester, SD &
South Of Norway Center, SD!**



Auction Date: September 22, 2022 @ 10:30 A.M.

Kurt & Michelle Sommervold — 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

License # 12445

Auctioneers Note: The Zomer Company is honored to have been selected by the Sommervolds to offer this tract of land for sale to the public at auction! This will be a live auction with online bidding! This is a great opportunity to add acres to your current operation or your investment portfolio! Check it out today! Watch zomercompany.com in case of inclement weather!

Location: From Alcester, SD go 3 3/4 mile North on HWY 11 to the farm or from Beresford, SD go 7 miles East on HWY 46 to the farm. This farm is adjacent to HWY 11 and HWY 46! Auction will be held at the Alcester, SD Fairgrounds (30143 SD HWY 11, Alcester, SD) Auction signs will be posted. Watch zomercompany.com for inclement weather!



Auctioneers & Assistants:

Zomer Company Office - 712-476-9443

Mark Zomer - 712-470-2526 — Ryan Zomer - 712-441-3970

Joel Westra - 605-310-6941

Legal Description: Tract 2A of Sommervold's addition in the NE1/4 of Section 4, TWP 95N, Range 49, West of the 5th P.M., Union County, SD. Subject to all public roads and easements of record.

General Description: This property contains 54.81+/- gross acres according to the recent survey. According to FSA this tract of farmland has approx. 54+/- tillable acres. The predominant soil types include: Ca-Calco, Ka-Kennebec, Lb-Lamo, CnD2-Crofton-Nora, MdC-Moody-Nora. According to Agri-Data this farm has a productivity index rating of 60.7 and a county soil rating of .720. This farm has a corn base of 26.7 acres with a PLC yield of 143bu and a soybean base of 26.7 acres with a PLC yield of 44bu. 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! Tracts of land this size are not often available! Make plans today to attend this auction and purchase this property!!!

Method of sale: This farm will be sold with the final bid price x the gross acres. Auction will be held at the Alcester, SD Fairgrounds (30143 SD HWY 11, Alcester, SD)

Taxes: The current Real Estate Taxes according to the Union County Treasurer are approx. \$1,235.91 per year. Taxes will be reassessed by the county due to the recent survey. Seller will pay the 2022 taxes which are due and payable in the spring and fall installments of 2023.

Possession: Possession will be on March 1, 2023. This farm will be available to farm for the 2023 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 November 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. Charles B. Haugland will act as Escrow and Closing agent. This property 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 and sellers agree to accommodate buyers with a 1031 exchange. All buyers are encouraged to do buyers due diligence. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. **Charles B. Haugland—Attorney For Seller.**

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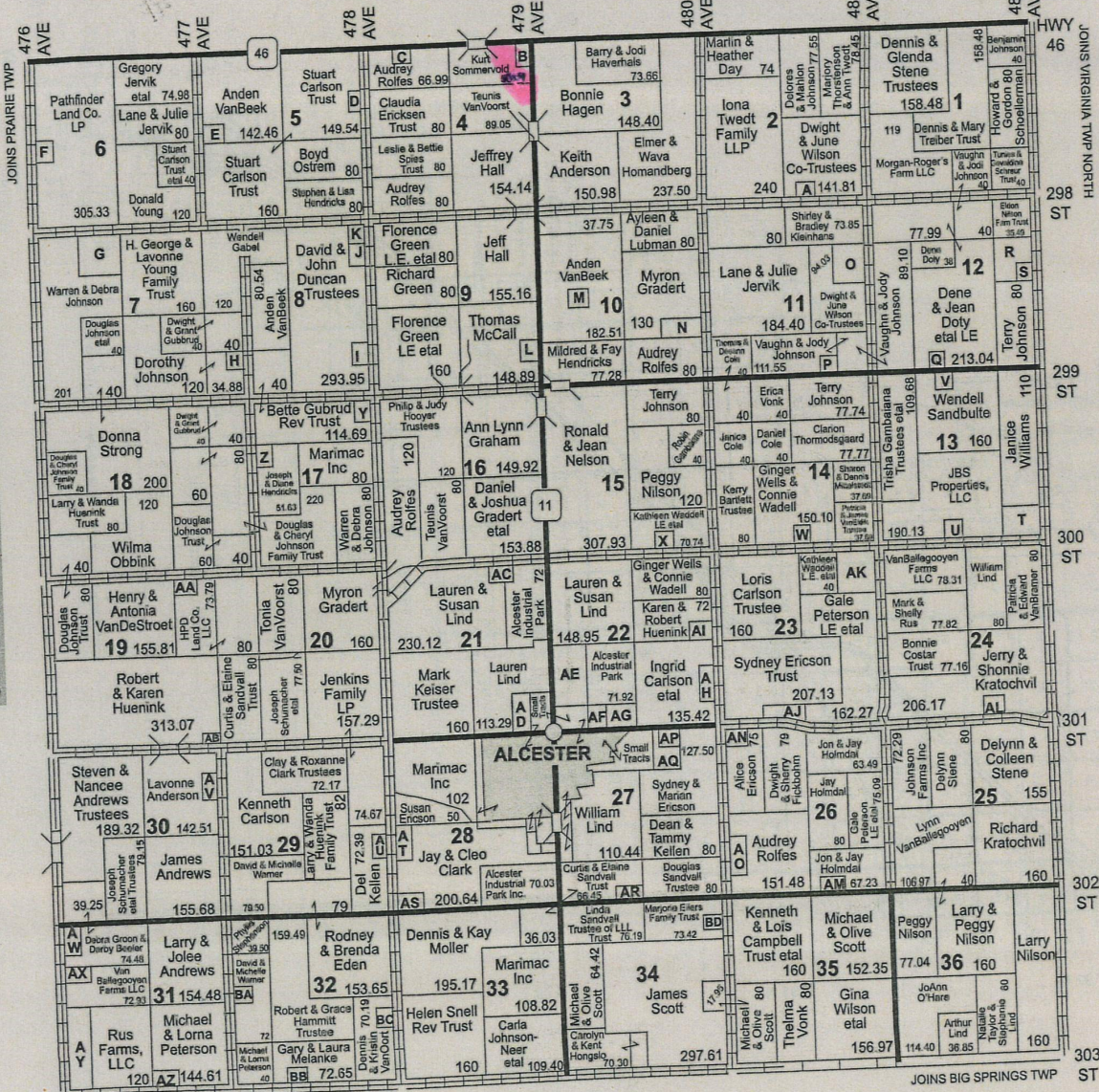
ALCESTER TWP

LAND OWNER

R 49 W

JOINS LINCOLN COUNTY, SD

T 95 N



Small Tracts

- Section 2 A Bryan & Lynette Christensen - 18.19
- Section 4 B Kurt & Michelle Sommervold - 10.81
- Section 5 C Mark & Sherri Busch - 8.59
- Section 5 D Christopher & Dawn Haage 7
- Section 5 E Randy Stewart - 13.71
- Section 6 F Kenneth & Joan Baird - 7.92
- Section 7 G Dorothy Johnson LE et al - 39
- Section 8 H Tiffany Kruse - 5.12
- Section 8 I David Duncan - 13.59
- Section 8 J Ashley Elde & Zachary Pawlowsky 6.44
- Section 8 K Joanne Duncan - 6.02
- Section 9 L Bruce & Wanda Halverson - 5.35
- Section 10 M Michael & Mary Limoges - 8.63
- Section 10 N Janice Cole - 28
- Section 11 O Clarion Thordsgaard - 37.73
- Section 11 P Daniel & Kathy Schoellerman - 6.26
- Section 12 Q Cheryl Wink - 8.94
- Section 12 R David & Brandi Smith - 33.13
- Section 12 S Cynthia Mess - 6.87

- Section 13 T Kersten Johnson - 40.36
- Section 13 U Donald & Darris Wilson - 7.78
- Section 13 V Douglas & Paula Hoffman - 10
- Section 14 W Ronnie Suzanne Walth - 9.90
- Section 15 X David Nelson - 9.26
- Section 17 Y Dawn Hanson - 5.31
- Section 17 Z Matt & Mary Briggie - 8
- Section 19 AA HDS Farm LLC 6.21
- Section 19 AB Roy & Shirley Deen - 6.93
- Section 21 AC Mark & Julie Fickbohm - 8.27
- Section 21 AD Todd & Jayme Nelson 17.60
- Section 22 AE Alcester Golf Course - 41.89
- Section 22 AF Alcester School Dist. - 15.84
- Section 22 AG Pleasant Hill Cemetery 10.89
- Section 22 AH Kyle & Sara Reppe - 14.09
- Section 22 AI Regan Homandberg - 8
- Section 23 AJ Dean & Tammy Kellen - 12
- Section 23 AK Warren Grant Doty - 37.42
- Section 24 AL Shonnie Kratochvil - 20

- Section 26 AM Jerry & Cynthia Johnson - 10
- Section 26 AN Luis & Julien Jr. Rubio - 8.52
- Section 26 AO Patricia Thompson - 5
- Section 27 AP Michael & Olive Scott - 10.53
- Section 27 AQ Delane & Nancy Fickbohm - 7.07
- Section 27 AR Patrick Wynthein - 13.77
- Section 28 AS Douglas Moller - 8.47
- Section 28 AT City of Alcester - 14
- Section 29 AU Vladimir & Vira Silchuk - 5
- Section 30 AV Randall & Patricia Bunkoske - 8.49
- Section 31 AW Steven & Jeri Strong - 5.49
- Section 31 AX Vergene & Corrine Heiman - 7.07
- Section 31 AY Jack & Karen Kirkebak - 40
- Section 31 AZ Leonard Michl - 15.39
- Section 32 BA Keegan Ahart - 8
- Section 32 BB Deborah Miles - 7.35
- Section 32 BC Martha Grimshaw - 9.81
- Section 34 BD Regan & Linda Pearson - 6.57

Aerial Map



Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

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

Map Center: 43° 4' 52.14, -96° 37' 48.76

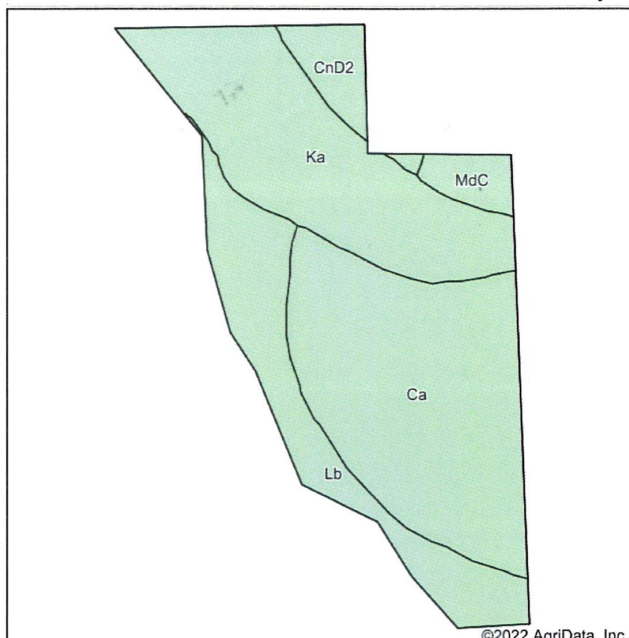
0ft 638ft 1276ft

4-95N-49W
Union County
South Dakota



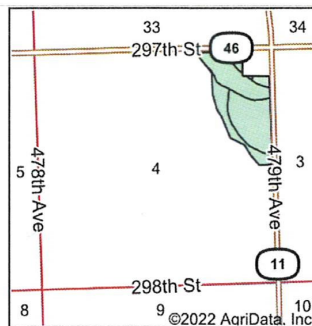
7/18/2022

Soils Map



©2022 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Union**
 Location: **4-95N-49W**
 Township: **Alcester**
 Acres: **54.81**
 Date: **7/18/2022**



Area Symbol: SD127, Soil Area Version: 25																	
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCPI Soybeans
Ca	Calco silty clay loam, wet	22.59	41.2%	Vw		32							2				31
Ka	Kennebec silty clay loam	17.07	31.1%	Iw		94		11.4	6.8	162			4	97	6.6	54	72
Lb	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	10.80	19.7%	Ilw	Ilw	70											71
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	2.59	4.7%	IVe	IVe	47											67
MdC	Moody-Nora silty clay loams, 6 to 10 percent slopes	1.76	3.2%	IIIe	IVe	70	3.6	6		71	120	66		67		24	65
Weighted Average				3.05	*-	60.7	0.1	3.7	2.1	52.7	3.9	2.1	2.1	32.4	2.1	17.6	*n 54.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.


Soils data provided by USDA and NRCS.





United States
Department of
Agriculture




Union County, South Dakota



Common Land Unit  Tract Boundary
PLSS

 Non-Cropland
 Cropland

Wetland Determination Identifiers

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

Unless otherwise noted,
crops listed below are:
Non-irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non-oil

Producer Initial _____
Date _____

2022 Program Year

Map Created March 30, 2022

Farm 6434

4-95N-49W-Union

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).

South Dakota

Union

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 6434

Prepared: 6/29/22 7:35 AM

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
	From 81	2016 - 2

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
64.41	55.23	55.23	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	55.23	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	26.7	143	0.00	0
SOYBEANS	26.7	44	0.00	0
Total Base Acres:	53.4			

Tract Number: 4066 Description E2NE 4-95-49

FSA Physical Location : Union, SD

ANSI Physical Location: Union, SD

BIA Range Unit Number:

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

Recon Number

Wetland Status: Tract does not contain a wetland

2016 - 1

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
64.41	55.23	55.23	0.0	0.0	0.0	0.0	0.0

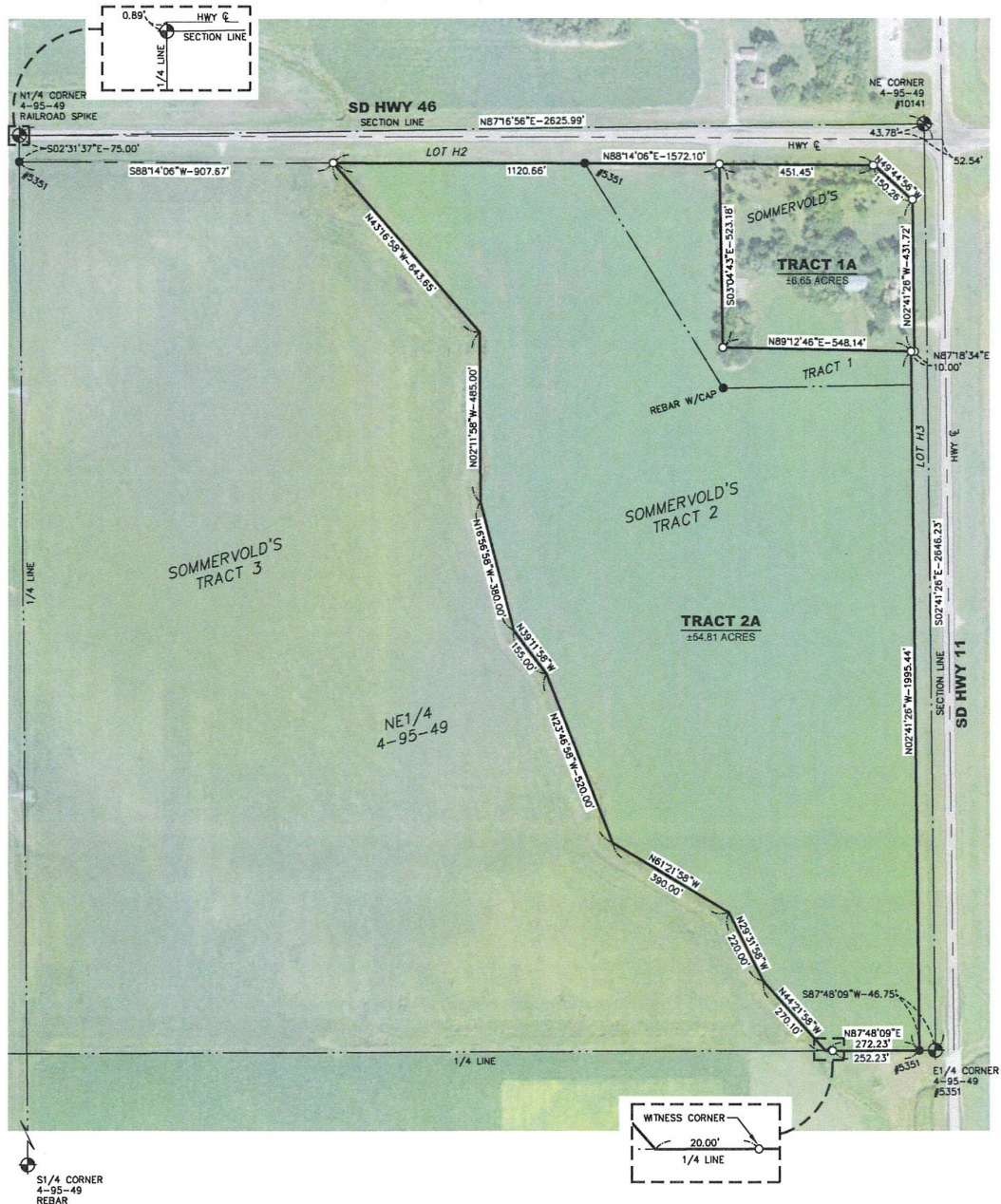
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	55.23	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	26.7	143	0.00
SOYBEANS	26.7	44	0.00
Total Base Acres:	53.4		

Owners: SOMMERVOLD, KURT

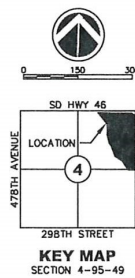
PLAT OF TRACT 1A AND TRACT 2A OF SOMMERVOLD'S ADDITION

IN THE NE1/4 OF SECTION 4, TOWNSHIP 95 NORTH, RANGE 49 WEST OF THE 5TH
P.M., UNION COUNTY, SOUTH DAKOTA.
CONTAINING ±61.46 ACRES



LEGEND

- EXISTING EASEMENT LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTER LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- PLATTED PROPERTY LINE
- FOUND MONUMENT
- SET 5/8" X 18" CAPPED REBAR
- FOUND SECTION CORNER
- PREVIOUSLY PLATTED DIMENSION



GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS DRAWING IS NAD83 SOUTH DAKOTA STATE PLANES, SOUTH ZONE, US FOOT.
2. RESEARCH OF EXISTING EASEMENTS OF RECORD WAS NOT PERFORMED.



DGR ENGINEERING
2309 E. 57TH STREET, SUITE 101
SIOUX FALLS, SD 57108
(605) 339-4157 office
(605) 339-4175 fax
dgr.com

ified Wetland Determination M

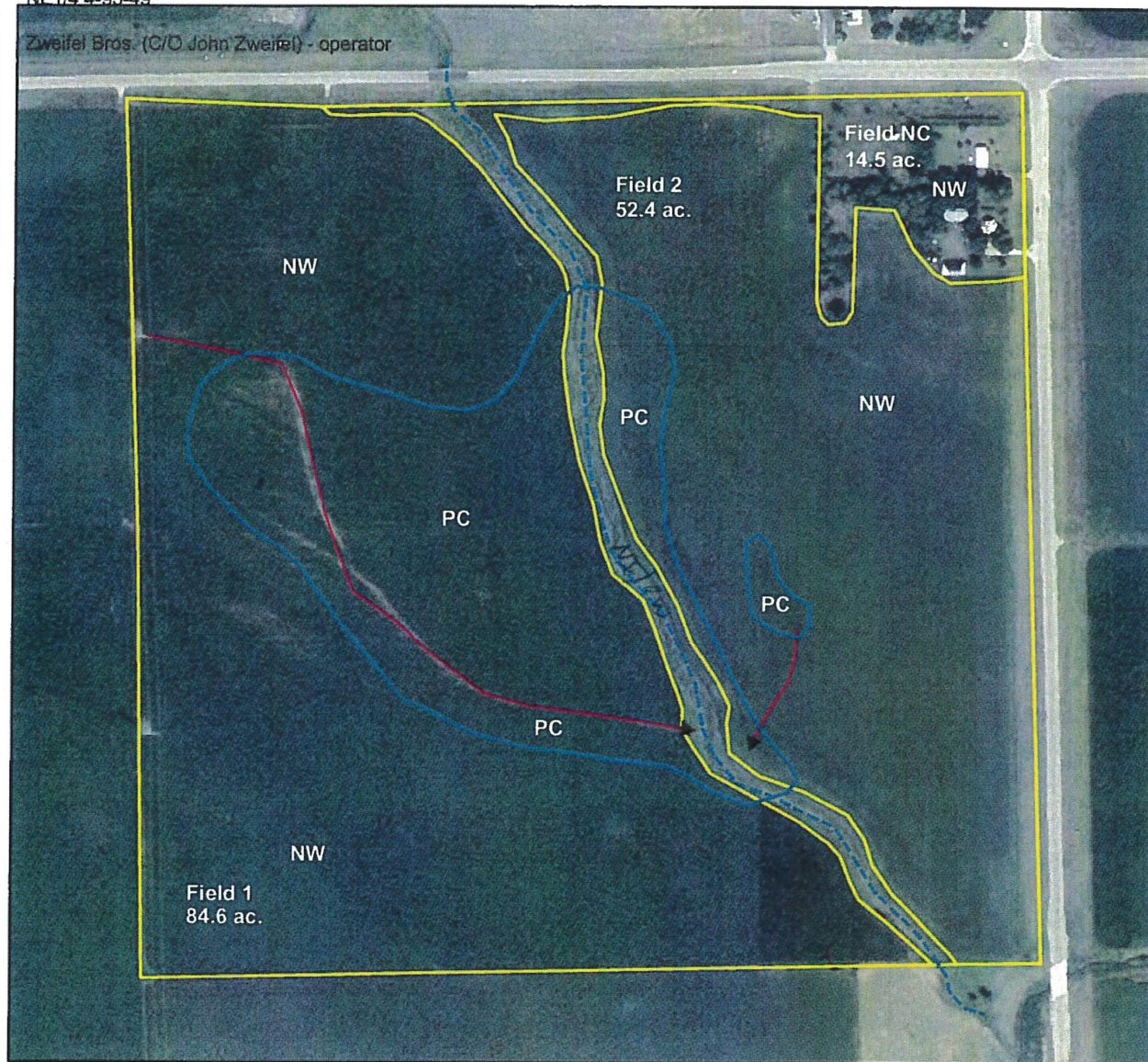
Date: 10/24/2005

Customer(s): MORRIS N SOMMERVOLD
District: UNION COUNTY CONSERVATION DISTRICT

Field Office: ELK POINT SERVICE CENTER
Agency: NRCS
Assisted By: Jeffrey J Loof
State and County: SD, UNION

Legal Description: T-144
NE1/4 4-95-49

Zweifel Bros. (C/O John Zweifel) - operator



Legend

- Resource Inventory (Polygon)
 - Resource Inventory (Line)
 - ➔ Practices (lines)
 - Consplan
- Image: DOQ



225 0 225 450 675 900
Feet



PRESENTED BY

ZOMER COMPANY

**1414 Main St.,
Rock Valley, IA 51247
www.zomercompany.com
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