

# ZOMER COMPANY

160+/- Acres of Farmland In  
Alcester TWP, Union County, SD Farmland!!!

Located Northeast of Alcester, SD &  
Southeast of Norway Center, SD !!!



**Auction Date October 12, 2022 @ 10:30 A.M.**

**Wendell Ivan Sandbulte —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**

**License # 12445**

**Auctioneers Note:** The Zomer Company is honored to have been selected by Wendell to offer this tract of land for sale to the public at auction as Wendell has purchased land closer to his home operation in Iowa and is doing a 1031 exchange. 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](http://zomercompany.com) in case of inclement weather!

**Location: From Alcester, SD go North on SD HWY 11 for 2 miles to 299th St. then go 2 1/2 miles East on 299th St. The Farm is located on the South side of 299th St. Auction signs will be posted. Watch [zomercompany.com](http://zomercompany.com) for inclement weather! Auction will be held at the site of the land.**



**Auctioneers & Assistants:**

**Zomer Company 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**

**Blake Zomer - 712-460-2552 — Gary Van Den Berg - 712-470-2068**

**Darrell Vande Vegte - 712-470-1125**

**Legal Description:** The West One-Fourth of the Northeast Quarter of the Northeast Quarter (W1/2 NE1/4 NE1/4); the West Half of the Northeast Quarter (W1/2 NE1/4); and the East Half of the Northwest Quarter (E1/2 NW1/4), except Wilson Tract I in the NE1/4 NW1/4 as platted in Book 9 of Plats on Page 86 and in Plat Correction as recorded in Book 26 of Miscellaneous on Page 958; all in Section 13, Township 95 North, Range 49 West of the 5th P.M., Union County, South Dakota, according to the government survey thereof. Subject to all public roads and easements of record.

**General Description:** This property contains 160+/- gross acres according to the Union County Assessor. According to FSA this tract of farmland has approx. 157.8+/- tillable acres. The predominant soil types include: CnD2-Crofton-Nora, Ae-Alcester, McB-Moody, MdC-Moody-Nora, ShE-Shindler, Ma-McPaul. According to Agri-Data this farm has a productivity index rating of 64.2 and a county soil rating of .707. This farm has a corn base of 114.7 acres with a PLC yield of 144bu and a soybean base of 13.7 acres with a PLC yield of 44bu. This farm has rolling topography with some grass terraces. This farm had approx. 8345ft of drainage tile installed in 2016! 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! This farm has had a great production history! This auction offers you the opportunity to purchase an excellent Union County, SD farm! 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 county acres. This farm will not be surveyed and buyer will be purchasing this property based on 160+/- gross county acres. Auction will be held on site at the site of the farmland.

**Taxes:** The current Real Estate Taxes according to the Union County Treasurer are approx. \$3,878.46 per year. Seller will pay the 2022 taxes which are due and payable in the spring and fall installments of 2023.

**Possession:** Possession will be on closing day . 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 15, 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. Michael McGill 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 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. All buyers are encouraged to do buyers due diligence. This farm will not be surveyed and is being sold based on county gross acres. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below.

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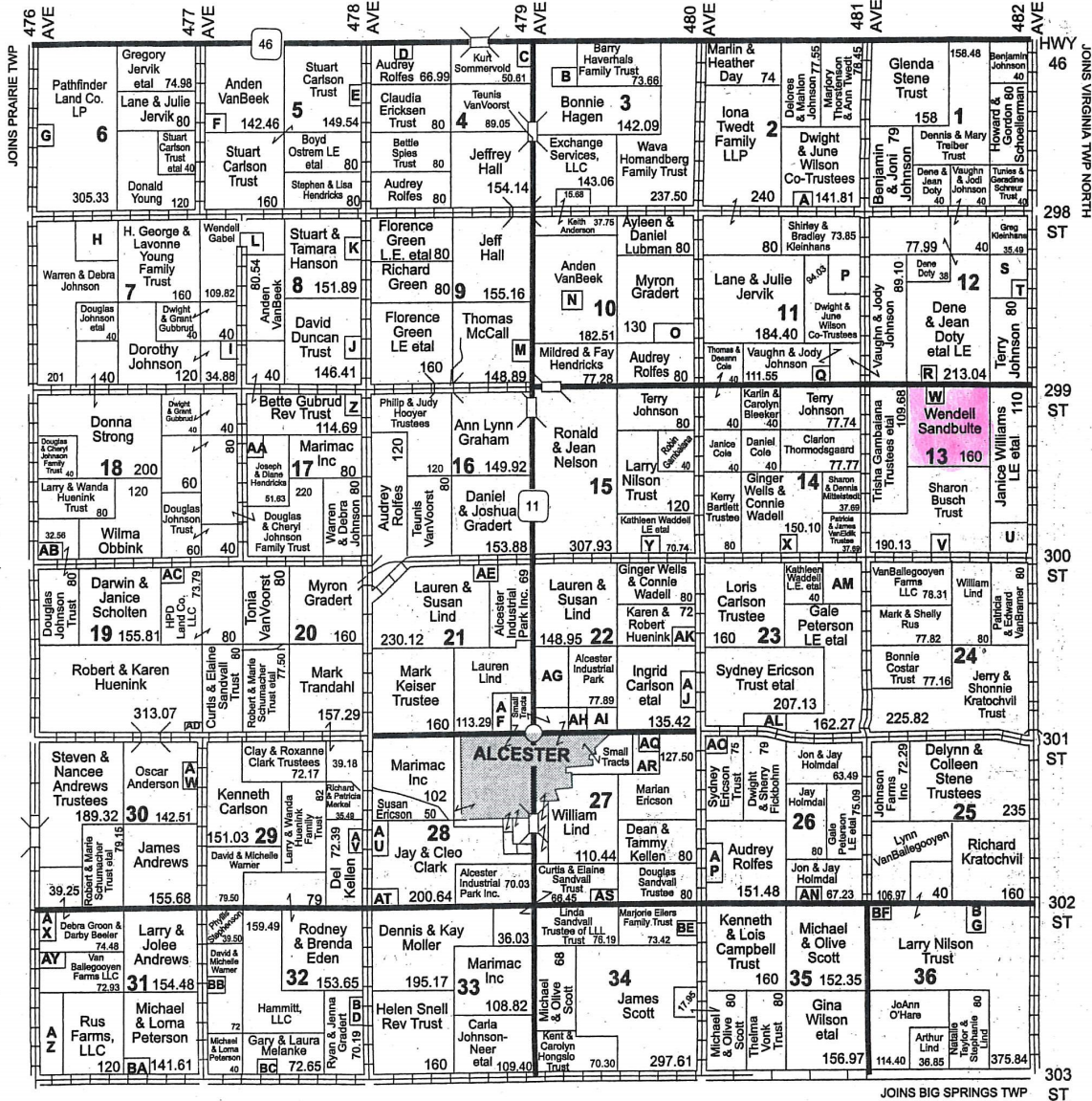
# ALCESTER TWP

## LAND OWNER

T 95 N

R 49 W

JOINS LINCOLN COUNTY, SD



LAND OWNER & RURAL RESIDENT MAPS

### Small Tracts

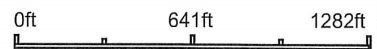
- |   |   |   |
|---|---|---|
| Section 2 <b>A</b> Bryan & Lynnette Christensen - 18.19 | Section 13 <b>U</b> Kersten Johnson - 40.36             | Section 26 <b>AN</b> Jerry & Cynthia Johnson - 10       |
| Section 3 <b>B</b> Marilee Hagen - 6.30                 | <b>V</b> Donald & Darris Wilson - 7.78                  | <b>AO</b> Patricia Thompson - 5                         |
| Section 4 <b>C</b> Kurt & Michelle Sommervold - 10.81   | <b>W</b> Douglas & Paula Hoffman - 10                   | <b>AP</b> Luis & Julien Jr. Rubio - 8.52                |
| <b>D</b> Mark & Sherril Busch - 8.59                    | Section 14 <b>X</b> Ronnie & Suzanne Walth - 9.90       | Section 27 <b>AQ</b> Patrick Wynthein - 13.77           |
| Section 5 <b>E</b> Tyrel & Caley Backes - 7             | Section 15 <b>Y</b> Joshua & Molly Homandberg - 9.26    | <b>AR</b> Michael & Olive Scott - 10.53                 |
| <b>F</b> Randy Stewart - 13.71                          | Section 17 <b>Z</b> Dawn Hanson - 5.31                  | <b>AS</b> Delane & Nancy Fickbohm - 7.07                |
| Section 6 <b>G</b> Kenneth & Joan Baird - 7.92          | Section 18 <b>AA</b> Matt & Mary Briggie - 8            | Section 28 <b>AT</b> Douglas Moller - 8.47              |
| Section 7 <b>H</b> Dorothy Johnson LE et al - 39        | Section 19 <b>AB</b> Terry & Jessica Christensen - 6.41 | <b>AU</b> City of Alcester - 14                         |
| Section 8 <b>I</b> Tiffany Kruse - 5.12                 | <b>AC</b> HDS Farm LLC 6.21                             | Section 29 <b>AV</b> Vladimir & Vera Silchuk - 5        |
| <b>J</b> Marjory Duncan - 11.09                         | <b>AD</b> Roy & Shirley Deen - 6.93                     | Section 30 <b>AW</b> Randall & Patricia Bunkoske - 8.49 |
| <b>K</b> Ashley Eide & Zachary Pawlowsky 6.44           | <b>AE</b> Mark & Julie Fickbohm - 8.27                  | Section 31 <b>AX</b> Steven & Jeri Strong - 5.49        |
| <b>L</b> Nicole Kruse & Nathan Johnson - 10.18          | <b>AF</b> Todd & Jayme Nelson 17.60                     | <b>AY</b> Norman & Dana DeWit - 7.07                    |
| Section 9 <b>M</b> Leonard & Cynthia McDaniel - 5.35    | Section 22 <b>AG</b> Alcester Golf Course - 41.89       | <b>AZ</b> Jack & Karen Kirkebak - 40                    |
| Section 10 <b>N</b> Michael & Mary Limoges - 8.63       | <b>AH</b> Alcester School Dist. - 15.84                 | <b>BA</b> Leonard Michl - 15.39                         |
| <b>O</b> Janice Cole - 28                               | <b>AI</b> Pleasant Hill Cemetery 10.89                  | Section 32 <b>BB</b> Christopher & Samantha Day - 8     |
| Section 11 <b>P</b> Clarion Thorodsgaard - 37.73        | <b>AJ</b> Kyle & Sara Reppe - 14.09                     | <b>BC</b> Deborah Miles - 7.35                          |
| <b>Q</b> Daniel & Kathy Schoellerman - 6.26             | <b>AK</b> Regan Homandberg - 8                          | <b>BD</b> Martha Grimshaw - 9.81                        |
| Section 12 <b>R</b> Cheryl Wink - 8.94                  | Section 23 <b>AL</b> Dean & Tammy Kellen - 12           | Section 34 <b>BE</b> Regan & Linda Pearson - 6.57       |
| <b>S</b> David & Brandi Smith - 33.13                   | <b>AM</b> Warren Doty - 37.42                           | Section 36 <b>BF</b> Justin VanBallegooyen - 10.13      |
| <b>T</b> Cynthia Mess - 6.87                            |   | <b>BG</b> Union Co. Rentals, LLC - 10.34                |

UNION COUNTY, SD

### Aerial Map



Map Center: 43° 3' 7.11, -96° 34' 39.53



Maps Provided By:



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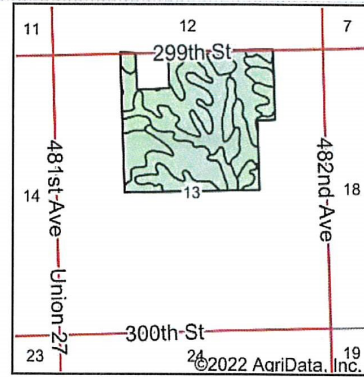
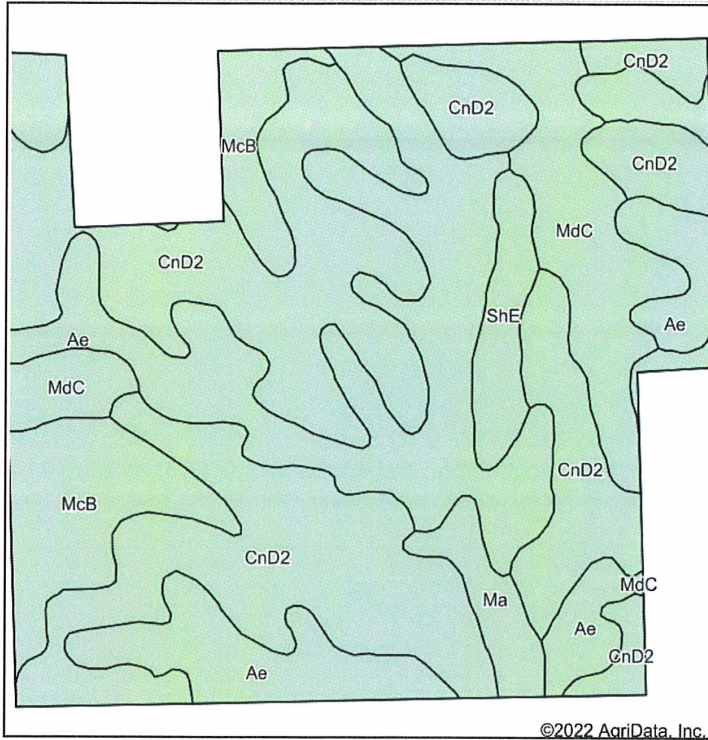
Field borders provided by Farm Service Agency as of 5/21/2008.

**13-95N-49W**  
**Union County**  
**South Dakota**



7/19/2022

### Soils Map



State: **South Dakota**  
 County: **Union**  
 Location: **13-95N-49W**  
 Township: **Alcester**  
 Acres: **160**  
 Date: **7/19/2022**



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.

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	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Oats Bu	Soybeans Bu	Soybeans Irrigated Bu	*n NCCPI Soybeans
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	71.29	44.6%	IVe	IVe	47									67
Ae	Alcester silty clay loam, 2 to 6 percent slopes	46.40	29.0%	IIe	IIIe	90									72
McB	Moody silty clay loam, 2 to 6 percent slopes	17.32	10.8%	IIe	IIIe	67									75
MdC	Moody-Nora silty clay loams, 6 to 10 percent slopes	16.40	10.2%	IIIe	IVe	70	3.6	6	71	120	66	67	24		65
ShE	Shindler clay loam, 15 to 30 percent slopes	4.75	3.0%	Vle		20									33

Soils data provided by USDA and NRCS.

Maps Provided By:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Tons	Bromegrass alfalfa AUM	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Oats Bu	Soybeans Bu	Soybeans Irrigated Bu	*n NCCPI Soybeans
Ma	McPaul silt loam	3.84	2.4%	lw		90		5	90	140		70	34	44	74
<b>Weighted Average</b>				<b>3.09</b>	<b>*-</b>	<b>64.2</b>	<b>0.4</b>	<b>0.7</b>	<b>9.4</b>	<b>15.7</b>	<b>6.8</b>	<b>8.5</b>	<b>3.3</b>	<b>1.1</b>	<b>*n 68.3</b>

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

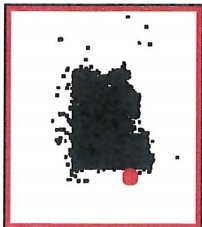
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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





Program  
Year 2022



United States Department of Agriculture  
**Union County, SD**  
**PLSS: 13\_95N\_49W**  
**Farm: 5562**

1 inch equals 692 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

October 11, 2021

South Dakota  
 Lincoln  
 Report ID: FSA-156EZ

U.S. Department of Agriculture  
 Farm Service Agency  
 Abbreviated 156 Farm Record

FARM: 5562  
 Prepared: 7/19/22 3:10 PM  
 Crop Year: 2022  
 Page: 2 of 3

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.

Other Producers: SANDBULTE, SETH IVAN

Tract Number: 4771 Description S2 SW4 1 95 48 N2 NW4 12 95 48 UNION  
 FSA Physical Location: Union, SD ANSI Physical Location: Union, 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
166.7	132.7	132.7	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	132.7	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	66.8	144	0.00
SOYBEANS	65.5	44	0.00
<b>Total Base Acres:</b>	<b>132.3</b>		

Owner: SANDBULTE, WENDELL IVAN SANDBULTE, SHAWN  
 Other Producers: SANDBULTE, SETH IVAN

Tract Number: 5134 Description E1/2 NW W1/2 NE13 95 49  
 FSA Physical Location: Union, SD ANSI Physical Location: Union, SD

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

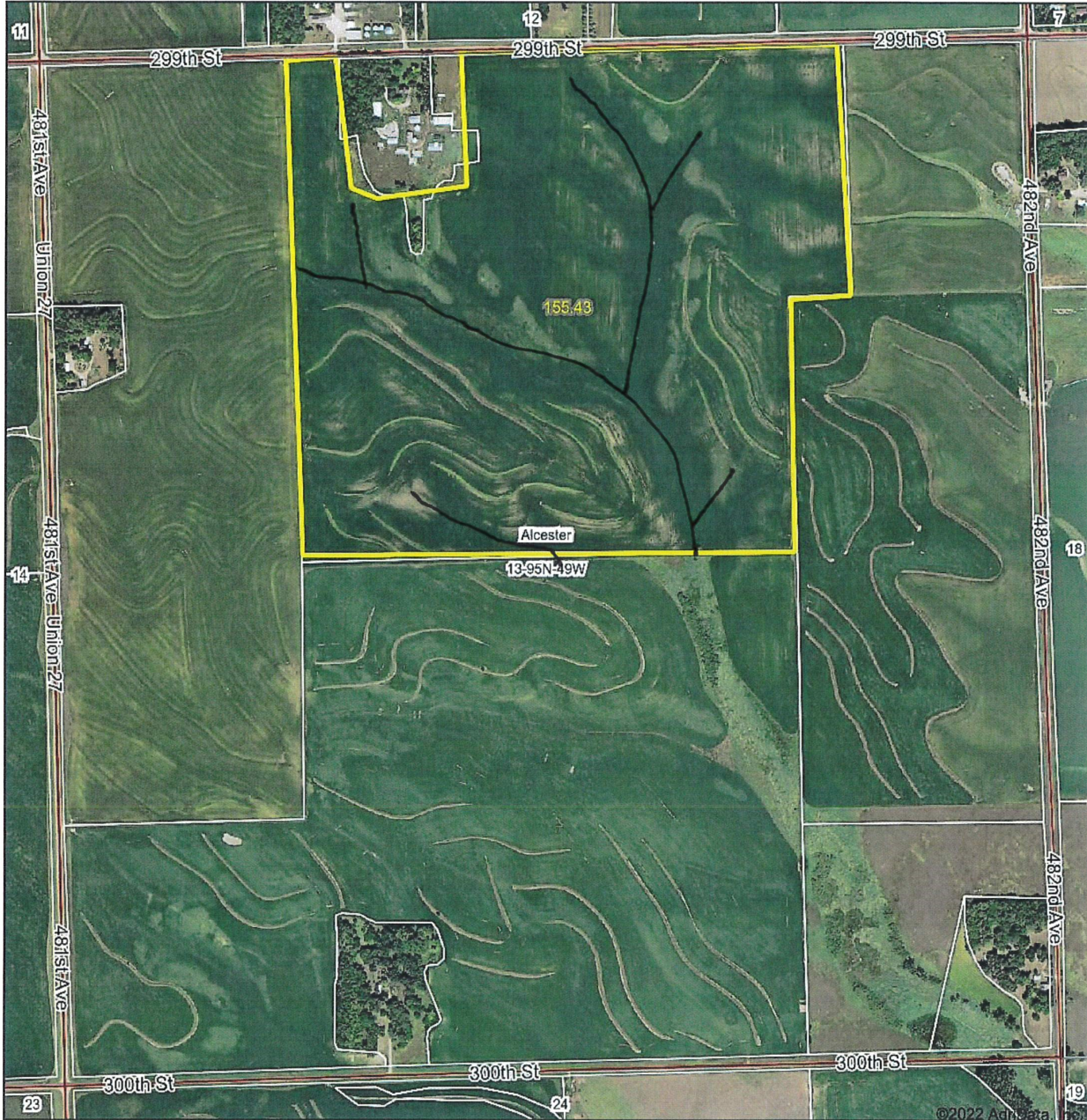
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
157.8	157.8	157.8	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	157.8	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	114.7	144	0.00
SOYBEANS	13.7	44	0.00
<b>Total Base Acres:</b>	<b>128.4</b>		

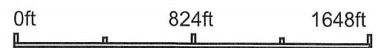
Owners: SANDBULTE, WENDELL IVAN

# Estimated Tile Map As Drawn By Owner

## Aerial Map



Map Center: 43° 2' 50.96, -96° 34' 43.42



Maps Provided By:



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13-95N-49W  
Union County  
South Dakota



6/28/2022

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

Jim's Digging Service  
 529 4th St. NW  
 Sioux Center, IA 51250

# Invoice

Date	Invoice #
11/29/2016	2748

Bill To
Wendell Sandbulte

# Tile Invoice

Terms	Due Date
Net 30	12/29/2016

Quantity	Description	Rate	Amount
	Work done in South Dakota (Union County)		
2,517	ft. 4" Tile Installed	1.85	4,656.45T
4,834	ft. 5" Tile Installed	2.05	9,909.70T
994	ft. 6" Tile	2.35	2,335.90T
3	6" Outlet Pipe with Guard.	75.00	225.00T
1	6" Tile Y installed	80.00	80.00T
2	5" Tile Y	75.00	150.00T
3.25	Hrs. Cat Dozer	140.00	455.00T
	Mobilization & Set up	350.00	350.00T
		<b>Subtotal</b>	\$18,162.05

*pd CR # 2766  
 12-5-16  
 \$ 19433.39  
 in book*

Sales Tax (7.0%)	\$1,271.34
<b>Total</b>	\$19,433.39

Phone #	Fax #
712-722-0983	712-722-0984





# PRESENTED BY

# ZOMER COMPANY

**Mark Zomer — Broker - 712-470-2526**

**Darrell Vande Vegte — Sales-712-470-1125**

**Gary Van Den Berg — Sales - 712-470-2068**

**Ryan Zomer — Sales - 712-441-3970**

**Blake Zomer — Sales - 712-460-2552**

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.vanzomrealtyauction.com](http://www.vanzomrealtyauction.com)**

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

**for our past successful results**



*“Your Farmland & Equipment Specialists”*

1414 Main St.

Rock Valley, IA 51247

Zomerauctions.com

(712) 476-9443

160+/- Acres Of Farmland in  
Alcester TWP,  
Union County, SD



Approx. Boundary Lines

**Wendell Ivan Sandbulte—Seller**