



**Upcoming Live Public Auction Of
72.64+/- Acres Of Quality Farmland in
Highland TWP, Lincoln County, SD**

Walter & June Sogn Heirs—Owner



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

zomercompany.com
712-476-9443

Auctioneers:
Zomer Company
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Auctioneers Note: Our company is honored to have been selected by the Sogn Family to offer for sale at auction this excellent Lincoln County, SD farmland! This is an outstanding farm in an area where land is not always available! If you are looking for a quality tract of Lincoln County, SD land to add to your operation or investment portfolio be sure to check out this land! Watch zomercompany.com in case of inclement weather!

Location: From Hoogendoorn Construction in Canton, SD go South on 479th Ave (SD HWY 11) for 6 miles to 288th St then go West on 288th St for 3/4 mile. Farm is located South of 288th St. Auction signs will be posted. Watch zomercompany.com for inclement weather! Auction will be held at the site of the land!



Abbreviated Legal Description: That part of the E1/2 of the NW1/4 EXCEPTING a parcel described as the North 567ft of the East 567ft (Acreage Site), all located in Section 21, TWP 97N, Range 49W, Lincoln County, SD. Subject to all public roads and easements of record. TO BE SURVEYED.

General Description: This property contains 72.64+/- gross acres according to the county assessor. According to FSA this tract of farmland has approx. 72.3 tillable acres with the remainder in road/ditch. The predominant soil types include: WhA-Wentworth-Chancellor, Cd-Chancellor-Viborg. According to Agri-Data this farm has a productivity index rating of 87.9 on the tillable land and a county soil rating of .876. This farm has a corn base of 53.77 acres with a PLC yield of 132bu. and a soybean base of 17.93 acres with a PLC yield of 39bu. This is an outstanding farm in a great area in Highland TWP, Lincoln County, SD! This farm has great soils and is an inside tract of farmland with very few non tillable acres! This farm is located on a quality paved road only 3 miles from Newton Hills state park, 7 miles from I-29 and 8 miles from Canton, SD! According to Lincoln County Planning & Zoning this property currently has 1 housing eligibility and this eligibility will be sold with the property. If you are a farmer or investor looking for a fantastic tract of land or if you are looking to establish your dream home on a property with plenty of space this property can fulfill all of your needs!

Method of sale: Farm will be sold with the final bid price x the gross surveyed acres. Auction will be held at the site of the Land. This farm will be surveyed and sold based on the gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Lincoln County Treasurer are approx. \$1,628.12 per year. Seller will pay the 2022 taxes which are due and payable in the spring and fall installments of 2023.

Possession: Full Possession will be on March 1, 2023. This property is available to farm for the 2023 crop year.

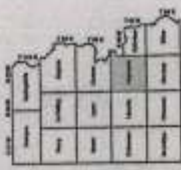
Terms: Purchaser(s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before January 11, 2023 when the buyer shall receive a clear and merchantable 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 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. One of the sellers is a licensed real estate agent in the state of South Dakota. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below.

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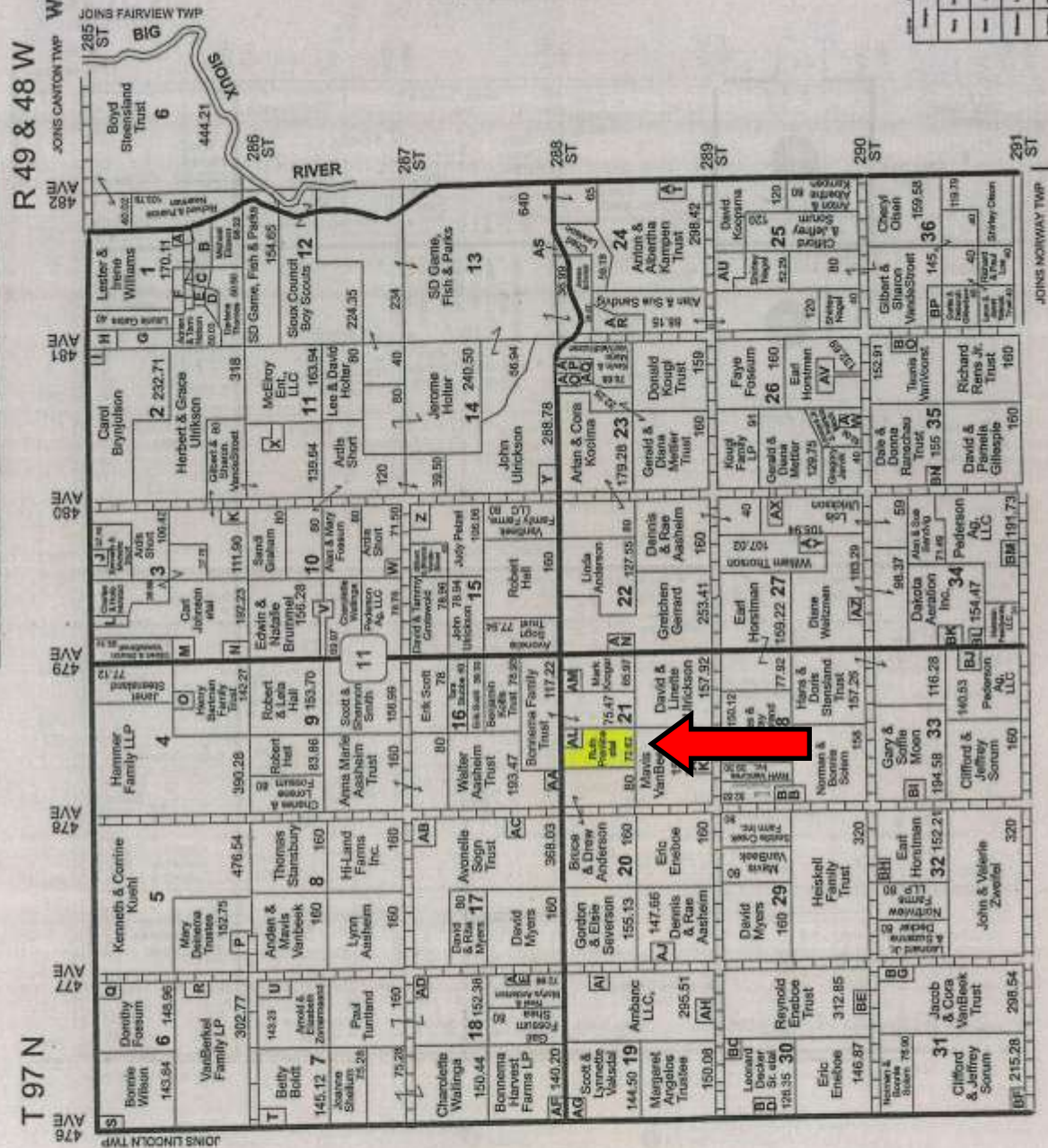
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HIGHLAND TWP

LAND OWNER



LAND OWNER & RURAL RESIDENT MAPS



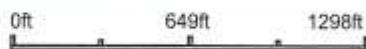
- Small Tracts**
- Section 1 A Karanath & Cleoia Wilczewski - 5.51
 - B Karem & Cynthia Borker - 10.84
 - C Thomas & Cynthia Thomas - 10.85
 - D Jason & Arny Gless - 12.07
 - E Drew Anderson - 25
 - F Laura Wiese - 30.14
 - G M Kevin Weiler - 10
 - H Luce & Jens Wiese - 7.97
 - I K P Howard & Angelina Larson - 7.32
 - J Philip Ranschaui - 6.54
 - K N Lynn & Robert Gies - 15.13
 - L N Lynn & Robert Gies - 15.13
 - M Mark Egan - 9.81
 - N Scott & Pamela Vargopoulos - 13.22
 - O Scott & Pamela Vargopoulos - 13.22
 - P Tyler Larson - 7.25
 - Q Clinton Dooley - 10
 - R James & Theresa Kijger - 7.87
 - S Deep & Megan Abbas - 8.64
 - T Michael Johnson - 5.46
 - U Fred & Alton Vandenboom - 15.77
 - V Fred & Alton Vandenboom - 15.77
 - W Fred & Alton Vandenboom - 15.77
 - X Fred & Alton Vandenboom - 15.77
 - Y Nicholas Tice - 10.23
 - Z James & Marlene Aashheim - 13.94
 - Section 15 AA Scott Stoddard - 5.15
 - Section 16 AA Scott Stoddard - 5.15
 - Section 17 AA Scott Creek Farm Inc. - 21.03
 - AC Paul Sogin - 3.20
 - Section 18 AD Donald & Laveta Cole - 7.42
 - AE James & Tracie Herberich - 7.22
 - AF James & Tracie Herberich - 7.22
 - AG Mary & Leonard Eckley - 11.81
 - AH L.C. - 11.81
 - AI Russell & Jessica Wilke - 7.78
 - Section 20 AJ Steven & Emily Puchner - 12.34
 - AK Dean & Annette Aashheim - 8
 - AL Ross & Darcy Knudsen - 7.30
 - AM M. Quan & Robbena Jernys - 11.04
 - Section 22 AN Don Schatz - 35
 - Section 23 AD Thurman Farley Trust - 8.55
 - AP James & Michele Jensen - 10.31
 - AQ James & Michele Jensen - 10.31
 - AR James & Michele Jensen - 10.31
 - AS Lance & Peggy Borker - 5.30
 - AT David Vandenboom - 12.09
 - Section 25 AU Keith & Cheryl McCarty - 27.70
 - AV Terry & Lynn Short - 27.21
 - AW Barbara Book - 15.27
 - Section 26 AX David & Laveta Erickson - 11.06
 - AY David & Laveta Erickson - 11.06
 - AZ Thomas & Denise Paulson - 9.64
 - Section 28 BA Charles & Patricia - 8.85
 - BB Adam Decker - 5.10
 - Section 30 BC Leonard Decker Jr. - 0.02
 - BD Luca Rucker - 7.15
 - Section 31 BF John & Lindsay Turland - 7.38
 - BG Grand Valley Properties, LLC - 21.35
 - Section 32 BH T. & Lisa Dary - 7.70
 - Section 33 BI Alan & Amanda Gerry - 5.45
 - Section 34 BJ David & Cheryl Bradford - 10.81
 - Section 35 BK Phyllis & James L.L.C. - 5.24
 - Section 36 BL Donald & Tami Sordos - 11.55
 - Section 37 BN Donald Paulson - 5
 - Section 38 BO Troy Drees - 7.69
 - Section 39 BP Thomas & Cindy Kupper - 15

LINCOLN COUNTY, SD

Aerial Map



Map Center: 43° 12' 39.72, -96° 38' 32.92

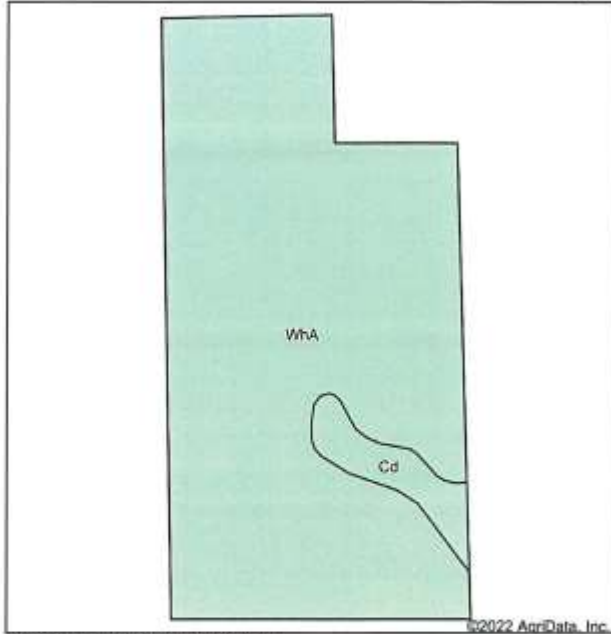


21-97N-49W
Lincoln County
South Dakota



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

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **21-97N-49W**
 Township: **Highland**
 Acres:
 Date: **10/3/2022**



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	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	68.87	94.8%	lw	88	4.1	51	4.4	4.7	98	11.6	57	64	37	36	1460	39	56
Cd	Chancellor-Viborg silty clay loams	3.75	5.2%	llw	87	3.7	47	4.6	4.7	94	11.1	55	59	35	33	1400	36	47
Weighted Average				1.05	87.9	4.1	50.8	4.4	4.7	97.8	11.6	56.9	63.7	36.9	35.8	1456.9	38.8	*n 55.5

*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: 21_97N_49W
Farm: 1025

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-526 and attached maps) for exact boundaries and determinations or contact NRCS.

2021 Ortho-Photography - Not to Scale

October 22, 2021

SOUTH DAKOTA
LINCOLN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 1025
Prepared : 9/29/22 10:23 AM CST
Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ██████████
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
72.30	72.30	72.30	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	72.30	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	53.77	0.00	132	
Soybeans	17.93	0.00	39	0
TOTAL	71.70	0.00		

NOTES

Tract Number : 1032
Description : E7 E2 NW4 21 97 49
FSA Physical Location : SOUTH DAKOTA/LINCOLN
ANSI Physical Location : SOUTH DAKOTA/LINCOLN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : ██████████
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
72.30	72.30	72.30	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	72.30	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	53.77	0.00	132

SOUTH DAKOTA
LINCOLN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1025
Prepared : 9/29/22 10:23 AM CST
Crop Year : 2023

Tract 1032 Continued ...

Soybeans	17.93	0.00	39
TOTAL	71.70	0.00	

NOTES

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