

ZOMER COMPANY

Upcoming Live Public Onsite Auction

Of 160+/- Acres

Of Highland Twp, Lincoln County, SD Farmland

**This Farmland Is Northwest of Hudson SD &
Southwest of Fairview, SD In Highland TWP, Lincoln County, SD!**



Auction Date: October 27, 2021 @10:30 A.M.

Richard Rens Jr. Revocable Trust- Owner

zomerauctions.com

Westraatkins.com

Auctioneers:

Broker: Mark Zomer - 712-470-2526 — Joel Westra-605-310-6941

Darrell Vande Vegte - 712-470-1125 — Joel Westra - 605-957-5222

Ryan Zomer-712-441-3970



Auctioneers Note: Our company is honored to have been selected by the Rens family to offer this farmland for sale at live public auction! Make plans today to attend this auction! This farmland offers great opportunity to start your land portfolio or add to your current operation!! The property presents a great investment potential! 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 or westraatkins.com in case of inclement weather!

Location: From Hudson, SD go 5 miles West on 294th St. to 482nd Ave then go 2 miles North on 482nd Ave to 292nd St then go 1 mile West on 292nd St to 481st Ave then go 1 mile North on 481st Ave to the farmland. This farm is located in the Northwest corner of the intersection of 291st St and 481st Ave. Auction signs will be posted. Watch zomerauctions.com for inclement weather! Auction will be held at the site of the farmland!



Legal Description: The SE 1/4 of Section 35, Twp 97N, Range 49W, Lincoln County, SD.- Subject to all public roads and easements of record.

General Description: This property contains 160+/- gross acres. According to FSA this tract of farmland has approx. 149.10 tillable acres with remaining balance of the farm in road/ditch and approx. 7.66 acres of waterway & tree/grass area/dam area. The predominant soil types include: MoB, MpC2, MoA-Moody, Af-Alcester & W-Water. According to Agri-Data this farm has a productivity index rating of 68.6 on the total farm and a county soil rating of .840. This farm has a corn base of 101 acres with a PLC yield of 147bu. And a soybean base of 46.70 acres with a PLC yield of 44bu.. The dam located in the Southwest corner of the property is part of the Brule Creek watershed project and buyer must comply with all regulations concerning the dam. This a great farm in an area where farms are not often offered for sale! Property is sold subject to access road easement which borders the South side of the property and grants ingress/egress access easement to the Brule Creek watershed district. 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!!!

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. \$3,205.52 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 March 1, 2022.

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 December 10, 2021 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 Abstract & 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. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below.

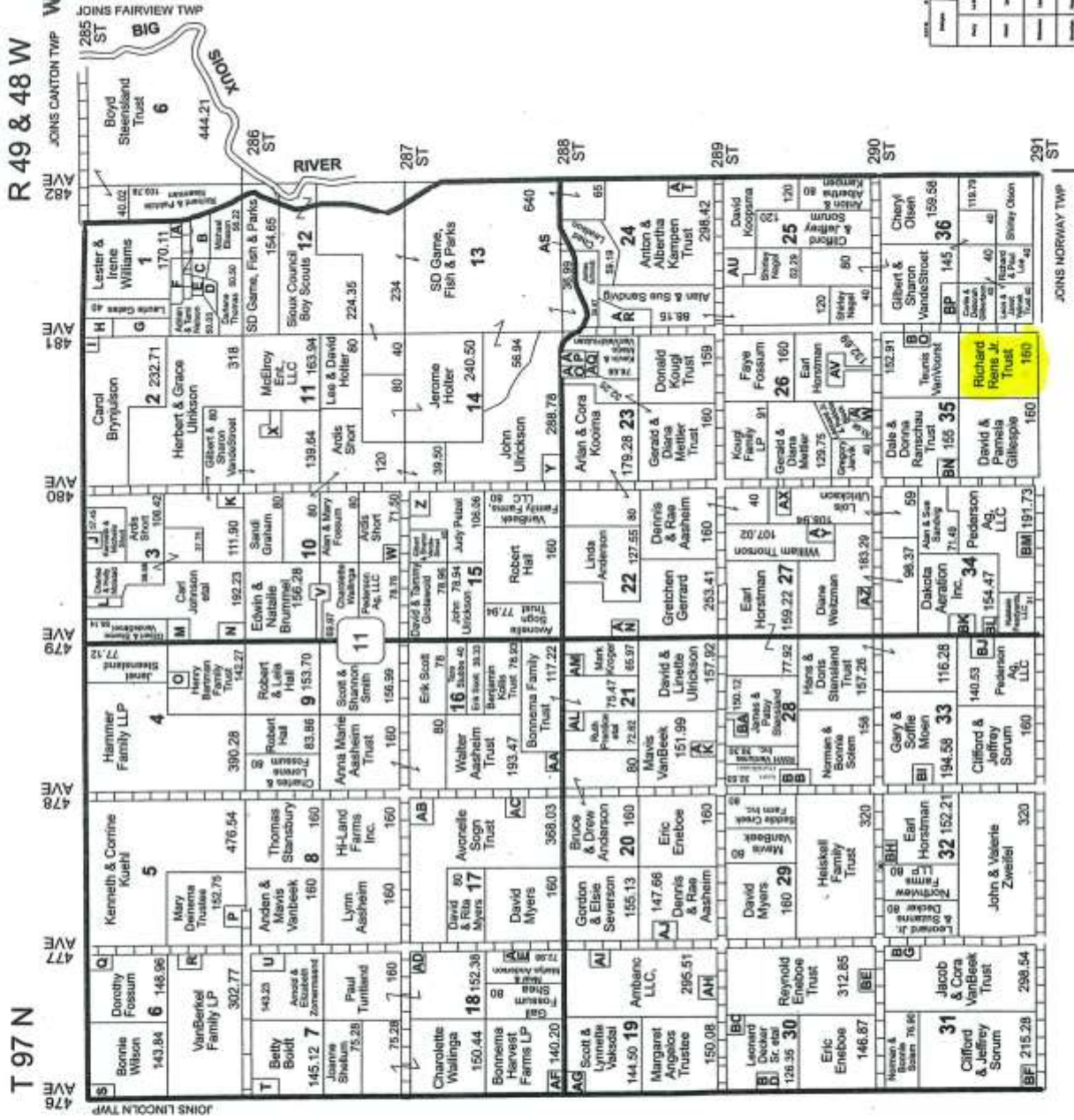


HIGHLAND TWP

LAND OWNER

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
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LAND OWNER & RURAL RESIDENT MAPS



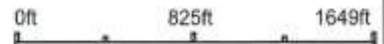
- Small Tracts**
- Section 1 A Kenneth & Corinne Kuefler - 5.53
 - Section 1 B Kern & Cynthia Suda - 13
 - Section 1 C Thomas & Peggy Beyer - 10.84
 - Section 1 D Thomas & Peggy Beyer - 10.55
 - Section 1 E James & Amy Green - 12.87
 - Section 1 F Drew Anderson - 25
 - Section 1 G Laura Weiler - 35.14
 - Section 1 H Kevin Webb - 10
 - Section 1 I Lucas & Jessa White - 7.97
 - Section 1 J Philip Ranschau - 6.54
 - Section 1 K P. Ronald & Angeline Larson - 7.52
 - Section 1 L Kyle & Pamela Cwisch - 6.61
 - Section 1 M Douglas & Kathleen Chalk - 10.29
 - Section 1 N Neil Kroger - 9.91
 - Section 1 O Scott & Pamela Vongroven - 13.22
 - Section 1 P Tyler Larson - 7.25
 - Section 1 Q John Doherty - 19
 - Section 1 R Douglas & Kathleen Chalk - 7.87
 - Section 1 S Doug & Marge Moore - 6.64
 - Section 1 T Michael Johnson - 6.46
 - Section 1 U Fred & Alca Verboom - 18.77
 - Section 1 V Michael & Constantine Pedersen - 10.87
 - Section 1 W O'Steen Family Trust - 8.12
 - Section 1 X Lester Ballinger - 15.13
 - Section 1 Y Nicholas Ties - 10.43
 - Section 1 Z James & Marlene Asahelm - 13.94
 - Section 2 AA Scott Stensland - 5.15
 - Section 2 AB Scott Stensland - 5.15
 - Section 2 AC Paul Steg - 9.93
 - Section 2 AD Donald & Laurie Cole - 7.42
 - Section 2 AE James & Tjaska Herreman - 7.02
 - Section 2 AF James & Lucy Brubaker - 10
 - Section 2 AG Mary L. Johnson - 10.35
 - Section 2 AH Mary L. Johnson - 11.81
 - Section 2 AI Ronald & Judy White - 7.76
 - Section 2 AJ Steven & Emily Puder - 12.34
 - Section 2 AK Dean & Annette Asahelm - 8
 - Section 2 AL Ross & Darcy Knutsen - 7.38
 - Section 2 AM M. Dean & Rebecca James - 11.94
 - Section 2 AN Don Schultz - 10
 - Section 2 AO Truman Family Trust - 8.03
 - Section 2 AP James & Michele Jensen - 7
 - Section 2 AQ Steven & Julie Peterson - 10.31
 - Section 2 AR Henry & Carol Lusk - 31.85
 - Section 2 AS Laron & Peggy Beyer - 5.30
 - Section 2 AT Dana Vandebrook - 12.09
 - Section 2 AU Kevin & Cheryl McCann - 27.70
 - Section 2 AV Burdala Black - 5.27
 - Section 2 AW Burdala Black - 5.27
 - Section 2 AX David & Linda Urickson - 11.69
 - Section 2 AY David & Linda Urickson - 11.69
 - Section 2 AZ Thomas & Duane Rullen - 9.64
 - Section 2 BA Curtis & Jane Asahelm - 9.88
 - Section 2 BB Christine Parks - 6.96
 - Section 2 BC Adam Decker - 5.16
 - Section 2 BD Leonard Decker - 9.02
 - Section 2 BE Luke Becker - 7.25
 - Section 2 BF James & Lindsey Tursted - 7.36
 - Section 2 BG Grand Valley Properties, LLC - 21.36
 - Section 2 BH Ty & Lisa Dary - 7.79
 - Section 2 BI Dan & Amanda Gentry - 8.45
 - Section 2 BJ Dan & Amanda Gentry - 15.81
 - Section 2 BK Michael & Cynthia Espeland - 5.24
 - Section 2 BL Prime Freshwaters, LLC - 5
 - Section 2 BM David & Tom Sandros - 11.55
 - Section 2 BN Donald Paulson - 5
 - Section 2 BO Troy Dinesen - 7.09
 - Section 2 BP Thomas & Cindy Kulper - 15

LINCOLN COUNTY, SD

Aerial Map



Map Center: 43° 10' 39.94, -96° 35' 55.95

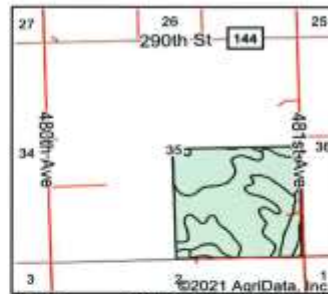
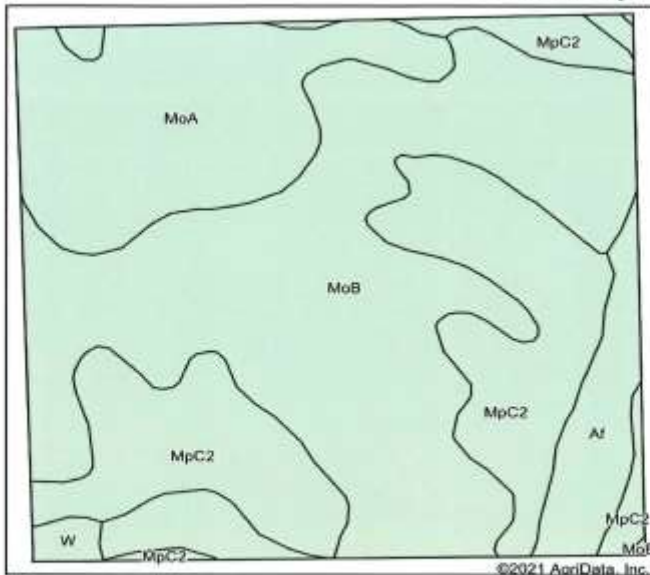


35-97N-49W
Lincoln County
South Dakota



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

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **35-97N-49W**
 Township: **Highland**
 Acres: **160**
 Date: **8/26/2021**



Soils data provided by USDA and NRCS.

Area Symbol: SD083, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Barley	Bromegrass hay	Bromegrass alfalfa	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Spring wheat	Sunflowers	Winter wheat	*n NCCPI Soybeans
MoB	Moody silty clay loam, 2 to 6 percent slopes	72.13	45.1%	Ile	Ile	67													75
MpC2	Moody-Nora silty clay loams, 6 to 10 percent slopes, eroded	43.25	27.0%	IIle	IVe	70	4.6	50	4.1	4.8	91	10.9	53	62	33	35	1260	38	59
MoA	Moody silty clay loam, 0 to 2 percent slopes	29.95	18.7%	Ile	Ile	87													72
Af	Alcester silty clay loam, channeled	13.31	8.3%	VIw		38	2.2	14	3.8	3.8	36	4.3	21	18	13	10	500	10	47
W	Water	1.36	0.8%	VIII		0													
*n: The aggregation method Weighted Averages using 68 & 69		147							1.4	1.6	27.6	3.3	16.1	18.3	10	10.3	382.2	11.1	*n 67.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SOUTH DAKOTA
LINCOLN



United States Department of Agriculture
Farm Service Agency

FARM : 1102

Prepared : 8/30/21 1:55 PM

Form: FSA-156EZ

Crop Year : 2021

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ██████████
 Farms Associated with Operator : 46-083-1102, 19-167-11339
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/W/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.80	149.10	149.10	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	149.10	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Com	101.00	0.00	147	
Soybeans	46.70	0.00	44	
TOTAL	147.70	0.00		

NOTES

Tract Number : 1059
 Description : D8 SE4 35 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 contains a wetland or farmed wetland
 WL Violations : None
 Owners : RICHARD RENS JR
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.80	149.10	149.10	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	149.10	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

SOUTH DAKOTA
LINCOLN
Form: FSA-156EZ

USDA United States Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM : 1102
Prepared : 8/30/21 1:55 PM
Crop Year : 2021

Tract 1059 Continued ...

Corn	101.00	0.00	147
Soybeans	46.70	0.00	44
TOTAL	147.70	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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Program
Year 2021



United States Department of Agriculture
Lincoln County, SD
PLSS: 35_97N_49W
Farm: 1102

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.

2020 Ortho-Photography - Not to Scale

February 26, 2021

Certified Wetland Determination

Field Office: Canton FO

Certified By: Bachman

Legal Desc: SE4 Section 35 97-49

Agency: USDA-NRCS

Certified Date: 5-16-06

Tract: 1059



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI/Ditch
- Tile



- W Wetland
- FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
- PC Prior Converted
- NW Non Wetland
- NI Not Inventoried Potential Waters of the US

See NRCS CPA-O26E for definitions and additional info.





HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address: Request Date: 5-3-06 County: Lincoln Agency or Person Requesting Determination: Tract No.: FSA Farm No.:

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination? Yes Are there highly erodible soil map units on this farm? No

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Table with 5 columns: Field(s), HEL(Y/N), Subsub(Y/N), Acres, Determination Date. Rows 1 and 2 show fields with HEL status 'N' and acres 144.7 and 3.8 respectively, with determination dates 'see previous determination'.

The Highly Erodible Land determination was completed in the-Office

Section II - Wetlands

Are there hydric soils on this farm? Yes

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Table with 6 columns: Field(s), Wetland Label*, Occurrence Year (CY)**, Acres, Determination Date, Certification Date. Multiple rows listing various wetland labels like W, PC, NW, NJ, W, AW/W, NW with their respective occurrence years and acres.

The wetland determination was completed in the -Field It was -mailed to the person on 5-18-06.

Remarks: See cover letter.

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist: Nyle Herberner (wls) Date: 5-17-06

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status.

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MISCELLANEOUS RECORD P
LINCOLN COUNTY, SOUTH DAKOTA

Continued from 360.

BOOK 4 RANGE, 17TH, 2004 P. 12, S. 12-22-64

6. The Grantee shall assign all of its interests and responsibilities in this easement to any watershed district that may be organized under the provisions of Chapter 492 of the Session Laws of South Dakota (1957). The assignment shall be made upon such district being created and its managers being qualified and organized by the election of officers: provided (a) the district includes the above described lands, (b) the district has been established for all of the purposes of the above described works of improvement, (c) the district has assumed responsibility for construction, operation, and maintenance of the above-described works of improvement, any or all, and (d) the district is willing to accept such assignment. If the grantee should fail to make such assignment, within 30 days after a request in writing by said watershed district this easement shall become null and void.

B-1

7. Special Provisions:

Witness the signature of the Grantor this 24th day of June, 1964.

ERNEST N. THORNDGAARD Signature of Grantor

EILEEN C. THORNDGAARD Signature of Grantor.

State of South Dakota)
County of Lincoln) ss

Acknowledgment

On this the 24th day of June, 1964, before me H.A. Kennedy, the undersigned officer, personally appeared Ernest & Eileen Thorndgaard, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes contained.

In witness whereof I hereunto set my hand and official seal.

H. A. KENNEDY Notary Public South Dakota
My commission expires October 24, 1966.

State of South Dakota)
County of Lincoln) ss

at 3:25 P.M.

Filed for record this 24th day of June A.D. 1964 and duly recorded in Book "P" of Misc. on pages 360-01.

ALFRED S. HERMES Register of Deeds

H. N. BOUTEBURG Deputy

oDaGo

\$2.60

E A S E M E N T

For and in consideration of one dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, VERN J. and ALPHA H. YELINEK, of Canton, South Dakota, Grantor, husband and wife, of Canton, South Dakota, does hereby grant, bargain, convey and release unto BRULE CREEK WATERSHED DISTRICT, of Alcester, South Dakota, his successors and assigns, grantee, an easement, in and upon the following described real estate situated in the County of Lincoln, State of South Dakota, to-wit:

5E, of Section 35-97-49.

For the purpose of:

For and in connection with the construction, operation, maintenance and inspection of the following described works of improvement to be located on the above described land; for the flowage of any waters in, over, upon or through such works of improvement and the above described real estate; and for the permanent storage and temporary detention, either or both, of any waters that are impounded, stored or detained by such works of improvement on said real estate. The works of improvement are generally described as follows:

Flowwater retaining structure number 1 in the plans for the Brule Creek watershed.

It is agreed that:

1. In the event construction of the above described works of improvement is not commenced within 10 years from the date hereof, the rights and privileges herein granted shall at once revert to and become the property of the Grantor, his heirs and assigns. If said works of improvement are abandoned and not made use of, the rights and privileges herein granted shall revert to and become the property of the Grantor, his heirs and assigns.
2. This easement includes the right of ingress and egress at any time over and upon the above described land of the Grantor and any other land of the Grantor adjoining said land if necessary to the construction, operation, maintenance and inspection of such works of improvement.
3. There is reserved to the Grantor, his heirs and assigns, the right and privilege to use the above described land of the Grantor and any other land of the Grantor adjoining said land as specified above, at any time, in any manner and for the purpose not inconsistent with the full use and enjoyment by the Grantee, its successors, and assigns, of the rights and privileges herein granted.
4. The rights and privileges herein granted are subject to all easement, rights-of-way, mineral reservations or other rights now outstanding in third parties.
5. The Grantee or its successors or assigns, shall be responsible for operating and maintaining the above described works of improvement.
6. The Grantee shall assign all of its interest and responsibilities in this easement to any watershed district that may be organized under the provisions of Chapter 492 of the Session Laws of South Dakota (1957). The assignment shall be made upon such district being created and its managers being qualified and organized by the election of officers: Provided (a) the district includes the above-described lands, (b) the district has been established for all of the purposes of the above-described works of improvement, (c) the district has assumed responsibility for construction, operation, and maintenance of the above-described works of improvement, any or all, and (d) the district is willing to accept such assignment. If the grantee should fail to make such

(continued)

PROPERTY NOTES

PROPERTY NOTES

PROPERTY NOTES

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

Ivan Huenink— Sales—712-470-2003

Gerad Gradert — Sales -- 712-539-8794

Licensed in Iowa, South Dakota and Minnesota

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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.

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www.vanzomrealtyauction.com

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for our past successful results