

# ZOMER COMPANY

**Upcoming Live Public Auction Of  
64+ / - Acres Of La Valley TWP,  
Lincoln County, SD Land**



**Auction Date: February 1, 2022@10:30 A.M.**

**David J. & Angela K. Dingsor - Owners**

**[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 — Joel Westra, Jr. - 605-957-5222**

**License # 12445**

**Auctioneers Note:** Our company is honored to have been selected by Dave & Angela 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](http://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 South on 474th Ave(115) for 4 miles to 277th St. then go 1 1/2 mile East on 277th St. or on the West edge of Canton SD at the intersection of HWY 11 and HWY 18 go 4 miles West on HWY 18 to 115 (474th Ave) then go 5 miles North on 115 (474th Ave) to 277th St. then go 1 1/2 mile East on 277th St. Auction signs will be posted. Watch [zomerauctions.com](http://zomerauctions.com) for inclement weather! Auction will be held at the site of the farmland!



**Auctioneers**  
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**Legal Description:** The E1/2 of the SW1/4 of Section 24, TWP 99N, Range 50W, Lincoln County, SD EXCEPT Tract 1 of Dingsor Addition located therein. Subject to all public roads and easements of record.

**General Description:** This property contains 64+/- gross acres according to the Lincoln County assessor. According to FSA this tract of farmland has approx. 64.2 tillable acres. The predominant soil types include: ch-Chancellor-Wakonda-Tetonka, EcB-Egan-Chancellor, WhA-Wentworth-Chancellor, Ca-Chancellor-Tetonka, Te-Tetonka. According to Agri-Data this farm has a productivity index rating of 79.4 on the total farm and a county soil rating of .753. This farm has a corn base of 40.1 acres with a PLC yield of 121bu. And a soybean base of 19.9 acres with a PLC yield of 36bu. This farm does not have any housing eligibilities. This farm does have some drainage tile installed. 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. \$2,263.34 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.

**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 10, 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 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. 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



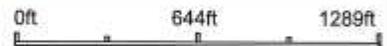
### Aerial Map



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgrDataInc.com

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

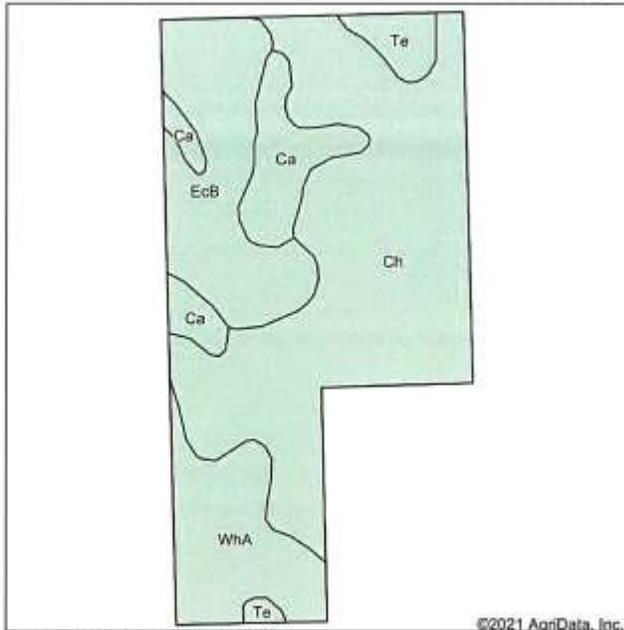
Map Center: 43° 22' 35, -96° 42' 0.58



**24-99N-50W**  
**Lincoln County**  
**South Dakota**



### Soils Map



State: **South Dakota**  
 County: **Lincoln**  
 Location: **24-99N-50W**  
 Township: **La Valley**  
 Acres: **64**  
 Date: **12/13/2021**



Soils data provided by USDA and NRCS.

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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	
Ch	Chancellor-Wakonda-Tetonka complex	33.79	52.8%	IIw	78	2.6	36	3.9	3.9	81	9.6	48	44	28	25	1210	28	41	
EcB	Egan-Chancellor silty clay loams, 0 to 4 percent slopes	12.45	19.5%	Ile	83	3.8	46	4.3	4.5	89	10.5	52	58	33	33	1330	35	52	
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	9.06	14.2%	Iw	88	4.1	51	4.4	4.7	98	11.6	57	64	37	36	1460	39	56	
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	6.46	10.1%	IIw	75													51	
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	2.24	3.5%	IVw	59													24	
<b>Weighted Average</b>					<b>1.93</b>	<b>79.4</b>	<b>2.7</b>	<b>35.2</b>	<b>3.5</b>	<b>3.6</b>	<b>74</b>	<b>8.8</b>	<b>43.5</b>	<b>43.6</b>	<b>26.4</b>	<b>24.7</b>	<b>1104.2</b>	<b>26.1</b>	<b>*n 45.7</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capability Class Dominant Condition Aggregation Method



Program  
Year 2022



United States Department of Agriculture  
**Lincoln County, SD**  
**PLSS: 24\_99N\_50W**  
**Farm: 7096**

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 13, 2021

South Dakota  
Lincoln

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

**FARM: 7096**  
Prepared: 11/16/21 2:20 PM  
Crop Year: 2022  
Page: 1 of 2

Report ID: FSA-156EZ

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: DINGSOR, DAVID JOHN  
Farm Identifier: E2 SW4 24 99 50  
Recon Number: 2013 - 21

Farms Associated with Operator:  
8218, 8219

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
80.2	64.2	64.2	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	64.2	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	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	40.1	121	0.00	0
SOYBEANS	19.9	36	0.00	0
<b>Total Base Acres:</b>	60.0			

Tract Number: 6029 Description

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
80.2	64.2	64.2	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	64.2	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	40.1	121	0.00
SOYBEANS	19.9	36	0.00
<b>Total Base Acres:</b>	60.0		

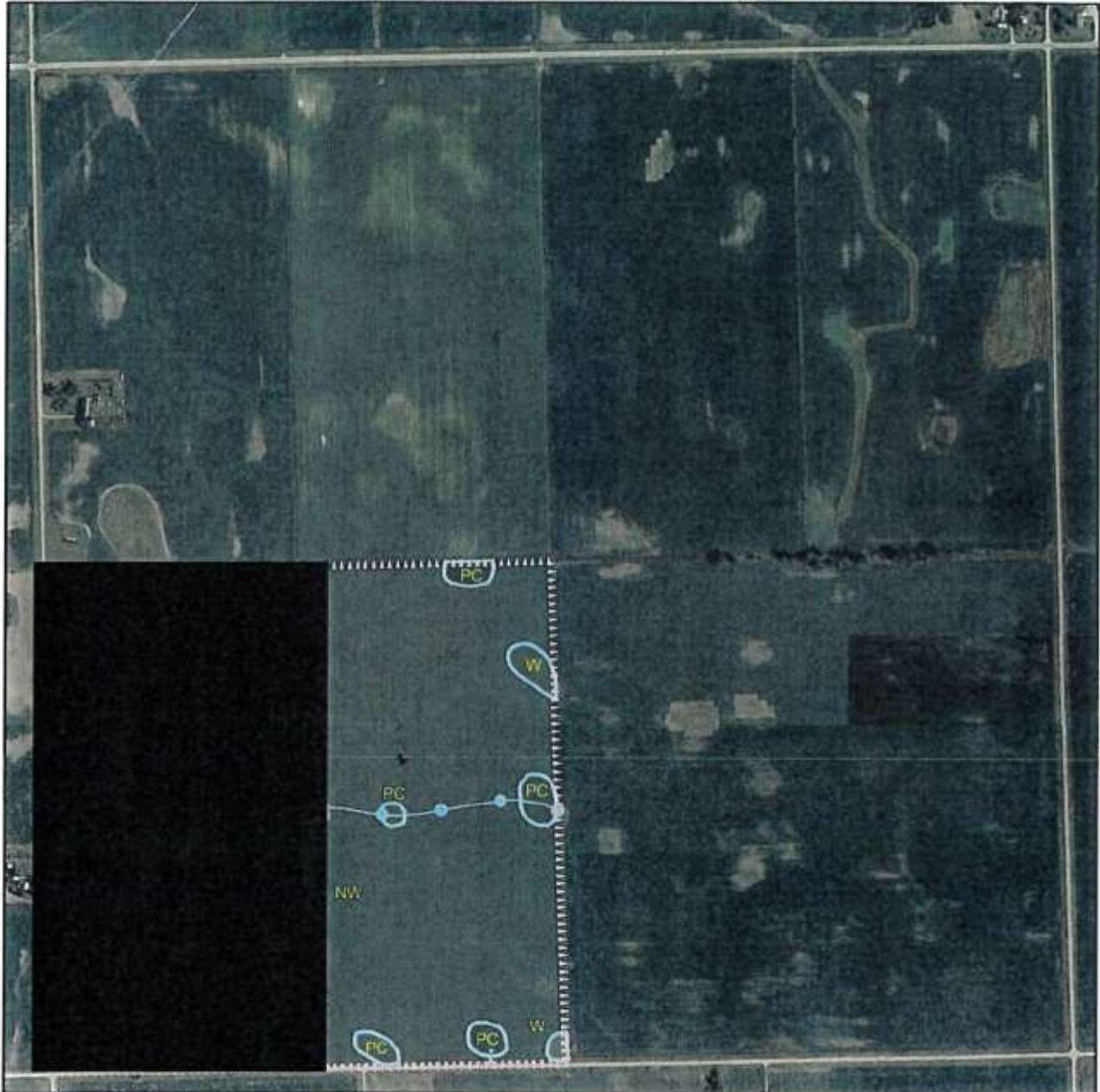
Owners: DINGSOR, DAVID JOHN

DINGSOR, ANGELA

# Certified Wetland Determination

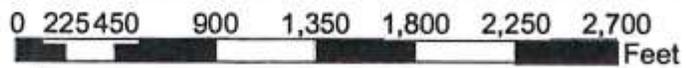
Field Office: Canton Field Office  
 Certified By: Wayne Bachman  
 Legal Desc: SW4 Section 24 99-50

Agency: USDA-NRCS  
 Certified Date: 11-20-07  
 Tract: 2003



**Legend**

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NRDitch
- 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





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](http://www.zomercompany.com)

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

for our past successful results



*"Your Farmland Specialists"*

1414 Main St.

Rock Valley, IA 51247

Zomerauctions.com

(712) 476-9443

64+/- Acres Of Farmland

In La Valley TWP,

Lincoln County, SD !



***David J. & Angela K. Dingsor—Sellers***