

# ZOMER COMPANY

**Upcoming Live Public Auction Of  
Farmland, Pastureland & An Acreage Site  
Located In Big Springs TWP & Sioux Valley TWP,  
Union County, SD**

**Located South Of Alcester, SD &  
Northwest of Akron, IA!**



**Auction Date: October 29, 2021 @10:30 A.M.**

**Cathy E. Moe Living Trust & William S & Cynthia L. Brandom—Owners**

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

**Auctioneers:**

**Zomer Company**

**1414 Main St., Rock Valley, IA 51247**

**Office— 712-476-9443**

**Broker: Mark Zomer - 712-470-2526 — Blake Zomer - 712-460-2552**

**Gary Van Den Berg - 712-470-2068 — Darrell Vande Vegte - 712-470-1125**

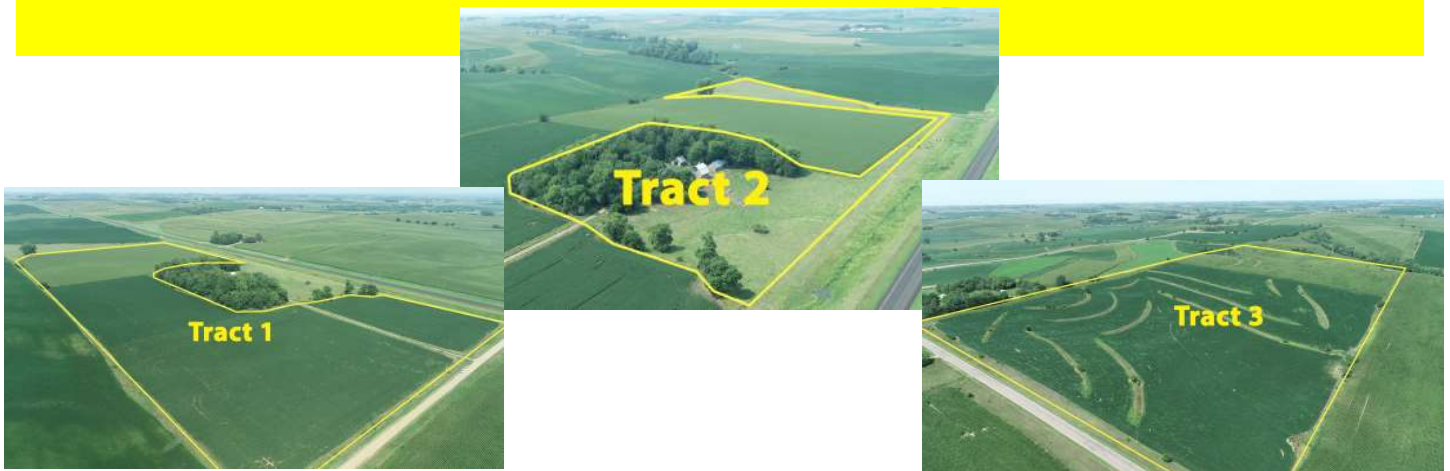
**Ryan Zomer-712-441-3970—Ivan Huenink-712-470-2003—Gerad Gradert-712-539-8794**

**Auctioneers Note: Our company is honored to have been selected to offer this farmland, pastureland & acreage site for sale at live public auction! Make plans today to attend this auction! These properties offer a great opportunity! Call an auctioneer listed below today to receive a full informational packet! Watch [zomerauctions.com](http://zomerauctions.com) in case of inclement weather!**

**This auction will be held at the site of Tract 1!!**

**Tract 1 & 2 Location:** 47888 309th St., Alcester, SD or From the South edge of Alcester, SD go 7 miles South on HWY 11 to 309th St Tract 2 adjoins HWY 11. Tract 1 lies directly West of Tract 2.

**Tract 3 Location:** From the South edge of Alcester, SD go 9 miles South on HWY 11 to 311th St. then go 2 1/4 miles East on 311th St to the site of Tract 3 or from the North edge of Akron, IA go Northwesterly on 313th St. for 1 mile to 482nd Ave. then go 2 1/2 miles North on 482nd Ave. to the curve then continue West around curve for 1/2 mile on 311th St. . Tract 3 lies North of 311th St. Watch [zomerauctions.com](http://zomerauctions.com) for inclement weather!



**Legal Description of Tract 1:** Tract 1 of Millers Addition in the SE1/4 of the NE1/4 and the E1/2 of the SE1/4 of Section 33, TWP 94N, Range 49W, Union County, SD. Subject to all public easements and roadways of record.

**General Description of Tract 1:** According to the survey, this property contains 50.25 gross acres. According to FSA, this farm contains approx. 48.15 tillable acres with the remainder in road/ditch and driveway. This farm has a corn base of 36.6 acres with a PLC yield of 143 bu. and has a soybean base of 8.9 acres with a PLC yield of 42 bu. This farm is classified as NHEL. The predominant soil types include: Ka-Kennebec, McB-Moody, Ae-Alcester, Ma-McPaul, CnD2-Crofton-Nora. The average productivity rating according to **Agri-Data is 85.9** on the tillable farmland and the average county soil rating on the entire farm is **.879** This farmland would make a great addition to your current farming operation or would make a great investment opportunity!! Buyer of this tract will be required to grant an ingress/egress access easement on the existing gravel driveway as shown on the survey to the buyer of Tract 2. Make plans today to attend this auction!!!

**Legal Description of Tract 2:** Tract 2 Of Millers Addition in the SE1/4 of the NE1/4 and the E1/2 of the SE1/4 of Section 33, TWP 94N, Range 49W, Union County, SD. Subject to all public easements and roadways of record.

**General Description of Tract 2:** According to the survey, this property contains 24.24 gross acres which includes the acreage site and the pastureland! This acreage site consists of a 2 story home which consists of 5 Bedrooms and 1 Bathroom! The main level of the home consists of the kitchen, dining room, living room, bedroom and a bathroom with a tub/shower! The upper level of the home consists of 4 bedrooms! This home has wood siding and asphalt shingles. This home recently had a new propane furnace installed in 2016! The outbuildings on the property consist of a barn with a steel roof, older corn cribs, older hog house and several other outbuildings! This pastureland has a source of water from the creek and from the acreage site. The current tenant is currently grazing a portion of the highway right of way. This property is serviced by South Lincoln rural water and Union County REC for elec. It is not often you have the opportunity to purchase an acreage site of this size located adjacent to a hard surface road! If you are looking to get out of the city or to purchase a different acreage site then be sure to look at this property today! The home on this property is on a private septic system. The propane tanks on the property are rented and the remaining propane in the tanks will be pro-rated to the date of closing at a rate of \$1.45 per gallon. Buyer of this tract will receive an ingress/egress access easement on the existing gravel driveway from the buyer of Tract 1 for access to the acreage site.

**Legal Description of Tract 3:** The East 1/2 of the SW1/4 of Section 12, TWP 93N, Range 49W, Union County, SD. Subject to all public easements & roadways of record

**General Description of Tract 3:** According to the survey, this property contains 79.35 gross acres. According to FSA, this farm contains approx. 76.7 tillable acres which includes the grass terraces with the remainder in road/ditch and approx. 1.42 acres of trees. This farm has a corn base of 47.7 acres with a PLC yield of 143 bu. and has a soybean base of 21.8 acres with a PLC yield of 42 bu. This farm is classified as HEL. The predominant soil types include: CnD2-Crofton-Nora, Ae-Alcester, McB-Moody, MdC-Moody-Nora. The average productivity rating according to **Agri-Data is 62.2** on the tillable farmland and the average county soil rating on the entire farm is **.879**. This farmland would make a great addition to your current farming operation or would make a great investment opportunity!!

**Method of sale:** Tracts 1 & 3 will be sold with the final bid price x the gross surveyed acres. Tract 2 will be sold in total dollars. The tracts will be sold in the order listed and will not be combined in any way. Each tract will be sold and remain sold.

**Open House:** Open house will be held at the acreage site on September 28, 2021 from 5:30 to 7:00 P.M. And on October 5, 2021 from 5:30 to 7:00 P.M. or by appointment.

**Taxes:** The current Real Estate Taxes according to the Union County Treasurer are approx. \$3,546.78 per year combined on Tracts 1 & 2 and approx. \$1,857.48 per year on Tract 3. Taxes on Tracts 1 & 2 will need to be reassessed due to the recent survey. Seller will pay the 2021 taxes due in the spring & fall installments in 2022.

**Possession:** Full possession will be on March 1, 2022 on Tracts 1 & 3. Possession of Tract 2 (Acreage Site) will be on closing day. Possession on the pasture land on Tract 2 will be March 1, 2022. Tenant will bale stubble/stalks on Tracts 1 & 3. Contact Agents For Details!!!

**Terms:** Purchaser(s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit on each tract purchased, which will be payable to Union County Abstract & Title, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day when the buyer shall receive a clear and merchantable title to the property. Closing day will be on December 10, 2021. Title Insurance and closing fee will be split 50/50 between the buyer and the seller. Closing will be conducted by Union County Abstract & Title. 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. All buyers are encouraged to do buyers due diligence. Any lines on maps 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. 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.**

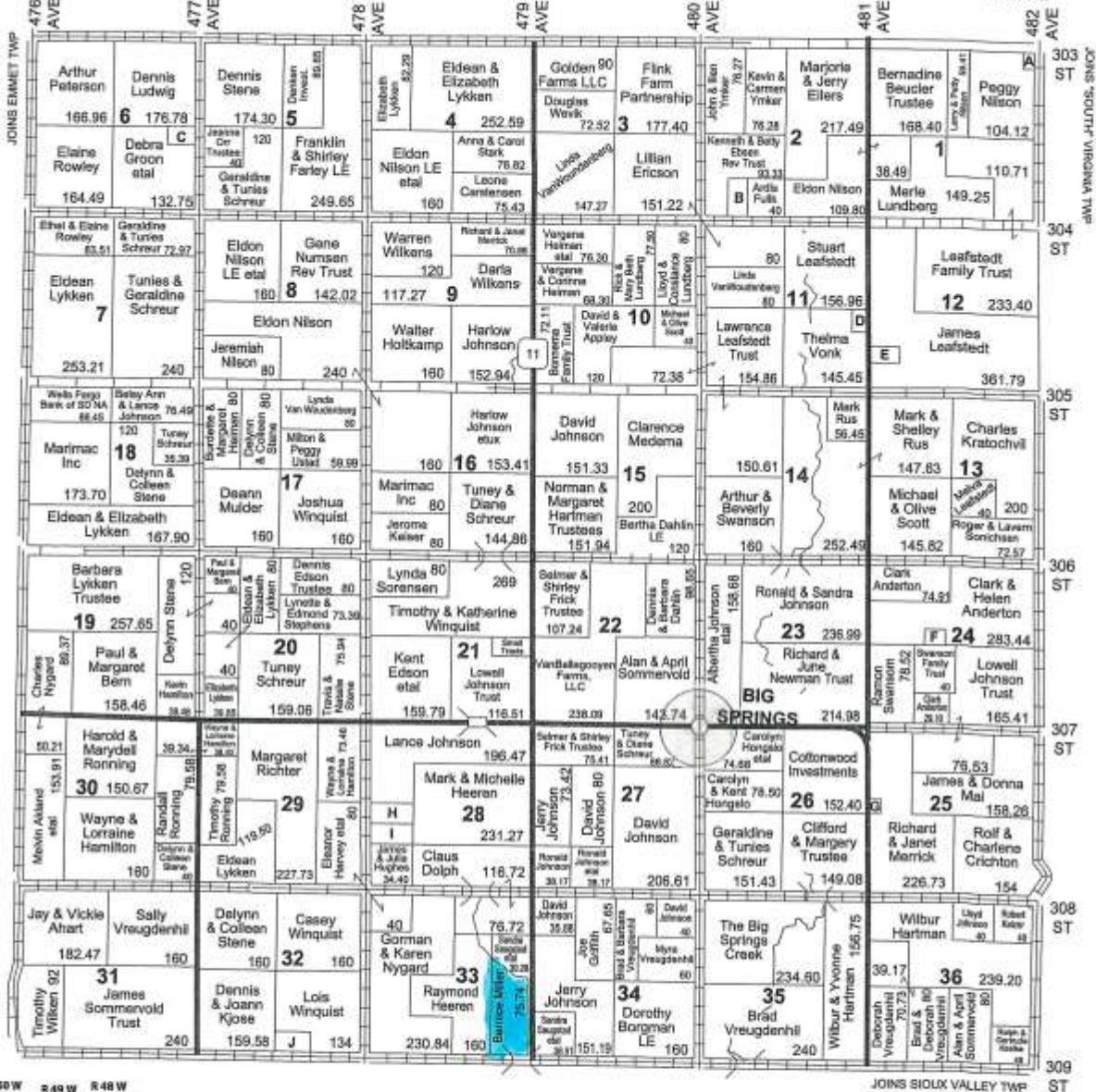
# BIG SPRINGS TWP

T 94 N

LAND OWNER

R 49 W

JOINS ALCESTER TWP



### Small Tracts

- Section 1 A Larry & Peggy Nilson - 14.70
- Section 2 B James & Erica Vonk - 20
- Section 6 C Michael & Tena Kaiser - 27.25
- Section 11 D James & Betty Dunnam - 13.53
- Section 12 E Steven & Charlotte Rommereim - 15.40
- Section 24 F Craig Andetson - 19.05
- Section 25 G Canton Feeders - 9.76
- Section 28 H Robin & Debra Heeven - 22.39
- Section I Brian & Joy Hemmingson - 22.28
- Section 32 J Winquist Dairy Farms Inc. - 20.41

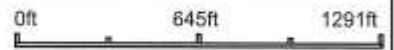
UNION COUNTY, SD



### Aerial Map



Map Center: 42° 54' 44.17, -96° 37' 42.06



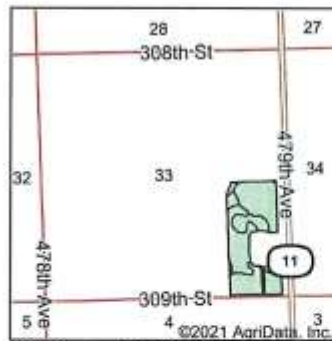
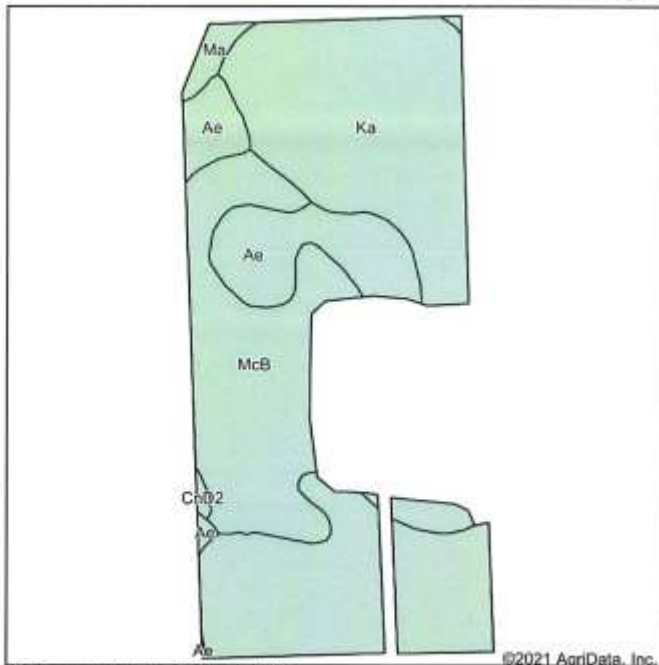
Maps Provided By:  
**surety**  
CUSTOMER ONLINE MAPPING  
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**33-94N-49W**  
**Union County**  
**South Dakota**



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

### Soils Map



State: **South Dakota**  
 County: **Union**  
 Location: **33-94N-49W**  
 Township: **Big Springs**  
 Acres: **48.15**  
 Date: **8/17/2021**



Soils data provided by USDA and NRCS.

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Area Symbol: SD127, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Brome grass alfalfa	Brome grass alfalfa hay	Corn	Corn irrigated	Kentucky bluegrass	Oats	Smooth brome grass	Soybeans	Soybeans irrigated	*n NCCPI Soybeans
Ka	Kennebec silty clay loam	27.47	57.1%	Iw		94	11.4	6.8	162		4	97	6.6	54		72
McB	Moody silty clay loam, 2 to 6 percent slopes	13.24	27.5%	Ile	IIle	67										75
Ae	Alcester silty clay loam, 2 to 6 percent slopes	6.51	13.5%	Ile	IIle	90										72
Ma	McPaul silt loam	0.77	1.6%	Iw		90	5		90	140		70		34	44	74
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	0.16	0.3%	Ive	IVe	47										66
<b>Weighted Average</b>						<b>81.8</b>	<b>0.6</b>	<b>3.9</b>	<b>93.9</b>	<b>2.2</b>	<b>2.3</b>	<b>56.5</b>	<b>3.8</b>	<b>31.4</b>	<b>0.7</b>	<b>*n 72.8</b>

\*n: The aggregation method used is Weighted Average using 81.8 components  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract Number: 2518      Description E1/2SE 33-94-49

FSA Physical Location :    Union, SD

ANSI Physical Location: Union, SD

BIA Range Unit Number:

HEL Status:    HEL Determinations not complete.

Wetland Status:    Wetland determinations not complete

WL Violations:    None

<b>Farmland</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>WRP</b>	<b>EWP</b>	<b>CRP Cropland</b>	<b>GRP</b>
68.84	48.15	48.15	0.0	0.0	0.0	0.0	0.0
<b>State Conservation</b>	<b>Other Conservation</b>	<b>Effective DCP Cropland</b>	<b>Double Cropped</b>	<b>MPL/FWP</b>	<b>Native Sod</b>		
0.0	0.0	48.15	0.0	0.0	0.0		

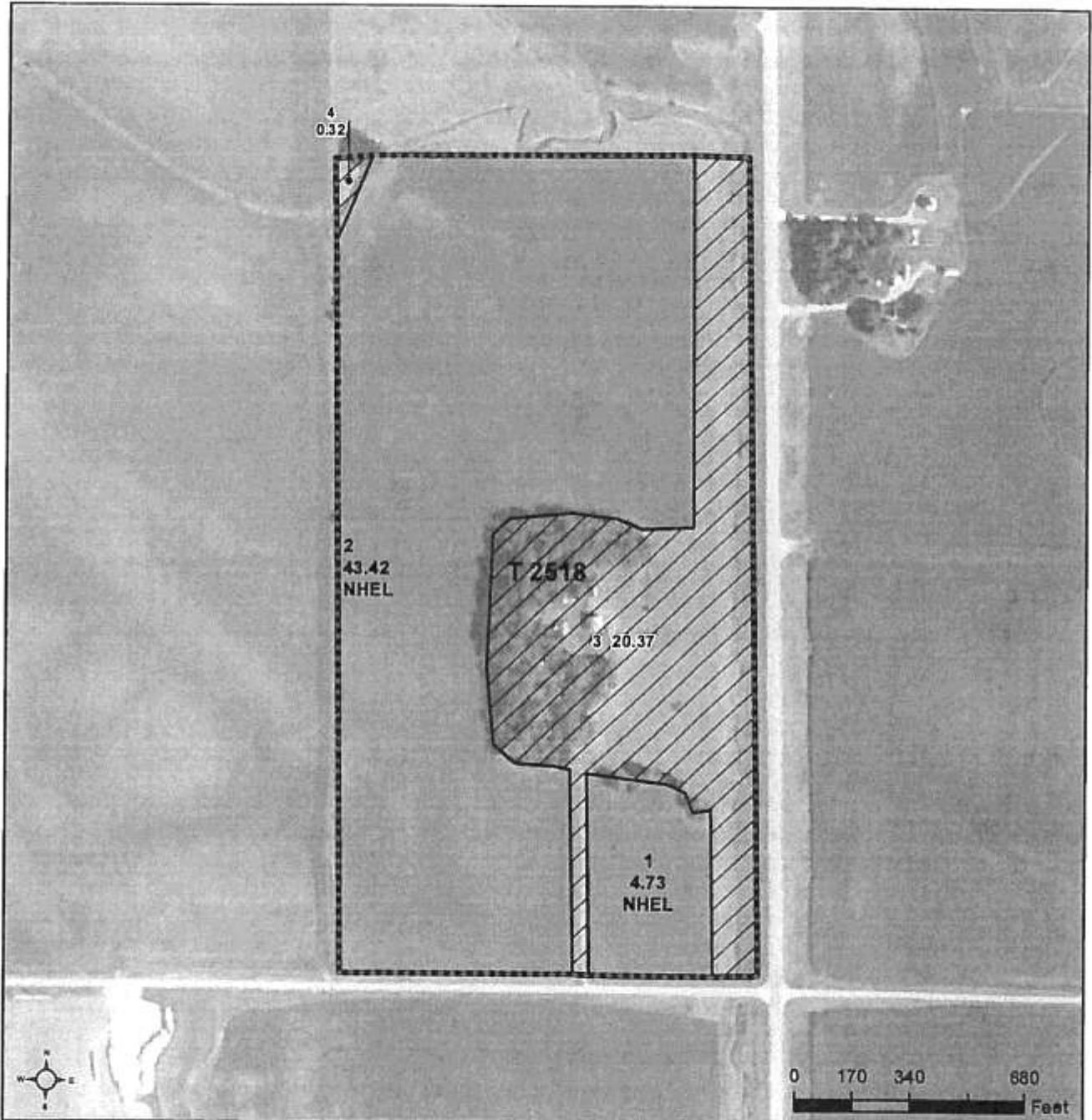
<b>Crop</b>	<b>Base Acreage</b>	<b>PLC Yield</b>	<b>CCC-505 CRP Reduction</b>
CORN	36.6	143	0.00
SOYBEANS	8.9	42	0.00
<b>Total Base Acres:</b>	<b>45.5</b>		

Owners:



United States  
Department of  
Agriculture

# Union County, South Dakota



**Common Land Unit** Tract Boundary  
 Non-Cropland  
 Cropland  
 PLSS

**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▼ Limited Restrictions  
 □ Exempt from Conservation  
 □ Compliance Provisions

**Tract Cropland Total: 48.15 acres**

**2021 Program Year**  
 Map Created January 08, 2021

**Farm 6296**  
**Tract 2518**

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).



### Aerial Map



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

Field borders provided by Farm Service Agency as of 6/21/2008.

Map Center: 42° 54' 46.75, -96° 37' 42.71

**33-94N-49W**  
**Union County**  
**South Dakota**



8/17/2021

47888 309<sup>th</sup> St Akron IA 51001

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

CLB

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

WSB

(ii) CLM Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

CLB

(i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

WSB

(ii) CLM Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) \_\_\_\_\_ Purchaser has received copies of all information listed above.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

X (ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) mz Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Cathy C. Moore trustee  
Seller

8/4/21  
Date

Cynthia L. Brandom  
Seller

8/5/2021 3:59 PM PDT

William S. Brandom  
Seller

8/5/2021 3:51 PM PDT

Purchaser

Date

Purchaser

Date

Agent

Date

Agent

Date



**SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT  
RESIDENTIAL-SDCL 43-4-44**

Seller(s) Cathy E Moe living trust and Cynthia L Brandom  
 Property Address 47888 309th St Akron IA 51001

This Disclosure Statement concerns the real property identified above and offered for sale. This disclosure is required by law to be completed by sellers of real property and given to potential buyers. This form can have important legal consequences. If you do not understand this form, you should seek advice from a competent source.

Seller states that the information contained in this disclosure fully reflects the Seller's knowledge of the matters disclosed as of the date affixed to the form. If any material fact changes prior to closing, the seller MUST disclose that change in a written amendment to this disclosure statement and give the same to the buyer.

This statement is a DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY in compliance with South Dakota law § 43-4-38. It is NOT A WARRANTY of ANY KIND by the Seller or anyone representing any party in a transaction. It is NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES either party may wish to obtain.

Seller hereby authorizes any agent representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

If the answer to any of the following requires more space for explanation, please fully explain in comments or on an attached separate sheet.

**I. LOT OR TITLE INFORMATION**

1. When did you purchase or build the home? Cathy trust of Iowa 5-6 / 2019  
 Month Year

	LOT OR TITLE INFORMATION	Yes	No	Do Not Know	N/A	Comments
2.	Are there any recorded liens or financial instruments against the property, other than a first mortgage?		X			
3.	Are there any unrecorded liens or financial instruments against the property, other than a first mortgage; or have any materials or services been provided in the past one hundred twenty days that would create a lien against the property under chapter 44-9?		X			
4.	Are there any easements which have been granted in connection with the property (other than normal utility easements for public water and sewer, gas and electric service, telephone service, cable television service, drainage, and sidewalks)?		X			

5.	Are there any problems related to establishing the lot lines/boundaries?		X		
6.	Do you have a location survey in your possession or a copy of the recorded plat?	X			If yes, attach a copy.
7.	Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)?		X		
8.	Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law?		X		If yes, attach a copy.
9.	Are you aware of any current or pending litigation, foreclosure, zoning, building code or restrictive covenant violation notices, mechanic's liens, judgments, special assessments, zoning changes, or changes that could affect your property?		X		
10.	Is the property currently occupied by the owner?		X		
11.	Does the property currently receive the owner-occupied tax reduction pursuant to SDCL 10-13-39?		X		
12.	Is the property currently part of a property tax freeze for any reason?				unknown
13.	Is the property leased?		X		
14.	If leased, does the property use comply with applicable local ordinances?				NA
15.	Does this property or any portion of this property receive rent?		X		If yes, how much \$ _____ and how often
16.	Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?		X		If yes, what are the fees or assessments? \$ _____ per _____ (i.e. annually, semi-annually, monthly) Payable to whom: _____ For what purpose: _____
17.	Are you aware if the property has ever had water in either the front, rear, or side yard more than forty-eight hours?				unknown
18.	Is the property located in a flood plain?				unknown
19.	Are federally protected wetlands located upon any part of the property?				unknown
20.	Are you aware of any private transfer fee obligations, as defined pursuant to § 43-4-48, that would require a buyer or seller of the property to pay a fee or charge upon the transfer of the property, regardless of whether the fee or charge is a fixed amount or is determined as a percentage of the value of the property?		X		If yes, what are the fees or charges? \$ _____ per _____ i.e. annually, semi-annually, monthly)



Additional Comments stool in basement does not work

## II. STRUCTURAL INFORMATION

	STRUCTURAL INFORMATION	Yes	No	Do Not Know	N/A	Comments
1.	Are you aware of any water penetration in the walls, windows, doors, basement, or crawl space?					unknown
2.	Have any water damage related repairs been made?					unknown
3.	Are there any unrepaired water-related damages that remain?					unknown
4.	Are you aware if drain tile is installed on the property?		X			
5.	Are you aware of any interior cracked walls, ceilings or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas?	X				
6.	Type of roof covering:					asphalt
7.	Age of roof covering, if known:					unknown
8.	Are you aware of any roof leakage, past or present?	X				
9.	Have any roof repairs been made, when and by whom?					unknown
10.	Is there any existing unrepaired damage to the roof?					unknown
11.	Are you aware of insulation in ceiling/attic?					unknown
12.	Are you aware of insulation in walls?					unknown
13.	Are you aware of insulation in the floors?					unknown
14.	Are you aware of any pest infestation or damage, either past or present?					unknown
15.	Are you aware of the property having been treated or repaired for any pest infestation or damage?					if yes, who treated it and when? unknown
16.	Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?					unknown
17.	Was a permit obtained for work performed upon the property?					unknown
18.	Was the work approved by an inspector as required by local or state ordinance?					unknown
19.	Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?					unknown
20.	Have any insurance claims been made for damage to the property?		X			unknown

21.	Was an insurance payment received for damage to the property?		X			
22.	Has the damage to the property been repaired?				N/A	
23.	Are there any unrepaired damages to the property from the insurance claim?				N/A	
24.	Are you aware of any problems with sewer blockage or backup, past or present?					unknown
25.	Are you aware of any drainage, leakage, or runoff from any sewer, septic tank, storage tank, or drain on the property into any adjoining lake, stream, or waterway?					unknown

Additional Comments \_\_\_\_\_

### III. SYSTEMS/UTILITIES INFORMATION

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
1.	Air Conditioning System				X	Age of System, if known:
2.	Air Exchanger			X		
3.	Air Purifier			X		
4.	Attic Fan			X		
5.	Bathroom Whirlpool and Controls			X		
6.	Burglar Alarm & Security System			X		
7.	Ceiling Fan	X				
8.	Central Air - Electric			X		
9.	Central Air - Water Cooled			X		
10.	Cistern		X			
11.	Dishwasher				X	
12.	Disposal			X		
13.	Doorbell			X		
14.	Fireplace			X		
15.	Fireplace Insert			X		
16.	Garage Door(s)			X		
17.	Garage Door Opener(s)			X		
18.	Garage Door Control(s)			X		
19.	Garage Wiring			X		
20.	Home Heating System(s) Type:	X				Age of System, if known: 2016
21.	Hot Tub and Controls			X		
22.	Humidifier			X		
22.	Humidifier			X		
23.	In Floor Heat			X		
24.	Intercom			X		
25.	Light Fixtures	X				
26.	Microwave			X		
27.	Microwave Hood			X		
28.	Plumbing and Fixtures	X				
29.	Pool and Equipment			X		

30.	Propane Tank (select one): Leased <input checked="" type="checkbox"/> Owned <input type="checkbox"/>		<input checked="" type="checkbox"/>			
31.	Radon System				<input checked="" type="checkbox"/>	
32.	Sauna				<input checked="" type="checkbox"/>	
33.	Septic/Leaching Field	<i>cm</i>	<input checked="" type="checkbox"/>			<i>unknown</i>
34.	Sewer Systems/Drains					<i>unknown</i>
35.	Smart Home System				<input checked="" type="checkbox"/>	Smart Home System Includes:
36.	Smoke/Fire Alarm					<i>unknown</i>
37.	Solar House – Heating					<i>unknown</i>
38.	Sump Pump(s)					<i>unknown</i>
39.	Switches and Outlets					<i>unknown</i>
40.	Underground Sprinkler and Heads				<input checked="" type="checkbox"/>	
41.	Vent Fan – Kitchen				<input checked="" type="checkbox"/>	
42.	Vent Fan – Bathroom					<i>unknown</i>
43.	Water Heater (select one): Electric <input type="checkbox"/> Gas <input checked="" type="checkbox"/>	<i>unknown</i>	<input checked="" type="checkbox"/>			Age of System, if known:
44.	Water Purifier (select one): Leased <input type="checkbox"/> Owned <input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
45.	Water Softener (select one): Leased <input type="checkbox"/> Owned <input checked="" type="checkbox"/>					<i>unknown</i>
46.	Well and Pump		<input checked="" type="checkbox"/>			
47.	Wood Burning Stove				<input checked="" type="checkbox"/>	

Additional Comments property has rural water well currently not working

#### IV. HAZARDOUS CONDITIONS

Are you aware of any existing hazardous conditions of the property and are you aware of any tests having been performed?

If the answer is yes to any of the questions below, please explain in additional comments or on an attached separate sheet.

	HAZARDOUS CONDITIONS	Existing Conditions		Tests Performed		Comments
		Yes	No	Yes	No	
1.	Methane Gas		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
2.	Lead Paint		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
3.	Radon Gas (House)		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
4.	Radon Gas (Well)		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
5.	Radioactive Materials				<input checked="" type="checkbox"/>	
6.	Landfill, Mineshaft				<input checked="" type="checkbox"/>	
7.	Expansive Soil				<input checked="" type="checkbox"/>	
8.	Mold				<input checked="" type="checkbox"/>	
9.	Toxic Materials				<input checked="" type="checkbox"/>	
10.	Urea Formaldehyde Foam Insulations				<input checked="" type="checkbox"/>	
11.	Asbestos Insulation				<input checked="" type="checkbox"/>	
12.	Buried Fuel Tanks				<input checked="" type="checkbox"/>	
13.	Chemical Storage Tanks				<input checked="" type="checkbox"/>	



14.	Fire Retardant Treated Plywood				X	
15.	Production of Methamphetamines				X	
16.	Use of Methamphetamines				X	

**V. MISCELLANEOUS INFORMATION**

	MISCELLANEOUS INFORMATION	Yes	No	Do Not Know	N/A	Comments
1.	Is the street or road located at the end of the driveway to the property public or private? Public <u>X</u> Private <u>    </u>	X				
2.	Is there a written road maintenance agreement? If yes, attach a copy of the maintenance agreement.				X	
3.	Has the fireplace/wood stove/chimney flue been cleaned? If yes, please provide date of service.				X	
4.	Since you have owned the property, are you aware of a human death by homicide or suicide occurring on the property?		X			
5.	Is the water source (select one): Public <u>X</u> Private <u>X</u> <u>rural water</u>	X				If private, what is the date and result of the last water test?
6.	Is the sewer system (select one): Public <u>    </u> Private <u>X</u>			X		If private, what is the date of the last time septic tank was pumped?
7.	Are there broken window panes or seals?			X		
8.	Are there any items attached to the property that will not be left, such as: towel bars, mirrors, curtain rods, window coverings, light fixtures, clothes lines, swingsets, storage sheds, ceiling fans, basketball hoops, mail boxes, tv mounts, speakers, etc.?					If yes, please list: <u>washer/dryer</u> <u>dishwasher</u> <u>curtains</u> <u>will not stay</u>
9.	Are you aware of any other material facts which have not been disclosed on this form?					If yes, please explain: )

Additional Comments all gates + portable fencing will not stay

**VI. ADDITIONAL COMMENTS** (Attach additional pages if necessary)

buyer will be required to prorate propane that is in the tank on closing day times \$1.45/gal



**CLOSING SECTION**

The Seller hereby certifies that the information contained herein is true and correct to the best of the Seller's information, knowledge, and belief as of the date of the Seller's signature below. If any of these conditions change before conveyance of title to this property, the change will be disclosed in a written amendment to this disclosure statement.

<u>Cathy E. Moe trustee</u>	<u>8/4/21</u>	<u>Cynthia L. Brandom</u>	8/5/2021 3:59 PM PDT
Seller	Date	Seller	Date
		<u>William S. Brandom</u>	8/5/2021 3:51 PM PDT

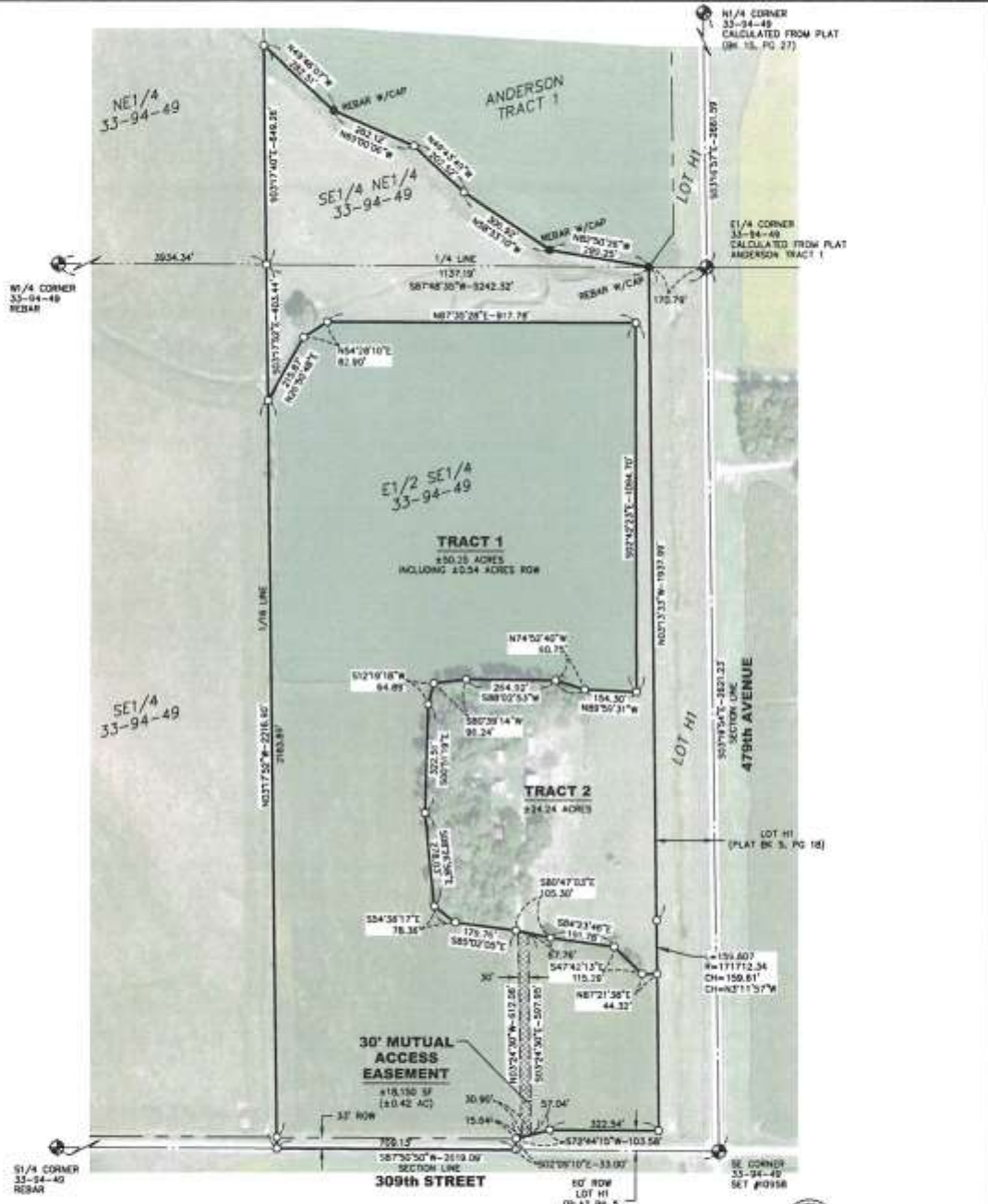
THE SELLER AND THE BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO OBTAIN A TRUE REPORT AS TO THE CONDITION OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN ANY CONTRACT OFSALE AS NEGOTIATED BETWEEN THE SELLER AND THE BUYER WITH RESPECT TO SUCH PROFESSIONAL ADVICE AND INSPECTIONS.

I/We acknowledge receipt of a copy of this statement on the date appearing beside my/our signature(s) below. Any agent representing any party to this transaction makes no representations and is not responsible for any conditions existing in the property.

_____	_____	_____	_____
Buyer	Date	Buyer	Date

PLAT OF TRACT 1 AND TRACT 2 OF  
**MILLER'S ADDITION**

IN THE SE1/4 OF THE NE1/4 AND E1/2 OF THE SE1/4 OF SECTION 33, TOWNSHIP 94 NORTH, RANGE 49 WEST OF THE 5TH P.M., UNION COUNTY, SOUTH DAKOTA.  
CONTAINING ±74.49 ACRES (INCLUDING ±0.54 ACRES ROW)



**LEGEND**

- PROPERTY LINE
- - - - - RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- 30' INGRESS/EGRESS EASEMENT
- PLATTED PROPERTY LINE
- FOUND MONUMENT
- SET 5/8" X 18" CAPPED REBAR
- FOUND SECTION CORNER



**GENERAL NOTES:**

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

**DGR ENGINEERING**  
2000 E. 37TH STREET, SUITE 101  
SIOUX FALLS, SD 57108  
(605) 506-2157 office  
(605) 506-2175 fax  
dgr.com

REGISTERED PROFESSIONAL  
REG. NO.  
**10958**  
**JOSHUA R. VANDERWERF**  
8/10/21  
SOUTH DAKOTA  
LAND SURVEYOR

Plot Date: 8/20/21 1:01:04 PM P:\2021\08\20210821\33-94-49.PLOT

# SIoux VALLEY TWP

## LAND OWNER

LAND OWNER & RURAL RESIDENT MAPS

R 49 & 48 W

T 93 N

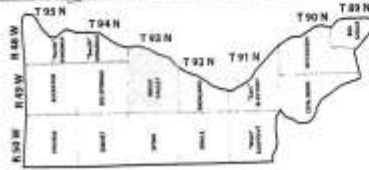


JOINS PLYMOUTH COUNTY, IA

JOINS SPRING TWP



- Small Tracts**
- Section 1 A. John Spudis - 27.07
  - Section 1 B. John Spudis - 17.50
  - Section 1 C. Lutz Family Trust - 38
  - Section 2 D. Bryan Sommerick - 22.32
  - Section 3 E. Dwight & Sherry Fickelton - 28.25
  - Section 4 F. Wilmore & Maxine Heuser - 33.80
  - Section 5 G. Karra Bakker - 22.07
  - Section 6 H. Roger Nyland Trust - 38.49
  - Section 7 I. Julia Hughes - 20
  - Section 8 J. Thomas & Elaine Sawyer - 35.22
  - Section 9 K. Helene Soborg - 29.99
  - Section 10 L. Martin Nelson - 5.08



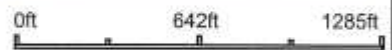
JOINS RICHLAND TWP



### Aerial Map



Map Center: 42° 52' 57.26, -96° 34' 48.2



8/17/2021

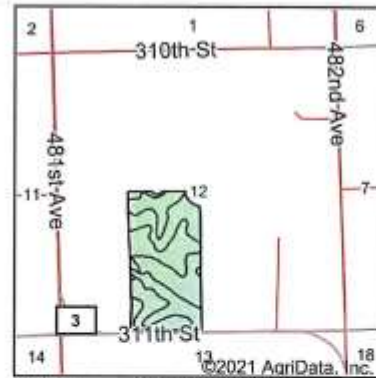
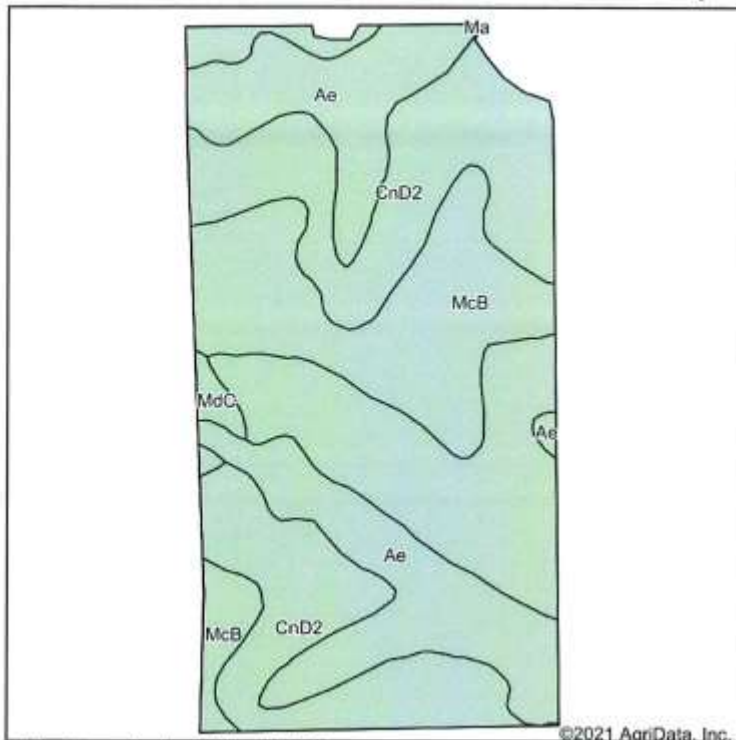


12-93N-49W  
Union County  
South Dakota

Field borders provided by Farm Service Agency as of 6/21/2008.



### Soils Map



State: **South Dakota**  
 County: **Union**  
 Location: **12-93N-49W**  
 Township: **Sioux Valley**  
 Acres: **76.7**  
 Date: **8/17/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: SD127, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Brome grass alfalfa	Corn	Corn Irrigated	Grain sorghum	Oats	Soybeans	Soybeans Irrigated	*n NCCPI Soybeans
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	40.40	52.7%	Ive	Ive	47									66
Ae	Alcester silty clay loam, 2 to 6 percent slopes	18.89	24.6%	Ile	IIle	90									72
McB	Moody silty clay loam, 2 to 6 percent slopes	16.56	21.6%	Ile	IIle	67									75
MdC	Moody-Nora silty clay loams, 6 to 10 percent slopes	0.85	1.1%	IIle	Ive	70	3.6	6	71	120	66	67	24		64
<b>Weighted Average</b>						<b>62.2</b>		<b>0.1</b>	<b>0.8</b>	<b>1.3</b>	<b>0.7</b>	<b>0.7</b>	<b>0.3</b>	<b>*-</b>	<b>*n 69.4</b>

\*n: The aggregation method used is the Weighted Average using 62.2 components  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



**Common Land Unit** Tract Boundary PLSS  
 Non-Cropland  
 Cropland

**Wetland Determination Identifiers**

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

**Tract Cropland Total: 76.70 acres**

**2021 Program Year**

Map Created January 06, 2021

**Farm 6296**

**Tract 1821**

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: 6296**  
 Prepared: 8/16/21 2:40 PM  
 Crop Year: 2021  
 Page: 1 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.

Operator Name: \_\_\_\_\_ Farm Identifier: From 2853 & 6294 Recon Number: 2014 - 254

Farms Associated with Operator:  
 None

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
309.14	244.94	244.94	0.0	0.0	0.0	0.0	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	244.94	0.0	0.0	0.0				

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
CORN , SOYBN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	159.0	143	0.00	
SOYBEANS	64.9	42	0.00	0
<b>Total Base Acres:</b>	<b>223.9</b>			

Tract Number: 1821 Description: E1/2SW 12-93-49  
 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: Wetland determinations not complete  
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
78.12	76.7	76.7	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	76.7	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	47.7	143	0.00
SOYBEANS	21.8	42	0.00
<b>Total Base Acres:</b>	<b>69.5</b>		

Owners:





**LEGEND**

- EASEMENT LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- FOUND MONUMENT
- SET 5/8" x 18" CAPPED REBAR
- ⊕ FOUND SECTION CORNER

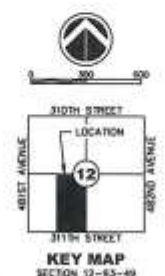
LEGAL DESCRIPTION OF GRANITE'S LAND  
 THE EAST HALF OF THE SOUTHWEST QUARTER  
 (E 1/2 SW 1/4) OF SECTION TWELVE (12),  
 TOWNSHIP NINE-TY-THREE (33) NORTH, RANGE  
 FORTY-NINE (49), WEST OF THE 5TH P.M.,  
 UNION COUNTY, SOUTH DAKOTA.

**OWNER INFORMATION**  
 CATHY JOE  
 1325 W. 52ND STREET  
 SIOUX FALLS, SD 57106  
 AND  
 CYNTHIA BRANDON  
 10222 ORANGE PARK BLVD.  
 ORANGE, CA 92665



I HEREBY CERTIFY THAT THIS BOUNDARY EXHIBIT  
 WAS PREPARED BY ME OR UNDER MY DIRECT  
 PERSONAL SUPERVISION AND THAT I AM A FULLY  
 LICENSED LAND SURVEYOR UNDER THE LAWS OF  
 THE STATE OF SOUTH DAKOTA.

BY \_\_\_\_\_  
 JOSHUA R. VANDERWERF, LS #10958 (DATE)

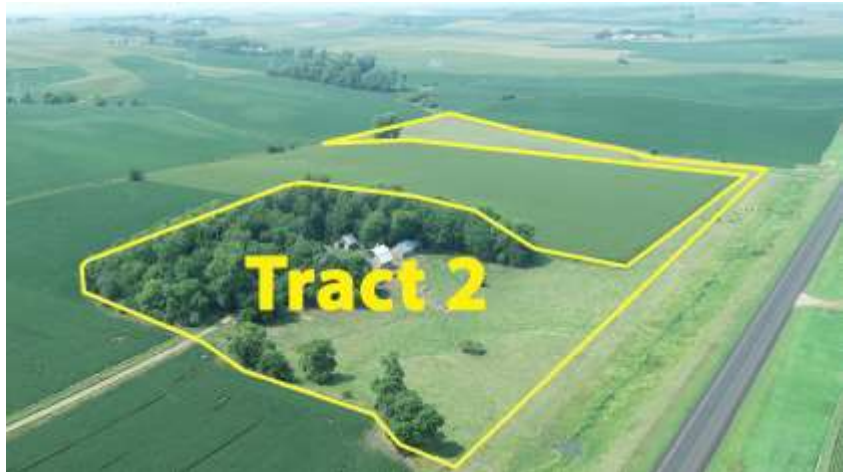
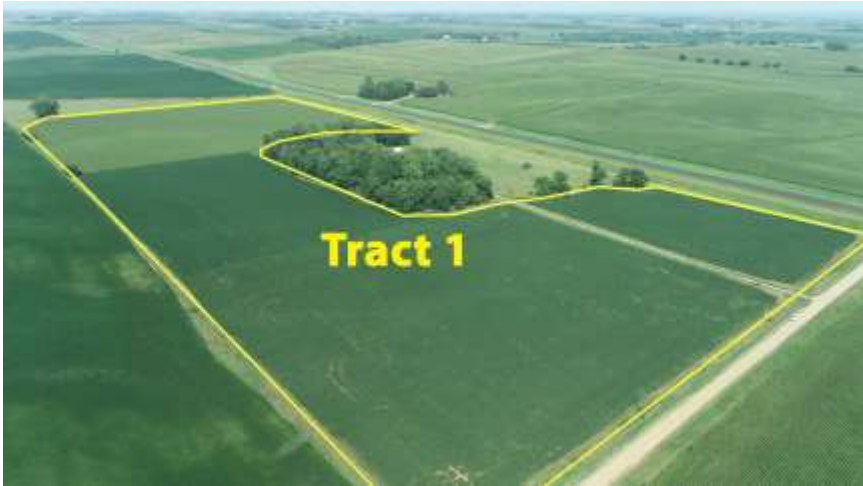


Project Manager: JEV  
 Designer: JEV  
 Project Number: 471848  
 Phone: (605) 326-4737

CERTIFICATE  
 OF SURVEY

MOE & BRANDON  
 UNION COUNTY, SD

File No. 2023017006 AM - 08/15/24 10:48:49 AM







# PROPERTY NOTES

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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**

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