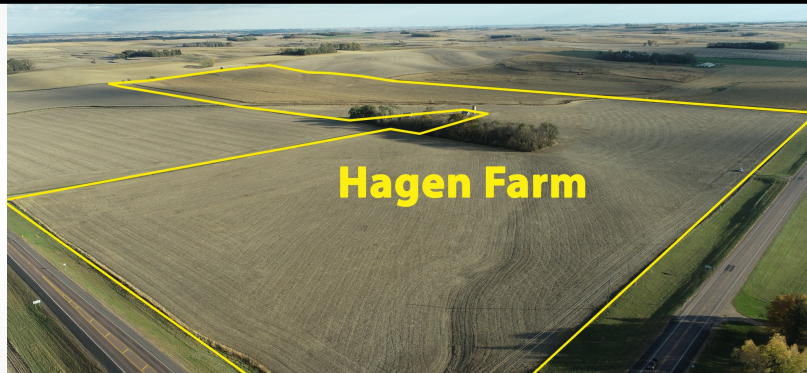


# ZOMER COMPANY

## Upcoming Live Public Auction Of 142.09+/- Acres Of Alcester Twp, Union County, SD Farmland

This farmland is located 3 miles South of Norway Center and  
4 Miles North of Alcester, SD! This farm is located at the  
intersection of HWY 46 & HWY 11!



**Auction Date: December 11, 2021 @10:30 A.M.**

**Bonnie Hagen Estate - Owners**

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

**[westraauction.com](http://westraauction.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

Joel Westra - 605-310-6941 — Joel Westra, Jr. 605-957-5222



**Westra Auction**  
LAND & REALTY

**Auctioneers Note:** Zomer Company & Westra Auction are honored to present this land for sale at live public auction! This land is in a great location and has been owned by the Hagen family for 100+ years! This is truly a once in a lifetime opportunity to purchase excellent farmland in a excellent location just 3 miles South of Norway Center! Land in this area is known to be some of the best land in Union County, SD! This auction will be held at the site of the farmland!! Watch [zomerauctions.com](http://zomerauctions.com) in case of inclement weather!

**Location:** From Alcester SD go 3 3/4 mile North on HWY 11 to the farm or from Norway Center go 3 1/4 mile South on HWY 11 to the farm. The farm is located in the Southeast corner of the intersection of HWY 11 & HWY 46. Auction signs will be posted. Watch [zomerauctions.com](http://zomerauctions.com) for inclement weather!



**Auctioneers & Assistants:**

**Zomer Company**

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

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

**Joel Westra - 605-310-6941 — Joel Westra, Jr. 605-957-5222**

**Legal Description:** The W1/2 of Lot 1 in the NE1/4 & Lot 1 & the W1/2 of Lot 2 in the NW1/4 Less the Road and LESS Lot H-3(9.17 acres) AND Less Hagen Tract 2 (6.303 acres), all located in Section 3, TWP 95N, Range 49W, Union County, SD.- Subject to all public roads and easements of record.

**General Description:** This property contains 142.09+/- gross acres. According to FSA this tract of farmland has approx. 139+/- tillable acres with remaining balance of the farm in an approx. 2.38 acre waterway and a small tree area. The predominant soil types include: Ca-Calco, Ka-Kennebec, Ae-Alcester, McB-Moody, MdC-Moody, CnD2-Crofton-Nora, Lb-Lamo. According to Agri-Data this farm has a productivity index rating of 60.1 on the tillable land and a **county soil rating of .879**. This farm has a corn base of 102.82 acres with a PLC yield of 156bu. and a soybean base of 34.28 acres with a PLC yield of 44bu. This farm recently had 2,417ft of 6" drainage tile line installed on the property in 2020! This is a great farm in an area where farms are not often offered for sale! This farm is sold subject to the existing acreage driveway easement to the acreage site located adjacent to this property. This farm is also sold subject to an easement for a private sewer line and rural water line which both travel underground on this property and service the adjacent acreage site. The sellers will install a culvert in the creek which travels through this farm for access to the East side of the creek at the sellers sole expense. Contact an auctioneer for details! 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 surveyed acres. This farm will be surveyed and the final purchase price will be based on the final gross surveyed acres. Auction will be held at the site of the Land.

**Taxes:** The current Real Estate Taxes according to the Union County Treasurer are approx. \$3,113.84 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 due to the current farm lease. Tenant will bale stalks/stubble on the property prior to 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 January 20, 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. Charles B. Haugland attorney 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. All buyers are encouraged to do buyers due diligence. 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—Sellers Attorney**

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# ALCESTER TWP

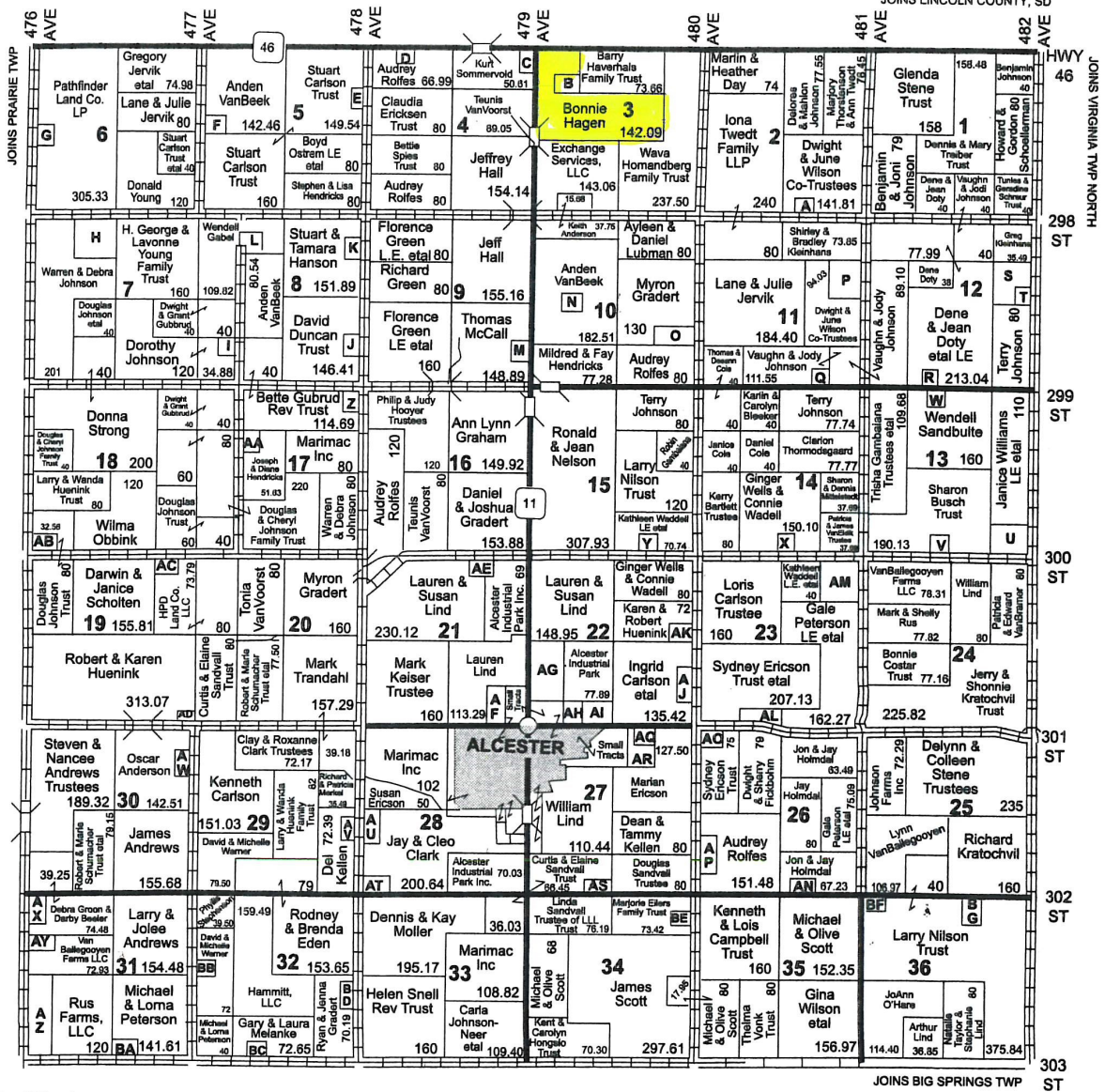
## LAND OWNER

T 95 N

R 49 W

JOINS LINCOLN COUNTY, SD

LAND OWNER & RURAL RESIDENT MAPS

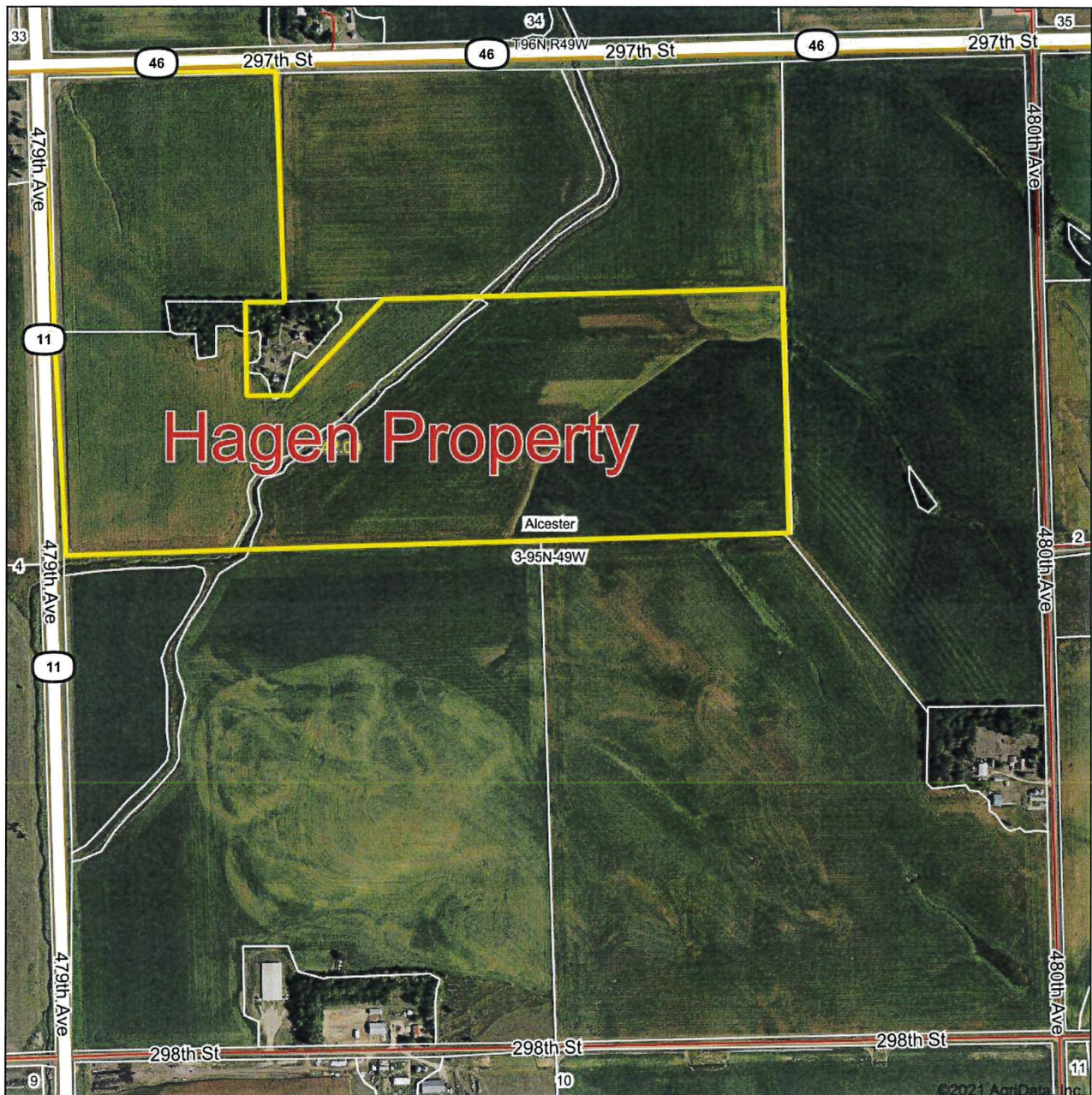


**Small Tracts**

- |   |  |   |
|---|--|---|
| 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 & Sherri 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 etal - 39         | Section 19 <b>AD</b> HDS Farm LLC 6.21               | <b>AU</b> City of Alcester - 14                         |
| Section 8 <b>I</b> Tiffany Kruse - 5.12                 | <b>AC</b> Roy & Shirley Deen - 6.93                  | Section 29 <b>AV</b> Vladimir & Vera Silchuk - 5        |
| <b>J</b> Marjory Duncan - 11.09                         | Section 21 <b>AE</b> Mark & Julie Fickbohm - 8.27    | Section 30 <b>AW</b> Randall & Patricia Bunkoske - 8.49 |
| <b>K</b> Ashley Eide & Zachary Pawlowsky 6.44           | <b>AF</b> Todd & Jayme Nelson 17.60                  | Section 31 <b>AX</b> Steven & Jeri Strong - 5.49        |
| <b>L</b> Nicole Kruse & Nathan Johnson - 10.18          | Section 22 <b>AG</b> Alcester Golf Course - 41.89    | <b>AY</b> Norman & Dana DeWit - 7.07                    |
| Section 9 <b>M</b> Leonard & Cynthia McDaniel - 5.35    | <b>AH</b> Alcester School Dist. - 15.84              | <b>AZ</b> Jack & Karen Kirkebak - 40                    |
| Section 10 <b>N</b> Michael & Mary Limoges - 8.63       | <b>AI</b> Pleasant Hill Cemetery 10.89               | <b>BA</b> Leonard Michl - 15.39                         |
| <b>O</b> Janice Cole - 28                               | <b>AJ</b> Kyle & Sara Reppe - 14.09                  | Section 32 <b>BB</b> Christopher & Samantha Day - 8     |
| Section 11 <b>P</b> Clarion Thormodsgaard - 37.73       | <b>AK</b> Regan Homandberg - 8                       | <b>BC</b> Deborah Miles - 7.35                          |
| <b>Q</b> Daniel & Kathy Schoellerman - 6.26             | Section 23 <b>AL</b> Dean & Tammy Kellen - 12        | <b>BD</b> Martha Grimshaw - 9.81                        |
| Section 12 <b>R</b> Cheryl Wink - 8.94                  | <b>AM</b> Warren Doty - 37.42                        | Section 34 <b>BE</b> Regan & Linda Pearson - 6.57       |
| <b>S</b> David & Brandi Smith - 33.13                   |  | 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

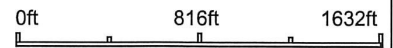
### Aerial Map



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

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

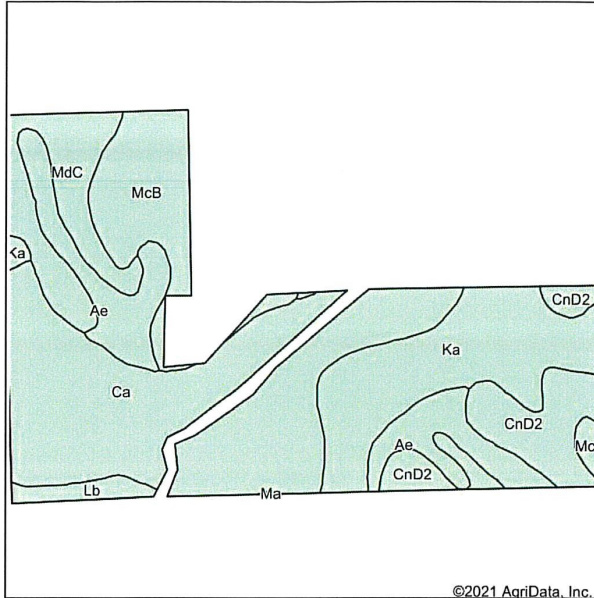
Map Center: 43° 4' 35.28, -96° 37' 5.45



**3-95N-49W**  
**Union County**  
**South Dakota**



### Soils Map



State: **South Dakota**  
 County: **Union**  
 Location: **3-95N-49W**  
 Township: **Alcester**  
 Acres: **139.01**  
 Date: **10/27/2021**



Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.

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 Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	Soybeans Irrigated Bu	*N NCCPI Soybeans
Ca	Calco silty clay loam, wet	51.08	36.7%		Vw	32							2					31
Ka	Kennebec silty clay loam	25.32	18.2%		Iw	94		11.4	6.8	162			4	97	6.6	54		72
Ae	Alcester silty clay loam, 2 to 6 percent slopes	16.42	11.8%		Ile	Ille	90											72
McB	Moody silty clay loam, 2 to 6 percent slopes	15.83	11.4%		Ile	Ille	67											75
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	14.03	10.1%		IVe	IVe	47											66
MdC	Moody-Nora silty clay loams, 6 to 10 percent slopes	13.92	10.0%		Ille	IVe	70	3.6	6		71	120	66		67		24	64

Soils data provided by USDA and NRCS.



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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	Bromegrass alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	Soybeans Irrigated Bu	*n NCCPI Soybeans
Lb	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	2.41	1.7%	Ilw	Ilw	70												71
<b>Weighted Average</b>				<b>3.22</b>	<b>1.53</b>	<b>60.1</b>	<b>0.4</b>	<b>2.7</b>	<b>1.2</b>	<b>36.6</b>	<b>12</b>	<b>6.6</b>	<b>1.5</b>	<b>24.4</b>	<b>1.2</b>	<b>12.2</b>	<b>*</b>	<b>*n 55.9</b>

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



South Dakota  
 Union  
 Report ID: FSA-156EZ

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

**FARM: 32**  
 Prepared: 11/1/21 9:24 AM  
 Crop Year: 2022  
 Page: 1 of 2

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

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
147.25	139.69	139.69	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	139.69	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	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	102.82	156	0.00	
SOYBEANS	34.28	44	0.00	0
<b>Total Base Acres:</b>	137.1			

Tract Number: 55 Description W2NW;SENW;SWNE 3-95-49  
 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: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
147.25	139.69	139.69	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	139.69	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	102.82	156	0.00
SOYBEANS	34.28	44	0.00
<b>Total Base Acres:</b>	137.1		

Owners: HAGEN, BONNIE J



Common Land Unit Tract Boundary

- Non-Cropland
- Cropland

**Wetland Determination Identifiers**

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

Unless otherwise noted, crops listed below are:  
 Non-irrigated Intended for Grain  
 Corn = Yellow  
 Soybeans = Common  
 Wheat - HRS or HRW  
 Sunflowers = Oil or Non-oil  
 Producer Initial \_\_\_\_\_  
 Date \_\_\_\_\_

2022 Program Year

Map Created October 22, 2021

Farm 32

3-95N-49W-Union

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).

**PLAT OF  
HAGEN TRACT 2**  
**AN ADDITION IN GOV'T LOT 1 & THE W1/2 OF GOV'T LOT 2;  
 ALL IN THE NORTHWEST 1/4 OF SECTION 3  
 TOWNSHIP 95 NORTH, RANGE 49 WEST, 5th P.M.,  
 UNION COUNTY, SOUTH DAKOTA**

VACATING HAGEN TRACT 1 IN THE NW1/4 OF 3-95-49  
 RECORDED IN BOOK 35 OF PLATS ON PAGE 37 THEREIN

W1/2 GOV'T LOT 2  
 NW1/4 SEC 3-95-49

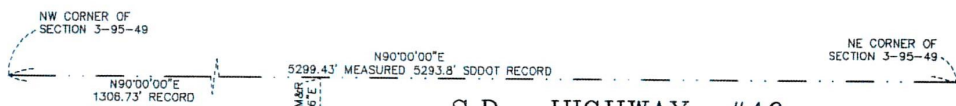
E1/2 GOV'T LOT 2  
 NW1/4 SEC 3-95-49

E1/2 GOV'T LOT 2  
 NW1/4 SEC 3-95-49

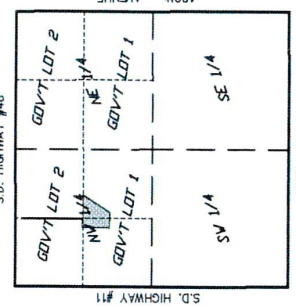
W1/2 GOV'T LOT 1  
 NW1/4 SEC 3-95-49

**HAGEN TRACT 2  
 6.303 ACRES**

E1/2 GOV'T LOT 1  
 NW1/4 SEC 3-95-49



S. D. HIGHWAY #46

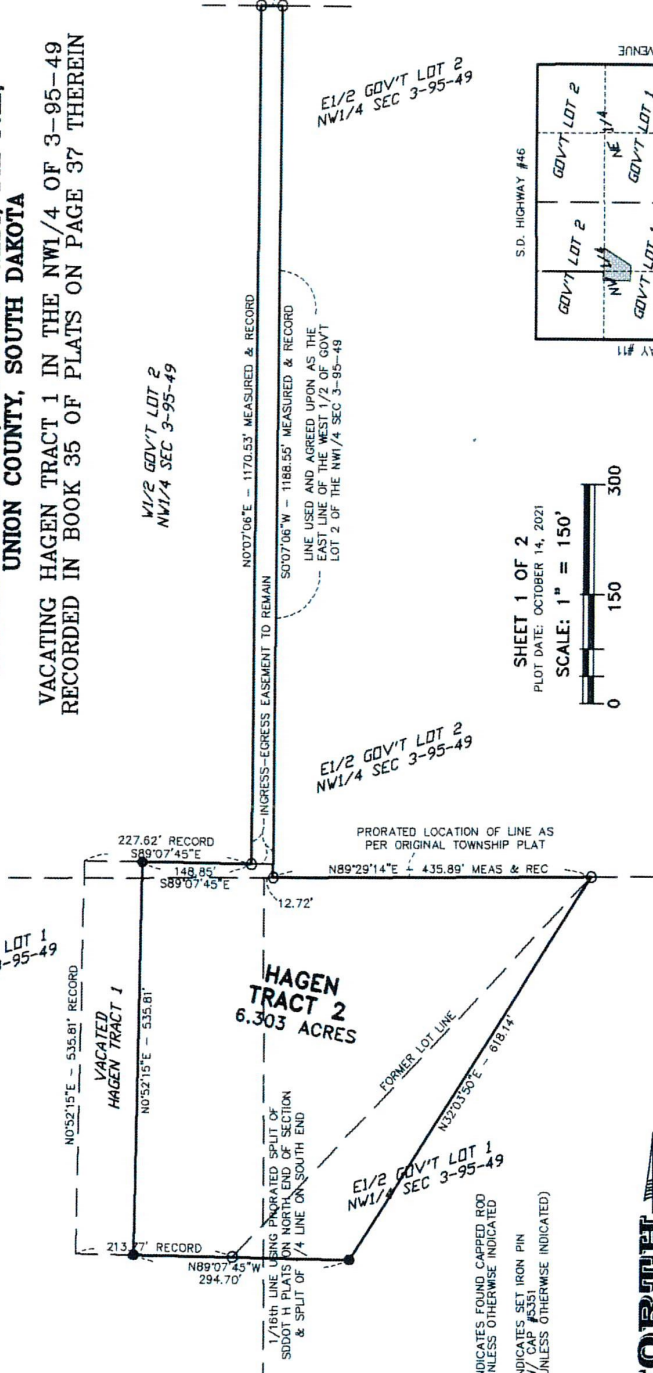


**LOCATION MAP**  
 SECTION 3-95-49

SHEET 1 OF 2  
 PLOT DATE: OCTOBER 14, 2021  
 SCALE: 1" = 150'



TOTAL AREA IN ADDITION: 6.303 ACRES  
 NO SEARCH MADE FOR UNRECORDED EASEMENTS  
 OR COVENANTS WHICH MAY AFFECT THE SUBJECT PROPERTY AND  
 WOULD BE DISCOVERED WITH A COMPLETE SEARCH OF TITLE.



○ INDICATES FOUND CAPPED ROD  
 UNLESS OTHERWISE INDICATED  
 ● INDICATES SET IRON PIN  
 W/ CAP #338  
 (UNLESS OTHERWISE INDICATED)



PREPARED BY  
**LAWRENSON SURVEYING**  
 29359 474th AVE.  
 BERESFORD, SD  
 (605)957-4393

11-463-

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One (\$1.00) Dollar and other good and valuable consideration paid to

Carlyle F. Hager and Bonnie J. Hagen, husband and wife, hereinafter referred to as GRANTOR, by South Lincoln Rural Water System, Inc., hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, transfer and convey unto the GRANTEE, its successor and assigns, a perpetual easement with the right to erect, construct, install and lay, and thereafter use, operate, inspect, repair, maintain, replace, and remove the water pipes, connections, valves, and all other devices used in connection with the operation of a rural water system, over, under, across and through the land of the GRANTOR, situated in

Union County, State of South Dakota, said land being described as follows:

Lot 1 and the W 1/2 of Lot 2 also described as the W 1/2 and SE 1/4 of Section 3, Township 25, Range 49

together with the right of ingress and egress over the adjacent lands of the GRANTOR, his successors and assigns for the purposes of this easement.

The easement shall be thirty (30) feet in width, the center line of which is described as follows: Fifteen (15) feet on either side of the center line of the pipeline as constructed, and insofar as possible the center line shall be Fifteen (15) feet inside of the fence line which fence line is the boundary of the property of the GRANTOR.

The consideration hereinabove recited shall constitute payment in full for any damages to the land of the GRANTOR, his successors and assigns, by reason of the installation, operation, and maintenance of the structures or improvements referred to herein. The GRANTEE covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the GRANTOR, his successors and assigns.

GRANTEE agree that they will, following any excavation for pipeline, return the premises to their former condition as is reasonably possible at no expense to GRANTOR.

The grant and other provisions of this agreement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 2nd day of April, 1977.

Carlyle F. Hager (SEAL) Bonnie J. Hagen (SEAL)

STATE OF SOUTH DAKOTA ) County of Lincoln ) ss

On this the 2nd day of April, 1977, before me,

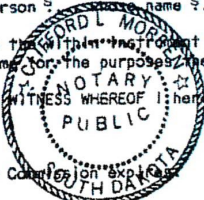
Clifford L. Morren, the undersigned officer, personally appeared Carlyle F. Hagen and Bonnie J. Hagen known to me or satisfactorily proven to be the

person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes herein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Clifford L. Morren Notary Public, State of South Dakota

My Commission expires August 26, 1988



STATE OF SOUTH DAKOTA ) COUNTY OF UNION ) ss

I hereby certify that the within instrument was filed for record this

24th day of May 1978 at 9 o'clock AM and recorded in vol. No. 24 of Maps on page 640

REGISTER OF DEEDS

025402

# Tile Invoice

CUSTOMER'S ORDER NO.		DEPARTMENT		DATE		
				12-20-20		
NAME <u>Hagen Farm</u>						
ADDRESS						
CITY, STATE, ZIP						
SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.	PAID OUT
QUANTITY	DESCRIPTION		PRICE	AMOUNT		
1	2417'	6" tile	.693	1674.98		
2	10'	6" dual wall outlet pipe	1.67	16.70		
3	1	6" rodent guard	6.00	6.00		
4	6	6" internal couplers	2.02	12.12		
5	1	6" Hickenbottom tee	19.99	19.99		
6	1	6" bar guard	23.94	23.94		
7					1753.73	
8						
9						

# PROPERTY NOTES

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# PRESENTED BY

**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**

**Joel Westra Jr.—605-957-5222**

**Joel Westra—605-310-6941**

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**



Westra Auction  
LAND & REALTY

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PAID  
EDDM RETAIL

1414 Main St.

Rock Valley, IA 51247

Zomercompany.com

(712) 476-9443

**142.09± Acres Of  
Alcester TWP,  
Union County, SD  
Farmland**

# ZOMER COMPANY

