

VandeVegteZomer



Realty & Auction

276.8 Acres Of Dayton TWP, Lincoln County, SD Farmland
Sold In 3 Separate Tracts!

Farm #1: 78.18 Acres—Farm #2: 135.89 Acres—Farm #3: 62.73 Acres

This land is located Northwest of Canton, SD along Hwy 11
and South of Harrisburg, SD!!!!



TRACT 1: 78.18 Acres

TRACT 2: 135.89 Acres

TRACT 3: 62.73 Acres

Auction Date: February 9, 2021 @ 10:30 A.M.

Orval Larson Estate —Owner

zomerauctions.com

Auctioneers:

Vande Vegte & Zomer Realty & Auction

1414 Main St., Rock Valley, IA 51247

Office-712-476-9443

Mark Zomer - 712-470-2526 — Broker

EXHIBIT

LO180

Auctioneers Note: We are honored to have had our firm selected by the Orval Larson estate to offer for sale at live public auction these great tracts of farmland! This farmland has been in the Larson family for many decades and is now being offered for sale! If you have been looking for a great tract of farmland or future development potential in a good location then be sure to make plans today to attend! Call an auctioneer for your personal tour! This Land has several housing eligibilities and is located along SD HWY 11!!!!

Auction Date: February 9, 2021 @ 10:30 A.M.

Location: From West Edge of Canton SD go West on HWY 18 to SD. Hwy 11 North, then go North on Hwy 11 for 5 miles to 277th St. Farm #3 is located along HWY 11, then go West approx. 1/4 mile on 277th St. to Farm #2, for Farm #1 go 1 Mile West on 277th St to 477th Ave then go 1/4 mile North. Signs will be posted! Auction will be held at the site of the farmland.

Watch zomerauctions.com for inclement weather.

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Abbreviated Legal Description of Farm #1: A parcel described as Larsons Addition Tract 2 except Lot 1 in Tact 2 in the S1/2 of Section 20 Twp. 99 North Range 49W of the 5th P.M Lincoln County SD. Subject to all public roads/highways, surveys, County Zoning and easements of record. .

General Description of Farm #1 According to the recent survey, this tract contains 78.18 gross acres. According to the survey, this tract contains 76.7 acres tillable. This farm has great access! This farmland is 98% tillable. The predominant soil types include: WHA Wentworth, CA,CH,CD, Chancellor and EAB Egan. This farm has a Agri Data Productivity rating of 83 and County Soil Rating of .832. **This Farm has excellent high quality soils!!!** This farm appears well managed and in a good state of productivity. This farm has several feet of Drainage tile installed in approx. 2012. This farm is enrolled in the ARC County Program and has a corn and soybean base combined with adjoining farm with a PLC yield on corn of 124bu and a PLC yield on soybeans of 37bu. The topography of this farm is gently rolling. It is rare to find a parcel with nearly 98% tillable acres. This farm is classified as NHEL. Make Plans today to purchase this quality tract today!! **NOTE:** This parcel of land has 1 housing eligibility. The buyer of this parcel will be subject to deed restriction and not permitted to build a home or livestock facility within 300ft of North property line only of (Tract 1 Larson Addition Current Acreage Site) for 50 years from Closing. Make plans to day to check out this great tract of outstanding Lincoln County Land!!!!

Abbreviated Legal Description of Farm #2: A Parcel described as Larson Addition Tract 3 in in the S1/2 of Section 20 Twp. 99 North Range 49W of the 5th P.M Lincoln County SD. Subject to all public roads/highways, surveys, County Zoning and easements of record. Subject to railroad right of way and elec transmission line easement.

General Description of Farm #2: According to the recent survey, this tract contains 135.89 gross acres. According to the recent survey this tract contains 133.14 acres tillable. This is an inside tract of farmland which is nearly 98% tillable. This farm appears well managed and in a good state of productivity. The Predominant soil types include: WHA Wentworth, EAB Egan and CA, CD, Chancellor. This farm has a Agri Data productivity rating of 83.8 and a County soil rating of .832. This farm is enrolled in the ARC County Program and has a corn and soybean base combined with adjoining farm with a PLC yield on corn of 124bu and a PLC yield on soybeans of 37bu. This farm had several feet of 8" and 6" drainage tile which was installed in 2014. The topography of this farm is gently level to a gently rolling. It is rare to find a parcel with nearly 98% tillable acres with road on one side. This farm is classified as NHEL. This property does have an older well which is not in use. This is also a great parcel of Dayton Twp farmland with 2 housing eligibilities and is a 1/4 mile off of Highway 11!!! Make plans today to add to your operation or as an investment today!!! This is a nice farm in a great location!

Abbreviated Legal Description of Farm # 3:A Parcel described as the remainder of the SE 1/4 of Section 20 Twp. 99 North Range 49W of the 5th P.M Lincoln County SD. Containing 62.73 acres. Subject to all public roads/highways, surveys, County Zoning and easements of record. Subject to railroad right of way.

General Description of Farm #3: According to the recent survey, this tract contains 62.73 gross acres. According to the recent survey this tract contains 59.92 tillable acres. This tract of farmland is nearly 95% tillable and lies adjoining HWY Sd 11. This Farm has 3 Housing eligibilities and has great potential located along SD HWY 11! The predominant soil types include: WHA Wentworth, CD Chancellor and TE Tetonka. This farm as a Agri Data productivity rating of 86.7 and a County soil rating of .851. This farm appears well managed and in a good state of productivity. This farm is enrolled in the ARC County Program and has a corn and soybean base combined with adjoining farm with a PLC yield on corn of 124bu and a PLC yield on soybeans of 37bu.. This farm is classified as NHEL. This is also a great parcel of Dayton Twp farmland. Make plans today to add to your operation or as an investment with great potential in the future close to Harrisburg and Sioux Falls South Dakota!

Method of sale: Farms will be sold individually in the order listed and will be sold with the final bid price x the gross surveyed acres of the tract being sold. These farms will not be combined. Auction will be held at the site of the farmland.

Taxes: The current Real Estate Taxes according to the Lincoln County Treasurer are Approx. \$2,189.00 per year on Tract 1, approx. \$3,804.00 year on Tract 2, approx. \$1,756.00 per year on Tract 3. Seller will pay the 2020 taxes payable in the Spring and Fall installments of 2021. NOTE THIS IS ONLY AN ESTIMATE ON TAXES DUE TO RECENT SURVEY THESE PARCELS WILL BE RE-ASSESSED AND TAXES MAY FLUCTUATE.

Possession: Possession will be on March 1, 2021 due to current lease.

Terms: Purchaser (s) of each tract 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 22, 2021. SD Title insurance will be used. Owners title insurance policy will be split 50/50 between buyer and seller. Lincoln County Title will be the closing agent and escrow agent and closing fee will be split 50/50 between buyer and seller. These properties are 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 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. All properties are sold subject to Lincoln County Zoning ordinances. 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. Michael Paulson--attorney for sellers.

#1 8500
#2 8200
#3 10,400 x 62.73A=652,392 x 15%
97,858 + 1.65%
98,377

PRESENTED BY

*March 22, 2021 Closing
Insurance at closing*

VandeVegteZomer



Realty & Auction

Mark Zomer-Broker-712-470-2526

Darrell Vande Vegte-Broker-712-726- 3428

Gary Van Den Berg-Sales-712-470-2068

Ryan Zomer-Sales-712-441-3970

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Licensed in Iowa, South Dakota and Minnesota

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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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for our past successful results