Upcoming Live Public Auction Lincoln County, SD Norway TWP Farmland

256.79+/- Acres of Norway TWP, Lincoln County, SD Farmland
To Be Sold In Two Separate Tracts
Located 3 Miles North West of Norway Center

Tract 1: 138.58+/- Acres
Tract 2: 118.21+/- Acres

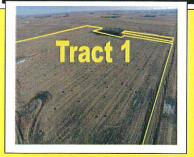
Sale Date: December 19, 2018 @10:30 A.M.

Location: Tract 1—From Norway Center go 2 miles North on HWY 11/479th Ave to 292nd St. then go 2 miles West on 292nd St to 477th Ave. then go ¾ Mile North on 477th Ave to Tract 1. Tract 1 is located on the East side of 477th Ave. For Tract 2 go 1 mile West to 478th Ave. on 292nd St and then go ½ Mile North.

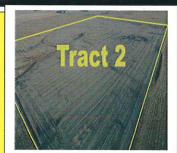
Tract 2 is located on the West side of 478th Ave.

Auction signs will be posted! Auction will be held at site of the land.

For inclement weather watch zomerauctions.com









Van Regenmorter Land LLP--Owners

Auctioneers:

Mark Zomer712-470-2526—Darrell Vande Vegte-712-476-9443 Joel Westra-605-310-6941

Vande Vegte & Zomer Realty & Auction
1414 Main St.

VandeVegteZomer Realty & Auction Rock Valley, IA 51247 712-476-9443 www.zomerauctions.com

VandeVegteZomer Realty & Auction

Upcoming High Caliber Lincoln County, SD Farmland Auction



Of 256.79 +/- Acres of Norway TWP Lincoln County, SD Farmland To Be Sold In Two Separate Tracts
Located 3 Miles North West Of Norway Center
Tract 1: 138.58+/- Acres---Tract 2: 118.21+/- Acres



December 19,2018 @10:30 A.M.

Location: Tract 1--From Norway Center go 2 Miles North on HWY 11/479th Ave. to 292nd St. then go 2 miles West on 292nd St. to 477th Ave then go ¾ Mile North on 477th Ave to Tract 1. For Tract 2 go 1 mile West to 478th Ave on 292nd St. then go ½ mile North on 478th Ave. . Auction signs will be posted!

Auction will be held at site of land. For inclement weather watch zomerauctions.com

"Your Farmland Specialists" zomerauctions.com

Auctioneers Note: We are honored to offer this farmland at auction for the Van Regenmorter Family!! As the Van Regenmorter Family have purchased land near their home operation in Iowa they have asked us to offer this excellent farmland for sale at auction to complete their land exchange! This land is very desirable and would make a great investment opportunity or addition to your current farming operation!! Make plans today to purchase one of these excellent tracts of High Caliber Norway TWP, Lincoln County SD Farmland!!! The owner of this property would be willing to lease this property back with an attractive cash lease option from any potential buyer/investor if desired!!

Abbreviated Legal Description of Tract #1: Lots 1 & 2 in the NW1/4 EXCEPT Van Regenmorters Addition all located in Section 5, Township 96N, Range 49W, Lincoln County, SD. Subject to all public roads and easements of record.

General Description of Tract #1: According to the Lincoln County Assessor this tract of farmland contains 138.58+/- gross acres According to Lincoln County FSA this farm contains approx. 134.6+/- tillable acres with the remainder in road/ditch. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 139bu on corn and a PLC yield of 43bu. on soybeans. FSA will do a reconstitution on the base acres once the farmland is sold. This farm is classified as NHEL. The predominant soil types include: WhA-Wentworth-Chancellor, EaB-Egan, Ca-Chancellor-Tetonka, Ws-Worthing. According to Agri-Data this farm has a productivity index rating of 78.6 and the county soil rating is .834. This farm has a large amount of drainage tile installed. This farm appears to have a good state of productivity and is well managed. Make plans today to purchase this high caliber Lincoln County, SD farmland!!

Abbreviated Legal Description of Tract #2: The S630.5' of Lot 1 in the NE1/4 and the N1/2 of the SE1/4 all located in Section 5, Township 96N, Range 49W, Lincoln County, SD. Subject to all public roads and easements of record.

General Description of Tract #2: According to the Lincoln County Assessor this tract of farmland contains 118.21+/- gross acres According to Lincoln County FSA this farm contains approx. 115.75+/- tillable acres with the remainder in road/ditch and grass waterway. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 139bu on corn and a PLC yield of 43bu. on soybeans. FSA will do a reconstitution on the base acres once the farmland is sold. This farm is classified as NHEL. The predominant soil types include: EcB-Egan-Chancellor, Ca-Chancellor-Tetonka, EaB-Egan, WhA-Wentworth-Chancellor, Ws-Worthing, Te-Tetonka. According to Agri-Data this farm has a productivity index rating of 77.1 and the county soil rating is .804. This farm is being sold subject to a tile line drainage easement recorded in book 5, page 165 of the Lincoln County Recorder. This farm has several thousand feet of drainage tile installed. This farm appears to have a good state of productivity and is well managed. The buyer of this tract will need to repair/install an access culvert to access the NW portion of this tract. Make plans today to attend this auction to purchase this high caliber Lincoln County, SD farmland!!

Method of sale: Farmland will be sold on gross county acres. Tract 1 will be sold then Tract 2 will be sold. Tracts will not be combined. Auction will be held at the site of Tract 1.

Taxes: The current Real Estate Taxes according to the Lincoln County Treasurer are approx. \$3,312.08 per year on Tract 1 and approx. \$2,726.34 on Tract 2. Seller will pay the taxes that are due and payable in March of 2019 and the taxes that will be due in September of 2019, based upon the taxes for the year currently payable.

Possession: Possession will be on March 1, 2019.

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 23, 2019 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. 2018 taxes due in 2019 paid by the seller. 2019 taxes due in 2020 to be paid by the buyer. Lincoln County Abstract & Title will act as Escrow and Closing agent. Buyer agrees to accommodate seller's with a 1031 exchange with no cost or expense on the buyers behalf. 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 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. Brad De Jong--attorney for sellers.

Van Regenmorter Land LLP—Owners

Tract I

HAND OWNER & RURAL RESIDENT MAPS

NORWAY TWP

LAND OWNER

R 49 W

		A STATE OF									JOINS	HIGHLAND TWP	3
	4-2			478 AVE	1	479	AVE	480	¥ N		AVE	482 AVE	204 5
JOINS PLEASANT TWP	Amba L! 150.23	G G	F 259.79	Pederson Ag, LLC 5 119.88 anRegenMorter	Clifford & Jeffrey Sorum 79.20 Trans Ova Genetics	104.71	E Dakota Aeration Inc. 67.40 Earl Horstman 78.98	Paul Paulsen & Helen Nelson 152.29	Dale & Donna Ranschau B 152.50	Michael Gilbertson Trust 2 156.94	Curtis & Deborah 79.42 Gilbertson Clifford & Jeffrey Sorum 79.59	132.58 A Tonia VanVoorst	291 JOINS EDEN TWP
JOINS	Melvin & Dorothy Nothdurft	G 302.22	Mark Horstman etal 80	Daniel Brenneman 30	Adeline Brenneman 160	4 Douglas & Gloria Lund Trust 157.91	Sharon Dominissee 155.50	Paul Paulson	Virgil & Patricia Stensland 19	Anna Roetman	Daniel Gillespie 39.79 1 119.98	Margaret Koopsma Margaret Koopsma	292
	77.05 Sara Ellia & Heather Eltze 77.16	Leo Narum etal	O. Lawerence Anderson	Robyn Ventura	Matthew Adams 80 Barbara Gillespie 80	Paul & Eileen F Paulson 9 147.78	Lois Ulrickson Trustee 157.92	James & Patsy Steinsland 80 Carol Treistad	Donald Ulrikson Trust 319.58	Strehlow Family LLC	Orville & Carol Sorlie	Donald & Denise Koopsma	ST
	Stavnes 74.65 Romereim Family Trust	Anden & Mavis Vanbeek	Durward & Beverly Rieper	Darwin & Angela Sogn	Darrel & Carole Sogn	C Lyle Eidsness 78.94	AHB Holdings LLC 157.91	Steven Jonnes etal	James & Patsy Stensland 80	Robert & Karen Evanson	Robert Strehlow Ma Koo	rgaret Just Bundar Lines Bundar	
	Accarol Assgard 75.09 Hei	nry N	Darwin & An Sogn			C. Lyle J Eidsness	198.75	Maxine Tunell	David Twedt	Grant &	Robert & Karen Evanson 80	11 11 1	293 ST
	John, David	8 160 Rasmussen		David & L Bonnie Bogue	160	16 149.62 Mark	C. Lyle Eidsness	15 68.50	Gertrude VanVeldruizen 11.00 11.10 11.00 10.00 1	Evanson 14 160 5 Jehn, David E Aroyal Zwefal	Kirk Jensen 13	Orville Sorlie	
	& Royal Zweifel - 1155.12	Family Trust	Marc & Lisa Clarion Thormodsga	Bogue ard 120.80	Joseph Gubbrud Trustee 79.79	Gubbrud 144.95 K	157.73 Terry & Kare Kaskie		Peter & Werna Vermulm	트 . 40 는	160 Darwin & Sog		294
	o _{141.39}	Betty Thompson 79.58 Leonard Akland	James & Frances Heeren & Julie Saugstad	06 1971 197 12 20	R Claring Sand	Dakota Farms LLP 21 157.89	NORWAY CENTER Joyce Paulson Trustee 148.85	39.79 Kimberly Haveman Trustee 109.07	Serck etal	Wendell. Sandbulte	\5ª H	AHB oldings	ST
	Rasmussen Family Trust	Cynthia Nelson	Leon & Betty Thompson Trust 71.12 John Gubbrub	Mark Gubbrud 160	h Jd Bl	Ralph Rasmussen 157.81		2 Bryan & Scott Turner 80 Dennis 80 Turner	Henry & Antonia Vandestroet J. Roger Evanson 81.66	Robert & Karen Evanson 80 AHB Holdings LLC 75.97	Mahlon & Deiores Johnson Teunis Van/Voorst 41,82 118.38	24 Property 275.57 Noil & Patricia Roskeland Truslee	
	Lester S. Carol Voegeli 152.83	Michael Lappegard	Ma K B	ark & Maxine Funell 29	Mary Rogness	Ernest Ekanger	Rodney & Ruby & Ruby A Ruby	Allen Voegeli 80 Charles Voegeli 80	Sharon minissee 80	Jeffrey Hall	Darly Evanson	Ronald & 77.31 P.	295 ST
	James & O Jannie CO Thormod-	Leon & Betty Thompson Trust 151.92	Regan Pearson 1stal 40	80 60	Thomodolie 160	Thornogon 1	Eugene Vonk	27 Thelma Vonk	Travis Dominissee 80 Sharon Dominissee 80	400	Gerrit 25 & Ruth Horstman Trust 160	J. Roger Evanson J. Roger & Darly Evanson 80	
	Jerilyn Birnie	Anden VanBeek	Ar Ar	rk prud 30 40	169.83 AF Aiden VanBeek	Deptra Sackett 198 28 43	Lawrence Ritz Trustee 156.87	Robert Anderson	84.45 James Vonk	Clarion 78 78 AI	John, David & Royal Zweifel	Dennis & Mary Treiber Family Trust	296 ST
	Linda Thorson	Nature 38 42 Critina Bitubaker 38 54 Children Butleaker 38 54 Children Wastell 73 51 Children	AC Dia	* 74.19 8 PAG	1 D	33 elilah errick 233.16	900 AND 1000	elores E	Leo & H P Darlene Jervik 62 Marlin & 54 Heather Day 80 99	Thelma Vonk 150 Seima Ahrendt etal 78 74	Lane & Julie Jervik 80 Teunis & 77 49 Jacqueline VanVoorst		
46		LINE SERVICE SERVICE	AD	140 331	. 5.70		AGI			78.74	NAME OF TAXABLE PARTY.	N COUNTY, SD	¹ 297 ST

Section 1 A Thomas & Rebecca Mathiesen - 27 09

Section 2 B Dale & Patricia Rice - 7.77

C Jakob & Sonya Decker - 8.21

Section 3 D Lands American Lutheran Church - 9.96

E Hulstein Feedyards LLC - 8.40

Section 5 F Robert & Marlyce Harris - 19 51

Section 6 G David & Karen Anderson - 12.72

Section 9 H Thomas & Jean Riley - 10.74

Section 15 | Thor Johnson - 11.50

Section 16 J James Jervik - 8.27
K Brian & Stephanie Fossum - 10.24

Section 17 L Merie & Deborah Kost - 23.08

M Victor Espinoza - 8.25

Section 18 N Melissa McKenney - 7 10

Section 19 O Jason & Bridget Twedt - 15

Tyler & Rachel Rasmussen - 7.90

Section 20 Q Rick & Debra Halseth - 9.09

Section 21 R Tim Delay - 10

Section 22 S Darrell & Patricia Schroeder - 8.21

T Jaosn & Lisa Veldman - 10.71

Section 23 U State Bank of Alcester - 10 44

V Paul & Julie Serck - 8.12

Section 27 W George & Rebecca Decker - 7
Section 28 X John & Debra Sackett - 12.77

Section 30 Y David & Barbara Dininger - 6.94

Z Kirk & Sandra Martinsen - 5.48

AA Ronald & Wanda Saugstad - 8.08

Section 32 AB Sandra Saugstad - 10.17

AC Greg & Audra Nelson - 6.81

AD Chris & Amanda Wielenga - 8.26 Section 33 AE Rodger & Danelle Dickau - 10.12 AF Matthew Butzer - 19.46

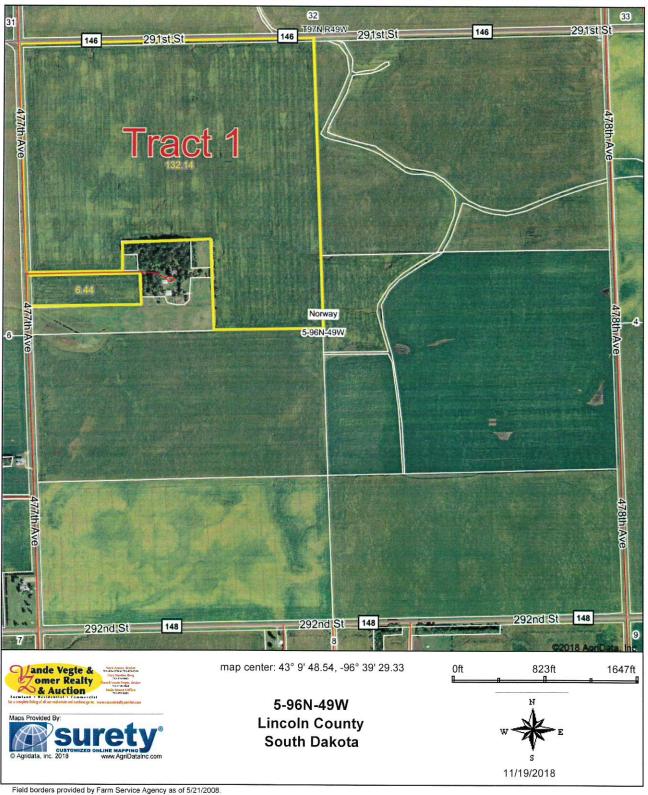
Section 34 AG Allen & Lisa Voegeli - 11.15

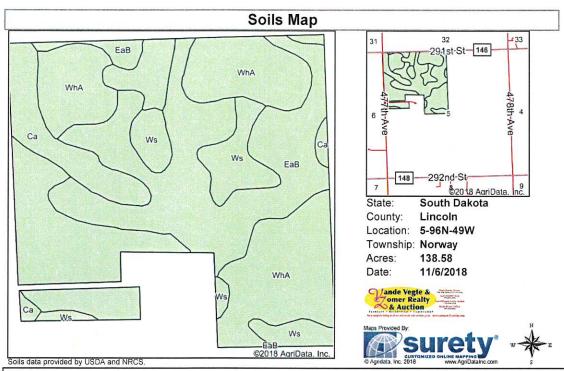
Section 35 AH Darwin Sogn - 14.12

Al Kelly Harkness - 10



Aerial Map





Area	Symbol: SD0	83, So	il Area V	ersion:	20												2 1300 7 6	
Code	Soil Description	Acres	Percent of field	Non- Irr Class *c	Productivity Index	Alfalfa hay	Barley	Bromegrass hay	Bromegrass alfalfa	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Spring wheat			*n NCCPI Soybeans
WhA	Wentworth- Chancellor silty clay loams, 0 to 2 percent slopes	62.79	45.3%	lw	88	4.1	51	4.4	4.7	98	11.6	57	64	37	36	1460	39	54
EaB	Egan silty clay loam, 3 to 6 percent slopes	44.98	32.5%	lle	82	4.5	50	4	4.7	90	10.7	52	63	34	35	1340	39	62
Ca	Chancellor- Tetonka complex, 0 to 2 percent slopes	16.76	12.1%	llw	75													35
Ws	Worthing silty clay loam, 0 to 1 percent slopes	14.05	10.1%	Vw	30													2
		Wei	ghted Av	erage	78.6	3.3	39.3	3.3	3.7	73.6	8.7	42.7	49.4	27.8	27.7	1096.5	30.3	*n 49

^{*}n: The aggregation method is "Weighted Average using major components" *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NORWAY TWP

Tract 2 LAND OWNER R 49 W JOINS HIGHLAND TWP 481 AVE 291 ST ST ST TWP Dale & 79.42 Dakota Michael 132.58 Paul Paulsen & Heien Nelson Pederson Ag, LLC Clifford 67.40 Ambai LLC В Gilbertson & Jeffrey Curtis & Deborah Gilbertsor Clifford & Jeffrey Sorum Trust Farl Tonia VanVoors 119.88 2 156.94 150.23 6 154.7 152 50 152.2 Mark Horstman Adeline Virgil & Patricia Stensland 191.36 4 Douglas & Gloria Margaret Koopsma Melvin & Brenneman Dorothy Nothdurft Sharon Dominissee G Lund Margaret Daniel Brenneman 39.79 Roelmai Koopsma 119.98 147.85 D 152.89 302.22 160 Patsy Stensland 80 Donald & Denise 80 80 Donald Ulrikson Trust Orville & Carol Paul & Strehlow Leo Narum Lois Barbara Eileen Paulson Adams Carol 77.05 Family Ulrickson Ventura Trustee Sara Ellia & Heather Eitze 77.16 8 9 40 119.58 147.78 157.92 160 160 11 C Lyle Eidsness 10 12 92 Romereim Family Trust Durward & Darrel & Carole Sogn Darwin & AHB James & Patsy Stensland Angela Sogn Holdings LLC & Mayis Beverly Rieper Margaret Koopsma etal Jonnes etal 157.91 280 92.70 160 160 120.80 160 ST C. Lyle Maxine Tunell Grant & Henry 198.75 llene Evansen Bartman 71.10 128.90 Family Trust John & 17 Kirk C. Lyle Eidsness Orville David & 14 Jaqueline Thompson_{59.74} Bonnie 160 18 160 160 16 149.62 Im 39.90 13 39.89 John, David & Royal Zweifei 119.58 John, David Mark 78.36 Rasmusser 15 157.73 Royal Zweifel Marc & Lisa Boque 144.95 Terry & Kare Kaskie Peter & Werna Darwin & Angela Clarion K 1155.12 232 48 Thormodsgaard 120.80 294 Betty Thomps 문용 Dakota AHB NORWAY 79.5 Farms Holdings LLC CENTER 197.12 Haveman Trustee 109.07 141.39 21 157.89 23 148.97 275.57 Non 3 P 20 149.79 119 58 41.7 Mary Jean Rogness 22 Bryan & Scott Turner Manion & Delores Johnson 80 Robert & Rasmusser Karen Evanson 80 Cynthia Joseph Rainh Mark Cynthia Nelson AHB Holdings LLC 75 Family Gubbrud Nelson J. Roger Evanson 80 Gubbrub 160 157.8 157.93 150.94 160 81 66 295 ST ussee 80 77.31 80 80 80 159 Lester Jeffrey Hall Emest Darly Evanson Charles Voegeli & Carol Lappegard Mary Ronald & Marcia Y Ekange Voegeli Rogness 29 117.84 26 160 152.83 30 160 180 100 Gerrit 25 & Ruth 27 Leon & Betty J. Roger Evanson 11 80 Eugene Audrey Vonk Thelma sal Thompson Trust __151.92 Sharon Dominissee Horstman J. Roger & Darly Evanson 60 w 150.80 400 160 160 80 X 144.95 Dennis & Mary John David 169.33 Robert Anden & Royal Zweifel 40 84.45 78 Treibe Anden 118.76 Alden Trustee amily Trust 35 James AI Vonk 160 36 156.87 34 31 158.32 AB 32 Joyce Jos 160 154 07 Thelma 38 42 33 88 A 80 Lane & Julie 62 73.51 AC Vonk Lawrence Mahion & Delores Jervik 80 Delilah Linda Ryken Teunis & 77.49 Ander Seima Ahrendt 233.16 148.17 78.76 AD etal 78 74 | Va 46 JOINS UNION COUNTY, SD Section 30 Y David & Barbara Dininger - 6.94 Section 19 O Jason & Bridget Twedt - 15 1 A Thomas & Rebecca Mathiesen - 27 09 Z Kirk & Sandra Martinsen - 5.48 Section 2 B Dale & Patricia Rice - 7.77 P Tyler & Rachel Rasmussen - 7.90 AA Ronald & Wanda Saugstad - 8.08 Section 20 Q Rick & Debra Halseth - 9.09 C Jakob & Sonya Decker - 8.21 Section 32 AB Sandra Saugstad - 10.17

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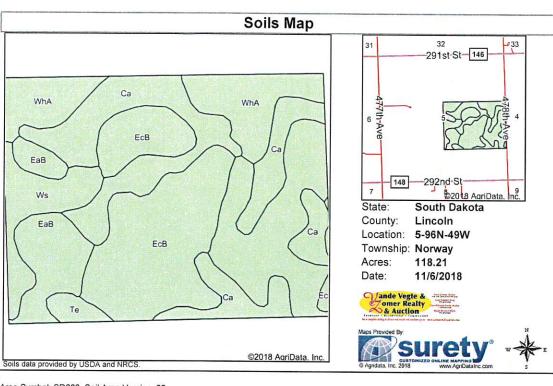
Section 35 AH Darwin Sogn - 14.12 Al Kelly Harkness - 10



Aerial Map



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



												9 3000			- 151			
Area	Symbol: SD0	83, So	il Area V	ersion:	20													
Code	Soil Description	Acres	Percent of field		Productivity Index	Alfalfa hay	Barley	Bromegrass hay	Bromegrass alfalfa	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Spring wheat	Sunflowers		*n NCCPI Soybeans
EcB	Egan- Chancellor silty clay loams, 0 to 4 percent slopes	32.11	27.2%	lle	83	3.8	46	4.3	4.5	89	10.5	52	58	33	33	1330	35	51
Са	Chancellor- Tetonka complex, 0 to 2 percent slopes	30.76	26.0%	llw	75													35
EaB	Egan silty clay loam, 3 to 6 percent slopes	29.05	24.6%	lle	82	4.5	50	4	4.7	90	10.7	52	63	34	35	1340	39	62
WhA	Wentworth- Chancellor silty clay loams, 0 to 2 percent slopes	15.85	13.4%	lw	88	4.1	51	4.4	4.7	98	11.6	57	64	37	36	1460	39	54
Ws	Worthing silty clay loam, 0 to 1 percent slopes	8.50	7.2%	Vw	30													2
Те	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	1.94	1.6%	IVw	59													22
		Weig	hted Av	erage	77.1	2.7	31.6	2.7	3	59.4	7	34.5	39.8	22.3	22.4	886.3	24.3	*n 45.9

^{*}n: The aggregation method is "Weighted Average using major components"
*c: Using Capabilities Class Dominant Condition Aggregation Method







United States Department of Agriculture

Lincoln County, SD

PLSS: 5_96N_49W

Farm: 3384

1 inch equals 707 feet

Wetland Determination Identifiers

Restricted Use

7 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 indentifiers 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.

Tract Number: 4874

Description: D7 NW4 & S2 NE4 & N2 SE4 5 96 49

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 251.7	Cropland 250.4	DCP Cropland 250.4	WBP 0.0	WRP/EWP	CRP Cropland 0.0	GRP 0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	250.4	0.0	0.0	0.0	
	Base	CTAP Trap BLC	000 505			

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	186.4		139	0.0
SOYBEANS	55.6		43	0.0
Total Base Acres:	242.0			

Owners:

Other Producers:

.. _ 1 1 1 1 -

Certified Wetland Determination

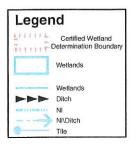
Field Office: Canton FO
Certified By: Andrew Champa

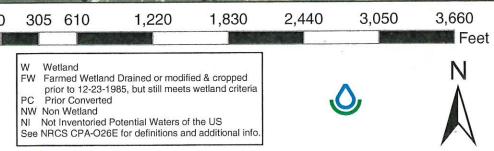
Legal Desc: NW4 & S2NE4 & N2SE4 Section 5 96-49

Agency: USDA-NRCS Certified Date: 12-19-11

Tract: 4874







EASEMENT



THIS AGREEMENT made an entered into between COLLEEN BRENNEMAN and DANIEL BRENNEMAN, wife and husband, of Sioux Center, Iowa, hereafter called "Grantors," and HERMAN BRENNEMAN of Sioux Center, Iowa, hereafter called "Grantee", WITNESSED AS FOLLOWS:

WHEREAS, the Grantor, Colleen Brenneman, is the owner of the following described real estate:

The South Half of the Southeast Quarter (S½ SE½) of Section Five (5), Township Ninety-six (96) North, Range Forty-nine (49) West of the 5th P.M., Lincoln County, South Dakota, containing 80 acres, more or less;

WHEREAS, the Grantee, Herman Brenneman is the owner of the following described real estate:

> The Southwest Quarter (SW1) of Section Four (4), Township Ninety-six (96) North, Range Forty-nine (49) West of the 5th P.M., Lincoln County, South Dakota, containing 160 acres, more or less;

WHEREAS, water drainage from the Grantee's property flows through portions of the property owned by the Grantors and drainage tiles have been installed to direct such drainage. The Parties desire to enter into an Agreement which insures that the Grantee's drainage will continue to flow through the Grantors' property, to allow access to the Grantee's to said drainage tiles, and to provide for the maintenance of the same.

IT IS THEREFORE AGREED THAT:

In consideration of the mutual covenants contained in this Easement, the Grantors do hereby grant, bargain, sell and convey to the Grantee the perpetual right to maintain drainage tiles over, under, and across the above described property owned by the Grantors. The Grantee conveys a reciprocal right to the Grantors.

The Parties shall further have the right of access to the drainage tiling together with the right to replace, rebuild, and repair said tiling. The Parties agree that the expenses to maintain and repair the drainage tile shall be shared with 50% of the said expenses paid by the Grantors and the remaining 50% to be paid by the Grantee.

Attached hereto is a diagram for informational use. This diagram is not to scale and should be used for reference purposes only to determine the location of the above described tiling.

The Parties agree not to impede with the flow of the water through the drainage tiles subject to this Easement.

This Easement shall run with the land and be binding upon the Grantor and Grantee, their heirs, successors, or assigns in interest.

Dated at Rock Valley, Iowa on this day of, 1995.
GRANTORS: Oction Brenneman Colleen Brenneman Daniel Brenneman GRANTEE: Memory Grantee:
STATE OF IOWA))SS. COUNTY OF SIOUX)
Subscribed and sworn to before me, the undersigned, a Notary Public in and for the State of Iowa, Colleen Brenneman, known to me to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed on the day and date last above written.
MAUREEN E. McGILL MY COMMISSION EXPIRES June 30, 1997 Notary Public in And for the State of Iowa.
STATE OF IOWA))SS. COUNTY OF SIOUX)
Subscribed and sworn to before me, the undersigned, a Notary Public in and for the State of Iowa, Daniel Brenneman, known to me to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed on the day and date last above written.
MAUREEN E. McGILL MYCOMMISSION EXPIRES June 30, 1997 Notary Public in and for the State of Iowa.
STATE OF IOWA))SS. COUNTY OF SIOUX)
Subscribed and sworn to before me, the undersigned, a Notary Public in and for the State of Iowa, Herman Brenneman, known to me to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed on the day and date last above written.
MAUREEN E. McGILL MY COMMISSION EXPIRES June 30, 1997 Notary Public in and for the State of Towa.
Prepared By: Maureen E. McGill

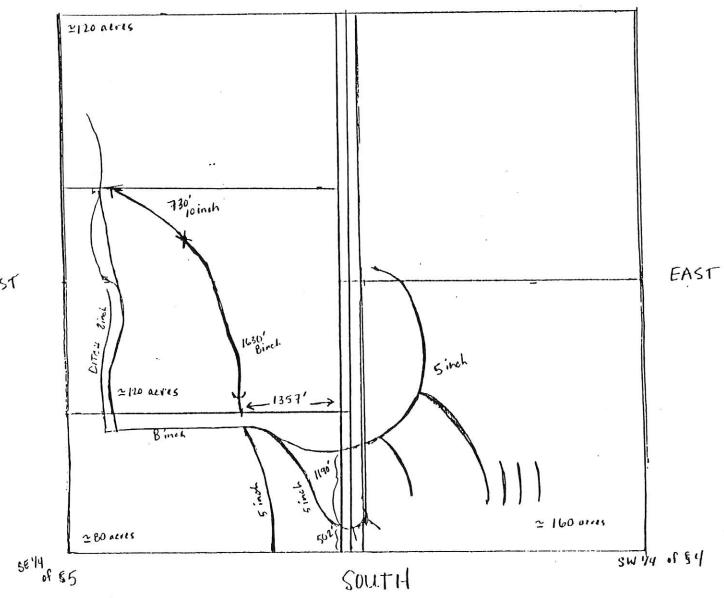
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