

**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**

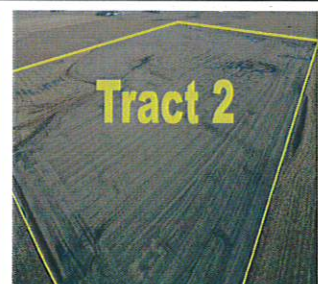
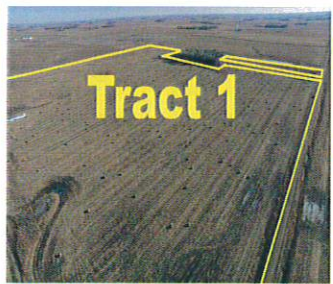
Sale Date: December 19, 2018 @10:30 A.M.

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 Zomer 712-470-2526—Darrell Vande Vegte 712-476-9443

Joel Westra 605-310-6941

Vande Vegte & Zomer Realty & Auction

1414 Main St.

Rock Valley, IA 51247

712-476-9443

www.zomerauctions.com

VandeVegteZomer
Realty & Auction

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 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. **Brad De Jong--attorney for sellers.**

Van Regenmorter Land LLP—Owners

Auctioneers:

**Mark Zomer-712-470-2526---Darrell Vande Vegte-712-726-3428-Joel Westra-605-310-6941
Pete Atkins-605-351-9847**

Tract 1

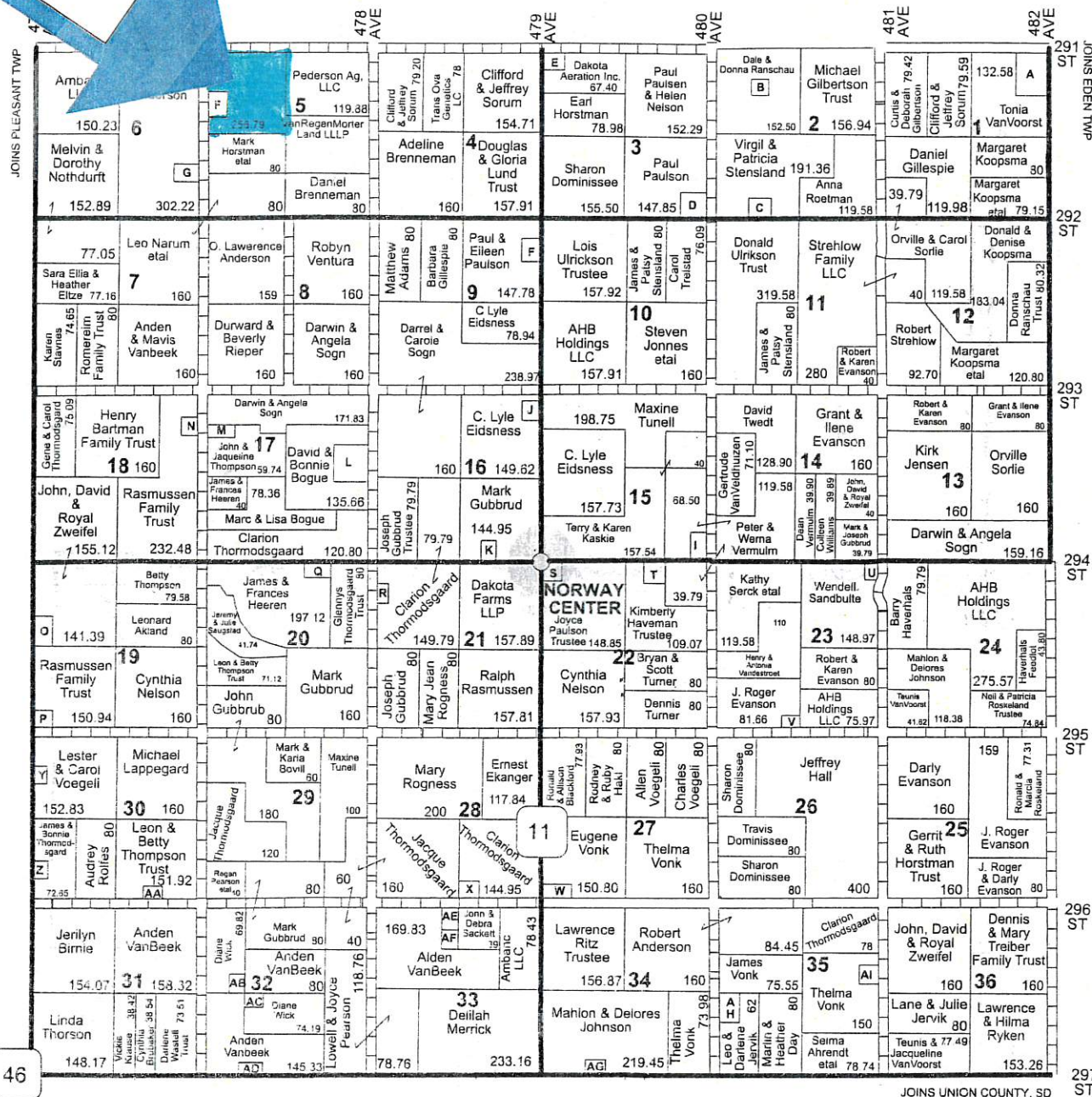
NORWAY TWP

LAND OWNER

R 49 W

JOINS HIGHLAND TWP

LAND OWNER & RURAL RESIDENT MAPS



Small Tracts

- Section 1 A Thomas & Rebecca Mathiesen - 27.09
 Section 2 B Dale & Patricia Rice - 7.77
 Section 3 C Jakob & Sonya Decker - 8.21
 Section 4 D Lands American Lutheran Church - 9.96
 Section 5 E Hulstein Feedyards LLC - 8.40
 Section 6 F Robert & Marlyce Harris - 19.51
 Section 7 G David & Marlyce Anderson - 12.72
 Section 8 H Thomas & Jean Riley - 10.74
 Section 9 I Thor Johnson - 11.50
 Section 10 J James Jervik - 8.27
 Section 11 K Brian & Stephanie Fossum - 10.24
 Section 12 L Merle & Deborah Kost - 23.08
 Section 13 M Victor Espinoza - 8.25
 Section 14 N Melissa McKenney - 7.10

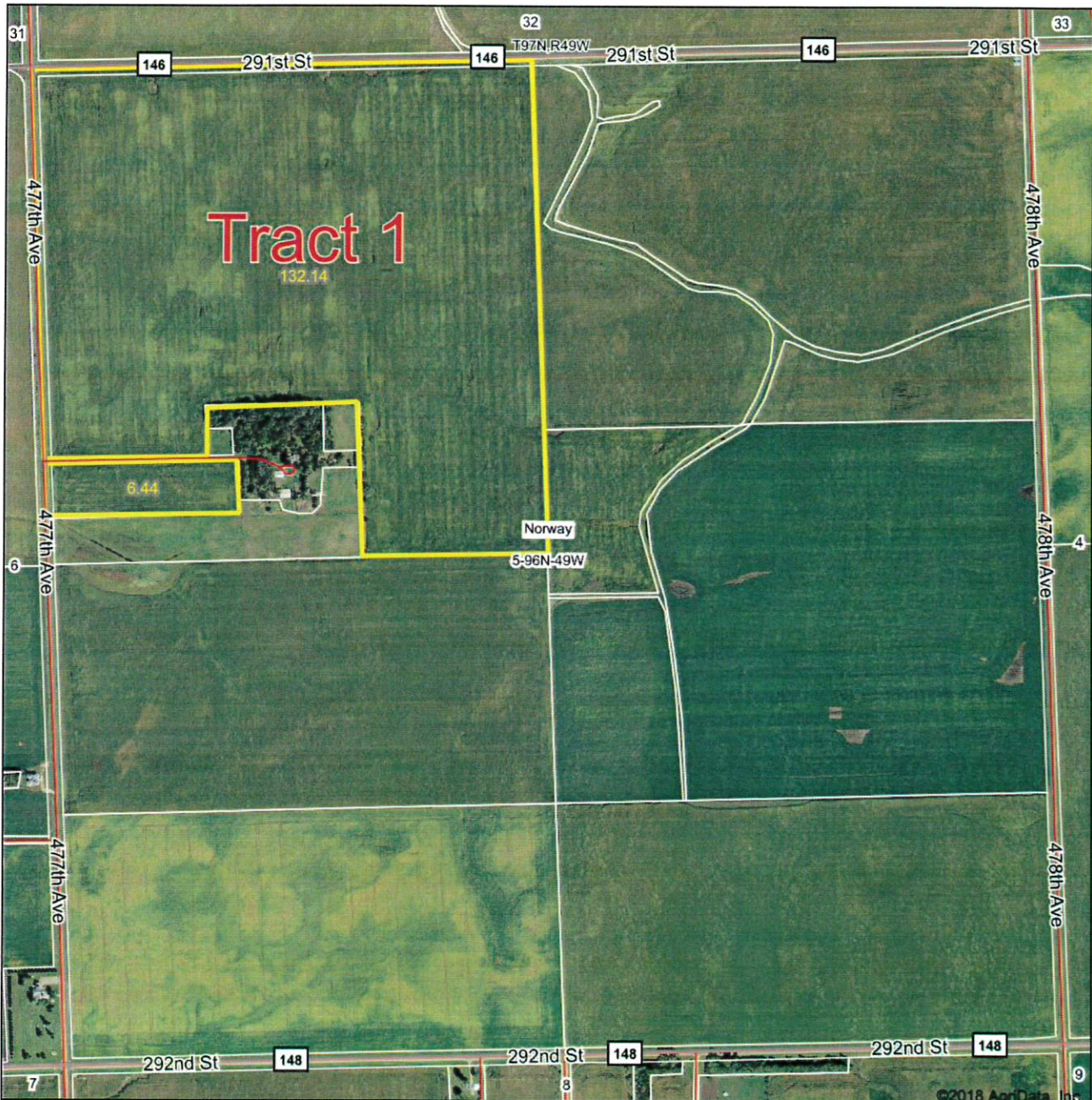
- Section 15 O Jason & Bridget Twedt - 15
 Section 16 P Tyler & Rachel Rasmussen - 7.90
 Section 17 Q Rick & Debra Halseth - 9.09
 Section 18 R Tim Delay - 10
 Section 19 S Darrell & Patricia Schroeder - 8.21
 Section 20 T Jaosh & Lisa Veldman - 10.71
 Section 21 U State Bank of Alcester - 10.44
 Section 22 V Paul & Julie Serck - 8.12
 Section 23 W George & Rebecca Decker - 7
 Section 24 X John & Debra Sackett - 12.77

- Section 25 Y David & Barbara Dinger - 6.94
 Section 26 Z Kirk & Sandra Martinsen - 5.48
 Section 27 AA Ronald & Wanda Saugstad - 8.08
 Section 28 AB Sandra Saugstad - 10.17
 Section 29 AC Greg & Audra Nelson - 6.81
 Section 30 AD Chris & Amanda Wielenga - 8.26
 Section 31 AE Rodger & Danelle Dickau - 10.12
 Section 32 AF Matthew Butzer - 19.46
 Section 33 AG Allen & Lisa Voegeli - 11.15
 Section 34 AH Darwin Sogn - 14.12
 Section 35 AI Kelly Harkness - 10



LINCOLN COUNTY, SD

Aerial Map



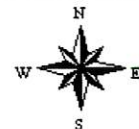
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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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map center: 43° 9' 48.54, -96° 39' 29.33

5-96N-49W
Lincoln County
South Dakota

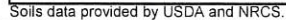
0ft 823ft 1647ft



11/19/2018

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

Soils Map



*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

LAND OWNER

R 49 W

JOINS HIGHLAND TWP

JOINS EDEN TWP

291 ST

292 ST

293 ST

294 ST

295 ST

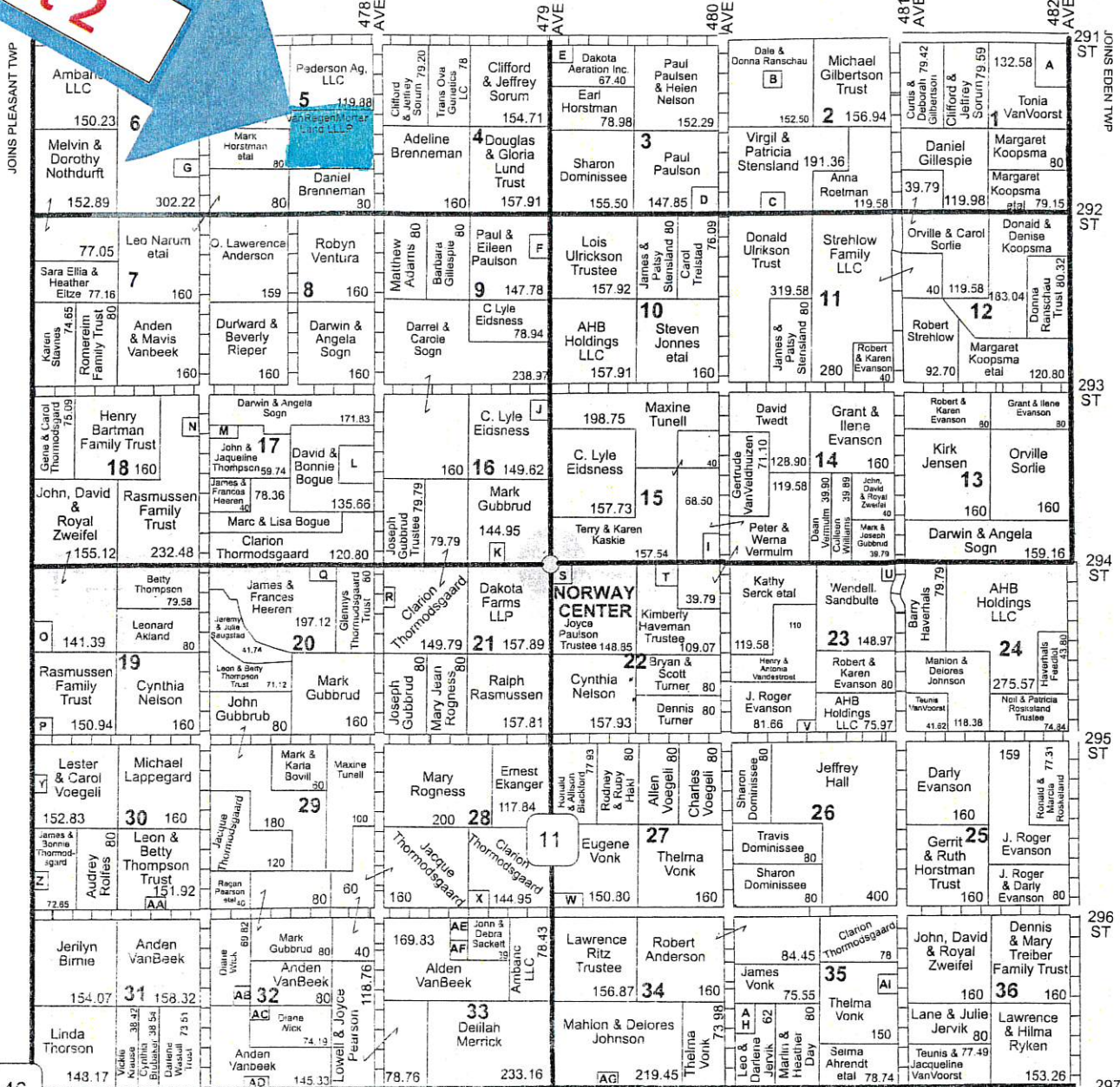
296 ST

297 ST

JOINS UNION COUNTY, SD

JOINS PLEASANT TWP

LAND OWNER & RURAL RESIDENT MAPS



46

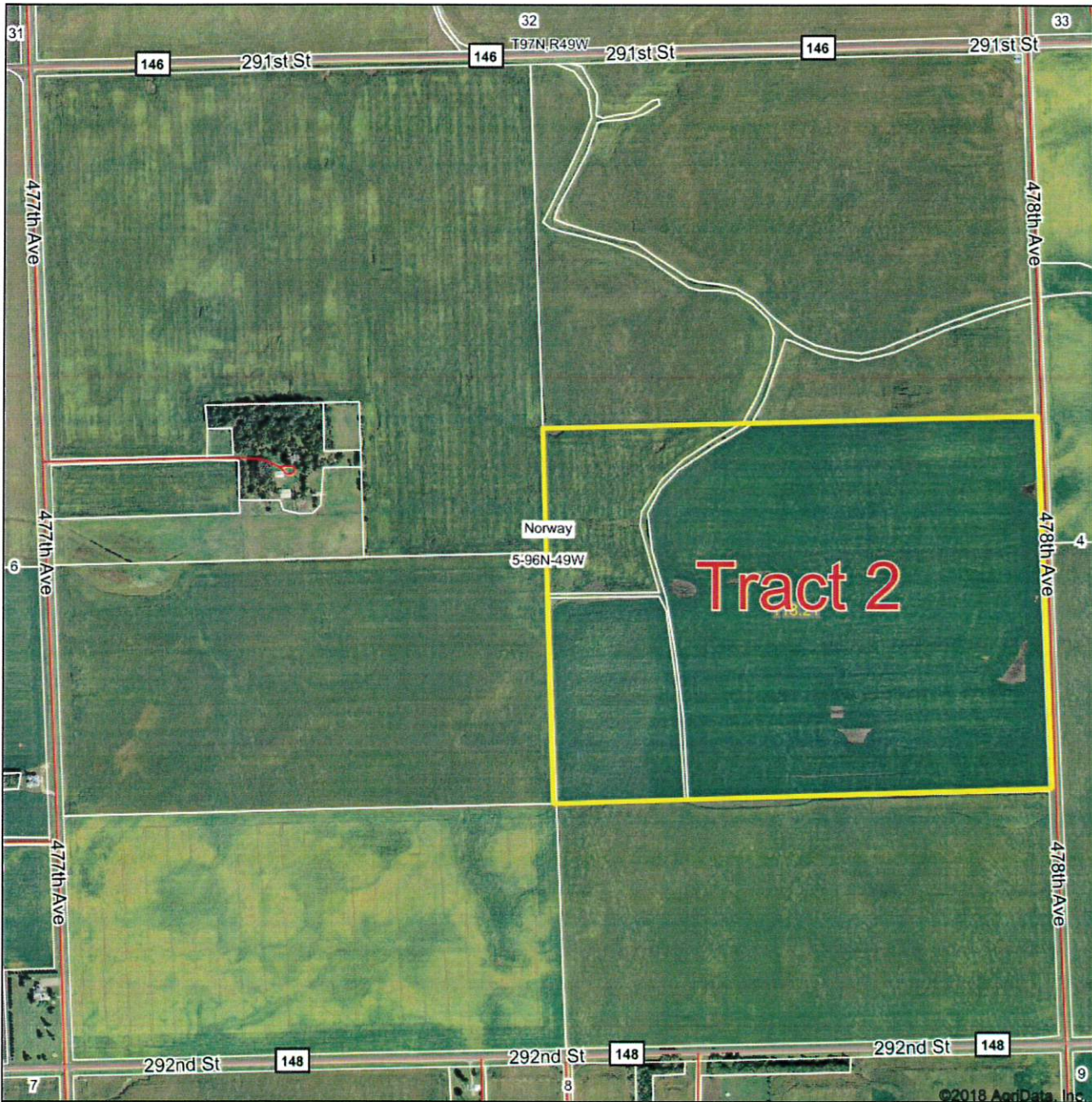
Small Tracts

- | | | |
|---|--|---|
| Section 1 A Thomas & Rebecca Mathiesen - 27.09 | Section 19 O Jason & Bridget Twedt - 15 | Section 30 Y David & Barbara Dinger - 6.94 |
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| Section 5 F Robert & Marlyce Harris - 19.51 | T Jason & Lisa Veldman - 10.71 | AD Chris & Amanda Wielenga - 8.26 |
| Section 6 G David & Karen Anderson - 12.72 | U State Bank of Alcester - 10.44 | Section 33 AE Rodger & Danelle Dickau - 10.12 |
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| Section 16 J James Jervik - 8.27 | Section 28 X John & Debra Sackett - 12.77 | Section 35 AH Darwin Sogn - 14.12 |
| K Brian & Stephanie Fossum - 10.24 | | AI Kelly Harkness - 10 |
| Section 17 L Merle & Deborah Kost - 23.08 | | |
| M Victor Espinoza - 8.25 | | |
| Section 18 N Melissa McKenney - 7.10 | | |



LINCOLN COUNTY, SD

Aerial Map



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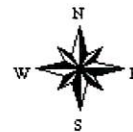
Mark Zimmer, Broker
 715-450-0766
 Chris Vandenberg, Broker
 715-450-0766
 Merrill VanderVegte, Broker
 715-450-0766
 Mike Zimmer, Office
 715-450-0766

map center: 43° 9' 48.54, -96° 39' 29.33

0ft 823ft 1647ft

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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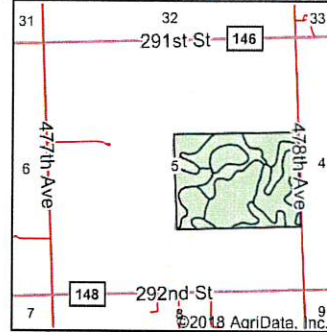
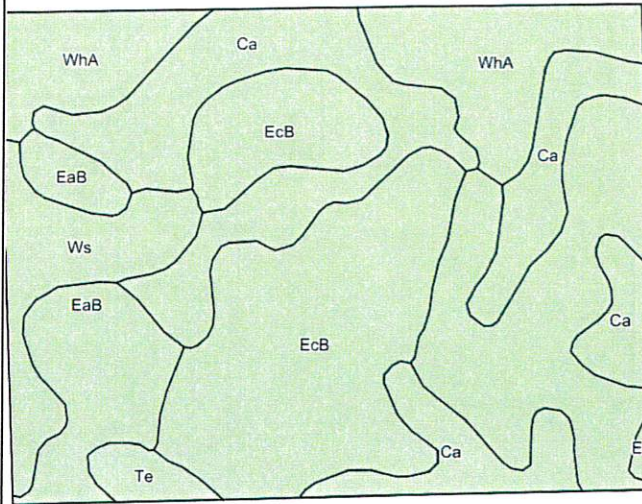
5-96N-49W
Lincoln County
South Dakota



11/19/2018

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

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **5-96N-49W**
 Township: **Norway**
 Acres: **118.21**
 Date: **11/6/2018**

Land Vegte & Lomer Realty & Auction
 Real Estate • Auction • Farm & Ranch
 14801 291st St, Lincoln, SD 57034
 Phone: 405-477-1111
 Email: info@landvegte.com

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Soils data provided by USDA and NRCS.

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Area Symbol: SD083, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Brome grass hay	Brome grass alfalfa	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Spring wheat	Sunflowers	Winter wheat	*n NCCPI Soybeans
EcB	Egan-Chancellor silty clay loams, 0 to 4 percent slopes	32.11	27.2%	Ile	83	3.8	46	4.3	4.5	89	10.5	52	58	33	33	1330	35	51
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	30.76	26.0%	IIw	75													35
EaB	Egan silty clay loam, 3 to 6 percent slopes	29.05	24.6%	Ile	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%	Iw	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
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	1.94	1.6%	IVw	59													22
Weighted Average					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

Soils data provided by USDA and NRCS.



Program
Year 2018



United States Department of Agriculture
Lincoln County, SD
PLSS: 5_96N_49W
Farm: 3384

1 inch equals 707 feet

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

□ Common Land Units

▨ Non Cropland

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided by the producer and/or National Agricultural Imagery Program (NAIP). The producer accepts the data 'as is' and assumes all risks associated with its use. USDA - FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

2016 Ortho-Photography - Not to Scale

October 05, 2017

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	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
251.7	250.4	250.4	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	250.4	0.0	0.0	0.0	

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:

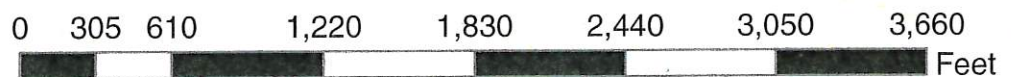
Certified Wetland Determination

Field Office: Canton FO
Certified By: Andrew Champa

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

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

Tract: 4874



W Wetland
FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
PC Prior Converted
NW Non Wetland
NI Not Inventoried Potential Waters of the US
See NRCS CPA-O26E for definitions and additional info.



EASEMENT

COPY FILE COPY

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 (S $\frac{1}{2}$ SE $\frac{1}{4}$) 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 (SW $\frac{1}{4}$) 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 14th day of May, 1995.

GRANTORS:

Colleen Brenneman
Colleen Brenneman

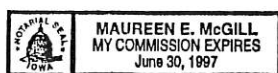
Daniel Brenneman
Daniel Brenneman

GRANTEE:

Herman Brenneman
Herman Brenneman

STATE OF IOWA)
) SS.
COUNTY OF SIOUX)

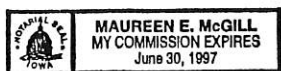
Subscribed and sworn to before me, the undersigned, a Notary Public in and for the State of Iowa, Colleen Brenneman, known to me to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed on the day and date last above written.



Maureen E. McGill
Notary Public in and for the
State of Iowa.

STATE OF IOWA)
) SS.
COUNTY OF SIOUX)

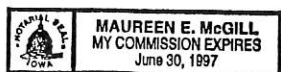
Subscribed and sworn to before me, the undersigned, a Notary Public in and for the State of Iowa, Daniel Brenneman, known to me to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed on the day and date last above written.



Maureen E. McGill
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
Notary Public in and for the
State of Iowa.

Prepared By:

Maureen E. McGill
McGILL & MCGILL
1403 Main St.
Rock Valley, IA 51247
(712) 476-5411

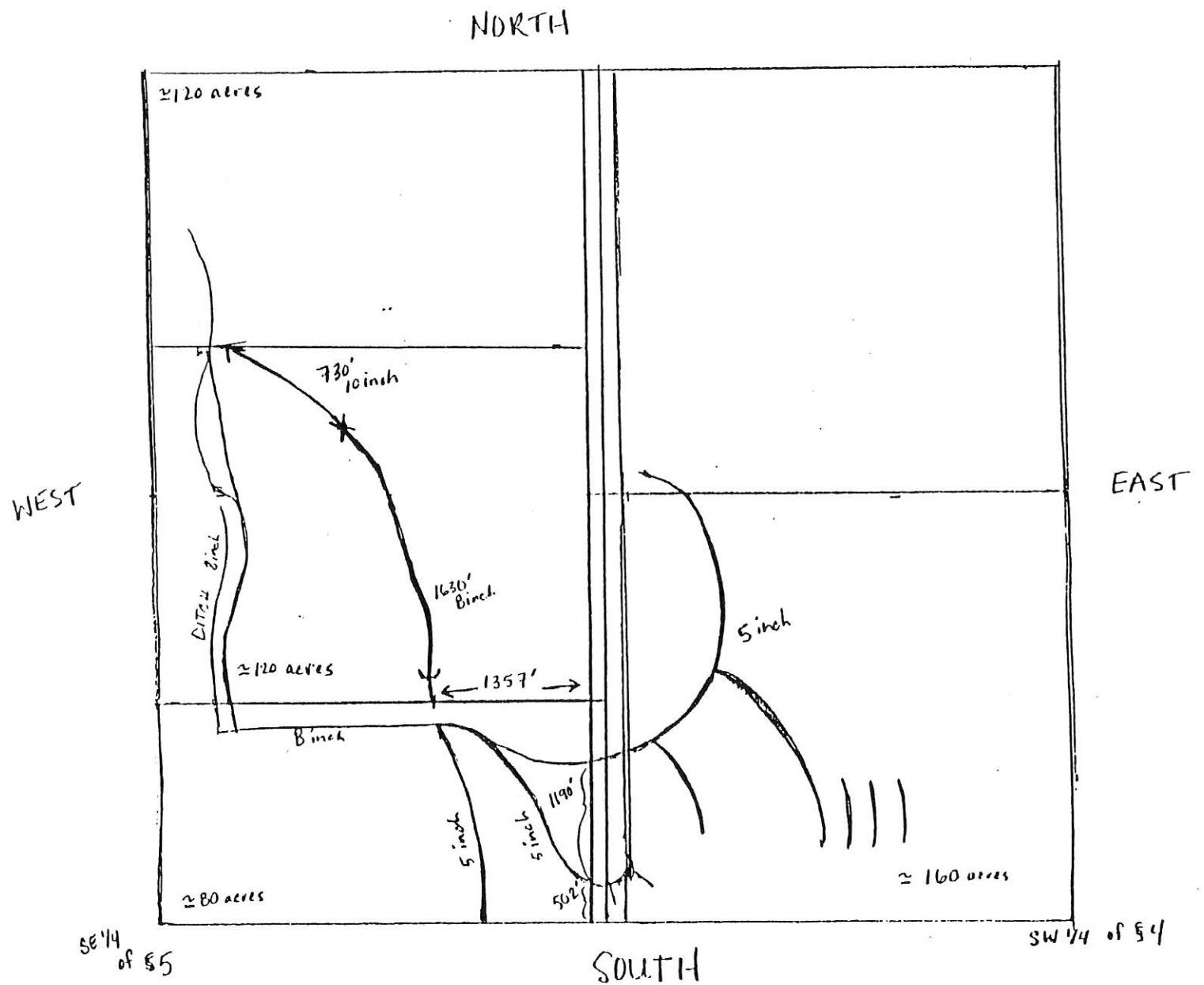
INSTR. NO. 129411
BK 5 PAGE 165
Misc
95 MAY 16 AM 9:00

KATHLEEN HILL
LINCOLN CO., S. DAK
REGISTER OF DEEDS



900
McGill & McGill

ATTACHMENT.



**ANOTHER AUCTION
CONDUCTED BY**



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

Blake Zomer-Sales-712-460-2552

Licensed in Iowa, South Dakota and Minnesota

If you are planning an Auction—Call today and let us explain our services and marketing strategies. We understand that selling your Farmland, 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

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for our past successful auction results