WESTRA AUCTION

156 +/- Асгез

Daneville Township, Turner County, SD

The land site is located from Viborg, SD, 3 miles south on SD Hwy 19 and ½ mile east on 294th St or from Centerville, SD, 5 miles west on SD Hwy 19A and 1 mile north on 457th Ave.

Steve A. and Marlene A. Olson, Owners

Friday, November 5, 2021 10:30 am



Westra Auction

Joel R Westra Broker Beresford, SD 605-310-6941

Phil Eggers Broker Associate Renner, SD 605-351-5438 **Joel A Westra** Broker Associate Chancellor, SD 605-957-5222

Mark Zomer Zomer Auction Rock Valley, IA 712-470-2526

Visit our website: www.westraauction.com

Turner Co. Land Auction 156 +/- Acres

Daneville Township, Turner County, SD

We will sell the following at public auction at the land site located from Viborg, SD, 3 miles south on SD Hwy 19 and ½ mile east on 294th St or from Centerville, SD, 5 miles west on SD Hwy 19A and 1 mile north on 457th Ave.

Auctioneers Note: This prime southeastern South Dakota land has been in the Olson family's name since 1882 and offers a once in a lifetime opportunity to expand your current farming operation or purchase as an investment. Located near grain elevators and ethanol plants. The land has been in a corn soybean rotation and is available to the new owner for the 2022 crop year. The land has a soil rating of .806 and according to Surety/AgriData a productivity rating of 81.4 Predominate soils include Egan-Ethan complex, 2-6% slopes and Egan-Ethan complex, 0-2% slopes. The FSA estimates there is approximately 151.32 acres of cropland with a 94 acre corn base/81 bushel PLC yield and a 57.3 acre soybean base/27 bushel PLC yield. Taxes: \$3,729.62. Land includes four building eligibilities. In case of inclement weather listen to WNAX radio or check the website.

Legal Description: SE ¼, 14-96-53, Turner County, SD

Terms: 15% nonrefundable down payment day of sale with the balance due at closing on or before Dec 14, 2021. Possession of the land at closing. Title insurance and closing costs split 50/50 between buyer and seller. 2021 taxes due in 2022 to be paid by the seller. 2022 taxes due in 2023 to be paid by the buyer. The acres in this property are based on acres stated in the county tax records with acres to be understood to be "more or less". The seller does not warranty or guarantee that the existing fences lie on the true and correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD statutes. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of the property. The property is sold in as is condition and as a cash sale with no financing contingency. Sold subject to existing easements, restrictions, reservations, or highway of record, if any. Information is deemed to be correct but it is not guaranteed. All prospective buyers are encouraged to inspect the property and verify all data provided. Statements made the day of sale take precedence over all written advertising. Real Estate licensees are agents for the seller. Sold subject to confirmation of owner.

Joel R Westra, Broker, Beresford, SD 605-310-6941

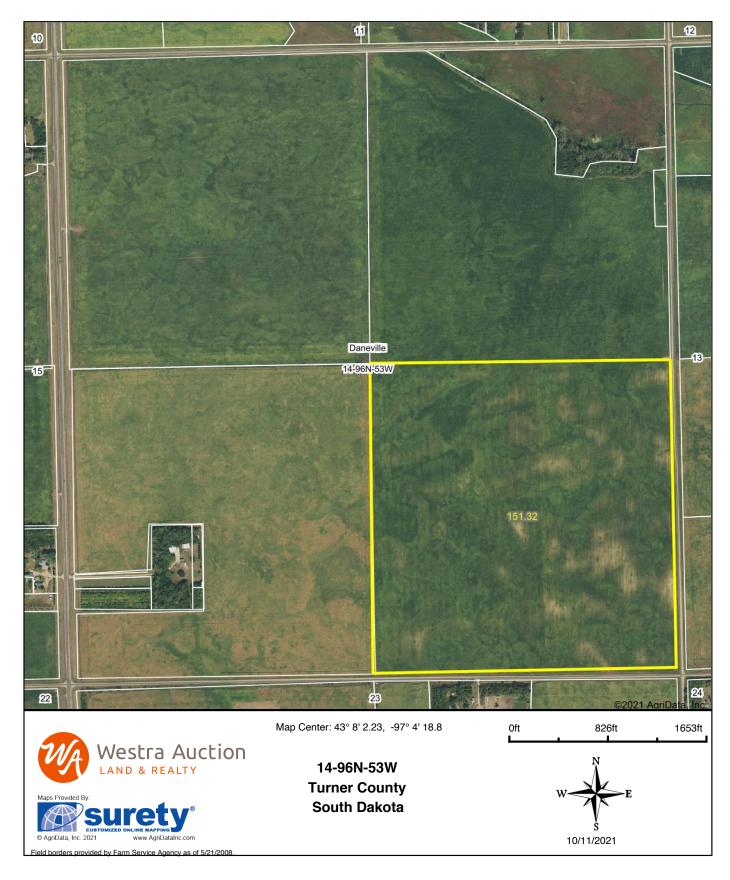
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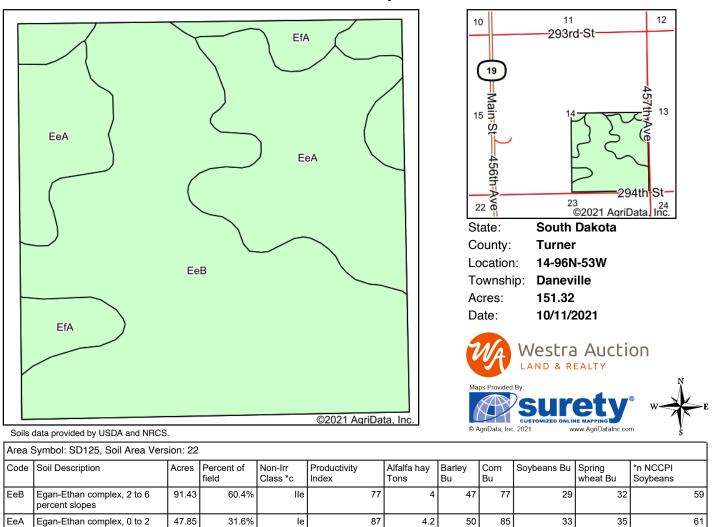


Aerial Map





Soils Map



92

81.4

4.7

4.1

55

48.6

94

80.9

36

30.8

38

33.4

61

*n 59.8

Weighted Average 1.60

12.04

8.0%

ls

*n: The aggregation method is "Weighted Average using all components" *c: Using Capabilities Class Dominant Condition Aggregation Method Soils data provided by USDA and NRCS.

Egan-Trent silty clay loams, 0

percent slopes

to 2 percent slopes

EfA



Parmland Cropland Cropl	DISCLAIMER: This	56EZ Is data extracted from the	ie web farm datab:	se Recause	ed 156 Fai	occasion f		, • 2 fbl= d=+-•		1 of 2	
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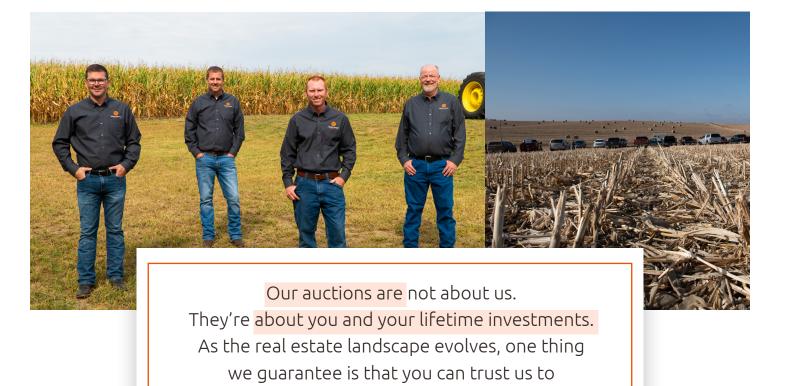
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Notes:



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We believe strengly that colling land and property is about more

get the job done right.

We believe strongly that selling land and property is about more than a profit. It's about the process from start-to-finish. And, our process is led with integrity, trust and honesty. The relationships we've built over the years are the proof that our process works.



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Phil Eggers 605-351-5438 phil@westraauction.com



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jonathan@westraauction.com



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