

WESTRA AUCTION

156 +/- Acres

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
LAND & REALTY

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

Joel A Westra
Broker Associate
Chancellor, SD
605-957-5222

Phil Eggers
Broker Associate
Renner, SD
605-351-5438

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

Visit our website: www.westrauction.com

November 5, 2021 10:30 am

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

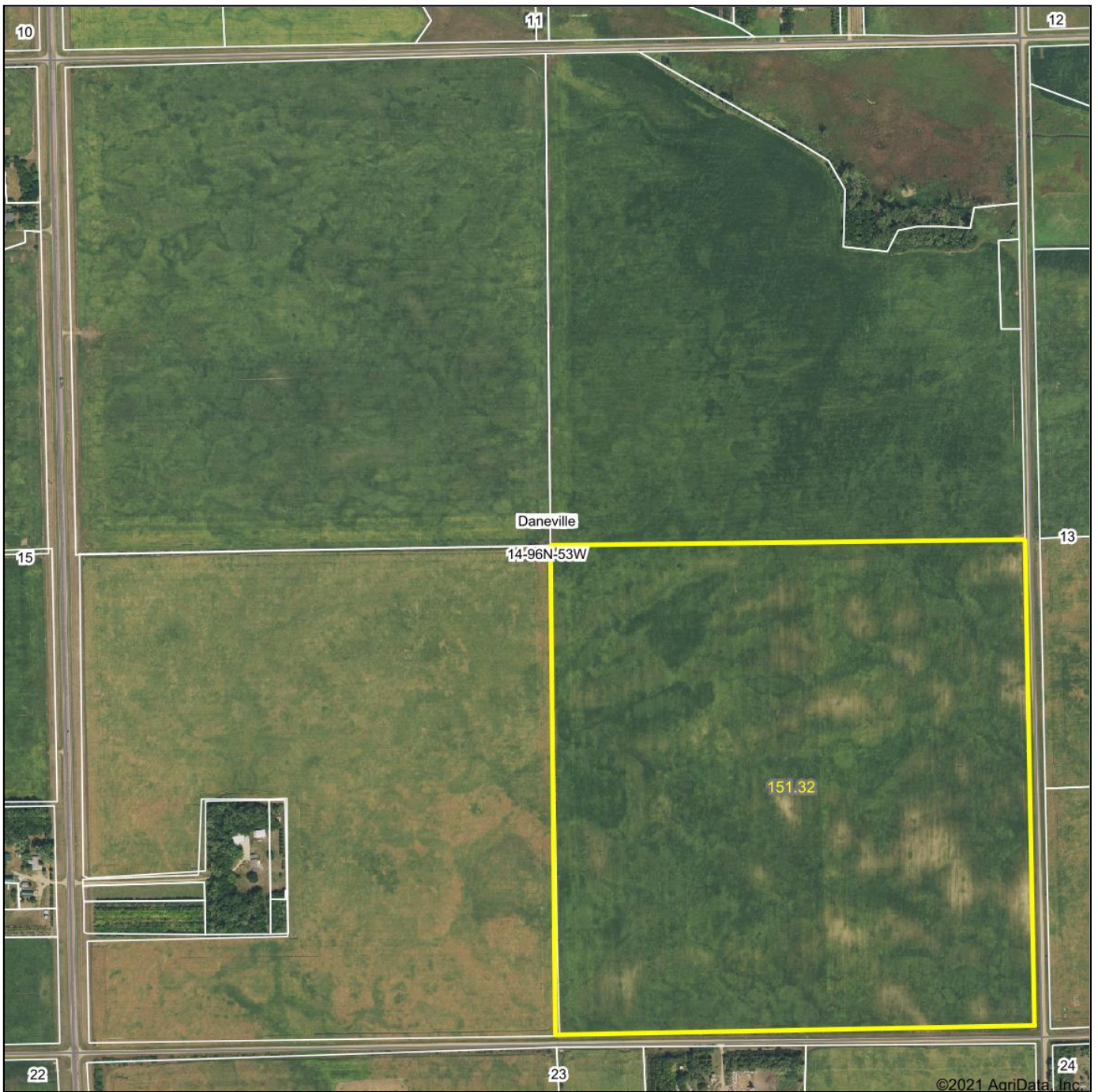
Phil Eggers, Broker Associate, Renner, SD 605-
351-5438

Joel A Westra, Broker Associate, Chancellor, SD
605-957-5222

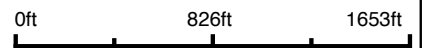
Mark Zomer, Zomer Auction, Rock Valley, IA
712-470-2526



Aerial Map



Map Center: 43° 8' 2.23, -97° 4' 18.8



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LAND & REALTY

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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14-96N-53W
Turner County
South Dakota



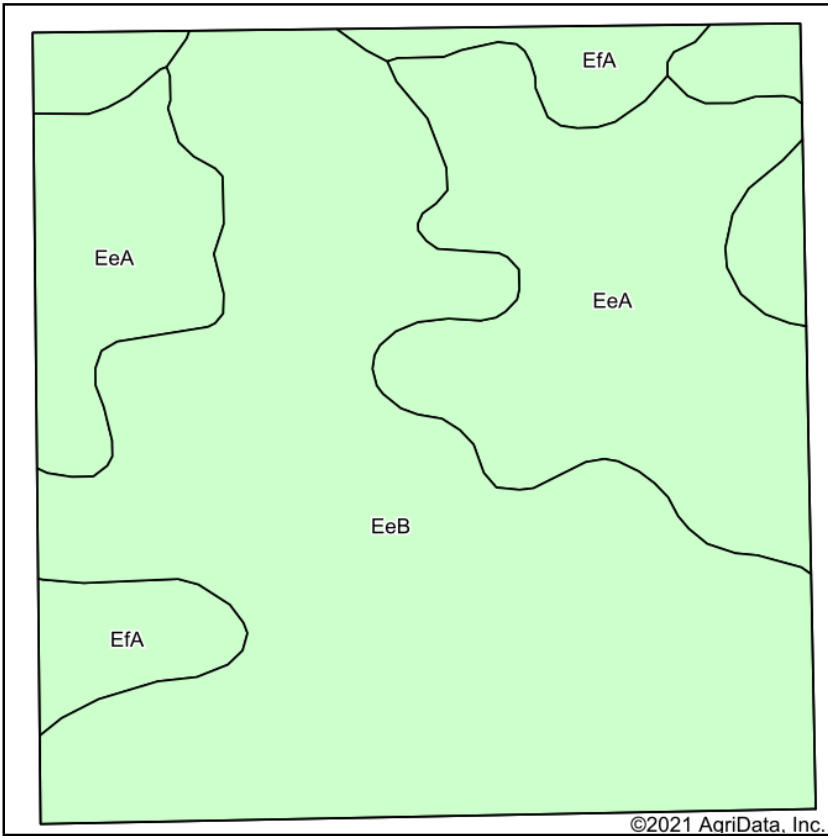
10/11/2021

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

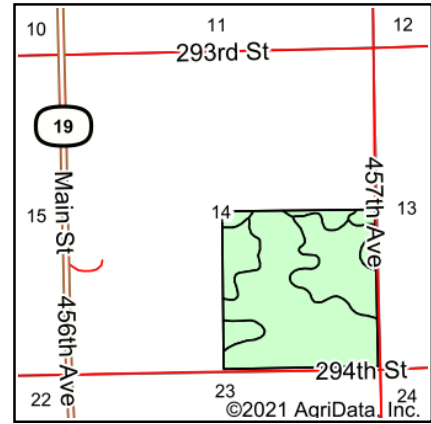


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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Turner**
 Location: **14-96N-53W**
 Township: **Daneville**
 Acres: **151.32**
 Date: **10/11/2021**



Area Symbol: SD125, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Corn Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans
EeB	Egan-Ethan complex, 2 to 6 percent slopes	91.43	60.4%	Ile	77	4	47	77	29	32	59
EeA	Egan-Ethan complex, 0 to 2 percent slopes	47.85	31.6%	Ie	87	4.2	50	85	33	35	61
EeA	Egan-Trent silty clay loams, 0 to 2 percent slopes	12.04	8.0%	Is	92	4.7	55	94	36	38	61
Weighted Average				1.60	81.4	4.1	48.6	80.9	30.8	33.4	*n 59.8

*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.



South Dakota
Turner

U.S. Department of Agriculture
Farm Service Agency

FARM: 279
Prepared: 9/8/21 12:30 PM
Crop Year: 2021
Page: 1 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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:
None

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
151.32	151.32	151.32	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	151.32	0.0	0.0	0.0				

ARC/PLC

PLC NONE	ARC-CO CORN , SOYBN	ARC-IC NONE	PLC-Default NONE	ARC-CO-Default NONE	ARC-IC-Default NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	94.0	81	0.00	0
SOYBEANS	57.3	27	0.00	0
Total Base Acres:	151.3			

Tract Number: 479 Description SE 14 96 53

FSA Physical Location : Turner, SD

ANSI Physical Location: Turner, SD

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
151.32	151.32	151.32	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	151.32	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	94.0	81	0.00
SOYBEANS	57.3	27	0.00
Total Base Acres:	151.3		

Owners: OLSEN, STEVEN A



Notes:



Notes:





Our auctions are not about us.
They're about you and your lifetime investments.
As the real estate landscape evolves, one thing
we guarantee is that you can trust us to
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.



Joel R. Westra
605.310.6941
joel@westraauction.com



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



Joel A. Westra
605.957.5222
joelawestra@westraauction.com



Jonathan Hagena
734.945.2359
jonathan@westraauction.com



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