

WESTRA AUCTION

## 147.48 +/- Acres Home Township • 3 Building Sites & Cropland

### Turner County, SD, Land Auction

We will sell the following real estate at public auction located from Tea, SD: 5 ½ miles west on County Road 106 (272nd St). Or ½ mile west of the intersection of 272nd St. and 463rd Ave.

*Owners: Delbert & Ruth Javers,  
Don & Raelene Baker,  
Timm & Tami Gronseth, Jodi Javers*

**Thursday, February 17, 2022 10:30 AM**



**Westra Auction**  
LAND & REALTY

**Joel R. Westra**  
Broker  
Centerville, 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](http://www.westraauction.com)

February 17, 2022 • 10:30 am

## Turner County, SD, Land Auction

147.48 +/- Acres Home Township • 3 Building Sites & Cropland

**We will sell the following real estate at public auction**  
**located from Tea, SD: 5 ½ miles west on County Road 106 (272nd St).**  
**Or ½ mile west of the intersection of 272nd St. and 463rd Ave.**

**Don't miss this opportunity to build your dream home or purchase cropland that has been in the Javers family for 133 years! This parcel is ideally located just 5.5 miles west of Tea, SD, and less than 11 miles from Sioux Falls, SD.**

**Legal Description:** NE ¼ less South 640' of the North 690' of the East 852', 35-100-52, Turner County, SD.

**Attention acreage buyers, farmers, and investors:** If you have been looking to build a home or invest in farmland near Sioux Falls, SD, here is a great opportunity for you! This land is located in one of the fast-growing areas in our region and offers easy access to great schools and endless employment and entertainment opportunities. For maps, pictures, and drone videos or in case of inclement weather, please visit [www.westrauction.com](http://www.westraauction.com).

**The land will be offered as follows and will NOT be combined:**

**Tracts 1 & 2:** These 5-acre sites offer all the benefits of country living with the conveniences of a larger city. The tracts are bare land—all of your expenses from day one will go toward constructing your new home site.

**Tract 3:** This 30-acre site is bare land and just a half mile off a paved road. It is a perfect site for acreage buyers whose wish-list includes: a new home, outbuildings, area for horses or other livestock, hunting, and recreation.

**Tract 4:** Approximately 107 acres of cropland/roads. This cropland 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 .724 and according to Surety/AgriData a productivity rating of 73.1. Predominate soils include Egan-Ethan complex, 2-6 % slopes and Egan -Wentworth complex, 0-2 slopes. The FSA estimates there is approximately 142.56 acres of cropland in the combined tracts with a 62.20 acre corn base/110 bushel PLC yield and a 39.20 acre soybean base/30 bushel PLC yield. These FSA values will be reconstituted subject to the land survey and division following the sale. A wetland redetermination is currently underway.



[westraauction.com](http://westraauction.com)

**TERMS:** 15% nonrefundable down payment day of sale with the balance due at closing on or before March 31, 2022. Possession of the land at closing. Title insurance and closing costs split 50/50 between buyer and seller. 2021 taxes due in 2022 (\$3,525.52) to be paid by the seller. For cropland, 2022 taxes due in 2023 to be paid by the buyer. On the tracts with building eligibilities, 2022 taxes due in 2023 to be prorated to the date of closing. The land will be surveyed and paid for by the sellers. Tract driveway access and cost is the responsibility of the buyers. For rural water availability, call South Lincoln Rural Water at 605-777-9905. 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 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

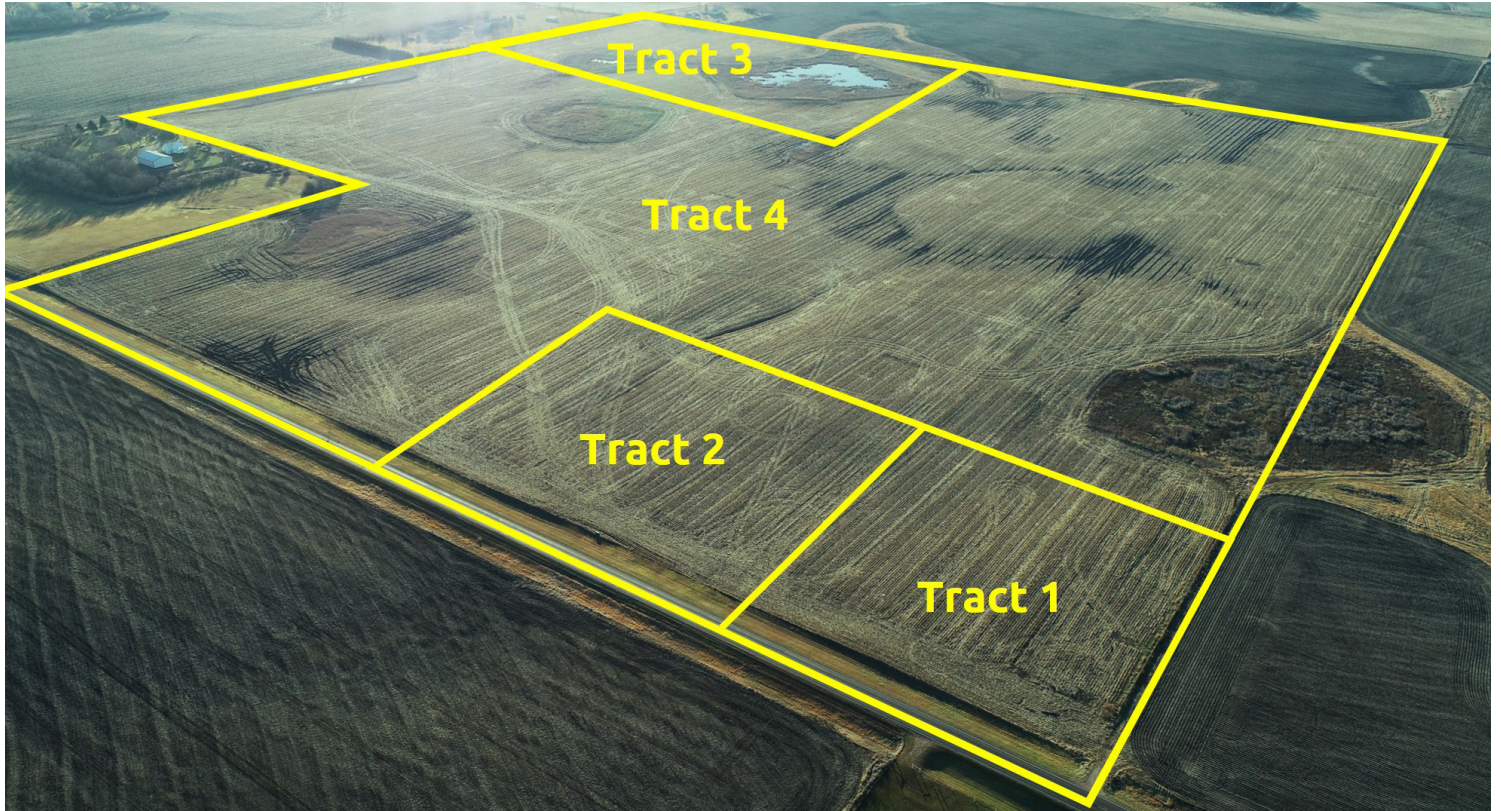
**Joel A. Westra**, Broker Associate, Chancellor, SD  
605-957-5222

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

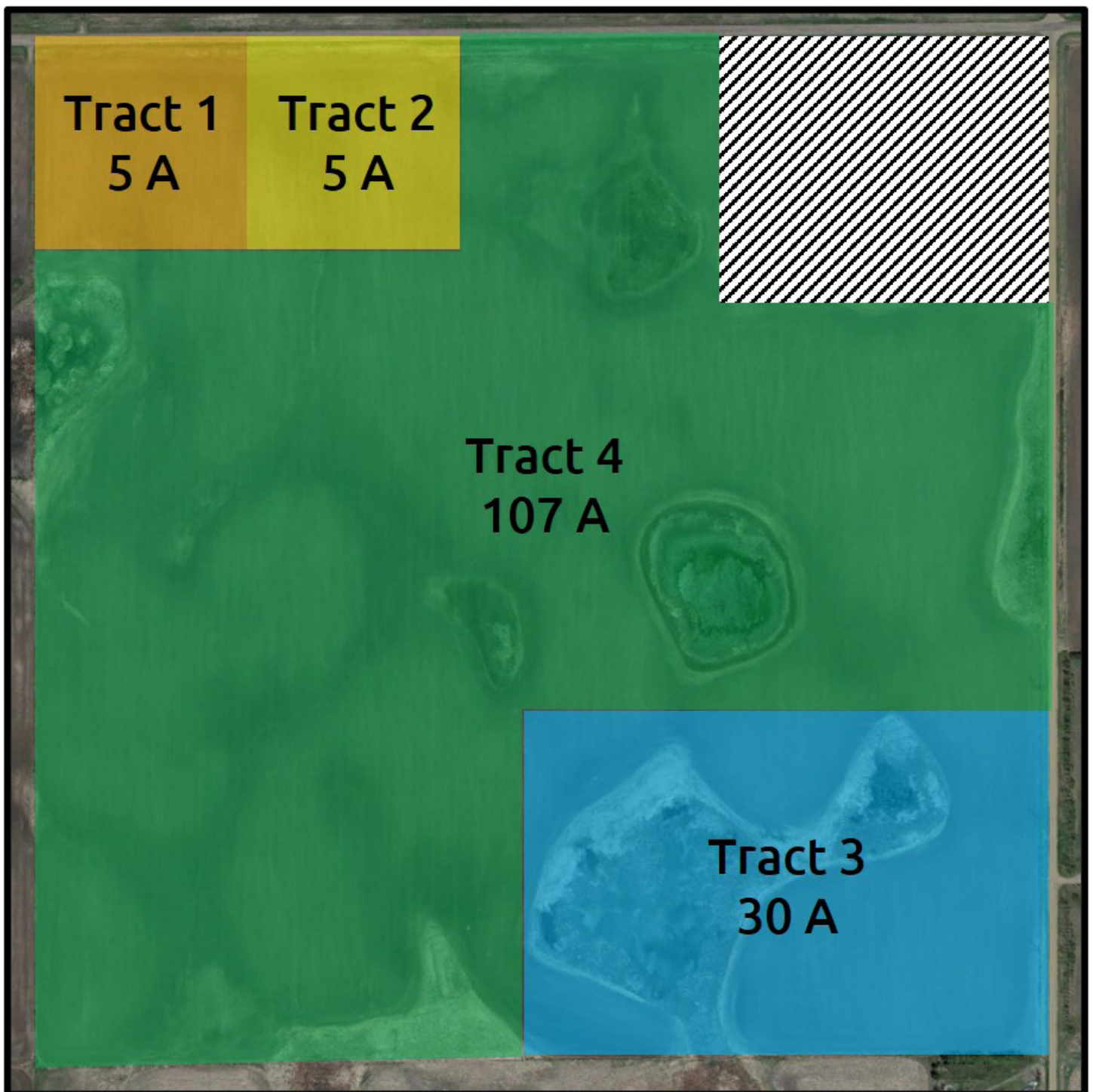




## Entire Parcel with Tracts

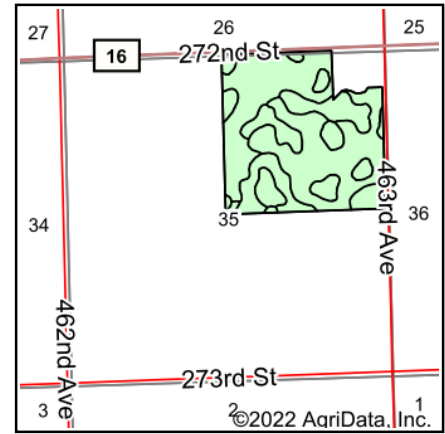
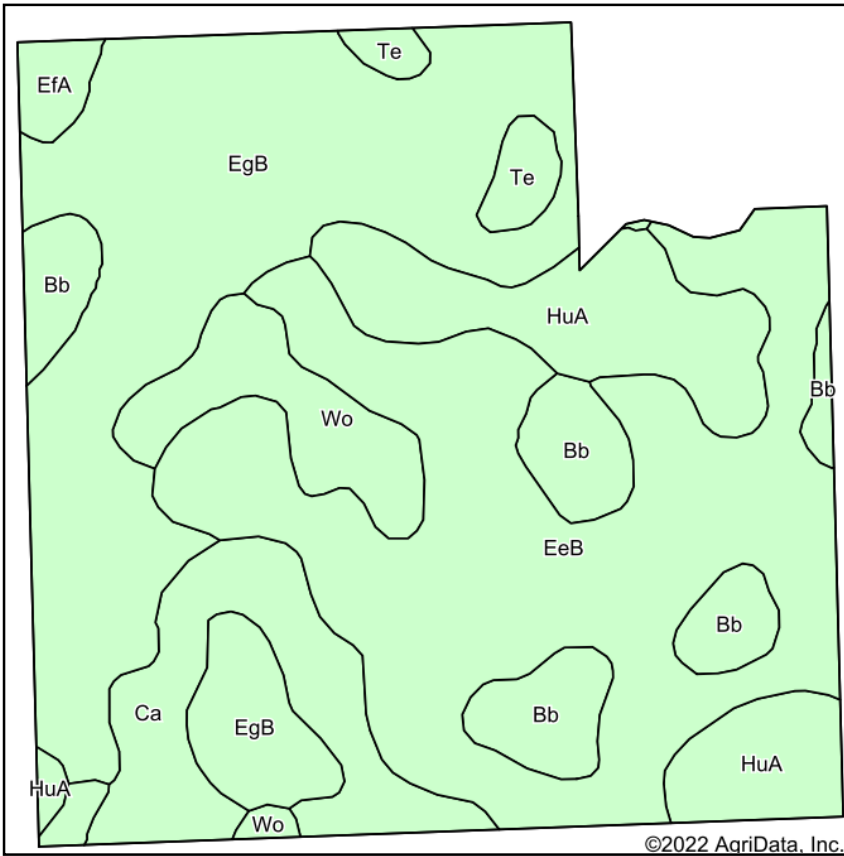


## Satellite View with Areas





# Soils Map



State: **South Dakota**  
 County: **Turner**  
 Location: **35-100N-52W**  
 Township: **Home**  
 Acres: **142.55**  
 Date: **1/11/2022**



Soils data provided by USDA and NRCS.

Area Symbol: SD125, Soil Area Version: 23

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	47.83	33.6%	Ile	77	4	47	77	29	32	59
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	44.57	31.3%	Ile	84						69
HuA	Huntimer silty clay loam, 0 to 2 percent slopes	16.03	11.2%	Iw	89	4.3	52	88	34	36	51
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	11.75	8.2%	IIw	81						62
Bb	Beltia silty clay loam, ponded	11.10	7.8%	VIllw	40		4	5	3	4	6

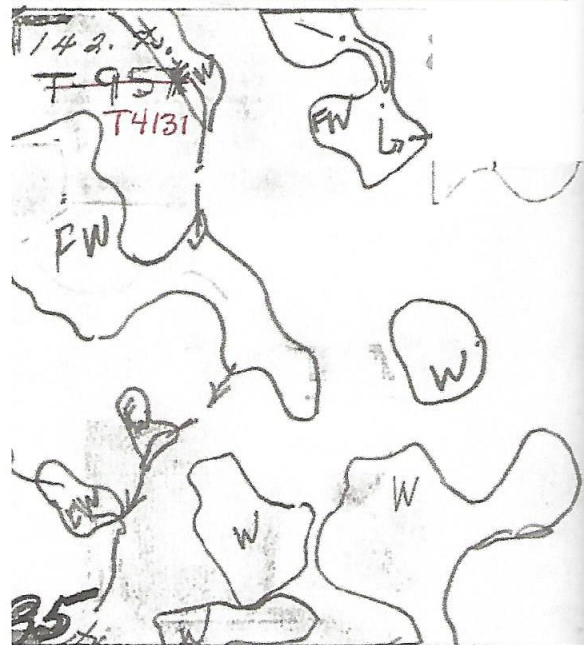


westrauction.com

**OFFICIAL WETLAND DETERMINATION  
for Highlighted Tracts Only**

100-52

- (W) Wetland
- (FW) Ditched or tiled prior to 12-23-85 but still wetland
- (PC) Converted Wetland prior to 12-23-85
- (CW) Converted Wetland after 12-23-85
- (---) Ditched prior to 12-23-85
- (---) Tiled prior to 12-23-85
- (---W---) Wetland in a channel



MATCHED  
TO  
↓



SOUTH DAKOTA  
TURNER  
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 4113  
Prepared : 1/6/22 12:12 PM  
Crop Year : 2022

See Page 2 for non-discriminatory Statements.

Operator Name :  
Farms Associated with Operator : 46-083-546, 46-083-2517, 46-083-3555, 46-125-4113, 46-083-5693, 46-083-6689, 46-083-7990, 46-083-8124  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
143.44	142.56	142.56	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	142.56	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	62.20	0.00	110	0
Soybeans	39.20	0.00	30	0
TOTAL	101.40	0.00		

NOTES

Tract Number : 4131  
Description : NE 35 100 52 LESS ACREAGE  
FSA Physical Location : SOUTH DAKOTA/TURNER  
ANSI Physical Location : SOUTH DAKOTA/TURNER  
BIA Unit Range Number :  
HEL Status : NHSL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : RAELENE JAVERS BAKER, TAMRA GRONSETH, JODI JAVERS, DELBERT JAVERS  
Other Producers : None  
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
143.44	142.56	142.56	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	142.56	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield





SOUTH DAKOTA  
TURNER  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4113

Prepared : 1/6/22 12:12 PM

Crop Year : 2022

Tract 4131 Continued ...

Corn	62.20	0.00	110
Soybeans	39.20	0.00	30
<b>TOTAL</b>	<b>101.40</b>	<b>0.00</b>	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.








United States  
Department of  
Agriculture

## Turner County, South Dakota



**Common Land Unit**  Tract Boundary  
 Non-Cropland  PLSS  
 Cropland

### Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

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 directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. 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 USDA Natural Resources Conservation Service (NRCS).

2021 Program Year

Map Created May 05, 2021

**Farm 4113**

**35-100N-52W-Turner**



westrauction.com

## Notes:

[illegible]



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



Visit our website to learn more, read  
the auction listing and view photos:



[westraauction.com](http://westraauction.com)