WESTRA AUCTION

149.49 +/- Асгез

Home Township Turner County, SD 2 Building Sites, Pasture, and Cropland

We will sell the following real estate at public auction located from Tea, SD: 6 miles west on County Road 106 (272nd St), 2 ¼ miles north on 462nd Ave.

RD Land, LLC, Owner

Friday, March 25, 2022 at 10:30 am



Westra Auction

Joel R. Westra Broker Centerville, SD 605-310-6941

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

Phil Eggers Broker Associate Renner, SD 605-351-5438 **Pete Atkins** Broker Associate Tea, SD 605-351-9847

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

Visit our website: www.westraauction.com

Turner County, SD, Land Auction

149.49 +/- Acres Home Township Building Eligibilities, Pasture, and Cropland

We will sell the following real estate at public auction located from Tea, SD: 6 miles west on County Road 106 (272nd St), 2 ¼ miles north on 462nd Ave.

Westra Auction will sell the following real estate at a live/online auction at the landsite located from Tea, SD: 6 miles west on County Road 106 (272nd St.), 2 ¼ miles north on 462nd Ave. or from Sioux Falls, SD: West on 41st St. to Highway 17 (Pump N Pak), 2 miles south on Highway 17 (466th Ave.), 4 miles west on 269th St., ¾ south on 462nd Ave. The property located on east side of 462nd Ave.

Auctioneer's Note: Attention acreage buyers, farmers, and investors: Here's that parcel of land that checks all the boxes on your wish list! Housing sites, pasture, farmland—this land has it all! Located in one of the fastest-growing areas of our region, this parcel offers the benefits of rural living with the conveniences of a large city. Tract 1 & 2 offer great views, and both are bare-land—every dollar you spend goes toward building your dream home site. Both sites are less than a mile from a paved road. An added bonus for livestock enthusiasts: either Tract 1 or Tract 2 fits perfectly with the adjacent pasture (Tract 3). This 37-acre pasture includes a stock dam and creek with plenty of upland for grazing your livestock. A portion of this pasture is protected by a shelter belt. For rural water details call South Lincoln Rural Water at 605-777-9905. The cropland has been in a corn soybean rotation and is available to the new owner for the 2022 crop year. According to Surety/AgriData, the 149.49 acres has a productivity index of 64.9 and a soil rating of 0.645. Predominate soils include Egan-Ethan complex, 5-9% slopes and Egan-Wentworth complex, 2%-6% slopes. Land is HEL, conservation system is being actively applied. The FSA office estimates there is approximately 105.01 acres of cropland with a 61.8 acre corn base/108 bushel PLC yield and a 9.0 acre oats base/52 bushel PLC yield. Tract driveway access and cost is the responsibility of the buyers. For maps, pictures, drone videos, register for online bidding or in case of inclement weather, please visit www.westraauction.com.

Legal Description: SW ¼ 14-100-52, except Tracts 4 & 5 of DeNeui's Addition, Turner County, SD.

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

Tract 1:9 +/- Acres with building eligibility.

Tract 2: 8 +/- Acres with building eligibility.

Tract 3: 37 +/-acres pasture.

Tract 4: 94 +/- acres of cropland.



TERMS: 15% nonrefundable down payment day of sale with the balance due at closing on or before May 5, 2022. Possession to be given at closing; however, upon making the nonrefundable down payment, the buyer may begin field work for the 2022 crop year. Failure to close, as per terms of the purchase agreement, shall result in forfeiture of the down payment, work performed and inputs. Title insurance and closing costs split 50/50 between buyer and seller. 2021 taxes due in 2022 (\$2,994.94) to be paid by the seller. For pasture and 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. 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.

For maps, pictures, video and more information visit: www.westraauction.com.

RD Land, LLC - Owner

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 Pete Atkins, Broker's Associate, Tea, SD 605-351-9847 Mark Zomer, Zomer Company, Rock Valley, IA 712-470-2526



MINNEHAHA CO. 461st AVE 458th AVE 459th AVE 460th AVE 463rd AVE 462nd AVE 464th AVE Hexad Farms 28 Donald Rang etux 56 1* 1 268th ST Bones Hereford Ranch 1* Michael Schaffer Jody Marsh 73 City of Sioux Falls 54 S Donald Rank etux negang Lufco Inc 191 Glenn Harms etal 141 268th Bones Hereford Ranch Inc 158 1 etux 47 2 3 3 10^{Jack}Highstreet Trust etal 230 102 59 Orlyn Kriens 210 8 Matthies Trust William Rang 189 Weeg Family Farms LLLP 271 Plucker Land Trust etal 142 12 11 7 9 GBR Trust 25 Vonda etux, 119 Ihnen 160 Patricia Madsen Trust 80 Barbara Nix Trust Joyce Cutler etal 54 William Rang 269th ST 269th ST Donald Rang 41 1* 119 3. 2* 2* Soo Dell Farms LLC 80 Howard Rehfeldt 1* 2* 3* 1. 1* 2 Kroeger Family 1 Myron Sreever etux 80 McCall 80 ctux 40 C Bones Hereford Ranch Inc 127 Kenneth Aylward 157 2* Linda Burri Trust 160 Bones Hereford Ranch arm Russell Peters 133 Linda Plucker Trust 147 Arm LC 150 Dykstra Family Trust 125 16 ame Larry Jacobs 113 Lester Postma etux 35 Ervin Buseman Inc 153 etux 79 3 etux 10 8 15 Darrel Westerman Trust etux 80 Darrel Westerman Trust etux 144 Brenda Taskas Trust 16 David Murray etal 40 Harlan Olson Trust etux 160 David Murray 46 Orville Matthies Trust Donald Rang etal 161 Kelly Knodel 160 William Rang 142 **Timothy** Matthies 2 Paul Eischen Trust 1 etux 153 David VanGelder etux 80 ctux 238 ST etux 120 6* 7 3* Π 270th 270th ST 3 Nicholas Grace etux 70 Calvin 1* Dennis Chester Trust Applewood Farm Farm LLC three approved Applewood Applewod Samuel Cam-Robert Matthies etux 80 Michael Schaffer etux 160 Harms Family Trust 80 Curtis Bartels Dennis Tilden Krumbach Family Trust 307 Carolyn Pickart 158 Paul Harms 80 etux 80 LINCOLN CO. Todd VanGelder 70 Marcia Aggergaard Trust 138 3* Ch etux 161 1 etux 151 1 2* Lottman etux 59 Orville DeNeui 3* 4* Lester 02 22 23 Jeb 20 Ford 94 19 2 Terry Schneider etux 80 etux 320 Whit Ronald Krumbach etux 158 Charles Larsen Trust 160 as Arthur Harms etux 160 Verna Bartels Kenneth Krumbach 142 Alan Poppinga Trust etux 79 ctux 78 Trust 310 Dennis Wildeboer 80 Joshu Holle 40 271st ST 1* 2* 2* 271st \$ Wilbert Javers etux 76 2* 3* Alan etal Poppinga Trust 80 1* Allen Abbas Lloyd Popper Daniel Moore etal 153 Kenneth Krumbach 80 dryan Harlan Olson LE etal 312 Faye Dubbelde 80 1. Don Heeren 83 etux 38 Darrel Fincher 126 Michael Abbas etux 80 Lorrain Kintz 40 Verna Bartels Trust 73 2* Kenneth Krumbach 98 tom etux 1* Doyle Fischer Alan Poppinga Trust etux 320 AVE etux 150 28 26 30 25 29Lloyd Poppens etux 303 Audrae Philips 60 Ardis Fischer LE etal 80 464th AVE Bones Hereford Ranch Inc 277 461s Ervin Buseman Douglas L DeNeui Plucker Land Trust etal 159 Donna Plucker 158 Don Heeren etux 80 Russell Peters Eugene Buseman LE ctux 155 etux 211 Dykstra etux 2 272nd ST etal 150 Harvey Klinghagen etux 26 2* 3* 2+ 1* 3* 272nd S Alfred Fischer 40 Karen Groeneveld Trust 80 1* 2* 1 1. E Brad R Dykstra etux 240 Mcknelly ctux 16 Arthur Daubach Schoffelman Partnership LLC 139 Don Wiebersiek Trust 160 Leeroy Stevens etux 80 Delbert Javers etal 147 Diane Steever 134 Michael Denbow etal 160 Plucker Land Trust 144 Donna Plucker 155 4 Pine Knoll 34 36 35 32 33 eveld amily Harr 31 Klock Family Trust etal 153 Vera Steever 90 John DeWit Trust etal 106 los Family Farms LLC 160 Inc 312 458th AVE Klock Family Trust etal 148 Brad Dykstra 460th AVE 462nd AVE 459th AVE John Plucker 197 Bones Hereford Ranch Inc 296 463rd AVE Eugene Buseman LE etal 166 etux 150 Marla Paa 90 Rodney Renback etal 68 273rd S1 5* 2 2* 1* 2* 1* 2 273rd AVE =

HOME PLAT

GERMANTOWN TWP.



T-100-N

BROTHERSFIELD TWP.

R-52-W



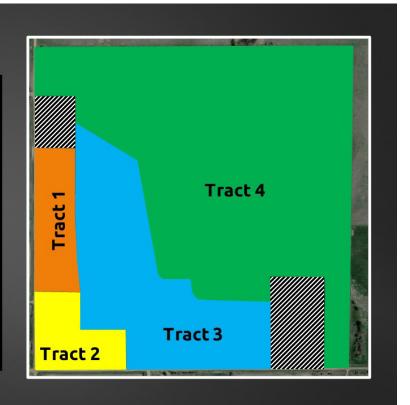


Tract 1: ~9 Acre site with housing eligibility.

Tract 2: ~8 Acre site with housing eligibility.

Tract 3: ~37 Acre pasture.

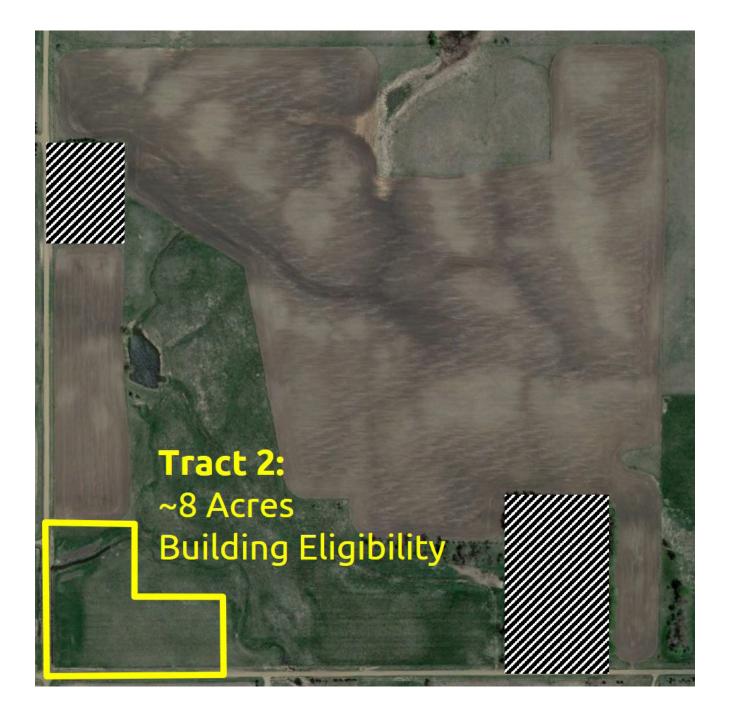
Tract 4: ~94 Acres of agricultural land.



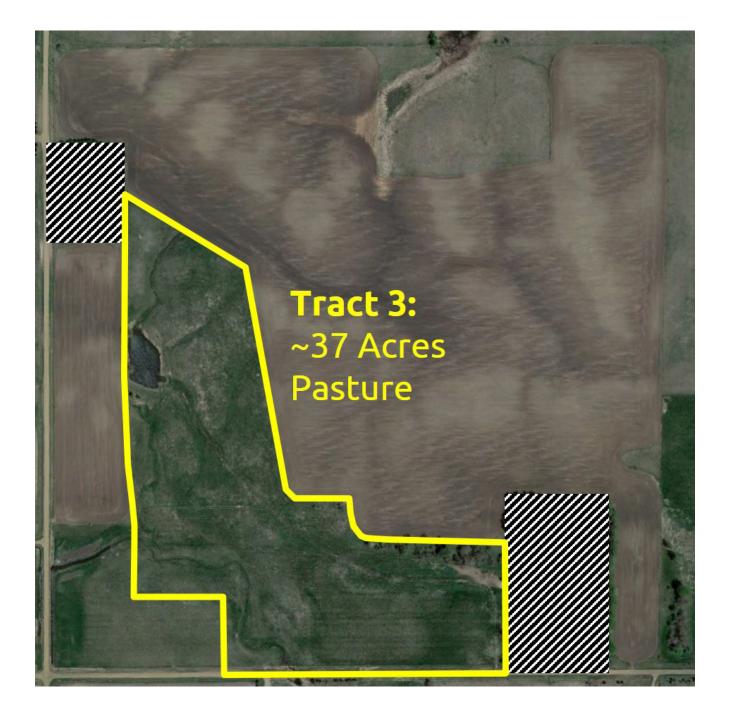






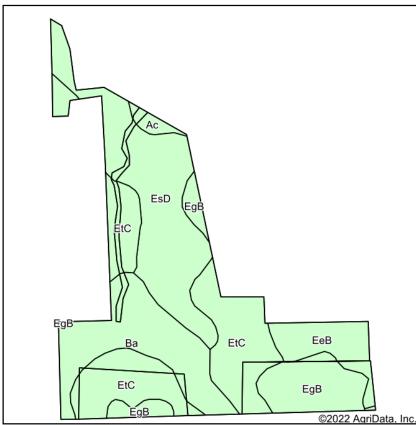


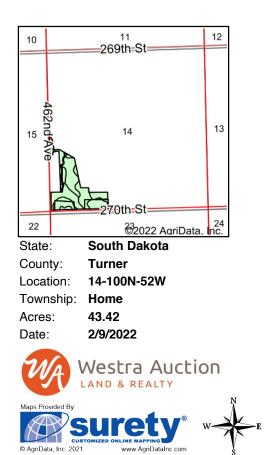






Soils Map





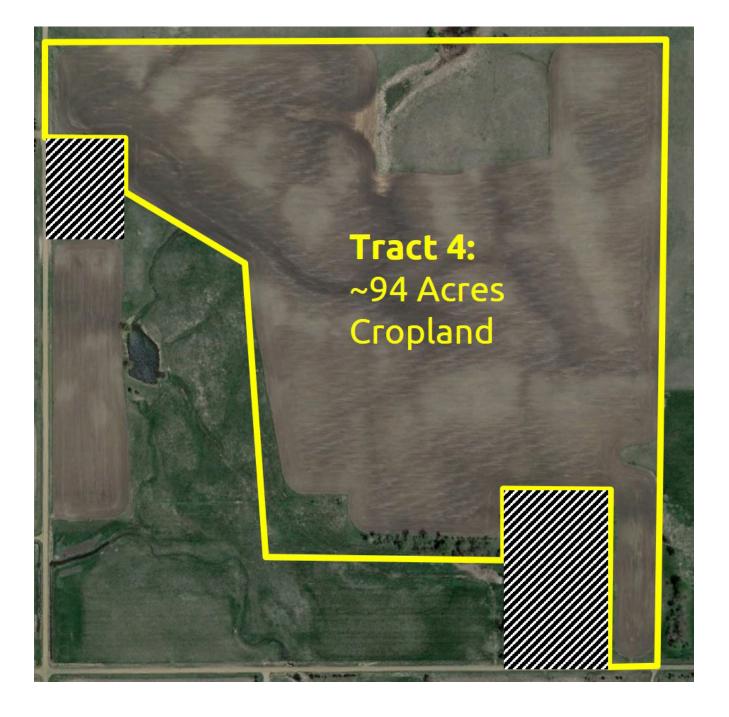
Soils data	provided by	V USDA	and NRCS.
Cono dalla	providou b	,	und milloo.

Area	Symbol: SD125, Soil Area \	/ersion:	23									
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Corn Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans
EtC	Ethan-Egan complex, 5 to 9 percent slopes	13.26	30.5%	lVe		61	3.4	38	60	22	26	58
EsD	Ethan-Betts loams, 9 to 15 percent slopes	12.08	27.8%	Vle		30						58
Ва	Baltic silty clay loam	8.39	19.3%	Vw		37		5	29	10	4	9
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	5.73	13.2%	lle		84						69
EeB	Egan-Ethan complex, 2 to 6 percent slopes	3.35	7.7%	lle		77	4	47	77	29	32	59
Ac	Alcester silty clay loam, cool, 0 to 2 percent slopes	0.61	1.4%	I	I	96						72
	•	Weigh	ted Average	4.29	0.01	52.5	1.3	16.2	29.9	10.9	11.2	*n 50.3

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

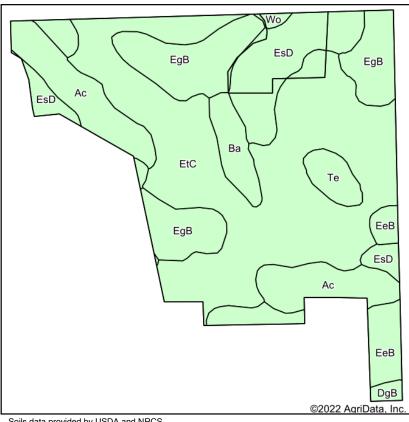
Soils data provided by USDA and NRCS.

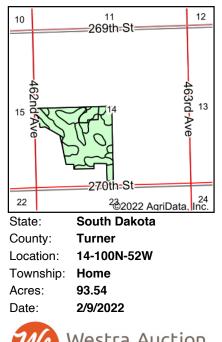






Soils Map







Soils data provided by USDA and NRCS.

Area	Symbol: SD125, Soil Area Ve	ersion: 2	23									
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Corn Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans
EtC	Ethan-Egan complex, 5 to 9 percent slopes	43.77	46.8%	IVe		61	3.4	38	60	22	26	58
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	14.74	15.8%	lle		84						69
EsD	Ethan-Betts loams, 9 to 15 percent slopes	11.89	12.7%	Vle		30						58
Ac	Alcester silty clay loam, cool, 0 to 2 percent slopes	11.61	12.4%	I	I	96						72
EeB	Egan-Ethan complex, 2 to 6 percent slopes	5.22	5.6%	lle		77	4	47	77	29	32	59
Ва	Baltic silty clay loam	3.14	3.4%	Vw		37		5	29	10	4	9
Те	Tetonka silt loam, 0 to 1 percent slopes	2.22	2.4%	IVw		56						14
DgB	Dempster-Graceville silty clay loams, 1 to 5 percent slopes	0.59	0.6%	lle		64	3.6	45	65	25	31	56
Wo	Worthing silty clay loam, 0 to 1 percent slopes	0.36	0.4%	Vw		30						4
		Weight	ted Average	3.48	0.12	64.9	1.8	20.9	33.8	12.4	14.3	*n 58.6

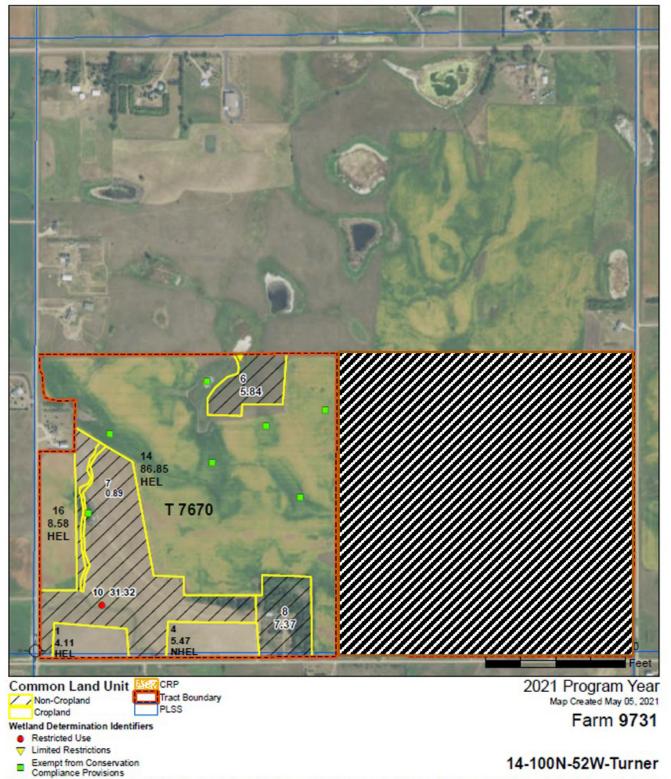
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method Soils data provided by USDA and NRCS.





United States Department of Agriculture Turner County, South Dakota

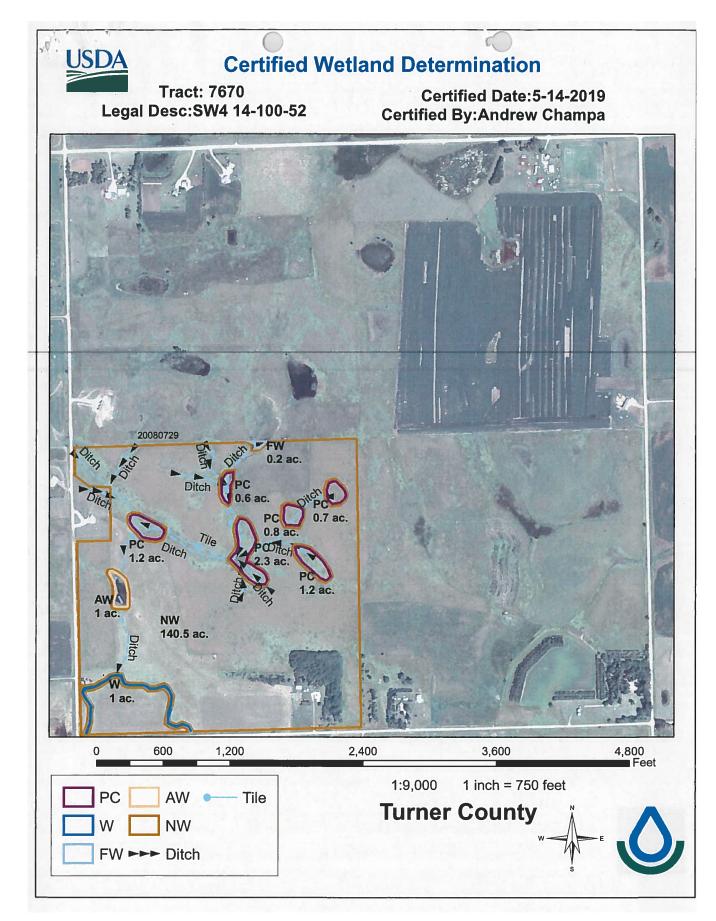


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							FARM:	9731	
South Dakota	th Dakota U.S. Department of Agriculture								4:57 PM
furner		Farm Service Agency							
Report ID: FSA-156	EZ	Abb	oreviate	d 156 Farn	Reco	rd	Page:	2 of	2
DISCLAIMER: This is d and complete represent							data is not guarant	teed to b	e an accurate
Tract Number: 7670	Description	n SW except acrea	ge in NW	14 100 52					
FSA Physical Locati	ion : Turner, SD		ANSI Phy	sical Locatio	n: Turner	, SD			
BIA Range Unit Num	nber:								
HEL Status: HEL:	conservation system	is being actively ap	plied					Rec	on Number
Wetland Status:	Tract contains a wetla	and or farmed wetla	nd					2	018-24
WL Violations: No	one								
Farmland	Combad	DCD Crashad	WB	P	WRP	EWP	CRP		GRP
150.43	Cropland 105.01	DCP Cropland 105.01	0.0		0.0 0.0		Cropland 0.0		0.0
150.45	105.01	105.01	0.0	,	0.0	0.0	0.0		0.0
State Conservation	Other Conservation	Effective DCP Cropla	nd	Double Cropped		MPL/FWP	Native Sod		
0.0	0.0	105.01		0.0		0.0	0.0		
Crop	Base Acreag		PLC Yield	CCC-50 CRP Reduc					
OATS	9.0		52	0.00					
CORN	61.8		108	0.00					
Total Base	e Acres: 70.8								
Owners: DENEUL R	USSELL E								
Other Producers:	A STATE OF A								

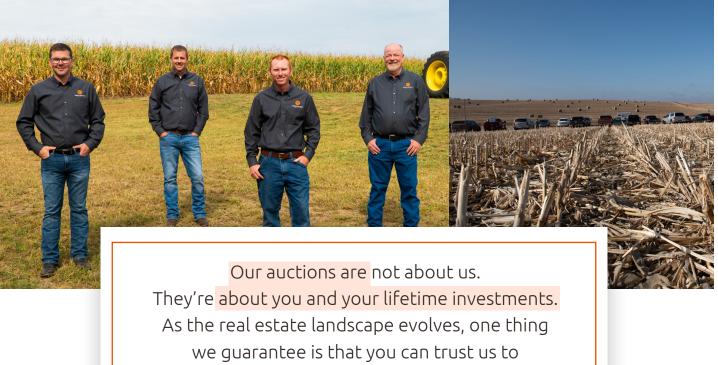






Notes:





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

