

# WESTRA AUCTION

**144.36 +/- Acres**

**Lynn Township,  
Lincoln County, SD**

We will sell the following at public auction at the land site located off the I-29 Davis-Hurley Exit # 59, less than 1/8<sup>th</sup> mile west on US Highway 18.

*Beck Property LLC, Owner*

**Thursday, May 19, 2022 at 10:30 AM**



**Westra Auction**  
LAND & REALTY

**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

**Mark Zomer**  
Zomer Auction  
Rock Valley, IA  
712-440-2526

**Blake Zomer**  
Online Rep.  
Rock Valley, IA  
712-460-2552

**Pete Atkins**  
Broker Associate  
Tea, SD  
605-351-9847

Visit our website: [www.westrauction.com](http://www.westrauction.com)

May 19, 2022 · 10:30 am

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## Lincoln County, SD Land Auction

144.36 +/- Acres of Lynn Township farmland  
Over 1900 feet of US Highway 18 frontage  
Over 2000 feet of I-29 frontage  
Land sold with 3 building eligibilities

**We will sell the following at public auction at the land site located off the I-29 Davis-Hurley Exit # 59, less than 1/8<sup>th</sup> mile west on US Highway 18.**

**Auctioneer's Note:** Located just south of Sioux Falls, this land offers opportunities for those looking to expand their farming operation or to purchase as an investment. The southern border of the land includes over 1900 feet of US Highway 18 frontage and over 2000 feet of I-29 frontage on the eastern boundary. The land is in close proximity to grain elevators and ethanol plants and will be sold with three building eligibilities. The land is leased for 2022 crop year and the seller will credit the buyer at closing the 2022 crop lease payment. The land has a soil rating of .777 and according to Surety/AgriData a productivity rating of 77.3. Predominate soils include Wentworth-Chancellor silty clay loam, 0-2 percent slopes and Chancellor-Wakonda-Tetonka complex. The FSA estimates there is approximately 128.30 acres of cropland with a 69.57 acre corn base/142 PLC yield and a 58.73 acre soybean base/42 PLC yield. A certified wetland determination has been completed. Taxes: \$3,011.76. For more information, pictures, drone video, and online bidding visit: [www.westrauction.com](http://www.westrauction.com).

**Legal Description:** Gov Lots 1 & 2 except .98 acre road & Lot H-2, H-3 & Beck's Addition SW 1/4, 31-98-50, Lincoln County, SD.



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**TERMS:** 15% nonrefundable down payment day of sale with the balance due at closing on or before June 28, 2022. Possession at closing subject to 2022 lease. 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.

For maps, pictures, drone video, online bidding, and more information visit:  
[www.westrauction.com](http://www.westrauction.com)

### **Beck Property, LLC, Owner**

**Joel R. Westra**, Auctioneer, Centerville, SD 605-310-6941

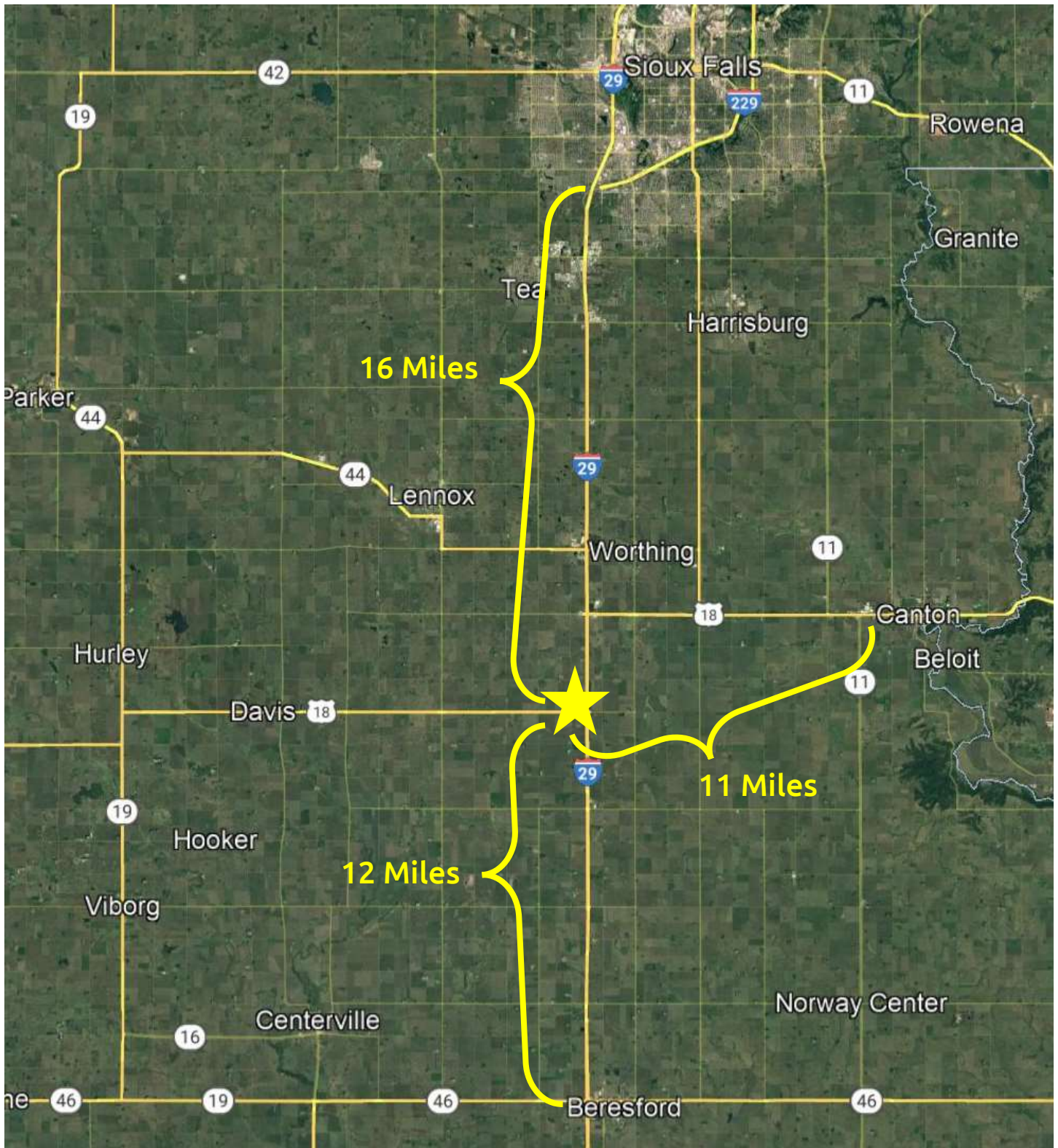
**Joel A. Westra**, Auctioneer, Chancellor, SD 605-957-5222

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

**Pete Atkins**, Broker Associate, Tea, SD 605-351-9847

**Blake Zomer**, Online Representative, Rock Valley, IA 712-460-2552





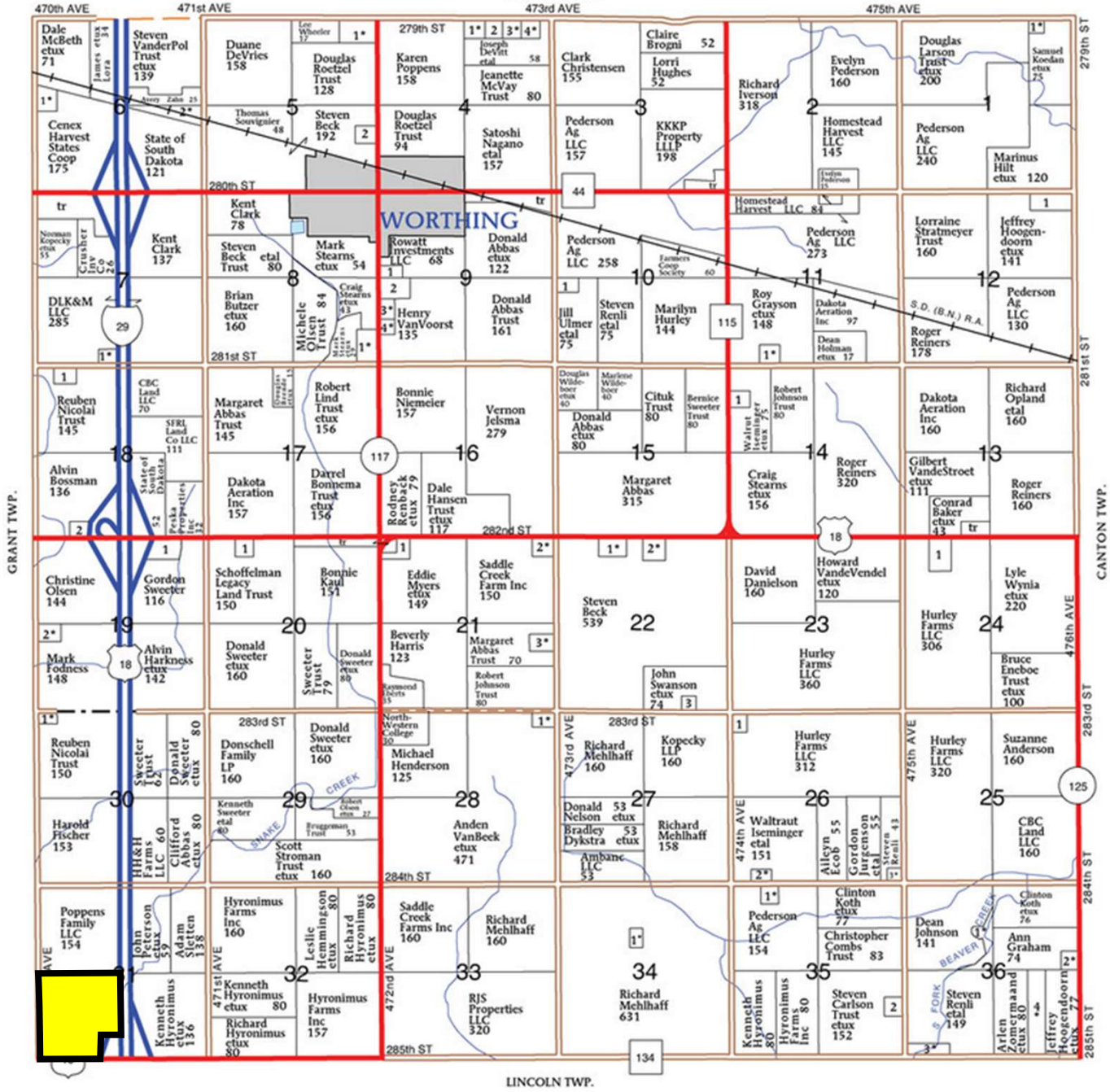
T-98-N

LYNN PLAT

R-50-W

(Landowners)

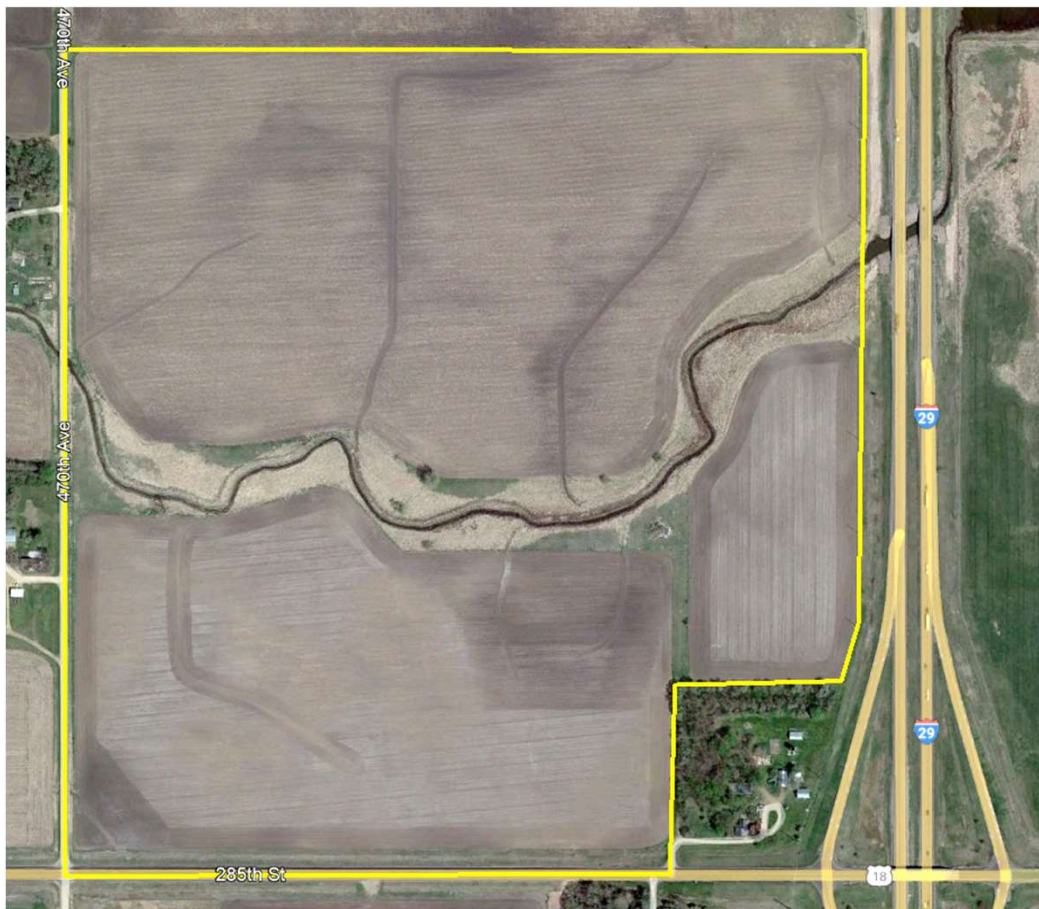
LA VALLEY TWP.

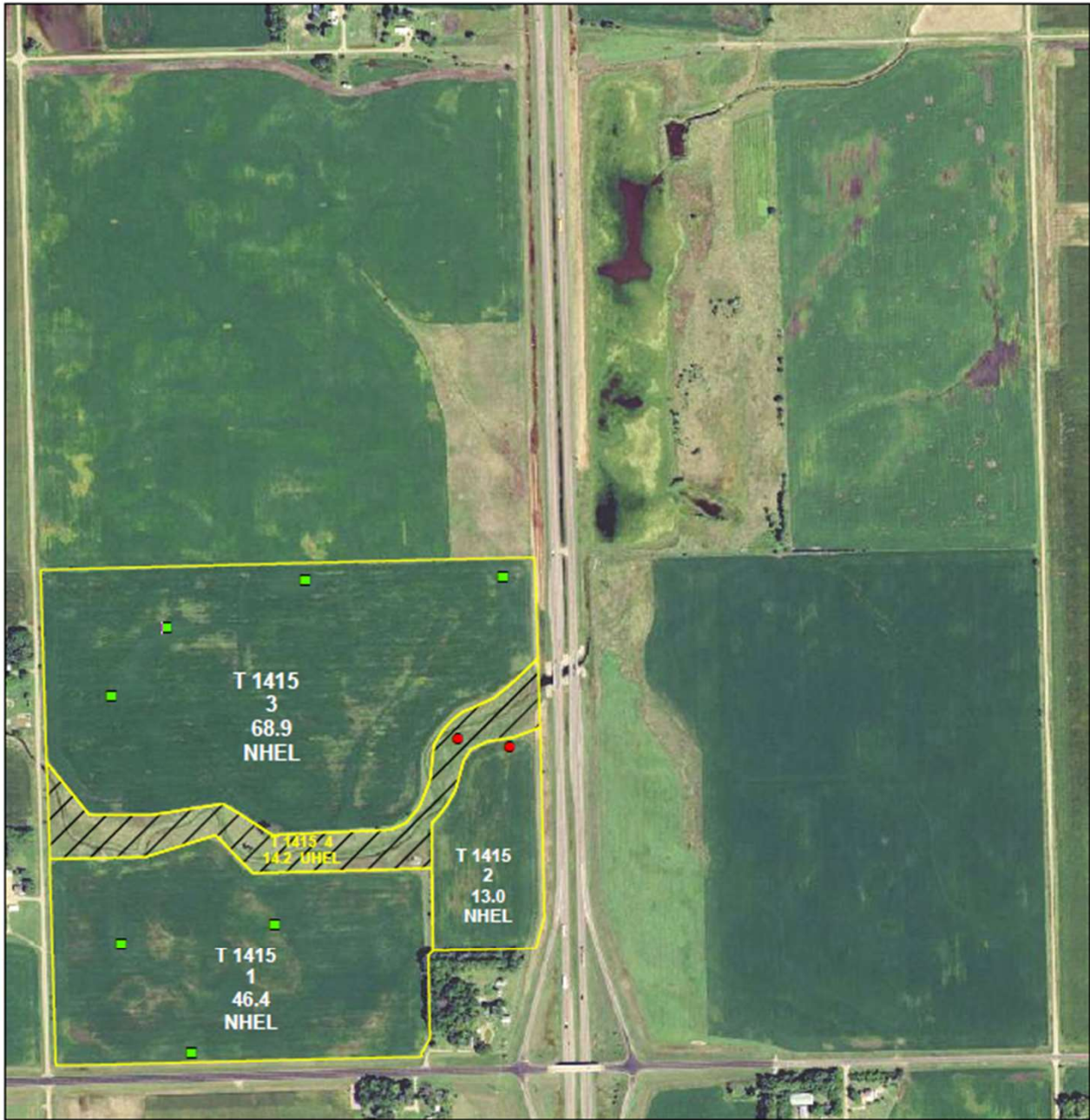


LINCOLN TWP.



May 19, 2022 · 10:30 am





Program  
Year 2022



United States Department of Agriculture  
**Lincoln County, SD**  
**PLSS: 31\_98N\_50W**  
**Farm: 1152**

1 inch equals 692 feet

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions
  - Common Land Units
  - ▨ Non Cropland

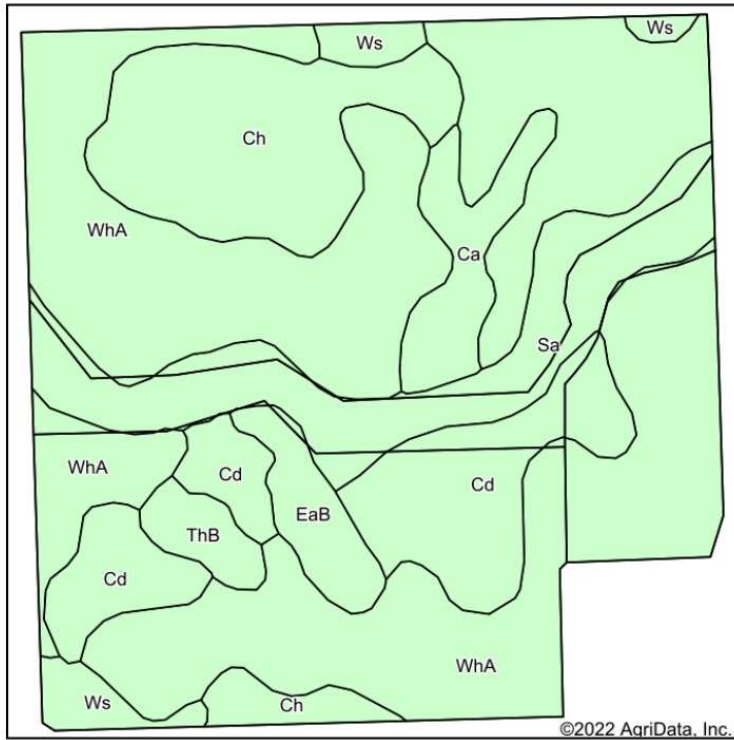
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided by the producer and/or National Agricultural Imagery Program (NAIP). 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.

2021 Ortho-Photography - Not to Scale

November 2, 2021



Soils Map



State: **South Dakota**  
 County: **Lincoln**  
 Location: **31-98N-50W**  
 Township: **Lynn**  
 Acres: **143.83**  
 Date: **4/13/2022**



Soils data provided by USDA and NRCS.

Area Symbol: SD083, Soil Area Version: 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
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	75.34	52.4%	lw		88	4.1	51	98	37	36	56
Ch	Chancellor-Wakonda-Tetonka complex	18.47	12.8%	llw		78	2.6	36	81	28	25	41
Cd	Chancellor-Viborg silty clay loams	17.40	12.1%	llw		87	3.7	47	94	35	33	47
Sa	Salmo silty clay loam, very wet	16.60	11.5%	IVw		33	0.2	10	34	9	6	35
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	5.68	3.9%	llw		75						51
EaB	Egan silty clay loam, 3 to 6 percent slopes	4.08	2.8%	lle		82	4.5	50	90	34	35	61
Ws	Worthing silty clay loam, 0 to 1 percent slopes	3.76	2.6%	Vw		30						4
ThB	Thurman loamy fine sand, terrace, 2 to 6 percent slopes	2.50	1.7%	IVe	IVe	46						30
<b>Weighted Average</b>				<b>1.82</b>	<b>0.07</b>	<b>77.3</b>	<b>3.1</b>	<b>39.6</b>	<b>79.6</b>	<b>29.2</b>	<b>27.7</b>	<b>*n 48.7</b>

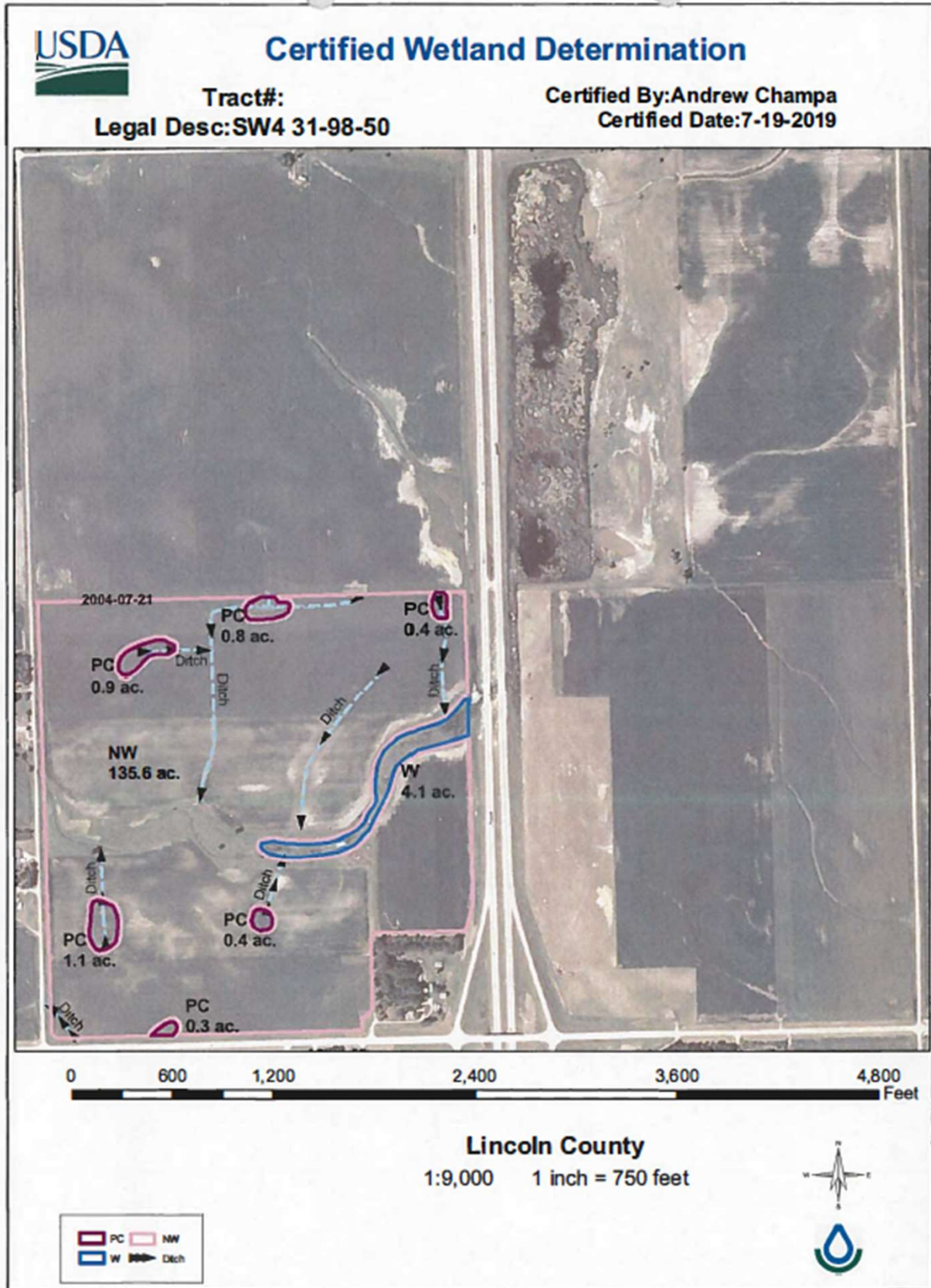
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.







SOUTH DAKOTA LINCOLN Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	FARM : 1152 Prepared : 4/12/22 8:11 AM Crop Year : 2022
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Operator Name : ██████████

Farms Associated with Operator : 46-083-427, 46-083-651, 46-083-1152, 46-083-1832, 46-083-3012, 46-083-3837, 46-083-3903, 46-083-5331, 46-083-5489, 46-083-5794, 46-083-6402, 46-083-6403, 46-083-7188, 46-083-8265, 46-083-8269

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
142.50	128.30	128.30	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	128.30	0.00		0.00		0.00	0.00	0.00

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

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	69.57	0.00	142	
Soybeans	58.73	0.00	42	
<b>TOTAL</b>	<b>128.30</b>	<b>0.00</b>		

**NOTES**

**Tract Number** : 1415

Description : D9 SW4 31 98 50

FSA Physical Location : SOUTH DAKOTA/LINCOLN

ANSI Physical Location : SOUTH DAKOTA/LINCOLN

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : BECK PROPERTY LLC

Other Producers : None

Recon ID : None

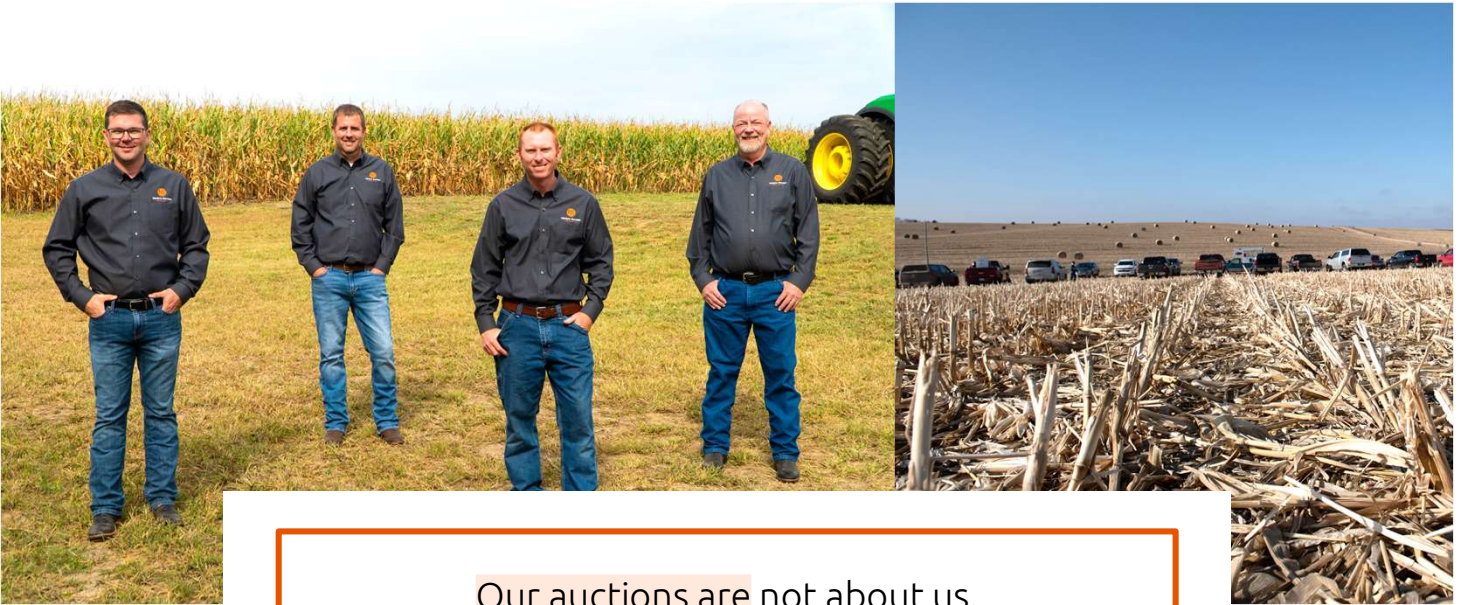
Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
142.50	128.30	128.30	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	128.30	0.00	0.00	0.00	0.00	0.00



SOUTH DAKOTA LINCOLN Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	FARM : 1152 Prepared : 4/12/22 8:11 AM Crop Year : 2022
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DCP Crop Data			
<b>Tract 1415 Continued ...</b>			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	69.57	0.00	142
Soybeans	58.73	0.00	42
<b>TOTAL</b>	<b>128.30</b>	<b>0.00</b>	
NOTES			
<p>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.</p> <p>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.</p> <p>To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <a href="http://www.ascr.usda.gov/complaint_filing_cust.html">http://www.ascr.usda.gov/complaint_filing_cust.html</a> 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. 20260-9410; (2) fax: (202) 690-7442; or (3) e-mail: <a href="mailto:program.intake@usda.gov">program.intake@usda.gov</a>. USDA is an equal opportunity provider, employer, and lender.</p>			





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