

# WESTRA AUCTION

**150 +/- Acres**

**Prairie Center  
Township  
Clay County, SD**

We will sell the following real estate at public auction at the landsite located at 46475 Carp St, Vermillion, SD.

*Adele C. Sudlow Living Trust, Owner*

**Saturday, May 7, 2022 at 10:30 AM**



**Westra Auction**  
LAND & REALTY

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

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

**Joel A. Westra**  
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**Phil Eggers**  
Broker Associate  
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**Pete Atkins**  
Broker Associate  
Tea, SD  
605-351-9847

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

May 7, 2022 · 10:30 am

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## Clay County, SD Land Auction

150 +/- Acres, Prairie Center Township  
Cropland, Pasture, Acreage Site  
Hunting & Recreational Land

**We will sell the following real estate at public auction at the landsite located at 46475 Carp St., Vermillion, SD, or from Vermillion, SD, 7 ¾ miles north on University Road and ¼ mile west on Carp St. or from Hub City, SD, 4 ¼ miles south on University Road and ¼ mile west on Carp St.**

**Auctioneer's Note:** Located just north of Vermillion, SD, this tract offers a building site, cropland, pasture land, hunting and recreation. The cropland is leased for the 2022 crop year with the pasture and grassland available to the new owner for the 2022 year. The land will be surveyed and paid for by the seller. Visit [www.westrauction.com](http://www.westrauction.com) for drone video and more auction information.

**The land will be offered in multiple tracts and will not be combined.**

**Tract 1:** Approximately 62 acres of mostly cropland. Here is an excellent opportunity to add this small tract to your current farming operation or to purchase as an investment. According to the FSA there is a 124 bushel PLC corn yield and a 40 bushel PLC soybean yield. This tract has a productivity rating of 85.4. Primary soils include Egan-Trent silty clay loams, 0-2 percent slopes and Egan-Clarno-Trent complex, 1-6 percent slopes. The land will be reconstituted by the FSA after closing, is leased for the 2022 crop year, and the buyer will receive the cash rent. For more information contact one of our auctioneers.

**Tract 2:** Approximately 83 acres of pasture/grassland. Available to the new owner for the 2022 year, this land has rolling hills of grass and pasture with trees scattered throughout, providing opportunities for hunting and recreational activities. The Vermillion River runs through the western boundary of the land. New fencing, if any, will be the responsibility of the buyer. This is an excellent opportunity to enjoy the outdoors with livestock, horses, hunting and the beauty of a great setting.



May 7, 2022 · 10:30 am

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**Tract 3:** 4.8 acre acreage site. The land includes an uninhabitable home, barn, rural water and trees.

**Legal Description:** Approximately 150 acres to be surveyed located in 7-93-51, Clay County, SD.

**TERMS:** 15% nonrefundable down payment day of sale with the balance due at closing on or before June 17, 2022. Title insurance and closing costs split 50/50 between buyer and seller. Seller to credit the buyer at closing the 2022 cropland cash rent payment. 2021 taxes due in 2022 to be paid by the seller. 2022 taxes due in 2023 to be paid by the buyer. The sellers do 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. 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 the owner.

For maps, pictures, video and more information visit: [www.westraauction.com](http://www.westraauction.com)

**Adele C. Sudlow Living Trust, Owner**  
**Michelle VanderWal, Trustee**

**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

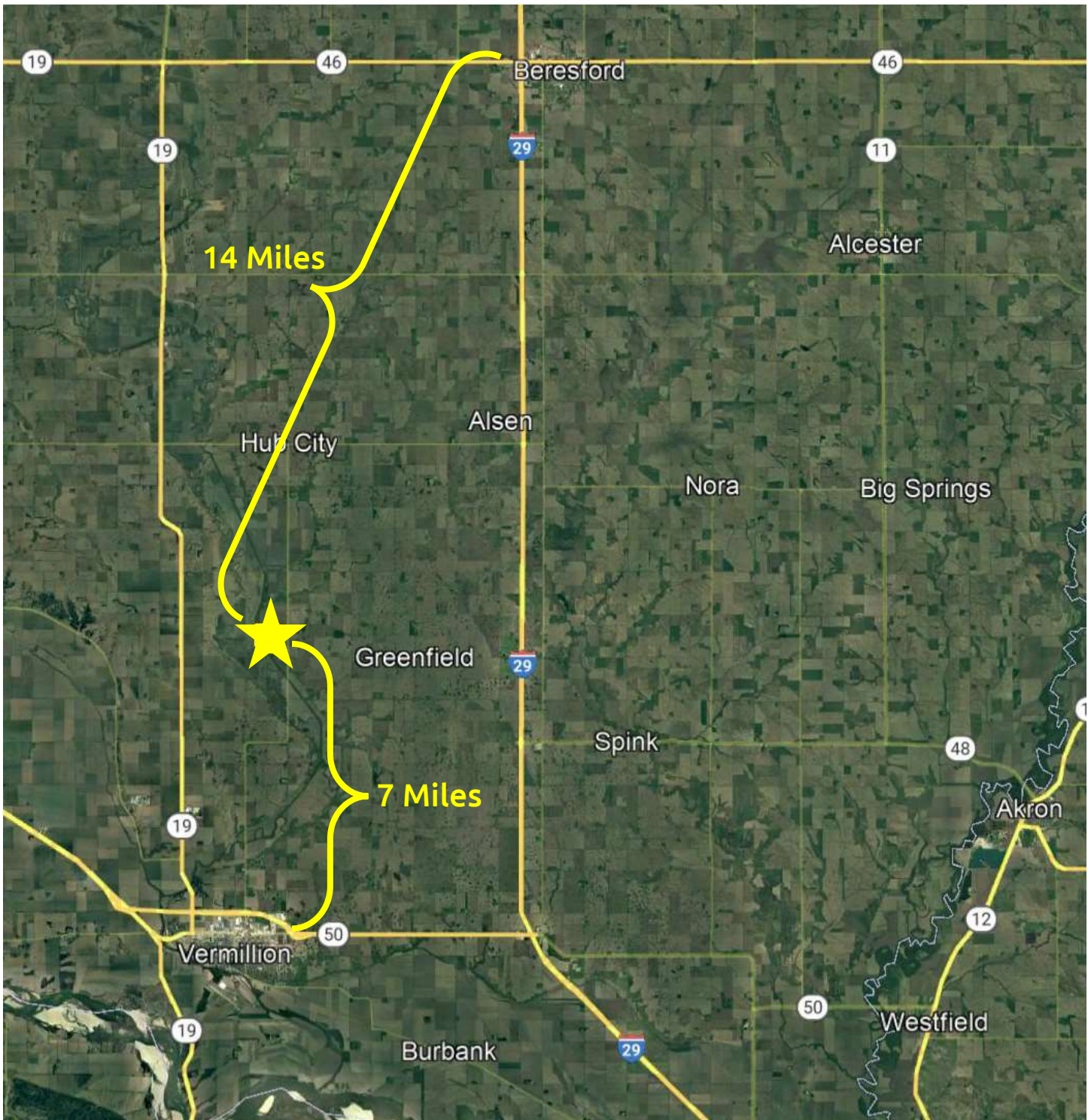
**Blake Zomer**, Online Representative, Rock Valley, IA 712-460-2552



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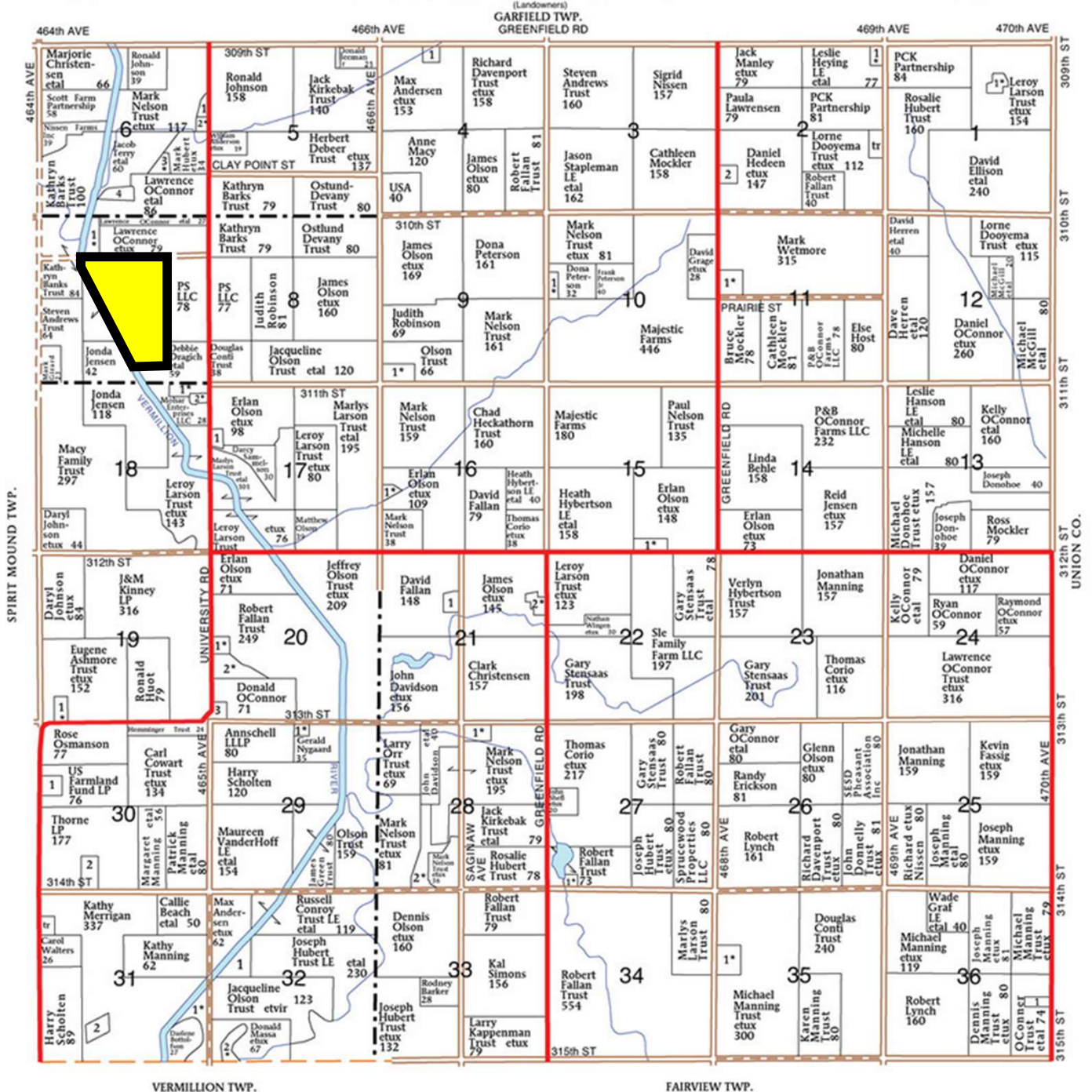


May 7, 2022 · 10:30 am

T-93-N

PRAIRIE CENTER PLAT

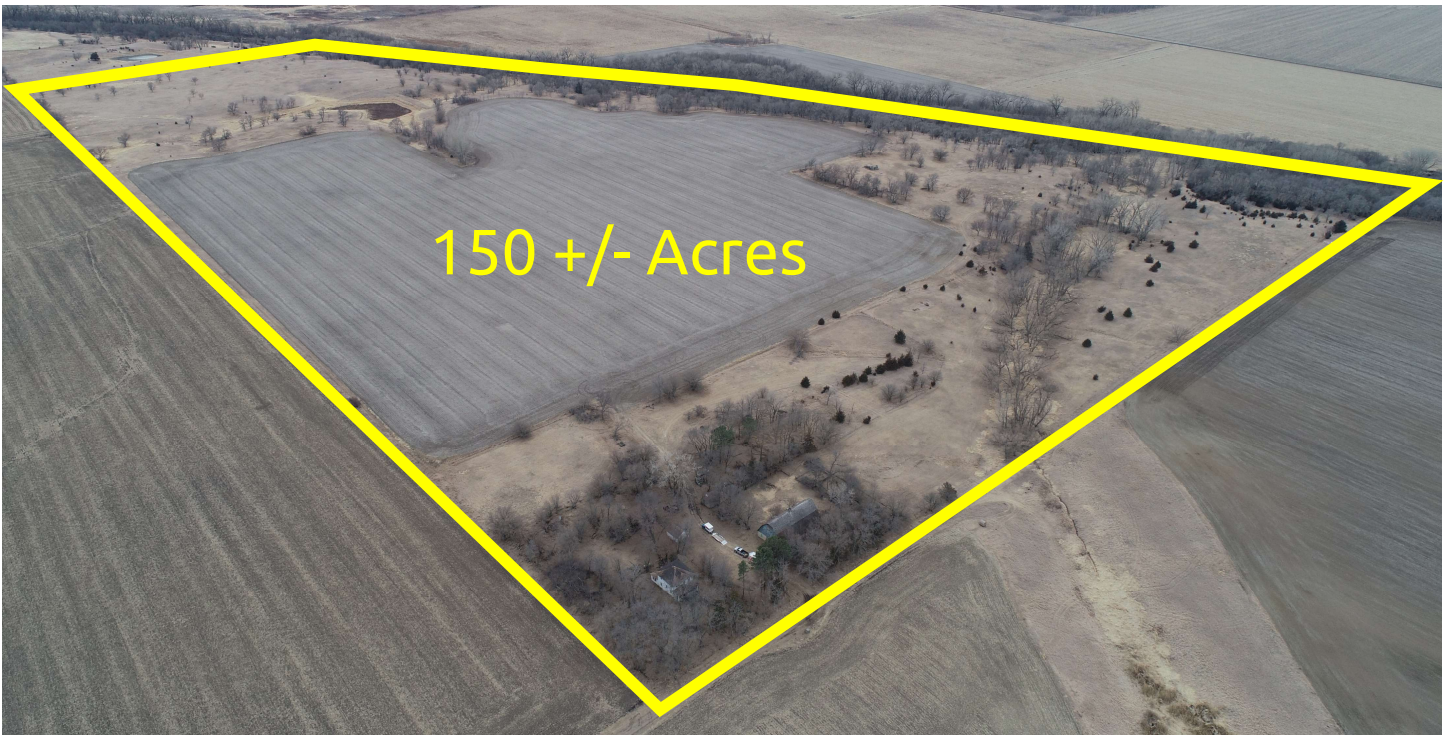
R-51-W



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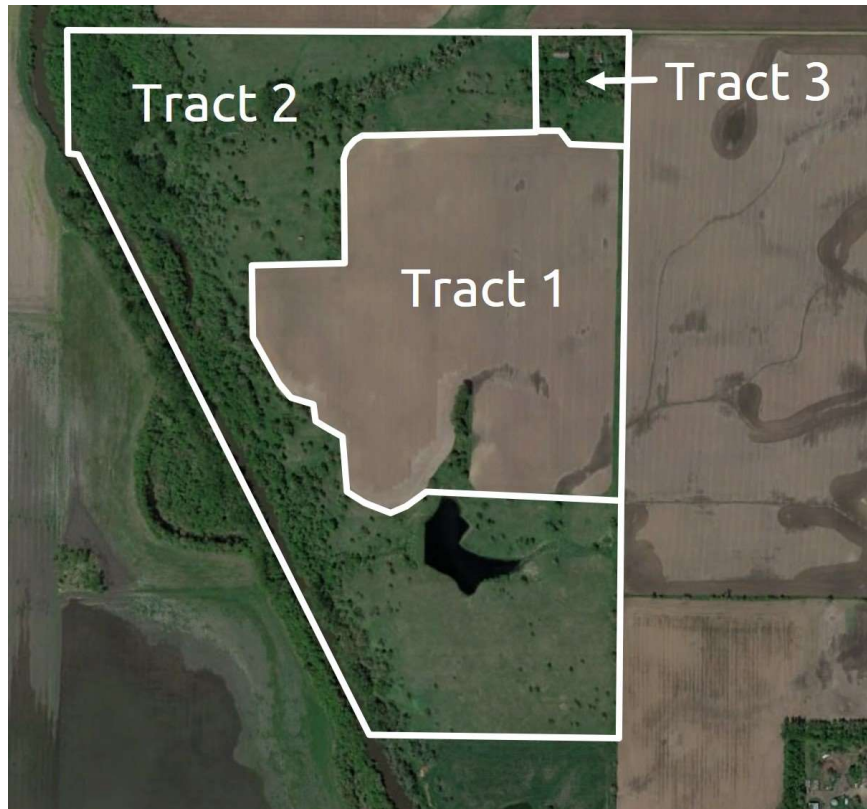
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**Tract 1:**  
**62 +/- Acres of Farmland**

**Tract 2:**  
**83 +/- Acres of Pasture**

**Tract 3:**  
**4.8 +/- Acre Building Site**

May 7, 2022 · 10:30 am

# Tract 1



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Map Center: 42° 53' 16.52, -96° 54' 53.93

0ft 588ft 1175ft

Maps Provided By:



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**7-93N-51W**  
**Clay County**  
**South Dakota**



4/12/2022

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

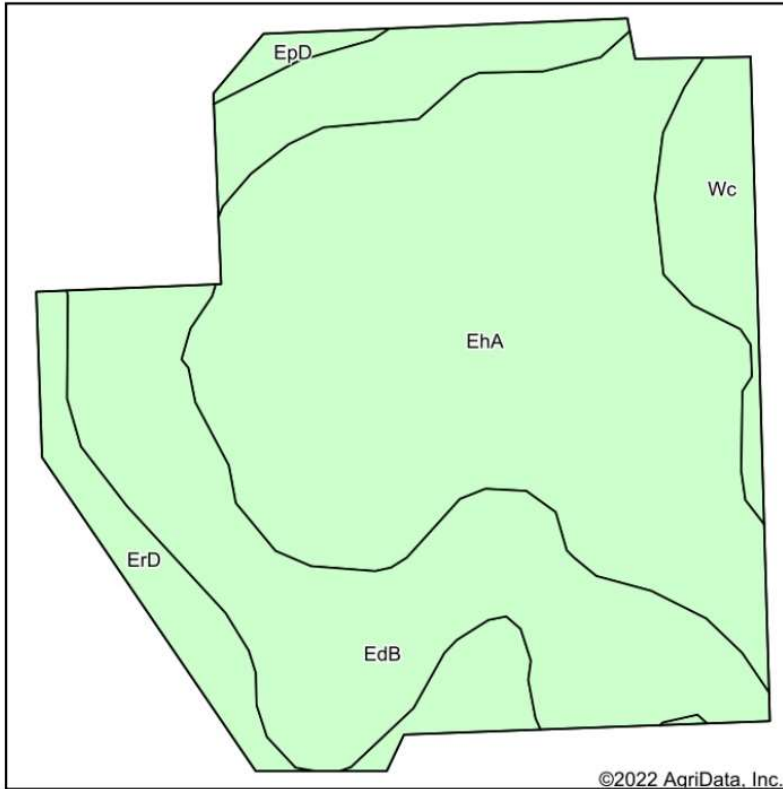


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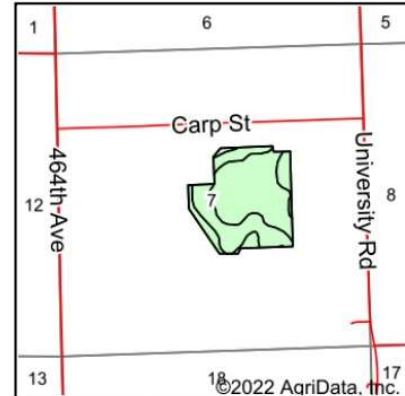


# Tract 1

## Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Clay**  
 Location: **7-93N-51W**  
 Township: **Prairie Center**  
 Acres: **62.24**  
 Date: **4/12/2022**



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Maps Provided By:



Area Symbol: SD027, Soil Area Version: 24

| Code             | Soil Description   | Acres | Percent of field | Non-Irr Class *c | Productivity Index | Alfalfa hay Tons | Corn Bu | Soybeans Bu | *n NCCPI Soybeans |
|------------------|--|-------|------------------|------------------|--------------------|------------------|---------|-------------|-------------------|
| EhA              | Egan-Trent silty clay loams, 0 to 2 percent slopes         | 32.58 | 52.3%            | Iw               | 93                 | 4.3              | 101     | 36          | 62                |
| EdB              | Egan-Clarno-Trent complex, 1 to 6 percent slopes           | 20.32 | 32.6%            | Ile              | 86                 | 3.9              | 93      | 33          | 60                |
| ErD              | Ethan-Clarno loams, 9 to 15 percent slopes                 | 5.11  | 8.2%             | Vle              | 38                 |                  |         |             | 53                |
| Wc               | Wakonda-Wentworth-Whitewood complex, 0 to 2 percent slopes | 3.62  | 5.8%             | Ils              | 86                 | 3.3              | 83      | 28          | 60                |
| EpD              | Ethan-Bon, channeled, loams, 0 to 20 percent slopes        | 0.61  | 1.0%             | Vle              | 34                 |                  |         |             | 36                |
| Weighted Average |  |       |                  | 1.84             | 85.2               | 3.7              | 88.1    | 31.2        | *n 60.2           |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

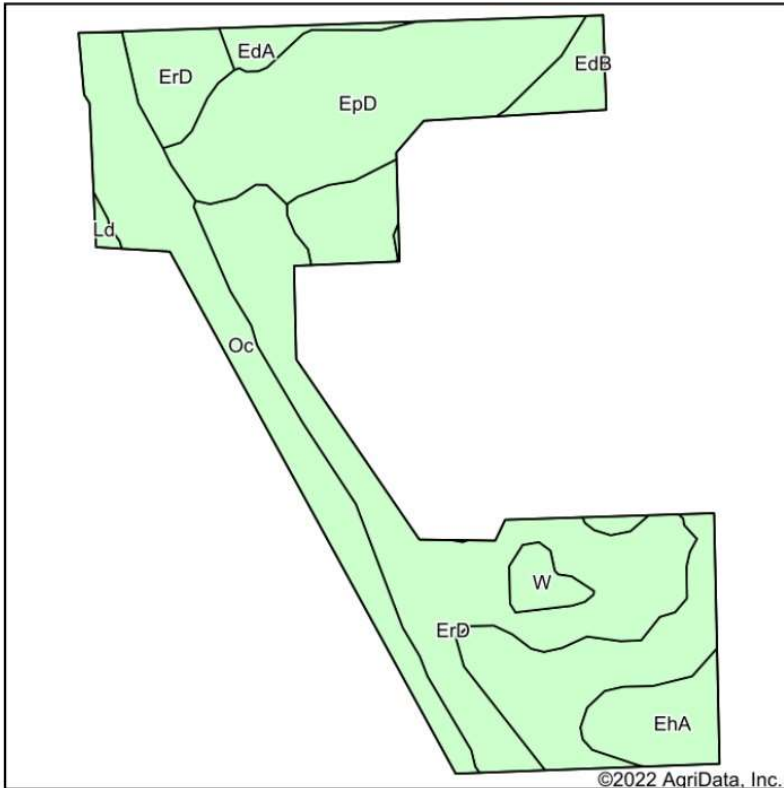


## Tract 2

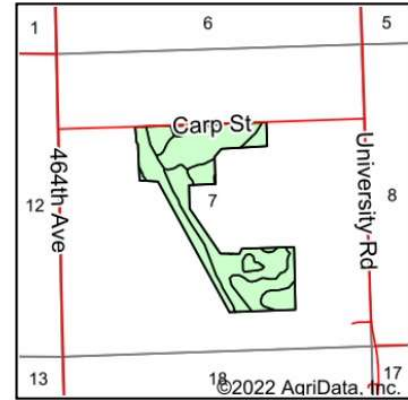


# Tract 2

## Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**

County: **Clay**

Location: **7-93N-51W**

Township: **Prairie Center**

Acres: **85.74**

Date: **4/12/2022**



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Maps Provided By



**surety**  
CUSTOMIZED ONLINE MAPPING

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Area Symbol: SD027, Soil Area Version: 24

| Code             | Soil Description                                    | Acres | Percent of field | Non-Irr Class *c | Productivity Index | Alfalfa hay Tons | Corn Bu | Soybeans Bu | *n NCCPI Soybeans |
|------------------|---|-------|------------------|------------------|--------------------|------------------|---------|-------------|-------------------|
| ErD              | Ethan-Clarno loams, 9 to 15 percent slopes          | 27.25 | 31.8%            | Vle              | 38                 |                  |         |             | 53                |
| EpD              | Ethan-Bon, channeled, loams, 0 to 20 percent slopes | 19.21 | 22.4%            | Vle              | 34                 |                  |         |             | 36                |
| EdB              | Egan-Clarno-Trent complex, 1 to 6 percent slopes    | 16.38 | 19.1%            | Ile              | 86                 | 3.9              | 93      | 33          | 60                |
| Oc               | Orthents, channelized                               | 14.85 | 17.3%            | VIIIIs           | 8                  |                  |         |             | 9                 |
| EhA              | Egan-Trent silty clay loams, 0 to 2 percent slopes  | 4.70  | 5.5%             | Iw               | 93                 | 4.3              | 101     | 36          | 62                |
| W                | Water   | 1.60  | 1.9%             | VIII             | 0                  |                  |         |             |                   |
| EdA              | Egan-Clarno-Trent complex, 0 to 2 percent slopes    | 1.43  | 1.7%             | Iw               | 90                 | 4                | 97      | 34          | 60                |
| Ld               | Lamo-Baltic silty clay loams, 0 to 2 percent slopes | 0.32  | 0.4%             | IIw              | 64                 | 3.6              | 76      | 28          | 58                |
| Weighted Average |   |       |                  | 5.25             | 44.3               | 1.1              | 25.2    | 8.9         | *n 42.5           |

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

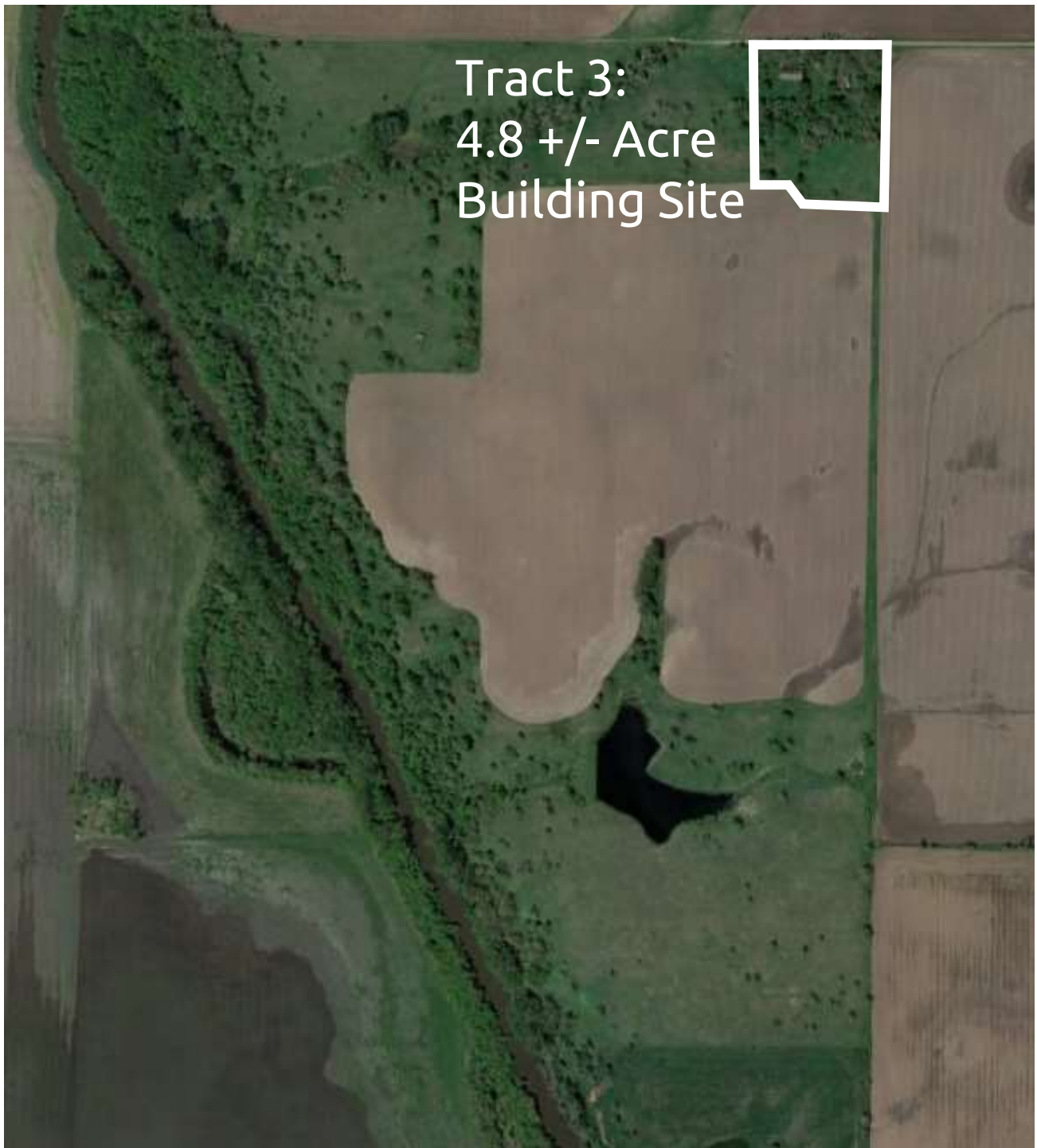
\*c: Using Capabilities Class Dominant Condition Aggregation Method





May 7, 2022 · 10:30 am

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NOT TO SCALE *HEL*





SOUTH DAKOTA

CLAY

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 800

Prepared : 4/1/22 3:53 PM

Crop Year : 2022

Operator Name :  
 Farms Associated with Operator :  
 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       |
|--------------------|--------------------|------------------------|----------------|------|------|---------------|-----------|-----------------------|------------------------|
| 158.92             | 99.26              | 99.26                  | 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               | 99.26                  | 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         | 39.30        | 0.00                        | 124       | 0   |
| Soybeans     | 37.90        | 0.00                        | 40        | 0   |
| <b>TOTAL</b> | <b>77.20</b> | <b>0.00</b>                 |           |     |

## NOTES

Tract Number : 1132

Description : SWNE, NWSE, SENW, NESW, NSWSE 7 93 51  
 FSA Physical Location : SOUTH DAKOTA/CLAY  
 ANSI Physical Location : SOUTH DAKOTA/CLAY  
 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 : ADELE C SUDLOW LIVING TRUST  
 Other Producers : ADELE SUDLOW  
 Recon ID : None

## Tract Land Data

| Farm Land          | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP                   | Sugarcane              |
|--------------------|--------------------|------------------------|----------------|------|------|-----------------------|------------------------|
| 158.92             | 99.26              | 99.26                  | 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               | 99.26                  | 0.00           | 0.00 | 0.00 | 0.00                  | 0.00                   |





SOUTH DAKOTA  
CLAY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 800  
Prepared : 4/1/22 3:53 PM  
Crop Year : 2022

DCP Crop Data

Tract 1132 Continued ...

| Crop Name    | Base Acres   | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Corn         | 39.30        | 0.00                        | 124       |
| Soybeans     | 37.90        | 0.00                        | 40        |
| <b>TOTAL</b> | <b>77.20</b> | <b>0.00</b>                 |           |

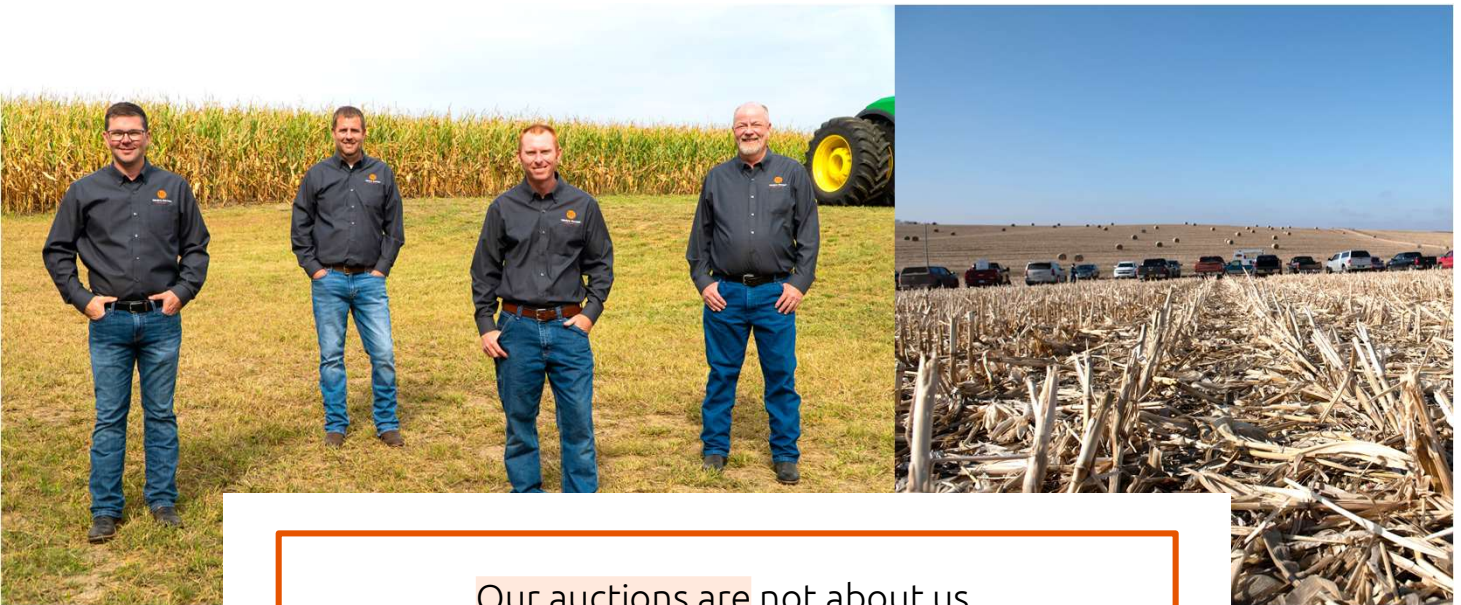
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Our auctions are not about us.  
They're about you and your lifetime investments.  
As the real estate landscape evolves, one thing  
We guarantee is that you can trust us to  
get the job done right.

We strongly believe 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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**Jonathan Hagena**  
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jonathan@westrauction.com



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