

WESTRA AUCTION

103.03 +/- Acres

**Canton Township
Lincoln County, SD**

We will sell the following real estate at public auction at the land site located from Canton, SD, 2 miles south on SD Hwy 11 and ¾ mile west on 284th St.

Bethel Trust, Owner

Wednesday, November 9, 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
Broker Associate
Chancellor, SD
605-957-5222

Blake Zomer
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Rock Valley, IA
712-460-2552

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

Visit our website: www.westraauction.com

November 9, 2022 · 10:30 am

Lincoln County, South Dakota Land Auction

103.03 +/- Acres, Canton Township
Farmland with Two Building Eligibilities

We will sell the following real estate at public auction at the land site located from Canton, SD, 2 miles south on SD Hwy 11 and ¾ mile west on 284th St.

Auctioneer's Note: This is a once in a lifetime opportunity to purchase productive southeastern South Dakota land located southwest of Canton, SD and less than 3 miles from the Iowa-South Dakota border. The land has been in a corn-soybean rotation and is available to the new owner to farm for the 2023 crop year. Grain elevators and ethanol plants are in proximity to the property. The farm has a soil rating of .770 and according to Surety/AgriData a productivity rating of 74.9. Predominate soils include: Wentworth-Chancellor silty clay loams, 0-2 percent slopes (38.2% of the field) and Egan silty clay loam, 3-6% slopes (26% of the field). The FSA estimates there are 97.2 acres of cropland, a 54-acre corn base/138-bushel PLC yield, a 19-acre soybean base/33-bushel PLC yield. Taxes: \$2,096.56. The property includes 2 building eligibilities. Visit www.westraauction.com for video, maps, pictures and auction information. In case of inclement weather please check our website or listen to WNAX radio.

Legal Description: W ½ SW ¼ and the South 1795' of the West 562' of the E ½ SW ¼, 28-98-49, Lincoln County, SD.

Terms: 15% nonrefundable down payment day of sale with the balance due at closing on or before Dec 21, 2022. Possession of the land will be at closing. Title insurance and closing costs split 50/50 between buyer and seller. 2022 taxes due in 2023 to be paid by the seller. 2023 taxes due in 2024 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 land 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

Bethel Trust, Owner

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

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

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

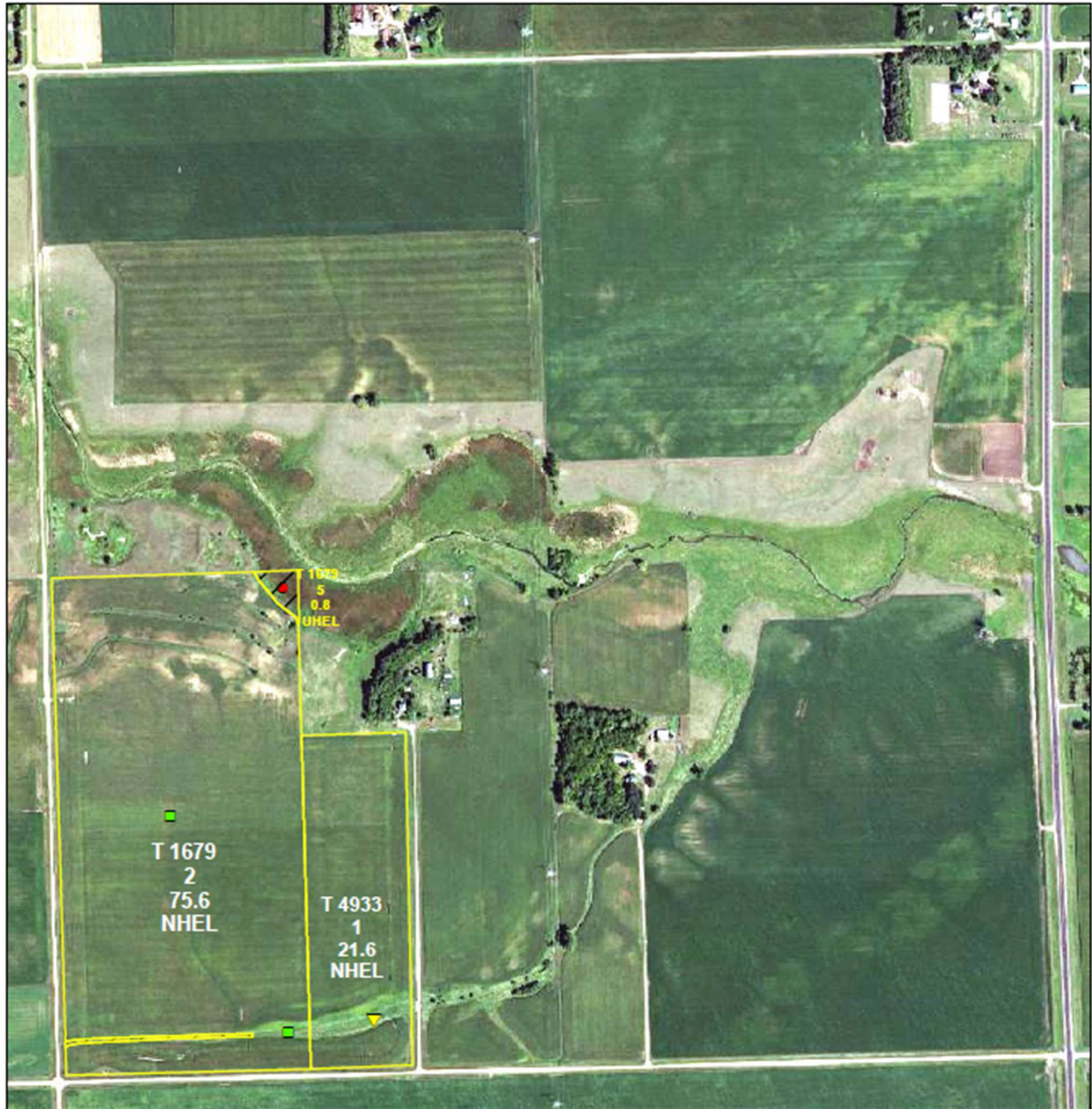
Mark Zomer, Auctioneer, Rock Valley, IA 712-470-2526

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



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November 9, 2022 · 10:30 am



Program
Year 2022



United States Department of Agriculture
Lincoln County, SD
PLSS: 28_98N_49W
Farm: 6327

1 inch equals 700 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.

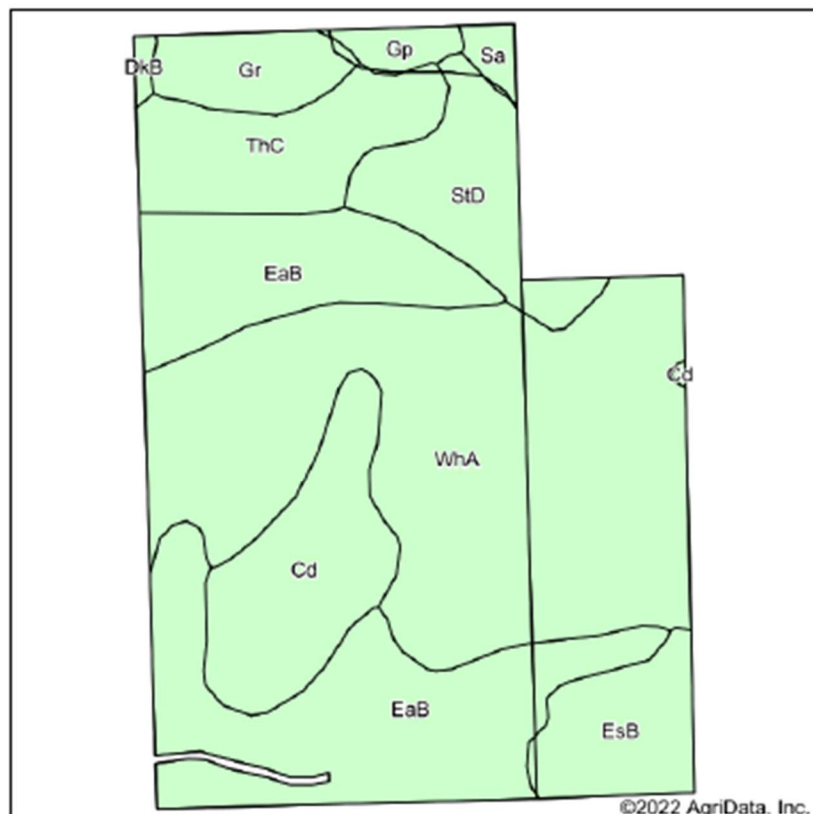
2021 Ortho-Photography - Not to Scale

November 12, 2021



westrauction.com

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Lincoln**
 Location: **28-98N-49W**
 Township: **Canton**
 Acres: **98.03**
 Date: **10/13/2022**



Westra Auction
 LAND & REALTY

Maps Provided By



surety
 CUSTOMIZED ONLINE MAPPING

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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	Com Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	37.40	38.2%	Iw		88	4.1	51	98	37	36	56
EaB	Egan silty clay loam, 3 to 6 percent slopes	25.49	26.0%	Ile		82	4.5	50	90	34	35	61
Cd	Chancellor-Viborg silty clay loams	9.25	9.4%	IIw		87	3.7	47	94	35	33	47
ThC	Thurman loamy fine sand, terrace, 6 to 11 percent slopes	7.90	8.1%	IVe	IVe	40						33
StD	Shindler and Taimo soils, 6 to 30 percent slopes	6.81	6.9%	Vle		13	2.1	16	21	7	11	41
EsB	Egan-Shindler complex, 2 to 6 percent slopes	5.28	5.4%	Ile		77	4.2	46	81	29	33	61
Gr	Graceville silty clay loam	3.61	3.7%	Is		85	4.8	54	101	37	38	67
Gp	Orthents, gravelly	1.20	1.2%	VIIIIs		3	1.3	10	6	3	6	7
Sa	Salmo silty clay loam, very wet	0.77	0.8%	IVw		33	0.2	10	34	9	6	35
DkB	Delmont and Taimo soils, 2 to 9 percent slopes	0.32	0.3%	IVs		25	2.2	20	19	7	13	33
Weighted Average				2.12	*-	74.9	3.7	42.7	79.6	29.8	30.1	*n 53.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



South Dakota U.S. Department of Agriculture FARM: 6327
 Lincoln Farm Service Agency Prepared: 10/3/22 11:28 AM
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2023
 Page: 2 of 4
 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.

Other Producers: None

Tract Number: 1679* Description: W2 SW4 28 98 49
 FSA Physical Location: Lincoln, SD ANSI Physical Location: Lincoln, SD

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
76.8	75.6	75.6	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	75.6	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	43.2	138	0.00
SOYBEANS	8.2	33	0.00
Total Base Acres:	51.4		

Owners: BETHEL TRUST

Other Producers: None

South Dakota U.S. Department of Agriculture FARM: 6327
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Other Producers: None

Tract Number: 4933* Description: G8 TRACT ON WEST SIDE OF DRIVEWAY IN SW4 28 98 49
 FSA Physical Location: Lincoln, SD ANSI Physical Location: Lincoln, SD

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
21.6	21.6	21.6	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	21.6	0.0	0.0	0.0		

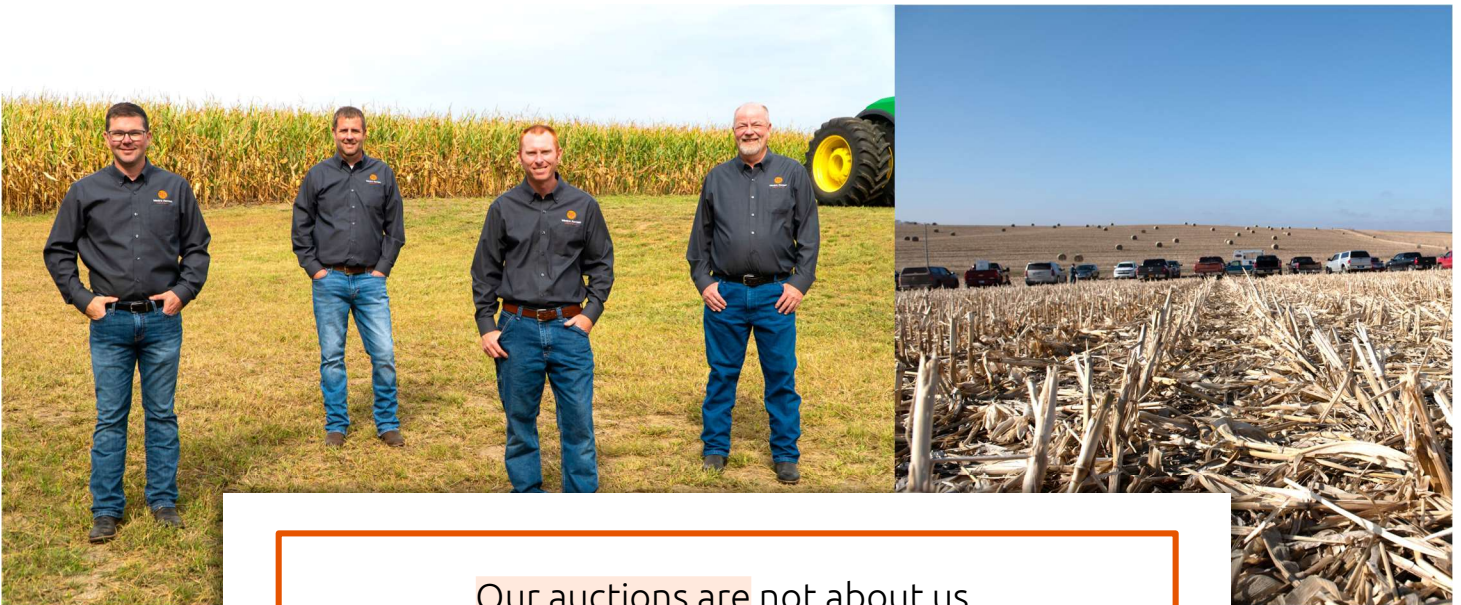
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	10.8	138	0.00
SOYBEANS	10.8	33	0.00
Total Base Acres:	21.6		

Owners: BETHEL TRUST

Other Producers: None







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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