

# WESTRA AUCTION

**197.83 +/- Acres**

**LaValley Township  
Lincoln County, SD**

We will sell the following real estate at public auction located from Exit #64 on I-29, 1/2 mile east on 280<sup>th</sup> St. and 1 mile north on 471<sup>st</sup> Ave.

*Duane DeVries Estate, Owner  
Carla Haan, Personal Representative*

**Friday, November 18, 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

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

November 18, 2022 · 10:30 am

## Lincoln County, SD Land Auction

197.83 +/- Acres in 3 Tracts, LaValley Township  
Cropland & Pasture with Building Eligibilities

We will sell the following real estate at public auction at the Tract 2 land site located 10 miles south of Sioux Falls, SD on I-29 to the Worthing-Lennox Exit #64, ½ mile east on 280<sup>th</sup> St. and 1 mile north on 471<sup>st</sup> St. or from the west side of Worthing, SD, ½ mile west on 280<sup>th</sup> St. and 1 mile north on 471<sup>st</sup> St.

**Auctioneer's Note:** Check out this opportunity to purchase cropland and pasture land with building eligibilities, located a short distance from Sioux Falls. 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 close proximity to the property. Visit [www.westraauction.com](http://www.westraauction.com) for video, maps, pictures and auction information. In case of inclement weather please check our website or listen to WNAX radio.

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

**Tract 1: 65.60 +/- acres.** Legal Description: Witte Tract 2 of the SW ¼, 31-99-50, Lincoln County, SD. Located from the I-29 Worthing-Lennox Exit #64, ½ mile west on 280<sup>th</sup> St. and 1 mile north on 470<sup>th</sup> Ave. The land has a soil rating of .808 and according to Surety-Agridata a productivity rating of 78.5. Primary soils include: Wentworth-Chancellor silty clay loam, 0-2 percent slopes (36.6% of the field) and Egan-Shindler complex, 2-6% slopes (22.2% of the field). Taxes: \$1,465.94. Land includes 1 building eligibility. The FSA office estimates there is approximately 61 acres of cropland, 29.4-acre corn base/136 PLC yield, 20.1-acre soybean base/41-bushel yield.

**Tract 2: 68.51 Acres.** Abbreviated Legal Description: South 68.51 acres located in the SE ¼, except Lot H-1, DeVries Addition and the north 63.72 acres, 31-99-50, Lincoln County, SD. Located 10 miles south of Sioux Falls, SD on I-29 to the Worthing-Lennox Exit #64, ½ mile east on 280<sup>th</sup> St. and 1 mile north on 471<sup>st</sup> St. According to Surety-Agridata, the land has a productivity rating of 71.6. Primary soils include: Egan-Shindler complex, 2-6% slopes (40.2% of the field). Wentworth-Chancellor silty clay loam, 0-2 percent slopes (28.3% of the field). Taxes: TBD. Land includes 2 building eligibilities. According to the FSA office there is approximately 60 acres of cropland/balance non cropland acres/roads, a 37.1-acre corn base/136-bushel PLC yield, 21.5-acre soybean base/41-bushel PLC yield and a 3.2-acre wheat base/37-bushel PLC yield. Land to be surveyed and paid for by the seller and will be reconstituted after the survey is completed.



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**Tract 3: 63.72 Acres:** Abbreviated Legal Description: North 63.72 acres located in the SE ¼, except Lot H-1, DeVries Addition and the south 68.51 acres, 31-99-50, Lincoln County, SD. Located 10 miles south of Sioux Falls, SD on I-29 to the Worthing-Lennox Exit #64, ½ mile east on 280<sup>th</sup> St. and 1 ¼ miles north on 471<sup>st</sup> St. According to Surety-Agridata, the land has a productivity rating of 68.2. Primary soils include: Chancellor-Tetonka complex, 0-2% slopes (34.5% of the field), Wentworth-Chancellor silty clay loam, 0-2 percent slopes (23.7% of the field) and Baltic silty clay loam, ponded (17.4% of the field). Taxes: TBD. Land includes 1 building eligibility. According to the FSA office there is a 31.5-acre corn base/136-bushel PLC yield, 25.2-acre soybean base/41-bushel PLC yield and a 3.0-acre wheat base/37-bushel PLC yield. There is approximately 32 acres of pasture/stock pond, with the balance cropland/roads. Land to be surveyed and paid for by the seller and will be reconstituted after the survey is completed.

**TERMS:** 15% nonrefundable down payment day of sale with the balance due at closing on or before Dec. 28, 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.westrauction.com](http://www.westrauction.com)

**Duane DeVries Estate, Owner**  
**Carla Haan, Personal Representative**

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

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

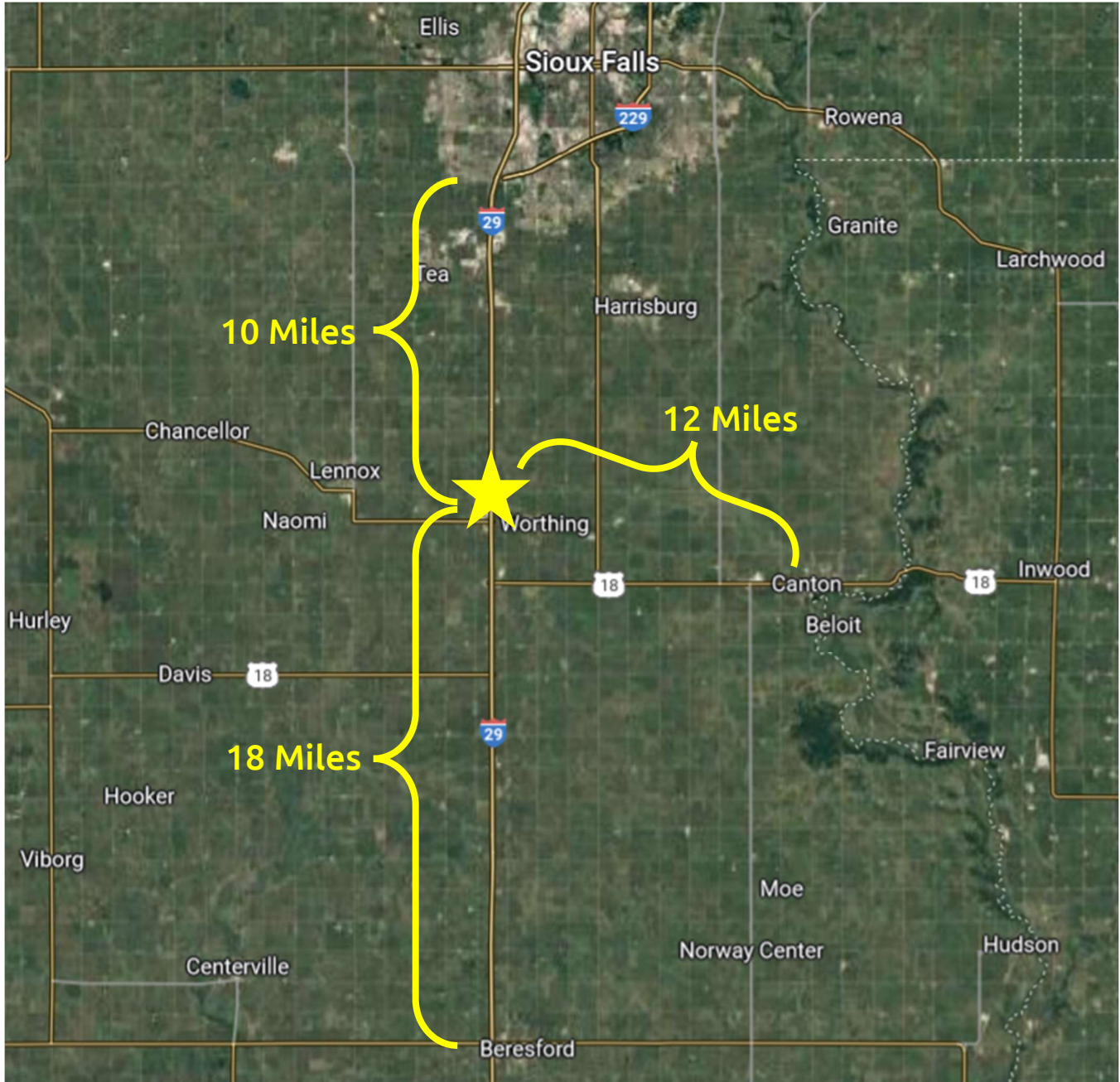
**Phil Eggers**, Broker Associate, Renner, SD 605-351-5438

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

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



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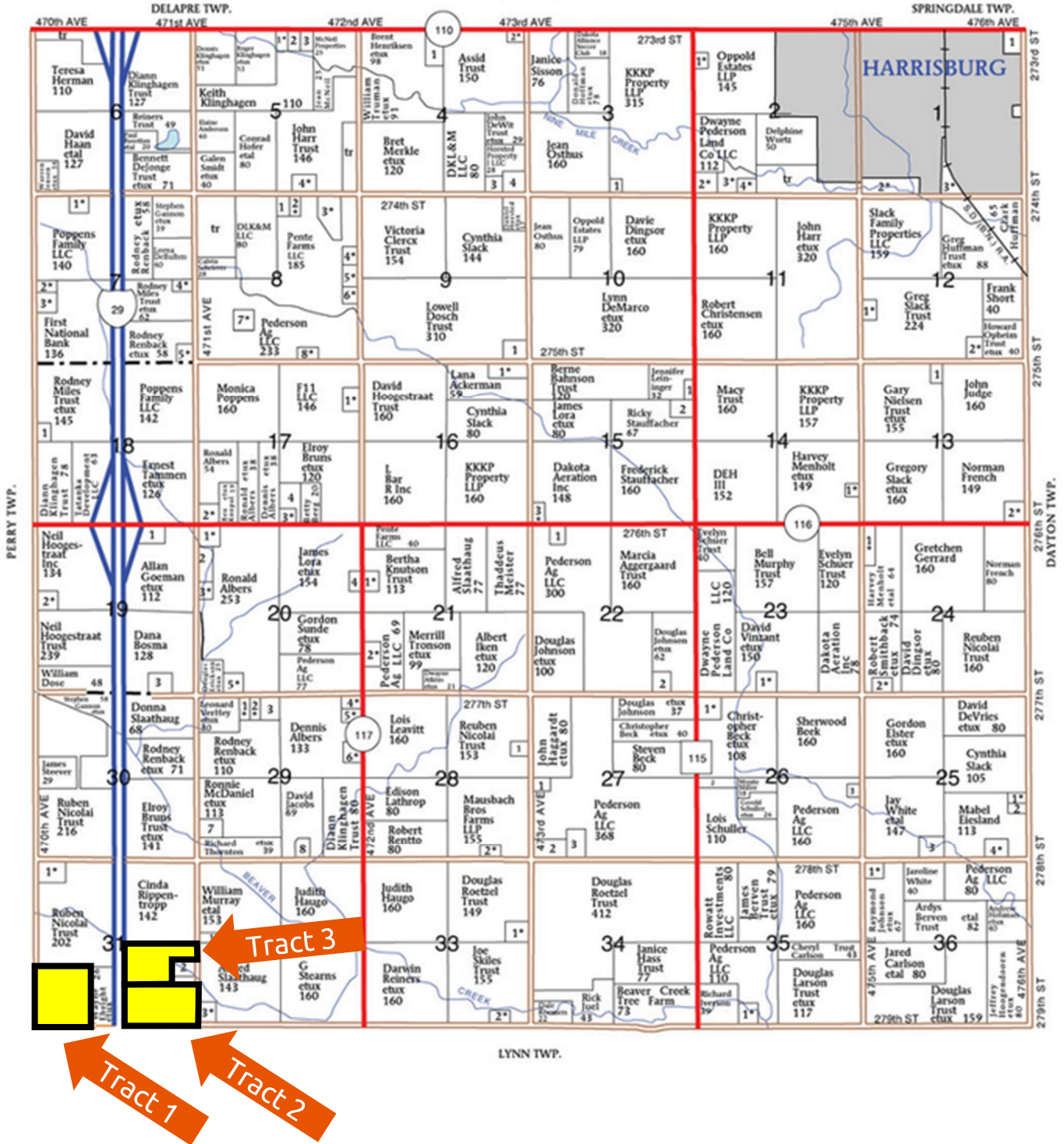




T-99-N

LA VALLEY PLAT  
(Landowners)

R-50-W





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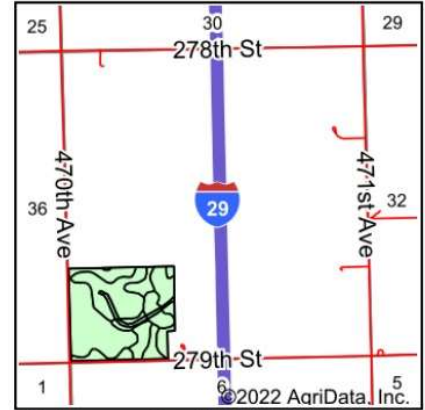
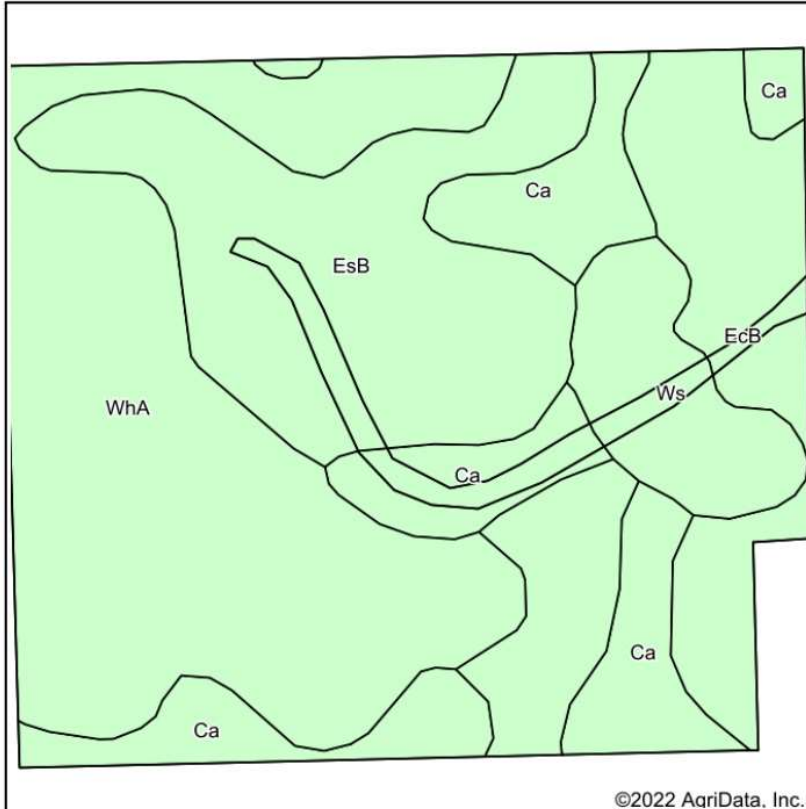
# Tract 1





# Tract 1

## Soils Map



State: **South Dakota**  
 County: **Lincoln**  
 Location: **31-99N-50W**  
 Township: **La Valley**  
 Acres: **63.03**  
 Date: **8/2/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: SD083, 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
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	23.10	36.6%	lw	88	4.1	51	98	37	36	56
EsB	Egan-Shindler complex, 2 to 6 percent slopes	13.97	22.2%	lle	77	4.2	46	81	29	33	61
EcB	Egan-Chancellor silty clay loams, 0 to 4 percent slopes	10.85	17.2%	lle	83	3.8	46	89	33	33	52
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	10.83	17.2%	llw	75						51
Ws	Worthing silty clay loam, 0 to 1 percent slopes	4.28	6.8%	Vw	30						4
<b>Weighted Average</b>				<b>1.84</b>	<b>78.5</b>	<b>3.1</b>	<b>36.8</b>	<b>69.2</b>	<b>25.7</b>	<b>26.2</b>	<b>*n 52</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



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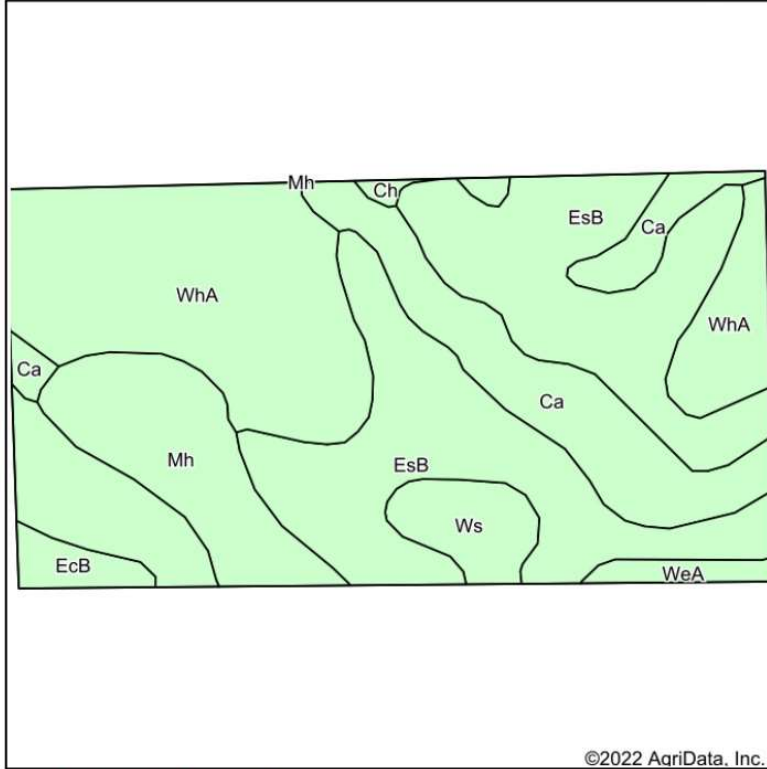
## Tract 2





# Tract 2

## Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**  
 County: **Lincoln**  
 Location: **31-99N-50W**  
 Township: **La Valley**  
 Acres: **68.1**  
 Date: **8/2/2022**



Area Symbol: SD083, 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
EsB	Egan-Shindler complex, 2 to 6 percent slopes	28.13	41.3%	lle	77	4.2	46	81	29	33	61
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	18.26	26.8%	lw	88	4.1	51	98	37	36	56
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	9.86	14.5%	llw	75						51
Mh	Baltic silty clay loam, ponded	6.90	10.1%	Vlllw	13		1	6	2	1	9
Ws	Worthing silty clay loam, 0 to 1 percent slopes	2.57	3.8%	Vw	30						4
EcB	Egan-Chancellor silty clay loams, 0 to 4 percent slopes	1.23	1.8%	lle	83	3.8	46	89	33	33	52
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	0.93	1.4%	l	93						68
Ch	Chancellor-Wakonda-Tetonka complex	0.22	0.3%	llw	78	2.6	36	81	28	25	41
<b>Weighted Average</b>				<b>2.44</b>	<b>71.7</b>	<b>2.9</b>	<b>33.7</b>	<b>62.2</b>	<b>22.8</b>	<b>24.1</b>	<b>*n 50.7</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method





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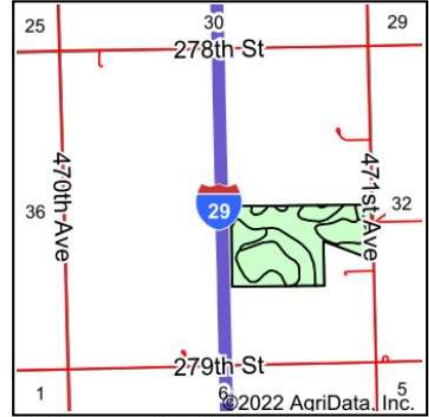
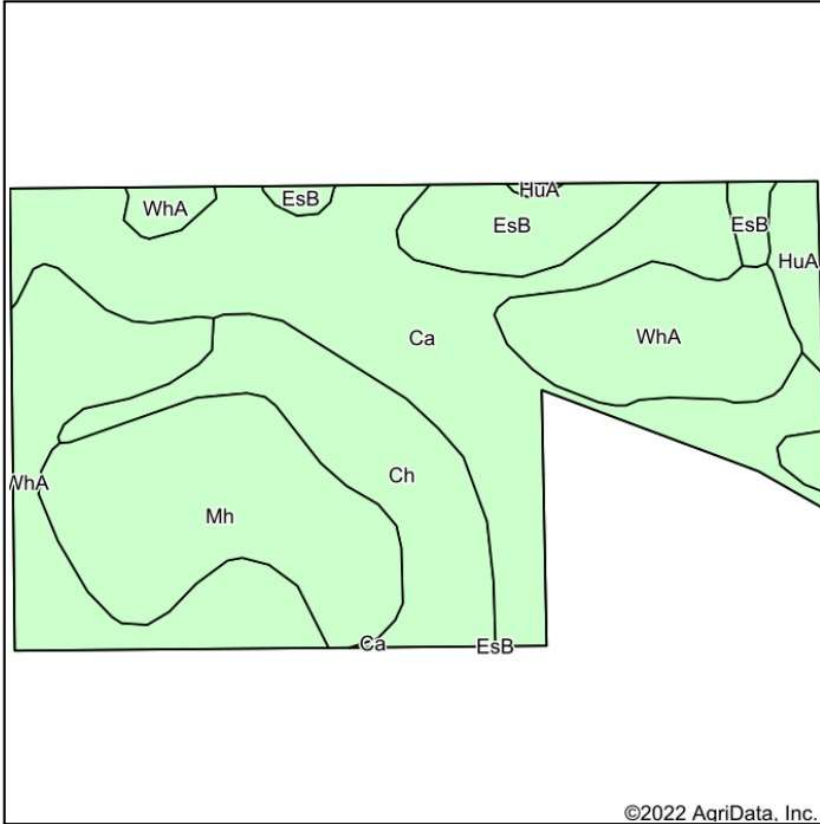
# Tract 3





# Tract 3

## Soils Map



State: **South Dakota**  
 County: **Lincoln**  
 Location: **31-99N-50W**  
 Township: **La Valley**  
 Acres: **61.44**  
 Date: **8/2/2022**



Soils data provided by USDA and NRCS.

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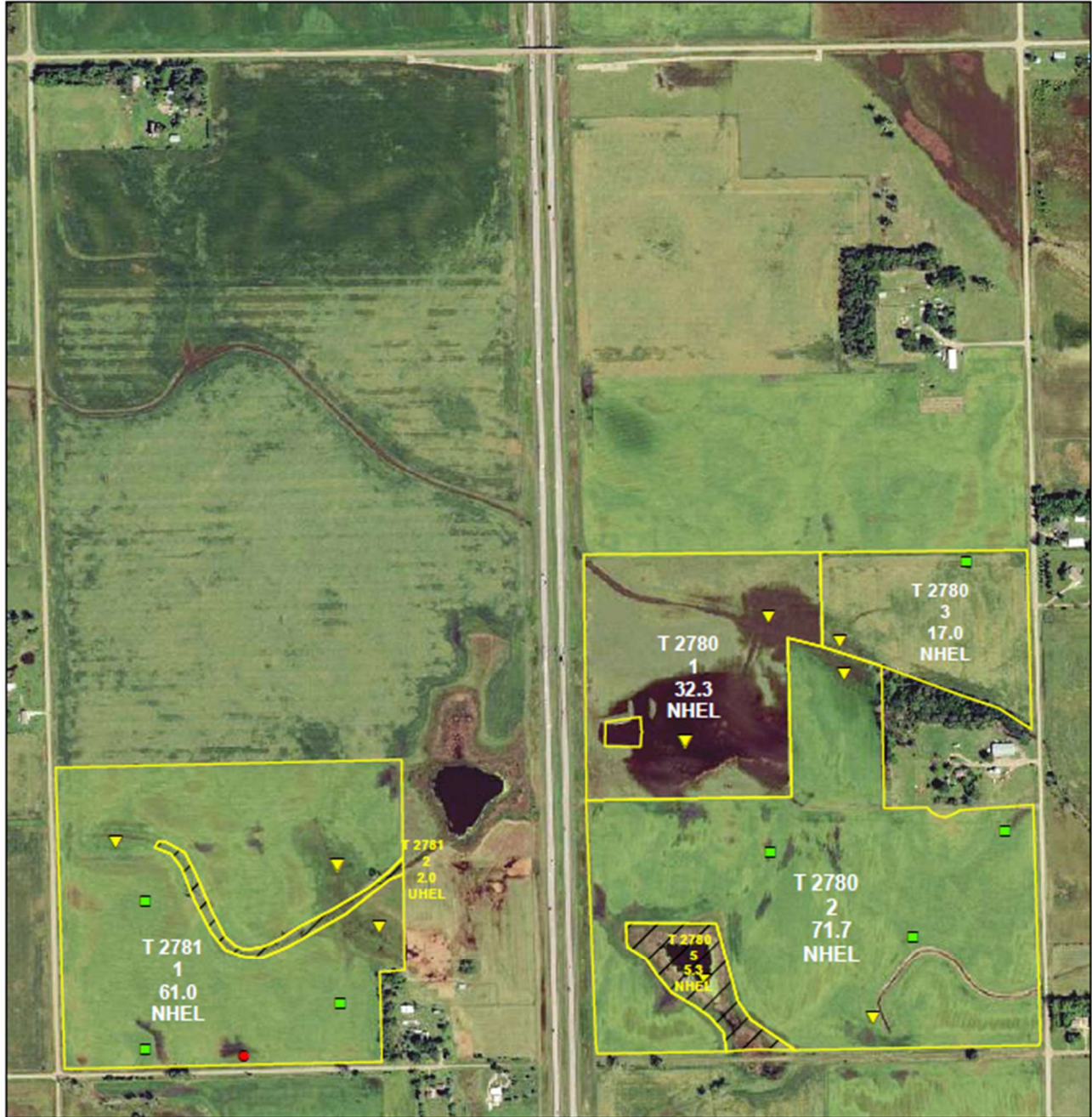
Area Symbol: SD083, Soil Area Version: 23

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
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	20.40	33.2%	Ilw	75						51
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	15.50	25.2%	lw	88	4.1	51	98	37	36	56
Mh	Baltic silty clay loam, ponded	11.20	18.2%	Vlllw	13		1	6	2	1	9
Ch	Chancellor-Wakonda-Tetonka complex	8.22	13.4%	llw	78	2.6	36	81	28	25	41
EsB	Egan-Shindler complex, 2 to 6 percent slopes	4.58	7.5%	lle	77	4.2	46	81	29	33	61
HuA	Huntimer silty clay loam, 0 to 2 percent slopes	1.54	2.5%	lw	90	4.5	52	94	35	37	52
<b>Weighted Average</b>				<b>2.82</b>	<b>67.9</b>	<b>1.8</b>	<b>22.6</b>	<b>45</b>	<b>16.5</b>	<b>16</b>	<b>*n 44</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method





Program  
Year 2022



United States Department of Agriculture  
Lincoln County, SD  
**PLSS: 31\_99N\_50W**  
**Farm: 5075**

1 inch equals 696 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 4, 2021





# November 18, 2022 · 10:30 am

Tract Number: 2780 Description D6 SE4 31 99 50  
 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
126.9	121.0	121.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod		
0.0	0.0	121.0	0.0	0.0	0.0		

Crop	Base	PLC Yield	CCC-505 CRP Reduction
WHEAT	5.7	37	0.00
CORN	59.3	136	0.00
SOYBEANS	40.5	41	0.00
<b>Total Base Acres:</b>	<b>105.5</b>		

Owners: DUANE DE VIES ESTATE  
 Other Producers: [REDACTED]

South Dakota U.S. Department of Agriculture FARM: 5075  
 Lincoln Farm Service Agency Prepared: 10/18/22 3:23 PM  
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2023  
 Page: 3 of 3

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.

Tract Number: 2781 \* Description 66 AC TRACT IN SW4 31 99 50  
 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
63.0	61.0	61.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod		
0.0	0.0	61.0	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.8	37	0.00
CORN	29.4	136	0.00
SOYBEANS	20.1	41	0.00
<b>Total Base Acres:</b>	<b>52.3</b>		

Owners: DUANE DE VIES ESTATE  
 Other Producers: None



# Certified Wetland Determination

Field Office: Canton FO  
Certified By: Andrew Champa  
Legal Desc: SW4SW4 & W2SE4SE4 Section 31 99-50

Agency: USDA-NRCS  
Certified Date: 12-13-11



**Legend**

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- N/Ditch
- Tile



- W Wetland
- FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
- PC Prior Converted
- NW Non Wetland
- NI Not Inventoried Potential Waters of the US

See NRCS CPA-O26E for definitions and additional info.





# Certified Wetland Determination

Field Office: Canton FO  
Certified By: Andrew Champa  
Legal Desc: SE4 Section 31 99-50

Agency: USDA-NRCS  
Certified Date: 12-13-11



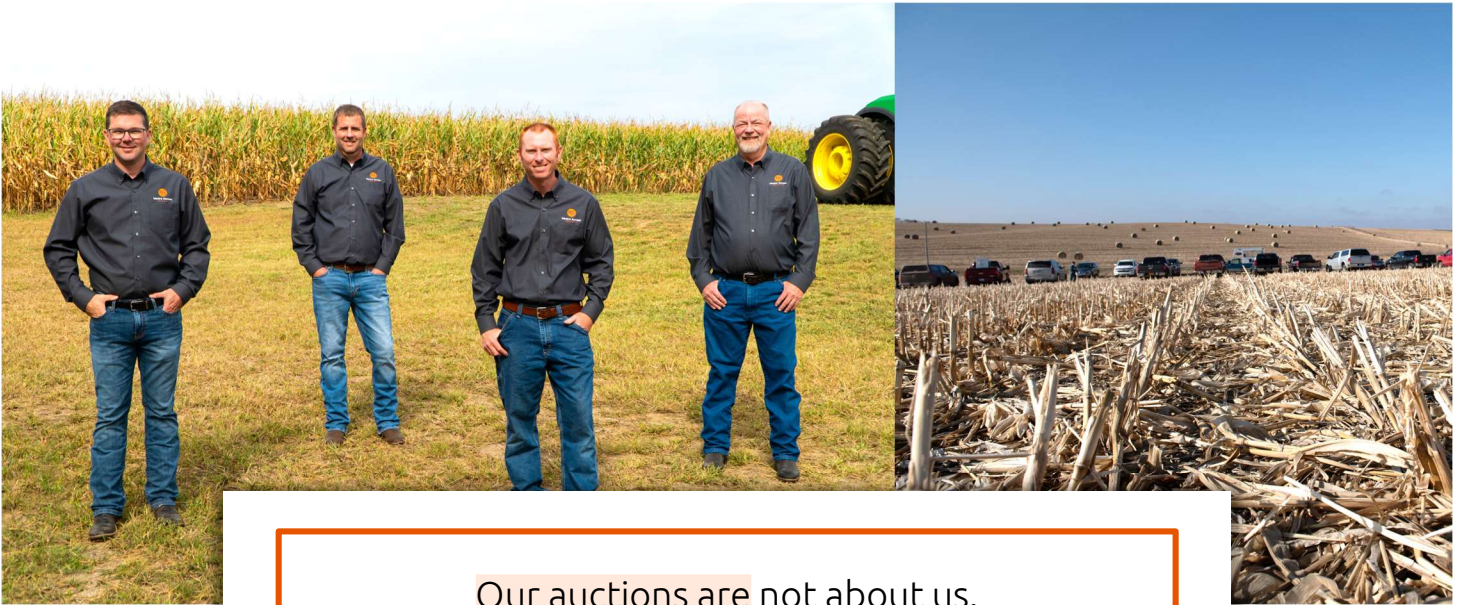
**Legend**

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI/Ditch
- Tile



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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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**Joel A. Westra**  
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**Jonathan Hagen**  
605.728.7282  
jonathan@westrauction.com



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