

WESTRA AUCTION

77.66 +/- Acres

**LaValley Township
Lincoln County, SD**

We will sell the following real estate at public auction at the landsite located from the stop light west of Harrisburg, SD and SD Hwy 115: 4 miles south on SD Hwy 115 and $\frac{3}{4}$ mile east on 277th St.

Dakota Aeration, Inc., Owner

Tuesday, December 13, 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
Online Rep.
Rock Valley, IA
712-460-2552

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

Visit our website: www.westraauction.com

December 13, 2022 · 10:30 am

Lincoln County, SD Land Auction

77.66+/- Acres, LaValley Township
Cropland with One Building Eligibility

We will sell the following real estate at public auction at the landsite located from the stop light west of Harrisburg, SD and SD Hwy 115: 4 miles south on SD Hwy 115 and $\frac{3}{4}$ mile east on 277th St or from Canton, SD: 6 miles north on SD Hwy 11, 3 miles west on County Rd #116 and $\frac{1}{2}$ mile south on 475th Ave.

Auctioneer's Note: Check out this opportunity purchase cropland with one building eligibility located a short distance from Sioux Falls. The land is available to the new owner to farm for the 2023 crop year and is in close proximity to grain elevators and ethanol plants. According to Surety-Agridata, the land has a productivity rating of 83.5 and a county soil rating of .845. Primary soils include: Wentworth-Chancellor silty clay loam, 0-2 percent slopes (80.6 % of the field). Taxes: \$1,667.70. According to the FSA office there is 76.4 acres of cropland, a 35.5 acre corn base/124 bushel PLC yield, 40.9 acre soybean base/33 bushel PLC yield. 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: E $\frac{1}{2}$ SE $\frac{1}{4}$, except Blumhoff Tract, 23-99-50, Lincoln County, SD.

TERMS: 15% nonrefundable down payment day of sale with the balance due at closing on or before Feb 17, 2023. 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

Dakota Aeration, 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

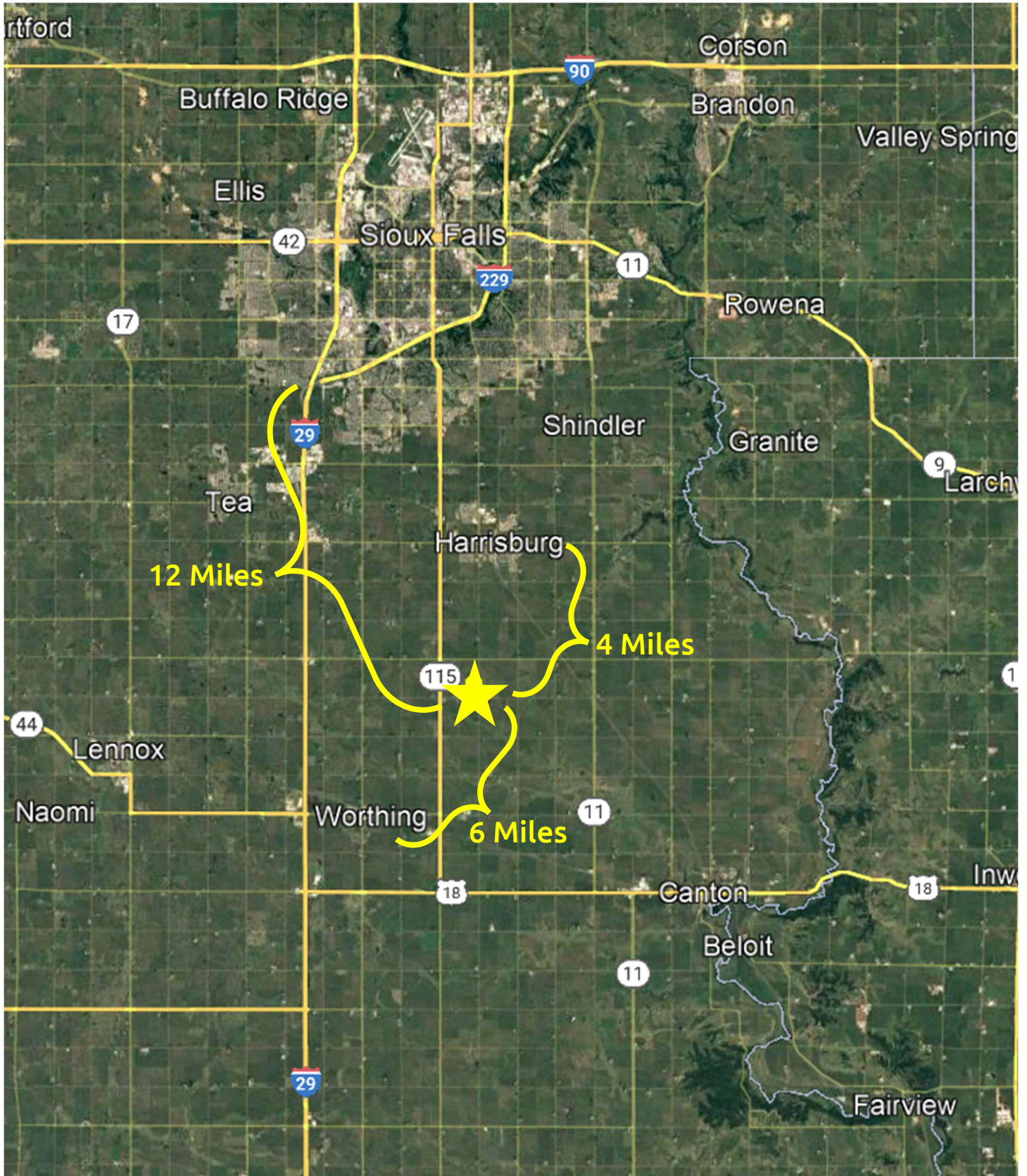
Mark Zomer, Auctioneer, Rock Valley, IA 712-470-2526

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



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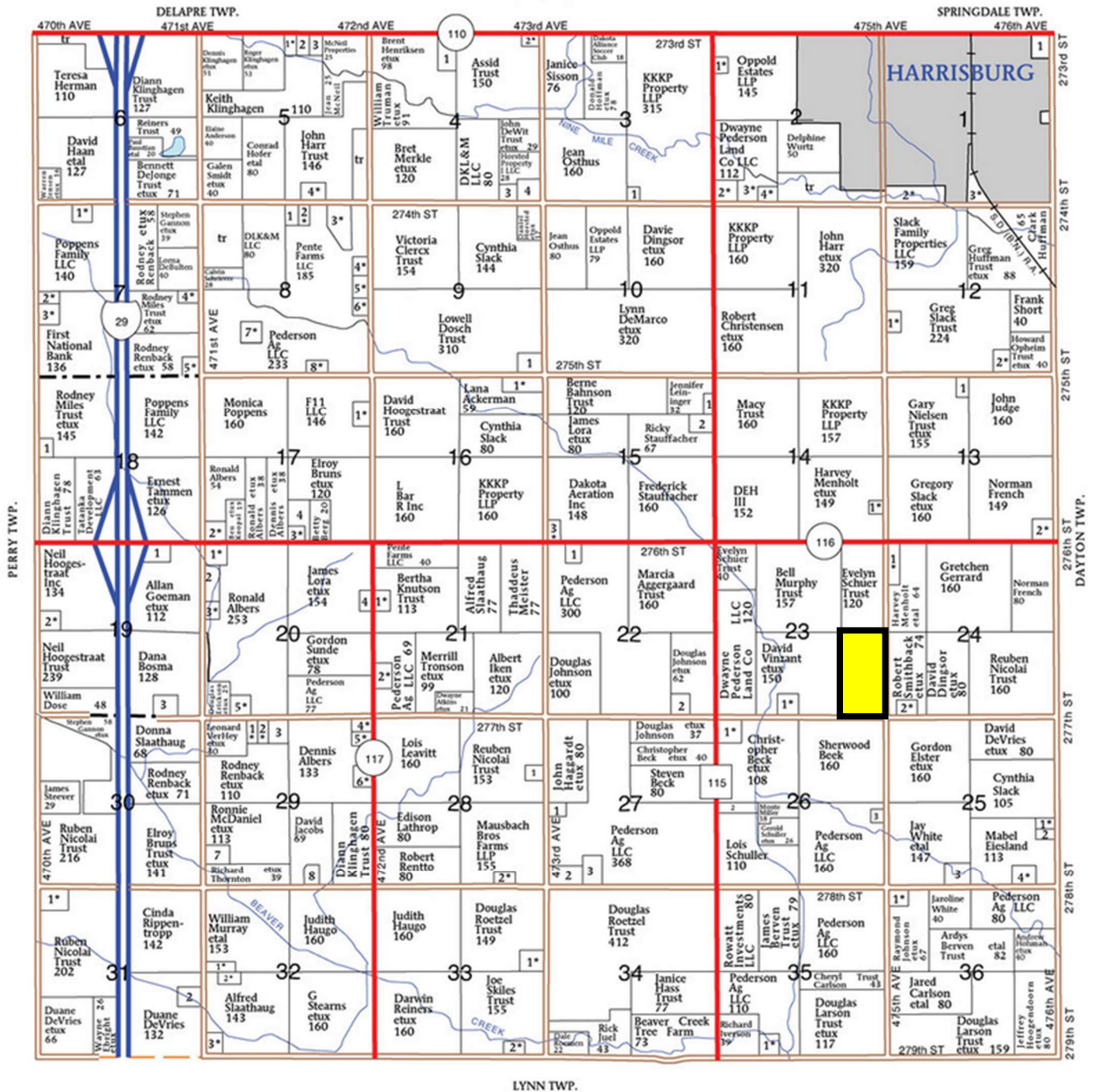


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T-99-N

LA VALLEY PLAT

R-50-W



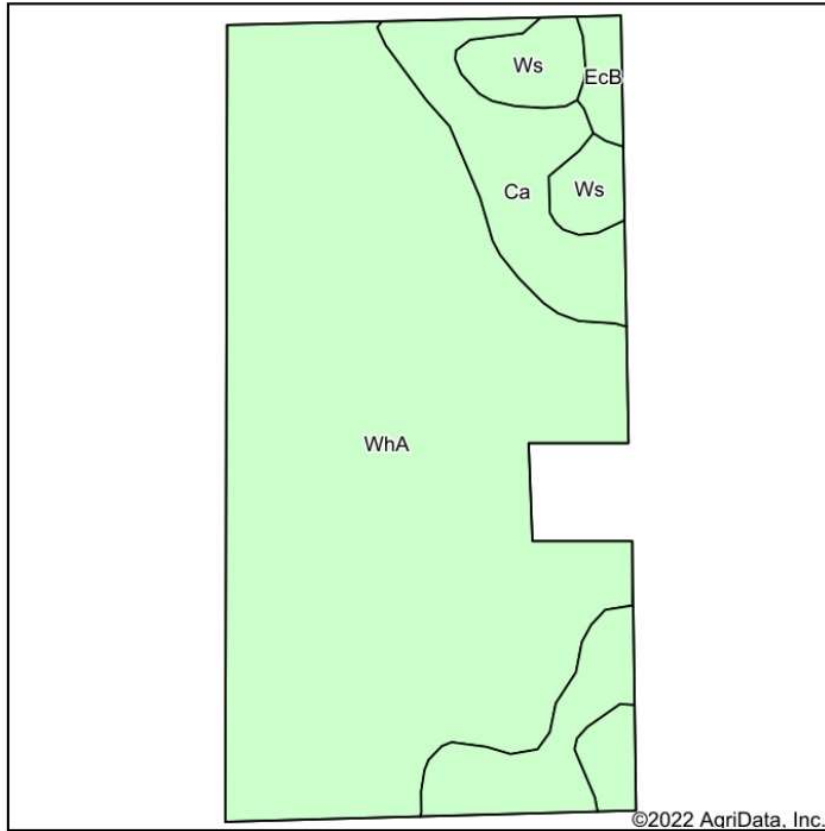
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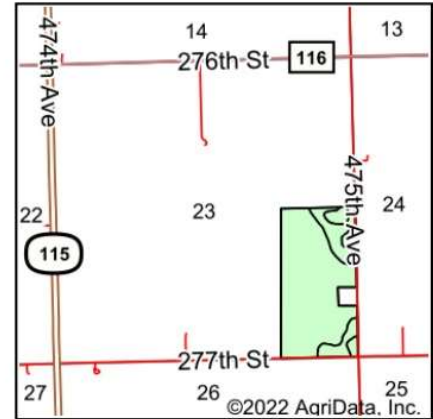


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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Lincoln**
 Location: **23-99N-50W**
 Township: **La Valley**
 Acres: **77.74**
 Date: **11/6/2022**



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
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	61.14	78.6%	Iw	88	4.1	51	98	37	36	56
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	11.72	15.1%	IIw	75						51
Ws	Worthing silty clay loam, 0 to 1 percent slopes	3.70	4.8%	Vw	30						4
EcB	Egan-Chancellor silty clay loams, 0 to 4 percent slopes	1.18	1.5%	Ile	83	3.8	46	89	33	33	52
Weighted Average				1.36	83.2	3.3	40.8	78.4	29.6	28.8	*n 52.7

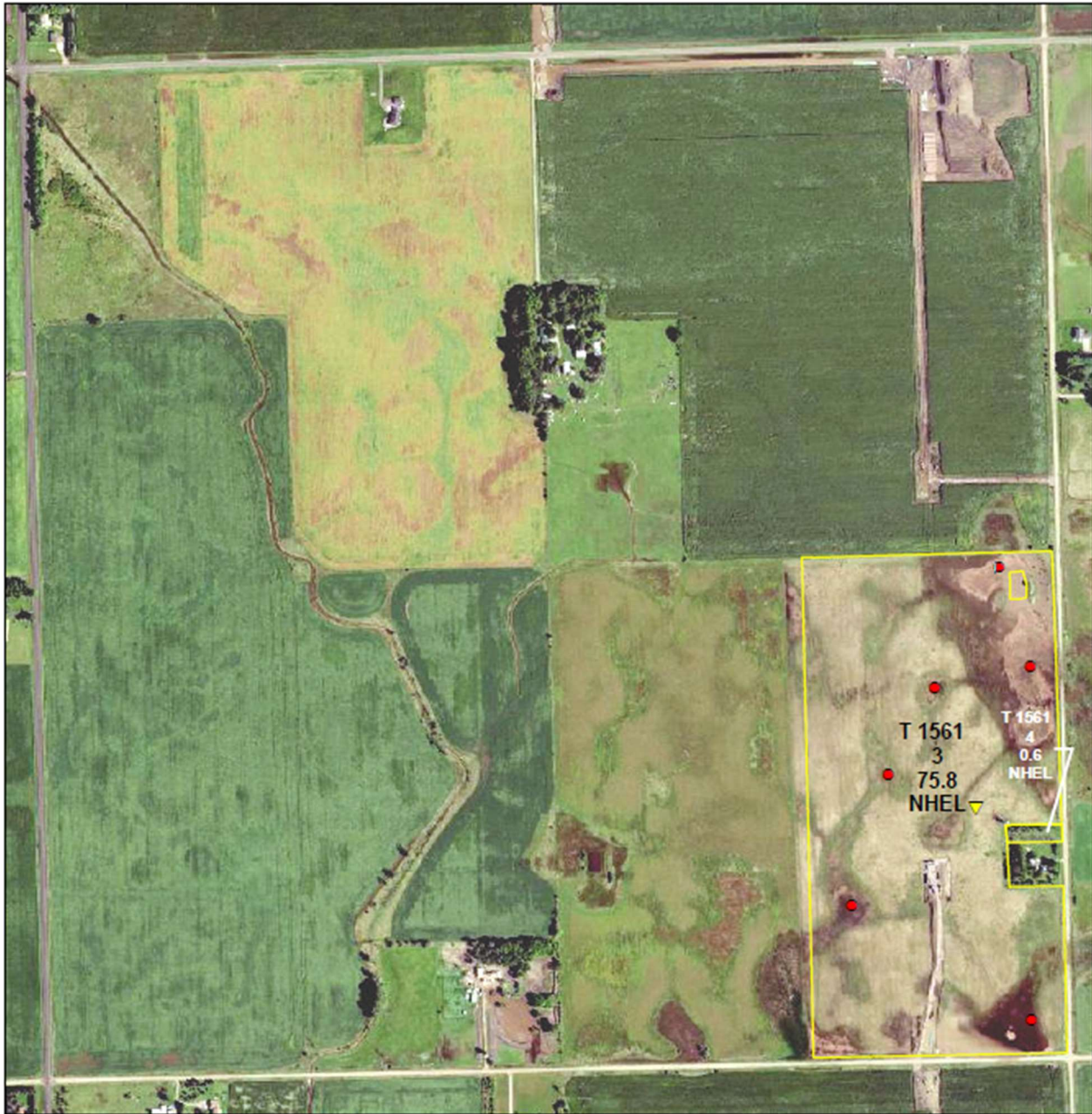
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method





December 13, 2022 · 10:30 am



Program
Year 2022



United States Department of Agriculture
Lincoln County, SD
PLSS: 23_99N_50W
Farm: 6356

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

October 28, 2021



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SOUTH DAKOTA LINCOLN Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 6356 Prepared : 11/8/22 2:26 PM CST Crop Year : 2023
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Operator Name : XXXXXXXXXX
 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
76.40	76.40	76.40	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	76.40	0.00		0.00		0.00	0.00	0.00

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

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	35.50	0.00	124	
Soybeans	40.90	0.00	33	
TOTAL	76.40	0.00		

NOTES

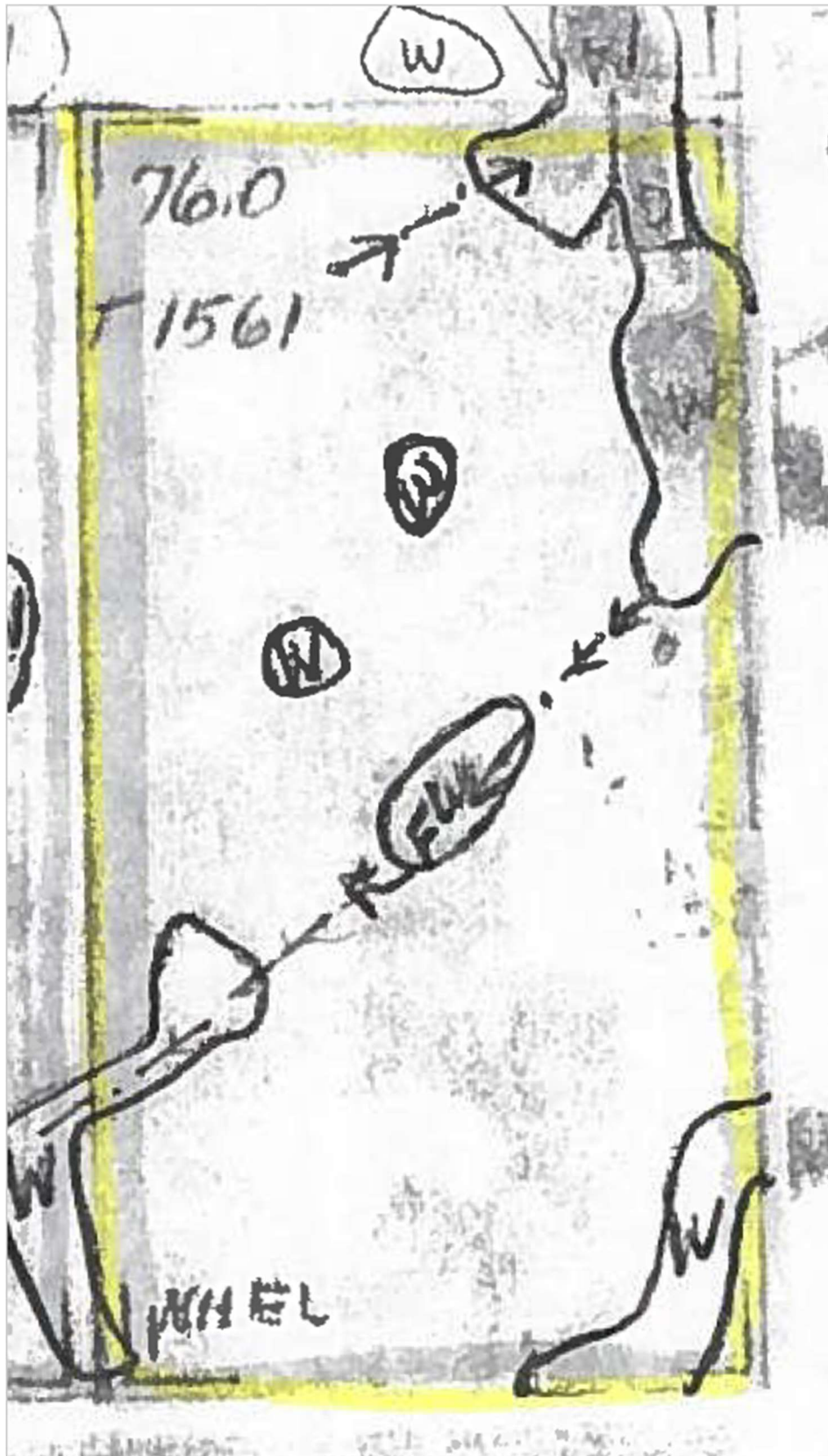
Tract Number : 1561
 Description : F5 E2SE4 23 99 50
 FSA Physical Location : SOUTH DAKOTA/LINCOLN
 ANSI Physical Location : SOUTH DAKOTA/LINCOLN
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : DAKOTA AERATION INC
 Other Producers : None
 Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
76.40	76.40	76.40	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	76.40	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	35.50	0.00	124

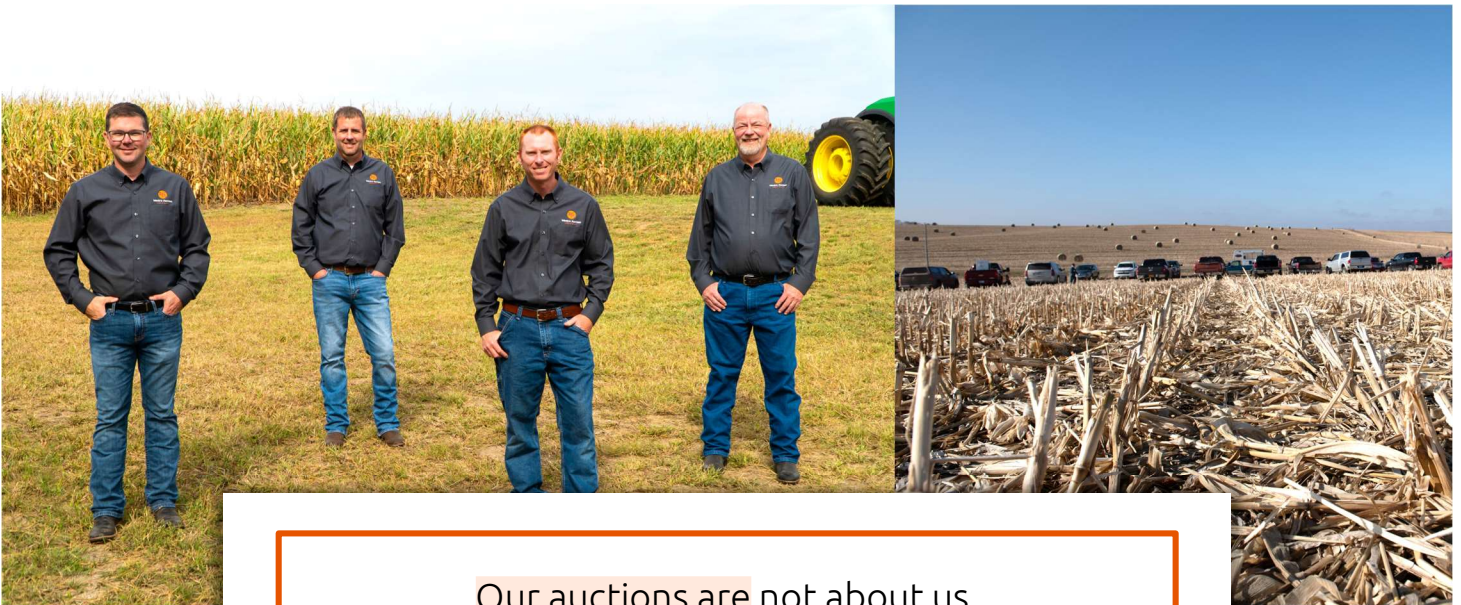
Tract 1561 Continued ...			
Soybeans	40.90	0.00	33
TOTAL	76.40	0.00	





Notes:

[illegible]



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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