

# WESTRA AUCTION

**160 +/- Acres**

## **Alcester Township Union County, SD**

We will sell the following real estate at public auction, both live/online at the land site located from Alcester, SD, ½ mile west on 301<sup>st</sup> St.

*Keiser Family Trust, Owner  
Mark Keiser, Trustee*

**Friday, April 14, 2023 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

**Jonathan Hagena**  
Broker Associate  
Lennox, SD  
605-728-7282

**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)

April 14, 2023 · 10:30 am

## Union County, SD Land Auction

160 +/- Acres of Cropland, Alcester Township

**We will sell the following real estate at public auction, both live/online at the land site located from Alcester, SD, ½ mile west on 301<sup>st</sup> St.**

**Auctioneer Note:** Located in the productive rolling hills of southeastern South Dakota, this land lays in a prime agricultural region just outside of Alcester and 6 ½ miles west of the Iowa border. The land has been in a corn/soybean rotation and is leased for the 2023 crop year. The land has a soil rating of .791 and an AgriData-Surety productivity index of 63.2. Predominate soils include: Moody silty clay loam, 2-6% slopes; Crofton-Nora complex, 6-11% slopes, eroded, and Alcester silty clay loam, 2-6 % slopes. According to the FSA there are 152.21 acres of cropland, 83.9 acres corn base/150-bushel PLC yield, 64.70-acre soybean base/50-bushel PLC yield. Taxes: \$4,330.16. The property will be sold subject to an existing farm lease for 2023. The buyer will receive a seller-enhanced rent at closing of \$300.00 per acre on 150 acres, for a total amount of \$45,000, to be credited in full to the buyer at closing. The northwest corner of the property contains some tiled acres. In case of inclement weather please refer to our website or listen to WNAX radio.

**Legal Description:** W ½ SW ¼ and E ½ SW ¼, 21-95-49, Union County, SD.

**Terms:** 15% nonrefundable down payment day of sale with the balance due at closing on or before May 30, 2023. Possession 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 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, video and more information visit:** [www.westraauction.com](http://www.westraauction.com)

**Keiser Family Trust, Owner**

**Mark Keiser, Trustee**

**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

**Jonathan Hagen**, Broker Associate, Lennox, SD 605-728-7282

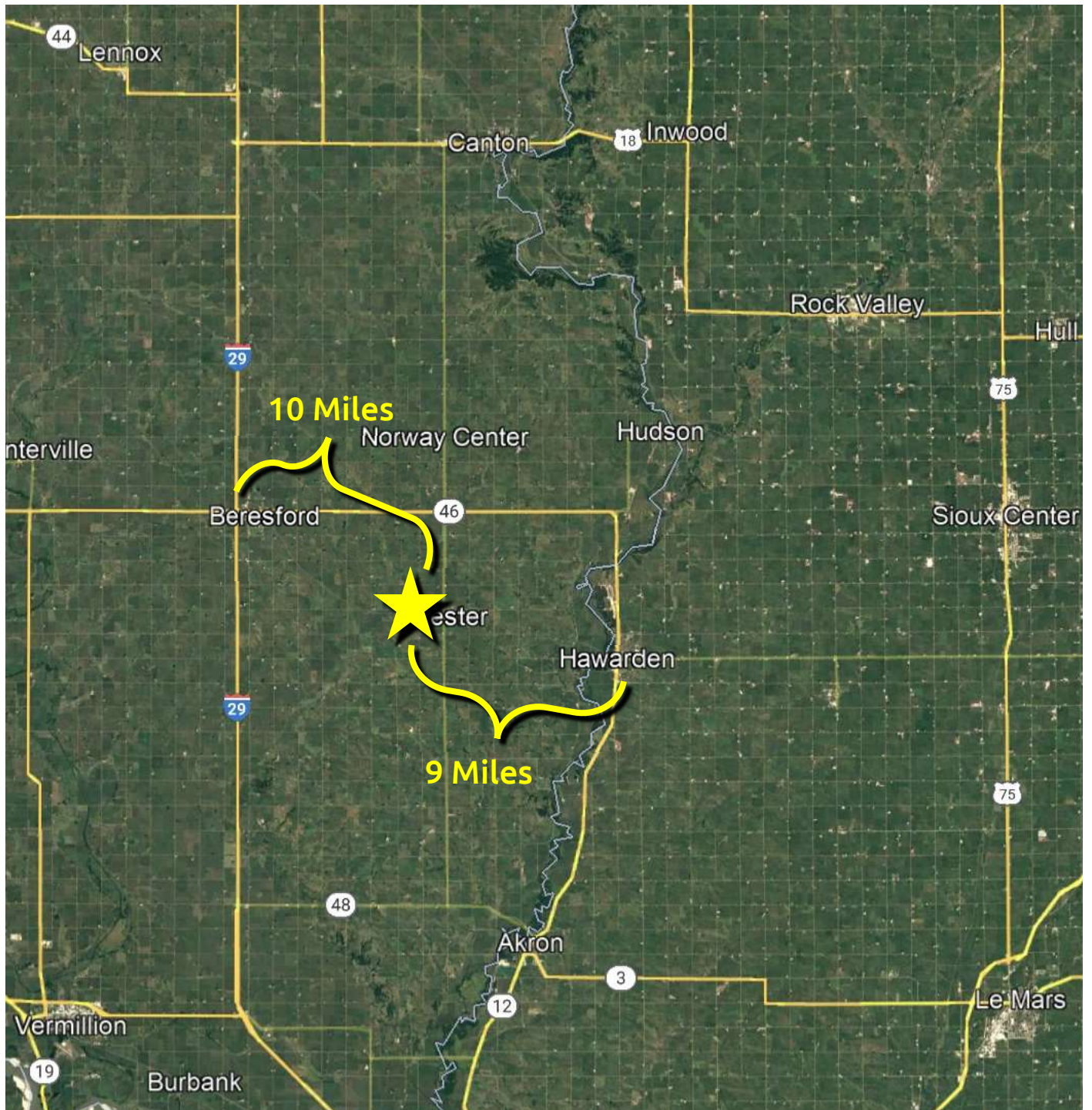
**Mark Zomer**, Auctioneer, Rock Valley, IA 712-470-2526

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





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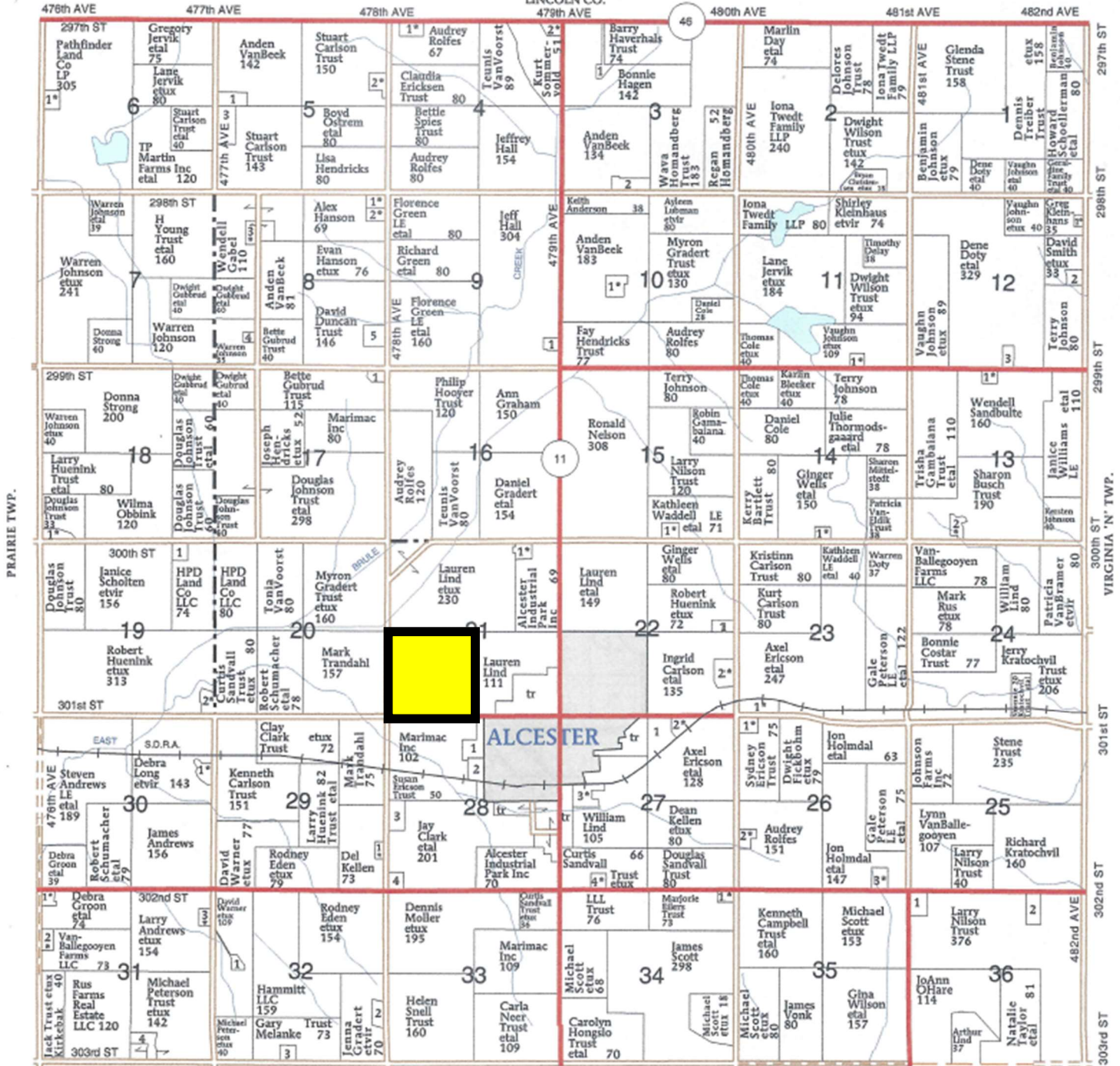
T-95-N

ALCESTER PLAT

R-49-W

(Landowners)

LINCOLN CO.



BIG SPRINGS TWP.





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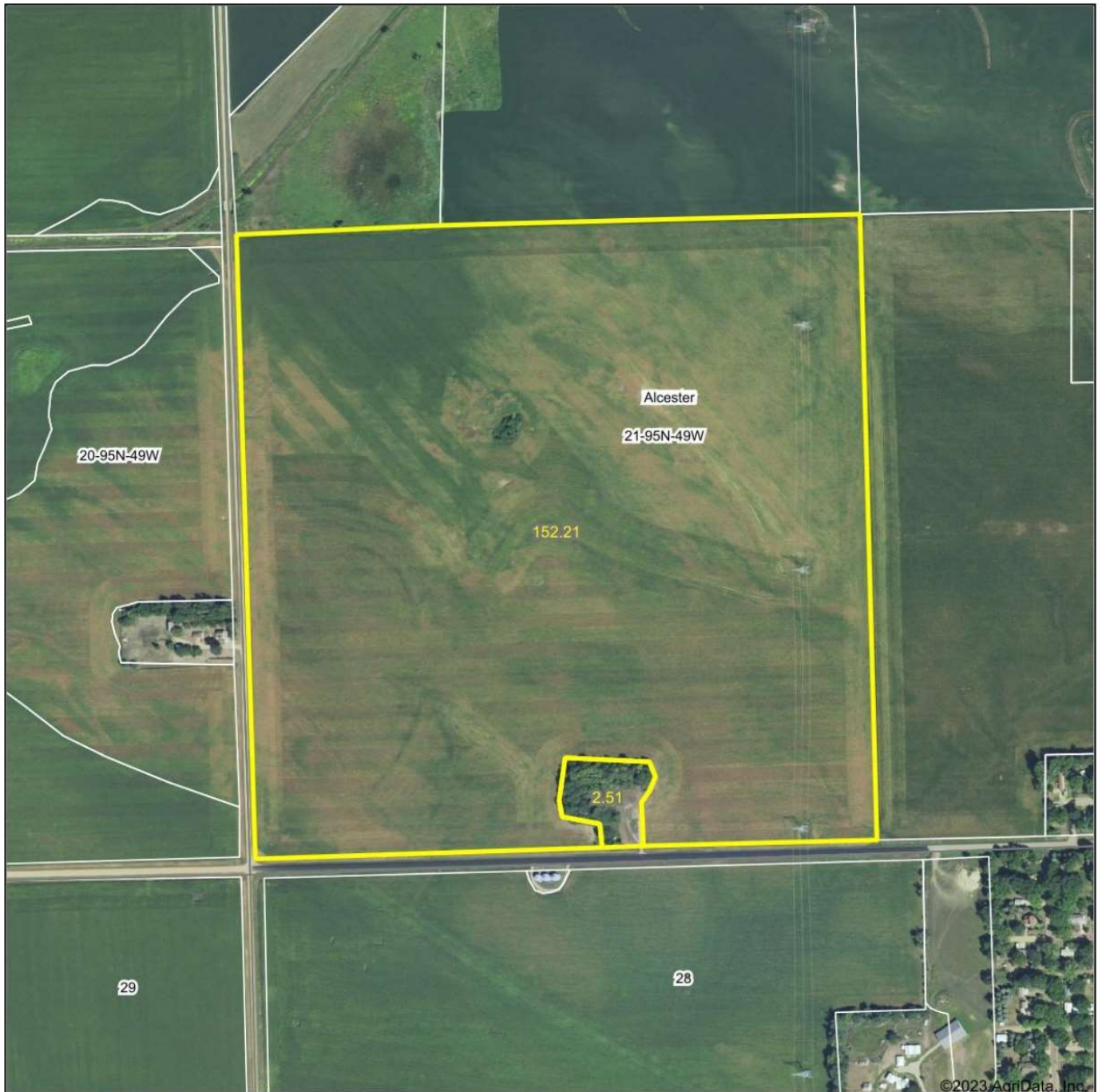
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Map Center: 43° 1' 45.59, -96° 38' 34.47

0ft 647ft 1293ft

Maps Provided By:



**21-95N-49W**  
**Union County**  
**South Dakota**



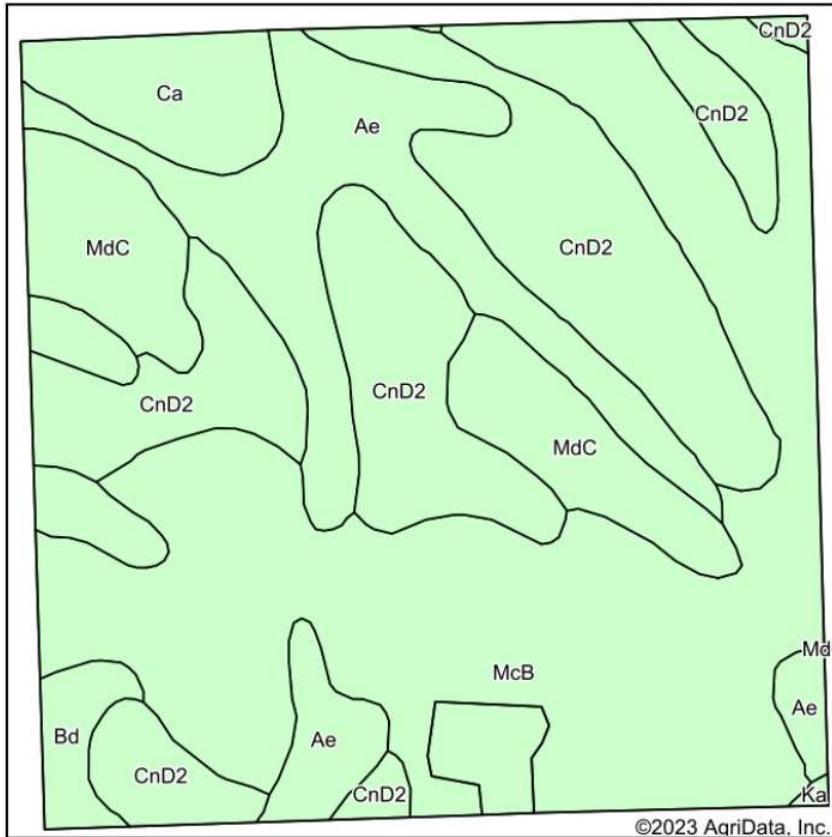
3/14/2023

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

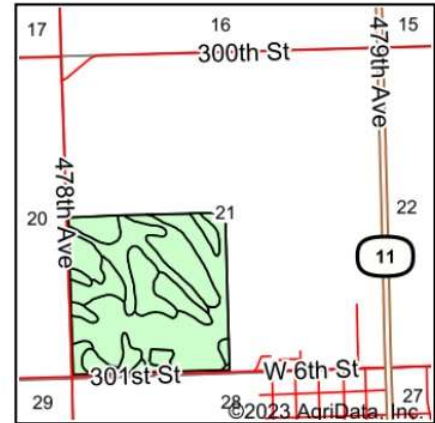


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## Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Union**  
 Location: **21-95N-49W**  
 Township: **Alcester**  
 Acres: **154.72**  
 Date: **3/14/2023**



Area Symbol: SD127, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Soybeans Bu	*n NCCPI Soybeans
McB	Moody silty clay loam, 2 to 6 percent slopes	62.88	40.6%	Ile	IIle	67					74
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	41.70	27.0%	IVe	IVe	47					64
Ae	Alcester silty clay loam, 2 to 6 percent slopes	26.78	17.3%	Ile	IIle	90					72
MdC	Moody-Nora silty clay loams, 6 to 10 percent slopes	13.85	9.0%	IIle	IVe	70	3.6	71	120	24	63
Ca	Calco silty clay loam, wet, 0 to 2 percent slopes, occasionally flooded	6.70	4.3%	Vw		0					31
Bd	Benclare silty clay loam, somewhat poorly drained	2.63	1.7%	IIw		81	4	80		32	54
Ka	Kennebec silty clay loam	0.18	0.1%	Iw		94		162		54	72
Weighted Average				2.76	*-	63.2	0.4	7.9	10.7	2.8	*n 67.8

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

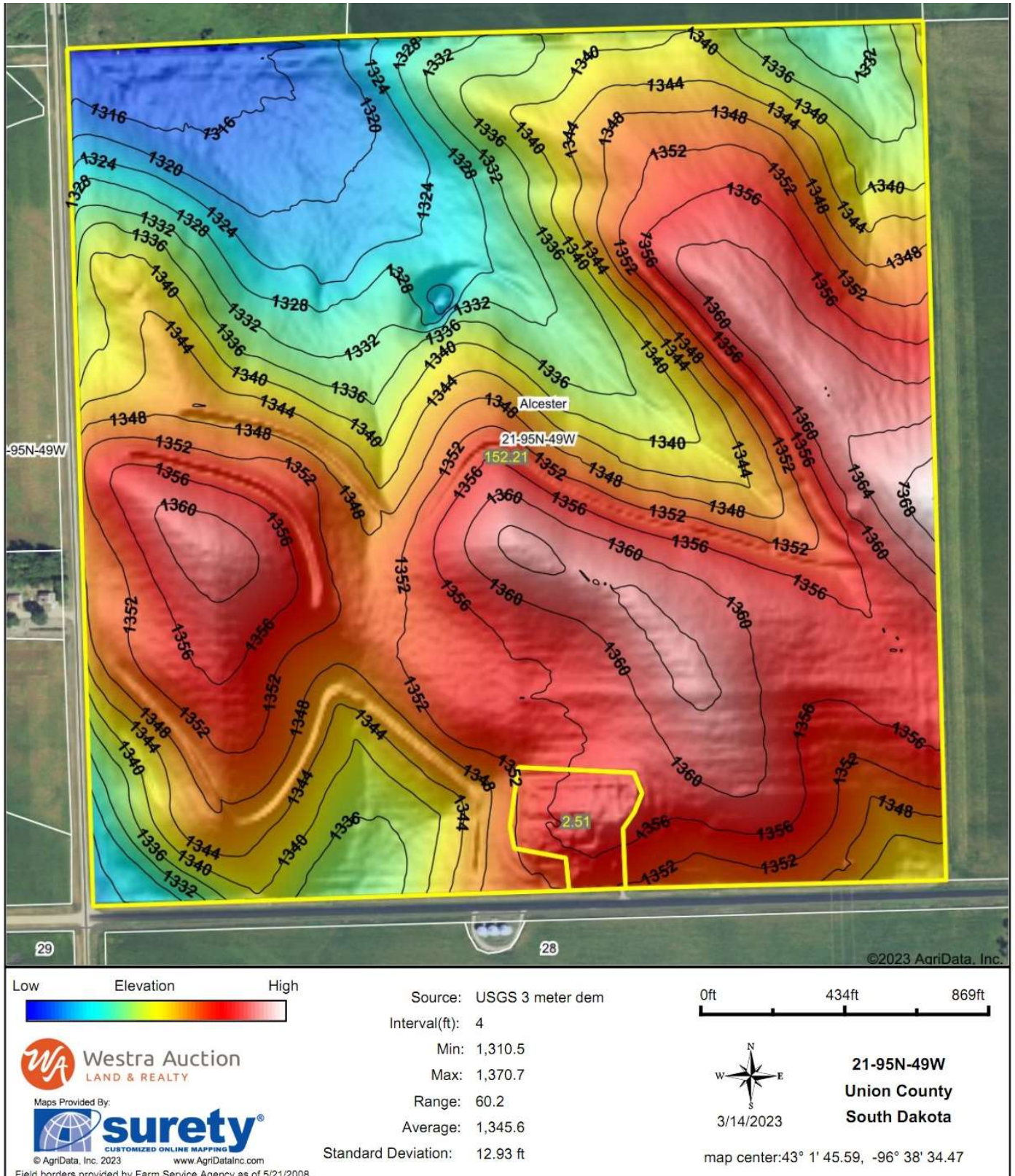
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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





## Elevation Map



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SOUTH DAKOTA  
UNION

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5350

Prepared : 3/7/23 3:30 PM CST

Crop Year : 2023

Operator Name

CRP Contract Number(s) : None

Recon ID : 48-127-2009-42

Transferred From : None

ARCPLC G/M/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
154.72	152.21	152.21	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	152.21		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	83.90	0.00	150	0
Soybeans	64.70	0.00	50	0
<b>TOTAL</b>	<b>148.60</b>	<b>0.00</b>		

NOTES

Tract Number : 1088

Description : SW 21-95-49

FSA Physical Location : SOUTH DAKOTA/UNION

ANSI Physical Location : SOUTH DAKOTA/UNION

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : DONNA KEISER

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
154.72	152.21	152.21	0.00	0.00	0.00	0.00	0.0

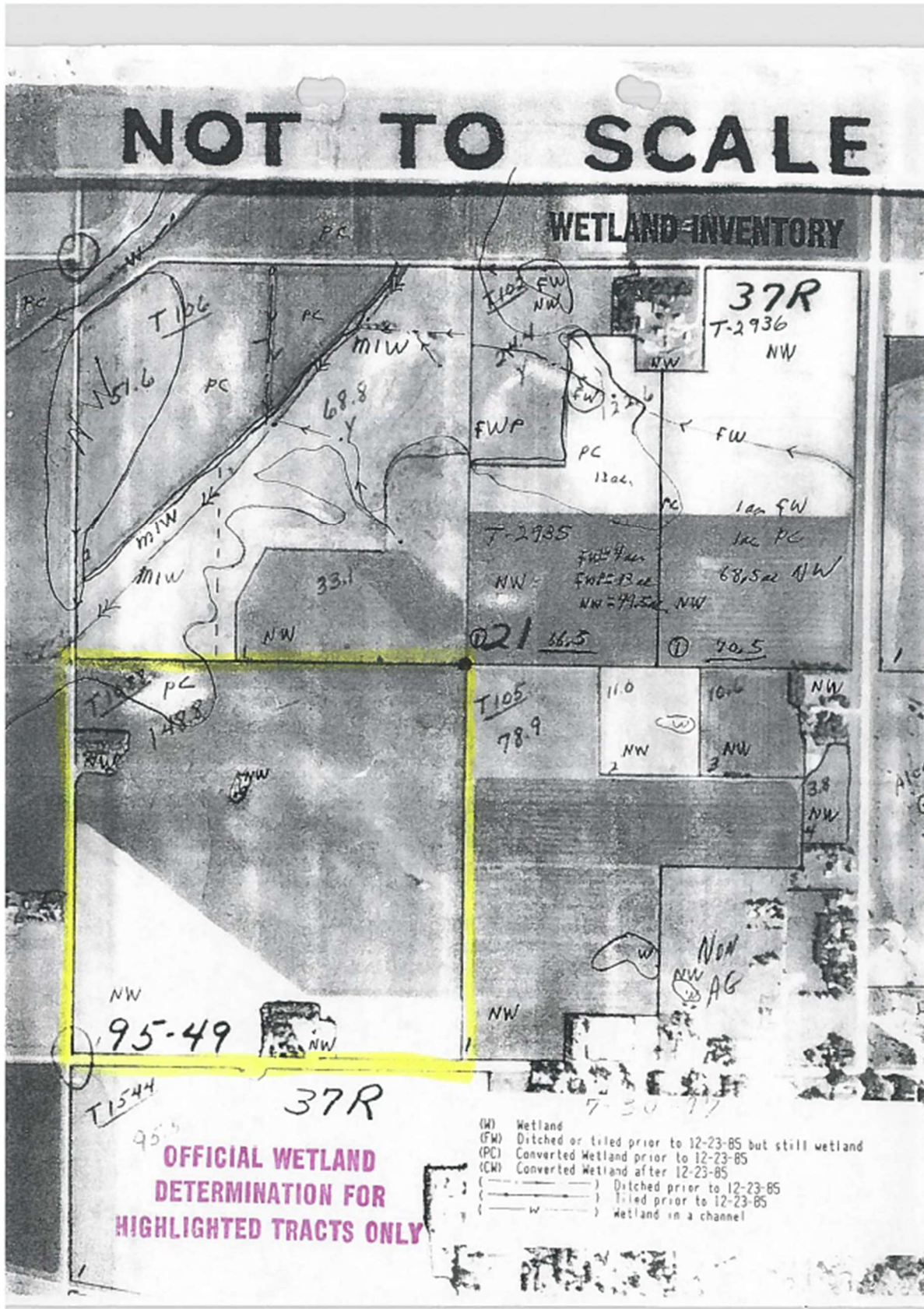
Tract 1088 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	152.21	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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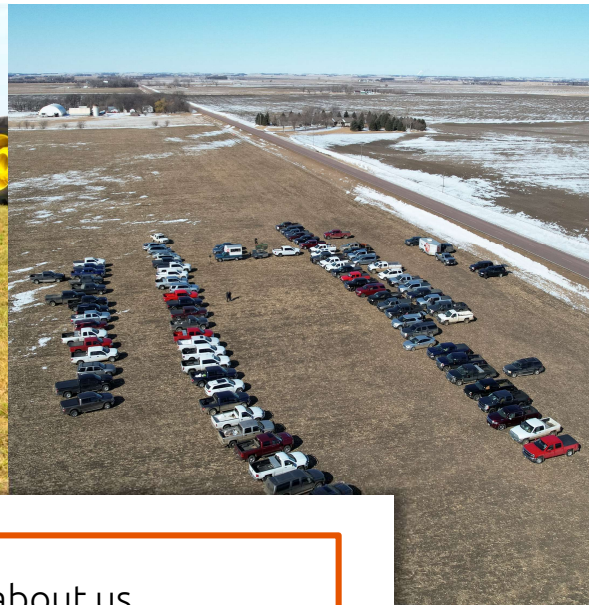
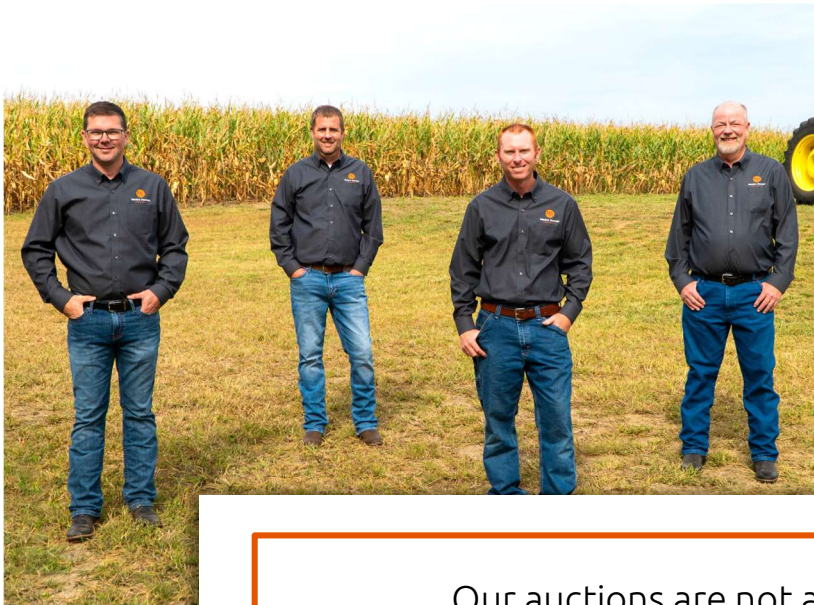






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They're about you and your lifetime investments.  
As the real estate landscape evolves, one thing  
We guarantee is that you can trust us to  
get the job done right.

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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