

WESTRA AUCTION

110.37 +/- Acres

**Parker Township
Turner County, SD**

We will sell the following real estate at a live/online auction at the landsite located from southwest edge of Parker, SD, south on 453rd Ave, ¼ mile west on 276th St.

*Carroll Jensen Family, Owner
Curtis Jensen & Renae Green*

Thursday, September 21, 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

John Hauck
Broker Associate
Beresford, SD
605-254-6966

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

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September 21, 2023 · 10:30 am

Turner County, SD Land Auction

**110.37 +/- Acres, Parker Township
Cropland with Two Building Eligibilities**

We will sell the following real estate at a live/online auction at the landsite located from southwest edge of Parker, SD, south on 453rd Ave, ¼ mile west on 276th St.

Auctioneer's Note: Attention farmers and investors, don't miss this opportunity to purchase productive Turner County land with 2 building eligibilities located next Parker, SD. The cropland has been in a corn soybean rotation and is available to the new owner for the 2024 crop year. Grain elevators and ethanol plants are in proximity to the property. According to Surety/AgriData, the land has a productivity index of 81.4 and a soil rating of .767. Predominate soils include (ChB) Clarno Bonilla loams, 1-6 percent slopes, 40.5% of the field; (Cha) Clarno Bonilla loams, 0-2% slopes, 24% of the field. The FSA office estimates there is approximately 111.27 acres of cropland with a 54.20-acre corn base/114-bushel PLC yield and a 55.10-acre soybean base/36-bushel PLC yield.

Legal Description: W ½ NE ¼ except south 3.5 acres and the E ½ NE ¼, except south 3.5 acres and Jensen Tract, 19-99-53, Turner County, SD.

TERMS: 15% nonrefundable down payment day of sale with the balance due at closing on or before Oct 26, 2023. Possession of the land at closing, Title insurance and closing costs split 50/50 between buyer and seller. 2022 and 2023 taxes to be paid by the seller. 2024 taxes due in 2025 to be paid for by the buyers. 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.

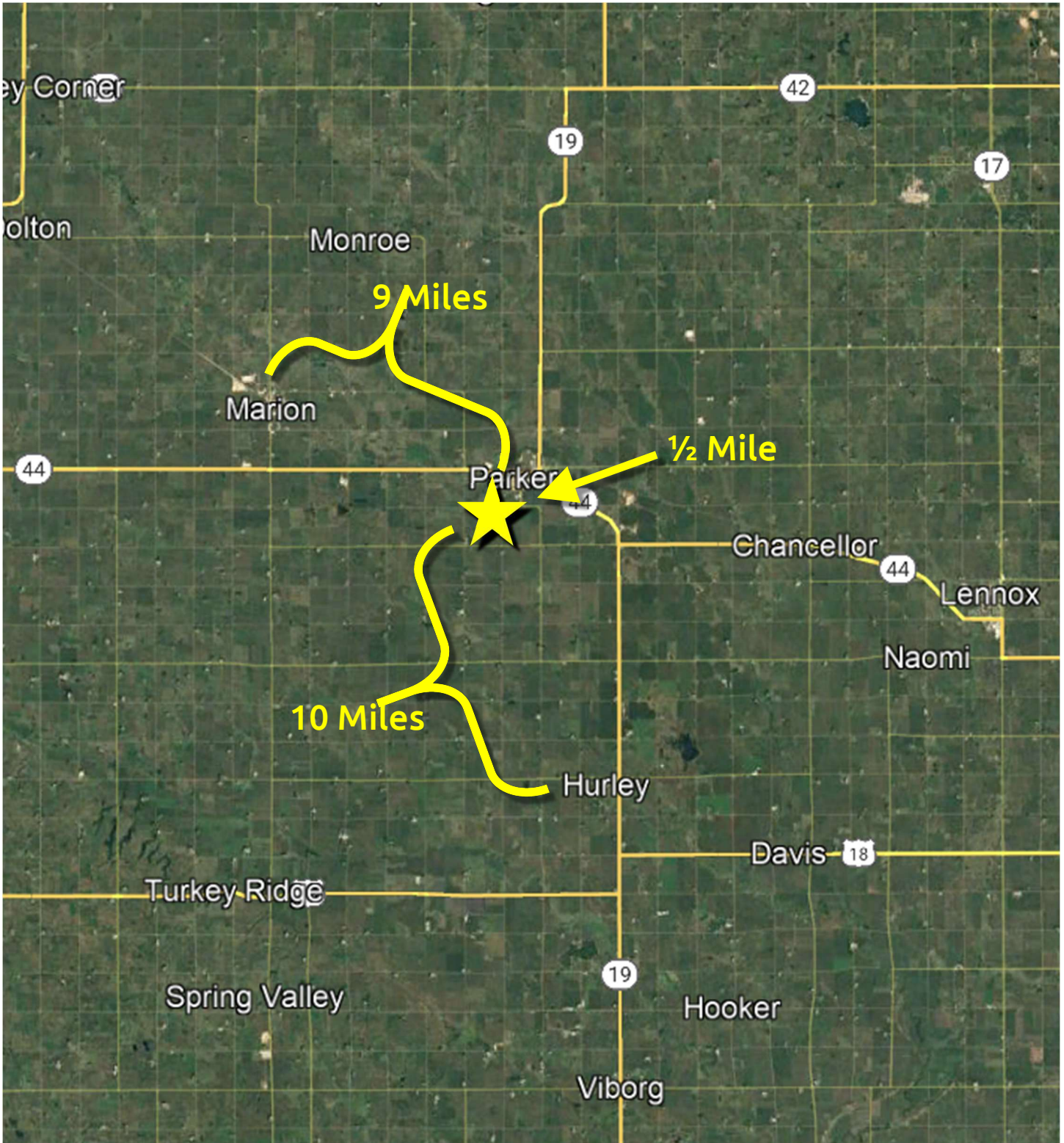
For maps, pictures, video and more information visit: www.westrauction.com

**Carroll Jensen Family, Owner
Curtis Jensen & Renae Green**

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
John Hauck, Broker Associate, Beresford, SD 605-254-6966
Mark Zomer, Auctioneer, Rock Valley, IA 712-470-2526



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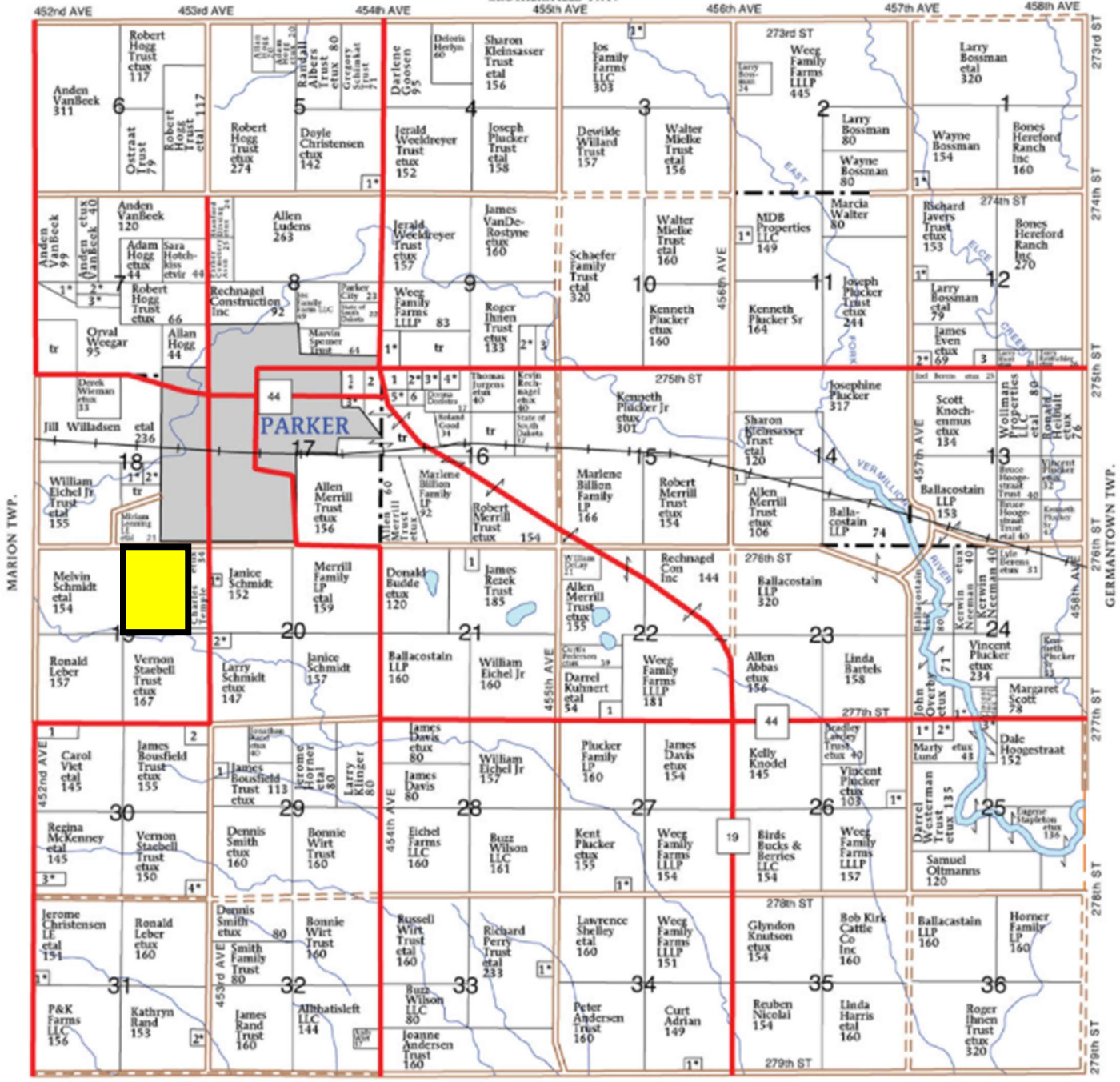
T-99-N

PARKER PLAT

R-53-W

(Landowners)

BROTHERSFIELD TWP.



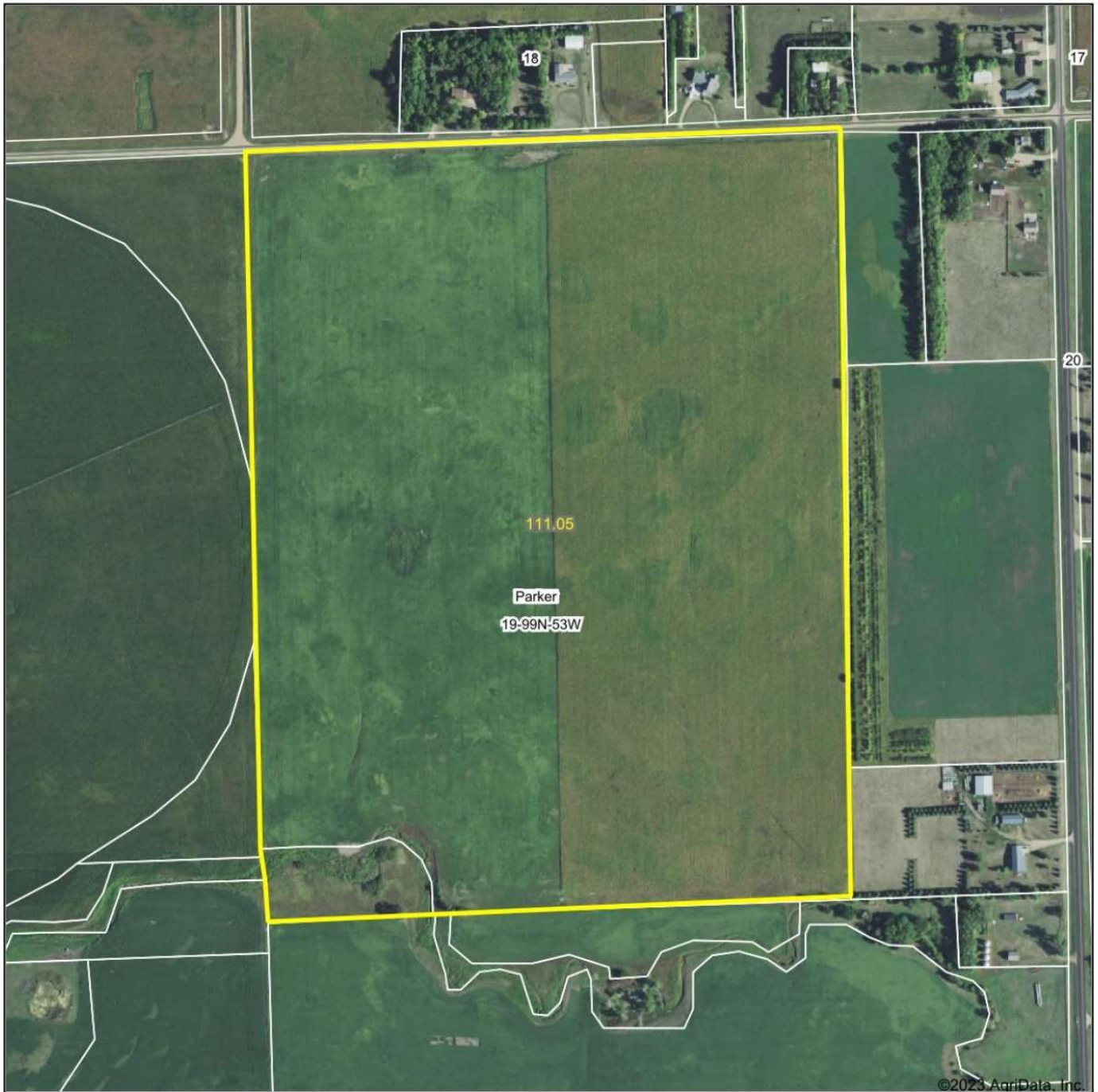
HURLEY TWP.



September 21, 2023 · 10:30 am



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Boundary Center: 43° 23' 1.06, -97° 8' 53.91



19-99N-53W
Turner County
South Dakota



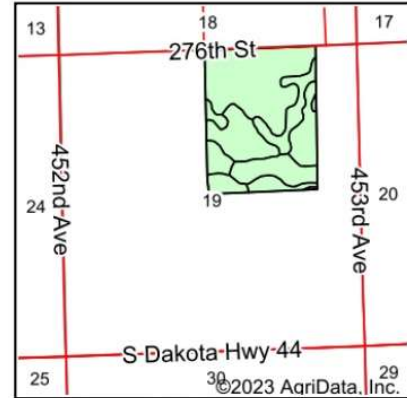
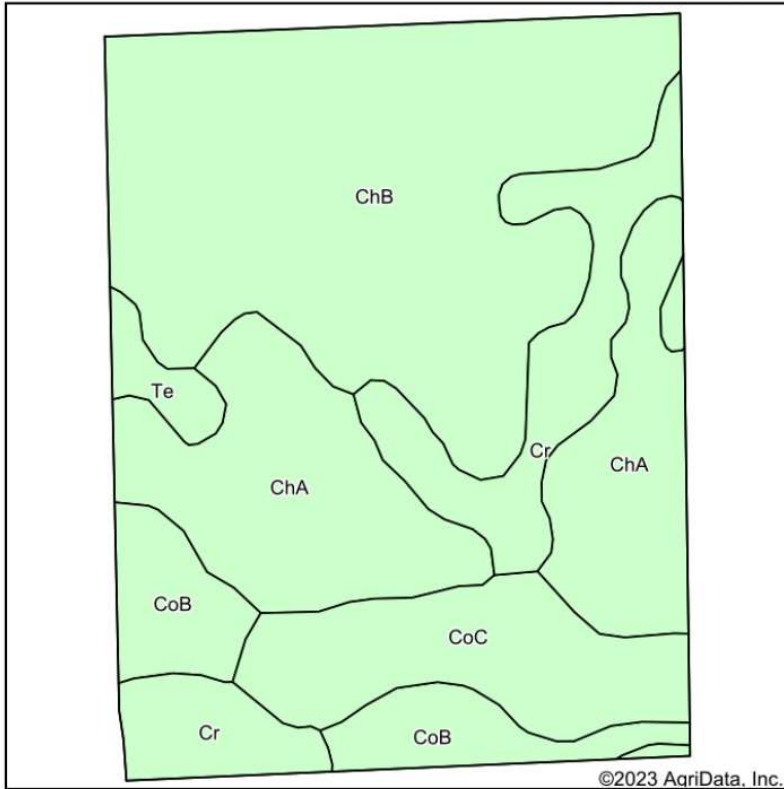
6/19/2023

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



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Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **19-99N-53W**
 Township: **Parker**
 Acres: **111.05**
 Date: **6/19/2023**



Soils data provided by USDA and NRCS.

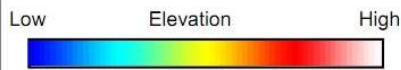
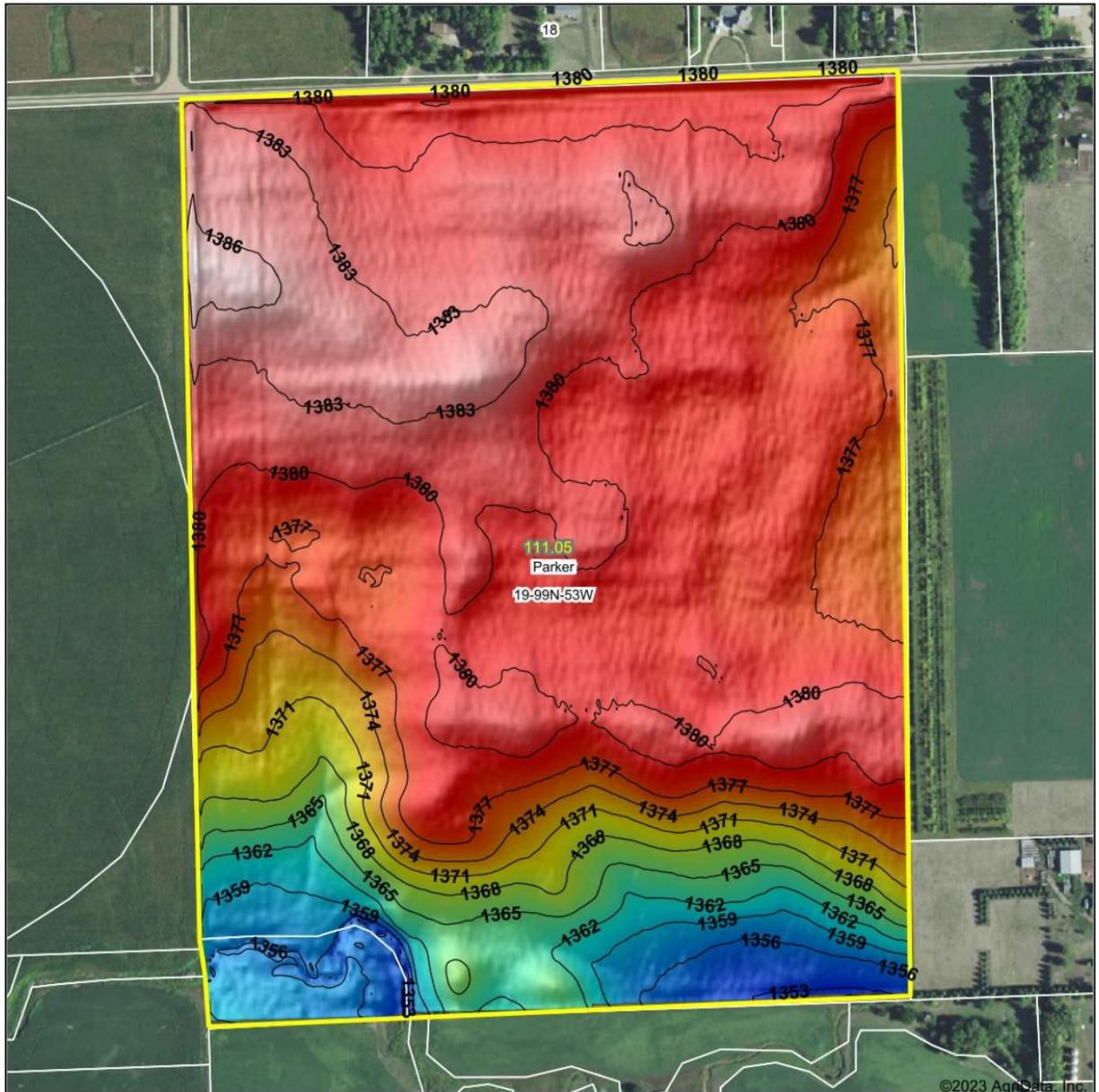
Area Symbol: SD125, Soil Area Version: 24												
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Corn Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans	
ChB	Clarno-Bonilla loams, 1 to 6 percent slopes	45.49	41.0%	Ile	84						64	
ChA	Clarno-Bonilla loams, 0 to 2 percent slopes	26.46	23.8%	Ilc	88						64	
Cr	Crossplain clay loam	15.02	13.5%	Iiw	78	2	36	74	29	26	35	
CoC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	12.79	11.5%	Ille	69						61	
CoB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	9.26	8.3%	Ile	78						62	
Te	Tetonka silt loam, 0 to 1 percent slopes	2.03	1.8%	IVw	56						14	
Weighted Average					2.15	81.4	0.3	4.9	10	3.9	3.5	*n 58.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



September 21, 2023 · 10:30 am



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,350.9
Max: 1,388.5
Range: 37.6
Average: 1,375.9
Standard Deviation: 7.87 ft



6/19/2023

19-99N-53W
Turner County
South Dakota

Boundary Center: 43° 23' 1.06, -97° 8' 53.91



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SOUTH DAKOTA
TURNER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2821

Prepared : 6/13/23 10:29 AM CST

Crop Year : 2023

Operator Name : ██████████
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
111.27	111.27	111.27	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	111.27	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	54.20	0.00	114	0
Soybeans	55.10	0.00	36	0
TOTAL	109.30	0.00		

NOTES


Tract Number : 3251

Description : WNE; WENE 19 99 53
FSA Physical Location : SOUTH DAKOTA/TURNER
ANSI Physical Location : SOUTH DAKOTA/TURNER
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 : RENAE L GREEN, CURTIS S JENSEN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
111.27	111.27	111.27	0.00	0.00	0.00	0.00	0.0



NORTH DAKOTA	 United States Department of Agriculture Farm Service Agency	FARM : 2821 Prepared : 6/13/23 10:29 AM CST Crop Year : 2023
FSA-156EZ	Abbreviated 156 Farm Record	

act 3251 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	111.27	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	54.20	0.00	114
Soybeans	55.10	0.00	36
TOTAL	109.30	0.00	

NOTES

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United States
Department of
Agriculture

Turner County, South Dakota



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Unless otherwise noted, crops listed below are:
Non-irrigated
Intended for Grain
Carn = Yellow
Soybeans = Common
Wheat = HRS or HRW
Sunflowers = Oil or Non
Producer initial _____
Date _____

2023 Program Year

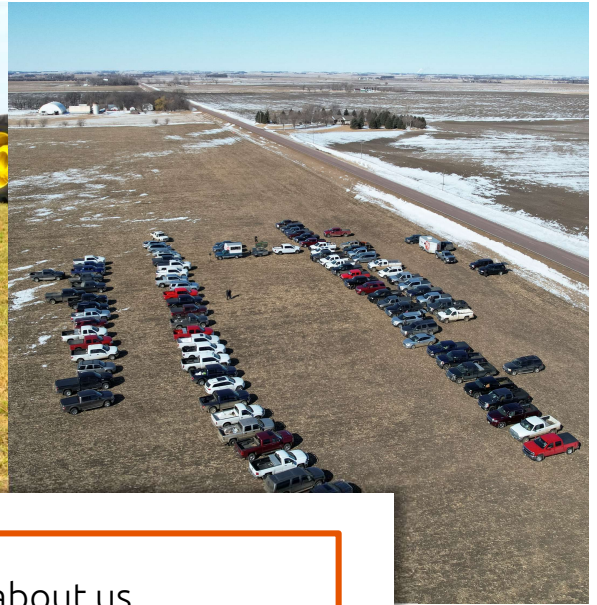
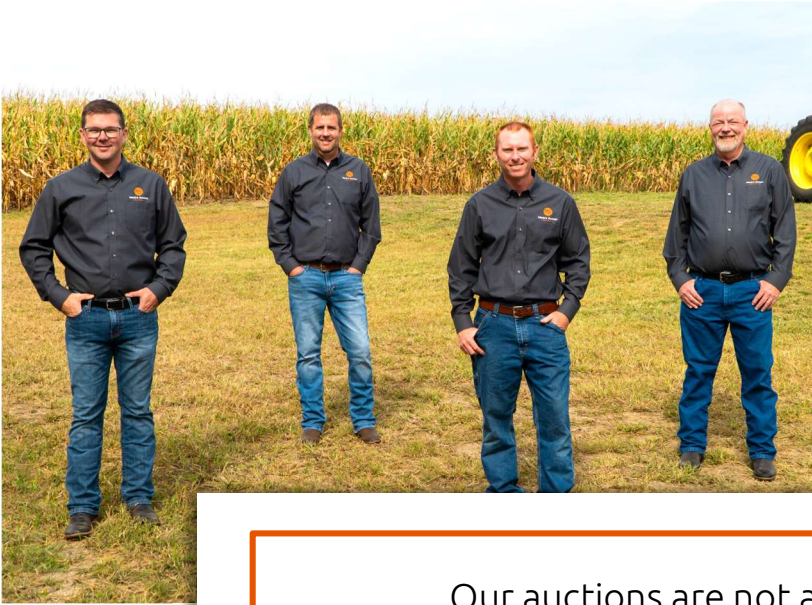
Map Created April 06, 2023

Farm 2821

19-99N-53W-Turner

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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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