

# WESTRA AUCTION

**166.22 +/- Acres**

**Middleton Township  
Turner County, SD**

We will sell the following real estate at a live/online auction at the landsite located from Lennox, SD, 3 miles south on 466<sup>th</sup> Ave, 4 miles west on 282<sup>nd</sup> St, ½ mile south on 462<sup>nd</sup> Ave.

*Heirs of Norman & Ester Kuper, Owners  
Loren Kuper & Jody Kuper, Co-Trustees*

**Thursday, September 28, 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 28, 2023 · 10:30 am

## Turner County, SD Land Auction

**166.22 +/- Acres, Middleton Township  
Cropland with 4 Building Eligibilities**

**We will sell the following real estate at a live/online auction at the  
landsite located from Lennox, SD, 3 miles south on 466<sup>th</sup> Ave, 4  
miles west on 282<sup>nd</sup> St, ½ mile south on 462<sup>nd</sup> Ave. From Davis, SD,  
1 mile east on Hwy 18 and 2 ¼ miles north on 462<sup>nd</sup> Ave.**

**Auctioneer's Note:** If you are looking to expand your current farming operation or purchase land as an investment, don't miss this opportunity to purchase powerful, productive Turner County land. With 4 building eligibilities, this land is located southwest of Lennox, 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 84.3 and a soil rating of .843. Predominate soil: Wentworth-Chancellor-Wakonda silty clay loams, 0-2 % slopes 86.6 percent of field. The land includes some tiled acres and the topography is mostly flat. The FSA office estimates there is approximately 164.71 acres of cropland with an 81.97 acre corn base/158-bushel PLC yield and a 82.63 acre soybean base/49 bushel PLC yield. Taxes: \$3,362.80.

**Legal Description:** S½ NE¼ and N½ SE¼, 22-98-52, Turner County, SD.

**Terms:** 15% nonrefundable down payment day of sale with the balance due at closing on or before Nov 13, 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.

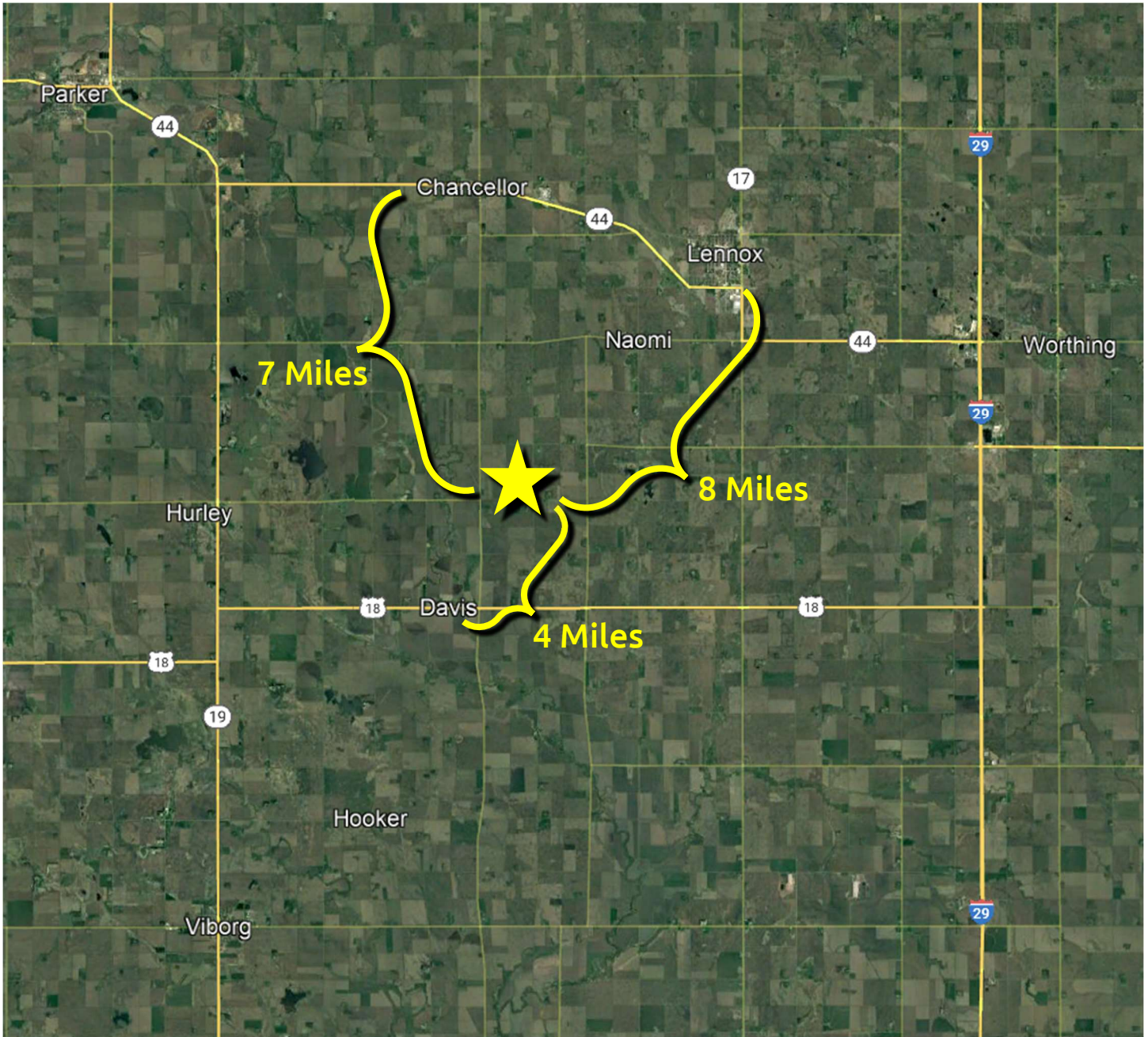
**For maps, pictures, video and more information visit: [www.westrauction.com](http://www.westrauction.com)**

**Heirs of Norman & Esther Kuper, Owners  
Loren Kuper & Jody Kuper, Co-Trustees**

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**Joel A. Westra**, Auctioneer, Chancellor, SD 605-957-5222  
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**John Hauck**, Broker Associate, Beresford, SD 605-254-6966  
**Mark Zomer**, Auctioneer, Rock Valley, IA 712-470-2526



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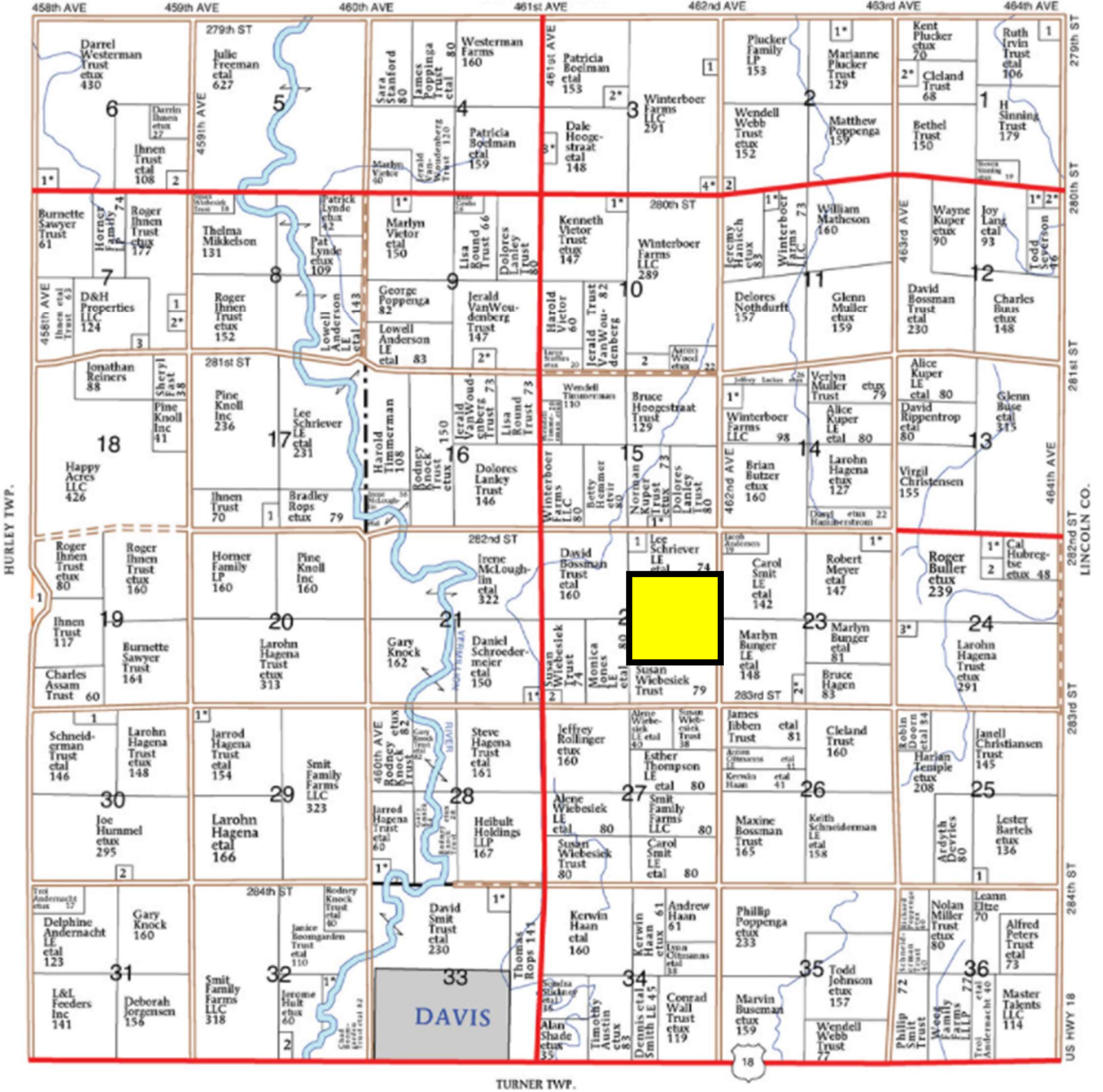


T-98-N

MIDDLETON PLAT

R-52-W

(Landowners)  
GERMANTOWN TWP.



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Boundary Center: 43° 17' 40.69, -96° 58' 7.77



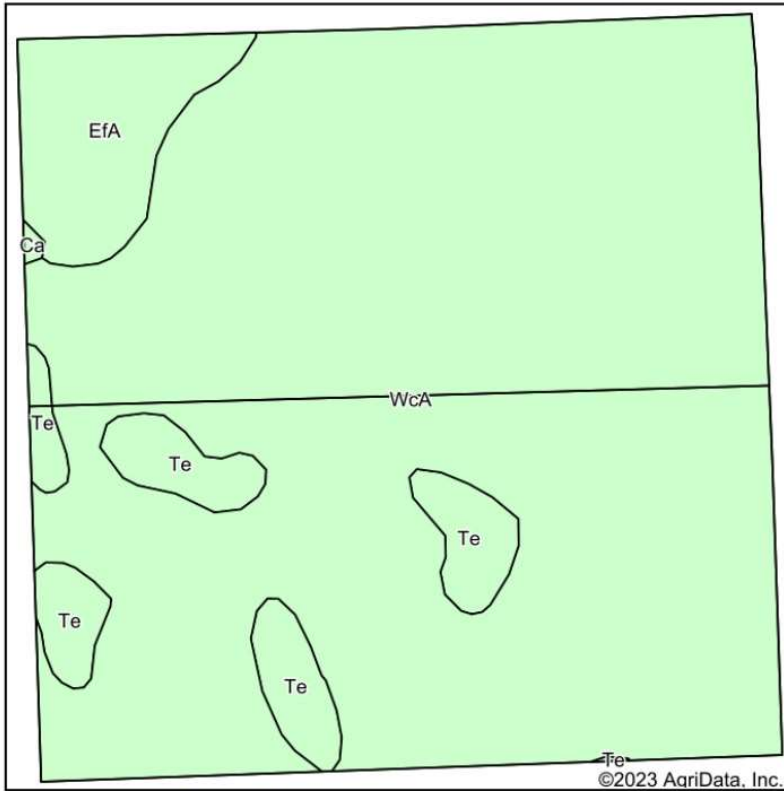
**22-98N-52W**  
**Turner County**  
**South Dakota**



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

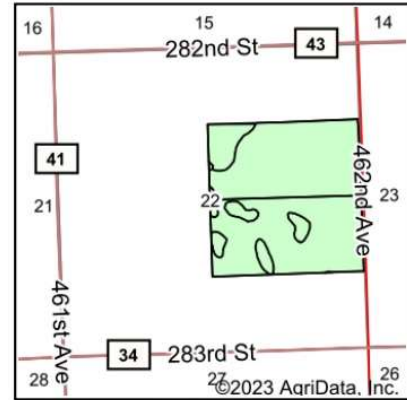


# Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**  
 County: **Turner**  
 Location: **22-98N-52W**  
 Township: **Middleton**  
 Acres: **164.71**  
 Date: **7/7/2023**



Area Symbol: SD125, Soil Area Version: 24

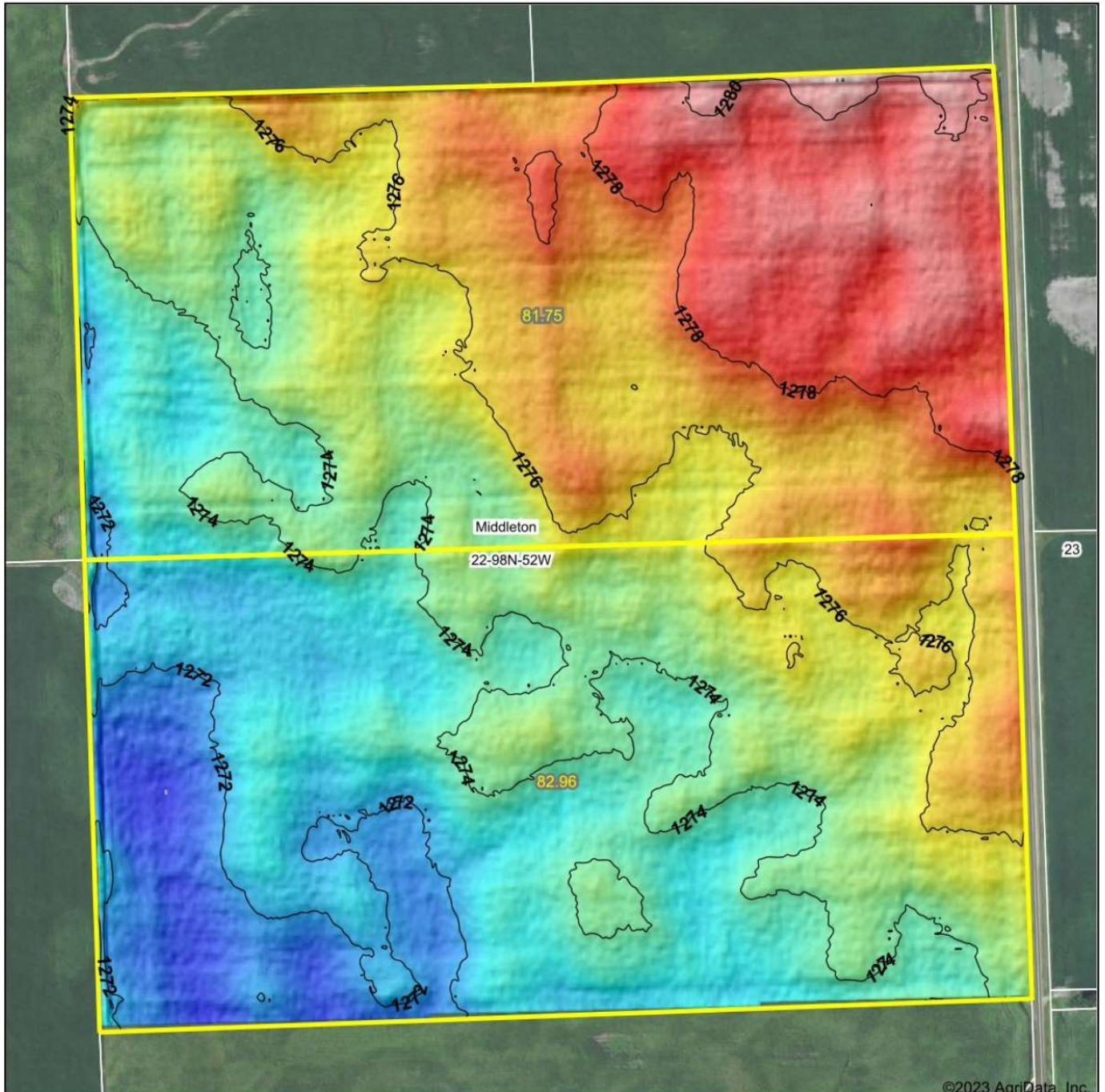
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Corn Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans	
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	142.68	86.6%	lw	86	3.8	49	89	34	34	53	
Te	Tetonka silt loam, 0 to 1 percent slopes	11.58	7.0%	lvw	56						14	
EFA	Egan-Trent silty clay loams, 0 to 2 percent slopes	10.27	6.2%	ls	92	4.7	55	94	36	38	60	
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	0.18	0.1%	llw	81						62	
<b>Weighted Average</b>					<b>1.21</b>	<b>84.3</b>	<b>3.6</b>	<b>45.9</b>	<b>83</b>	<b>31.7</b>	<b>31.8</b>	<b>*n 50.7</b>

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

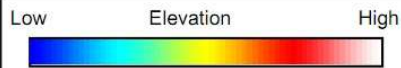
\*c: Using Capabilities Class Dominant Condition Aggregation Method



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Source: USGS 3 meter dem  
Interval(ft): 2  
Min: 1,270.2  
Max: 1,281.4  
Range: 11.2  
Average: 1,275.0  
Standard Deviation: 2.33 ft



**22-98N-52W**  
**Turner County**  
**South Dakota**

Boundary Center: 43° 17' 40.69, -96° 58' 7.77

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LAND & REALTY

Maps Provided By:

 **surety**  
CUSTOMIZED ONLINE MAPPING

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



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SOUTH DAKOTA TURNER Form: FSA-156EZ See Page 3 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	FARM : 2674 Prepared : 4/21/23 12:40 PM CST Crop Year : 2023
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Operator Name :  
 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	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
245.74	237.94	237.94	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag. Rel. Activity	SOD	
0.00	0.00	237.94	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

**Tract Number** : 7808  
**Description** : S2NE & N2SE 22-98-52  
**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** : ESTHER KUPER  
**Other Producers** : None  
**Recon ID** : 46-125-2018-198

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
164.71	164.71	164.71	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	164.71	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	81.97	0.00	158
Soybeans	82.63	0.00	49

**TOTAL** **164.60** **0.00**



# Certified Wetland Determination

Field Office: Parker FO

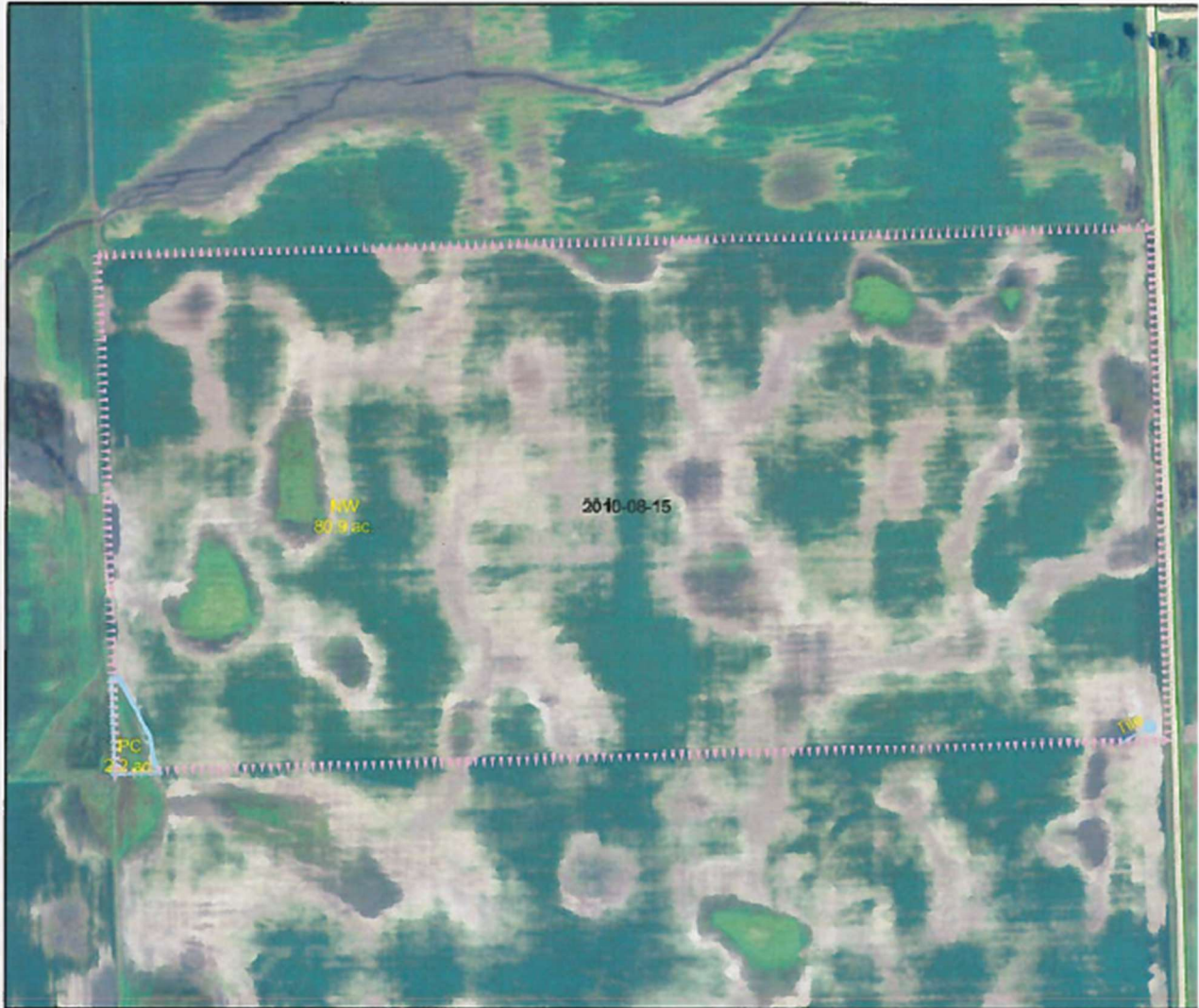
Certified By: Merris Miller

Legal Desc: **S1/2 NE1/4 22-98-52**

Agency: USDA-NRCS

Certified Date: 7/17/12

Tract: 1452



**Legend**

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI/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: Parker FO  
Certified By: Merris Miller  
Legal Desc: **N1/2 SE1/4 22-98-52**

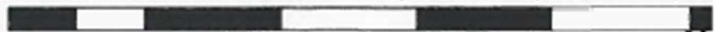
Agency: USDA-NRCS  
Certified Date: 7/17/12  
Tract: 1451



## Legend

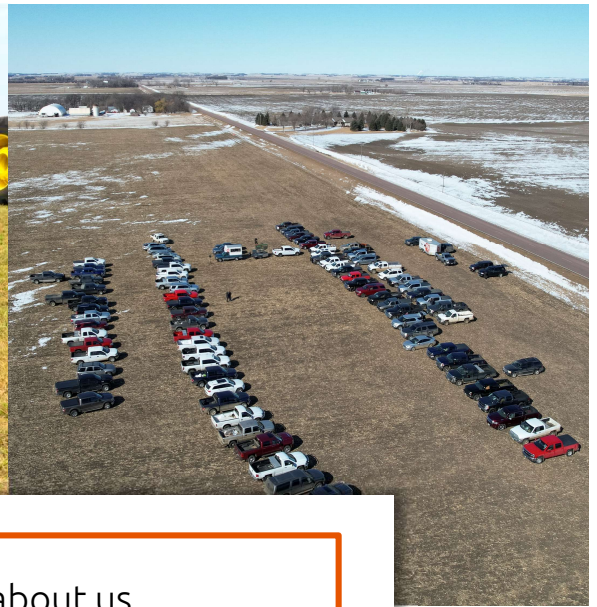
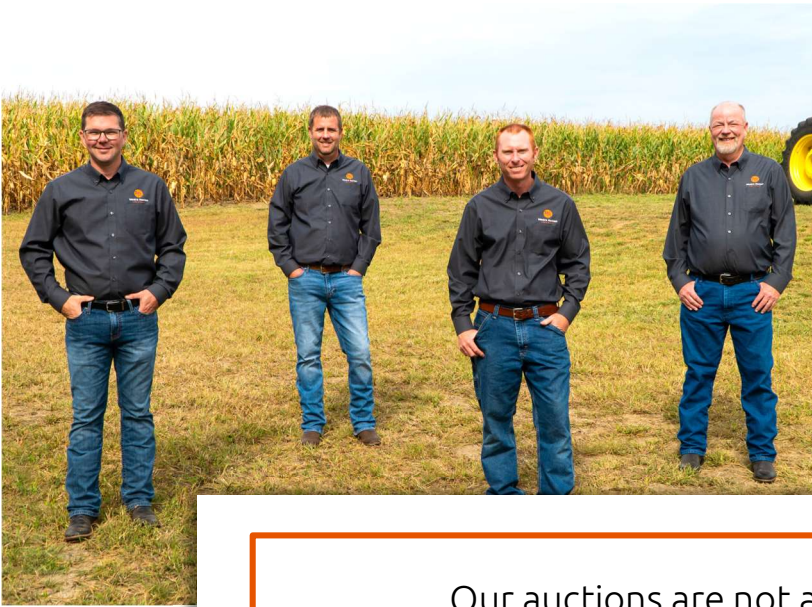
- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NNDitch
- Tie

0 180 360 720 1,080 1,440 1,800



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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.



**Joel R. Westra**  
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