

# WESTRA AUCTION

**72.0 +/- Acres**

**Centerville Township  
Turner County, SD**

We will sell the following real estate located from Centerville SD, 3 ½ miles north on Riverview Ave and ½ mile east 291<sup>st</sup> St.

*Sherrie L Menigoz Family Trust, Owner  
Andrew Menigoz, Trustee*

**Friday September 22, 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

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

September 22, 2023 · 10:30 am

## Turner County, SD Land Auction

### 72.0 +/- Acres, Centerville Township Cropland/Hunting Land/Building Eligibility

We will sell the following real estate located from Centerville SD, 3 ½ miles north on Riverview Ave and ½ mile east 291<sup>st</sup> St. The live/online auction will be held ½ mile east of the land on 464<sup>th</sup> Ave.

**Auctioneer's Note:** Attention farmers, investors, hunting and recreational enthusiasts! Don't miss this opportunity to purchase productive Turner County land with 1 building eligibility located northeast of Centerville, 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. The Vermillion River meanders through the eastern boundary of the property, providing recreational and hunting potential. An access easement for adjacent properties is located on the west boundary of the property. According to Surety/AgriData, the land has a productivity index of 72.9 and a soil rating of .750. Predominate soils include Egan-Ethan complex, 2-6 percent slopes; Davis loam, 0-2 percent slopes. The FSA office estimates there are approximately 62.49 acres of cropland with a 29.10-acre corn base/137-bushel PLC yield and a 29.10-acre soybean base/39-bushel PLC yield. Taxes: \$1,393.52.

**Legal Description:** N ½ NW ¼ except East 580' of the West 1170' of the North 601', 1-96-52, Turner County, SD.

**TERMS:** 15% nonrefundable down payment day of sale with the balance due at closing on or before Oct 30, 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 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)*

**Sherrie L Menigoz Family Trust, Owner**

**Andrew Menigoz, 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

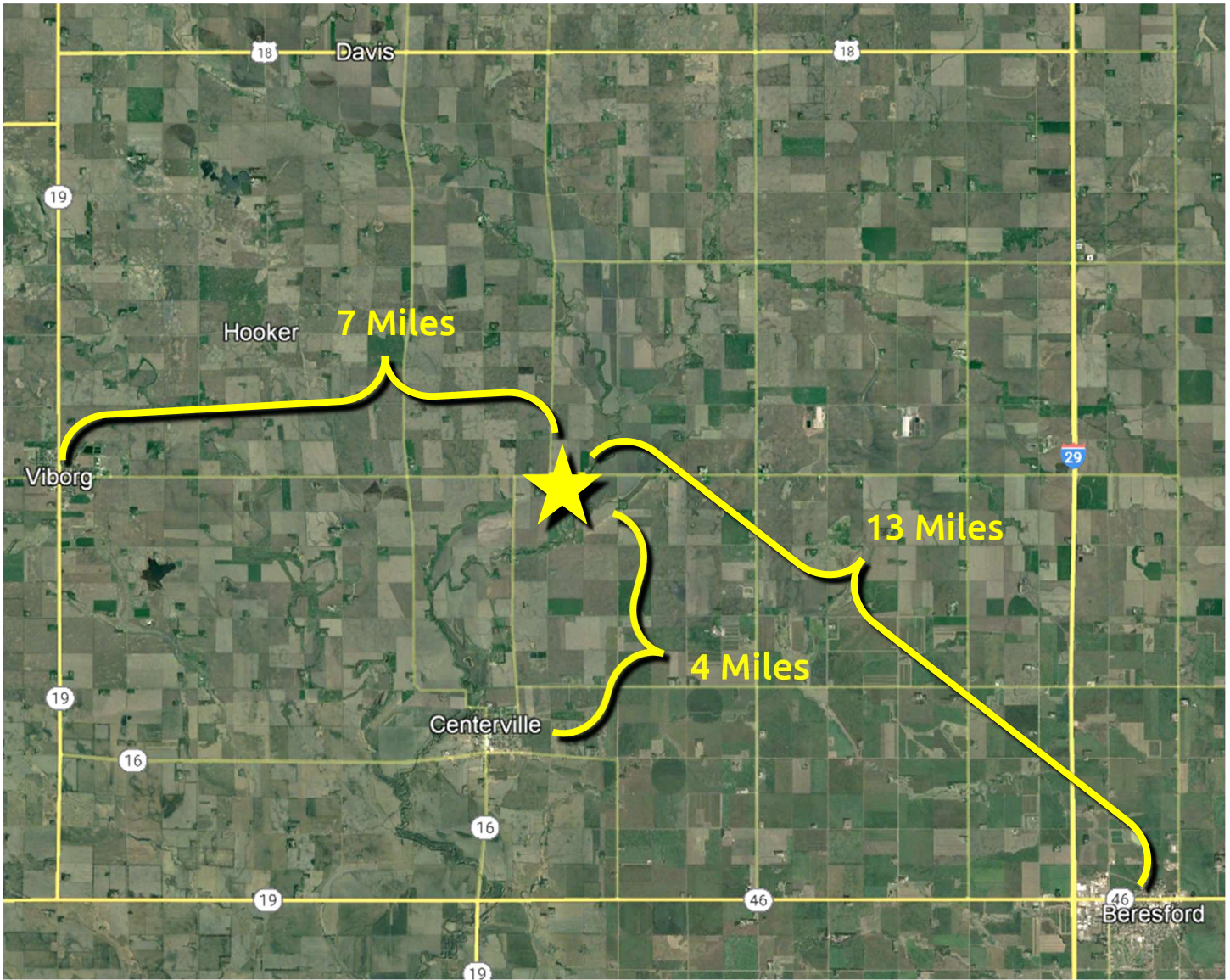
**Jonathan Hagena**, Broker Associate, Lennox, SD 605-728-7282

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

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



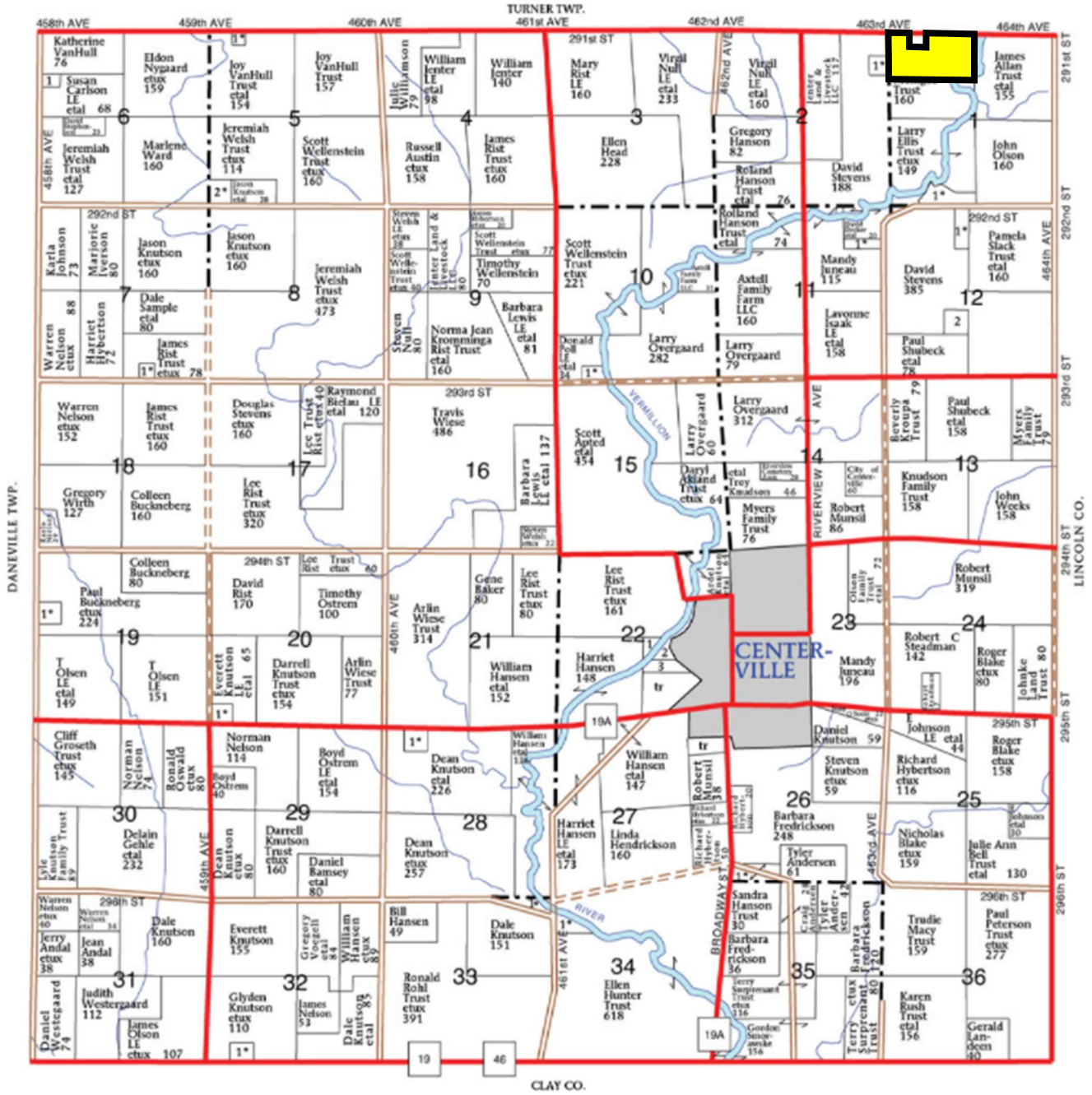
September 22, 2023 · 10:30 am



T-96-N

# CENTERVILLE PLAT

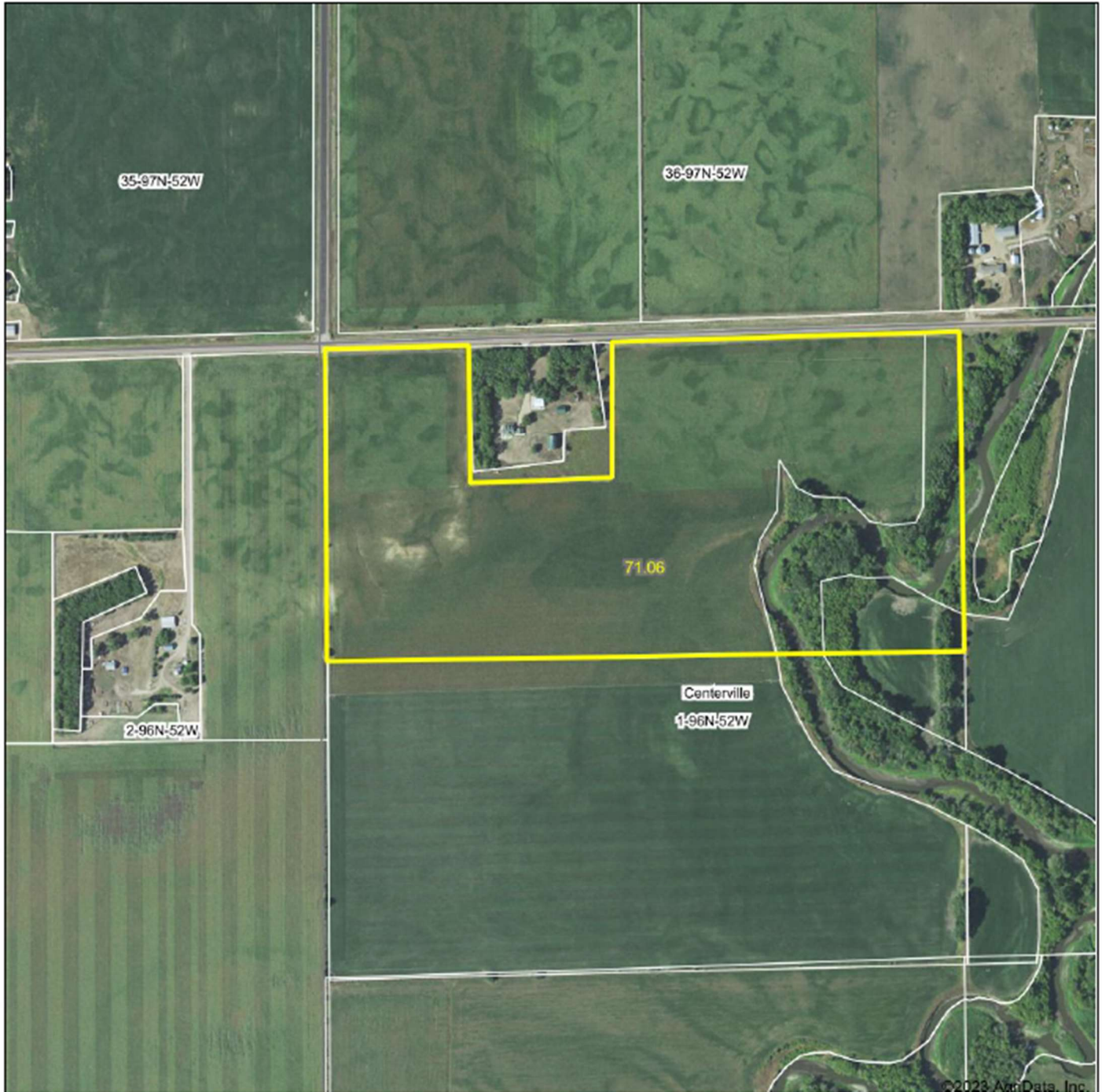
R-52-W



September 22, 2023 · 10:30 am



September 22, 2023 · 10:30 am



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Boundary Center: 43° 10' 7.94, -96° 56' 18.98

0ft 643ft 1287ft



1-96N-52W  
Turner County  
South Dakota



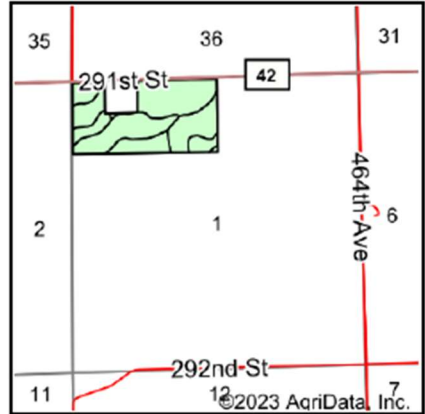
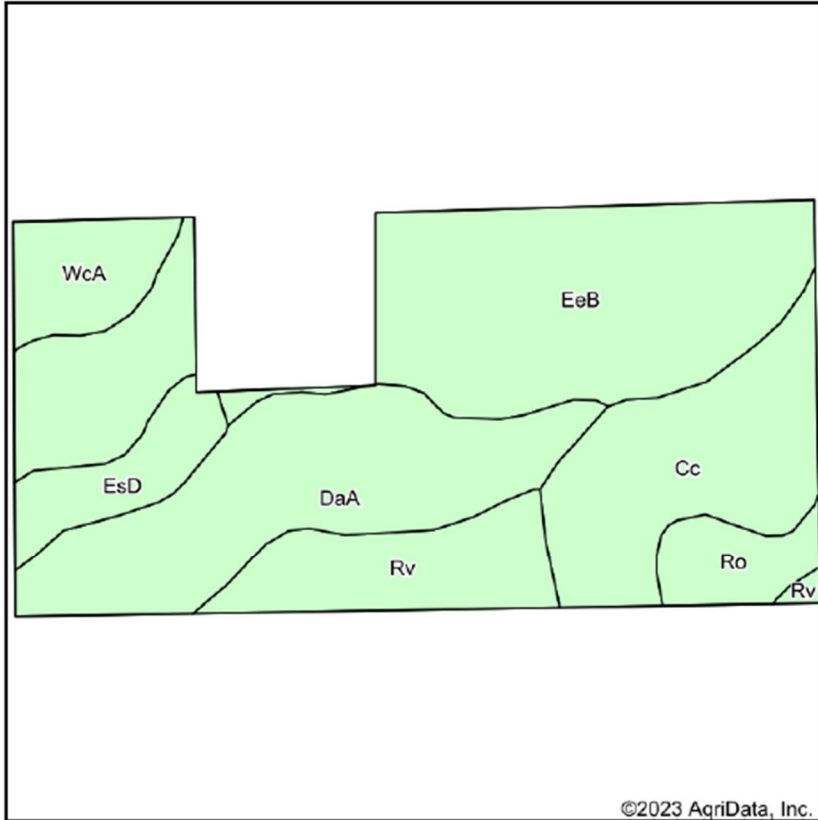
8/10/2023

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



westrauction.com

# Soils Map



State: **South Dakota**  
 County: **Turner**  
 Location: **1-96N-52W**  
 Township: **Centerville**  
 Acres: **71.06**  
 Date: **8/10/2023**



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 |
|-------------------------|--|-------|------------------|------------------|--------------------|------------------|-------------|-------------|-------------|-----------------|-------------------|
| EeB                     | Egan-Ethan complex, 2 to 6 percent slopes                            | 25.73 | 36.2%            | Ile              | 77                 | 4                | 47          | 77          | 29          | 32              | 58                |
| DaA                     | Davis loam, 0 to 2 percent slopes                                    | 15.82 | 22.3%            | Iw               | 89                 | 4.5              | 54          | 93          | 36          | 37              | 68                |
| Cc                      | Bon loam, channeled, 0 to 2 percent slopes, frequently flooded       | 11.79 | 16.6%            | Vlw              | 34                 |                  |             |             |             |                 | 37                |
| Rv                      | Roxbury variant silt loam  | 6.95  | 9.8%             | Iw               | 86                 | 4.2              | 49          | 91          | 35          | 34              | 57                |
| WcA                     | Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes | 3.99  | 5.6%             | Iw               | 86                 | 3.8              | 49          | 89          | 34          | 34              | 53                |
| EsD                     | Ethan-Betts loams, 9 to 15 percent slopes                            | 3.81  | 5.4%             | Vle              | 30                 |                  |             |             |             |                 | 57                |
| Ro                      | Bon loam, 0 to 2 percent slopes, rarely flooded                      | 2.97  | 4.2%             | Ilc              | 84                 |                  |             |             |             |                 | 75                |
| <b>Weighted Average</b> |  |       |                  | <b>2.50</b>      | <b>71.7</b>        | <b>3.1</b>       | <b>36.6</b> | <b>62.5</b> | <b>23.8</b> | <b>25.1</b>     | <b>*n 57</b>      |

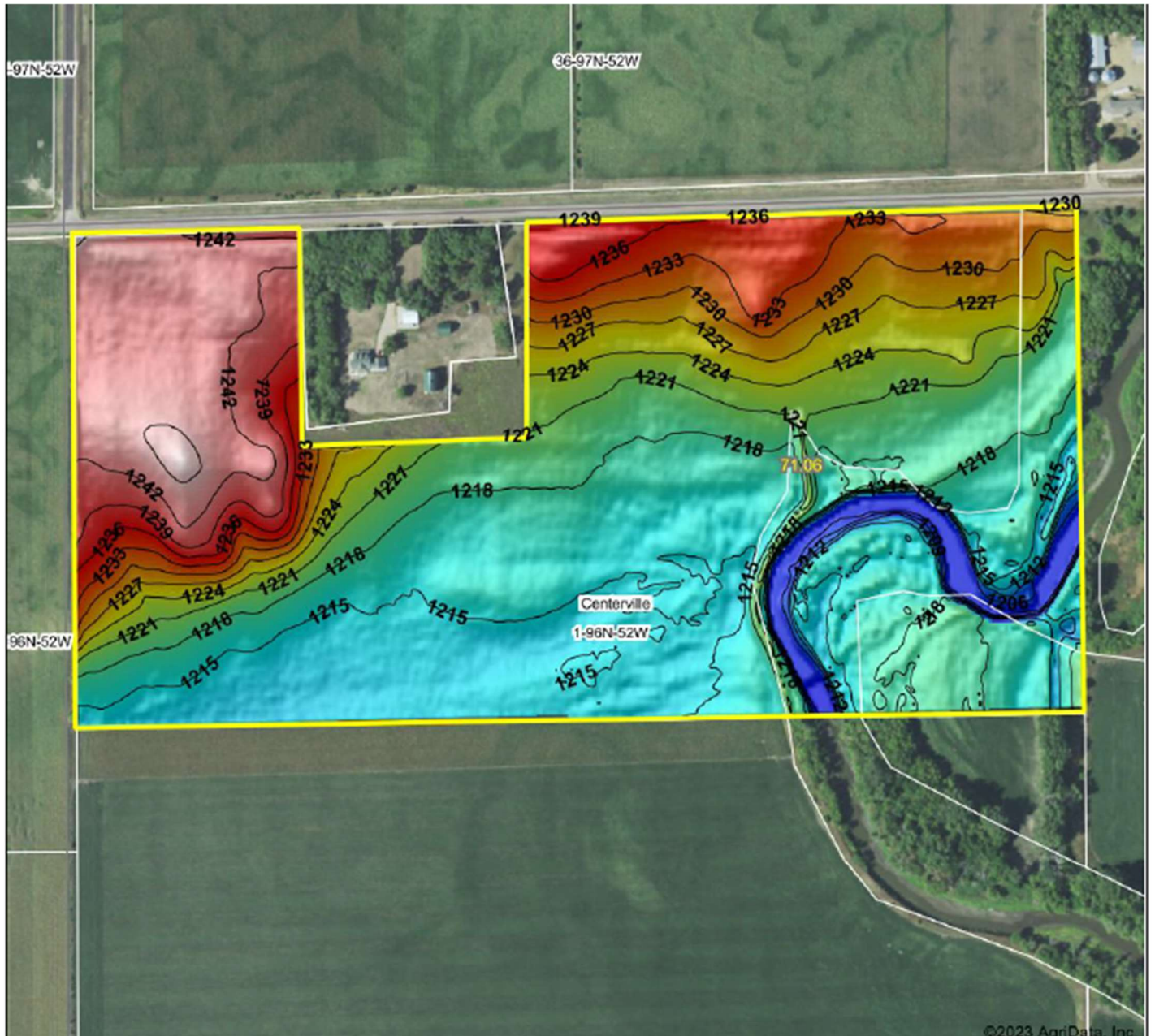
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



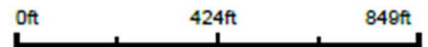
# Elevation Map



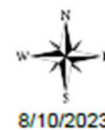
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Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 1,204.4  
Max: 1,247.4  
Range: 43.0  
Average: 1,223.4  
Standard Deviation: 10.33 ft



© AgriData, Inc. 2023  
Field borders provided by Farm Service Agency as of 5/21/2008



8/10/2023  
1-96N-52W  
Turner County  
South Dakota  
Boundary Center: 43° 10' 7.94, -96° 56' 18.98





SOUTH DAKOTA  
TURNER  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 7805  
Prepared : 7/25/23 8:20 AM CST  
Crop Year : 2023

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 46-125-2009-70  
Transferred From : None  
ARCPLC G/W/F Eligibility : Eligible

Farm Land Data

| Farmland           | Cropland           | DCP Cropland           | WBP            | EWP  | WRP  | GRP  | Sugarcane            | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|------|----------------------|-------------|------------------|
| 141.17             | 135.55             | 135.55                 | 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               | 135.55                 | 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 |
|--------------|---------------|-----------------------------|-----------|-----|
| Com          | 63.10         | 0.00                        | 137       | 0   |
| Soybeans     | 63.10         | 0.00                        | 39        | 0   |
| <b>TOTAL</b> | <b>126.20</b> | <b>0.00</b>                 |           |     |

NOTES

|  |
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|  |
|--|

Tract Number : 110  
Description : NNW 1 96 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 does not contain a wetland  
WL Violations : None  
Owners : SHERRIE MENIGOZ  
Other Producers : None  
Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP  | EWP  | WRP  | GRP  | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 68.11     | 62.49    | 62.49        | 0.00 | 0.00 | 0.00 | 0.00 | 0.0       |



SOUTH DAKOTA  
TURNER  
Form: FSA-156EZ



FARM : 7805  
Prepared : 7/25/23 8:20 AM CST  
Crop Year : 2023

Tract 110 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP  | MPL  | DCP Ag. Rel Activity | SOD  |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00               | 0.00               | 62.49                  | 0.00           | 0.00 | 0.00 | 0.00                 | 0.00 |

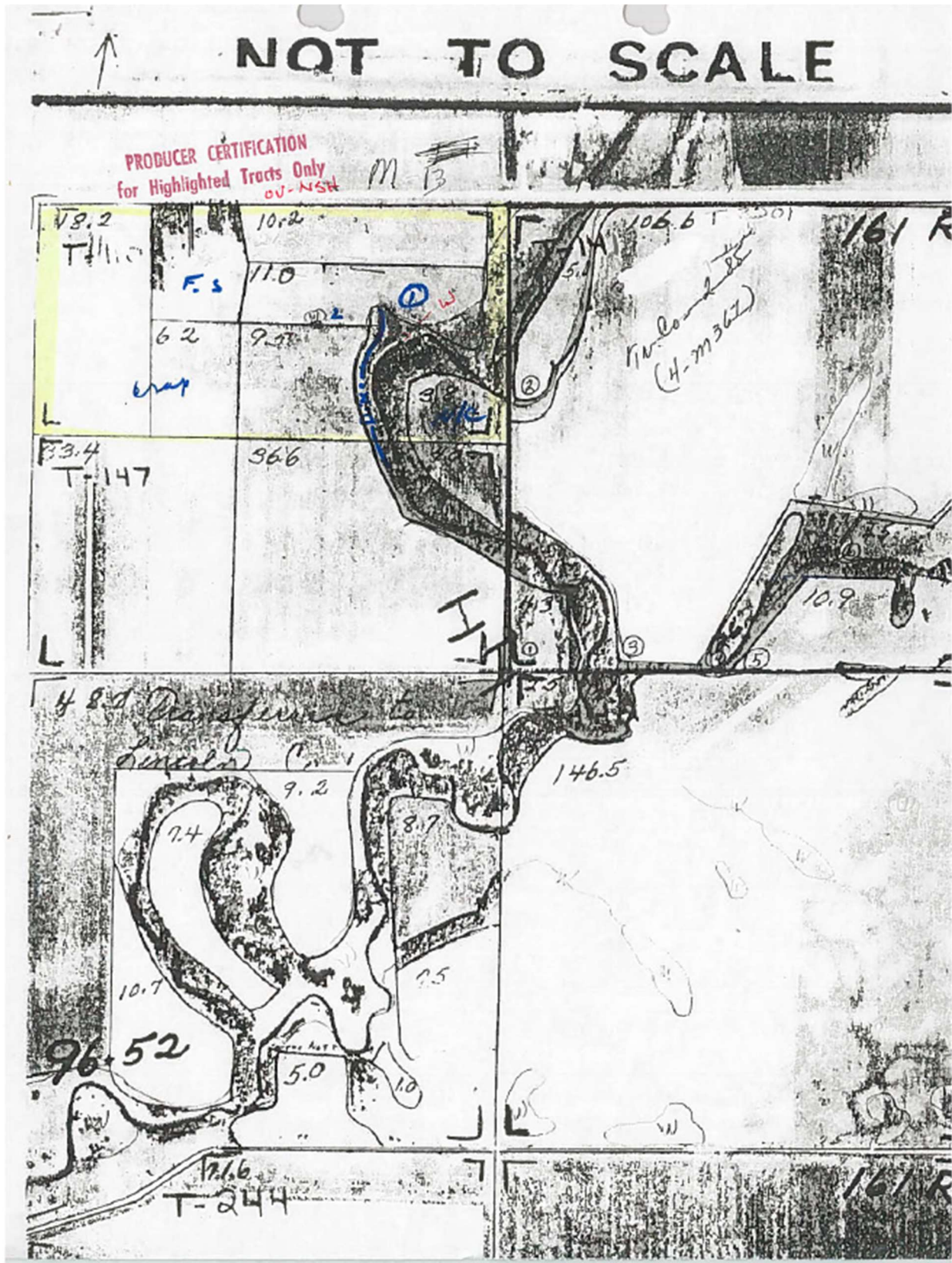
DCP Crop Data

| Crop Name    | Base Acres   | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Com          | 29.10        | 0.00                        | 137       |
| Soybeans     | 29.10        | 0.00                        | 39        |
| <b>TOTAL</b> | <b>58.20</b> | <b>0.00</b>                 |           |

NOTES

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|  |
|--|





UNITED STATES DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE

SD-LTP-12  
12/89

LAND LEVELING, LAND SHAPING, AND DIKES

Applicant Donald V Peterson County Turner

Section 1 Township 94 Range 52 ASCS Tract & Field No.(s) T-110

1. Review wetland areas outlined on the attached map(s) of land owned and/or operated by you.
2. On the worksheet below describe all land leveling, shaping, or dikes that were installed or used in any of these wetland areas before December 23, 1985. On the map(s), number the wetlands that have been altered and provide the required information below.

LAND LEVELING AND SHAPING - Outline fields or portions of fields leveled or shaped on attached map(s).

| Wetland Number | Acres Leveled or Shaped | Date Originally Completed | Date Last Maintained |
|----------------|-------------------------|---------------------------|----------------------|
|                |                         |                           |                      |
|                |                         |                           |                      |
|                |                         |                           |                      |
|                |                         |                           |                      |
|                |                         |                           |                      |
|                |                         |                           |                      |

DIKES - Draw location and length on attached map(s). Use the symbol — Dike —.

| Wetland Number | Year Installed | Year Last Maintained | Length | Ave. Bottom Width of Dike | Height |
|----------------|----------------|----------------------|--------|---------------------------|--------|
| ①              | prior 1950's   | ?                    | 800'   | 20'                       | 2'-6'  |
|                |                |                      |        |                           |        |
|                |                |                      |        |                           |        |

*No other alterations to wetlands exist other than what is certified above/as attached for this tract.*

Do the wetland areas as outlined on the attached map(s) accurately reflect the area(s) affected by wetness? Yes  No  (Initial)

I certify the information given above is complete, true, and correct to the best of my knowledge and that all alterations listed were originally installed before December 23, 1985.

Producer Signature Donald V. Peterson Date 4-2-91



SD-LTP-14  
12/89

UNITED STATES DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE

SURFACE DRAINAGE IN WETLANDS

Applicant Donald V Peterson Section 1 Township 96 Range 52  
County Turner ASCS Tract & Field No. (s) T-110

- Review wetland areas and ditches as outlined on the attached map(s) of land owned and/or operated by you. If corrections or additions are needed, please sketch these on the map(s). Please indicate the length and direction of flow of all drainage ditches. The symbol for ditches is ---, with the arrow indicating direction of flow.
- On the worksheet below describe all man-made surface drainage that was done in any of these wetland areas before December 23, 1985. On the map(s) number the wetlands (W and FW) that have been drained or partially drained, and provide the required information below.

| Wetland Number | Original Installation |                | Last Maintenance Equipment Used | Normal Frequency of Maintenance | Depth of Ponding After Original Construction |                       | If no ponding occurs indicate if any of these frequently apply (Y-Yes, N-No) |      |         |         |                  |  |  |  |  |  |  |  |
|----------------|-----------------------|----------------|---------------------------------|---------------------------------|--|-----------------------|--|------|---------|---------|------------------|--|--|--|--|--|--|--|
|                | Year                  | Equipment Used |                                 |                                 | None   | 0-6in. 6-12in. >12in. | Delayed Planting   | Crop | Replant | Drowout | Other - Describe |  |  |  |  |  |  |  |
|                |                       |                |                                 |                                 |  |                       |  |      |         |         |                  |  |  |  |  |  |  |  |
|                |                       |                |                                 |                                 |  |                       |  |      |         |         |                  |  |  |  |  |  |  |  |
|                |                       |                |                                 |                                 |  |                       |  |      |         |         |                  |  |  |  |  |  |  |  |
|                |                       |                |                                 |                                 |  |                       |  |      |         |         |                  |  |  |  |  |  |  |  |
|                |                       |                |                                 |                                 |  |                       |  |      |         |         |                  |  |  |  |  |  |  |  |
|                |                       |                |                                 |                                 |  |                       |  |      |         |         |                  |  |  |  |  |  |  |  |
|                |                       |                |                                 |                                 |  |                       |  |      |         |         |                  |  |  |  |  |  |  |  |
|                |                       |                |                                 |                                 |  |                       |  |      |         |         |                  |  |  |  |  |  |  |  |

No other alterations to wetlands exist other than what is paritified above/as attached for this tract (initials)

(continuation on back)

Do the wetland areas as outlined on the attached maps accurately reflect the area(s) affected by wetness? Yes  No

I certify the information given above is complete, true, and correct to the best of my knowledge and that all alterations listed were originally installed before December 23, 1985.

Producer Signature Donald V Peterson Date 4-2-91



96 52 1

U.S.D.A. SCS-CPA-026 (5-89) 1. Name and Address of Person  
 Donald Peterson  
 Rt 1 Box 206  
 Centerville, S.D. 57014

2. Date of Request  
 \_\_\_\_\_

3. County  
 Turner

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION  
 SE904

4. Name of USDA Agency or Person Requesting Determination  
 SCS

5. Farm No. and Tract No.  
 F 45 T 110

**SECTION I - HIGHLY ERODIBLE LAND**

| 6. Is soil survey now available for making a highly erodible land determination?  | Yes | No | Field No.(s) | Total Acres |
|---|-----|----|--------------|-------------|
|   | X   |    |              |             |
| 7. Are there highly erodible soil map units on this farm?<br>not checked  |     |    |              |             |
| 8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.   |     |    |              |             |
| 9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program. |     |    |              |             |
| 10. This Highly Erodible Land determination was completed in the : Office <input type="checkbox"/> Field <input type="checkbox"/>   |     |    |              |             |

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

**SECTION II - WETLAND**

| 11. Are there hydric soils on this farm?   | Yes | No | Field No.(s) | Total Wetland Acres                   |
|--|-----|----|--------------|---------------------------------------|
|  | X   |    |              |                                       |
| List field number and acres, where appropriate, for the following:   |     |    |              |                                       |
| 12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.  |     |    | See item # 5 | Approximate<br>7.5 ac WO<br>0.8 ac FW |
| 13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.      |     |    |              |                                       |
| 14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.  |     |    |              |                                       |
| 15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.   |     |    |              |                                       |
| 16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination. |     |    |              |                                       |
| 17. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.   |     |    |              |                                       |
| 18. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.   |     |    |              |                                       |
| 19. This wetland determination was completed in the : Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>  |     |    |              |                                       |
| 20. This determination was: Delivered <input type="checkbox"/> Mailed <input checked="" type="checkbox"/> To the Person on Date: _____   |     |    |              |                                       |

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

21. Remarks Final Wetland Determination. Contact ASCS & SCS before altering wetlands or conducting maintenance in wetlands identified by this determination. Tile system maintenance will need to be field verified by SCS prior to construction. Please note contents of attached letter cc. Sandie Berger

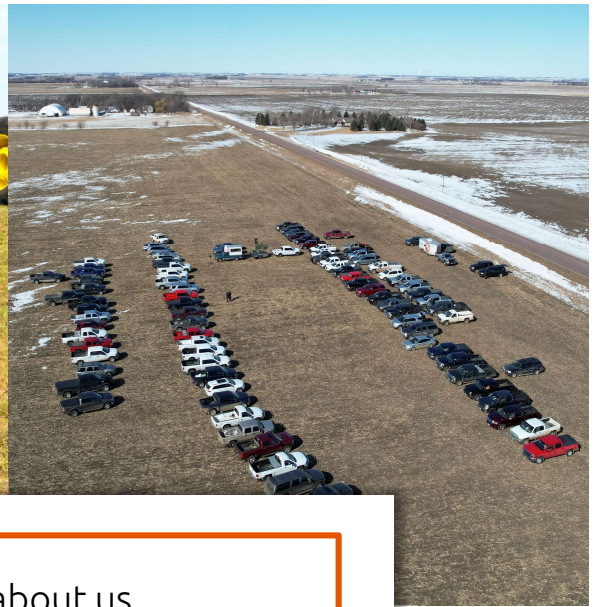
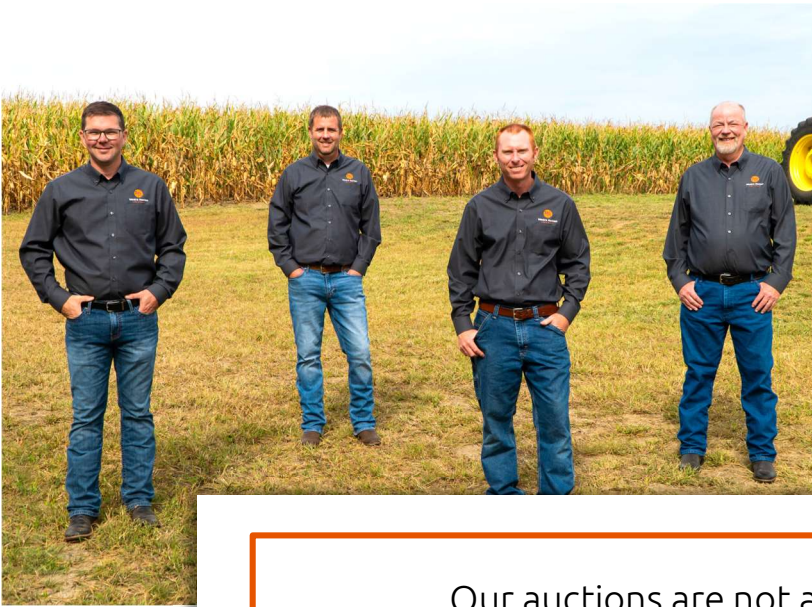
22. Signature of SCS District Conservationist  
 Danny Marchen for N&H

23. Date  
 3-10-95

Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.







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.



**Joel R. Westra**  
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