

WESTRA AUCTION

224.01 +/- Acres

**Big Springs Township
Union County, SD**

We will sell the following real estate at a live/online auction at the land site located from Alcester, SD, 5 ½ miles south on SD Hwy 11 and 1 ¼ miles east on 307th St.

*The heirs of Richard & June Newman
Julie Blauth & Peggy Licari, Owners*

Friday, October 27, 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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October 27, 2023 · 10:30 am

Union County, SD Land Auction

224.01 +/- Acres, Big Springs Township
Cropland/Pasture

We will sell the following real estate at public auction, both live/online at the land site located from Hwy 11 in Alcester, SD, 5 ½ miles south on SD Hwy 11 and 1 ¼ mile east on 307th St.

Auctioneer's Note: If you are looking to expand your farming operation or buy land as an investment, don't miss this auction! Located south of Alcester, SD, and 4 miles west of the Iowa border, the land is close proximity to grain elevators and ethanol plants. The cropland has been in a corn/soybean rotation and both the cropland and pasture are available for the 2024 crop year. Hard surface roads border the southern and eastern boundaries. The land includes 3 building eligibilities, however if the land is split in separate tracts, it is subject to different subdivision rules.

Legal Description: N ½ SE ¼ SW ¼ and S1/2 SE ¼ SW ¼ less Tract 1 Blauth Addition and NE ¼ SW ¼ and SE ¼ less Tract 1 Newman Addition less R-3 SW ¼ SE ¼ less R-4 SE ¼ SE ¼ less R-3 SE ¼ SE ¼, 23-94-49, Union County, SD.

Land will be offered as follows and will not be combined.

Tract 1: 161.45+/- acres cropland/roads. According to Surety-AgriData, the land has an estimated productivity rating of 63.6. Predominate soils include: Crofton-Nora complex, 6-11 % slopes (35.6% of field); Kennebec silty clay loam (19.2% of the field); Alcester silty clay loam, 2-6% slopes (17.2% of the field) and Moody silty clay loam, 2-6% slopes (13.2% of the field). The land has both highly-erodible land (HEL) and non-highly-erodible land (NHEL). According to the FSA the corn PLC yield is 134 bushel and the soybean PLS yield is 37 bushels. The land will be reconstituted after the survey. Taxes: TBD.

Tract 2: 62.56+/- acres of pasture/trees/roads. The pasture is very productive with the ability to handle a good number of cow/calf pairs. Trees along western side provide shelter. The East Union Creek meanders through the property providing a source of water. Taxes: TBD.



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Terms: 15% nonrefundable down payment day of sale with the balance due at closing on or before Nov 15, 2023. The land will be surveyed and paid for by the sellers if the land is sold in separate tracts, however if a buyer purchases both tracts, no survey will be done. The purchaser of the pasture will be responsible for any new fencing and up keep of existing pasture fence. Title insurance and closing costs split 50/50 between buyer and seller. 2023 taxes due in 2024 to be paid by the seller. 2024 taxes due in 2025 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.
Mike McGill, Attorney, Beresford, SD, Closing Agent.

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

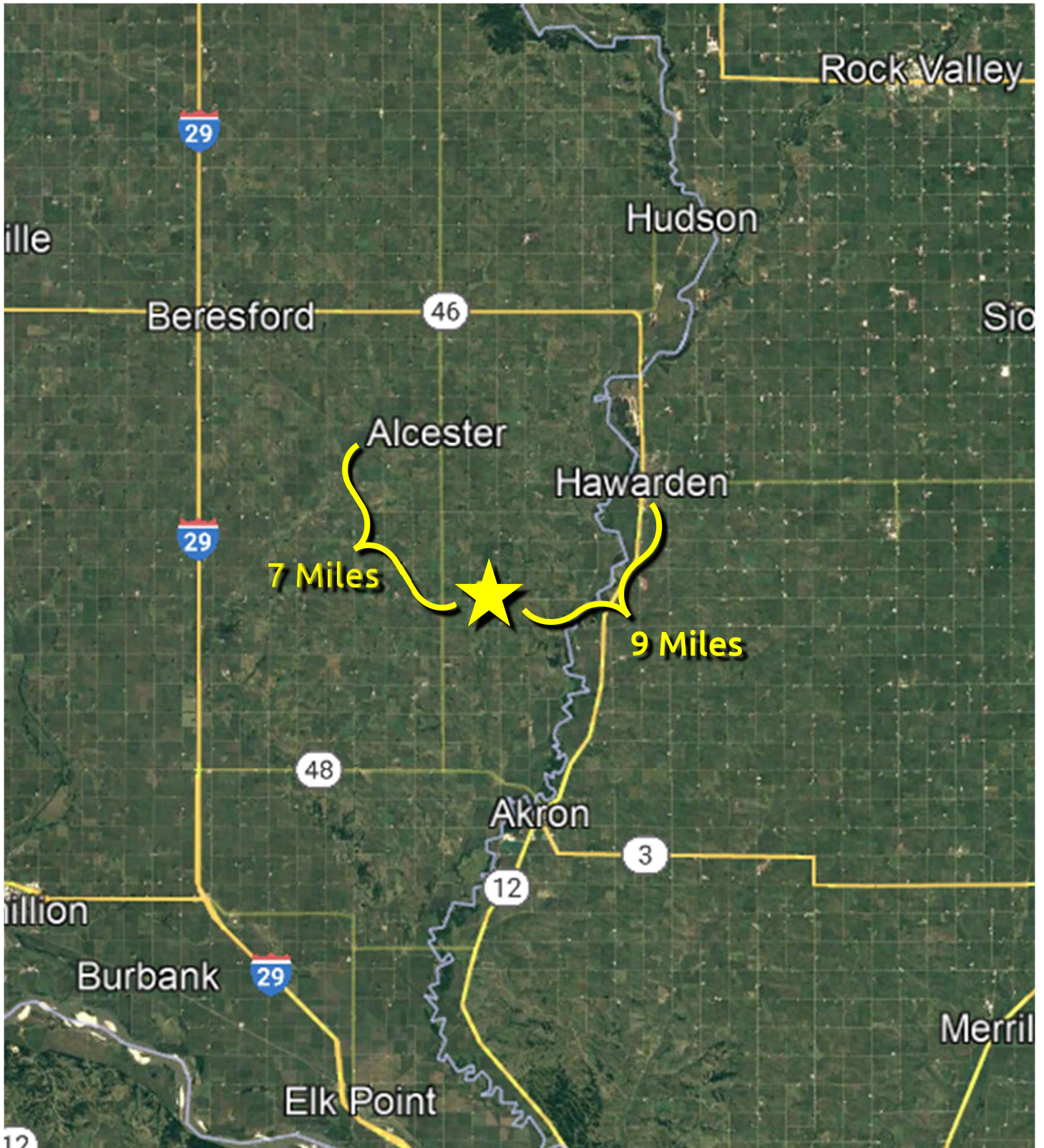
**Heirs of Richard and June Newman
Julie Blauth and Peggy Licari, Owners**

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Joel A. Westra, Auctioneer, Chancellor, SD 605-957-5222
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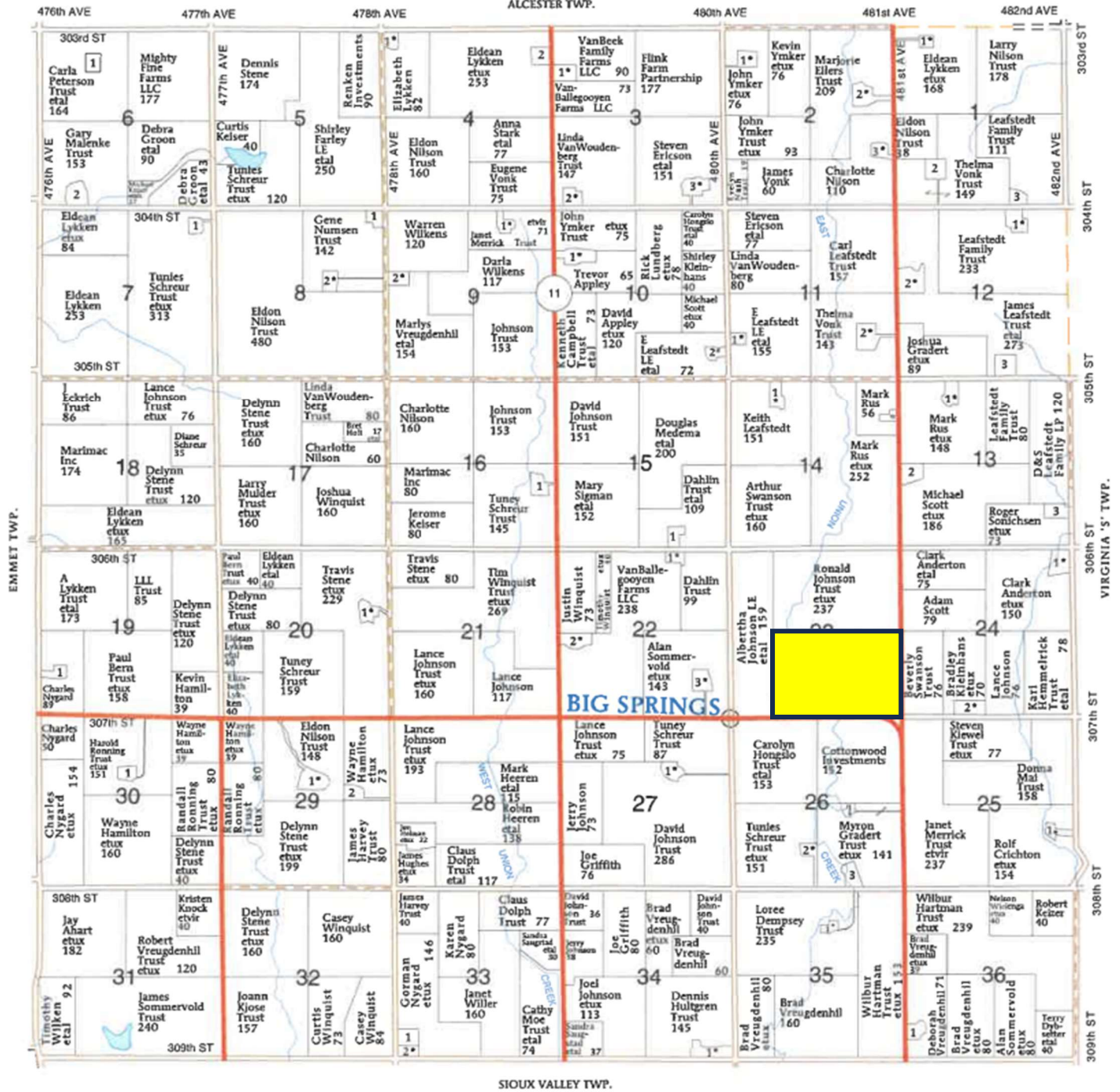


T-94-N

BIG SPRINGS PLAT

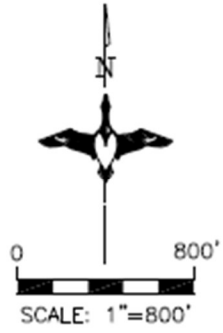
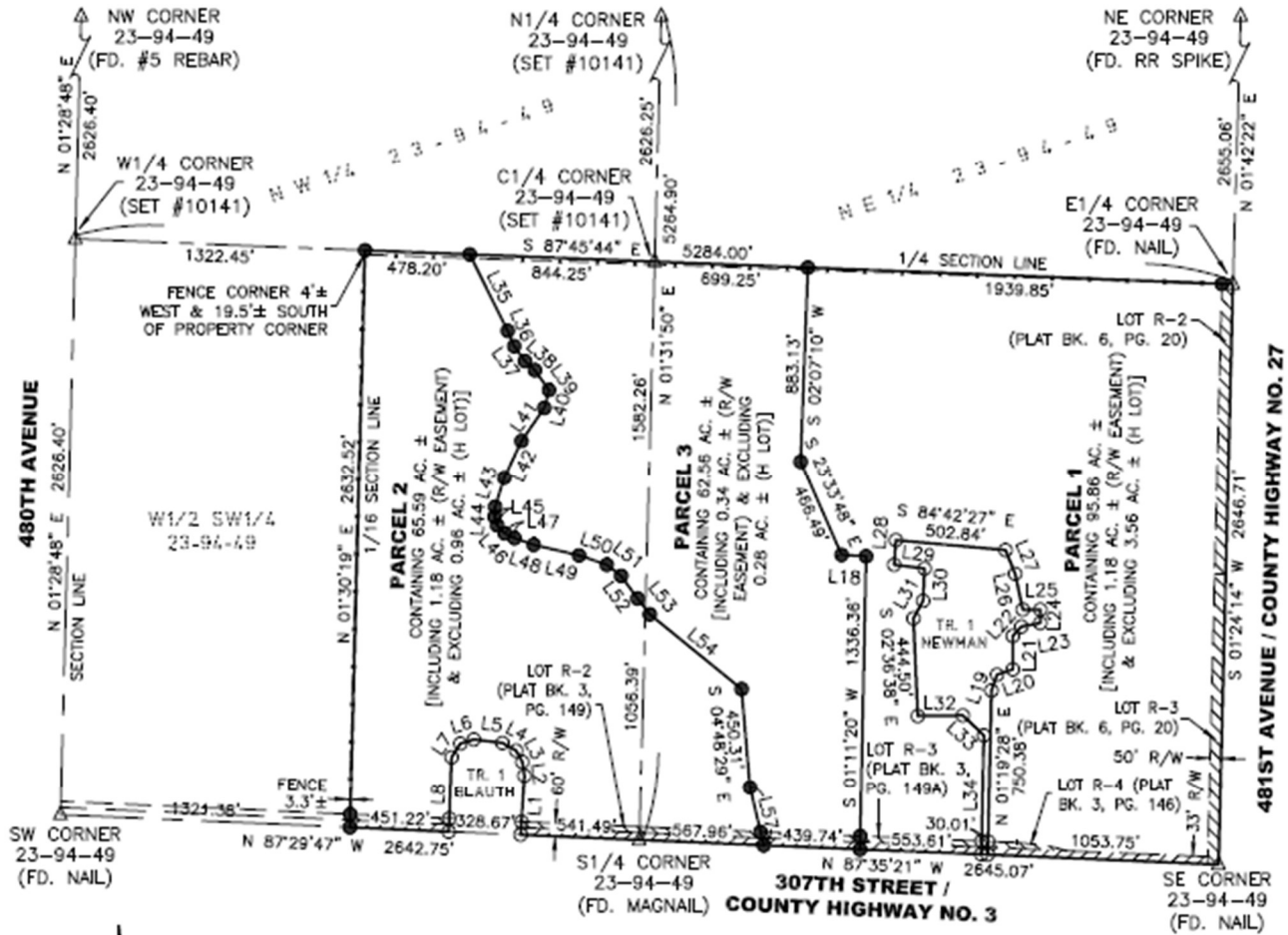
R-49-W

(Landowners)



SALE DRAWING - PARCELS 1, 2 AND 3

IN THE SOUTH HALF OF SECTION 23, TOWNSHIP 94 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, UNION COUNTY, SOUTH DAKOTA.



OWNERS: JULIE BLAETH & PEGGY LICARI

CLIENT: WESTRA AUCTION

LEGEND:

- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #23-569
DRAWN BY: JEB

PARCEL 1 LEGAL DESCRIPTION:
TO BE PLATTED AS TRACT 2 OF BLAETH ADDITION IN THE SOUTH HALF OF SECTION 23, TOWNSHIP 94 NORTH, RANGE 49 WEST OF THE 5TH P.M., UNION COUNTY, SOUTH DAKOTA.

PARCEL 2 LEGAL DESCRIPTION:
TO BE PLATTED AS TRACT 3 OF BLAETH ADDITION IN THE SOUTH HALF OF SECTION 23, TOWNSHIP 94 NORTH, RANGE 49 WEST OF THE 5TH P.M., UNION COUNTY, SOUTH DAKOTA.

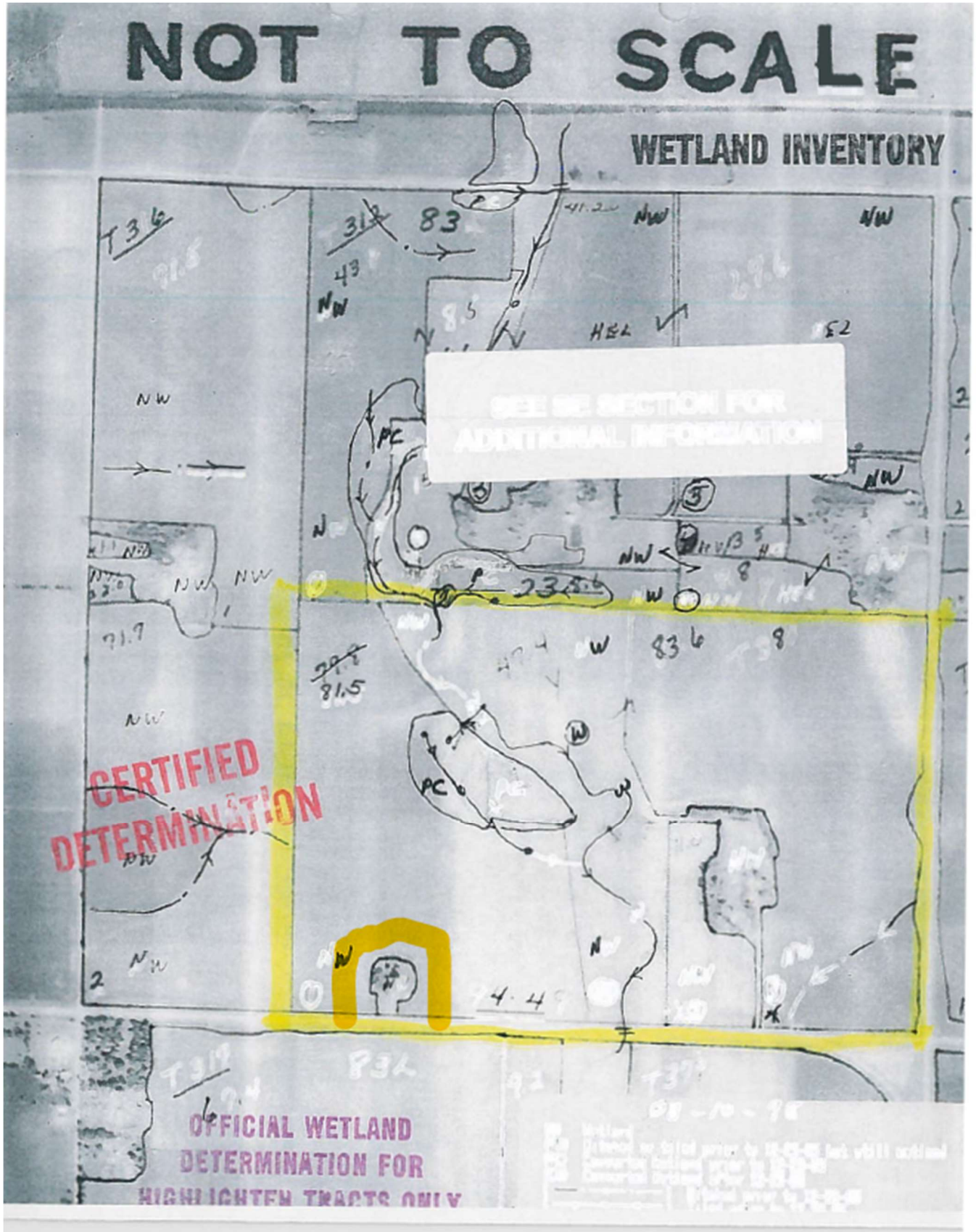
PARCEL 3 LEGAL DESCRIPTION:
THE SOUTH HALF OF SECTION 23, TOWNSHIP 94 NORTH, RANGE 49 WEST OF THE 5TH P.M., UNION COUNTY, SOUTH DAKOTA; EXCEPT TRACT 1 OF BLAETH ADDITION THEREOF AND EXCEPT TRACT 1 OF NEWMAN ADDITION THEREOF AND EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23 THEREOF AND EXCEPT LOT R-3 THEREOF AND EXCEPT THOSE PARCELS TO BE PLATTED AS TRACTS 2 AND 3 OF BLAETH ADDITION THEREOF.

LINE	BEARING	DISTANCE
L1	N 03°32'07" E	272.81
L2	N 08°05'41" W	63.03
L3	N 27°52'23" W	60.09
L4	N 61°38'52" W	71.41
L5	N 82°44'18" W	131.53
L6	S 72°57'40" W	64.27
L7	S 33°00'03" W	74.35
L8	S 02°09'06" W	342.84
L18	N 88°38'46" W	111.70
L19	N 18°50'36" E	76.43
L20	N 71°40'12" E	76.11
L21	N 00°08'13" E	152.28
L22	N 42°23'54" E	57.69
L23	N 79°52'08" E	87.62
L24	N 00°00'01" E	62.50
L25	S 89°36'03" W	80.17
L26	N 11°56'25" W	166.30
L27	N 22°20'22" W	115.98
L28	S 03°53'36" W	113.33
L29	S 83°17'47" E	140.34
L30	S 02°39'47" W	147.45
L31	S 29°35'24" W	91.03
L32	N 89°10'52" E	208.24
L33	S 48°36'01" E	133.31
L34	S 01°19'28" W	545.33
L35	S 28°30'48" E	388.30
L36	S 22°48'07" E	75.68
L37	S 35°38'19" E	83.70
L38	S 48°08'10" E	41.17
L39	S 35°24'03" E	111.24
L40	S 14°37'08" W	83.89
L41	S 24°44'04" W	183.12
L42	S 25°04'57" W	186.92
L43	S 17°01'23" W	140.20
L44	S 03°21'48" W	44.37
L45	S 17°39'03" E	41.72
L46	S 42°55'46" E	49.91
L47	S 84°09'52" E	49.33
L48	S 70°34'54" E	92.32
L49	S 77°08'22" E	212.22
L50	S 71°11'38" E	134.44
L51	S 52°51'14" E	82.61
L52	S 35°38'09" E	127.03
L53	S 38°00'01" E	91.23
L54	S 50°53'51" E	539.91
L55	S 05°25'03" E	46.29
L57	S 13°16'45" E	272.40

PREPARED BY:

 Land Surveying and GPS Consulting
 211 E. 14th Street Suite 100
 Sioux Falls, South Dakota 57104
 Phone: (605) 339-8901 FAX: (605) 274-8951



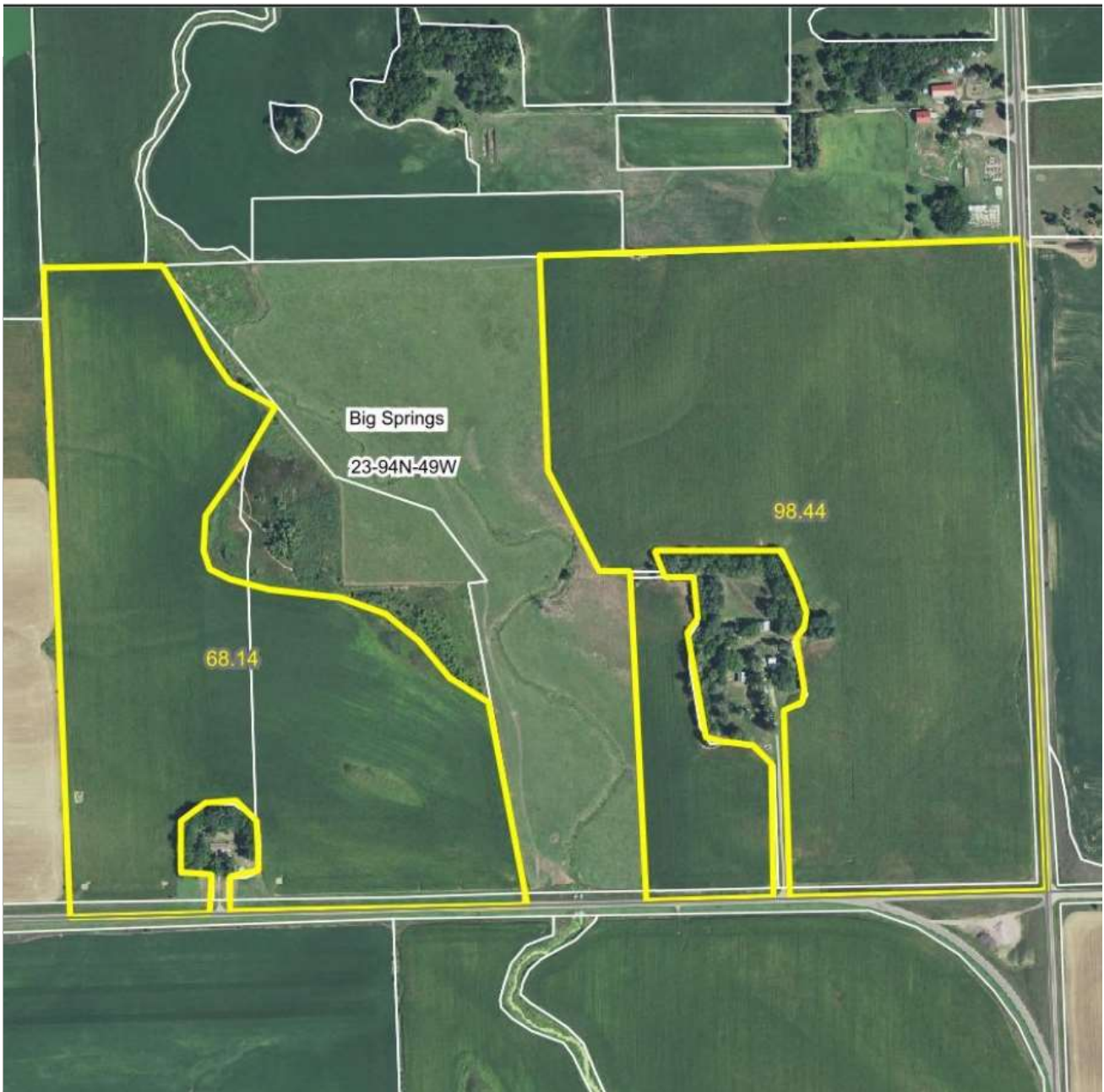


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Tract 1



Tract 1



Boundary Center: 42° 56' 29.67, -96° 35' 42.21

0ft 836ft 1671ft



23-94N-49W
Union County
South Dakota

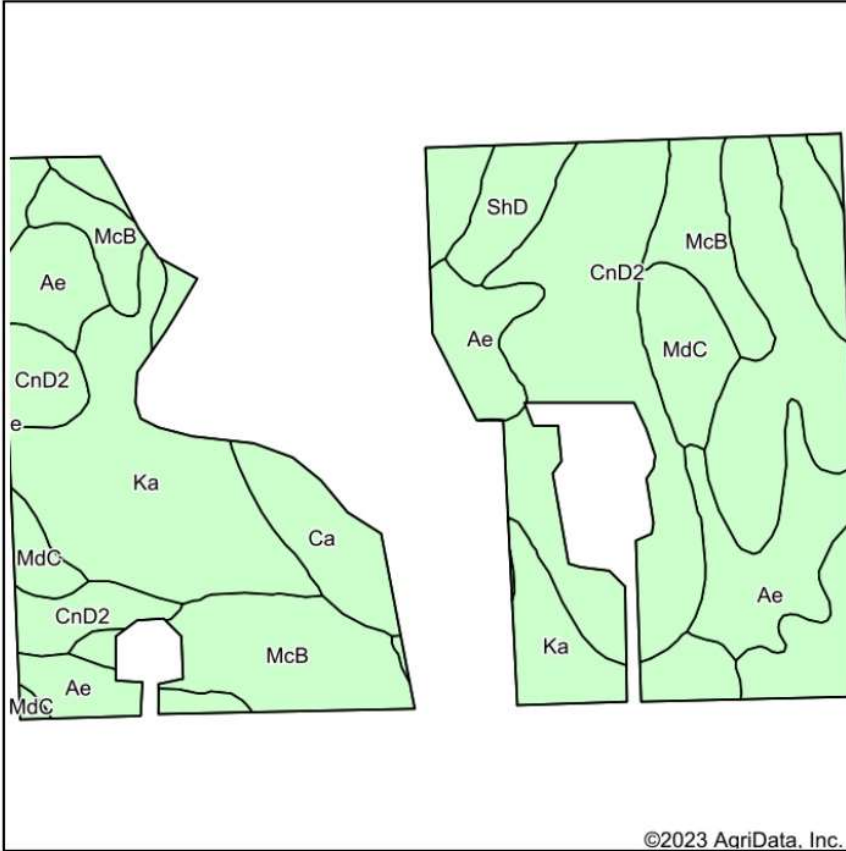


9/23/2023

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



Tract 1 Soils Map



State: **South Dakota**
 County: **Union**
 Location: **23-94N-49W**
 Township: **Big Springs**
 Acres: **166.58**
 Date: **9/23/2023**



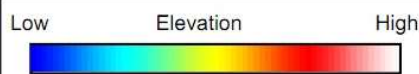
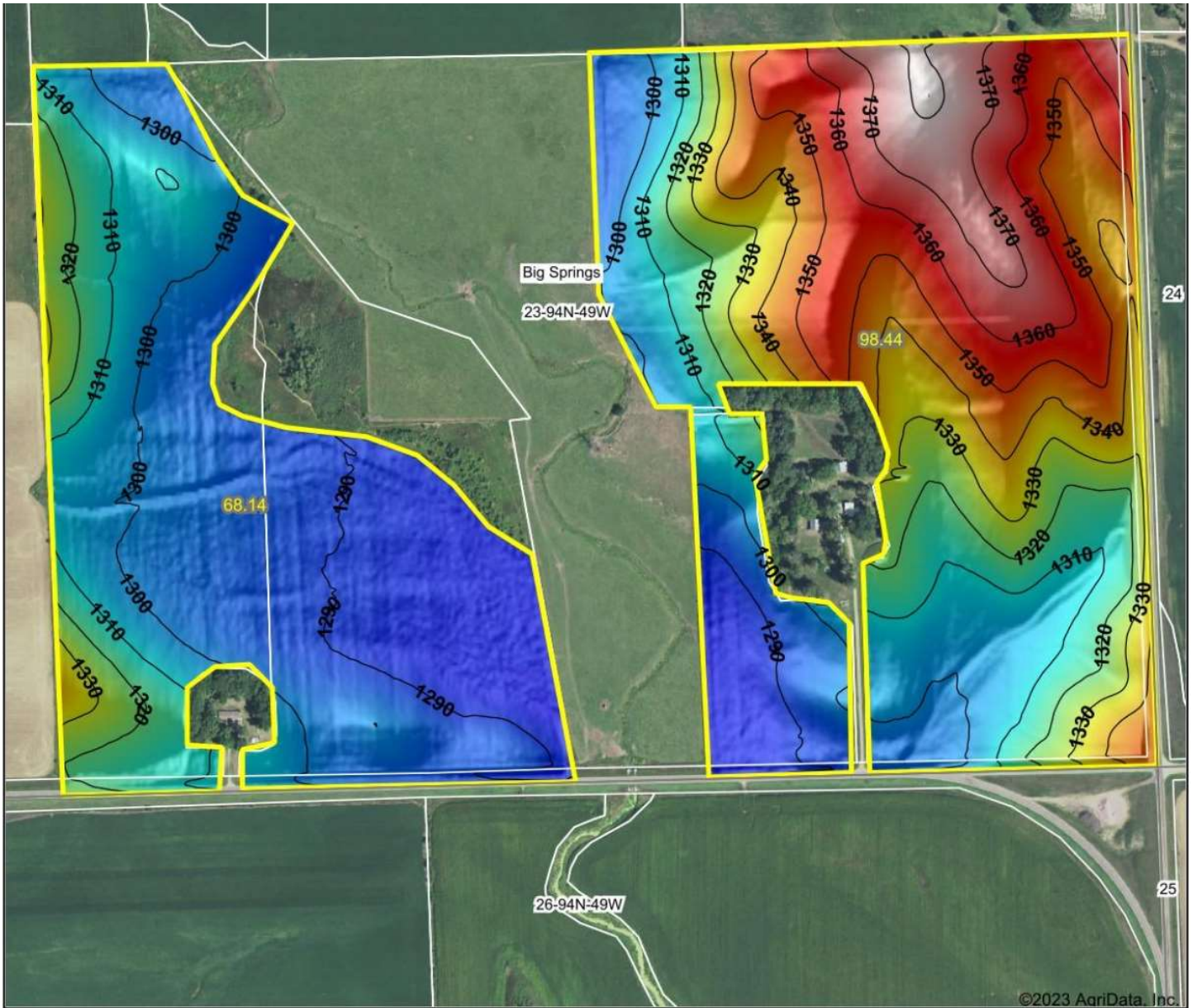
Soils data provided by USDA and NRCS.

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
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	59.22	35.6%	IVe	IVe	47					64
Ka	Kennebec silty clay loam	31.92	19.2%	Iw		94		162		54	72
Ae	Alcester silty clay loam, 2 to 6 percent slopes	28.68	17.2%	IIe	IIIe	90					72
McB	Moody silty clay loam, 2 to 6 percent slopes	22.00	13.2%	IIe	IIIe	67					74
Ca	Calco silty clay loam, wet, 0 to 2 percent slopes, occasionally flooded	11.61	7.0%	Vw		0					31
MdC	Moody-Nora silty clay loams, 6 to 10 percent slopes	8.48	5.1%	IIIe	IVe	70	3.6	71	120	24	63
ShD	Shindler clay loam, 9 to 15 percent slopes	4.67	2.8%	VIe		36					54
Weighted Average				2.89	*-	63.6	0.2	34.7	6.1	11.6	*n 65.6



Tract 1 Elevation Map



Source: USGS 3 meter dem
Interval(ft): 10
Min: 1,285.1
Max: 1,381.5
Range: 96.4
Average: 1,318.1
Standard Deviation: 25.89 ft



23-94N-49W
Union County
South Dakota

Boundary Center: 42° 56' 29.67, -96° 35' 42.21

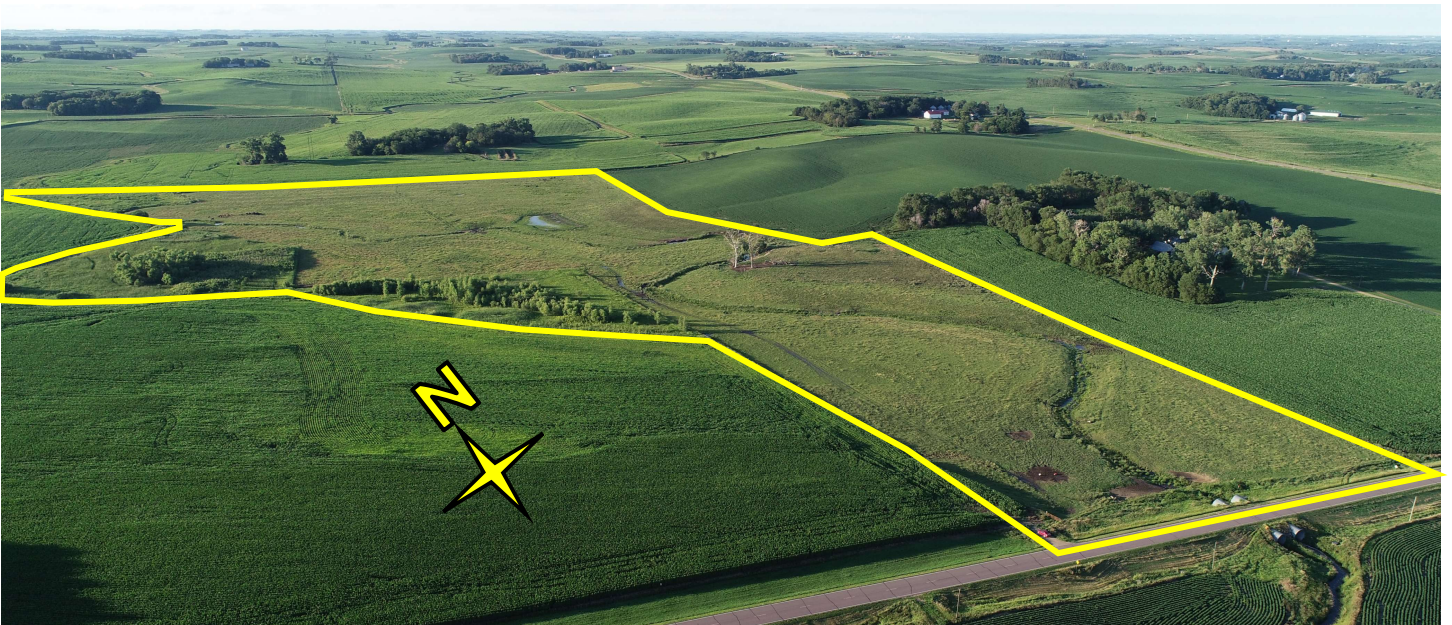
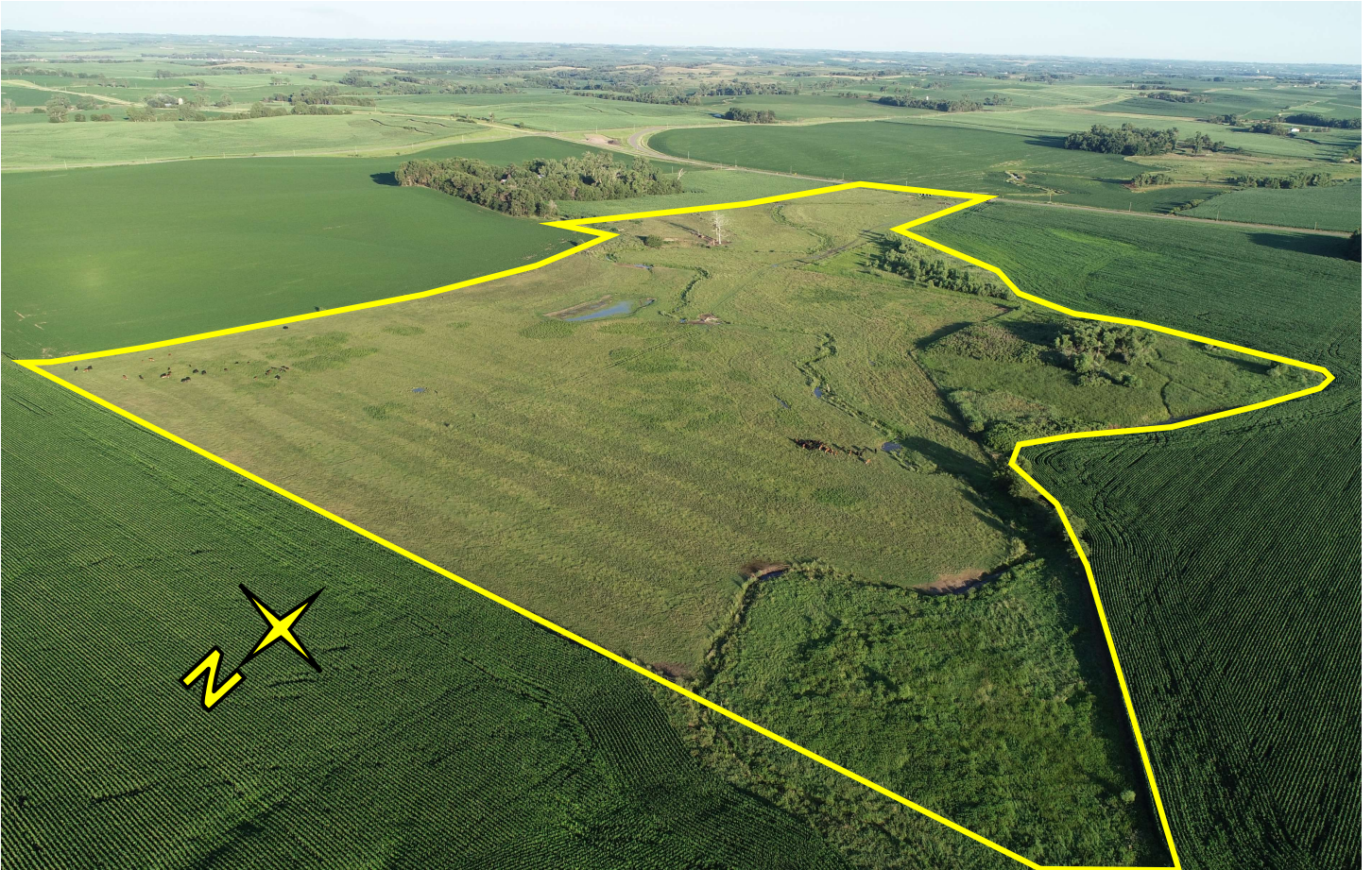


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Field borders provided by Farm Service Agency as of 5/21/2008.

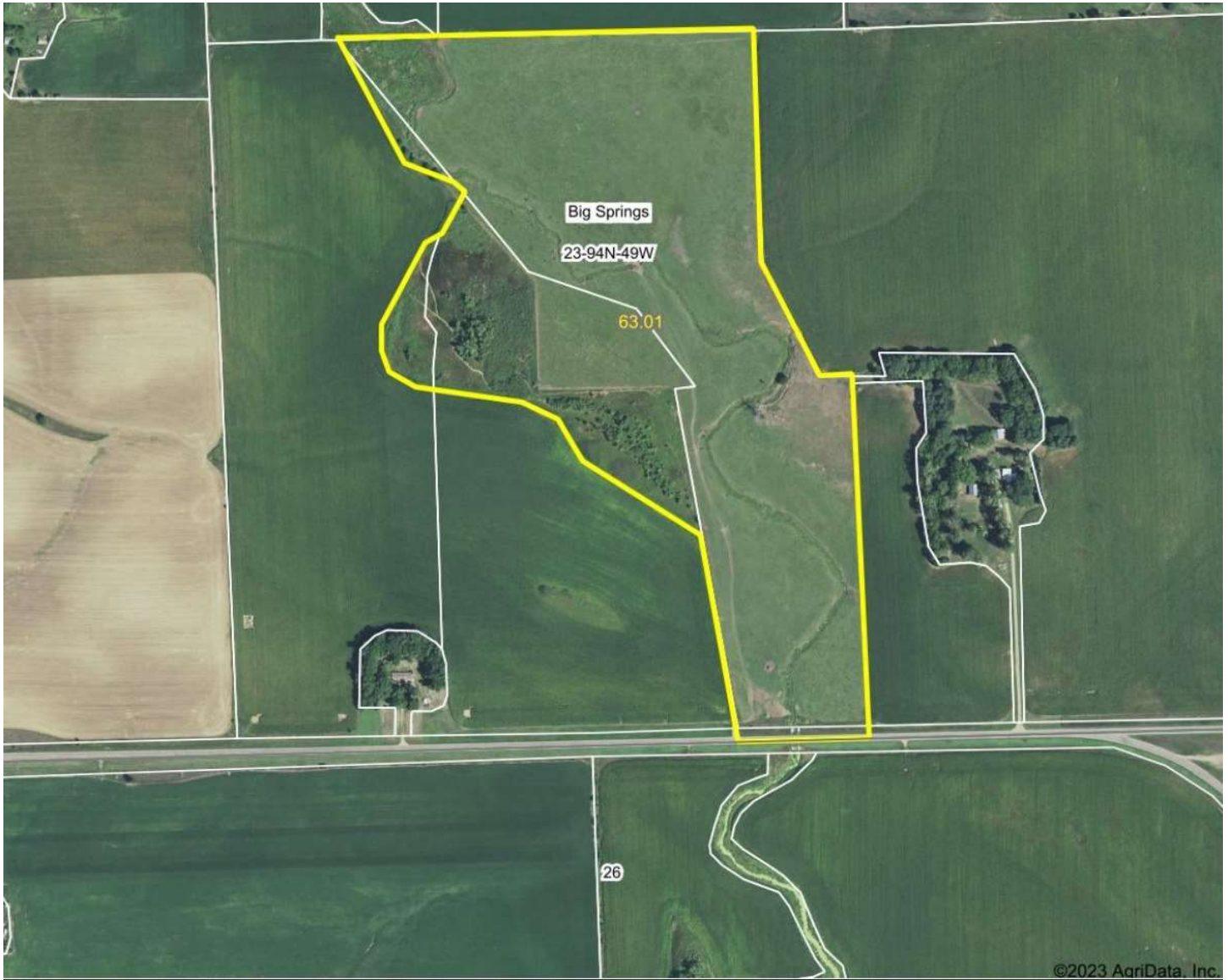


October 27, 2023 · 10:30 am

Tract 2



Tract 2



Boundary Center: 42° 56' 29.69, -96° 35' 49.91



23-94N-49W
Union County
South Dakota



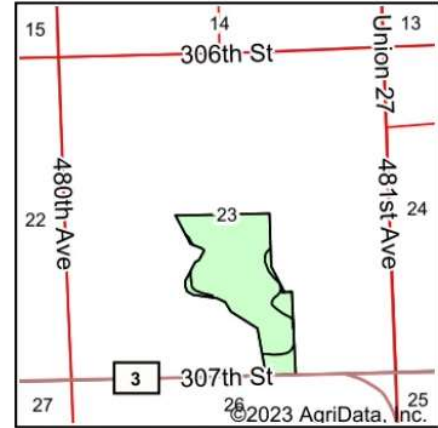
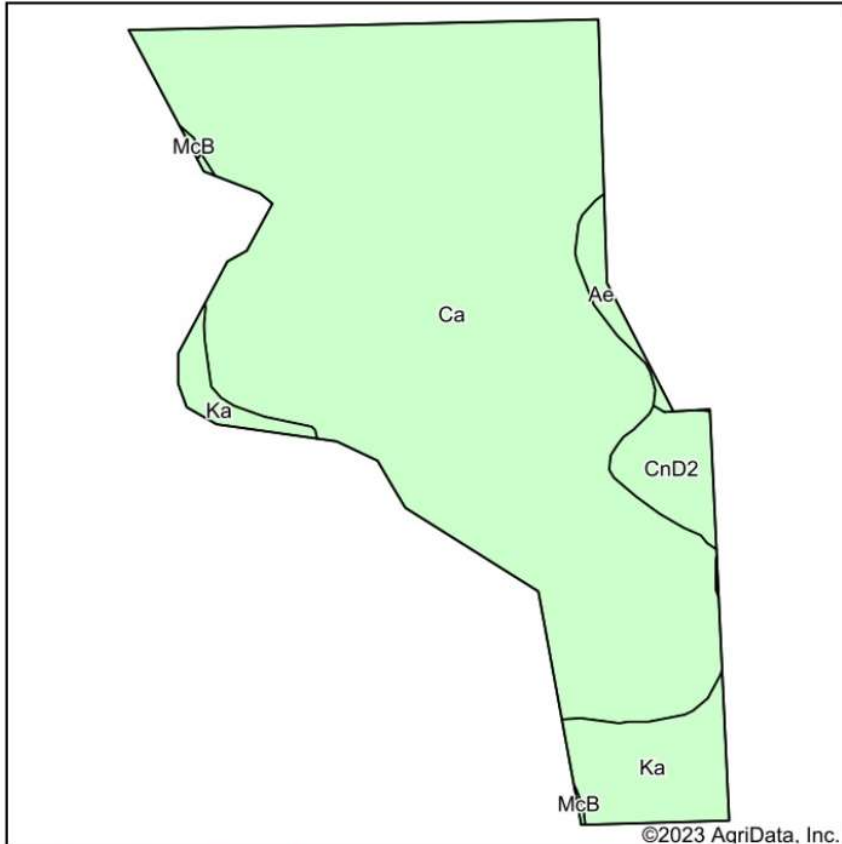
Maps Provided By:

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8/15/2023



Tract 2 Soils Map



State: **South Dakota**
 County: **Union**
 Location: **23-94N-49W**
 Township: **Big Springs**
 Acres: **63.01**
 Date: **8/15/2023**



Soils data provided by USDA and NRCS.

Area Symbol: SD127, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
Ca	Calco silty clay loam, wet, 0 to 2 percent slopes, occasionally flooded	54.41	86.4%	Vw		0			31
Ka	Kennebec silty clay loam	5.19	8.2%	lw		94	162	54	72
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	2.38	3.8%	IVe	IVe	47			64
Ae	Alcester silty clay loam, 2 to 6 percent slopes	0.96	1.5%	IIe	IIIe	90			72
McB	Moody silty clay loam, 2 to 6 percent slopes	0.07	0.1%	IIe	IIIe	67			74
Weighted Average				4.58	*-	11	13.3	4.4	*n 36.3

*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.



Tract 2 Elevation Map



Source: USGS 3 meter dem
Interval(ft): 2
Min: 1,278.3
Max: 1,305.6
Range: 27.3
Average: 1,289.7
Standard Deviation: 3.67 ft



Maps Provided By:



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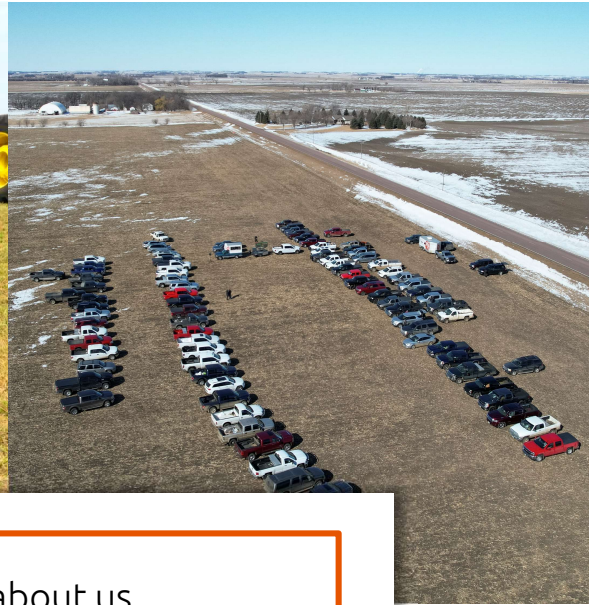
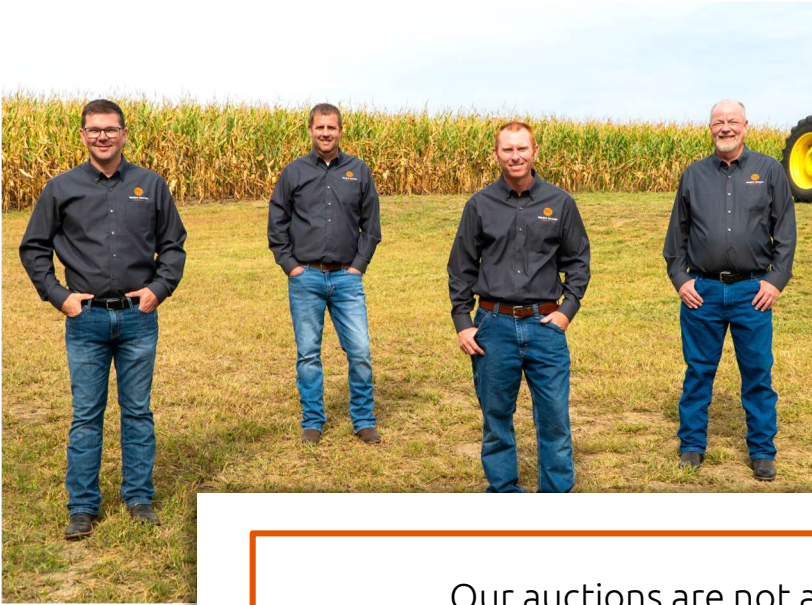


8/15/2023

23-94N-49W
Union County
South Dakota

Boundary Center: 42° 56' 29.69, -96° 35' 49.91





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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