

WESTRA AUCTION

141.13 +/- Acres

**Glenwood Township
Clay County, SD**

We will sell the following real estate by a live/online auction at the landsite located from Beresford, SD, 5 ½ miles west on SD Hwy 46, 3 miles south on the University Road (465th Ave), and ½ mile east on 300th St.

*Eva Erickson Estate, Owner
Linda Swanson, Personal Representative*

Thursday, October 26, 2023 at 10:30 AM



Westra Auction
LAND & REALTY

Joel R. Westra
Broker
Centerville, SD
605-310-6941

Phil Eggers
Broker Associate
Renner, SD
605-351-5438

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

Joel A. Westra
Broker Associate
Chancellor, SD
605-957-5222

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

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

Visit our website: www.westraauction.com

October 26, 2023 · 10:30 am

Clay County, SD Land Auction

**141.13 +/- Acres, Glenwood Township
Tiled Cropland**

We will sell the following real estate at public auction both live/online at the landsite located from Centerville, SD, 2 miles south on SD Hwy 19A, 3 miles east on SD Hwy 46, 3 miles south on University Road (465th Ave) and ½ mile east on 300th St. or from Beresford, SD, 5 ½ miles west on SD Hwy 46, 3 miles south on University Road (465th Ave) and ½ mile east on 300th St.

Auctioneer's Note: This land is located in an area that rarely comes up for sale and offers an opportunity to purchase high quality, productive southeastern South Dakota land. The land has been in a corn soybean rotation and is available to the new owner for the 2024 crop year. According to Surety/AgriData, the land has an excellent productivity rating of 87.5 and a county soil rating of .765. Predominate soils include Egan-Trent silty clay loam, 0-2 percent slopes (39.7% of the field) and Egan-Chancellor-Davison complex, 0-3 percent slopes, (35.4 % of the field). The topography of the land is mostly flat and includes tile. The FSA estimates there is approximately 139.44 acres of cropland with a 69.69-acre corn base/129-bushel PLC yield and a 69.71-acre soybean base/36-bushel PLC yield. Taxes: \$4,650.70.

Legal Description: SE ¼, except Erickson Tract 1 SE ¼, 17-95-51, Clay County, SD.

Terms: 15% nonrefundable down payment day of sale with the balance due at closing on or before Dec 4, 2023. 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 sellers do 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. 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 the owner. David Stuart, Attorney, Closing Agent, Beresford, SD.

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

Eva Erickson Estate, Owner

Linda Swanson, Personal Representative

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

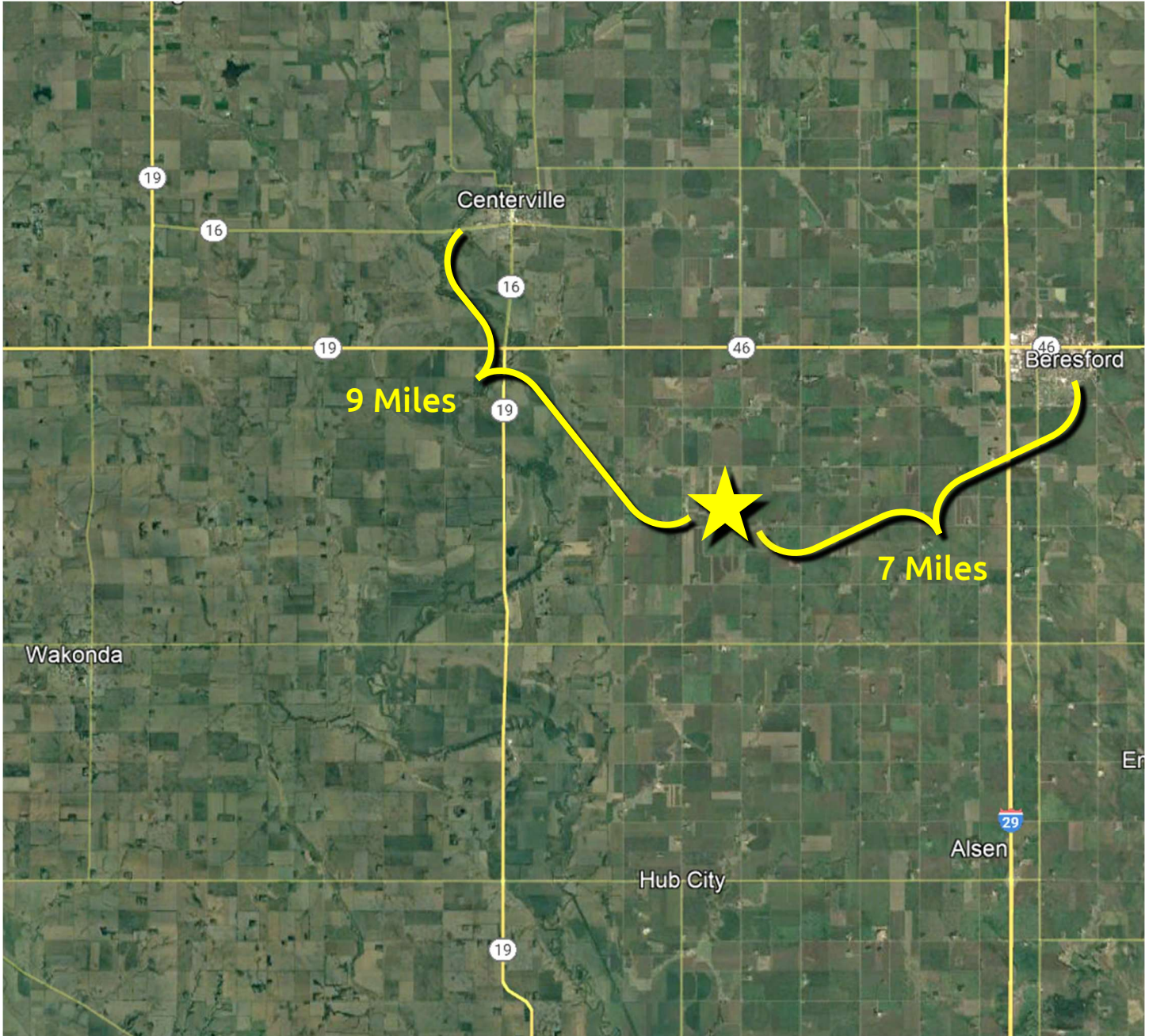
Jonathan Hagena, Broker Associate, Lennox, SD 605-728-7282

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

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



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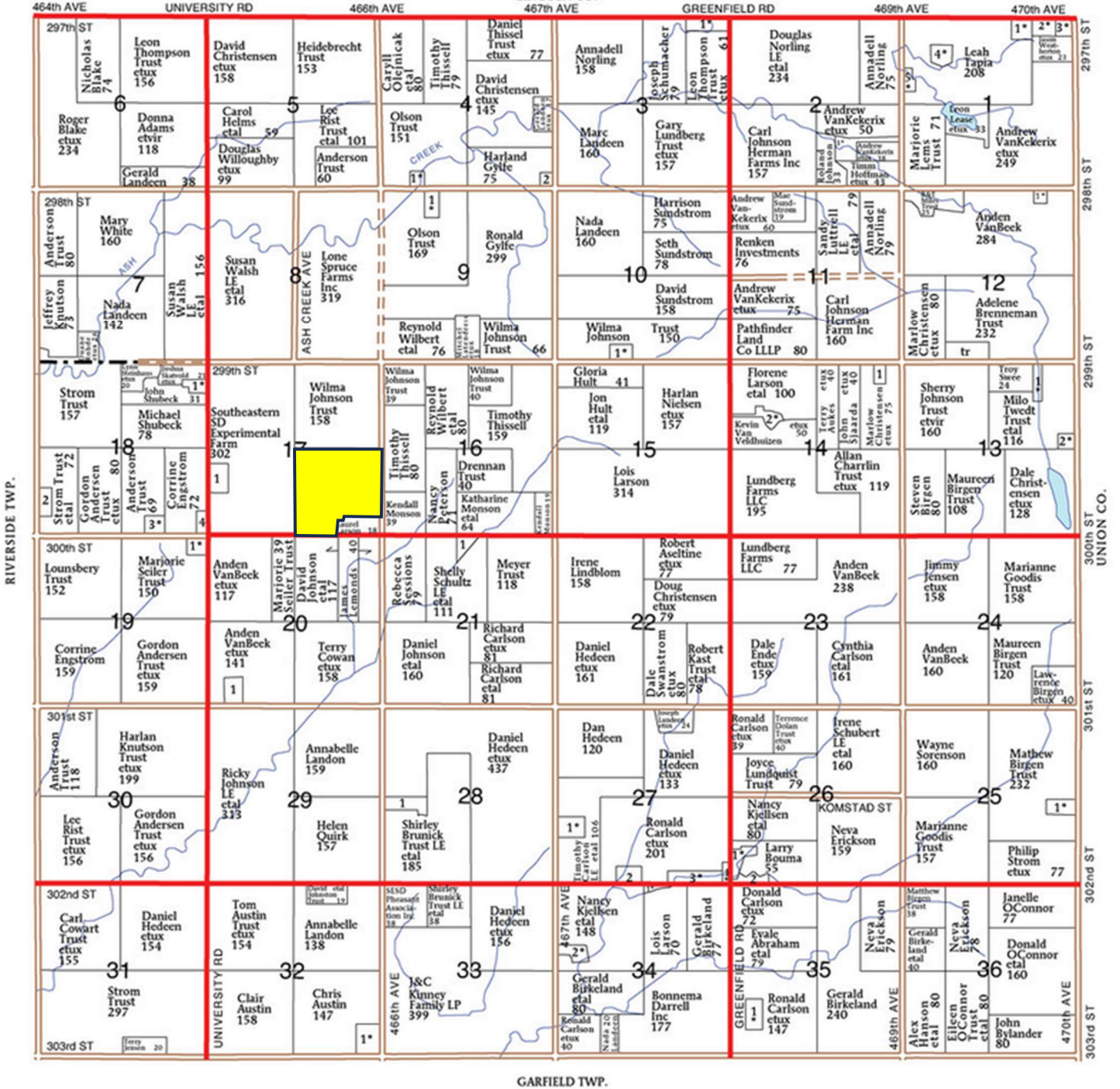
T-95-N

GLENWOOD PLAT

R-51-W

(Landowners)

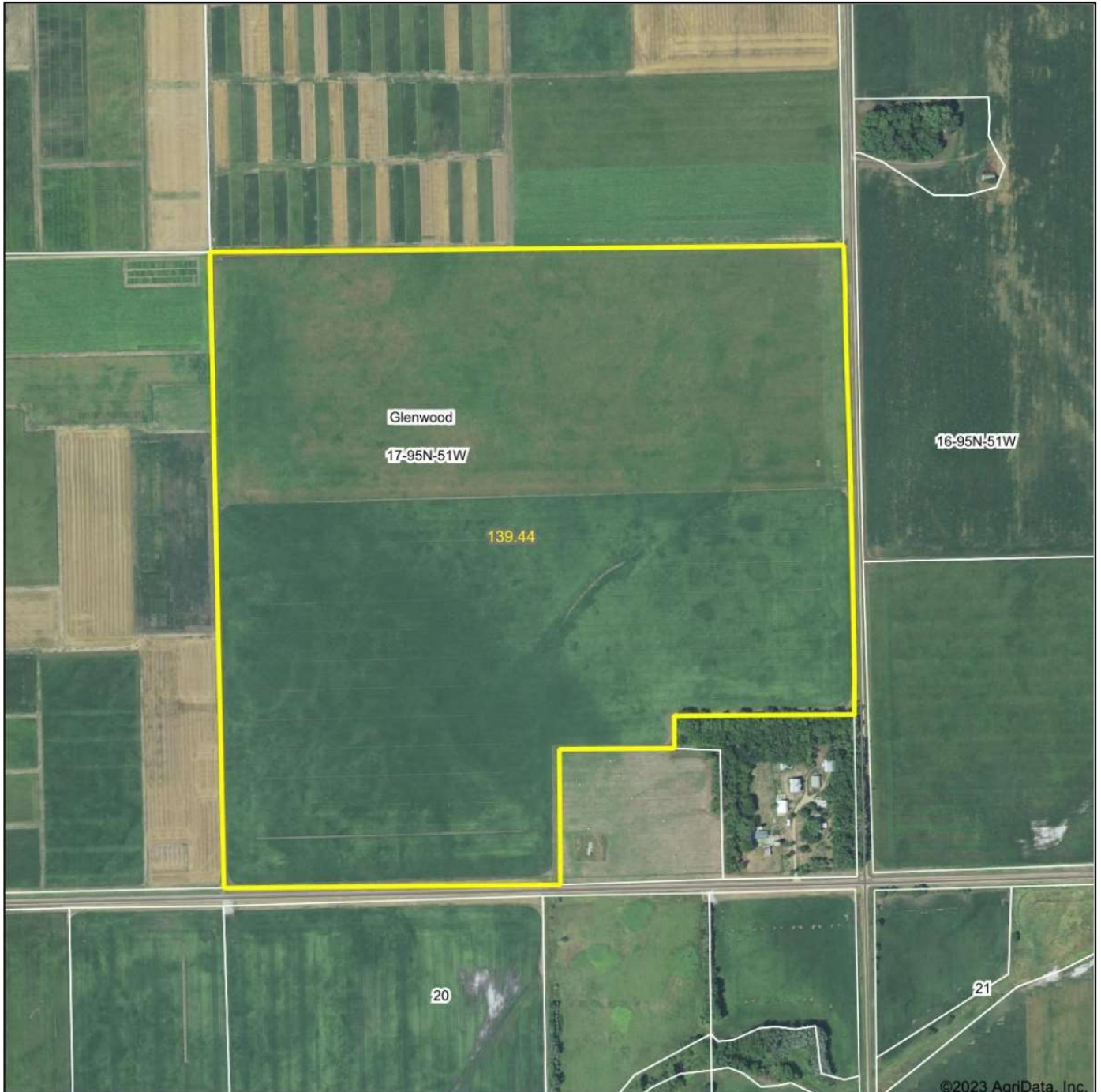
LINCOLN CO.



October 26, 2023 · 10:30 am



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Boundary Center: 43° 2' 37.55, -96° 53' 22.44



17-95N-51W
Clay County
South Dakota



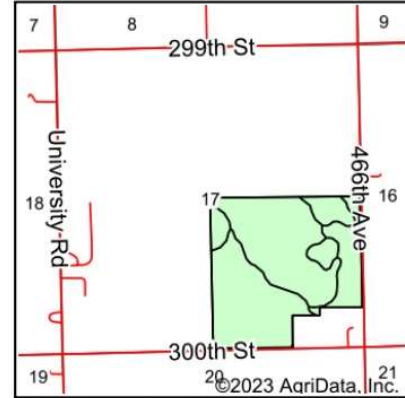
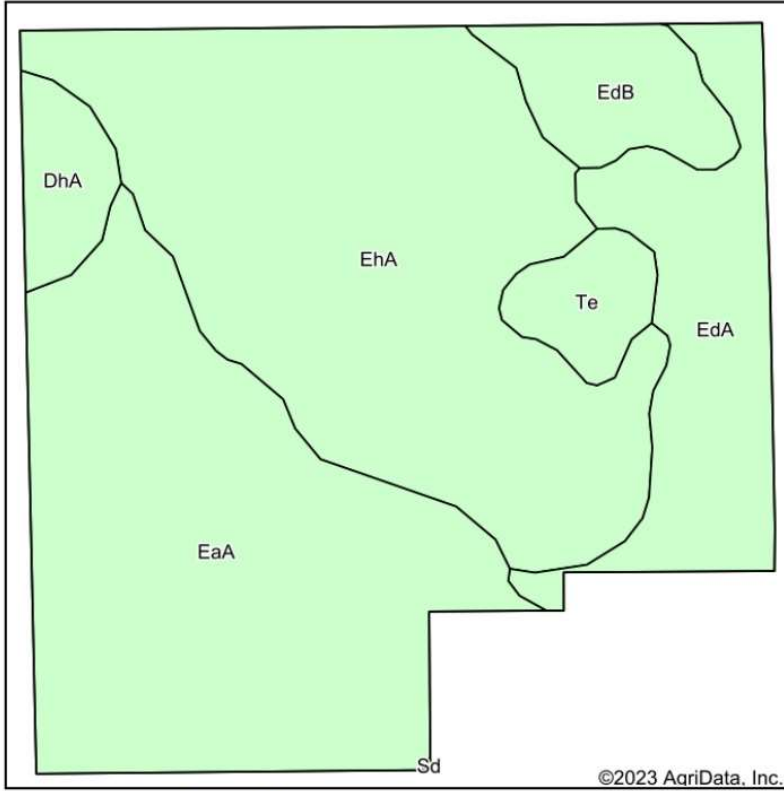
8/27/2023

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



westrauction.com

Soils Map



State: **South Dakota**
 County: **Clay**
 Location: **17-95N-51W**
 Township: **Glenwood**
 Acres: **139.44**
 Date: **8/27/2023**



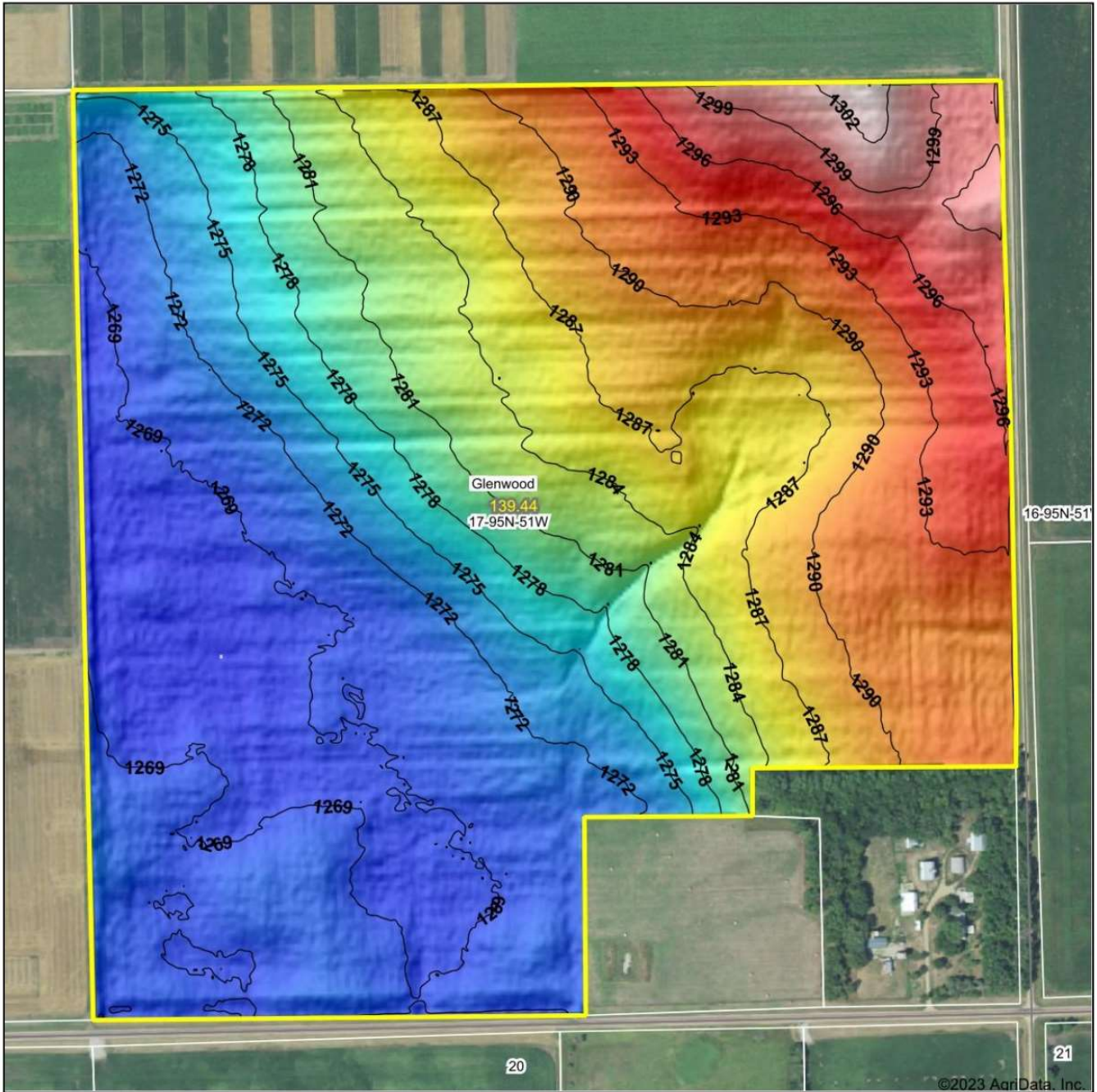
Area Symbol: SD027, Soil Area Version: 25




Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
EhA	Egan-Trent silty clay loams, 0 to 2 percent slopes	55.34	39.7%	lw	93	4.3	101	36	62
EaA	Egan-Chancellor-Davison complex, 0 to 3 percent slopes	49.41	35.4%	lw	84	3.2	84	29	51
EdA	Egan-Clarno-Trent complex, 0 to 2 percent slopes	18.42	13.2%	lw	90	4	97	34	59
EdB	Egan-Clarno-Trent complex, 1 to 6 percent slopes	7.36	5.3%	lle	86	3.9	93	33	59
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	4.46	3.2%	IVw	59				24
DhA	Davison-Chancellor complex, 0 to 3 percent slopes	4.45	3.2%	lls	80	2.6	73	24	46
Weighted Average				1.18	87.5	3.7	89.9	31.6	*n 55.8



*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method



Elevation Map

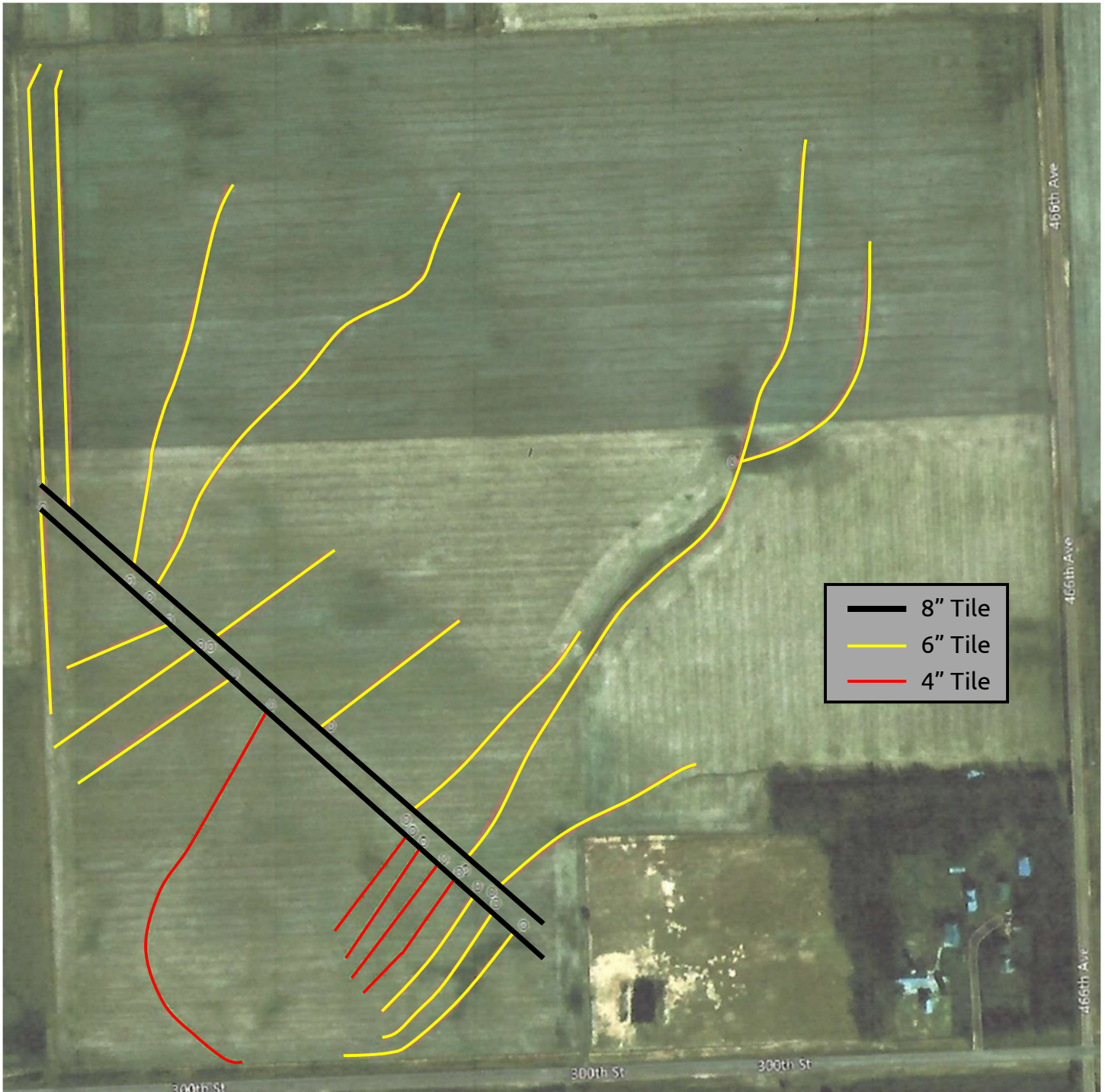


<p>Low Elevation High</p> 	<p>Source: USGS 3 meter dem</p> <p>Interval(ft): 3</p> <p>Min: 1,267.5</p> <p>Max: 1,303.6</p> <p>Range: 36.1</p> <p>Average: 1,280.1</p> <p>Standard Deviation: 9.97 ft</p>	<p>0ft 438ft 876ft</p>   <p>8/27/2023</p> <p>17-95N-51W Clay County South Dakota</p> <p>Boundary Center: 43° 2' 37.55, -96° 53' 22.44</p>
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Maps Provided By: 
© AgriData, Inc. 2023 www.AgridataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.



Tile Map



SOUTH DAKOTA
CLAY



FARM : 2457
Prepared : 8/23/23 3:07 PM CST
Crop Year : 2023

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
139.44	139.44	139.44	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	139.44	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	69.69	0.00	129	0
Soybeans	69.71	0.00	36	0
TOTAL	139.40	0.00		

NOTES

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Tract Number : 2365
Description : WSE,NESE,NSESE 17 95 51
FSA Physical Location : SOUTH DAKOTA/CLAY
ANSI Physical Location : SOUTH DAKOTA/CLAY
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 : EVA J ERICKSON
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
139.44	139.44	139.44	0.00	0.00	0.00	0.00	0.0



Certified Wetland Determination

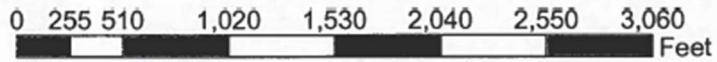
Field Office: Vermillion FO
Certified By: Kevin G. Beermann
Legal Desc: SE1/4 17-95-51

Agency: USDA-NRCS
Certified Date: 9/20/07
Tract: 2365



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- Ni
- Ni/Ditch
- Tile



← ← = discovered file

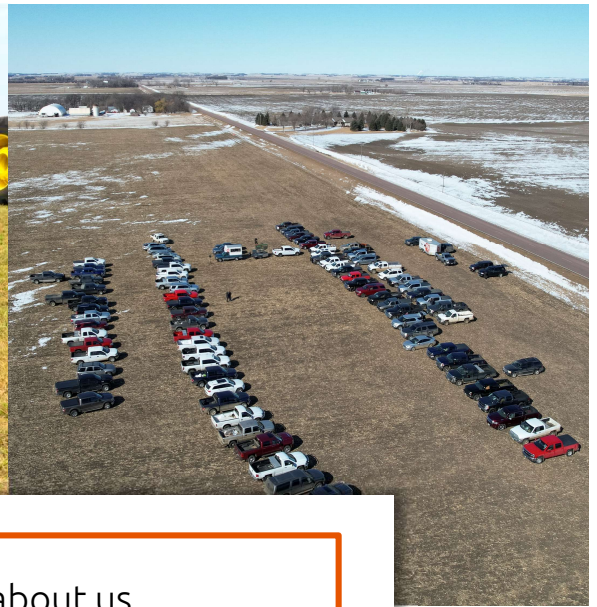
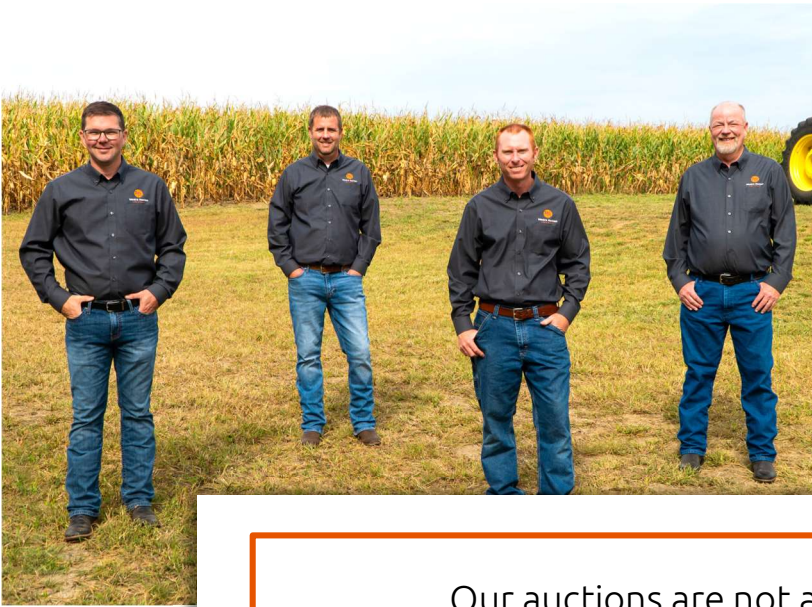


W Wetland
FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
PC Prior Converted
NW Non Wetland
NI Not Inventoried Potential Waters of the US
See NRCS CPA-Q26E for definitions and additional info.



** 11/13/14 following documented file discovery; wetland*





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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