

WESTRA AUCTION

32.78 +/- Acres

Marindahl Township
Yankton County, SD

We will sell the following real estate at public auction both live/online at the landsite located from Irene, SD, 3 3/4 miles south on 452nd Ave, 2 1/2 miles west on 301st St, and 2 3/4 miles north on 449th Ave.

Heirs of Leland Eide, Owners

Thursday, December 7, 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

December 7, 2023 · 10:30 am

Yankton County, SD Land Auction

32.78 +/- Acres, Marindahl Township Cropland with Hunting & Recreational Land

We will sell the following real estate at public auction both live/online at the landsite located from Irene, SD, 3 ¾ miles south on 452nd Ave, 2 ½ miles west on 301st St, and 2 ¾ miles north on 449th Ave.

Auctioneer's Note: This picturesque must-see tract of land has it all! With cropland, rolling hills, hunting and recreational land, a building eligibility and a great view, this parcel is situated only 3 miles from Marindahl Lake. This small tract of land offers many opportunities and is located southwest of Irene, SD, and northeast of Yankton, SD. The land has a soil rating of .640 and according to Surety-AgriData a productivity rating of 67.6. Primary soils include: Egan-Ethan-Trent complex, 1-6 % slopes (70.5% of the field) and Betts-Ethan loams, 15-40% slopes (24.6% of the field). Taxes: \$625.88. The land includes 1 building eligibility. According to the FSA office there is 23.69 acres of cropland, 16.77-acre corn base/85-bushel PLC yield. This tract will be surveyed and will be reconstituted following the survey.

Legal Description: Tract 1 of the SE ¼ NW ¼ and the SW ¼ NE ¼, 10-95-54, Yankton County, SD

Terms: 15% nonrefundable down payment day of sale with the balance due at closing on or before January 19, 2024. Possession of the land will be at closing. Title insurance and closing costs split 50/50 between buyer and seller. 2023 real estate taxes due in 2024 to be paid by the buyer. 2024 real estate taxes due in 2025 paid for by the buyer. 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 land 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

Heirs of Leland Eide, Owners

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

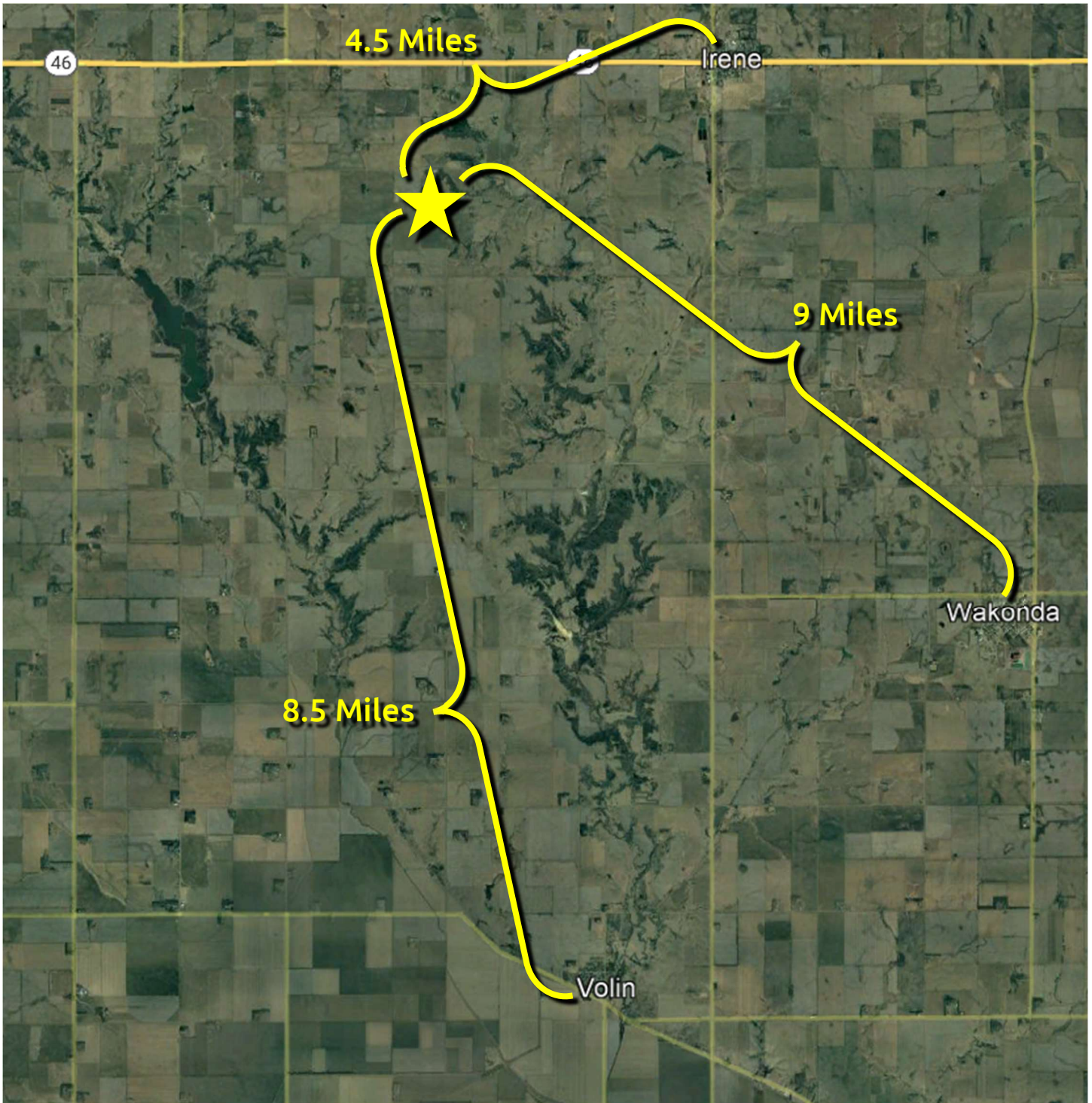
Jonathan Hagen, Broker Associate, Lennox, SD 605-728-7282

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

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



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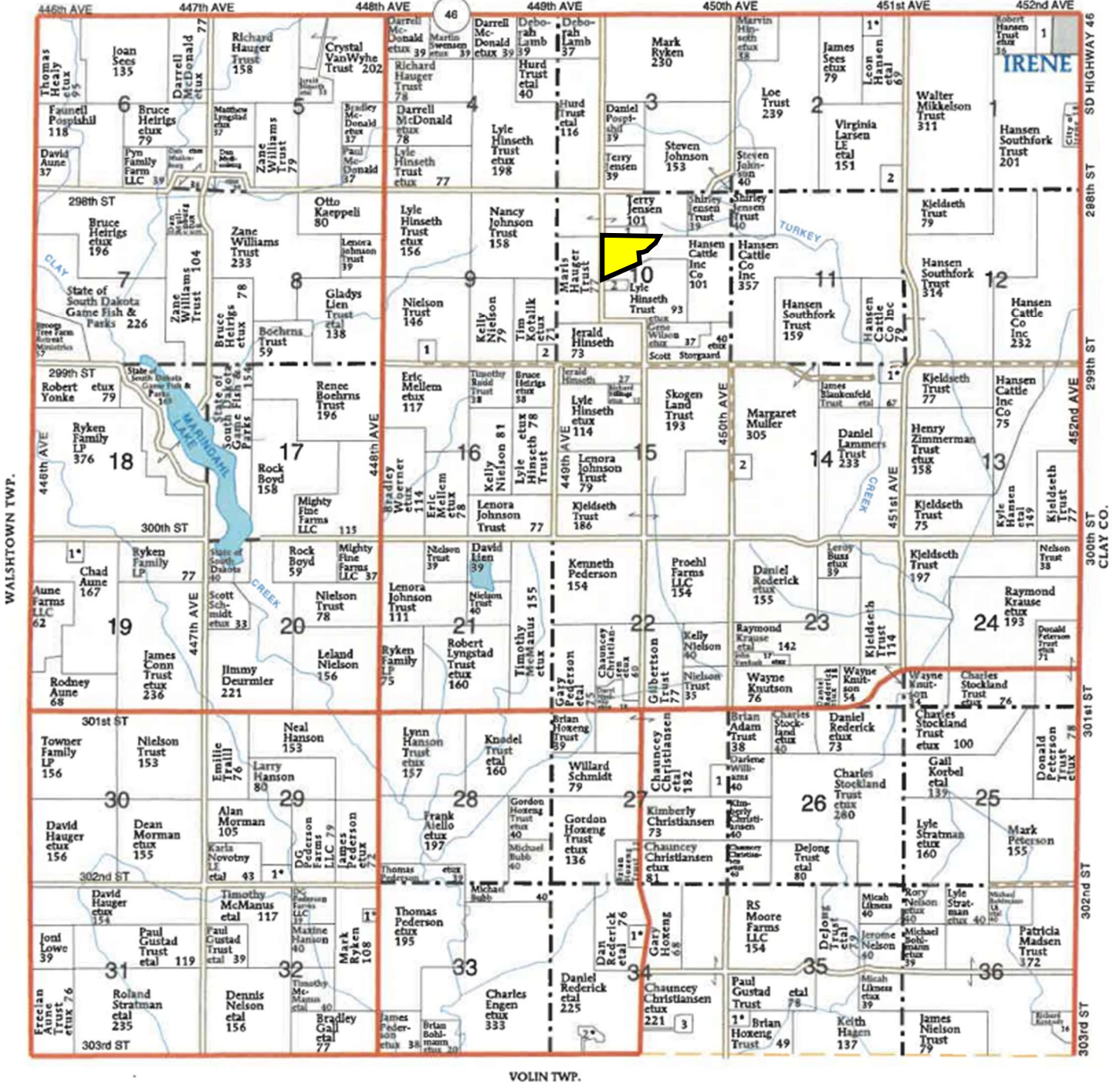
T-95-N

MARINDAHL PLAT

R-54-W

(Landowners)

TURKEY VALLEY TWP.



WALSH TWP.

VOLIN TWP.

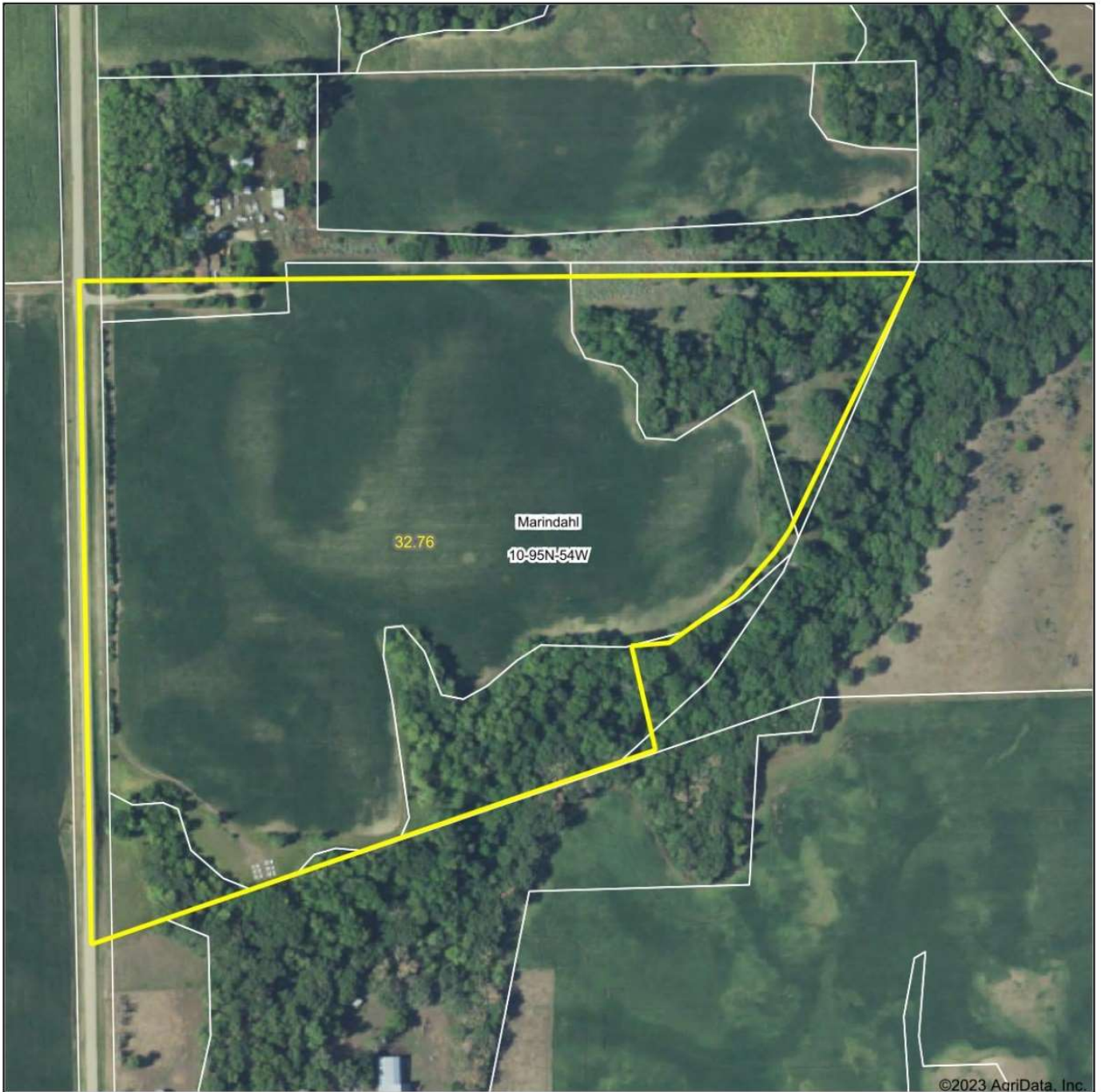
SD HIGHWAY 46
298th ST
299th ST
300th ST
301st ST
302nd ST
303rd ST
CLAY CO.



December 7, 2023 · 10:30 am



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Boundary Center: 43° 3' 47.16, -97° 12' 42.41



10-95N-54W
Yankton County
South Dakota

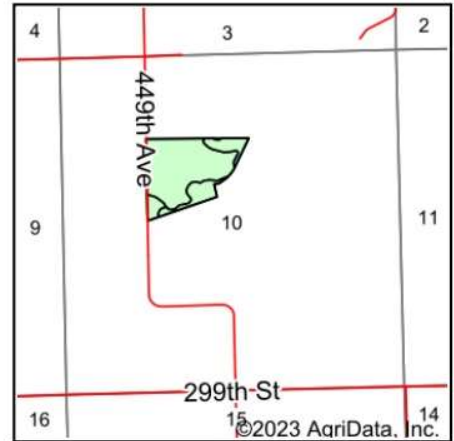
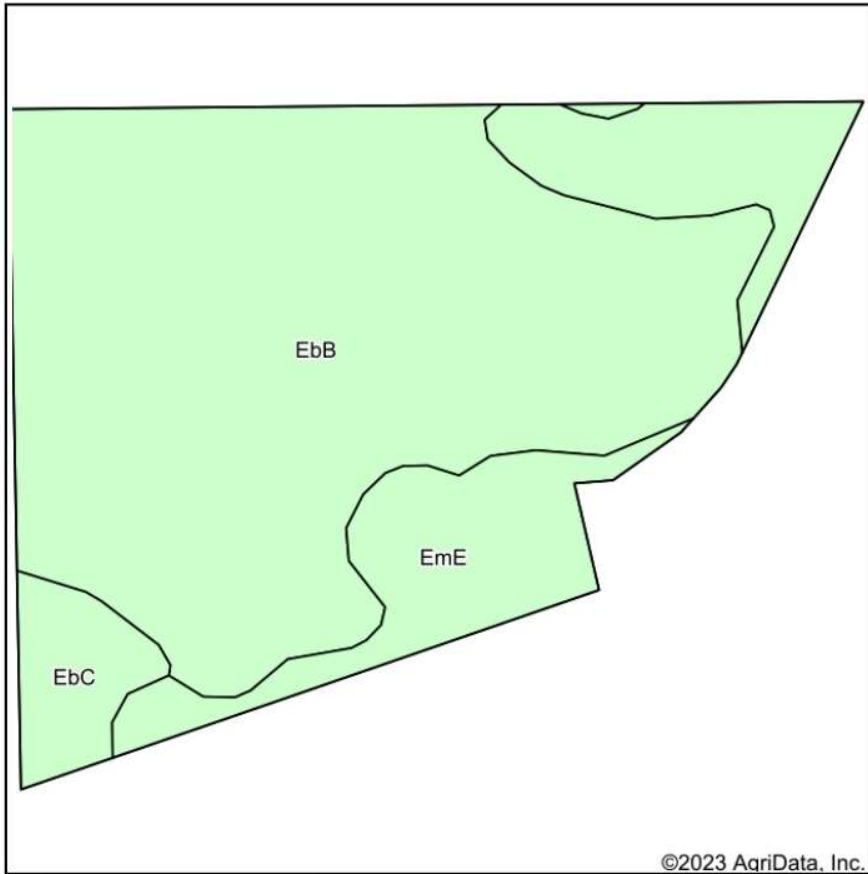


10/29/2023



westrauction.com

Soils Map



State: **South Dakota**
 County: **Yankton**
 Location: **10-95N-54W**
 Township: **Marindahl**
 Acres: **32.76**
 Date: **10/29/2023**



Soils data provided by USDA and NRCS.

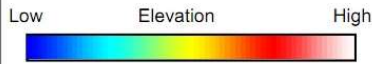
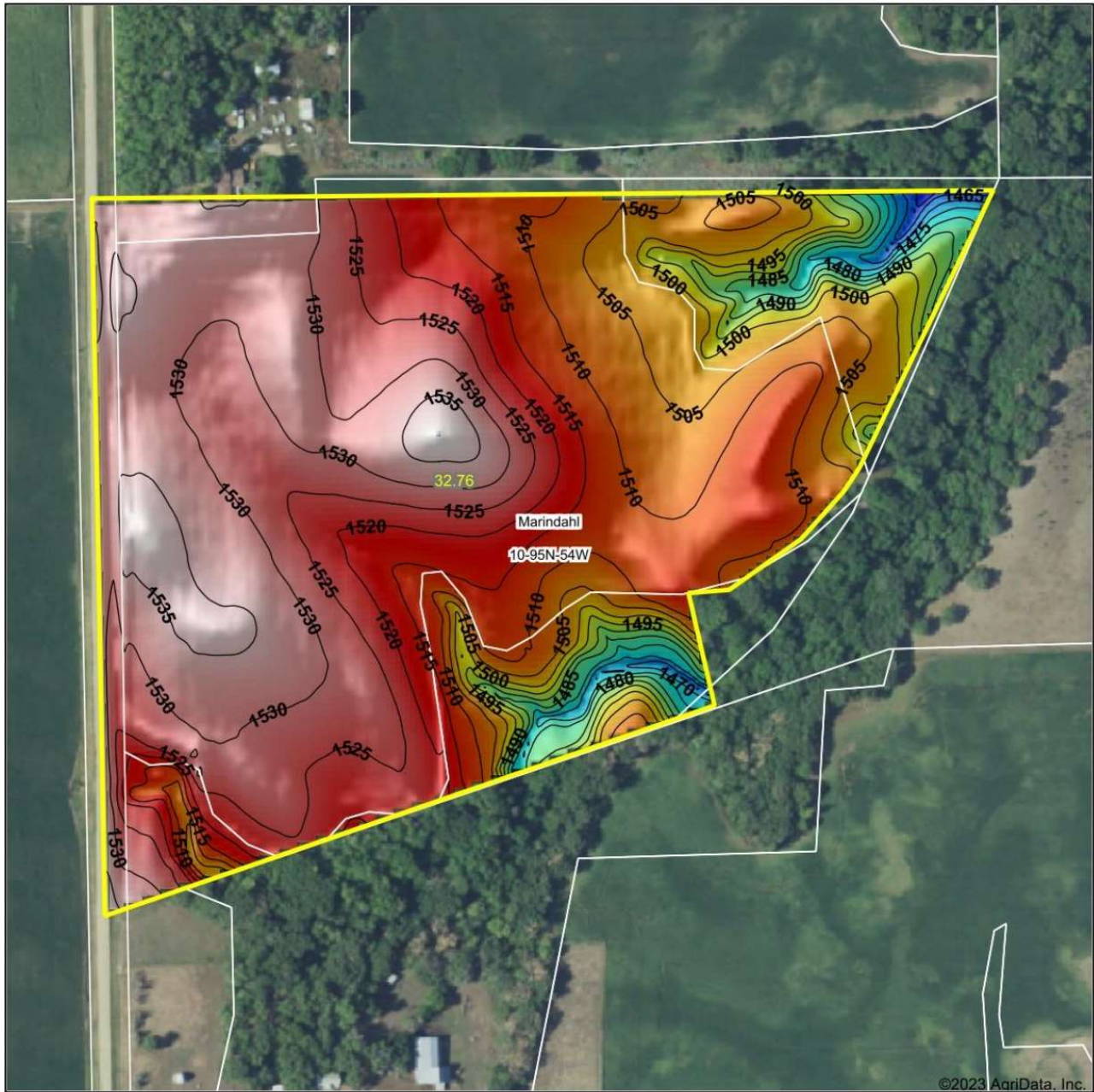
Area Symbol: SD135, Soil Area Version: 25									
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
EbB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	24.00	73.3%	Ile	82	3.5	80	29	56
EmE	Betts-Ethan loams, 15 to 40 percent slopes	7.06	21.6%	VIIe	18				11
EbC	Egan-Ethan-Trent complex, 2 to 9 percent slopes	1.70	5.2%	IIIe	70	3.2	69	26	53
Weighted Average				3.13	67.6	2.7	62.2	22.6	*n 46.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Elevation Map



Source: USGS 3 meter dem

Interval(ft): 5

Min: 1,454.4

Max: 1,538.4

Range: 84.0

Average: 1,516.9

Standard Deviation: 15.42 ft



10/29/2023

10-95N-54W
Yankton County
South Dakota

Boundary Center: 43° 3' 47.16, -97° 12' 42.41

 **Westra Auction**
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.



SOUTH DAKOTA
YANKTON



United States Department of Agriculture
Farm Service Agency

FARM : 7724

Prepared : 11/6/23 9:59 AM CST

Form: FSA-156EZ

Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 46-135-2024-19
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
32.63	23.69	23.69	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	23.69	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Com	16.77	0.00	85	0
TOTAL	16.77	0.00		

NOTES

Tract Number : 6443

Description : TRACT 1 IN THE SENW & IN THE SWNE 10-95-54
 FSA Physical Location : SOUTH DAKOTA/YANKTON
 ANSI Physical Location : SOUTH DAKOTA/YANKTON
 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 : RANDY EIDE, TIMOTHY EIDE, MARK EIDE, LORI ANN KNUTSON, SUSAN HANSEN, ANGELA K DELL, DAVID EIDE, JANELLE SEES
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
32.63	23.69	23.69	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	23.69	0.00	0.00	0.00	0.00	0.00



SOUTH DAKOTA
YANKTON
Form: FSA-156EZ



FARM : 7724
Prepared : 11/6/23 9:59 AM CST
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Tract 6443 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	16.77	0.00	85
TOTAL	16.77	0.00	

NOTES

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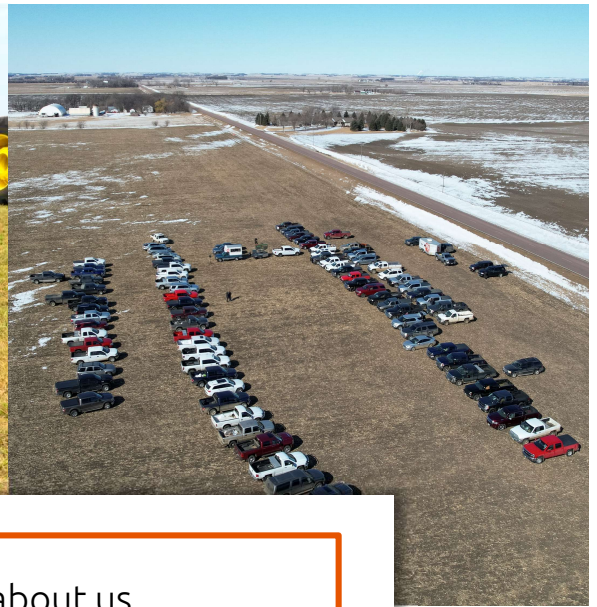
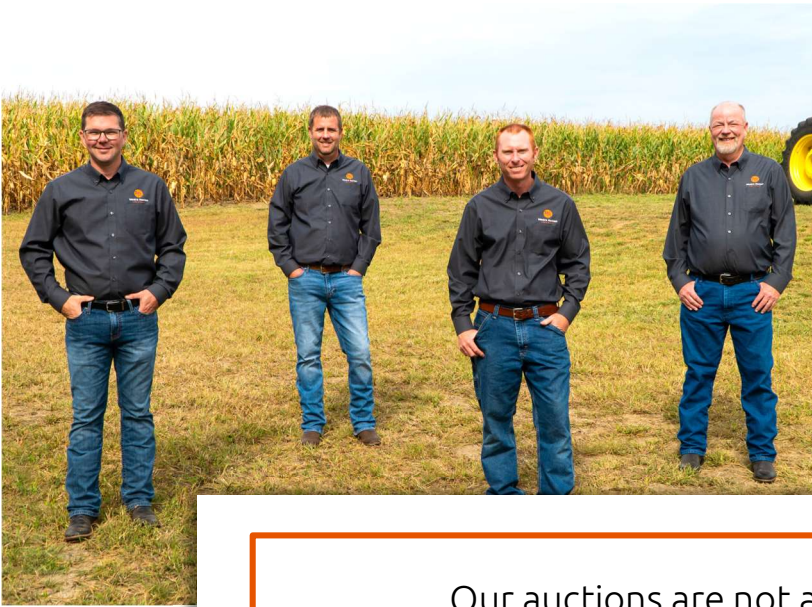
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Notes:





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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Visit our website to learn more, read the auction listing, and view photos

