

WESTRA AUCTION

228.72 +/- Acres

Sioux Valley Township
Union County, SD

We will sell the following real estate at public auction, both live/online, at the landsite located from Akron, IA, 4 miles west on SD Hwy 48, 1 mile south on 479th Ave and ½ mile west on 314th St.

*Heeren, Dreezen, Lucken,
And Small, Owners*

Friday, January 12, 2024 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

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

Blake Zomer
Zomer Auction
Rock Valley, IA
712-460-2552

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www.zomercompany.com

January 12, 2024 · 10:30 am

Union County, SD Land Auction

228.72 +/- Acres, Sioux Valley Township Cropland & Pasture Sold in Two Tracts

We will sell the following real estate at public auction, both live/online at the land site located from the Interstate 29 Akron, IA, Exit (Exit 31), 9 miles east on SD Hwy 48, 1 mile south on 479th Ave. and ½ mile west on 314th St. or from Akron, IA, 4 miles west on SD Hwy 48 to 479th Ave., 1 mile south on 479th Ave., ½ mile west on 314th St.

Auctioneer's Note: If you are looking to expand your farming or livestock operation or buy land as an investment, don't miss this auction! Located west of Akron, IA and 6 miles west of the Iowa/South Dakota border, the land is in close proximity to grain elevators. The cropland has been in a corn/soybean rotation and both the cropland and pasture are available for the 2024 crop year. The land is highly erodible land (HEL) and a conservation system is being actively applied. The land will be surveyed and be paid for by the sellers. An existing pasture alleyway between the pastures will be sold with the cropland.

Legal Description: SW ¼ Less Heeren Tract 1 & N ½ SE ¼ Ex: 2A, 28-93-49, Union County, SD.

The tracts will be sold separately and not be combined.

Tract 1: 178.62 +/- acres of cropland/road/alley. Predominate soils include Crofton-Nora complex, 6 to 11 percent slopes, eroded, Crofton silt loam, 12 to 20 percent slopes, eroded, Alcester silty clay loam, 2 to 6 percent slopes. According to Surety AgriData the land has a productivity rating of 59.3. The topography of land is rolling hills. According to the FSA, the corn PLC yield is 146 bushels, and the soybean PLC yield is 43 bushels. The farm will be reconstituted after the survey. Transmission towers are located on the property. The property has an easement on the driveway to allow access to the acreage.

Tract 2: 50.10 +/- acres of pasture/road in two non-adjoining parcels. The east pasture is 27.76 acres and the west pasture is 22.34 acres with a stock pond. Both pastures are bordered by a road and are accessible. Predominate soils include: Crofton silt loam, 12-20% slopes, eroded, and Alcester silty clay loam, 2-6% slopes. According to Surety AgriData the land has a productivity rating of 45.6.



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Union County, SD Land Auction

228.72 +/- Acres, Sioux Valley Township Cropland & Pasture Sold in Two Tracts

Terms: 15% nonrefundable down payment day of sale with the balance due at closing on or before February 28, 2024. Possession of the land at closing. Title insurance and closing costs split 50/50 between buyer and seller. 2023 and 2024 taxes to be paid by the seller. 2024 taxes due in 2025 to be paid for by the buyers. 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, drone video, to register for online bidding, or in case of inclement weather visit: [www.westrauction.com](http://www.westraauction.com)

Ron and Joyce Dreeszen, Alan & Marjorie Lucken, James & Frances Heeren, Leonard Gayland Small and Selma L. Small, and Brian G. Small, Co-Trustees of the Leonard Gayland Small and Selma L. Small Revocable Living Trust – Owners
Mike McGill, Closing Attorney

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

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

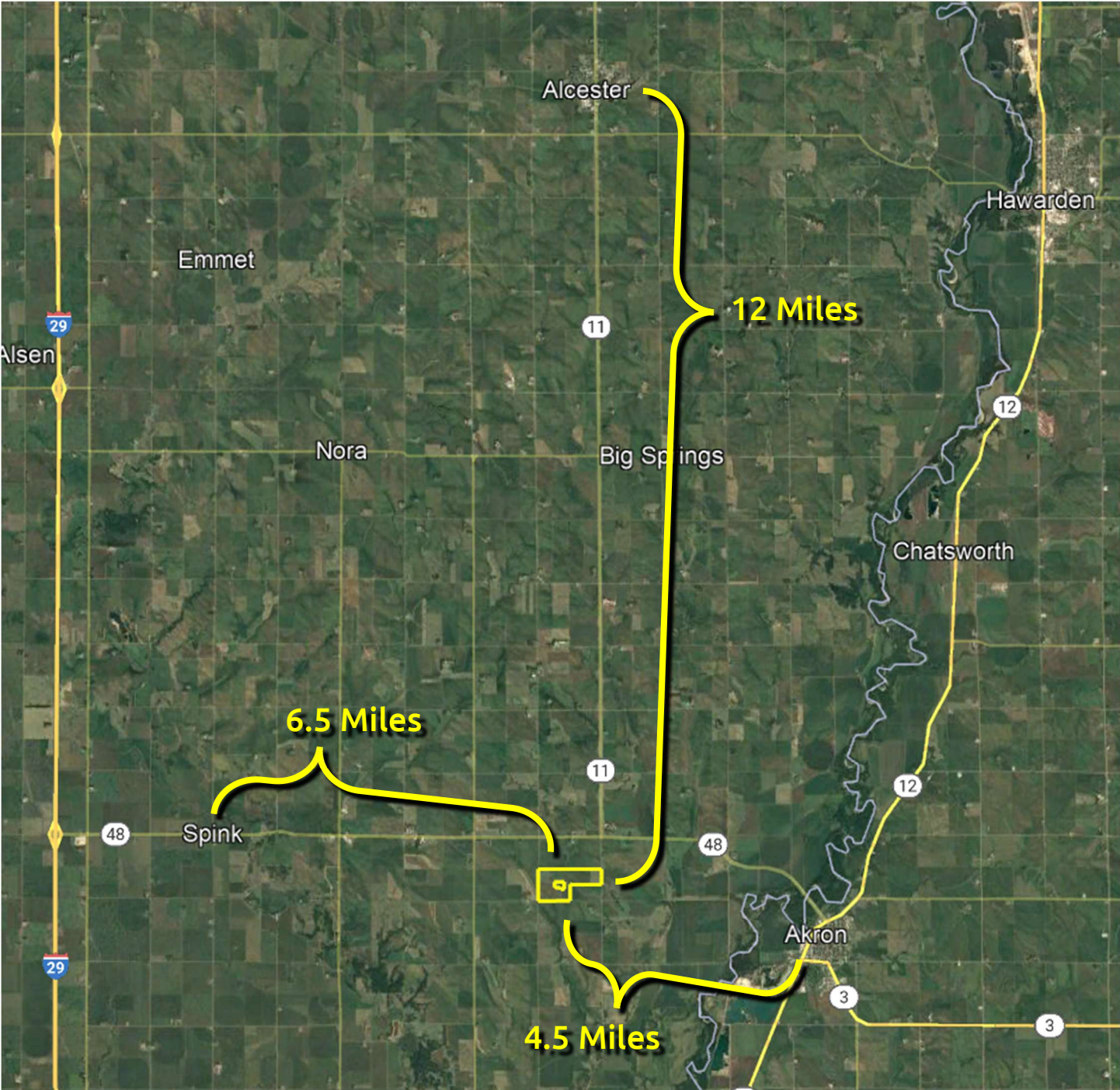
Phil Eggers, Broker Associate, Renner, SD 605-351-5438

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

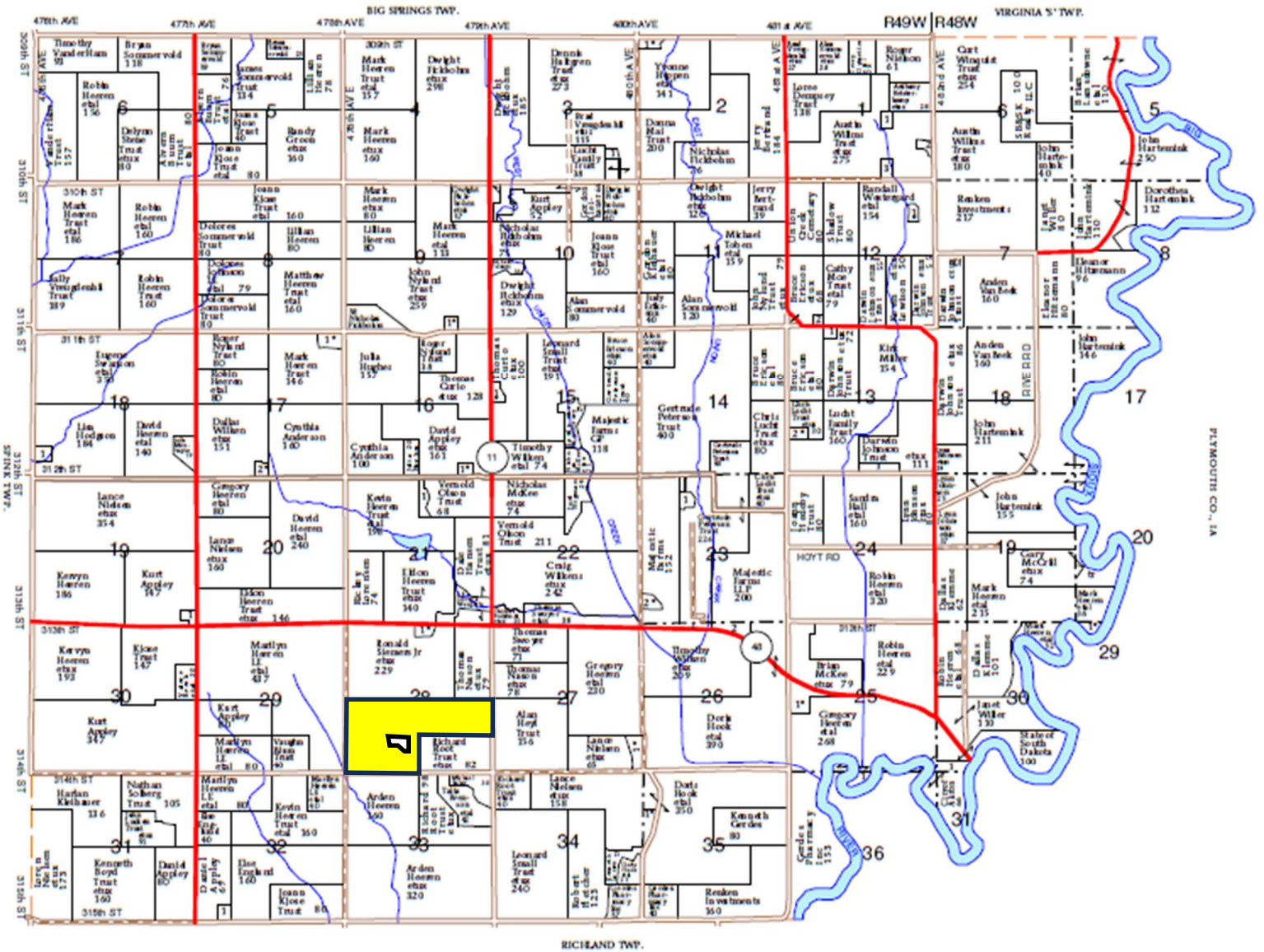




T-93-N

SIOUX VALLEY PLAT
(Landowners)

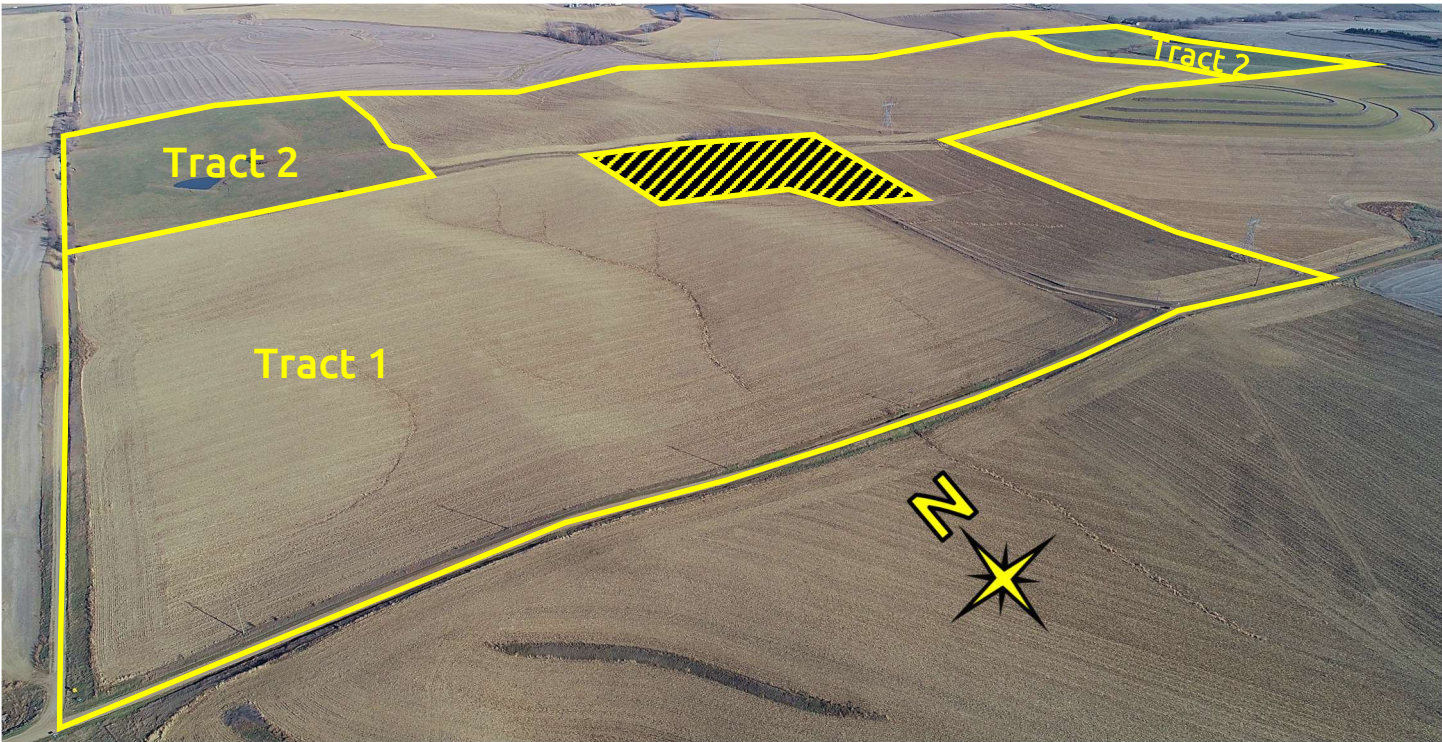
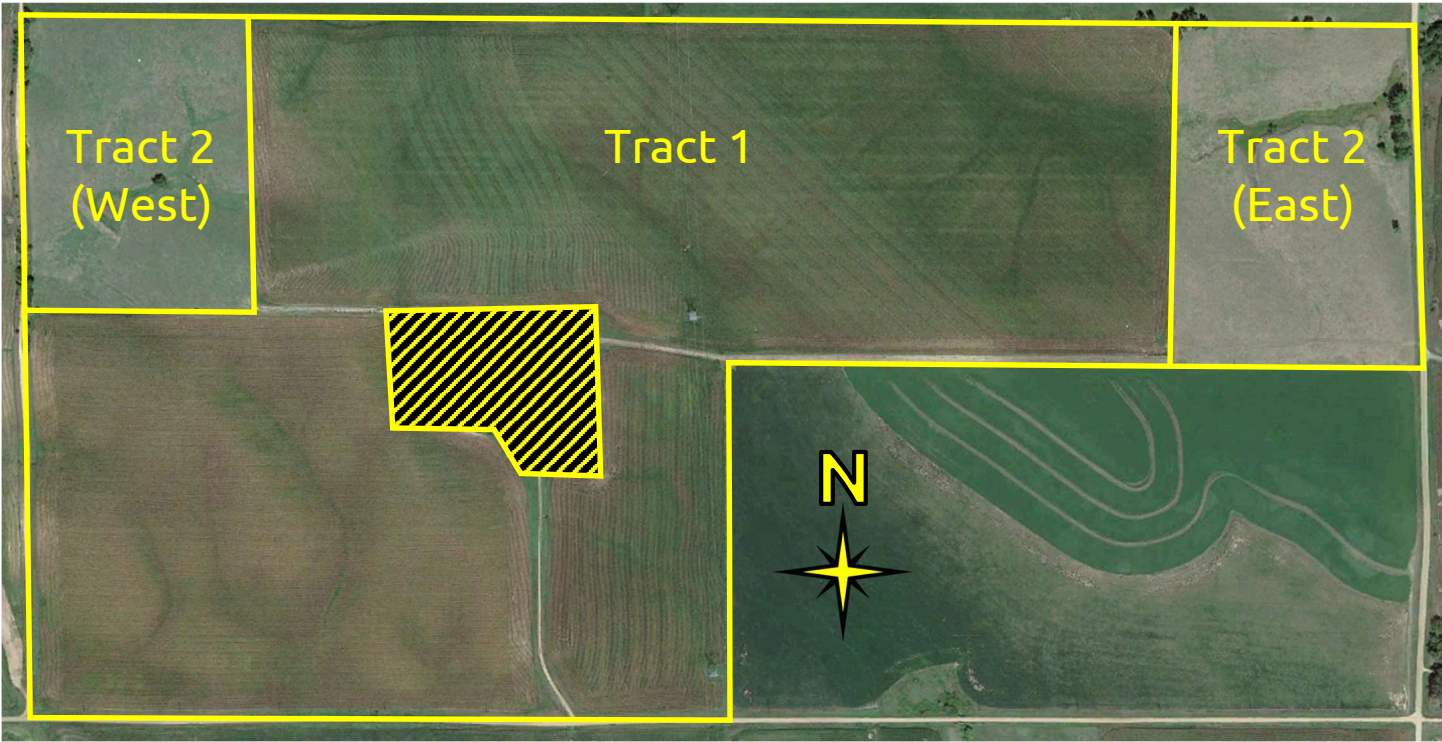
R-48-49-W

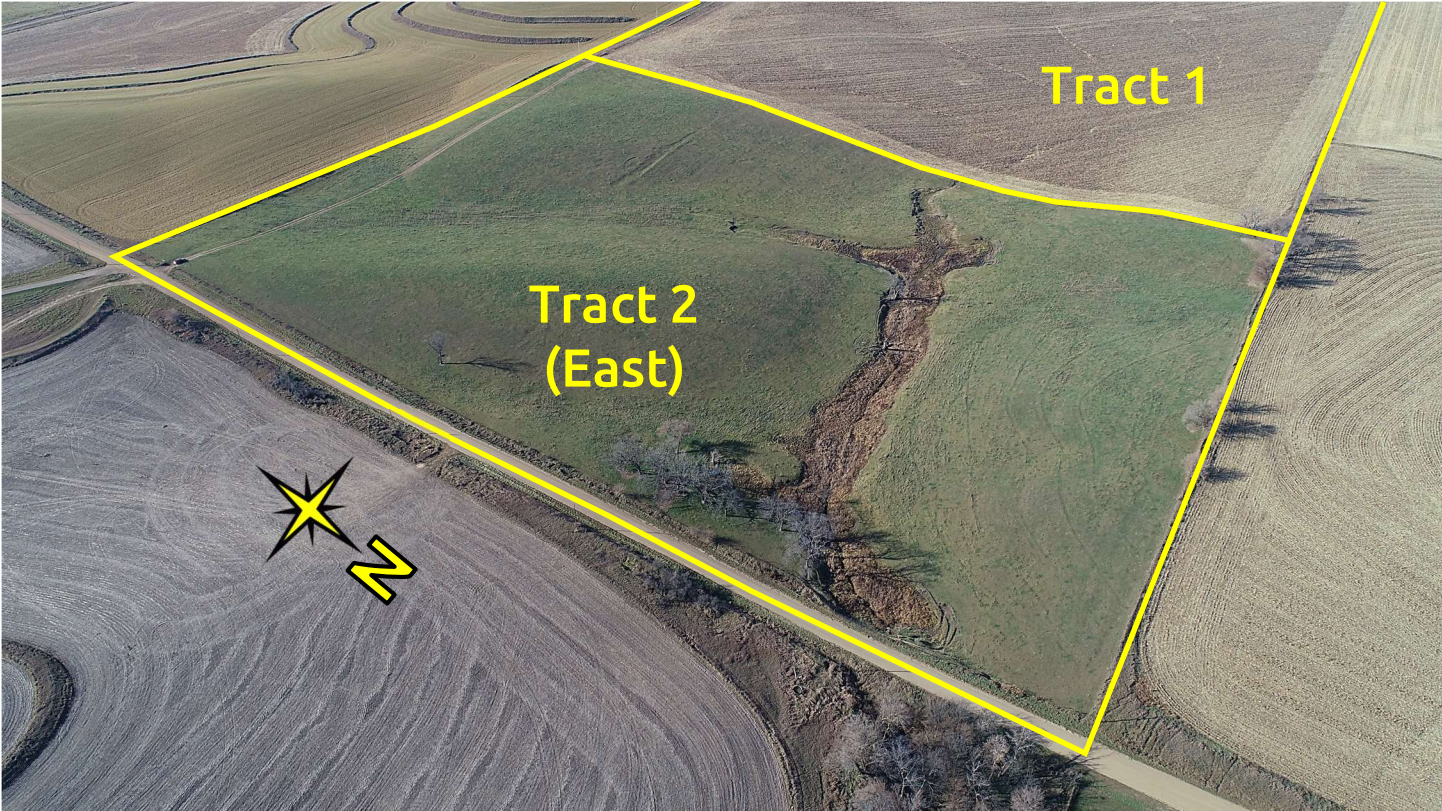
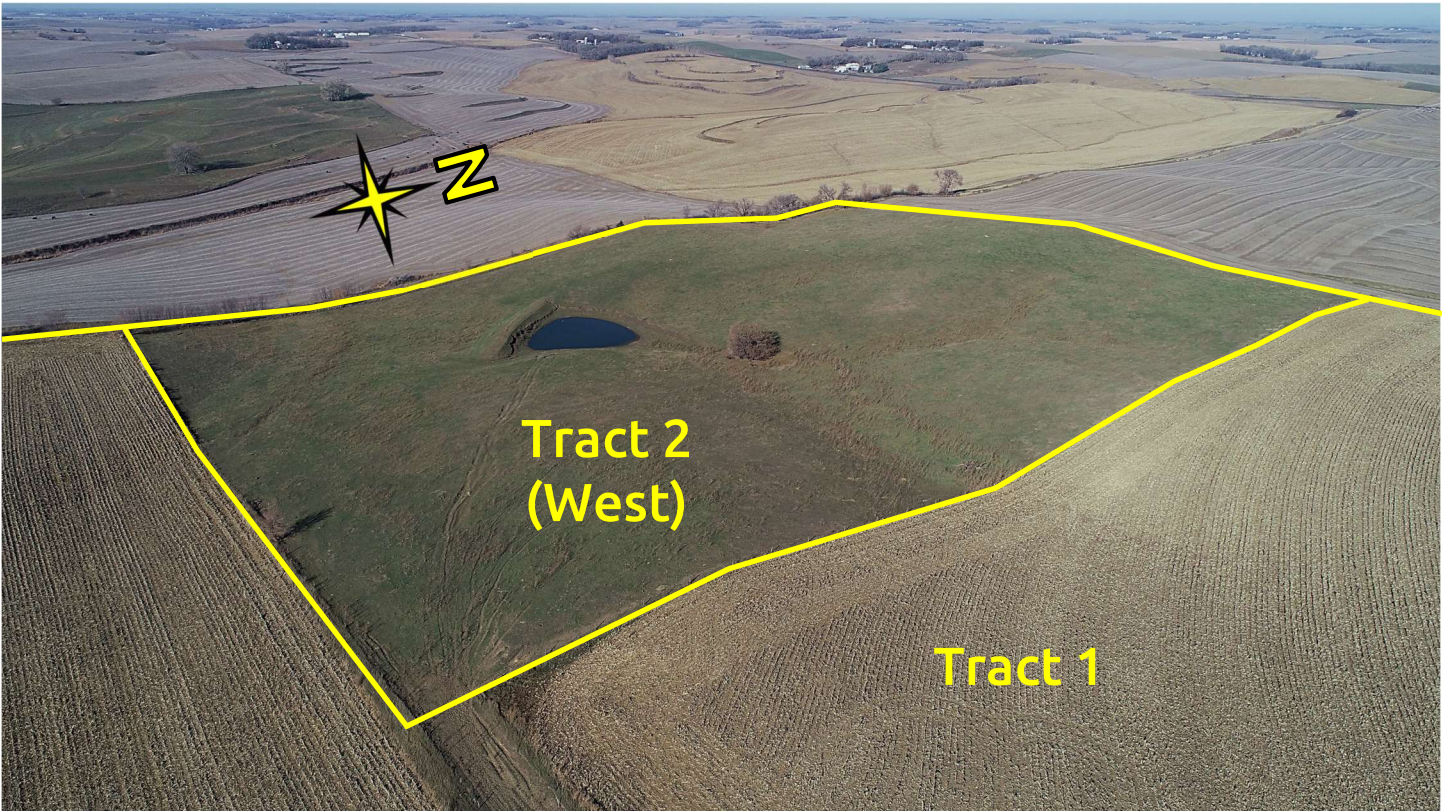


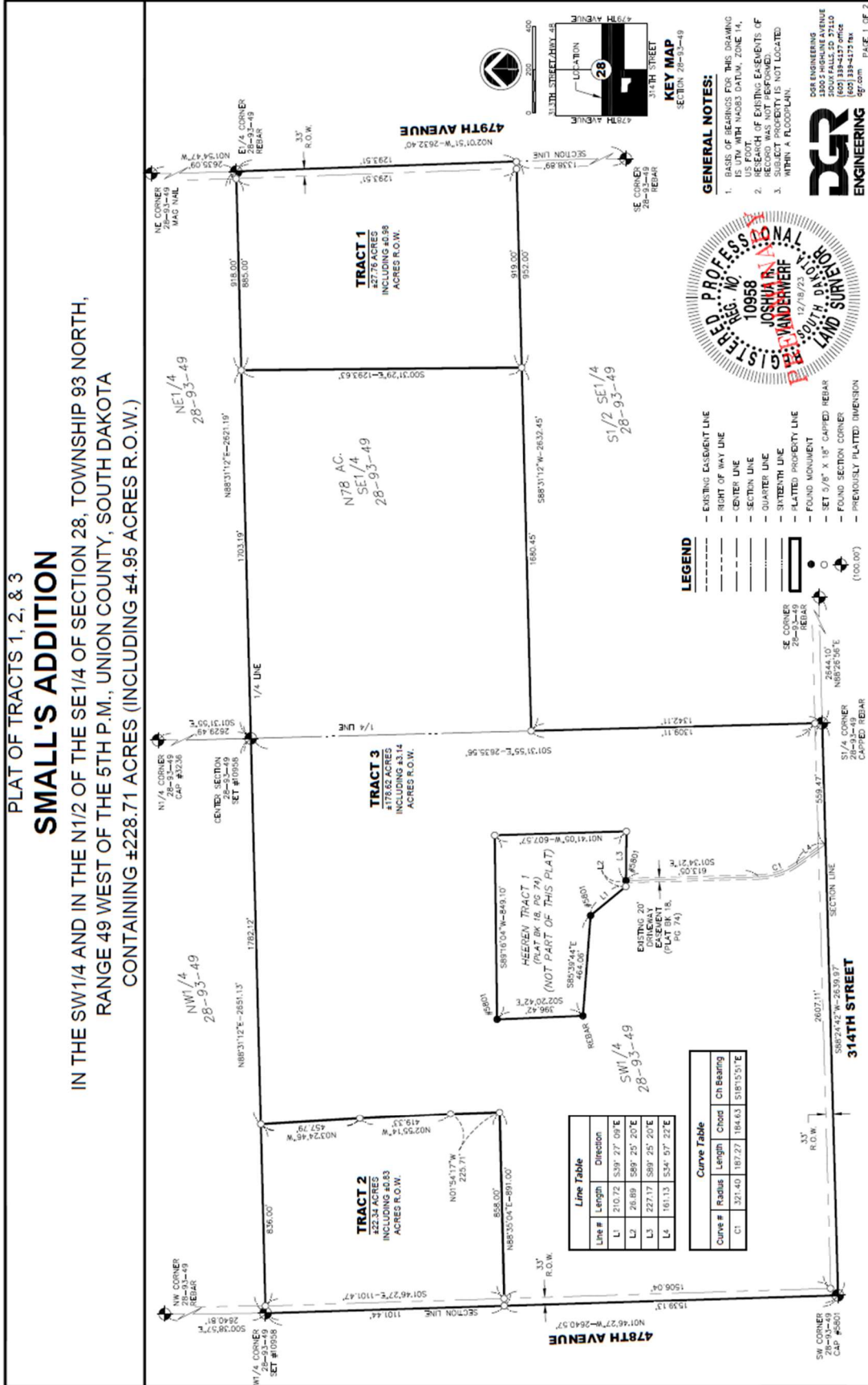
FHP Map Image courtesy of Farm and Home Publishers



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Union County, South Dakota



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

Unless otherwise noted, crops listed below are:
 Non-Irrigated Intended for Grain
 Corn = Yellow
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non
 Producer Initial _____
 Date _____

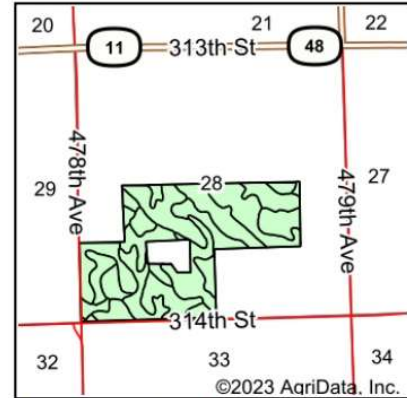
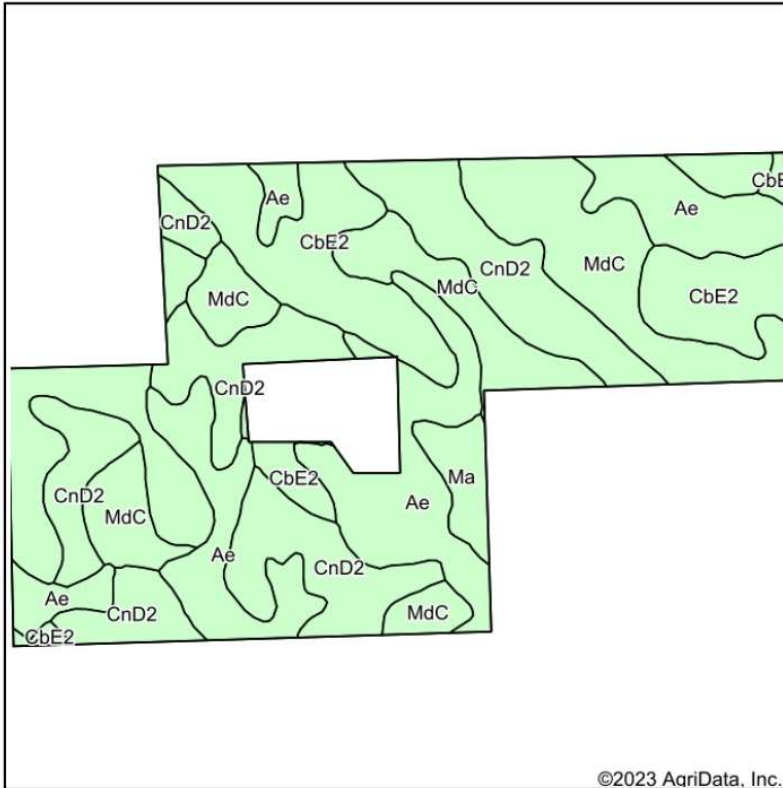
2024 Program Year
 Map Created October 20, 2023
Farm 997

28-93N-49W-Union

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Tract 1 Soils Map



State: **South Dakota**
 County: **Union**
 Location: **28-93N-49W**
 Township: **Sioux Valley**
 Acres: **177.04**
 Date: **12/5/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: SD127, Soil Area Version: 27

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	49.34	27.9%	IVe	IVe	47					64
CbE2	Crofton silt loam, 12 to 20 percent slopes, eroded	44.11	24.9%	VIe		41					61
Ae	Alcester silty clay loam, 2 to 6 percent slopes	41.10	23.2%	IIe	IIIe	90					72
MdC	Moody-Nora silty clay loams, 6 to 10 percent slopes	38.10	21.5%	IIIe	IVe	70	3.6	71	120	24	64
Ma	McPaul silt loam, 0 to 2 percent slopes, occasionally flooded	4.39	2.5%	IIw	IIw	0					78
Weighted Average				3.77	*-	59.3	0.8	15.3	25.8	5.2	*n 65.5

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

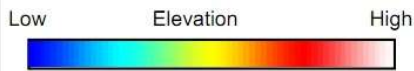
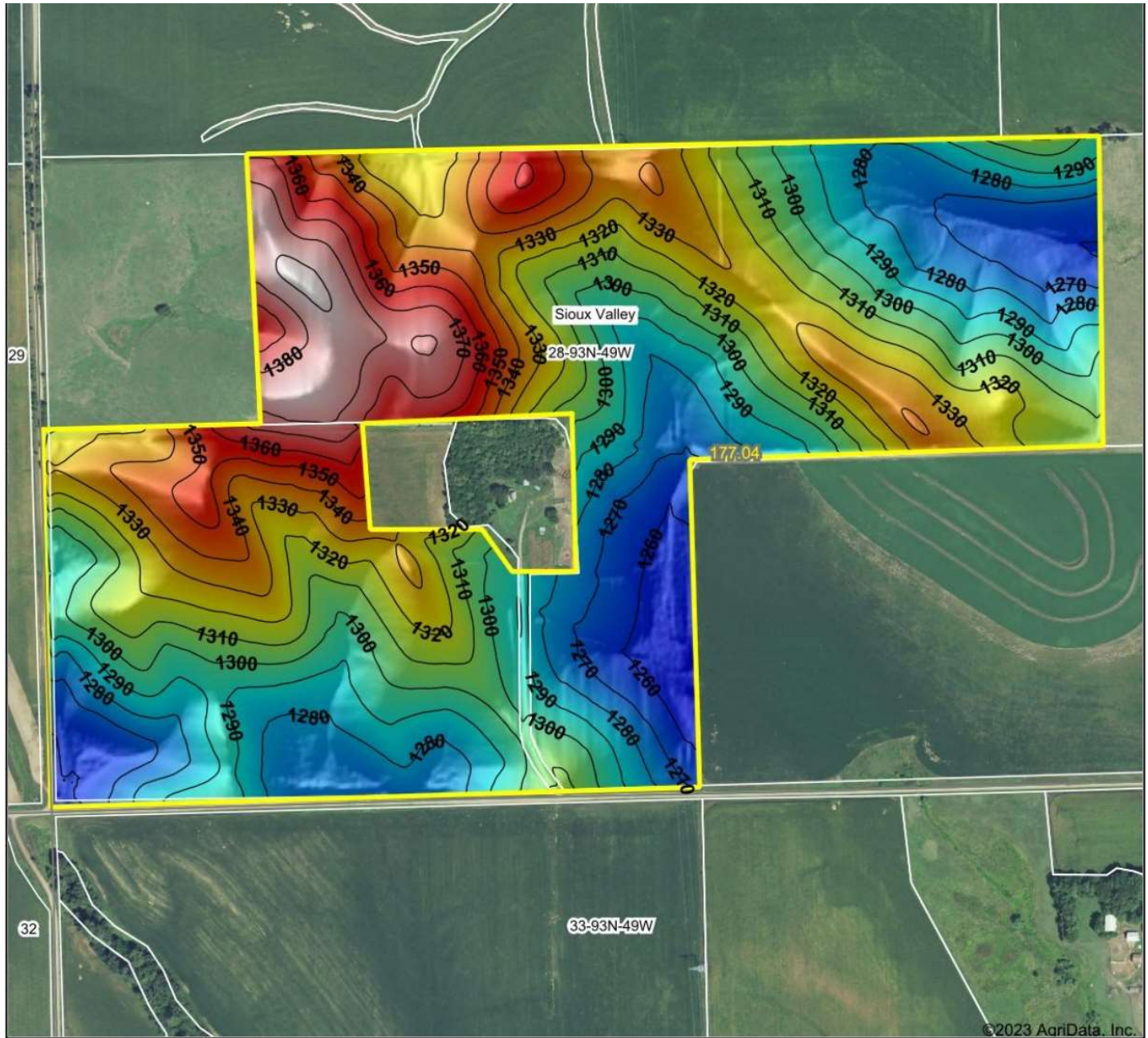
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



January 12, 2024 · 10:30 am

Tract 1 Elevation Map



Source: USGS 3 meter dem
Interval(ft): 10
Min: 1,253.5
Max: 1,392.9
Range: 139.4
Average: 1,310.8
Standard Deviation: 32.97 ft



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



28-93N-49W
Union County
South Dakota

Boundary Center: 42° 50' 25.46, -96° 38' 15.51



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SOUTH DAKOTA UNION Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 997 Prepared : 11/13/23 10:09 AM CST Crop Year : 2024
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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
233.60	226.43	226.43	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	226.43	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	7.20	0.00	68	
Corn	128.40	0.00	146	0
Soybeans	43.00	0.00	43	0
TOTAL	178.60	0.00		

NOTES

Tract Number : 1782
Description : SW:1/2SE 28-03-40
FSA Physical Location : SOUTH DAKOTA/UNION
ANSI Physical Location : SOUTH DAKOTA/UNION
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JOYCE VELMA DREESZEN, MARJORIE A LUCKEN, JAMES MICHAEL HEEREN, RONALD ROBERT DREESZEN, ALAN LUCKEN, FRANCES CEILA HEEREN, LEONARD GAYLAND SMALL AND SELMA L SMALL REV LIV TRUST
Other Producers : MRS SELMA LOU SMALL
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
233.60	226.43	226.43	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA UNION Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 997 Prepared : 11/13/23 10:09 AM CST Crop Year : 2024
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Tract 1782 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	226.43	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	7.20	0.00	68
Corn	128.40	0.00	146
Soybeans	43.00	0.00	43
TOTAL	178.60	0.00	

NOTES

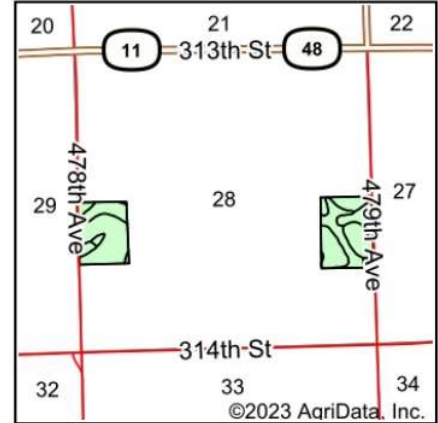
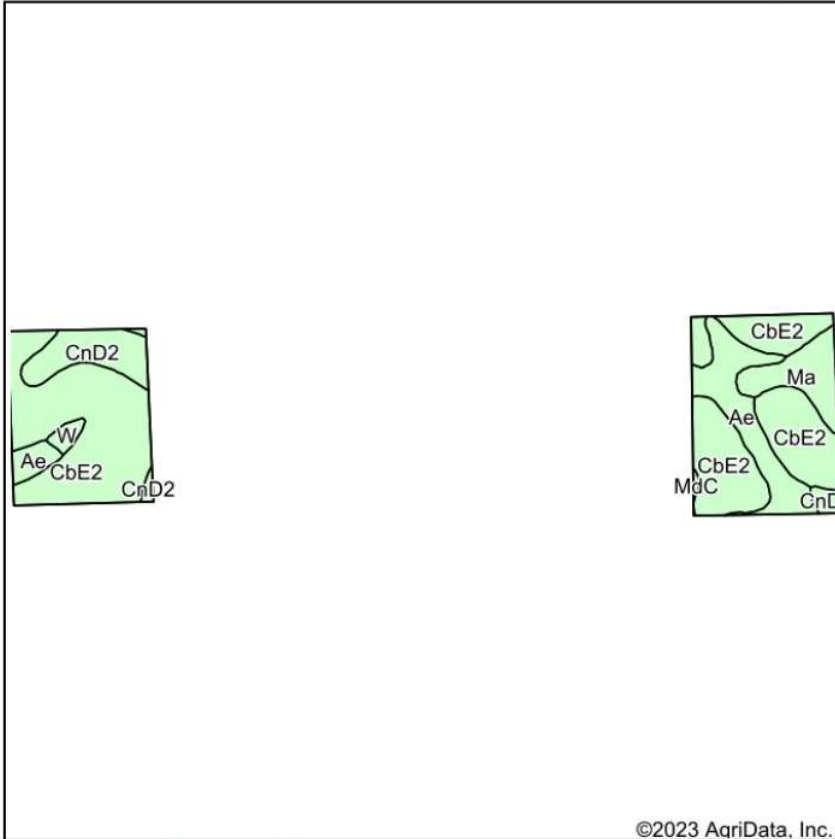
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Tract 2 Soils Map



State: **South Dakota**
 County: **Union**
 Location: **28-93N-49W**
 Township: **Sioux Valley**
 Acres: **49.35**
 Date: **12/5/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: SD127, Soil Area Version: 27

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
CbE2	Crofton silt loam, 12 to 20 percent slopes, eroded	30.99	62.8%	Vle		41					61
Ae	Alcester silty clay loam, 2 to 6 percent slopes	7.94	16.1%	IIe	IIIe	90					72
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	5.35	10.8%	IVe	IVe	47					64
Ma	McPaul silt loam, 0 to 2 percent slopes, occasionally flooded	4.24	8.6%	IIw	IIw	0					78
W	Water	0.66	1.3%	VIII		0					
M&C	Moody-Nora silty clay loams, 6 to 10 percent slopes	0.17	0.3%	IIIe	IVe	70	3.6	71	120	24	64
Weighted Average				4.81	*-	45.6	*-	0.2	0.4	0.1	*n 63.8

*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.

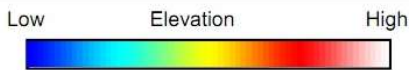


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Tract 2 Elevation Map



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Source: USGS 3 meter dem
Interval(ft): 10
Min: 1,225.3
Max: 1,388.1
Range: 162.8
Average: 1,306.6
Standard Deviation: 45.05 ft



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



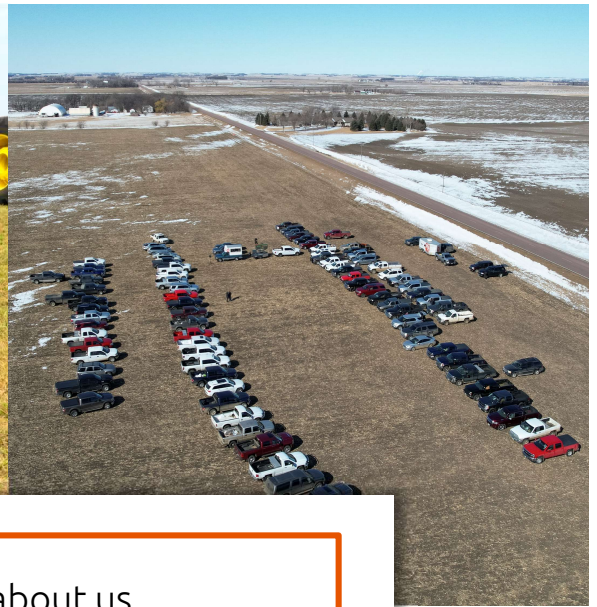
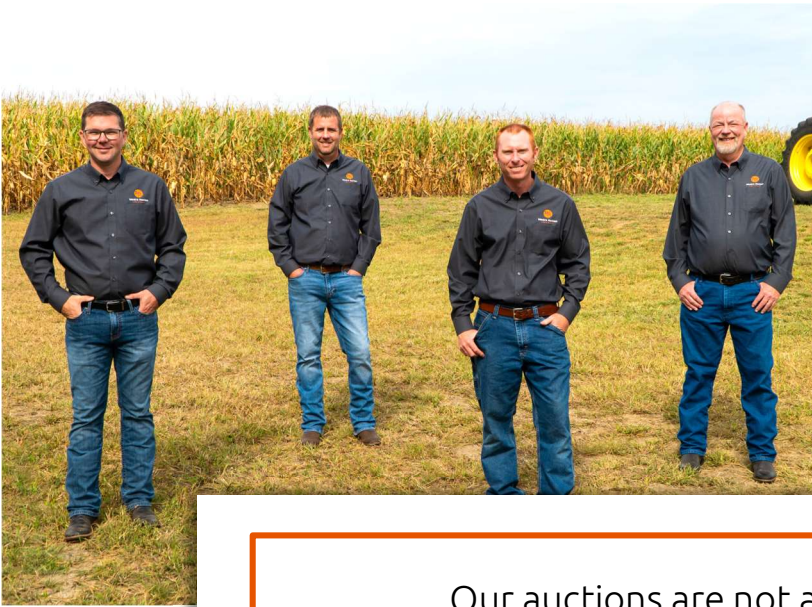
12/5/2023

28-93N-49W
Union County
South Dakota

Boundary Center: 42° 50' 32.14, -96° 38' 9.29



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jonathan@westrauction.com



John Hauck
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john@westrauction.com



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