

WESTRA AUCTION

210.12 +/- Acres

**Germantown &
Middleton Townships
Turner County, SD**

We will sell the following real estate
at a live/online auction at the
Lincoln County Fairgrounds located
at 27711 SD Highway 17, Lennox, SD.

Heirs of George Vietor Estate, Owners

Thursday, January 11, 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

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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January 11, 2024 · 10:30 am

Turner County, SD, Land Auction

210.12 +/- Acres Sold in Two Tracts Germantown and Middleton Townships Cropland/Building Eligibilities

We will sell will sell the following real estate at a live/online auction at the Lincoln County Fairgrounds located at 27711 SD Hwy 17 in Lennox, SD.

Auctioneer's Note: Don't miss this opportunity to purchase powerful, productive Turner County, SD, land that has been in the Vietor family name for many years. The land is located south and southeast of Chancellor, SD and contains building eligibilities. The cropland has been in a corn/soybean rotation and is available to the new owner for the 2024 crop year. The Poet Chancellor ethanol plant is near both tracts of land. If you are looking to expand your current farming operation or purchase land as an investment, don't miss this auction!

Tracts will be sold separately and not combined.

Tract 1: 59.67 +/- acres, Legal Description: North 60 acres of W ½ SW ¼, 10-98-52, Turner County, SD. Located from Chancellor, SD, 3 ½ miles south on 461st Ave. According to Surety/AgriData, the land has a productivity index of 86.0 and a soil rating of .867. Predominate soil includes Wentworth-Chancellor silty clay loams, 0-2% slope. The topography of the land is mostly flat and is bordered by a hard surface road on the west side of the property. The FSA estimates there is approximately 61.44 acres of cropland with a 30.5-acre corn base/162-bushel PLC yield and a 30.5-acre soybean base/46-bushel PLC yield. This parcel includes 1 building eligibility. Taxes: \$1,482.08.

Tract 2: 150.45 +/- Acres, Legal Description: NE ¼ Except Vietor Tract 1 & 2 in the E ½ NE ¼, 34-99-52, Turner County SD. From Chancellor, SD, 1 mile south on 461st Ave., ½ mile East on 278th Street. According to Surety AgriData the land has a productivity index of 84.2 and a soil rating of .841. Predominate soils include Wentworth-Chancellor-Wakonda silty clay loams, 0-2%, Tetonka silt loam, 0-1% slope, Egan-Trent silty clay loams, 0-2%. The topography is mostly flat and is bordered by a hard surface road on the north boundary. The FSA estimates there is approximately 147.62 acres of cropland with a 70.57-acre corn base/157-bushel PLC yield and a 70.83 soybean base/46-bushel PLC yield. The land currently has approximately 147.62 acres of cropland which includes 6.20 acres of CRP, with an annual payment of \$1,514.00 that expires September 30, 2025. This parcel includes 3 building eligibilities. Taxes: \$3,564.30.



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Turner County, SD, Land Auction

210.12 +/- Acres Sold in Two Tracts Germantown and Middleton Townships Cropland/Building Eligibilities

Terms: 15% nonrefundable down payment day of sale with the balance due at closing on or before February 16, 2024. Possession of the land at closing. 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 for 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

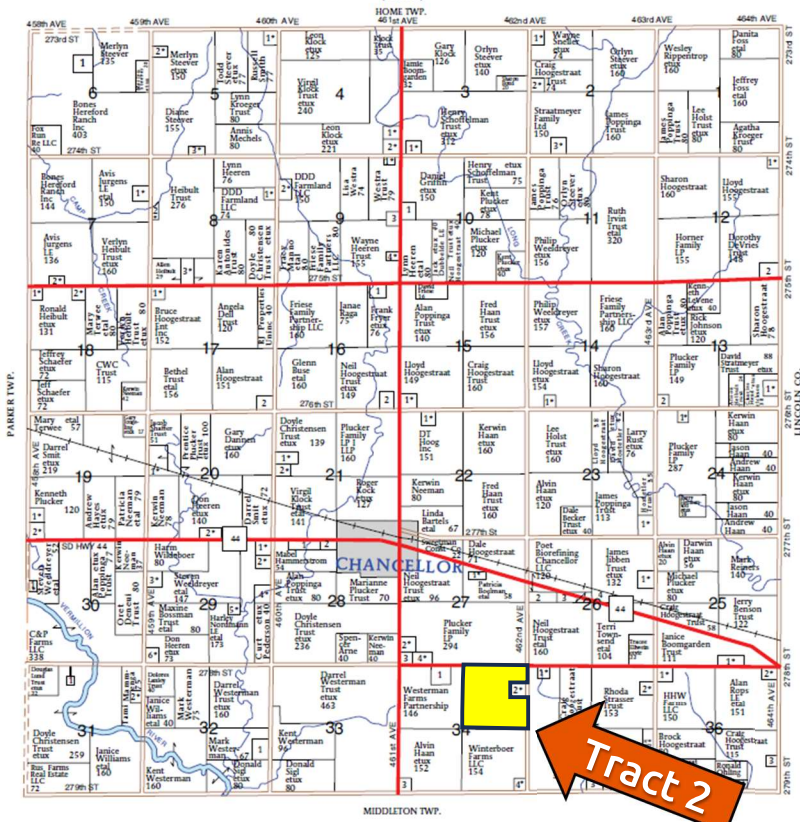
**Estate of George Vietor,
Hofer Living Trust,
Foster Family Trust,
Owners**

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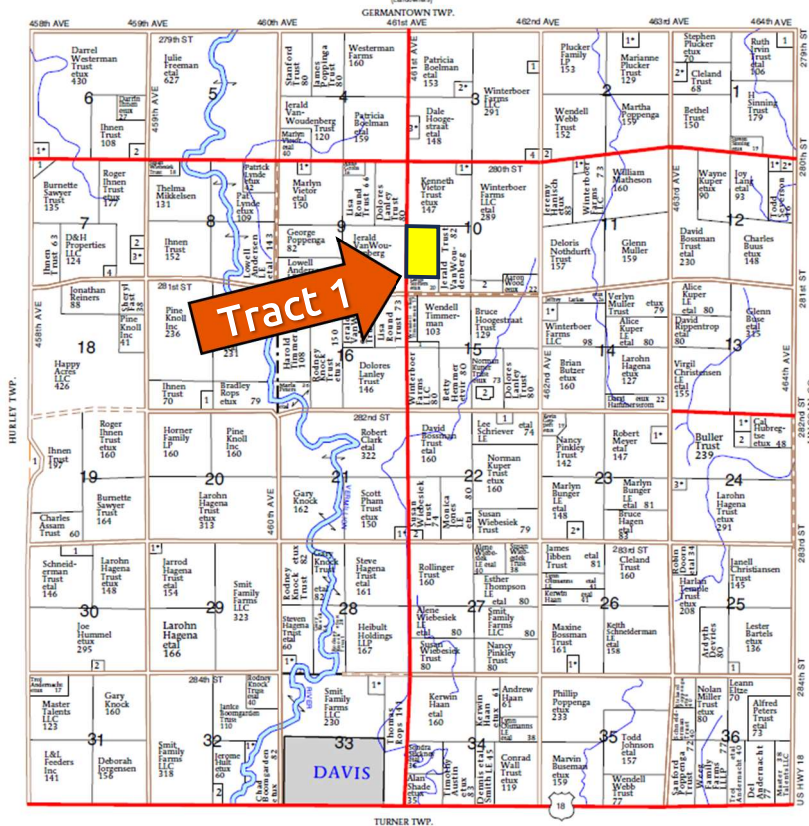




T-99-N GERMANTOWN PLAT R-52-W



T-98-N MIDDLETON PLAT R-52-W



FHP Map Image courtesy of Farm and Home Publishers



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Tract 1

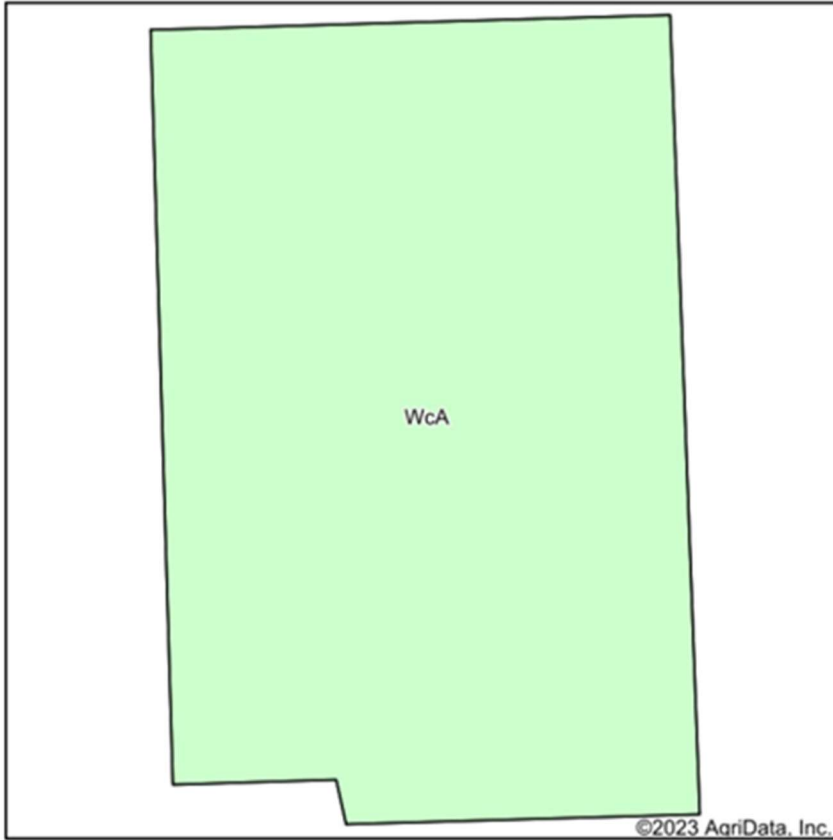


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Tract 2



Tract 1 Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **10-98N-52W**
 Township: **Middleton**
 Acres: **62.8**
 Date: **11/20/2023**



Soils data provided by USDA and NRCS.

Area Symbol: SD125, Soil Area Version: 25

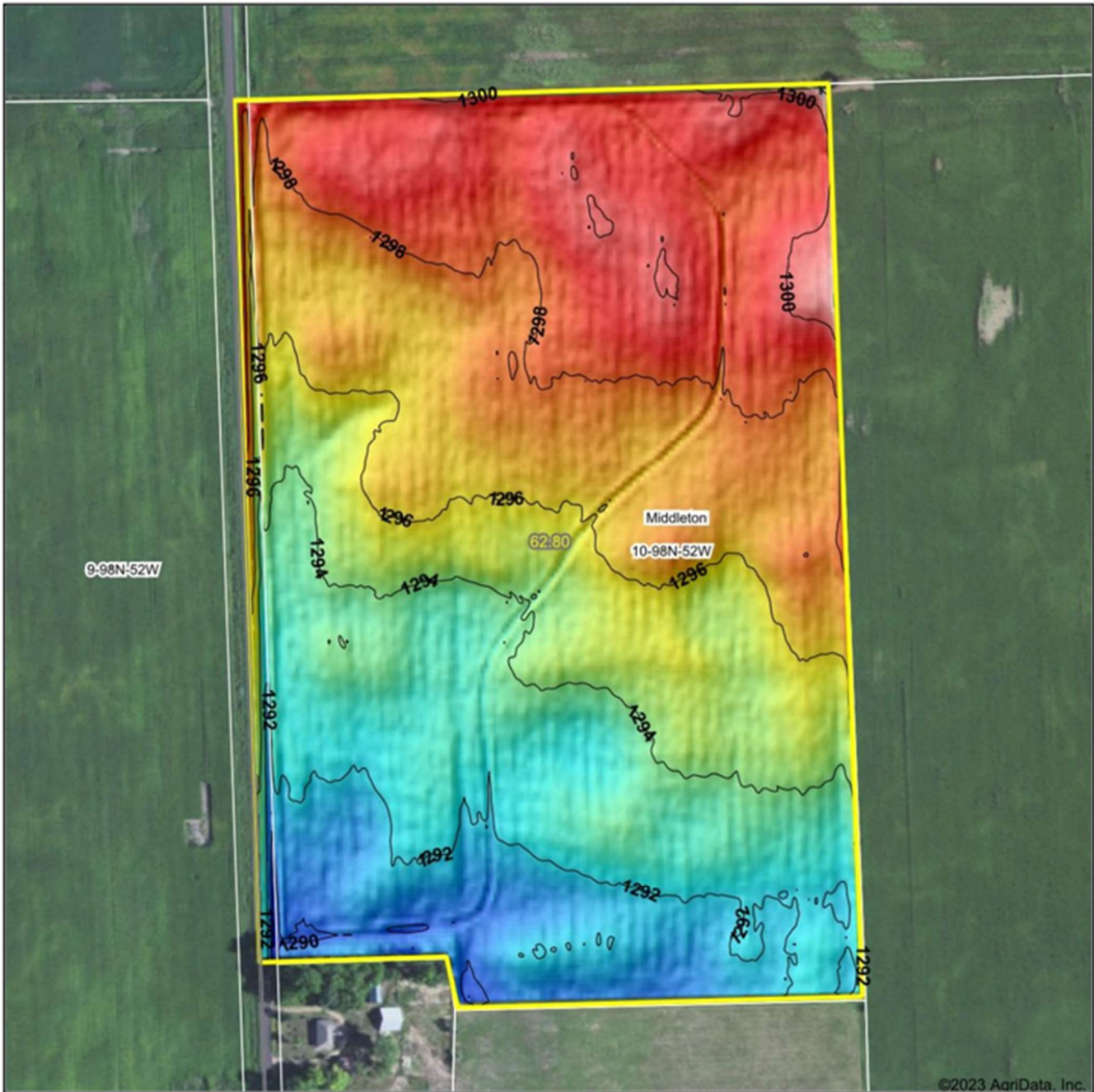
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Corn Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	62.80	100.0%	lw	86	3.8	49	89	34	34	53
Weighted Average				1.00	86	3.8	49	89	34	34	*n 53

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 1 Elevation Map

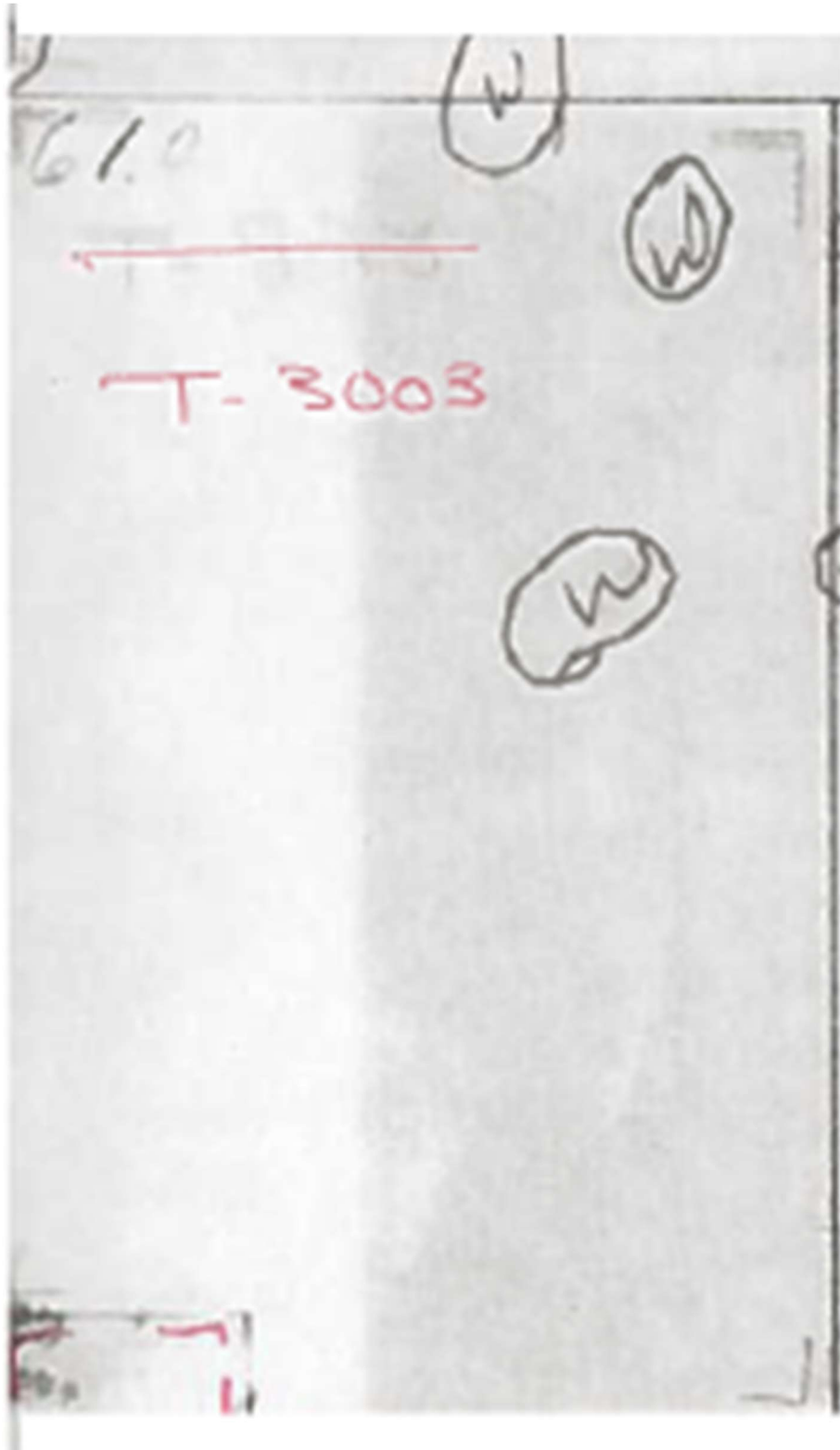


<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem</p> <p>Interval(ft): 2</p> <p>Min: 1,289.0</p> <p>Max: 1,302.6</p> <p>Range: 13.6</p> <p>Average: 1,295.5</p> <p>Standard Deviation: 2.82 ft</p>	<p>0ft 351ft 702ft</p>
<p>Maps Provided By:</p> <p>CUSTOMIZED ONLINE MAPPING</p> <p>© AgriData, Inc. 2023 www.AgriDataInc.com</p> <p><small>Field borders provided by Farm Service Agency as of 5/21/2008.</small></p>	<p>11/20/2023</p>	<p>10-98N-52W</p> <p>Turner County</p> <p>South Dakota</p> <p>Boundary Center: 43° 19' 10.36, -96° 58' 54.6</p>



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Tract 1 Wetland Map



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

Tract 1

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
61.44	61.44	61.44	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	61.44	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
Com	30.50	0.00	162	0
Soybeans	30.50	0.00	46	0
TOTAL	61.00	0.00		

NOTES

Tract Number : 3003

Description : WSW 10 98 52 LESS 18 AC ON S SIDE

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 contains a wetland or farmed wetland

WL Violations : None

Owners : H GEORGE VIETOR ESTATE

Other Producers : None

Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
61.44	61.44	61.44	0.00	0.00	0.00	0.00	0.0

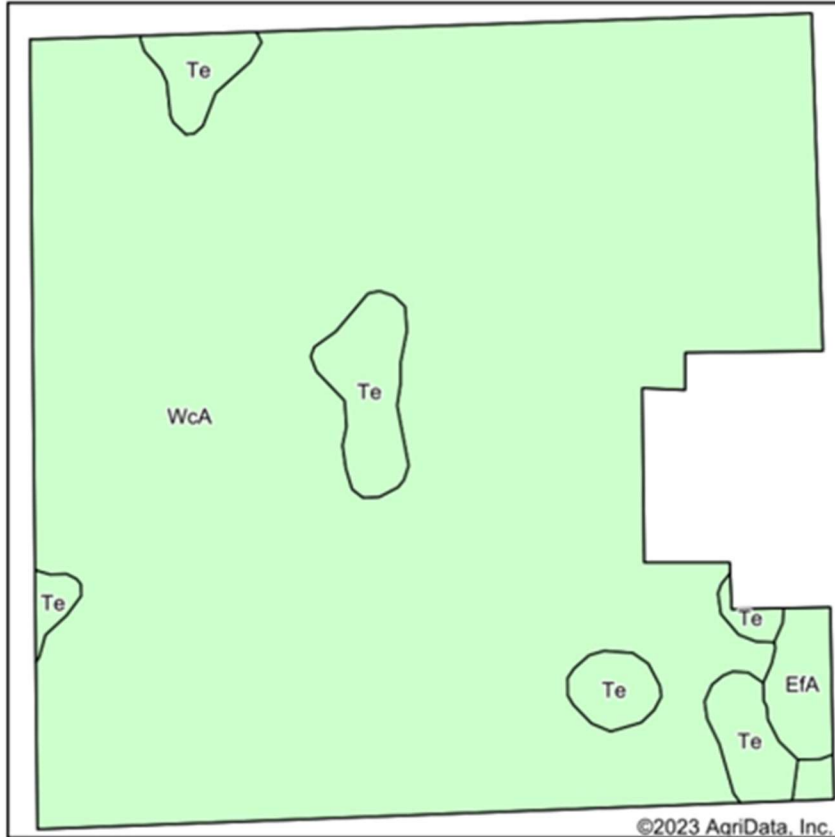
Tract 3003 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	61.44	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	30.50	0.00	162
Soybeans	30.50	0.00	46
TOTAL	61.00	0.00	



Tract 2 Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **34-99N-52W**
 Township: **Germantown**
 Acres: **150.29**
 Date: **11/20/2023**



Soils data provided by USDA and NRCS.

Area Symbol: SD125, Soil Area Version: 25

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
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	138.50	92.2%	lw	86	3.8	49	89	34	34	53
Te	Tetonka silt loam, 0 to 1 percent slopes	9.53	6.3%	IVw	56						14
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	2.26	1.5%	ls	92	4.7	55	94	36	38	60
Weighted Average				1.19	84.2	3.6	46	83.4	31.9	31.9	*n 50.6

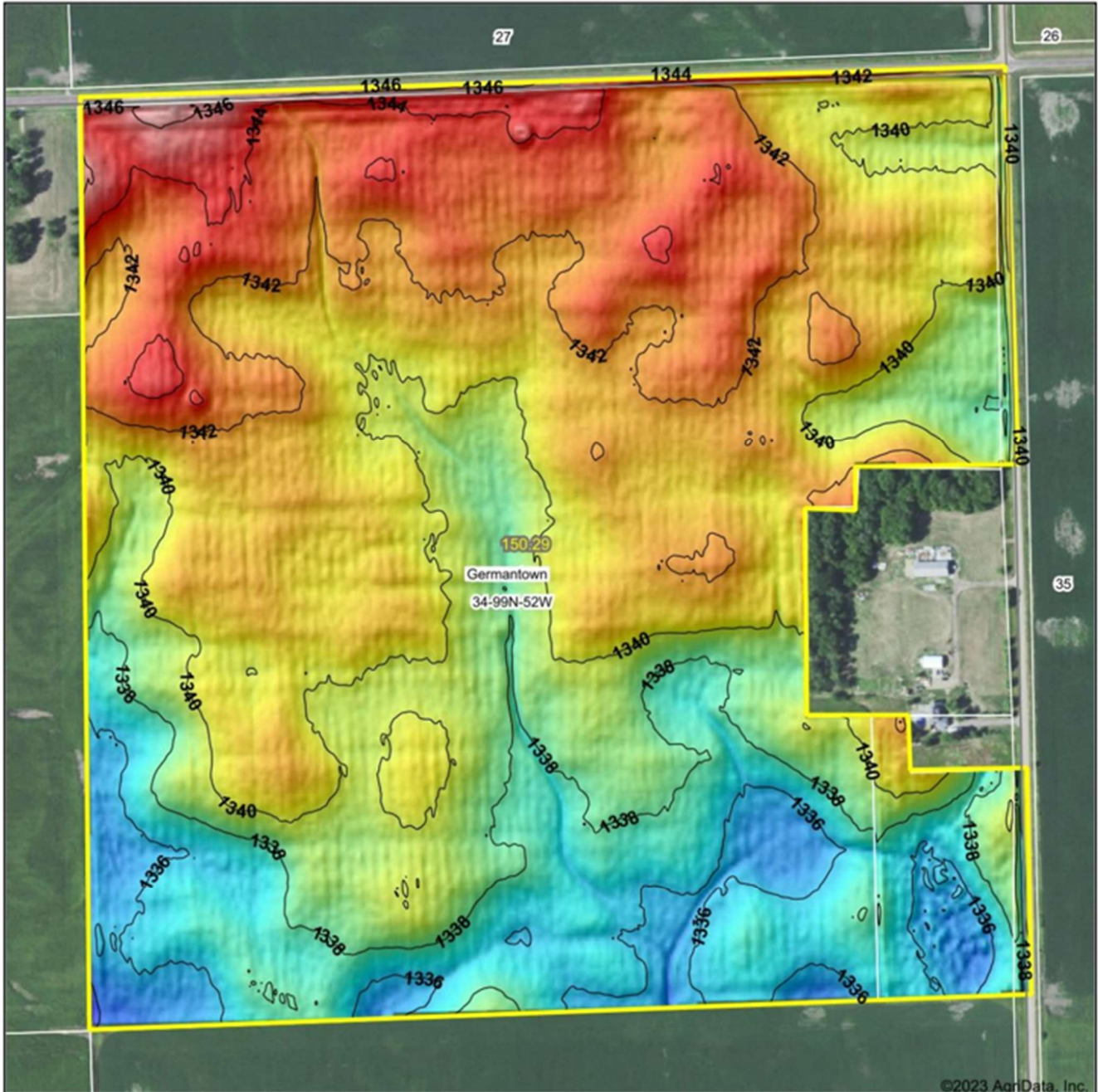
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



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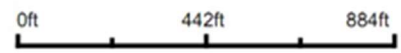
Tract 2 Elevation Map



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Source: USGS 3 meter dem
Interval(ft): 2
Min: 1,333.1
Max: 1,347.8
Range: 14.7
Average: 1,340.1
Standard Deviation: 2.46 ft



34-99N-52W
Turner County
South Dakota

Boundary Center: 43° 21' 20.29, -96° 58' 8.95

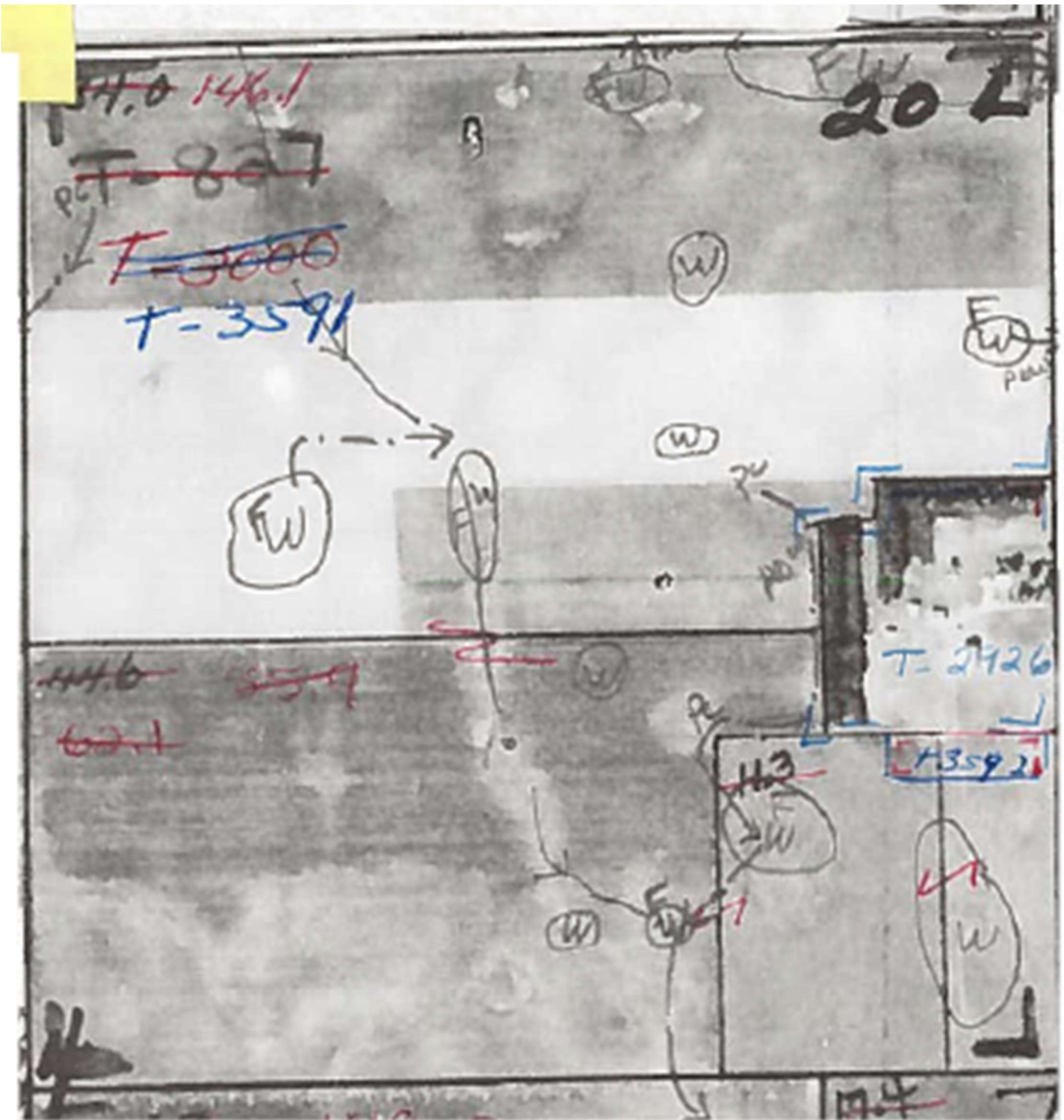
Westra Auction
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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.



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Tract 2 Wetland Map



SOUTH DAKOTA
TURNER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 3297
Prepared : 11/14/23 8:08 AM CST
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Tract 2

Operator Name :
CRP Contract Number(s) : 11040A
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
147.62	147.62	147.62	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	141.42	0.00		6.20	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	70.57	0.00	157	0
Soybeans	70.83	4.50	46	0
TOTAL	141.40	4.50		

NOTES

Tract Number : 3591
 Description : NE 34 99 52 LESS 9 AC ON E SIDE
 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 contains a wetland or farmed wetland
 WL Violations : None
 Owners : H GEORGE VIETOR ESTATE
 Other Producers : None
 Recon ID : None

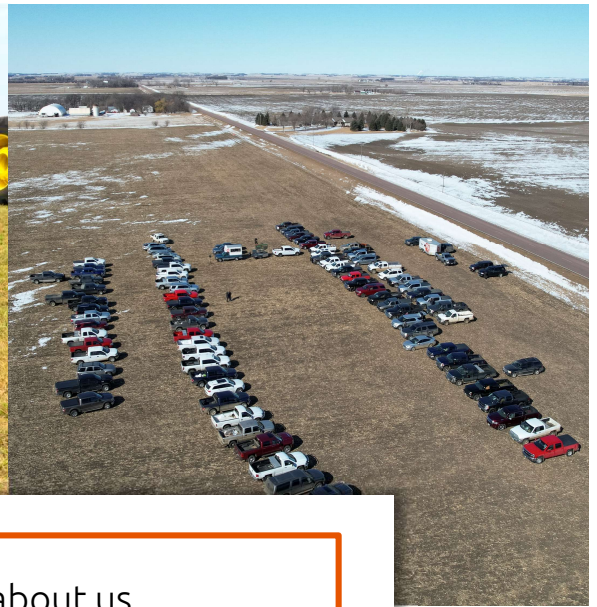
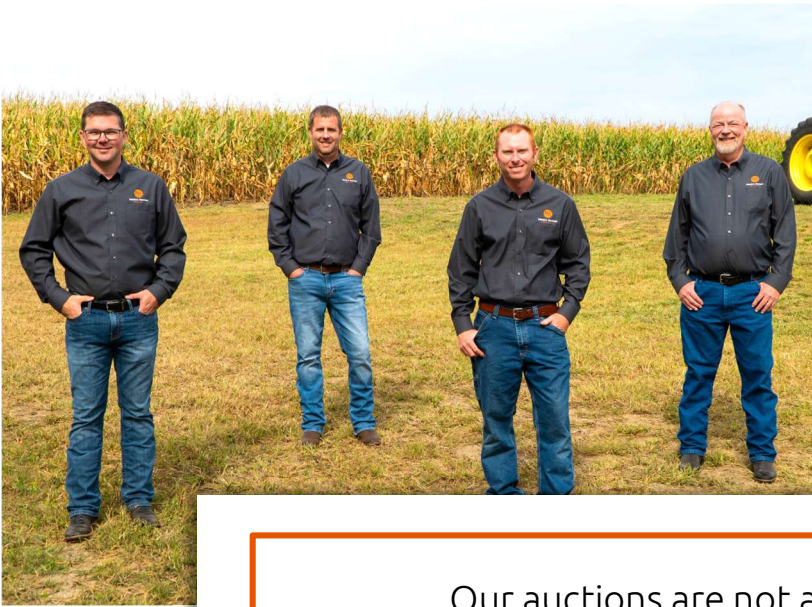
Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
147.62	147.62	147.62	0.00	0.00	0.00	0.00	0.0

Tract 3591 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	141.42	0.00	6.20	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	70.57	0.00	157
Soybeans	70.83	4.50	46
TOTAL	141.40	4.50	





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.

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