

# WESTRA AUCTION

## 160 +/- Acres

**Brooklyn Township  
Lincoln County, SD**

We will sell the following at a live/online public auction at the land site located from Beresford, SD, 3½ miles west on SD Hwy 46, ½ mile north on 467<sup>th</sup> Ave.

*Horner Family LLC, Owner*

**Tuesday January 30, 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 30, 2024 · 10:30 am

## Lincoln County, SD Land Auction

### 160 +/- Acres, Brooklyn Township Cropland with Four Building Eligibilities

We will sell the following at a live/online public auction at the land site located from Beresford, SD 3 ½ miles west on SD HWY 46, ½ mile north on 467<sup>th</sup> Ave.

**Auctioneer's Note:** Located west of Beresford, SD, this land offers an opportunity to purchase powerful productive Lincoln County, SD, land. The land is in proximity to grain elevators and ethanol plants and will be sold with 4 building eligibilities. The land is available to farm for the 2024 crop year and has been in a corn/soybean rotation. The land has a soil rating of .850 and according to Surety/AgriData a productivity rating of 84. Predominate soils: Wentworth silty clay loam, 0-2% slopes (35.8%) and Wentworth-Chancellor silty clay loam, 0-2 percent slopes, (27.8% of the field). The topography of the land is mostly flat and does contain some tile. The FSA estimates there is approximately 155.47 acres of cropland, a 90-acre corn base/160 PLC yield and a 50.9-acre soybean base/46 PLC yield. Taxes payable in 2023: \$3,450.22. If you are looking to expand your farming operation or buy land as an investment, don't miss this auction! In case of inclement weather, visit [www.westrauction.com](http://www.westrauction.com).

**Legal Description:** N ½ N ½ NW ¼ & S ½ N ½ NW ¼ and S ½ NW ¼, 34-96-51, Lincoln County, SD

**Terms:** 15% nonrefundable down payment day of sale with the balance due at closing on or before March 11, 2024. Possession 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 seller. 2024 real estate taxes due in 2025 paid for 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.

*For maps, pictures, video and more information visit: [www.westrauction.com](http://www.westrauction.com)*

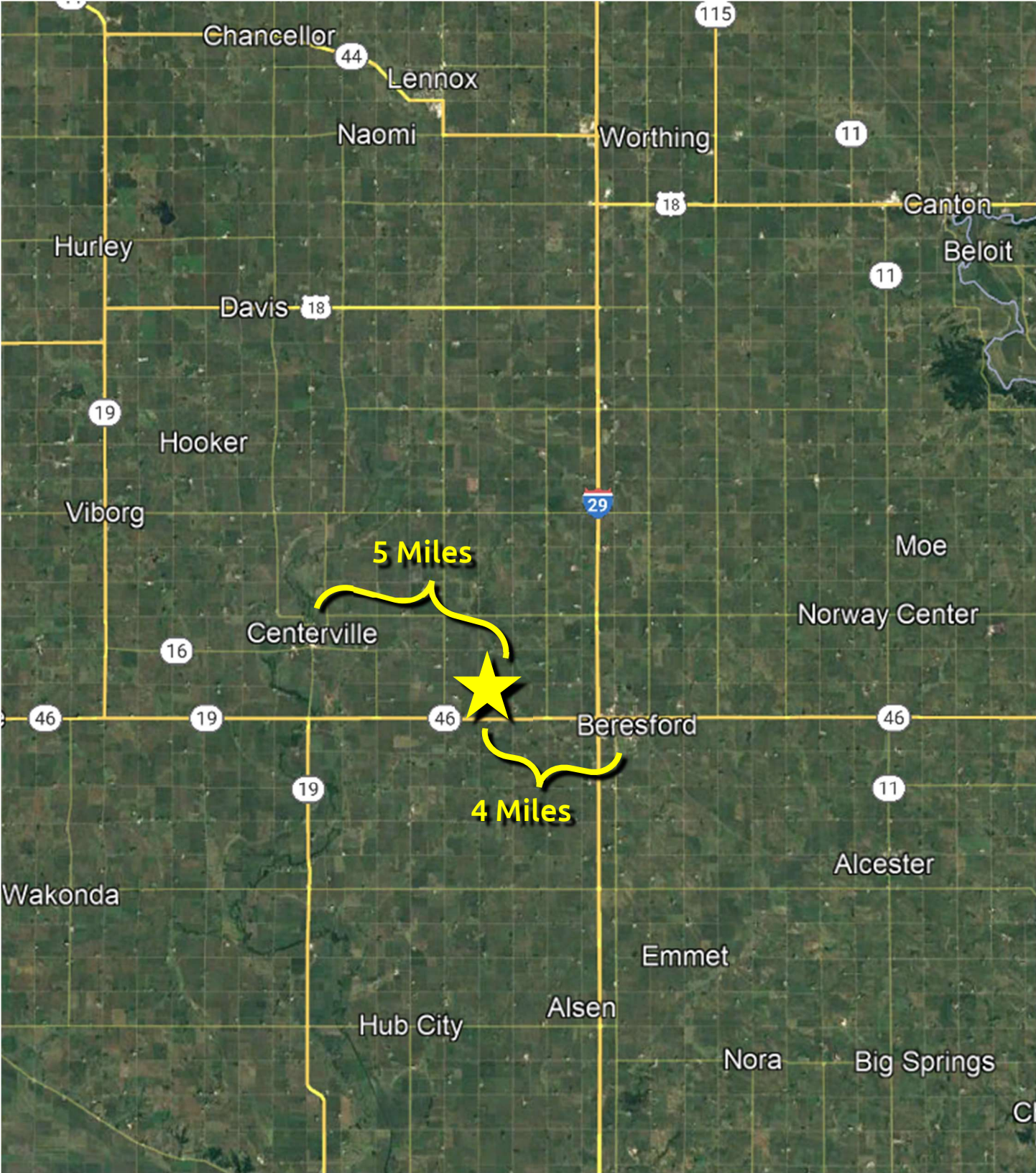
### Horner Family LLC, Owner

**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  
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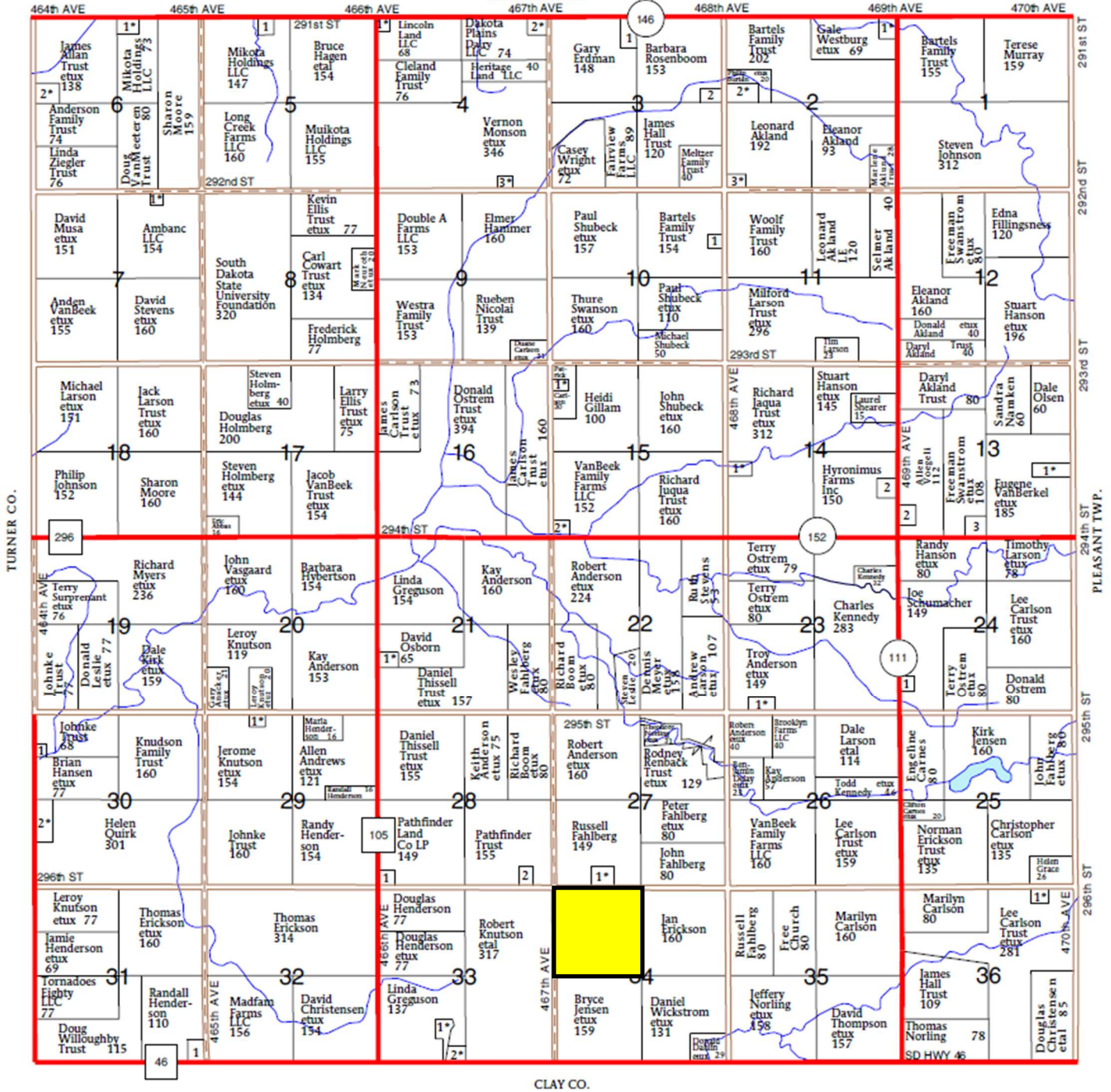


T-96-N

BROOKLYN PLAT

R-51-W

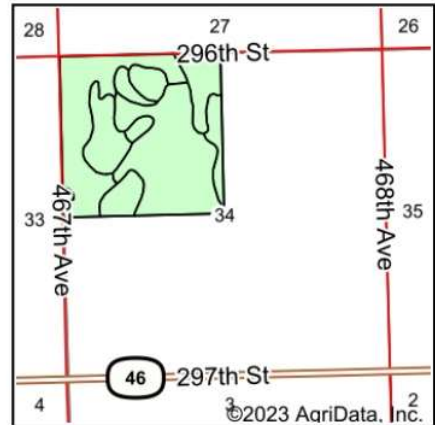
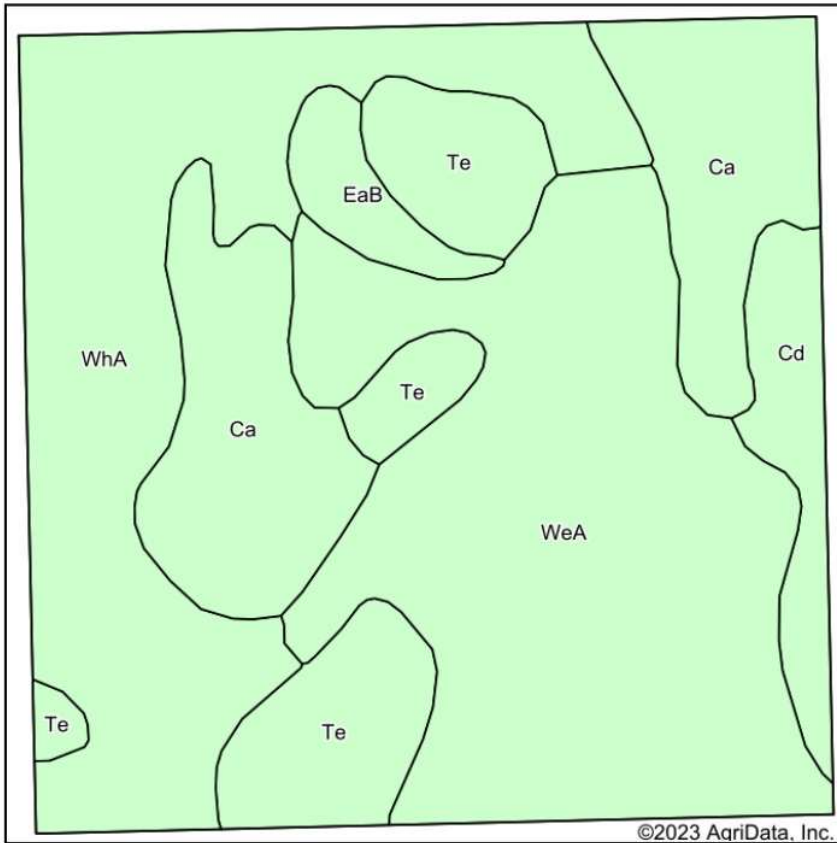
(Landowners)



FHP Map Image courtesy of Farm and Home Publishers



# Soils Map



State: **South Dakota**  
 County: **Lincoln**  
 Location: **34-96N-51W**  
 Township: **Brooklyn**  
 Acres: **159.2**  
 Date: **12/16/2023**



Soils data provided by USDA and NRCS.

Area Symbol: SD083, Soil Area Version: 25

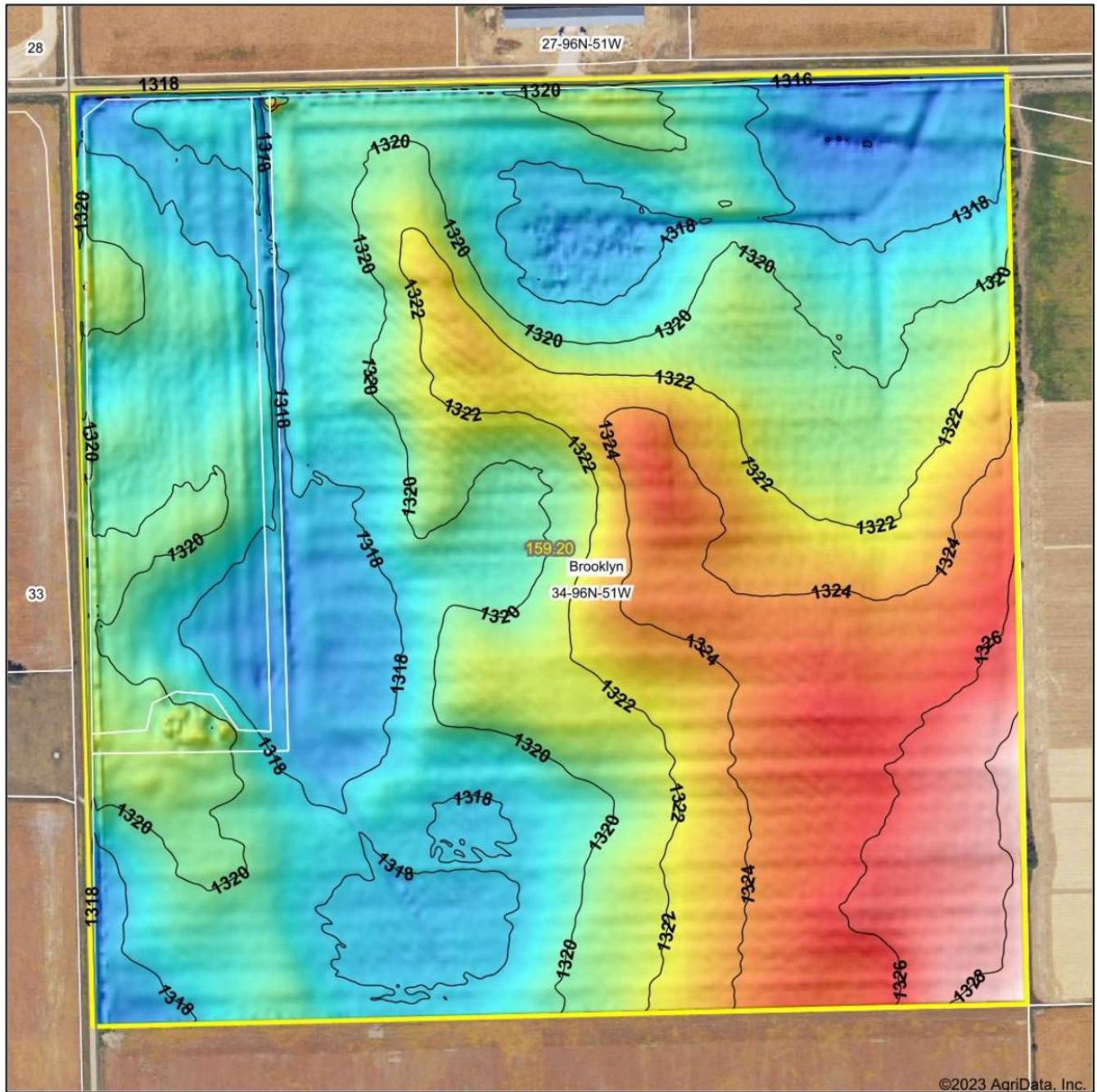
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Corn Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans	
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	57.07	35.8%	I	93						66	
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	44.19	27.8%	Iw	88	4.1	51	98	37	36	55	
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	28.16	17.7%	IIw	75						51	
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	18.32	11.5%	IVw	59						24	
Cd	Chancellor-Viborg silty clay loams	7.40	4.6%	IIw	87	3.7	47	94	35	33	47	
EaB	Egan silty clay loam, 3 to 6 percent slopes	4.06	2.6%	Ile	82	4.5	50	90	34	35	59	
<b>Weighted Average</b>					<b>1.59</b>	<b>84</b>	<b>1.4</b>	<b>17.6</b>	<b>33.9</b>	<b>12.8</b>	<b>12.4</b>	<b>*n 54.4</b>

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

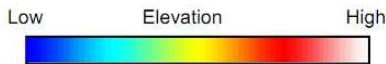
\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Elevation Map



©2023 AgriData, Inc.



Source: USGS 3 meter dem  
Interval(ft): 2  
Min: 1,315.0  
Max: 1,329.3  
Range: 14.3  
Average: 1,320.6  
Standard Deviation: 2.79 ft



34-96N-51W  
Lincoln County  
South Dakota

Boundary Center: 43° 5' 40.46, -96° 51' 36.29



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



January 30, 2024 · 10:30 am



Clay County, South Dakota



- Common Land Unit**
- Non-Cropland
  - Cropland
- Wetland Determination Identifiers**
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions

Tract Boundary  
PLSS

Unless otherwise noted,  
crops listed below are:  
Non-irrigated  
Intended for Grain  
Corn = Yellow  
Soybeans = Common  
Wheat - HRB or HRW  
Sunflowers = Oil or Non

Producer Initial \_\_\_\_\_  
Date \_\_\_\_\_

2024 Program Year

Map Created October 10, 2023

Farm 6482

34-96N-51W-Lincoln





# Certified Wetland Determination

Field Office: Canton FO  
Certified By: Wayne Bachman  
Legal Desc: NW4 Section 34 96-51

Agency: USDA-NRCS  
Certified Date: 10-6-11  
Tract: 129



**Legend**

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



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-O26E for definitions and additional info.



SOUTH DAKOTA CLAY Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	FARM : 6482 Prepared : 12/12/23 11:20 AM CST Crop Year : 2024
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<b>Tract Number</b>	: 4551
<b>Description</b>	: NW 34-96-51
<b>FSA Physical Location</b>	: SOUTH DAKOTA/LINCOLN
<b>ANSI Physical Location</b>	: SOUTH DAKOTA/LINCOLN
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Tract does not contain a wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: HORNER FAMILY LIMITED PARTNERSHIP
<b>Other Producers</b>	: None
<b>Recon ID</b>	: 46-027-2020-48

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.82	155.47	155.47	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	155.47	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	90.00	0.00	160
Soybeans	50.90	0.00	46
TOTAL	140.90	0.00	

NOTES

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# Notes:

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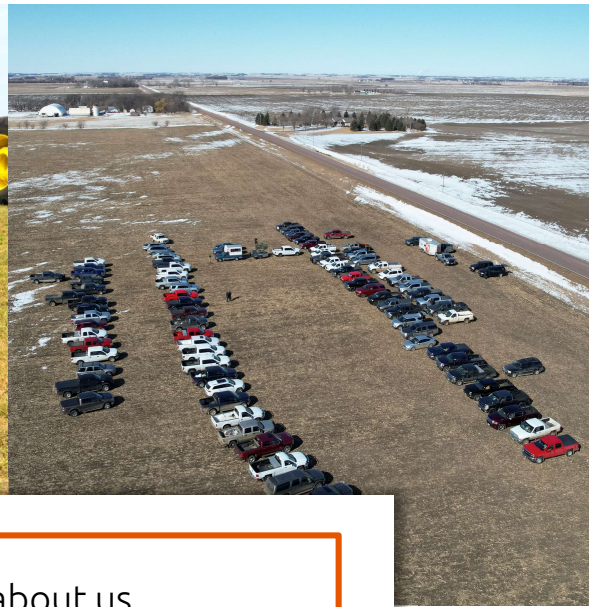
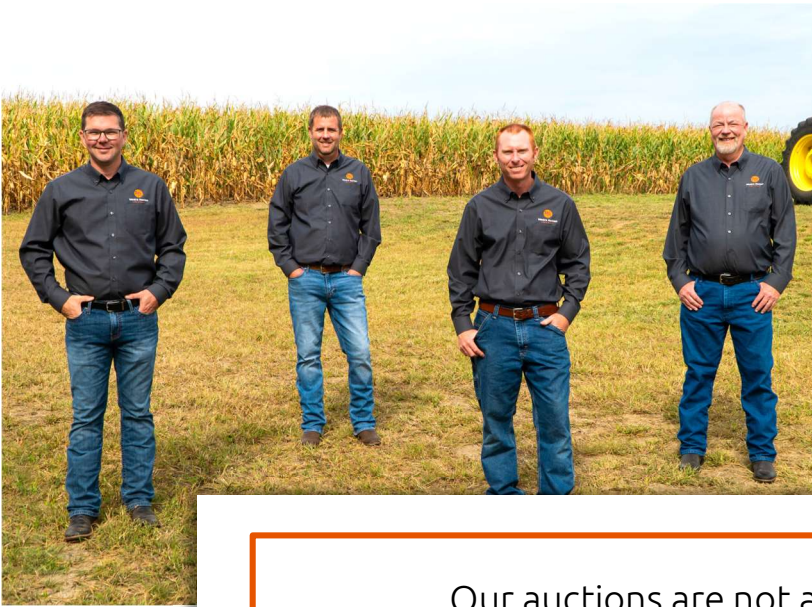
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 As the real estate landscape evolves, one thing  
 We guarantee is that you can trust us to  
 get the job done right.

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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