

WESTRA AUCTION

150.76 +/- Acres

Brooklyn Township  
Lincoln County, SD

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

*Paul & Paige Hanson Living Trust,  
David Musa, Owners*

Thursday, January 22, 2026 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

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January 22, 2026 · 10:30 am

# Lincoln County South Dakota Land Auction

## 150.76 +/- Acres of Cropland, Brooklyn Township

We will sell the following real estate at a live/online auction at the Lincoln County Fairgrounds located at 27711 SD-Hwy 17, Lennox, SD. The land is located from northeast corner of Centerville 1½ miles east on 294<sup>th</sup> St and 1½ miles north on 464<sup>th</sup> Ave.

**Auctioneer's Note:** Here is an opportunity to purchase powerful, productive Lincoln County, SD, farmland that is available to farm in 2026! Located northeast of Centerville, SD, the land is in reasonable distance to grain elevators and ethanol plants and includes 4 building eligibilities. The land has a soil rating of .716 and according to Surety/AgriData a productivity rating of 78. Predominate soils: Chancellor-Wakonda-Tetonka complex (69.5 % of the field) and Wentworth-Chancellor silty clay loam, 0-2 percent slopes, (16% of the field). The topography of the land is mostly flat. The FSA estimates there is approximately 143.7 acres of cropland, 74.30-acre corn base/129-bushel PLC yield and a 69.40-acre soybean base/38-bushel PLC yield. Taxes: \$2,329.56. 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, please visit [www.westrauction.com](http://www.westraauction.com).

**Legal Description:** Lots 1 & 2 NW ¼, 7-96-51, Lincoln County, SD.

**Terms:** 15% non-refundable down payment day of sale with the balance due at closing on or before February 27, 2026. Title insurance and closing costs split 50/50 between buyer and seller. 2025 real estate taxes due in 2026 to be paid by the seller. 2026 real estate taxes due in 2027 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)*

**Paul & Paige Hanson Living Trust, David Musa, Owners**

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

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

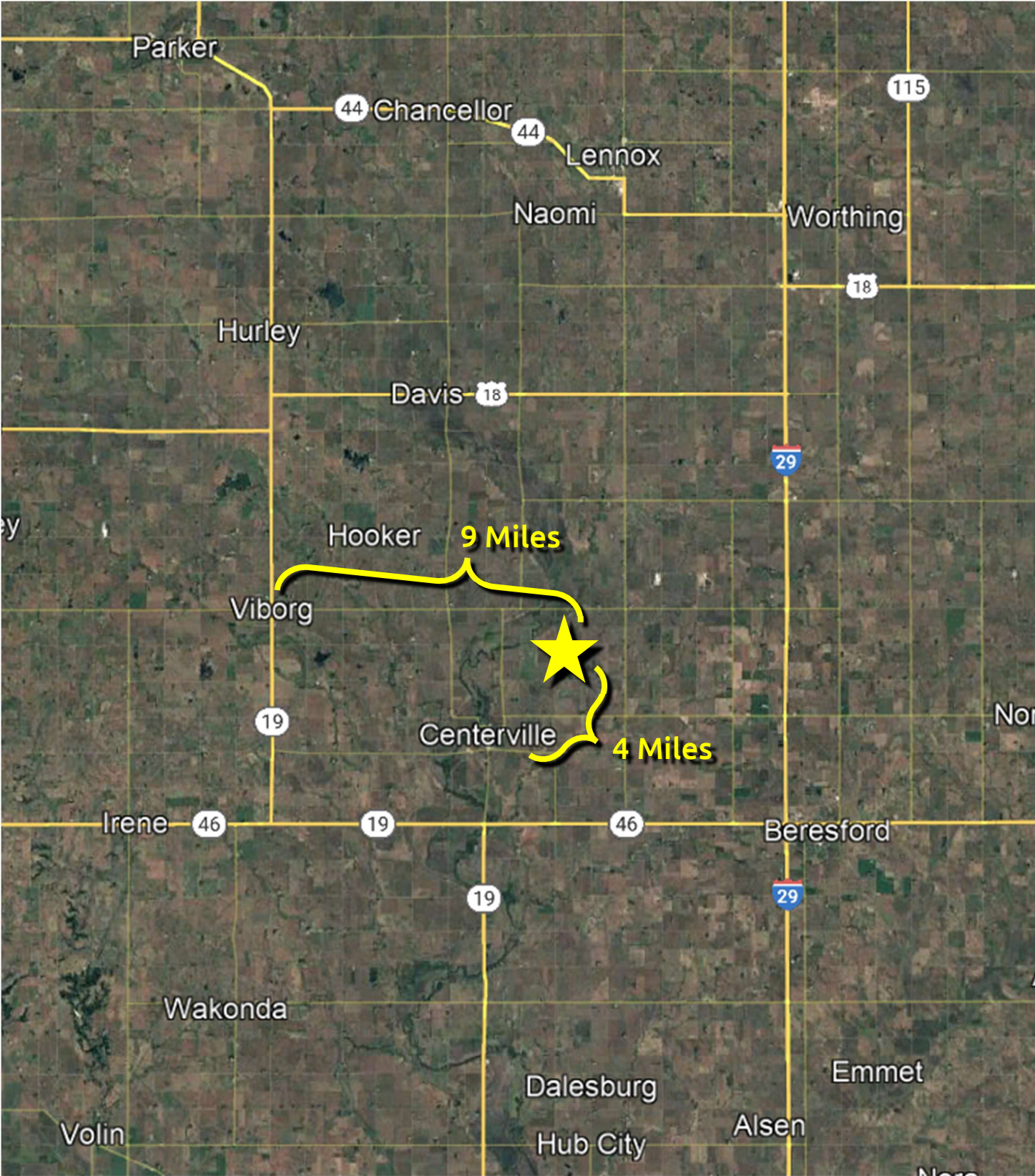
**Phil Eggers**, Broker Associate, Renner, SD 605-351-5438

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

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



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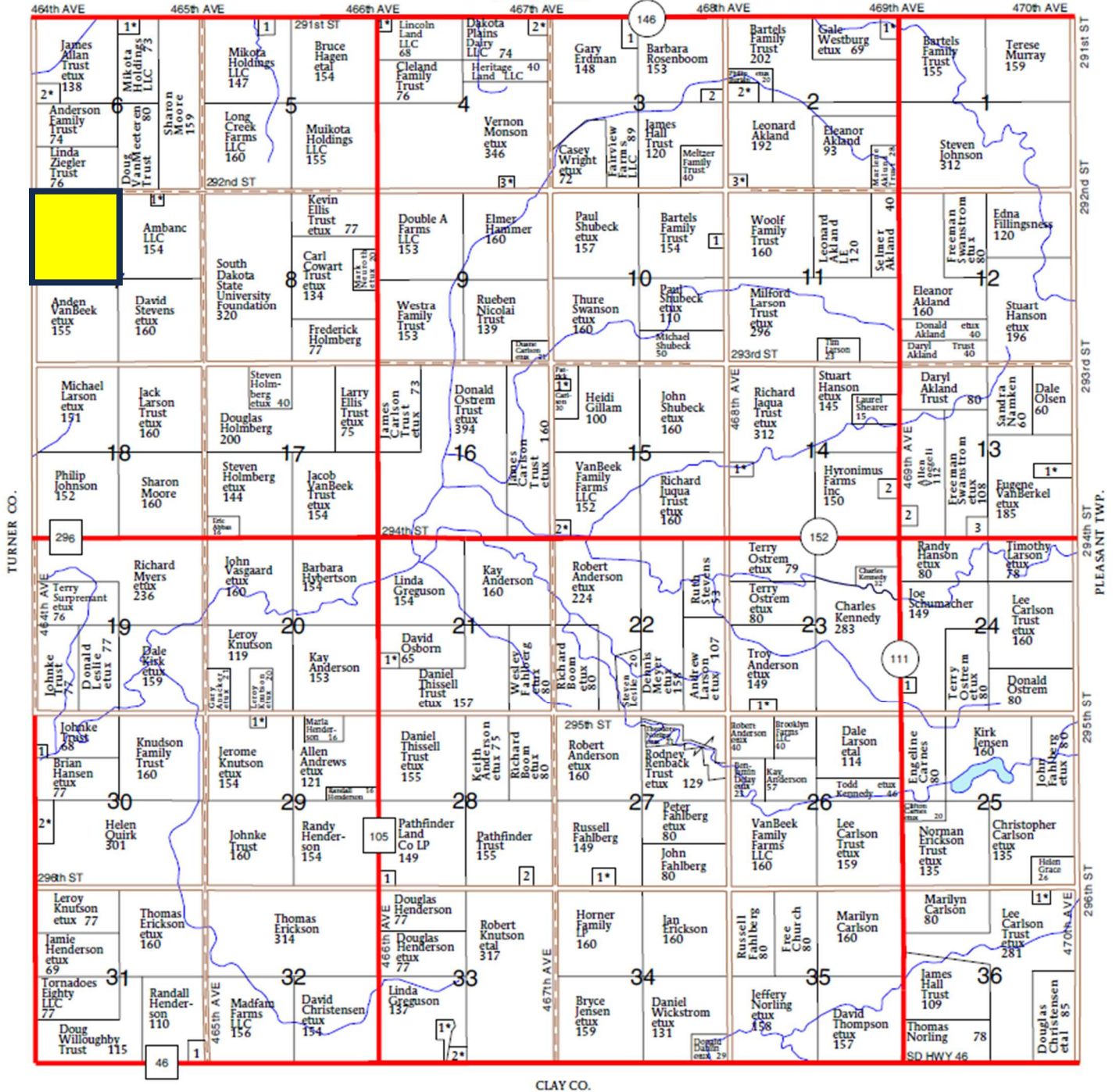
T-96-N

BROOKLYN PLAT

R-51-W

(Landowners)

DELAWARE TWP.



TURNER CO.

PLEASANT TWP.

CLAY CO.

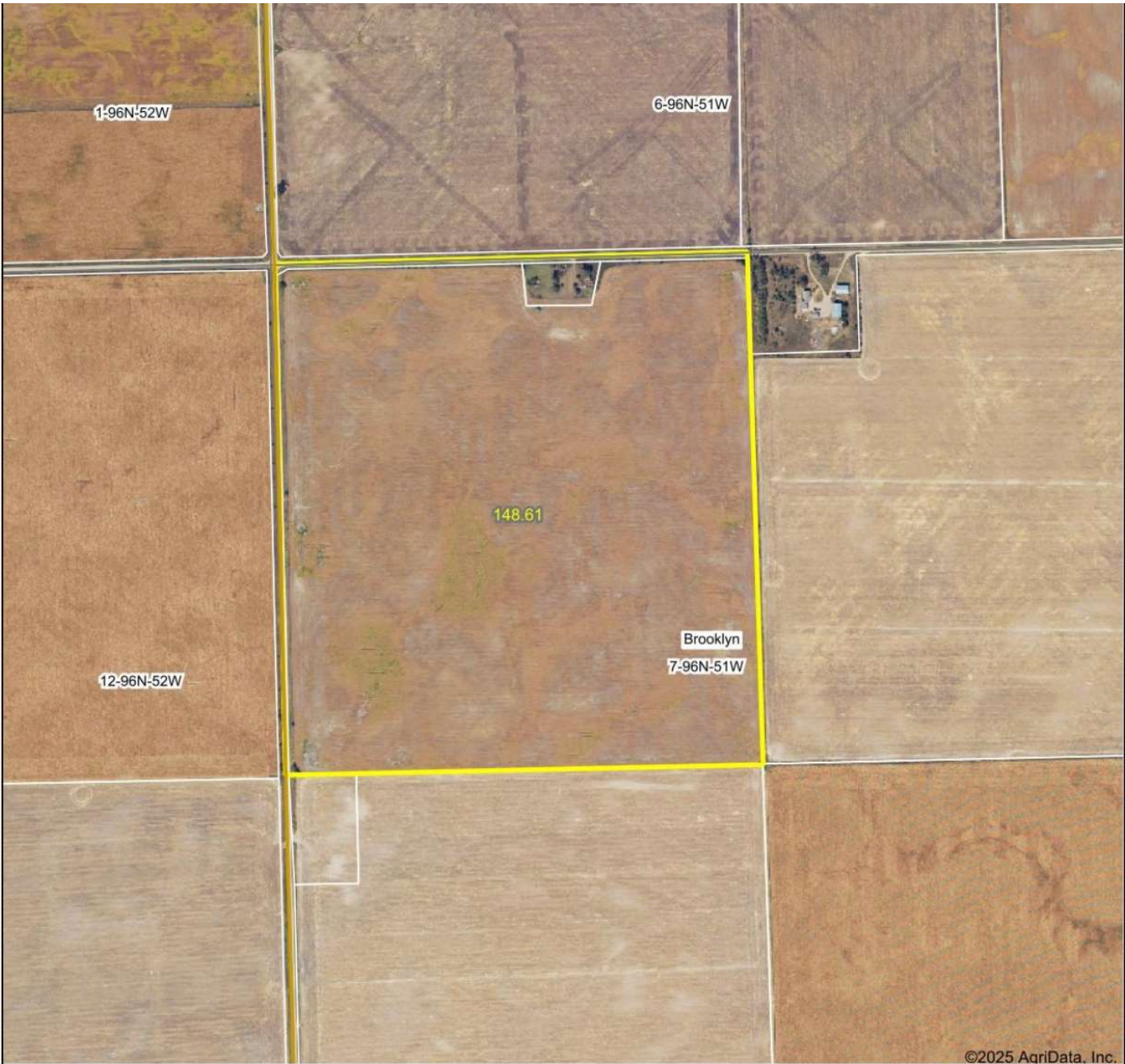
FHP Map Image courtesy of Farm and Home Publishers



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Boundary Center: 43° 9' 9.64, -96° 55' 9.67



**7-96N-51W**  
**Lincoln County**  
**South Dakota**

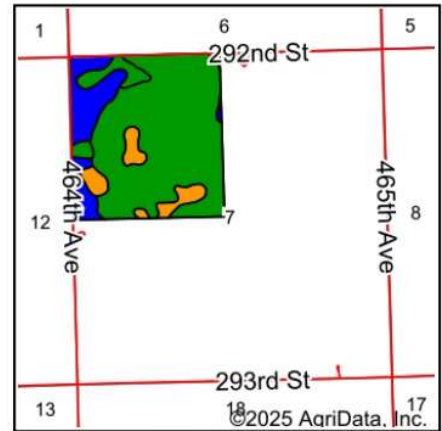
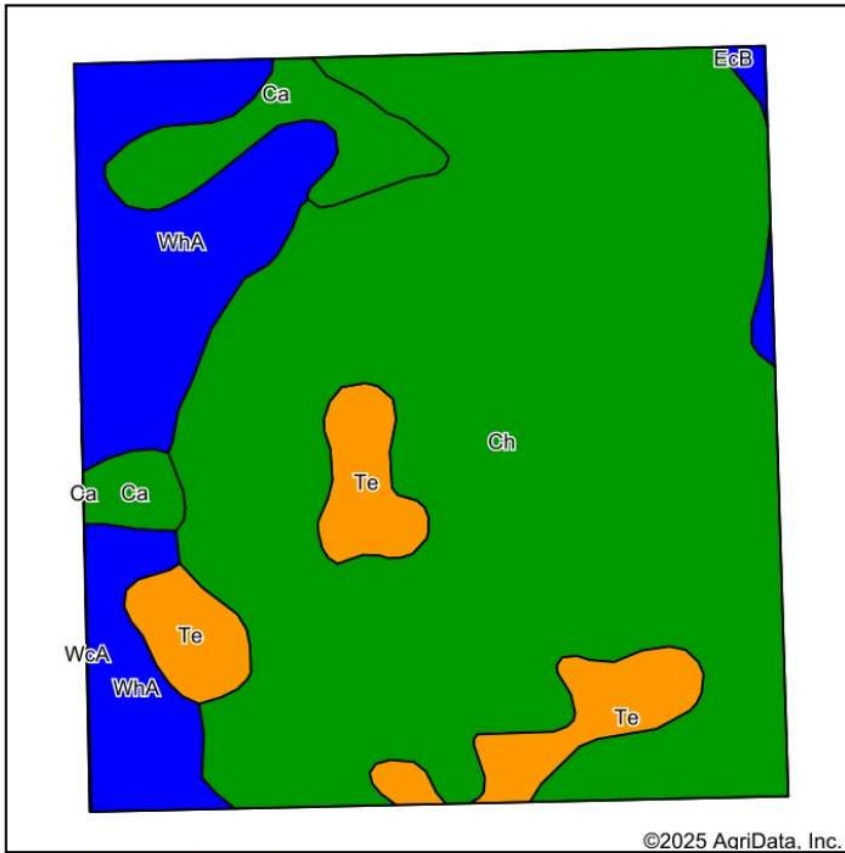


11/8/2025

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



# Soils Map



State: **South Dakota**  
 County: **Lincoln**  
 Location: **7-96N-51W**  
 Township: **Brooklyn**  
 Acres: **148.61**  
 Date: **11/8/2025**



Soils data provided by USDA and NRCS.

Area Symbol: SD083, Soil Area Version: 28  
 Area Symbol: SD125, Soil Area Version: 28

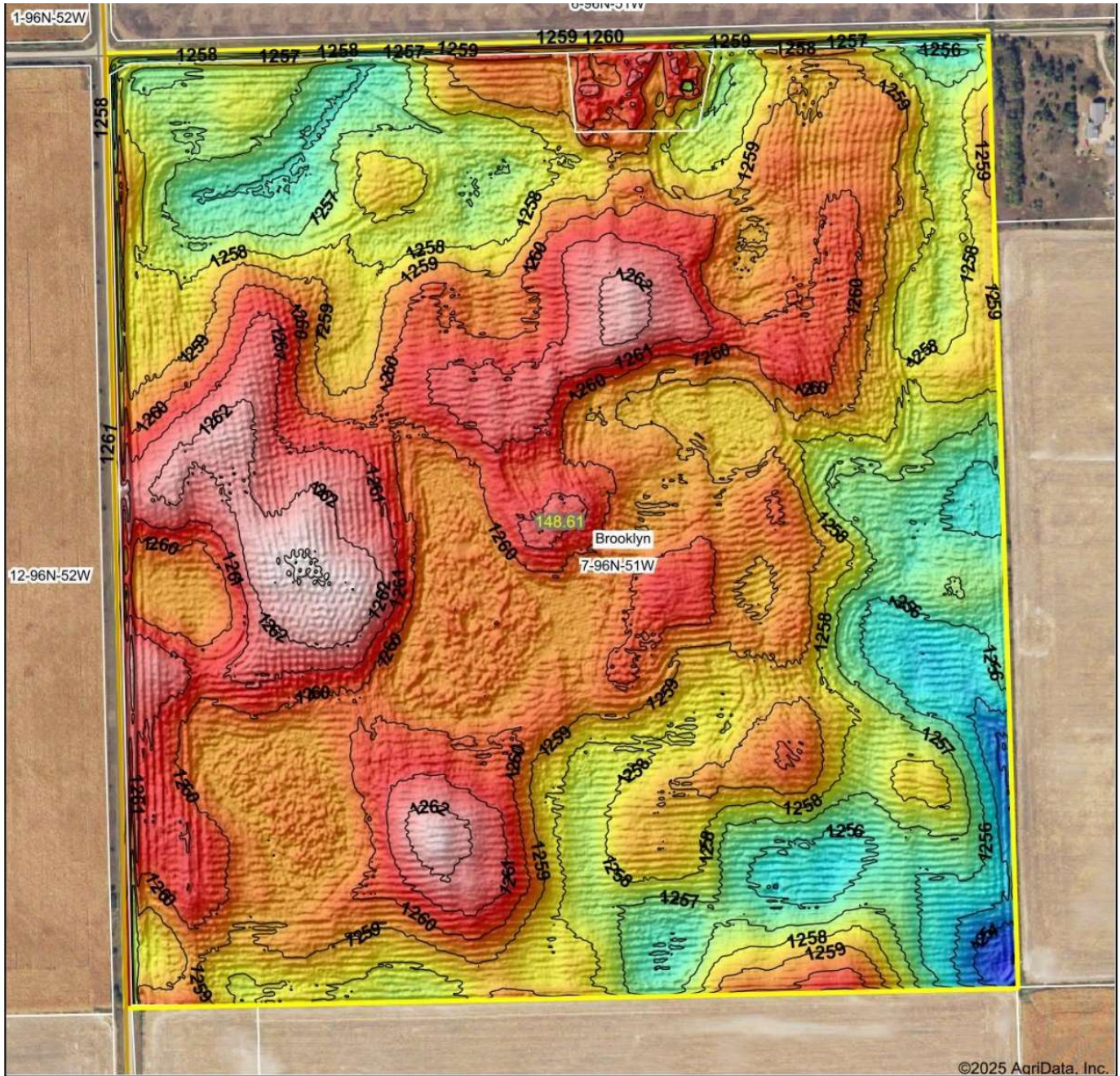
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
Ch	Chancellor-Wakonda-Tetonka complex	103.38	69.5%		IIw	78	41	
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	23.76	16.0%		Iw	88	55	
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	11.99	8.1%		IVw	59	25	
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	8.45	5.7%		IIw	75	51	
EcB	Egan-Chancellor silty clay loams, 0 to 4 percent slopes	0.95	0.6%		Ile	86	51	
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	0.08	0.1%		Iw	86	53	
<b>Weighted Average</b>						<b>2.00</b>	<b>78</b>	<b>*n 42.6</b>

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



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# Elevation Map



© AgriData, Inc. 2023 www.AgriDataInc.com  
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem  
Interval(ft): 1  
Min: 1,252.9  
Max: 1,263.2  
Range: 10.3  
Average: 1,259.0  
Standard Deviation: 1.71 ft



7-96N-51W  
Lincoln County  
South Dakota  
11/8/2025  
Boundary Center: 43° 9' 9.64, -96° 55' 9.67



SOUTH DAKOTA  
LINCOLN



United States Department of Agriculture  
Farm Service Agency

FARM : 34

Prepared : 11/13/25 9:36 AM CST

Form: FSA-156EZ

Crop Year : 2026

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

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

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
143.70	143.70	143.70	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	143.70	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	74.30	0.00	129	0
Soybeans	69.40	0.00	38	0
<b>TOTAL</b>	<b>143.70</b>	<b>0.00</b>		

### NOTES

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Tract Number : 43

Description : C1 NW4 7 96 51  
 FSA Physical Location : SOUTH DAKOTA/LINCOLN  
 ANSI Physical Location : SOUTH DAKOTA/LINCOLN  
 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 : DAVID MUSA, PAIGE HANSON  
 Other Producers : None  
 Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
143.70	143.70	143.70	0.00	0.00	0.00	0.00	0.0



**SOUTH DAKOTA**  
**LINCOLN**  
 Form: FSA-156EZ



**FARM : 34**  
 Prepared : 11/13/25 9:38 AM CST  
 Crop Year : 2026

**Tract 43 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	143.70	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	74.30	0.00	129
Soybeans	69.40	0.00	38
<b>TOTAL</b>	<b>143.70</b>	<b>0.00</b>	

**NOTES**

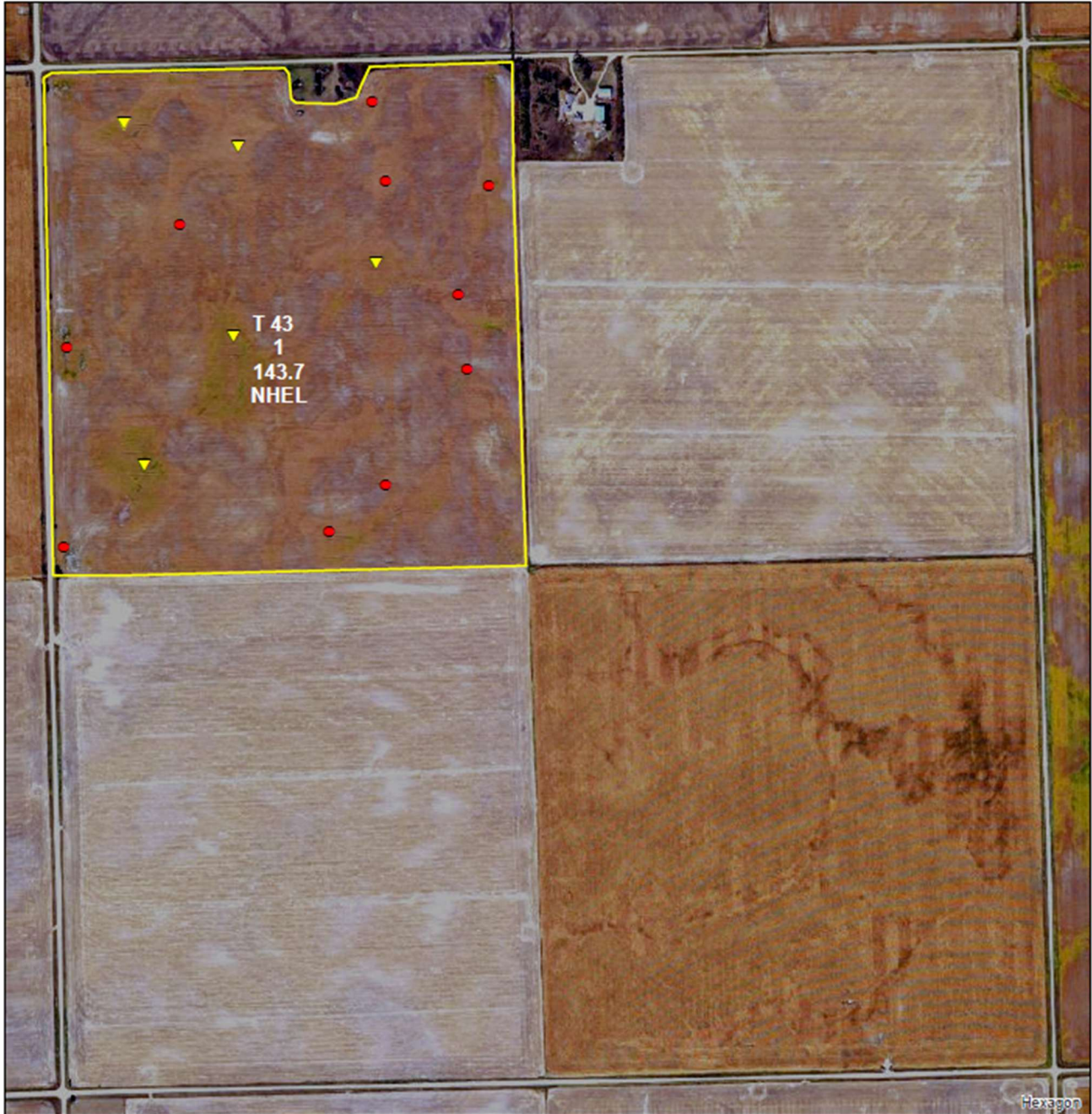
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January 22, 2026 · 10:30 am



Program  
Year 2024



United States Department of Agriculture  
**Lincoln County, SD**  
**PLSS: 7\_96N\_51W**  
**Farm: 34**

1 inch equals 694 feet

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Common Land Units
- ▨ Non Cropland

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2023 Ortho-Photography - Not to Scale

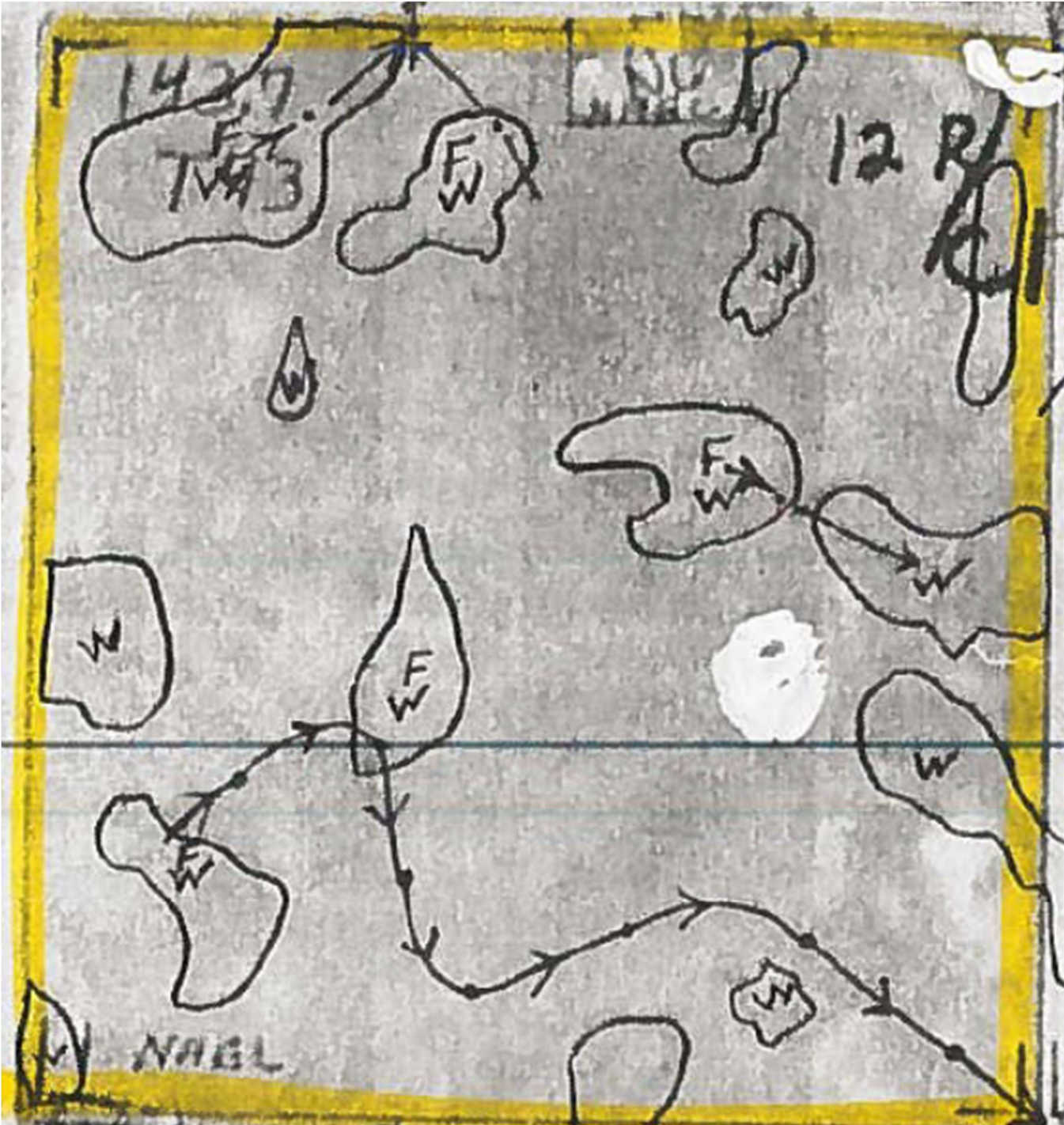
December 11, 2023

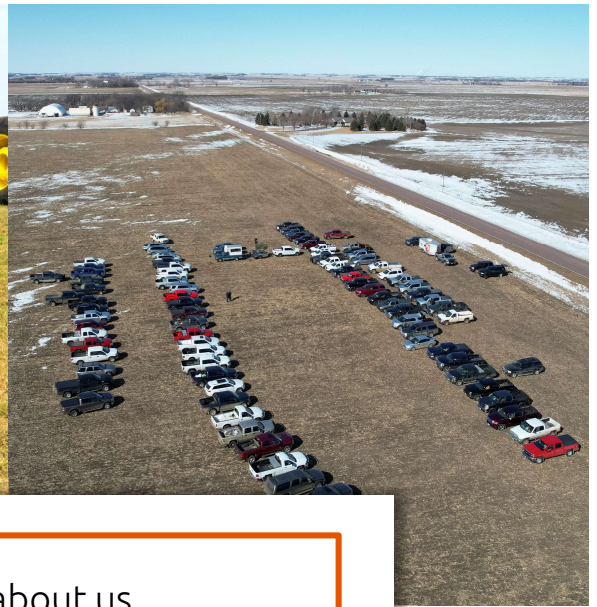
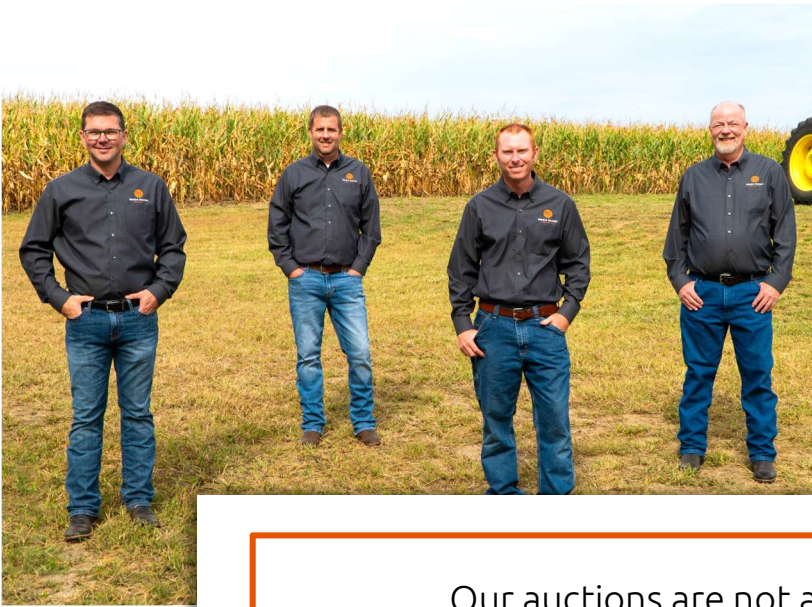


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(W) Wetland  
(FW) Ditched or tiled prior to 12-23-85 but still wetland  
(PC) Converted Wetland prior to 12-23-85  
(CM) Converted Wetland after 12-23-85  
(---) Ditched prior to 12-23-85  
(---) Tiled prior to 12-23-85  
(w) Wetland in a channel

**OFFICIAL WETLAND DETERMINATION  
for Highlighted Tracts Only**





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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