

WESTRA AUCTION

128.03 +/- Acres

Perry 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.

Cleland Family Trust, Owner

Thursday, February 12, 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

Visit our website: www.westrauction.com

February 12, 2026 · 10:30 am

Lincoln County South Dakota Land Auction

128.03 +/- Acres, Perry Township 5-Acre Building Site, Cropland Sold in Two Tracts

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 Lennox, SD, 3 miles north on Hwy 17 (466th Ave) and 1½ miles west on the Parker Shortcut Rd (275th St).

Auctioneer's Note: Location, Location, Location, this land is located 5 miles northwest of Lennox, 6 ½ miles southwest of Tea, and 11 miles southwest of Sioux Falls. This is a great opportunity to purchase productive Lincoln County cropland and a 5-acre acreage/building eligibility site that includes a 60' x 100' machine shed. The land is available to farm in 2026 crop year and is within a reasonable distance to grain elevators and ethanol plants. The land has a soil rating of .807 and according to Surety/AgriData a productivity rating of 76.6. Predominate soils include: Egan silty clay loam, 3-6 percent slopes, (43.5 percent of the field) and Egan-Chancellor silty clay loam, 0-4 percent slopes, (20.5 percent of the field). The topography of the land has a gentle roll and includes tile. The FSA estimates there is approximately 121.9 acres of cropland, 65.60-acre corn base/120-bushel PLC yield and a 31.56-acre soybean base/35-bushel PLC yield. There is a CRP contract on 7.4 acres that pays \$2,055 per year and will expire on 9/30/2026. This land is part of a larger tract and will need to be reconstituted. Taxes: \$3,310.60. 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.

Legal Description: Gov Lots 1 & 2 NW ¼, except 16 acres, 18-99-51, Lincoln County, SD.

The land will be offered as follows:

Tract 1: 5-acres/machine shed/building eligibility.

Tract 2: 123.03 +/- acres farmland/2 building eligibilities.

Tract 3: Combination of Tracts 1 & 2.

TERMS: 15% non-refundable down payment day of sale with the balance due at closing on or before March 24, 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". If the land is split into 2 tracts a survey will be done and paid for by the seller. No survey will be done if sold as Tract 3. 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

Cleland Family Trust, Owner

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

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

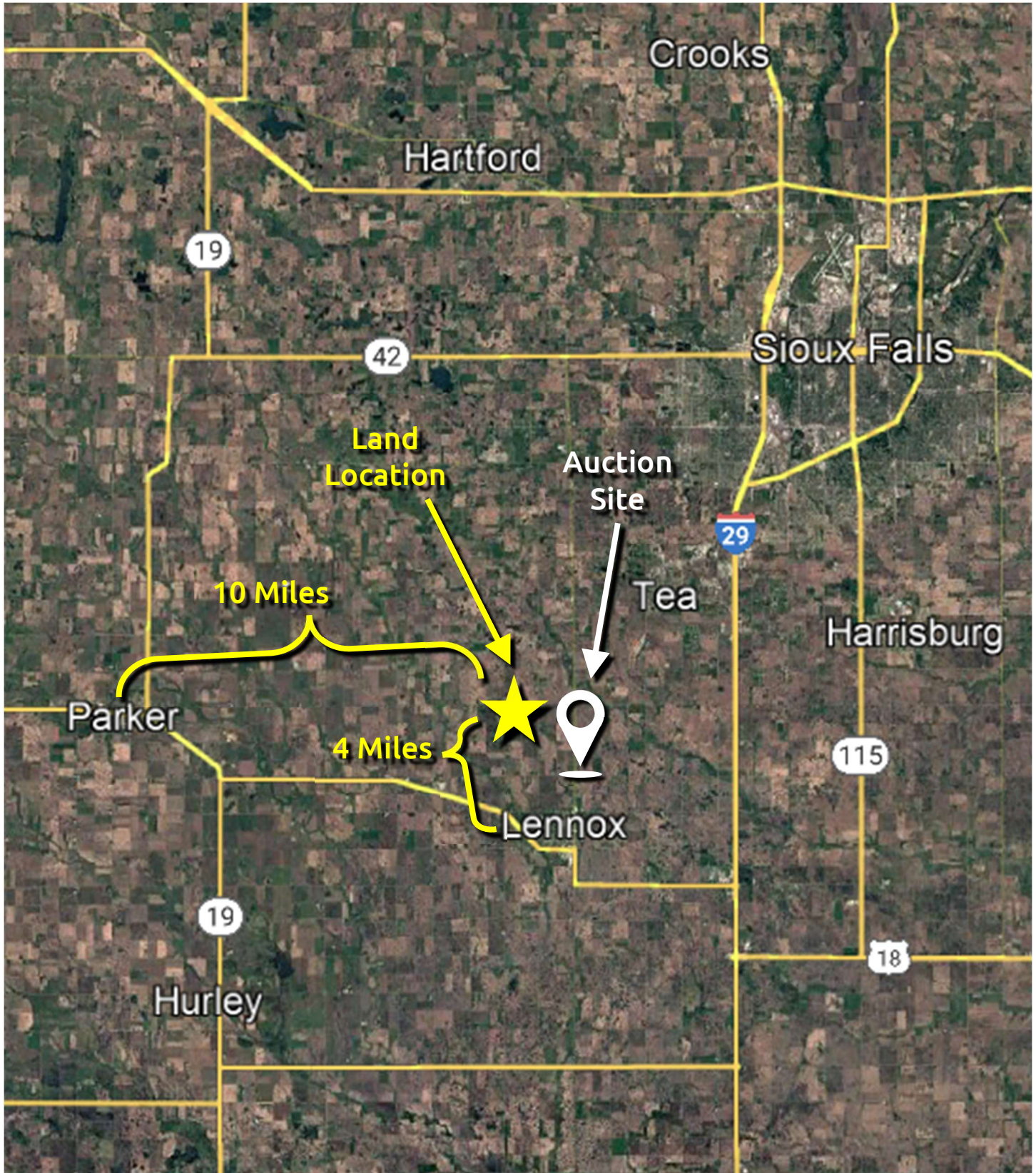
Phil Eggers, Broker Associate, Renner, SD 605-351-5438

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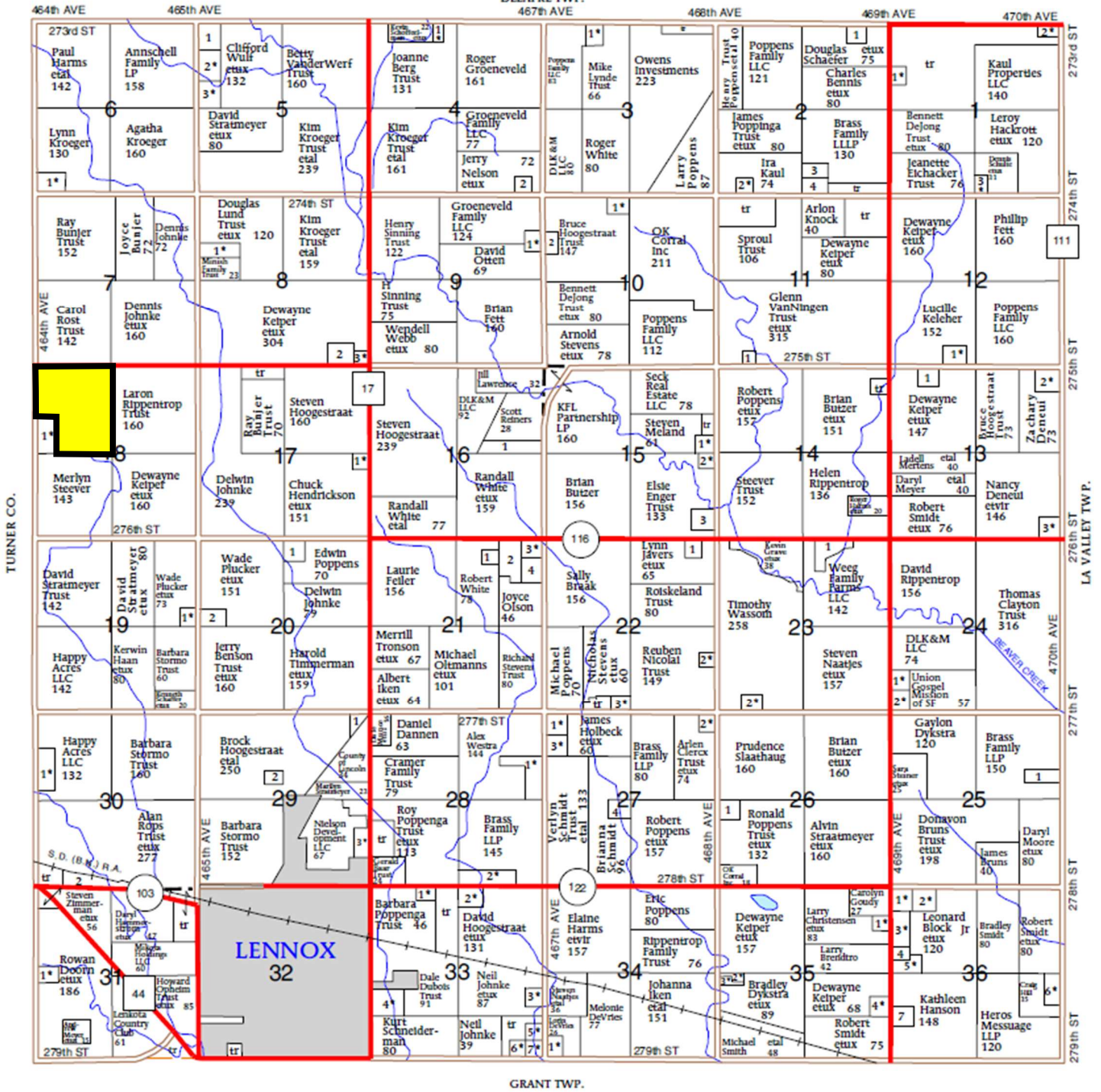


T-99-N

PERRY PLAT

R-51-W

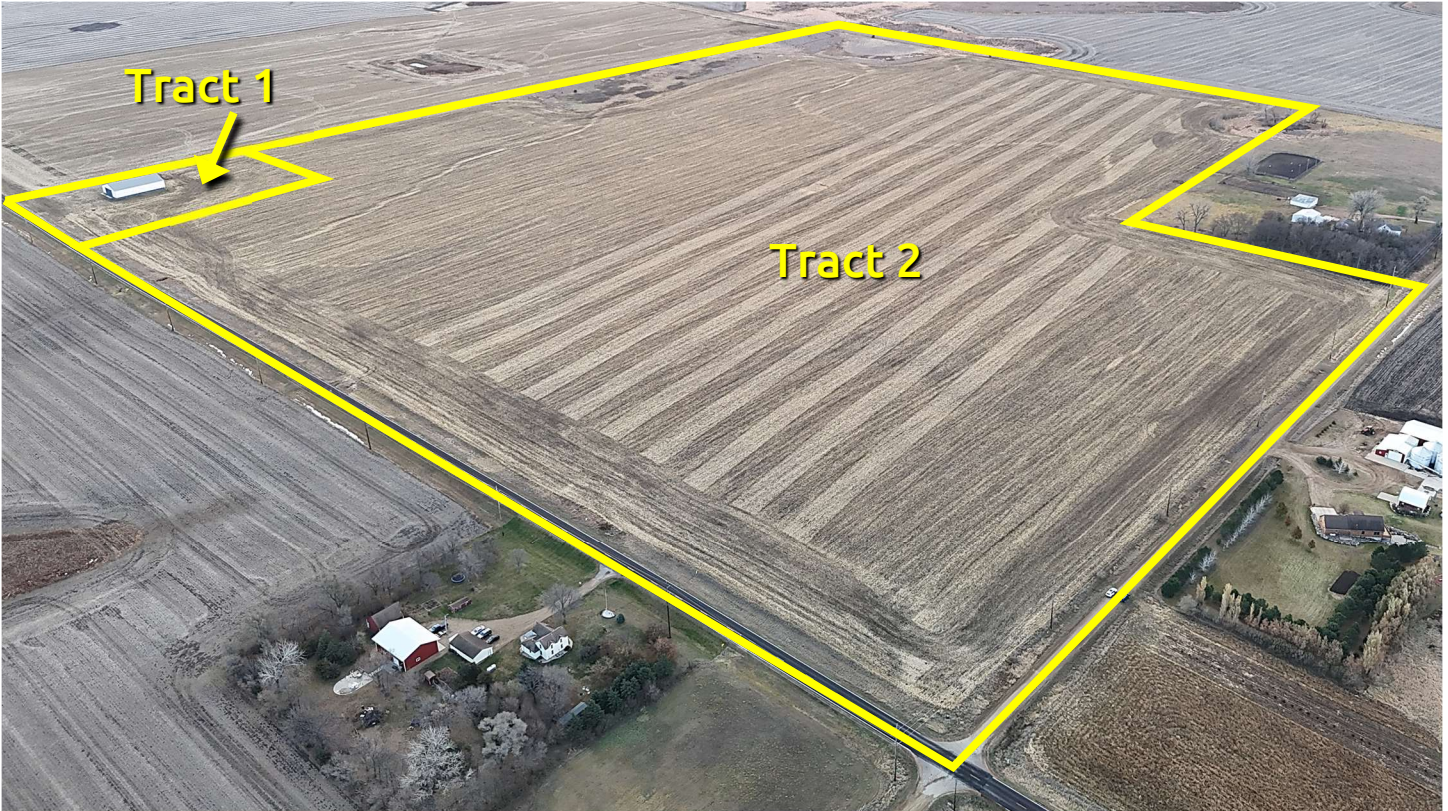
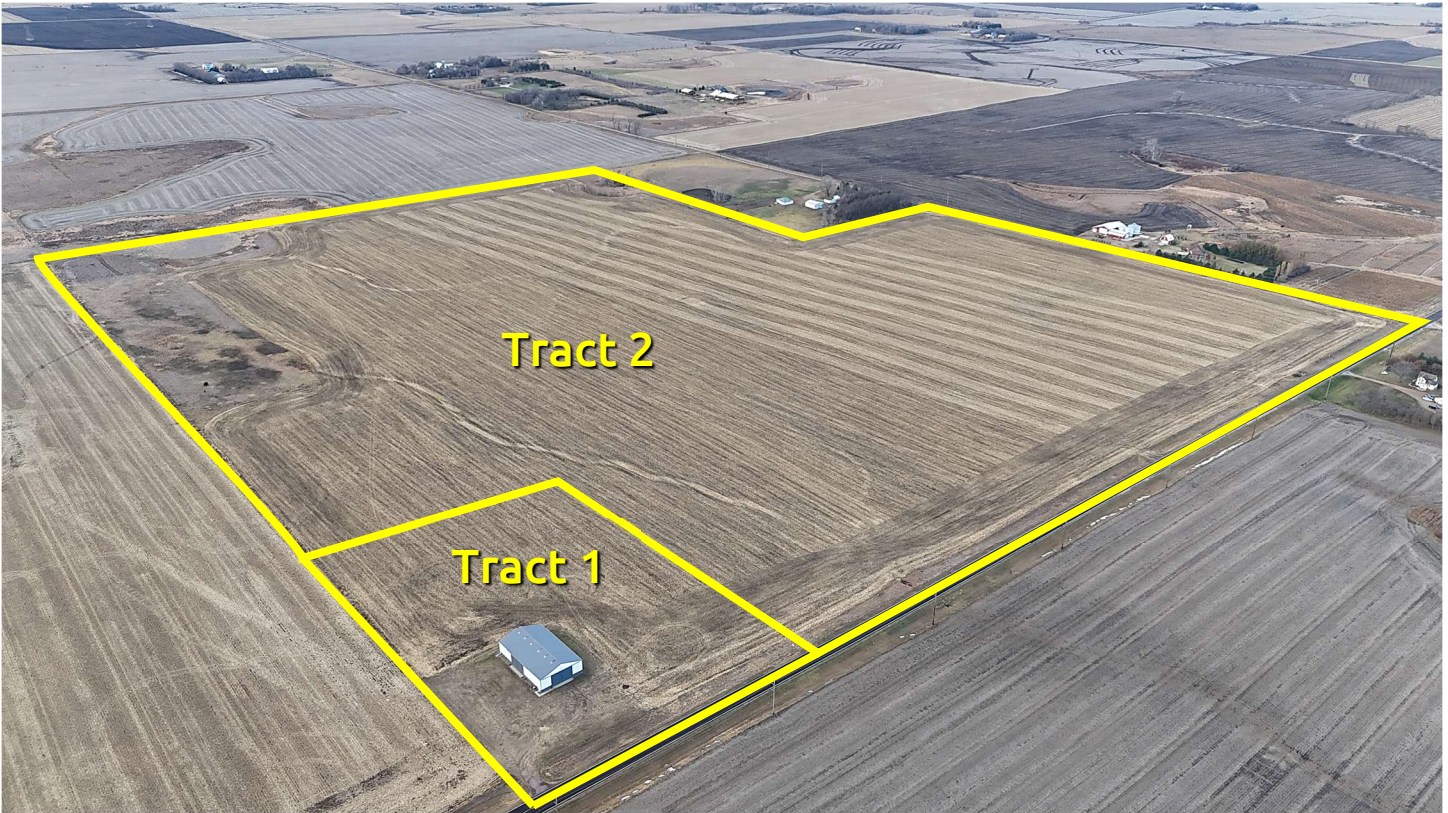
(Landowners)



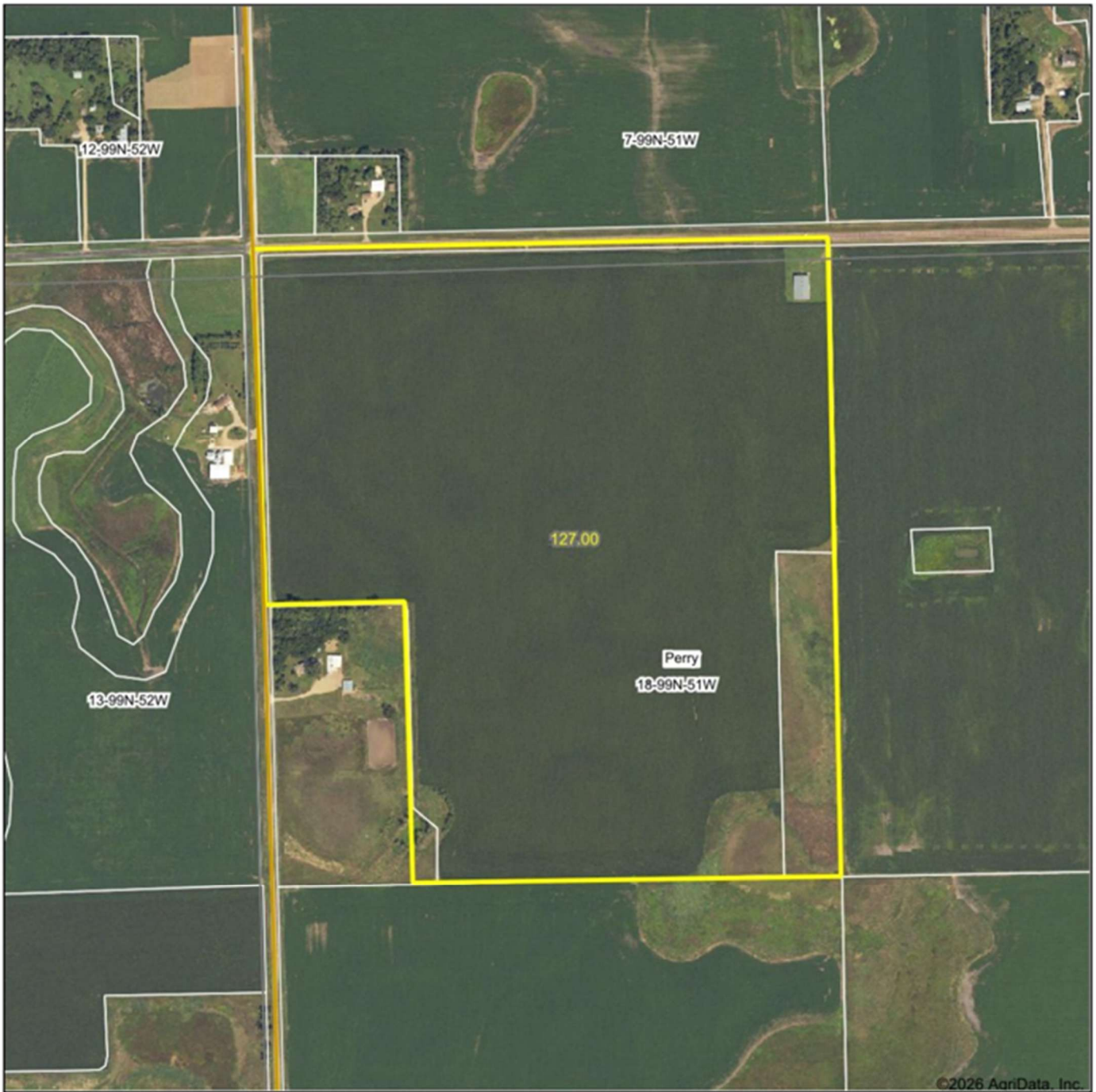
FHP Map Image courtesy of Farm and Home Publishers



February 12, 2026 · 10:30 am



February 12, 2026 · 10:30 am



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Boundary Center: 43° 23' 58.23, -96° 55' 12.22

0ft 641ft 1281ft

18-99N-51W
Lincoln County
South Dakota



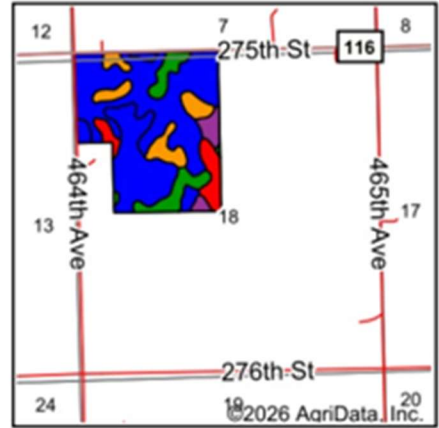
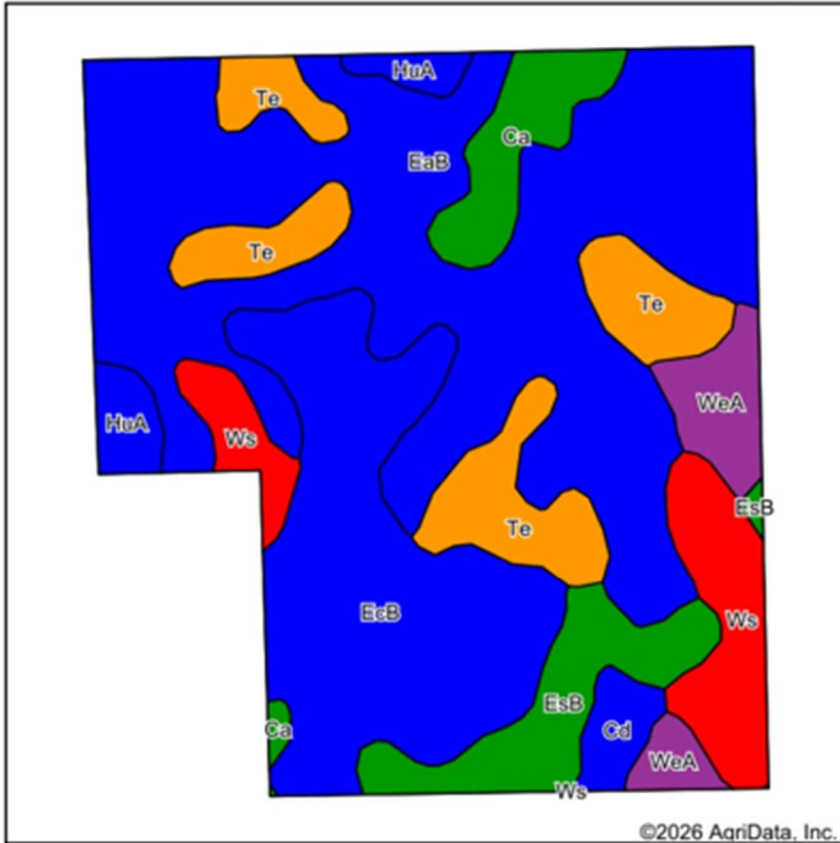
1/6/2026

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



westrauction.com

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **18-99N-51W**
 Township: **Perry**
 Acres: **127**
 Date: **1/6/2026**



Soils data provided by USDA and NRCS.

Area Symbol: SD083, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
EaB	Egan silty clay loam, 3 to 6 percent slopes	55.26	43.5%		IIe	82	59
EcB	Egan-Chancellor silty clay loams, 0 to 4 percent slopes	25.98	20.5%		IIe	86	51
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	13.50	10.6%		IVw	59	25
Ws	Worthing silty clay loam, 0 to 1 percent slopes	9.25	7.3%		Vw	30	4
EsB	Egan-Shindler complex, 2 to 6 percent slopes	7.67	6.0%		IIe	77	59
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	5.32	4.2%		IIw	75	51
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	4.96	3.9%		I	93	67
HuA	Huntimer silty clay loam, 0 to 2 percent slopes	2.96	2.3%		Iw	90	51
Cd	Chancellor-Viborg silty clay loams	2.10	1.7%		IIw	87	47
Weighted Average					2.37	76.7	*n 49.3

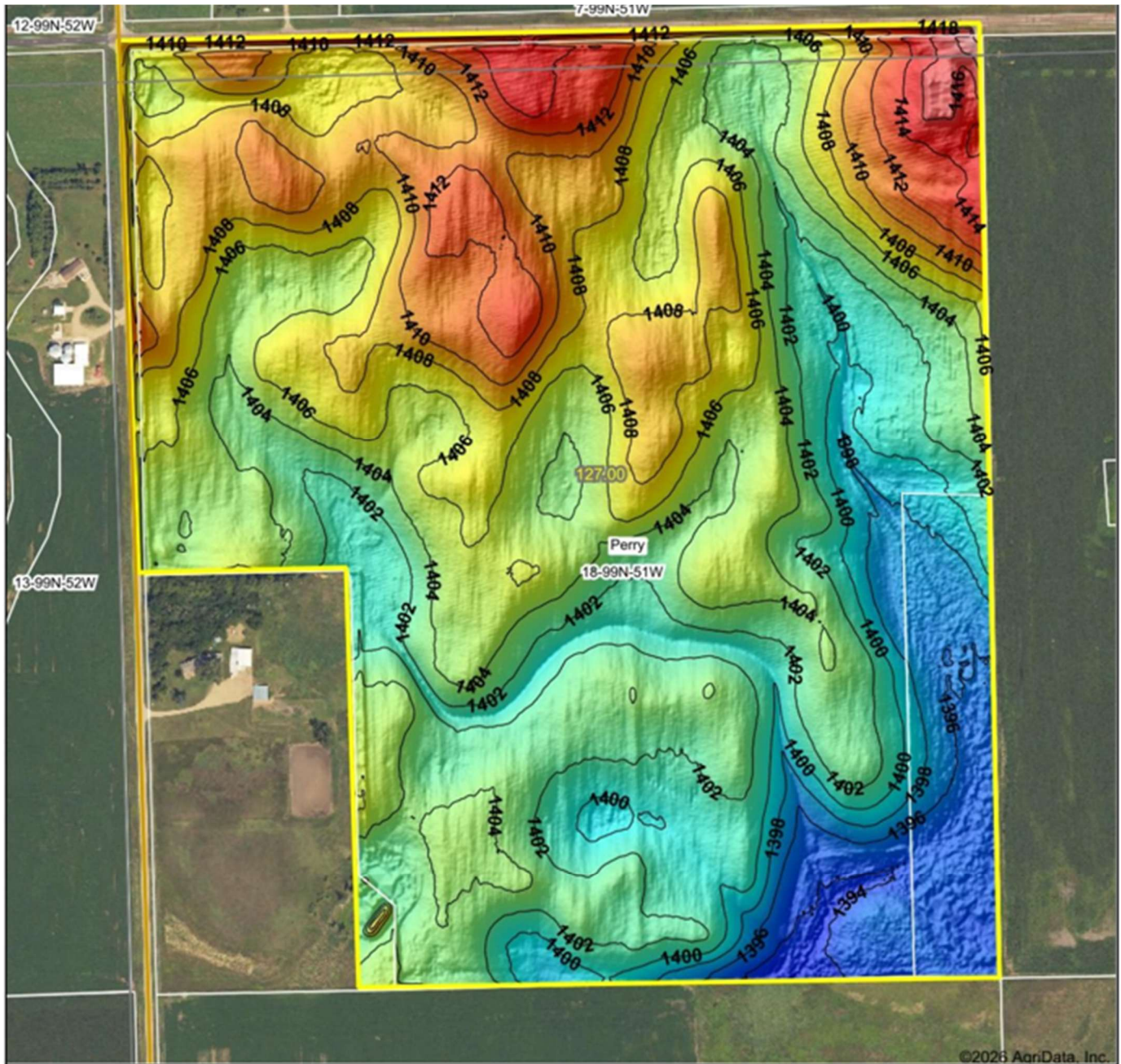
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



February 12, 2026 · 10:30 am

Elevation Map

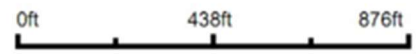


©2025 AonData, Inc.



© AgriData, Inc. 2025 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 2
Min: 1,392.4
Max: 1,421.7
Range: 29.3
Average: 1,404.6
Standard Deviation: 4.63 ft



18-99N-51W
Lincoln County
South Dakota

Boundary Center: 43° 23' 58.23, -96° 55' 12.22



SOUTH DAKOTA
LINCOLN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7088
Prepared : 1/8/26 1:27 PM CST
Crop Year : 2026

Tract Number	: 1788
Description	: A5 NW4 18 99 51
FSA Physical Location	: SOUTH DAKOTA/LINCOLN
ANSI Physical Location	: SOUTH DAKOTA/LINCOLN
BIA Unit Range Number	:
CRP Contract Number(s)	: 11111
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract contains a wetland or farmed wetland
WL Violations	: None
Owners	: CLELAND TRUST
Other Producers	: None
Recon ID	: None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
138.60	121.90	121.90	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	114.50	0.00	7.40	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	65.60	0.00	120
Soybeans	31.56	0.00	35
TOTAL	97.16	0.00	

NOTES

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CRP-1 U.S. DEPARTMENT OF AGRICULTURE (05-05-25) Commodity Credit Corporation <h2 style="text-align: center;">CONSERVATION RESERVE PROGRAM CONTRACT</h2>		1. ST. & CO. CODE & ADMIN. LOCATION 46 083		2. SIGN-UP NUMBER 48		
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) LINCOLN COUNTY FARM SERVICE AGENCY 801 E 5TH ST - SUITE 1 CANTON, SD57013-1920		3. CONTRACT NUMBER 11111		4. ACRES FOR ENROLLMENT 7.40		
		6. TRACT NUMBER 1788		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2016 09-30-2026		
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (605) 987-4332 x2		8. SIGNUP TYPE: Continuous				
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.						
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant.") The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.						
9A. Rental Rate Per Acre \$ 277.77		10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment \$ 2,055.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment \$		1788	2	CP23A	4.50	\$ 135.00
(Item 9C is applicable only when the first year payment is prorated.)		1788	11	CP23A	2.90	\$ 87.00
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)						
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) <small>CLEVELAND TRUST 48 C HAGEN TR 1300 W HENRY DR SIOUX FALLS, SD57108-3220</small>	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)		
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)		
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)		
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE				B. DATE (MM-DD-YYYY)
NOTE: Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program. Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3845(b)(1).						

Non-Discrimination Statement: In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint> and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9922. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

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Program
Year 2024



United States Department of Agriculture

Lincoln County, SD

PLSS: 18_99N_51W

Farm: 7088

1 inch equals 692 feet

Wetland Determination Identifiers

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

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided by the producer and/or National Agricultural Imagery Program (NAIP). The producer accepts the data 'as is' and assumes all risks associated with its use. USDA - FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

2023 Ortho-Photography - Not to Scale

January 19, 2024



Certified Wetland Determination

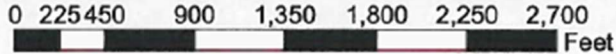
Field Office: Canton Field Office
Certified By: Wayne Bachman
Legal Desc: NW4 Section 18 99-51

Agency: USDA-NRCS
Certified Date: 10-5-00
Tract: [REDACTED]



Legend

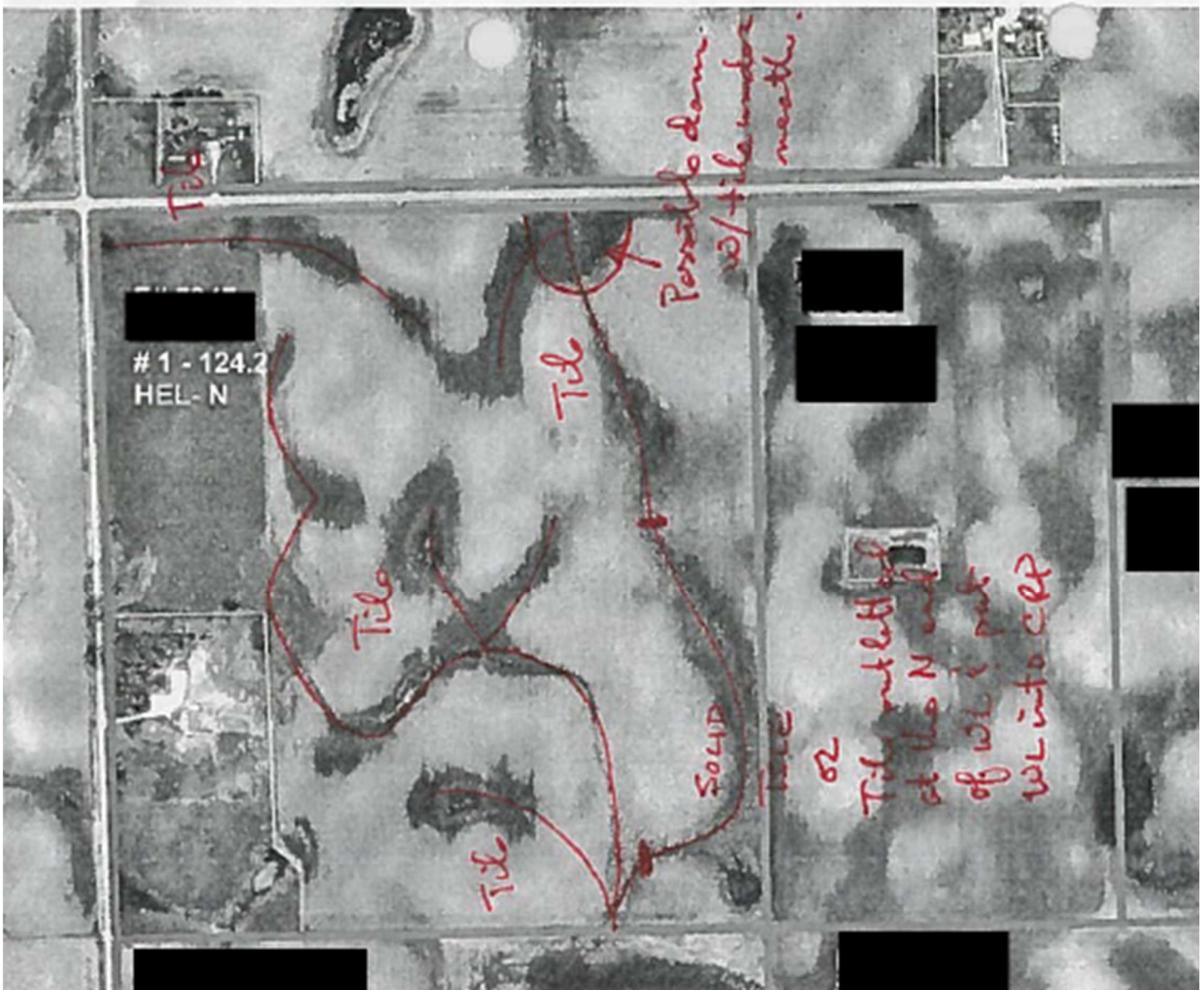
- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- N/Ditch
- Tile



- 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



February 12, 2026 · 10:30 am



United States Department of Agriculture
Farm Service Agency

18-99-51

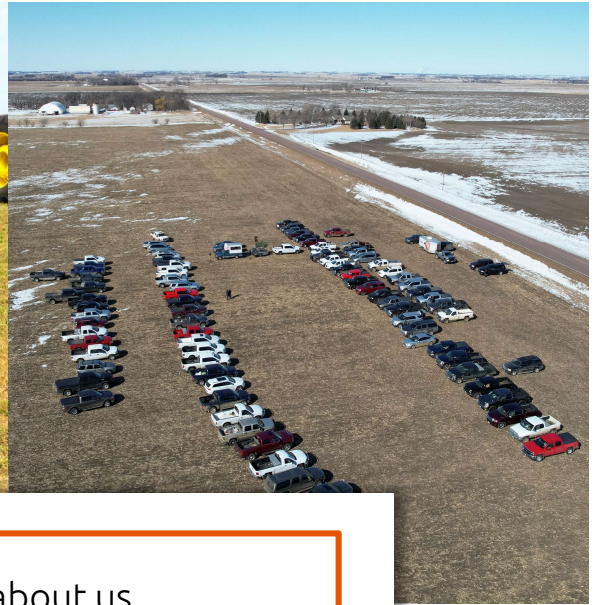
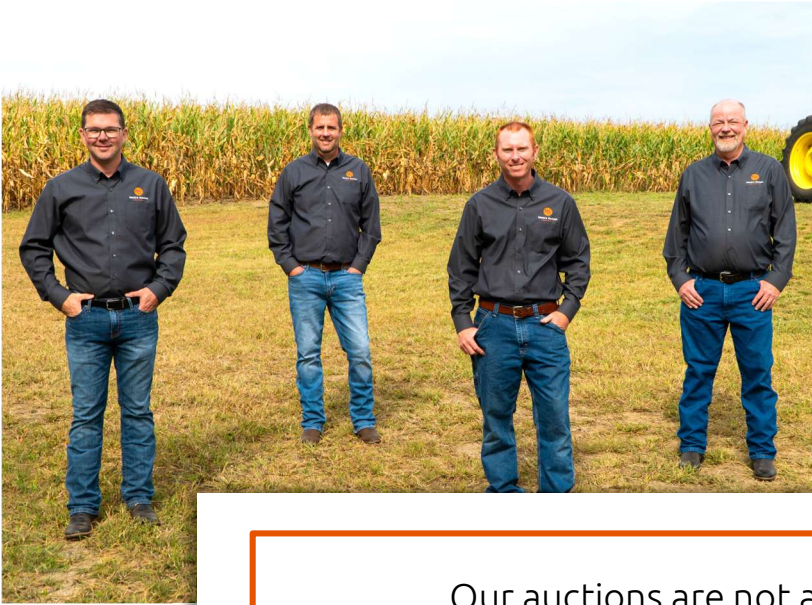
January 29, 2004

Lincoln County

1997 Digital Orthophotography - Not To Scale



westrauction.com



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

