

WESTRA AUCTION

80 Acres +/-

Germantown Township,  
Turner County, SD

We will sell the following real estate at public auction located from Chancellor, SD, 2 miles west on Hwy 44, 1/4 mile south on 459th Avenue.

*Owner: Oret DeNeui Living Trust  
Dairus DeNeui and Maureen K. DeBoer  
Co-Trustees*

Wednesday November 10, 2021 10:30 am



Westra Auction  
LAND & REALTY

**Joel R Westra**  
Broker  
Beresford, SD  
605-310-6941

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

**Joel A Westra**  
Broker Associate  
Chancellor, SD  
605-957-5222

**Mark Zomer**  
Zomer Auction  
Rock Valley, IA  
712-470-2526

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November 10, 2021 10:30 am

## Turner Co. Land Auction 80 Acres +/-

Germantown Township, Turner County, SD

**We will sell the following real estate at public auction  
located from Chancellor, SD, 2 miles west on Hwy 44,  
¼ mile south on 459th Avenue.**

**Auctioneers Note:** Attention farmers and investors. Don't miss this opportunity to buy productive and powerful Turner County farmland. The land is located just off a hard surface road within 3 miles of an ethanol plant. The land is available to the new owner for the 2022 crop year and has been a soybean/corn rotation. According to Surety/Agri-data the land has a productivity rating of 86.2 and a county soil rating of .878. According to the FSA there 75.35 acres of cropland, with a 44.8 acre corn base/124 bushel PLC yield and a 26.1 acre soybean base/41 bushel PLC yield. Predominate soils include Egan-Trent silty clay loams 0-2% slopes; Egan-Ethan complex 2-6% slopes. A certified wetlands determination has been completed. Taxes: \$2,477.04. Land includes two building eligibilities. Please visit [www.westrauction.com](http://www.westrauction.com) for more pictures and information. In case of inclement weather please check our website or listen to WNAX radio.

**Legal Description:** SE1/4 NE1/4 & NE1/4 SE1/4, 30-99-52, Germantown Township, Turner County, SD

**Terms:** 15% non-refundable down payment day of sale with the balance due at closing on or before December 20, 2021. Title insurance and closing cost split 50/50 between buyer and seller. 2021 Taxes due in 2022 paid by the seller. 2022 taxes due in 2023 to be paid 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 sellers do 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. 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.

**Joel R Westra**, Broker, Beresford, SD  
605-310-6941

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

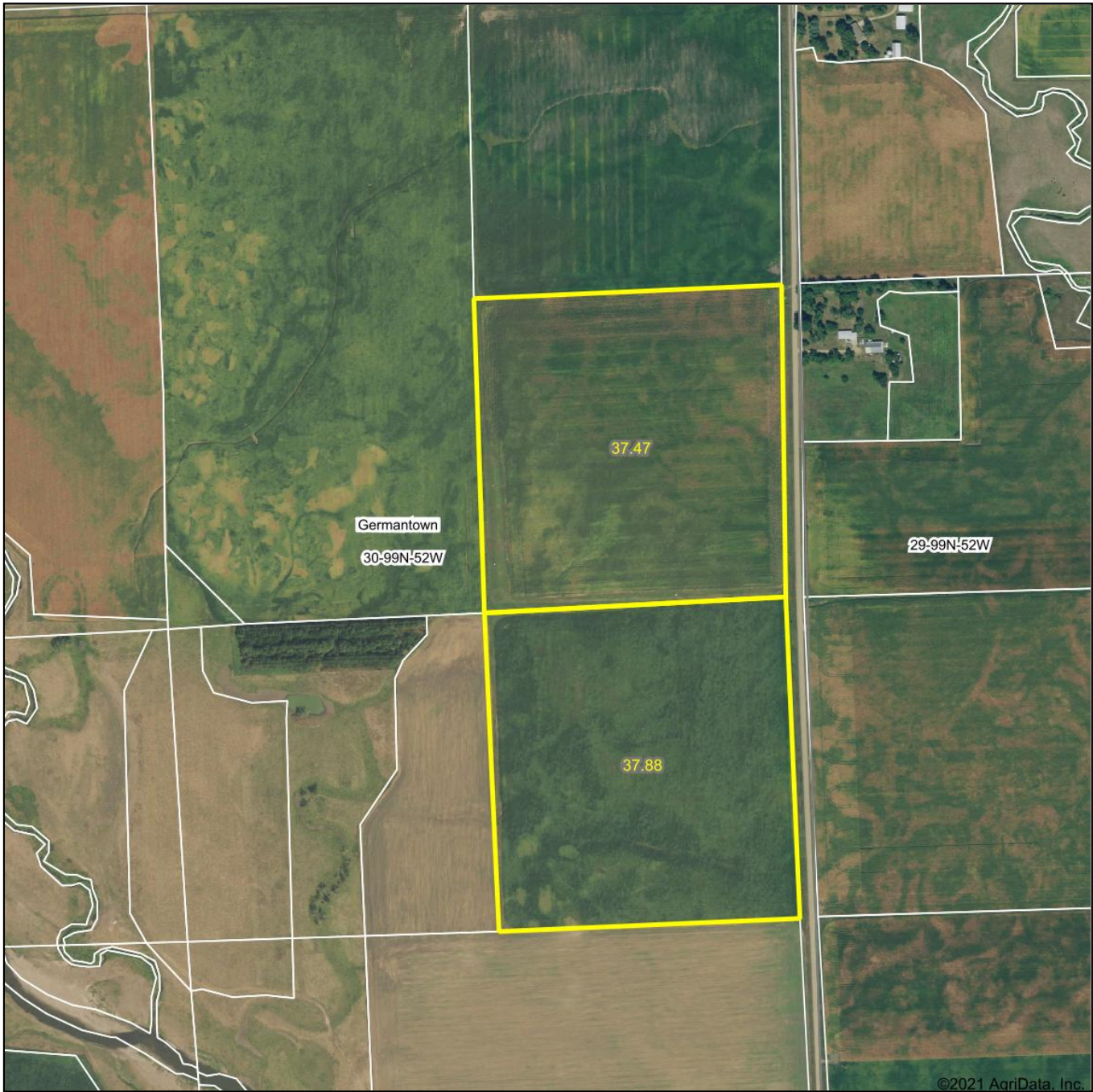
**Joel A Westra**, Broker Associate, Chancellor, SD  
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**Mark Zomer**, Zomer Auction, Rock Valley, IA  
712-470-2526



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# Aerial Map



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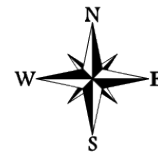
Map Center: 43° 22' 0.39, -97° 1' 40.31

0ft 642ft 1285ft



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**30-99N-52W**  
**Turner County**  
**South Dakota**



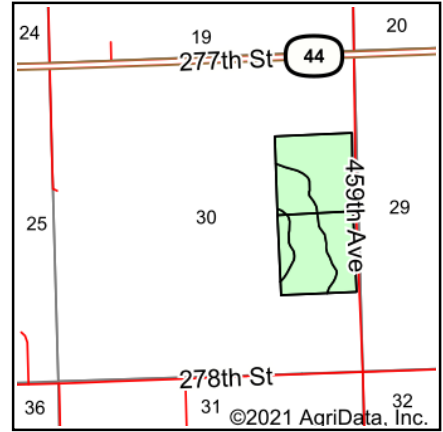
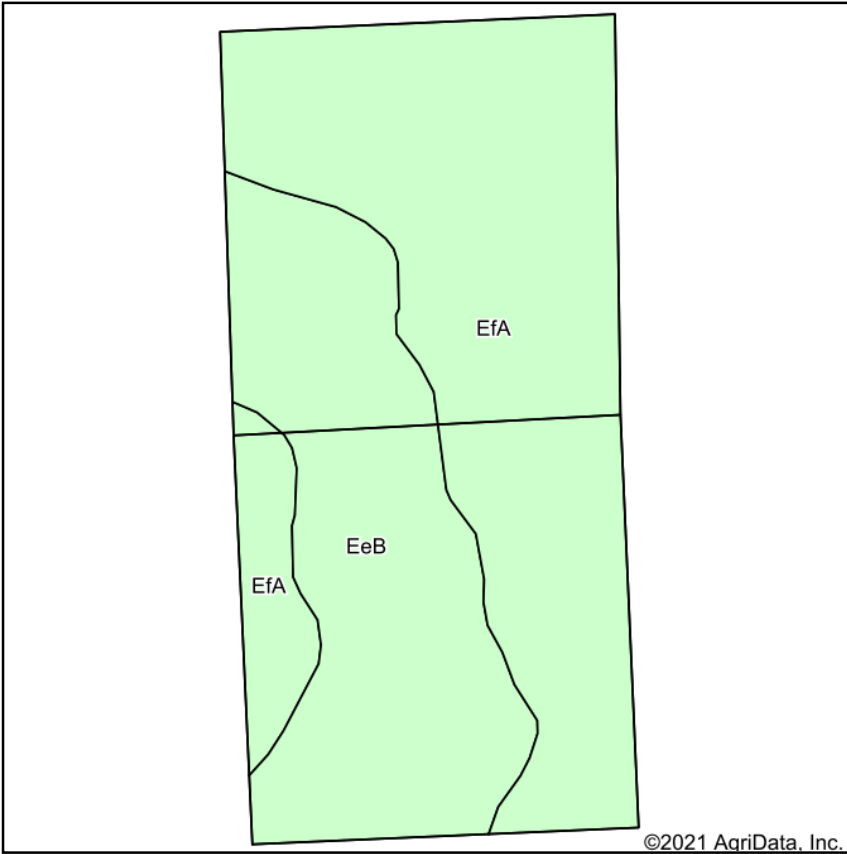
10/11/2021

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



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# Soils Map



State: **South Dakota**  
 County: **Turner**  
 Location: **30-99N-52W**  
 Township: **Germantown**  
 Acres: **75.35**  
 Date: **10/13/2021**



Soils data provided by USDA and NRCS.

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Area Symbol: SD125, Soil Area Version: 22

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
Efa	Egan-Trent silty clay loams, 0 to 2 percent slopes	46.22	61.3%	Is	92	4.7	55	94	36	38	61
EeB	Egan-Ethan complex, 2 to 6 percent slopes	29.13	38.7%	Ile	77	4	47	77	29	32	59
<b>Weighted Average</b>				<b>1.39</b>	<b>86.2</b>	<b>4.4</b>	<b>51.9</b>	<b>87.4</b>	<b>33.3</b>	<b>35.7</b>	<b>*n 60.2</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



**Tract Number:** 779      **Description** SENE; NESE 30 99 52  
**FSA Physical Location :** Turner, SD      **ANSI Physical Location:** Turner, SD  
**BIA Range Unit Number:**  
**HEL Status:** NHEL: no agricultural commodity planted on undetermined fields  
**Wetland Status:** Tract contains a wetland or farmed wetland  
**WL Violations:** None

<b>Farmland</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>WRP</b>	<b>EWP</b>	<b>CRP Cropland</b>	<b>GRP</b>
75.35	75.35	75.35	0.0	0.0	0.0	0.0	0.0
<b>State Conservation</b>	<b>Other Conservation</b>	<b>Effective DCP Cropland</b>	<b>Double Cropped</b>	<b>MPL/FWP</b>	<b>Native Sod</b>		
0.0	0.0	75.35	0.0	0.0	0.0		

<b>Crop</b>	<b>Base Acreage</b>	<b>PLC Yield</b>	<b>CCC-505 CRP Reduction</b>
CORN	44.8	124	0.00
SOYBEANS	26.1	41	0.00
<b>Total Base Acres:</b>	<b>70.9</b>		

**Owners:** ORET DENEUI LIVING TRUST



# Certified Wetland Determination

Field Office: Canton Field Office  
Certified By: Andrew Champa  
Legal Description: SE4NE4 NE4SE4 30-99-52

Agency: USDA-NRCS  
Certified Date: 7/27/2021  
Tract: 779



0 600 1,200 2,400 3,600 4,800 Feet

Turner County

1:9,000 1 inch = 750 feet











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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 believe strongly 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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