

WESTRA AUCTION

71.64 +/- Acres

Eden Township,
Lincoln County, SD

The land site from Hudson, SD, 5 ½ miles west on County Rd #152 (294th St), 2 miles north on County Rd #135 (482nd Ave) and ½ mile east on 292nd St.

*Steve Homandberg, Mark Homandberg,
Owners*

Thursday, November 4, 2021 10:30 am



Westra Auction
LAND & REALTY

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

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

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

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

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November 4, 2021 10:30 am

Lincoln Co. Land Auction 71.64 +/- Acres

Eden Township, Lincoln County, SD

**We will sell the following real estate at public auction at
the land site from Hudson, SD, 5 ½ miles west on County Rd #152
(294th St), 2 miles north on County Rd #135 (482nd Ave)
and ½ mile east on 292nd St.**

Auctioneers Note: Looking to expand your current farming operation or to purchase land as an investment, don't miss this auction of highly productive southeastern South Dakota land. The land is in close proximity to a hard surface road, ethanol plants and grain elevators and is available to the new owner to farm in the 2022 crop year. The land has a soil rating of .764 and according to Surety/AgriData a productivity rating of 71.6. Predominate soils: moody-Nora clay loams, 6-10 percent slopes, eroded and Moody silty clay loam, 2-6 percent slopes. HEL, conservation system followed. The land is in alfalfa and pasture. The FSA estimates there are approximately 66.90 acres of cropland with a 54.9 acre corn base/157 bushel PLC yield and a 11.9 acre soybean base/47 bushel PLC yield. Taxes: \$1089.42. Land includes one building eligibility.

Legal Description: N ½ NE ¼, except Homandberg Tract 1, 7-96-48, Lincoln County, SD

Terms: 15% nonrefundable down payment day of sale with the balance due at closing on or before Dec 13, 2021. Possession of the land at closing. Title insurance and closing costs split 50/50 between buyer and seller. 2021 taxes due in 2022 to be 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 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.

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

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

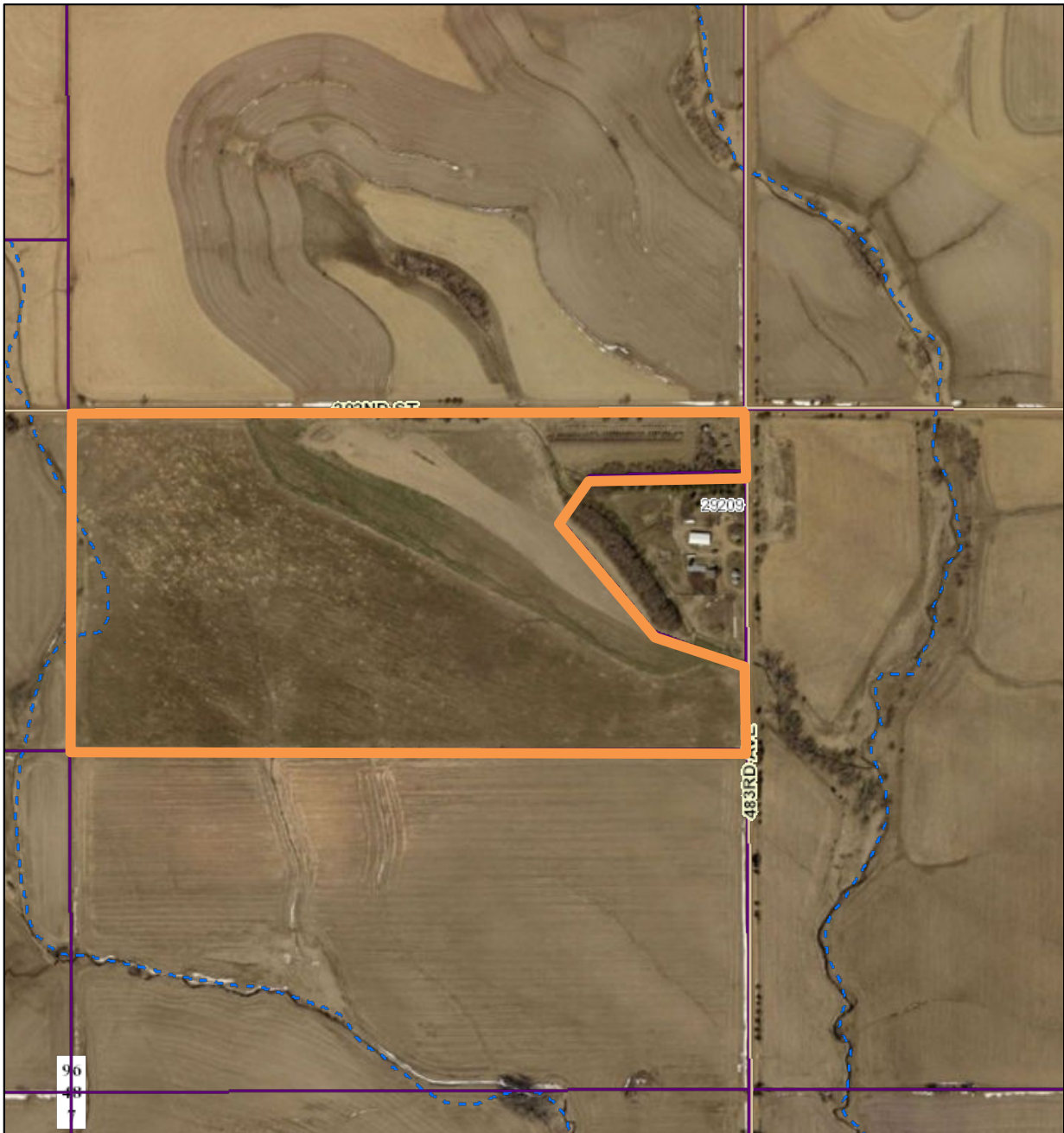
Joel A Westra, Broker Associate, Chancellor, SD
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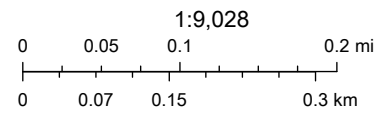
Lincoln County Property Map

N▲



10/11/2021, 10:23:30 PM

-  New Plats
-  Town Border
-  Parcel



Maxar

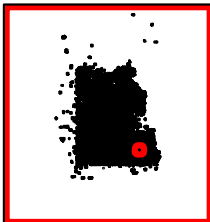
Lincoln County GIS
Lincoln County GIS ©



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Program
Year 2020



United States Department of Agriculture

Lincoln County, SD

PLSS: 7_96N_48W

Farm: 2667

1 inch equals 700 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.

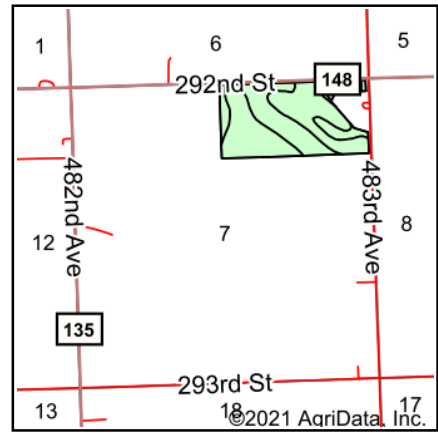
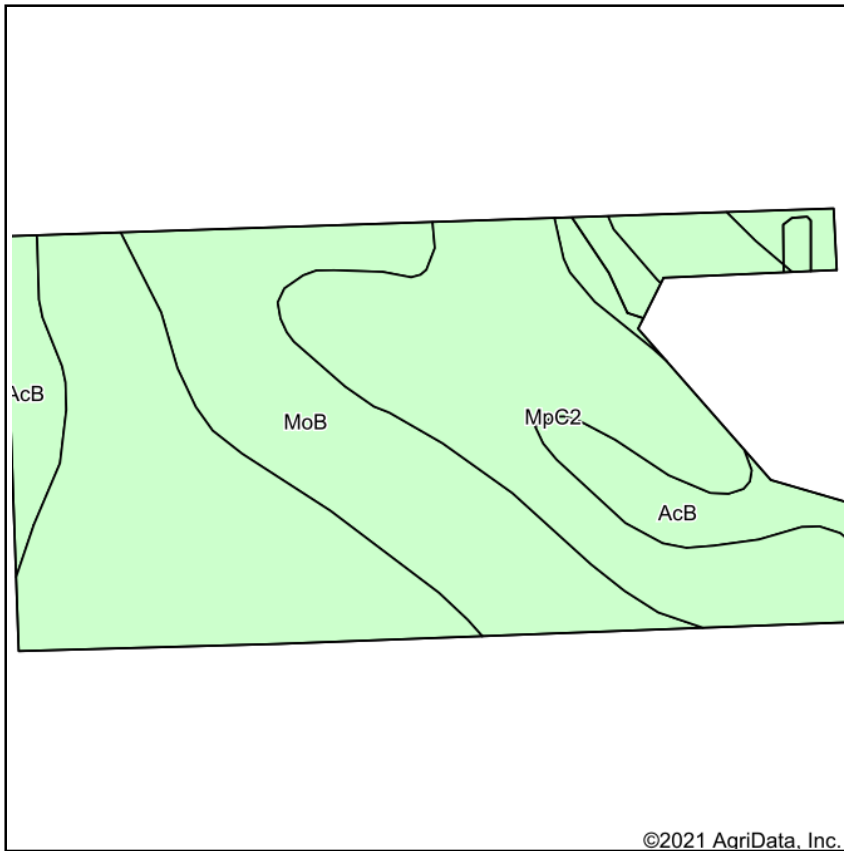
2018 Ortho-Photography - Not to Scale

October 01, 2019



westrauction.com

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **7-96N-48W**
 Township: **Eden**
 Acres: **69.76**
 Date: **10/11/2021**



Soils data provided by USDA and NRCS.

Area Symbol: SD083, Soil Area Version: 22													
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Corn Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans	
MpC2	Moody-Nora silty clay loams, 6 to 10 percent slopes, eroded	43.20	61.9%	IIle	IVe	70	4.6	50	91	33	35	59	
MoB	Moody silty clay loam, 2 to 6 percent slopes	18.37	26.3%	Ile	IIle	67						75	
AcB	Alcester silty clay loam, 2 to 6 percent slopes	8.19	11.7%	Ile	IIle	90						72	
Weighted Average				2.62	3.62	71.6	2.8	31	56.4	20.4	21.7	*n 64.7	

*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.



SOUTH DAKOTA
LINCOLN
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 2667
Prepared : 4/7/21 8:20 AM
Crop Year : 2021

Tract 4691 Continued ...

NOTES

Tract Number : 4692
Description : C9 N2 NE4 7 96 48 LESS BLDG SITE
FSA Physical Location : SOUTH DAKOTA/LINCOLN
ANSI Physical Location : SOUTH DAKOTA/LINCOLN
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : STEVE DOUGLAS HOMANDBERG, MARK HOMANDBERG
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
68.10	66.90	66.90	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	66.90	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	54.90	0.00	158
Soybeans	11.90	0.00	47
TOTAL	66.80	0.00	

NOTES

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Joel R. Westra
605.310.6941
joel@westraauction.com



Phil Eggers
605-351-5438
phil@westraauction.com



Joel A. Westra
605.957.5222
joelawestra@westraauction.com



Jonathan Hagena
734.945.2359
jonathan@westraauction.com



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