

WESTRA AUCTION

144.74 +/- Acres

Springdale Township,  
Lincoln County, SD

Located southeast of Sioux Falls,  
northeast of Harrisburg, at 85th St  
and South Dakota Hwy 11. Auction  
to be held at the land site.

*Darcene Allison, DeeAnn Gores, Owners*

Thursday, October 28, 2021 at 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

Visit our website: [www.westraauction.com](http://www.westraauction.com)

October 28, 2021 10:30 am

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# Lincoln Co. Farmland Auction 143 Acres

Springdale Township Sioux Falls 85th St and SD HWY 11 Intersection

Springdale Township

Sioux Falls 85th St and SD HWY 11 Intersection

Building Sites, Development Potential, Farmland

2 Housing Eligibilities, 20 Lots of Record

**We will sell the following** at public auction at the land site located from the east side of Sioux Falls. SD at the intersection of 85th St and SD Hwy 11, or from Harrisburg, SD, 2 miles east on County Rd #110 (273rd St) and 2 miles north on SD Hwy 11.

**Auctioneer's Note:** Location, Location, Location! With the continued rapid growth of Sioux Falls and the surrounding communities, don't miss this opportunity of a lifetime to purchase prime land with building eligibilities and development potential located just east of Sioux Falls and northeast of Harrisburg, SD. The land's north border is 85th St and SD Hwy 11 the land's east border. According to Lincoln County, SD Planning and Zoning Office there are 2 Building Eligibilities and 20 Lots of Record. The City of Sioux Falls has joint jurisdiction with Lincoln County. The land would be an excellent investment in future development of Sioux Falls and the surrounding area. The land is currently farmed has been in a corn soybean rotation and is available to the new owner for the 2022 crop year. The land has an excellent soil rating of .851 and according to Surety/AgriData a productivity rating of 85.3. Predominate soils include Wentworth-Chancellor silty clay loams, 0-2 percent slopes (55.8%); Egan silty clay loams, 3-6 percent slopes (20.1) and Egan-Chancellor silty clay loams, 0-4 percent slopes (19.2%). The FSA estimates there is approximately 143.1 acres of cropland with a 84.6 acre corn base/114bushel PLC yield and a 56.87 acre soybean base/32 bushel PLC yield. For rural water availability contact Lincoln County Rural Water System, 605-767-2966. Taxes: \$4315.82. Land includes tile. The land will be offered as a 144.75 acre tract. In case of inclement weather listen to WNAX radio or check this website.

**Legal Description:** West 1181.4' of NE ¼ and NE ¼ , except 2 acre Shindler Lot 1, Johnson Sub-division and Lot H-1 and H-2, and Shindler Krebs Addition Lots 1-12 except Lot H-1, Block 2 and Shindler Krebs Addition Lots 1-7 except Lot H-1, Block 1 and Shindler Krebs Addition Lots 8 and North 24' Lot 9 except Lot H-1, Block 1, 20-100-49, Lincoln County, SD



October 28, 2021 10:30 am

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# Lincoln Co. Farmland Auction 143 Acres

Springdale Township Sioux Falls 85th St and SD HWY 11 Intersection

**TERMS:** 15% nonrefundable down payment day of sale with the balance due at closing on or before Dec 15, 2021. Possession 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.

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

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

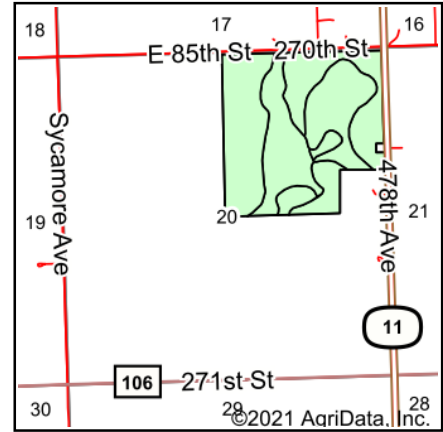
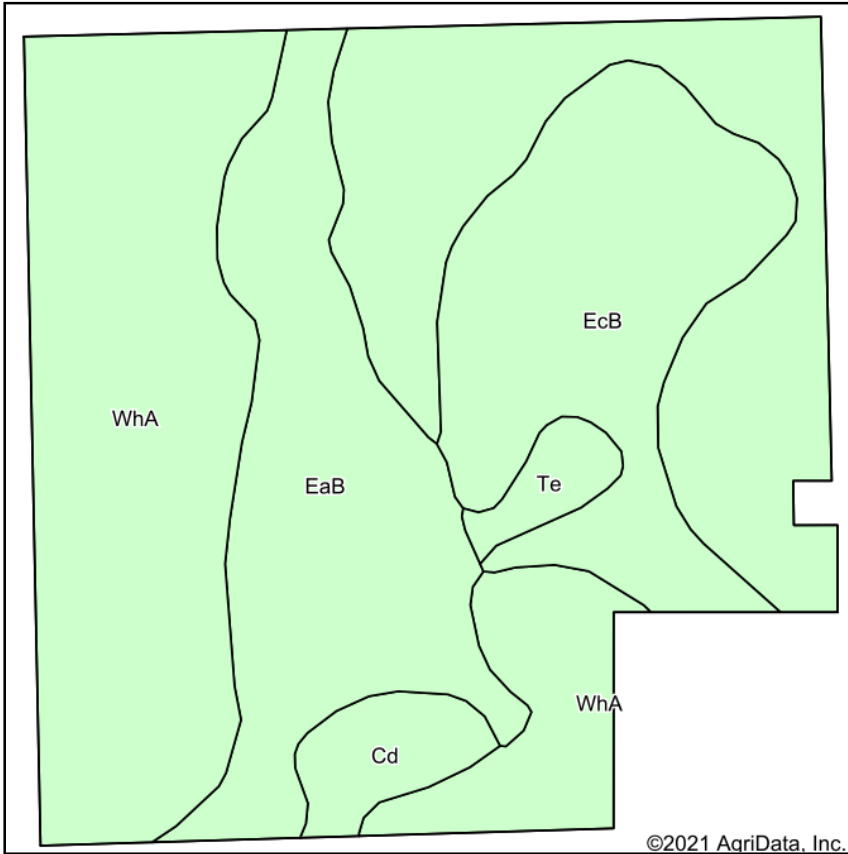
**Phil Eggers**, Broker Associate, Renner, SD 605-351-5438

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



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# Soils Map



State: **South Dakota**  
 County: **Lincoln**  
 Location: **20-100N-49W**  
 Township: **Springdale**  
 Acres: **143.24**  
 Date: **9/7/2021**



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 | Productivity Index | Alfalfa hay | Barley      | Corn        | Soybeans    | Spring wheat | *n NCCPI Soybeans |
|-------------------------|--|-------|------------------|------------------|--------------------|-------------|-------------|-------------|-------------|--------------|-------------------|
| WhA                     | Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes | 79.86 | 55.8%            | lw               | 88                 | 4.1         | 51          | 98          | 37          | 36           | 56                |
| EaB                     | Egan silty clay loam, 3 to 6 percent slopes                  | 28.85 | 20.1%            | lle              | 82                 | 4.5         | 50          | 90          | 34          | 35           | 61                |
| EcB                     | Egan-Chancellor silty clay loams, 0 to 4 percent slopes      | 27.50 | 19.2%            | lle              | 83                 | 3.8         | 46          | 89          | 33          | 33           | 52                |
| Cd                      | Chancellor-Viborg silty clay loams                           | 4.51  | 3.1%             | llw              | 87                 | 3.7         | 47          | 94          | 35          | 33           | 47                |
| Te                      | Tetonka silt loam, 0 to 2 percent slopes, frequently ponded  | 2.52  | 1.8%             | lvw              | 59                 |             |             |             |             |              | 24                |
| <b>Weighted Average</b> |  |       |                  |                  | <b>85.3</b>        | <b>4</b>    | <b>48.8</b> | <b>92.8</b> | <b>34.9</b> | <b>34.5</b>  | <b>*n 55.4</b>    |

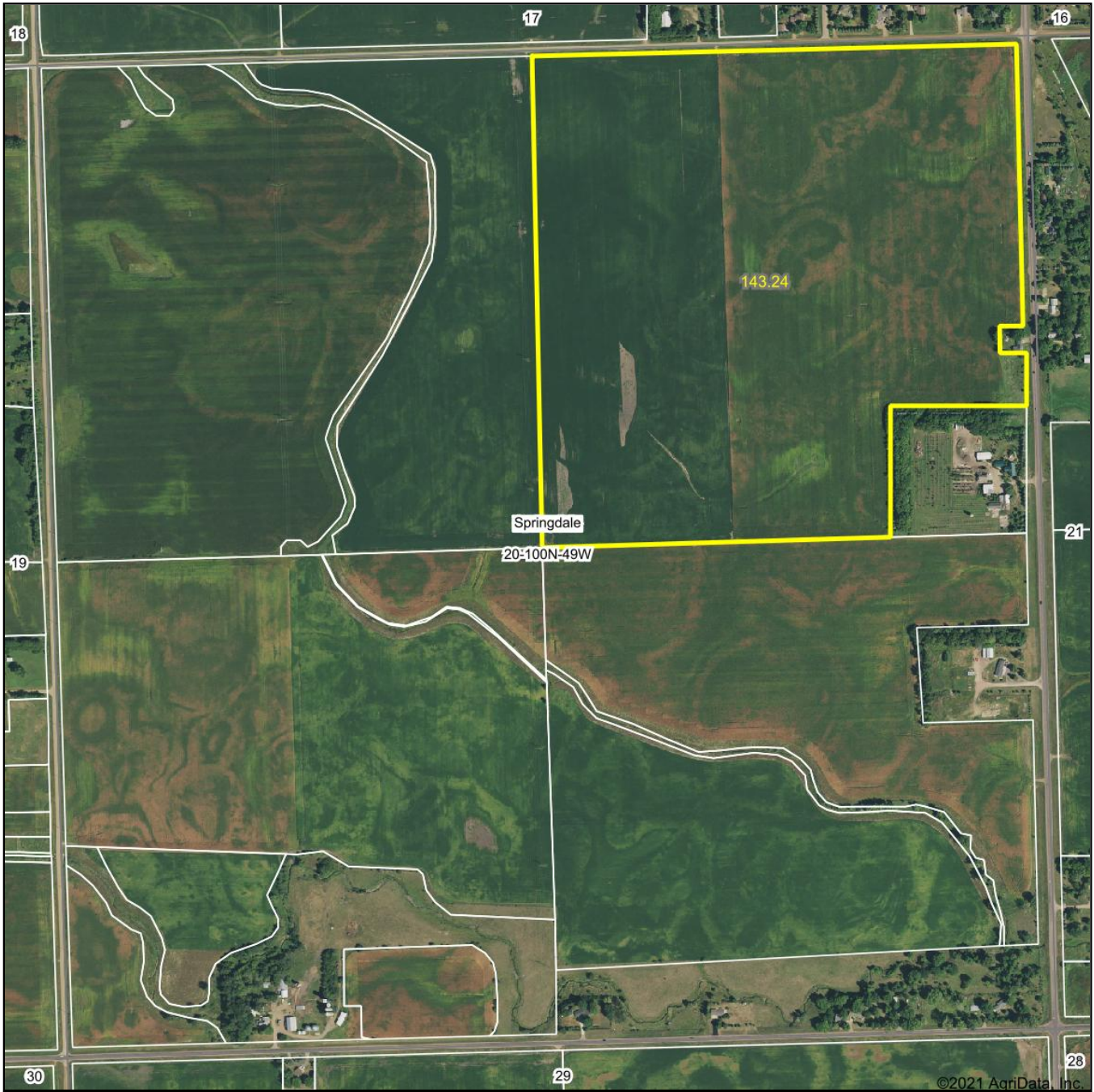
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Aerial Map



©2021 AgriData, Inc.

Map Center: 43° 28' 3.54, -96° 39' 31.39

0ft 827ft 1655ft



**Westra Auction**  
LAND & REALTY

Maps Provided By:



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**20-100N-49W**  
**Lincoln County**  
**South Dakota**



9/7/2021

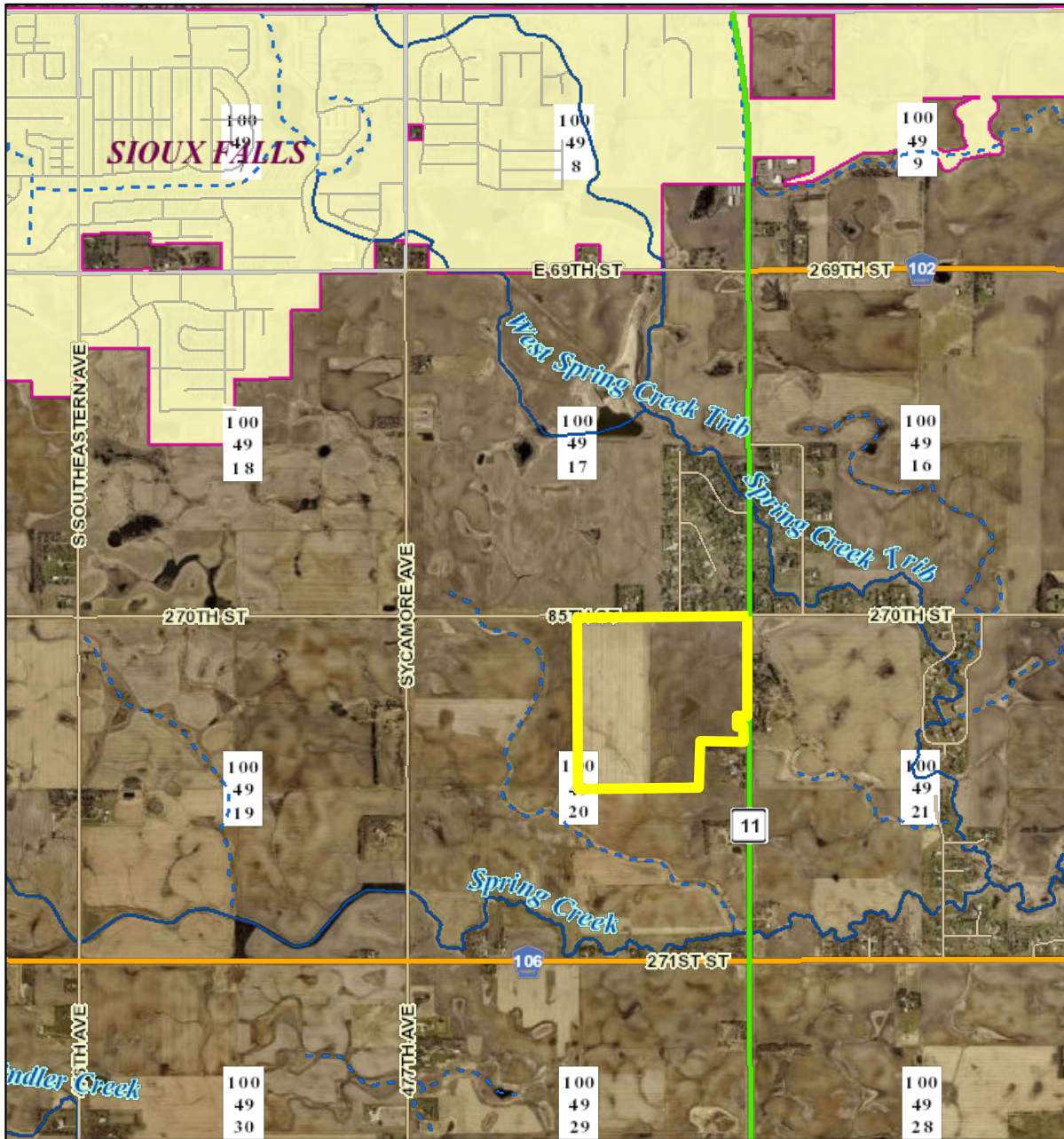
Field borders provided by Farm Service Agency as of 5/21/2008.



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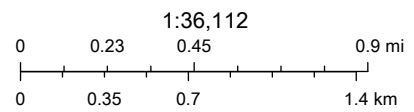
# Lincoln County Property Map

N▲



9/24/2021, 8:12:43 AM

-  State Parks
-  Lake



Maxar

Lincoln County GIS  
Lincoln County GIS ©



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South Dakota  
Lincoln  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

FARM: 8084  
Prepared: 9/9/21 7:42 AM  
Crop Year: 2021  
Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name [REDACTED] Farm Identifier [REDACTED] Recon Number 2020 - 61

Farms Associated with Operator: [REDACTED]

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP     | EWP        | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|-------------|------------------|
| 71.8               | 71.8               | 71.8                   | 0.0            | 0.0     | 0.0        | 0.0          | 0.0 | Active      | 1                |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod |              |     |             |                  |
| 0.0                | 0.0                | 71.8                   | 0.0            | 0.0     | 0.0        |              |     |             |                  |

| ARC/PLC |        |              |             |                |                |  |
|---------|--------|--------------|-------------|----------------|----------------|--|
| PLC     | ARC-CO | ARC-IC       | PLC-Default | ARC-CO-Default | ARC-IC-Default |  |
| NONE    | NONE   | CORN , SOYBN | NONE        | NONE           | NONE           |  |

| Crop                     | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| CORN                     | 42.45        | 143       | 0.00                  |
| SOYBEANS                 | 28.53        | 42        | 0.00                  |
| <b>Total Base Acres:</b> | <b>70.98</b> |           |                       |

Tract Number: 6641 Description E2 NE4 20 100 49 - 71.8 A

FSA Physical Location : Lincoln, SD ANSI Physical Location: Lincoln, SD

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number

Wetland Status: Tract contains a wetland or farmed wetland

2020 - 60

WL Violations: None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP     | EWP        | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 71.8               | 71.8               | 71.8                   | 0.0            | 0.0     | 0.0        | 0.0          | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod |              |     |
| 0.0                | 0.0                | 71.8                   | 0.0            | 0.0     | 0.0        |              |     |

| Crop                     | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| CORN                     | 42.45        | 143       | 0.00                  |
| SOYBEANS                 | 28.53        | 42        | 0.00                  |
| <b>Total Base Acres:</b> | <b>70.98</b> |           |                       |

Owners: GORES, DEEANN



South Dakota  
Lincoln  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

**FARM: 8083**  
Prepared: 9/9/21 7:39 AM  
Crop Year: 2021  
Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name [REDACTED] Farm Identifier [REDACTED] Recon Number 2020 - 61

Farms Associated with Operator: [REDACTED]

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP     | EWP        | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|-------------|------------------|
| 71.3               | 71.3               | 71.3                   | 0.0            | 0.0     | 0.0        | 0.0          | 0.0 | Active      | 1                |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod |              |     |             |                  |
| 0.0                | 0.0                | 71.3                   | 0.0            | 0.0     | 0.0        |              |     |             |                  |

| ARC/PLC |        |              |             |                |                |  |
|---------|--------|--------------|-------------|----------------|----------------|--|
| PLC     | ARC-CO | ARC-IC       | PLC-Default | ARC-CO-Default | ARC-IC-Default |  |
| NONE    | NONE   | CORN , SOYBN | NONE        | NONE           | NONE           |  |

| Crop                     | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| CORN                     | 42.15        | 143       | 0.00                  |
| SOYBEANS                 | 28.34        | 42        | 0.00                  |
| <b>Total Base Acres:</b> | <b>70.49</b> |           |                       |

Tract Number: 6642 Description W2 NE4 20 100 49 - 71.3 A

FSA Physical Location : Lincoln, SD ANSI Physical Location: Lincoln, SD

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number

Wetland Status: Tract contains a wetland or farmed wetland

2020 - 60

WL Violations: None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP     | EWP        | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 71.3               | 71.3               | 71.3                   | 0.0            | 0.0     | 0.0        | 0.0          | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod |              |     |
| 0.0                | 0.0                | 71.3                   | 0.0            | 0.0     | 0.0        |              |     |

| Crop                     | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| CORN                     | 42.15        | 143       | 0.00                  |
| SOYBEANS                 | 28.34        | 42        | 0.00                  |
| <b>Total Base Acres:</b> | <b>70.49</b> |           |                       |

Owners: ALLISON, DARCENE



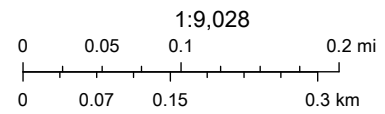


# Lincoln County Property Map



9/7/2021, 7:59:15 AM

- New Plats
- Town Border
- Parcel



Maxar

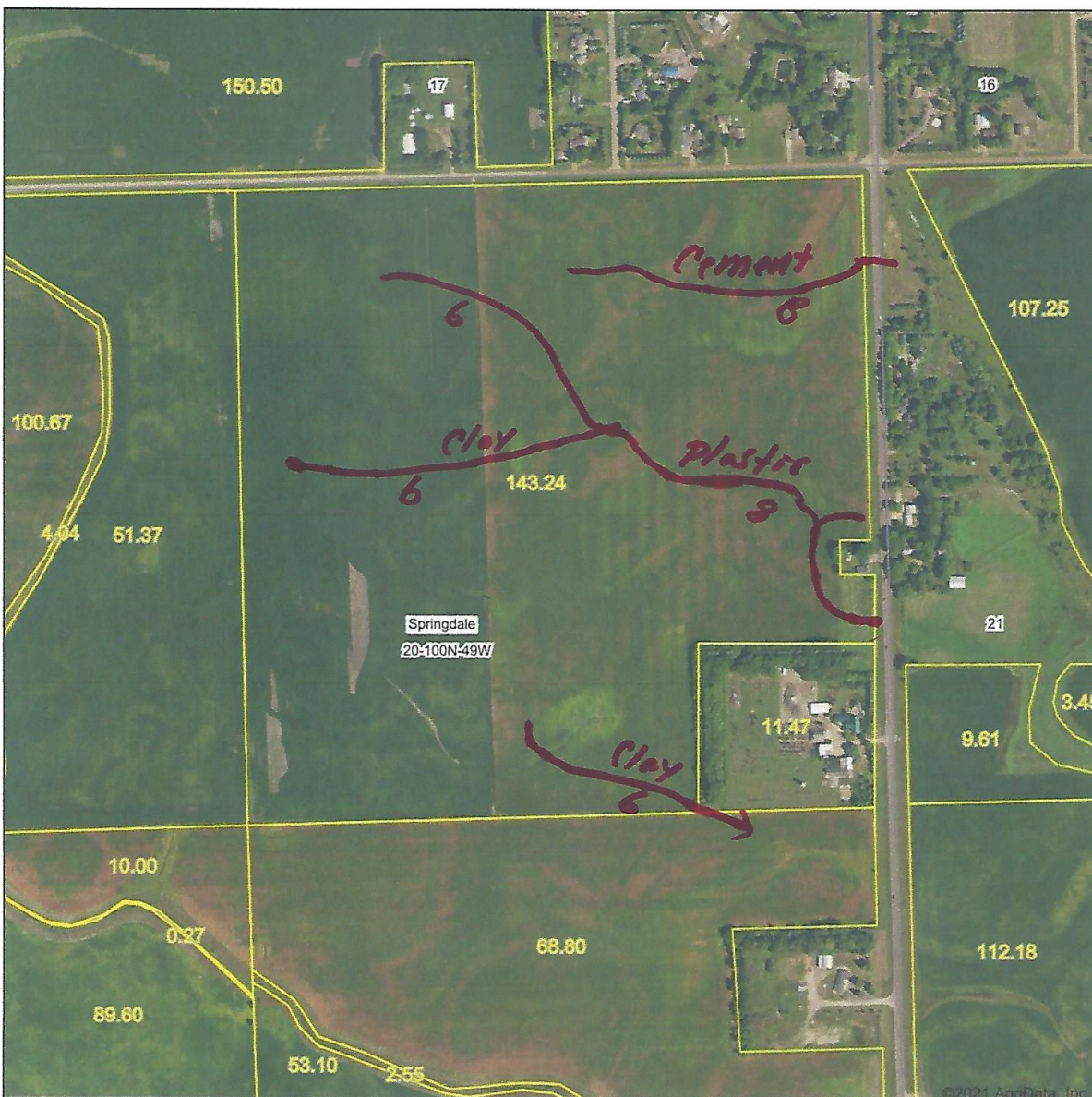
Lincoln County GIS  
Lincoln County GIS ©





Tile Map

Aerial Map



Map Center: 43° 28' 14.2, -96° 39' 14.45

0ft 643ft 1287ft



20-100N-49W  
Lincoln County  
South Dakota



10/8/2021

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





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  
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