WESTRA AUCTION

144.74 +/- Асгез

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

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

Visit our website: www.westraauction.com

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



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.

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

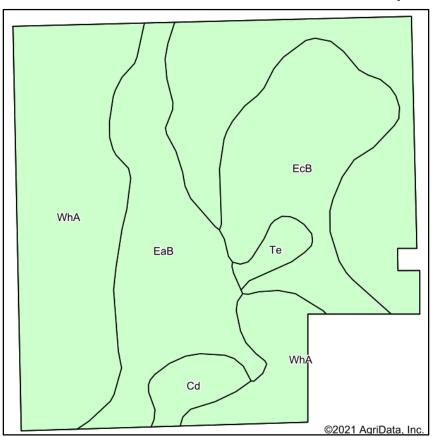
Joel A Westra, Broker Associate, Chancellor, SD 605-957-5222

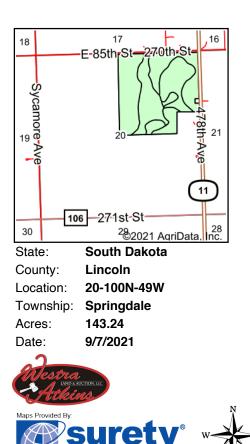
Phil Eggers, Broker Associate, Renner, SD 605-351-5438

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



Soils Map





www.AgriDataInc.cor

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Soils data provided by USDA and NRCS.

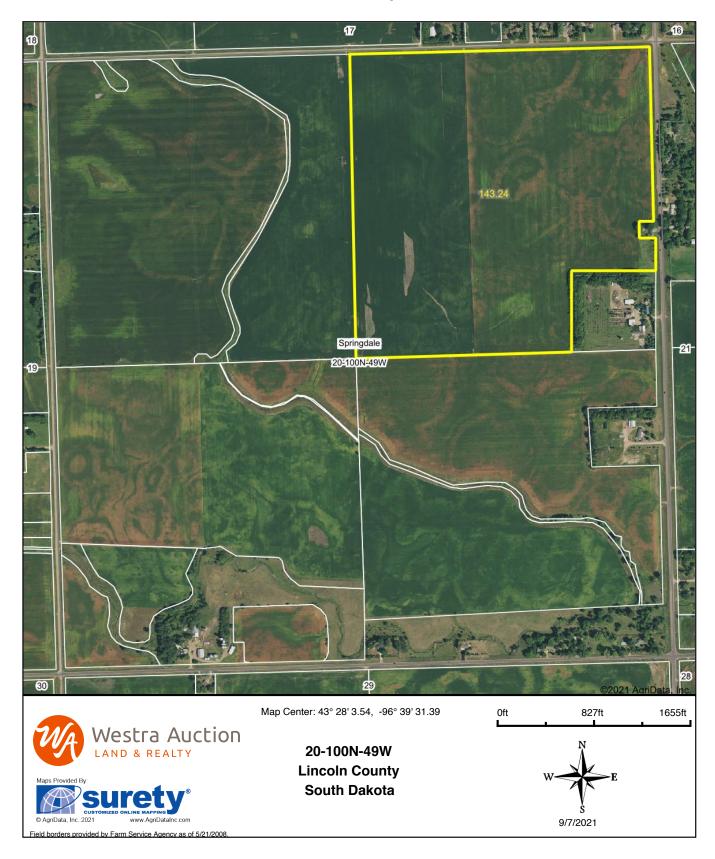
Area Symbol: SD083, Soil Area Version: 22												
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Soybeans	Spring wheat	*n NCCPI Soybeans	
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	79.86	55.8%	lw	88	4.1	51	98	37	36	56	
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	
Те	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	2.52	1.8%	IVw	59						24	
Weighted Average					85.3	4	48.8	92.8	34.9	34.5	*n 55.4	

*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.

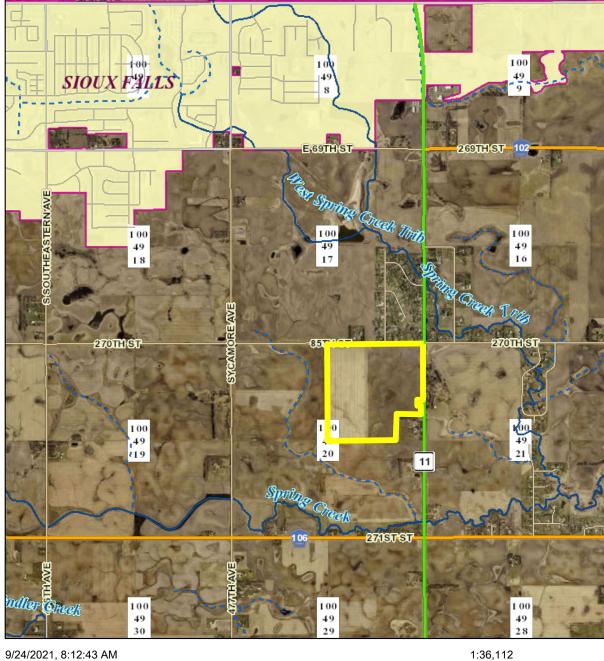


Aerial Map





Lincoln County Property Map





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0	0.35	0.7	1.4 km							

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Lincoln County GIS Lincoln County GIS ©



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South Dakota ₋incoln	0.8.	Department of	-	,		^o repared: rop Year:	9/9/21 7:42 AM		
	۵hbro	Farm Service Agency Abbreviated 156 Farm Record							
Report ID: FSA-15		from the web form						Page:	
DISCLAIMER: This is and complete represe	entation of data	a contained in the M	IDAS system, v	vause of potentia which is the syste	messaging of record	railures in MID. for Farm Reco	AS, this data is ds.	not guarante	ed to be an accurate
Operator Name					Farm lo	lentifier			Recon Number 2020 - 61
Farms Associated	with Operato	or:							2020-01
	•								
ARC/PLC G/I/F Elig	gibility: Eligibl	le							
RP Contract Num	nber(s): None								
		DCP				CRP		Farm	Number of
Farmland	Cropland	Cropland	WBP	WRP	EWP	Cropland	GRP	Status	Tracts
71.8	71.8	71.8	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation C	Other conservation	Effective DCP Cropland	Double Cropped	MPL/FWF		tive od			
0.0	0.0	71.8	0.0	0.0		•			
····		, 1.0	0.0	0.0		.0			
				ARC/PL	-				
PLC		ARC-CO		C-IC	PLC-Det		ARC-CO-Def	ault	ARC-IC-Default
NONE		NONE	CORN,	SOYBN	NON		NONE		NONE
Crop		ase eage		PLC Yield CR	CCC-505 P Reductio	n			
CORN	42	2.45		143	0.00				
SOYBEANS	28	.53		42	0.00				
		9.53).98		42	0.00				
SOYBEANS Total Base Acres:				42	0.00				
Total Base Acres:	70	.98	1 20 100 49 - 7	<u></u>	0.00				
Total Base Acres:	70 41 De:	scription E2 NE4		71.8 A					
Total Base Acres: Tract Number: 664	70 41 Des ation : Linco	.98		<u></u>		In, SD			
Total Base Acres: Tract Number: 664 FSA Physical Loca BIA Range Unit Nu	70 H1 De: ation : Linco umber:	9.98 scription E2 NE4 pln, SD	ANS	71.8 A SI Physical Loca		n, SD			
Total Base Acres: Tract Number: 664 FSA Physical Loca BIA Range Unit Nu HEL Status: NHE	70 H1 De: ation : Linco umber:	9.98 scription E2 NE4 pln, SD	ANS	71.8 A SI Physical Loca		in, SD			Recon Number
Total Base Acres: Tract Number: 664 FSA Physical Loca BIA Range Unit Nu HEL Status: NHE	70 41 De: ation : Linco umber: EL: no agricultu	9.98 scription E2 NE4 pln, SD	ANS	71.8 A SI Physical Loca		n, SD			Recon Number 2020 - 60
Total Base Acres: Tract Number: 664 FSA Physical Loca BIA Range Unit Nu HEL Status: NHE Wetland Status:	70 41 De: ation : Linco umber: EL: no agricultu	9.98 scription E2 NE4 pln, SD ural commodity pla	ANS	71.8 A SI Physical Loca		n, SD			
Total Base Acres: Tract Number: 664 FSA Physical Loca BIA Range Unit Nu HEL Status: NHE Wetland Status: N WL Violations: N	70 41 De: ation : Linco umber: EL: no agricultu Tract contain	9.98 scription E2 NE4 pln, SD ural commodity pla	ANS	71.8 A SI Physical Loca		n, SD		CRP	
Total Base Acres: Tract Number: 664 FSA Physical Loca BIA Range Unit Nu HEL Status: NHE Wetland Status: WL Violations: N Farmland	70 41 De: ation : Linco umber: EL: no agricultu Tract contain None Cropland	9.98 scription E2 NE4 oln, SD ural commodity pla as a wetland or farr	ANS inted on under ned wetland	71.8 A SI Physical Loca		in, SD		CRP opland	
Total Base Acres: Tract Number: 664 FSA Physical Loca BIA Range Unit Nu HEL Status: NHE Wetland Status: N WL Violations: N	70 41 De: ation : Linco umber: EL: no agricultu Tract contain None	9.98 scription E2 NE4 pln, SD ural commodity pla as a wetland or farr	ANS inted on under ned wetland opland	71.8 A SI Physical Loca termined fields	ation: Lincol		VP Cr		2020 - 60
Total Base Acres: Tract Number: 664 FSA Physical Loca BIA Range Unit Nu HEL Status: NHE Wetland Status: WL Violations: N Farmland	70 41 De: ation : Linco umber: EL: no agricultu Tract contain None Cropland	9.98 scription E2 NE4 bln, SD ural commodity pla is a wetland or farr d DCP Cr 71 her	ANS inted on under ned wetland opland	71.8 A SI Physical Loc: termined fields WBP	ation: Lincol WRP 0.0 e	EV	VP Cr 0 N	opiand	2020 - 60 GRP
Total Base Acres: Tract Number: 664 FSA Physical Loca BIA Range Unit Nu HEL Status: NHE Wetland Status: WL Violations: N Farmland 71.8 State	41 De: ation : Linco umber: EL: no agricultu Tract contain None Cropland 71.8 Oth	9.98 scription E2 NE4 bln, SD ural commodity pla is a wetland or farr d DCP Cr 71 her T	ANS inted on under med wetland opland .8 Effective	71.8 A SI Physical Loc: termined fields WBP 0.0 Doubl	ation: Lincol WRP 0.0 e	EV 0.	VP Cr 0 N	opland 0.0 lative	2020 - 60 GRP
Total Base Acres: Tract Number: 664 FSA Physical Loca BIA Range Unit Nu HEL Status: NHE Wetland Status: WL Violations: N Farmland 71.8 State Conservation	41 De: ation : Linco umber: EL: no agricultu Tract contain None Cropland 71.8 Oth Conser	9.98 scription E2 NE4 bln, SD ural commodity pla is a wetland or farr d DCP Cr 71 her T	ANS inted on under ned wetland opland .8 Effective P Cropland	71.8 A SI Physical Loc: termined fields WBP 0.0 Doubl Croppe	ation: Lincol WRP 0.0 e	EV 0. MPL/FWP	VP Cr 0 N	opland 0.0 lative Sod	2020 - 60 GRP
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Total Base Acres: Tract Number: 664 FSA Physical Loca BIA Range Unit Nu HEL Status: NHE Wetland Status: WL Violations: N Farmland 71.8 State Conservation	41 De: ation : Linco umber: EL: no agricultu Tract contain None Cropland 71.8 Oth Conser	9.98 scription E2 NE4 oln, SD ural commodity pla as a wetland or farr d DCP Cr 71 her 71 her DC .0	ANS inted on under ned wetland opland .8 Effective P Cropland 71.8	71.8 A SI Physical Loca termined fields WBP 0.0 Doubl Croppe 0.0	ation: Lincol WRP 0.0 e ed	EV 0. MPL/FWP	VP Cr 0 N	opland 0.0 lative Sod	2020 - 60 GRP
Total Base Acres: Tract Number: 664 FSA Physical Loca BIA Range Unit Nu HEL Status: NHE Wetland Status: WL Violations: M Farmland 71.8 State Conservation 0.0	41 De: ation : Linco umber: EL: no agricultu Tract contain None Cropland 71.8 Oth Conser	9.98 scription E2 NE4 oln, SD ural commodity pla as a wetland or farr d DCP Cr 71 her f rvation DC 0 Base	ANS inted on under ned wetland opland .8 Effective P Cropland 71.8 P	71.8 A SI Physical Loc: termined fields WBP 0.0 Doubl Croppe 0.0 LC CCC	wRP 0.0 e od -505 duction	EV 0. MPL/FWP	VP Cr 0 N	opland 0.0 lative Sod	2020 - 60 GRP
Total Base Acres: Tract Number: 664 FSA Physical Loca BIA Range Unit Nu HEL Status: NHE Wetland Status: WL Violations: N Farmland 71.8 State Conservation 0.0 Crop CORN	41 De: ation : Linco umber: EL: no agricultu Tract contain None Cropland 71.8 Ott Conser 0.	2.98 scription E2 NE4 oln, SD ural commodity plate as a wetland or farr d DCP Cr 71 her DC 0 Base Acreage 42.45	ANS inted on under med wetland opland .8 Effective P Cropland 71.8 P Yi Yi	71.8 A SI Physical Loca termined fields 0.0 Doubl Croppe 0.0 LC CCC eld CRP Re 43 0.0	WRP 0.0 e od -505 duction	EV 0. MPL/FWP	VP Cr 0 N	opland 0.0 lative Sod	2020 - 60 GRP
Total Base Acres: Tract Number: 664 FSA Physical Loca BIA Range Unit Nu HEL Status: NHE Wetland Status: WL Violations: M Farmland 71.8 State Conservation 0.0 Crop CORN SOYBEA	41 De: ation : Linco umber: EL: no agricultu Tract contain None Cropland 71.8 Ott Conser 0.	2.98 scription E2 NE4 oln, SD ural commodity plans a wetland or farm d DCP Cr 71 her rvation DC 0 Base Acreage	ANS inted on under med wetland opland .8 Effective P Cropland 71.8 P Yi Yi	71.8 A SI Physical Loca termined fields WBP 0.0 Doubl Croppe 0.0 LC CCC eld CRP Re	WRP 0.0 e od -505 duction	EV 0. MPL/FWP	VP Cr 0 N	opland 0.0 lative Sod	2020 - 60 GRP



South Dakota				Demand 6				FARM:	
South Dakota		U.S.	U.S. Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record					9/9/21 7:39 AM	
		Abbro						2021	
Report ID: FSA-156EZ DISCLAIMER: This is data extracted from the web farm of data extracted from the web farm of data extracted from the web farm of the track of							Page: 1 of		
and complete repr	resentation of data	d from the web farm a contained in the M	IDAS system, t	cause of potentia which is the syst	a messaging f em of record f	auures in MID. or Farm Reco	AS, this data is rds.	not guarante	ed to be an accura
Operator Name					Farm Id	entifier			lecon Number 2020 - 61
Farms Associate	ed with Operato	or:							2020 - 01
ARC/PLC G/I/F E	Eligibility: Eligib	ole							
CRP Contract N	umber(s): None	3							
Farmland	Cropland	DCP Cropland	WBP		FIAD	CRP		Farm	Number of
71.3	71.3	71.3		WRP	EWP	Cropland	GRP	Status	Tracts
71.5	71.5	71.5	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FW	Nat P Sc				
0.0	0.0	71.3	0.0	0.0	0.	0			
PLC		ARC-CO	404	ARC/PI			ADC 00 -	r14	
NONE	-	NONE	ARC CORN ,		PLC-Defa NONE		ARC-CO-Det NONE	ault	ARC-IC-Defaul NONE
					None		NONE		NONE
Crop		ase reage		PLC Yield CF	CCC-505 P Reduction				
CORN		2.15		143		1			
SOYBEANS		8,34		42	0.00				
				42	0.00				
Total Base Acre	s: /0	0.49							
Fract Number: 6		escription W2 NE	4 20 100 49 -	71.3 A					
			ANC	I Physical Loc	ations Lincols				
SA Physical Lo	ocation : Linco	oln, SD	ANS	I Filysical Luc	auon: Lincon	1, 30			
-		oln, SD	ANG	n Filysical Luc	auon. Lincoir	1, 30			
BIA Range Unit	Number:	oln, SD tural commodity pla		-	auon. Encor	, 50			Recon Numbe
BIA Range Unit HEL Status: N	Number: IHEL: no agriculti		inted on undet	-		, 30			Recon Numbe 2020 - 60
BIA Range Unit I HEL Status: N Netland Status:	Number: IHEL: no agricult Tract contair	tural commodity pla	inted on undet	-		, 50			
BIA Range Unit I HEL Status: N Vetland Status:	Number: IHEL: no agricultu Tract contair	tural commodity pla	inted on undet	-		, 50		CDD	
BIA Range Unit I HEL Status: N Vetland Status:	Number: IHEL: no agricultu Tract contair	tural commodity plans a wetland or farr	inted on undet ned wetland	-	WRP	EV		CRP	
Wetland Status: WL Violations:	Number: IHEL: no agriculti Tract contair None	tural commodity plans a wetland or farr	nted on undet ned wetland opland	ermined fields			VP Cr		2020 - 60
BIA Range Unit I HEL Status: N Vetland Status: WL Violations: Farmland	Number: IHEL: no agricultu Tract contain None Cropland 71.3 Ott	tural commodity plans a wetland or farr nd DCP Cr 71 ther I	nted on undet ned wetland opland	termined fields	WRP 0.0	EV	VP Cr 0	opland	2020 - 60 GRP
BIA Range Unit I HEL Status: N Wetland Status: WL Violations: Farmland 71.3 State	Number: IHEL: no agriculti Tract contain None Cropland 71.3 Otti Conset	tural commodity plans a wetland or farr nd DCP Cr 71 ther I	nted on undet ned wetland opland .3 Effective	termined fields WBP 0.0 Doubl	WRP 0.0	EV 0.	VP Cr 0	opland 0.0 lative	2020 - 60 GRP
BIA Range Unit I HEL Status: N Wetland Status: WL Violations: Farmland 71.3 State Conservation	Number: IHEL: no agriculti Tract contain None Cropland 71.3 Otti Conset	tural commodity plans a wetland or farr nd DCP Cr 71 ther I trvation DC	nted on undet ned wetland opland .3 Effective P Cropland	WBP 0.0 Doubl Cropp	WRP 0.0	EV 0. MPL/FWP	VP Cr 0	opland 0.0 lative Sod	2020 - 60 GRP
BIA Range Unit I HEL Status: N Wetland Status: WL Violations: Farmland 71.3 State Conservation 0.0	Number: IHEL: no agriculti Tract contain None Cropland 71.3 Otti Conset	tural commodity plans a wetland or farr d DCP Cro 71 ther 1 trvation DC 0.0 Base	inted on undet ned wetland opland .3 Effective P Cropland 71.3	WBP 0.0 Doub Cropp 0.0	WRP 0.0 ed :-505	EV 0. MPL/FWP	VP Cr 0	opland 0.0 lative Sod	2020 - 60 GRP
BIA Range Unit I HEL Status: N Wetland Status: WL Violations: Farmland 71.3 State Conservation	Number: IHEL: no agriculti Tract contain None Croplan 71.3 Otti Conse 0.	tural commodity plans a wetland or farr ad DCP Cr 71 ther I struction DC	nted on undet ned wetland opland .3 Effective P Cropland 71.3 Pl Yi	WBP 0.0 Doubl Cropp 0.0 LC CCC eld CRP Re	WRP 0.0 ed	EV 0. MPL/FWP	VP Cr 0	opland 0.0 lative Sod	2020 - 60 GRP
BIA Range Unit I HEL Status: N Wetland Status: WL Violations: Farmland 71.3 State Conservation 0.0 Crop	Number: IHEL: no agricultu Tract contain None Cropland 71.3 Ottl Conset 0.	tural commodity plans a wetland or farr ad DCP Cr 71 ther I trvation DC 0.0 Base Acreage	nted on undet ned wetland 3 Effective P Cropland 71.3 PI Yit	WBP 0.0 Doubl Cropp 0.0 LC CCC eld CRP Re 43 0.	WRP 0.0 ed c-505 cduction	EV 0. MPL/FWP	VP Cr 0	opland 0.0 lative Sod	2020 - 60 GRP
BIA Range Unit I HEL Status: N Wetland Status: WL Violations: Farmland 71.3 State Conservation 0.0 Crop CORN	Number: IHEL: no agricultu Tract contain None Cropland 71.3 Ottl Conset 0.	tural commodity plans a wetland or farr d DCP Cr 71 ther 1 rvation DC 0.0 Base Acreage 42.15	nted on undet ned wetland 3 Effective P Cropland 71.3 PI Yit	WBP 0.0 Doubl Cropp 0.0 LC CCC eld CRP Re 43 0.	WRP 0.0 ed 6-505 duction	EV 0. MPL/FWP	VP Cr 0	opland 0.0 lative Sod	2020 - 60 GRP



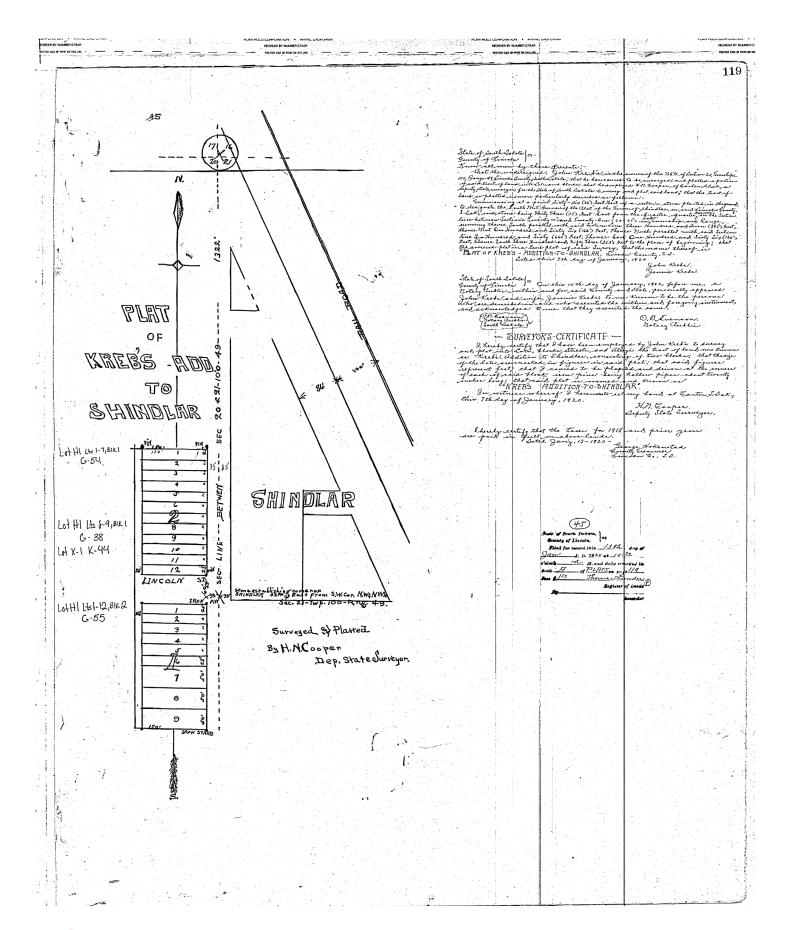
Lincoln County Property Map



9/7/2021, 7:59:15 AM	1:9,028				
	0	0.05	0.1	0.2 mi	
New Plats		- ⁻ - ⁻	· · · ·		
	0	0.07	0.15	0.3 km	
Town Border					
Parcel					
	Maxar				

Lincoln County GIS Lincoln County GIS ©







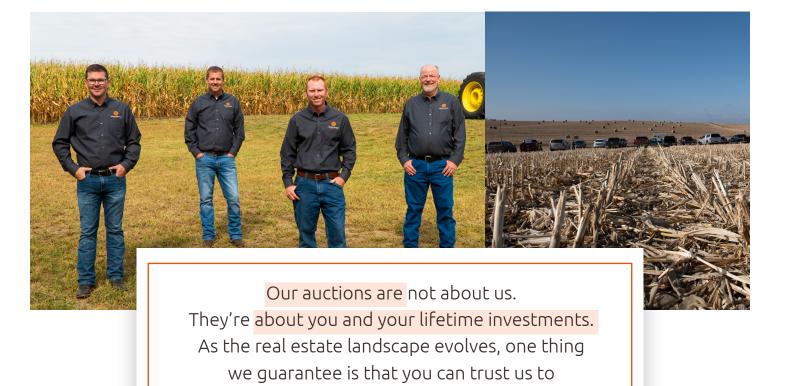


Aerial Map



https://www.suretymaps.com/reports/customreport.aspx?sid=2D810A533F3083E3A1672AFE0C973952D1AAEABEEFB8A2F8AA7D54531EE853508... 1/1





We believe strengly that colling land and property is about more

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.



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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