

WESTRA AUCTION

60 +/- Acres

Garfield Township
Clay County, SD

Located Southwest of Beresford.
Auction to be held at land site.

James R. Lundquist Owner

Thursday, March 17, 2022 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

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

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

Thursday March 17, 2022, 10:30 AM

Clay County, SD, Land Auction

60 +/- Acres, Garfield Township

Located Southwest of Beresford. Auction to be held at land site.

We will sell the following real estate at public auction at the landsite located from Beresford, SD, 2 ½ miles west on SD Hwy 46, 7 ½ miles south on Greenfield Road (468th Ave). The land is located on the west side of 468th Ave.

Auctioneer's Note: This auction offers an excellent opportunity to expand your current farming operation or to purchase as an investment. The land is located southwest of Beresford, SD, and is available to farm in the 2022 crop year. The cropland is being auctioned with the building sites/trees being offered privately. The land has tile and has been in a corn and soybean rotation. According to the FSA there are 65.97 acres of cropland with a 29.88 acre corn base with a 127 bushel PLC yield, 28.62 acre soybean base, 33 bushel PLC yield. The farm will be reconstituted after closing. County soil rating of .689. According to Surety/AgriData the land has a productivity rating of 83.9. Predominate soils include Egan-Chancellor- Davison complex, 0-3 percent slopes and Egan-Clarno-Chancellor complex, 0-3 percent slopes. Taxes: \$1,925.76. Visit www.westrauction.com. for more information, In the case of inclement weather listen to WNAX radio or visit our website.

Legal Description: E ½ SE ¼, 10-94-51, Clay County SD.

TERMS: 15% nonrefundable down payment day of sale with the balance due at closing on or before April 29, 2022. Possession to be given at closing, however upon making the nonrefundable down payment, the buyer may begin field work for the 2022 crop year. Failure to close, as per terms of the purchase agreement, shall result in forfeiture of the down payment, work performed and inputs. 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 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 the owner.



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60 +/- Acres, Garfield Township

For maps, pictures, video and more information visit: www.westrauction.com.

James R. Lundquist, Owner

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Beresford, SD, 605-310-6941

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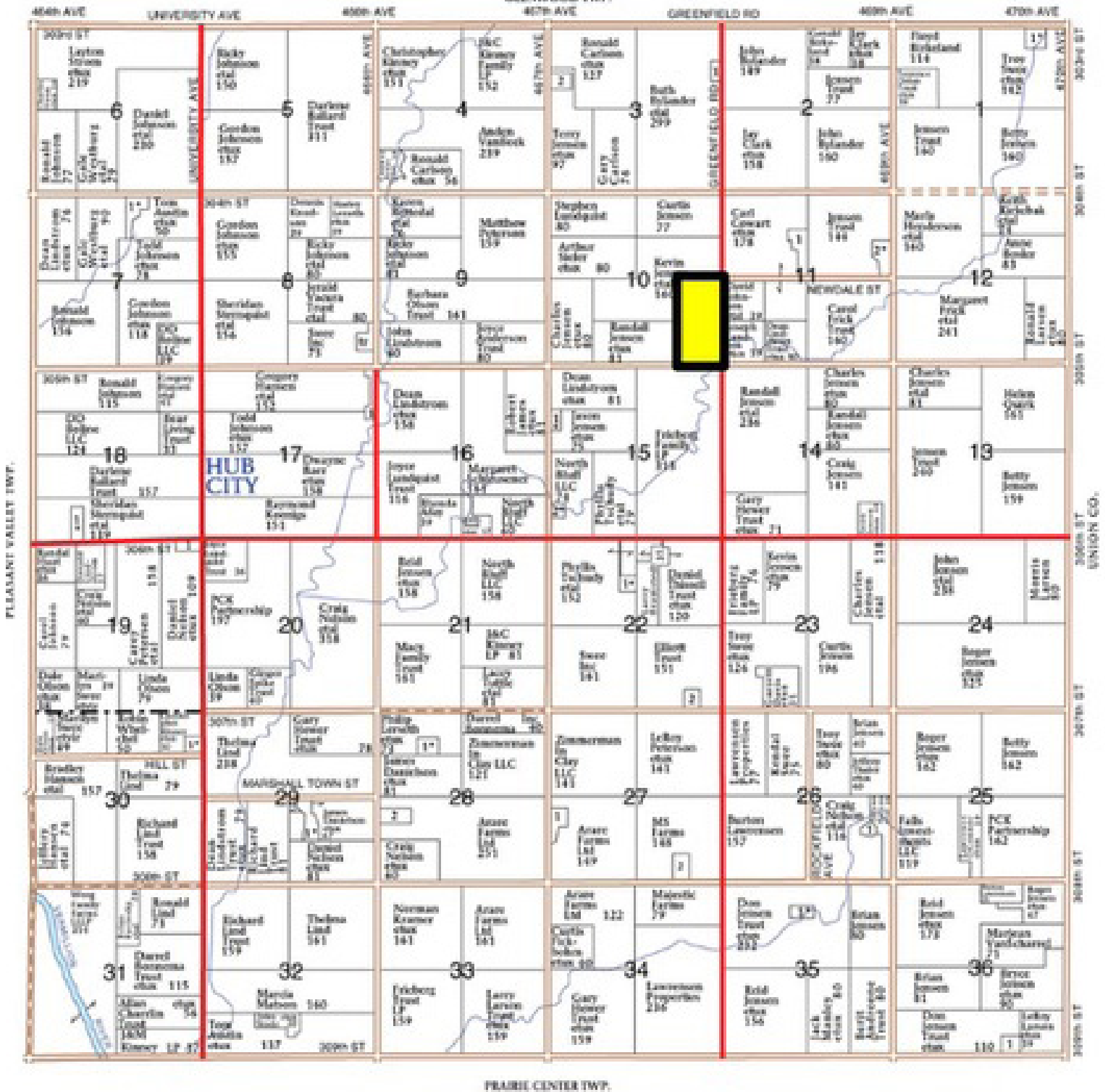


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T-94-N

GARFIELD PLAT

R-51-W







Common Land Unit Tract Boundary
 PLSS
 Non-Cropland
 Cropland

Wetland Determination
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

2022 Program Year
 Map Created July 22, 2021

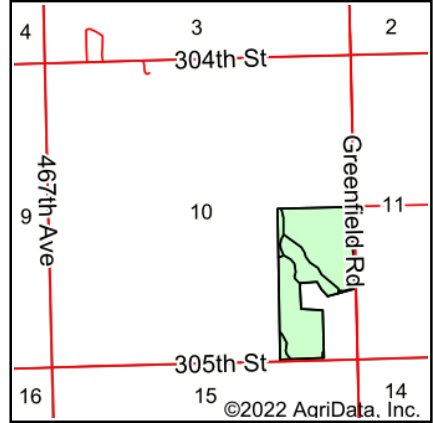
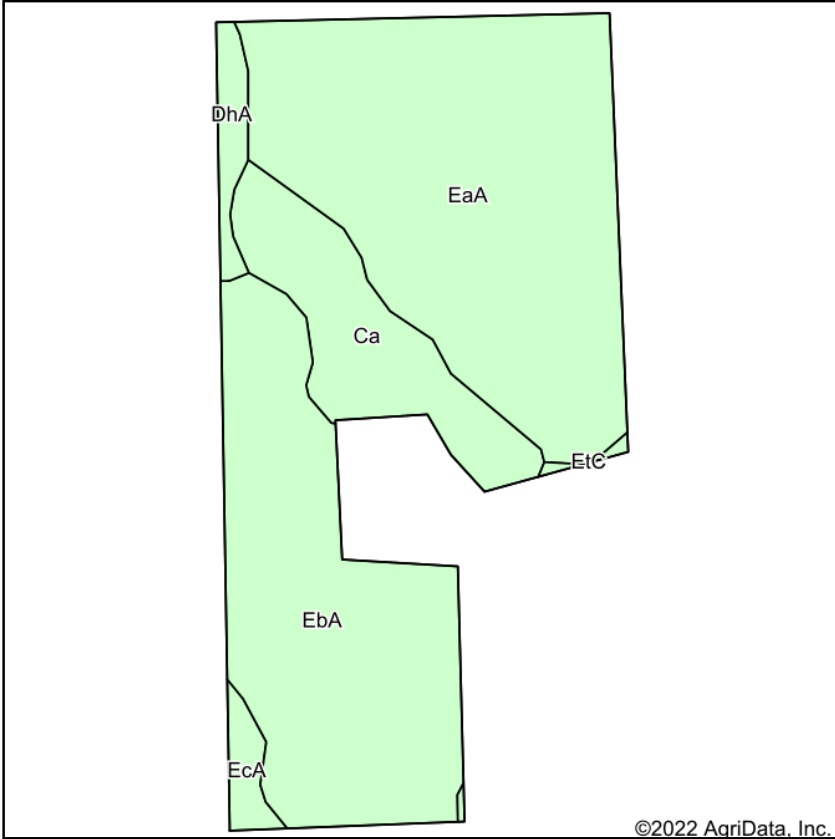
Farm 270

10-94N-51W-Clay

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Soils Map



State: **South Dakota**
 County: **Clay**
 Location: **10-94N-51W**
 Township: **Garfield**
 Acres: **60**
 Date: **2/18/2022**



Soils data provided by USDA and NRCS.

Area Symbol: SD027, Soil Area Version: 24

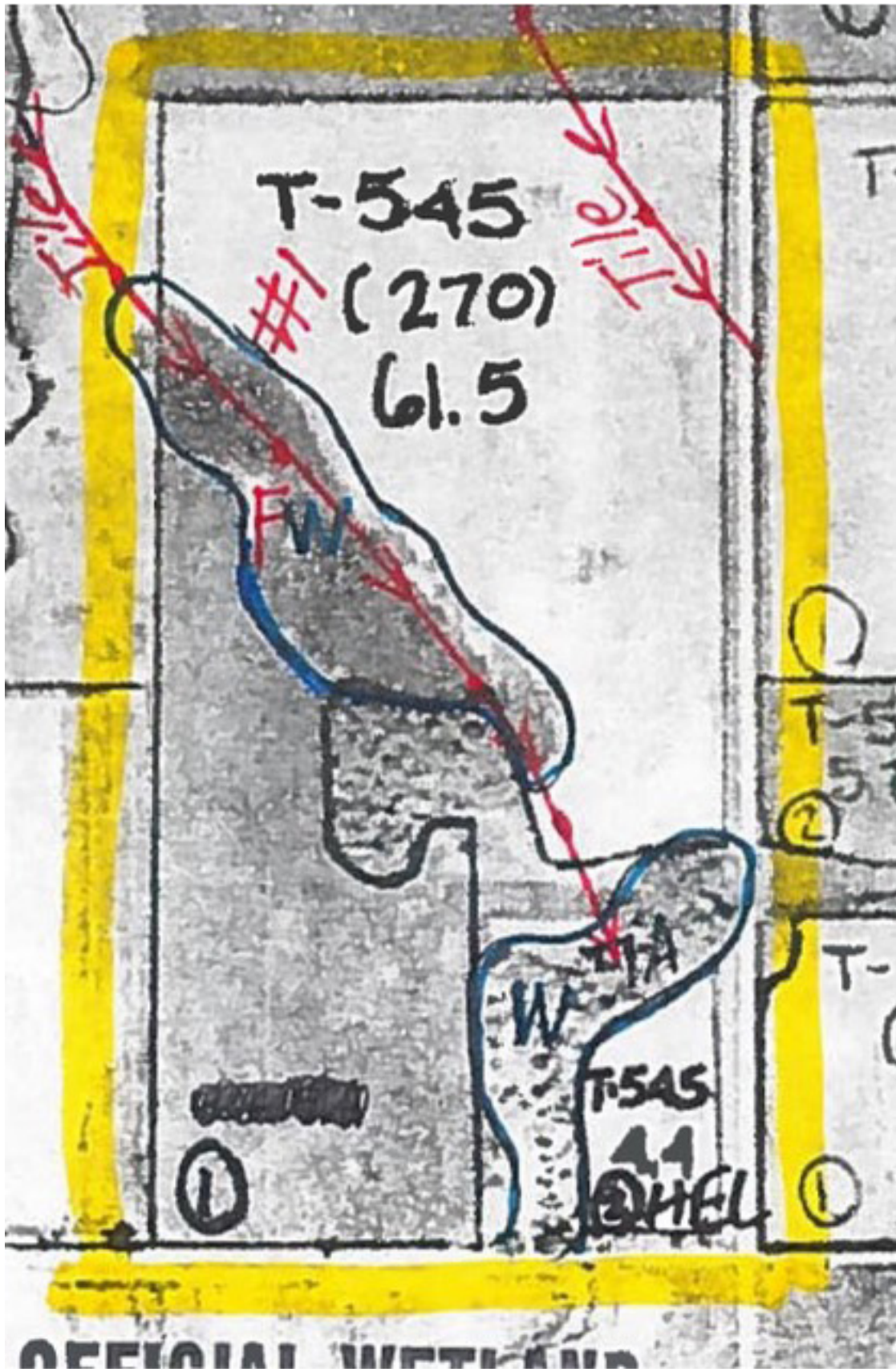
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
EaA	Egan-Chancellor-Davison complex, 0 to 3 percent slopes	28.57	47.6%	lw	84	3.2	84	29	52
EbA	Egan-Clarno-Chancellor complex, 0 to 3 percent slopes	20.54	34.2%	lw	88	3.8	92	32	56
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	8.03	13.4%	llw	75				51
DhA	Davison-Chancellor complex, 0 to 3 percent slopes	1.49	2.5%	lls	80	2.6	73	24	47
EcA	Egan-Clarno-Tetonka complex, 0 to 2 percent slopes	1.14	1.9%	lw	82	3.1	83	29	52
EtC	Ethan-Clarno-Bon, channeled, loams, 0 to 9 percent slopes	0.23	0.4%	lVe	51	2.2	50	16	40
Weighted Average				1.17	83.9	3	75.1	26	*n 53.1

*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.





Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name :
Farms Associated with Operator : 46-027-270, 46-027-368, 46-027-2406, 46-027-2407, 46-027-5901
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
77.43	65.97	65.97	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	65.97	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	29.88	0.00	127	0
Soybeans	28.62	0.00	33	0
TOTAL	58.50	0.00		

NOTES

Tract Number : 545
Description : ESE 10 94 51
FSA Physical Location : SOUTH DAKOTA/CLAY
ANSI Physical Location : SOUTH DAKOTA/CLAY
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : JAMES LUNDQUIST
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
77.43	65.97	65.97	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	65.97	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield



SOUTH DAKOTA
CLAY
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 270
Prepared : 2/8/22 8:19 AM
Crop Year : 2022

Tract 545 Continued ...

Corn	29.88	0.00	127
Soybeans	28.62	0.00	33
TOTAL	58.50	0.00	

NOTES

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 As the real estate landscape evolves, one thing
 we guarantee is that you can trust us to
 get the job done right.

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