

WESTRA AUCTION

149.49 +/- Acres

**Home Township
Turner County, SD
2 Building Sites,
Pasture, and Cropland**

We will sell the following real estate at public auction located from Tea, SD: 6 miles west on County Road 106 (272nd St), 2 ¼ miles north on 462nd Ave.

RD Land, LLC, Owner

Friday, March 25, 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

Pete Atkins
Broker Associate
Tea, SD
605-351-9847

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

Visit our website: www.westrauction.com

Friday, March 25, 2022 10:30 AM

Turner County, SD, Land Auction

149.49 +/- Acres Home Township
Building Eligibilities, Pasture, and Cropland

**We will sell the following real estate at public auction
located from Tea, SD: 6 miles west on
County Road 106 (272nd St), 2 ¼ miles north on 462nd Ave.**

Westra Auction will sell the following real estate at a live/online auction at the landsite located from Tea, SD: 6 miles west on County Road 106 (272nd St.), 2 ¼ miles north on 462nd Ave. or from Sioux Falls, SD: West on 41st St. to Highway 17 (Pump N Pak), 2 miles south on Highway 17 (466th Ave.), 4 miles west on 269th St., ¾ south on 462nd Ave. The property located on east side of 462nd Ave.

Auctioneer's Note: Attention acreage buyers, farmers, and investors: Here's that parcel of land that checks all the boxes on your wish list! Housing sites, pasture, farmland—this land has it all! Located in one of the fastest-growing areas of our region, this parcel offers the benefits of rural living with the conveniences of a large city. Tract 1 & 2 offer great views, and both are bare-land—every dollar you spend goes toward building your dream home site. Both sites are less than a mile from a paved road. An added bonus for livestock enthusiasts: either Tract 1 or Tract 2 fits perfectly with the adjacent pasture (Tract 3). This 37-acre pasture includes a stock dam and creek with plenty of upland for grazing your livestock. A portion of this pasture is protected by a shelter belt. For rural water details call South Lincoln Rural Water at 605-777-9905. The cropland has been in a corn soybean rotation and is available to the new owner for the 2022 crop year. According to Surety/AgriData, the 149.49 acres has a productivity index of 64.9 and a soil rating of 0.645. Predominate soils include Egan-Ethan complex, 5-9% slopes and Egan-Wentworth complex, 2%-6% slopes. Land is HEL, conservation system is being actively applied. The FSA office estimates there is approximately 105.01 acres of cropland with a 61.8 acre corn base/108 bushel PLC yield and a 9.0 acre oats base/52 bushel PLC yield. Tract driveway access and cost is the responsibility of the buyers. For maps, pictures, drone videos, register for online bidding or in case of inclement weather, please visit www.westrauction.com.

Legal Description: SW ¼ 14-100-52, except Tracts 4 & 5 of DeNeui's Addition, Turner County, SD.

The land will be offered as follows and will NOT be combined:

Tract 1: 9 +/- Acres with building eligibility.

Tract 2: 8 +/- Acres with building eligibility.

Tract 3: 37 +/- acres pasture.

Tract 4: 94 +/- acres of cropland.



Friday, March 25, 2022 10:30 AM

TERMS: 15% nonrefundable down payment day of sale with the balance due at closing on or before May 5, 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 (\$2,994.94) to be paid by the seller. For pasture and cropland, 2022 taxes due in 2023 to be paid by the buyer. On the tracts with building eligibilities, 2022 taxes due in 2023 to be prorated to the date of closing. The land will be surveyed and paid for by the sellers. 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.

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

RD Land, LLC - 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

Pete Atkins, Broker's Associate, Tea, SD 605-351-9847

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



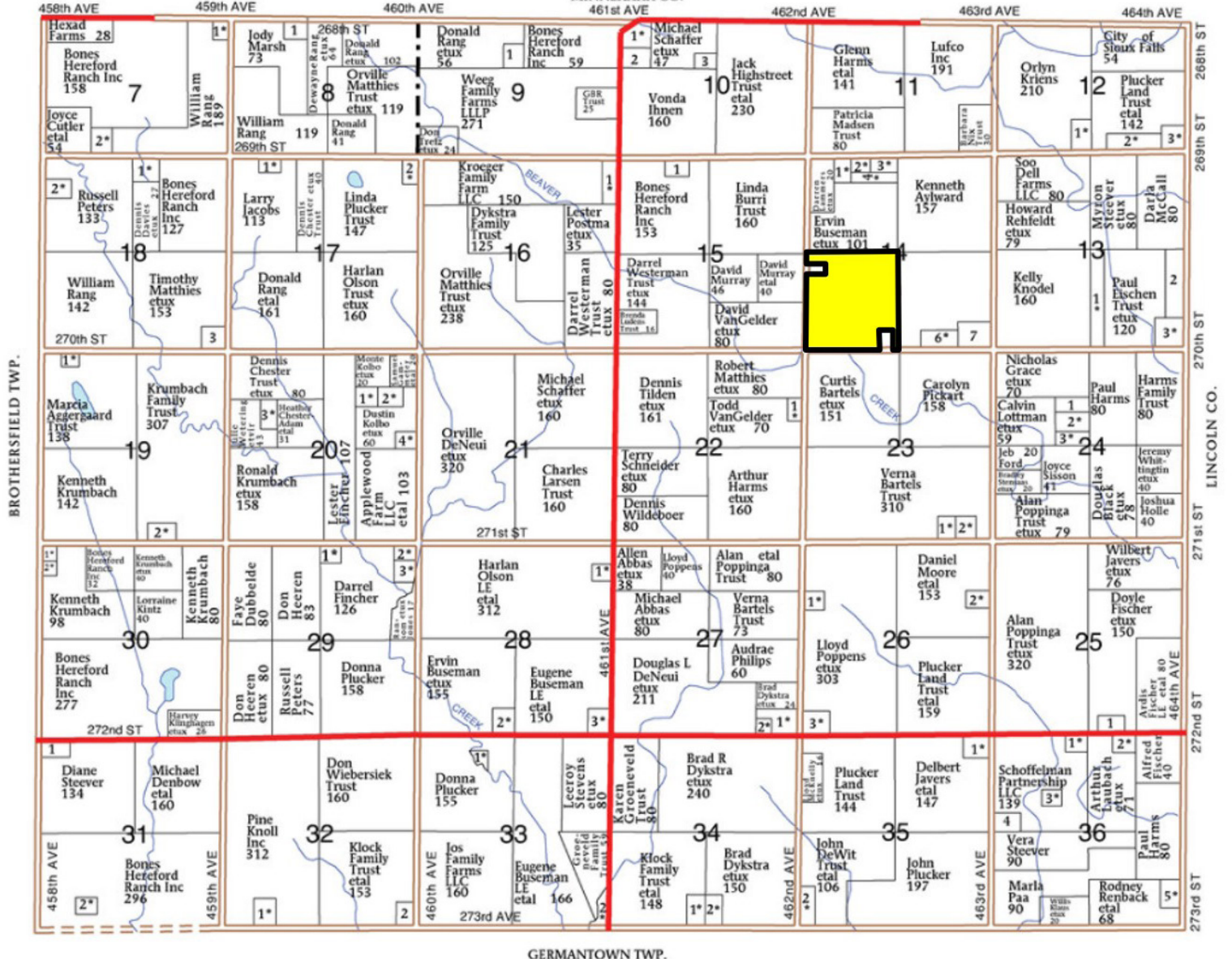
T-100-N

HOME PLAT

R-52-W

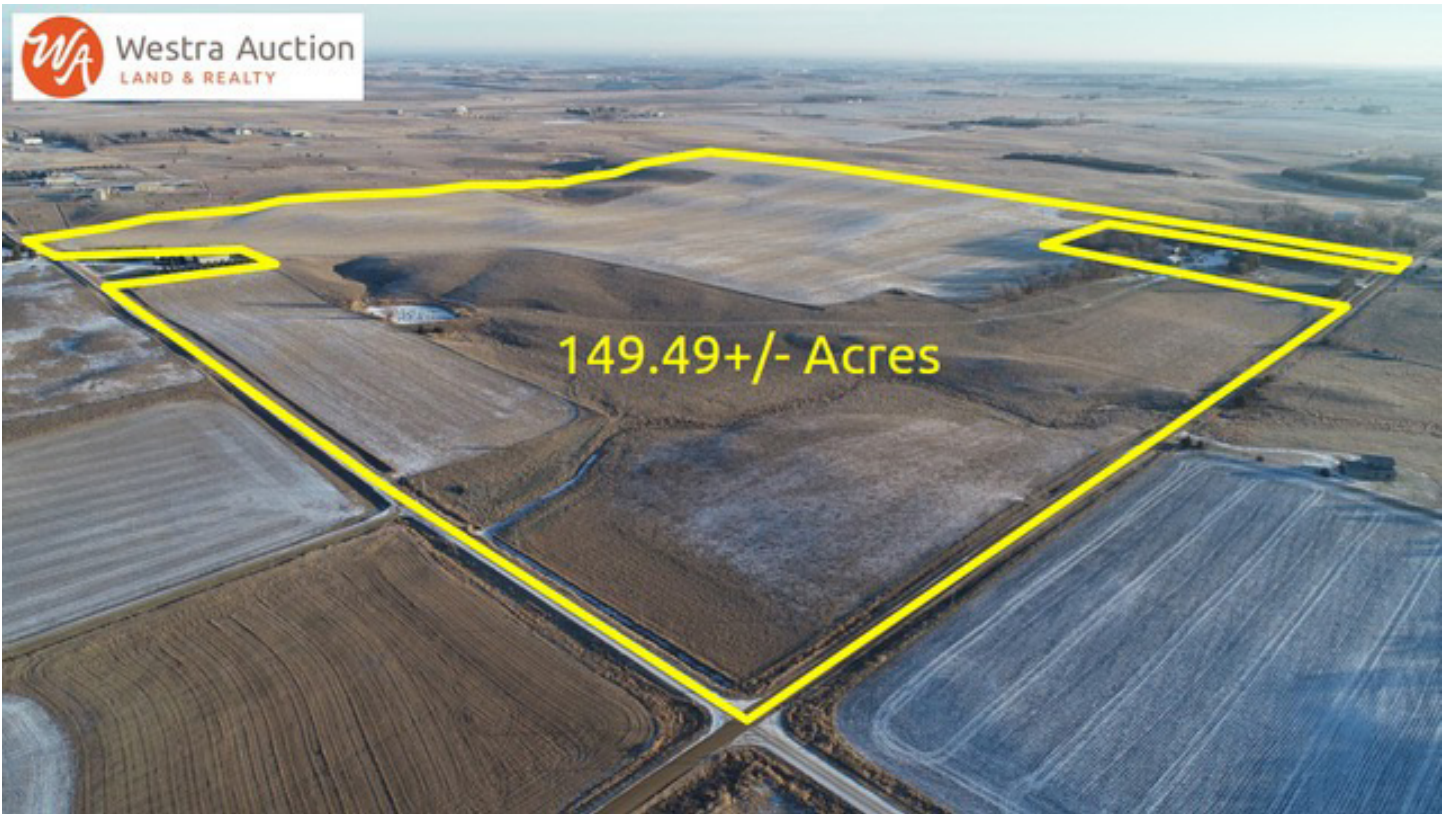
(Landowners)

MINNEHAHA CO.



GERMANTOWN TWP.



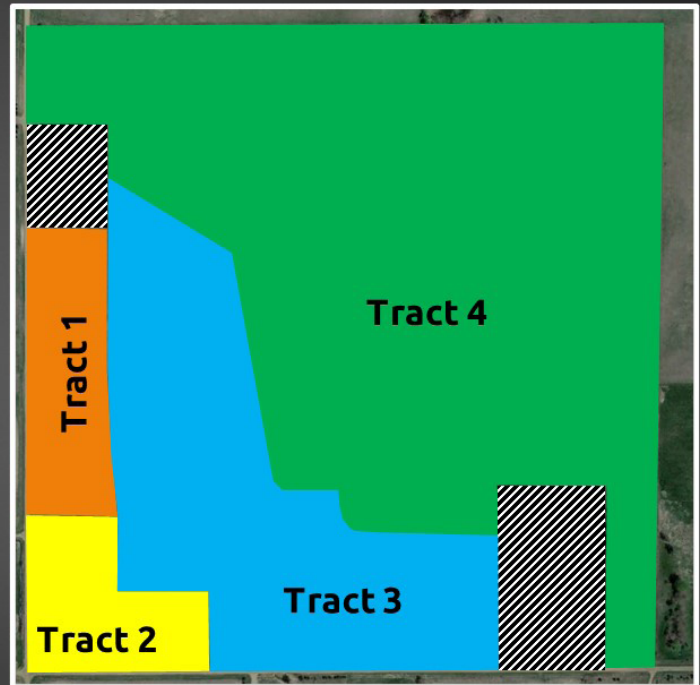


Tract 1: ~9 Acre site with housing eligibility.

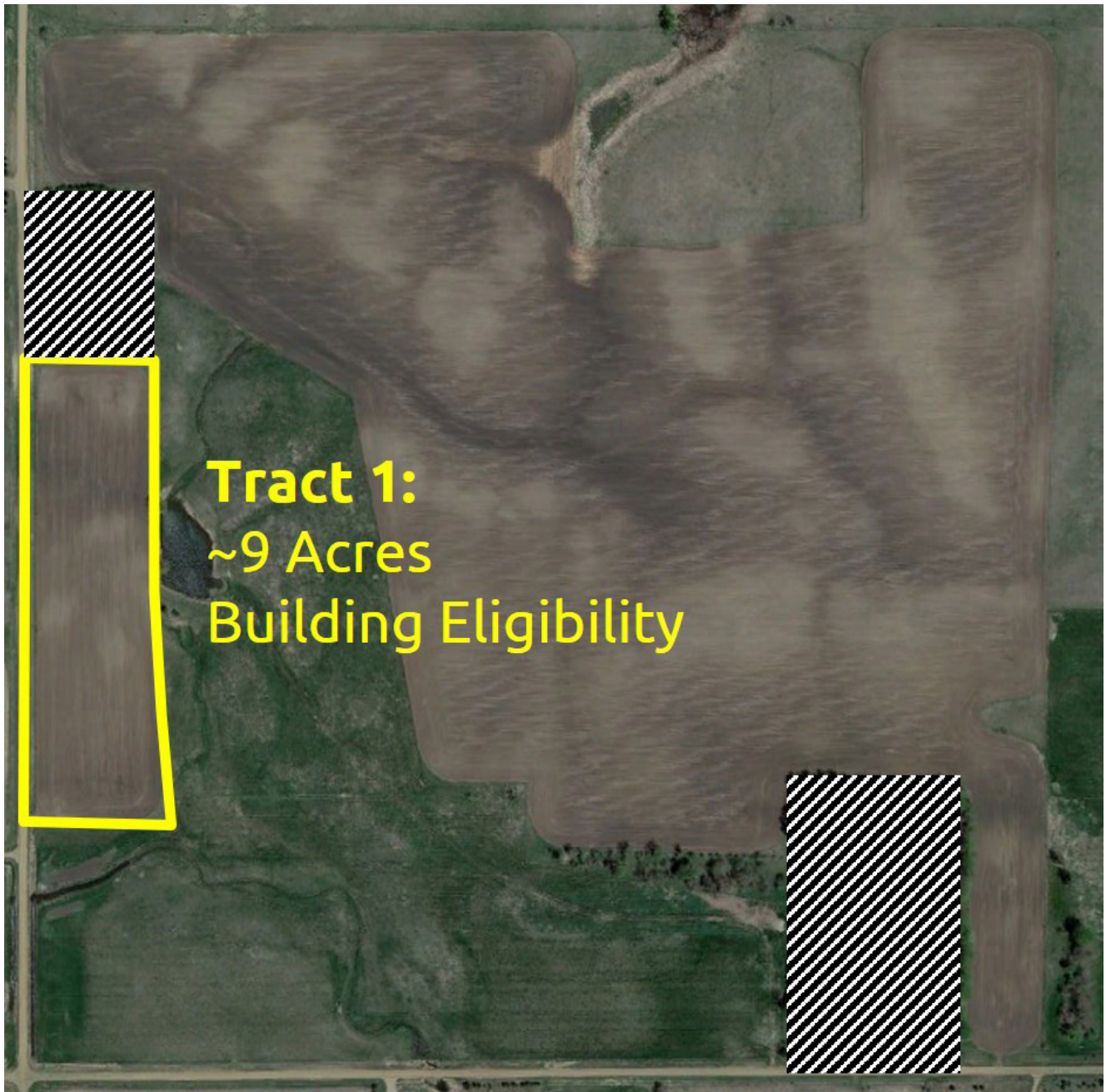
Tract 2: ~8 Acre site with housing eligibility.

Tract 3: ~37 Acre pasture.

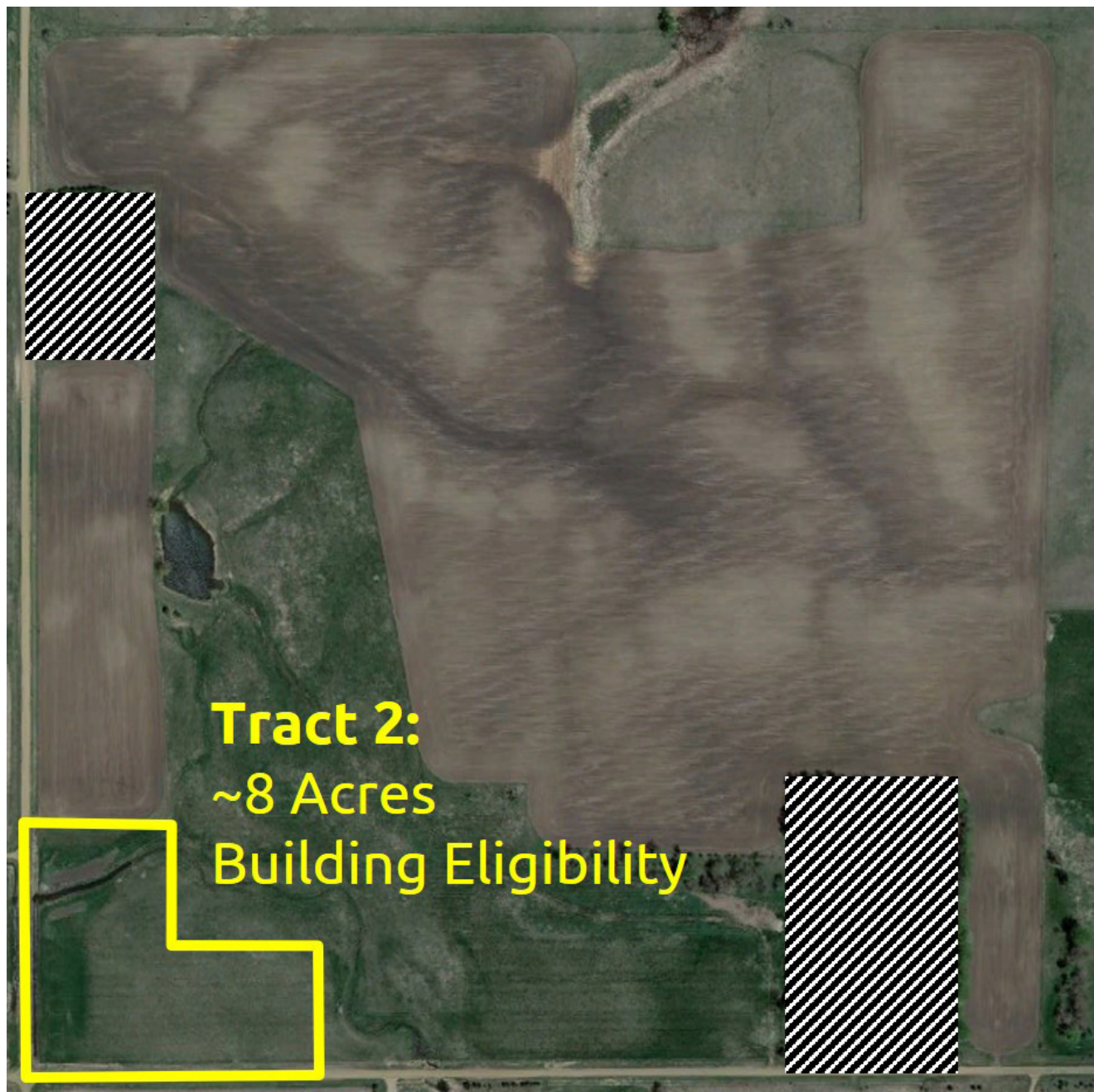
Tract 4: ~94 Acres of agricultural land.



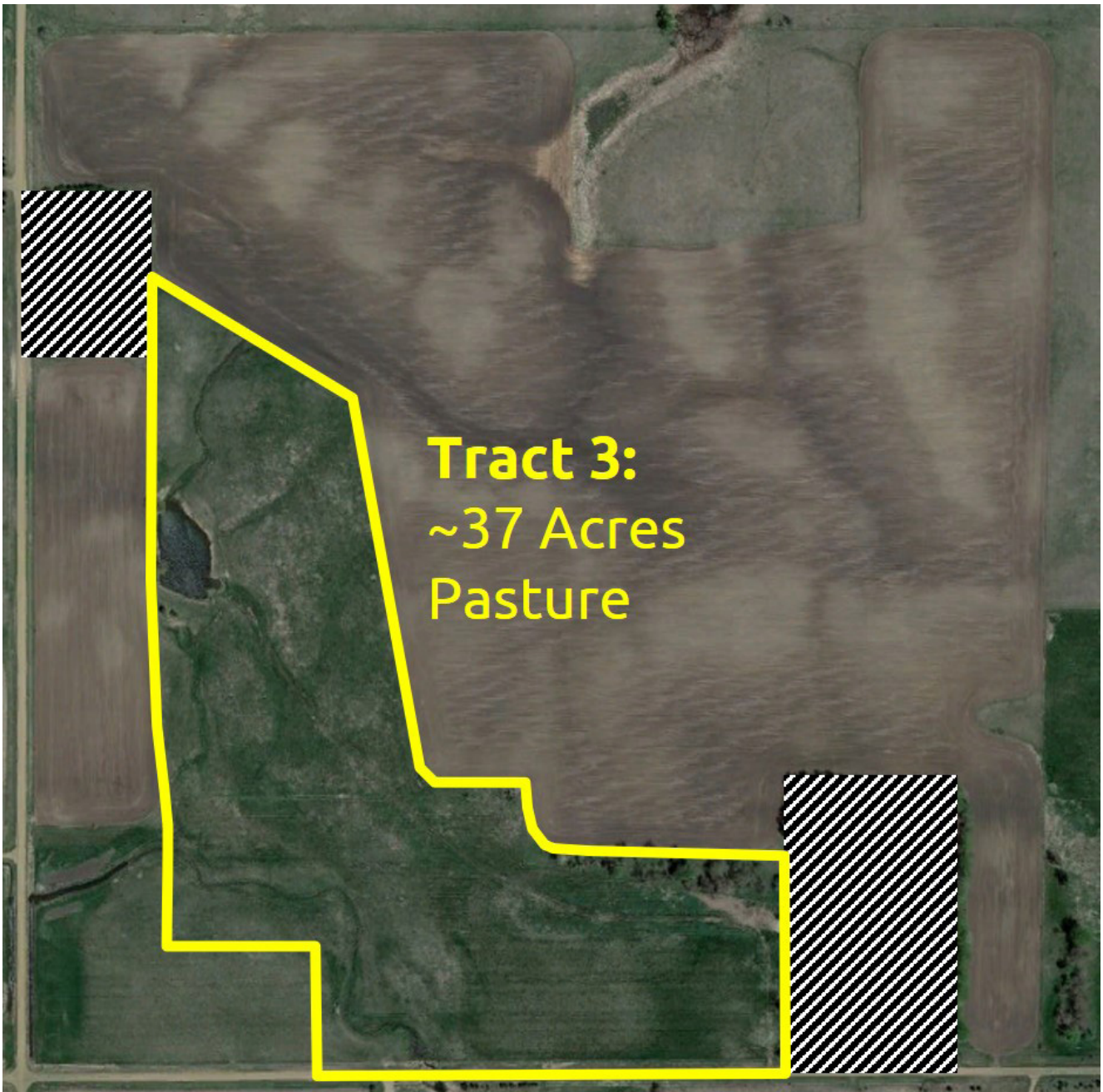
Tract 1



Tract 2

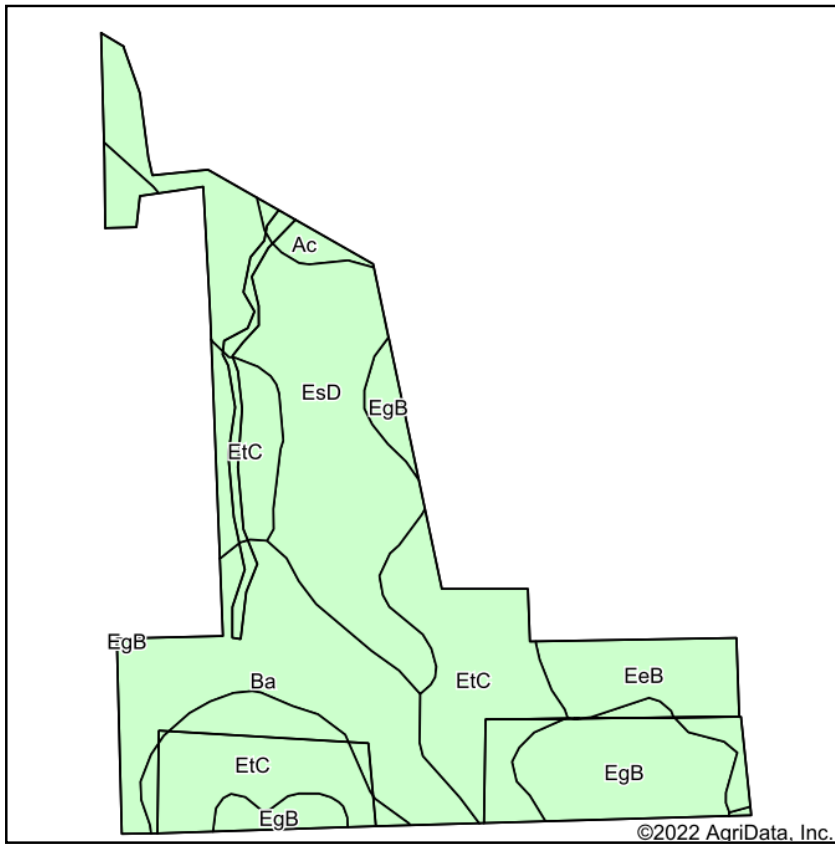


Tract 3

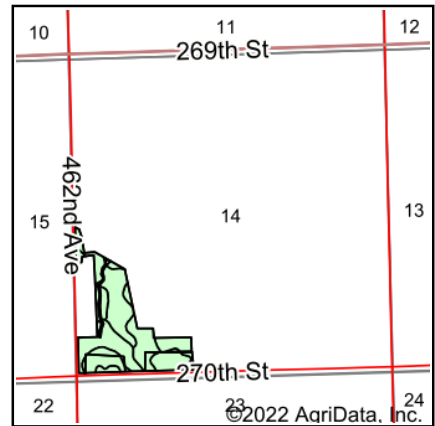


Tract 3

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Turner**
 Location: **14-100N-52W**
 Township: **Home**
 Acres: **43.42**
 Date: **2/9/2022**



Area Symbol: SD125, Soil Area Version: 23

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
EtC	Ethan-Egan complex, 5 to 9 percent slopes	13.26	30.5%	IVe		61	3.4	38	60	22	26	58
EsD	Ethan-Betts loams, 9 to 15 percent slopes	12.08	27.8%	VIe		30						58
Ba	Baltic silty clay loam	8.39	19.3%	Vw		37		5	29	10	4	9
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	5.73	13.2%	IIe		84						69
EeB	Egan-Ethan complex, 2 to 6 percent slopes	3.35	7.7%	IIe		77	4	47	77	29	32	59
Ac	Alcester silty clay loam, cool, 0 to 2 percent slopes	0.61	1.4%	I	I	96						72
Weighted Average				4.29	0.01	52.5	1.3	16.2	29.9	10.9	11.2	*n 50.3

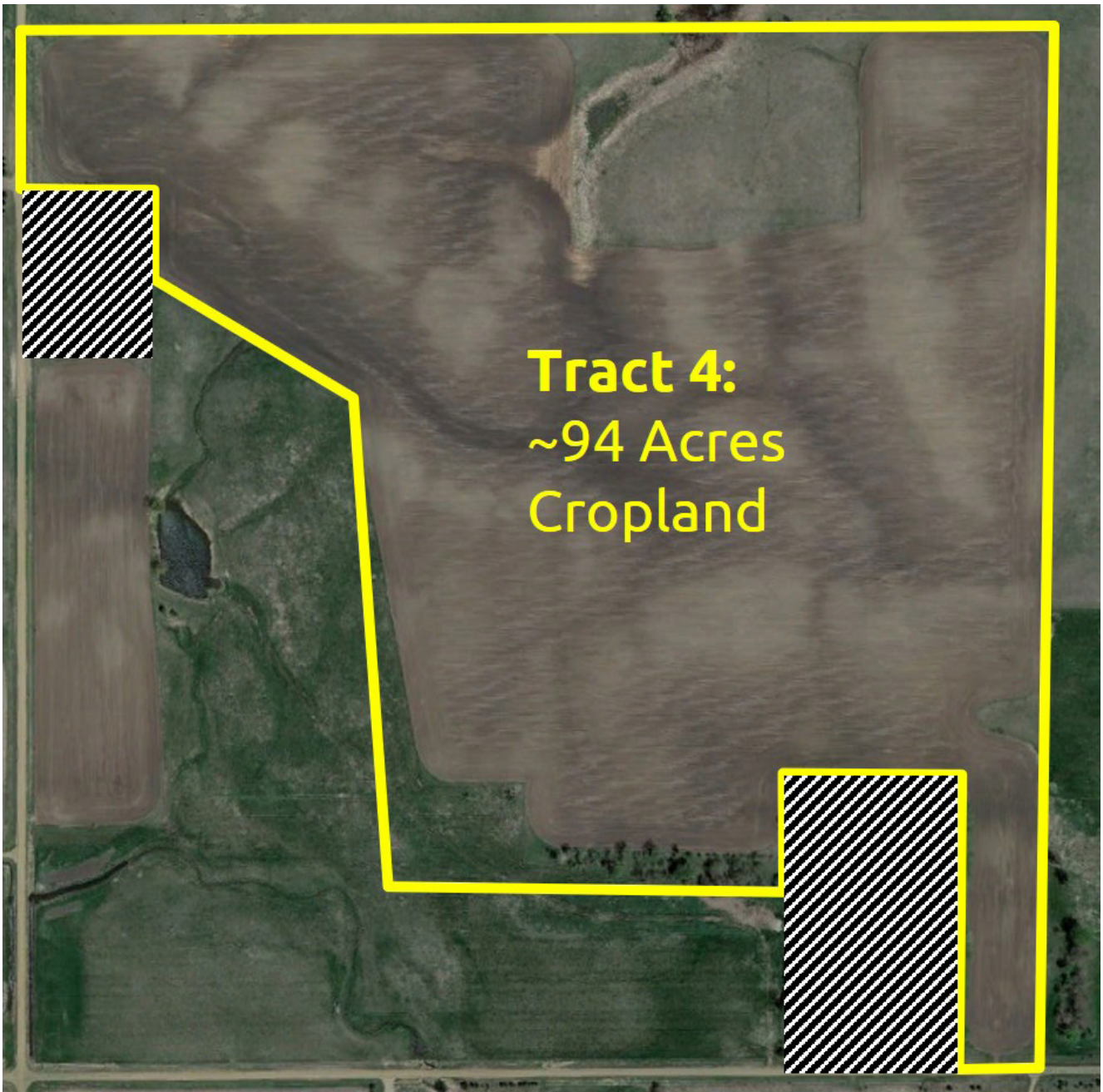
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

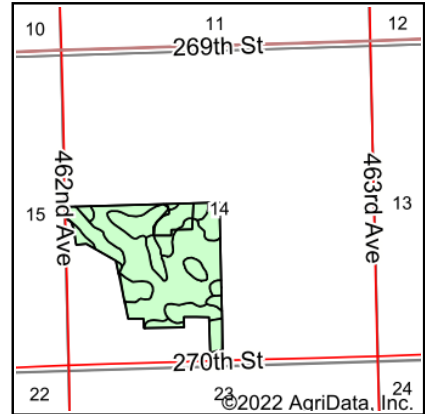
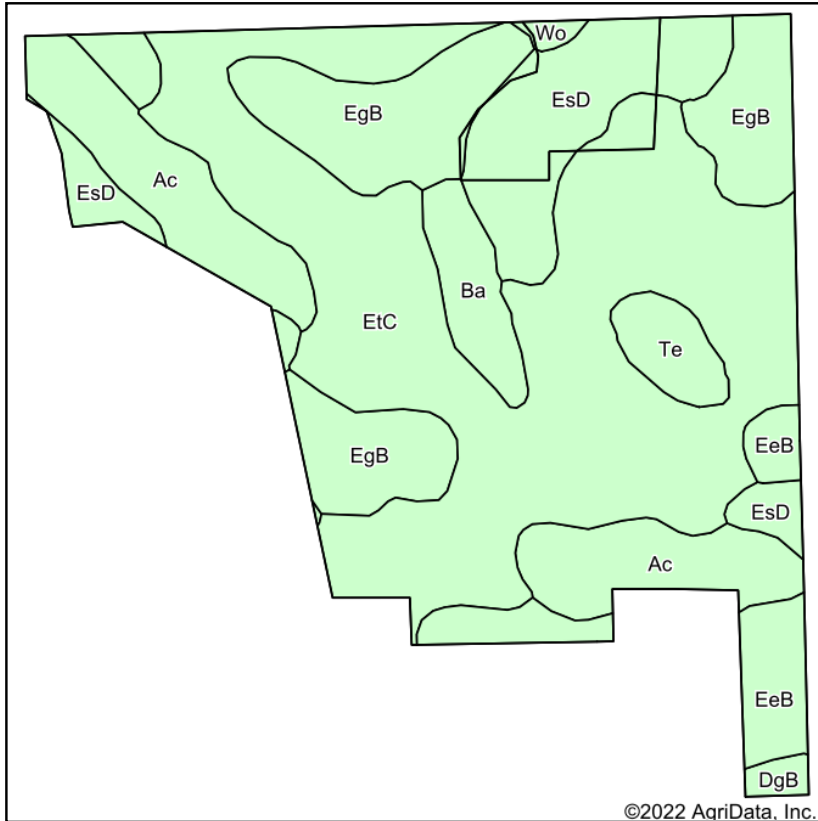


Tract 4



Tract 4

Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **14-100N-52W**
 Township: **Home**
 Acres: **93.54**
 Date: **2/9/2022**



Soils data provided by USDA and NRCS.

Area Symbol: SD125, Soil Area Version: 23

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
EtC	Ethan-Egan complex, 5 to 9 percent slopes	43.77	46.8%	IVe		61	3.4	38	60	22	26	58
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	14.74	15.8%	Ile		84						69
EsD	Ethan-Betts loams, 9 to 15 percent slopes	11.89	12.7%	VIe		30						58
Ac	Alcester silty clay loam, cool, 0 to 2 percent slopes	11.61	12.4%	I	I	96						72
EeB	Egan-Ethan complex, 2 to 6 percent slopes	5.22	5.6%	Ile		77	4	47	77	29	32	59
Ba	Baltic silty clay loam	3.14	3.4%	Vw		37		5	29	10	4	9
Te	Tetonka silt loam, 0 to 1 percent slopes	2.22	2.4%	IVw		56						14
DgB	Dempster-Graceville silty clay loams, 1 to 5 percent slopes	0.59	0.6%	Ile		64	3.6	45	65	25	31	56
Wo	Worthing silty clay loam, 0 to 1 percent slopes	0.36	0.4%	Vw		30						4
Weighted Average				3.48	0.12	64.9	1.8	20.9	33.8	12.4	14.3	*n 58.6

*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.





2021 Program Year

Map Created May 05, 2021

Farm 9731

14-100N-52W-Turner

Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

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 directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. 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-025 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



South Dakota
Turner

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

FARM: 9731
Prepared: 2/2/22 4:57 PM
Crop Year: 2022
Page: 2 of 2

Report ID: FSA-156EZ

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.

Tract Number: 7670 Description SW except acreage in NW 14 100 52

FSA Physical Location : Turner, SD ANSI Physical Location: Turner, SD

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Recon Number

Wetland Status: Tract contains a wetland or farmed wetland

2018 - 24

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
150.43	105.01	105.01	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	105.01	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	9.0	52	0.00
CORN	61.8	108	0.00
Total Base Acres:	70.8		

Owners: DENEUI, RUSSELL E

Other Producers: None

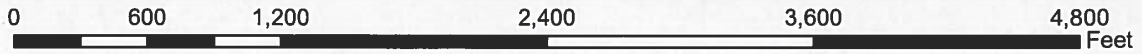
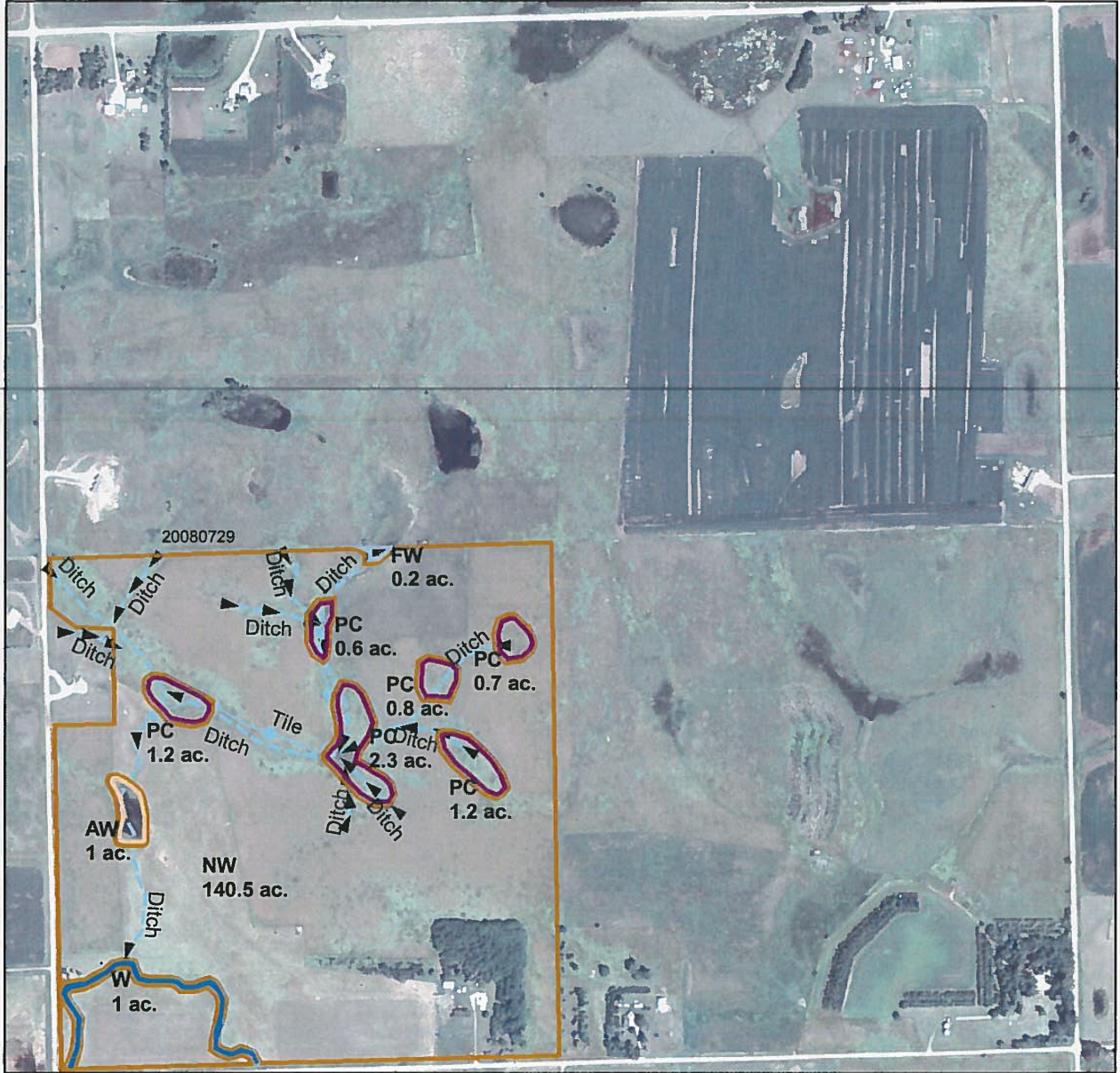




Certified Wetland Determination

Tract: 7670
Legal Desc: SW4 14-100-52

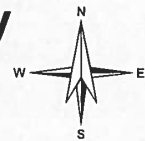
Certified Date: 5-14-2019
Certified By: Andrew Champa



PC	AW	Tile
W	NW	
FW	Ditch	

1:9,000 1 inch = 750 feet

Turner County



Notes:





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
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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