

WESTRA AUCTION

76.25 +/- Acres

**Lincoln Township
Lincoln County, SD**

We will sell the following at a live/online public auction at the land site located from Sioux Falls, SD, 16 miles south on I-29 to the Davis-Hurley Exit # 59, ½ mile east 285th St and 1 ½ miles south on 471st Ave.

Wenbourne Sisters, LLC, Owner

Thursday, August 18, 2022 at 10:30 AM



Westra Auction
LAND & REALTY

Joel R. Westra
Broker
Centerville, SD
605-310-6941

Joel A. Westra
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605-957-5222

Phil Eggers
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Mark Zomer
Zomer Auction
Rock Valley, IA
712-440-2526

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Online Rep.
Rock Valley, IA
712-460-2552

Visit our website: www.westrauction.com

August 18, 2022 · 10:30 am

Lincoln County, SD, Land Auction

76.25 +/- Acres, Lincoln Township
Farmland with 1 Building Eligibility

We will sell the following at a live/online public auction at the land site located from Canton, SD, 8 miles west on SD Hwy 18, 3 miles south on 472nd Ave, 1 mile west on 285th Ave and 1 ½ miles south on 471st Ave or from Sioux Falls, SD, 16 miles south on I-29 to the Davis-Hurley Exit # 59, ½ mile east 285th St and 1 ½ miles south on 471st Ave.

Auctioneer's Note: Located southwest of Canton, SD and just south of Sioux Falls, this land offers opportunities for those looking to expand their farming operation or to purchase as an investment. The land is in close proximity to grain elevators and ethanol plants and will be sold with one building eligibility. The land is leased for 2022 crop year and the buyer will receive the second half of the 2022 crop lease payment of \$7,951.50 on October 15, 2022. The land has a soil rating of .808 and according to Surety/AgriData a productivity rating of 74.6. Predominate soil: Wentworth-Chancellor silty clay loam, 0-2 percent slopes. The FSA estimates there is approximately 73.1 of cropland, a 35.5 acre corn base/137 PLC yield and a 23.5 acre soybean base/40 PLC yield. The land currently has approximately 61 acres of planted cropland, 11 acres of grass that came out of the CRP program last year, which has not been hayed and 2.7 acres CRP, with an annual payment of \$541.00 and expires Sept 30, 2024. A certified wetland determination has been completed. Taxes: TBD. For more information, drone video, pictures and on-line bidding visit: www.westrauction.com.

Legal Description: N ½ SW ¼ except Tract 1 of Wenbourne Addition, 8-97-50, Lincoln County, SD. 76.25 +/- acres.



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Terms: 15% nonrefundable down payment day of sale with the balance due at closing on or before September 27, 2022. Possession at closing subject to 2022 lease. Title insurance and closing costs split 50/50 between buyer and seller. 2021 taxes due in 2022 to be paid by the seller. The seller will pay the first half of the 2022 taxes due in 2023 and the buyer will be responsible for the second half. The acres in this property are based on acres stated in the certificate of survey on record, 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.

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

Wenbourne Sisters, LLC, Owner

Brenda Ask, Closing Attorney

Joel R. Westra, Auctioneer, Centerville, SD 605-310-6941

Joel A. Westra, Auctioneer, Chancellor, SD 605-957-5222

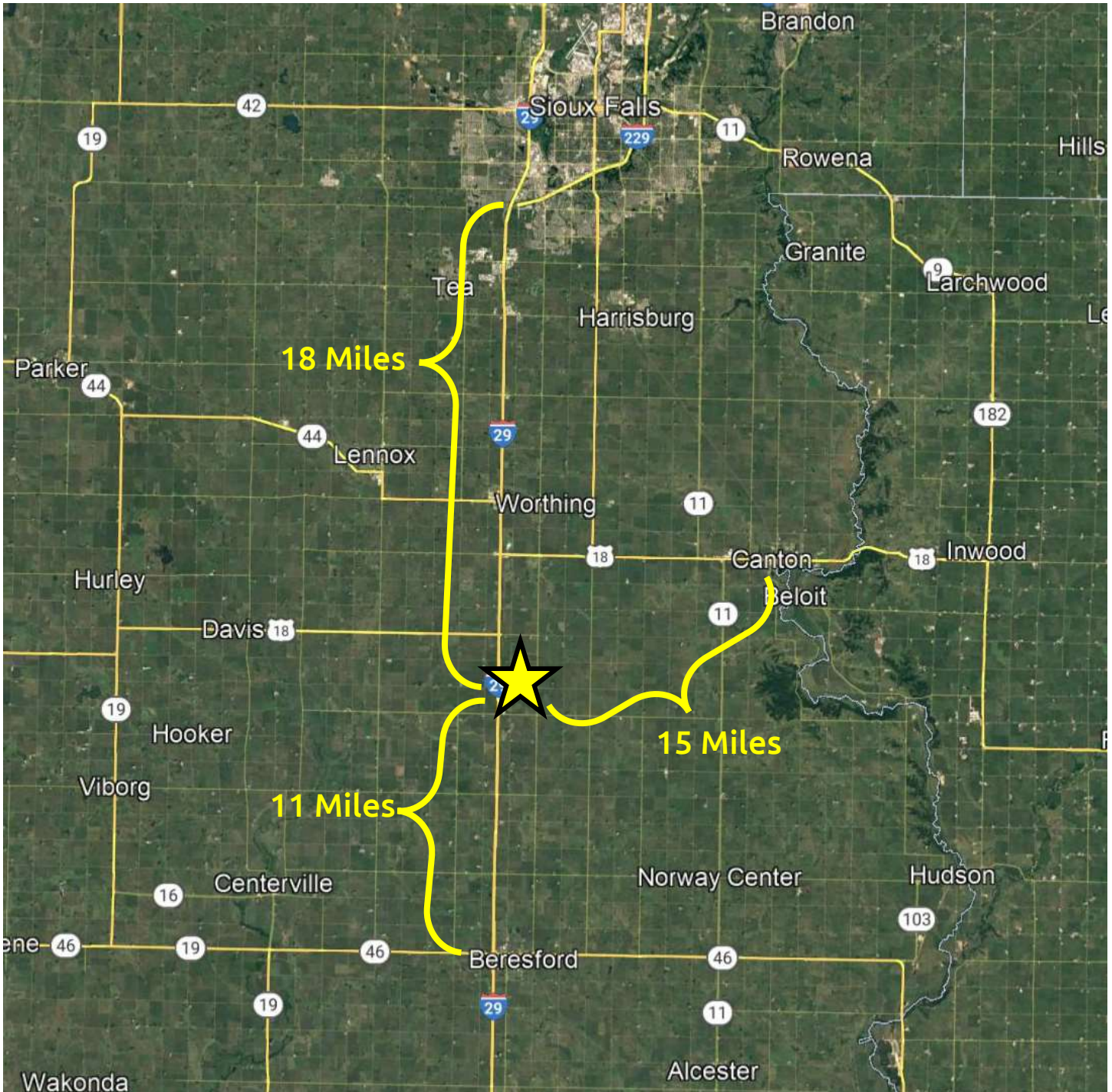
Phil Eggers, Broker Associate, Renner, SD 605-351-5438

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

Blake Zomer, Online Representative, Rock Valley, IA 712-460-2552



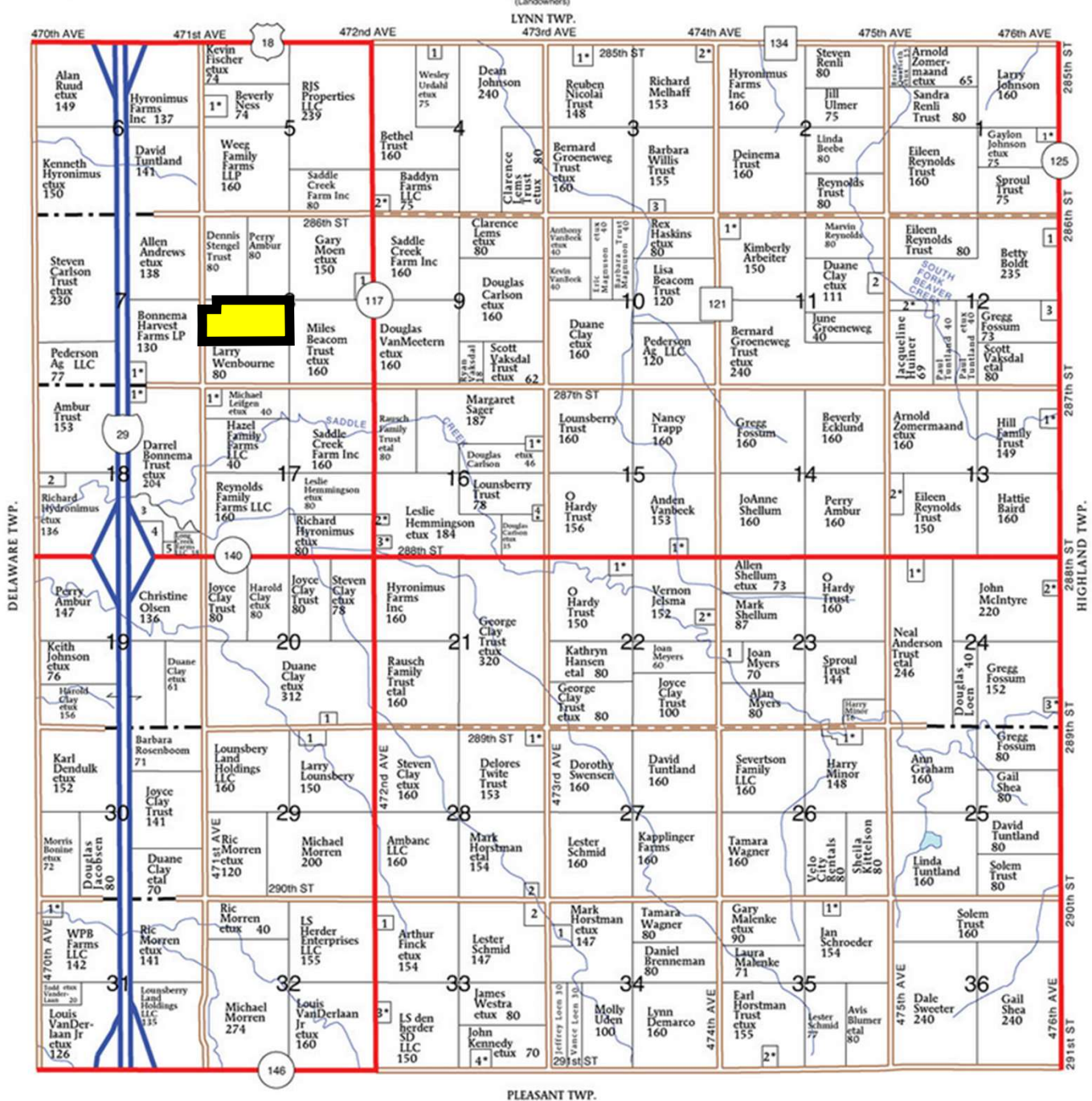
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T-97-N

LINCOLN PLAT

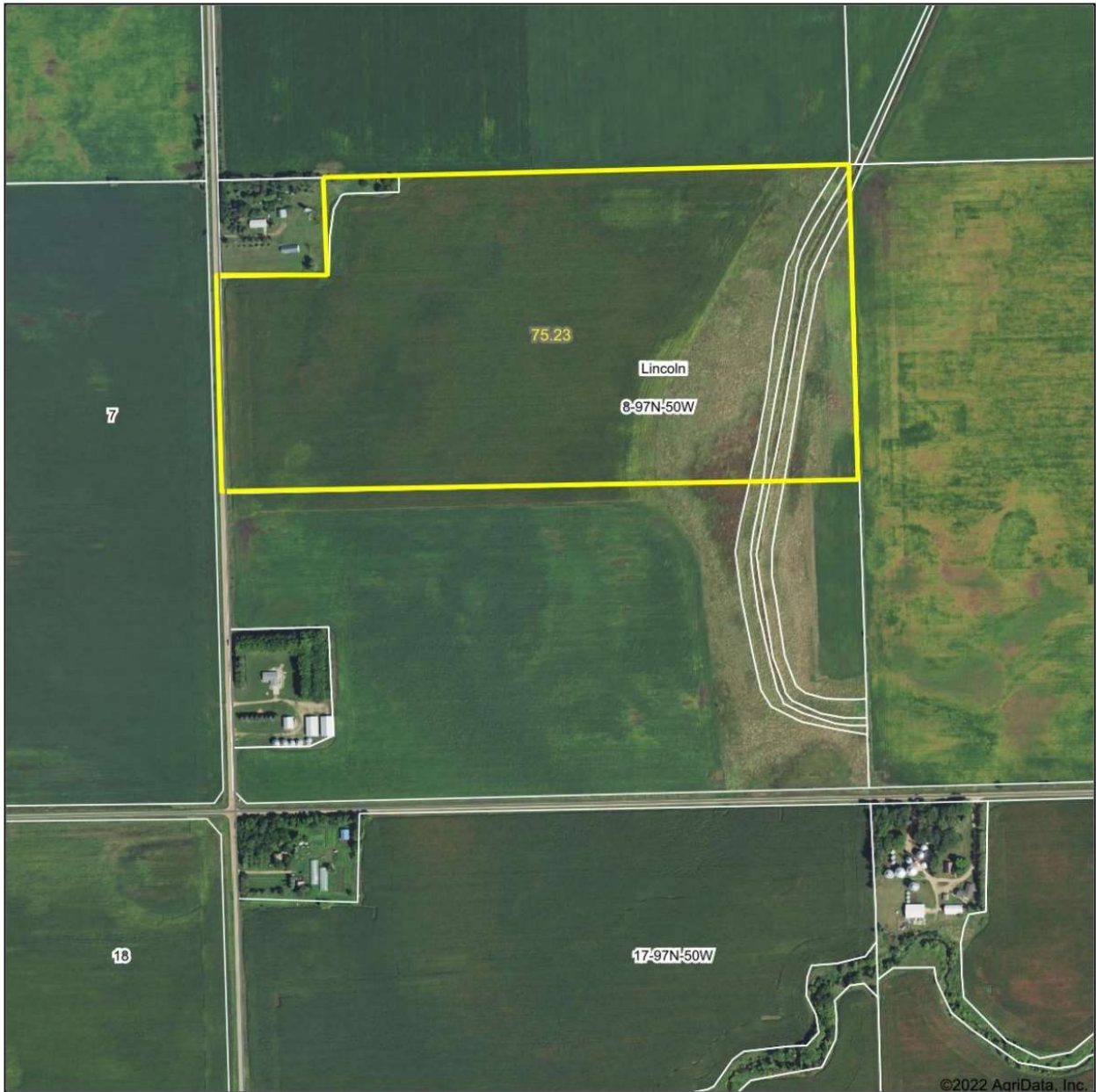
R-50-W



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Aerial Map



©2022 AgriData, Inc.



Map Center: 43° 13' 54.05, -96° 46' 53.99



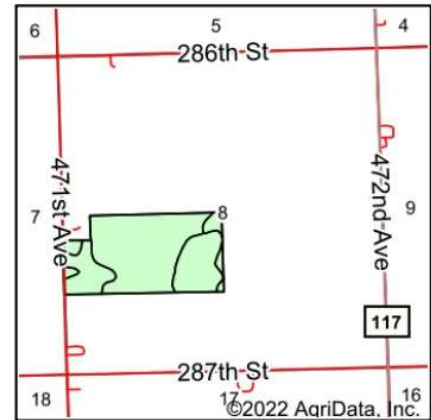
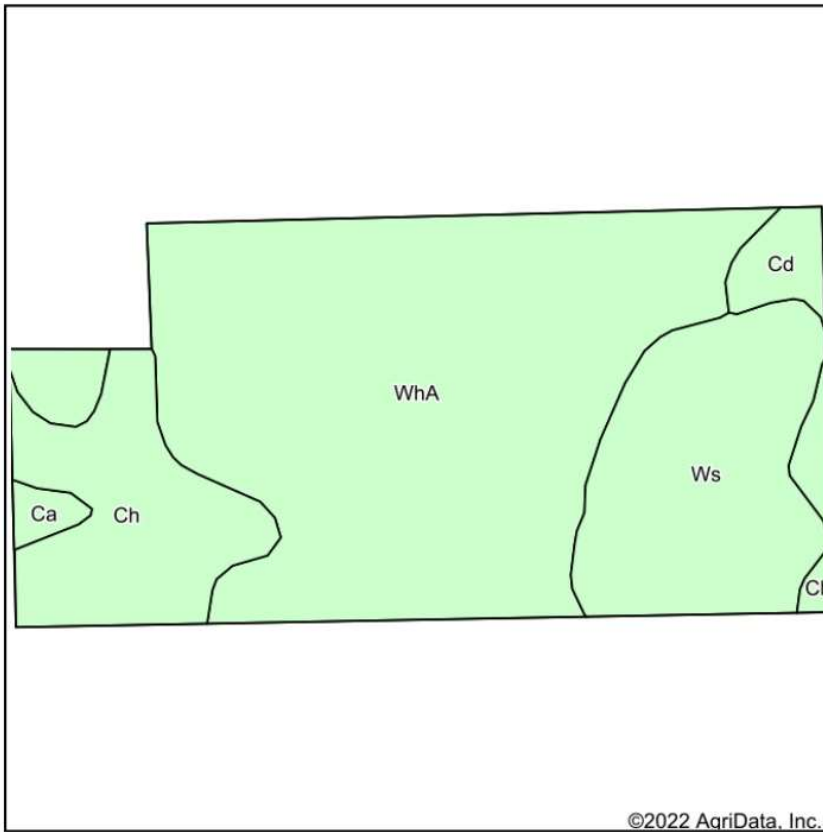
8-97N-50W
Lincoln County
South Dakota



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



Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **8-97N-50W**
 Township: **Lincoln**
 Acres: **75.23**
 Date: **7/20/2022**



Soils data provided by USDA and NRCS.

Area Symbol: SD083, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Corn Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	46.42	61.7%	lw	88	4.1	51	98	37	36	56
Ws	Worthing silty clay loam, 0 to 1 percent slopes	15.12	20.1%	Vw	30						4
Ch	Chancellor-Wakonda-Tetonka complex	10.92	14.5%	llw	78	2.6	36	81	28	25	41
Cd	Chancellor-Viborg silty clay loams	1.95	2.6%	llw	87	3.7	47	94	35	33	47
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	0.82	1.1%	llw	75						51
Weighted Average				1.99	74.7	3	37.9	74.7	27.8	26.7	*n 43.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



South Dakota
Lincoln

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

FARM: 1222
Prepared: 7/6/22 10:53 AM
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.

Other Producers: None

Tract Number: 915 Description N2 SW4 8 97 50
FSA Physical Location : Lincoln, SD ANSI Physical Location: Lincoln, SD

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
73.1	73.1	73.1	0.0	0.0	0.0	2.7	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	70.4	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	35.5	137	0.00
SOYBEANS	23.5	40	11.00
Total Base Acres:	59.0		

Owners: WENBOURNE, SPENCER
Other Producers: None



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Certified Wetland Determination

Field Office: Canton Field Office
Certified By: Wayne Bachman
Legal Desc: N2SW4 Section 8 97-50

Agency: USDA-NRCS
Certified Date: 4-29-08
Tract: 915



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI Ditch
- Tile

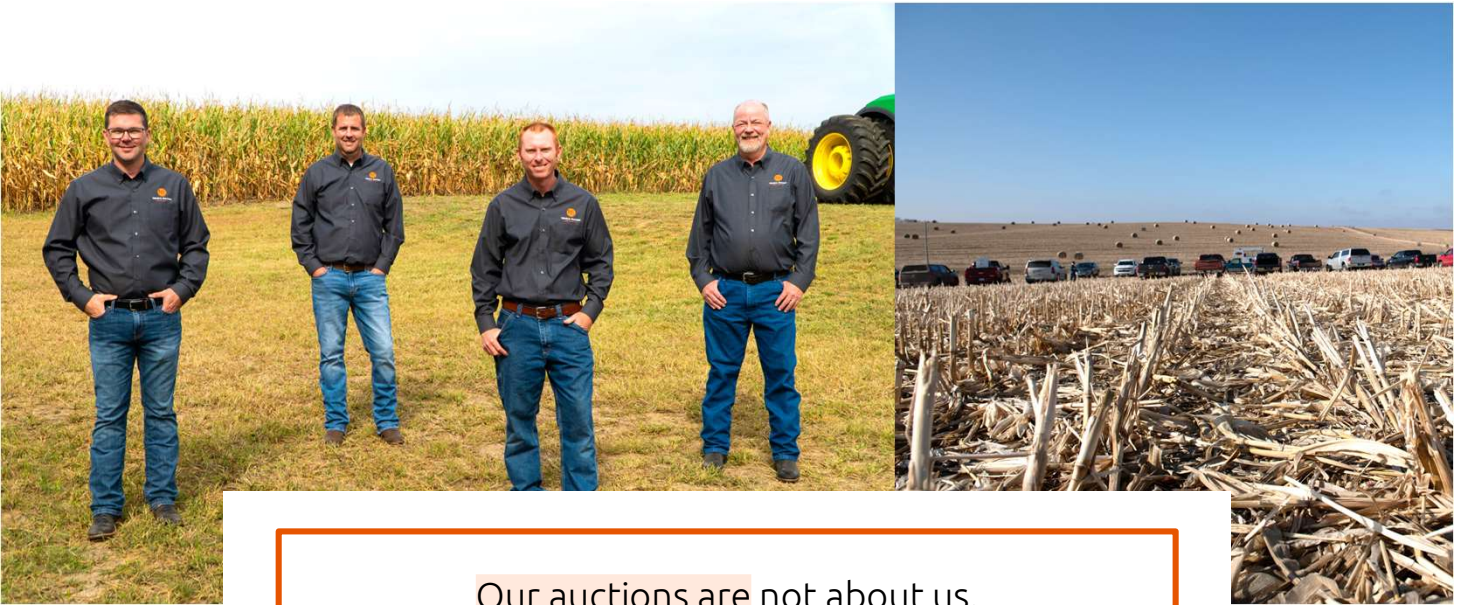
0 225 450 900 1,350 1,800 2,250 2,700 Feet

W Wetland
FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
PC Prior Converted
NW Non Wetland
NI Not Inventoried Potential Waters of the US
See NRCS CPA-O26E for definitions and additional info



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 strongly believe 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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