

WESTRA AUCTION



150.3 +/- Acres

**Germantown Township
Turner County, SD**

We will sell the following at public auction at the land site located from Chancellor, SD, 3 miles north on 461st Ave and 1 mile east on 274th St.

Stratmeyer Family, LTD, Owner

Thursday, September 22, 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 Auction
Rock Valley, IA
712-440-2526

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

Visit our website: www.westrauction.com

September 22, 2022 · 10:30 am

Turner County, SD Land Auction

150.3 +/- Acres, Germantown Township
Cropland with 3 building eligibilities

We will sell the following at public auction at the land site located
From Chancellor, SD: 3 miles north on 461st Ave and 1 mile east on 274th St.
From Tea, SD: 6 miles west on 272nd St and 1 ½ miles south on 462nd Ave.

Auctioneer's Note: Don't miss this auction, a lifetime opportunity to expand your current farming operation or to purchase as an investment. The land is in close proximity to grain elevators and ethanol plants. The land has been in a corn soybean rotation and is available to the new owner for the 2023 crop year. According to Surety/AgriData the land has a productivity rating of 76.4 and a county soil rating of .759. Predominate soils include Egan-Ethan complex, 2-6 percent slopes (65.9% of the field). The FSA estimates there is approximately 144.4 acres of cropland with a 74.1-acre corn base/143-bushel PLC yield and a 70.3-acre soybean base/27-bushel PLC yield. Taxes: \$3,618.42. Land includes 3 building eligibilities.

Legal Description: SW ¼, except E 574' of the W 1722' of the S 736' of the S ½ SW ¼, 2 -99-52, Turner County, SD

TERMS: 15% nonrefundable down payment day of sale with the balance due at closing on or before Nov 15, 2022. Possession March 1, 2023. 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 seller. 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.

Straatmeyer Family, LTD, Owner

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

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

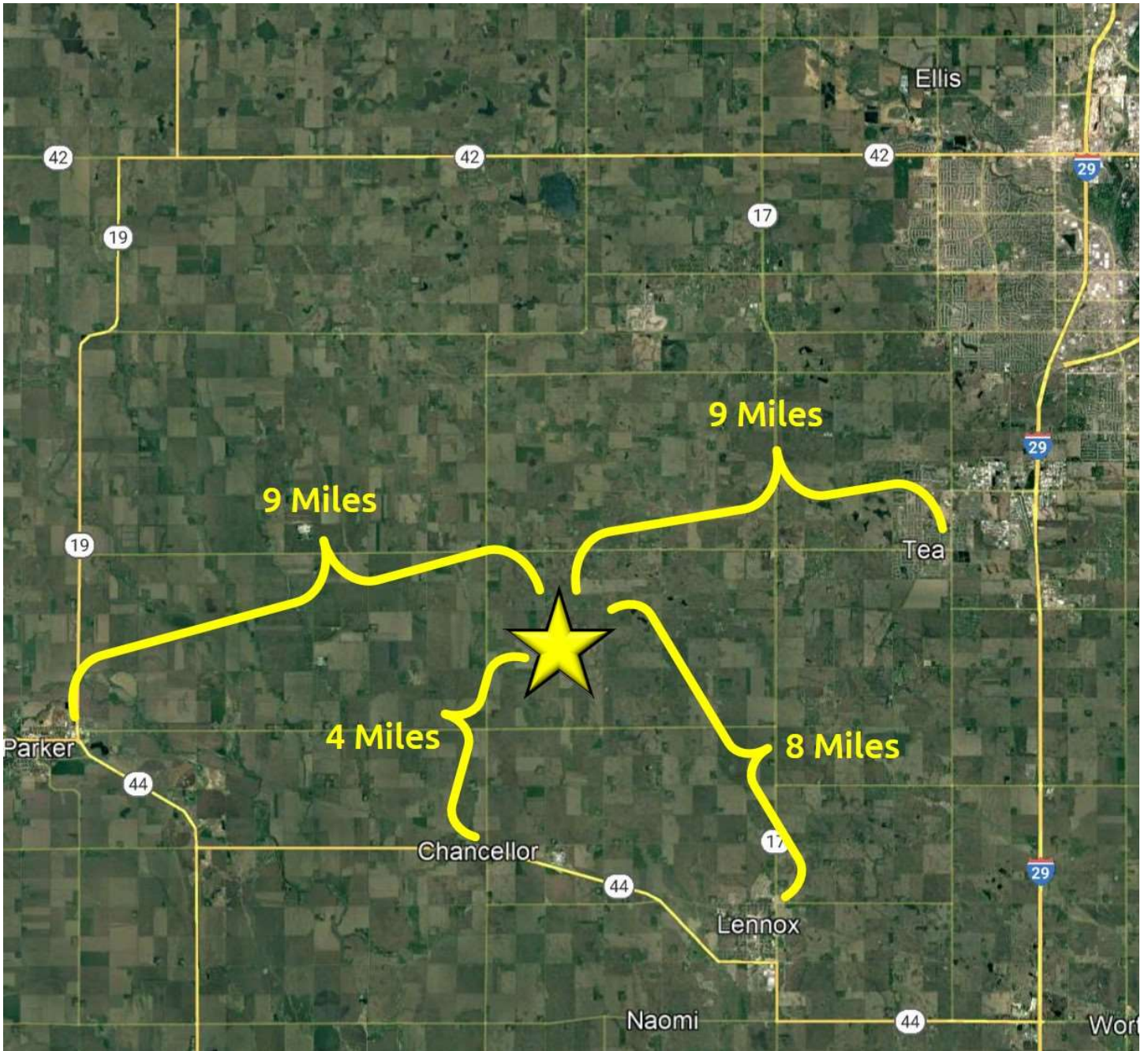
Phil Eggers, Broker Associate, Renner, SD 605-351-5438

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

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



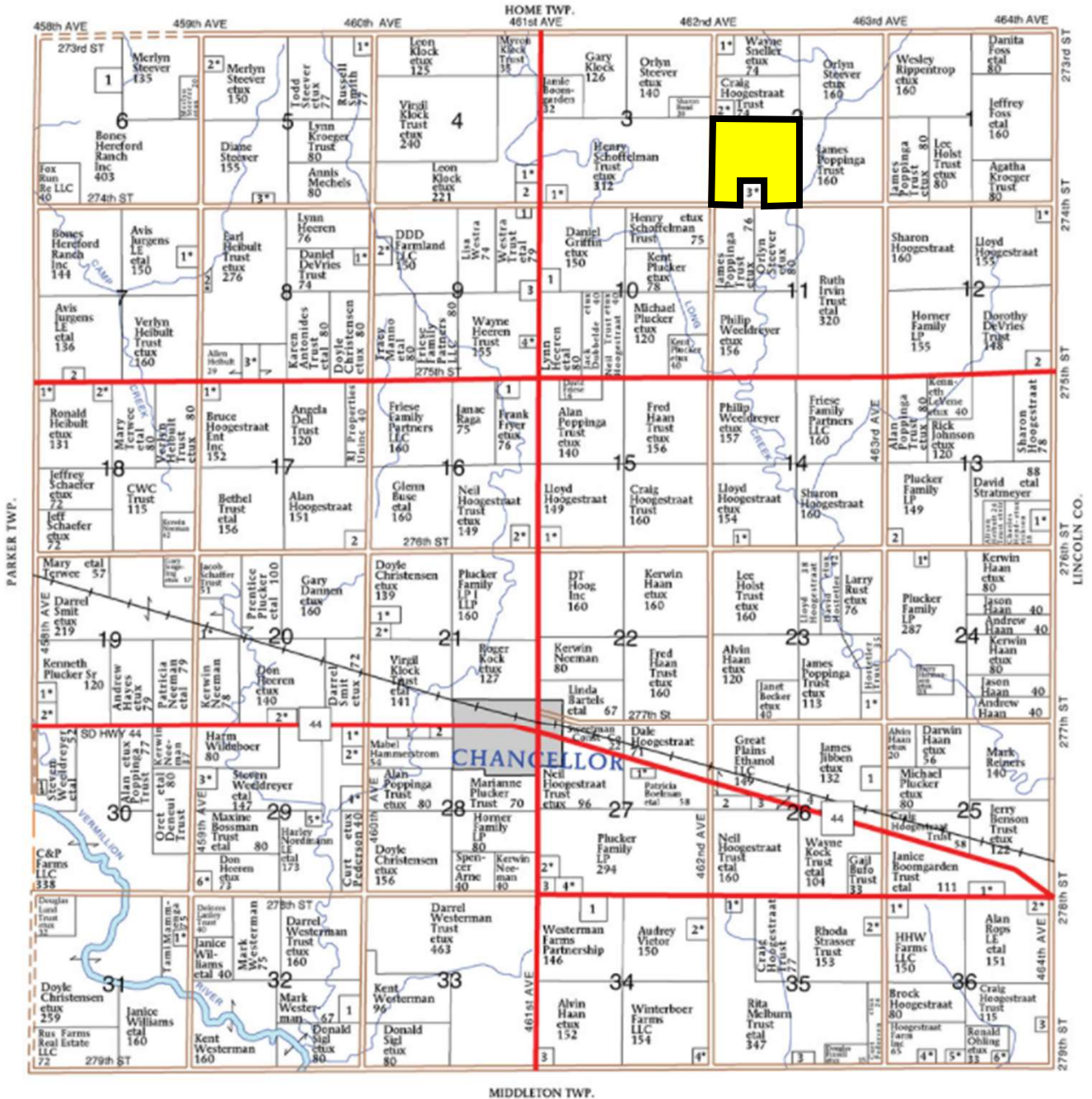
September 22, 2022 · 10:30 am



T-99-N

GERMANTOWN PLAT

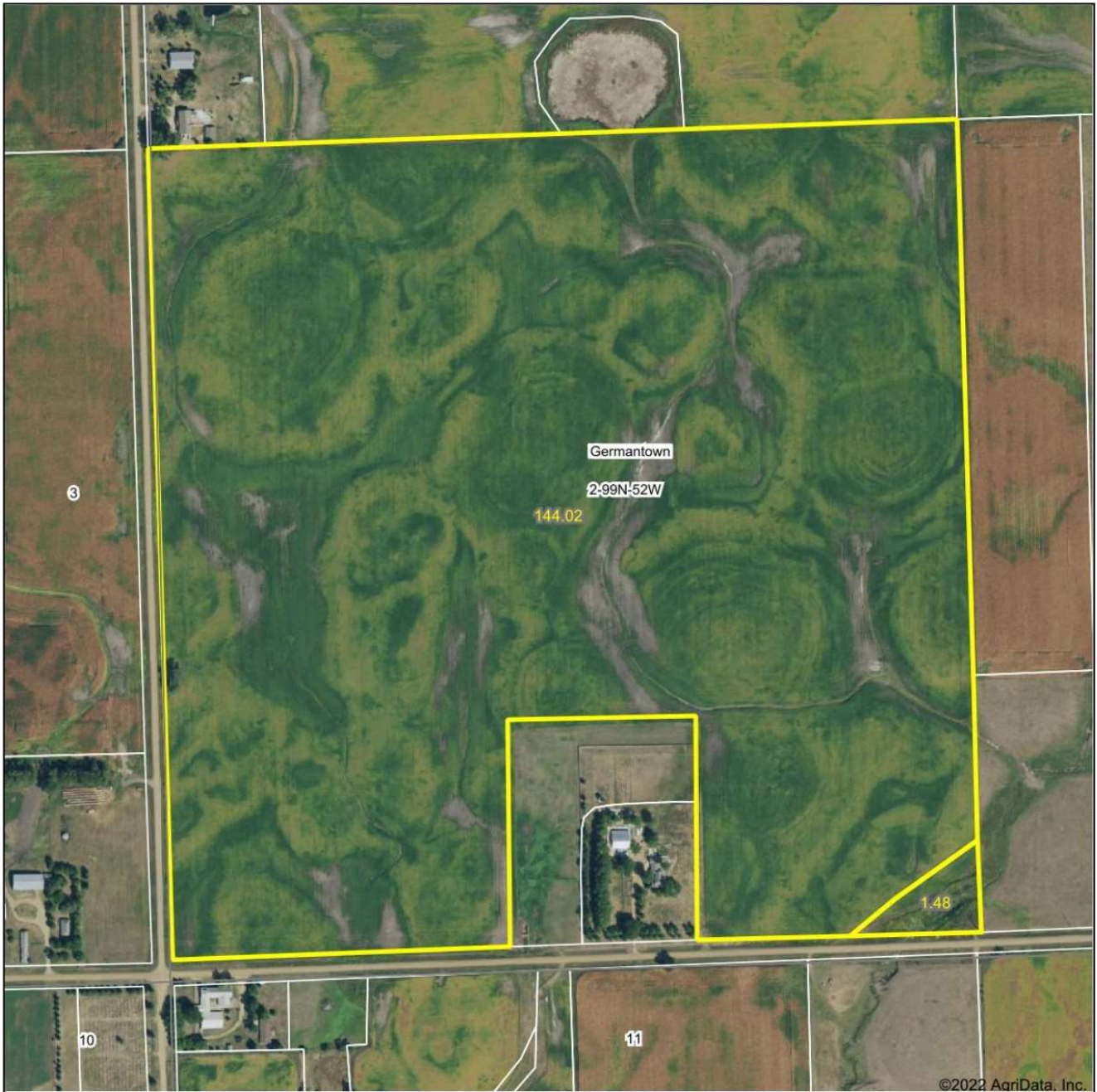
R-52-W



September 22, 2022 · 10:30 am



Aerial Map



©2022 AgriData, Inc.



Westra Auction
LAND & REALTY

Map Center: 43° 25' 15.33, -96° 57' 34.46



Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

2-99N-52W
Turner County
South Dakota

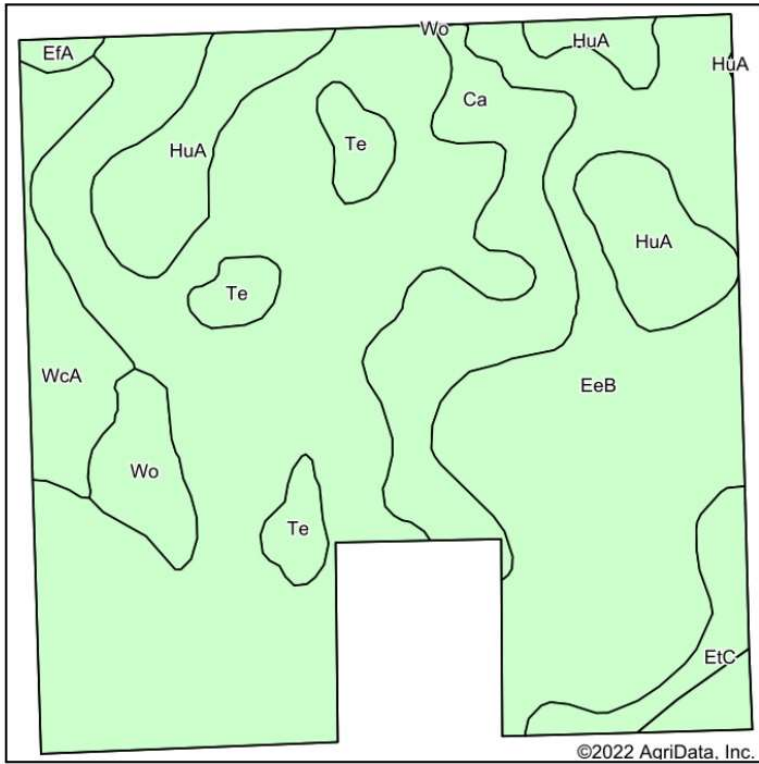


8/18/2022

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



Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **2-99N-52W**
 Township: **Germantown**
 Acres: **145.5**
 Date: **8/18/2022**



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.

Area Symbol: SD125, 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
EeB	Egan-Ethan complex, 2 to 6 percent slopes	95.88	65.9%	Ile	77	4	47	77	29	32	59
HuA	Huntimer silty clay loam, 0 to 2 percent slopes	13.79	9.5%	Iw	89	4.3	52	88	34	36	51
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	13.67	9.4%	IIw	81						62
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	7.17	4.9%	Iw	86	3.8	49	89	34	34	54
EtC	Ethan-Egan complex, 5 to 9 percent slopes	5.32	3.7%	IVe	61	3.4	38	60	22	26	58
Te	Tetonka silt loam, 0 to 1 percent slopes	5.00	3.4%	IVw	56						14
Wo	Worthing silty clay loam, 0 to 1 percent slopes	4.00	2.7%	Vw	30						4
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	0.67	0.5%	Is	92	4.7	55	94	36	38	61
Weighted Average				2.08	76.4	3.4	40	66.1	25	27.3	*n 55.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



South Dakota
Lincoln
Report ID: FSA-156EZ

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

FARM: 5825
Prepared: 8/19/22 8:20 AM
Crop Year: 2022
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 Farm Identifier

Farms Associated with Operator:

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
145.7	144.4	144.4	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	144.4	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	74.1	143	0.00
SOYBEANS	70.3	27	0.00
Total Base Acres:	144.4		

Tract Number: 5308 Description SW4 2 99 52 Exc 10 acres

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

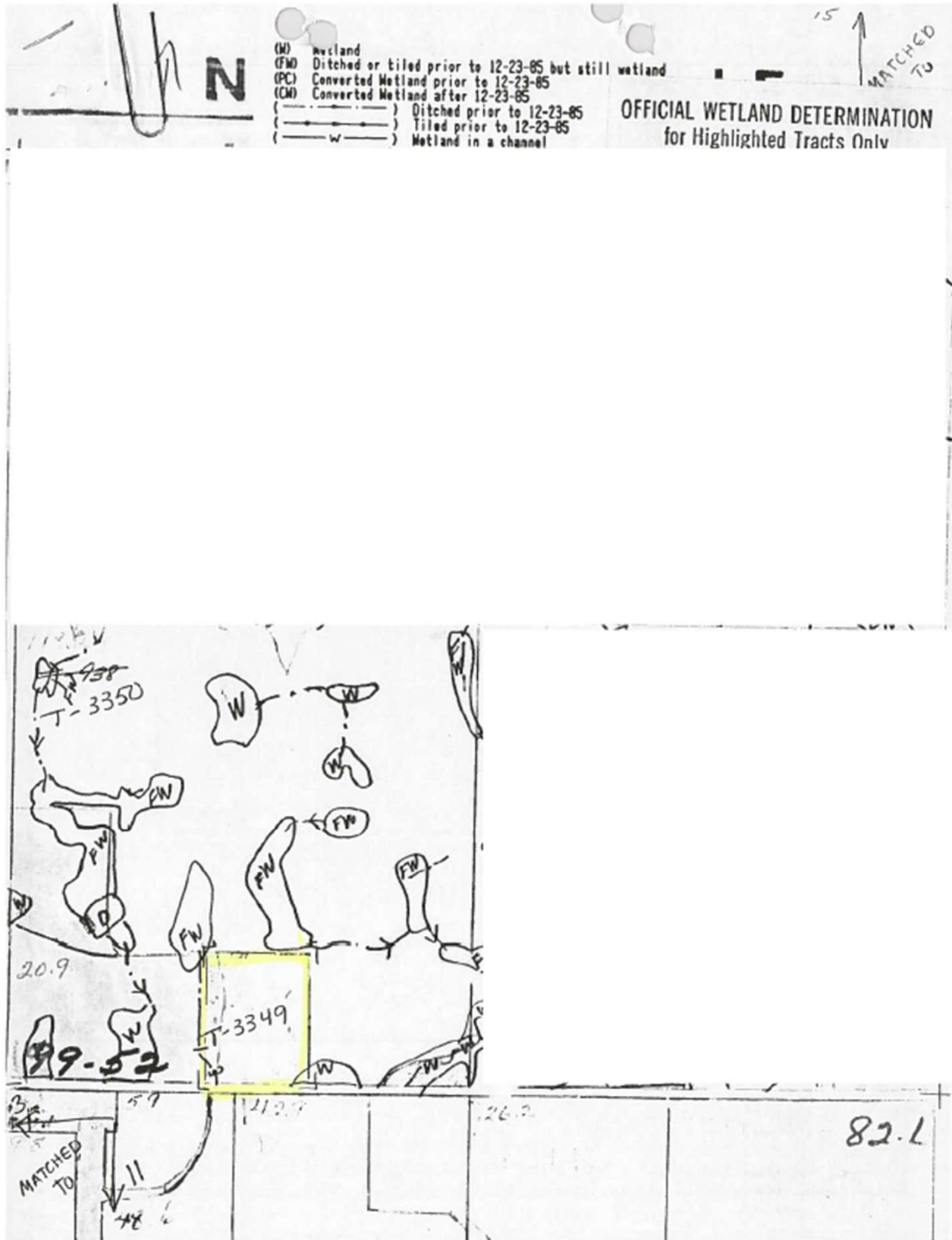
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
145.7	144.4	144.4	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	144.4	0.0	0.0	0.0		

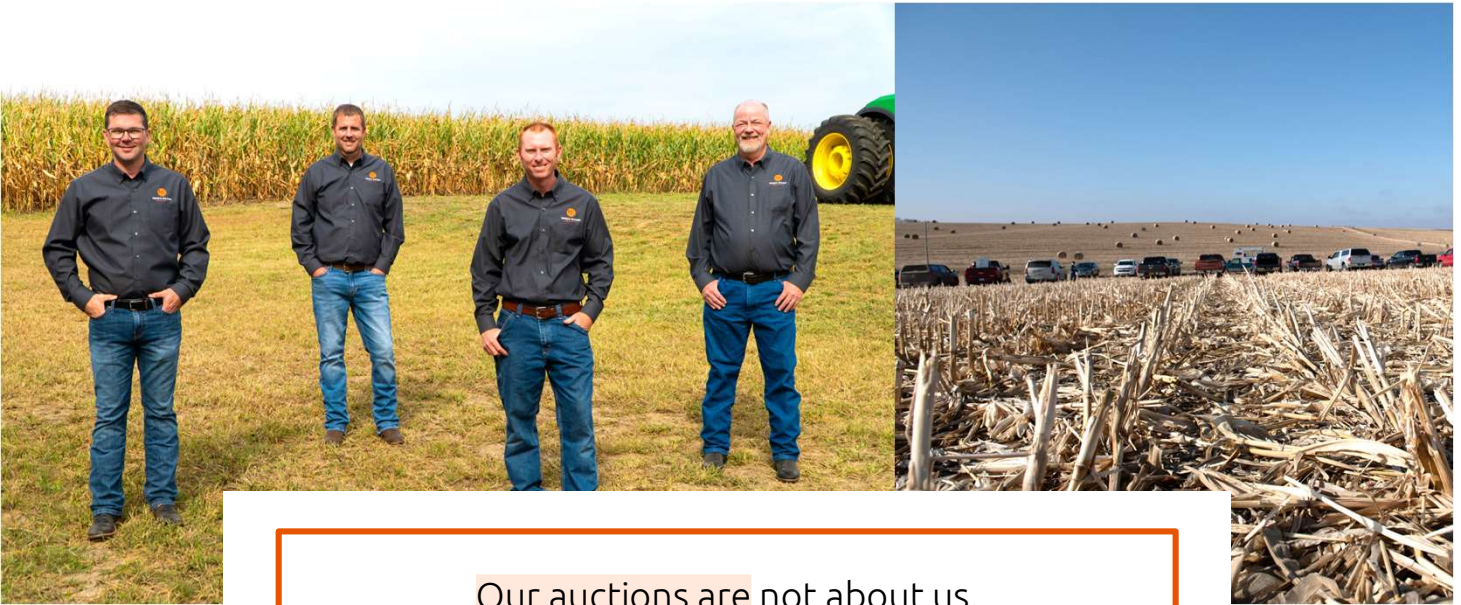
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	74.1	143	0.00
SOYBEANS	70.3	27	0.00
Total Base Acres:	144.4		

Owners: STRAATMEYER FAMILY LTD



September 22, 2022 · 10:30 am





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.



Joel R. Westra
605.310.6941
joel@westrauction.com



Phil Eggers
605.351.5438
phil@westrauction.com



Joel A. Westra
605.957.5222
joelawestra@westrauction.com



Jonathan Hagen
605.728.7282
jonathan@westrauction.com



Visit our website to learn more, read the auction listing, and view photos:

