

WESTRA AUCTION

298.31 +/- Acres

**Dayton Township
Lincoln County, SD**

We will sell the following at a live/online public auction at the land site located from the east side of Harrisburg, SD, 2 miles south on 476th Ave.

*Heritage Trust, Owner
Darin Schaap, First Bank & Trust, Trustee*

Monday, October 31, 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

October 31, 2022 · 10:30 am

Lincoln County, SD, Land Auction

298.31 +/- Acres, Dayton Township
Cropland with Building Eligibilities

We will sell the following at a live/online public auction at the land site located from the east side of Harrisburg, SD, 2 miles south on 476th Ave or from Canton, SD, 7 miles north on SD Hwy 11 and 2 miles west on 275th St.

Auctioneer's Note: Location, Location, Location! This land is located just southeast of Harrisburg, SD, 6 miles south of Sioux Falls, 6 miles west of the South Dakota/Iowa border. Seldom does one have a chance to purchase two adjacent tracts located in one of the fastest-growing areas of our region. Here is a great opportunity to purchase land as an investment or to expand your current farming operation. The land is in close proximity to grain elevators and a reasonable distance to ethanol plants. The topography of the land is flat and has excellent productivity and soil rating. A certified wetland determination has been completed and the land is available to farm to the new buyer for the 2023 crop year. According to the FSA office there are 284.80 acres of cropland, 142.10-acre corn base/158-bushel PLC yield and a 139.20-acre soybean base/42-bushel PLC yield. For more information, drone video, pictures and on-line bidding visit: www.westrauction.com.

The land will be offered in multiple tracts, will not be combined, and will be sold on a per-acre basis. After the first round of bidding, the winning bidder will have choice of either tract or the option to take both tracts. If the winning bidder elects to take both tracts, the sale will be completed. If the winning bidder elects to buy only one tract, another round of bidding will take place for the remaining tract.

Tract 1: 149.03 +/-acres. Lots 1 and 2 NW ¼, except 1.10-acre RR ROW, 18-99-49, Lincoln County, SD. The land has a soil rating of .858 and according to Surety-Agridata a productivity rating of 86.3. Primary soils include: Wentworth -Chancellor silty clay loam, 0-2 percent slopes (59.3 % of the field) and Chancellor Viborg silty clay loams (27.5% of the field). Taxes: \$4,391.78. This property has an access easement for Tract 2, if the tracts are sold separately. The access easement and driveway will be paid for by the seller. The land includes 4 building eligibilities.



October 31, 2022 · 10:30 am

Tract 2: 149.28 +/- acres. NE ¼, except 6.72 acres RR ROW and the South 407' of the North 1677' of the East 428', 18-99-49, Lincoln County, SD. The land has a soil rating of .839. According to Surety-Agridata the land has a productivity rating of 85.5. Primary soils include: Wentworth -Chancellor silty clay loam, 0-2 percent slopes (60.6 % of the field) and Chancellor-Wakonda-Tetonka complex and Chancellor-Viborg silty clay loams. Taxes: \$4,302.92. Northern Natural Gas Company has a pipeline easement on the land. The land includes 3 building eligibilities.

TERMS: 15% nonrefundable down payment day of sale with the balance due at closing on or before Nov 16, 2022. Possession March 1, 2023. Title insurance and closing costs split 50/50 between buyer and seller. 2022 taxes due in 2023 to be paid for by the seller. 2023 taxes due in 2024 to be paid for by the buyer. If the land is sold in separate tracts, it will be the buyer's responsibility and expense to determine the boundary between the two tracts. The acres in this property are based on acres stated in the county tax records with the 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

Heritage Trust, Owners

Darin Schaap, First Bank and Trust, Trustee

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

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

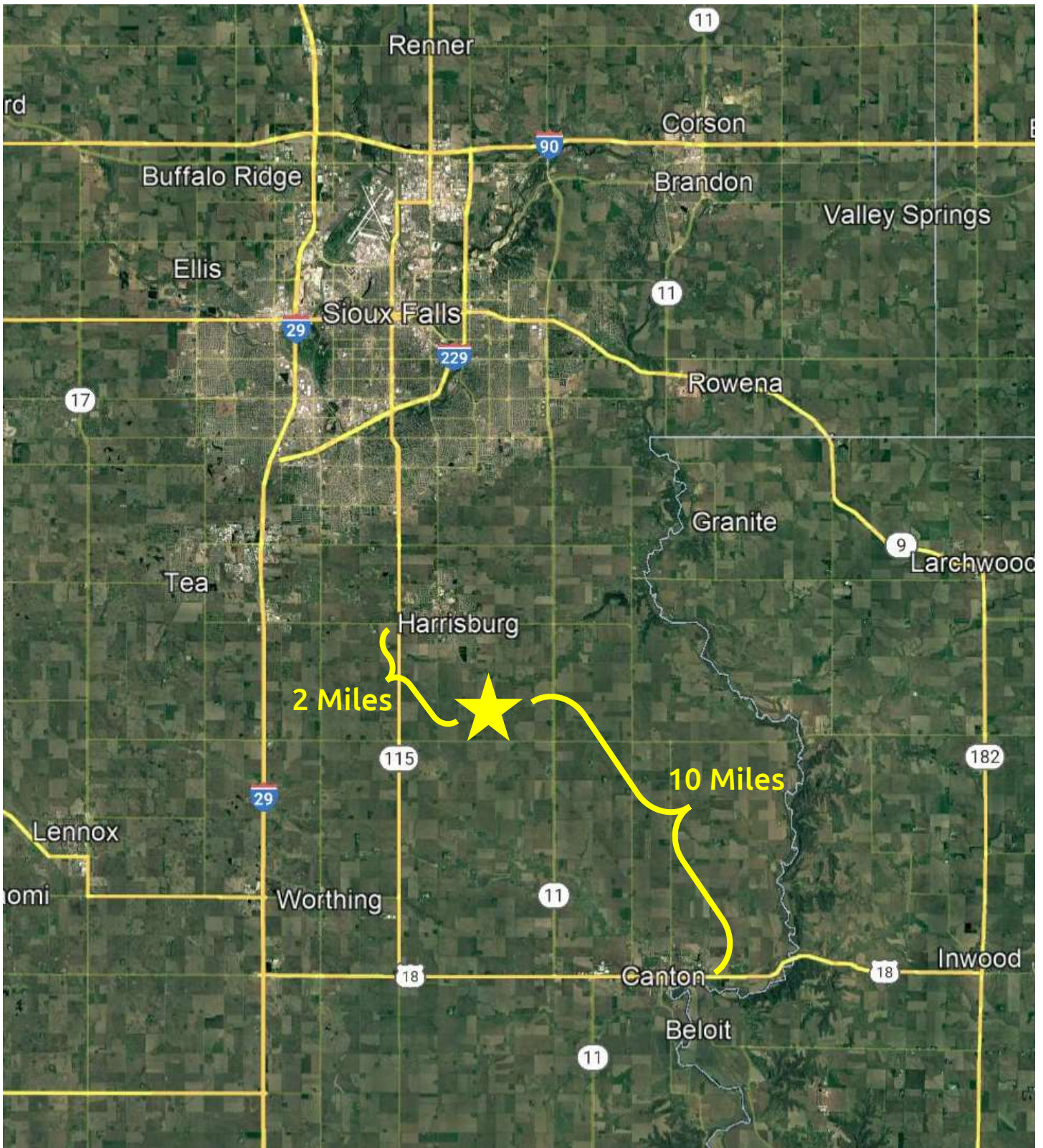
Phil Eggers, Broker Associate, Renner, SD 605-351-5438

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

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



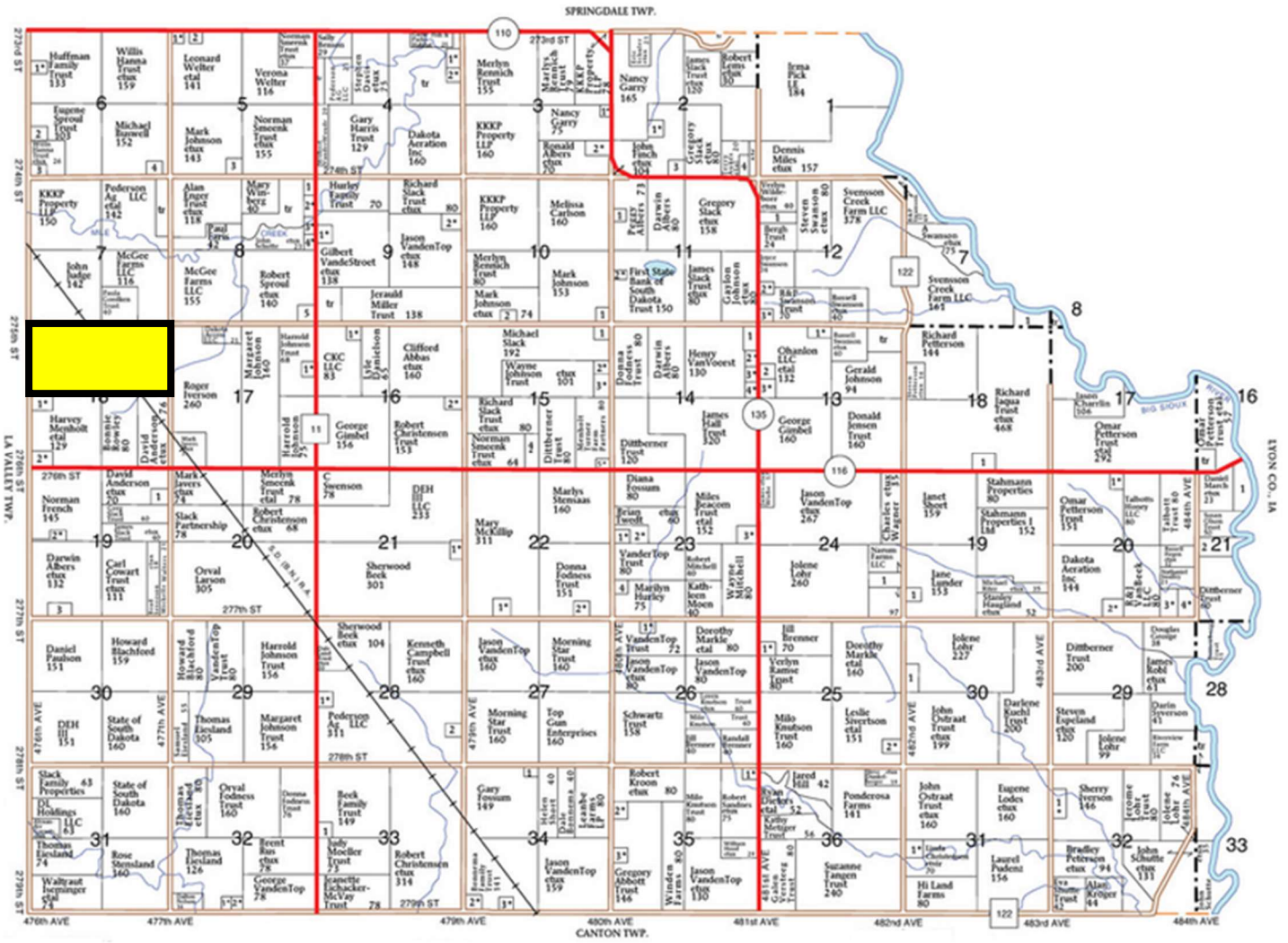
October 31, 2022 · 10:30 am



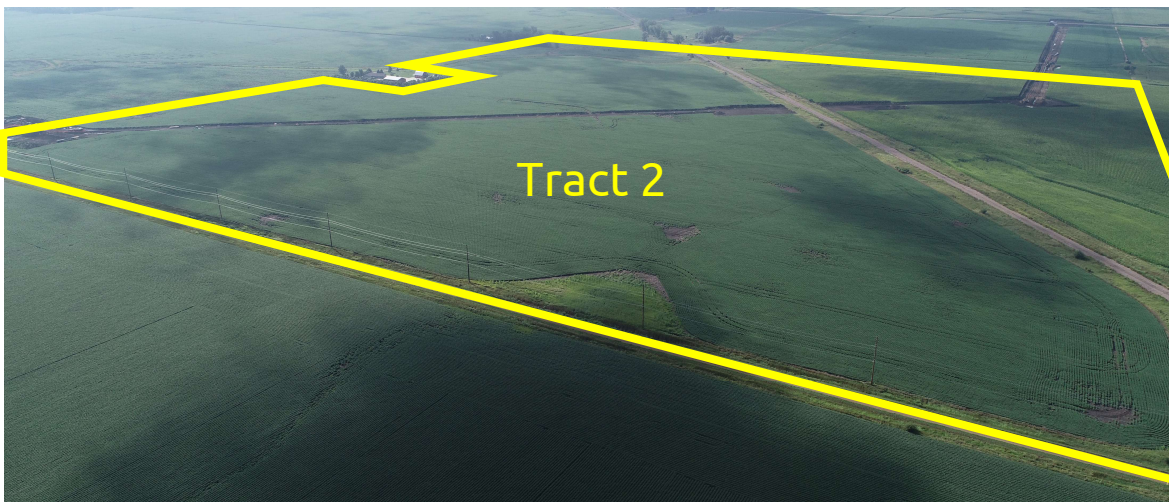
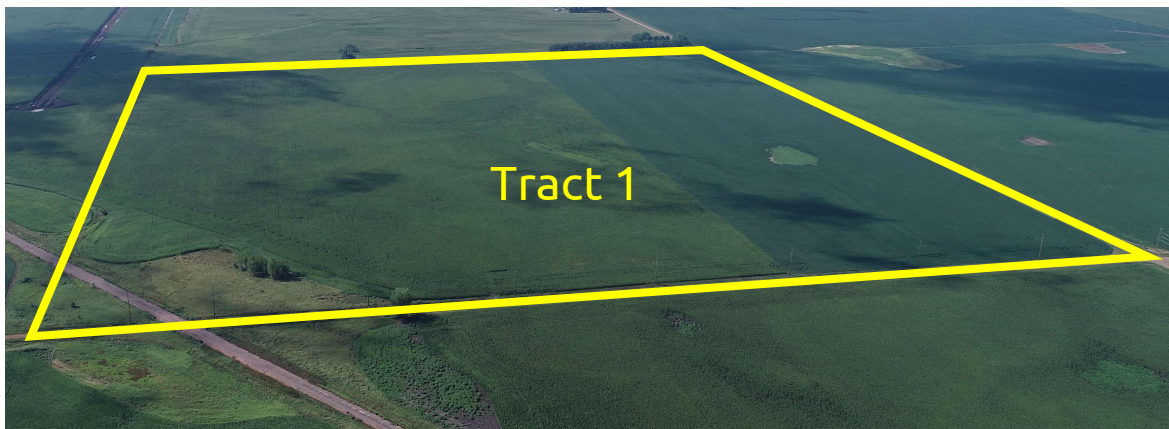
T-99-N

DAYTON PLAT

R-48-49-W



October 31, 2022 · 10:30 am





Program
Year 2022



United States Department of Agriculture
Lincoln County, SD

PLSS: 18_99N_49W

Farm: 5720

1 inch equals 696 feet

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Common Land Units
- ▨ Non Cropland

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 by the producer and/or National Agricultural Imagery Program (NAIP). 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-026 and attached maps) for exact boundaries and determinations or contact NRCS.

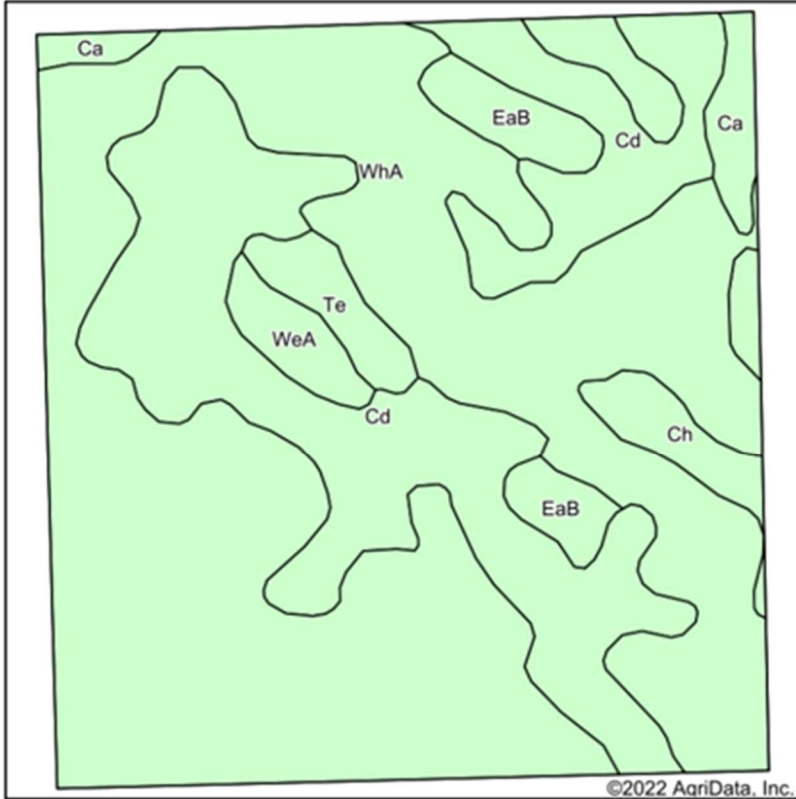
2021 Ortho-Photography - Not to Scale

October 20, 2021



Tract 1

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **18-99N-49W**
 Township: **Dayton**
 Acres: **148.82**
 Date: **10/6/2022**



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	88.07	59.2%	lw	88	4.1	51	98	37	36	56
Cd	Chancellor-Viborg silty clay loams	40.89	27.5%	llw	87	3.7	47	94	35	33	47
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	5.31	3.6%	llw	75						51
EaB	Egan silty clay loam, 3 to 6 percent slopes	4.85	3.3%	lle	82	4.5	50	90	34	35	61
Ch	Chancellor-Wakonda-Tetonka complex	4.00	2.7%	llw	78	2.6	36	81	28	25	41
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	3.04	2.0%	lvw	59						24
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	2.66	1.8%	l	93						68
Weighted Average				1.43	86.3	3.7	45.7	88.9	33.4	32.2	*n 52.7

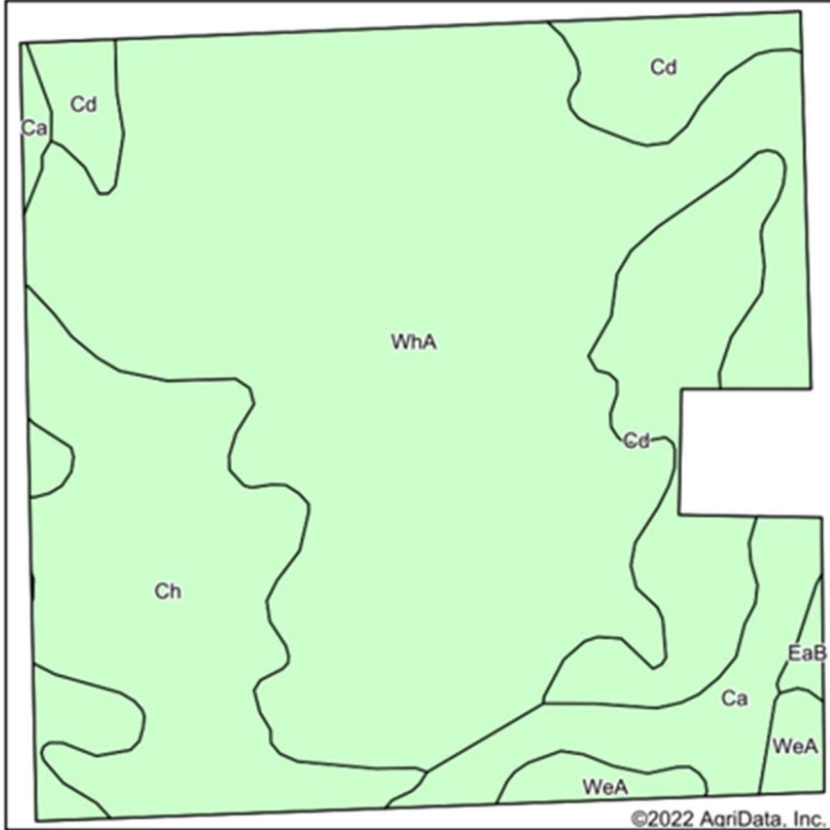
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 2

Soils Map



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.



State: **South Dakota**
 County: **Lincoln**
 Location: **18-99N-49W**
 Township: **Dayton**
 Acres: **154.76**
 Date: **10/6/2022**



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	92.59	59.8%	lw	88	4.1	51	98	37	36	56
Ch	Chancellor-Wakonda-Tetonka complex	26.78	17.3%	llw	78	2.6	36	81	28	25	41
Cd	Chancellor-Viborg silty clay loams	21.65	14.0%	llw	87	3.7	47	94	35	33	47
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	9.67	6.2%	llw	75						51
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	3.32	2.1%	l	93						68
EaB	Egan silty clay loam, 3 to 6 percent slopes	0.75	0.5%	lle	82	4.5	50	90	34	35	61
Weighted Average				1.38	85.4	3.4	43.6	86.2	32	30.7	*n 52.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



SOUTH DAKOTA LINCOLN Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 5720 Prepared : 8/2/22 11:59 AM Crop Year : 2022
--	--	--

DCP Crop Data			
Tract 4058 Continued ...			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	51.10	0.00	158
Soybeans	49.40	0.00	42
TOTAL	100.50	0.00	
NOTES			

Tract Number : 4059

Description : K6/K7 NW4 18; W OF RR IN NE4 18 99 49

FSA Physical Location : SOUTH DAKOTA/LINCOLN

ANSI Physical Location : SOUTH DAKOTA/LINCOLN

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : THE HERITAGE TRUST

Other Producers : None

Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
182.20	182.20	182.20	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	182.20	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	91.00	0.00	158
Soybeans	89.80	0.00	42
TOTAL	180.80	0.00	
NOTES			

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9922. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



Certified Wetland Determination

Field Office: Canton FO
Certified By: Wayne Bachman
Legal Desc: NW4 & NE4 (S of RR) Section 18 99-49

Agency: USDA-NRCS
Certified Date: 4-10-02
Tract:



Legend

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



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 Invented Potential Waters of the US
See NRCS CPA-026E for definitions and additional info.



Certified Wetland Determination

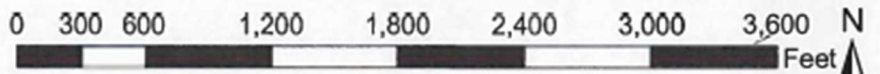
Field Office: Canton FO
Certified By: Wayne Bachman
Legal Desc: NE4 Section 18 99-49 (N of RR)

Agency: USDA-NRCS
Certified Date: 9-15-08
Tract: 4058



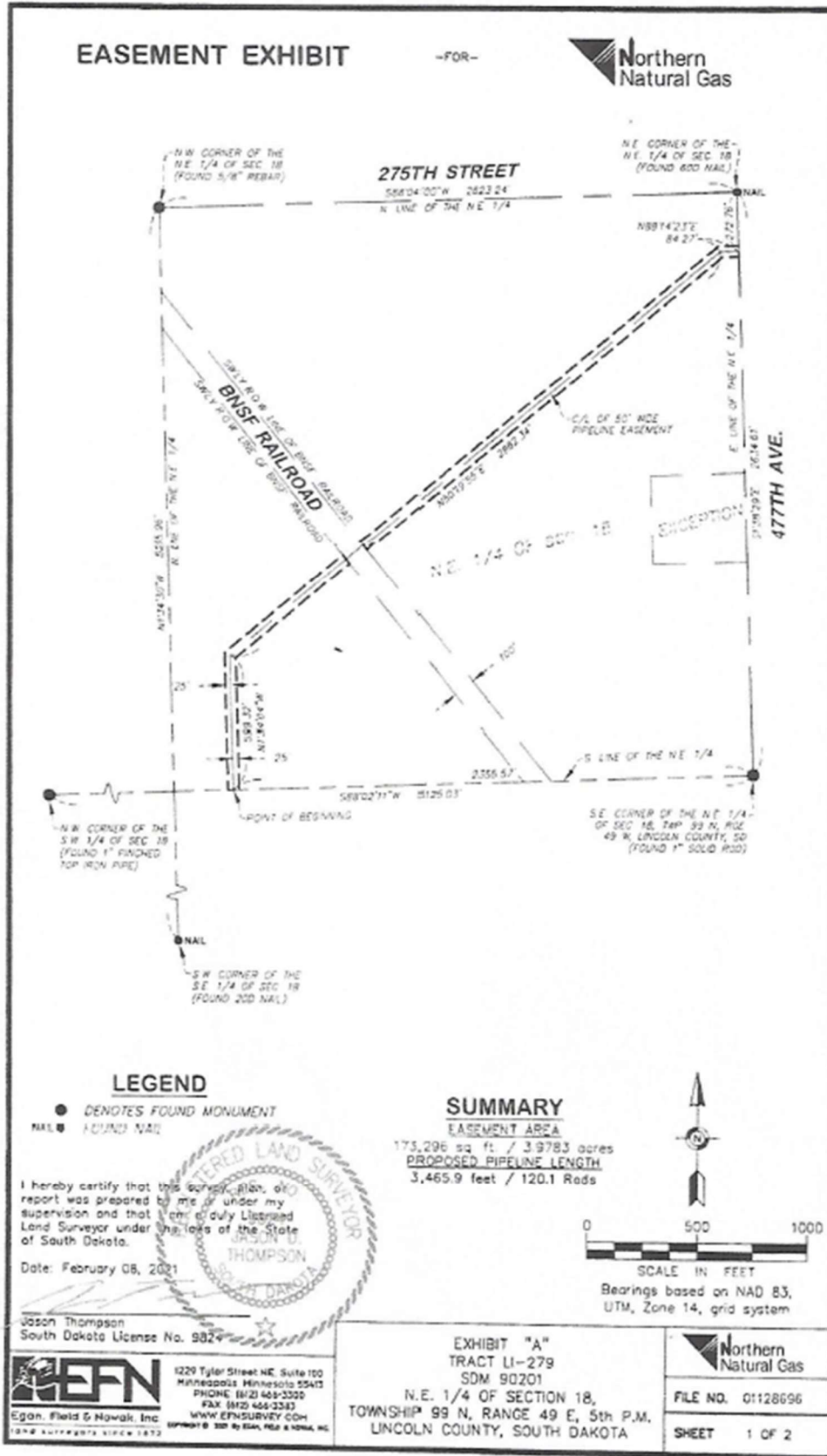
Legend

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



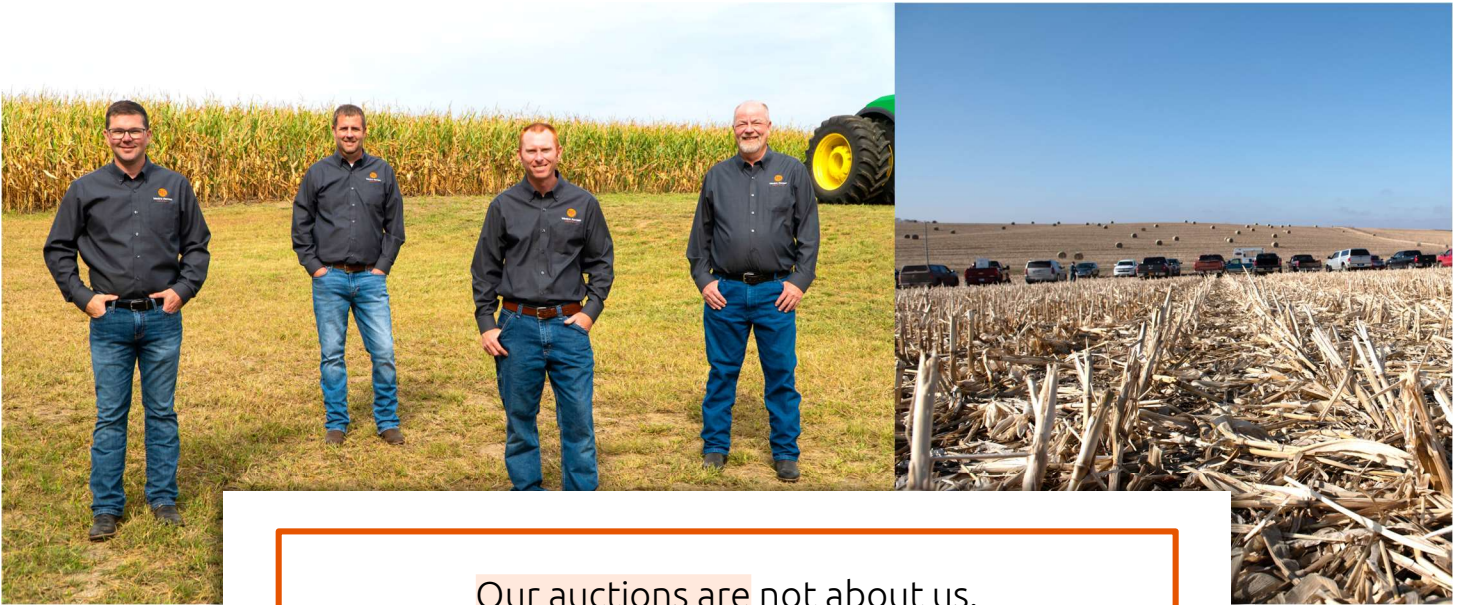
W Wetland
FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
PC Prior Converted
NW Non Wetland
NI Not Inventoried Potential Waters of the US
See NRCS CPA-O26E for definitions and additional info.





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.



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 Hagena
605.728.7282
jonathan@westrauction.com



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



westrauction.com