

# WESTRA AUCTION

**68.25 +/- Acres**

**Home Township  
Turner County, SD**

We will sell the following real estate at a live/online auction at the landsite located from Tea, SD: 4 miles west on County Road 106 (272<sup>nd</sup> St) and  $\frac{3}{4}$  mile south on 464<sup>th</sup> Ave.

*Rodney & Marilyn Renback, Owner*

**Tuesday, November 22, 2022 at 10:30 AM**



**Westra Auction**  
LAND & REALTY

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

**Mark Zomer**  
Zomer Auction  
Rock Valley, IA  
712-440-2526

**Joel A. Westra**  
Broker Associate  
Chancellor, SD  
605-957-5222

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

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

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November 22, 2022 · 10:30 am

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## Turner County, SD Land Auction

68.25 +/- Acres, Home Township  
Cropland with a Building Eligibility

We will sell the following real estate at a live/online auction at the landsite located from Tea, SD: 4 miles west on County Road 106 (272<sup>nd</sup> St) and  $\frac{3}{4}$  mile south on 464<sup>th</sup> Ave. or from Lennox, SD: 5 miles north on Hwy 17 and 2 miles west on 273<sup>rd</sup> St.

**Auctioneer's Note:** Attention farmers, investors and future home builders. Don't miss this auction! Located 5 miles southwest of Tea, SD, or 5 miles northwest of Lennox, SD, this land offers you an opportunity of a lifetime. The land includes one building eligibility. The cropland has been in a corn soybean rotation and is available to the new owner for the 2023 crop year. Grain elevators and ethanol plants are in close proximity to the property. According to Surety/AgriData, the land has a productivity index of 75.6 and a soil rating of .725. Predominate soils include Egan-Ethan complex, 2-6% slopes (71.6% of the field). The FSA office estimates there is approximately 63.60 acres of cropland with a 33.3-acre corn base/141-bushel PLC yield and a 30.10-acre soybean base/40-bushel PLC yield. For maps, pictures, drone videos, register for online bidding or in case of inclement weather, visit [www.westrauction.com](http://www.westrauction.com).

**Legal Description:** S  $\frac{1}{2}$  SE  $\frac{1}{4}$  except Tract 1 of Sandman's Addition, 36-100-52, Turner County, SD.



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## Turner County, SD Land Auction

**TERMS:** 15% nonrefundable down payment day of sale with the balance due at closing on or before Dec 22, 2022. Possession of the land at closing, Title insurance and closing costs split 50/50 between buyer and seller. 2022 taxes due in 2023 to be paid by the seller. 2023 taxes due in 2024 to be paid for by the buyers. The acres in this property is 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.

**For maps, pictures, video and more information visit:**

[www.westrauction.com](http://www.westrauction.com)

### **Rodney and Marilyn Renback, Owners**

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

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

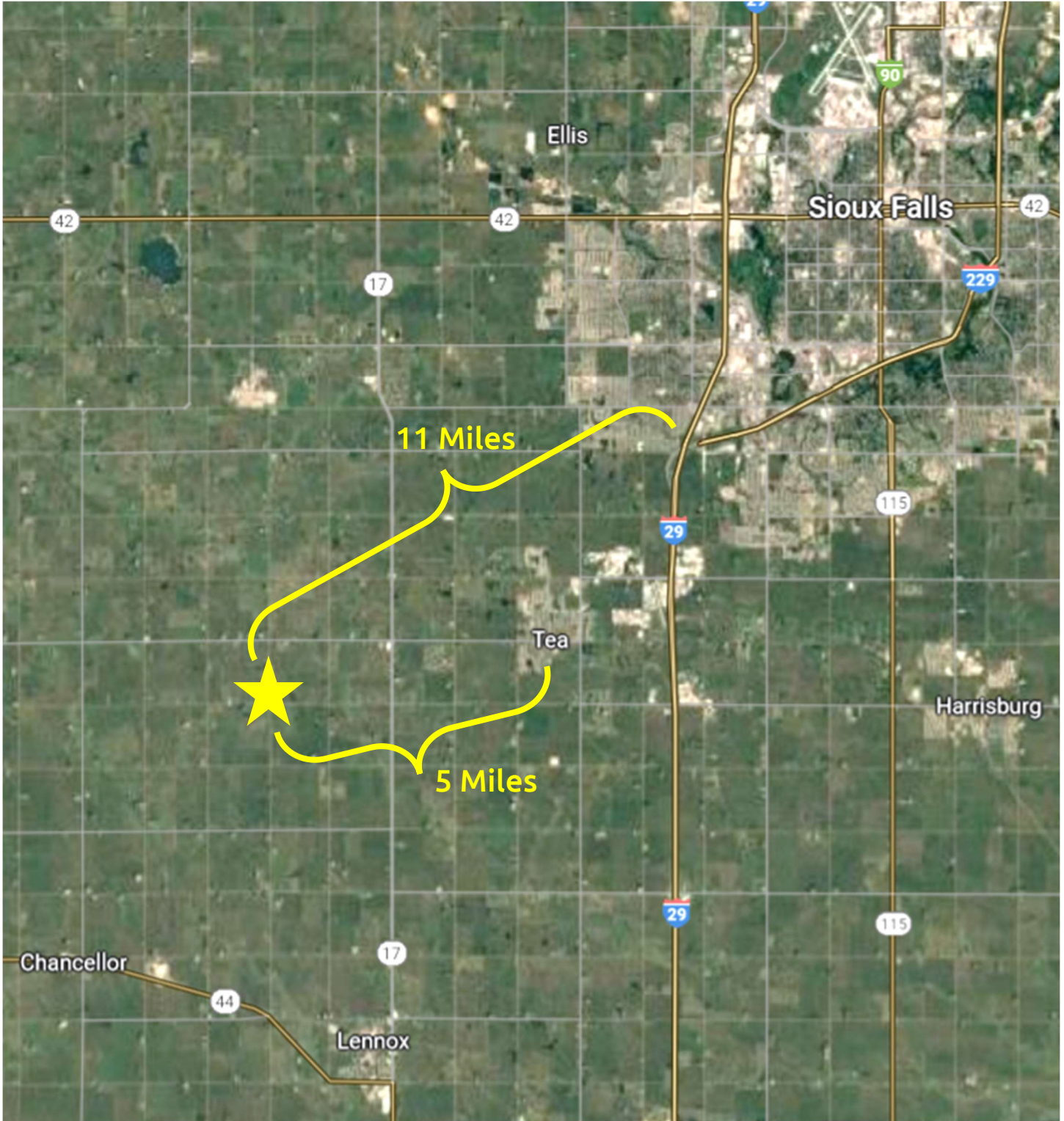
**Phil Eggers**, Broker Associate, Renner, SD 605-351-5438

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

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



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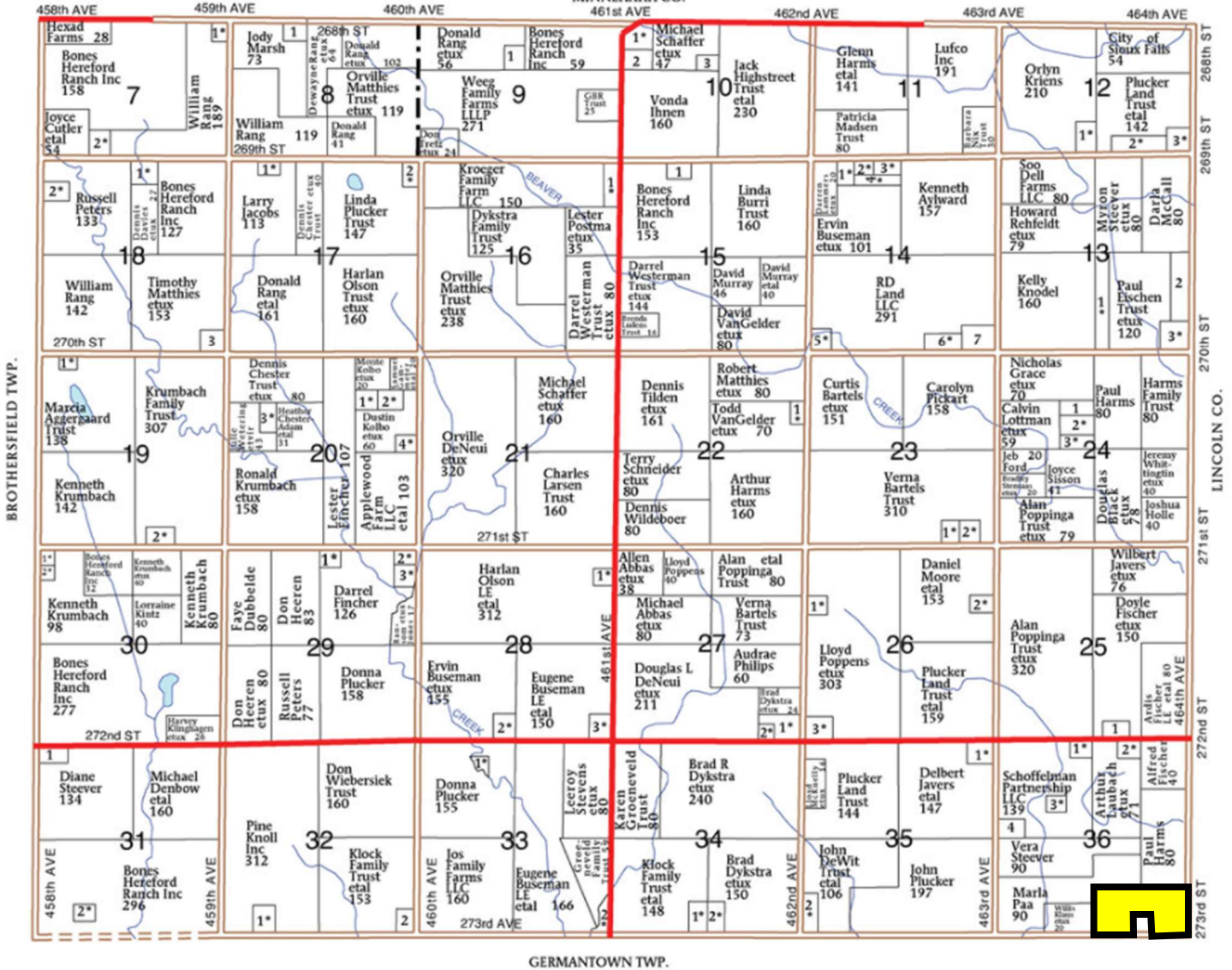
T-100-N

HOME PLAT

R-52-W

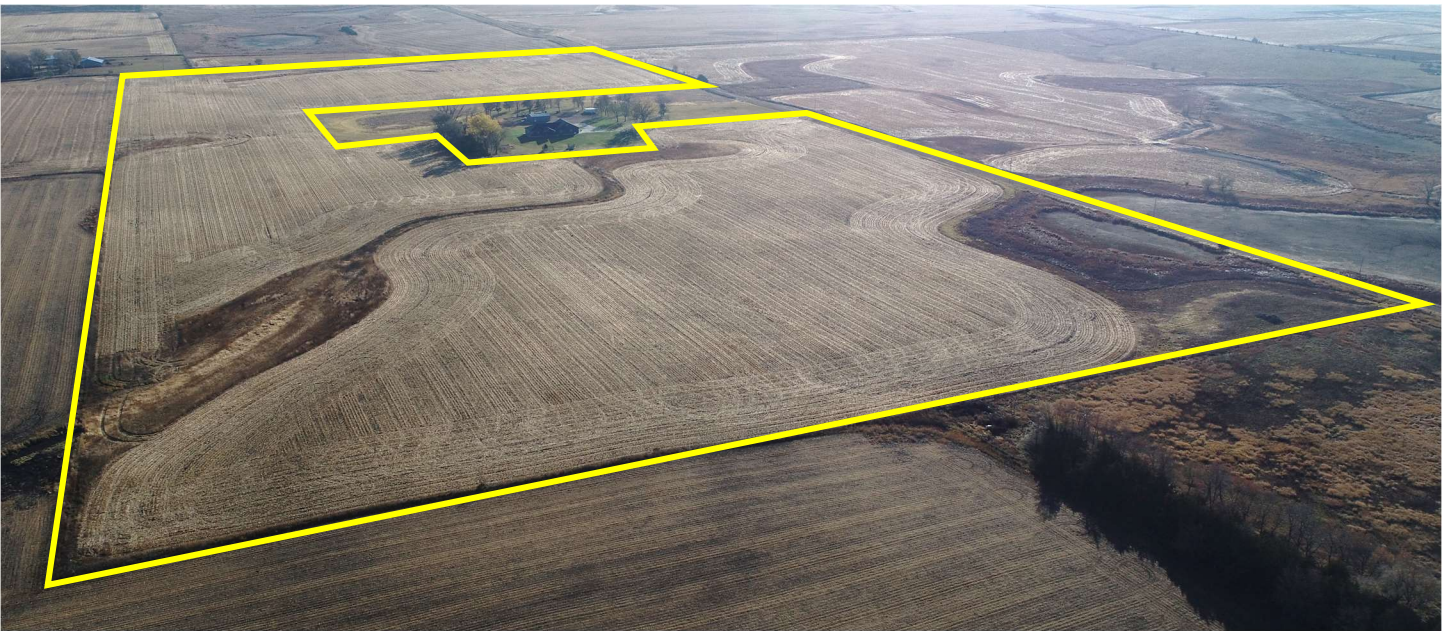
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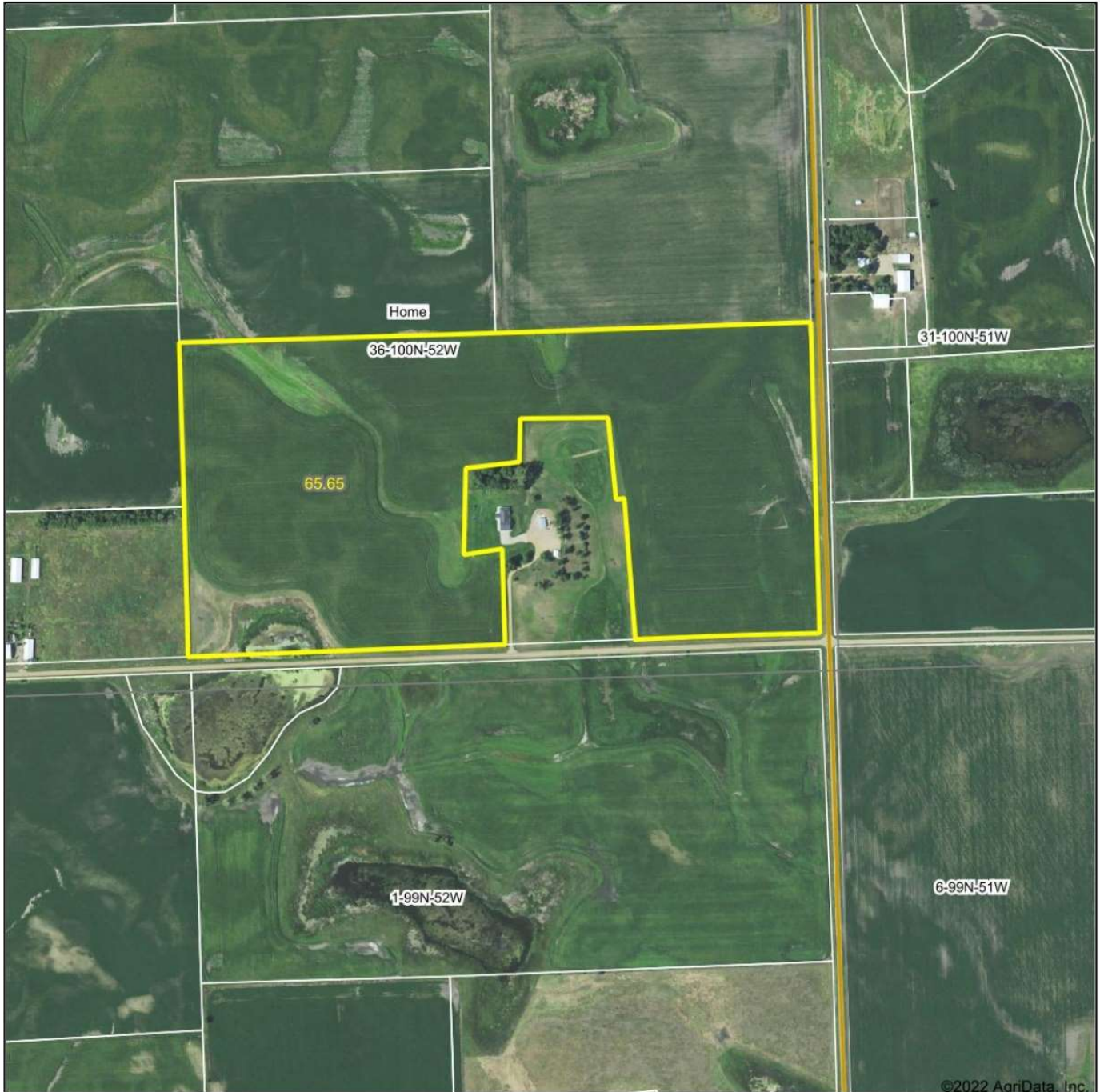
MINNEHAHA CO.



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Map Center: 43° 25' 59.92, -96° 55' 44.74

0ft 644ft 1287ft



**36-100N-52W**  
**Turner County**  
**South Dakota**

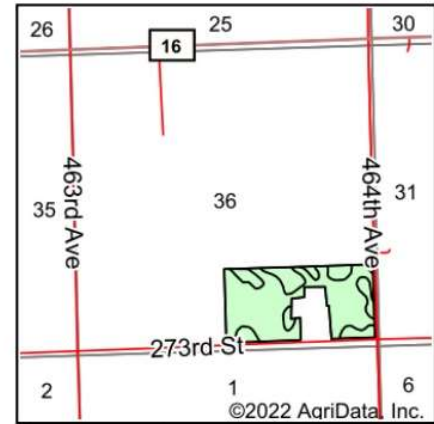
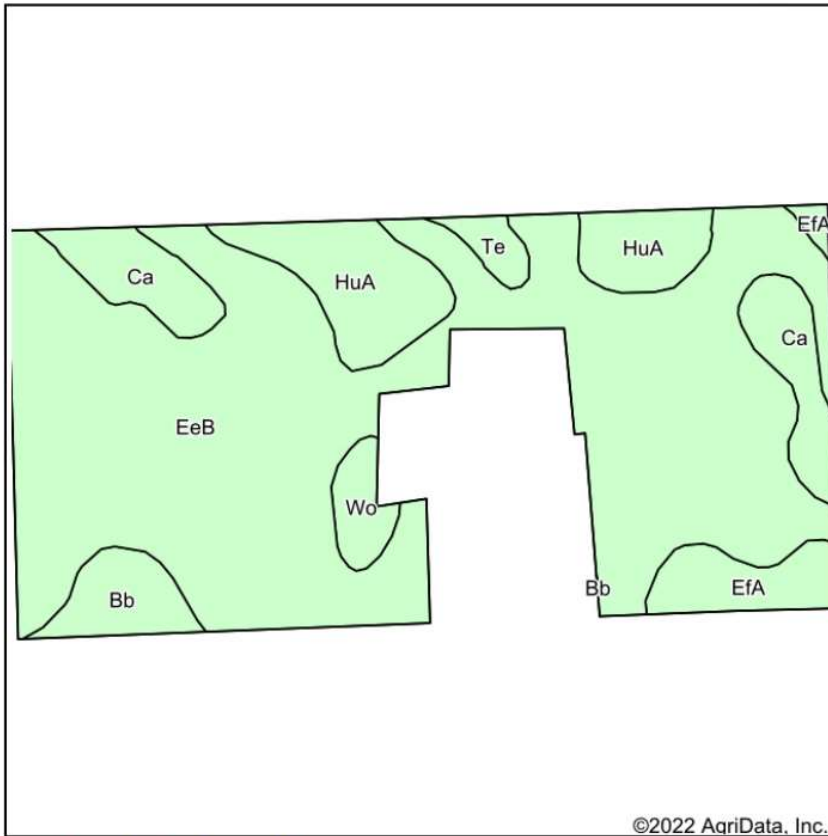


10/30/2022

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



Soils Map



State: **South Dakota**  
 County: **Turner**  
 Location: **36-100N-52W**  
 Township: **Home**  
 Acres: **65.65**  
 Date: **10/30/2022**



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	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	47.03	71.6%	Ile	77	4	47	77	29	32	59	
HuA	Huntimer silty clay loam, 0 to 2 percent slopes	6.50	9.9%	Iw	89	4.3	52	88	34	36	51	
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	4.90	7.5%	IIw	81						62	
Efa	Egan-Trent silty clay loams, 0 to 2 percent slopes	2.80	4.3%	Is	92	4.7	55	94	36	38	61	
Bb	Baltic silty clay loam, ponded	2.24	3.4%	VIIIw	10		1	5	2	1	6	
Wo	Worthing silty clay loam, 0 to 1 percent slopes	1.35	2.1%	Vw	30						4	
Te	Tetonka silt loam, 0 to 1 percent slopes	0.83	1.3%	IVw	56						14	
<b>Weighted Average</b>					<b>2.15</b>	<b>75.6</b>	<b>3.5</b>	<b>41.2</b>	<b>68.1</b>	<b>25.7</b>	<b>28.1</b>	<b>*n 55</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method





SOUTH DAKOTA

TURNER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 9313

Prepared : 10/19/22 11:17 AM CST

Crop Year : 2023

Operator Name : KIRSTEN RENBACK  
 CRP Contract Number(s) : None  
 Recon ID : None  
 Transferred From : 46-083-0007453  
 ARCPLC G//F Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
63.60	63.60	63.60	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	63.60	0.00		0.00		0.00	0.00	0.00

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	SOYBN

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	33.30	0.00	141	0
Soybeans	30.10	0.00	40	
<b>TOTAL</b>	<b>63.40</b>	<b>0.00</b>		

#### NOTES

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Tract Number : 7388  
 Description : SE SE 36 100 52 exc acreage (Turner)  
 FSA Physical Location : SOUTH DAKOTA/TURNER  
 ANSI Physical Location : SOUTH DAKOTA/TURNER  
 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 : MARILYN RENBACK, RODNEY D RENBACK  
 Other Producers : None  
 Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
63.60	63.60	63.60	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	63.60	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

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# Notes:

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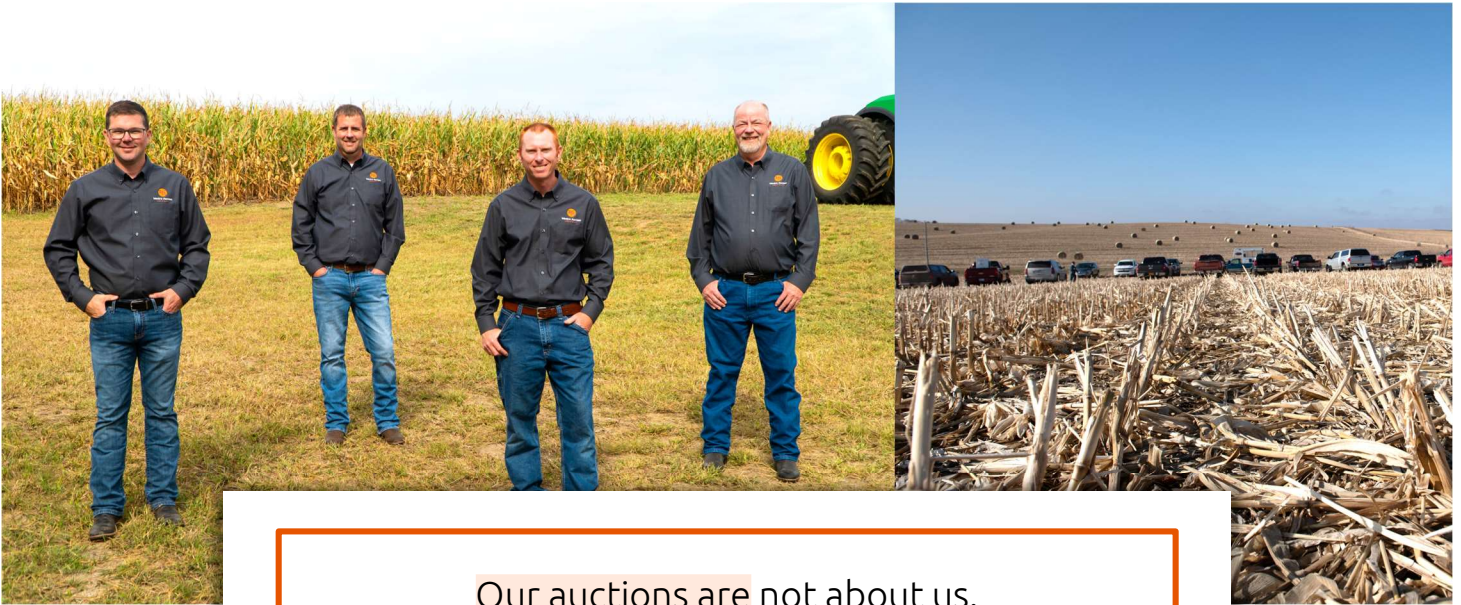
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Our auctions are not about us.  
They're about you and your lifetime investments.  
As the real estate landscape evolves, one thing  
We guarantee is that you can trust us to  
get the job done right.

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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