

WESTRA AUCTION

191.50 +/- Acres

**Delapre, Grant, & Perry
Townships
Lincoln County, SD**

We will sell the following real estate at public auction at the Lincoln County, SD, fairgrounds parking lot located at 27711 SD Hwy 17, Lennox, SD.

*Joyce Bunjer Estate, Owner
Verl Bunjer, Personal Representative*

Thursday, January 26, 2023 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.westraauction.com

January 26, 2023 · 10:30 am

Lincoln County, SD Land Auction

191.50 +/- Acres, Delapre, Grant, and Perry Townships
Cropland with Building Eligibilities

We will sell the following real estate at public auction at the Lincoln County, SD, Fairgrounds parking lot located at 27711 SD Hwy 17, Lennox, SD, or from Lennox, SD, ¾ mile north on Hwy 17.

Auctioneer's Note: Check out this opportunity to purchase cropland with building eligibilities located a short distance from Lennox and Tea, SD. The land has been in a corn-soybean rotation and is available to the new owner to farm for the 2023 crop year. Grain elevators and ethanol plants are in close proximity to the property. Visit www.westrauction.com for video, maps, pictures and auction information. In case of inclement weather please check our website or listen to WNAX radio.

The land will be offered in multiple tracts and will not be combined:

Tract 1: 80 +/- Acres. Legal Description: S ½ SE ¼, 31-100-51 Lincoln County, SD. Located from Tea, SD, 3 miles west on County Rd 106 (272nd St) and ¾ mile south on 465th Ave. The land has a soil rating of .723 and according to Surety-AgriData a productivity rating of 65.2. Primary soils include: Egan-Worthing complex, 0-6% slopes (44.6% of field) and Egan-Shindler complex, 2-6% slopes (27.0% of field). Taxes: \$1,606.80. Land includes 2 building eligibilities. According to the FSA office there is approximately 77.10 acres of cropland, a 35.10-acre corn base/118-bushel PLC yield, 35.70-acre soybean base/36-bushel PLC yield.

Tract 2: 71.50 +/- Acres. Legal Description: W ½ NE ¼, except 8.5 acres, 7-99-51, Lincoln County, SD. Located from Lennox, SD, 4 miles north on SD Hwy 17 and 1 ¼ miles west on 274th St. The land has a soil rating of .795 and according to Surety-AgriData a productivity rating of 71.7. Primary soils include: Egan-silty clay loam, 3-6% slopes (28.0% of field), Egan-Shindler complex, 2-6% slopes (26.0% of field) and Worthing silty clay loam, 0-1% slopes (18.7% of field). Taxes: \$1,562.92. Land includes 2 building eligibilities. The FSA office estimates there is 70.60 acres of cropland, 32.90-acre corn base/119-bushel PLC yield, 32.7-acre soybean base/36-bushel yield.



January 26, 2023 · 10:30 am

Tract 3: 40 +/- Acres. Legal Description: SW ¼ NW ¼, 8-98-51 Lincoln County, SD. Located from the southwest corner of Lennox, SD, 1 ¼ miles South on 465th Ave. The land has a soil rating of .676 and according to Surety-AgriData a productivity rating of 70.3. Primary soils include: Lamo silty clay loam, cool, 0-2% slopes (74.1% of the field), and Wentworth-Chancellor silty clay loam, 0-2% slopes (12.7% of the field). Taxes: \$550.88. Land includes 1 building eligibility. According to the FSA office there is 33.40 acres of cropland, 17.10-acre corn base/118-bushel PLC yield, 16.30-acre soybean base/36-bushel PLC yield. This tract will be surveyed and will be reconstituted following the survey.

TERMS: 15% nonrefundable down payment day of sale with the balance due at closing on or before March 10, 2023. Possession of the land will be 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 by the buyer. 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 land 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

Joyce Bunjer Estate, Owner
Verl Bunjer, Personal Representative

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

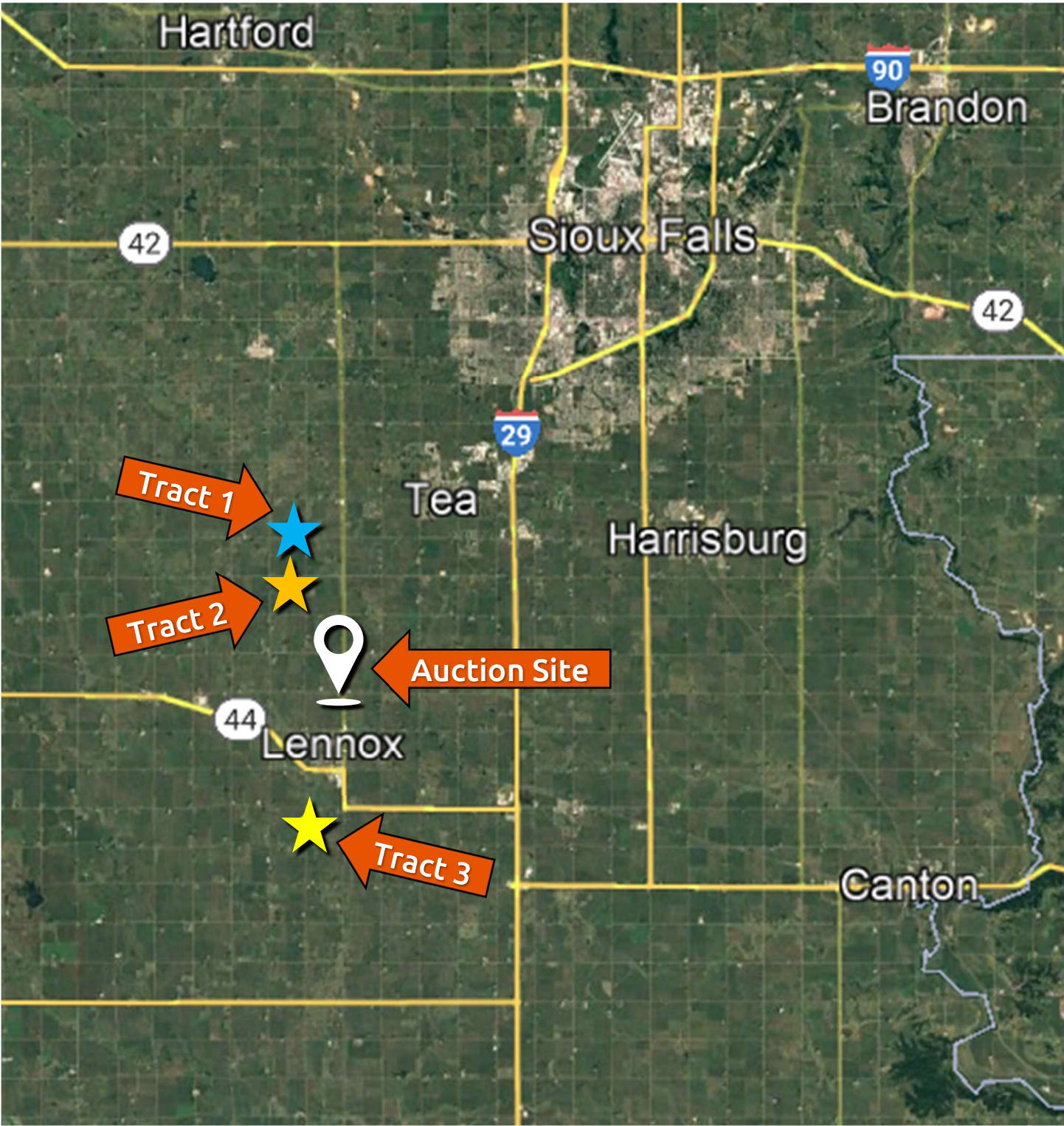
Joel A. Westra, Auctioneer, Chancellor, SD 605-957-5222

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

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

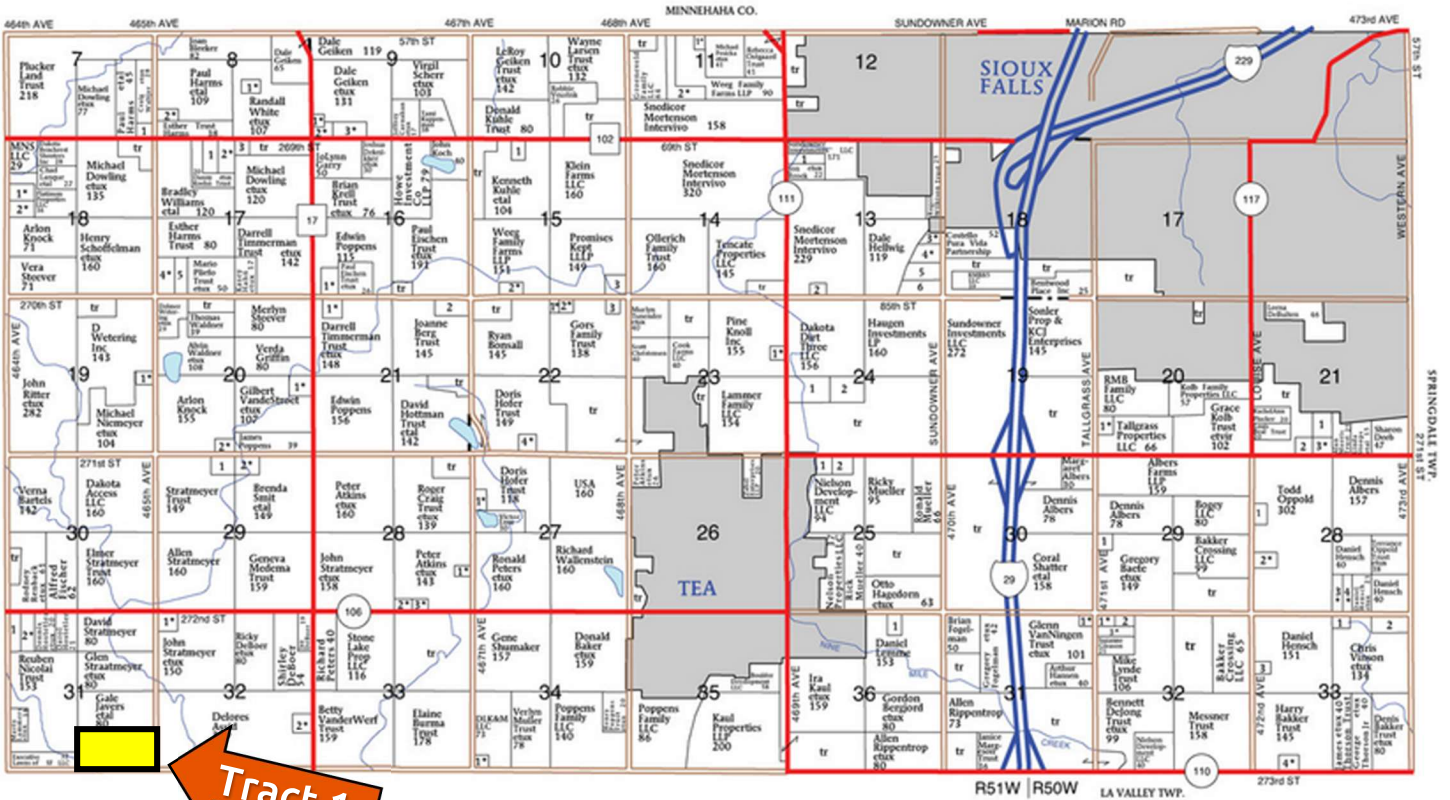
Blake Zomer, Online Representative, Rock Valley, IA 712-460-2552



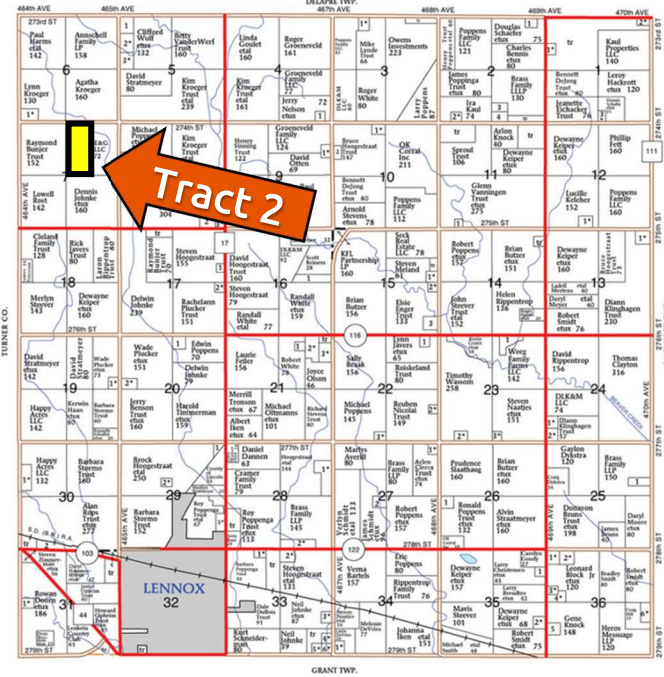


January 26, 2023 · 10:30 am

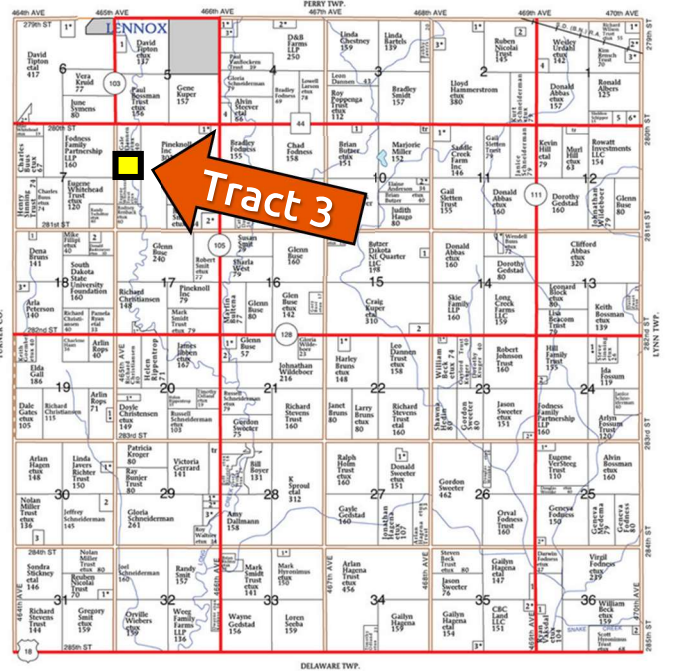
T-100-N DELAPRE PLAT R-50-51-W



T-99-N PERRY PLAT R-51-W



T-98-N GRANT PLAT R-51-W



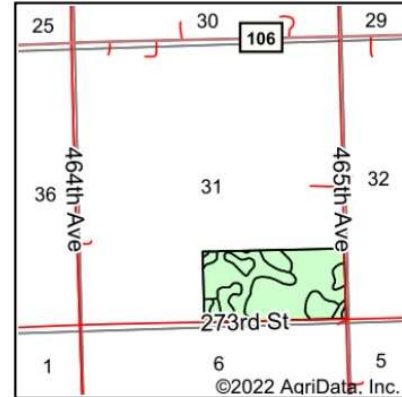
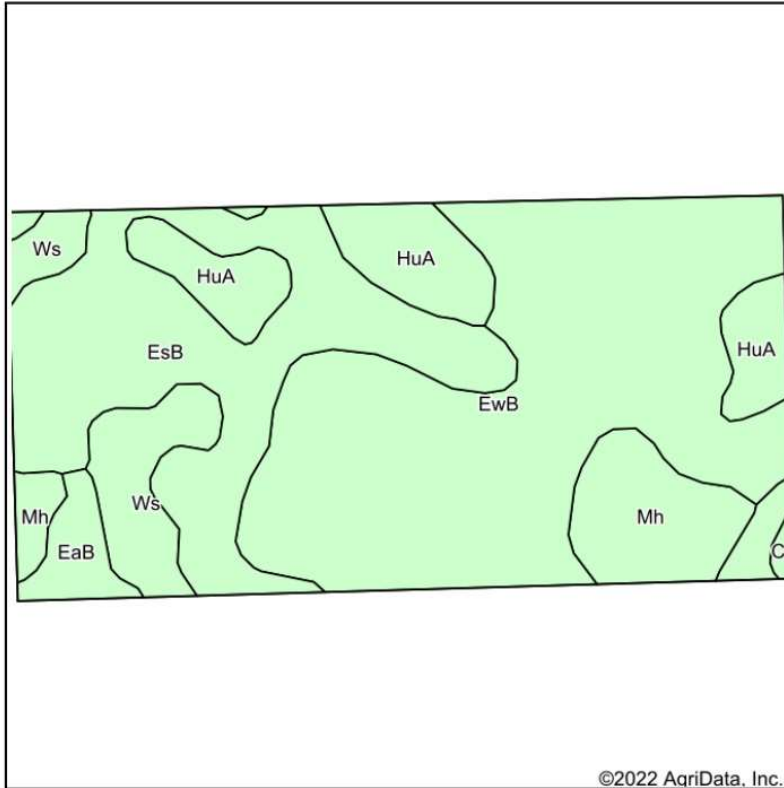
January 26, 2023 · 10:30 am

Tract 1



Tract 1

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **31-100N-51W**
 Township: **Delapre**
 Acres: **80.36**
 Date: **11/30/2022**



Soils data provided by USDA and NRCS.

Area Symbol: SD083, Soil Area Version: 24

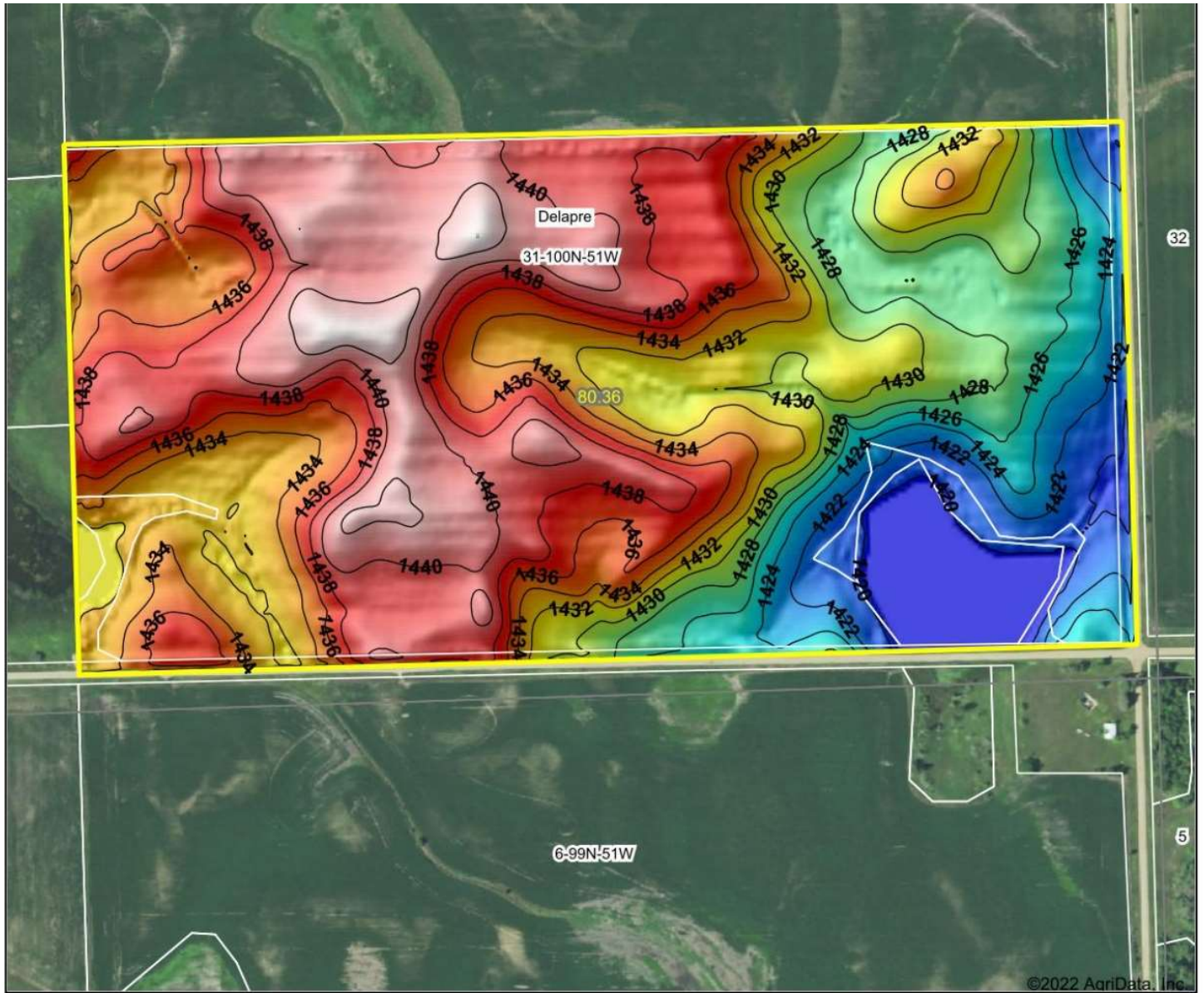
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Corn Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans
EwB	Egan-Worthing complex, 0 to 6 percent slopes	35.83	44.6%	Ile	66	2.9	33	68	25	23	41
EsB	Egan-Shindler complex, 2 to 6 percent slopes	21.73	27.0%	Ile	77	4.2	46	81	29	33	60
HuA	Huntimer silty clay loam, 0 to 2 percent slopes	8.43	10.5%	Iw	90	4.5	52	94	35	37	51
Mh	Baltic silty clay loam, ponded	6.42	8.0%	VIIIw	13		1	6	2	1	9
Ws	Worthing silty clay loam, 0 to 1 percent slopes	5.55	6.9%	Vw	30						4
EaB	Egan silty clay loam, 3 to 6 percent slopes	2.10	2.6%	Ile	82	4.5	50	90	34	35	60
Cd	Chancellor-Viborg silty clay loams	0.30	0.4%	IIw	87	3.7	47	94	35	33	47
Weighted Average				2.58	65.3	3	34.2	65.3	23.8	24.2	*n 42.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



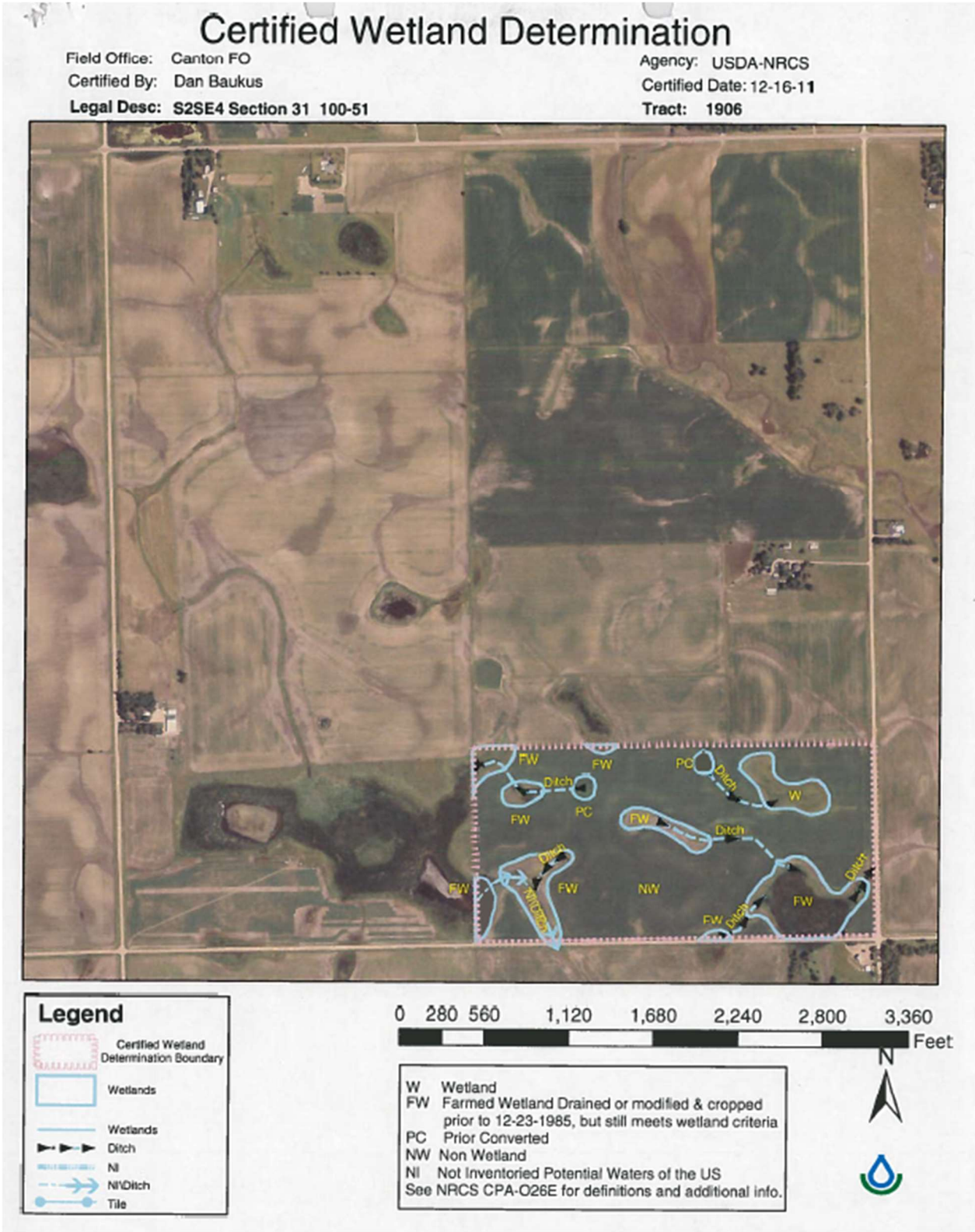
Tract 1



Low	Elevation	High	Source: USGS 3 meter dem	0ft	426ft	852ft
			Interval(ft): 2			
			Min: 1,418.7			
Westra Auction LAND & REALTY			Max: 1,443.6	31-100N-51W		
Maps Provided By			Range: 24.9	Lincoln County		
			Average: 1,432.7	South Dakota		
© AgriData, Inc. 2021 www.AgriDataInc.com			Standard Deviation: 6.69 ft	11/30/2022		
Field borders provided by Farm Service Agency as of 5/21/2008.				map center: 43° 26' 3.54, -96° 54' 42.43		



Tract 1



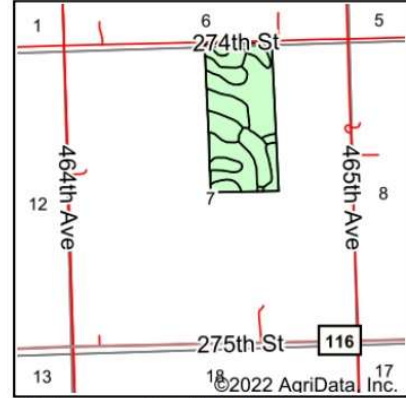
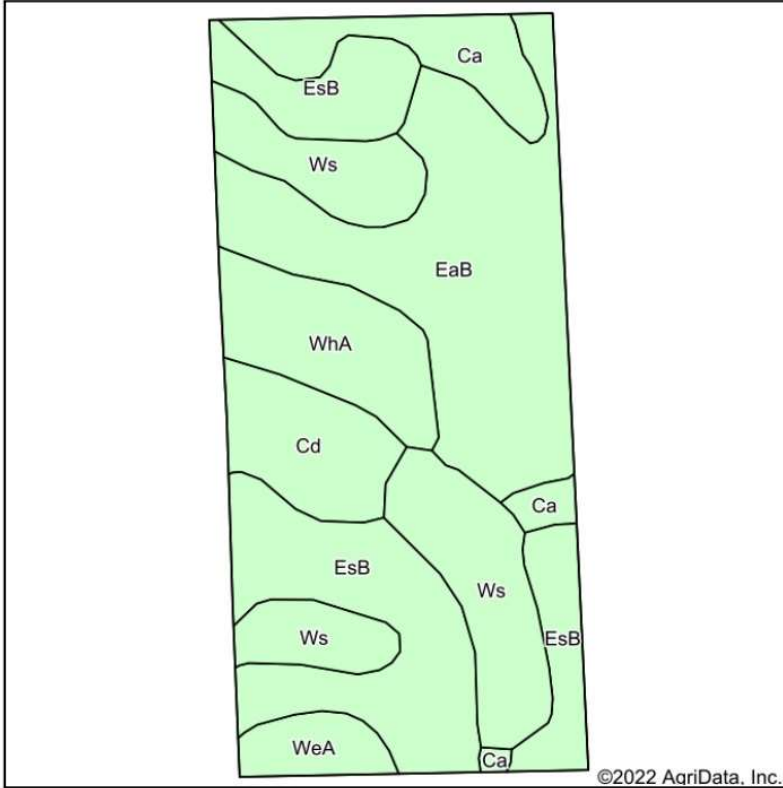
January 26, 2023 · 10:30 am

Tract 2



Tract 2

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **7-99N-51W**
 Township: **Perry**
 Acres: **70.61**
 Date: **8/18/2022**



Soils data provided by USDA and NRCS.

Area Symbol: SD083, Soil Area Version: 23

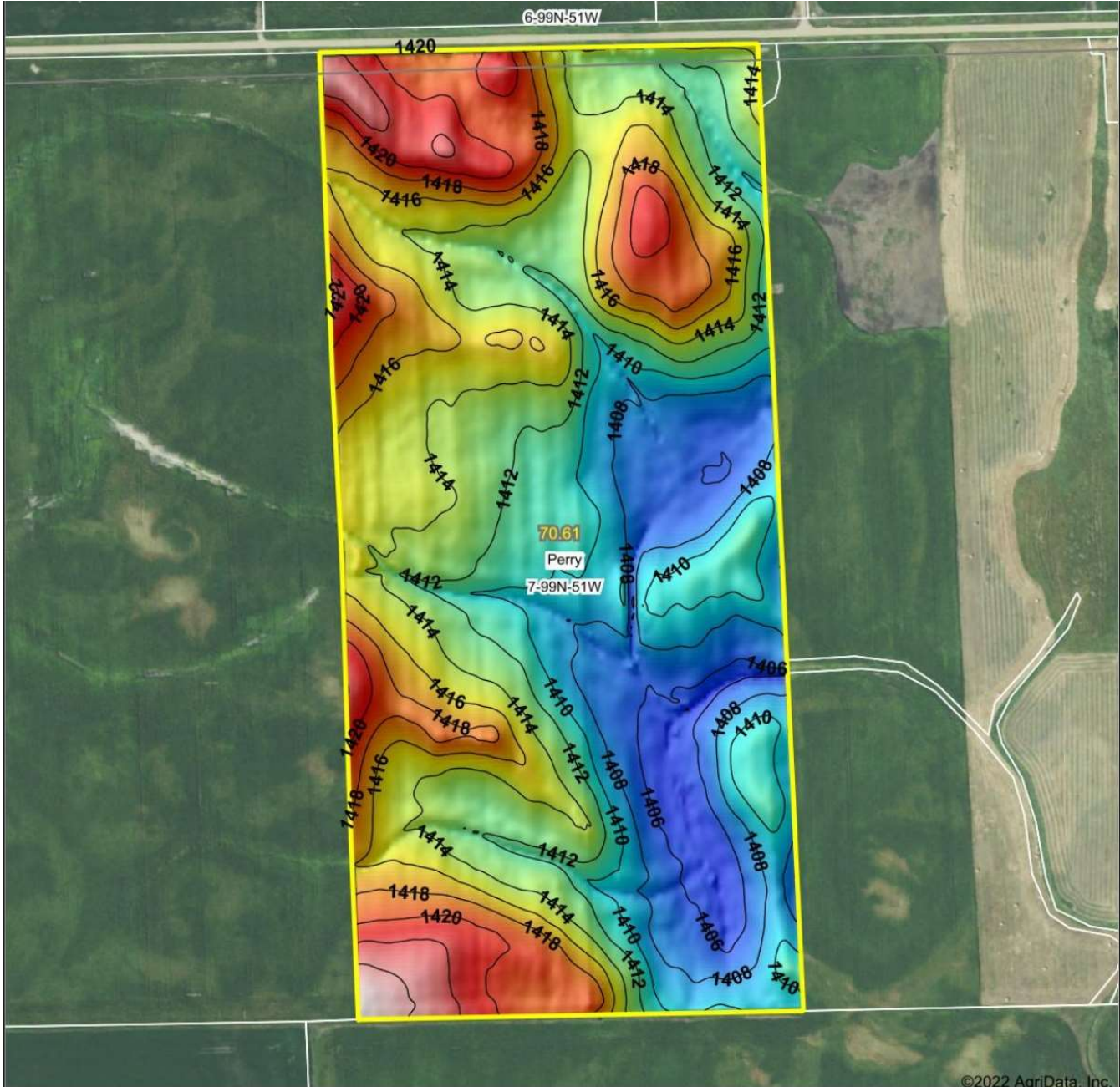
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Corn Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans	
EaB	Egan silty clay loam, 3 to 6 percent slopes	19.80	28.0%	IIe	82	4.5	50	90	34	35	61	
EsB	Egan-Shindler complex, 2 to 6 percent slopes	18.33	26.0%	IIe	77	4.2	46	81	29	33	61	
Ws	Worthing silty clay loam, 0 to 1 percent slopes	13.18	18.7%	Vw	30						4	
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	6.49	9.2%	Iw	88	4.1	51	98	37	36	56	
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	5.35	7.6%	IIw	75						51	
Cd	Chancellor-Viborg silty clay loams	5.21	7.4%	IIw	87	3.7	47	94	35	33	47	
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	2.25	3.2%	I	93						68	
Weighted Average					2.44	71.7	3	34.1	62.2	23	24.1	*n 48.3

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


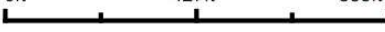

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 2



©2022 AgriData, Inc.

<p>Low Elevation High</p> 	<p>Source: USGS 3 meter dem Interval(ft): 2 Min: 1,404.6 Max: 1,425.9 Range: 21.3 Average: 1,413.2 Standard Deviation: 4.49 ft</p>	<p>0ft 427ft 855ft</p>   11/30/2022	<p>7-99N-51W Lincoln County South Dakota map center:43° 24' 55.04, -96° 54' 48.51</p>
---	--	---	---

Westra Auction LAND & REALTY
Maps Provided By surety®
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.



Tract 2

Certified Wetland Determination

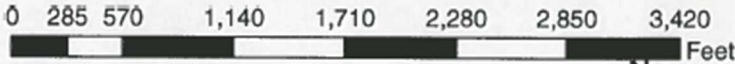
Field Office: Canton FO
Certified By: Andrew Champa
Legal Desc: W2NE4 Section 7 99-51

Agency: USDA-NRCS
Certified Date: 12-16-11
Tract: 5160



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI/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.



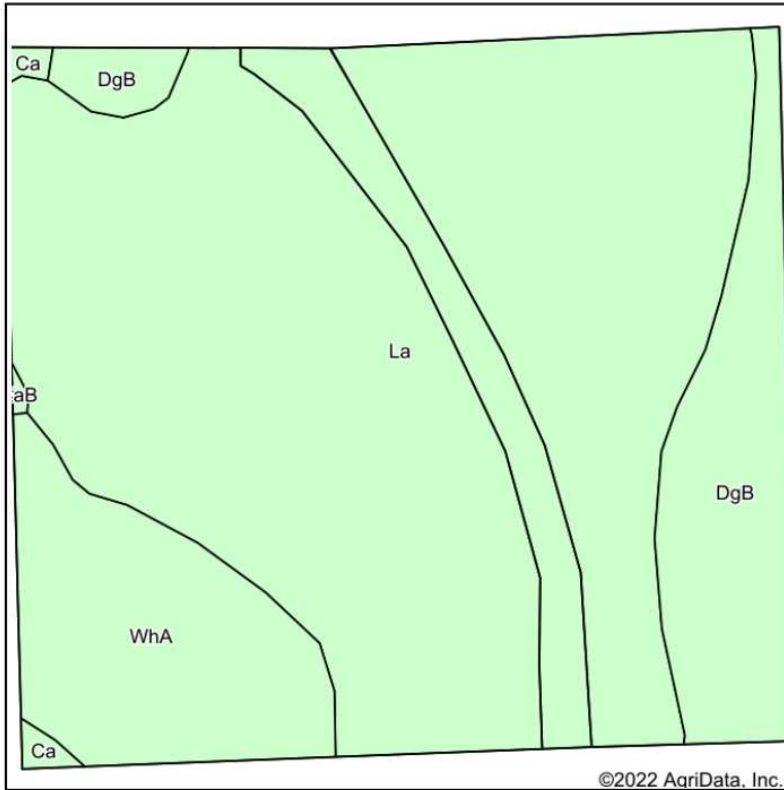
January 26, 2023 · 10:30 am

Tract 3



Tract 3

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **8-98N-51W**
 Township: **Grant**
 Acres: **35.54**
 Date: **11/30/2022**



Soils data provided by USDA and NRCS.

Area Symbol: SD083, Soil Area Version: 24

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	
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	26.32	74.1%		Ilw	70						71	
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	4.51	12.7%		lw	88	4.1	51	98	37	36	55	
DgB	Delmont-Graceville complex, 2 to 6 percent slopes	4.50	12.7%		IVs	54	3.5	35	55	20	24	45	
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	0.21	0.6%		Ilw	75						51	
Weighted Average					2.13	*-	70.3	1	10.9	19.4	7.2	7.6	*n 65.6

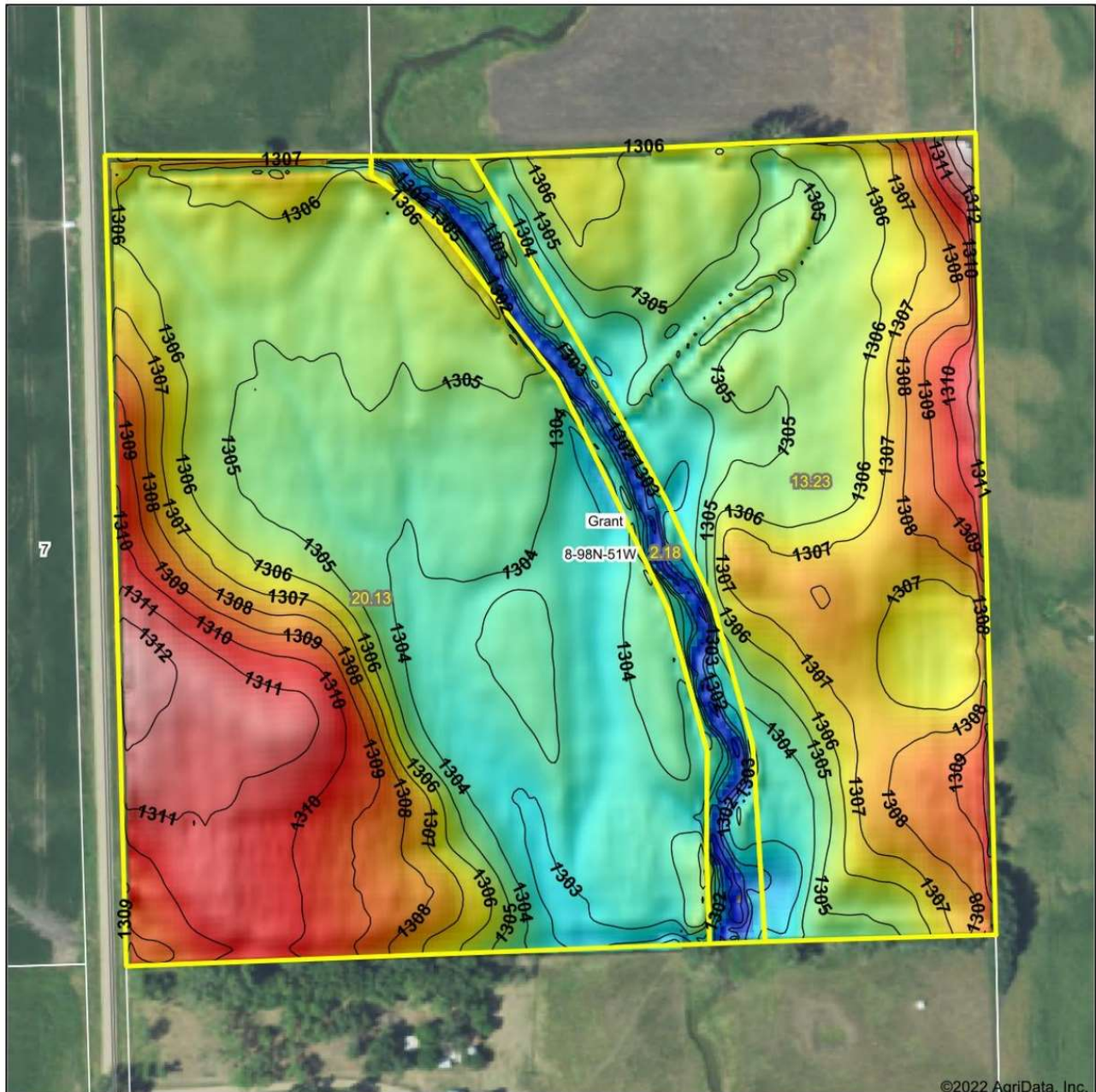
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

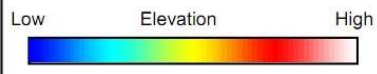
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



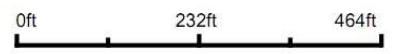
Tract 3



©2022 AgriData, Inc.



Source: USGS 3 meter dem
Interval(ft): 1
Min: 1,299.4
Max: 1,313.7
Range: 14.3
Average: 1,306.0
Standard Deviation: 2.49 ft



8-98N-51W
Lincoln County
South Dakota

map center: 43° 19' 29.72, -96° 54' 11.13

Westra Auction
LAND & REALTY

Maps Provided By
 surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2021 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008



Tract 3

Certified Wetland Determination

Field Office: Canton FO

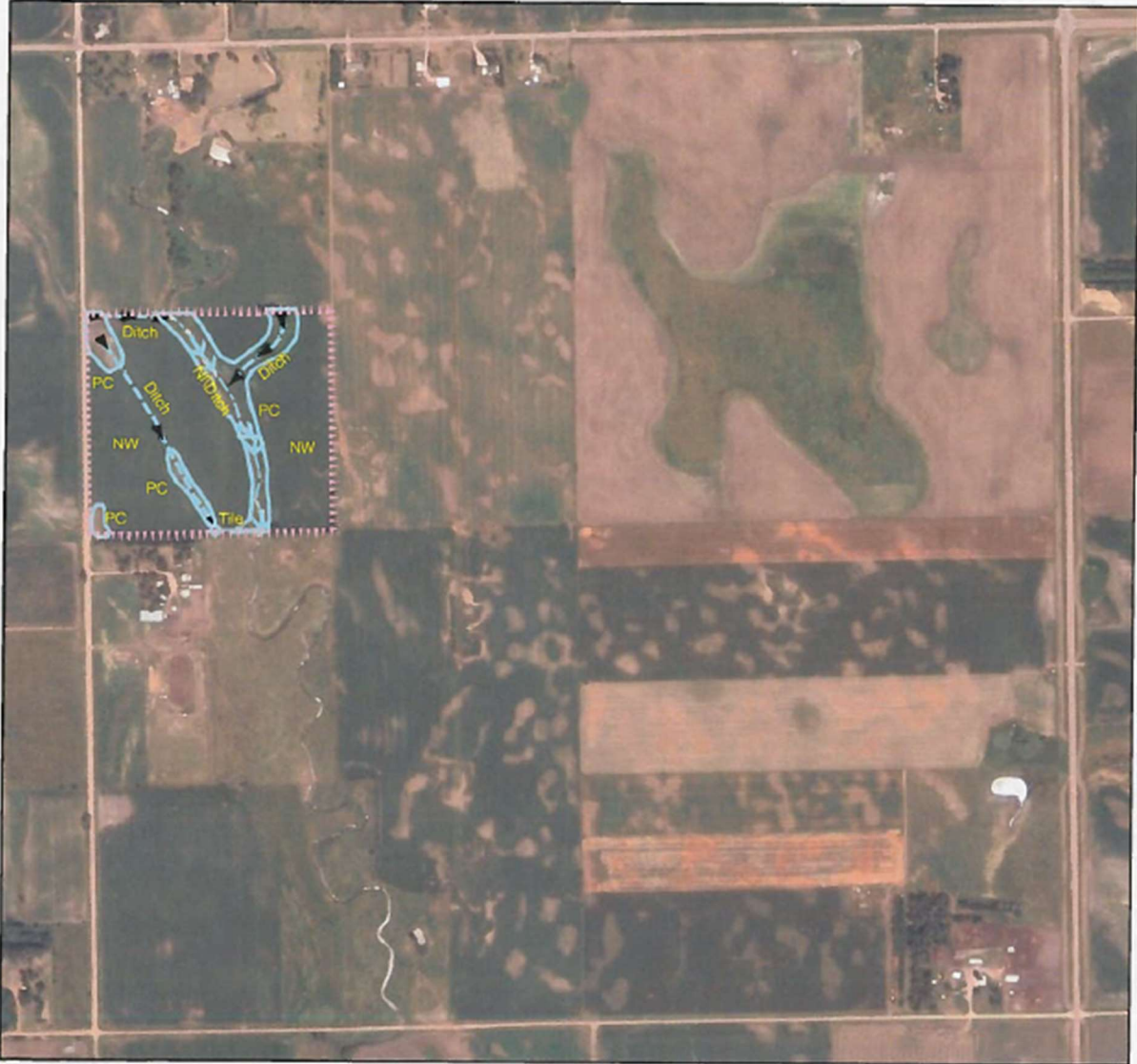
Certified By: Andrew Champa

Legal Desc: SW4NW4 Section 8 98-51

Agency: USDA-NRCS

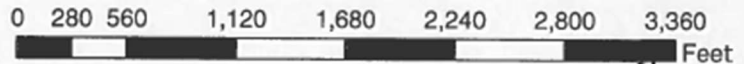
Certified Date: 12-16-11

Tract: 1904



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI/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.



SOUTH DAKOTA LINCOLN Form: FSA-156EZ See Page 3 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 7142 Prepared : 12/9/22 2:05 PM CST Crop Year : 2023
---	--	--

Operator Name : XXXXXXXXXX
 CRP Contract Number(s) : None
 Recon ID : 46-083-2014-4
 Transferred From : None
 ARCPLC G/WF Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
183.30	177.70	177.70	0.00	0.00	0.00	0.00	0.00	Active	3
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	177.70	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	85.10	0.00	118	0
Soybeans	84.70	0.00	36	0
TOTAL	169.80	0.00		

NOTES

Tract Number : 1904
Description : SW4NW4 8 98 51
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 does not contain a wetland
WL Violations : None
Owners : JOYCE BUNJER
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
35.60	33.40	33.40	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	33.40	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	17.10	0.00	118



SOUTH DAKOTA LINCOLN Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 7142 Prepared : 12/9/22 2:05 PM CST Crop Year : 2023
--	--	--

Tract 1904 Continued ...

Soybeans	16.30	0.00	36
TOTAL	33.40	0.00	

NOTES

Tract Number : 1906

Description : A3 S2SE4 31 100 51

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 : JOYCE BUNJER

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
77.10	73.70	73.70	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	73.70	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	35.10	0.00	118
Soybeans	35.70	0.00	36
TOTAL	70.80	0.00	

NOTES

Tract Number : 5160

Description : W 80 ACRES OF NE4 7 99 51

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 : JOYCE BUNJER

Other Producers : None

Recon ID : None

Tract Land Data

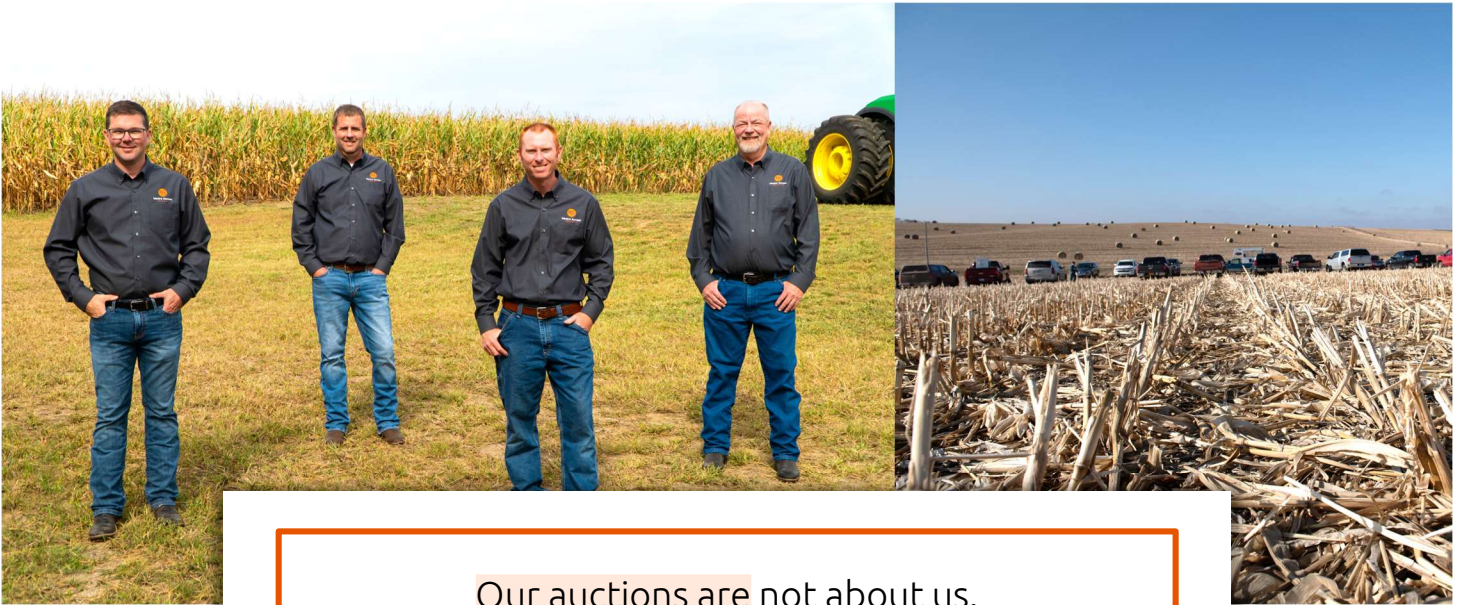
Tract 5160 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
70.60	70.60	70.60	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	70.60	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	32.90	0.00	119
Soybeans	32.70	0.00	36
TOTAL	65.60	0.00	





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:



westrauction.com