WESTRA AUCTION

162.27 +/- Асгез

Alcester Township Union County, SD

We will sell the following real estate at public auction, both live/online at the land site located from Hwy 11 in Alcester, SD, 2 miles east on 301st St.

LeRoy and Gale Peterson Family Trust, Owner Susan Froschheuser, Trustee

Wednesday, April 26, 2023 at 10:30 AM



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

Phil Eggers Broker Associate

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

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

Jonathan Hagena **Broker** Associate Lennox, SD 605-728-7282

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

Renner, SD 605-351-5438

Visit our website: www.westraauction.com

Union County, SD, Land Auction

162.27 +/- Acres of Farmland, Alcester Township

We will sell the following real estate at public auction, both live/online at the land site located from Hwy 11 in Alcester, SD, 2 miles east on 301st St.

Auctioneer's Note: If you are looking to expand your farming operation or buy land as an investment, don't miss this auction! Located east of Alcester and 4 miles west of the Iowa border, this productive land has been in a corn/soybean rotation and is leased for the 2023 crop year. The land has a soil rating of .680 and an AgriData-Surety productivity index of 63.1. Predominate soils include: Crofton-Nora complex, 6-11% slopes, eroded, and Alcester silty clay loam, 2-6 % slopes. This parcel has both highly-erodible land (HEL) and non-highly-erodible land (NHEL). According to the FSA there are 161.17 acres of cropland, 115.6 acres corn base/142-bushel PLC yield, 30acre soybean base/44-bushel PLC yield. Taxes: \$3,688.58. The property will be sold subject to an existing farm lease for 2023. The buyer will receive a seller-enhanced rent at closing of \$285.00 per acre on 161.17 acres, for a total amount of \$45.933.45, to be credited in full to the buyer at closing. In case of inclement weather please check our website or listen to WNAX radio.

Legal Description: SW ¹/₄ NE ¹/₄ and N 20' SE ¹/₄ NE ¹/₄; SE ¹/₄ NE ¹/₄ less 20' for Road less Lot H16; NE ¹/₄ SE ¹/₄ less 2.30 acres of Lot H17; SE ¹/₄ SE ¹/₄ less 2.41 acres of Lot H17 less .60 acres of Railroad; S 11 acres SW ¹/₄ SE ¹/₄ less .64 acres Railroad, 23-95-49, Union County, SD.



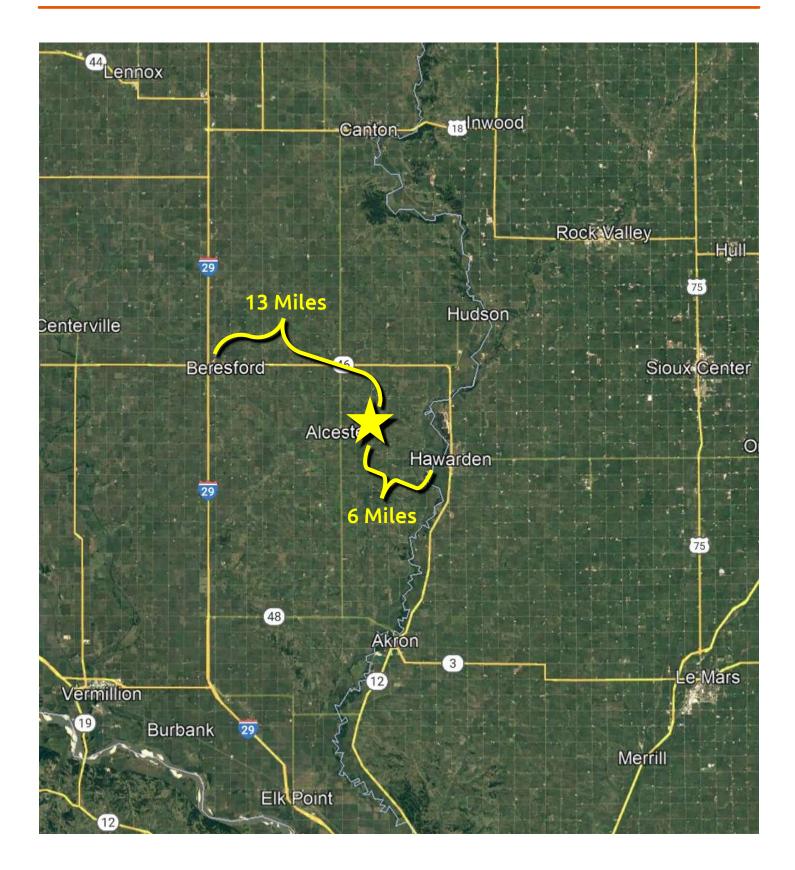
Terms: 15% nonrefundable down payment day of sale with the balance due at closing on or before June 12, 2023. Possession at closing. Title insurance and closing costs split 50/50 between buyer and seller. 2022 taxes due in 2023 to be paid by the seller. 2023 taxes due in 2024 to be paid by the buyer. 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 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: <u>www.westraauction.com</u>

LeRoy and Gale Peterson Family Trust, Owner Susan Froschheuser, 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 Jonathan Hagena, Broker Associate, Lennox, SD 605-728-7282 Mark Zomer, Auctioneer, Rock Valley, IA 712-470-2526 Blake Zomer, Online Representative, Rock Valley, IA 712-460-2552







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T-95-N ALCESTER PLAT R-49-W LINCOLN CO. AVE 29755 S Pathfinder Land Co LP 305 1* 477th AVE 478th AVE 480th AVE 481st AVE 482nd AVE 479th AVE 46 Gregory Jervik etal Barry Haverhals Trust 74 Marlin Day etal 74 Audrey Rolfes 67 Stuart Carlson Trust 150 Teunis VanVoorsi 89 Family LLP Anden VanBeek 142 Sommeretux 158 297th 481st AVE Glenda Stene Trust Delore Lane Jervik çtux Claudia Ericksen Trust Bonnie Hagen 142 man 80 2* 158 80 Dennis Treiber Iona Twedt Family LLP 240 Bettle Spies Trust 80 Wava Homandberg Trust 183 Stuart Carise Trust etal 40 Boyd Ostrem etal 80 ß Regan 52 Homandberg 480th AVE 2 477th AVE w Benjamin Johnson etux 79 Dwight Wilson Trust etux 142 ward Stuart Carlso Trust 143 Anden VanBeek 134 Jeffrey Hall 154 TP Martin Farms Inc etal 120 Sch Lisa Hendricks 80 Audrey Rolfes 80 Bet Vaughn Johnson dine Family Trust etal 40 ST 298th Florence Green LE Keith Ayleen Lubman etvir Shirley Kleinhaus etvir 74 Vaughn John-son etux 40 298th S1 1* 2* Greg Kletn-hans [2* 35 Warren Johnson etal 39 Alex Hanson 69 Iona Twedt Family 1 38 179th AVE leff Hall 304 H Your Trust etal 160 LLP 80 Wendell Gabel 110 4mm Ğ1 80 Anden VanBeek 183 Myron Gradert Trust David Timoth Delay 38 Dene Doty etal 329 Evan Hanson etux 76 Richard Green etal 8 Smi etux 33 2 Anden VanBeek 81 Lane Jervik etux 184 Warren 80 11 Dwight Wilson Trust etux 94 10 130 12 1. etux 241 Я Output Gubbrud etal 40 Dwight Gabbrad Florer Green LE etal 160 478th AVE Vaughn Johnson etux 89 Terry Johnson 80 eta Dani Cole 28 David Warren Bette Gubr Trust 40 Trust 146 Audrey Rolfes 80 Vaughn Johnson Donna Strong 40 5 Fay Hendricks Trust 4 Johr 120 1 ST 109 3 1. 299th Bette Gubrud Trust 115 Terry Johnson 80 Karlin Blecke etux 40 299th ST 1* Pwight 1 Terry Johnson 78 Dwight Gabbrud Eole etux Philip Hooyer Trust 120 etal 110 Ann Graham 150 Donna Strong 200 Wendell Sandbult Marimac Inc 80 Robin Gama-baiana 40 Warren Johnson etux 40 Julie Thormods-Trisha Gambalana Trust etal 110 **Jouglas** ohnson Ronald Nelson 308 Daniel Cole 80 Janice Williams LE Hen-dricks etux gaaard , ctal 78 5 Larry Nilson Trust 120 6 8 11 14 13 Larry Huenink Trust etal Teunis VanVoorst 80 80 Sharon Mittel-stedt 38 Audrey Rolfes 120 Ginger Wells etal 150 Sharon Busch Trust 190 Douglas Johnson Trust etal 298 Kerry Bartlett Trust 8 Daniel Gradert etal 154 N' TWP. ouglas Wilma Obbini 120 Patricia Dontias Kathleen Waddell Waddell LE Van-Eldik Trust 38 2 ST 1* 300th S VIRGINIA Ginger Wells etal 80 Kathleen Waddeli LE 1* Van-Ballegooyen Farms LLC 7 1 Tonia VanVoorst 80 300th ST Kristinn Carlson Trust Warr Doty 37 Patricia VanBramer etvir 80 80 Alcester Industrial Park Inc 69 HPD Land Co LLC 74 HPD Land Co LLC 80 Lauren Lind 40 Douglas Johnson Trust 80 Janice Scholten Myron Gradert Trust etux 160 Lauren Lind etal 149 80 78 Willia Lind 80 etux 230 Kurt Carlso Trust 80 Mark Rus etux 78 etvir 156 Robert Huenink etux 72 19 20 21 24 Schumacher etal 78 Bonnie Costar Trust 80 Curtis Curtis Sandvall Trust 80 Jerry Kratochvil Trust Robert Huenink etux 313 Axel Ericson Mark Trandahl 157 Ingrid Carlson etal 135 Keiser Family Trust 160 77 Lauren Lind 111 2* etal 247 Trus etux 206 tr 301st ST **301st ST** Clay Clark Trust 23 1. 2 Dwight Fickbohm etux ALCES FER 1 ft etux 72 ldh Marimac Jon Hoh etal S.D.R.A Stene Trust 235 Sydney Ericson Trust ndal Axel Ericso etal 128 1 Inc 102 farms farms fac Debra Long etvir 143 Steven g. 2 Kenneth Carlson Trust 151 May tal s2 Gale Peterson LE etal 75 3*5 50 29 30 26 25 Robert Schumacher etal 28 Dean Kellen etux 80 Larry Huenin Trust William Lind 105 3 Lynn VanBalle-Jay Clark etal 201 27 2" Audrey Rolfes 151 James Andrews 156 gooyen 107 Tr Richard Kratochvil 160 David Warner etux 7 1 Alcester Industrial Park Inc Larry Nilson Trust 40 Jon Hoh Debra Groon etal 39 Del Curtis Sandvall 60 Douglas Sandvall Trust 80 103 Eden etux 79 ST Kellen 73 etal 147 Trust 3. 4 4* 302nd Debra Groon etal 74 1. 302nd S1 LLL Trust 76 Curti Sandi Trust etus 36 David etax 109 Marjo Ellers Trust 73 1 Rodney Eden etux 154 2 **182nd AVE** Michael Scott etux 153 Dennis Moller Larry Nilson Trust 376 Kenneth Campbell Trus£ etal 160 3 Larry Andrews etux 154 etux 195 2 Van-Ballegooyen Marimac Michael Scott etux 68 James Scott 298 Farms Inc 109 73 3 D 32 34 35 33 36 Michael Peterson Trust etux 40 Rus Farms Real Estate LLC 120 JoAnn OHare 114 81 Hammitt LLC 159 Gina Wilso etal 157 Michael Scott etux 80 Helen Snell Trust 160 50 Carla Neer Trust etal 109 Michael Scott etux 18 Real Estate LLC 120 Jenna Gradert etvir 70 N Natalic Taylor etal James Vonk 80 etux 142 Trust 73 Carolyn Hongslo Trust etal 7 303rd ST Gary Melanke Arth Lind 4 3 70

BIG SPRINGS TWP.



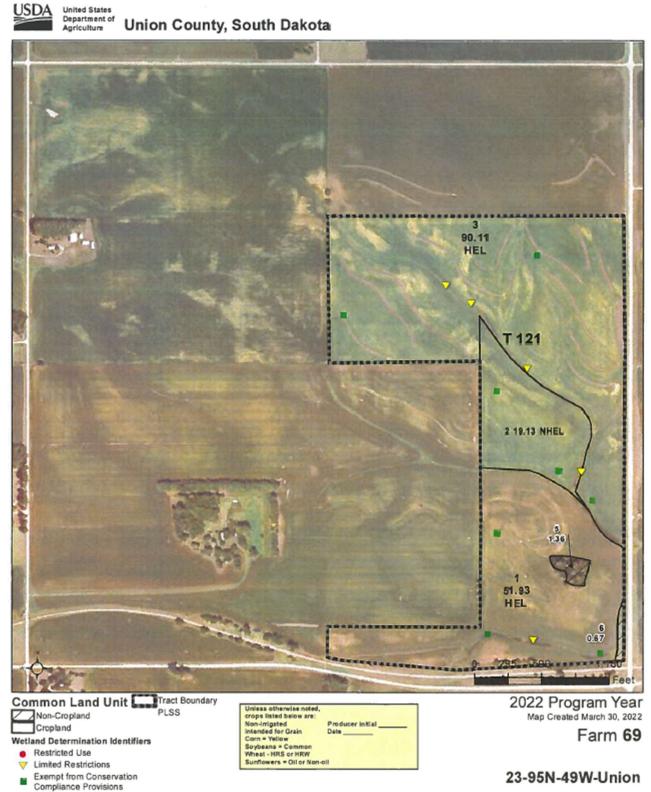
PRAIRIE TWP







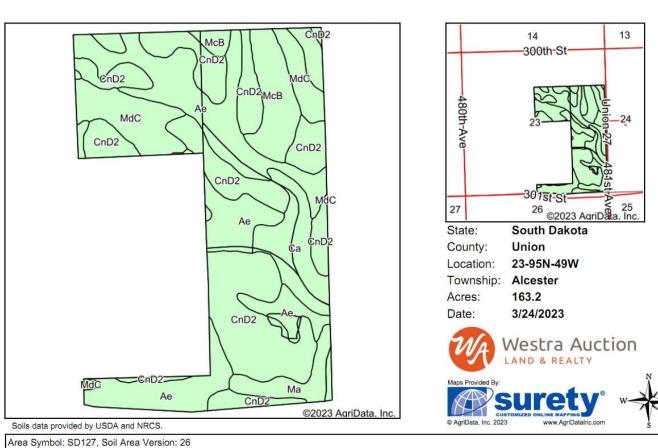
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23-95N-49W-Union

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Code Soil Description Percent of Non-Irr Productivity Alfalfa Corn Corn Soybeans Sovbeans *n NCCPI Acres Irr Class *c Class *c Bu Irrigated Bu Irrigated Bu Soybeans field Index hav Tons Bu CnD2 Crofton-Nora complex, 6 61.49 37.7% IVe IVe 47 64 to 11 percent slopes, eroded Ae Alcester silty clay loam, 2 52.69 32.3% lle Ille 90 72 to 6 percent slopes MdC Moody-Nora silty clay 16.71 10.2% Ille IVe 70 3.6 71 120 24 63 loams, 6 to 10 percent slopes McB Moody silty clay loam, 2 to 13.02 8.0% lle Ille 67 74 6 percent slopes Ca Calco silty clay loam, wet, 12.42 7.6% Vw 0 31 0 to 2 percent slopes, occasionally flooded Ma McPaul silt loam 6.87 4.2% Iw 90 90 140 34 44 74 Weighted Average 3.04 *_ 63.1 0.4 11.1 18.2 3.9 1.9 *n 65.2

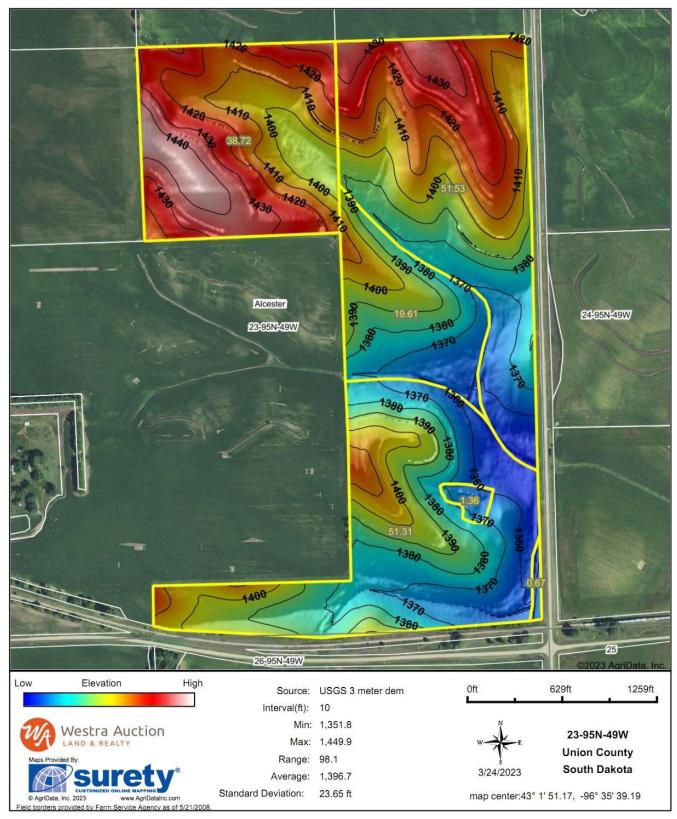
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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



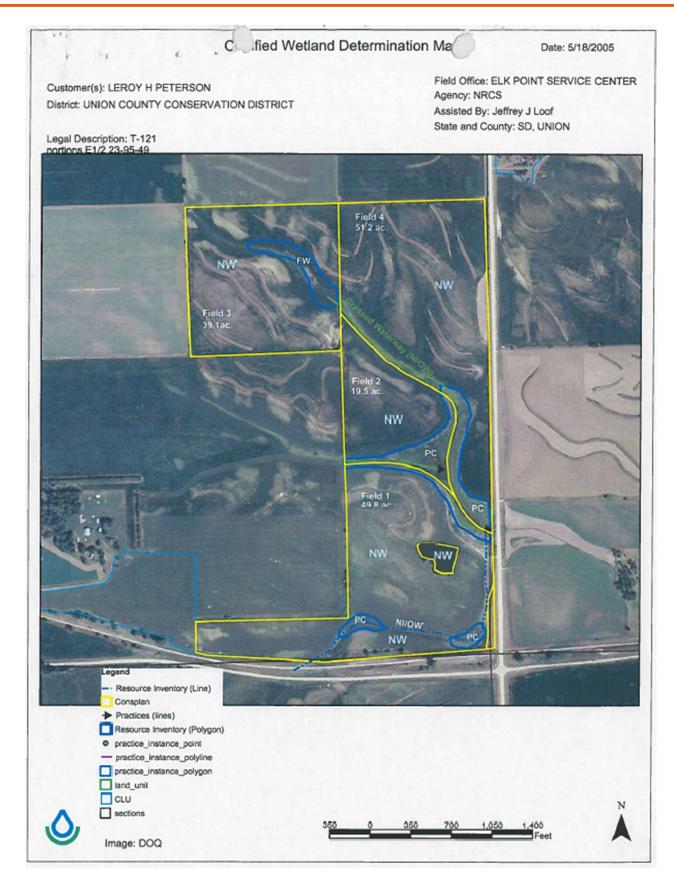
Elevation Map



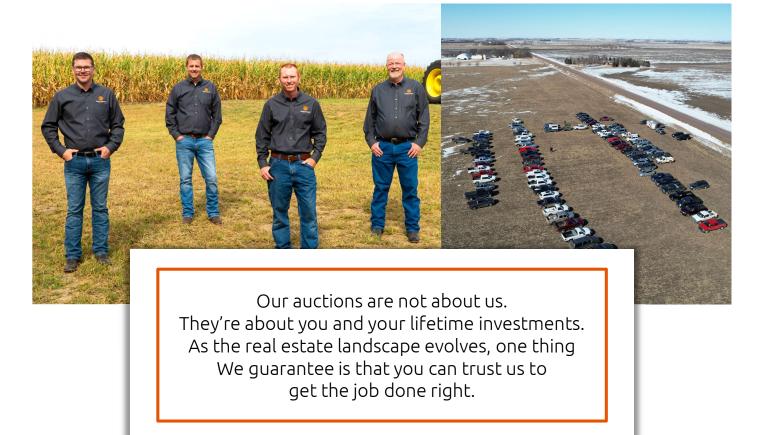


							FARM:	69
South Dakota		U.S	U.S. Department of Agriculture					12/19/22 3:01 PM
Union		Farm Service Agency				Crop Year:	2023	
Report ID: FSA-15	6EZ	Abbreviated 156 Farm Record					Page:	2 of 2
DISCLAIMER: This is	data extracted from the	web farm database. B	ecause of	f potential me	saging fail	ures in MIDAS, this	data is not guarant	eed to be an accurate
Other Producers:	ntation of data containe	d in the MIDAS system	, which is	the system of	record for	Farm Records.		
	-							
Tract Number: 121	Description	1 S2NE;E2SE;SO.11	A.SWSE	23-95-49				
FSA Physical Loca	tion : Union, SD	AN	NSI Phys	ical Locatio	n: Union, S	D		
BIA Range Unit Nu	mber:							
HEL Status: HEL	conservation system	is being actively appli	ed					
Wetland Status:	Tract contains a wetla	ind or farmed wetland	1					
WL Violations: N	lone							
Farmland	Cropland	DCP Cropland	WBP		WRP	EWP	CRP Cropland	GRP
163.2	161.17	161.17	0.0		0.0	0.0	0.0	0.0
State	Other	Effective		Double		101 (514)	Native	
Conservation 0.0	Conservation	DCP Cropland		Cropped		MPL/FWP	Sod	
0.0	0.0	161.17		0.0		0.0	0.0	
	Base		PLC	CCC-505				
Crop	Acreag			CRP Reduction				
CORN	115.6		142	0.00				
SOYBEA	NS 30.0		44	0.00				
Total Bas	se Acres: 145.6							
Owners: PETERSO	N, GALE							
Other Producers:								









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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