

# WESTRA AUCTION

**162.27 +/- Acres**

**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 301<sup>st</sup> St.

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

**Wednesday, April 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

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

**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](http://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 301<sup>st</sup> 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, 30-acre 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 ¼ NE ¼ and N 20' SE ¼ NE ¼; SE ¼ NE ¼ less 20' for Road less Lot H16; NE ¼ SE ¼ less 2.30 acres of Lot H17; SE ¼ SE ¼ less 2.41 acres of Lot H17 less .60 acres of Railroad; S 11 acres SW ¼ SE ¼ less .64 acres Railroad, 23-95-49, Union County, SD.



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**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:***

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

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

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

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

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

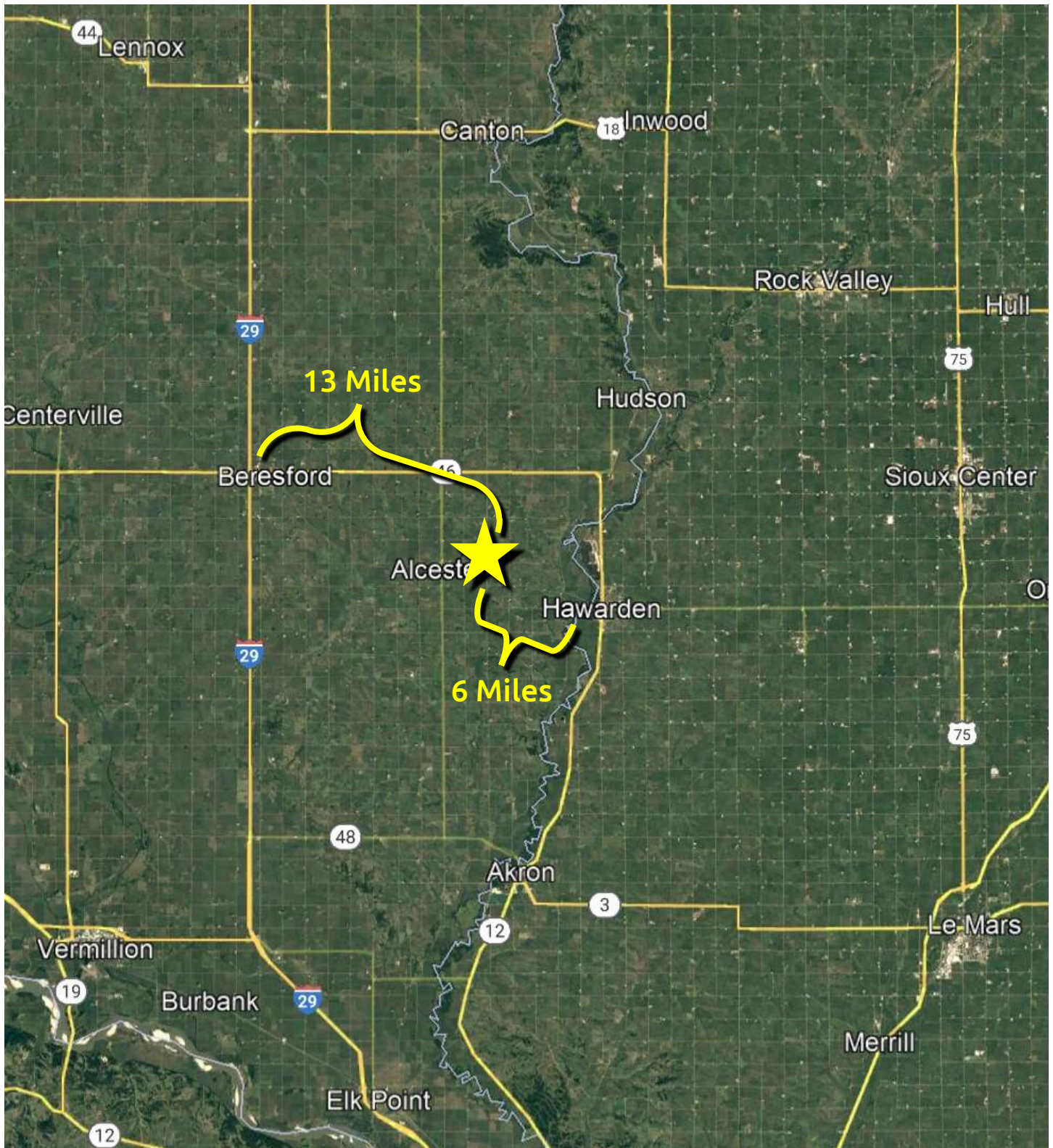
**Blake Zomer**, Online Representative, Rock Valley, IA 712-460-2552



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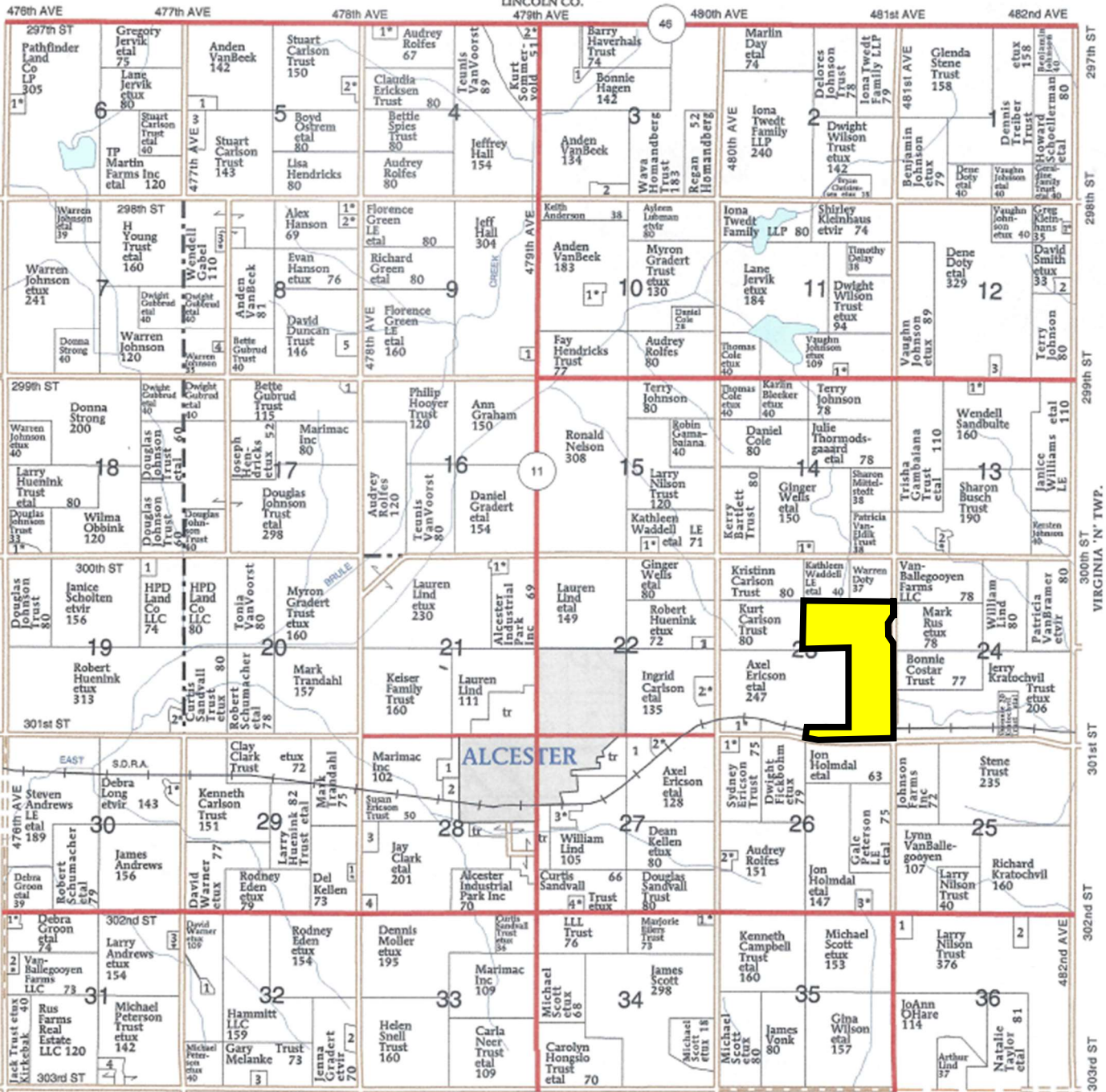
T-95-N

ALCESTER PLAT

R-49-W

(Landowners)

LINCOLN CO.



BIG SPRINGS TWP.



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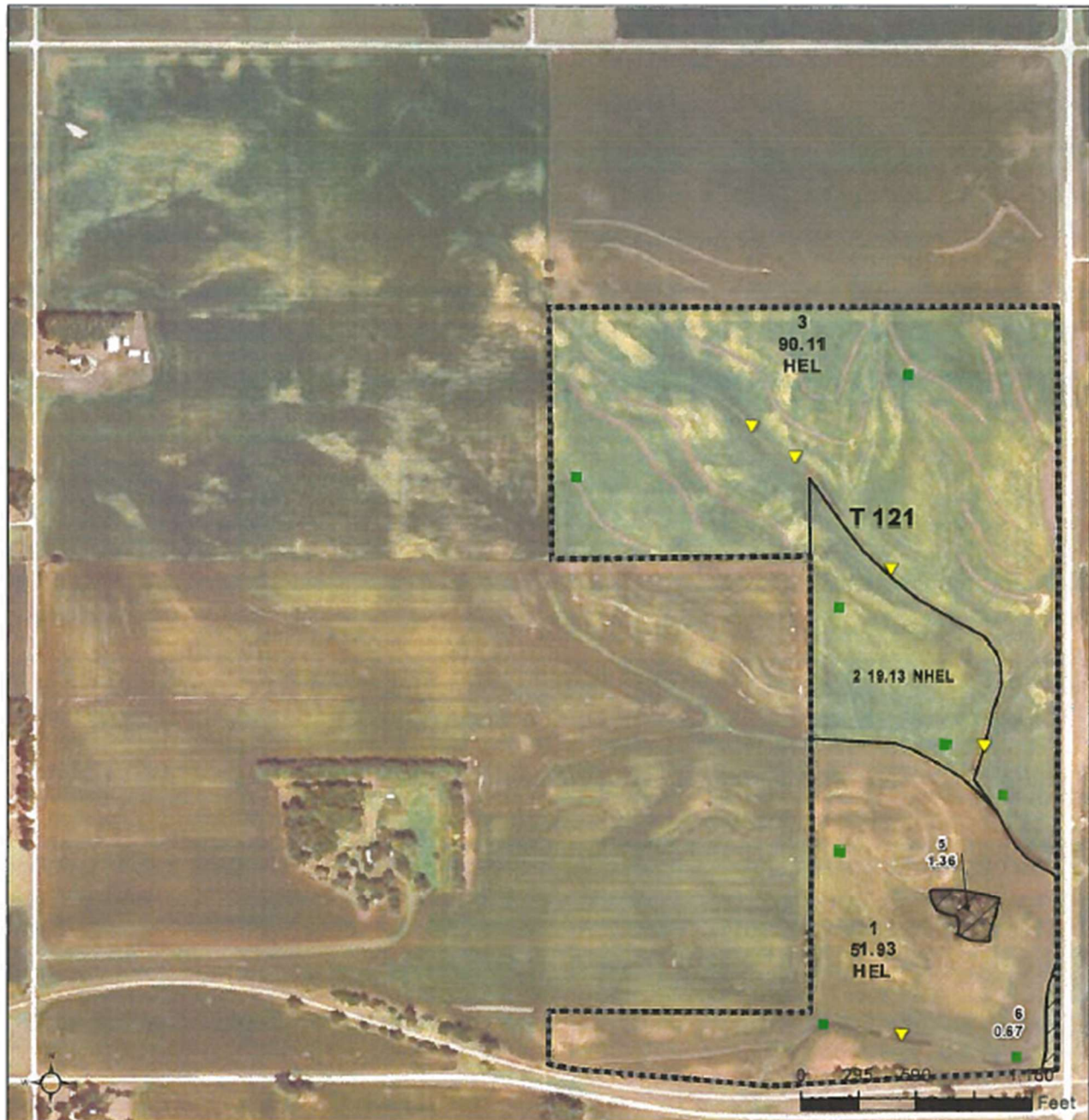
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USDA United States Department of Agriculture  
Union County, South Dakota



Common Land Unit Tract Boundary  
 PLSS

Non-Cropland  
 Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless otherwise noted,  
crops listed below are:  
Non-irrigated  
Intended for Grain  
Corn = Yellow  
Soybeans = Common  
Wheat = HRS or HRW  
Sunflowers = Oil or Non-oil

Producer Initial \_\_\_\_\_  
Date \_\_\_\_\_

2022 Program Year

Map Created March 30, 2022

Farm 69

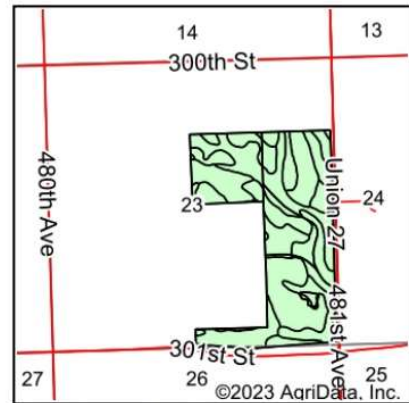
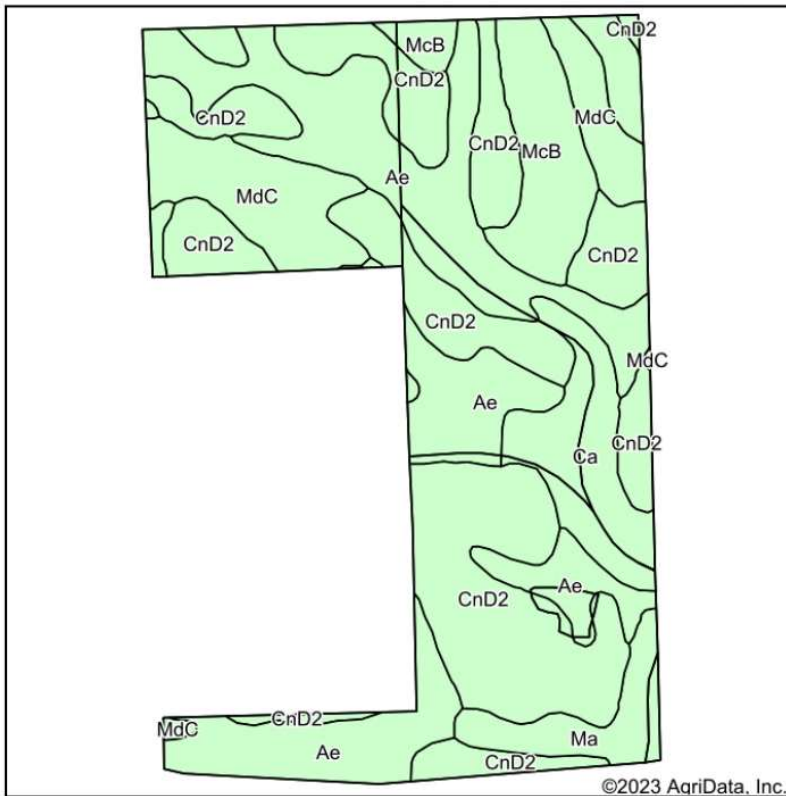
23-95N-49W-Union

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# Soils Map



State: **South Dakota**  
 County: **Union**  
 Location: **23-95N-49W**  
 Township: **Alcester**  
 Acres: **163.2**  
 Date: **3/24/2023**



**Westra Auction**  
 LAND & REALTY

Maps Provided By:



**surety**  
 CUSTOMIZED ONLINE MAPPING

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Soils data provided by USDA and NRCS.

Area Symbol: SD127, Soil Area Version: 26

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

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

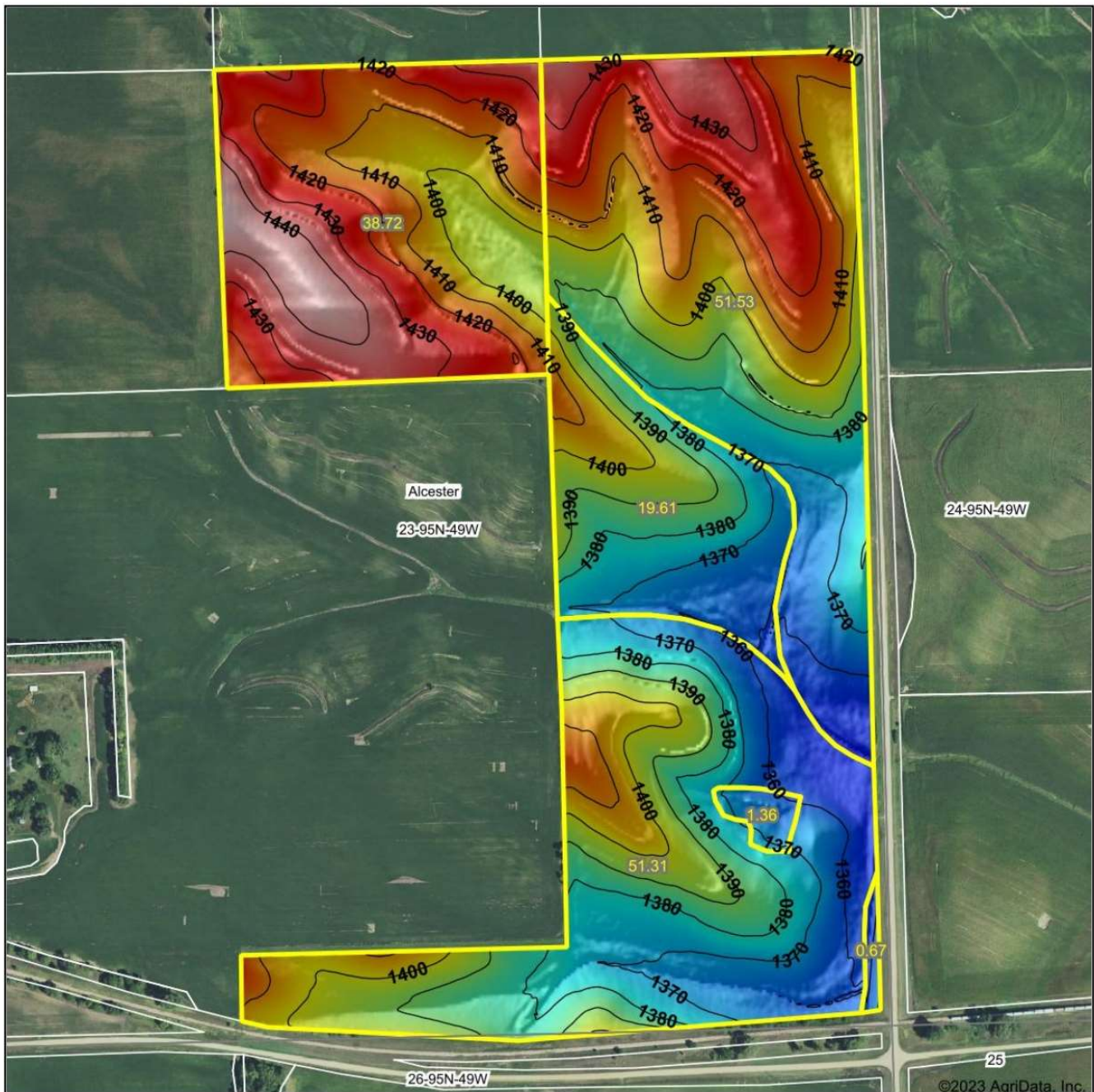
\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.





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# Elevation Map



Source: USGS 3 meter dem

Interval(ft): 10

Min: 1,351.8

Max: 1,449.9

Range: 98.1

Average: 1,396.7

Standard Deviation: 23.65 ft

0ft 629ft 1259ft



3/24/2023

23-95N-49W  
Union County  
South Dakota

map center: 43° 1' 51.17, -96° 35' 39.19



Maps Provided By:



© AgriData, Inc. 2023  
Field borders provided by Farm Service Agency as of 5/21/2008.



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South Dakota

Union

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM: 69**

Prepared: 12/19/22 3:01 PM

Crop Year: 2023

Page: 2 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.

Other Producers:

Tract Number: 121 Description S2NE;E2SE;SO.11A.SWSE 23-95-49

FSA Physical Location : Union, SD

ANSI Physical Location: Union, SD

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

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 Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	161.17	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	115.6	142	0.00
SOYBEANS	30.0	44	0.00
<b>Total Base Acres:</b>	<b>145.6</b>		

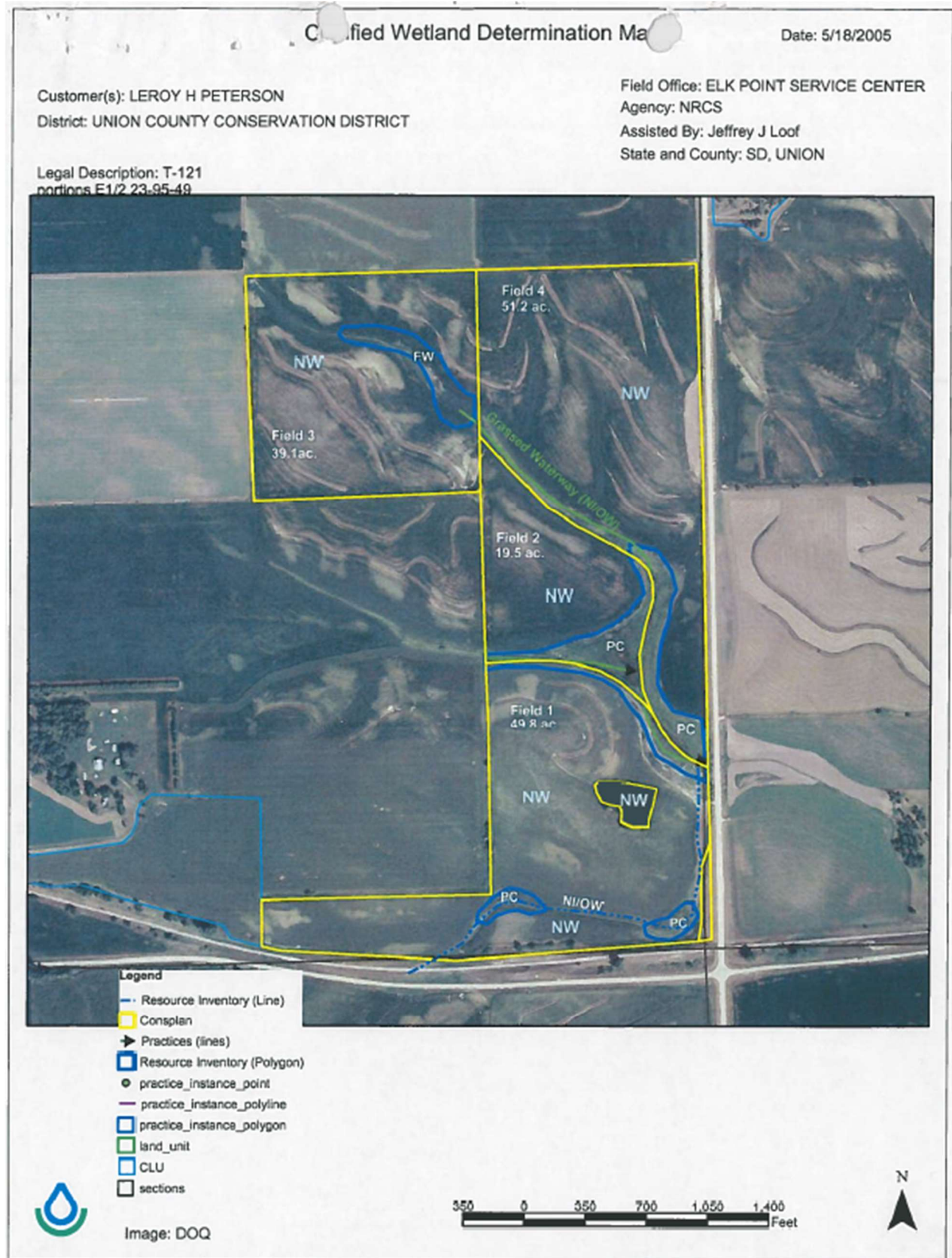
Owners: PETERSON, GALE

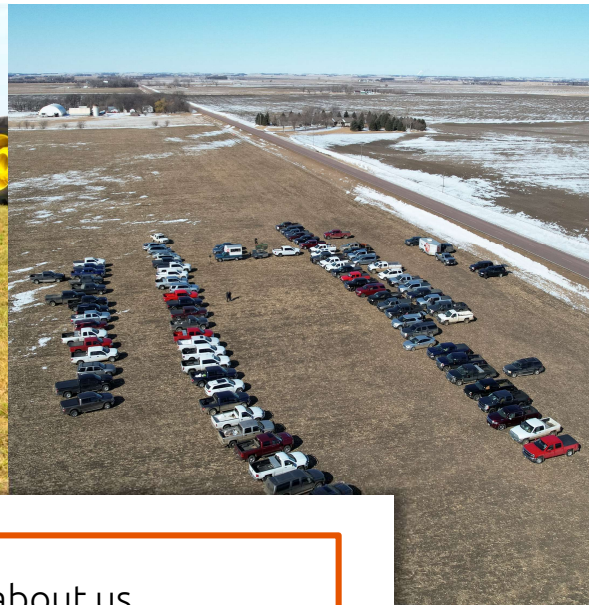
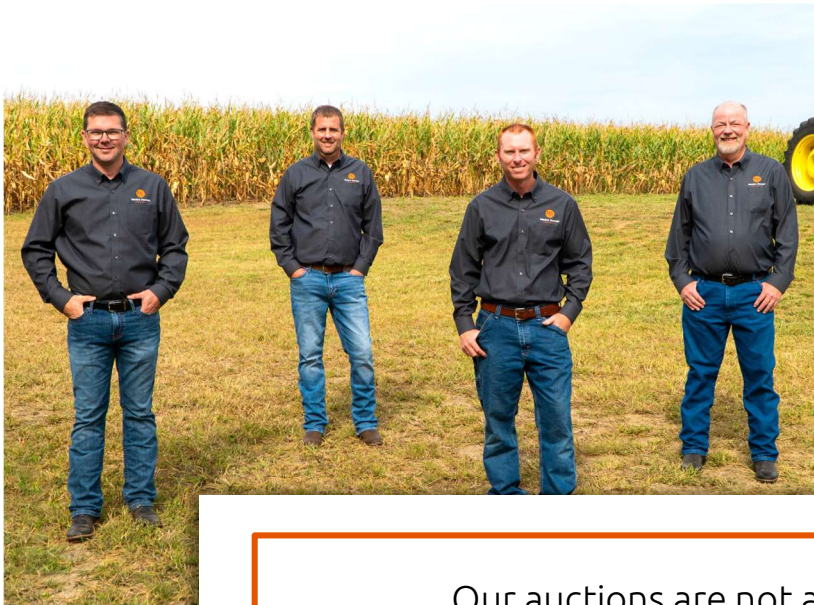
Other Producers:





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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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