

WESTRA AUCTION

137.53 +/- Acres

Germantown Township
Turner County, SD

We will sell the following real estate at a live/online auction at the Lincoln County Fairgrounds located at 27711 SD Hwy 17, Lennox, SD.

*Gary and Marjo Dannen Estate, Owner
Gale Dannen, Mary Dannen, PR*

Tuesday, March 26, 2024 at 10:30 AM



Westra Auction
LAND & REALTY

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

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

John Hauck
Broker Associate
Beresford, SD
605-254-6966

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

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

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

Visit our website: www.westraauction.com

March 26, 2024 · 10:30 am

Turner County South Dakota Land Auction

**137.53 +/- Acres, Germantown Township
Cropland with Building Eligibilities**

**We will sell the following real estate at a live/online auction at the
Lincoln County Fairgrounds located at 27711 SD-Hwy 17, Lennox, SD.**

Auctioneer's Note: Don't miss this auction! This land has been owned by the Dannen family since the early 1900's and is available to farm for the 2024 crop year. The land is located from Chancellor, SD, ½ mile west on SD Hwy 44 and 1 mile north on 460th Ave. The cropland has been in a corn/soybean rotation and ethanol and grain elevators are in close proximity to the land. According to Surety/AgriData, the land has a productivity index of 86.5 and a soil rating of .882. Predominate soils include: Egan-Wentworth complex, 2-6 percent slopes (49.6% of the field) and Egan-Trent silty clay loams, 0-2 percent slopes (38.4% of the field). The topography of the land is rolling. The FSA estimates there is approximately 132.13 acres of cropland with an 80.10-acre corn base/115-bushel PLC yield and a 52-acre soybean base/35-bushel PLC yield. This parcel includes 3 building eligibilities. Taxes: TBD.

Abbreviated Legal Description: 137.53 +/- acres, NE ¼ less acreage, 20-99-52, Turner County, SD.

Terms: 15% nonrefundable down payment day of sale with the balance due at closing on or before April 30, 2024. Possession of the land at closing. Title insurance and closing costs split 50/50 between buyer and seller. 2023 taxes due 2024 to be paid by the seller. 2024 taxes due in 2025 to be paid for by the buyers. The acres in this property have been determined by a survey. 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. Brenda Ask, closing attorney.

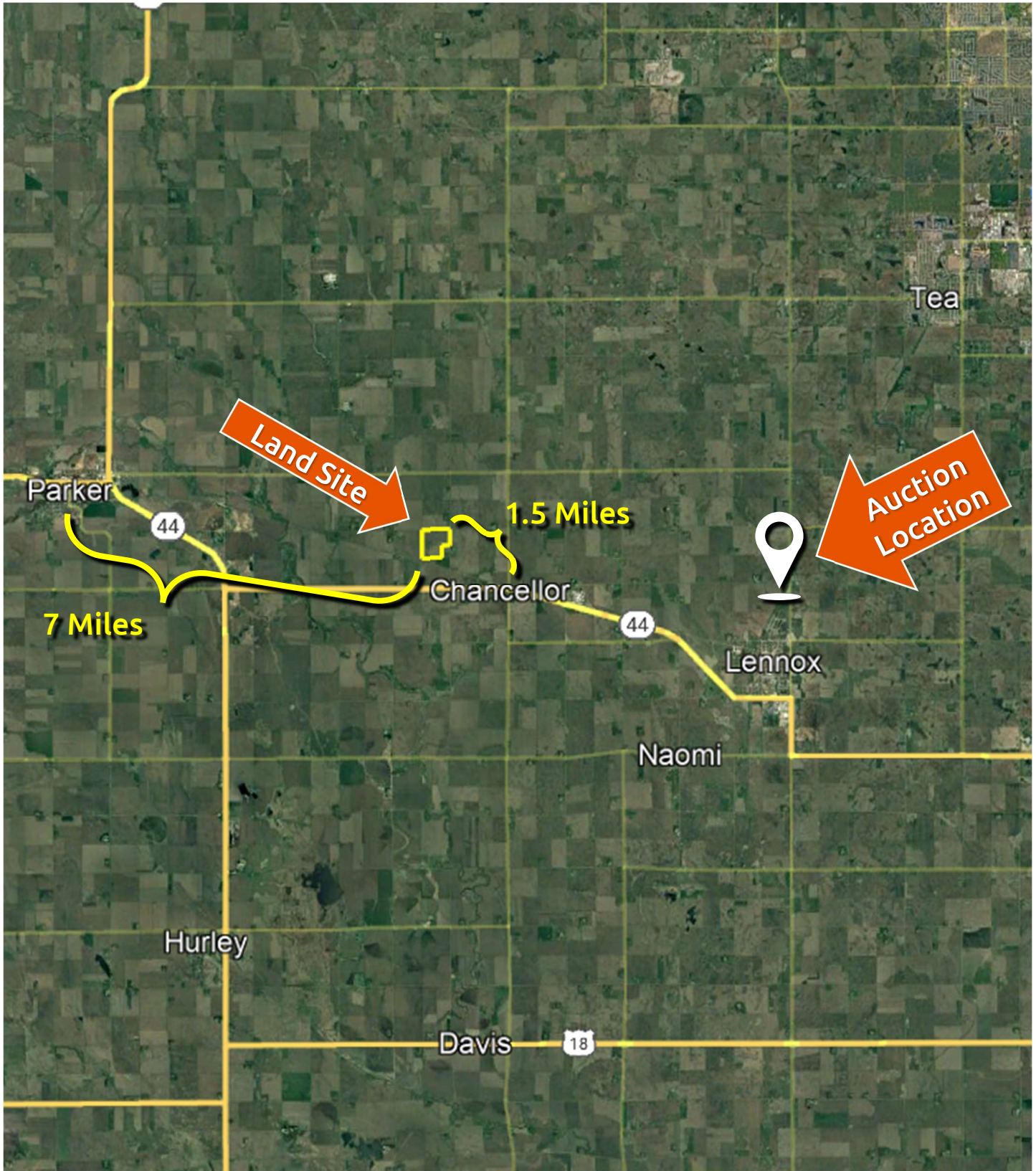
For maps, pictures, video and more information visit: www.westrauction.com

**Gary and Marjo Dannen Estate, Owner
Gale Dannen, Mary Dannen, PR**

Joel R. Westra, Auctioneer, Centerville, SD 605-310-6941
Joel A. Westra, Auctioneer, Chancellor, SD 605-957-5222
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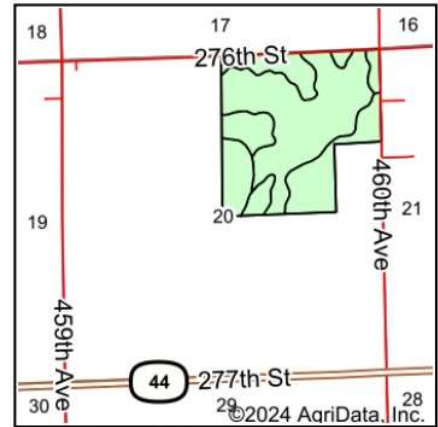
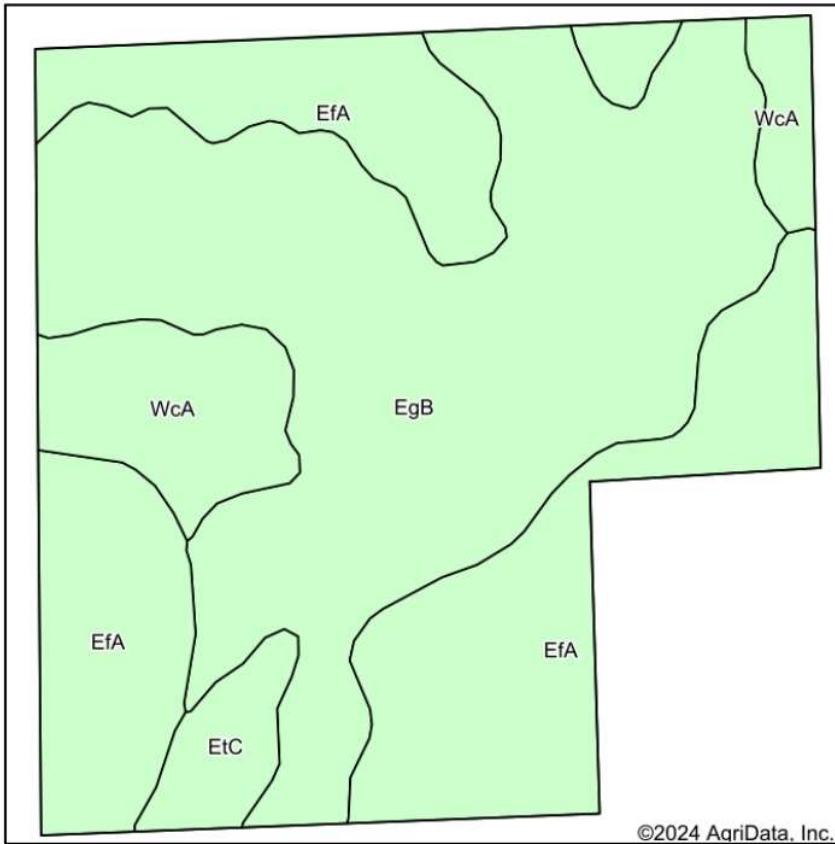
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Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **20-99N-52W**
 Township: **Germantown**
 Acres: **137.35**
 Date: **2/23/2024**



Soils data provided by USDA and NRCS.

Area Symbol: SD125, Soil Area Version: 25

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
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	69.69	50.7%	Ile	84						68
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	50.23	36.6%	Is	92	4.7	55	94	36	38	60
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	12.97	9.4%	Iw	86	3.8	49	89	34	34	53
EtC	Ethan-Egan complex, 5 to 9 percent slopes	4.46	3.2%	Ive	61	3.4	38	60	22	26	56
Weighted Average				1.60	86.4	2.2	26	44.7	17.1	18	*n 63.3

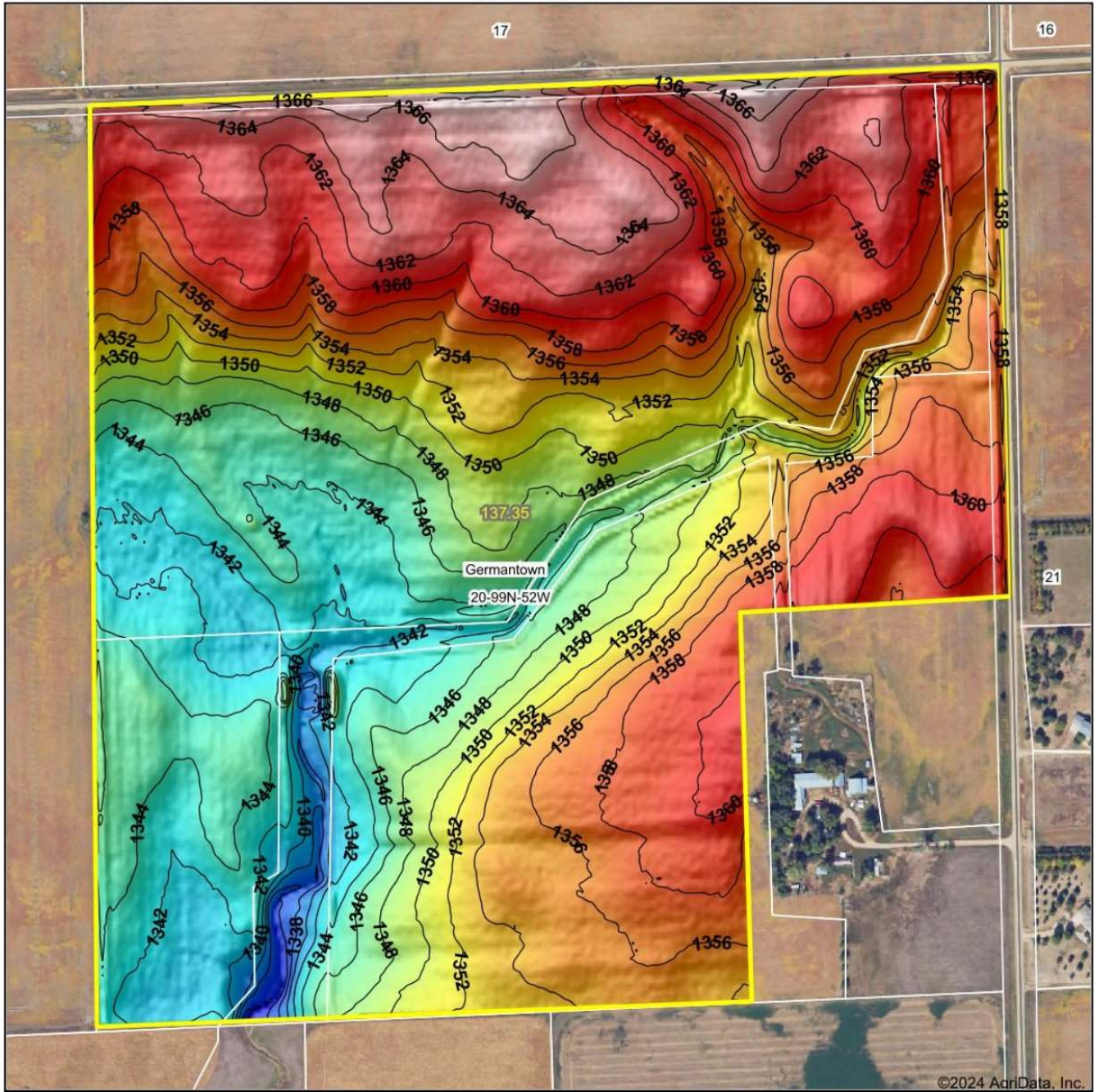
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



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Elevation Map



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Low Elevation High



Source: USGS 3 meter dem

0ft 441ft 882ft

Interval(ft): 2



Min: 1,333.5

Max: 1,369.2

Range: 35.7

Average: 1,353.2

Standard Deviation: 7.68 ft

20-99N-52W
Turner County
South Dakota



Maps Provided By:

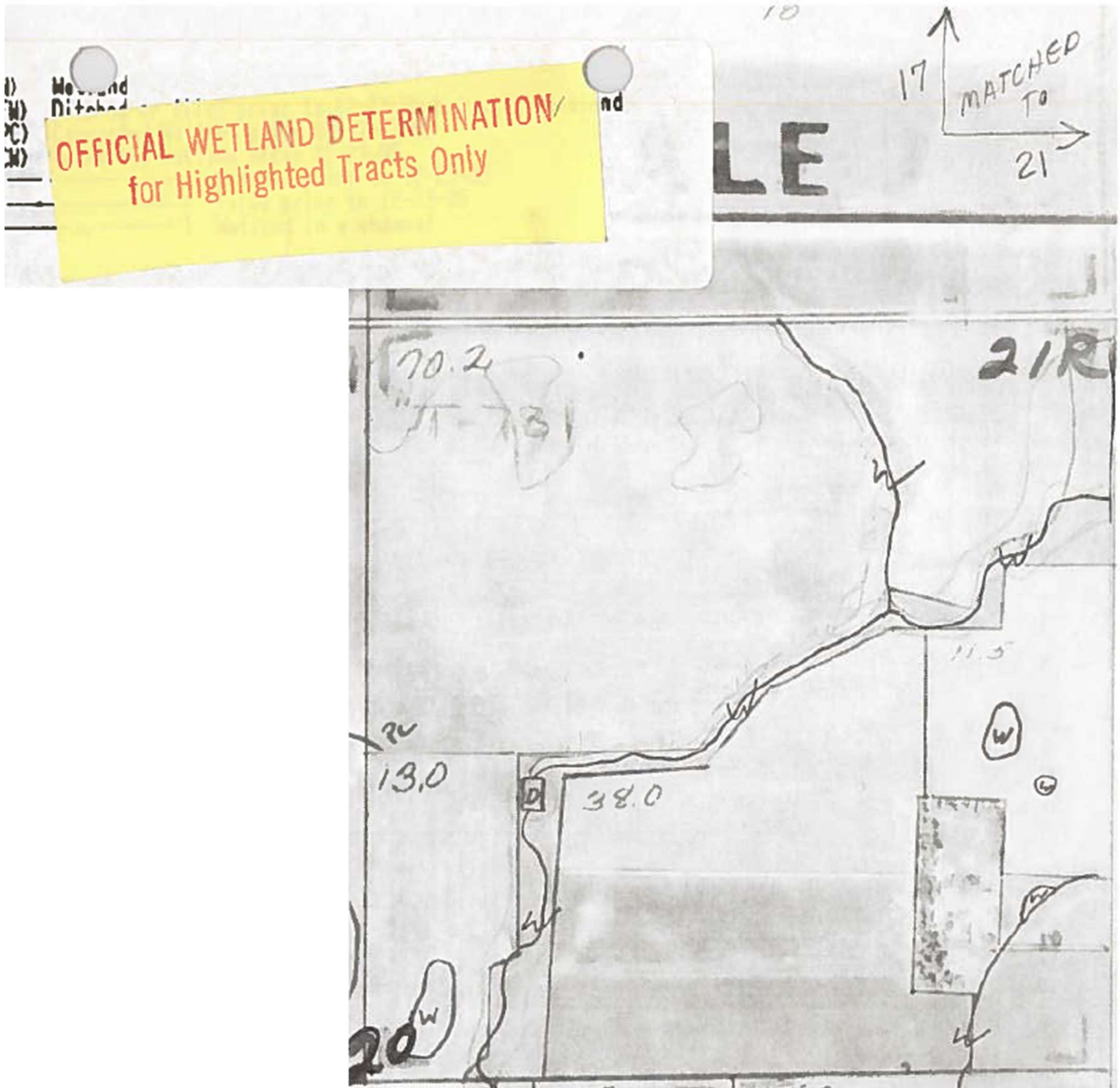


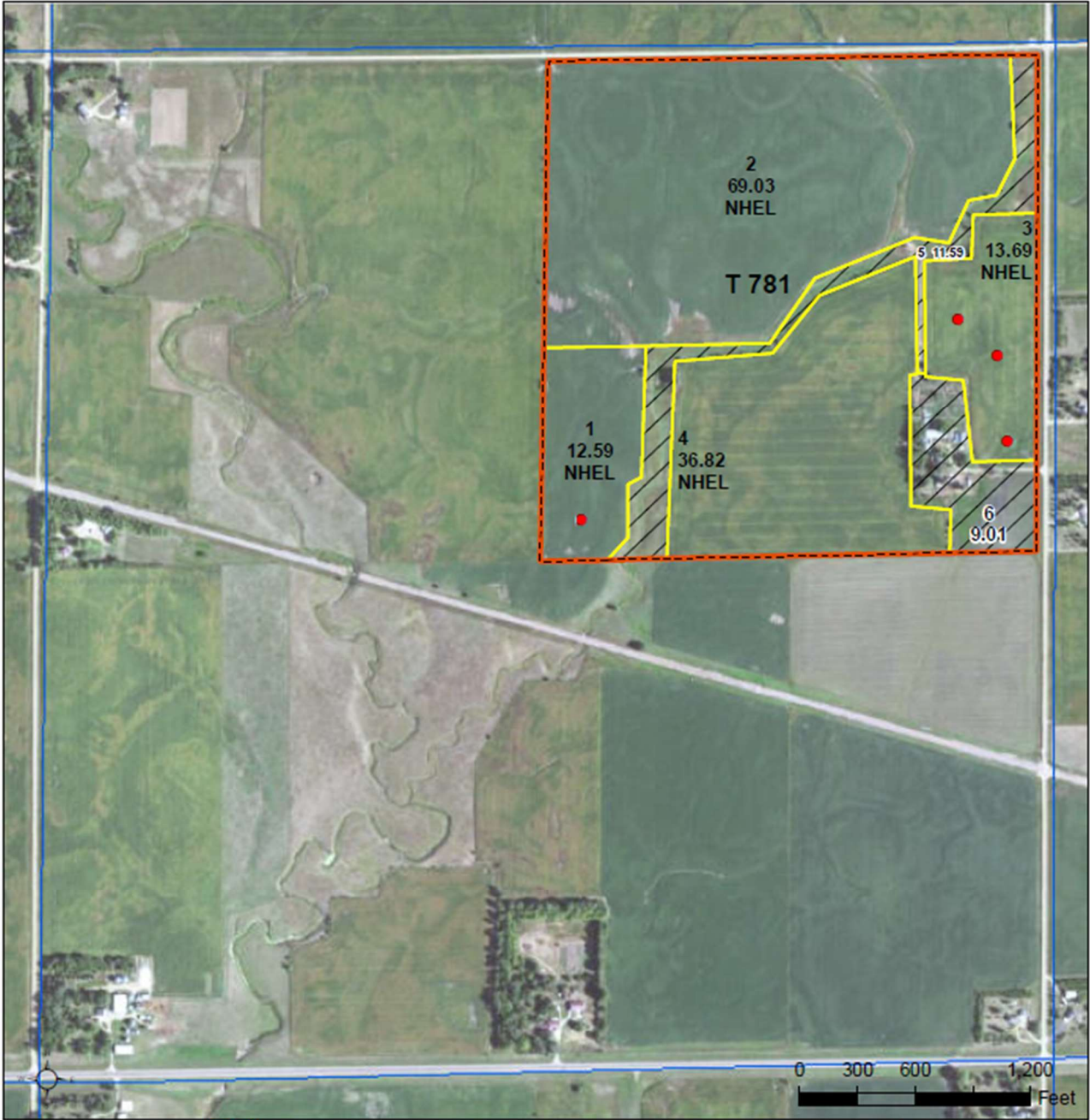
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 43° 23' 3.45, -97° 0' 32.52







Common Land Unit
 [Yellow outline] Non-Cropland
 [Red dashed outline] Tract Boundary
 [Blue outline] PLSS
 [Green outline] 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 - HRB or HRW
 Sunflowers = Oil or Non

Producer Initial	_____
Date	_____

2023 Program Year

Map Created April 06, 2023

Farm 433

20-99N-52W-Turner

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 directly from the producer and/or National Agricultural Imagery Program (NAIP) Imagery. 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 USDA Natural Resources Conservation Service (NRCS).



SOUTH DAKOTA TURNER Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 433 Prepared : 2/15/24 8:16 AM CST Crop Year : 2024
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Operator Name :
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/W/F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
152.73	132.13	132.13	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	132.13	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
Com	80.10	0.00	115	0
Soybeans	52.00	0.00	35	0
TOTAL	132.10	0.00		

NOTES

Tract Number : 781
Description : NE 20 99 52
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 : GARY DANNEN ESTATE
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
152.73	132.13	132.13	0.00	0.00	0.00	0.00	0.0



SOUTH DAKOTA
TURNER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 433
Prepared : 2/15/24 8:16 AM CST
Crop Year : 2024

Tract 781 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	132.13	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	80.10	0.00	115
Soybeans	52.00	0.00	35
TOTAL	132.10	0.00	

NOTES

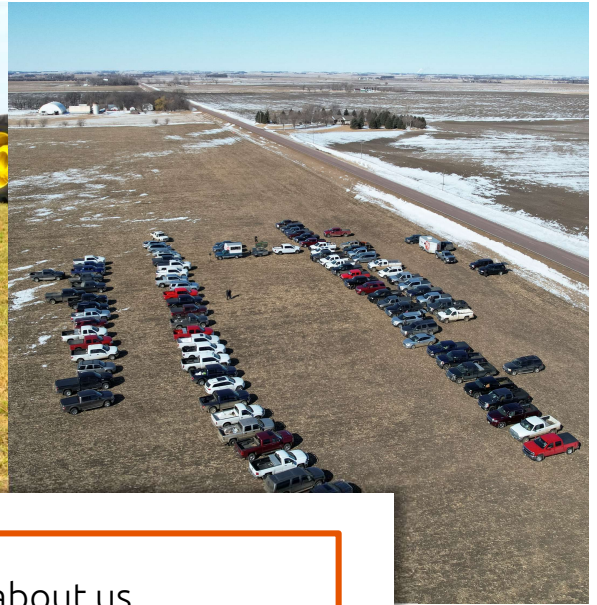
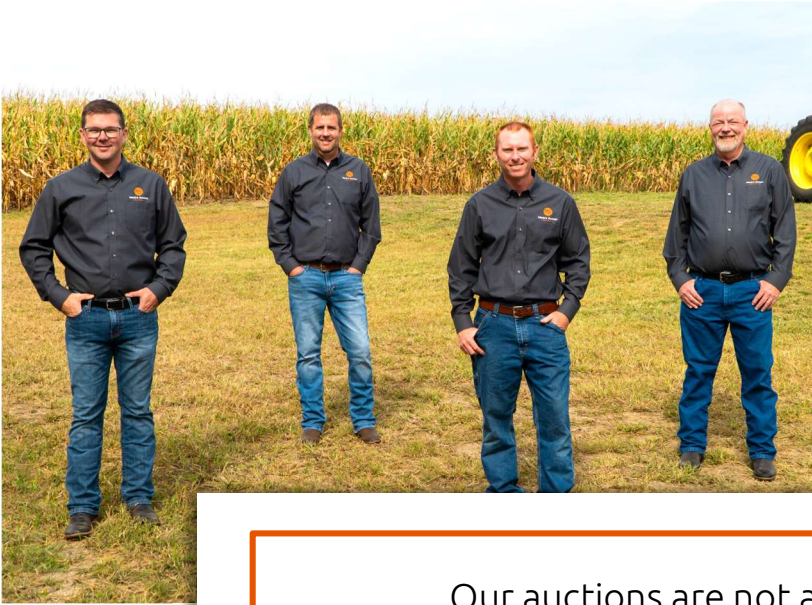
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 We guarantee is that you can trust us to
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