

WESTRA AUCTION

233.91 +/- Acres

Parker 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

Heirs of Virgil & Arlene Plucker, Owners

Tuesday, March 19, 2024 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

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

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

Visit our website: www.westrauction.com

March 19, 2024 · 10:30 am

Turner County South Dakota Land Auction

**233.91 +/- Acres, Parker Township
Irrigated & Non-Irrigated Cropland**

**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 opportunity to expand your current farming operation or to purchase the land as an investment. This offering includes irrigated (2 pivots) and non-irrigated land and is under lease for the 2024 crop year. Located 3.5 miles west of Chancellor, SD, the land is close in proximity to grain elevators and ethanol plants. The land includes tile, 3 building eligibilities and has been in a corn/soybean rotation. According to Surety AgriData, the land has a productivity index of 79.1 and a soil rating of .833. Predominant soils include Egan-Wentworth complex, 2-6 percent slopes; Egan-Tent silty clay loams, 0-2 percent; Clamo silty clay; Egan-Ethan complex, 2-6 percent slopes. The FSA estimates there is approximately 229.54 of cropland with a 112.5-acre corn base/116-bushel PLC yield and a 113-acre soybean base/31-bushel PLC yield. Contact an auctioneer for APH information. The seller will credit the buyer \$76,263.50 per the 2024 lease at closing. Taxes: \$5,452.96.

Irrigator/Well Information: 2-2013 Reinke pivots, 8-tower, 1-160' well, 75 hp motor, 750 gpm.

Legal Description: 233.91 +/- acres, E½ SW¼ except Tract 1 of Plucker's Addition in the SE¼ of SW¼; NE¼ except Pluckers Tract 1 & 2; Lot 1 of Plucker's Addition in the N½ SE¼, 24-99-53, Turner County, SD.

Terms: 15% nonrefundable down payment day of sale with the balance due at closing on or before April 29, 2024. Possession of the land at closing subject to lease. Title insurance and closing costs split 50/50 between buyer and seller. 2023 and 2024 taxes to be paid by the seller. 2024 taxes due in 2025 to be paid for by the buyer. The new owner will be credited \$76,475.25, per the 2024 lease at closing. 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.westraauction.com

The Heirs of Virgil & Arlene Plucker, Owners

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

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

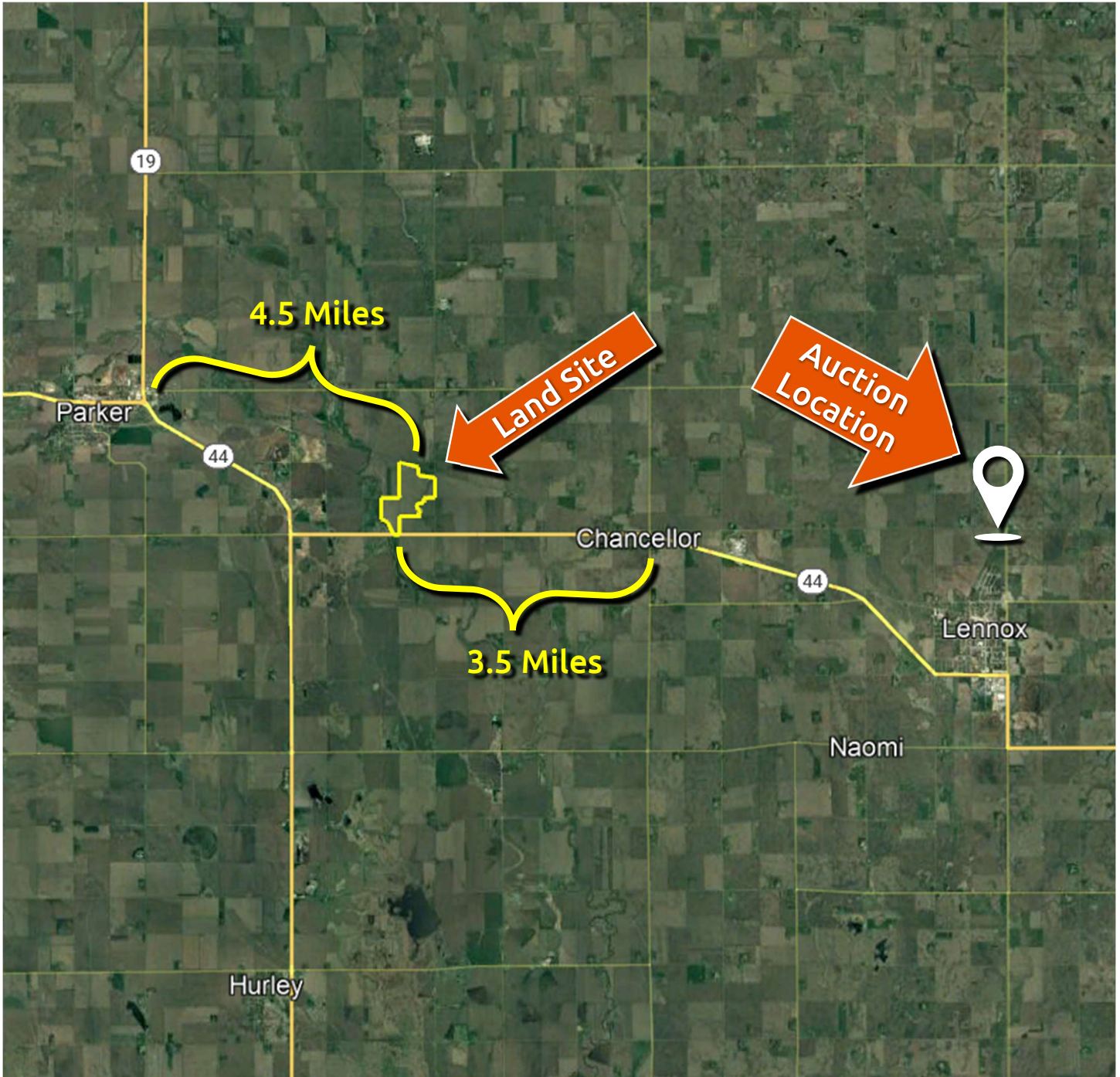
Phil Eggers, Broker Associate, Renner, SD 605-351-5438

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

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

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



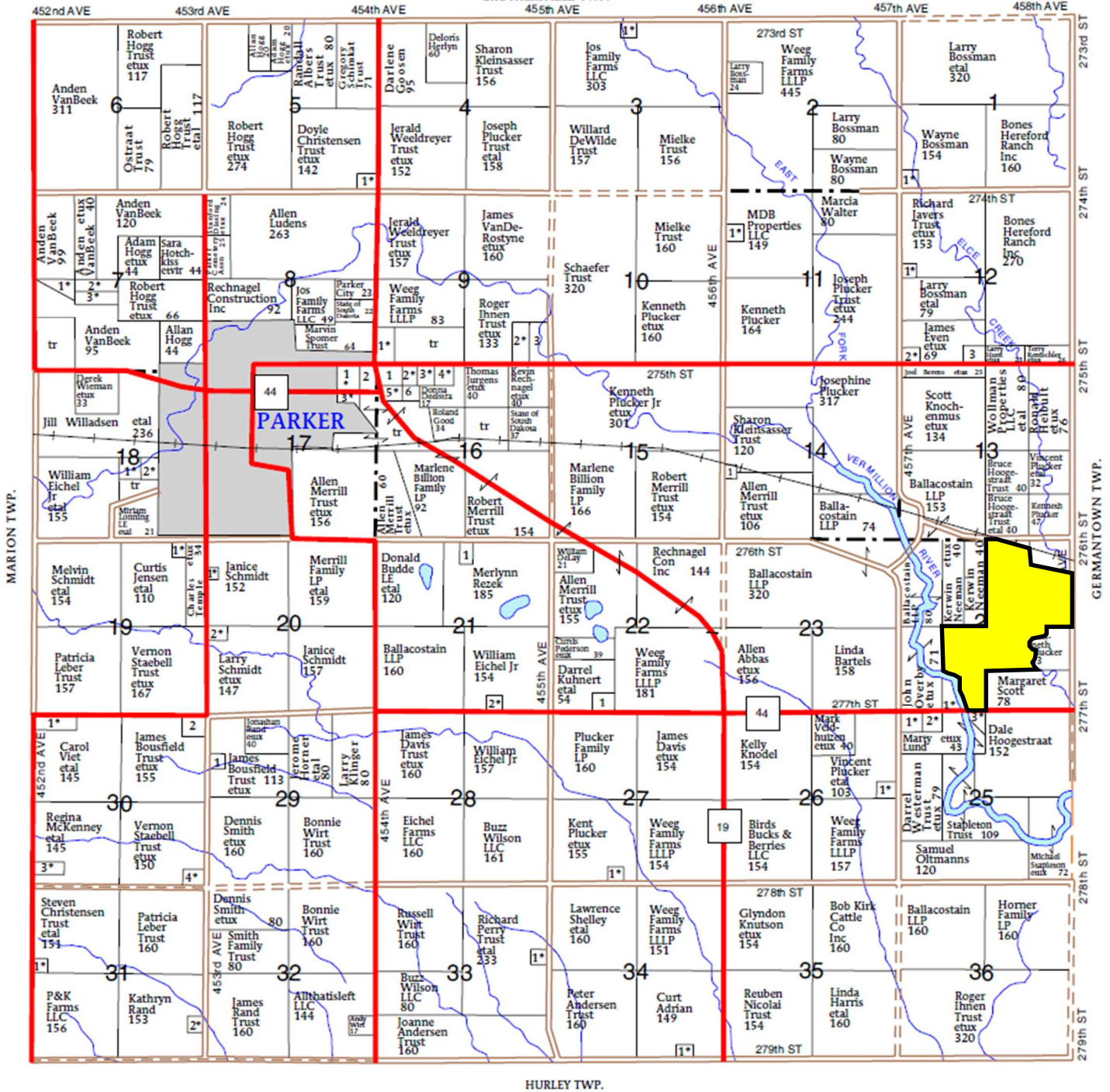


T-99-N

PARKER PLAT

R-53-W

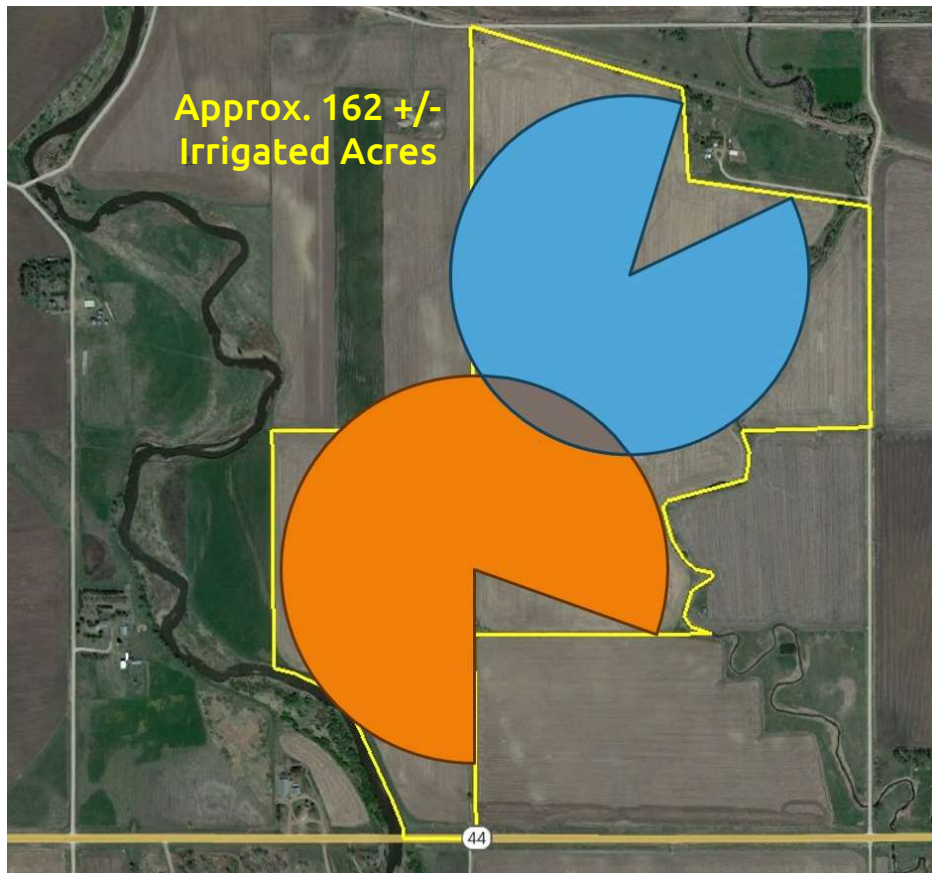
(Landowners)



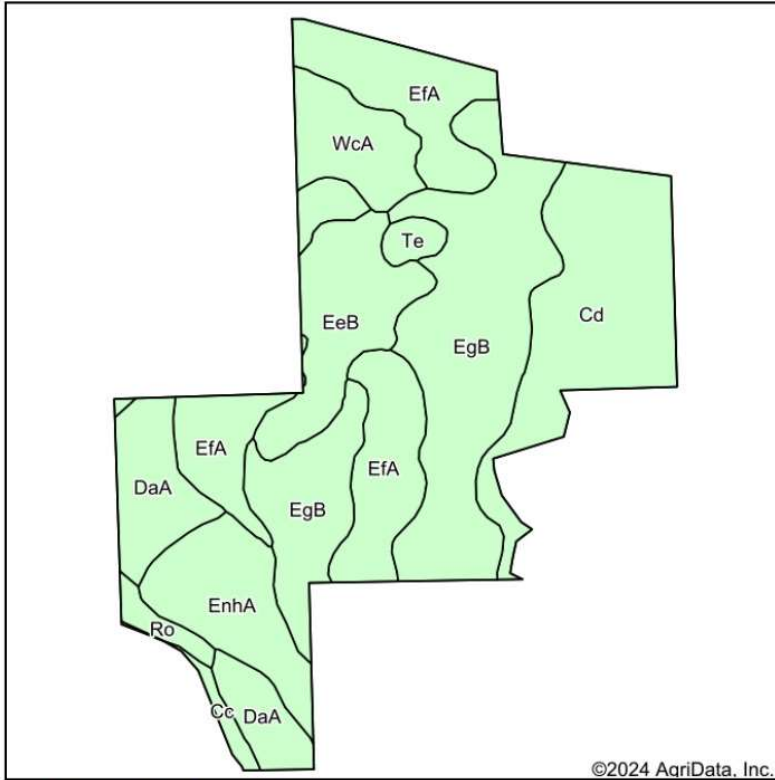
FHP Map Image courtesy of Farm and Home Publishers



March 19, 2024 · 10:30 am

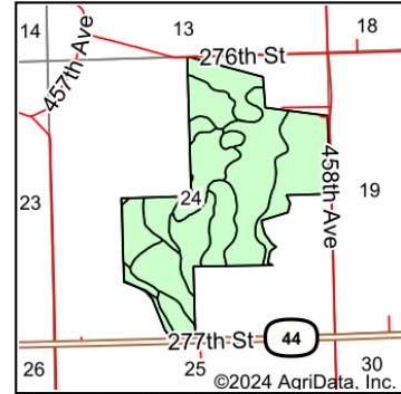


Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Turner**
 Location: **24-99N-53W**
 Township: **Parker**
 Acres: **231.58**
 Date: **2/13/2024**



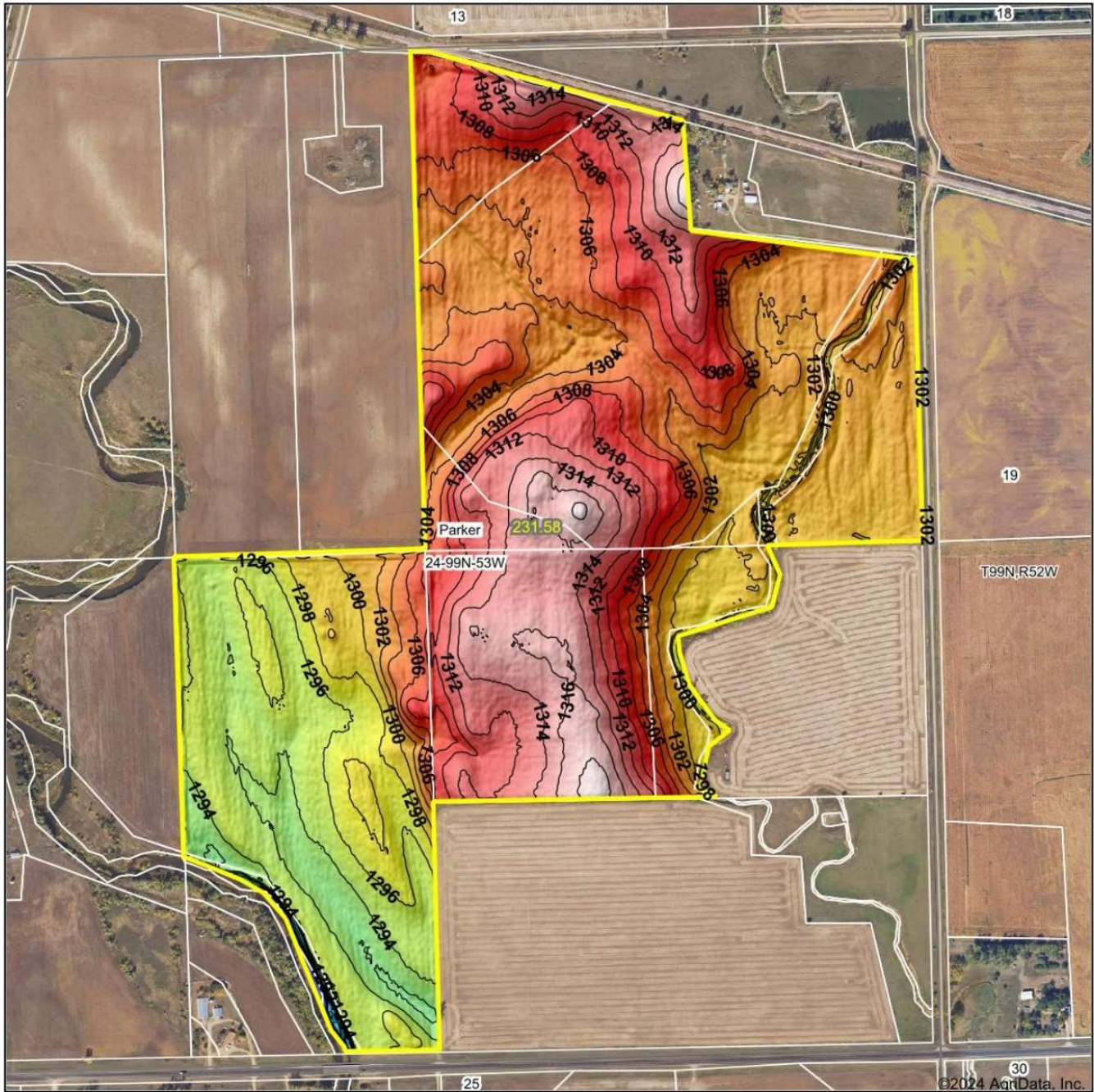
Area Symbol: SD125, Soil Area Version: 25

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	66.16	28.6%	Ile	84						68
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	46.58	20.1%	Is	92	4.7	55	94	36	38	60
Cd	Clamo silty clay	38.73	16.7%	IVw	62	0.6	21	60	23	14	32
EeB	Egan-Ethan complex, 2 to 6 percent slopes	20.60	8.9%	Ile	77	4	47	77	29	32	58
DaA	Davis loam, 0 to 2 percent slopes	19.62	8.5%	Iw	89	4.5	54	93	36	37	68
EnhA	Enet loam, high precipitation, 0 to 2 percent slopes	18.91	8.2%	Ils	60						47
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	13.06	5.6%	Iw	86	3.8	49	89	34	34	53
Ro	Bon loam, 0 to 2 percent slopes, rarely flooded	3.15	1.4%	Ilc	84						73
Te	Tetonka silt loam, 0 to 1 percent slopes	2.64	1.1%	IVw	56						14
Cc	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	2.13	0.9%	VIw	34						36
Weighted Average				2.05	79.1	2	26.1	48.7	18.6	17.9	*n 56.1

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method



Elevation Map



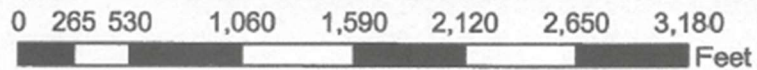
<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem</p> <p>Interval(ft): 2</p> <p>Min: 1,275.4</p> <p>Max: 1,319.6</p> <p>Range: 44.2</p> <p>Average: 1,304.1</p> <p>Standard Deviation: 6.86 ft</p>	<p>0ft 809ft 1617ft</p>
<p>Westra Auction LAND & REALTY</p> <p>Maps Provided By:</p> <p>surety CUSTOMIZED ONLINE MAPPING</p> <p><small>© AgriData, Inc. 2023 www.AgrDataInc.com</small></p> <p><small>Field borders provided by Farm Service Agency as of 5/21/2008.</small></p>	<p>24-99N-53W</p> <p>Turner County South Dakota</p> <p>Boundary Center: 43° 22' 49.49, -97° 3' 0.82</p>	<p>2/13/2024</p>



Certified Wetland Determination

Field Office: Parker FO
Certified By: Merris Miller
Legal Desc: NE4 & NW4 SE4 & E2 SW4 24-99-53

Agency: USDA-NRCS
Certified Date: 4/21/2011
Tract: 1448

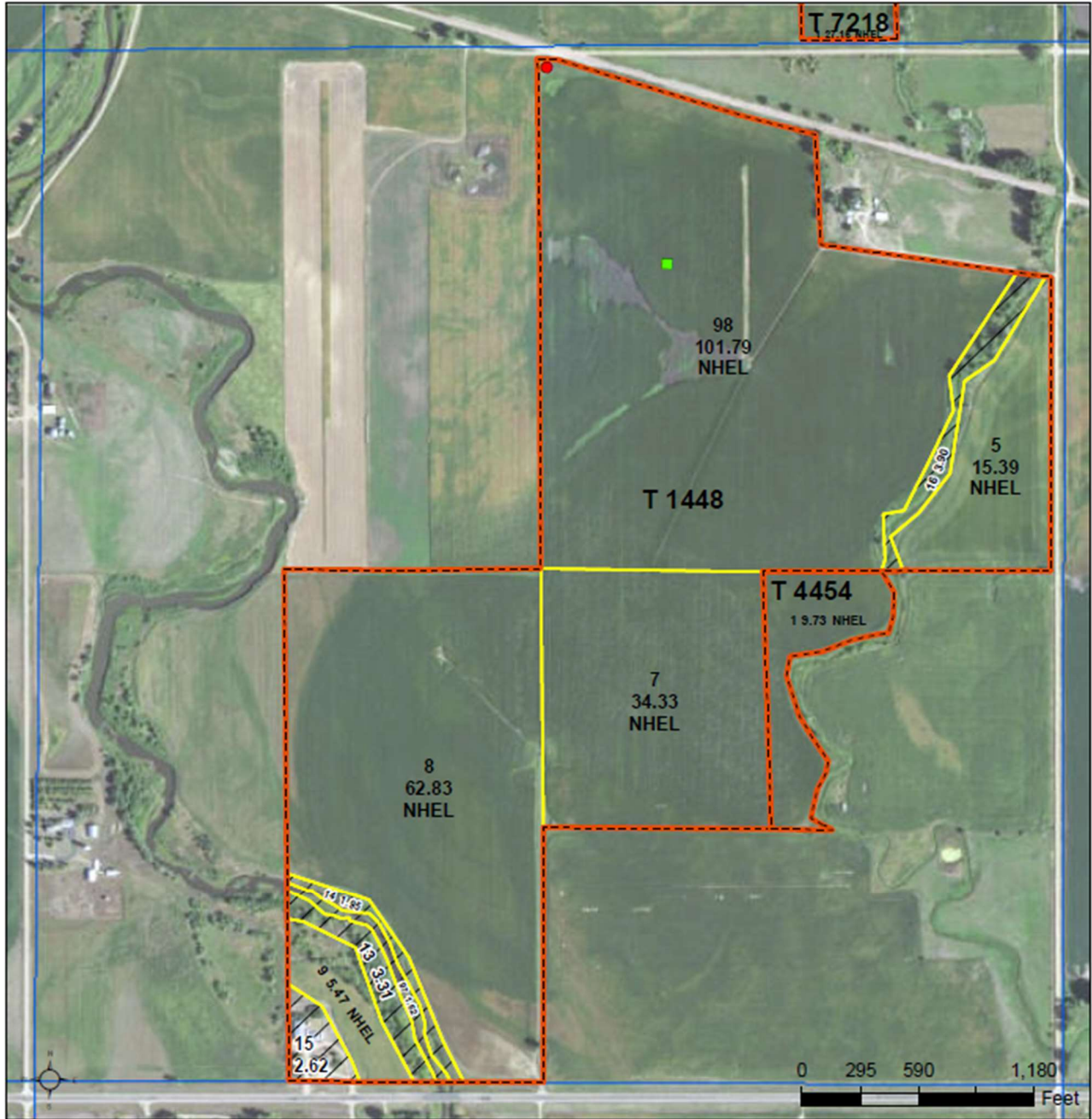


Legend

- 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.





Common Land Unit
 Non-Cropland
 Cropland
 Tract Boundary
 PLSS

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 9886

24-99N-53W-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 See Page 3 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 9886 Prepared : 2/8/24 3:39 PM CST Crop Year : 2024
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Operator Name :
CRP Contract Number(s) : None
Recon ID : 48-125-2018-160
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
270.10	256.70	256.70	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	256.70	0.00		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	127.58	0.00	116	0
Soybeans	125.38	0.00	31	0
TOTAL	252.96	0.00		

NOTES

Tract Number : 1448
Description : NE - 30A IN NE CORNER; ESW; NWSE 24 99 53
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 : VINCENT PLUCKER, PRENTICE PLUCKER
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
233.21	219.81	219.81	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 : 9886 Prepared : 2/8/24 3:39 PM CST Crop Year : 2024
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Tract 1448 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	219.81	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	108.50	0.00	116
Soybeans	109.10	0.00	31
TOTAL	217.60	0.00	

NOTES

Tract Number : 4454

Description : W 10A NESE 24 99 53

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 : Wetland determinations not complete

WL Violations : None

Owners : VINCENT PLUCKER, PRENTICE PLUCKER

Other Producers : None

Recon ID : None

Tract Land Data

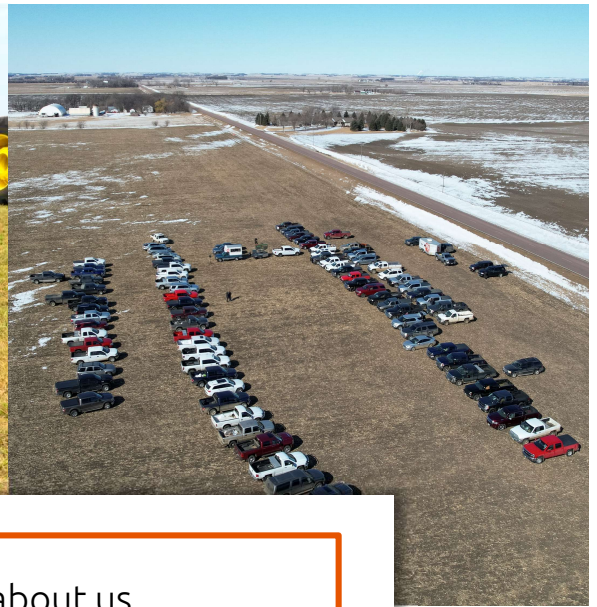
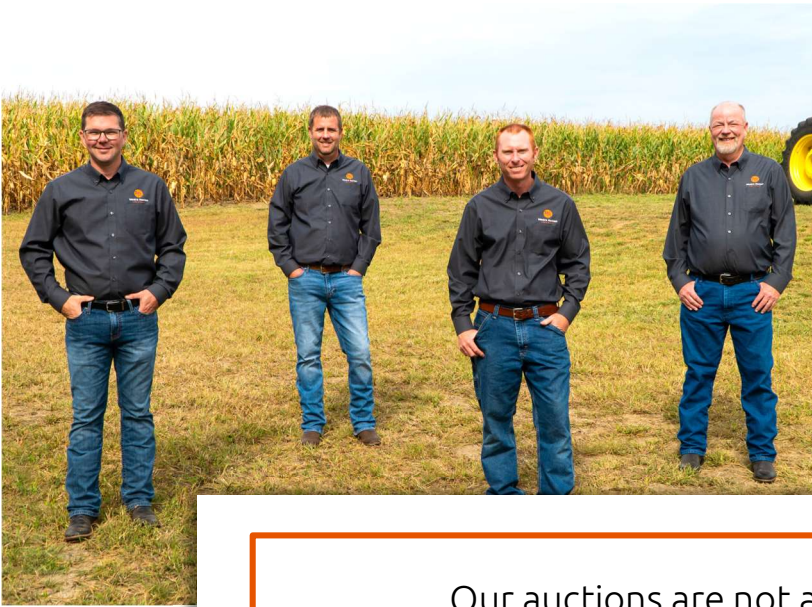
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
9.73	9.73	9.73	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	9.73	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	4.10	0.00	116
Soybeans	4.10	0.00	31
TOTAL	8.20	0.00	

NOTES





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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Visit our website to learn more, read the auction listing, and view photos

