

WESTRA AUCTION

151.03 +/- 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 Alcester, SD, 1 3/4 miles west on 301st St.

Kenneth Carlson Trust, Owner

Monday, December 2, 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

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

Blake Zomer
Zomer Auction
Rock Valley, IA
712-460-2552



Visit our websites: www.westraauction.com
www.zomercompany.com

December 2, 2024 · 10:30 am

Union County South Dakota Land Auction

**151.03 +/- Acres, Alcester Township
Cropland/Grassland**

**We will sell the following real estate at public auction, both live/online
at the land site located from Alcester, SD, 1 ¾ miles west on 301st St.**

Auctioneer's Note: If you are looking to expand your farming operation or looking to buy land as an investment, don't miss this sale! This productive Alcester Township land is located in the rolling hills west of Alcester, SD. The land has been in a corn/soybean rotation and is available to farm for the 2025 crop year. The land is located near grain elevators and an ethanol plant. According to Surety-Agridata, the productivity index is 62 and the land has a soil rating of .720. Predominate soils: Crofton-Nora complex, 6-11 percent slopes, eroded, Kennebec silty clay loam, and Alcester silty clay loam, 2-6 percent slopes. The FSA office estimates there are approximately 127.58 acres of cropland with a 99.60-acre corn base/145-bushel PLC yield and a 12.40 soybean base/46-bushel PLC yield. The balance of the land includes grass, trees, and roadways. Driveway access, if needed, will be the buyer's expense. Taxes: \$3,485.88.

Legal Description: S½ NW¼ less Carlson Tract 1 in the SW¼ NW¼ and NW¼ NW¼ and N½ N½ SW¼ less 1 acre for school, 29-95-49, Union County, SD.

Terms: 15% nonrefundable down payment day of sale with the balance due at closing on or before Dec 30, 2024. Possession March 1, 2025. Title insurance and closing costs split 50/50 between buyer and seller. 2024 taxes due in 2025 to be paid for by the sellers. 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

**Kenneth Carlson Trust, Owner
Linda Hinkley and Linette Trudeau, Co-Trustees**

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

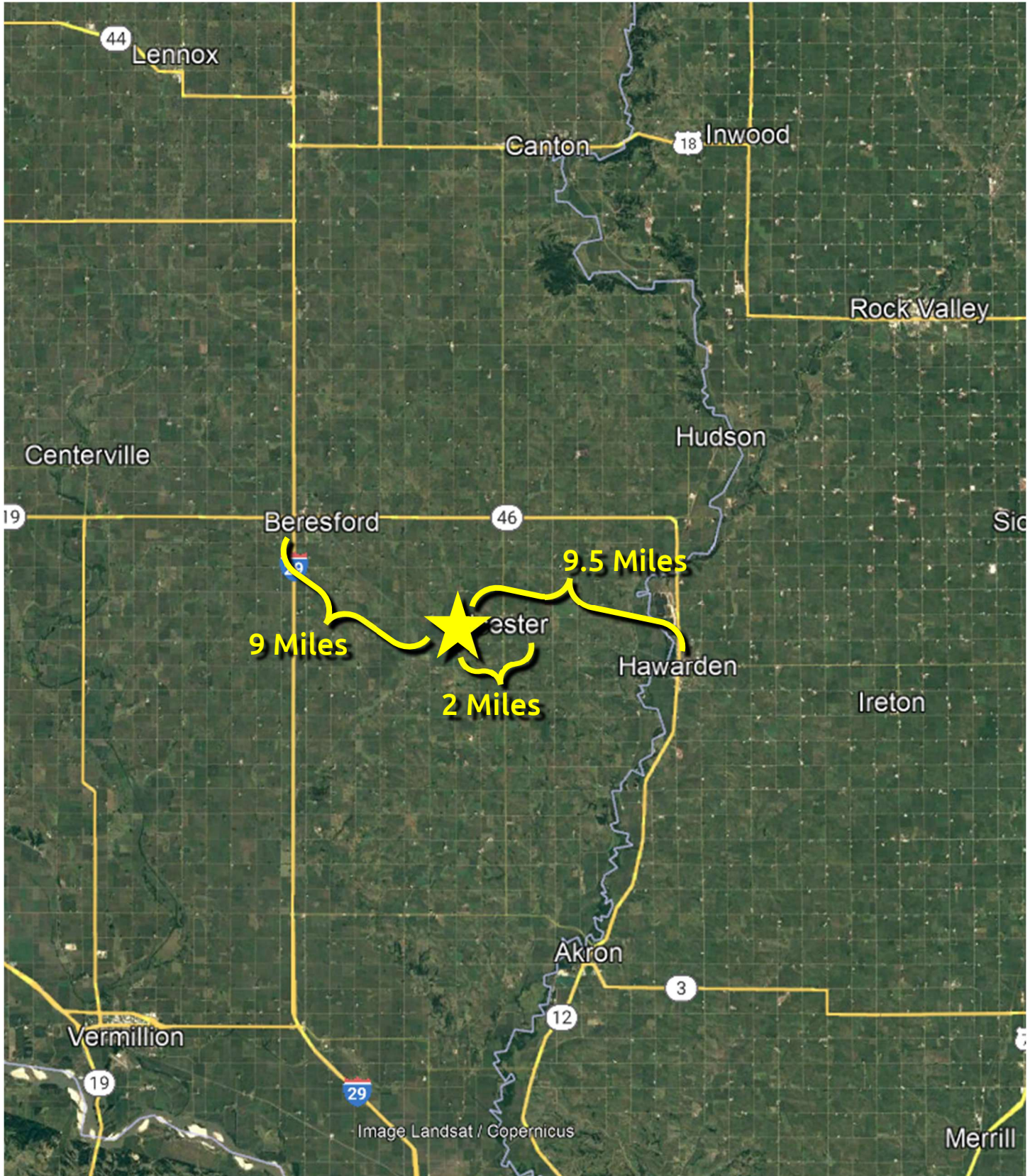
Jonathan Hagena, Broker Associate, Lennox, SD 605-728-7282

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

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



December 2, 2024 · 10:30 am



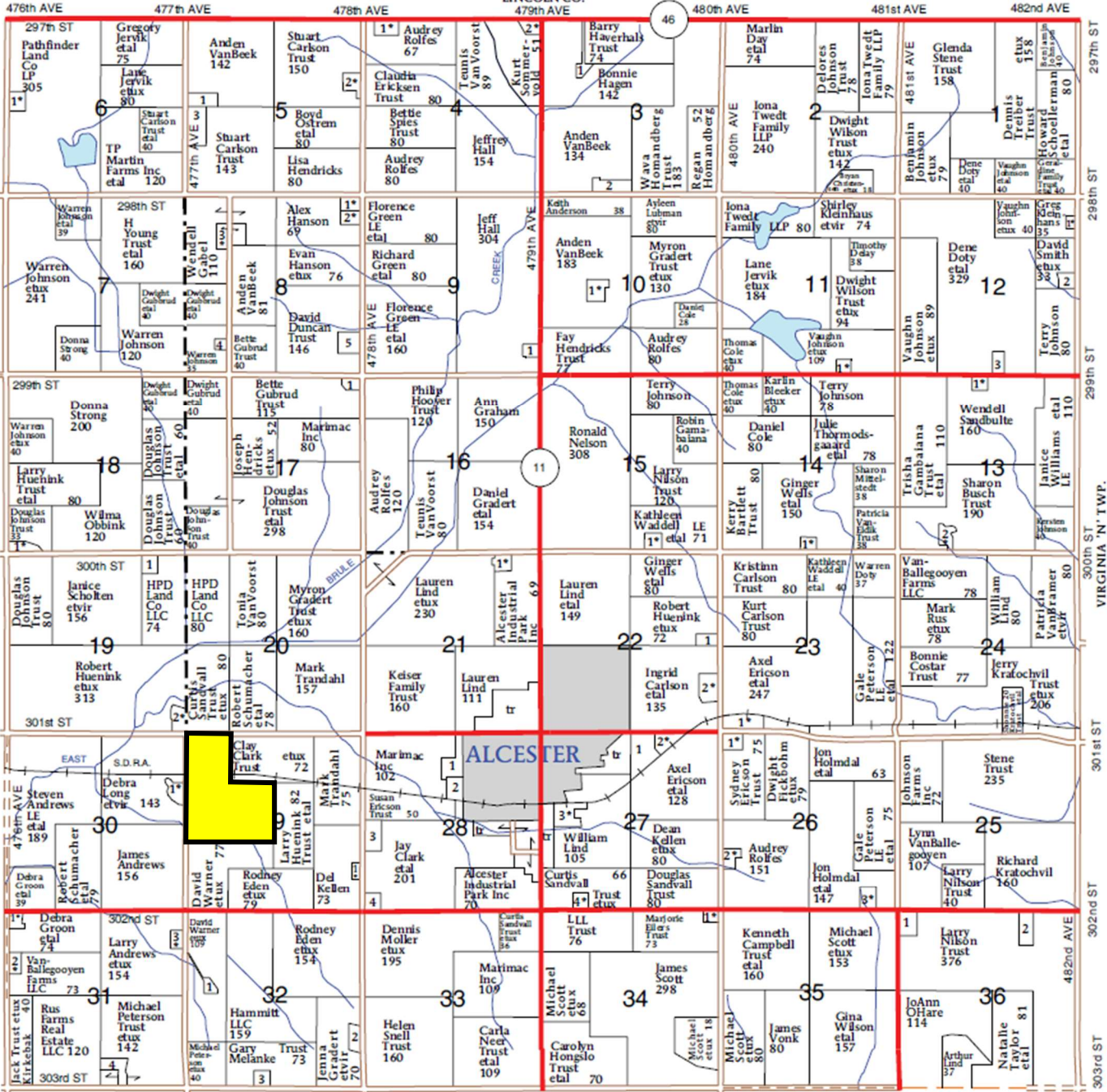
T-95-N

ALCESTER PLAT

R-49-W

(L-Indowners)

LINCOLN CO.



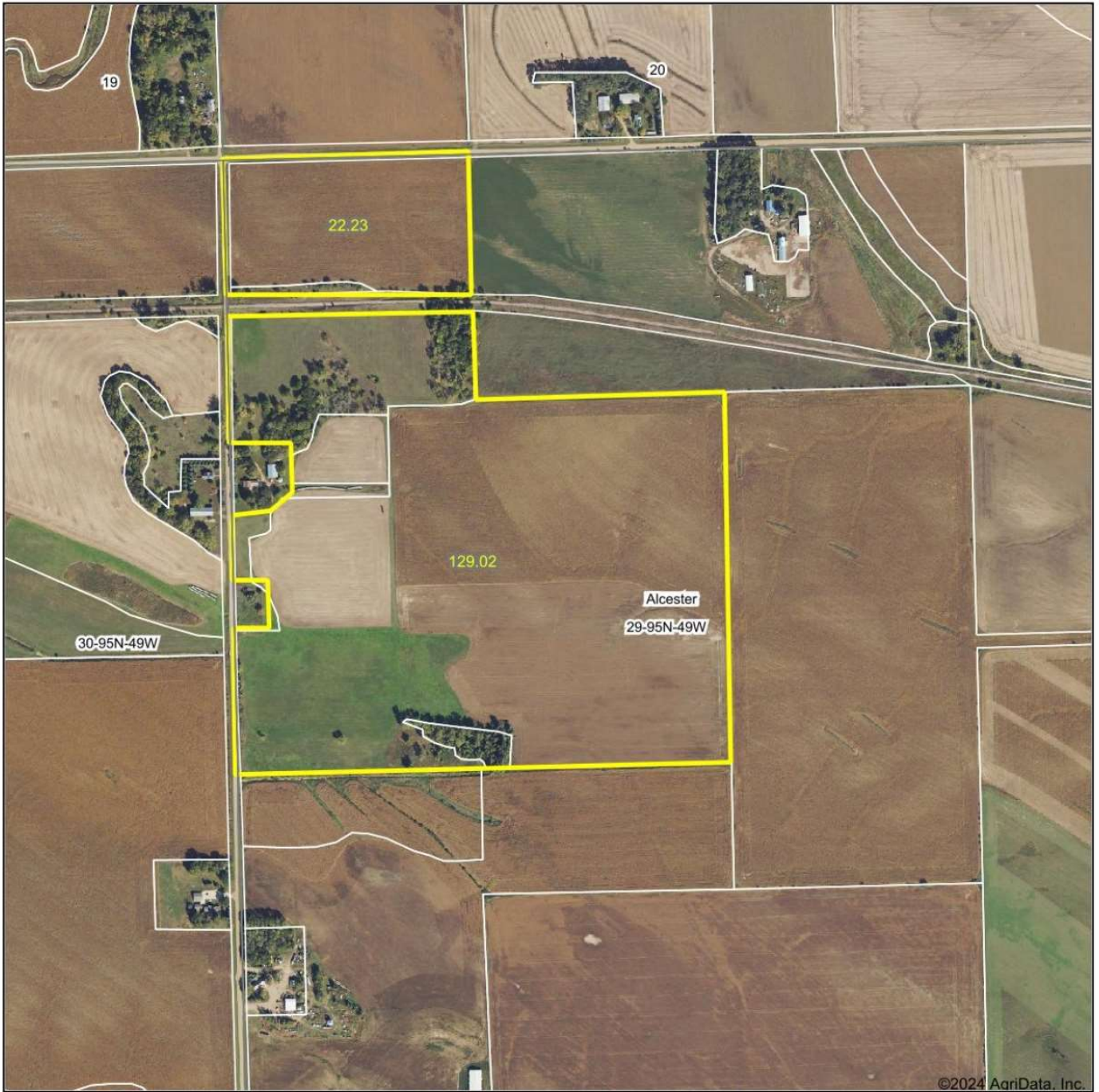
BIG SPRINGS TWP.

FHP Map Image courtesy of Farm and Home Publishers



December 2, 2024 · 10:30 am





©2024 AgriData, Inc.



Boundary Center: 43° 1' 16.63, -96° 39' 45



29-95N-49W
Union County
South Dakota

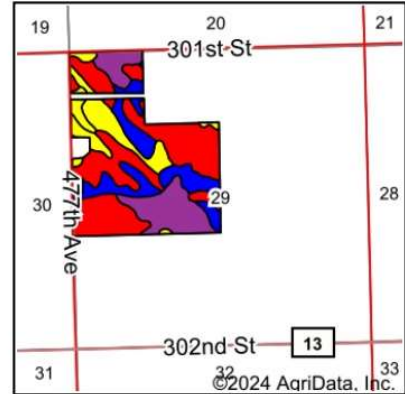
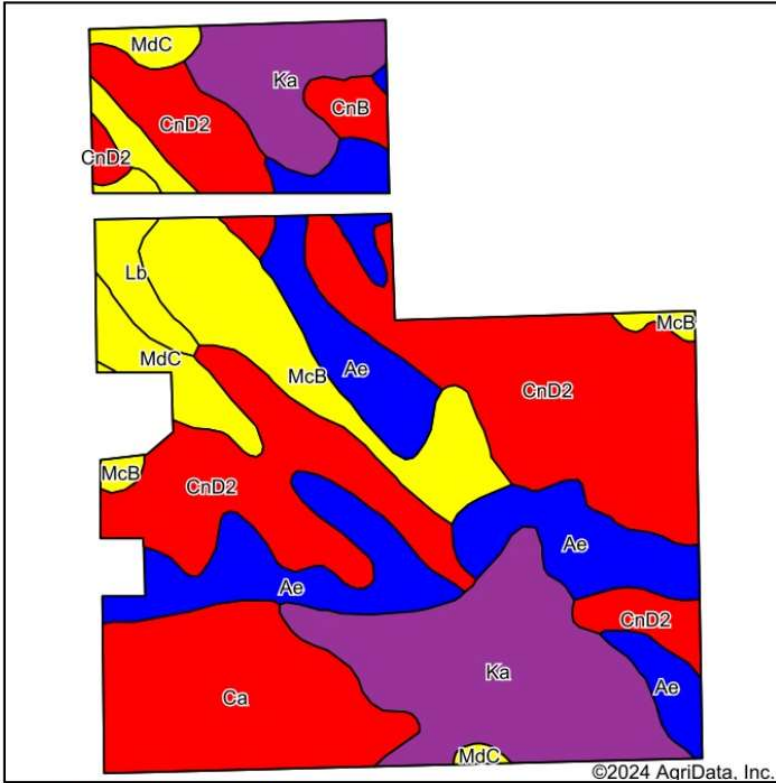


8/22/2024

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



Soils Map



State: **South Dakota**
 County: **Union**
 Location: **29-95N-49W**
 Township: **Alcester**
 Acres: **151.25**
 Date: **8/22/2024**



Soils data provided by USDA and NRCS.

Area Symbol: SD127, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Soybeans Bu	*n NCCPI Soybeans	
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	49.50	32.7%		IVe	IVe	47					64	
Ka	Kennebec silty clay loam	29.28	19.4%		Iw		94		162		54	72	
Ae	Alcester silty clay loam, 2 to 6 percent slopes	28.32	18.7%		IIe	IIIe	90					72	
Ca	Calco silty clay loam, wet, 0 to 2 percent slopes, occasionally flooded	18.02	11.9%		Vw		0					31	
McB	Moody silty clay loam, 2 to 6 percent slopes	15.35	10.1%		IIe	IIIe	67					74	
MdC	Moody-Nora silty clay loams, 6 to 10 percent slopes	5.68	3.8%		IIIe	IVe	70	3.6	71	120	24	64	
Lb	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	3.17	2.1%		IIw	IIw	70					71	
CnB	Crofton-Nora complex, 2 to 6 percent slopes, eroded	1.93	1.3%		IIIe	IIIe	50					67	
Weighted Average						2.87	*-	62	0.1	34	4.5	11.4	*n 64.3

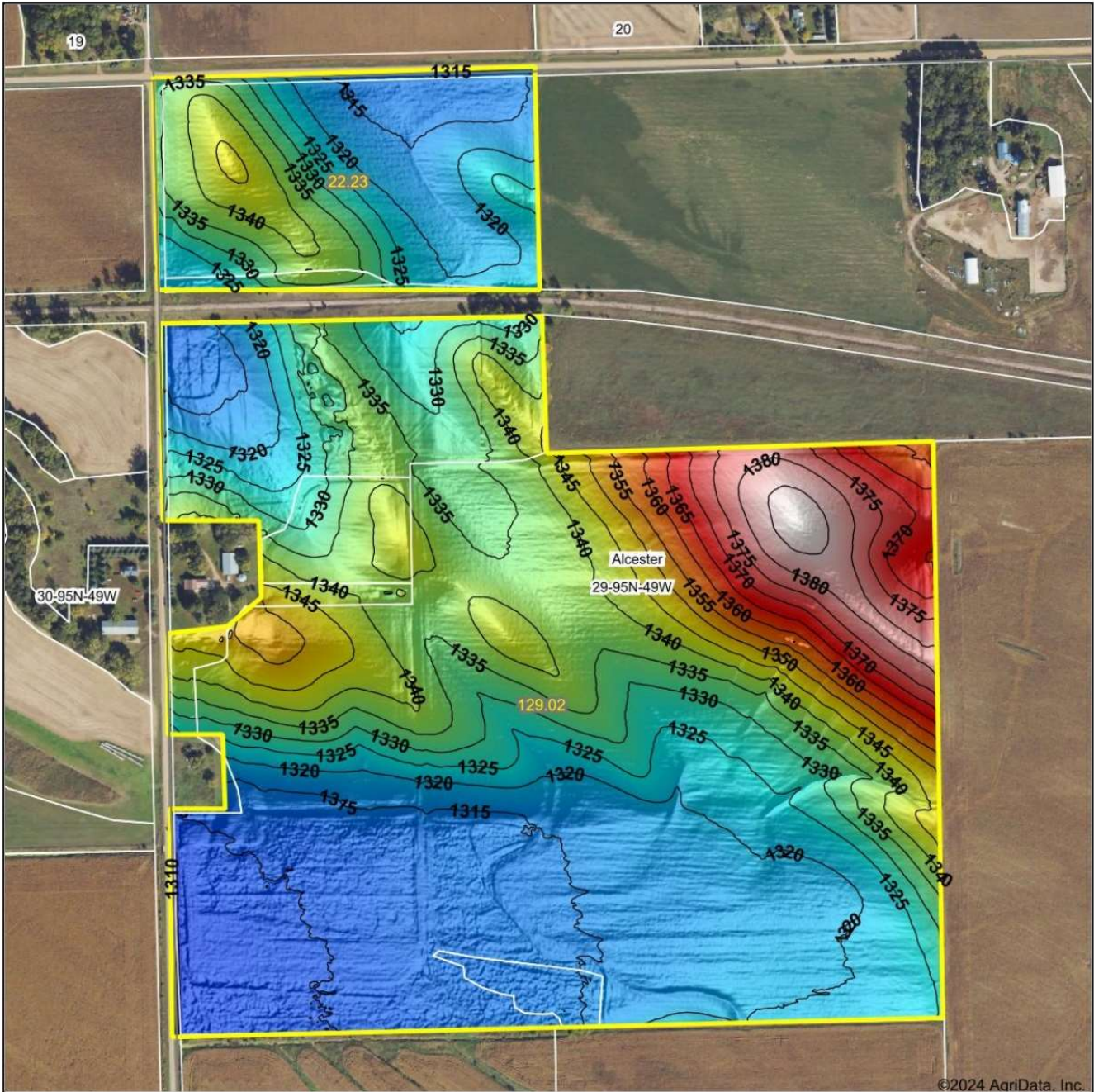
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

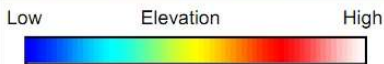
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



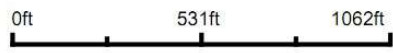
Elevation Map



©2024 AgriData, Inc.



Source: USGS 1 meter dem
Interval(ft): 5
Min: 1,303.5
Max: 1,387.6
Range: 84.1
Average: 1,331.3
Standard Deviation: 18.14 ft



29-95N-49W
Union County
South Dakota

Boundary Center: 43° 1' 16.63, -96° 39' 45

 **Westra Auction**
LAND & REALTY

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

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



SOUTH DAKOTA UNION Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 2189 Prepared: 8/21/24 7:55 AM CST Crop Year: 2024
---	--	---

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/I/F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
152.58	127.58	127.58	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	127.58	0.00		0.00	0.00	0.00	0.00	

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

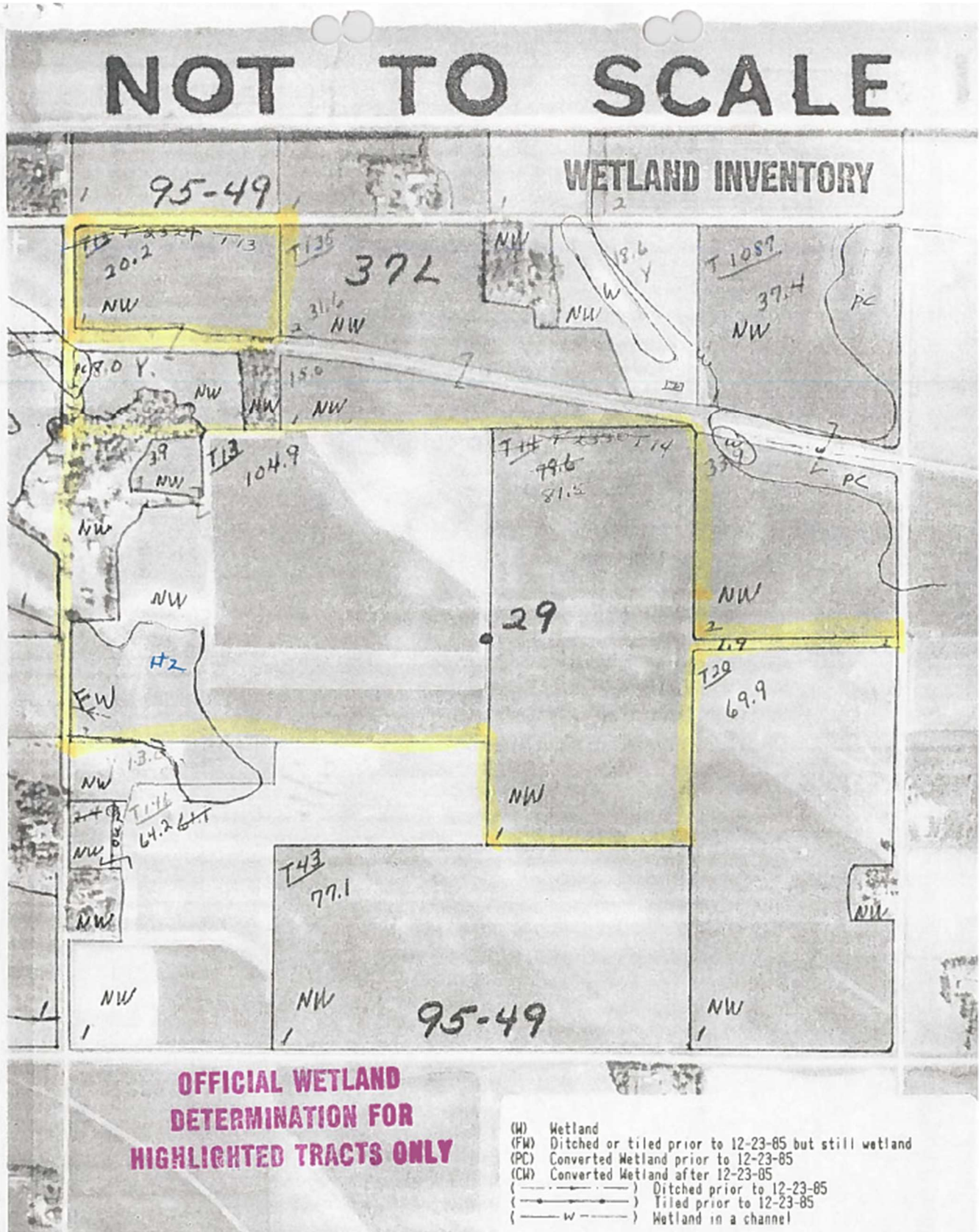
DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Com	99.60	0.00	145	0
Soybeans	12.40	0.00	46	0
TOTAL	112.00	0.00		

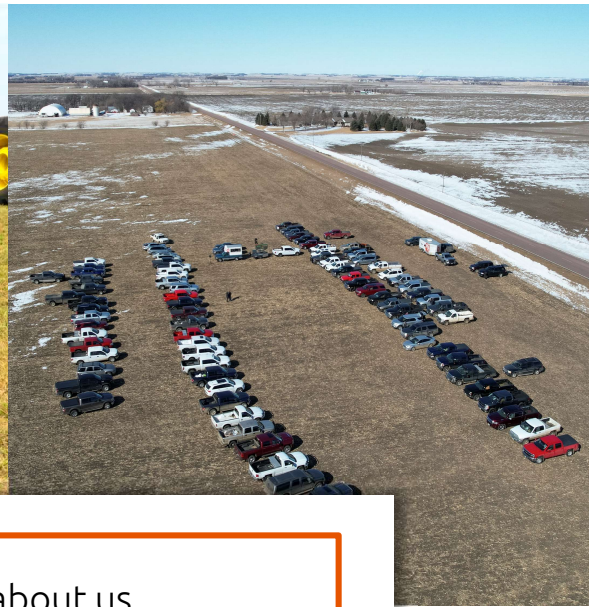
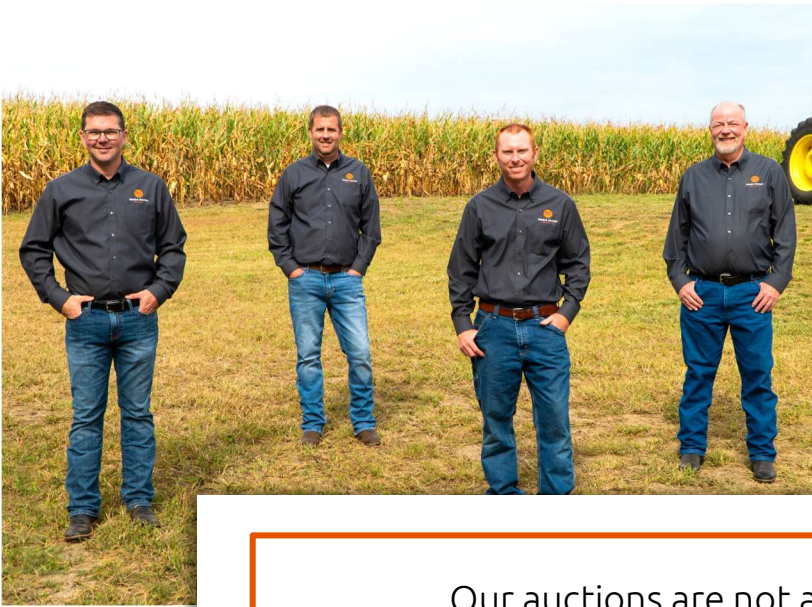
Tract Number : 13
 Description : NWNW;S2NW;N2N2SW 20-95-49
 FSA Physical Location : SOUTH DAKOTA/UNION
 ANSI Physical Location : SOUTH DAKOTA/UNION
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : KENNETH CARLSON TRUST
 Other Producers : LARRY HUENINK, ROBERT HUENINK, RYAN ROBERT HUENINK, TIMOTHY HUENINK
 Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
152.58	127.58	127.58	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	127.58	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	99.60	0.00	145
Soybeans	12.40	0.00	46
TOTAL	112.00	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



Joel A. Westra
 605.957.5222
joelawestra@westrauction.com



Phil Eggers
 605.351.5438
phil@westrauction.com



Jonathan Hagena
 605.728.7282
jonathan@westrauction.com



John Hauck
 605.254.6966
john@westrauction.com



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

