

WESTRA AUCTION

158.38 +/- Acres

Turner Township  
Turner County, SD

We will sell the following real estate at a live/online auction at the land site, located from Viborg, SD, 5 ½ miles east on 291<sup>st</sup> St, 2 miles north on 461<sup>st</sup> Ave, and ½ mile east on 289<sup>th</sup> St.

*Ronald P Christensen, Cheryl Cain,  
Craig Christensen, Owners*

Thursday, November 14, 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

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November 14, 2024 · 10:30 am

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## Turner County South Dakota Land Auction

**158.5 +/- Acres, Turner Township  
2 Tracts of Cropland**

**We will sell the following real estate at a live/online auction at the land site located from Viborg, SD, 5 ½ miles east on 291<sup>st</sup> St, 2 miles north on 461<sup>st</sup> Ave and ½ mile east 289<sup>th</sup> St. or from Davis, SD, 4 miles south on 461<sup>st</sup> Ave and ½ mile east on 289<sup>th</sup> St.**

**Auctioneer's Note:** Located in Turner County's prime productive farming region, the land has an excellent soil rating (.853), productivity rating (84.7) and is in proximity to local elevators and an ethanol plant. The cropland has been in a corn/soybean rotation and is available for the 2025 crop year. The FSA estimates there is approximately 158.5 acres of cropland with a 76.42-acre corn base/133-bushel PLC yield and a 76.38-acre soybean base/43-bushel PLC yield. Taxes: \$3,649.40. If you are looking to grow your farming operation or looking to buy land as an investment don't miss this sale.

**The land will be sold separately in two tracts and will not be combined.**

**Tract 1 Legal Summary:** Parcels 1 & 2, 27-97-52, Turner County, SD. 80.62 +/- acres. The land will be surveyed and paid for by the seller. Predominate soils include Wentworth-Chancellor-Wakonda silty clay loams, 0-2%. According to Surety/AgriData, the land has a productivity index of 86. The topography of the land is flat and includes some drain tile. The land will be subject to reconstitution by the Farm Service Agency if the tracts are purchased by two separate buyers. Driveway access, if needed, to Parcels 1 & 2 will be at the buyer's expense. Taxes TBD.

**Tract 2 Legal Summary:** Parcel 3, 27-97-52, Turner County, SD. 77.76 +/- acres. The land will be surveyed and paid for by the seller. Predominate soils include Wentworth-Chancellor-Wakonda silty clay loams, 0-2%, Tetonka silt loams, 0-1%. According to Surety/AgriData, the land has a productivity index of 83.3. The topography of the land is flat. The land will be subject to reconstitution by the Farm Service Agency if the tracts are purchased by two separate buyers. Taxes: TBD.



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**Terms:** 15% nonrefundable down payment day of sale with the balance due at closing on or before Dec. 23, 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 by the seller. 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)*

**Ronald P. Christensen, Cheryl Cain, Craig Christensen, 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

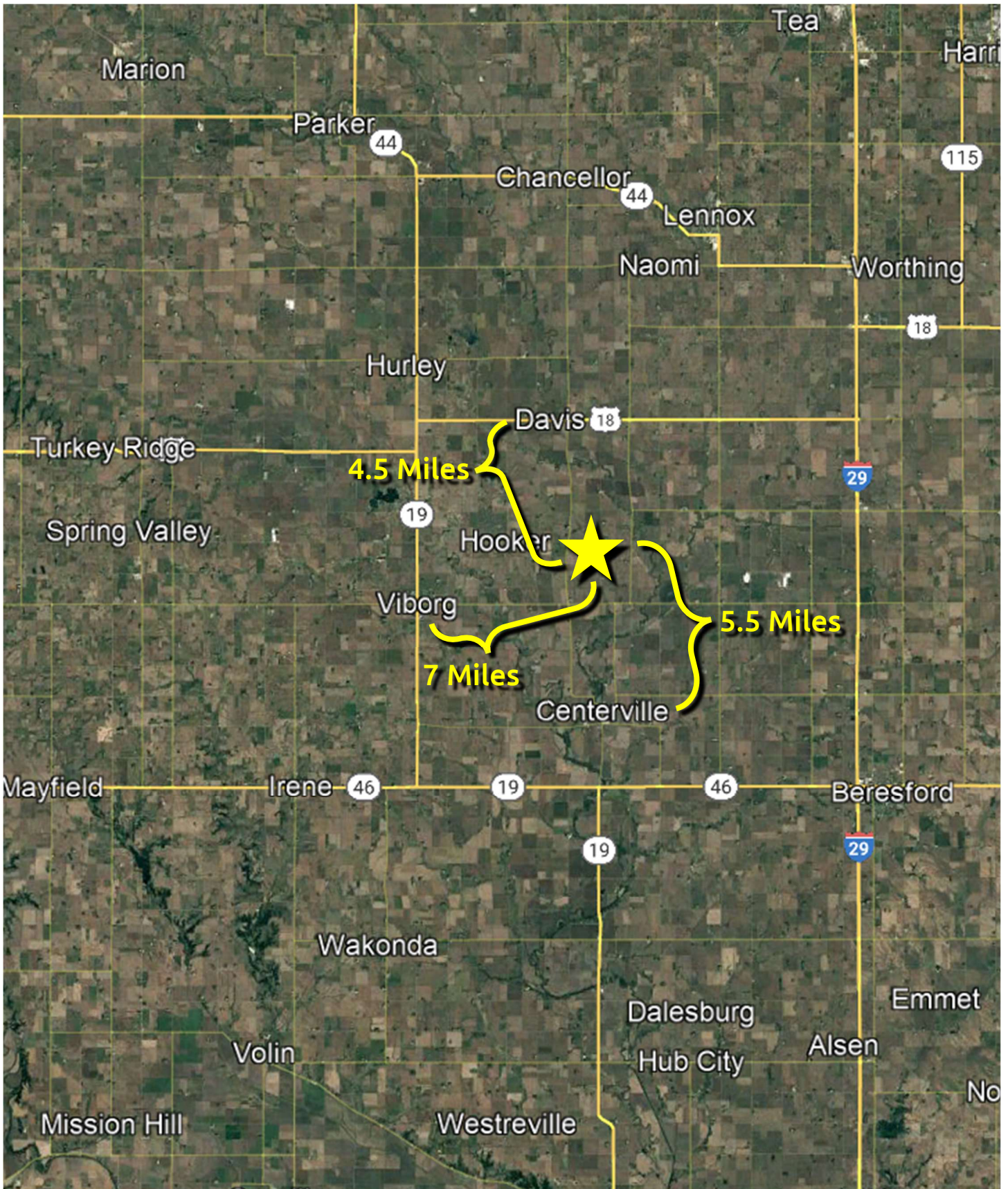
**John Hauck**, Broker Associate, Beresford, SD 605-254-6966

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





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T-97-N

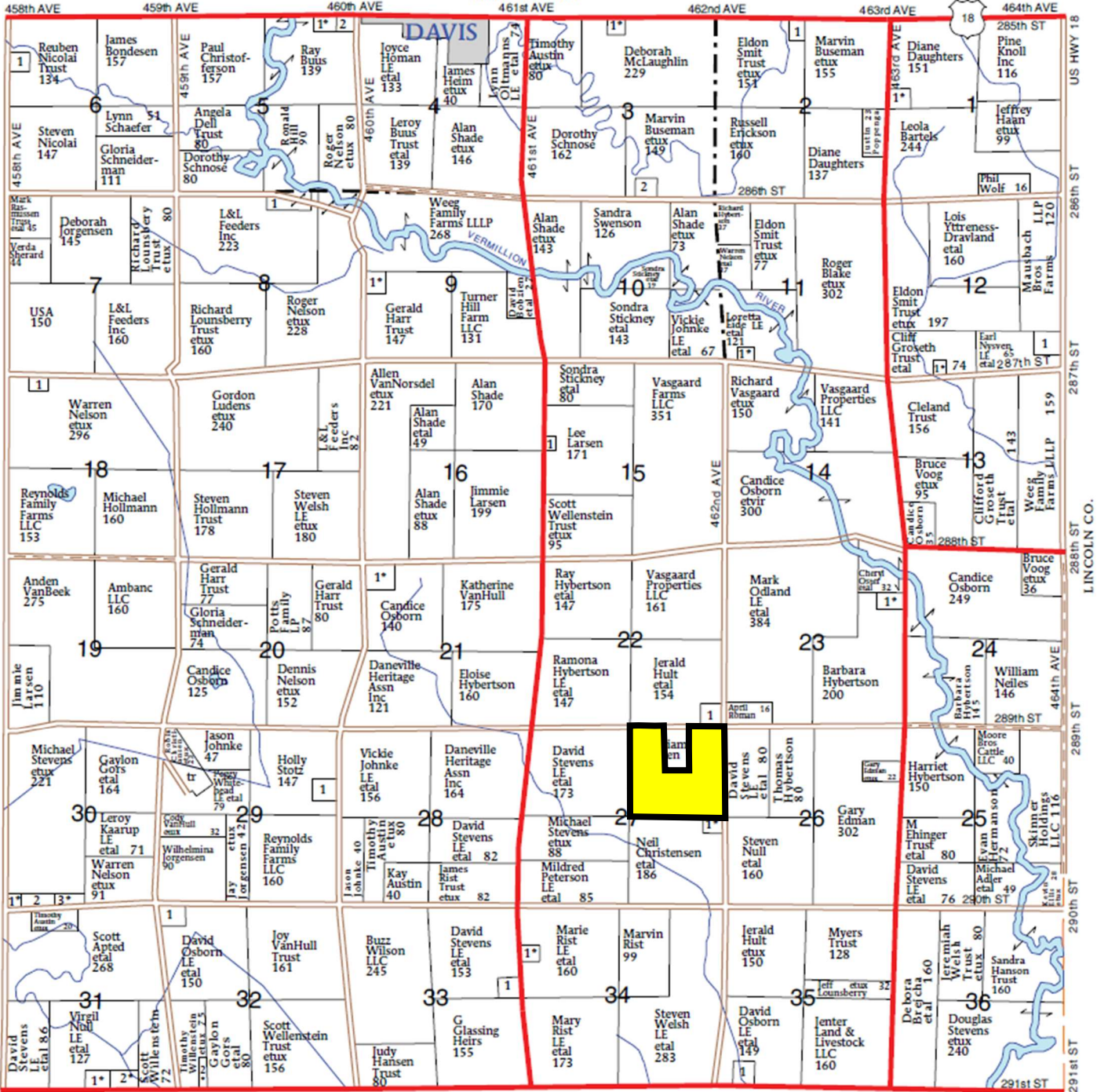
TURNER PLAT

R-52-W

(Landowners)

MIDDLETON TWP.

461st AVE



CENTERVILLE TWP.

FHP Map Image courtesy of Farm and Home Publishers





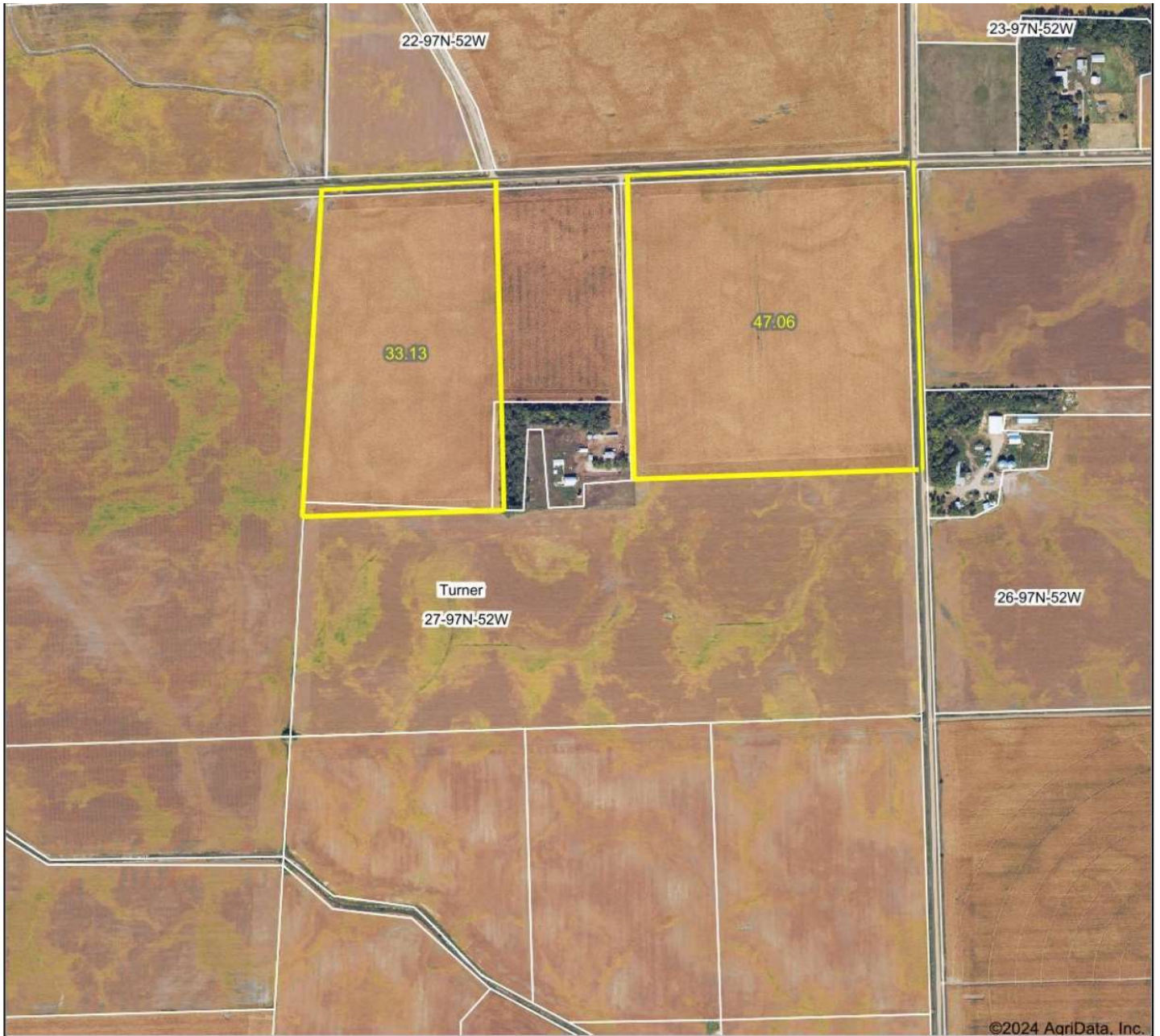
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# Tract 1





# Tract 1 Aerial Map



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Boundary Center: 43° 11' 52.8, -96° 58' 4.17



**27-97N-52W**  
**Turner County**  
**South Dakota**



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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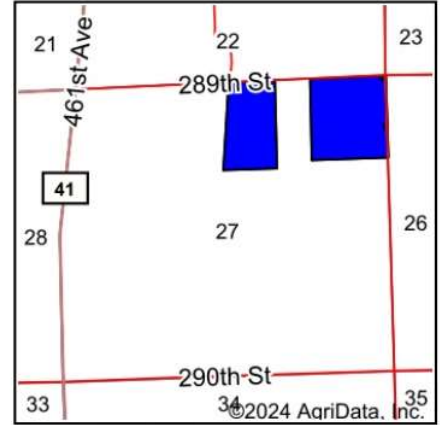
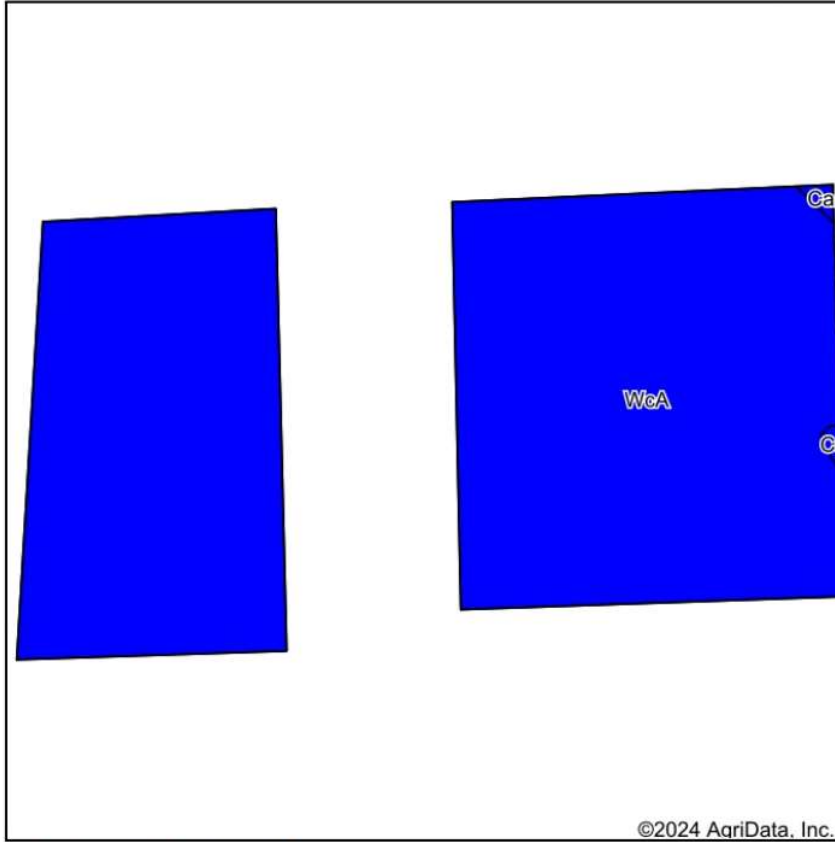
9/15/2024

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





# Tract 1 Soils Map



State: **South Dakota**  
 County: **Turner**  
 Location: **27-97N-52W**  
 Township: **Turner**  
 Acres: **80.19**  
 Date: **9/15/2024**



Soils data provided by USDA and NRCS.

Area Symbol: SD125, Soil Area Version: 25

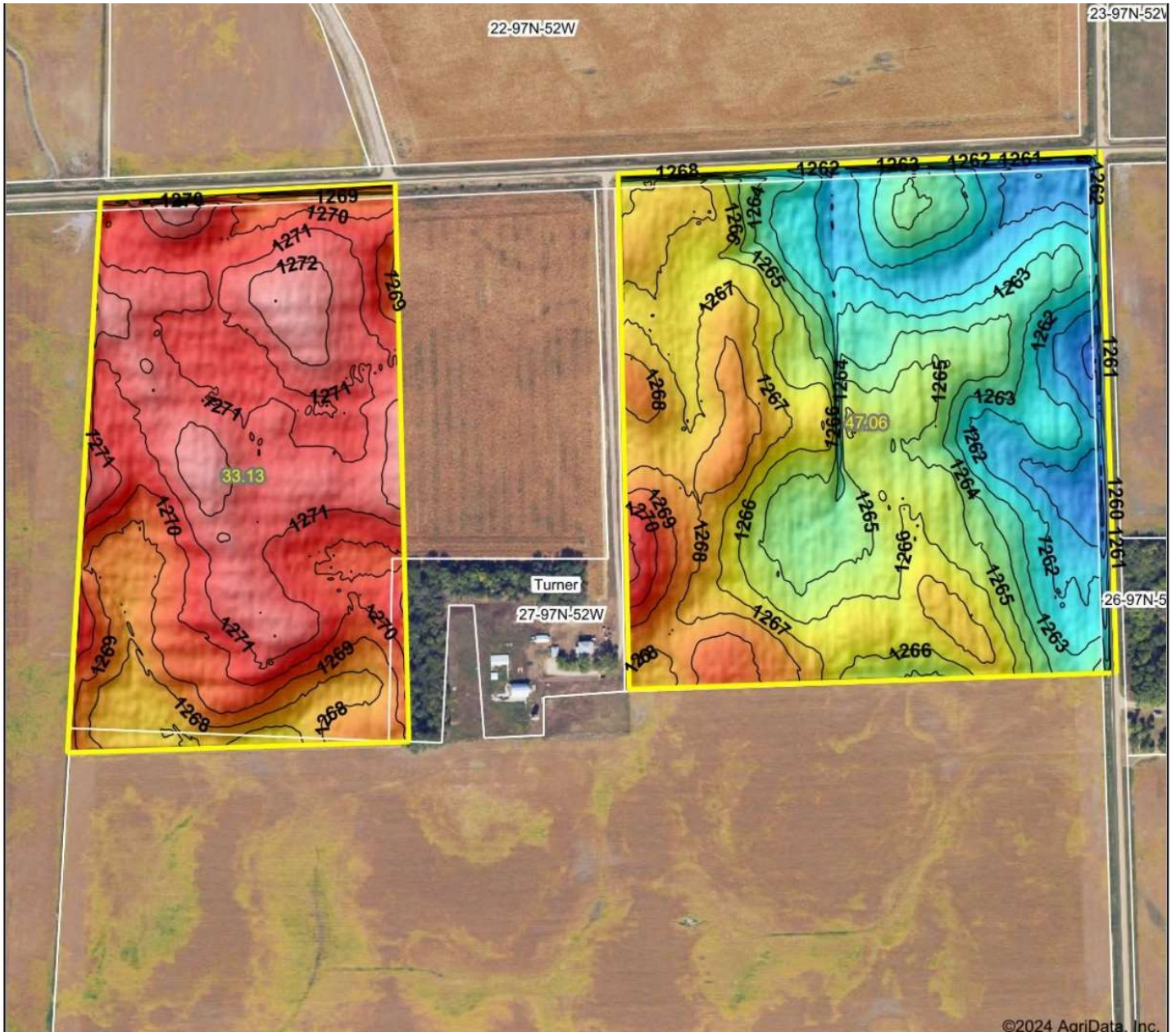
| Code                    | Soil Description  | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | Alfalfa hay Tons | Barley Bu   | Corn Bu     | Soybeans Bu | Spring wheat Bu | *n NCCPI Soybeans |
|-------------------------|---|-------|------------------|-----------|------------------|--------------------|------------------|-------------|-------------|-------------|-----------------|-------------------|
| WcA                     | Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes  | 79.79 | 99.5%            |           | lw               | 86                 | 3.8              | 49          | 89          | 34          | 34              | 53                |
| Ca                      | Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded | 0.40  | 0.5%             |           | llw              | 81                 |                  |             |             |             |                 | 62                |
| <b>Weighted Average</b> |   |       |                  |           | <b>1.00</b>      | <b>86</b>          | <b>3.8</b>       | <b>48.8</b> | <b>88.6</b> | <b>33.8</b> | <b>33.8</b>     | <b>*n 53</b>      |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Tract 1 Elevation Map



|  |  |   |
|--|--|---|
| <p>Low      Elevation      High</p>  | <p>Source: USGS 3 meter dem</p> <p>Interval(ft): 1</p> <p>Min: 1,258.3</p> <p>Max: 1,274.5</p> <p>Range: 16.2</p> <p>Average: 1,267.2</p> <p>Standard Deviation: 3.44 ft</p> | <p>0ft      474ft      949ft</p>  |
| <p>Maps Provided By:</p> <p>© AgriData, Inc. 2023      www.AgriDataInc.com</p> <p>Field borders provided by Farm Service Agency as of 5/21/2008.</p> | <p>9/15/2024</p>   | <p><b>27-97N-52W</b><br/><b>Turner County</b><br/><b>South Dakota</b></p> <p>Boundary Center: 43° 11' 52.8, -96° 58' 4.17</p> |





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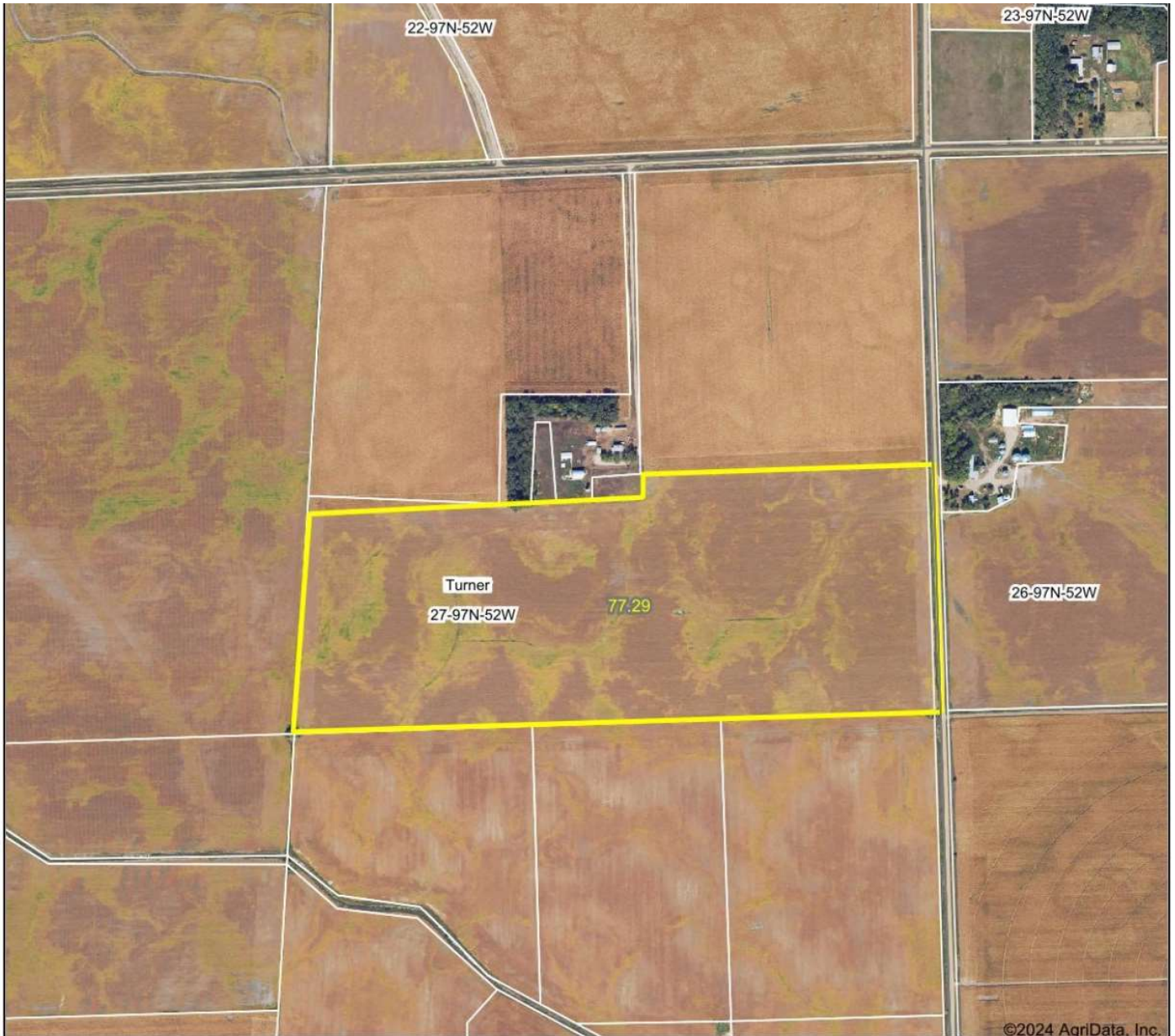
## Tract 2





November 14, 2024 · 10:30 am

# Tract 2 Aerial Map



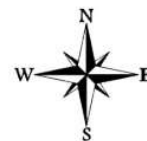
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Boundary Center: 43° 11' 40.21, -96° 58' 4.75



**27-97N-52W**  
**Turner County**  
**South Dakota**

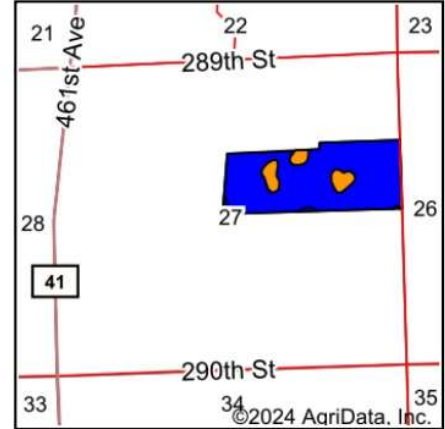
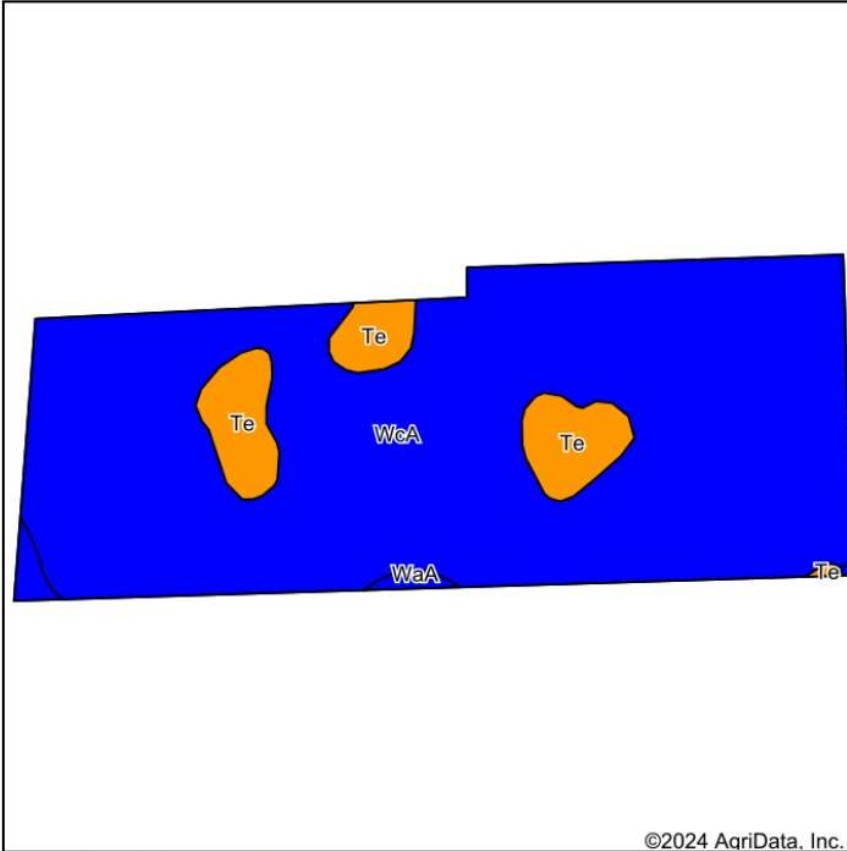


9/15/2024



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# Tract 2 Soils Map



State: **South Dakota**  
 County: **Turner**  
 Location: **27-97N-52W**  
 Township: **Turner**  
 Acres: **77.29**  
 Date: **9/15/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: SD125, Soil Area Version: 25

| Code                    | Soil Description   | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | Alfalfa hay Tons | Barley Bu  | Corn Bu     | Soybeans Bu | Spring wheat Bu | *n NCCPI Soybeans |                |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|------------------|------------|-------------|-------------|-----------------|-------------------|----------------|
| WcA                     | Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes | 69.48 | 89.9%            |           | lw               | 86                 | 3.8              | 49         | 89          | 34          | 34              | 53                |                |
| Te                      | Tetonka silt loam, 0 to 1 percent slopes                             | 6.84  | 8.8%             |           | lVw              | 56                 |                  |            |             |             |                 | 14                |                |
| WaA                     | Wakonda-Wentworth-Chancellor silty clay loams, 0 to 3 percent slopes | 0.97  | 1.3%             |           | lis              | 83                 | 3.6              | 46         | 86          | 31          | 32              | 53                |                |
| <b>Weighted Average</b> |  |       |                  |           |                  | <b>1.28</b>        | <b>83.3</b>      | <b>3.5</b> | <b>44.6</b> | <b>81.1</b> | <b>31</b>       | <b>31</b>         | <b>*n 49.5</b> |

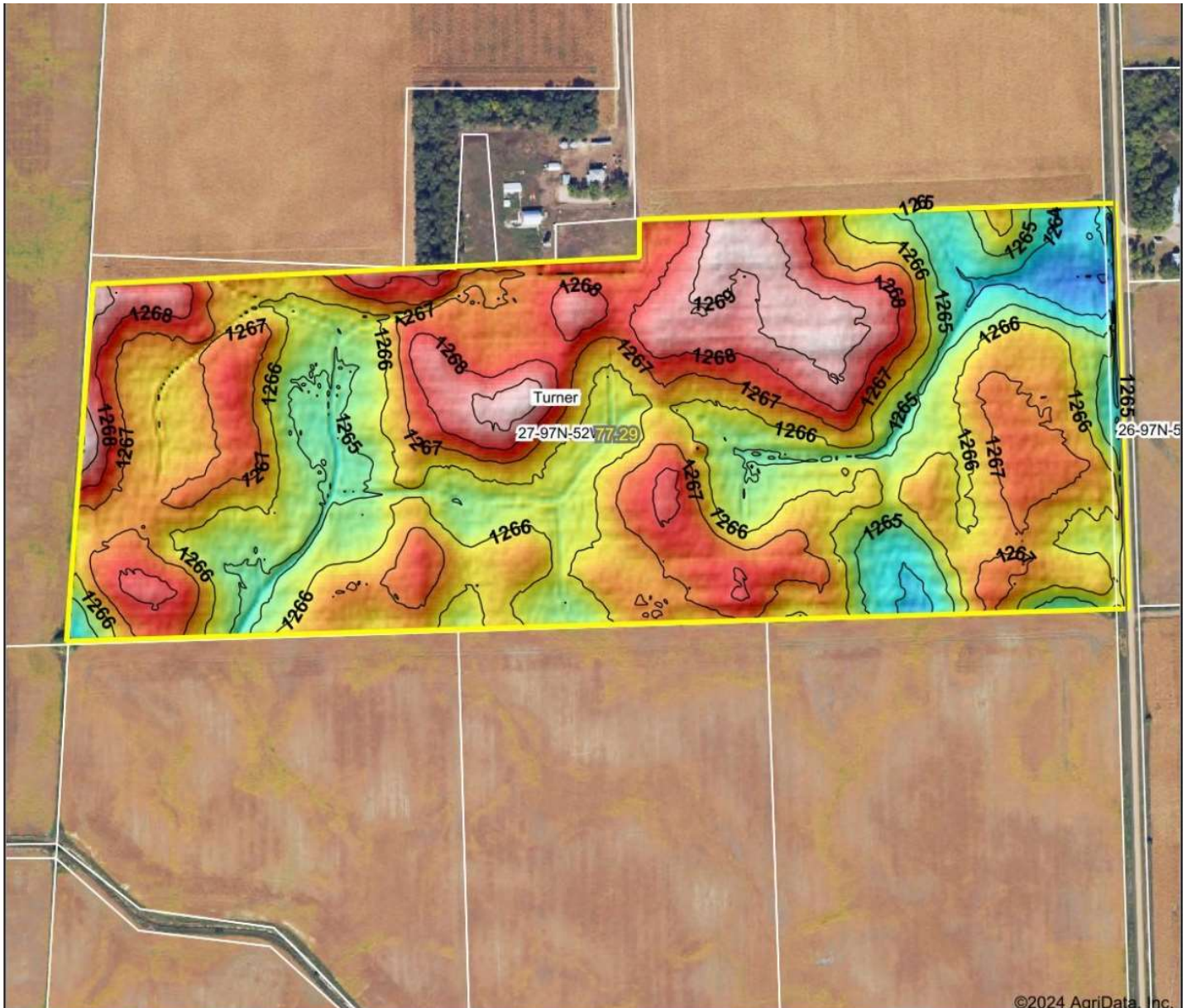
\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method



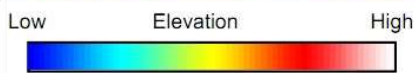


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# Tract 2 Elevation Map



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Source: USGS 3 meter dem



Interval(ft): 1

Min: 1,262.3

Max: 1,269.7

Range: 7.4

Average: 1,266.5

Standard Deviation: 1.28 ft



9/15/2024

27-97N-52W

Turner County

South Dakota

Boundary Center: 43° 11' 40.21, -96° 58' 4.75



Maps Provided By:



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



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|   |  |   |
|---|--|---|
| SOUTH DAKOTA<br>TURNER<br>Form: FSA-156EZ<br><small>See Page 2 for non-discriminatory Statements.</small> | United States Department of Agriculture<br>Farm Service Agency<br><b>Abbreviated 156 Farm Record</b> | FARM : 7762<br>Prepared : 7/15/24 8:31 AM CST<br>Crop Year : 2024 |
|---|--|---|

Operator Name :  
 CRP Contract Number(s) : None  
 Recon ID : 46-125-2009-30  
 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 |
|--------------------|--------------------|------------------------|----------------|------|------|------|----------------------|-------------|------------------|
| 153.05             | 153.05             | 153.05                 | 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               | 153.05                 | 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       | 76.42      | 0.00                        | 133       | 0   |
| Soybeans  | 76.38      | 0.00                        | 43        | 0   |
| TOTAL     | 152.80     | 0.00                        |           |     |

### NOTES

|  |
|--|
|  |
|--|

**Tract Number** : 6291

**Description** : NE EXC ENENE 27 97 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** : MARIAM OLIVE LARSEN ESTATE  
**Other Producers** : None  
**Recon ID** : 46-125-2009-29

### Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP  | EWP  | WRP  | GRP  | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 153.05    | 153.05   | 153.05       | 0.00 | 0.00 | 0.00 | 0.00 | 0.0       |



|   |  |   |
|---|--|---|
| SOUTH DAKOTA<br>TURNER<br>Form: FSA-156EZ |  United States Department of Agriculture<br>Farm Service Agency<br><b>Abbreviated 156 Farm Record</b> | FARM : 7762<br>Prepared : 7/15/24 8:31 AM CST<br>Crop Year : 2024 |
|---|--|---|

**Tract 6291 Continued ...**

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP  | MPL  | DCP Ag. Rel Activity | SOD  |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00               | 0.00               | 153.05                 | 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           | 76.42         | 0.00                        | 133       |
| Soybeans      | 76.38         | 0.00                        | 43        |
| <b>TOTAL</b>  | <b>152.80</b> | <b>0.00</b>                 |           |

| NOTES |
|-------|
|       |

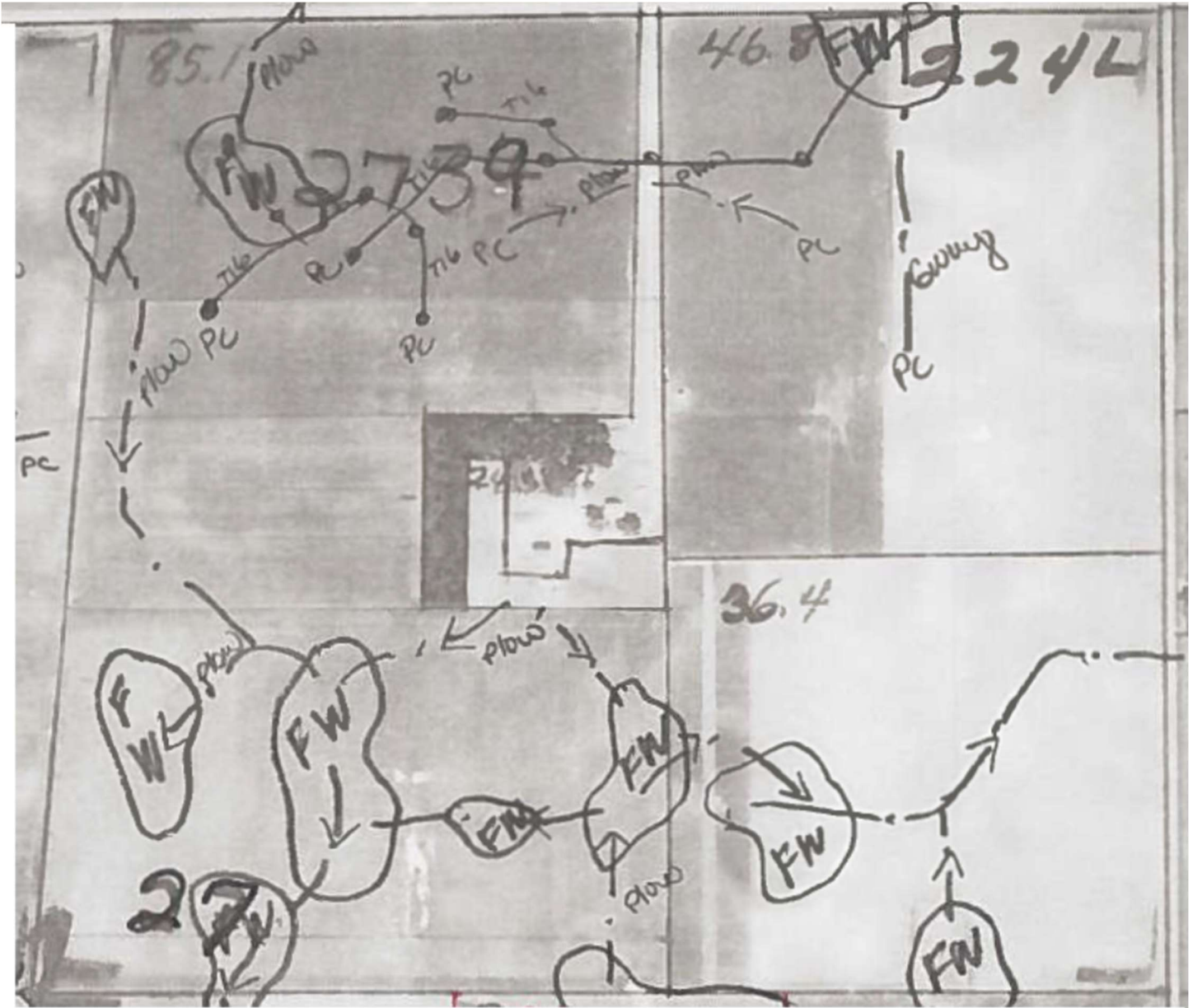
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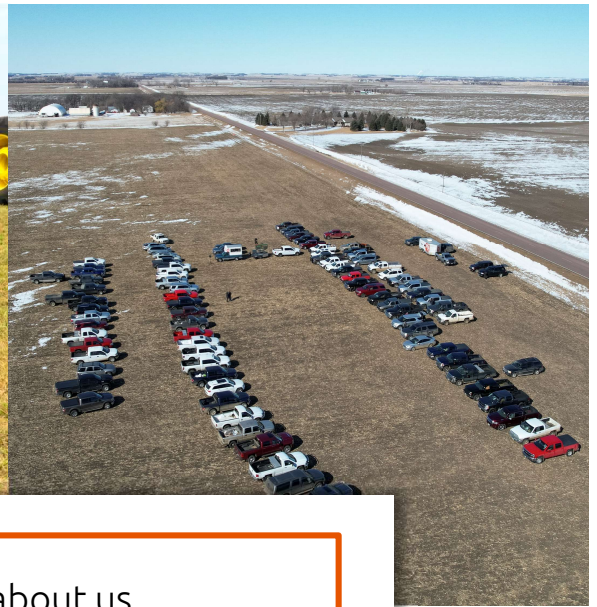
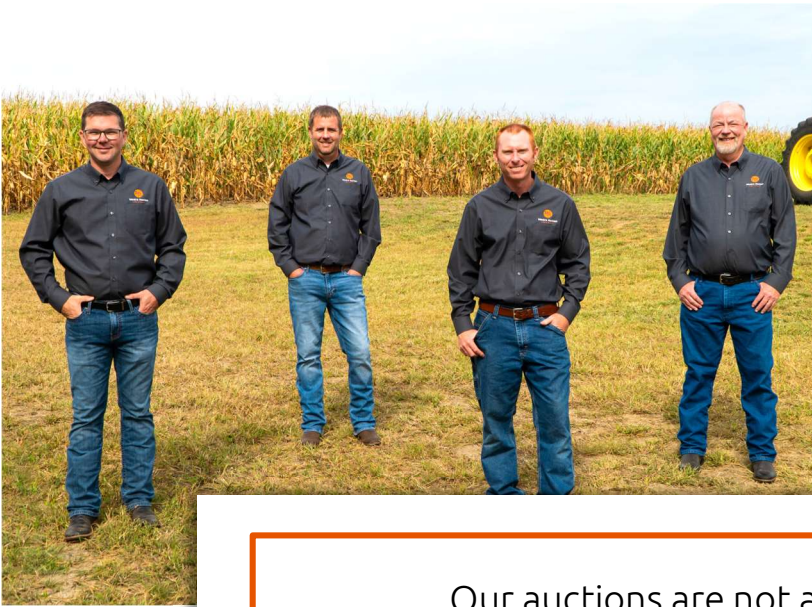
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# Wetland Map







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 As the real estate landscape evolves, one thing  
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