

WESTRA AUCTION

182.65 +/- 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, 3 miles north on SD Hwy 11, 1 mile east on 298th St, and ½ mile north on 480th Ave.

Homandberg Hill, LLP, Owner

Thursday, November 21, 2024 at 1:00 PM



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.westraauction.com

November 21, 2024 · 1:00 pm

Union County South Dakota Land Auction

182.65 +/- Acres of Cropland Sold in Two Tracts Alcester Township

We will sell the following real estate at public auction, both live/online at the land site located from Alcester, SD, 3 miles north on SD Hwy 11, 1 mile east on 298th St, and ½ mile north on 480th Ave.

Auctioneer's Note: Attention farmers and investors, if you are looking for powerful, productive farmland, don't miss this auction! Located in the rolling hills northeast of Alcester and just west of the Iowa border, this 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. As a whole, this land is 182.65 +/- acres with a soil rating of .705. The FSA office estimates there are approximately 177.40 acres of cropland with an 89.86 acre corn base/135 bushel PLC yield and a 87.54 acre soybean base/43 bushel PLC yield. Taxes: \$4,091.28.

A survey will be conducted at the seller's expense to divide the parcel into two tracts. The tracts will be sold separately and not combined.

Tract 1: From Alcester, SD, 3 miles north on SD Hwy 11, 1 mile east on 298th St, and ½ mile north on 480th Ave. The land is located on the west side of the road. Legal Summary: E1/2 NE1/4 *Less Lot H-1* 3-95N-49W, Union County, SD, 77.61 +/- acres. Actual acres sold based on survey results. Predominate soils: Crofton-Nora Complex, 6-11% slopes, eroded, Alcester Silty Clay Loam, 2-6% slopes, and Moody Silty Clay Loam, 2-6% slopes. The topography of the land is rolling and includes some drain tile. According to Surety/AgriData, the land has a productivity index of 66.8. Taxes: TBD.



November 21, 2024 · 1:00 pm

Tract 2: From Alcester, SD, 3 miles north on SD Hwy 11, ½ mile east on 298th St. The land is located on the north side of the road. Legal Summary: SE1/4 *Less Tract 1 Homandberg Add SE1/4* 3-95N-49W, Union County, SD, 105.04 +/- acres. Actual acres sold based on survey results. Predominate soils: Crofton-Nora Complex, 6-11% slopes, eroded, Alcester Silty Clay Loam, 2-6% slopes. The topography of the land is rolling. According to Surety/AgriData, the land has a productivity index of 60.5. Taxes: TBD.

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 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. Tom Frieberg, closing attorney.

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

Homandberg Hill, LLP, Owner

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

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

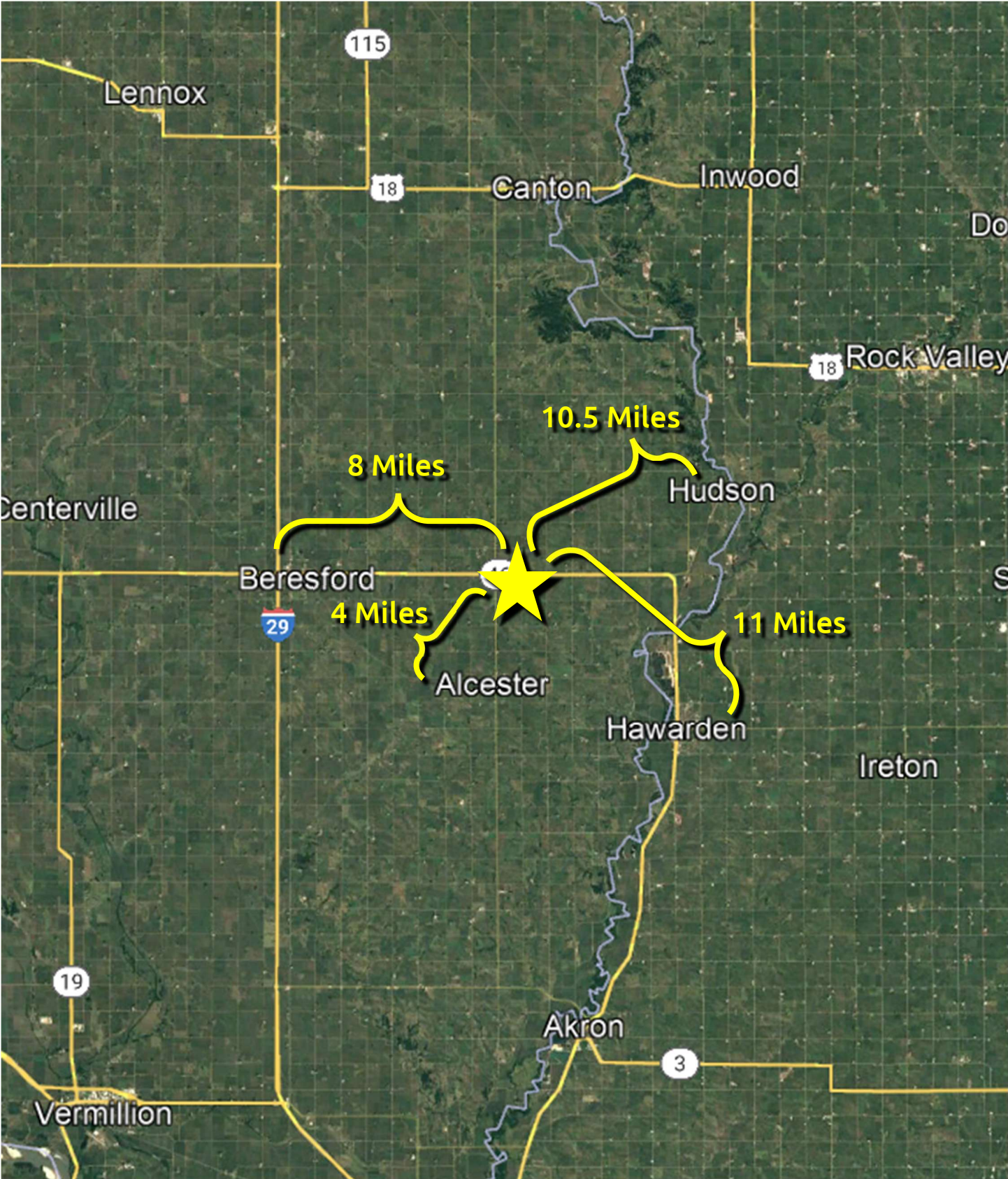
Phil Eggers, Broker Associate, Renner, SD 605-351-5438

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



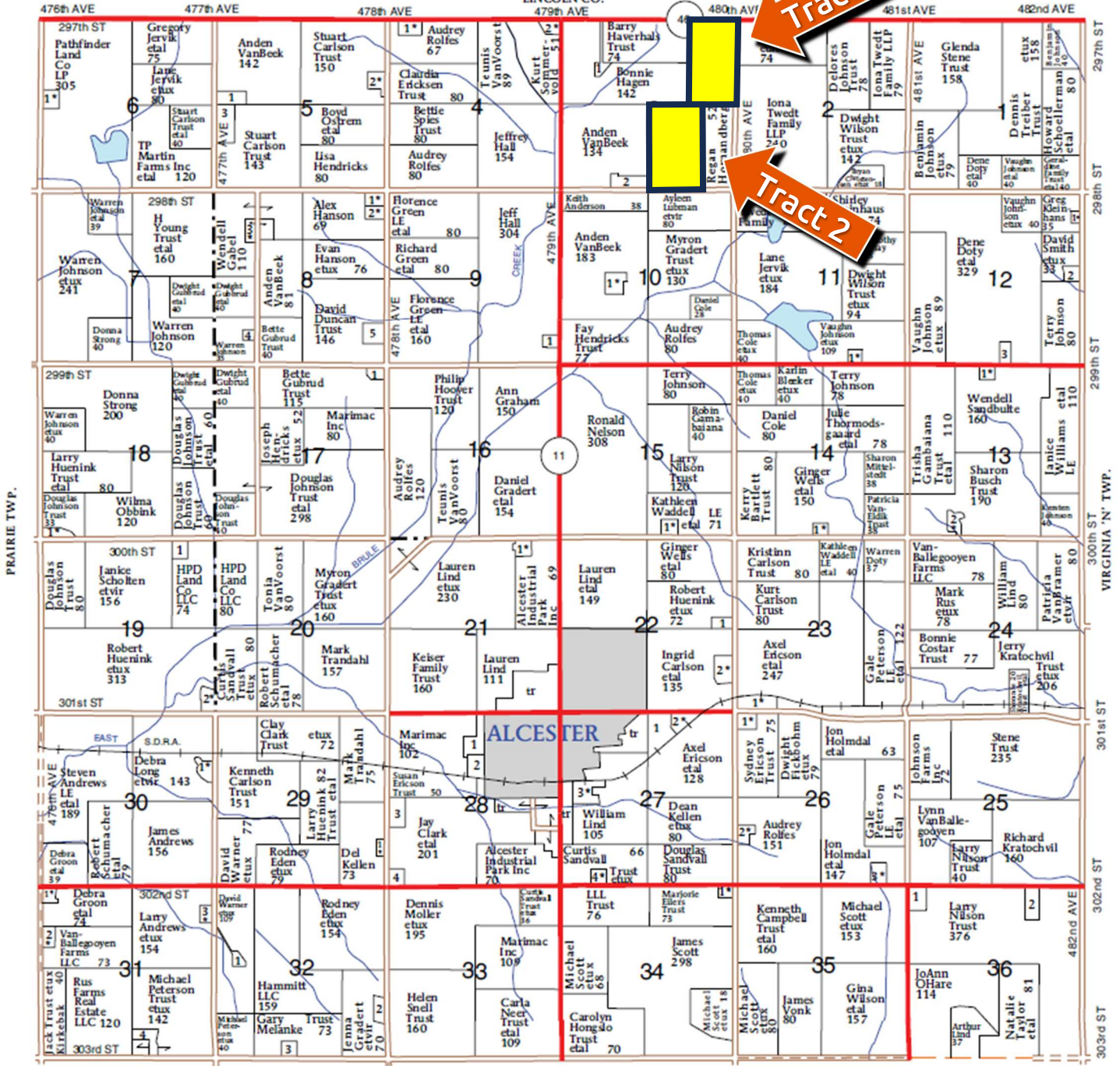


T-95-N

ALCESTER PLAT

R-49-W

(Landowners)



BIG SPRINGS TWP.

FHP Map Image courtesy of Farm and Home Publishers

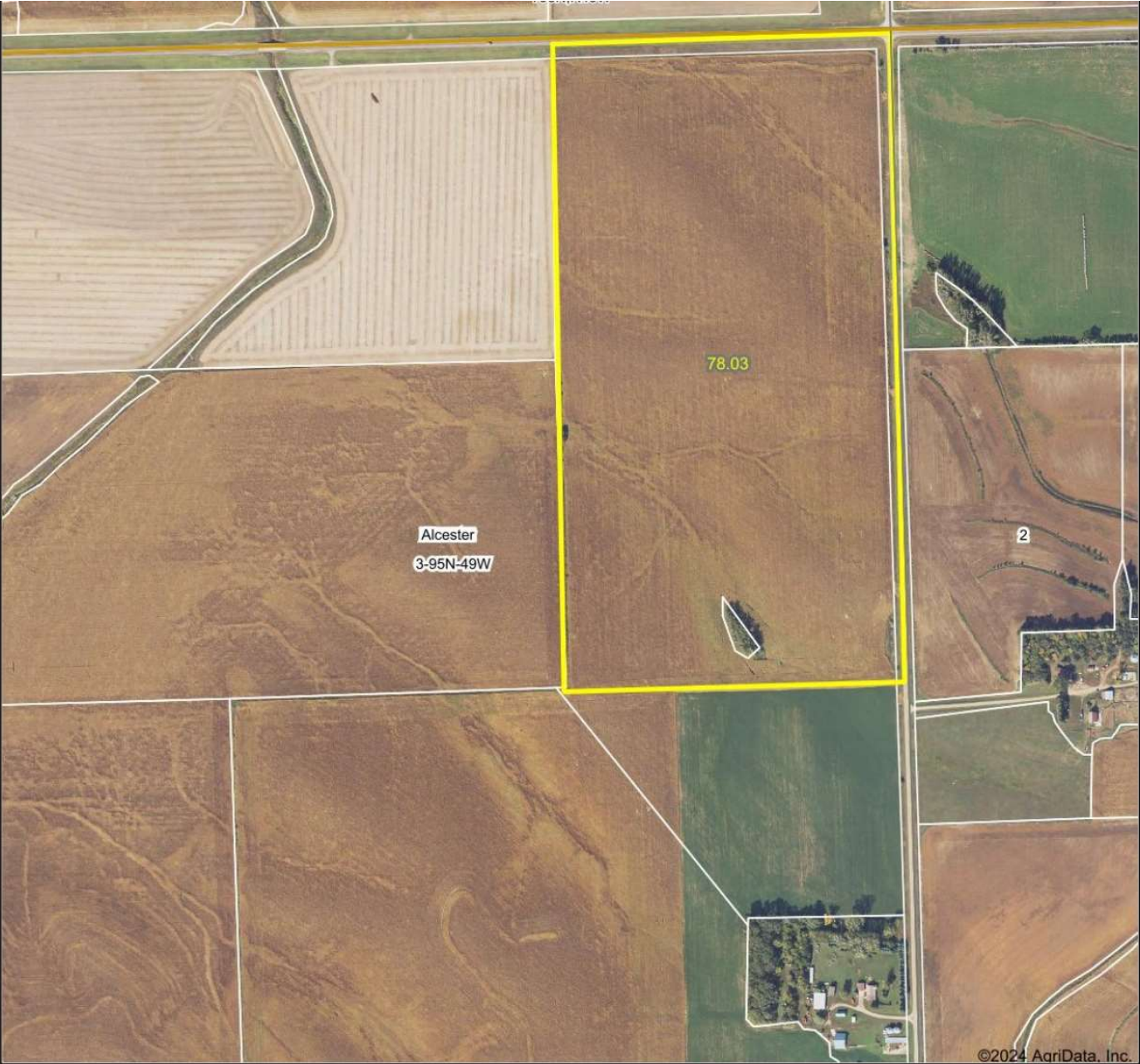


November 21, 2024 · 1:00 pm

Tract 1



Tract 1



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Boundary Center: 43° 4' 48.27, -96° 36' 39.17



3-95N-49W
Union County
South Dakota



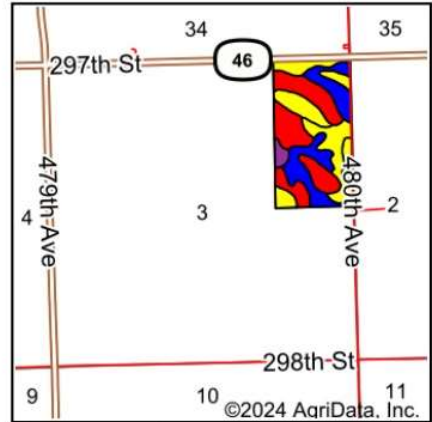
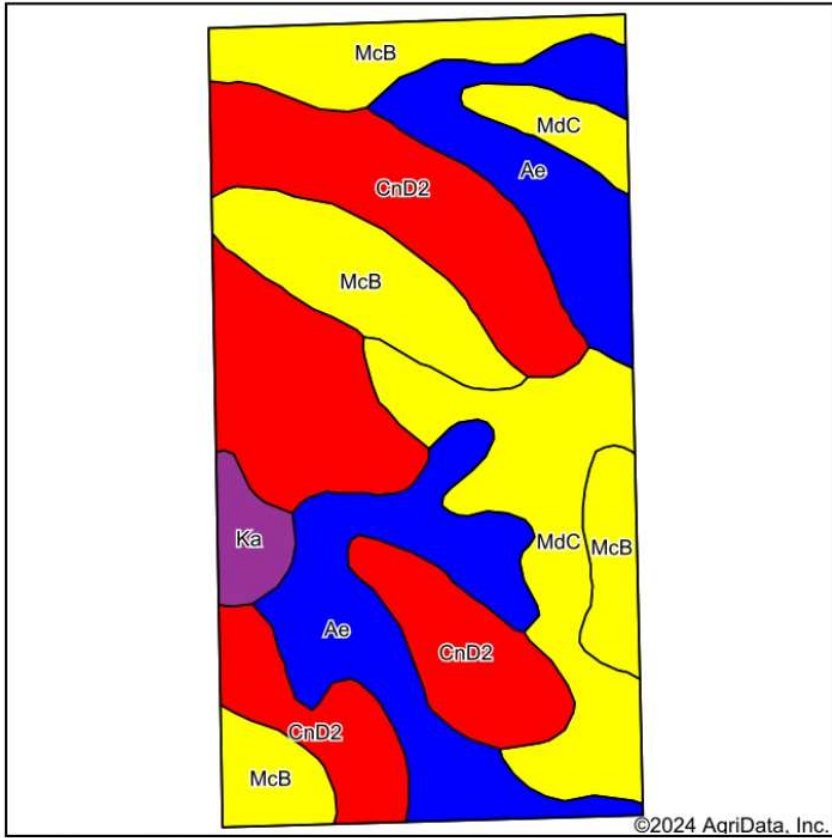
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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8/18/2024

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



Tract 1 Soils Map



State: **South Dakota**
 County: **Union**
 Location: **3-95N-49W**
 Township: **Alcester**
 Acres: **78.03**
 Date: **8/18/2024**



Maps Provided By:



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	27.41	35.1%		IVe	IVe	47					64
Ae	Alcester silty clay loam, 2 to 6 percent slopes	19.10	24.5%		IIe	IIIe	90					72
McB	Moody silty clay loam, 2 to 6 percent slopes	16.47	21.1%		IIe	IIIe	67					74
MdC	Moody-Nora silty clay loams, 6 to 10 percent slopes	13.09	16.8%		IIIe	IVe	70	3.6	71	120	24	64
Ka	Kennebec silty clay loam	1.96	2.5%		Iw		94		162		54	72
Weighted Average							66.8	0.6	16	20.1	5.4	*n 68.3

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

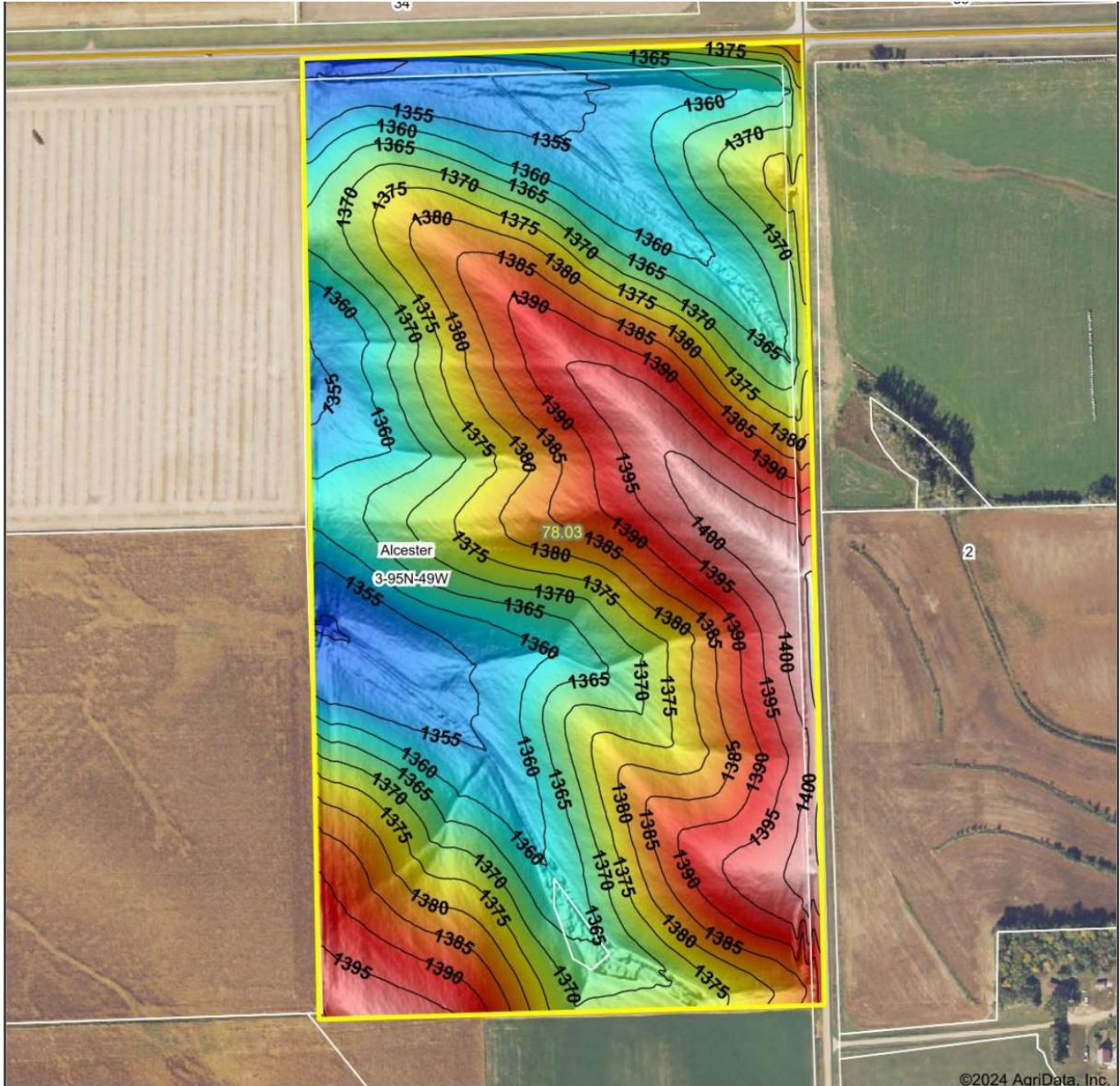
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

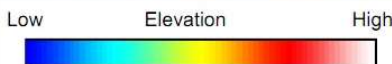


November 21, 2024 · 1:00 pm

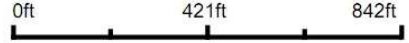
Tract 1 Elevation Map



©2024 AgriData, Inc.



Source: USGS 1 meter dem
Interval(ft): 5
Min: 1,345.0
Max: 1,406.8
Range: 61.8
Average: 1,374.3
Standard Deviation: 14.21 ft



3-95N-49W
Union County
South Dakota

Boundary Center: 43° 4' 48.27, -96° 36' 39.17



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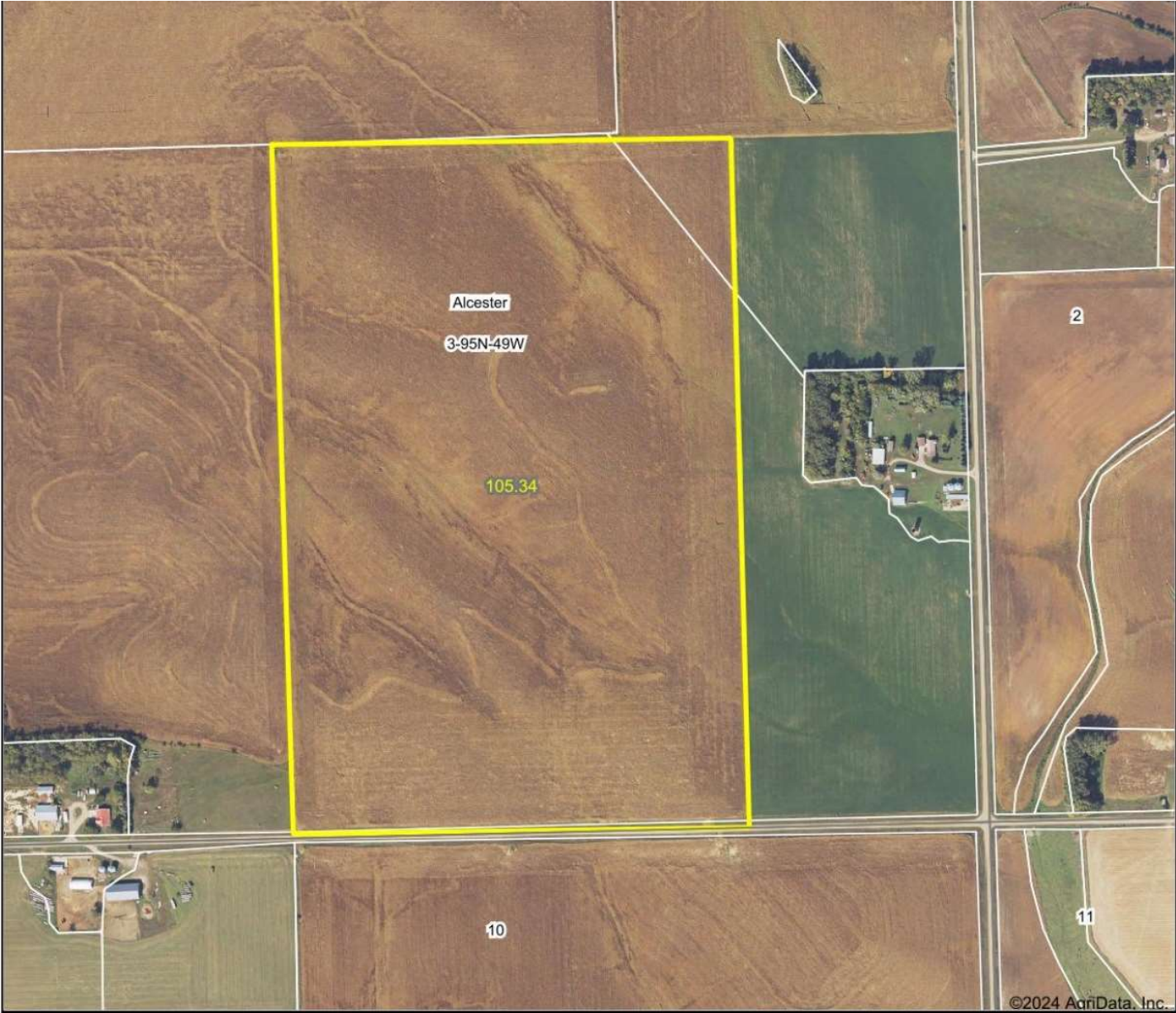
Field borders provided by Farm Service Agency as of 5/21/2008.



Tract 2



Tract 2



Boundary Center: 43° 4' 22.66, -96° 36' 54.14



3-95N-49W
Union County
South Dakota

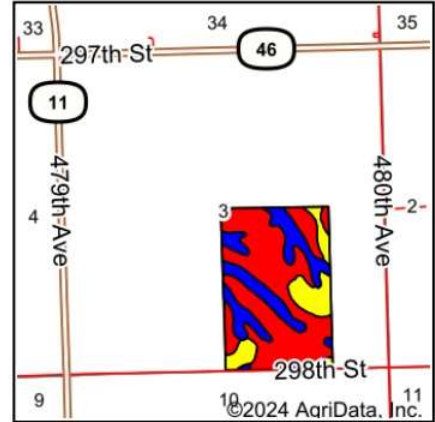
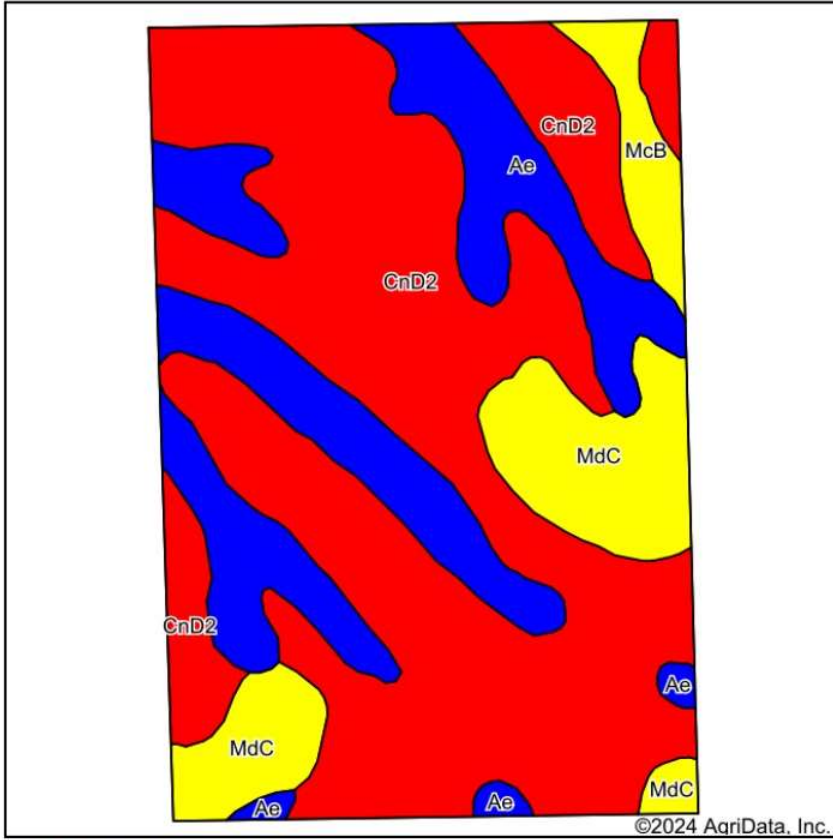


8/18/2024

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



Tract 2 Soils Map



State: **South Dakota**
 County: **Union**
 Location: **3-95N-49W**
 Township: **Alcester**
 Acres: **105.34**
 Date: **8/18/2024**



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	64.65	61.3%		IVe	IVe	47					64		
Ae	Alcester silty clay loam, 2 to 6 percent slopes	24.81	23.6%		IIe	IIe	90					72		
MdC	Moody-Nora silty clay loams, 6 to 10 percent slopes	12.55	11.9%		IIIe	IVe	70	3.6	71	120	24	64		
McB	Moody silty clay loam, 2 to 6 percent slopes	3.33	3.2%		IIe	IIIe	67					74		
Weighted Average							3.35	3.73	60.5	0.4	8.5	14.3	2.9	*n 66.2

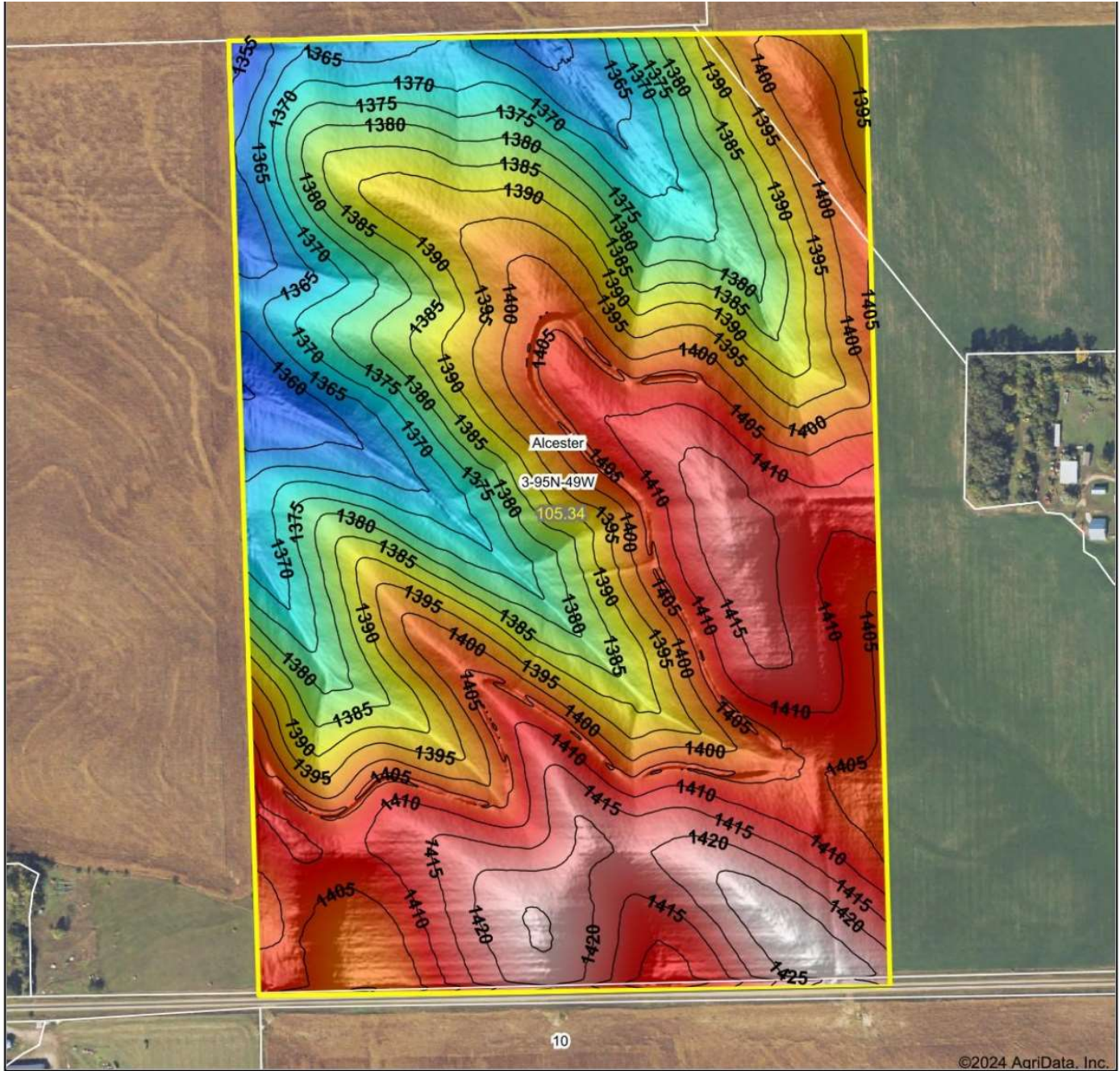
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



November 21, 2024 · 1:00 pm

Tract 2 Elevation Map



©2024 AgriData, Inc.

Low Elevation High



Source: USGS 1 meter dem

Interval(ft): 5

Min: 1,350.4

Max: 1,428.7

Range: 78.3

Average: 1,394.5

Standard Deviation: 17.68 ft



8/18/2024

3-95N-49W
Union County
South Dakota

Boundary Center: 43° 4' 22.66, -96° 36' 54.14



Maps Provided By:



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



SOUTH DAKOTA UNION 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 : 7294 Prepared : 8/2/24 1:34 PM CST Crop Year : 2024
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Operator Name :
 CRP Contract Number(s) : None
 Recon ID : 46-127-2022-42
 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
179.79	179.47	179.47	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	179.47	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	89.86	0.00	135	0
Soybeans	87.54	0.00	43	0
TOTAL	177.40	0.00		

Tract Number : 4589
 Description : E2NE; W2SE 3-95-49
 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 : Wetland determinations not complete
 WL Violations : None
 Owners : HOMANDBERG HILL LLP
 Other Producers : None
 Recon ID : 46-127-2022-41

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
179.79	179.47	179.47	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	179.47	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	89.86	0.00	135
Soybeans	87.54	0.00	43
TOTAL	177.40	0.00	





USDA U.S. Dept. of Agriculture
Farm Service Agency



South Dakota
Union County
3-95N-49W

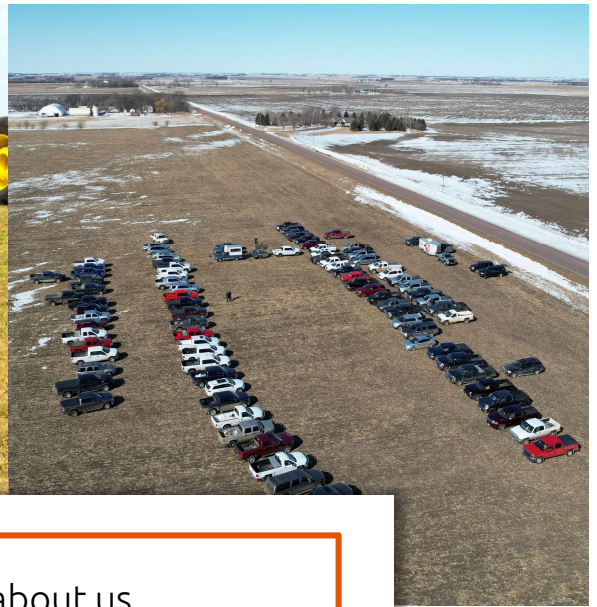
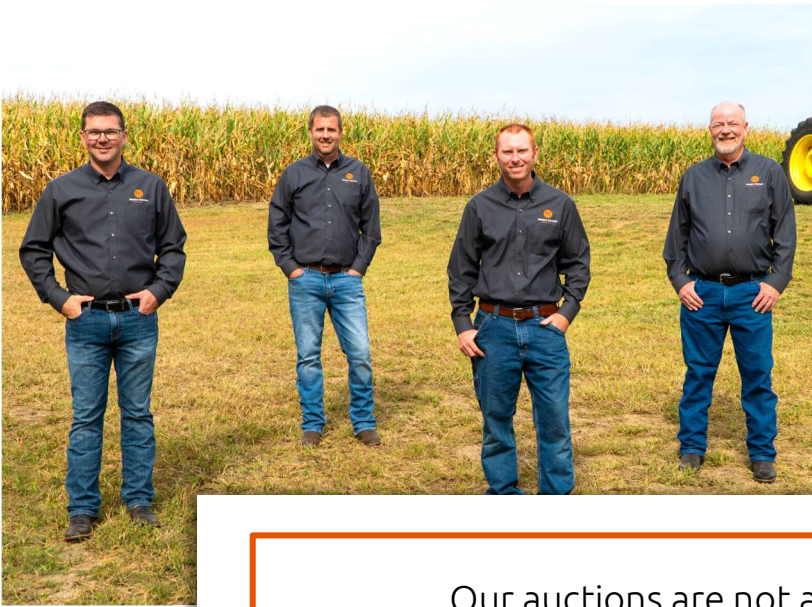
Legend

- Wetlands
- Tract Boundaries
- Section-Township-Range
- Easements
- CRP
- Common Land Units
- Rangeland

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January 27, 2006





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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