

WESTRA AUCTION

156.74 +/- Acres

Middleton Township
Turner County, SD

We will sell the following real estate
at a live/online auction at the land
site located from Chancellor, SD, 3
miles south on 461st Ave.

Vietor Family, Owner

Friday, November 15, 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

November 15, 2024 · 10:30 am

Turner County South Dakota Land Auction

156.74 +/- Acres, Middleton Township Cropland with Building Eligibilities

We will sell the following real estate at a live/online auction at the land site located from Chancellor, SD, 3 miles south on 461st Avenue.

Auctioneer's Note: Located just south of Chancellor, SD, this productive Turner County, SD, land has been in the Vietor family since 1910. Hard surface roads border the land on both sides and the land has excellent accessibility to local elevators and ethanol plants. The cropland has been in a corn/soybean rotation and is available for the 2025 crop year. The land as a whole contains 156.74 +/- acres with a soil rating of .848, and a 0Surety AgriData productivity rating of 84.6. The FSA estimates there is approximately 150.02 acres of cropland with a 74.22-acre corn base/136-bushel PLC yield and a 73.48-acre soybean base/45-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 tracts will be sold separately and not combined.

Tract 1: Legal Summary: Parcel 1, S ½ NW ¼, 10-98-52, Turner County, SD. 84.30 +/- acres. Land to be surveyed and paid for by the seller. Predominate soils: Wentworth-Chancellor-Wakonda silty clay loams, 0-2% slopes. According to Surety/AgriData, the land has a productivity index of 84.2. The land has 2 building eligibilities. The new owner will be responsible for driveway access to the land. The land will be subject to reconstitution by the Farm Service Agency if the tracts are purchased by two separate buyers. Taxes: TBD.

Tract 2: Legal Summary: Parcel 2, N ½ NW ¼ except N603' of the E874.9' of the NE ¼ NW ¼ 10-98-52, Turner County, SD. 72.44 +/- acres. The land will be surveyed and paid for by the seller. The survey results will determine the actual number of acres sold. Predominate soils: Wentworth-Chancellor-Wakonda silty clay loams, 0-2% slopes. According to Surety/AgriData, the land has a productivity index of 84.8. The land has 1 building eligibility. The land will be subject to reconstitution by the Farm Service Agency if the tracts are purchased by two separate buyers. Taxes: TBD.



November 15, 2024 · 10:30 am

Terms: 15% nonrefundable down payment day of sale with the balance due at closing on or before December 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 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. Diana Randall, closing attorney.

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

Vietor Family, 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

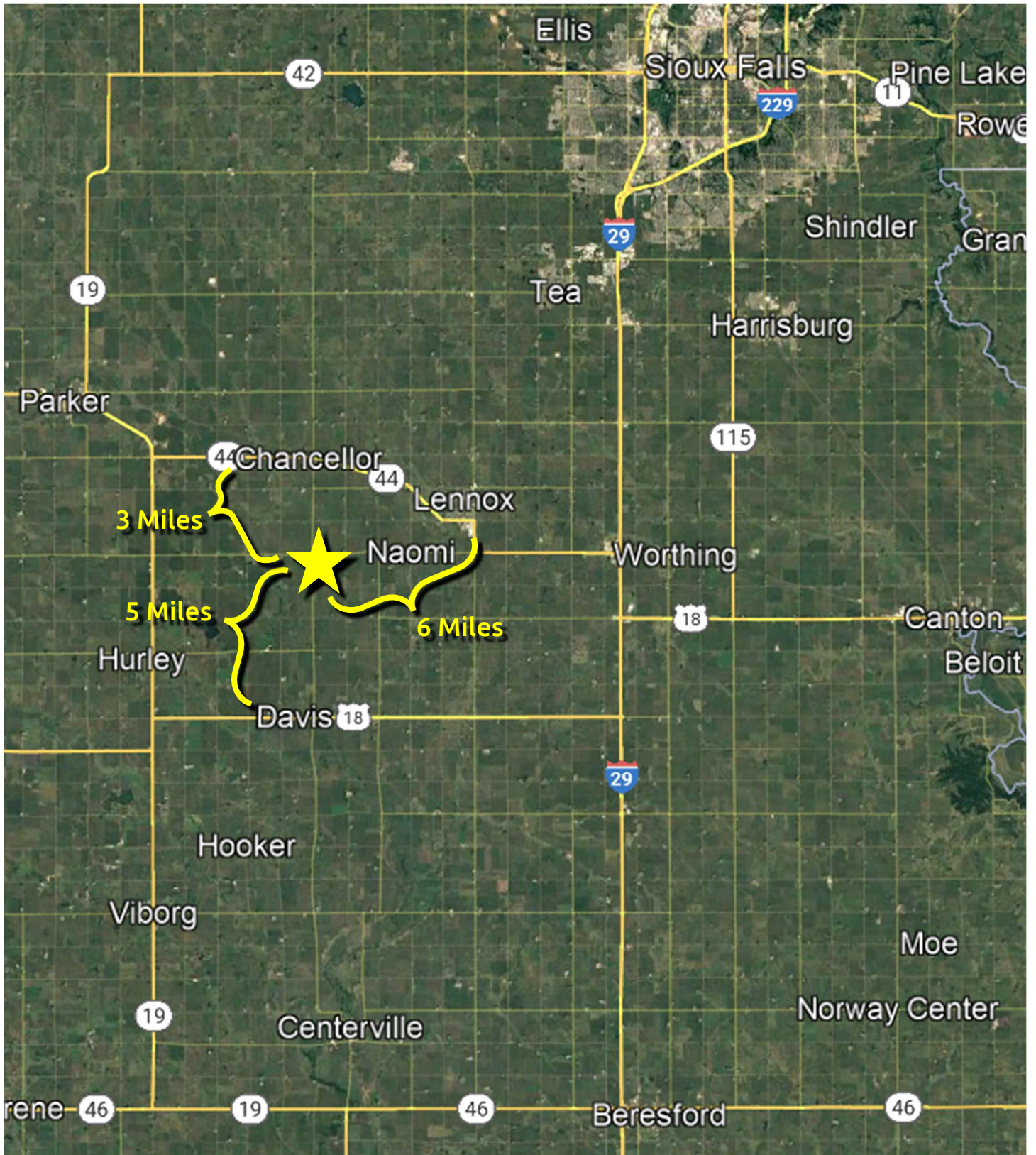
Jonathan Hagena, Broker Associate, Lennox, SD 605-728-7282

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

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



November 15, 2024 · 10:30 am

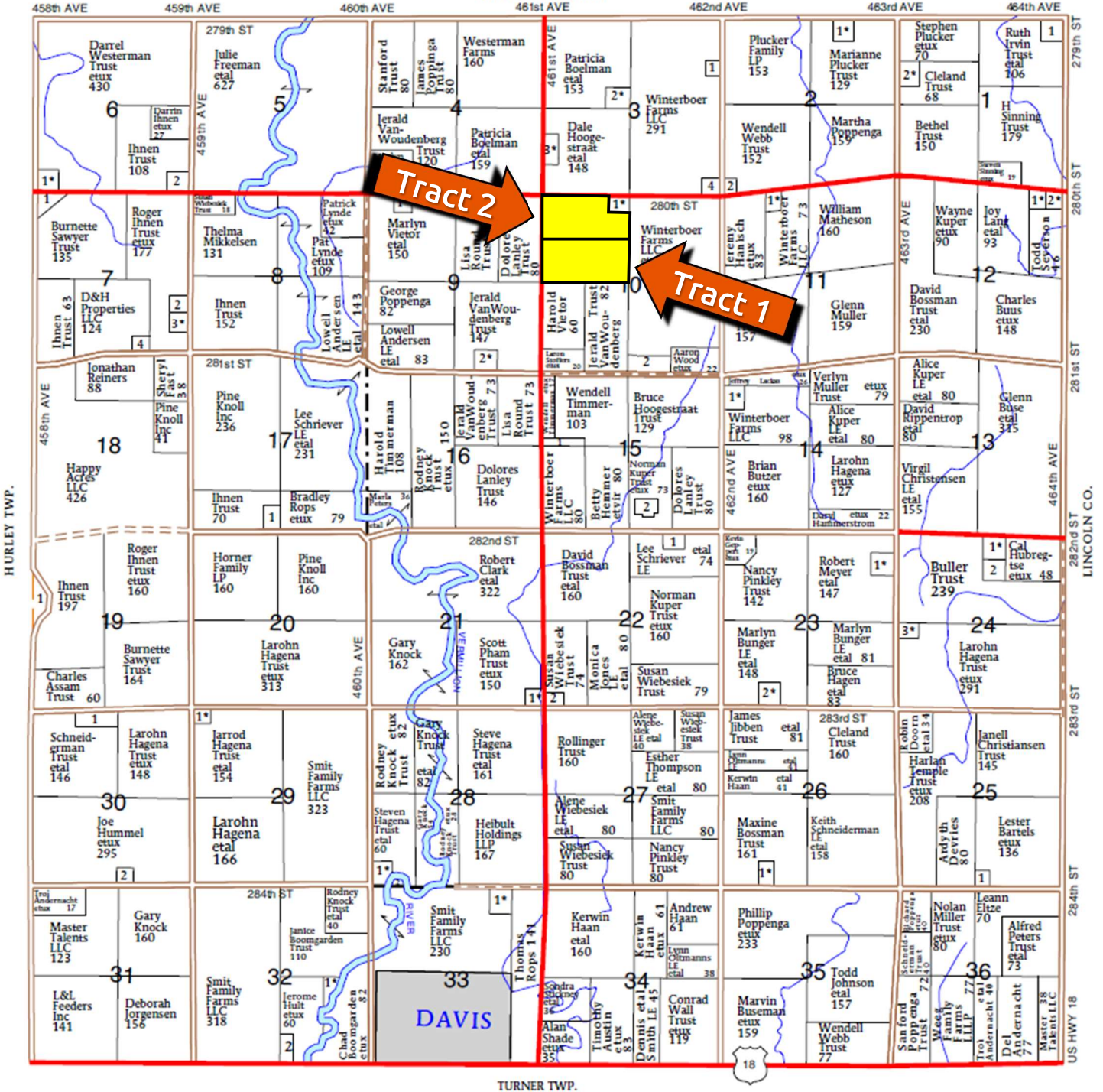


T-98-N

MIDDLETON PLAT

R-52-W

(Landowners)
GERMANTOWN TWP.



FHP Map Image courtesy of Farm and Home Publishers

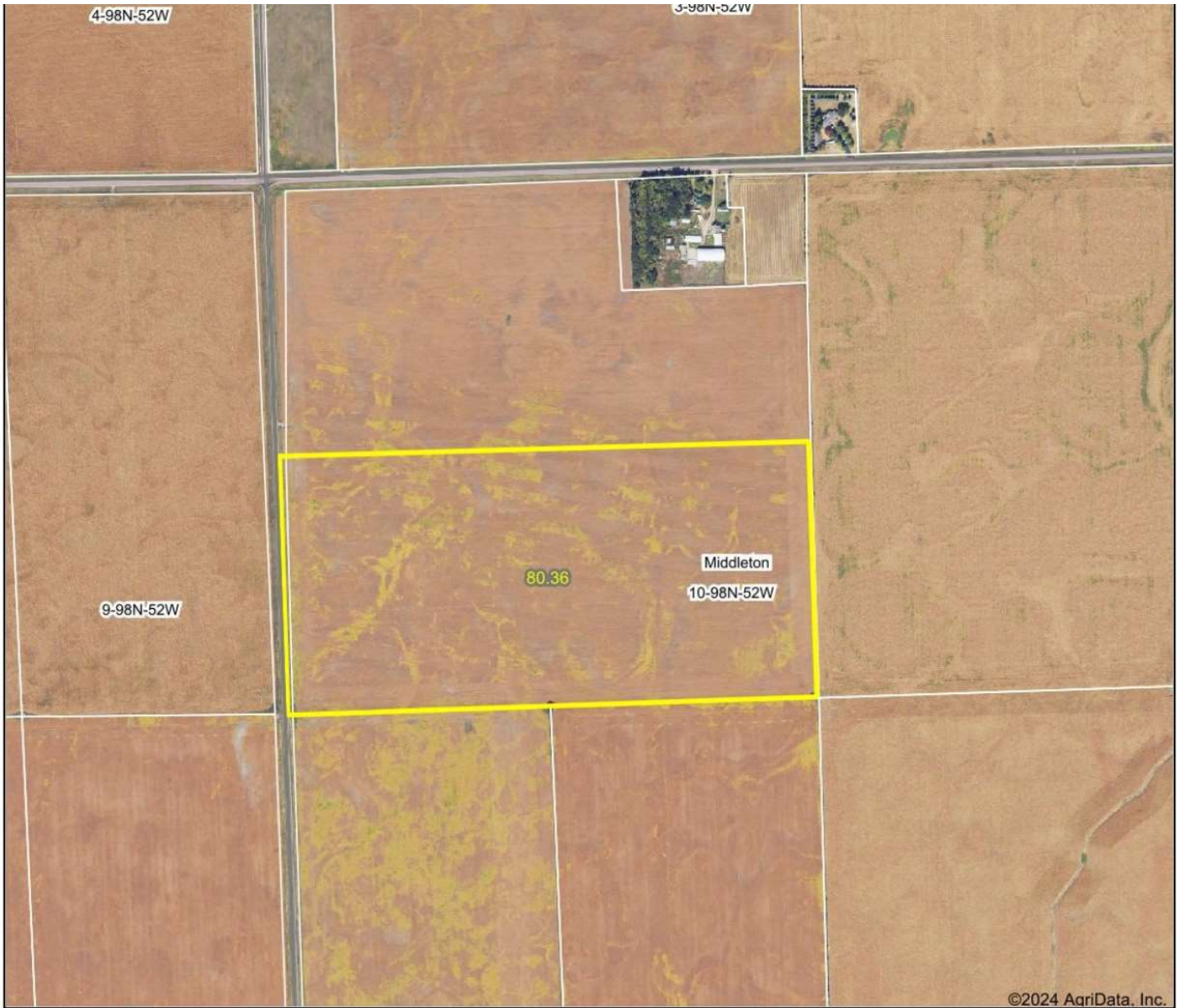


November 15, 2024 · 10:30 am

Tract 1



Tract 1



©2024 AgriData, Inc.



Boundary Center: 43° 19' 27.02, -96° 58' 45.67

0ft 847ft 1694ft



10-98N-52W
Turner County
South Dakota

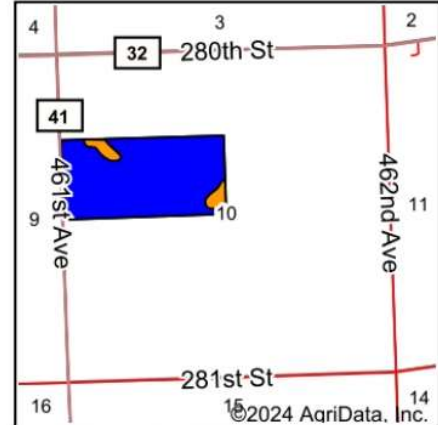
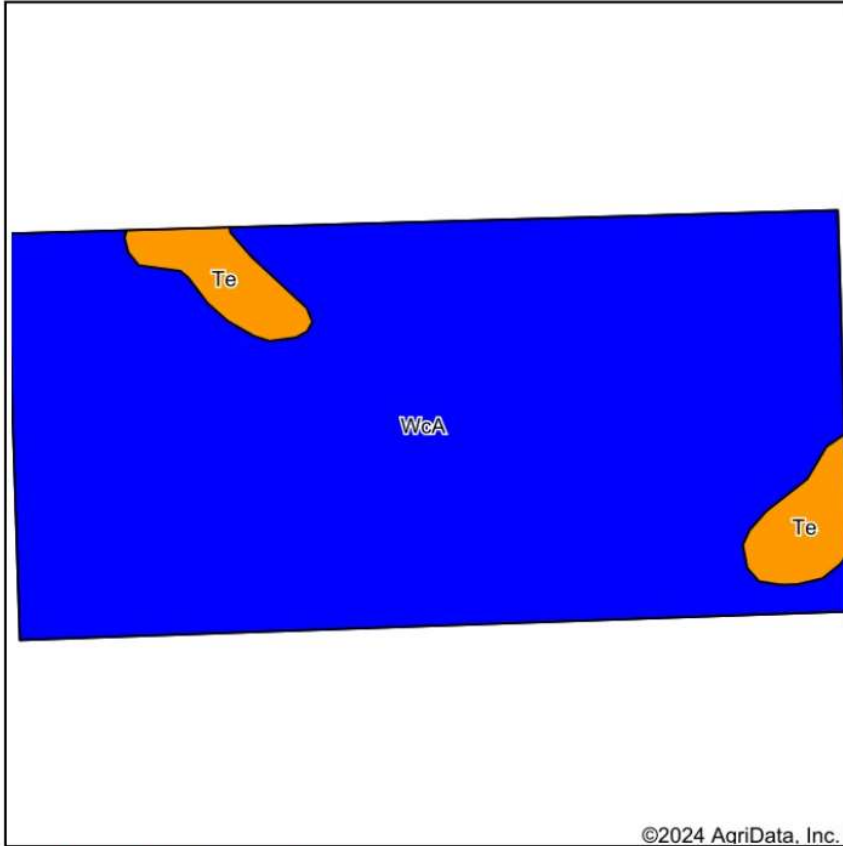


8/19/2024

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



Tract 1 Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **10-98N-52W**
 Township: **Middleton**
 Acres: **80.36**
 Date: **8/19/2024**



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	75.59	94.1%		lw	86	3.8	49	89	34	34	53
Te	Tetonka silt loam, 0 to 1 percent slopes	4.77	5.9%		IVw	56						14
Weighted Average					1.18	84.2	3.6	46.1	83.7	32	32	*n 50.7

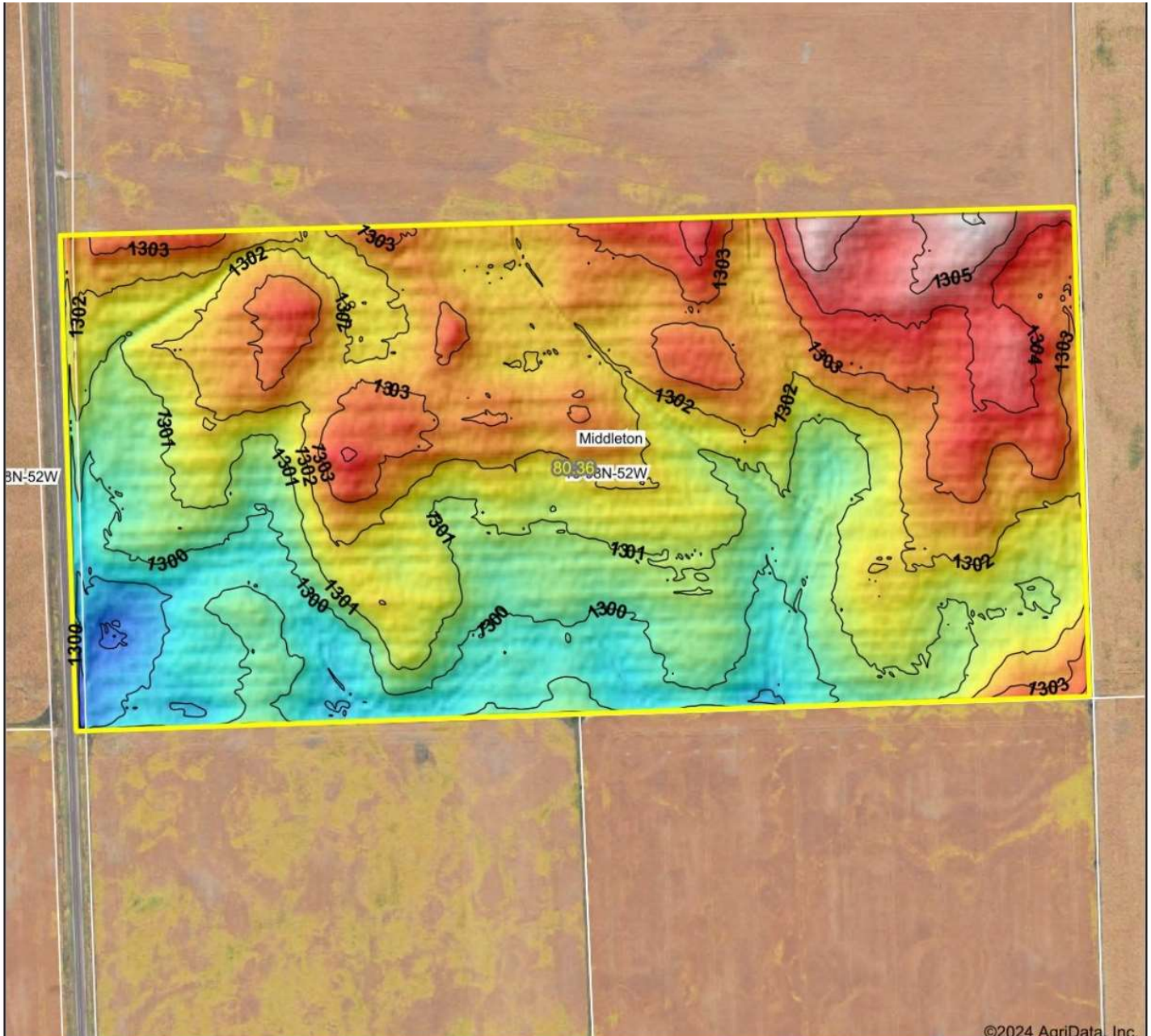
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

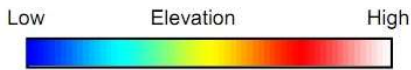


November 15, 2024 · 10:30 am

Tract 1 Elevation Map



©2024 AgriData, Inc.



Source: USGS 3 meter dem



Interval(ft): 1
Min: 1,297.2
Max: 1,306.1
Range: 8.9
Average: 1,301.7
Standard Deviation: 1.48 ft



10-98N-52W
Turner County
South Dakota

Boundary Center: 43° 19' 27.02, -96° 58' 45.67



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

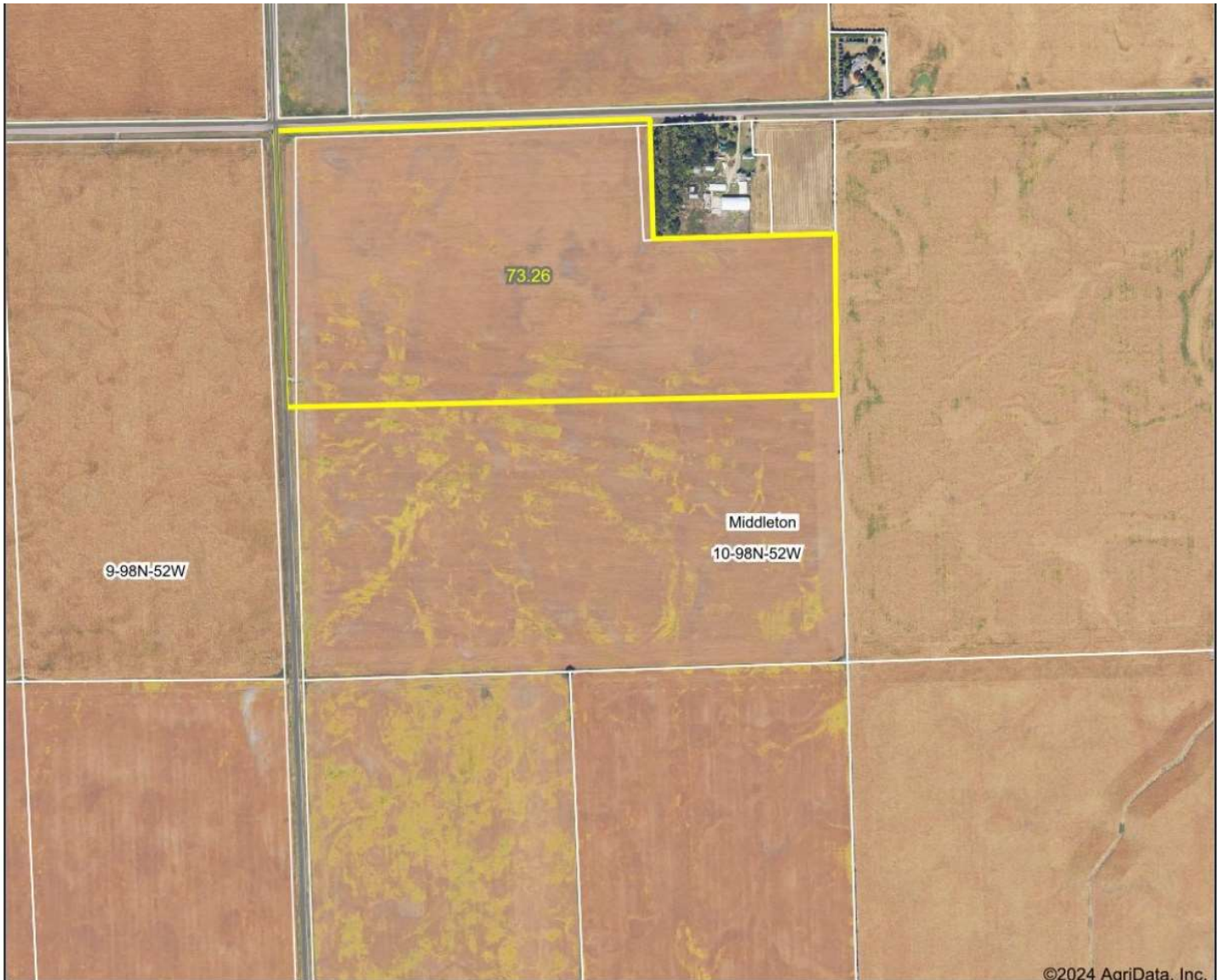


November 15, 2024 · 10:30 am

Tract 2



Tract 2



©2024 AgriData, Inc.



Boundary Center: 43° 19' 40.43, -96° 58' 45.9



10-98N-52W
Turner County
South Dakota

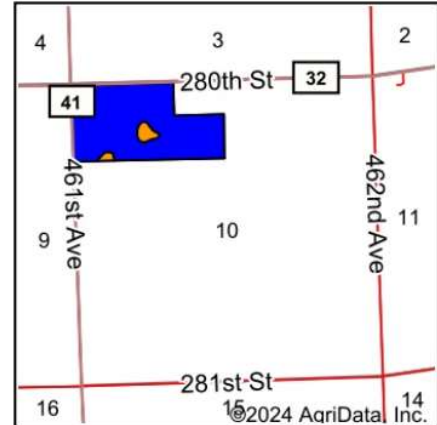
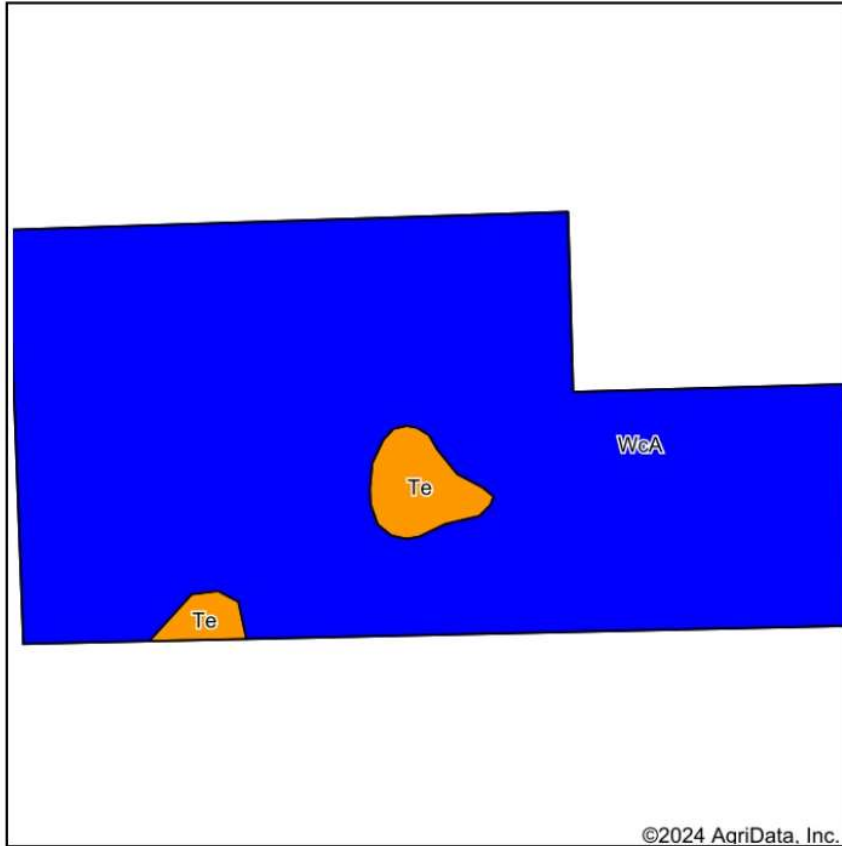


8/19/2024

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



Tract 2 Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **10-98N-52W**
 Township: **Middleton**
 Acres: **73.26**
 Date: **8/19/2024**



Soils data provided by USDA and NRCS.

Area Symbol: SD125, Soil Area Version: 25

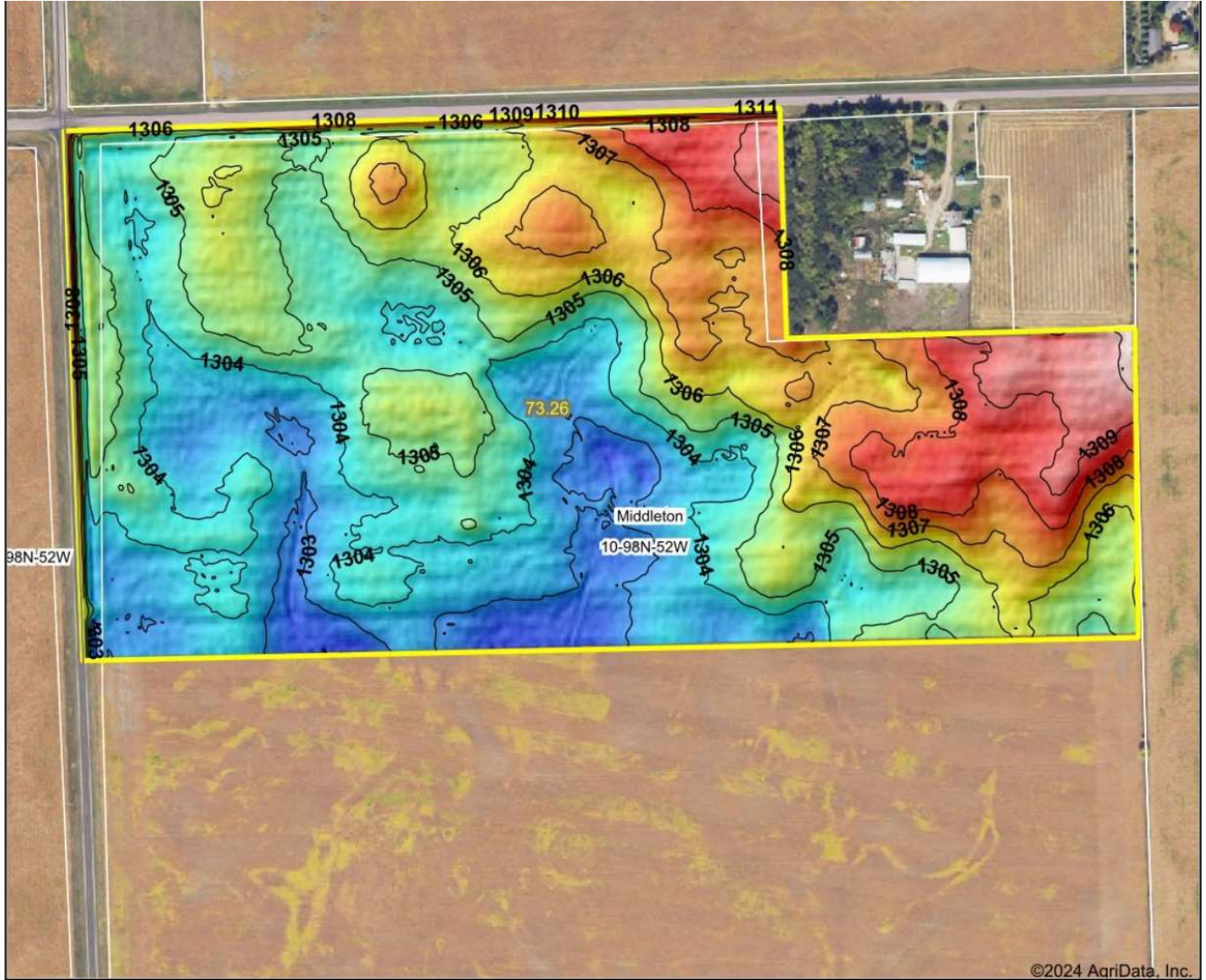
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfaifa hay Tons	Barley Bu	Corn Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans	
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	70.30	96.0%		lw	86	3.8	49	89	34	34	53	
Te	Tetonka silt loam, 0 to 1 percent slopes	2.96	4.0%		IVw	56						14	
Weighted Average						1.12	84.8	3.6	47	85.4	32.6	32.6	*n 51.4

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



November 15, 2024 · 10:30 am

Tract 2 Elevation Map



©2024 AgriData, Inc.

Low Elevation High



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

Source: USGS 3 meter dem

Interval(ft): 1

Min: 1,301.9

Max: 1,310.6

Range: 8.7

Average: 1,305.3

Standard Deviation: 1.77 ft

0ft 436ft 872ft



8/19/2024

10-98N-52W
Turner County
South Dakota

Boundary Center: 43° 19' 40.43, -96° 58' 45.9



westrauction.com

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 : 2500 Prepared : 8/8/24 8:04 AM CST Crop Year : 2024
---	--	--

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
150.02	150.02	150.02	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	150.02	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	74.22	0.00	138	0
Soybeans	73.48	0.00	45	0
TOTAL	147.70	0.00		

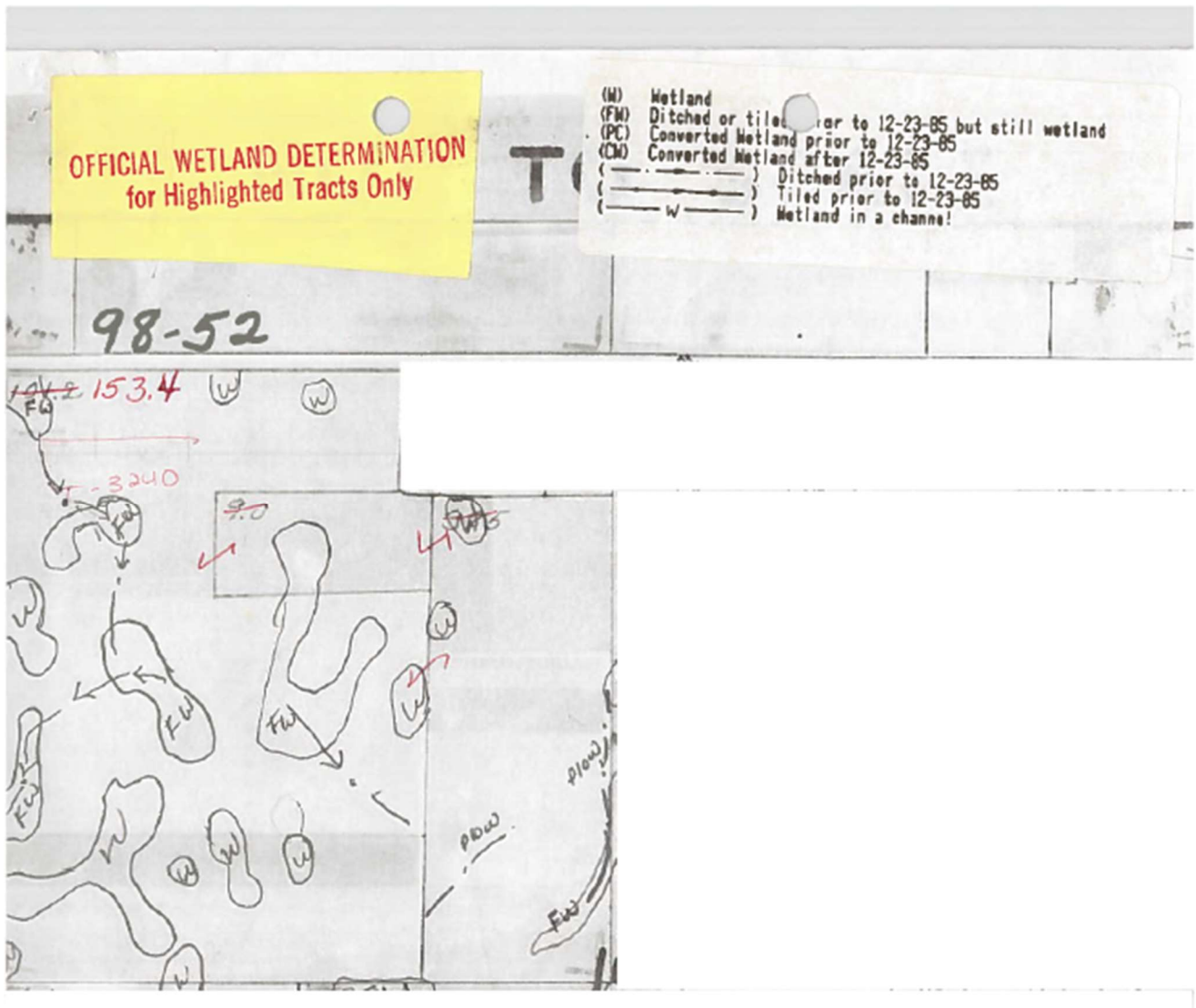
Tract Number : 3240
Description : NW 10 98 52 MINUS NNENW 12/A
FSA Physical Location : SOUTH DAKOTA/TURNER
ANSI Physical Location : SOUTH DAKOTA/TURNER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : ARDEN VIETOR, MARILYN ULLMANN
Other Producers : None
Recon ID : None

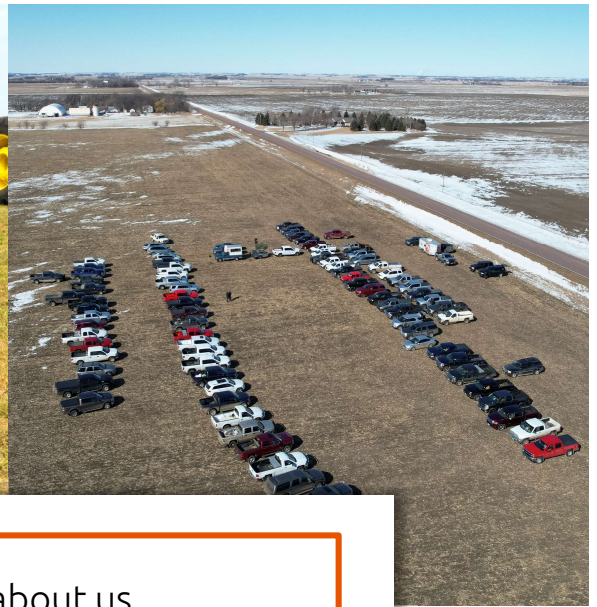
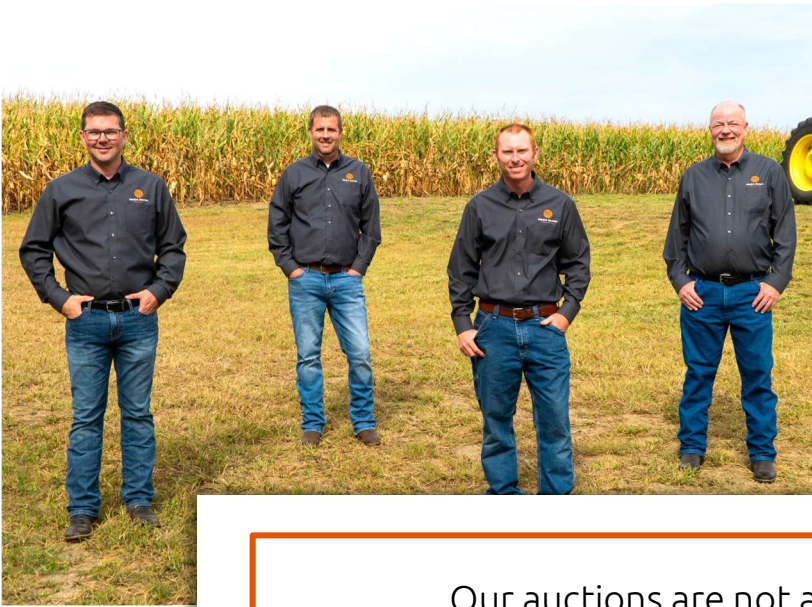
Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
150.02	150.02	150.02	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	150.02	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	74.22	0.00	138
Soybeans	73.48	0.00	45
TOTAL	147.70	0.00	



Wetland Map





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

