

WESTRA AUCTION

191.85 +/- Acres

Centerville & Daneville
Townships
Turner County, SD

We will sell the following real estate at a
live/online auction located from
Centerville, SD, 3 miles west on SD Hwy
19A and 1 ½ mile south on 459th Ave.

*Heirs of James L. & Jean N. Olson,
Owners*

Friday, November 8, 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 8, 2024 · 10:30 am

Turner County South Dakota Land Auction

191.85 +/- Acres, Centerville & Daneville Townships 3 Tracts, Cropland and Hunting Land

We will sell the following real estate at a live/online auction at the site of Tract 1, located from Centerville, SD, 3 miles west on SD Hwy 19A and 1 ½ miles south on 459th Ave or from Irene, SD, 6 ½ miles east on SD Hwy 46 and ½ mile north on 459th Ave.

Auctioneer's Note: Don't miss this opportunity to purchase 3 tracts of Turner County, SD land that has been in the Olson family for many generations. The land is located in an area where land rarely comes up for sale. The cropland has been in a corn/soybean rotation and is available to the new owner for the 2025 crop year. The hunting land offers an opportunity to purchase a smaller acre tract of land to enjoy the great outdoors. If you are looking to expand your current farming operation or purchase land as an investment, don't miss this auction!

Tracts will be sold separately and not combined.

Tract 1: 101.25 +/- acres, NE ¼ SE ¼ and S ½ SE ¼ except Lot H-3 and Tract 1 of Olson Addition, 31-96-52, Turner County, SD., The land is located from Centerville, SD, 3 miles west on SD Hwy 19A and 1 ½ south on 459th Ave or from Irene, SD, 6 ½ miles east on SD Hwy 46. According to Surety/AgriData, the land has a productivity index of 82.4 and a soil rating of .866. Predominate soil includes Egan-Trent silty clay loams, 0-2 percent slopes; Egan-Wentworth complex, 2-6 percent slopes and Clamo silty clay. The topography of the land is mostly flat and is bordered by hard surfaced roads on the south and east sides of the property. The FSA estimates there is approximately 99.44 acres of cropland with a 51.75-acre corn base/128-bushel PLC yield and a 43.89-acre soybean base/37-bushel PLC yield. Taxes: TBD.

Tract 2: 73.84 +/- acres, N ½ NE ¼ except S 510' of E 526' of N ½ NE ¼, 36-96-53, Turner County, SD. The land is located from Centerville, SD, 3 miles west on SD Hwy 19A, 1 mile south on 459th Ave and 1 mile west on 296th St or from Irene, SD, 5 ½ miles east on SD Hwy 46 and ¾ miles north on 458th Ave. According to Surety/AgriData the land has a productivity index of 75.3. Predominate soils include Egan-Ethan complex, 2-6 percent slopes. The topography is gently rolling and it is bordered by gravel roads on the east and north sides of the property. The FSA estimates there is approximately 70.79 acres of cropland with a 36.77-acre corn base/128-bushel PLC yield and a 31.19 soybean base/37-bushel PLC yield. This tract will grant a 30 ft access easement along the west boundary to tract 3. Taxes: TBD.



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Tract 3: 16.76 +/- acres, Andal Tract #1 S ½ NE ¼, 36-96-53, Turner County, SD. This tract lies south of tract 2. The land consists of grass, trees and Frog Creek meandering through it. This tract offers an opportunity to enjoy hunting and other outdoor activities. According to Surety/AgriData, the land has a productivity index of 36.3. Tract 2 will be granting an access easement. Driveway access, if any, will be the responsibility of the buyer. Taxes: TBD.

Terms: 15% nonrefundable down payment day of sale with the balance due at closing on or before December 20, 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. Tom Frieberg, closing attorney.

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

Heirs of James L. and Jean N. Olson, 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

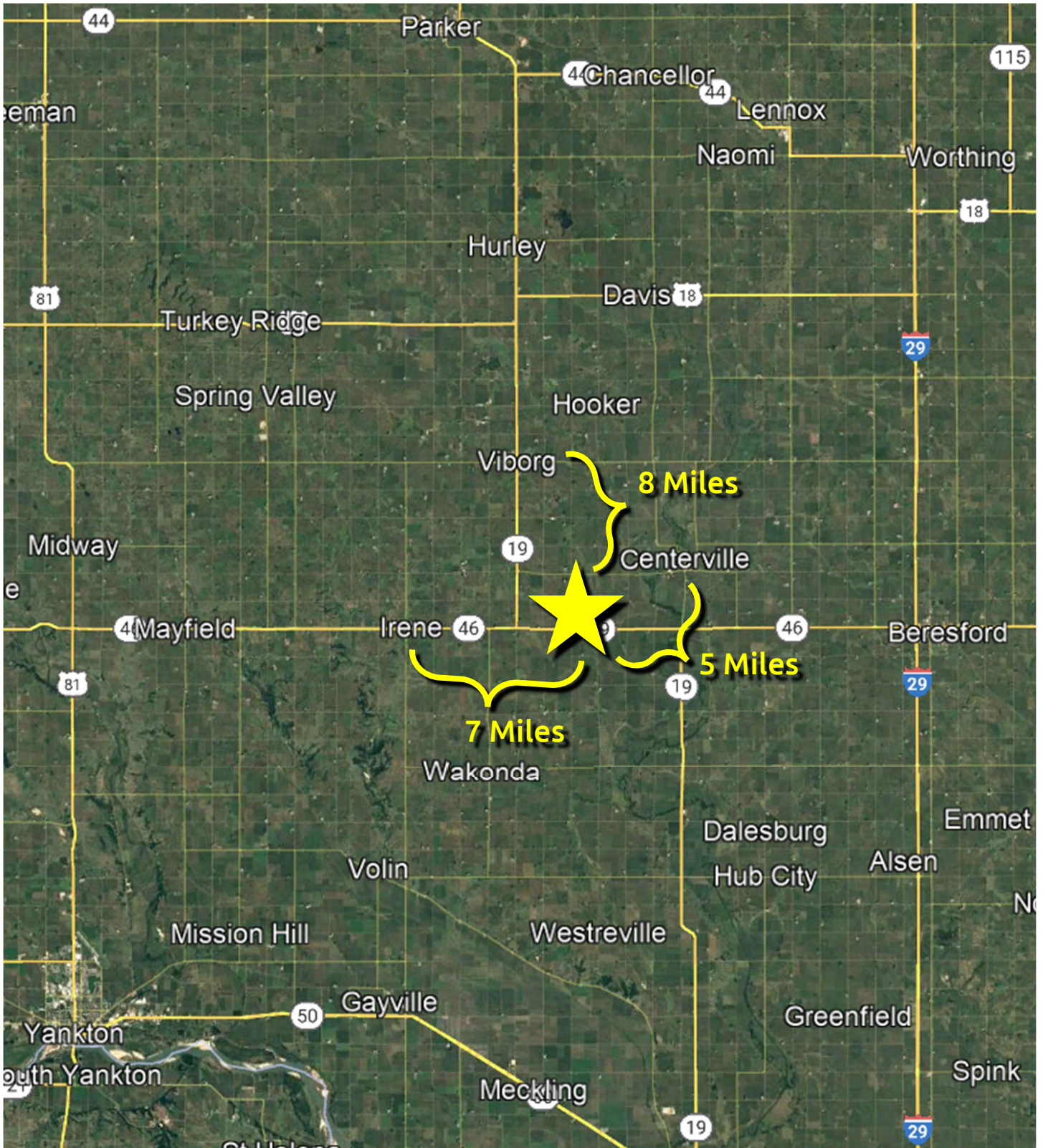
Jonathan Hagena, Broker Associate, Lennox, SD 605-728-7282

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

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

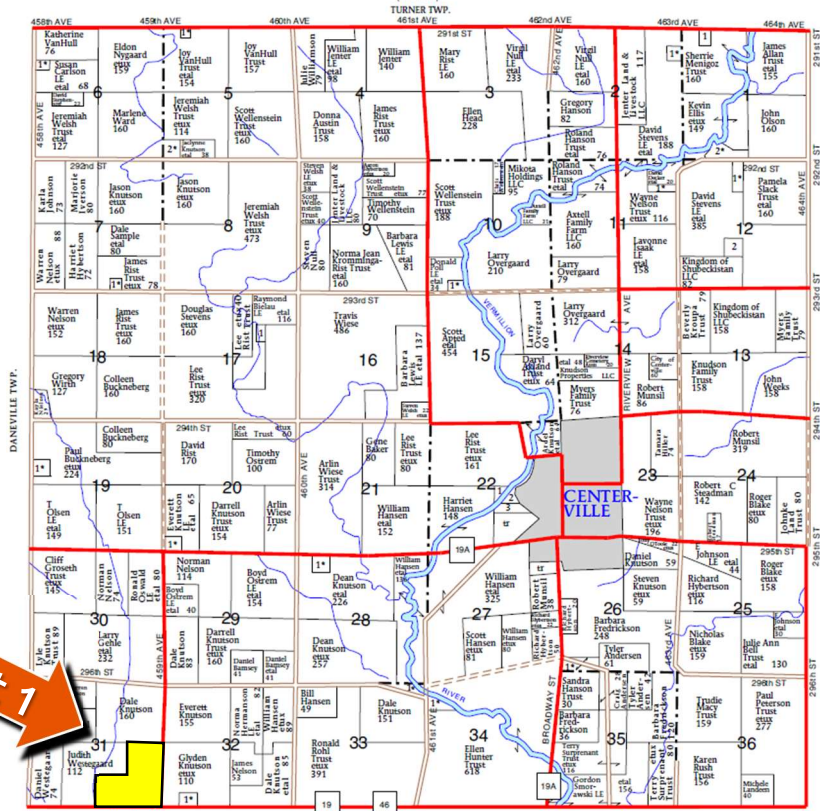


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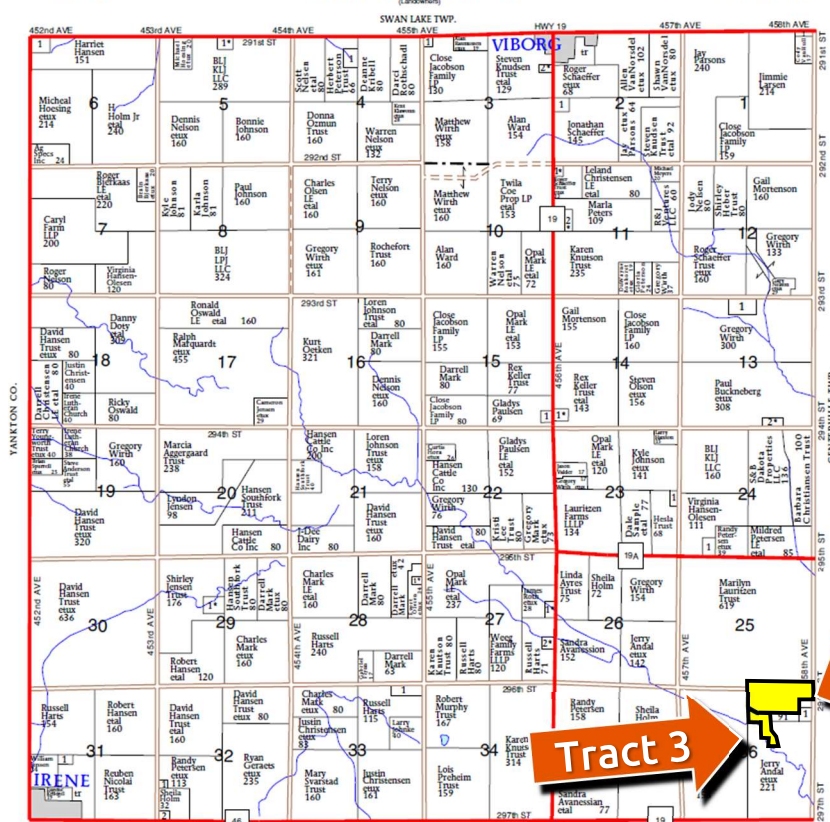


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T-96-N CENTERVILLE PLAT R-52-W



T-96-N DANEVILLE PLAT R-53-W



FHP Map Image courtesy of Farm and Home Publishers

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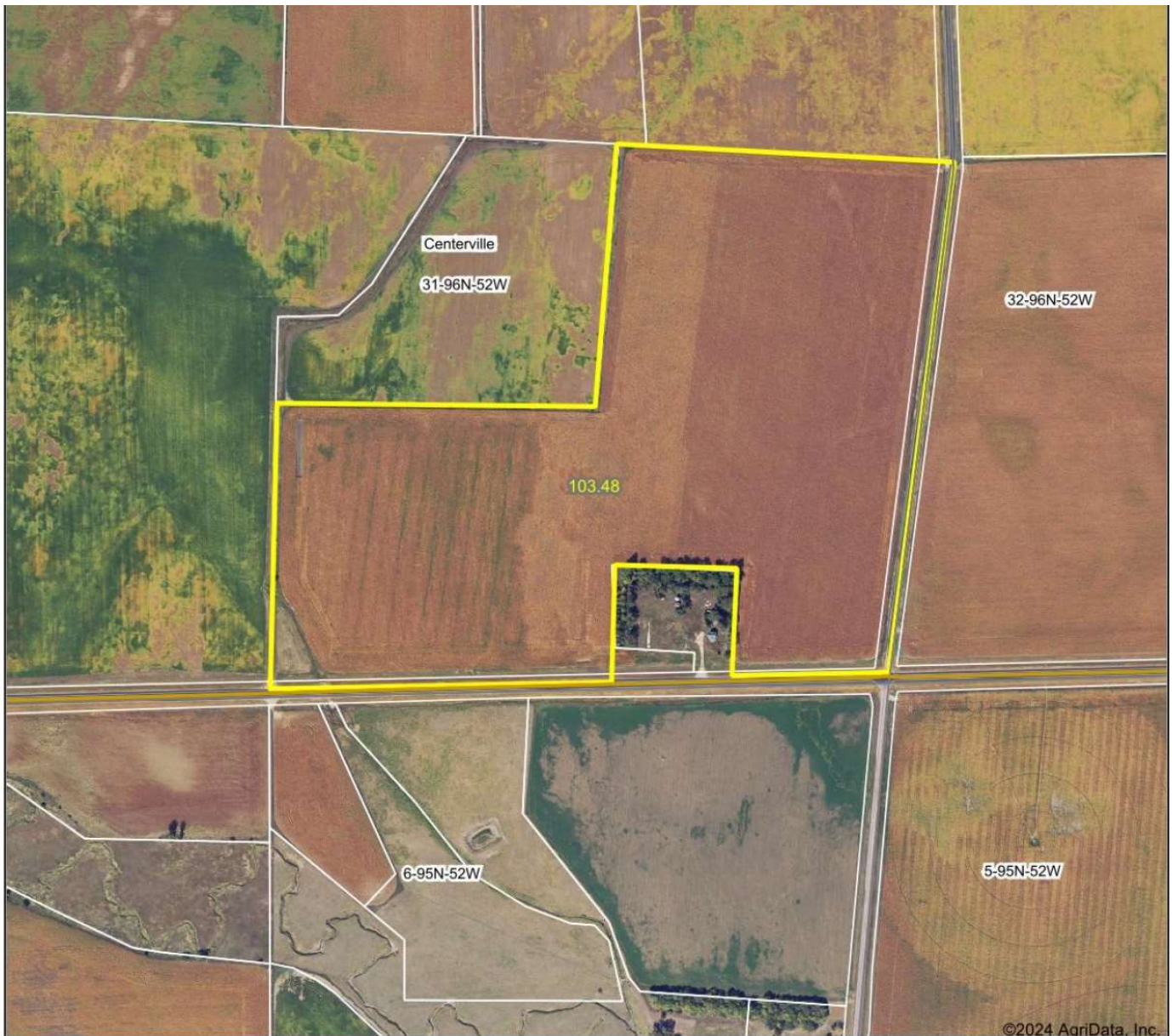
Tract 1



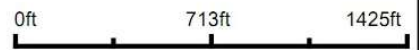
Wetland Map



Tract 1



Boundary Center: 43° 5' 11.95, -97° 1' 37.35



31-96N-52W
Turner County
South Dakota



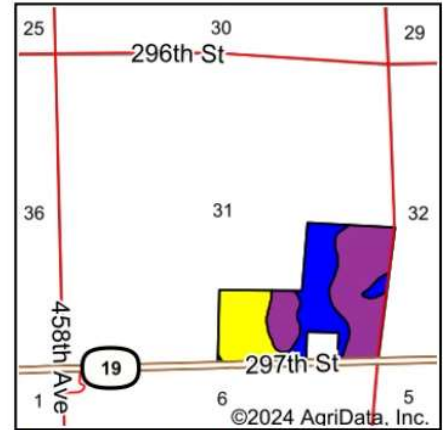
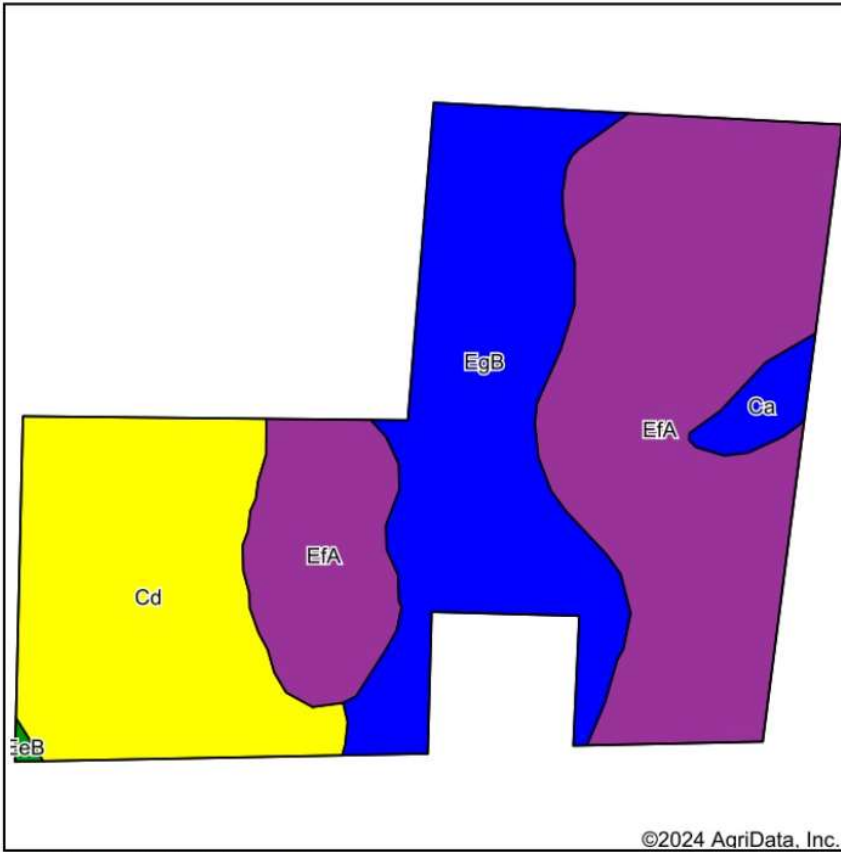
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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8/18/2024

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



Tract 1 Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **31-96N-52W**
 Township: **Centerville**
 Acres: **103.48**
 Date: **8/18/2024**



Soils data provided by USDA and NRCS.

Area Symbol: SD125, Soil Area Version: 25

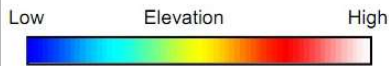
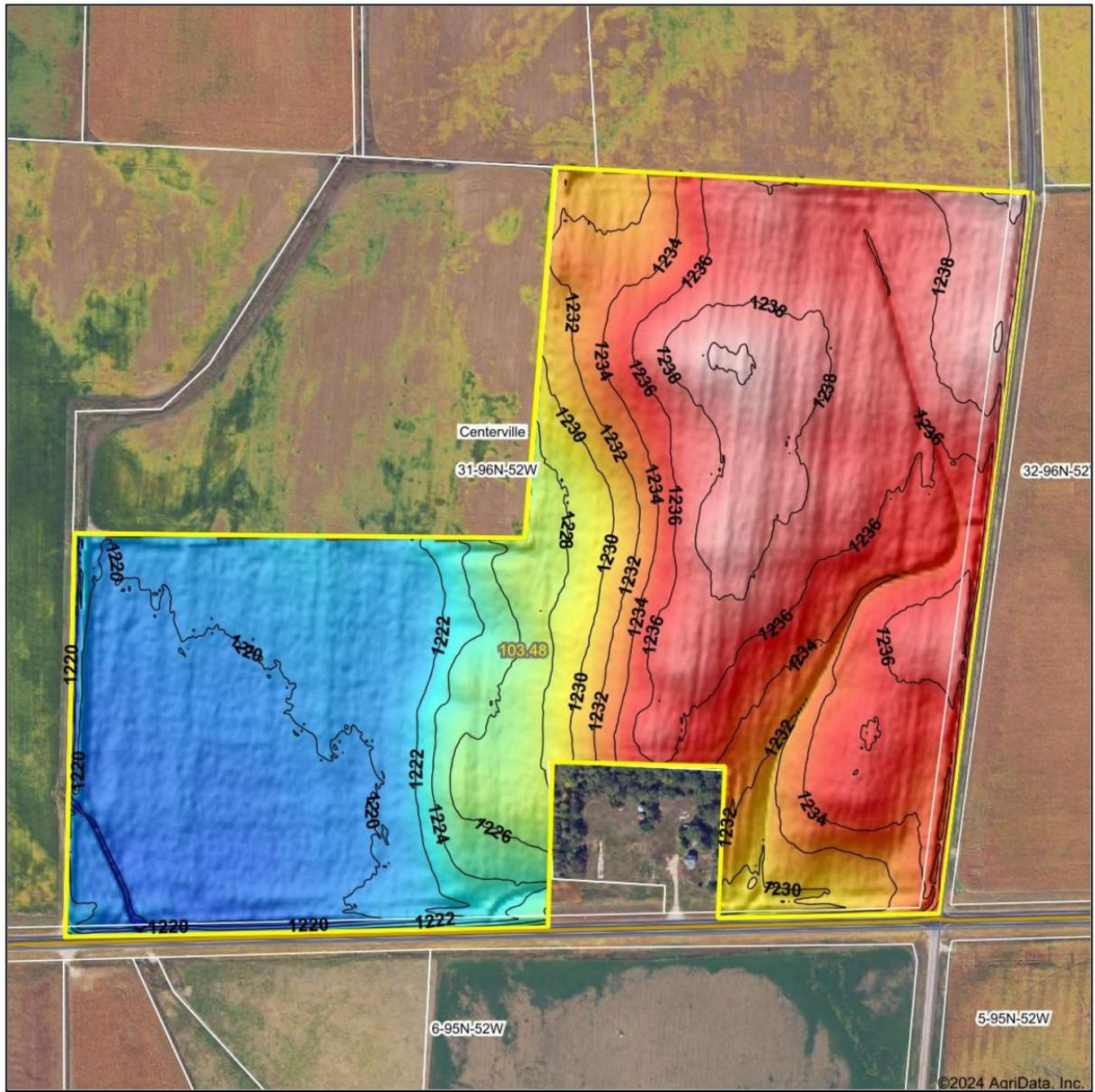
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Corn Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	48.78	47.1%		Is	92	4.7	55	94	36	38	60
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	27.53	26.6%		Ile	84						68
Cd	Clamo silty clay	24.83	24.0%		IVw	62	0.6	21	60	23	14	32
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	2.16	2.1%		IIw	81						62
EeB	Egan-Ethan complex, 2 to 6 percent slopes	0.18	0.2%		Ile	77	4	47	77	29	32	58
Weighted Average					2.01	82.4	2.4	31	58.8	22.5	21.3	*n 55.4

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



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Tract 1 Elevation Map



Source: USGS 3 meter dem

0ft 470ft 941ft

Interval(ft): 2

Min: 1,216.5

Max: 1,241.7

Range: 25.2

Average: 1,229.8

Standard Deviation: 7.38 ft



8/18/2024

31-96N-52W
Turner County
South Dakota

Boundary Center: 43° 5' 11.95, -97° 1' 37.35



Maps Provided By:



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

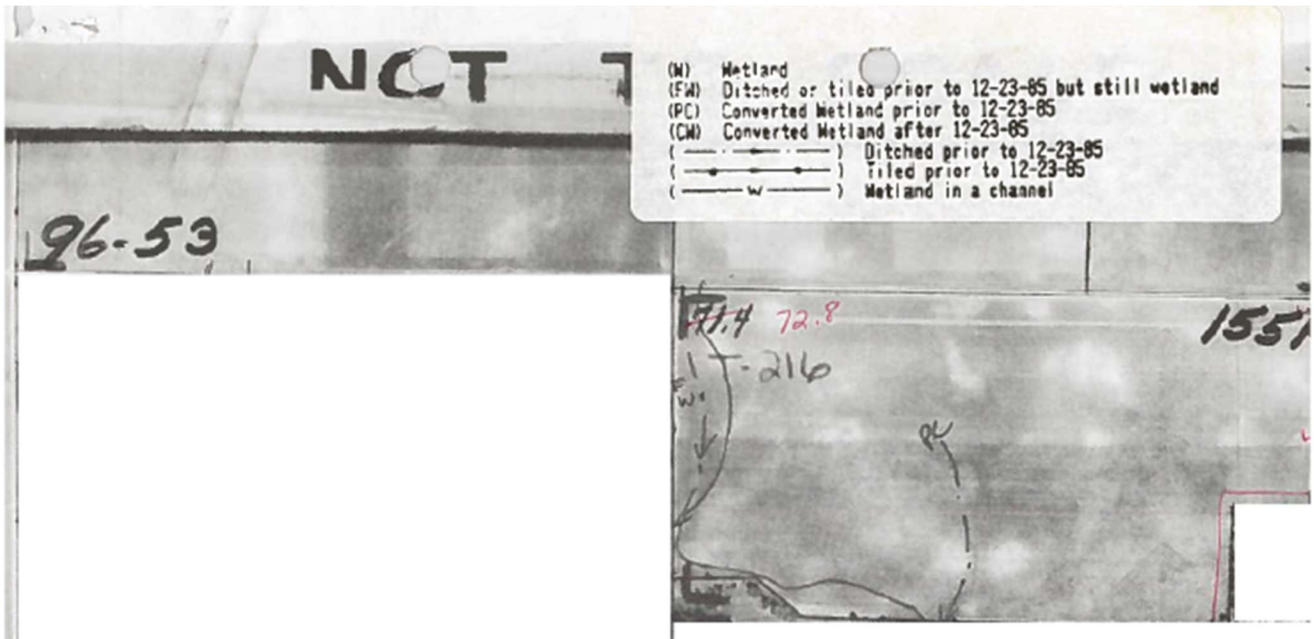


November 8, 2024 · 10:30 am

Tract 2

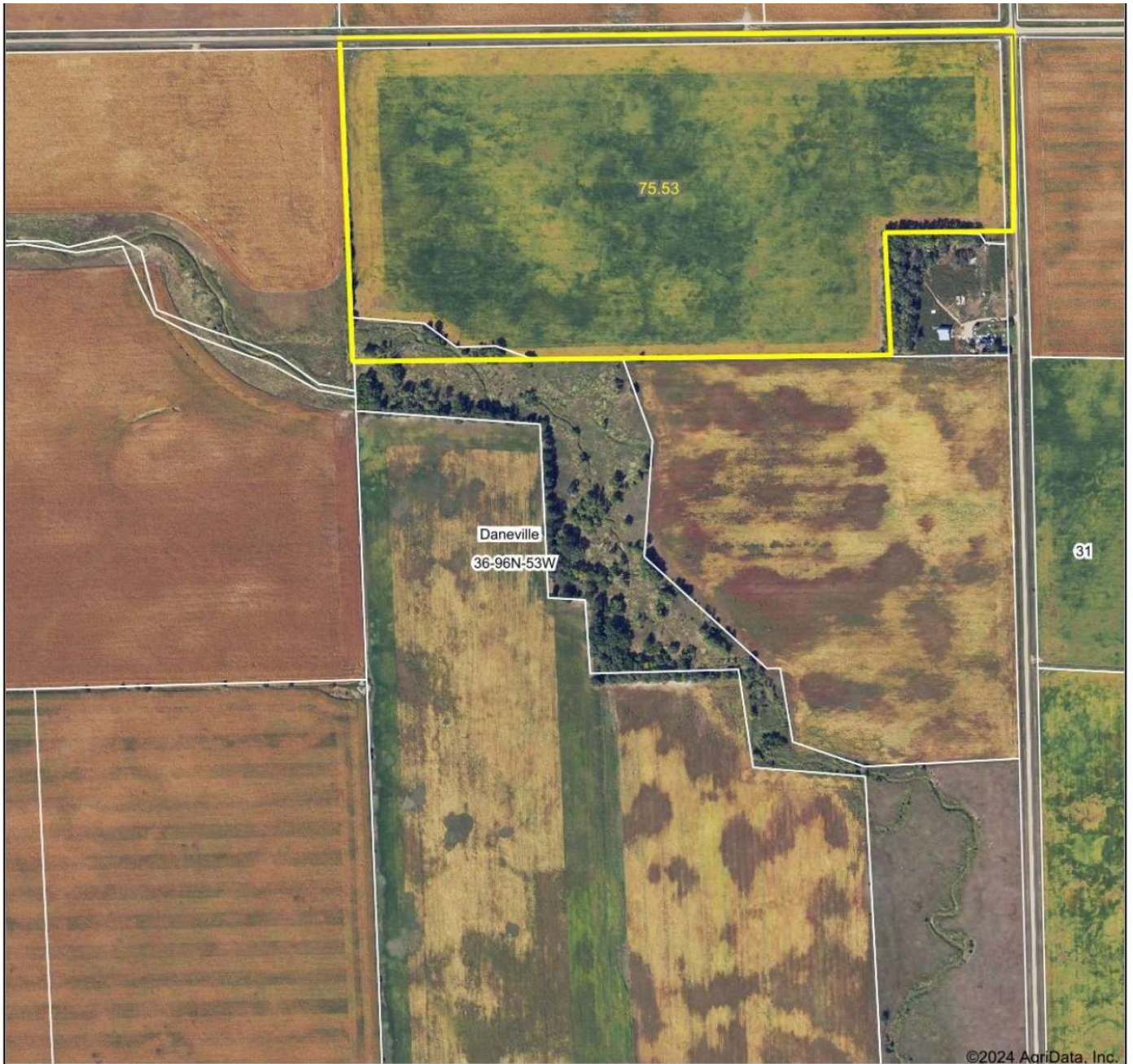


Wetland Map



November 8, 2024 · 10:30 am

Tract 2



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Boundary Center: 43° 5' 45.6, -97° 2' 50.44



36-96N-53W
Turner County
South Dakota



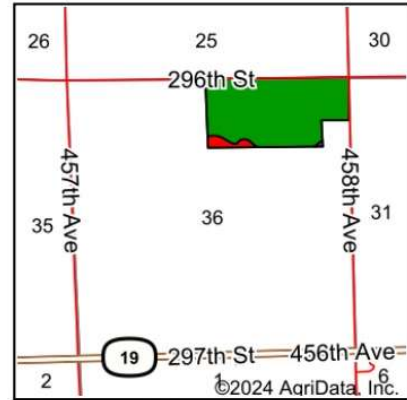
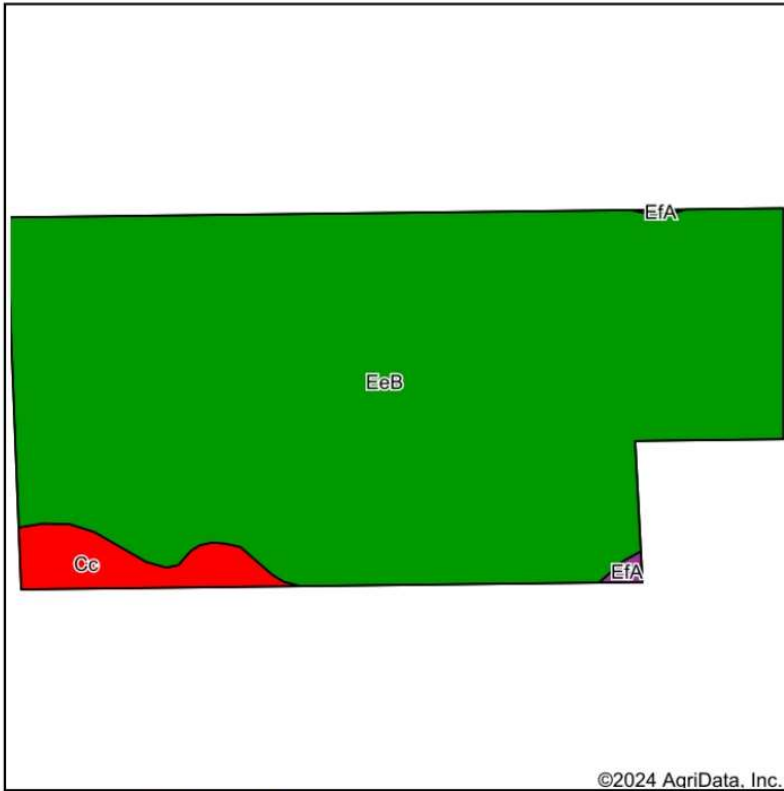
9/20/2024

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



westrauction.com

Tract 2 Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **36-96N-53W**
 Township: **Daneville**
 Acres: **75.53**
 Date: **9/20/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: SD125, Soil Area Version: 25

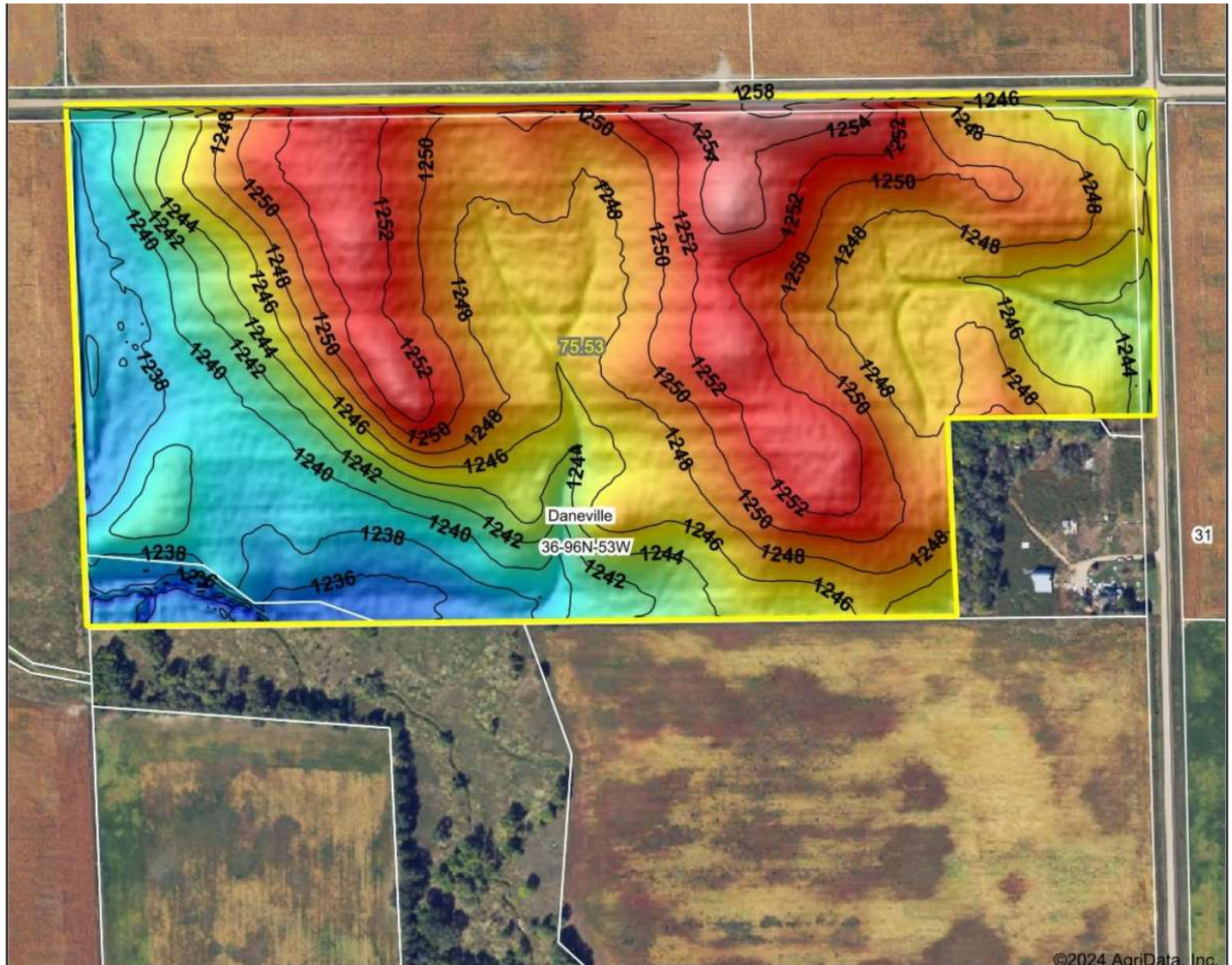
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Corn Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans	
EeB	Egan-Ethan complex, 2 to 6 percent slopes	72.15	95.6%		lle	77	4	47	77	29	32	58	
Cc	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	3.13	4.1%		Vlw	34						36	
EFA	Egan-Trent silty clay loams, 0 to 2 percent slopes	0.25	0.3%		ls	92	4.7	55	94	36	38	60	
Weighted Average						2.16	75.3	3.8	45.1	73.9	27.8	30.7	*n 57.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 2 Elevation Map



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Source: USGS 3 meter dem
Interval(ft): 2
Min: 1,233.1
Max: 1,258.5
Range: 25.4
Average: 1,246.4
Standard Deviation: 5.05 ft



9/20/2024

36-96N-53W
Turner County
South Dakota

Boundary Center: 43° 5' 45.6, -97° 2' 50.44



Maps Provided By:



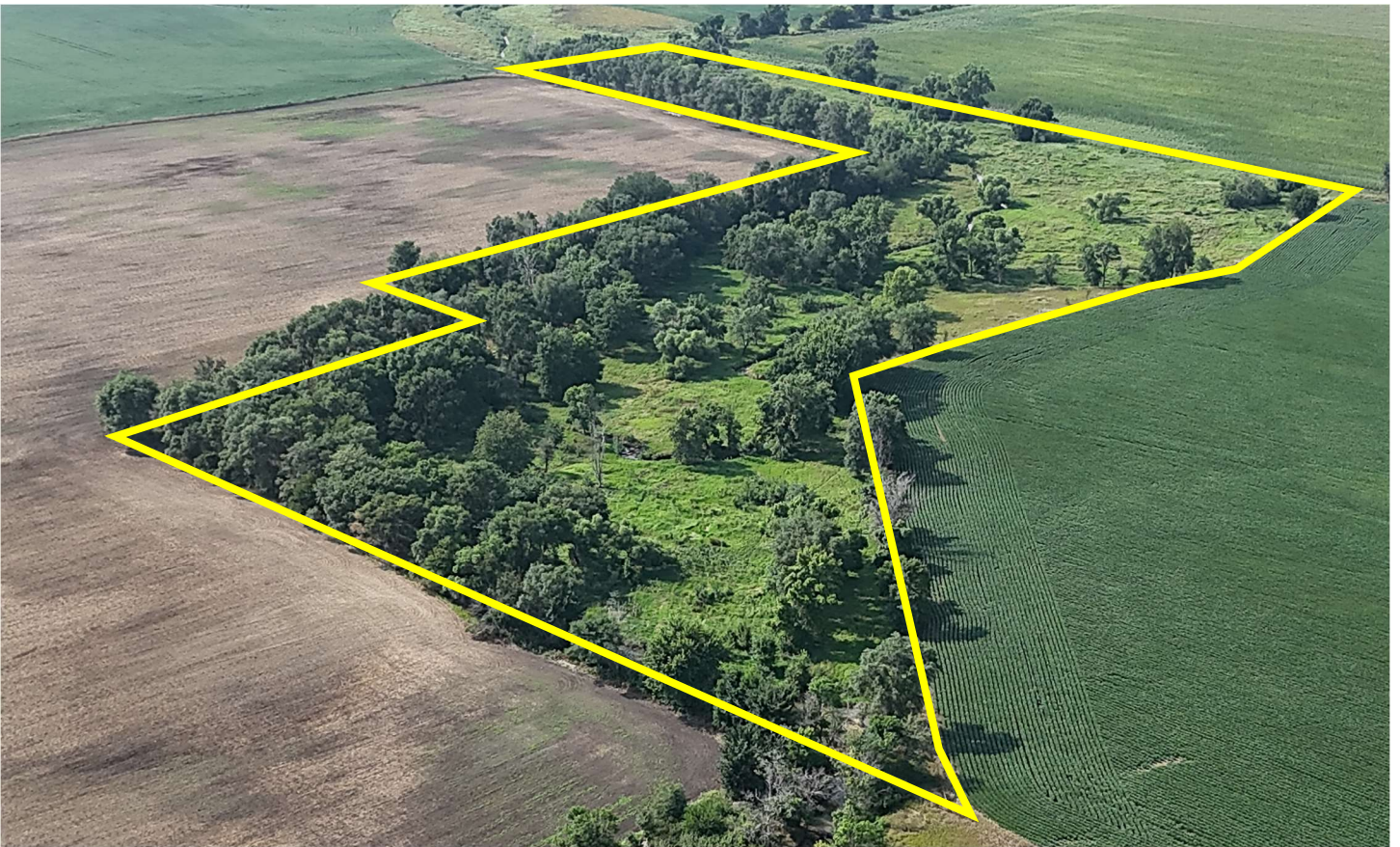
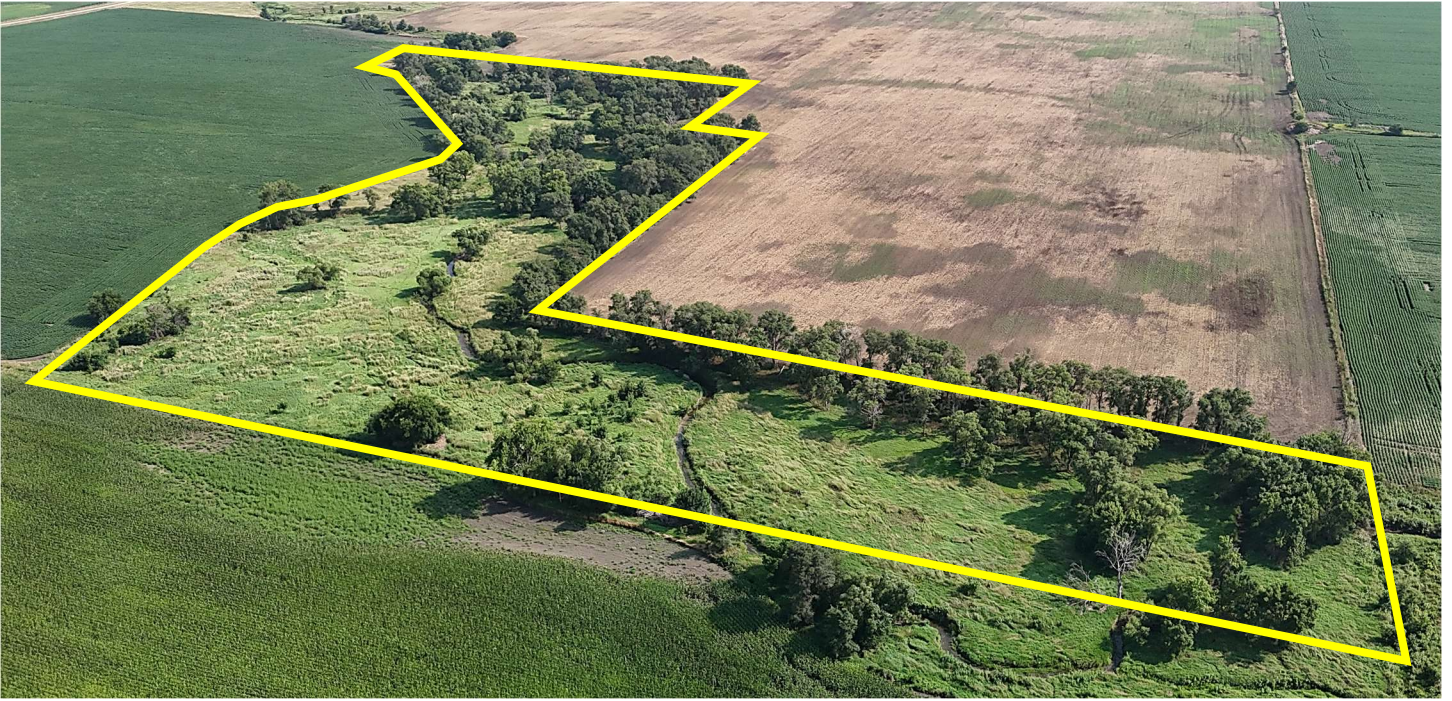
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Field borders provided by Farm Service Agency as of 5/21/2008.



November 8, 2024 · 10:30 am

Tract 3



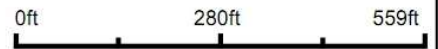
Tract 3



©2024 AgriData, Inc.



Boundary Center: 43° 5' 32.88, -97° 2' 57.36



36-96N-53W
Turner County
South Dakota

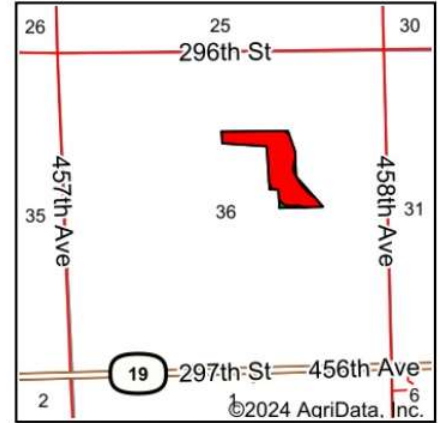


9/20/2024

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



Tract 3 Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **36-96N-53W**
 Township: **Daneville**
 Acres: **17.95**
 Date: **9/20/2024**



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
Cc	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	16.99	94.7%	C	Vlw	34						36
EeB	Egan-Ethan complex, 2 to 6 percent slopes	0.96	5.3%	E	Ile	77	4	47	77	29	32	58
Weighted Average						5.79	36.3	0.2	2.5	4.1	1.6	*n 37.2

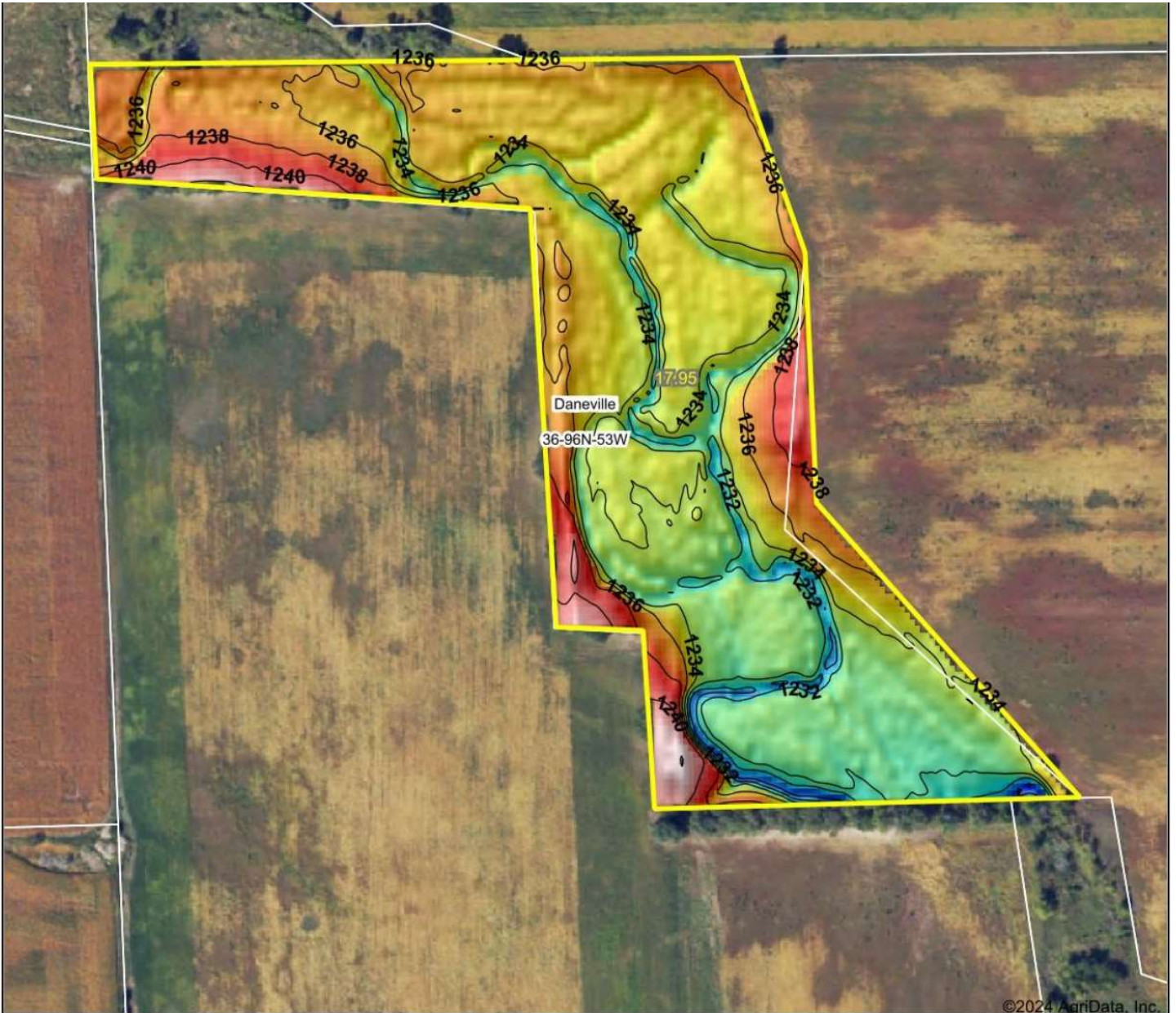
*n: The aggregation method is "Weighted Average using all components"




*c: Using Capabilities Class Dominant Condition Aggregation Method



November 8, 2024 · 10:30 am

Tract 3 Elevation Map



<p>Low Elevation High</p> 	<p>Source: USGS 3 meter dem</p> <p>Interval(ft): 2</p> <p>Min: 1,227.4</p> <p>Max: 1,242.2</p> <p>Range: 14.8</p> <p>Average: 1,234.9</p> <p>Standard Deviation: 2.13 ft</p>	<p>0ft 281ft 562ft</p>   <p>9/20/2024</p> <p>36-96N-53W Turner County South Dakota</p> <p>Boundary Center: 43° 5' 32.88, -97° 2' 57.36</p>
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Field borders provided by Farm Service Agency as of 5/21/2008.



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 : 179 Prepared: 8/12/24 2:28 PM CST Crop Year : 2024
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Operator Name :
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/WF Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
182.17	170.43	170.43	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	170.43	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	88.52	0.00	128	0
Soybeans	75.08	0.00	37	0
TOTAL	163.60	0.00		

NOTES

Tract Number : 215
Description : SSE; NESE 31 00 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 : JAMES L OLSON
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
104.20	99.64	99.64	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 : 179 Prepared : 8/12/24 2:28 PM CST Crop Year : 2024
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Tract 215 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	99.64	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	51.75	0.00	128
Soybeans	43.89	0.00	37
TOTAL	95.64	0.00	

NOTES

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Tract Number : 216

Description : NNE 36 96 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 : JAMES L OLSON

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.97	70.79	70.79	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	70.79	0.00	0.00	0.00	0.00	0.00

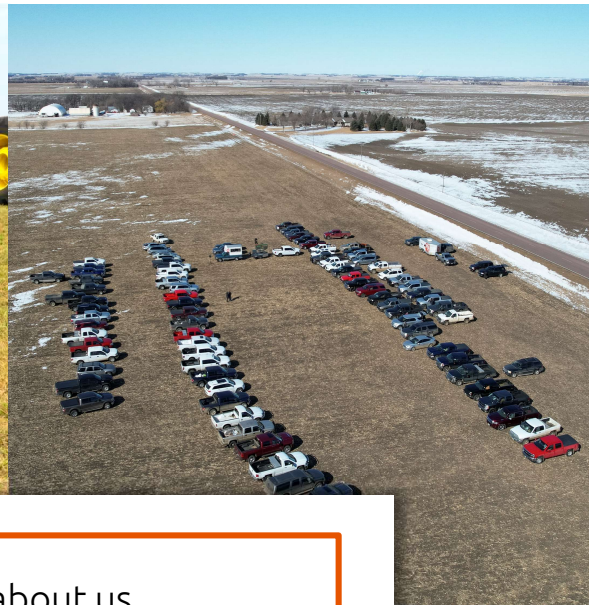
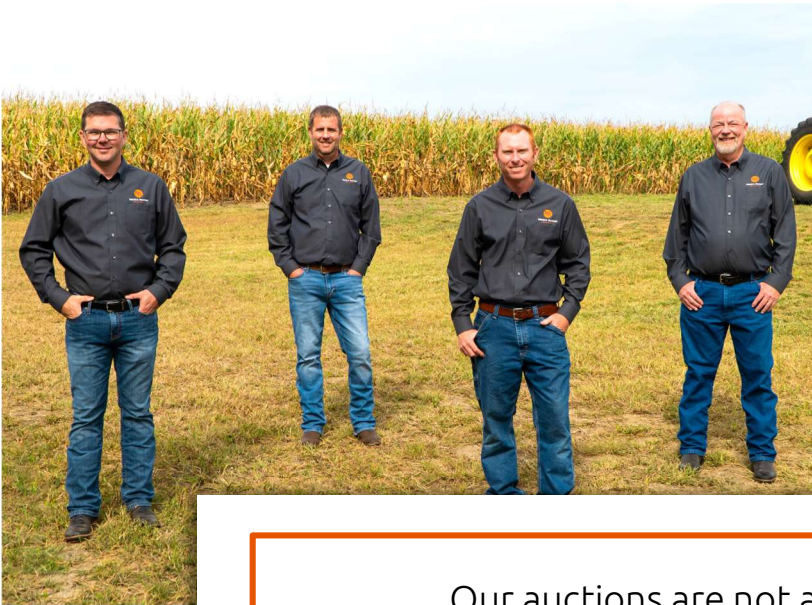
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	36.77	0.00	128
Soybeans	31.19	0.00	37
TOTAL	67.96	0.00	

NOTES

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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

