

WESTRA AUCTION

154 +/- Acres

Alcester & Virginia North  
Townships  
Union County, SD

We will sell the following real estate at public auction, both live/online at the land site located from Alcester, SD, 4 miles north on SD Hwy 11, 3 miles east on SD Hwy 46 and ¼ mile south on 482<sup>nd</sup> Ave.

*Howard & Jule Schoellerman Estate  
and Gordon Schoellerman, Owners*

Thursday, November 7, 2024 at 10:30 AM



Westra Auction  
LAND & REALTY

**Joel R. Westra**  
Broker  
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605-957-5222

**Phil Eggers**  
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**Jonathan Hagena**  
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**John Hauck**  
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**Mark Zomer**  
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November 7, 2024 · 10:30 am

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## Union County South Dakota Land Auction

**154 +/- Acres, 2 Tracts of Cropland  
Alcester & Virginia North Townships**

We will sell the following real estate at public auction, both live/online at the land site located from Alcester, SD, 4 miles north on SD Hwy 11, 3 miles east on SD Hwy 46 and ¼ south on 482<sup>nd</sup> Ave.

**Auctioneer's Note:** If you are looking to expand your farming operation or buy land as an investment, don't miss this auction! Located in the rolling hills east of Alcester and just west of the Iowa border, this productive 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.

**Tracts will be sold separately and not combined.**

**Tract 1:** Legal Summary: SE ¼ NE ¼ and NE ¼ SE ¼, \*Less Acreage\* 1-95-49, Union County, SD, 74.0 +/- acres. This tract will be surveyed and will be paid for by the seller. Predominate soils: Moody-Nora silty clay loams, 6-10 percent slopes and Alcester silty clay loam, 2-6 percent slopes. According to Surety/AgriData, the land has a productivity index of 70.1. The FSA office estimates there is approximately 70.39 acres of cropland with a 33.32-acre corn base/165-bushel PLC yield and a 19.31 soybean base/42-bushel PLC yield. After the survey, the tract will be subject to reconstitution by the FSA. The acreage site is not included with this tract. Taxes: TBD.

**Tract 2:** Legal Description: W ½ Lot 1 NW ¼ and N ½ Lot 2 SW ¼, 6-95-48, Union County, SD, 80.59 acres. Predominate soils: Moody-Nora silty clay loams, 6-10 percent slopes, Alcester silty clay loam, 2-6 percent slopes and Calco silty clay loam, wet, 0-2 percent slopes, occasionally flooded. According to Surety/AgriData, the land has a productivity index of 54.6 and a soil rating of .672. The FSA office estimates there is approximately 78.87 acres of cropland with a 41.13-acre corn base/165-bushel PLC yield and a 23.84-acre soybean base/42-bushel PLC yield. Taxes: \$1,719.46.



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**Terms:** 15% nonrefundable down payment day of sale with the balance due at closing on or before Dec 19, 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.

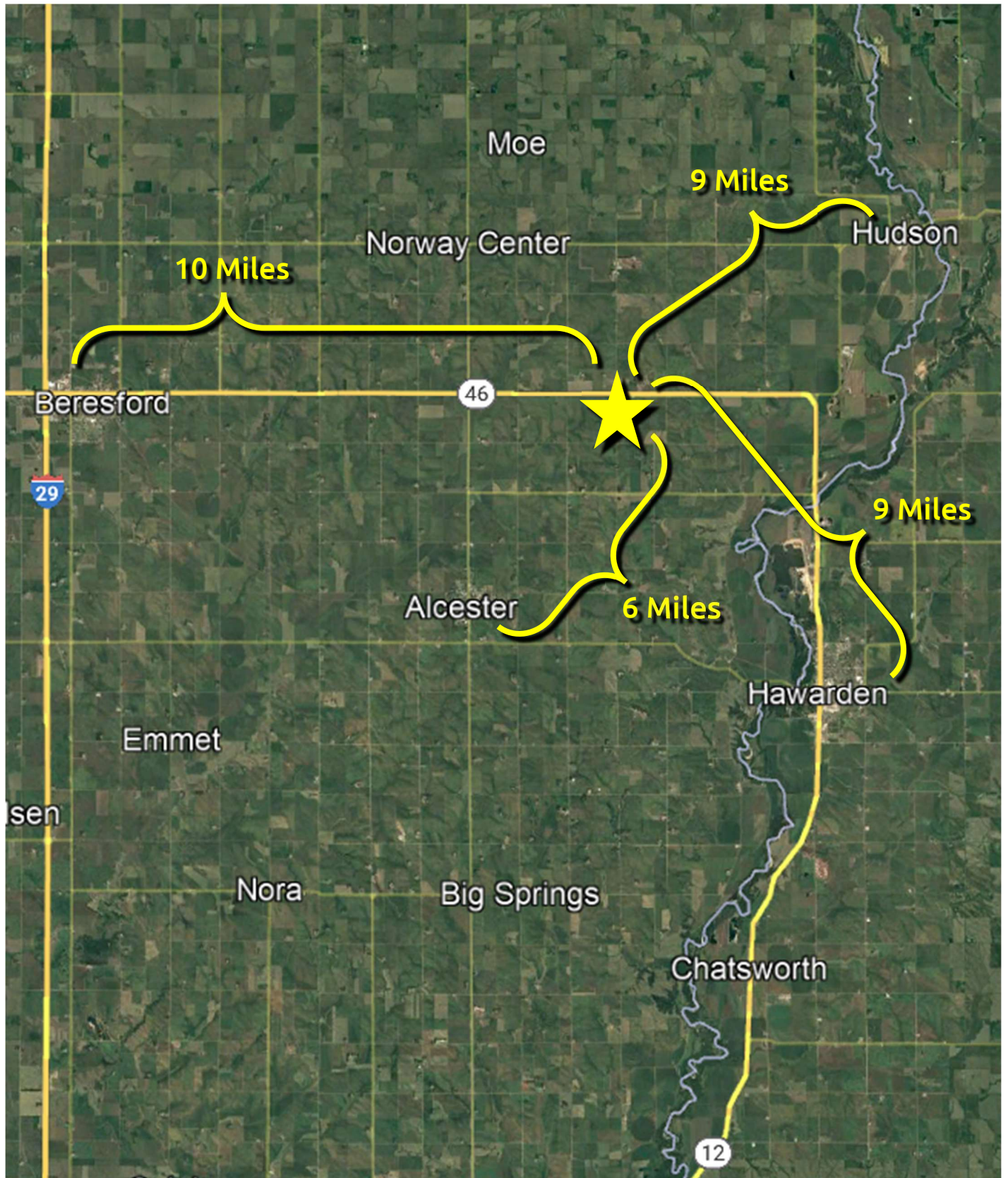
*For maps, pictures, video and more information visit: [www.westrauction.com](http://www.westrauction.com)*

**Howard & Jule Schoellerman Estate, Owner**  
**Kevin & Julie Schoellerman, PR**  
**Gordon Schoellerman, 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  
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**Mark Zomer**, Auctioneer, Rock Valley, IA 712-470-2526

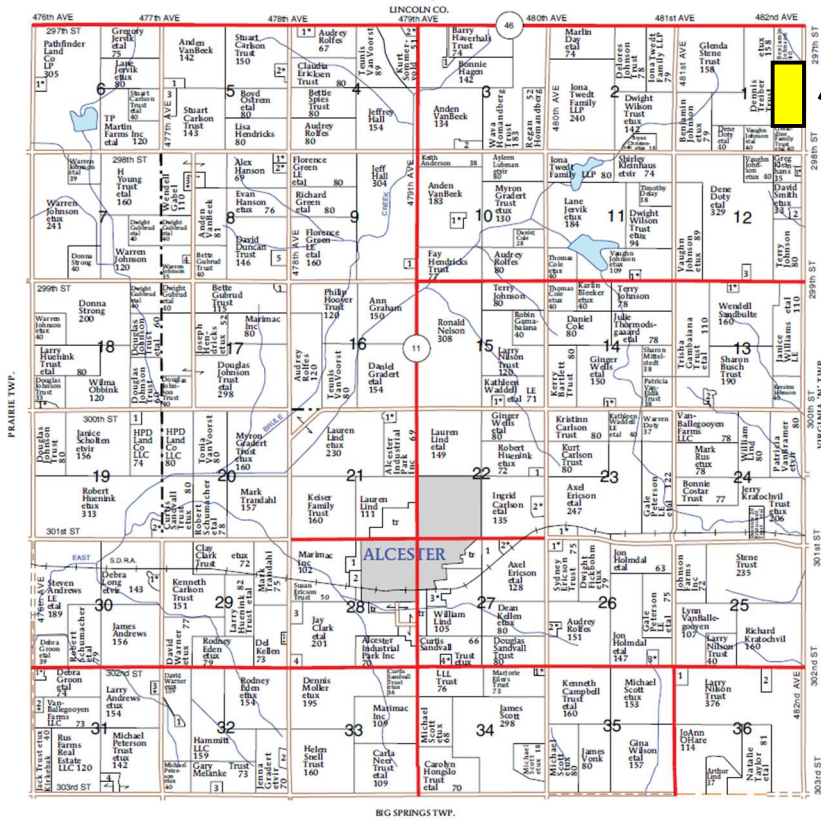


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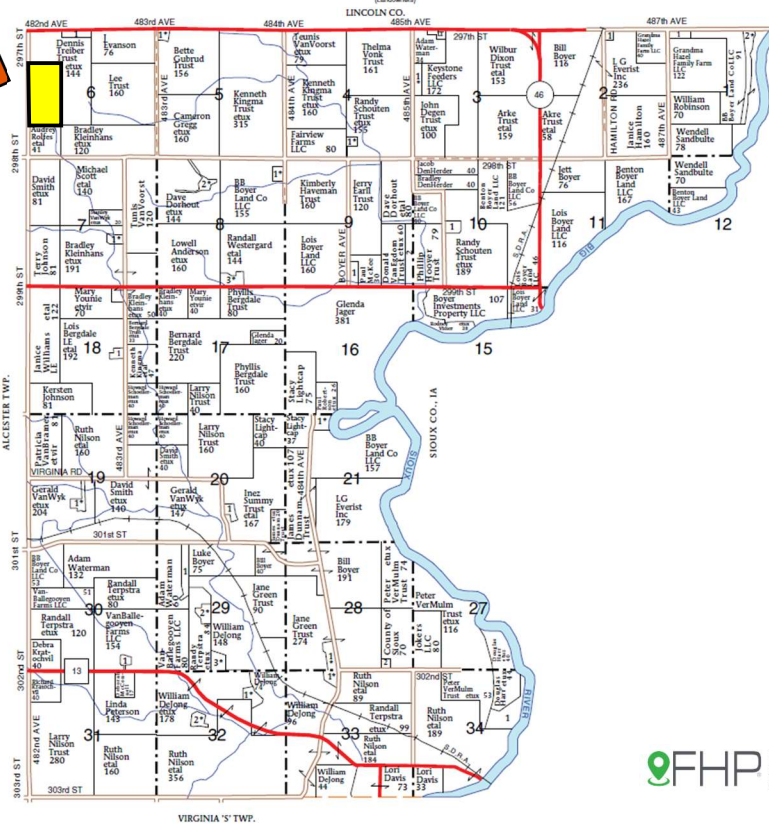


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T-95-N ALCESTER PLAT R-49-W



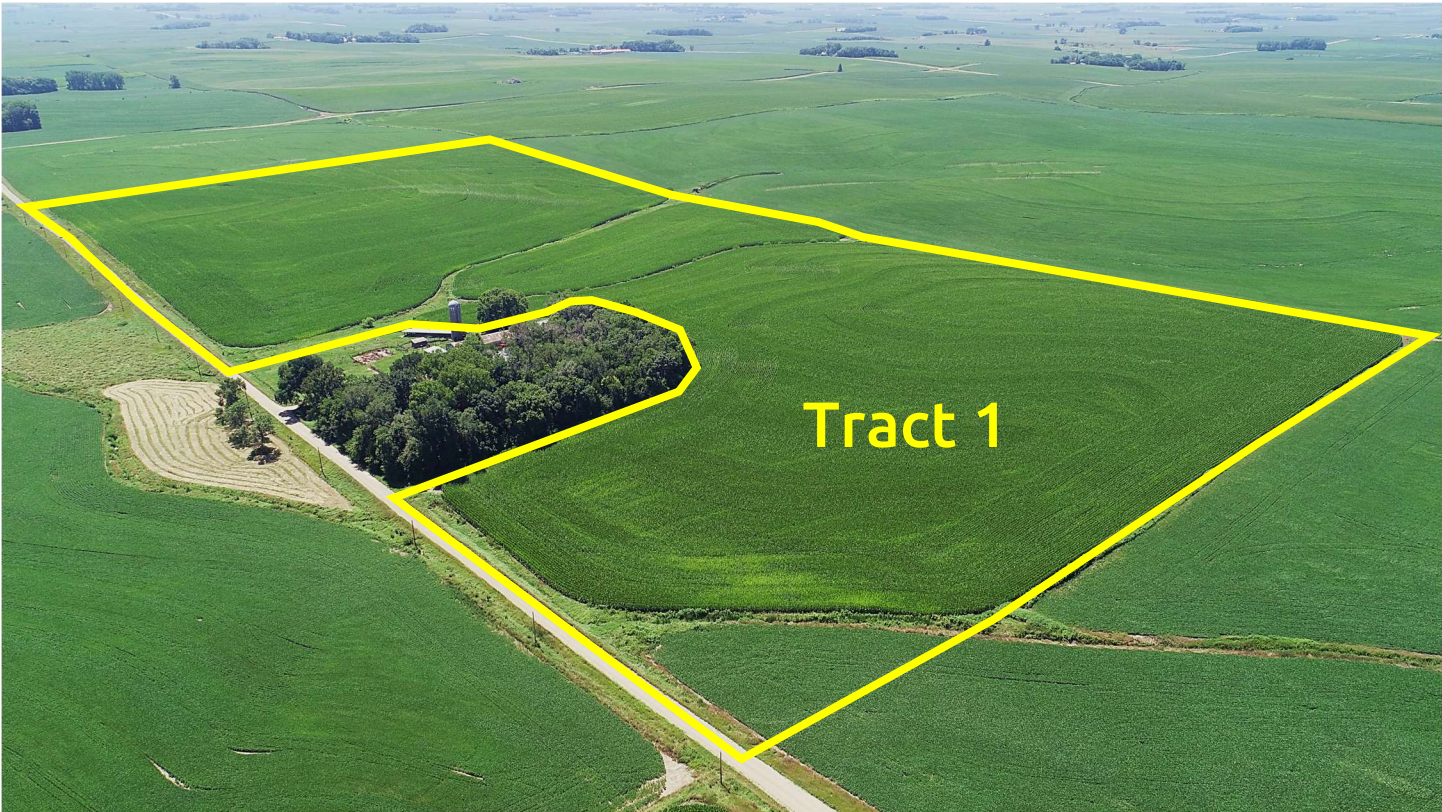
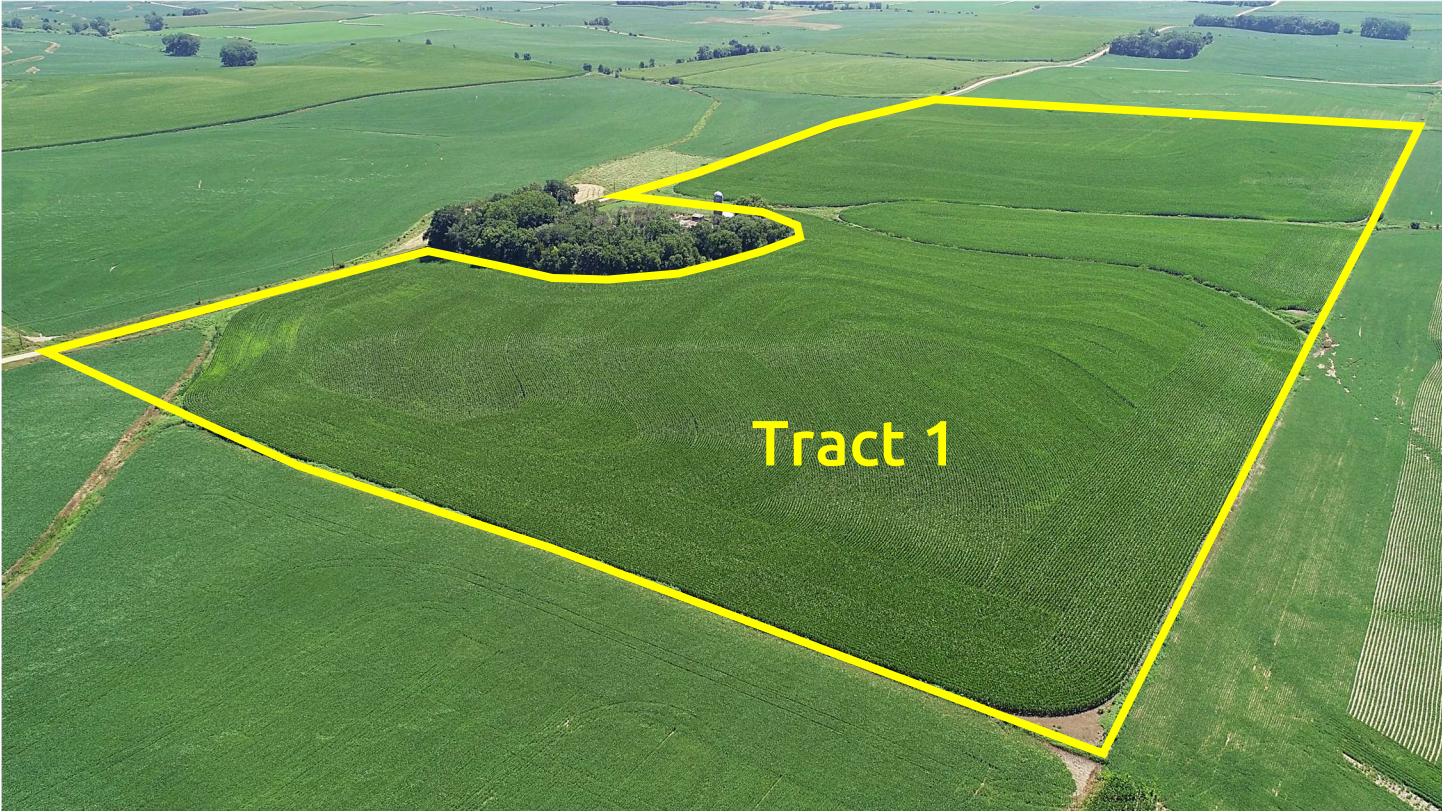
T-95-N VIRGINIA NORTH PLAT R-48-W



FHP Map Image courtesy of Farm and Home Publishers

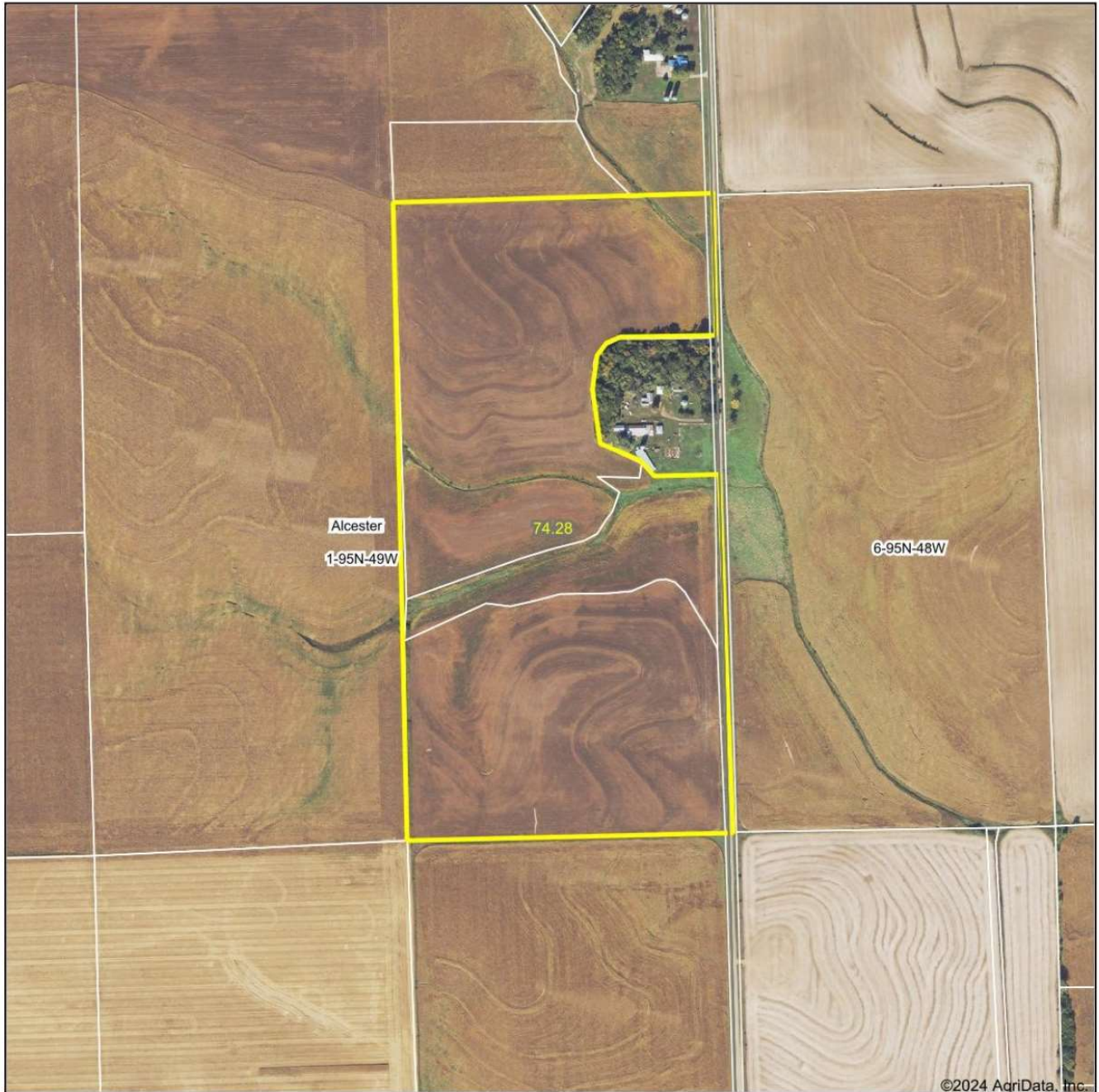


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# Tract 1 Aerial Map



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Boundary Center: 43° 4' 35.23, -96° 34' 16.76



**1-95N-49W**  
**Union County**  
**South Dakota**

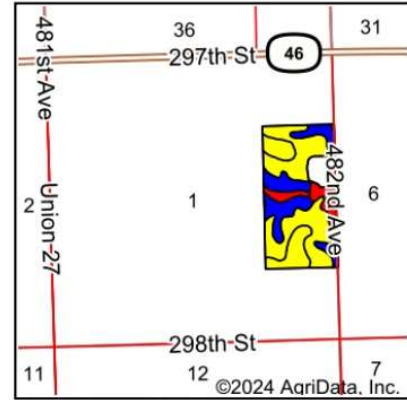
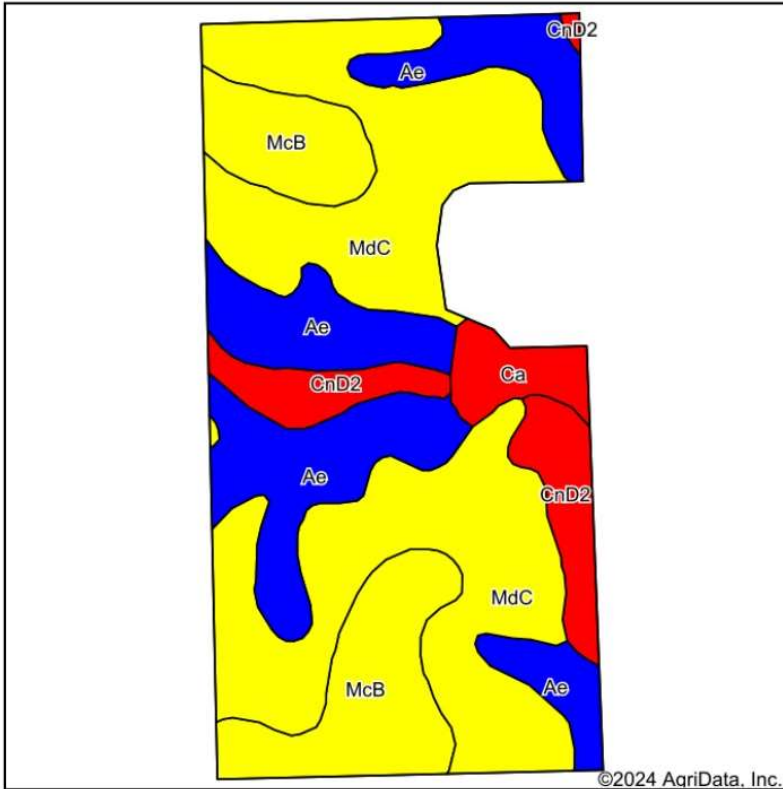


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Field borders provided by Farm Service Agency as of 5/21/2008.

8/18/2024



# Tract 1 Soils Map



State: **South Dakota**  
 County: **Union**  
 Location: **1-95N-49W**  
 Township: **Alcester**  
 Acres: **74.28**  
 Date: **8/18/2024**



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	Alfaifa hay Tons	Corn Bu	Corn Irrigated Bu	Soybeans Bu	*n NCCPI Soybeans
MdC	Moody-Nora silty clay loams, 6 to 10 percent slopes	34.59	46.5%	Yellow	IIIe	IVe	70	3.6	71	120	24	64
Ae	Alcester silty clay loam, 2 to 6 percent slopes	18.46	24.9%	Blue	IIe	IIIe	90					72
McB	Moody silty clay loam, 2 to 6 percent slopes	12.40	16.7%	Yellow	IIe	IIIe	67					74
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	6.23	8.4%	Red	IVe	IVe	47					64
Ca	Calco silty clay loam, wet, 0 to 2 percent slopes, occasionally flooded	2.60	3.5%	Red	Vw		0					31
<b>Weighted Average</b>					<b>2.74</b>	<b>*-</b>	<b>70.1</b>	<b>1.7</b>	<b>33.1</b>	<b>55.9</b>	<b>11.2</b>	<b>*n 66.5</b>

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

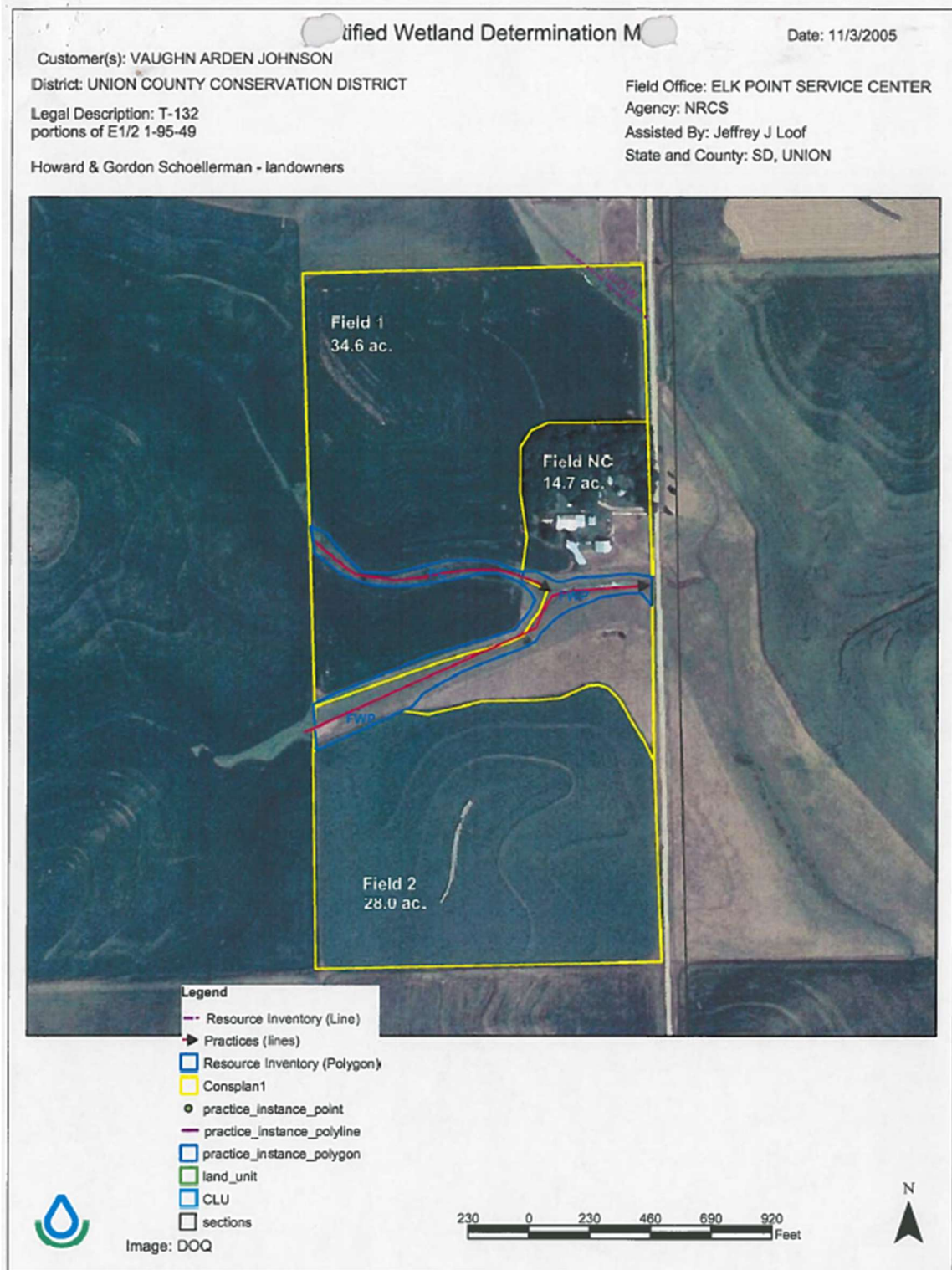
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

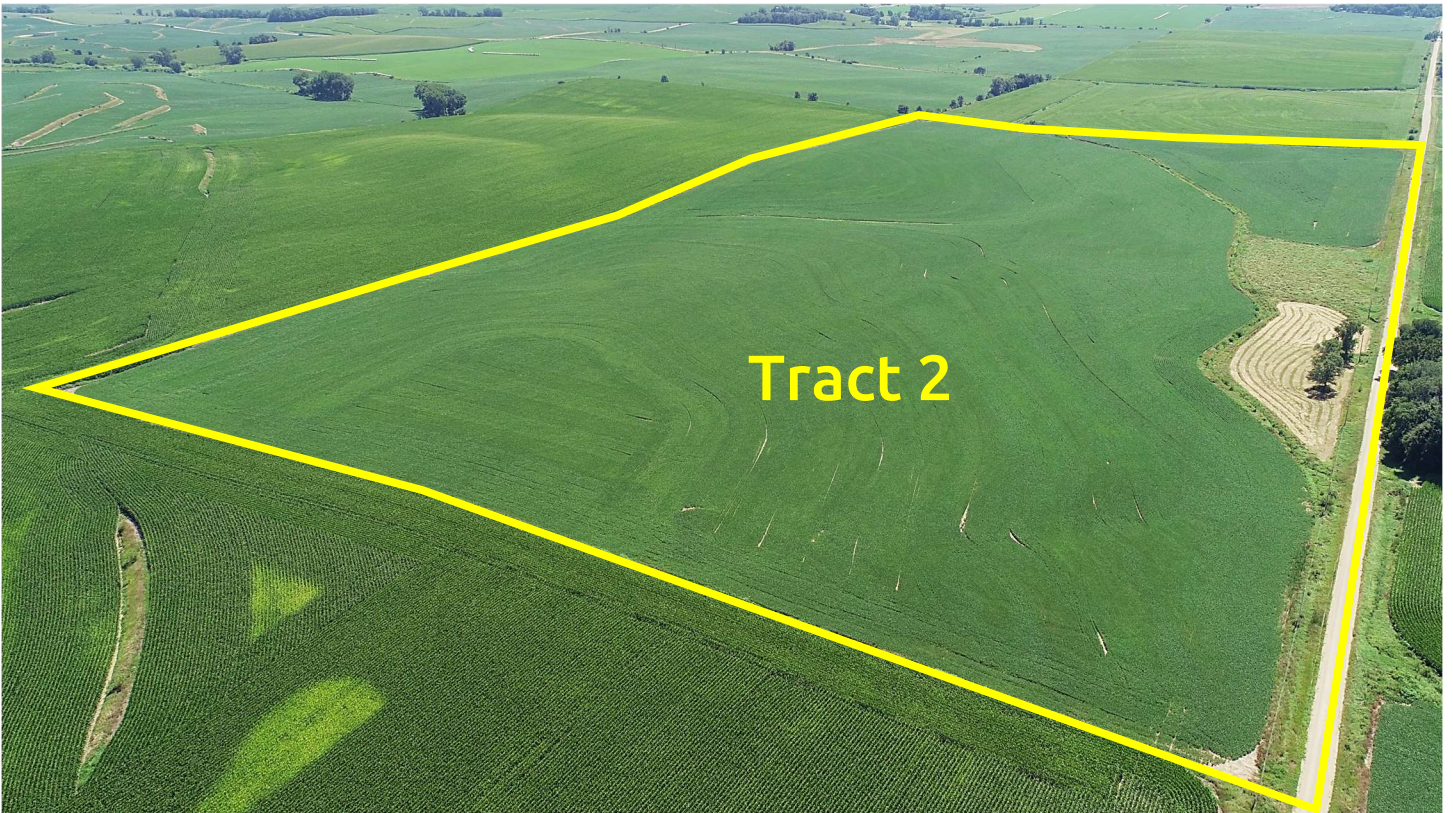
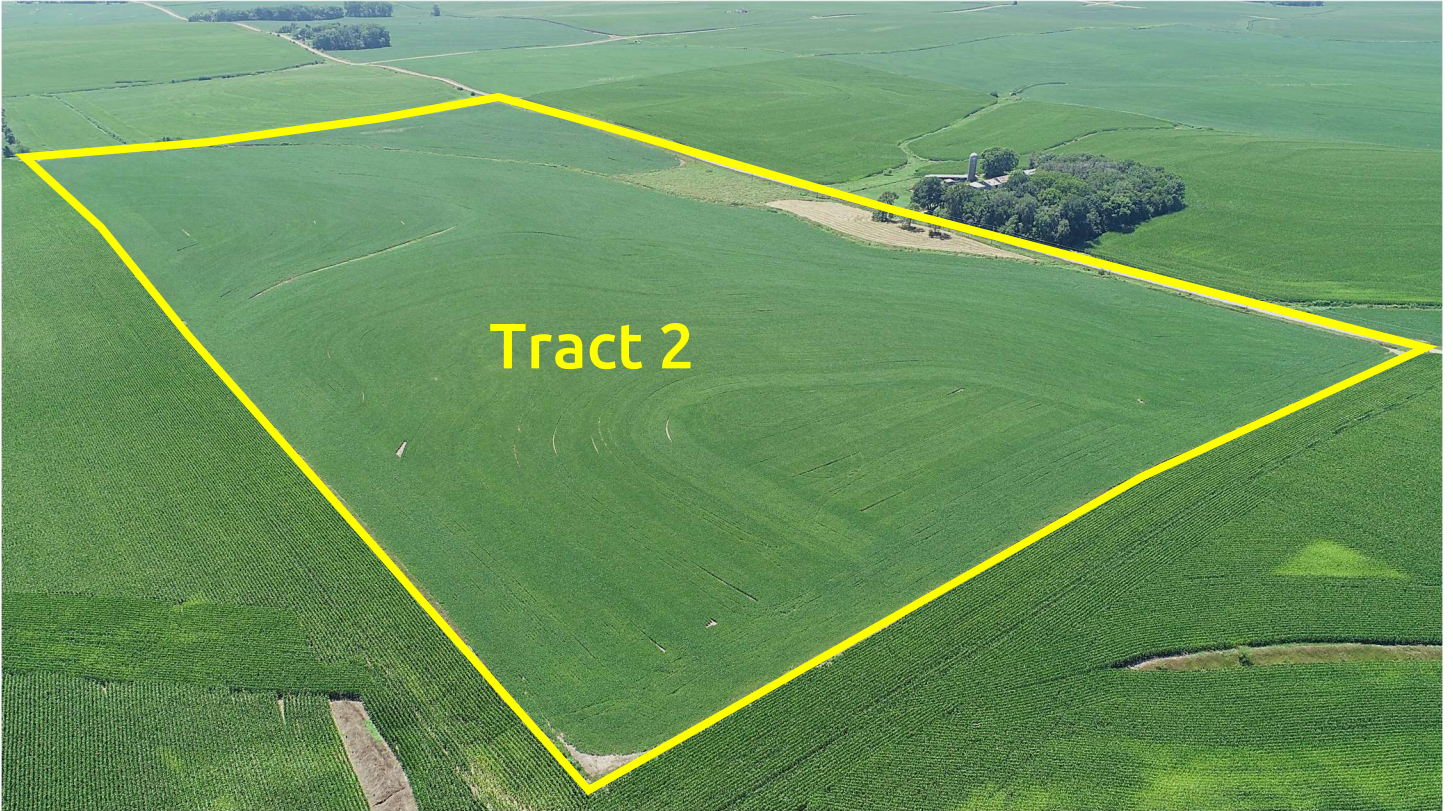




# Tract 1 Wetland Map

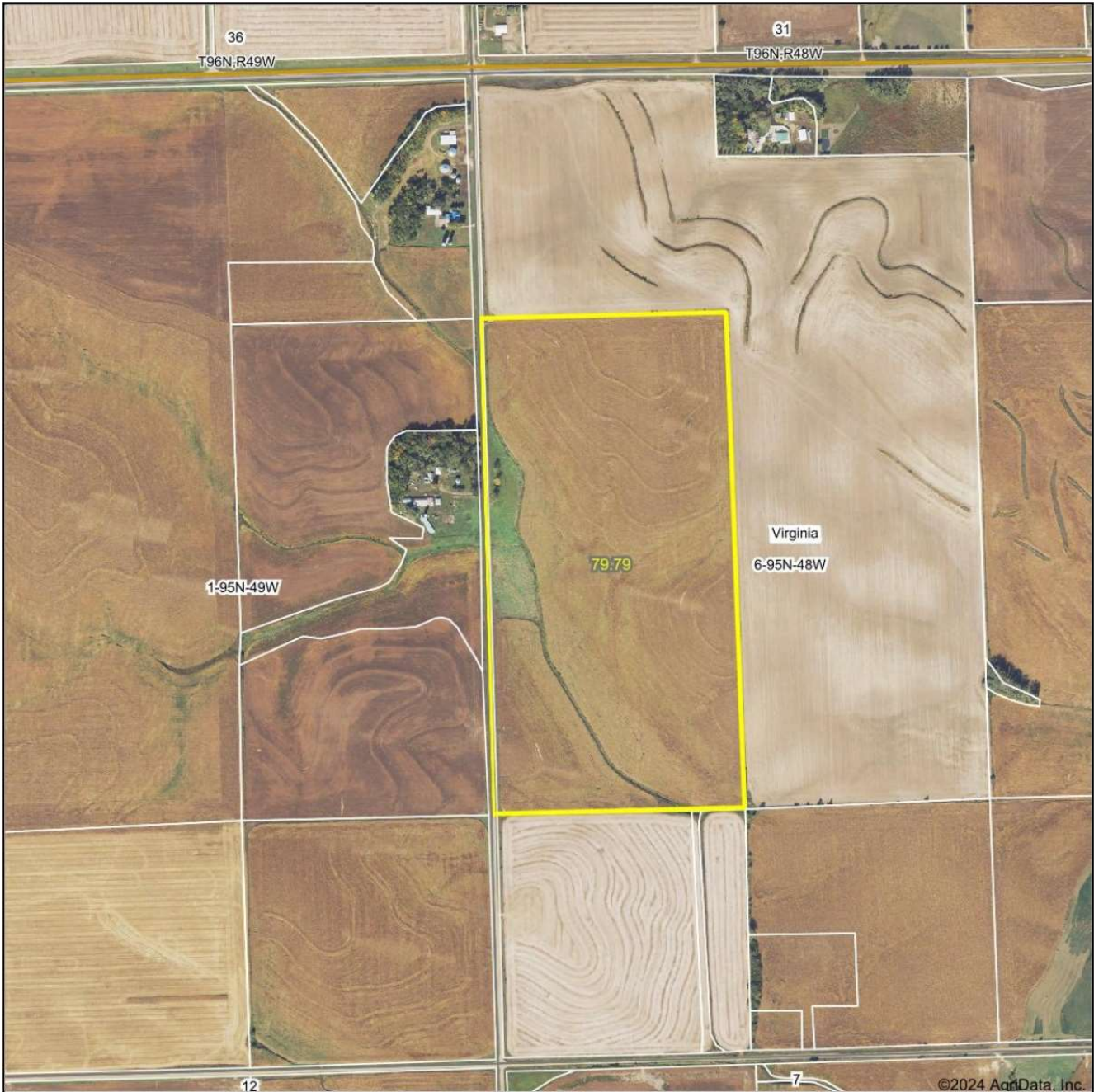


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# Tract 2 Aerial Map



Boundary Center: 43° 4' 35.2, -96° 33' 58.82

0ft 826ft 1651ft



6-95N-48W  
Union County  
South Dakota



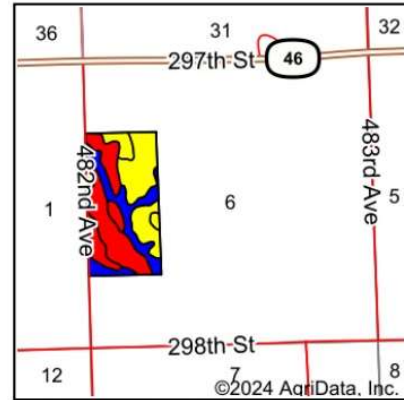
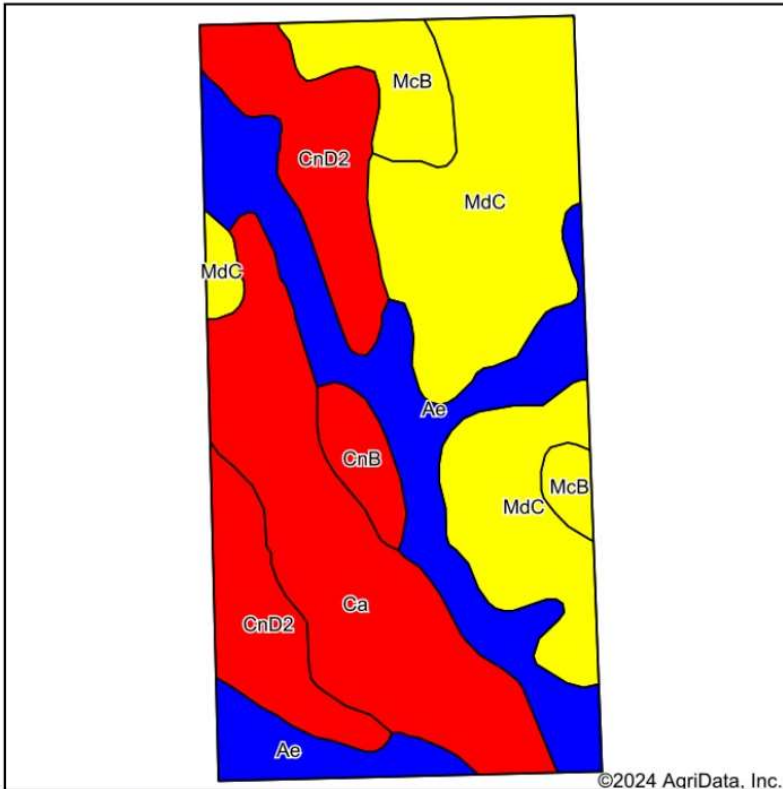
8/18/2024

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



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# Tract 2 Soils Map



State: **South Dakota**  
 County: **Union**  
 Location: **6-95N-48W**  
 Township: **Virginia**  
 Acres: **79.79**  
 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	
MdC	Moody-Nora silty clay loams, 6 to 10 percent slopes	24.35	30.4%		IIIe	IVe	70	3.6	71	120	24	64	
Ae	Alcester silty clay loam, 2 to 6 percent slopes	17.56	22.0%		IIe	IIIe	90					72	
Ca	Calco silty clay loam, wet, 0 to 2 percent slopes, occasionally flooded	17.36	21.8%		Vw		0					31	
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	13.16	16.5%		IVe	IVe	47					64	
McB	Moody silty clay loam, 2 to 6 percent slopes	5.07	6.4%		IIe	IIIe	67					74	
CnB	Crofton-Nora complex, 2 to 6 percent slopes, eroded	2.29	2.9%		IIIe	IIIe	50					67	
<b>Weighted Average</b>							<b>3.32</b>	<b>54.6</b>	<b>1.1</b>	<b>21.7</b>	<b>36.6</b>	<b>7.3</b>	<b>*n 59.3</b>

\*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.



# Tract 2 Wetland



SOUTH DAKOTA UNION Form: FSA-156EZ <small>See Page 3 for non-discriminatory Statements.</small>	United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	FARM : 75 Prepared : 8/2/24 1:33 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
157.00	149.26	149.26	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	149.26	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	74.45	0.00	165	0
Soybeans	43.15	0.00	42	0
<b>TOTAL</b>	<b>117.60</b>	<b>0.00</b>		

**NOTES**

**Tract Number** : 132  
**Description** : SENE;NESE 1-95-49  
**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** : MR HOWARD E SCHOELLERMAN, GORDON SCHOELLERMAN  
**Other Producers** : None  
**Recon ID** : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.13	70.39	70.39	0.00	0.00	0.00	0.00	0.0



SOUTH DAKOTA UNION Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	FARM : 75 Prepared : 8/2/24 1:33 PM CST Crop Year : 2024
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**Tract 132 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	70.39	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	33.32	0.00	165
Soybeans	19.31	0.00	42
<b>TOTAL</b>	<b>52.63</b>	<b>0.00</b>	

**NOTES**

<b>Tract Number</b>	: 133
<b>Description</b>	: SWNW:NWSW 8-95-48
<b>FSA Physical Location</b>	: SOUTH DAKOTA/UNION
<b>ANSI Physical Location</b>	: SOUTH DAKOTA/UNION
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: HEL field on tract.Conservation system being actively applied
<b>Wetland Status</b>	: Tract contains a wetland or farmed wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: GORDON SCHOELLERMAN, MR HOWARD E SCHOELLERMAN
<b>Other Producers</b>	: None
<b>Recon ID</b>	: None

**Tract Land Data**

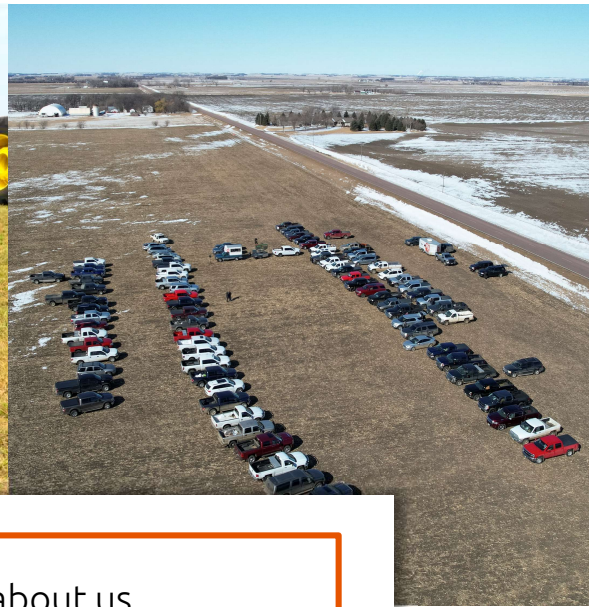
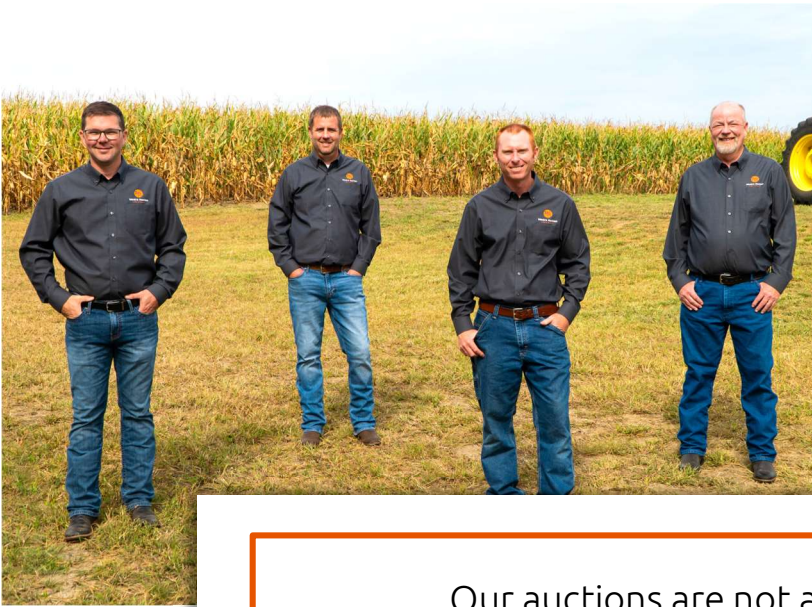
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.87	78.87	78.87	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	78.87	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	41.13	0.00	165
Soybeans	23.84	0.00	42
<b>TOTAL</b>	<b>64.97</b>	<b>0.00</b>	

**NOTES**





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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