

WESTRA AUCTION

80 +/- Acres Cropland + Acreage

**Elk Point East Township
Union County, SD**

We will sell the following real estate at a live/online auction at the land site located at 47952 325th St, Elk Point, SD

Evelyn Hanson Estate, Owner

Saturday, November 23, 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.westraauction.com

November 23, 2024 · 10:30 am

Union County South Dakota Auction

**Elk Point East Township, Two Tracts
76.48 +/- Acres Irrigated Cropland
3.52 Acre Acreage, Ranch Style Home**

**We will sell the following real estate at a live/online auction
at the land site located at 47952 325th St, Elk Point, SD,
or from Elk Point, 3 ½ miles east on 325th St.**

Auctioneers Note: This is an excellent opportunity to purchase a beautiful acreage and productive irrigated cropland located on a hard surface road just east of Elk Point, SD. Plan on attending an open house!

The Tracts will be sold separately and not combined.

Tract 1: 76.48 +/- acres, Legal Description: W ½ SE ¼ less Hanson Tract 2, 22-91-49, Union County, SD. This productive land has been in a corn/soybean rotation and is available to farm for the 2025 crop year. The land is located on a hard surface road and near a grain terminal. The county soil rating is .886 and the Surety-Agridata productivity rating is 76.20. Predominate soils: Forney silt loam and Modale silt loam. The FSA office estimates there is approximately 76.37 acres of cropland with a 42.00-acre corn base/158 bushel PLC yield and a 33.90 soybean base/54 bushel PLC yield. Addition of a driveway to access the property will be the responsibility of the buyer. The pivot irrigation system (Pierce converted to a T&L) has 10 towers with many updated drive lines, gear boxes, drive motors and tires. The system had a new electric panel and hydraulic pumping station in 2016. The well is 120 ft deep with a 6" diameter, 650 gpm, submersible pump at 60 ft deep. Taxes: TBD.

Tract 2: 3.52 acre acreage, Legal Description: Hanson Tract 2 SW ¼ SE ¼, 22-91-49, Union County, SD. Enjoy country living on this must-see acreage! The 1640 sq ft home was built in 1990, 3 bedrooms, 2 ½ baths, main floor laundry, 2- way gas fireplace in kitchen and living room, bay window, screened in porch, deck, 24' x 26' garage, new shingles 2024, rural water, propane heat. The basement is unfinished and remediation has been done due to the June flood. The acreage includes a 40' x 60' steel Quonset/cement, 28' x 24' barn/new steel roof in 2024, 14' x 16' garage, 3 grain bins. Taxes: TBD. The acreage can be viewed at an open house on Tuesday November 5, 5:00-6:30 PM or Saturday, November 9, 10:30-12:00 Noon. Plan on attending!!



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Terms: 15% nonrefundable down payment day of sale with the balance due at closing on or before Dec. 30, 2024. Possession on the cropland March 1, 2025. Possession of the acreage at closing. 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.

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

Evelyn Hanson Estate, Owner
Sally Abild, PR

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

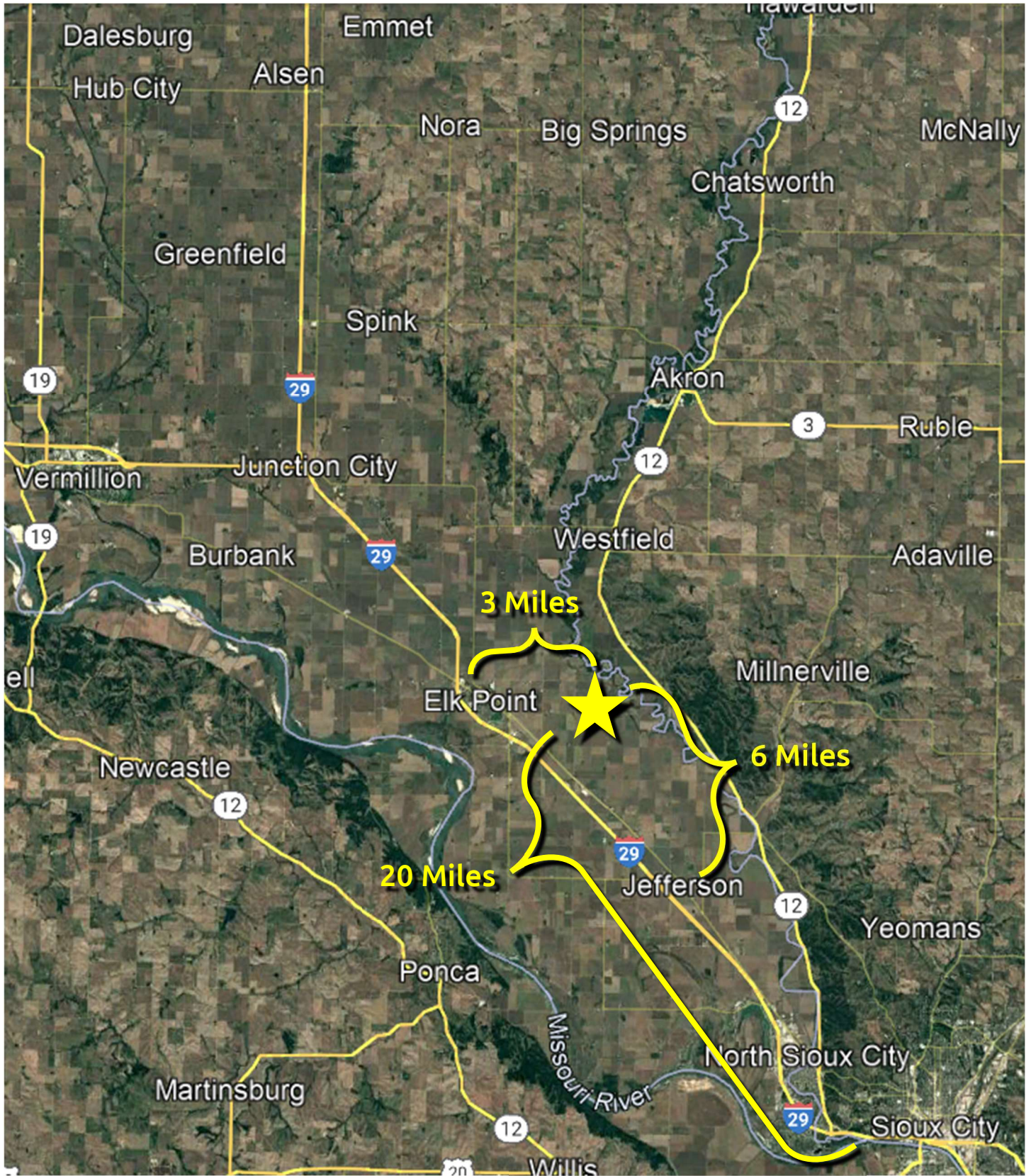
Jonathan Hagen, Broker Associate, Lennox, SD 605-728-7282

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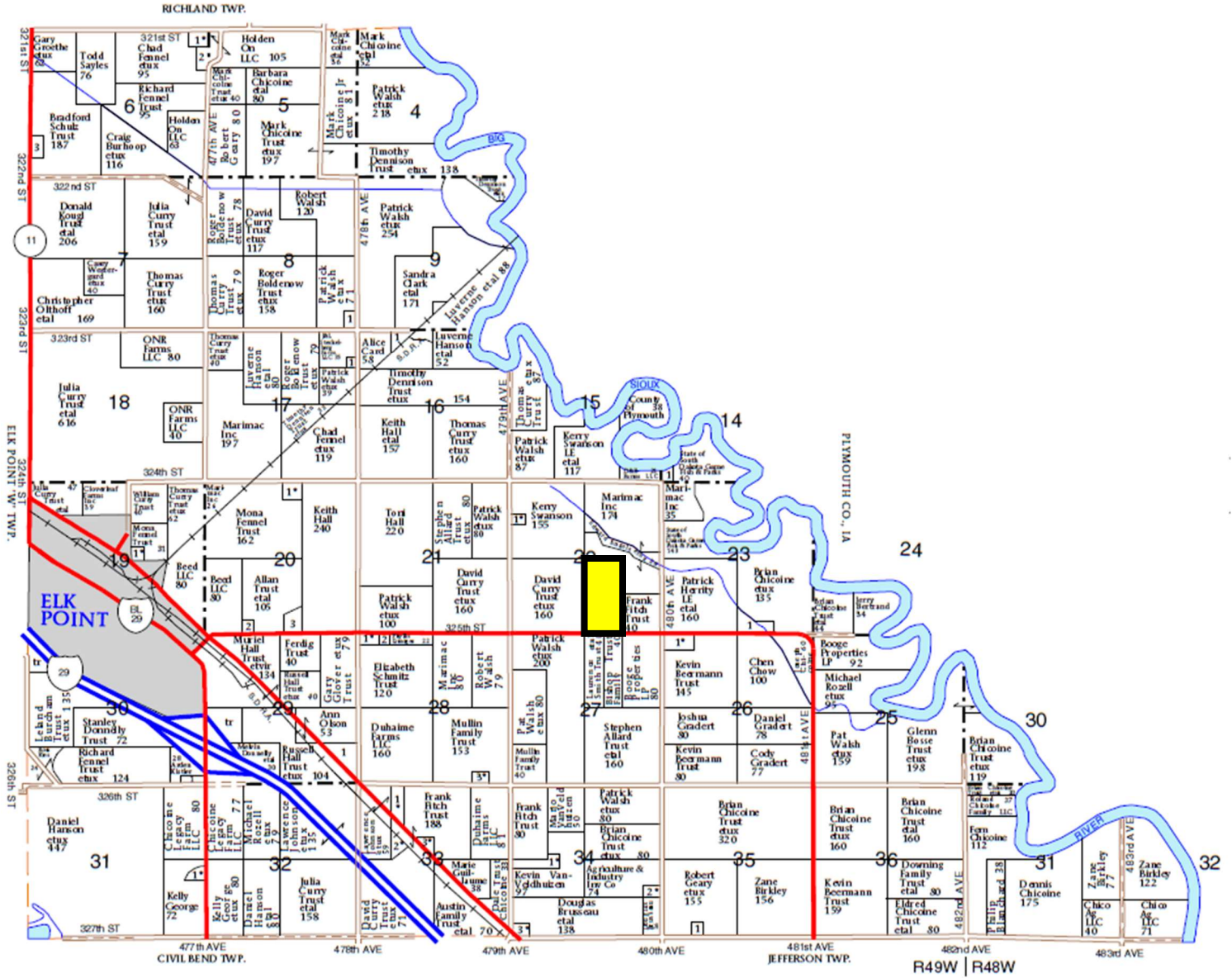


T-91-N

ELK POINT EAST PLAT

R-48-49-W

(Landowners)



FHP Map Image courtesy of Farm and Home Publishers

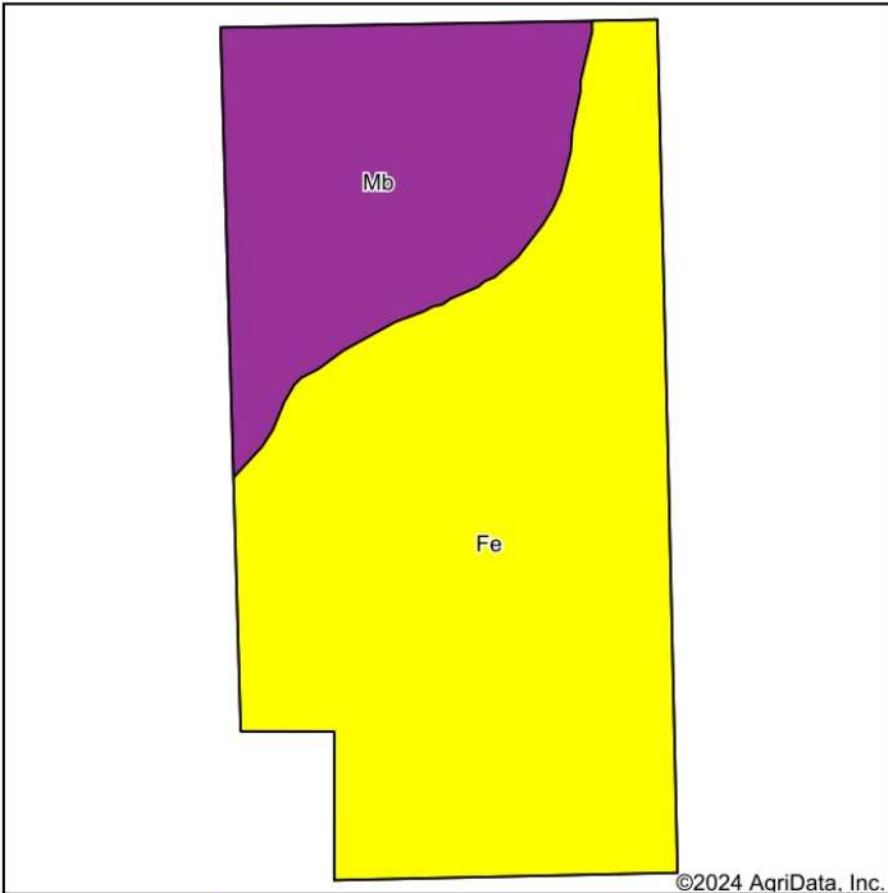


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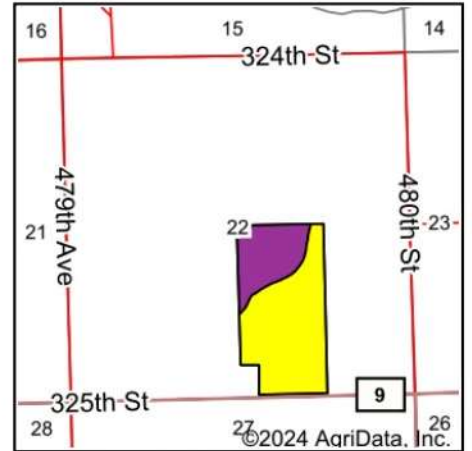
Tract 1



Tract 1 Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Union**
 Location: **22-91N-49W**
 Township: **Elk Point**
 Acres: **76.91**
 Date: **10/25/2024**



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	Alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Soybeans Bu	*n NCCPI Soybeans
Fe	Forney silt loam, overwash	54.15	70.4%		llw		70	3.5	85		30	49
Mb	Modale silt loam	22.76	29.6%		lw	lw	91		126	140	42	60
Weighted Average							76.2	2.5	97.1	41.4	33.6	*n 52.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

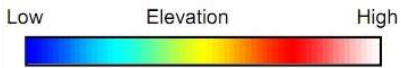
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



Tract 1 Elevation Map



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Source: USGS 1 meter dem



Interval(ft): 1

Min: 1,114.1

Max: 1,118.8

Range: 4.7

Average: 1,115.2

Standard Deviation: 0.33 ft



10/25/2024

22-91N-49W
Union County
South Dakota

Boundary Center: 42° 40' 55.78, -96° 36' 49.08



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 : 525 Prepared : 10/25/24 8:28 AM CST Crop Year : 2025
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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
79.89	76.37	76.37	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	76.37	0.00		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	42.00	0.00	158	79
Soybeans	33.90	0.00	54	88
TOTAL	75.90	0.00		

NOTES

Tract Number : 975
 Description : W1/2SE 22-91-49
 FSA Physical Location : SOUTH DAKOTA/UNION
 ANSI Physical Location : SOUTH DAKOTA/UNION
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : EVELYN HANSON
 Other Producers : None
 Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.89	76.37	76.37	0.00	0.00	0.00	0.00	0.0



SOUTH DAKOTA UNION Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 525 Prepared : 10/25/24 8:28 AM CST Crop Year : 2025
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Tract 975 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	76.37	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	42.00	0.00	158
Soybeans	33.90	0.00	54
TOTAL	75.90	0.00	

NOTES

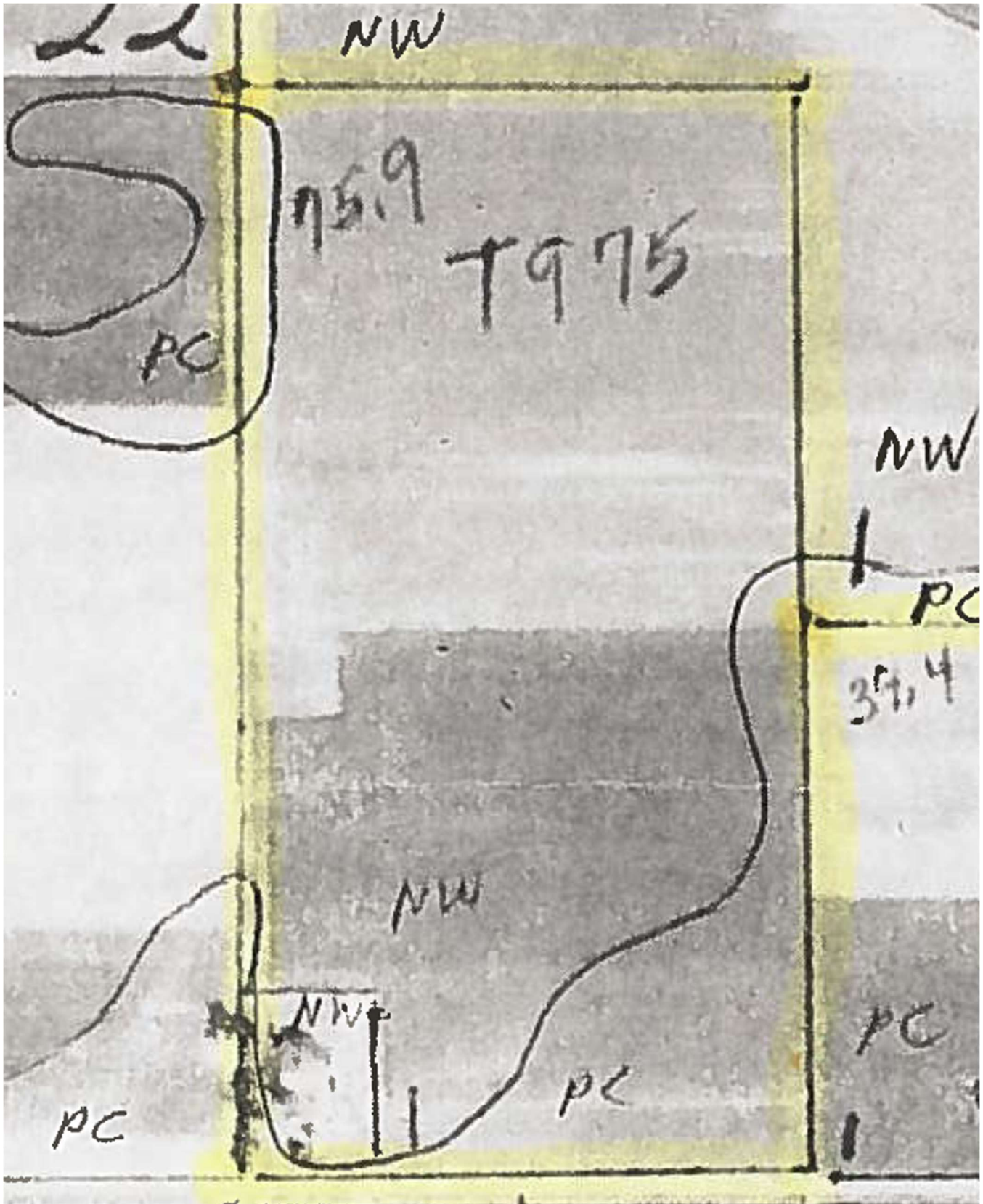
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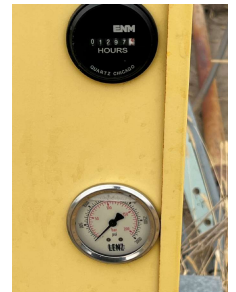
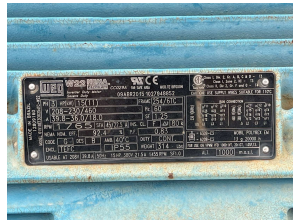
Tract 1: Irrigation Pivot

Pivot

- 1980's-era Pierce converted to T&L
- 10 towers, approximately 1,290 ft long
- Irrigates approximately 61.5 acres
- New electrical panel in 2016
- 1,297 hours on 15 hp, 3-phase hydraulic pumping station, installed new in 2016
- Drop nozzles with end gun
- Many updated drive lines, gear boxes, drive motors, & tires
- Additional gear boxes and tires

Well

- 120 ft deep well
- 6" submersible pump, 650 gpm
- Pump located 60 ft down into well
- Pump purchased new and installed in 2010



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Tract 2: Acreage



Tract 2: Acreage Highlights

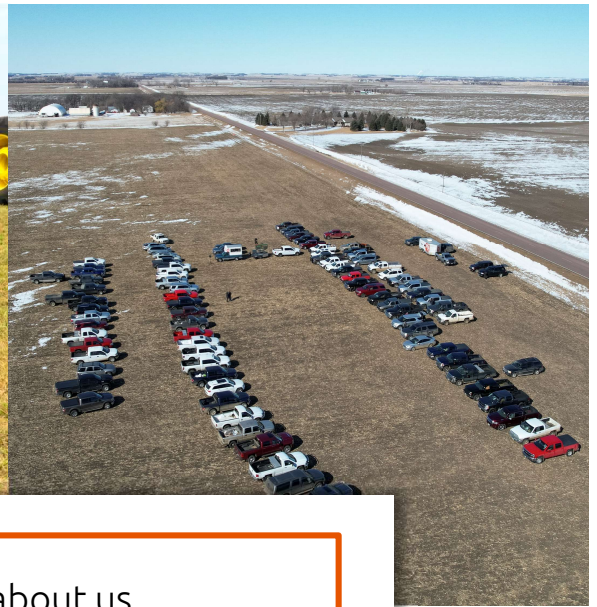
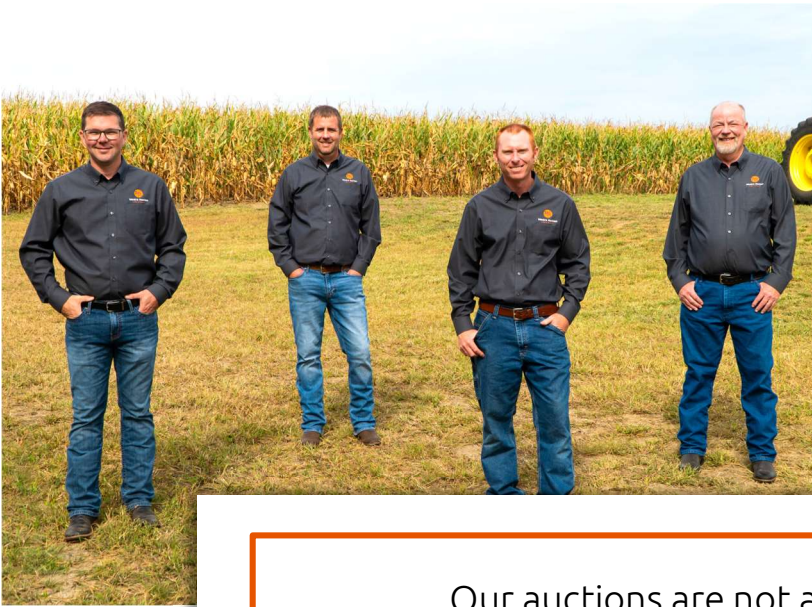
Home

- 1,640 sq ft ranch, built in 1990
- 3 bedrooms, 2.5 bathrooms
- 2 car attached garage
- Deck and covered porch
- Wood siding and new asphalt shingles
- Primary bedroom/bath
- Main floor laundry
- Fully equipped kitchen with hardwood floors and breakfast nook
- Full unfinished basement
- Central air and high-efficiency furnace
- 2-way gas fireplace

Outbuildings

- 40' x 60' steel Quonset with electricity and concrete floor
- 14' x 16' car shed with concrete floor, overhead garage door, and new steel roof
- 28' x 24' barn with lean-to, steel siding with new steel roof, electricity
- 3 – grain bins





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 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
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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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