

WESTRA AUCTION

65.33 +/- Acres

Fairview Township Clay County, SD

We will sell the following real estate at public auction both live/online at the land site located from Vermillion, SD, 4 miles east on SD Hwy 50 and 1/2 mile south on 469th Ave .

Kevin Lynch, Owner

Thursday, February 27, 2025 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

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February 27, 2025 · 10:30 am

Clay County South Dakota Land Auction

**65.33 +/- Acres, Fairview Township
Bluff View Overlooking the Missouri River Valley
Building Eligibilities, Cropland, Pasture**

We will sell the following real estate at public auction both live/online at the land site located from Vermillion, SD, 4 miles east on SD Hwy 50 and ½ mile south on 469th Ave (Burbank Rd) or from I-29 Vermillion Exit # 26, 1 ½ west SD Hwy 50 and ½ mile south on 469th Ave (Burbank Rd).

Auctioneer's Note: Location, Location, Location! Situated just east of Vermillion, SD, this picturesque must-see land checks all the boxes: a great bluff view overlooking the Missouri River Valley, cropland, rolling hills, pasture, trees, recreational land, and 4 building eligibilities all on a hard surface road. The land has a soil rating of .734 and according to Surety-AgriData a productivity index of 74.8. Primary soils include: Wentworth-Trent complex, 0-2 percent slopes, Bon loam, 0-2 slopes, occasionally flooded, Betts-Ethan loams, 15-40 percent slopes and Blake silty clay loam, 0-2 percent slopes. Taxes: \$2,253.24. According to the FSA office there is 50.50 acres of cropland, 23.61-acre corn base/146-bushel PLC yield and a 23.09-acre soybean base/46-bushel PLC yield. This land will be surveyed and paid for by the seller if sold in separate tracts and will need to be reconstituted with the FSA. According to Clay Rural Water System, the nearest line access is located in the ditch of the property at the intersection of 469th Ave and 318th St. For more information concerning water line locations, availability, and cost, contact Clay Rural Water System at 605-267-2088.

Legal Description: W ½ NW ¼, except Lynch tracts 1 and 2, 24-92-51, Clay County, SD.

The land will be offered in 3 tracts.

Tract 1: 39.43 +/- acres, 1 building eligibility. The land includes approximately 25 acres cropland with the balance of the land in pasture, trees, dugout, well and older outbuildings. According to Surety-AgriData, the land has a productivity index of 82.2. The cropland is leased for the 2025 crop year and the buyer will be credited the 2025 crop lease payment.



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Tract 2: 25.9 +/- acres. This tract features 3 building eligibilities with a beautiful bluff view of the Missouri River Valley, plentiful trees with the balance of the land in pasture. According to Surety-AgriData, the land has a productivity index of 63.0. The land is available to the buyer for the 2025 year. Don't miss this opportunity to build your dream home!

Tract 3: Combination of Tract 1 and 2.

Terms: 15% non-refundable down payment day of sale with the balance due at closing on or before April 28, 2025. The land will be surveyed if sold in separate tracts and paid for by the seller, no survey to be done if sold as a unit. Title insurance and closing costs split 50/50 between buyer and seller. 2024 taxes due in 2025 to be paid by the seller. 2025 taxes due in 2026 to be paid by the buyer. 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.

Broker Participation Welcome. Cooperating Brokers must pre-register prior to the day of auction and meet the requirements for Broker's Participation to qualify for a commission.

For drone video, pictures, or in the case of inclement weather, visit:

www.westrauction.com

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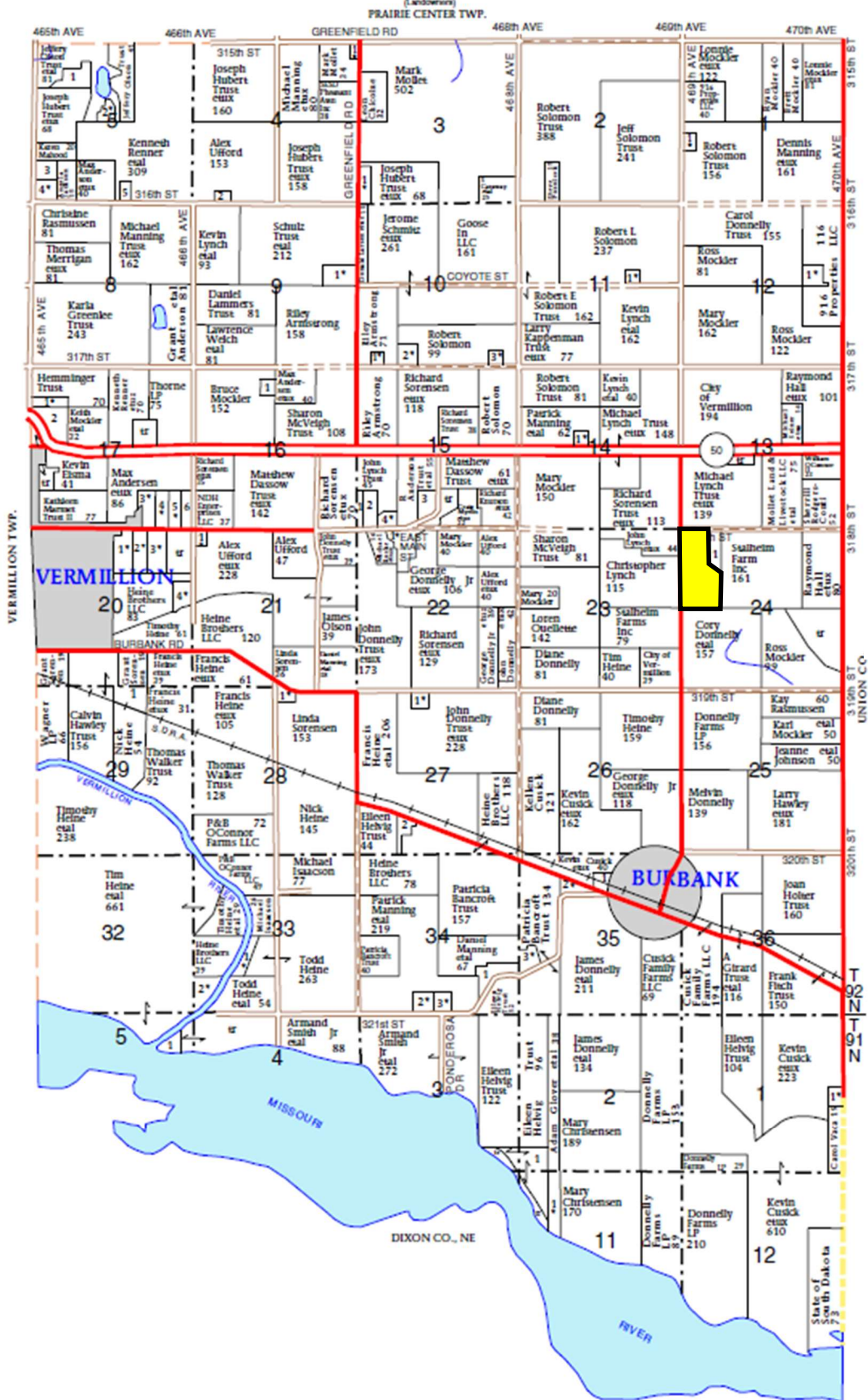
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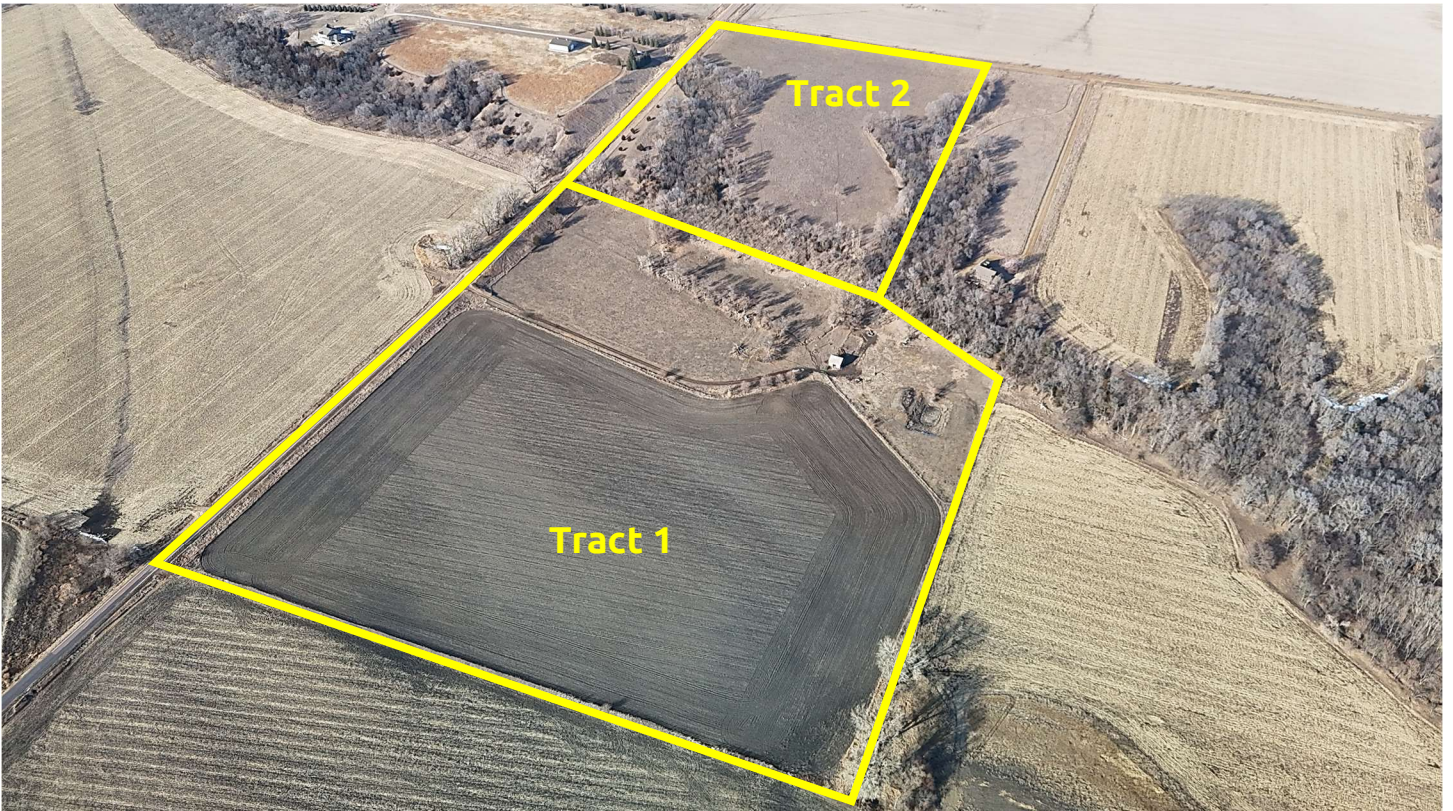
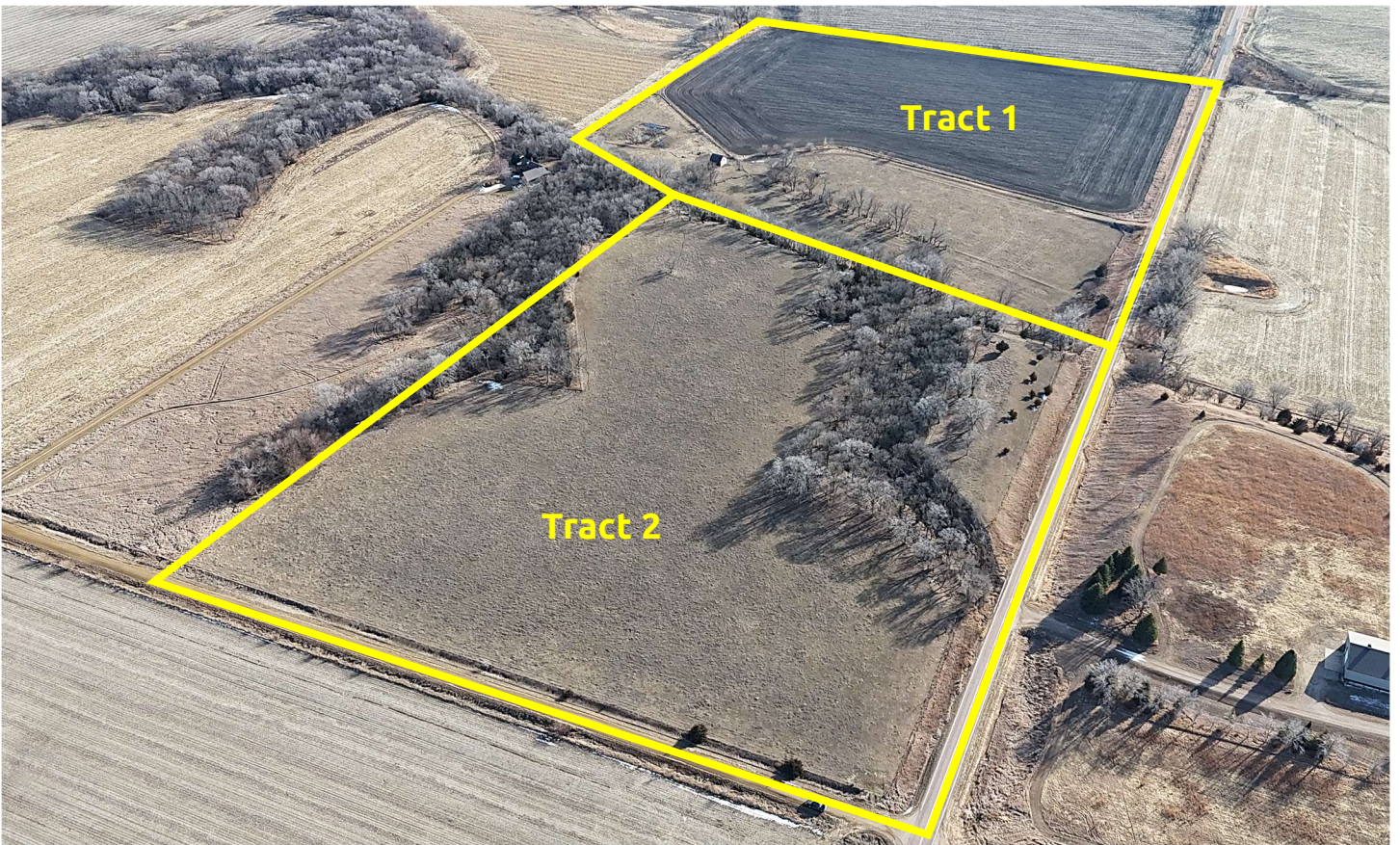
T-91-92-N

FAIRVIEW PLAT

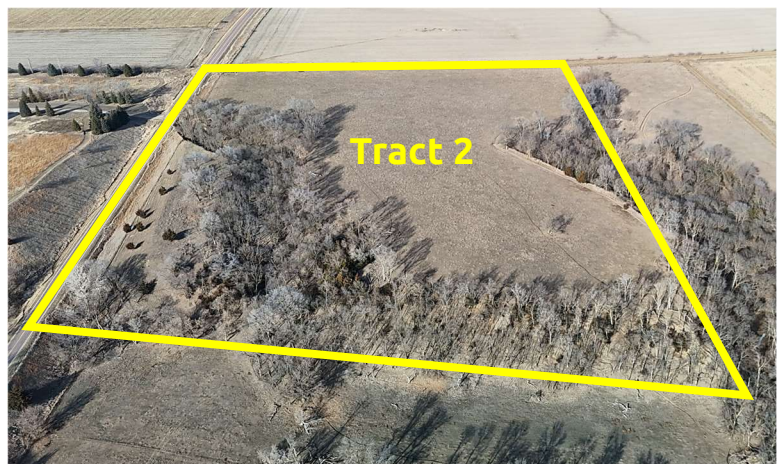
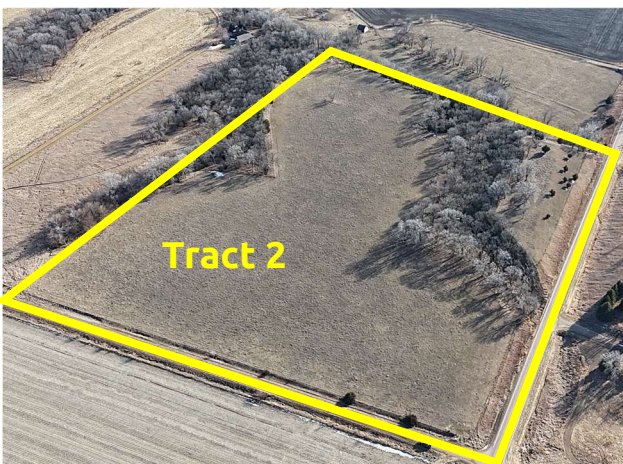
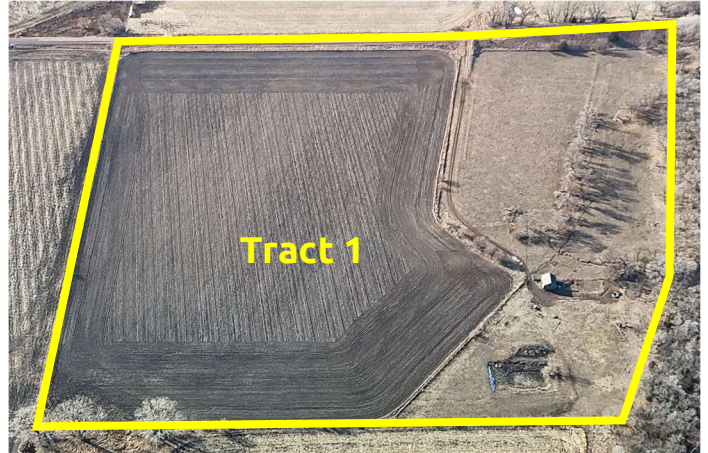
R-51-W



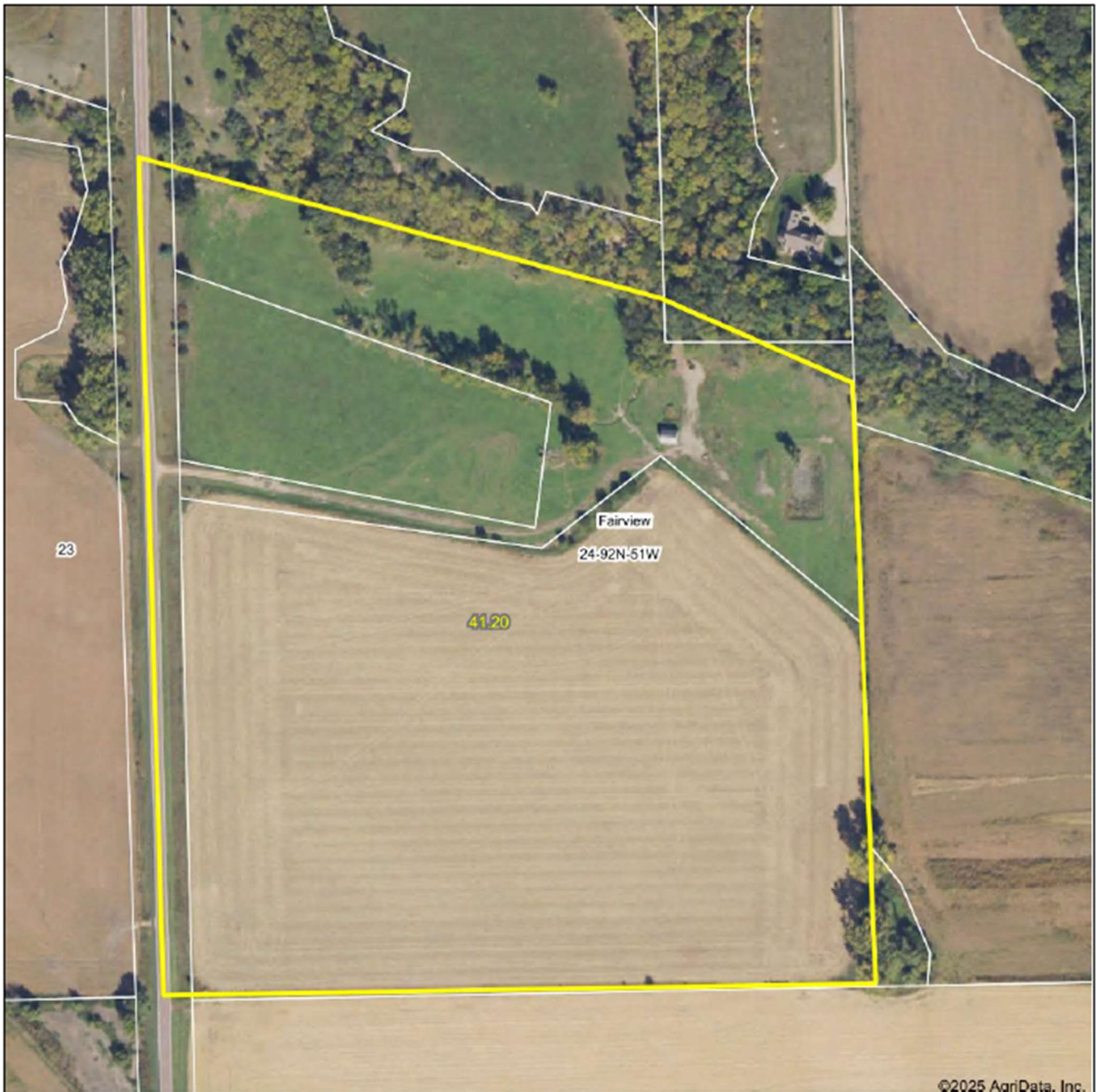
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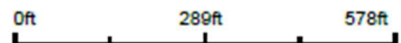
Tract 1



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Boundary Center: 42° 46' 26.24, -96° 49' 25.33



24-92N-51W
Clay County
South Dakota

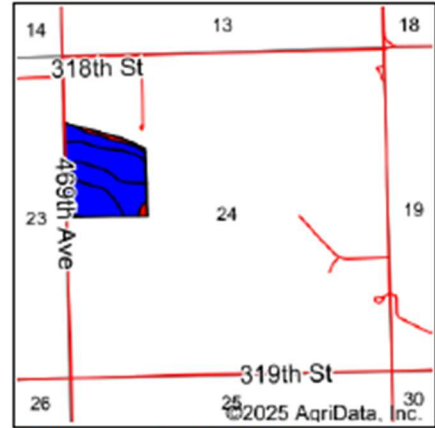
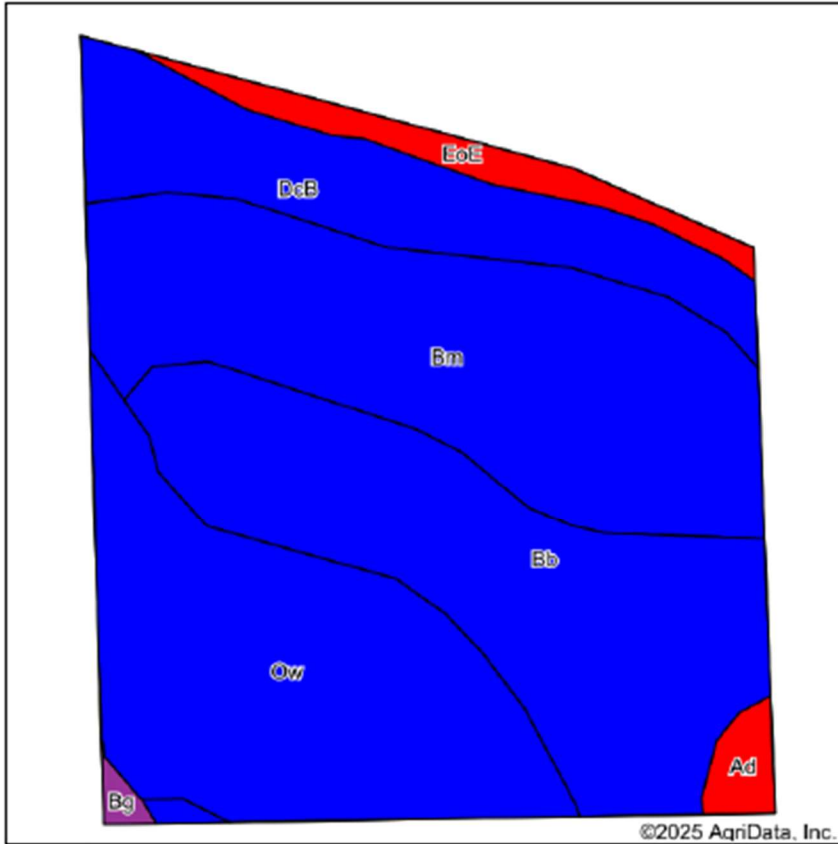


1/26/2025

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



Tract 1 Soils Map



State: **South Dakota**
 County: **Clay**
 Location: **24-92N-51W**
 Township: **Fairview**
 Acres: **41.2**
 Date: **1/26/2025**



Soils data provided by USDA and NRCS.

Area Symbol: SD027, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class 'c	Irr Class 'c	Productivity Index	Alfalfa hay Tons	Corn Bu	Soybeans Bu	*n NCCPI Soybeans		
Bm	Bon loam, 0 to 2 percent slopes, occasionally flooded	12.04	29.3%			I	83				75		
Bb	Blake silty clay loam, 0 to 2 percent slopes	11.03	26.8%			Is	90	4.2	90	30	73		
Ow	Owego silty clay, 0 to 2 percent slopes	10.32	25.0%			Ilw	81	3.8	96	34	52		
DcB	Davis loam, 2 to 6 percent slopes	5.56	13.5%			Ile	89				74		
EoE	Betts-Ethan loams, 15 to 40 percent slopes	1.50	3.6%			Vlle	18				11		
Ad	Albaton silty clay, depressional	0.57	1.4%			Vw	34				6		
Bg	Blyburg silt loam, 0 to 2 percent slopes	0.18	0.4%			Is	91	4.8	103	39	66		
Weighted Average							1.66	*-	82.2	2.1	48.6	16.7	*n 65.2

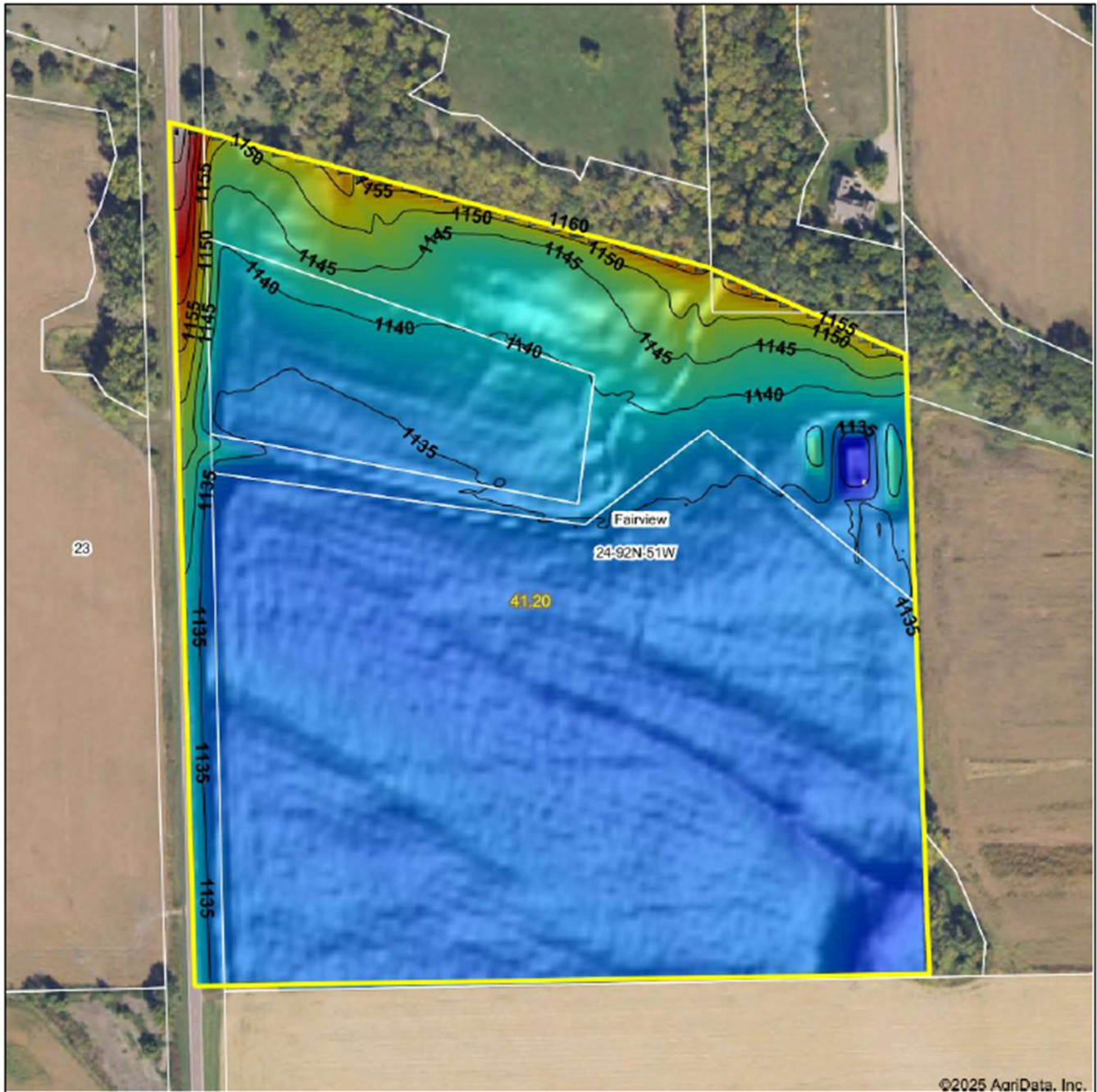
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

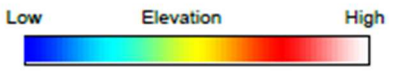
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



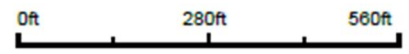
Tract 1 Elevation Map



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Source: USGS 3 meter dem
Interval(ft): 5
Min: 1,127.7
Max: 1,179.3
Range: 51.8
Average: 1,136.4
Standard Deviation: 5.87 ft



24-92N-51W
Clay County
South Dakota

Boundary Center: 42° 46' 26.24, -96° 49' 25.33

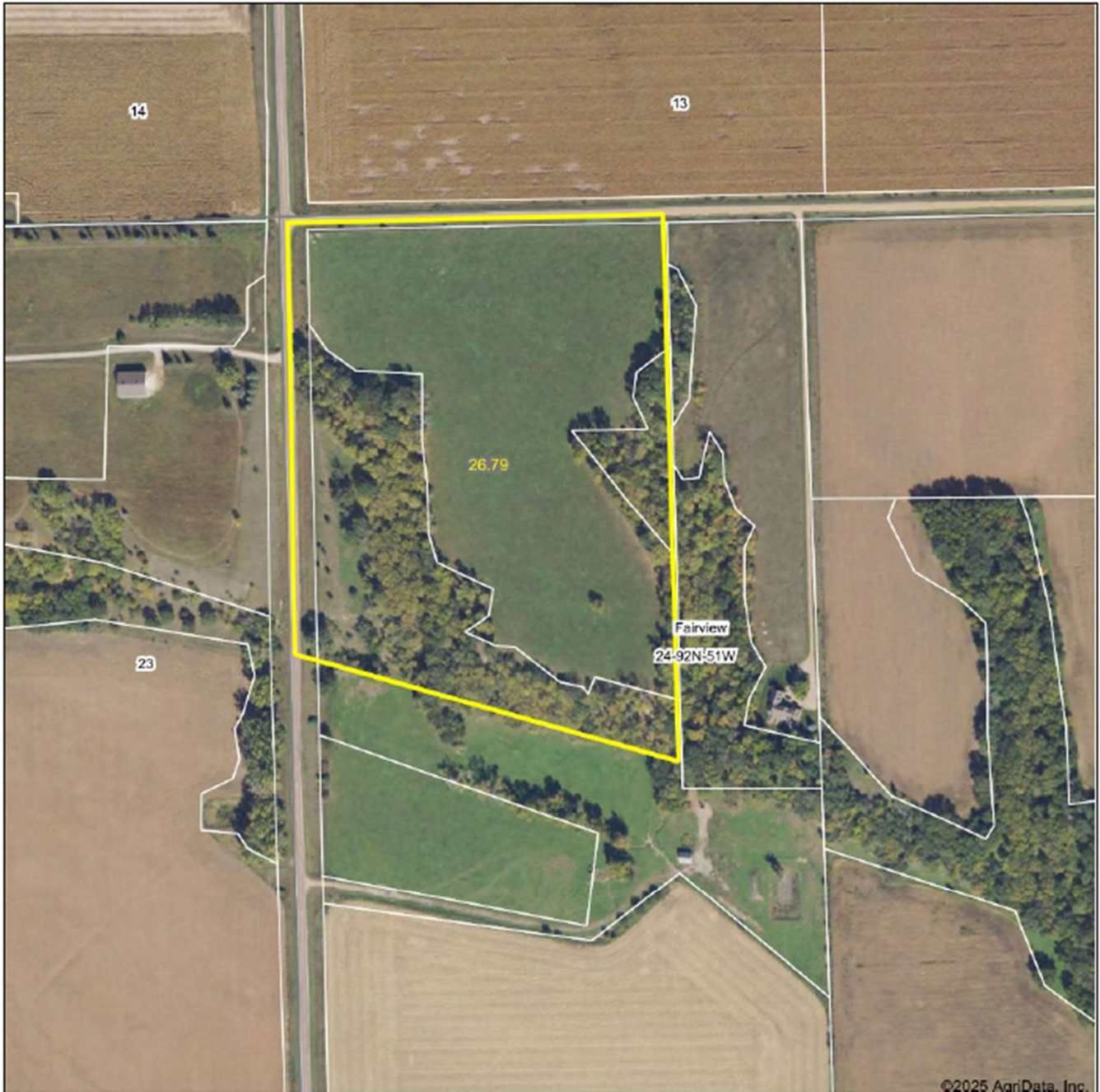
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Maps Provided By
surety
CUSTOMER ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.



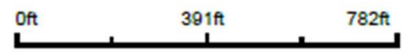
Tract 2



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Boundary Center: 42° 46' 37.85, -96° 49' 27.77



24-92N-51W
Clay County
South Dakota

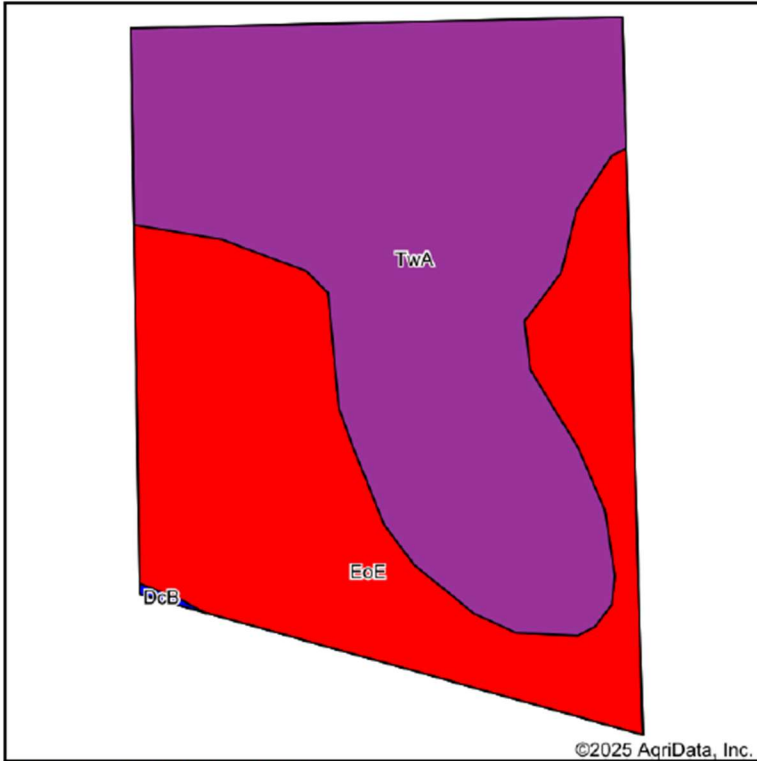


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Field borders provided by Farm Service Agency as of 5/21/2008.

1/28/2025



Tract 2 Soils Map



State: **South Dakota**
 County: **Clay**
 Location: **24-92N-51W**
 Township: **Fairview**
 Acres: **26.79**
 Date: **1/26/2025**



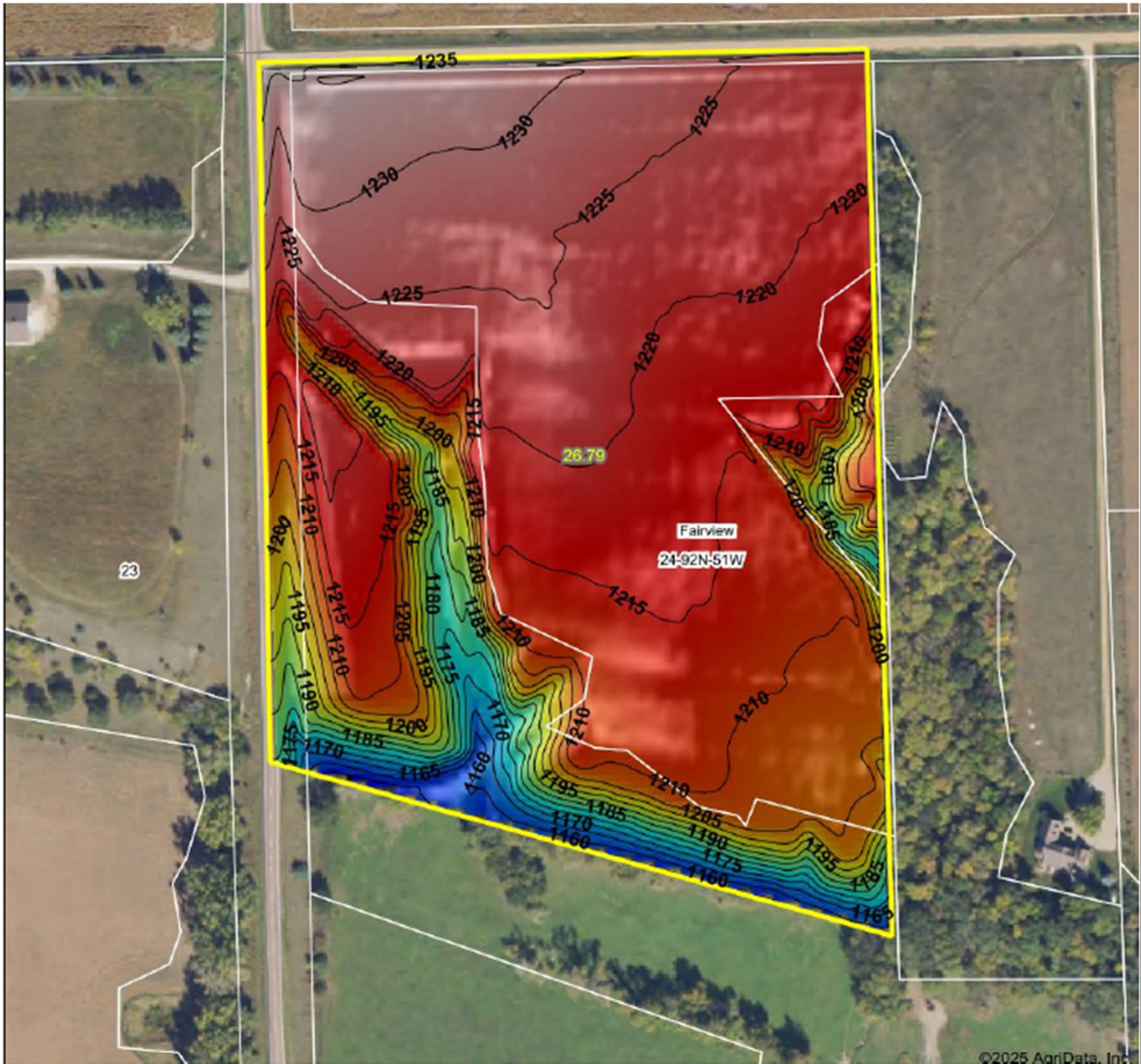
Area Symbol: SD027, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Corn Bu	Corn Irrigated Bu	Soybeans Bu	Soybeans Irrigated Bu	Spring wheat Bu	*n NCCPI Soybeans
TwA	Wentworth-Trent complex, 0 to 2 percent slopes	15.64	58.4%			I	95								68
EoE	Betts-Ethan loams, 15 to 40 percent slopes	11.15	41.6%			Vlle	18								11
Weighted Average							3.50	*-	*-	*-	*-	*-	*-	*-	*n 44.3

*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 2 Elevation Map



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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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

Source: USGS 3 meter dem

Interval(ft): 5

Min: 1,150.7

Max: 1,237.9

Range: 87.2

Average: 1,212.0

Standard Deviation: 16.93 ft



1/28/2025

24-92N-51W
Clay County
South Dakota

Boundary Center: 42° 48' 37.85, -96° 49' 27.77



SOUTH DAKOTA CLAY Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 6422 Prepared : 1/21/25 8:21 AM CST Crop Year : 2025
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Tract 2065 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
█	█	█	█	█	█	█	█

NOTES			
TOTAL			
0.00			

Tract Number : 4761
Description : WNW ex tr 1 & 2 24-92-51
FSA Physical Location : SOUTH DAKOTA/CLAY
ANSI Physical Location : SOUTH DAKOTA/CLAY
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 : KEVIN JOHN LYNCH
Other Producers : None
Recon ID : 46-027-2022-59

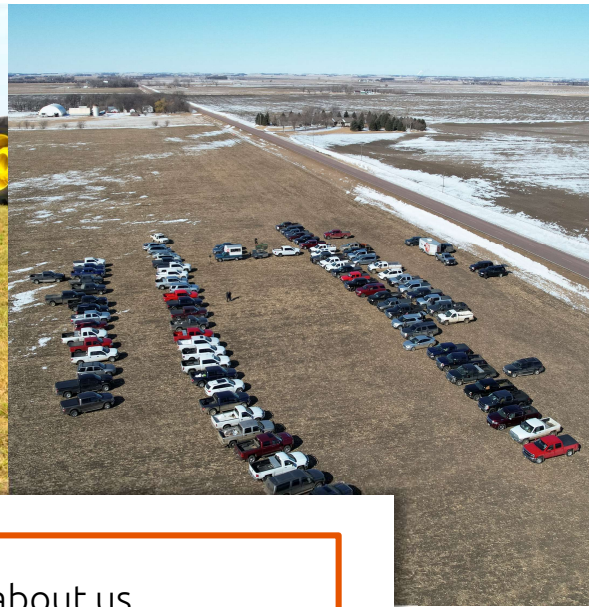
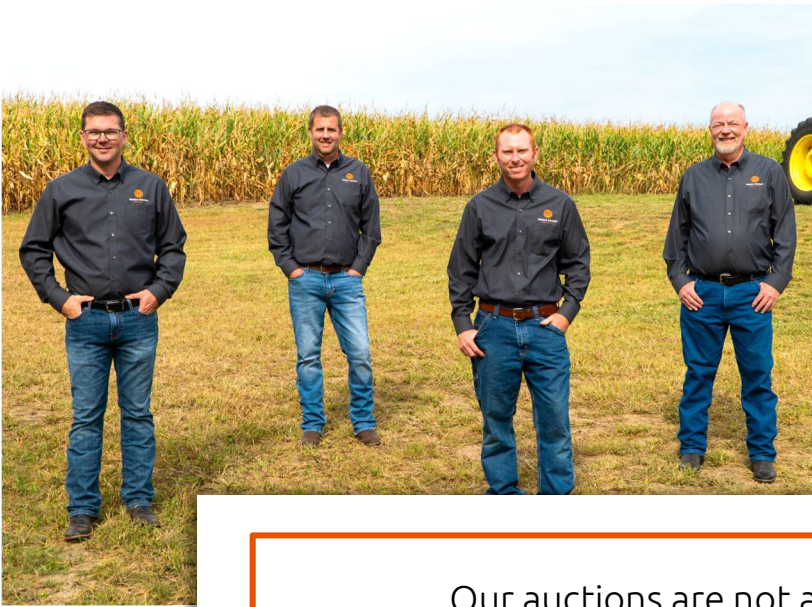
Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
60.71	50.50	50.50	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	50.50	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	23.61	0.00	146
Soybeans	23.09	0.00	46
TOTAL	46.70	0.00	



Wetland Map





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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
 get the job done right.

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