

WESTRA AUCTION

150.2 +/- Acres

Virginia North Township
Union County, SD

We will sell the following real estate at public auction, both live/online at the land site located from Alcester, SD, 2 miles north on SD Hwy 11, 3 3/4 miles east on 299th St and 3/4 mile south on 483rd Ave (Boyer Road)

*Jule Schoellerman Estate, Owner
Kevin and Julie Schoellerman, PR*

Monday, February 10, 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

Visit our website: www.westraauction.com

February 10, 2025 · 10:30 am

Union County South Dakota Land Auction

150.2 +/- Acres, Virginia North Township Cropland and Pasture

We will sell the following real estate at public auction, both live/online at the land site located from Alcester, SD, 2 miles north on SD Hwy 11, 3 ¾ miles east on 299th St and ¾ mile south on 483rd Ave (Boyer Road) or from Hawarden, Iowa, 4 miles west on 302nd St (#13), 1 ½ miles north on 482 Ave, ¾ miles east on Virginia Rd, ¼ mile north 483rd Ave (Boyer Road).

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 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. It is located near grain elevators and an ethanol plant. There are approximately 134 acres of cropland and 16 acres of pasture. The acreage on the property is not included in this auction. Predominate soils: Kennebec silty clay loam, 0-2 slopes, occasionally flooded; Crofton-Nora complex, 6-11 percent slopes, eroded and Alcester silty clay loams, 2-6 percent slopes. According to Surety/AgriData, the land has a productivity index of 75.5 and a soil rating of .844. The FSA office estimates there is approximately 134.71 acres of cropland with a 107.60-acre corn base/158-bushel PLC yield and a 25.90-acre soybean base/49 bushel PLC yield. Taxes: TBD.

Legal Description: SW¼ SW¼ 17-95-48, and SE¼ SE ¼ 18-95-48, and NE¼ NE¼ 19-95-48, and NW¼ NW¼ 20-95-48, *less acreage in NE ¼ NE ¼ 19-95-48*, Union County, SD.

Terms: 15% nonrefundable down payment day of sale with the balance due at closing on or before March 21, 2025. Possession at closing. Title insurance and closing costs split 50/50 between buyer and seller. A survey will be conducted to separate the acreage from the agricultural land and the actual number acres sold may differ from those used in the advertising of this sale. 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.westraauction.com

Jule Schoellerman Estate, Owner

Kevin and Julie Schoellerman, 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

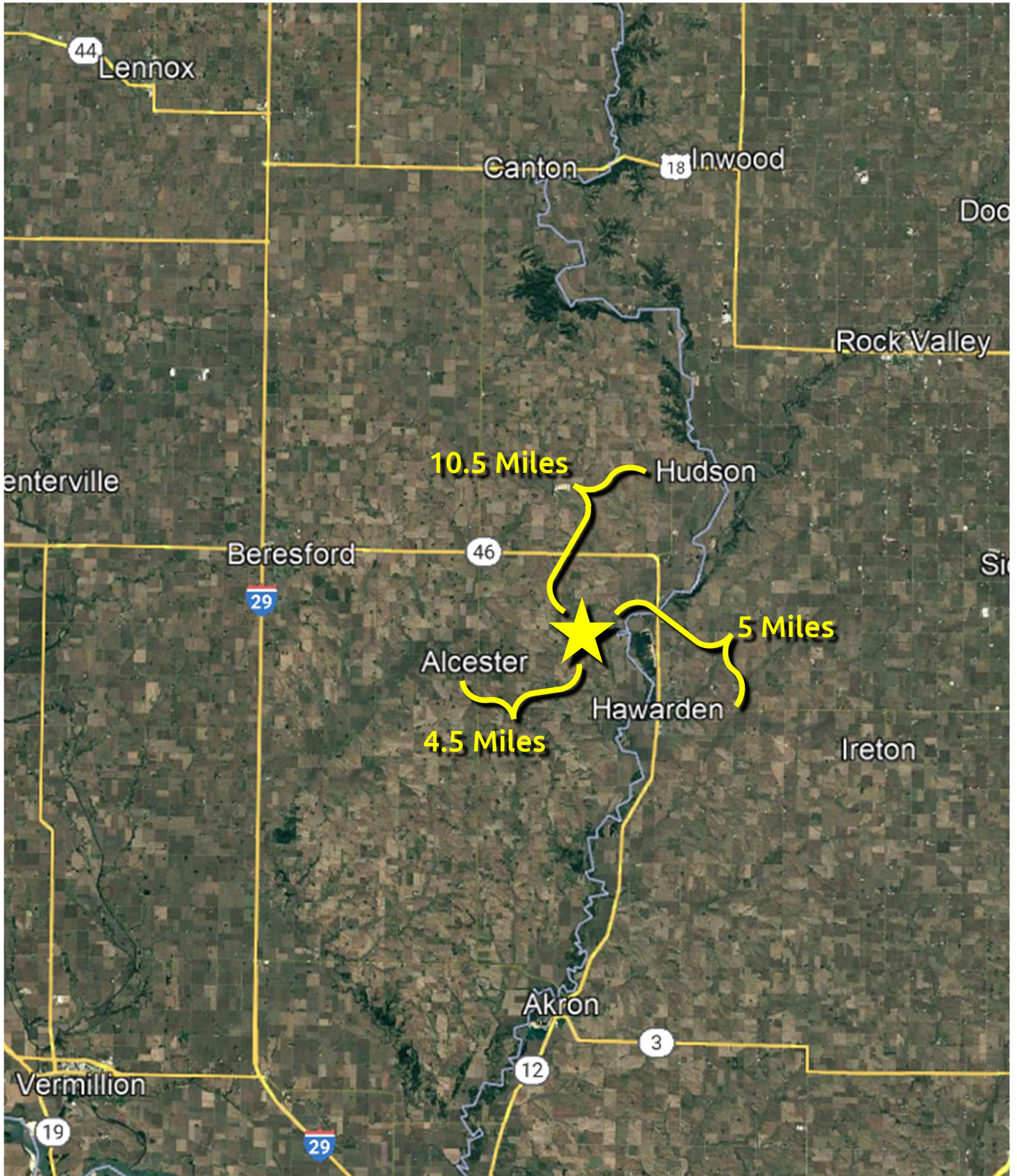
Jonathan Hagena, Broker Associate, Lennox, SD 605-728-7282

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

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



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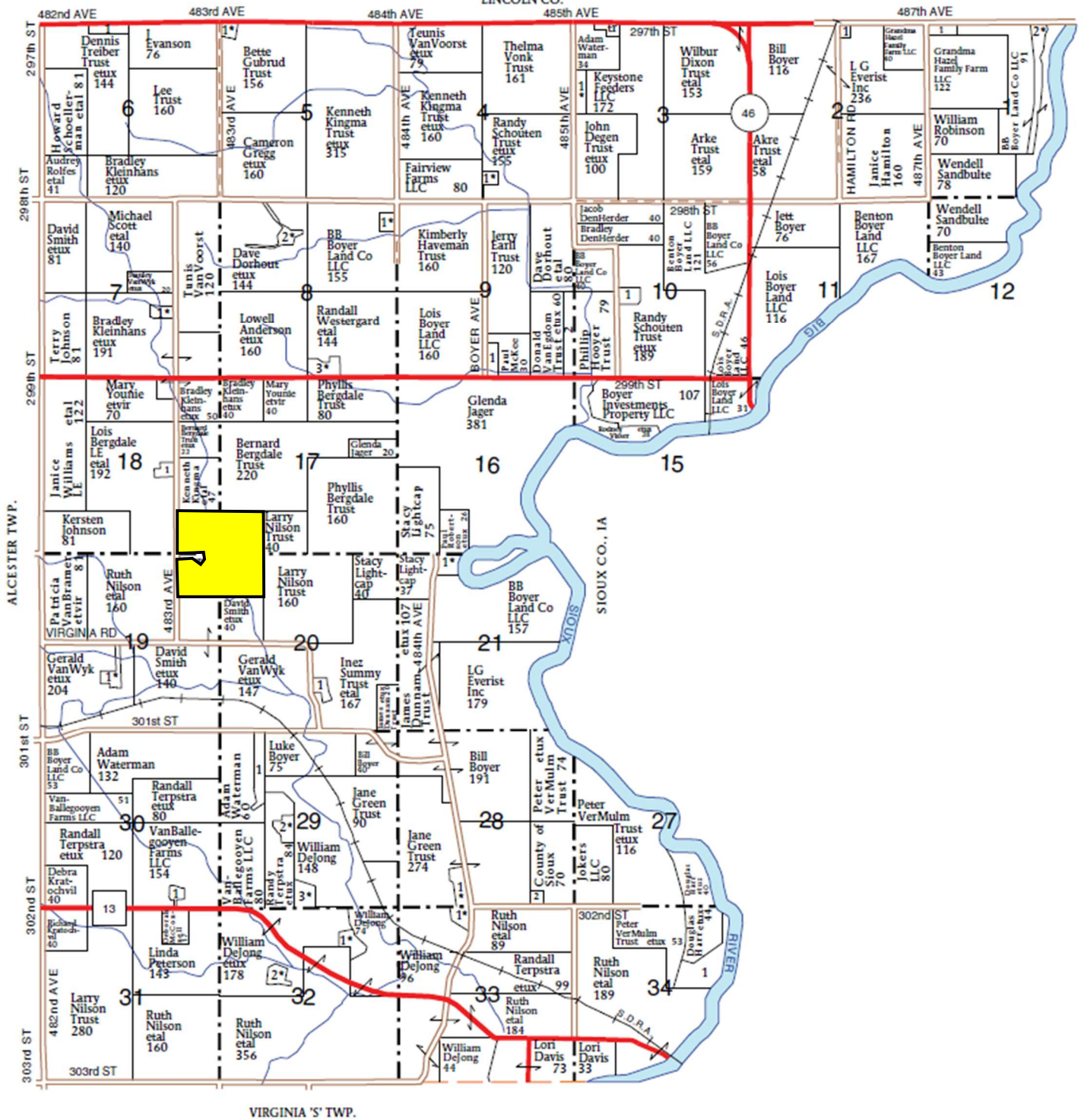


T-95-N

VIRGINIA NORTH PLAT

R-48-W

(Landowners)



FHP Map Image courtesy of Farm and Home Publishers



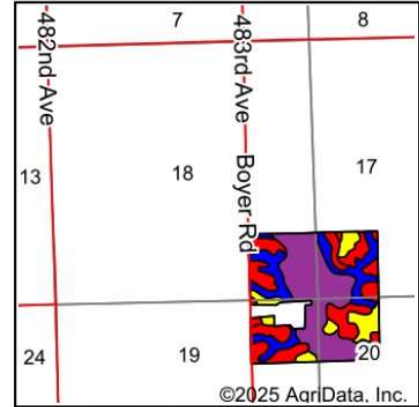
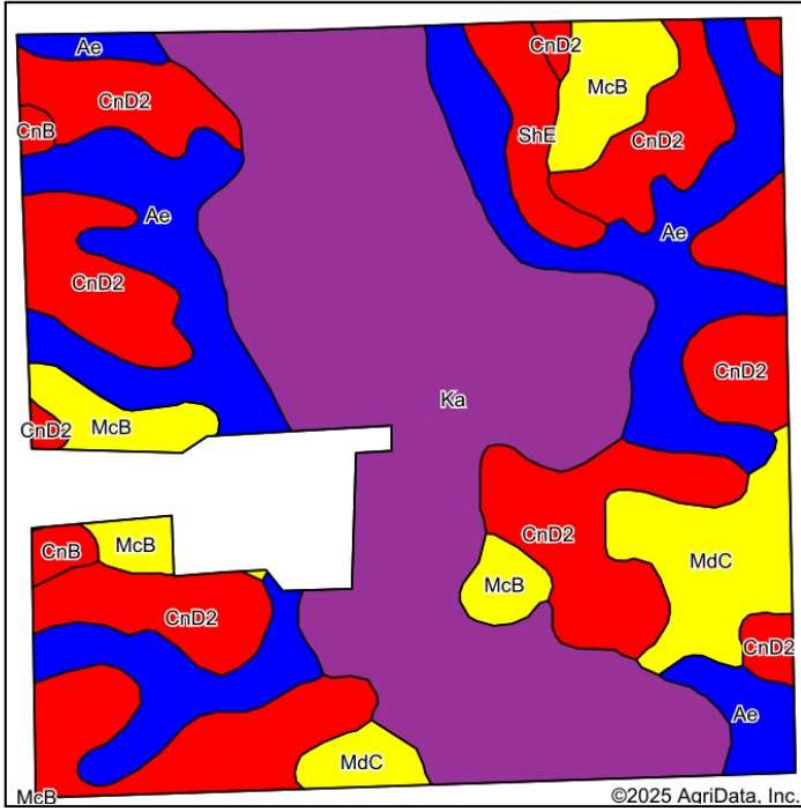
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Soils Map



State: **South Dakota**
 County: **Union**
 Location: **18-95N-48W**
 Township: **Virginia**
 Acres: **148.9**
 Date: **1/6/2025**



Soils data provided by USDA and NRCS.

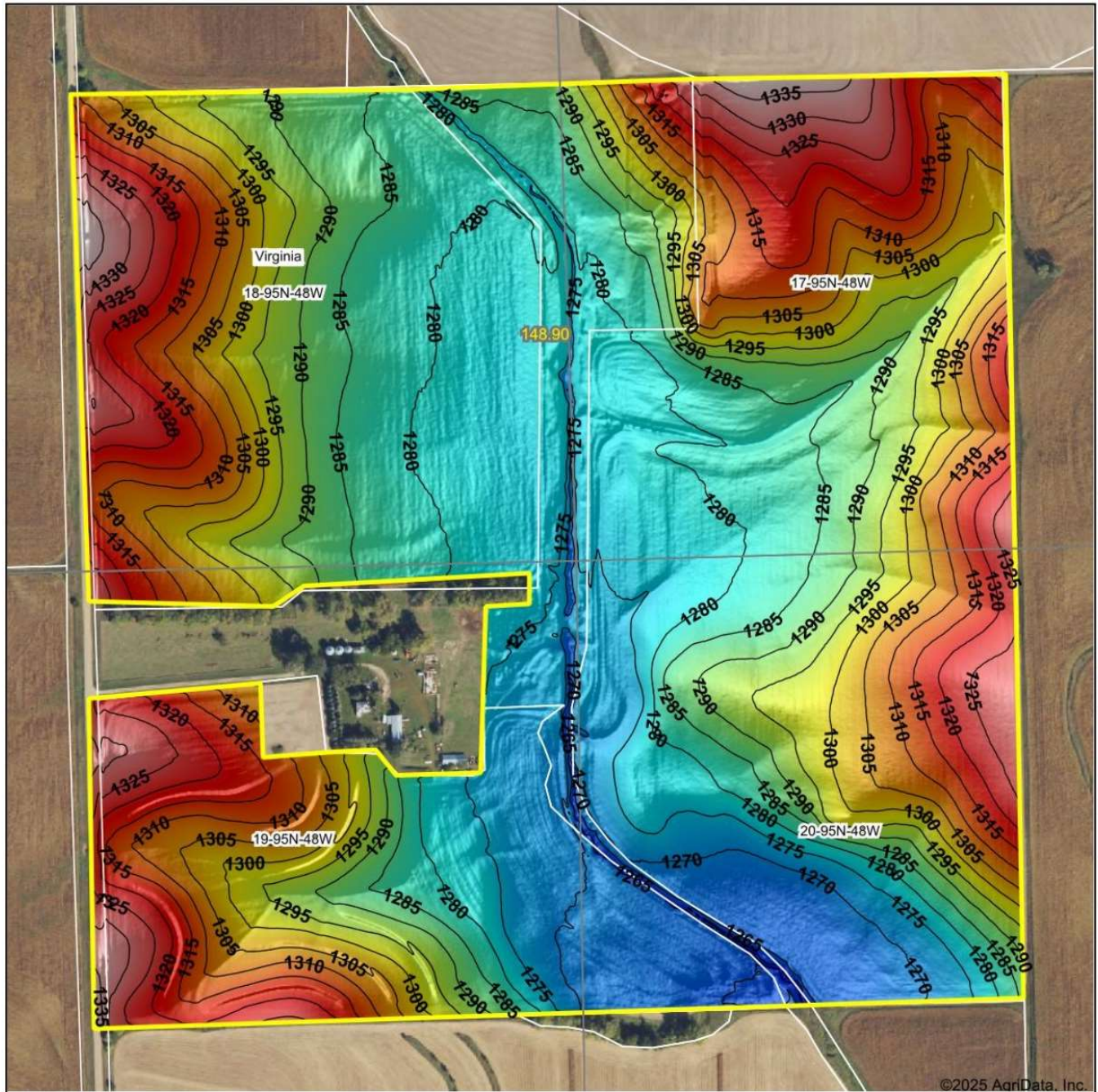
Area Symbol: SD127, Soil Area Version: 29

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
Ka	Kennebec silty clay loam, 0 to 2 percent slopes, occasionally flooded	55.20	37.2%		Iw	Iw	94					80
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	39.81	26.7%		IVe	IVe	47					64
Ae	Alcester silty clay loam, 2 to 6 percent slopes	31.92	21.4%		IIe	IIe	90					72
McB	Moody silty clay loam, 2 to 6 percent slopes	8.78	5.9%		IIe	IIe	67					74
MdC	Moody-Nora silty clay loams, 6 to 10 percent slopes	8.55	5.7%		IIIe	IVe	70	3.6	71	120	24	64
ShE	Shindler clay loam, 15 to 30 percent slopes	3.41	2.3%		VIe		20					31
CnB	Crofton-Nora complex, 2 to 6 percent slopes, eroded	1.23	0.8%		IIIe	IIIe	50					67
Weighted Average					2.32	*-	75.5	0.2	4.1	6.9	1.4	*n 71.5



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Elevation Map



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Low Elevation High



Source: USGS 1 meter dem

Interval(ft): 5

Min: 1,257.9

Max: 1,339.4

Range: 81.5

Average: 1,294.2

Standard Deviation: 17.88 ft



1/6/2025

18-95N-48W

Union County

South Dakota

Boundary Center: 43° 2' 24.9, -96° 32' 56.55



Maps Provided By:



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



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SOUTH DAKOTA UNION Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 1244 Prepared : 11/28/24 1:53 PM CST Crop Year : 2025
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Operator Name :
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/IF Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
157.99	134.71	134.71	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	134.71	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	107.60	0.00	158	0
Soybeans	25.90	0.00	49	0
TOTAL	133.50	0.00		

NOTES

Tract Number : 2241
Description : SWSW-17;SESE-18;NENE-19;NWNW-20-95-48
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 contains a wetland or farmed wetland
WL Violations : None
Owners : KEVIN SCHOELLERMAN, JULIE SCHOELLERMAN
Other Producers :
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
157.99	134.71	134.71	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 : 1244 Prepared : 11/26/24 1:53 PM CST Crop Year : 2025
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Tract 2241 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	134.71	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	107.60	0.00	158
Soybeans	25.90	0.00	49
TOTAL	133.50	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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Common Land Unit

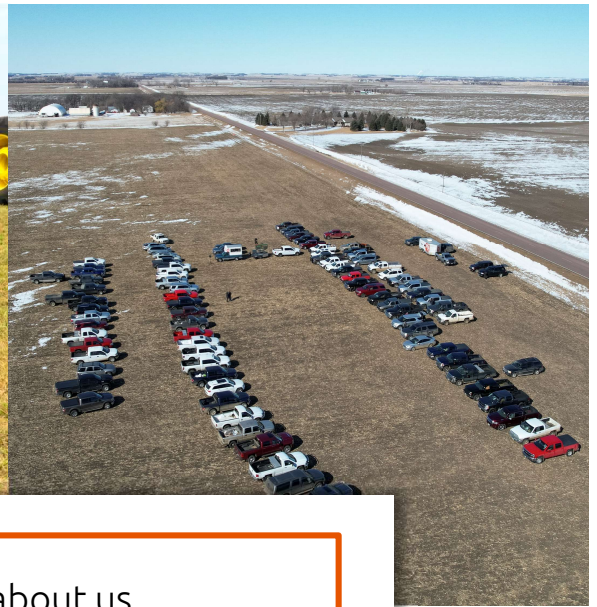
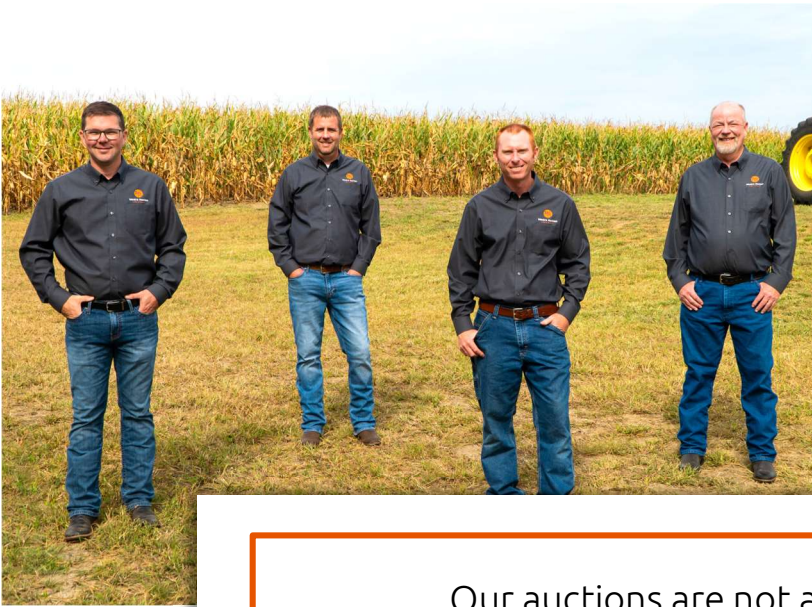
- Cropland
- Non-cropland
- CRP

Farm 1244
Tract 2241

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions





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

