

WESTRA AUCTION

75.56 +/- Acres

Virginia South 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, 3 miles south on SD Hwy 11 and 3 ½ miles east on 305th St.

Lori Bockelman, Owner

Thursday, November 13, 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

Visit our website: www.westraauction.com

November 13, 2025 · 10:30 am

Union County South Dakota Land Auction

75.56 +/- Acres, Virginia South Township Southeast of Alcester and Southwest of Hawarden

We will sell the following real estate at public auction, both live/online at the land site located from Alcester, SD, 3 miles south on SD Hwy 11 and 3 ½ miles east on 305th St or from Hawarden, Iowa, west on #13, 2 miles south on River Road and 2 miles west on 305th St.

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 southeast of Alcester and southwest of Hawarden, Iowa, this productive land has been in a corn/soybean rotation and is available to farm for the 2026 crop year. Located near grain elevators and ethanol plant. Predominate soils: Crofton silt loam, 12-20 percent eroded, 40.8 percent of the field and Alcester silty clay loams, 2-6 percent slopes, 29.4 percent of the field and Crofton Nora complex, 6-11 percent slopes, 23.3 percent of the field. According to Surety/AgriData, the land has a productivity index of 56.8 and a soil rating of .538. The land has HEL designation and a conservation system applied. The FSA office estimates there is approximately 74.57 acres of cropland with a 35.7-acre corn base/142-bushel PLC yield and a 25.6-acre soybean base/40-bushel PLC yield. Taxes: \$1,319.46.

Legal Description: Davis Tract 3, NE ¼, 18-94-48, Union County, SD.

Terms: 15% nonrefundable down payment day of sale with the balance due at closing on or before December 22, 2025. Possession March 1, 2026. Title insurance and closing costs split 50/50 between buyer and seller. 2025 taxes due in 2026 to be paid by the seller. 2026 taxes due in 2027 to be paid by the buyer. 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 information 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. David Stuart, Closing Attorney.

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

Lori Bockelman, Owner

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Joel A. Westra, Auctioneer, Chancellor, SD 605-957-5222

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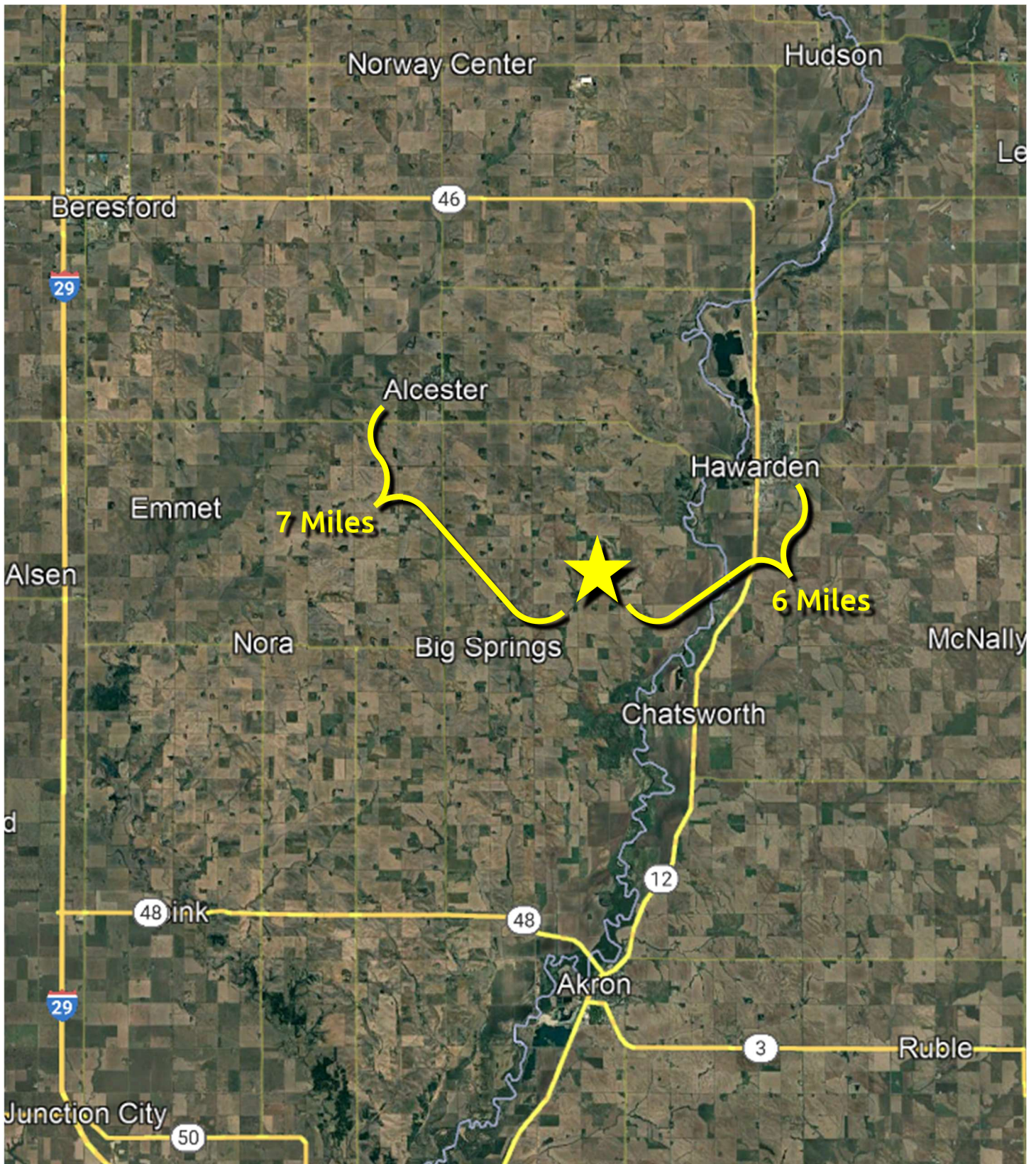
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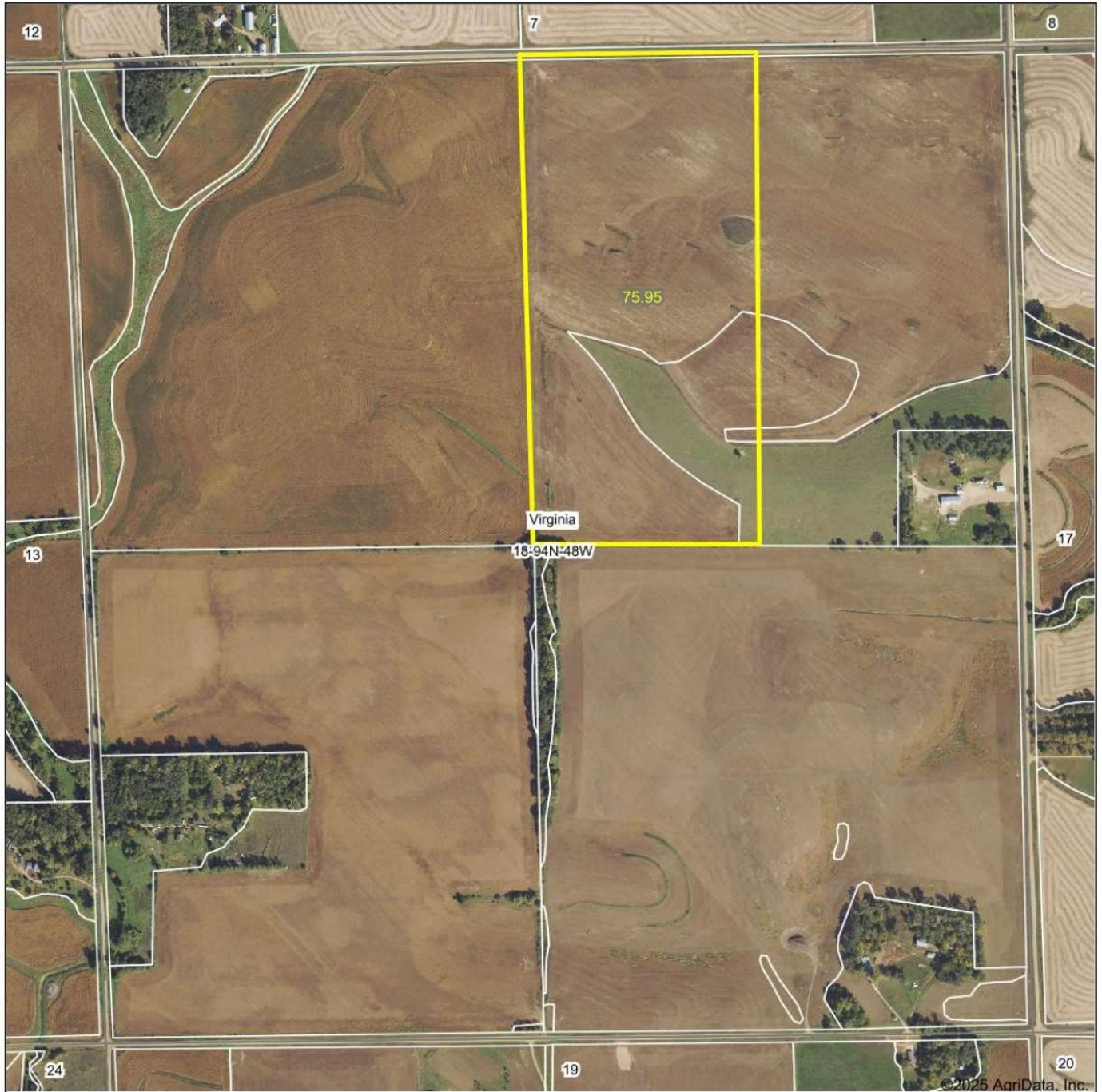
November 13, 2025 · 10:30 am



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Westra Auction
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Boundary Center: 42° 57' 47.75, -96° 33' 23.71

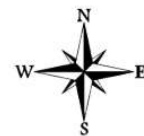
0ft 840ft 1679ft

Maps Provided By:



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18-94N-48W
Union County
South Dakota



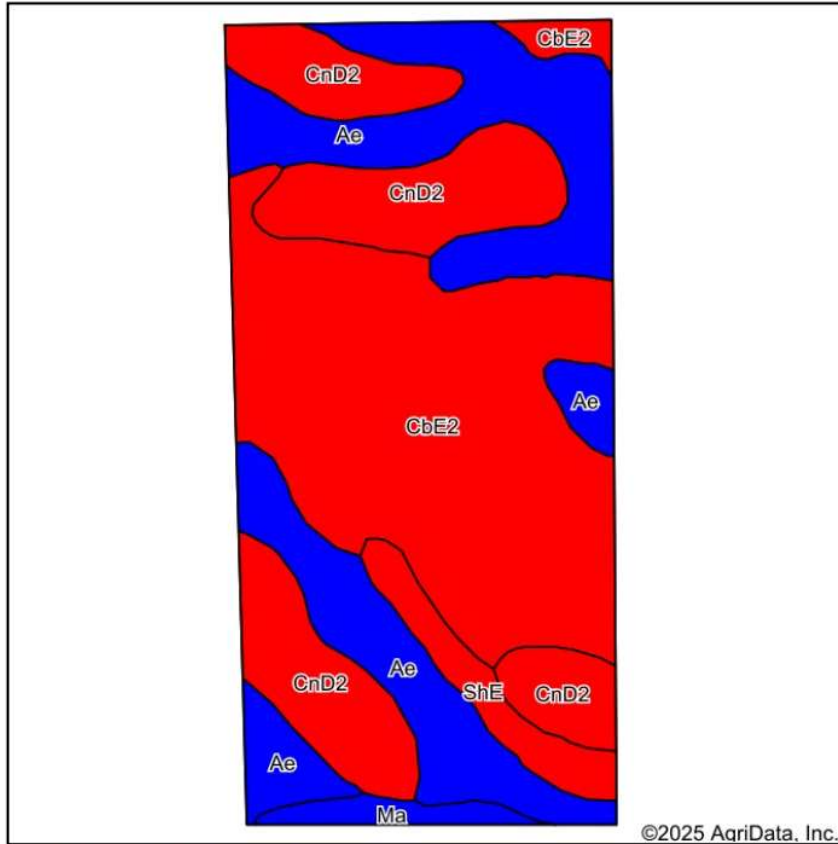
9/4/2025

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

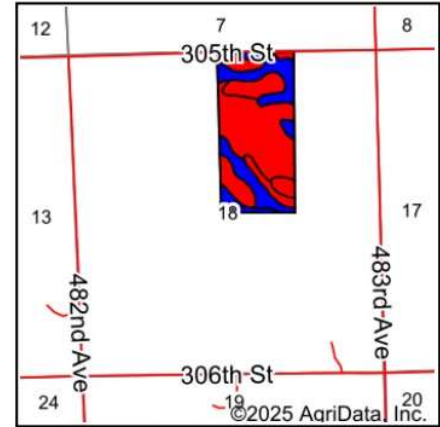


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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Union**
 Location: **18-94N-48W**
 Township: **Virginia**
 Acres: **75.95**
 Date: **9/4/2025**



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	Corn Bu	*n NCCPI Soybeans
CbE2	Crofton silt loam, 12 to 20 percent slopes, eroded	30.91	40.7%		Vle		41		61
Ae	Alcester silty clay loam, 2 to 6 percent slopes	22.29	29.3%		Ile	IIle	90		72
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	17.92	23.6%		IVe	IVe	47		64
ShE	Shindler clay loam, 15 to 30 percent slopes	3.34	4.4%		Vle		20	3	31
Ma	McPaul silt loam, 0 to 2 percent slopes, occasionally flooded	1.49	2.0%		IIw	IIw	88		78
Weighted Average					4.28	*-	56.8	0.1	*n 64

*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.



Elevation Map

November 13, 2025 · 10:30 am

SOUTH DAKOTA
UNION

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3577

Prepared : 6/24/25 8:54 AM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Tract Number : 4086

Description : W2NF 18-94-48
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 does not contain a wetland
WL Violations : None
Owners : LORI J BOCKELMAN
Other Producers : RANDY K DAVIS
Recon ID : 46-127-2016-29

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
74.57	74.57	74.57	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 : 3577

Prepared : 6/24/25 8:54 AM CST

Crop Year : 2025

Tract 4086 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	74.57	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	35.70	0.00	142
Soybeans	25.60	0.00	40
TOTAL	61.30	0.00	

NOTES



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NOT TO SCALE



U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

NRCS-CPA-026E
8-95

HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION

Name: DAVIS, CAMERON K.
County: UNION COUNTY

Tract: 2131
Request Date: 09/04/96

Opid: da1595

Section I - Highly Erodible Land

Fields in this section have undergone a determination of whether they were highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field	HEL (Y/N)	Sodbusted (Y/N)	Acres	Determination Date
1	Y	N	132.8	09/17/87
2	Y	N	10.9	09/17/87
3	Y	N	2.7	09/17/87

Section II - Wetlands

Fields in this section have had wetland determinations completed. See the Wetlands Explanation section for additional information regarding allowable activities under the wetland conservation provisions of the Farm Bill and Section 404 of the Clean Water Act.

Field	Wetland Label	Acres	Determination Date	Certification Date
1	FW	2.0	09/17/90	09/17/96
1	NW	130.8	09/17/90	09/17/96
2	NW	10.9	09/17/90	09/17/96
3	NW	2.7	09/17/90	09/17/96

Wetlands Explanation

Wetland Label	Explanatory Comments
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U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

NRCS-CPA-026E
8-95

HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION

Wetlands Explanation

Wetland

Label Explanatory Comments

FW Farmed Wetland;
Description: An area that is farmed, was manipulated prior to 12/23/85, but still meets wetland criteria; Authorized Cropping: May be farmed as it was before 12/23/85; Authorized Maintenance: May be maintained to the extent that existed before 12/23/85 if "as built" records exist or may be maintained to 12/23/85 condition if no "as built" records exist; If you plan to clear, drain, fill, level or manipulate these areas contact NRCS* and COE**.

NW Non-wetland;
Description: An area that does not meet wetland criteria under natural conditions or wetlands that were converted prior to 12/23/85, not cropped prior to 12/23/85, does not meet wetland criteria, and has not been abandoned; Authorized cropping: No Restrictions; Authorized Maintenance: No restrictions unless the manipulation would convert adjacent wetland labels.

* Natural Resources Conservation Service

** Corps of Engineers

Remarks *old waterway may be cleared out. Soil must not be placed in wetland. Adding drainage, such as tile, could result in loss of all USDA benefits.*

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Howard Wagner

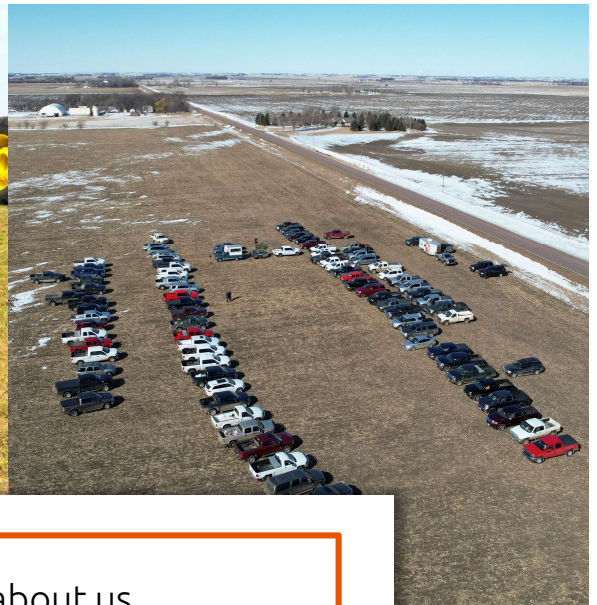
HOWARD WAGNER

Signature District Conservationist

Date: Sep 17, 1996

All USDA programs and services are available without regard to race, color, national origin, religion, sex, age, marital status, or handicap.





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