

WESTRA AUCTION

124.52 +/- Acres

Dell Rapids Township  
Minnehaha County, SD

We will sell the following real estate at a live/online public auction at the landsite located from Baltic, SD, 2 miles east on 250<sup>th</sup> St and ¾ mile north on 476<sup>th</sup> Ave.

*Patrick James Wynthein Estate, Owner  
Jill Olson, Personal Representative*

Friday, November 7, 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

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November 7, 2025 · 10:30 am

## Minnehaha County South Dakota Land Auction

**124.52 +/- Acres, Dell Rapids Township  
Cropland with Building Eligibilities**

We will sell the following real estate at a live/online public auction at the landsite located from Baltic, SD, 2 miles east on 250<sup>th</sup> St and ¾ mile north on 476<sup>th</sup> Ave or from Dell Rapids, SD, 3 miles south on SD Hwy 115 (475<sup>th</sup> Ave) and 1 mile east on 249<sup>th</sup> St.

**Auctioneer's Note:** If you are looking to expand your current farming operation or purchase land as an investment, don't miss this opportunity to purchase productive Minnehaha County land. The land includes 2 conditional use building eligibilities and is located in area that rarely comes up for sale. The cropland has been in a corn/soybean rotation and is available to the new owner for the 2026 crop year. According to Surety/AgriData, the land has a productivity index of 63.5 and a soil rating of .624. Predominate soils: Nora-Crofton complex, 6 to 9 percent slopes, 43.6 percent of field and Thurman-Flandreau complex, 6 to 9 percent slopes, 19 percent of the field. The land's topography is rolling with a terrace and includes some tile. The land has HEL designation and a conservation system applied. The FSA office estimates there is approximately 105.03 acres of cropland with a 78.37-acre corn base/137-bushel PLC yield and a 26.13-acre soybean base/41-bushel PLC yield. Taxes: \$2,722.62.

**Legal Description:** NW ¼ except N 910.73', S 1296.73', W 1198.71' and except S 386', W 581.56' and except N 300', S 1596.73', W 726', 35-104-49, Minnehaha County, SD.

**Terms:** 15% non-refundable down payment the day of the auction with balance due at closing on or before December 19, 2025, with 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 sellers do 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 owners. Mike McGill, Closing Attorney.

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

**Patrick James Wynthein Estate, Owner  
Jill Olson, Personal Representative**

**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

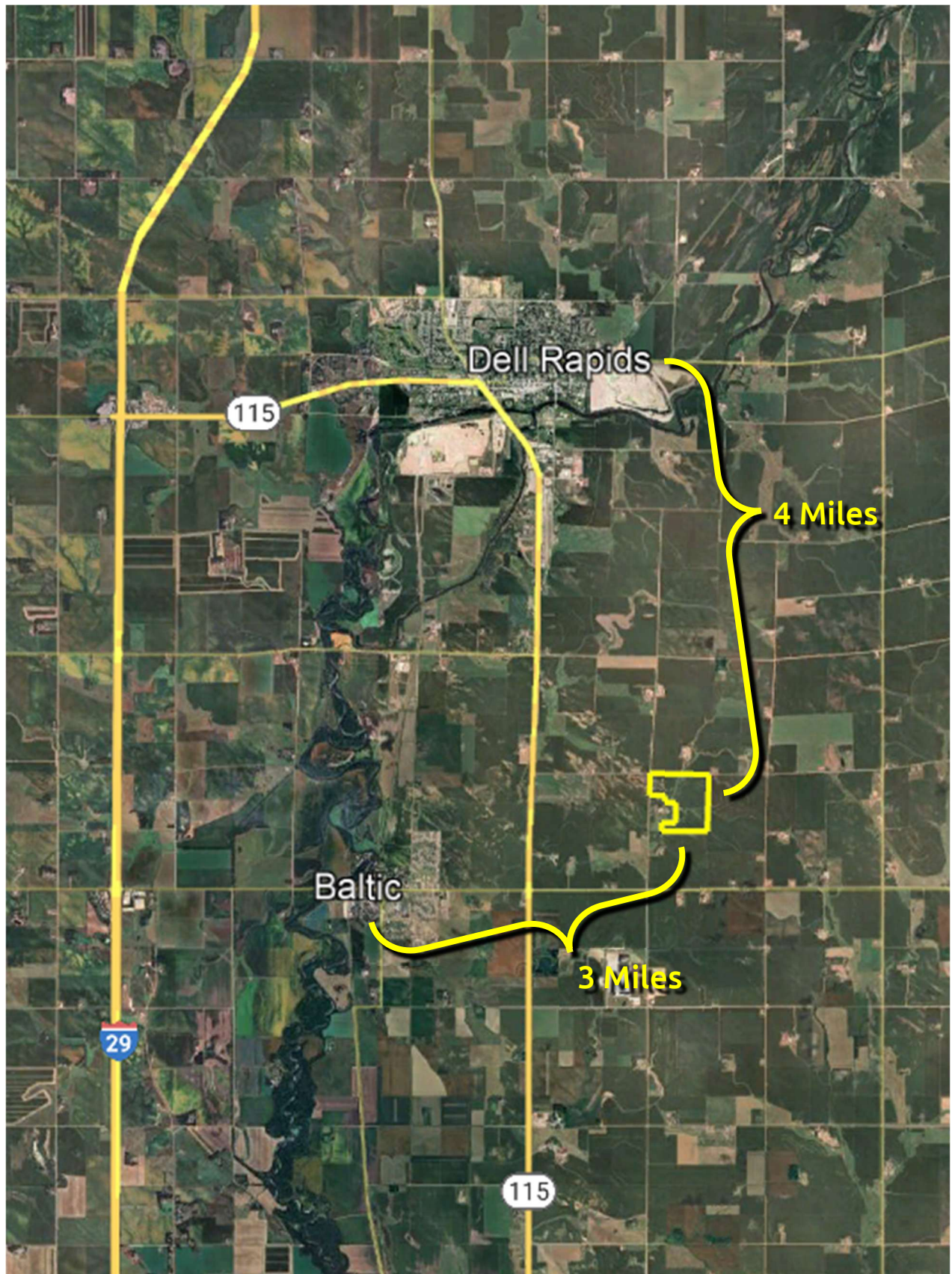
**John Hauck**, Broker Associate, Beresford, SD 605-254-6966



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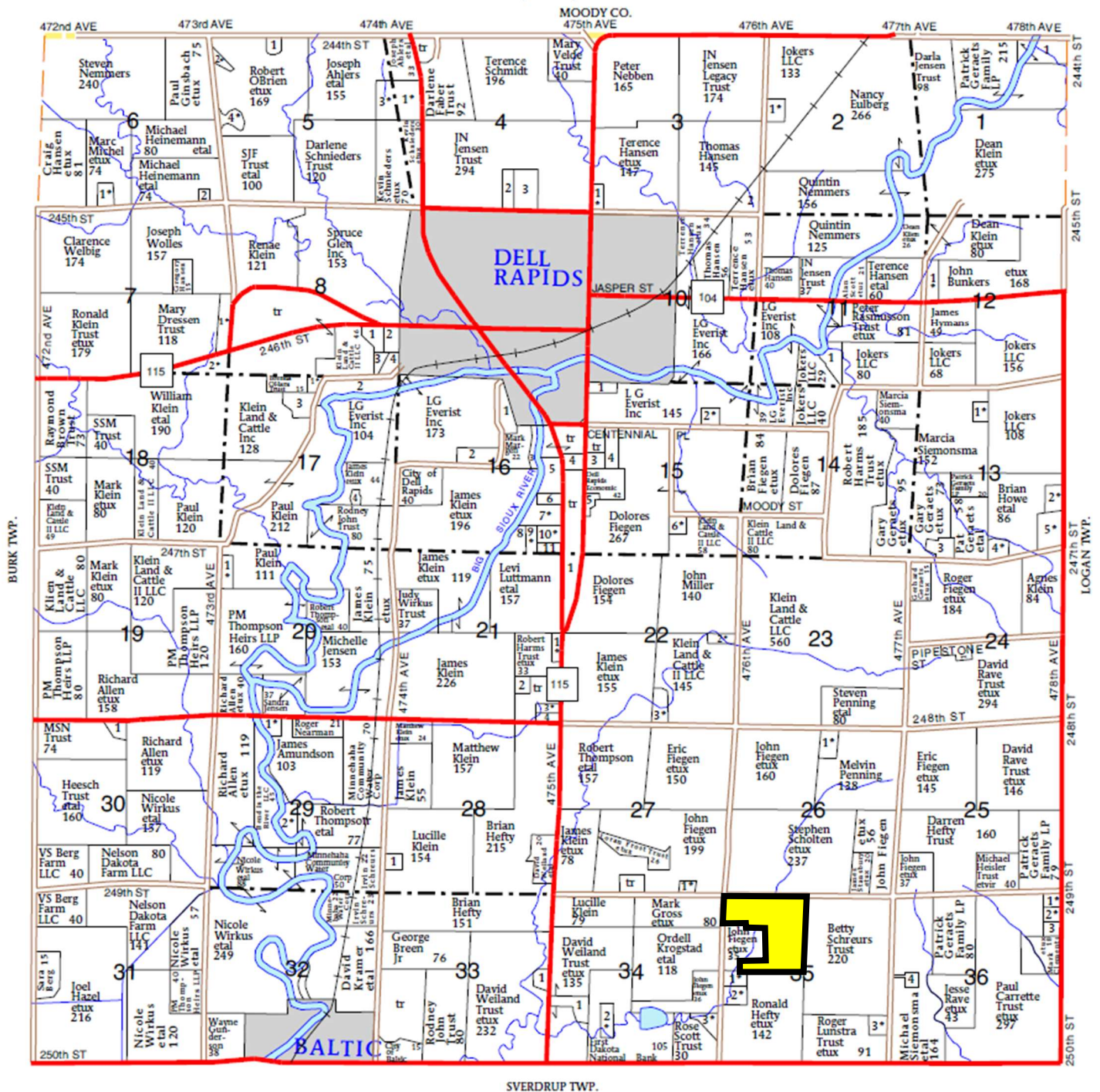


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T-104-N

DELL RAPIDS PLAT

R-49-W



FHP Map Image courtesy of Farm and Home Publishers

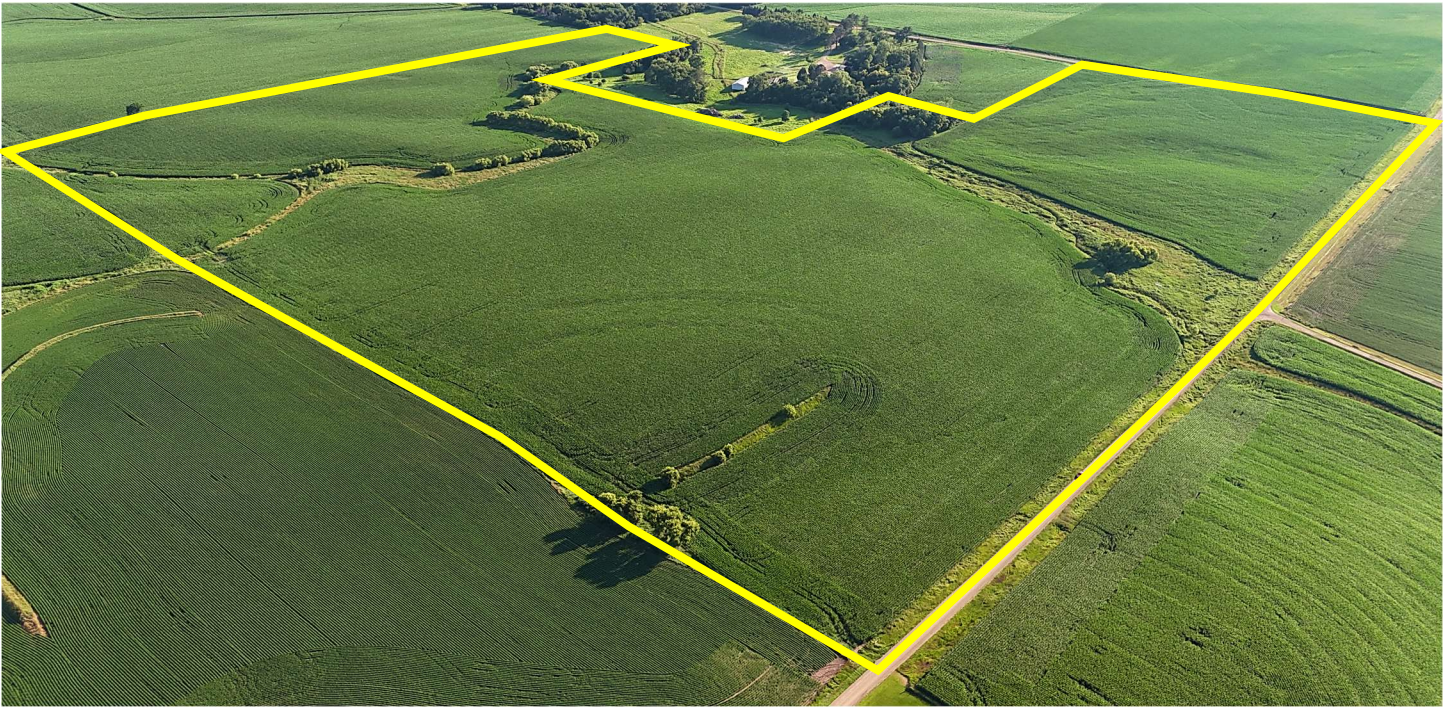


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**Westra Auction**  
LAND & REALTY

Boundary Center: 43° 46' 18.88, -96° 41' 8.63

0ft 648ft 1296ft

Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

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

**35-104N-49W**  
**Minnehaha County**  
**South Dakota**

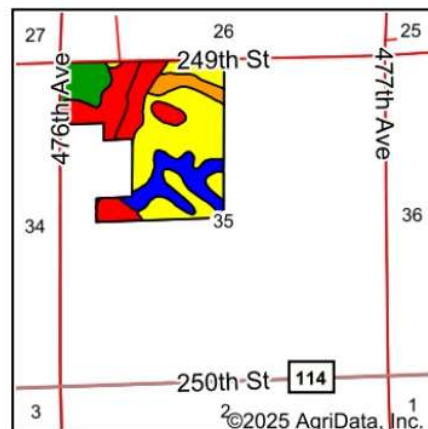
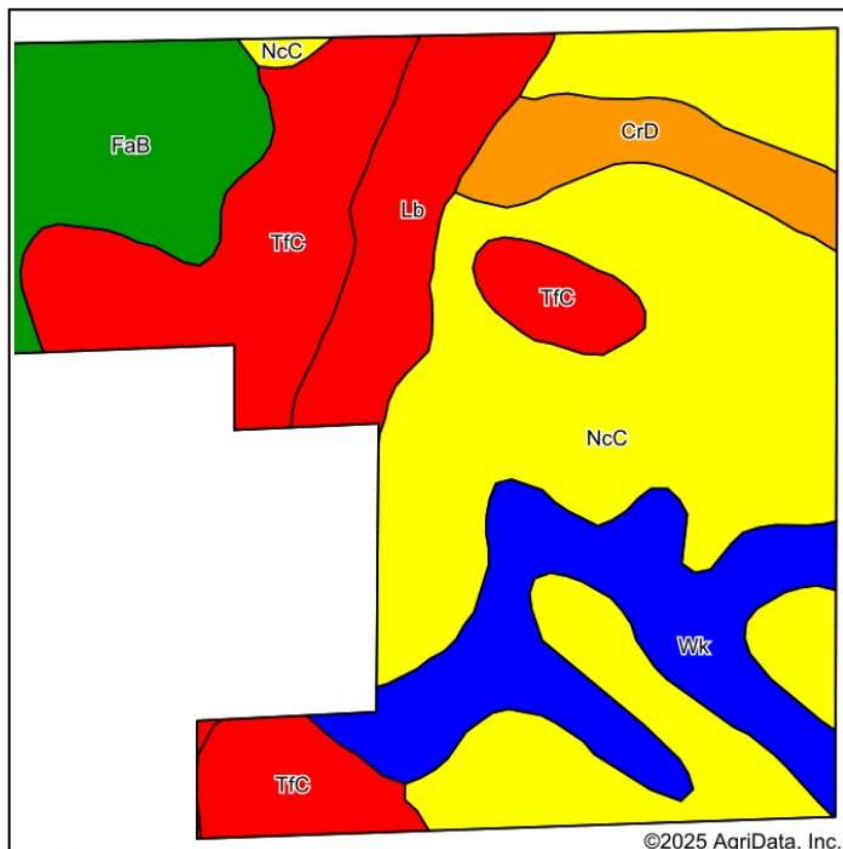


6/21/2025



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# Soils Map



State: **South Dakota**  
 County: **Minnehaha**  
 Location: **35-104N-49W**  
 Township: **Dell Rapids**  
 Acres: **119.64**  
 Date: **6/21/2025**



Soils data provided by USDA and NRCS.

Area Symbol: SD099, 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	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans
NcC	Nora-Crofton complex, 6 to 9 percent slopes	51.67	43.2%		IIle	IVe	68						73
TfC	Thurman-Flandreau complex, 6 to 9 percent slopes	22.86	19.1%		IIle		50	3.1	34	51	19	23	46
Wk	Whitewood silty clay loam, 0 to 2 percent slopes, occasionally flooded	17.36	14.5%		IIlw		82	2	43	87	32	30	73
FaB	Flandreau loam, 2 to 6 percent slopes	11.55	9.7%		IIls	IIe	72						69
Lb	Lamo silty clay loam, channeled	9.63	8.0%		VIlw		37	0.5	10	40	12	7	33
CrD	Crofton-Nora complex, 9 to 15 percent slopes	6.57	5.5%		VIe		52	3	32	51	18	22	59
Weighted Average					3.16	*-	63.6	1.1	15.3	28.4	10.2	10.5	*n 63.5

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

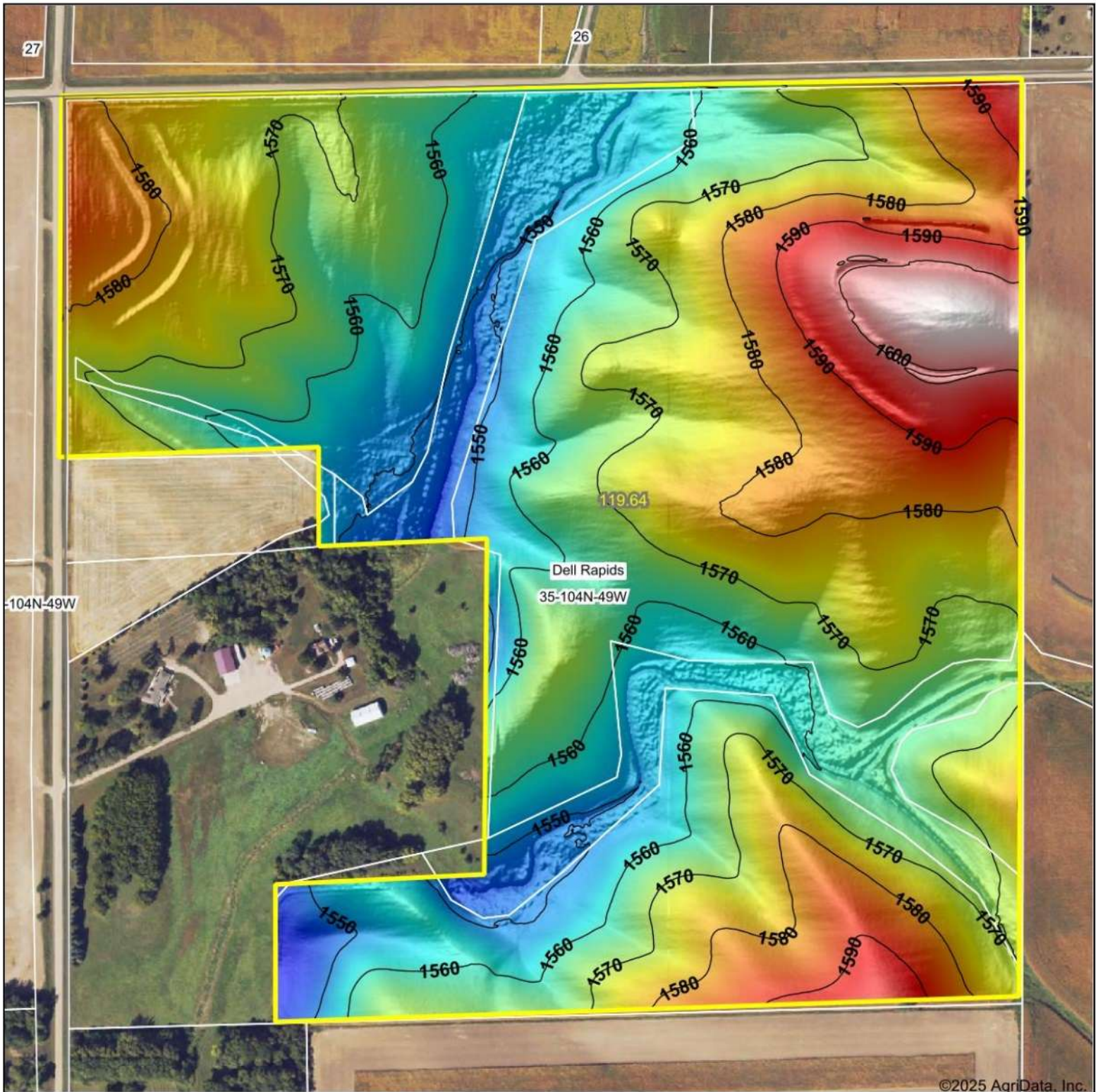
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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





# Topography Hillshade



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,540.3

Max: 1,608.4

Range: 68.1

Average: 1,569.5

Standard Deviation: 13.02 ft



6/21/2025

**35-104N-49W**  
**Minnehaha County**  
**South Dakota**

Boundary Center: 43° 46' 18.88, -96° 41' 8.63



Maps Provided By:



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

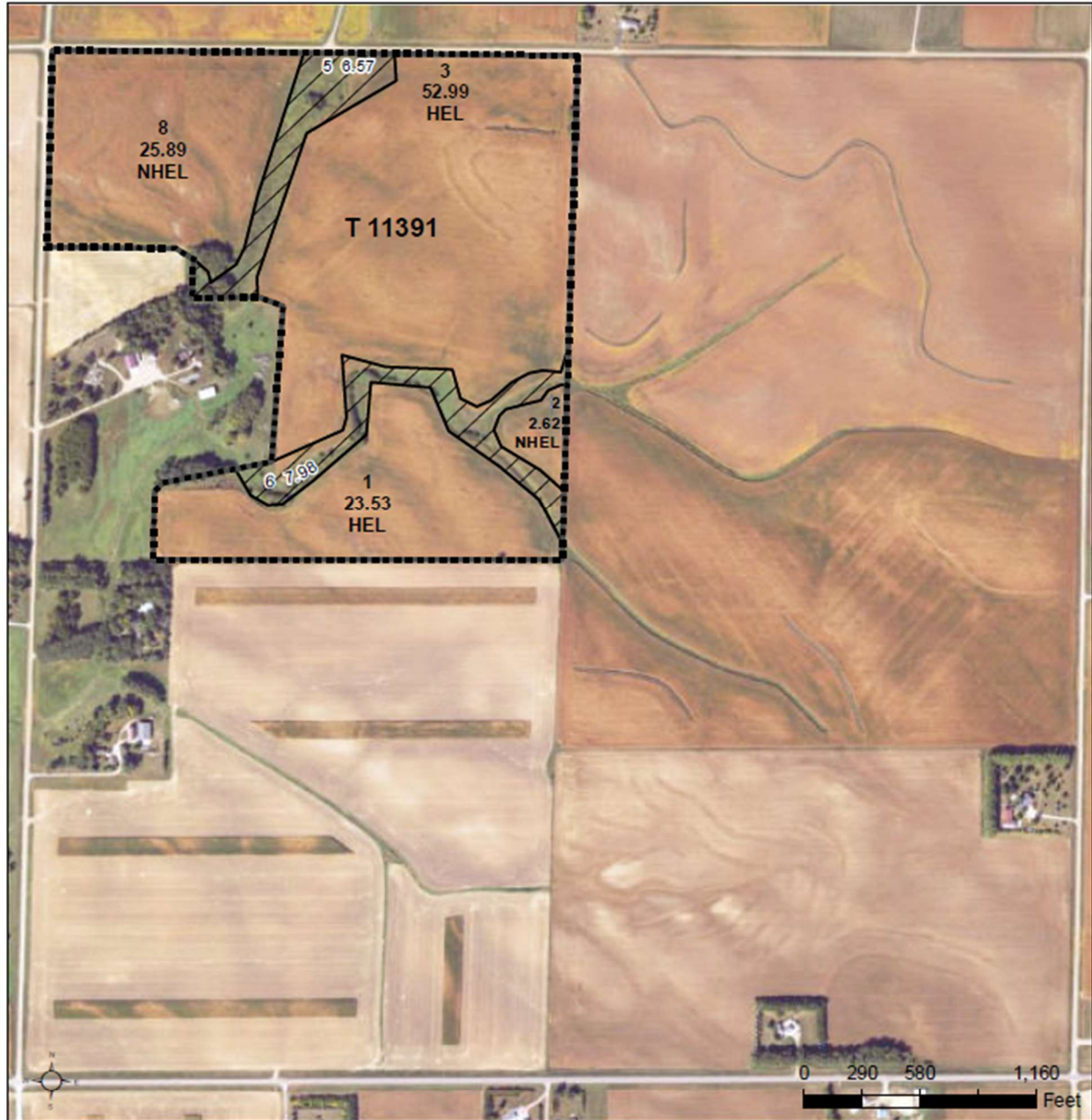


November 7, 2025 · 10:30 am



United States  
Department of  
Agriculture

Minnehaha County, South Dakota



Common Land Unit Tract Boundary  
 Non-Cropland  
 Cropland  
 PLSS

Wetland Determination Identifiers

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

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2025 Program Year

Map Created January 13, 2025

Farm 8218

35-104N-49W-Minnehaha



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**SOUTH DAKOTA**  
**MINNEHAHA**

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 8218**

Prepared : 6/13/25 11:22 AM CST

Crop Year : 2025

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
119.58	105.03	105.03	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	105.03	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
Corn	78.37	0.00	137	0
Soybeans	26.13	0.00	41	0
<b>TOTAL</b>	<b>104.50</b>	<b>0.00</b>		

**NOTES**

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**Tract Number : 11391**

Description : E2NW4 & PTS OF NW4 & SW4 35-104-49  
FSA Physical Location : SOUTH DAKOTA/MINNEHAHA  
ANSI Physical Location : SOUTH DAKOTA/MINNEHAHA  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : PATRICK WYNTHEIN  
Other Producers :  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
119.58	105.03	105.03	0.00	0.00	0.00	0.00	0.0





SOUTH DAKOTA  
MINNEHAHA  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8218

Prepared : 6/13/25 11:22 AM CST

Crop Year : 2025

Tract 11391 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	105.03	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	78.37	0.00	137
Soybeans	26.13	0.00	41
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NOTES

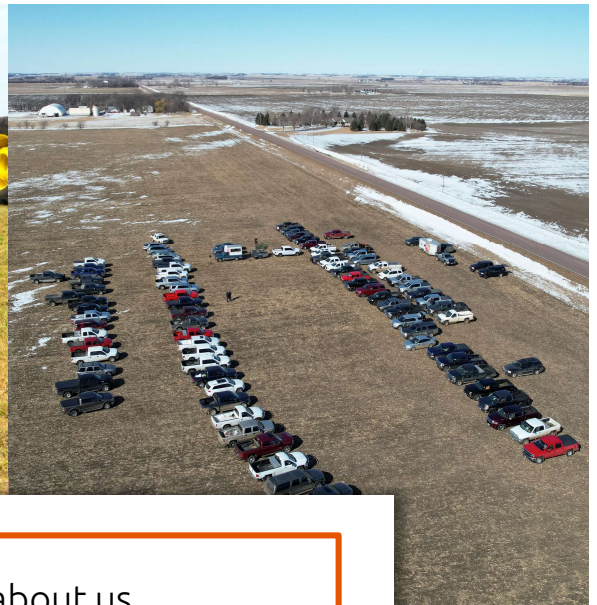
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