



WESTRA AUCTION

42.85 +/- Acres

**Alcester Township
Union County, SD**

We will sell the following real estate at public auction at the Alcester, SD, golf course parking lot located at 307 East 6th St. Alcester, SD.

*JoAnn O'Hare Revocable
Living Trust, Owner*

Monday, December 1, 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

December 1, 2025 · 10:30 am

Union County South Dakota Land Auction

**42.85 +/- Acres, Alcester Township
Located 2 ½ Miles Southeast of Alcester**

We will sell the following real estate at public auction at the Alcester, SD Golf Course Parking Lot located at 307 East 6th St, Alcester, SD. The land is located from Alcester, SD, 2 miles east on 302nd St., ½ mile south on 481st Ave and ¼ mile east.

Auctioneer's Note: Located in the rolling hills southeast of Alcester, SD, this productive land has been in a corn/soybean rotation and is available to farm for the 2026 crop year. The land is located near grain elevators and an ethanol plant. According to Surety-AgriData, the productivity rating is 62.1 and has a soil rating of .649. Predominate soils: Crofton-Nora complex, 6-11 percent slopes, eroded, (42.4% of the field) and McPaul silt loam, 0-2 percent slopes, occasionally flooded. According to the FSA office, this tract of land is part of a larger tract and will have to be reconstituted. The complete tract has a 136-bushel PLC corn yield and 34-bushel PLC soybean yield. There is highly erodible land on the tract and a conservation system is being actively applied. According to the USDA from 156, the tract does not contain a wetland. Taxes: \$1,006.80. The land includes an access easement on the owner's adjacent land.

Legal Description: Tract 4 Lind Addition in the S½, 36-95-49, Union County, SD.

Terms: 15% non-refundable down payment day of sale with the balance due at closing on or before Dec 30, 2025. Title insurance and closing costs split 50/50 between buyer and seller. 2025 real estate taxes due in 2026 to be paid for by the sellers. 2026 real estate taxes due in 2027 to be paid for 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 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. David Stuart, closing attorney.

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

JoAnn O'Hare Revocable Living Trust, Owner

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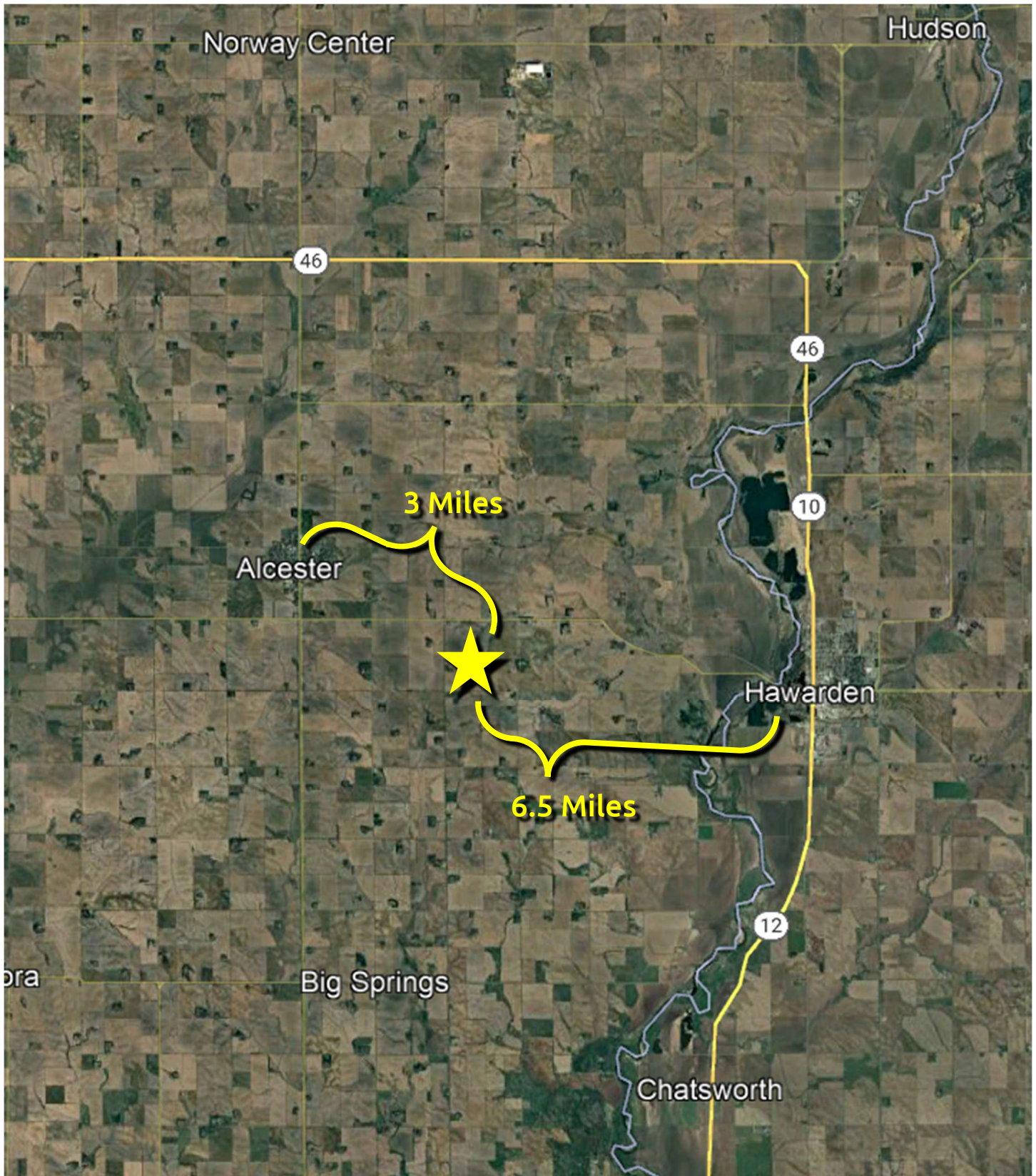
Jonathan Hagena, Broker Associate, Lennox, SD 605-728-7282

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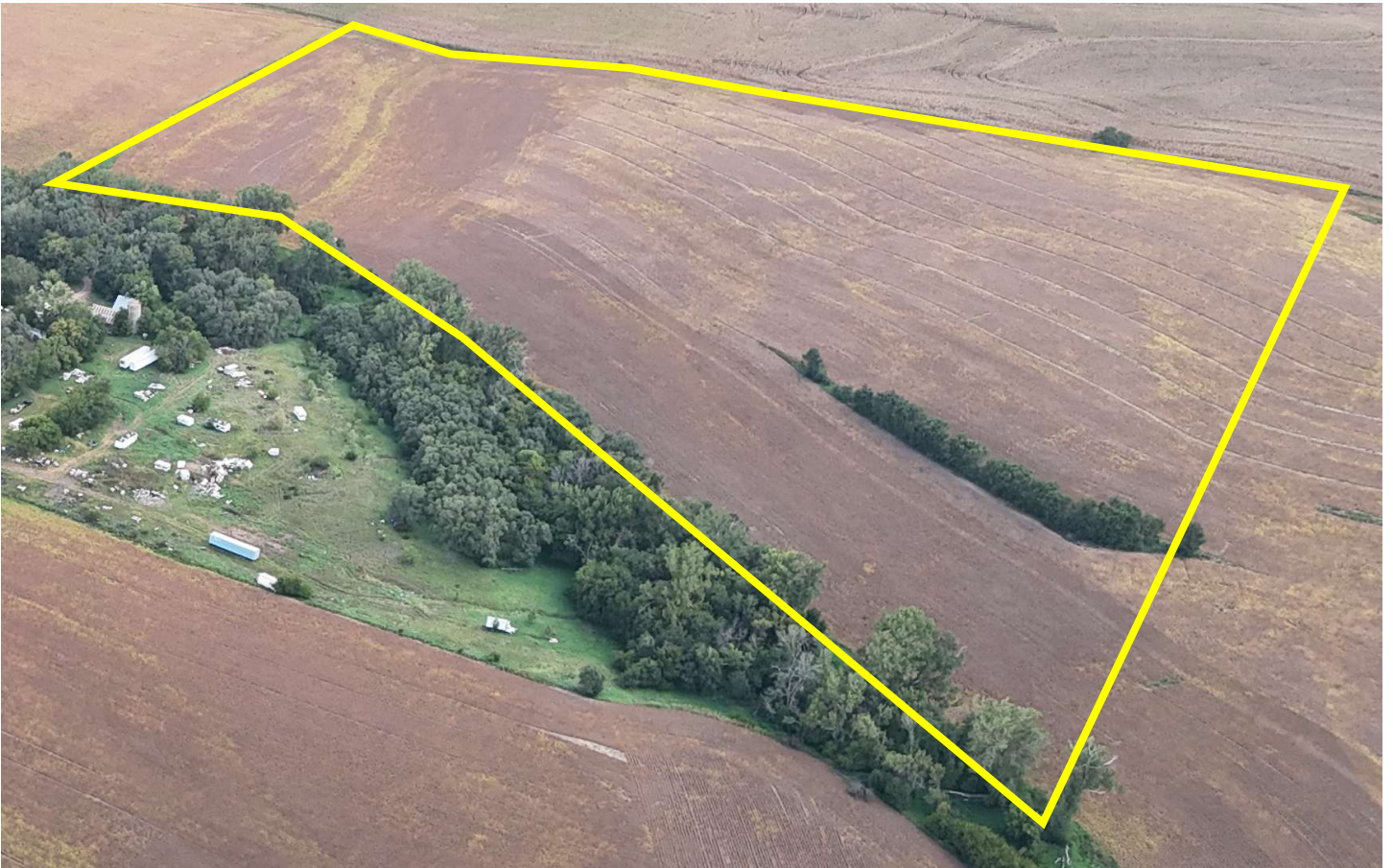
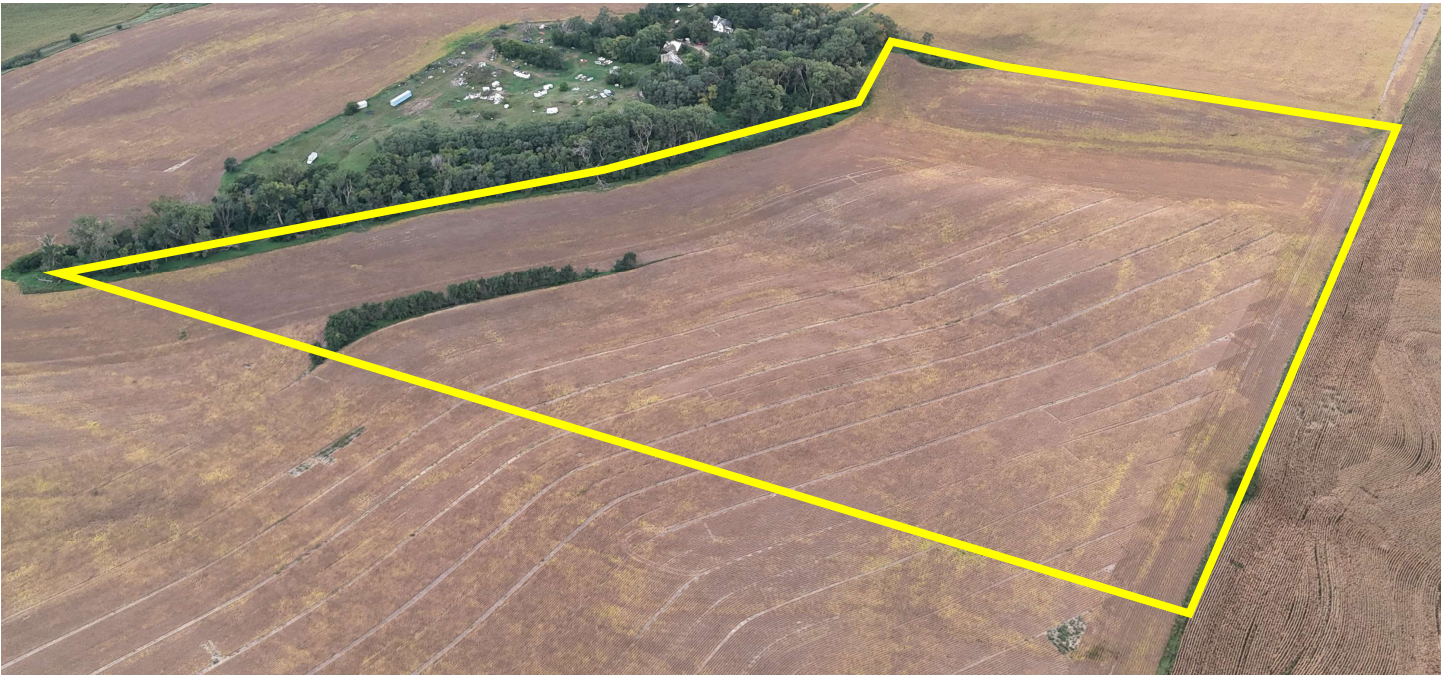


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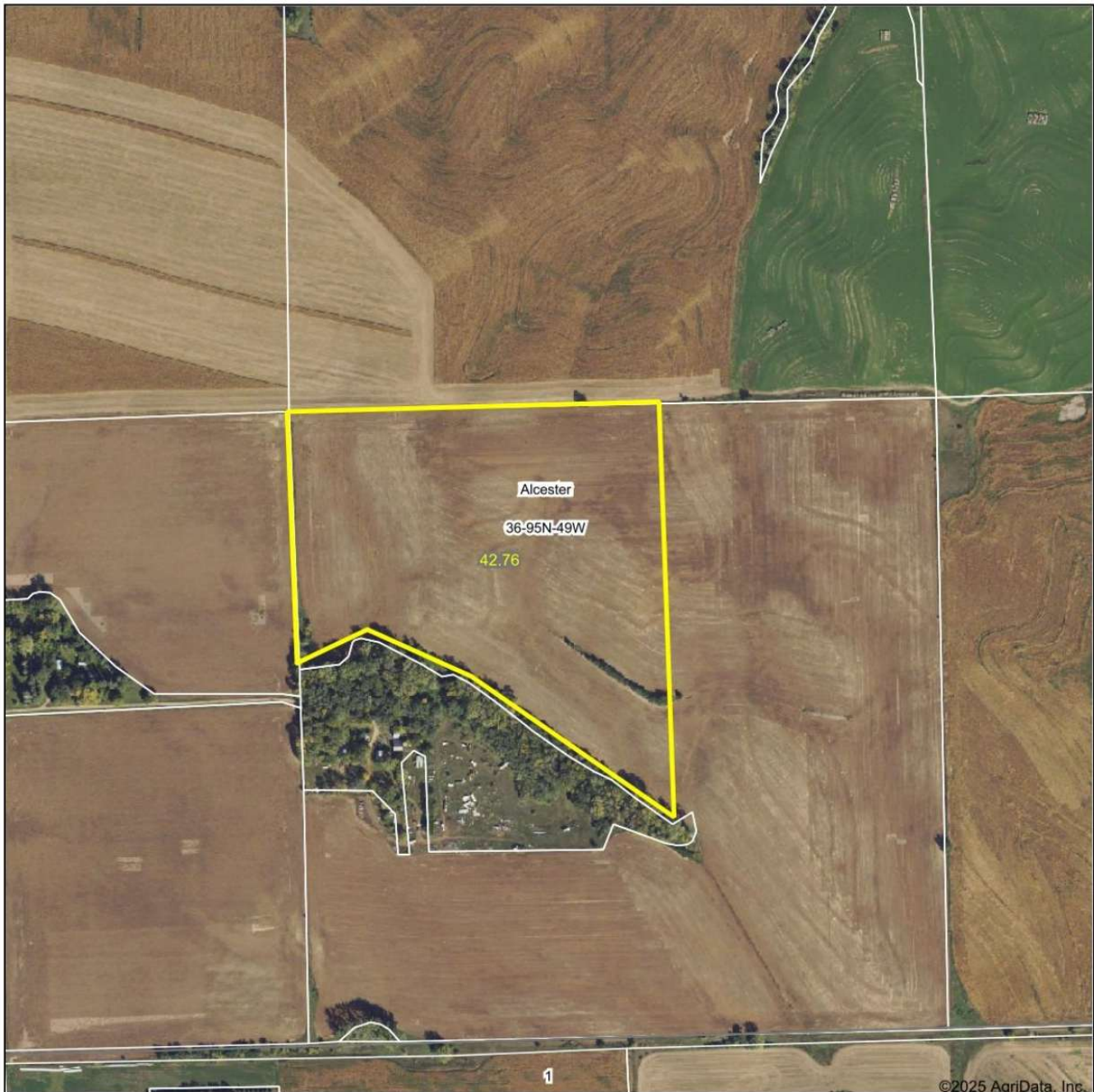


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Boundary Center: 43° 0' 6.18, -96° 34' 50.96

0ft 641ft 1282ft

36-95N-49W
Union County
South Dakota



Maps Provided By:



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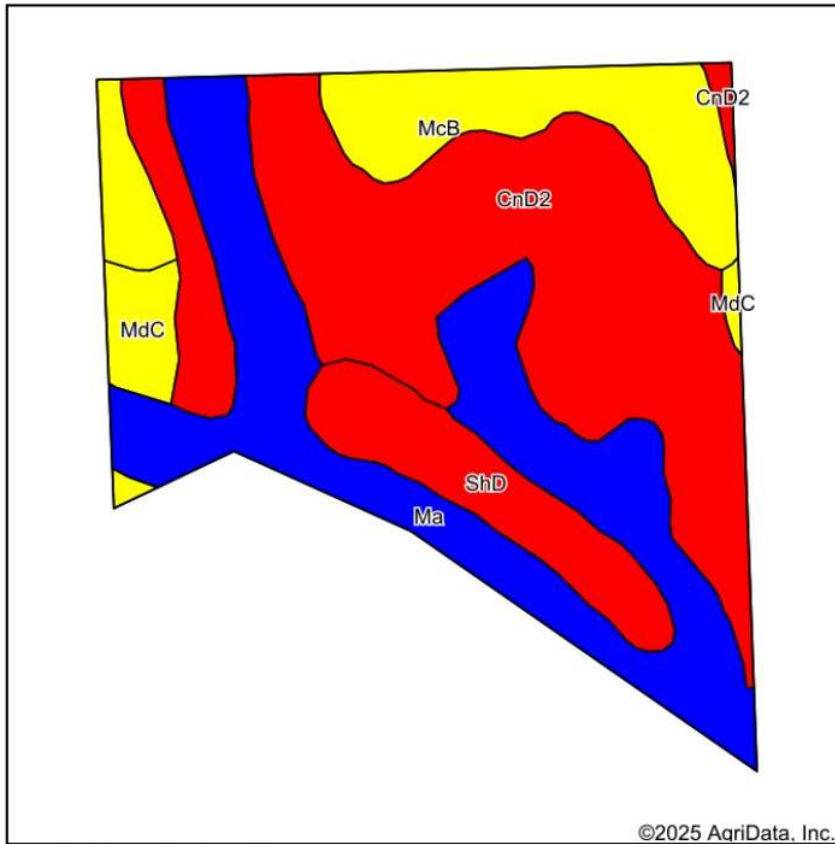
Field borders provided by Farm Service Agency as of 5/21/2008.

10/28/2025

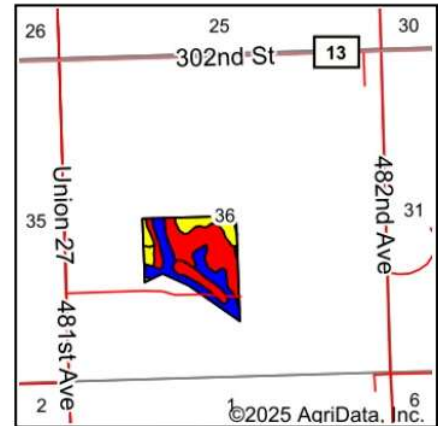


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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Union**
 Location: **36-95N-49W**
 Township: **Alcester**
 Acres: **42.76**
 Date: **10/28/2025**



Archived Soils Ending 10/20/2025 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	Alfalfa hay Tons	Corn Bu	Corn Irrigated Bu	Soybeans Bu	*n NCCPI Soybeans
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	18.09	42.4%		IVe	IVe	47					64
Ma	McPaul silt loam, 0 to 2 percent slopes, occasionally flooded	12.93	30.2%		IIw	IIw	88					78
McB	Moody silty clay loam, 2 to 6 percent slopes	6.22	14.5%		IIe	IIe	67					74
ShD	Shindler clay loam, 9 to 15 percent slopes	4.02	9.4%		VIe		36					54
MdC	Moody-Nora silty clay loams, 6 to 10 percent slopes	1.50	3.5%		IIIe	IVe	70	3.6	71	120	24	64
Weighted Average					3.26	*-	62.1	0.1	2.5	4.2	0.8	*n 68.7

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

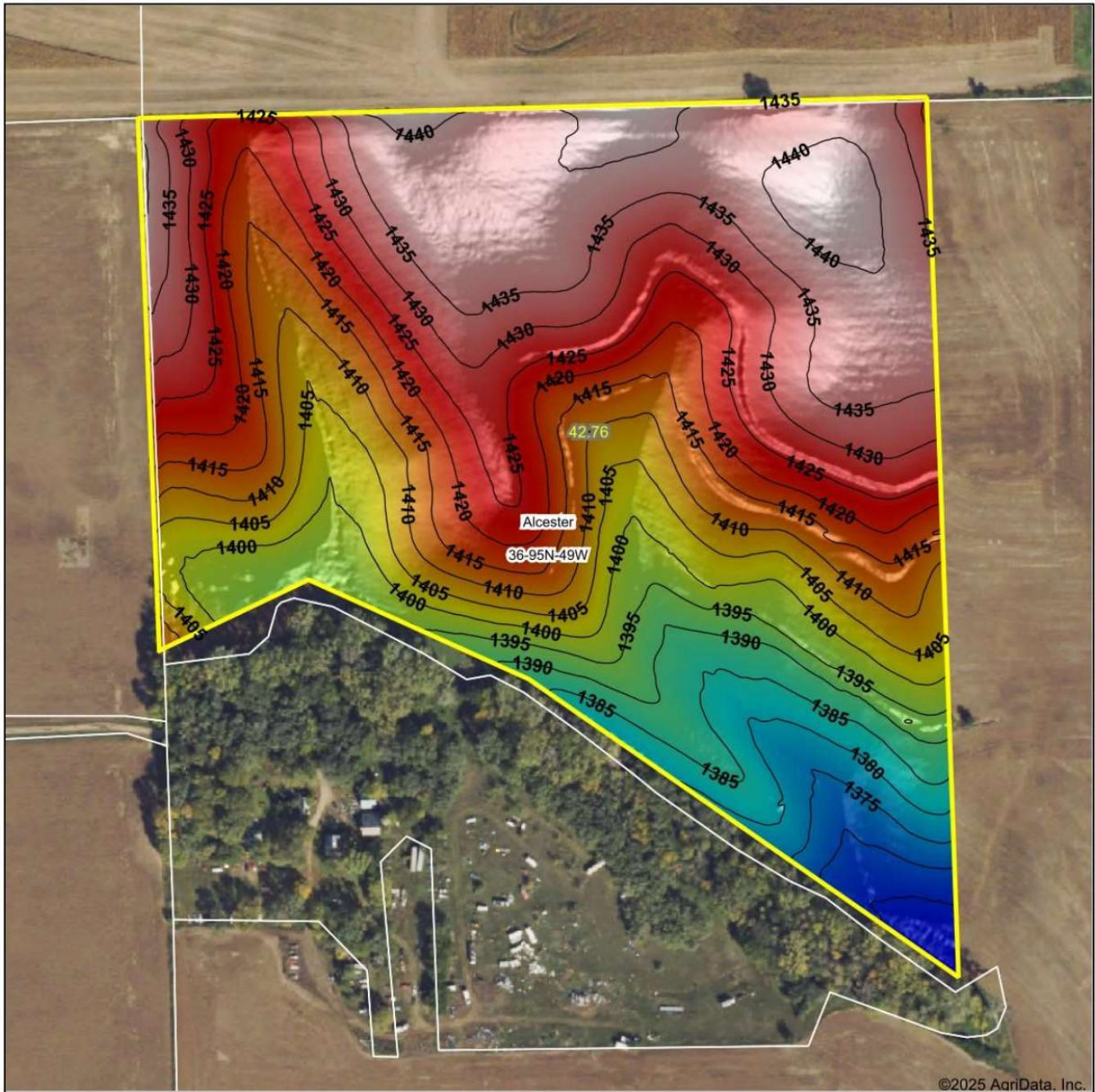
*c: Using Capabilities Class Dominant Condition Aggregation Method

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



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Elevation Map



Low Elevation High



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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 1 meter dem

Interval(ft): 5

Min: 1,361.8

Max: 1,443.8

Range: 82.0

Average: 1,415.8

Standard Deviation: 19.49 ft

0ft 302ft 604ft



10/28/2025

36-95N-49W
Union County
South Dakota

Boundary Center: 43° 0' 6.18", -96° 34' 50.96"



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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 : 1295

Prepared : 11/4/25 9:59 AM CST

Crop Year : 2026

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
158.19	140.99	140.99	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	140.99	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	105.37	0.00	136	0
Soybeans	35.13	0.00	34	0
TOTAL	140.50	0.00		

NOTES

Tract Number : 2144

Description : S2SW;W2SE 36-95-49
 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 : STEPHANIE LIND, ARTHUR PAUL LIND, JOANN O'HARE, NATALIE TAYLOR
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.19	140.99	140.99	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 : 1295
Prepared : 11/4/25 9:59 AM CST
Crop Year : 2026

Tract 2144 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	140.99	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	105.37	0.00	136
Soybeans	35.13	0.00	34
TOTAL	140.50	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, 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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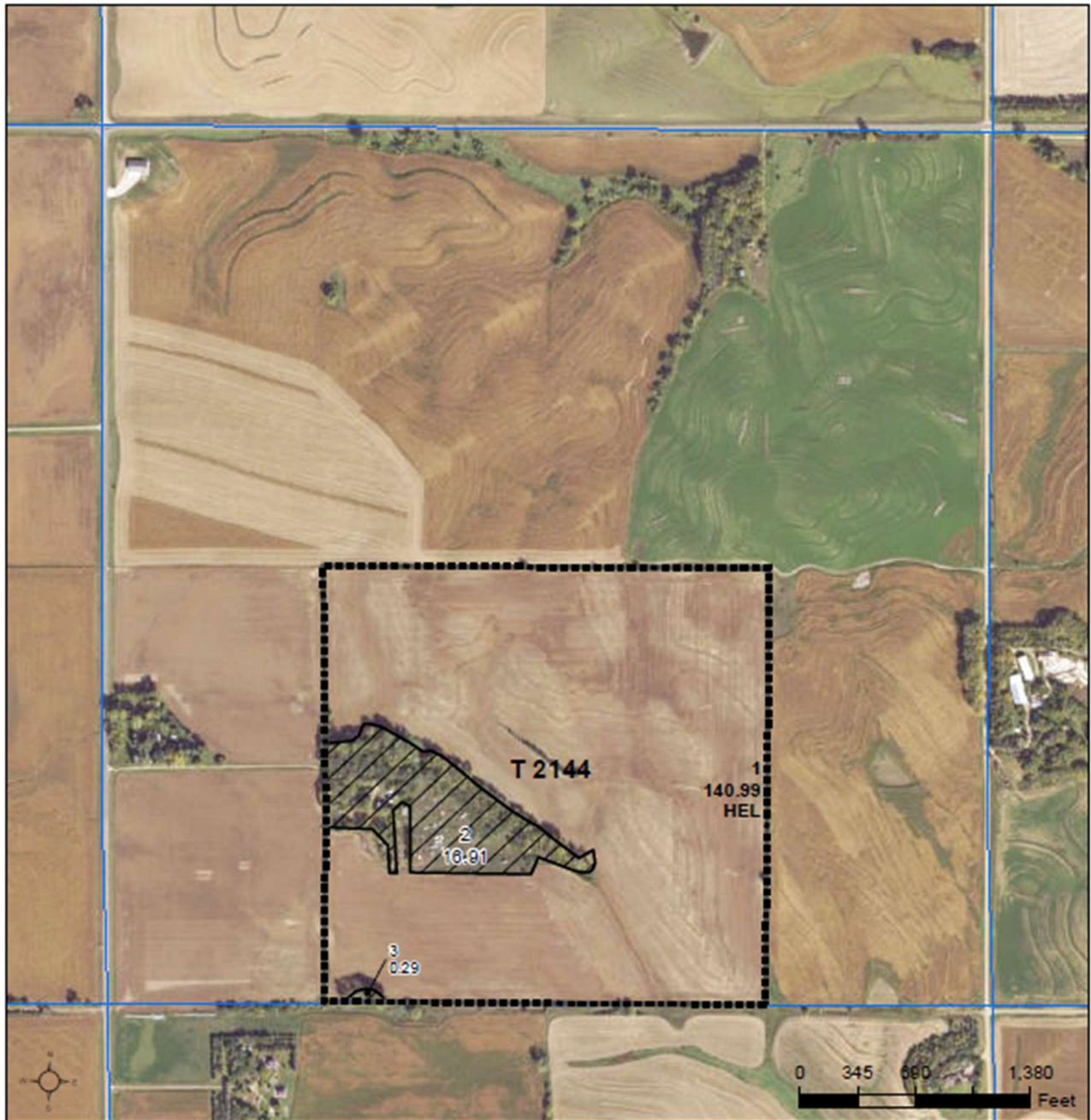


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United States
Department of
Agriculture

Union County, South Dakota



Common Land Unit  Tract Boundary
 Non-Cropland  PLSS
 Cropland

Wetland Determination Identifiers

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

Unless otherwise noted,
crops listed below are:
Non-Irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non

Producer Initial _____
Date _____

2025 Program Year

Map Created September 09, 2025

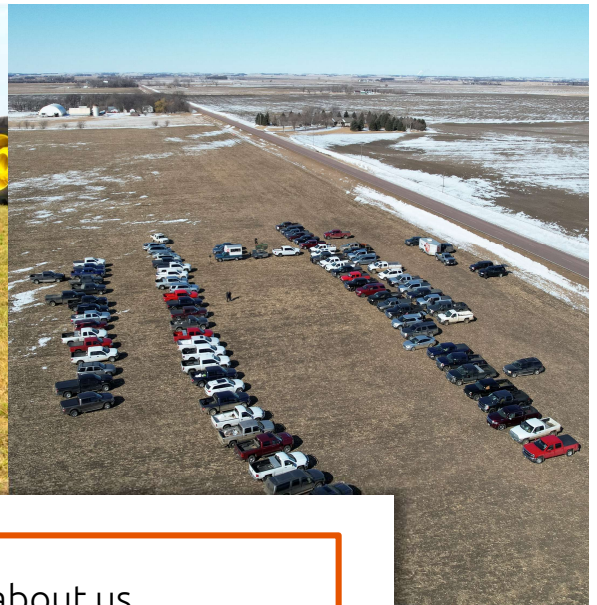
Farm 1295

36-95N-49W-Union

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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.

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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