BERGDALE FARM (298.11 AC TOTAL, 136.80 AC TILLABLE)

AERIAL MAP



FarmWorth®

Center: 43.047298, -96.534188

17-95N-48W

Alcester Township

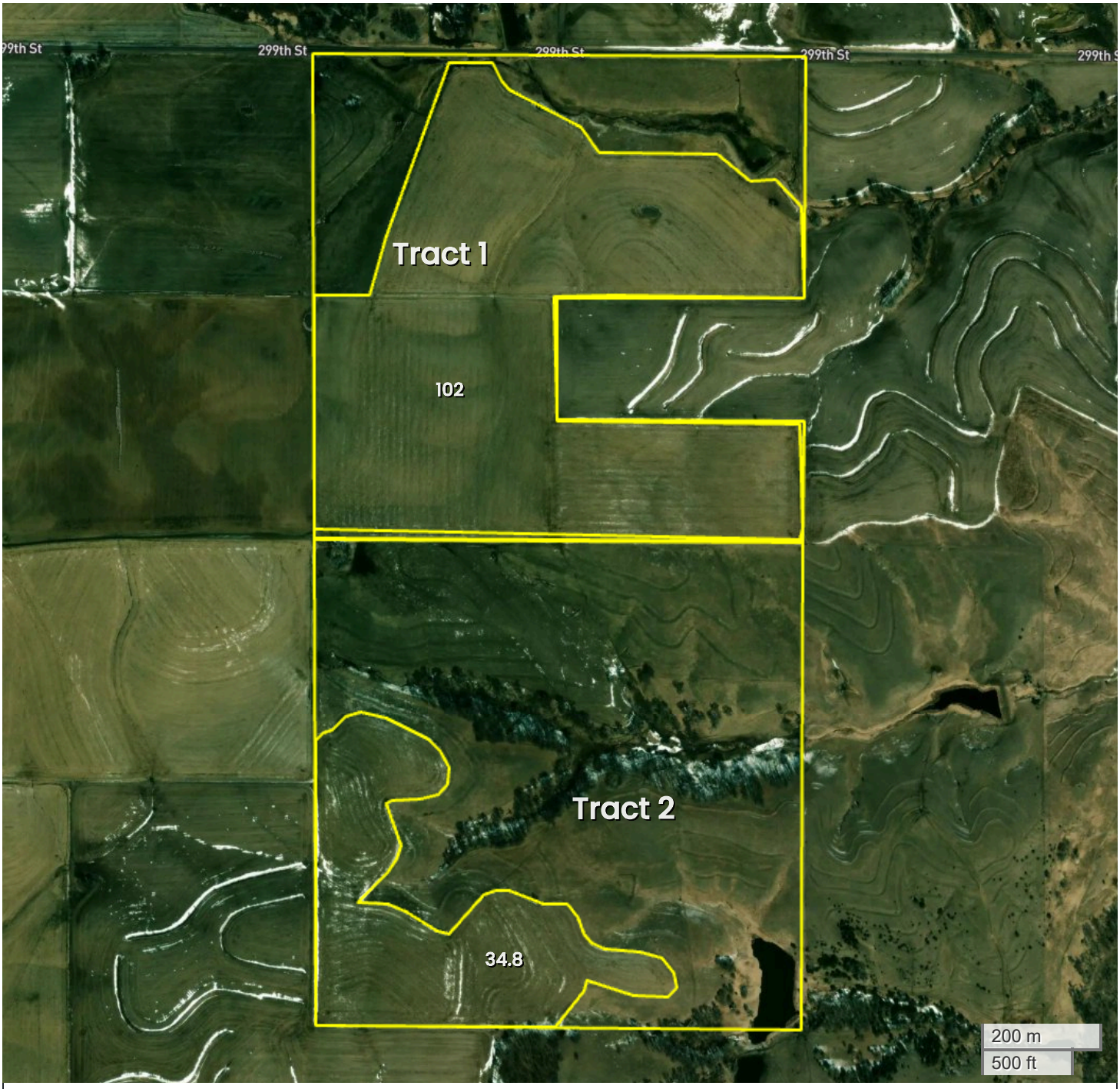
Union County, SD

N

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BERGDALE FARM (298.11 AC TOTAL, 136.80 AC TILLABLE)

AERIAL MAP (TRACTS)



FarmWorth®

Center: 43.047342, -96.534188

17-95N-48W

Alcester Township

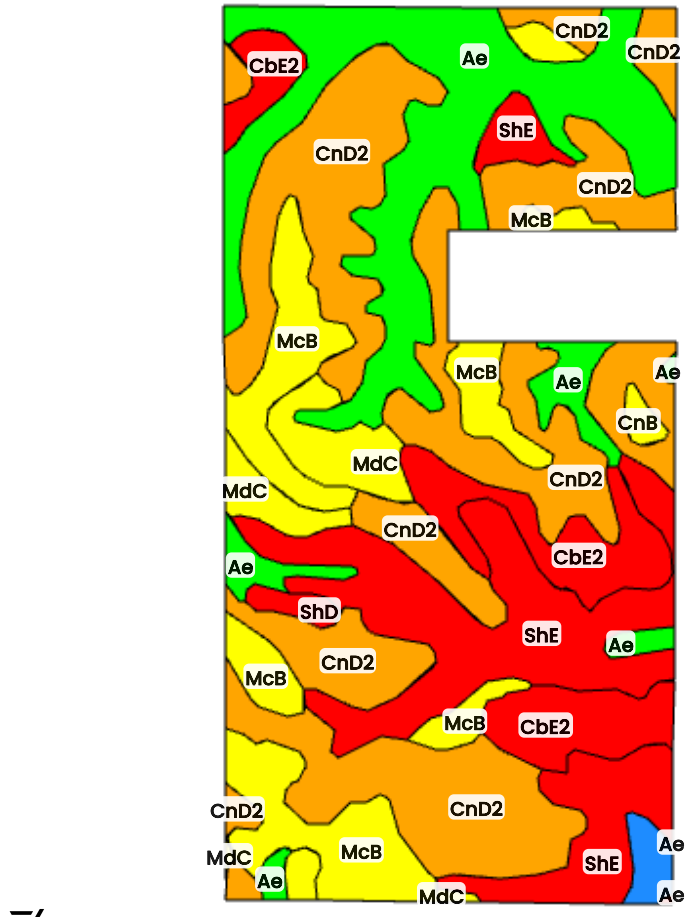
Union County, SD

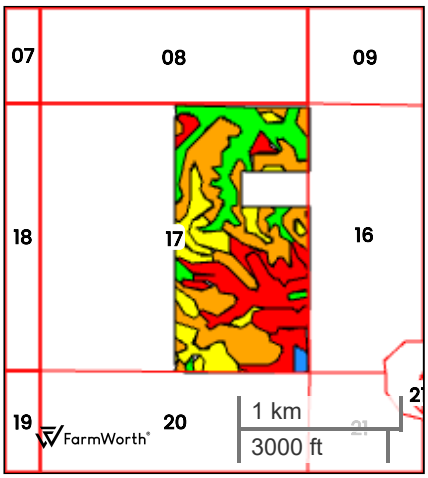
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BERGDALE FARM (298.11 AC TOTAL, 136.80 AC TILLABLE)

TOTAL SOILS





County: Union County, SD
Location: 17-95N-48W
Township: Alcester
Acres: 298.11
Date: 11/04/2026

FarmWorth®

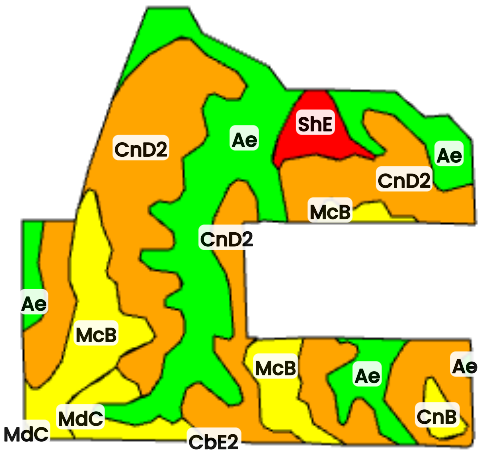
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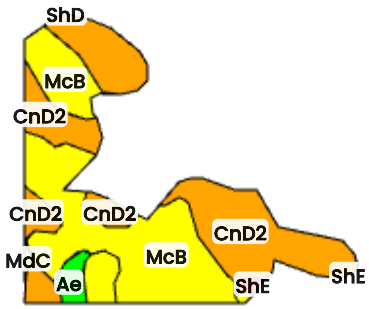
Code	Description	Acres	% of field	CPI	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	105.63	35.43 %	49	65	4	4	Well drained
Ae	Alcester silty clay loam, 2 to 6 percent slopes	56.90	19.09 %	88	75	3	2	Well drained
ShE	Shindler clay loam, 15 to 30 percent slopes	51.83	17.39 %	19	29	-	6	Well drained
McB	Moody silty clay loam, 2 to 6 percent slopes	36.71	12.31 %	63	75	3	2	Well drained
CbE2	Crofton silt loam, 12 to 20 percent slopes, eroded	26.43	8.86 %	39	60	-	6	Well drained
MdC	Moody-Nora silty clay loams, 6 to 10 percent slopes	13.47	4.52 %	69	66	4	3	Well drained
W	Water	2.67	0.90 %	—	—	-	8	null
CnB	Crofton-Nora complex, 2 to 6 percent slopes, eroded	2.61	0.87 %	58	67	3	3	Well drained
ShD	Shindler clay loam, 9 to 15 percent slopes	1.86	0.62 %	35	53	-	6	Well drained
			Average:	53.0	61.4			

Crop Productivity Index tables for ND and SD are obtained from SSURGO using weighted average of all components within the soil profile
Soils data provided by USDA and NRCS.

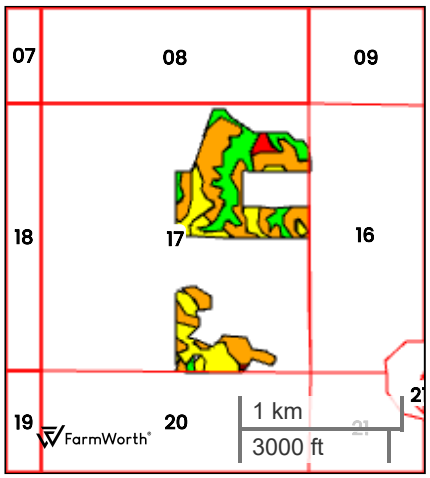
BERGDALE FARM (298.11 AC TOTAL, 136.80 AC TILLABLE)

TILLABLE SOILS





FarmWorth®



County: Union County, SD
Location: 17-95N-48W
Township: Alcester
Acres: 136.80
Date: 11/04/2026

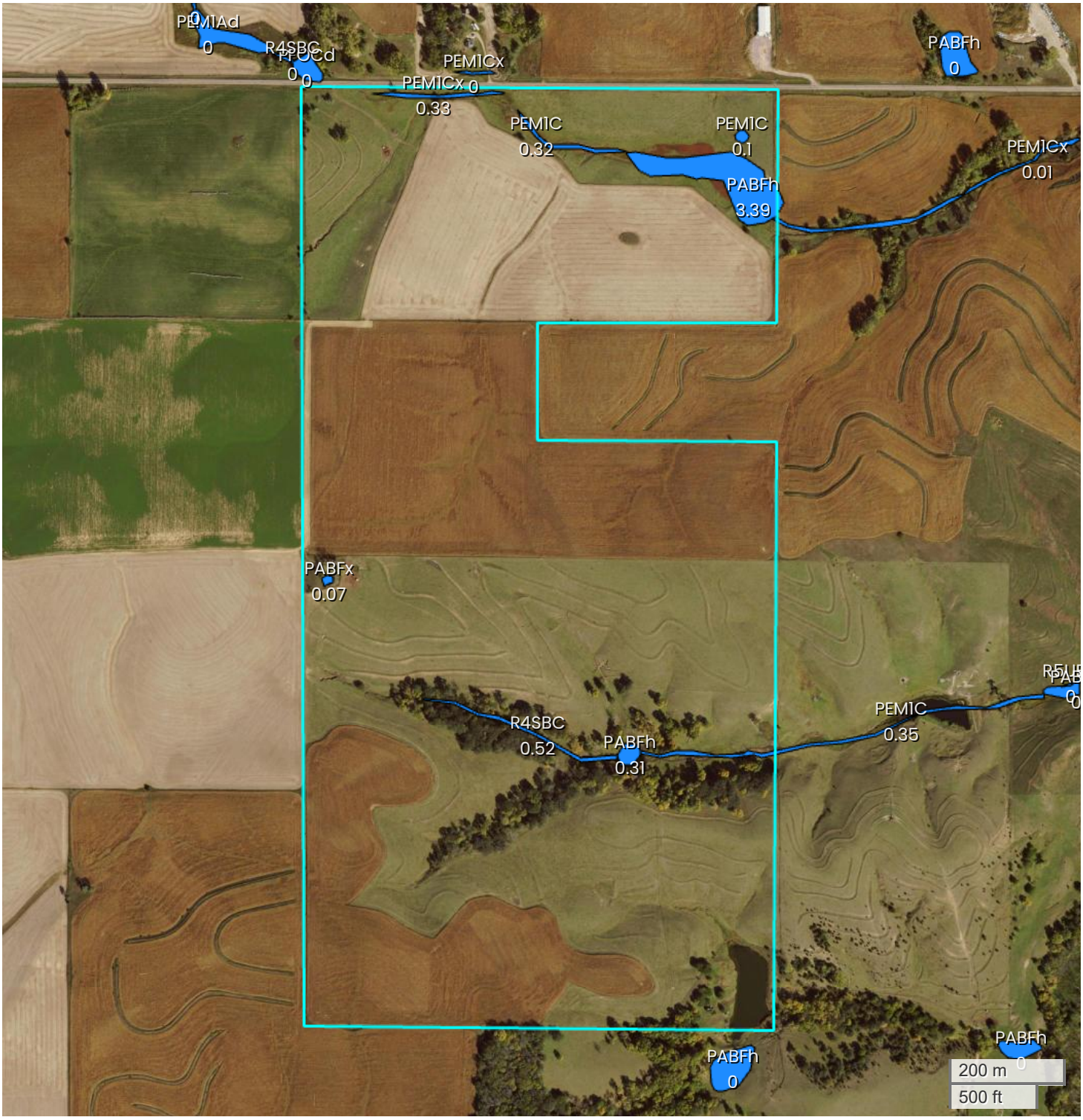
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Code	Description	Acres	% of field	CPI	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	64.75	47.33 %	49	65	4	4	Well drained
Ae	Alcester silty clay loam, 2 to 6 percent slopes	31.93	23.34 %	88	75	3	2	Well drained
McB	Moody silty clay loam, 2 to 6 percent slopes	29.97	21.91 %	63	75	3	2	Well drained
MdC	Moody-Nora silty clay loams, 6 to 10 percent slopes	3.92	2.87 %	69	66	4	3	Well drained
ShE	Shindler clay loam, 15 to 30 percent slopes	3.58	2.62 %	19	29	-	6	Well drained
CnB	Crofton-Nora complex, 2 to 6 percent slopes, eroded	2.61	1.90 %	58	67	3	3	Well drained
CbE2	Crofton silt loam, 12 to 20 percent slopes, eroded	0.04	0.03 %	39	60	-	6	Well drained
ShD	Shindler clay loam, 9 to 15 percent slopes	0.00	0.00 %	35	53	-	6	Well drained
			Average:	61.1	68.6			

Crop Productivity Index tables for ND and SD are obtained from SSURGO using weighted average of all components within the soil profile
Soils data provided by USDA and NRCS.

WETLANDS



	Classification Code	Type	Area within subject
■	PEM1Cx	Freshwater Emergent Wetland	0.33 acres
■	PEM1C	Freshwater Emergent Wetland	0.35 acres
■	PABFx	Freshwater Pond	0.07 acres
■	PABFh	Freshwater Pond	3.39 acres

	Classification Code	Type	Area within subject
■	PEM1C	Freshwater Emergent Wetland	0.10 acres
■	PEM1Cx	Freshwater Emergent Wetland	0.01 acres
■	R4SBC	Riverine	0.52 acres
■	PEM1C	Freshwater Emergent Wetland	0.32 acres
■	PABFh	Freshwater Pond	0.31 acres

BERGDALE FARM (298.11 AC TOTAL, 136.80 AC TILLABLE)

FLOOD HAZARDS



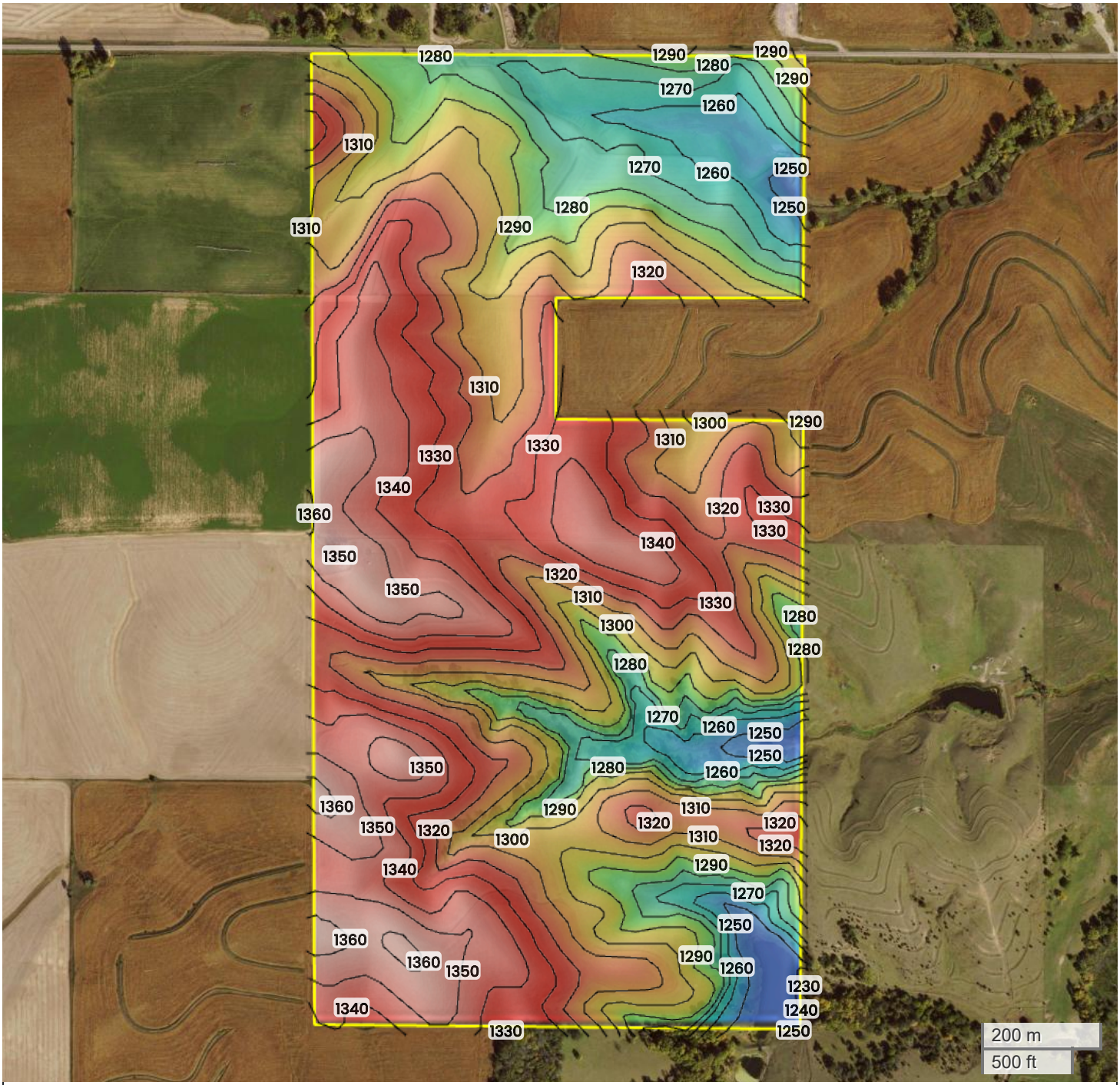
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Significant Flood Hazards

- Regulatory Floodway (Zones AE, AO, AH, VE, AR)
- Without Base Flood Elevation (BFE), with BFE or Depth (Zones A, V, A99)

TOPOGRAPHY



1230 ft 1364 ft

FarmWorth®

Center: 43.047350, -96.534196

17-95N-48W

Alcester Township

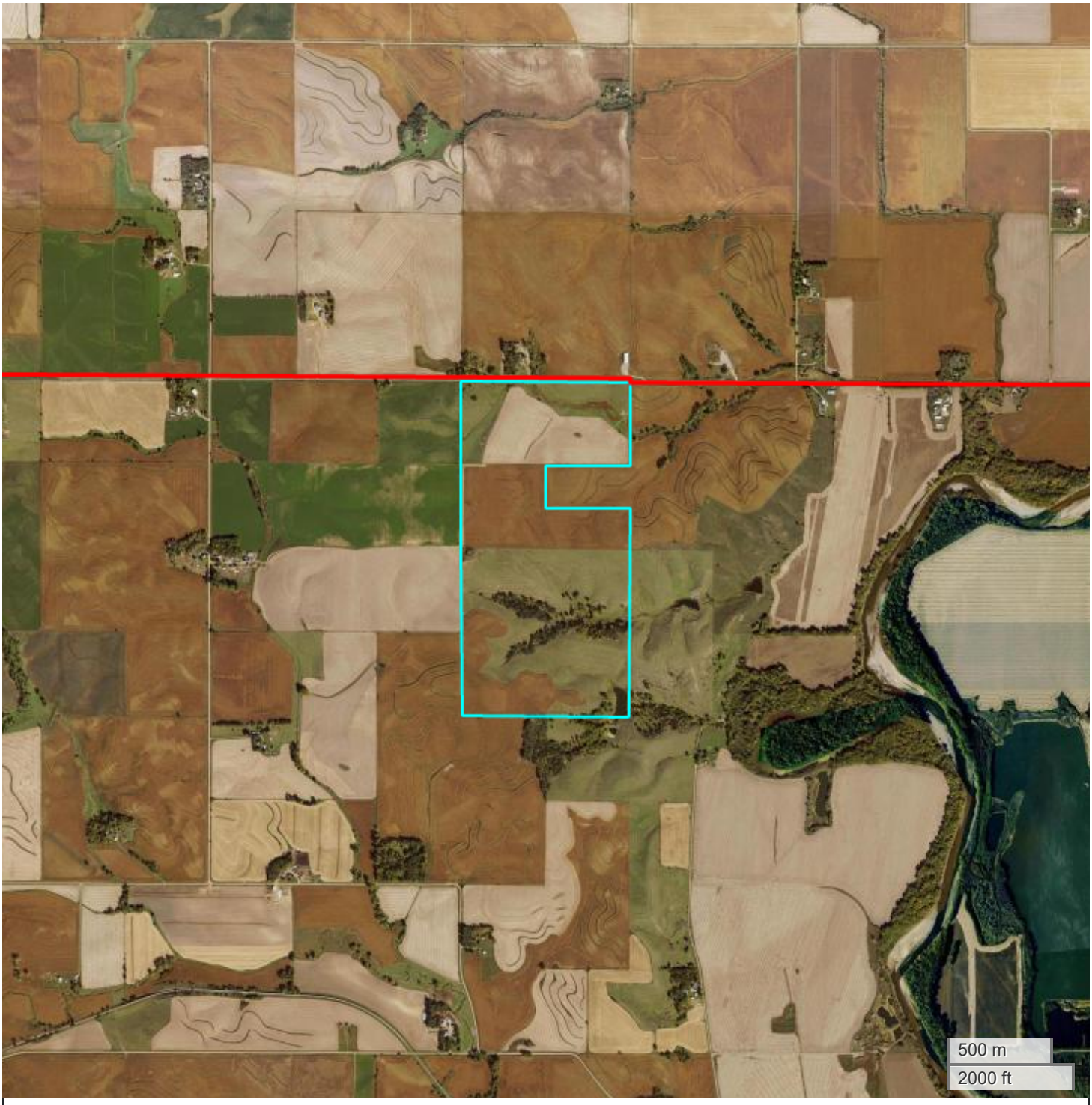
Union County, SD

Source:	USGS 10m DEM
Interval(ft):	10
Max:	1364.0 ft
Min:	1230.0 ft
Range:	134.0 ft
Average:	1297.0 ft

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BERGDALE FARM (298.11 AC TOTAL, 136.80 AC TILLABLE)

ENERGY MAP



FarmWorth®

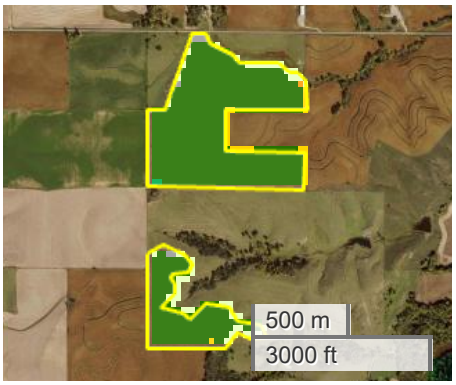
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- Transmission Lines
- Substations
- Wind Turbine
- Wind Farm
- Solar
- Oil and Gas (Active)
- Oil and Gas (Abandoned)

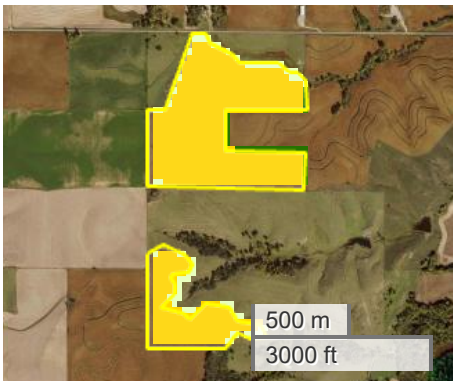
BERGDALE FARM (298.11 AC TOTAL, 136.80 AC TILLABLE)

CROP HISTORY

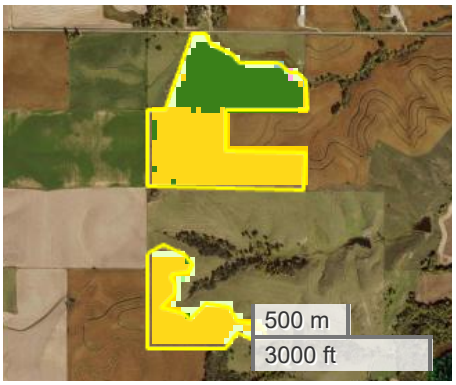
2025



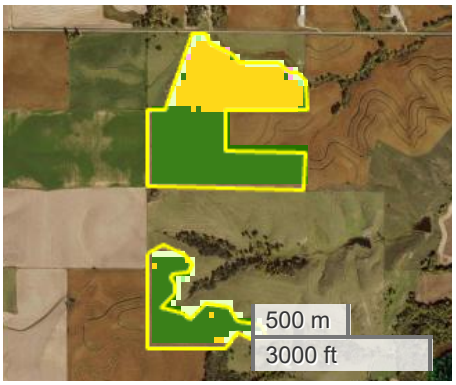
2024



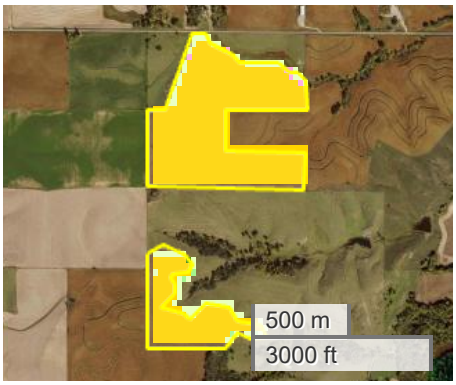
2023



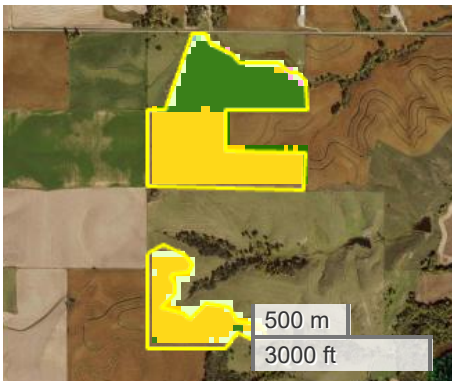
2022



2021



2020



Crop History

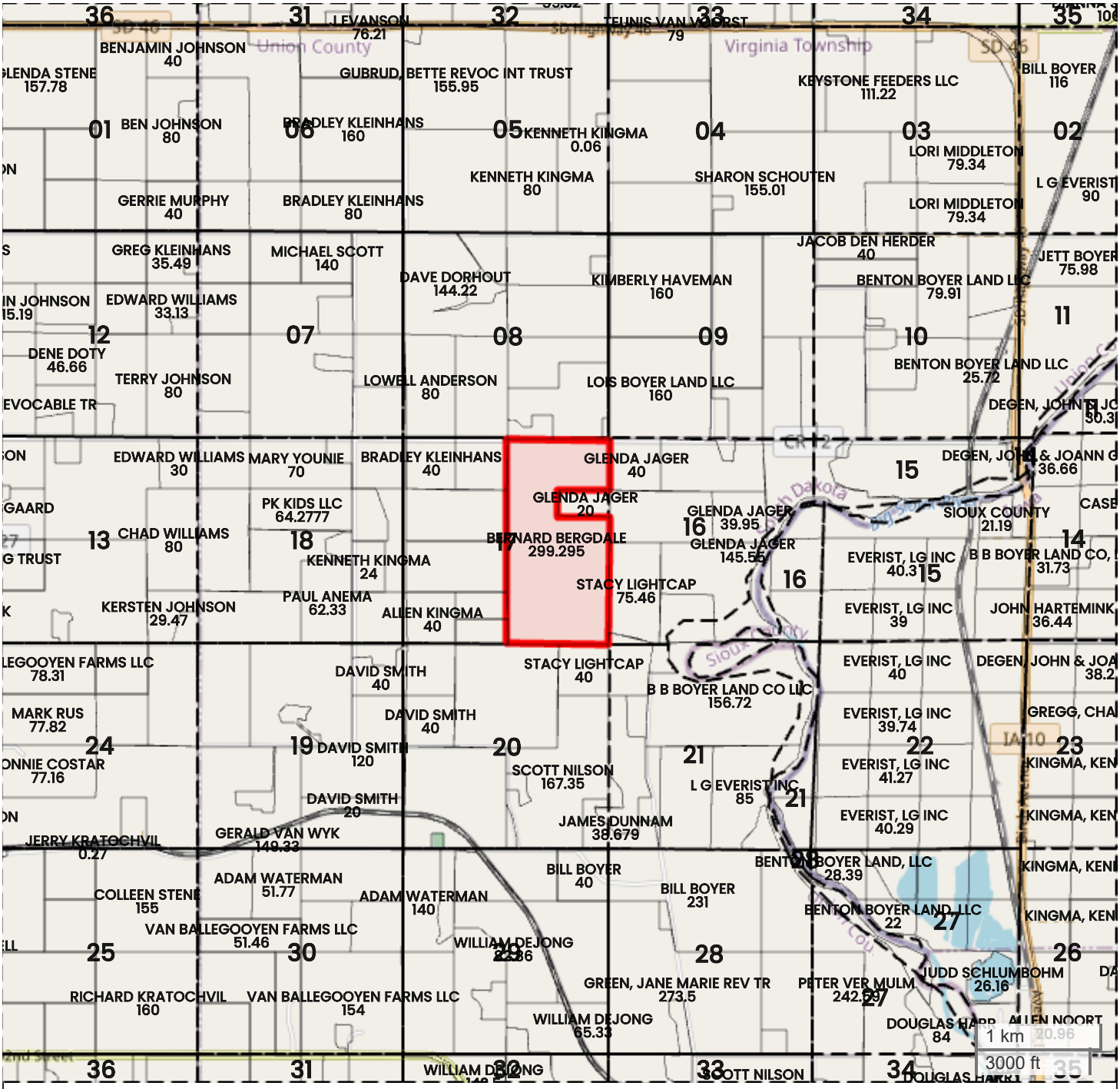
		Percent Area (>0.5 %)						
	Crop	2025	2024	2023	2022	2021	2020	Average
	Corn	3.4	86.6	60.8	27.8	88.7	55.7	53.8
	Soybeans	87.2	4.1	28.4	61.2	0.1	32.3	35.6
	Grass/Pasture	8.0	9.3	9.8	9.8	9.7	11.0	9.6

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BERGDALE FARM (298.11 AC TOTAL, 136.80 AC TILLABLE)

PLAT MAP



FarmWorth®

Center: 43.047314, -96.534124

17-95N-48W

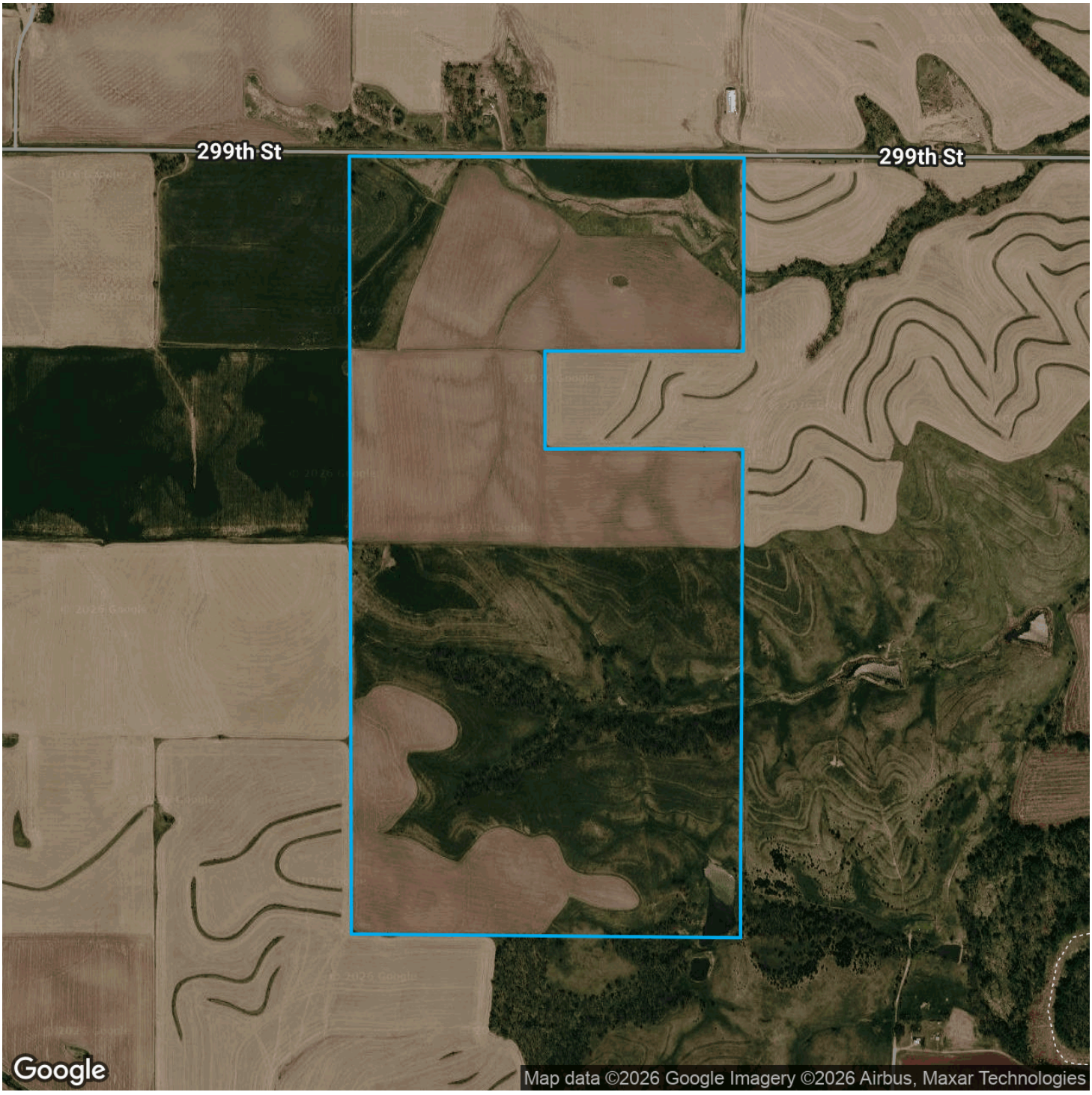
Alcester Township

Union County, SD

N

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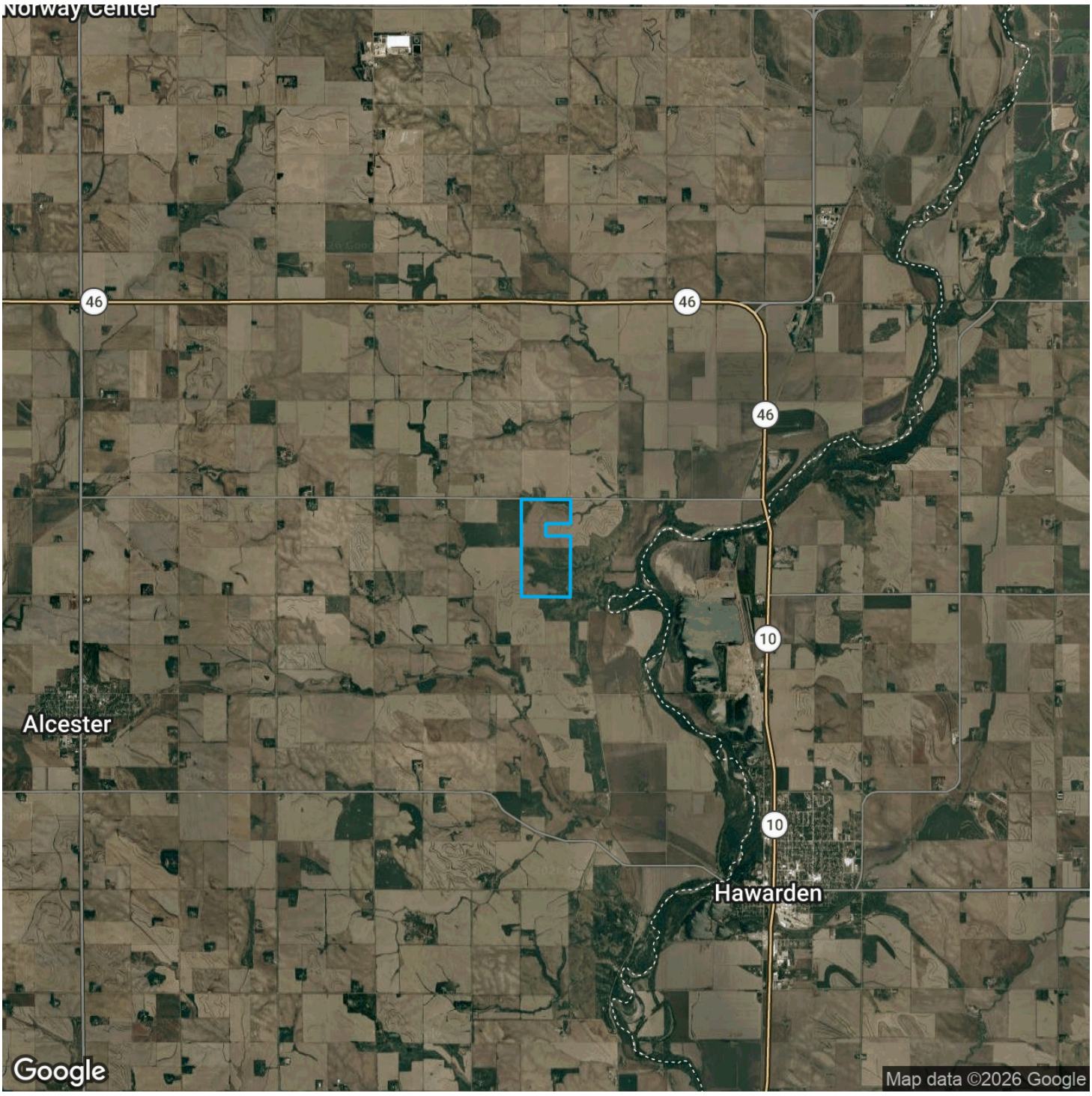
PROXIMITY MAP



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Get Driving Directions

REGIONAL MAP



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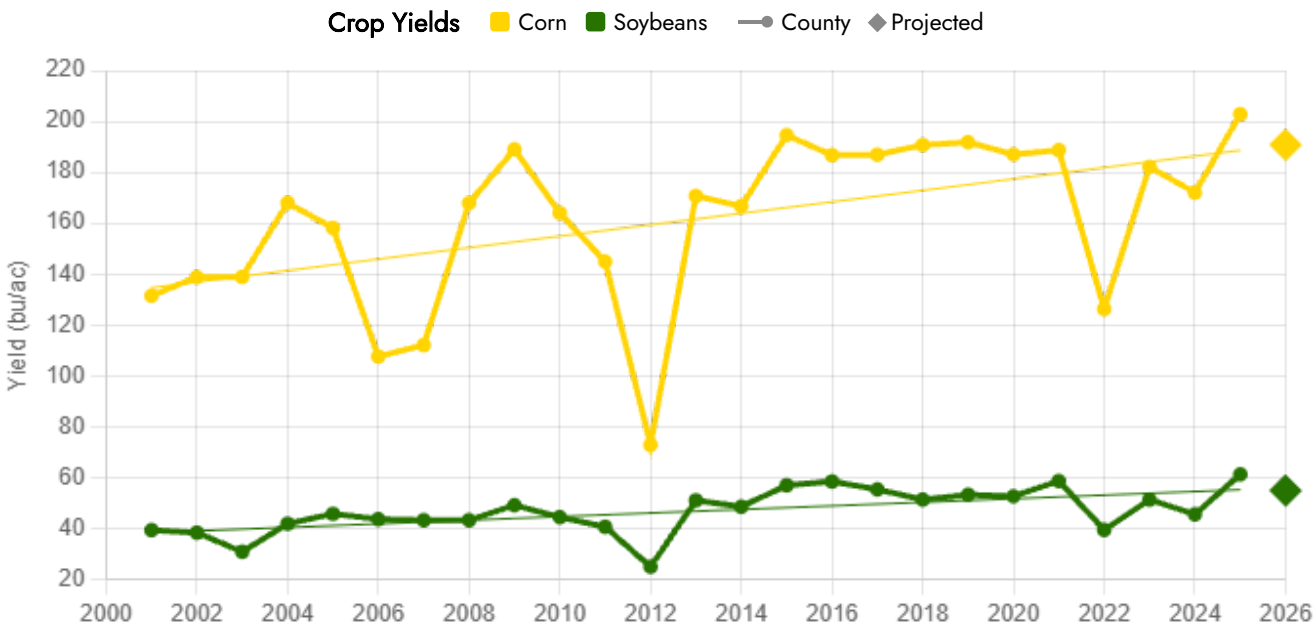
Get Driving Directions

Farmland Statistics for Union County, SD for 2025

	Attribute	Year	Value
SD Average	Farmland Value ($/ac)	2025	$4,610
	Cash Rent ($/ac)	2025	$138
	Farmland Returns (%)	2025	5.98%
Union County Average	Price ($/ac)	2025	$7,844
	Cash Rent ($/ac)	2023	$245
	National Productivity Index (NCCPI3 All Crops)	2025	59
	SD CPI	2025	66

Yield Information For Union County, SD for 2026

Top Crops	Year	Expected Yield	APH Trend Adjustment
Corn	2026	190.7 bu/ac	2.10 bu/ac/yr
Soybeans	2026	54.9 bu/ac	0.52 bu/ac/yr

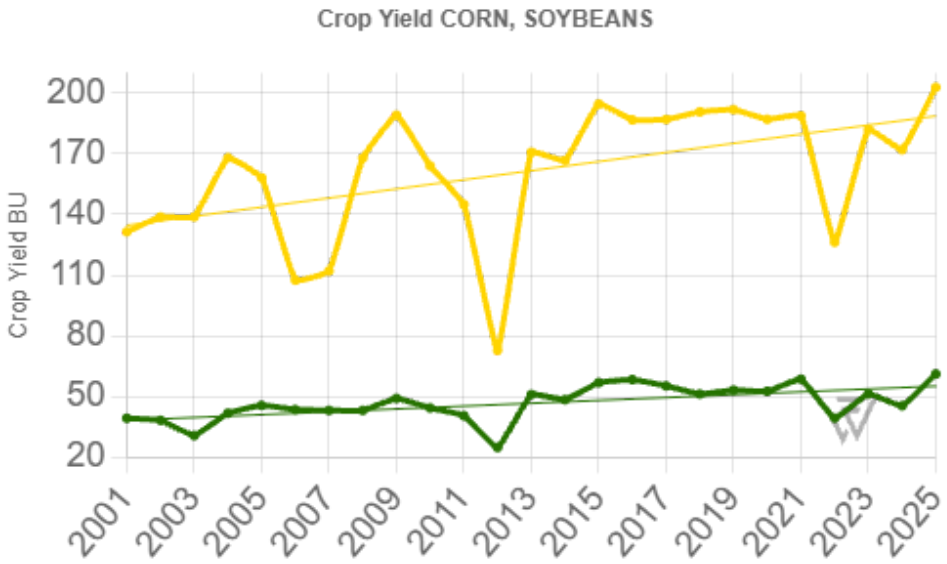


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INSURABLE CROPS

County Yields

Yield is a measurement of farm productivity and reflects how soil characteristics, weather, inputs, and farmland management decisions interact to produce crops. Yield data is collected over time to analyze trends on a county and state basis. Increased yields bring higher farm income and contribute to farmland appreciation.



Crop Insurance

The USDA Risk Management Agency offers agricultural producers financial protection against losses due to unforeseen circumstances that negatively impact crop production. The insurable crops and revenue guarantee provided from the RMA allows for deeper underwriting and analysis of an agricultural asset and its production region.

Crop (Type & Practice)	County T-Yield (per acre)	Production Guarantee (% MPCI)	Base Price	Revenue Guarantee (per acre)
CORN (Grain - Non-Irrigated)	181 BU ⓘ	171.95 (95%)	$4.62	$794.41
SOYBEANS (Commodity - Non-Irrigated)	53 BU ⓘ	50.35 (95%)	$11.09	$558.38