LIVE & ONLINE AUCTION | THURSDAY, DECEMBER 10, 2026 · 10:30 AM CST

Union County

TILLABLE PASTURE RECREATIONAL

LAND AUCTION

Listing #19950

298.11

ACRES M/L

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LISTING #19950
PEOPLESCOMPANY.COM
WESTRAAUCTION.COM

Westra Auction LAND & REALTY

PEOPLES COMPANY INTEGRATED LAND SOLUTIONS

Property Info

Peoples Company, in conjunction with Westra Auction Land & Realty, is proud to offer 298.11 acres m/l in Union County, South Dakota, through a live public auction on Thursday, December 10, 2026, at 10:30 AM CST. The auction will be held at the Alcester Golf Course, located at 307 E. 6th Street in Alcester, South Dakota. The property will be offered in three tracts, allowing buyers the opportunity to purchase either of the two individual tracts or the entire 298.11 acres as a single unit.

The farm contains 238 FSA cropland acres, of which approximately 136.80 acres are currently being farmed, with an average NCCPI rating of 68.6 and CPI rating of 61.1 on the tillable acres. Primary soil types include Alcester silty clay loam and Moody silty clay loam. The balance of the farm consists primarily of pastureland, featuring multiple natural springs, mature timber, and a 2-acre pond.

In addition to its agricultural uses, the property offers hunting and fishing opportunities. The mature timber provides cover for whitetail deer, wild turkey, and other wildlife, while the surrounding cropland and pasture offer additional food sources. The 2-acre pond, located near the timber, provides excellent fishing opportunities and adds to the recreational appeal of the farm.

This property would make a great addition to an existing farming operation or an investment for buyers looking for a combination of cropland, pasture, and recreational land. For those considering a future building site, South Lincoln Rural Water has a 2-inch water line running along 299th Street approximately one-half mile west of the property. The farm is located just northeast of Alcester, South Dakota, along 299th Street in Section 17 of Virginia Township.

Tract Information:

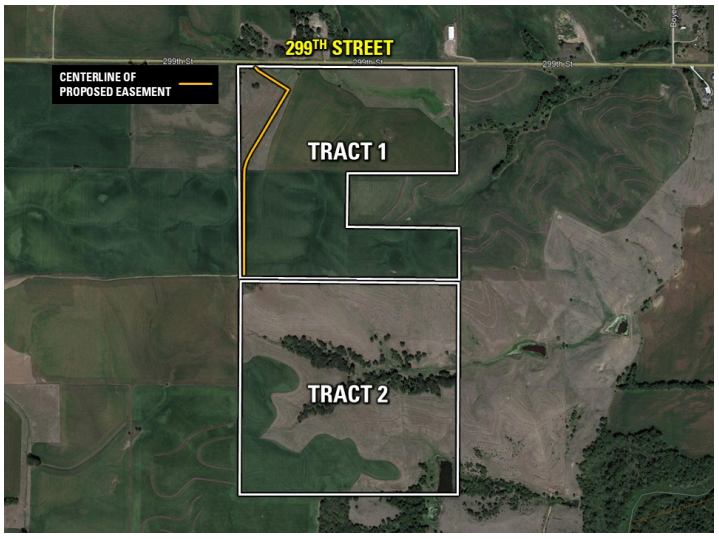
Tract 1 – 139.05 Acres M/L: Located in the NE¼ of Section 17, consisting of approximately 102.00 acres currently being farmed and 37.05 acres of pastureland, with an average NCCPI rating of 68.3 and CPI rating of 62.6 on the tillable acres. This tract has frontage along a hard-surfaced road and will grant an access easement along its western boundary for the benefit of Tract 2 if the tracts are sold separately.

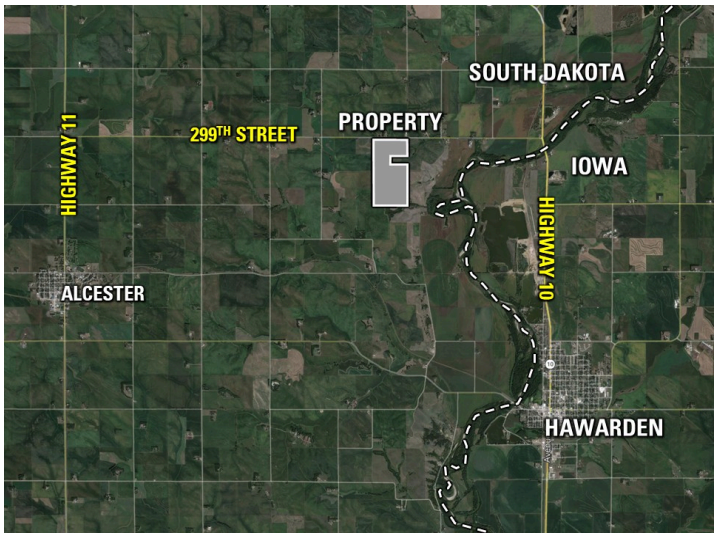
Tract 2 – 159.06 Acres M/L: Located in the SE¼ of Section 17, consisting of approximately 34.80 acres currently being farmed and 124.26 acres of pastureland, with an average NCCPI rating of 69.6 and CPI rating of 56.7 on the tillable acres. This tract includes the 2-acre pond, mature timber, and recreational opportunities. If sold separately, Tract 2 will have easement access only, through an access easement along the western boundary of Tract 1.

Tract 3 – 298.11 Acres M/L: Combination of Tracts 1 and 2, offered as a single unit, including approximately 136.80 acres currently being farmed, with an average NCCPI rating of 68.6 and CPI rating of 61.1 on the tillable acres.

If Tracts 1 and 2 are sold separately, a survey will be completed at the seller's expense to establish the individual tract boundaries. If the property sells as Tract 3, no survey will be conducted.

One of the licensed listing agents is related to the seller.





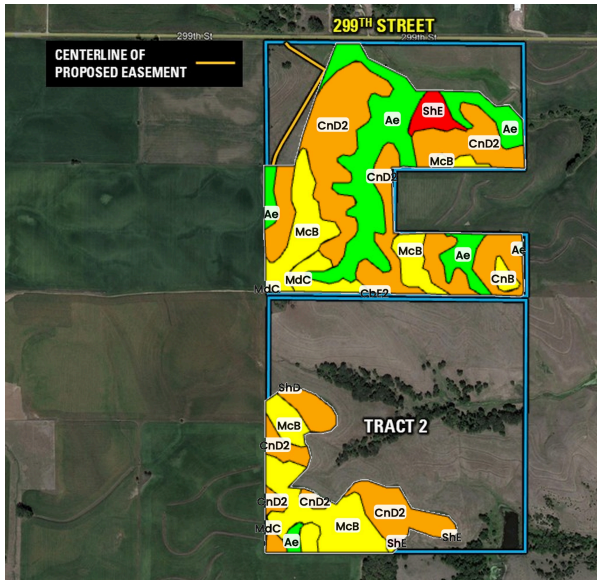
TRACT 1	139.05 ACRES M/L	**TRACT 2**	159.06 ACRES M/L	**TRACT 3** (WHOLE FARM)	298.11 ACRES M/L

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Scan the QR code to view listing #19950 online.

Tillable Soils

Current Tillable Soils Map					
Code	**Soil Description**	**Acres**	**% of Field**	**Legend**	**NCCPI**
CnD2	Crofton-Nora complex	64.75	47.3%		65
Ae	Alcester silty clay loam	31.93	23.3%		75
McB	Moody silty clay loam	29.97	21.9%		75
MdC	Moody-Nora silty clay loams	3.92	2.9%		66
ShE	Shindler clay loam	3.58	2.6%		29
CnB	Crofton-Nora complex	2.61	1.9%		67
CbE2	Crofton silt loam	0.04	0.0%		60
			Weighted Average		**68.6**



NET TAXES $6,592.92

DIRECTIONS

From Alcester, SD: Starting at the intersection of Highway 11 & 301st Street, head north on Highway 11 for 2 miles. Turn right (east) onto 299th Street for 4.5 miles. The farm lies on the south side of the road.

From Hawarden, IA: Starting at the intersection of Highway 10 & Highway 12, head north on Highway 10 for 4 miles into South Dakota. Turn left (west) on 299th Street for 2 miles. The farm lies on the south side of the road.







LIVE & ONLINE AUCTION
DECEMBER 10, 2026 · 10:30 AM CST

Alcester Golf Course · 307 E 6th Street, Alcester, SD

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS
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Cumming, IA 50061
PeoplesCompany.com
Listing #19950

AUCTION TERMS & CONDITIONS

Auction Location: Alcester Golf Course, 307 E 6th Street, Alcester, SD 57001.

Auction Method: The property will be offered via Public Auction beginning at 10:30 AM on December 10, 2026, at the Alcester Golf Course in Alcester, South Dakota. The property will be offered in three bidding options: Tract 1, Tract 2, and Tract 3 (combination of Tracts 1 and 2). All bids will be on a per-acre basis through a traditional auction method. Online bidding will also be available. The sale is subject to confirmation by the Seller.

Legal Description: Tract 3, Bergdale 2nd Addition, Section 17, Township 95 North, Range 48 West, Union County, South Dakota.

Tract Information: Tract 1: Located in the NE¼ of Section 17, consisting of approximately 102 acres of cropland and 37.05 acres of pastureland, with a productivity index of 67.7. This tract will grant an access easement along its western boundary for the benefit of Tract 2 if the tracts are sold separately. Tract 2: Located in the SE¼ of Section 17, consisting of approximately 34.8 acres of cropland and 124.26 acres of pastureland, with a productivity index of 44.3. If sold separately, Tract 2 will have easement access only, through an access easement along the western boundary of Tract 1. Tract 3: Combination of Tracts 1 and 2, offered as a single unit.

Survey: If Tracts 1 and 2 are sold separately, a survey will be completed at the Seller's expense to establish the division between the two tracts. If the property is sold as a single unit (Tract 3), no survey will be completed. Final surveyed acres, if applicable, will be used to determine the final purchase price based on the successful per-acre bid.

Access Easement: If Tracts 1 and 2 are sold separately, Tract 2 will be granted an access easement along the western boundary of Tract 1. Tract 2 will have easement access only. The location, width, and terms of the easement will be established prior to closing and reflected in the applicable legal documents.

Bidder Registration: All prospective bidders must register and be approved through Westra Auction Land & Realty to participate in the auction. Registered bidders will receive a bidder number. Peoples Company, Westra Auction Land & Realty, and their representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Online Bidding: Online bidding will be available through the auction platform designated by Westra Auction Land & Realty. Registration and approval will be required prior to bidding. By participating online, bidders acknowledge that internet connectivity and platform performance may be unpredictable and could impede access to the auction. Neither Westra Auction Land & Realty, Peoples Company, nor their respective affiliates, members, officers, shareholders, agents, or contractors shall be responsible for connectivity issues or interruptions experienced by bidders while using the online auction platform.

Farm Program Information: Farm Program Information is provided by the Union County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and the auction representatives.

Earnest Money Payment: A 15% nonrefundable earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of a wire transfer or check. All funds will be held in the Dakota Title trust account and credited toward the purchase price at closing.

Closing: The balance of the purchase price will be payable at closing in the form of a wire transfer or cashier's check. Closing shall occur on or before January 22, 2027.

Farm Lease: The existing farm lease has been terminated. The property will be available for the 2027 growing season, subject to the possession date outlined below.

Possession: Possession of the property will be granted to the Buyer on March 1, 2027, subject to any existing tenant rights.

Taxes: The Seller will be responsible for the 2026 real estate taxes payable in 2027. The Buyer will be responsible for the 2027 real estate taxes payable in 2028 and all subsequent real estate taxes.

Contract & Title: Immediately upon the conclusion of the auction, the successful bidder(s) will enter into a real estate purchase agreement and deposit the required earnest money payment with Dakota Title. The cost of the owner's title insurance policy and closing costs will be split equally (50/50) between Buyer and Seller.

Financing: Buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder represents and warrants that the bidder has the present ability to pay the bid price and fulfill the contract. The property is being sold as a cash sale with no financing contingency.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller. Not all tract and boundary lines are fenced, and any new fencing, if needed, will be the responsibility of the Buyer pursuant to applicable South Dakota statutes. Existing fence lines may not fall directly on the legal boundary, and the Seller makes no warranty or guarantee that existing fences are located on the true and correct property boundaries.

Mineral Rights: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on the Property. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

Other: This sale is subject to all easements, covenants, leases, restrictions, reservations, and highways of record, if any. All property is sold on an “As Is – Where Is” basis with no warranties, expressed or implied, made by Auctioneer Joel Westra, Westra Auction Land & Realty, Peoples Company, or Seller. All bids will be on a per-acre basis. Westra Auction Land & Realty, Peoples Company, and their representatives are agents of the Seller. Winning bidder(s) acknowledge that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by Auctioneer Joel Westra or the Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of Auctioneer Joel Westra. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final. The sale is subject to confirmation by the Seller.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller, Westra Auction Land & Realty, and Peoples Company. Any lines shown on maps are for informational purposes only and are not guaranteed to represent actual property boundaries. Overall tract acres, tillable acres, pasture acres, productivity indexes, and other figures may vary from those stated in the marketing material. All information is believed to be accurate but is not guaranteed. Buyers should conduct their own independent investigation, inspect the property, and verify all information prior to bidding. The marketing material's brief descriptions should not be used in legal documents. Full legal descriptions will be taken from the Title Commitment and any applicable survey.

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