TRACT 2 (159.06 AC TOTAL, 34.80 AC TILLABLE)

AERIAL MAP



FarmWorth®

Center: 43.042510, -96.535475

17-95N-48W

Virginia Township

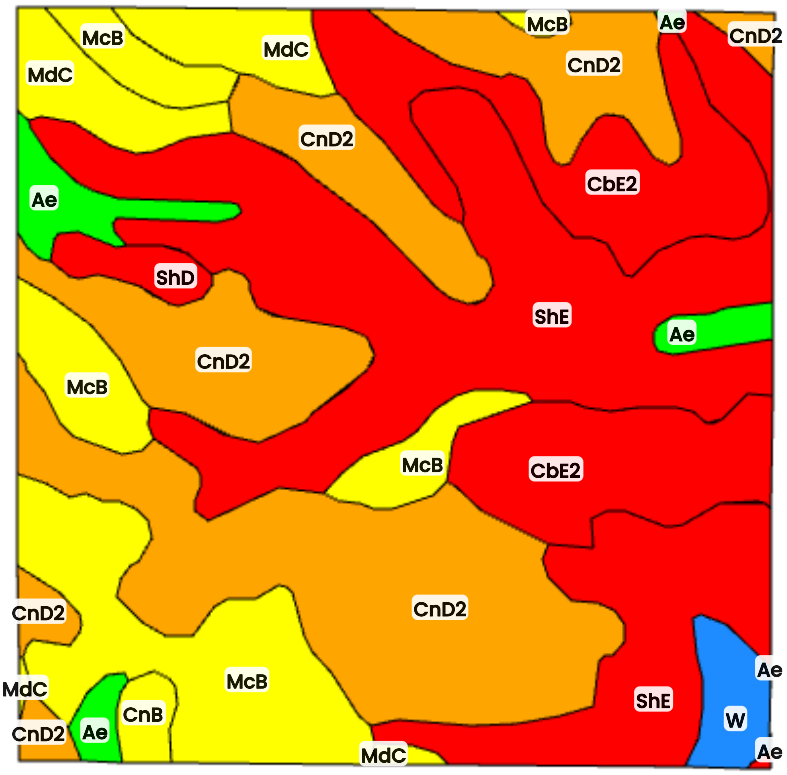
Union County, SD

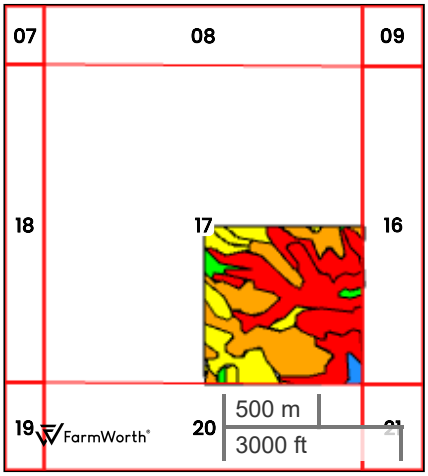
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TRACT 2 (159.06 AC TOTAL, 34.80 AC TILLABLE)

TOTAL SOILS





County: Union County, SD
Location: 17-95N-48W
Township: Virginia
Acres: 159.06
Date: 11/04/2026

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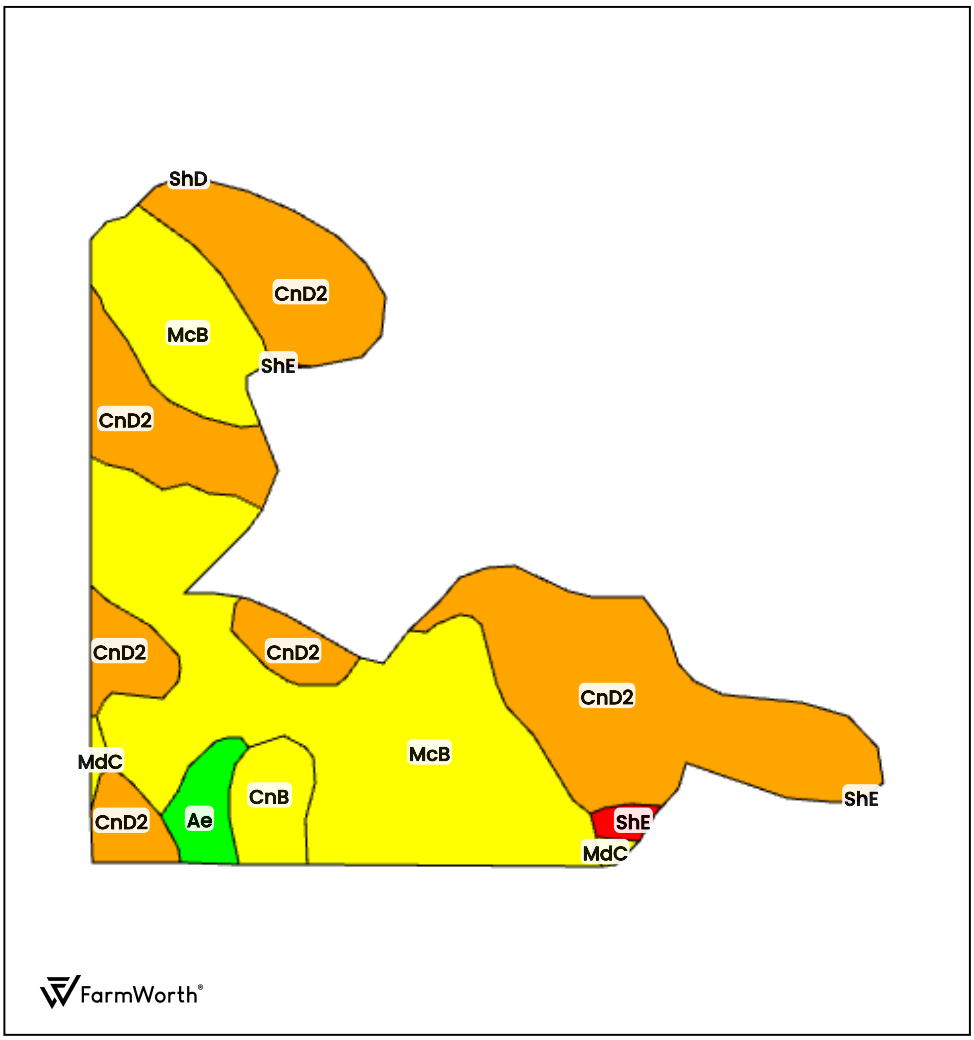
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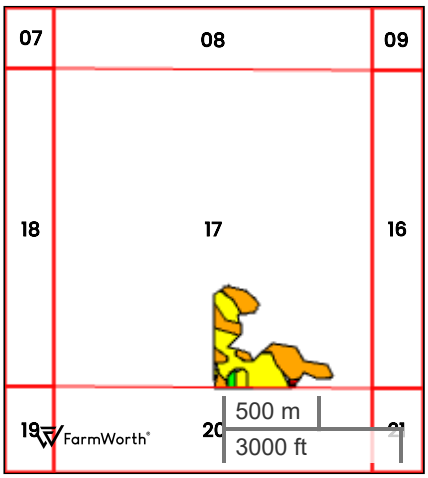
Code	Description	Acres	% of field	CPI	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
ShE	Shindler clay loam, 15 to 30 percent slopes	48.50	30.49 %	19	29	-	6	Well drained
CnD2	Crofton-Nora complex, 6 to 11 percent slopes, eroded	47.64	29.95 %	49	65	4	4	Well drained
CbE2	Crofton silt loam, 12 to 20 percent slopes, eroded	22.28	14.01 %	39	60	-	6	Well drained
McB	Moody silty clay loam, 2 to 6 percent slopes	22.13	13.92 %	63	75	3	2	Well drained
MdC	Moody-Nora silty clay loams, 6 to 10 percent slopes	7.63	4.80 %	69	66	4	3	Well drained
Ae	Alcester silty clay loam, 2 to 6 percent slopes	5.06	3.18 %	88	75	3	2	Well drained
W	Water	2.67	1.68 %	—	—	-	8	null
ShD	Shindler clay loam, 9 to 15 percent slopes	1.86	1.17 %	35	53	-	6	Well drained
CnB	Crofton-Nora complex, 2 to 6 percent slopes, eroded	1.28	0.80 %	58	67	3	3	Well drained
			Average:	42.4	54.8			

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.

TRACT 2 (159.06 AC TOTAL, 34.80 AC TILLABLE)

TILLABLE SOILS





County: Union County, SD
Location: 17-95N-48W
Township: Virginia
Acres: 34.80
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	16.16	46.45 %	49	65	4	4	Well drained
McB	Moody silty clay loam, 2 to 6 percent slopes	15.86	45.59 %	63	75	3	2	Well drained
CnB	Crofton-Nora complex, 2 to 6 percent slopes, eroded	1.28	3.67 %	58	67	3	3	Well drained
Ae	Alcester silty clay loam, 2 to 6 percent slopes	0.94	2.71 %	88	75	3	2	Well drained
ShE	Shindler clay loam, 15 to 30 percent slopes	0.30	0.85 %	19	29	-	6	Well drained
MdC	Moody-Nora silty clay loams, 6 to 10 percent slopes	0.25	0.72 %	69	66	4	3	Well drained
ShD	Shindler clay loam, 9 to 15 percent slopes	0.00	0.01 %	35	53	-	6	Well drained
			Average:	56.7	69.6			

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.

TRACT 2 (159.06 AC TOTAL, 34.80 AC TILLABLE)

WETLANDS

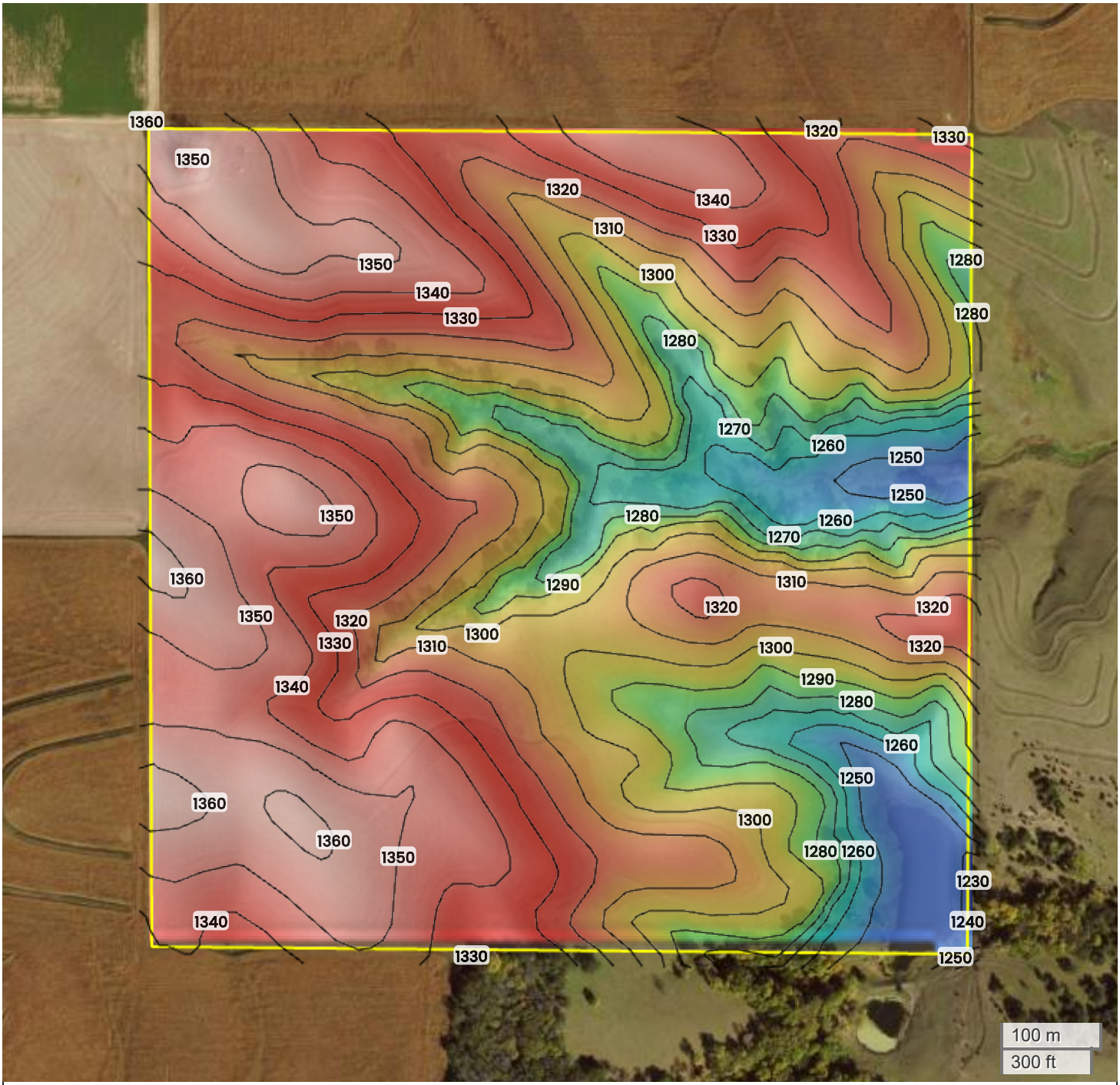


	Classification Code	Type	Area within subject
■	PABFx	Freshwater Pond	0.07 acres
■	PABFh	Freshwater Pond	0.31 acres
■	R4SBC	Riverine	0.52 acres

	Classification Code	Type	Area within subject
	PEM1C	Freshwater Emergent Wetland	0.35 acres

TRACT 2 (159.06 AC TOTAL, 34.80 AC TILLABLE)

TOPOGRAPHY



1230 ft 1364 ft

Center: 43.043770, -96.534209

17-95N-48W

Virginia 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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TRACT 2 (159.06 AC TOTAL, 34.80 AC TILLABLE)

ENERGY MAP



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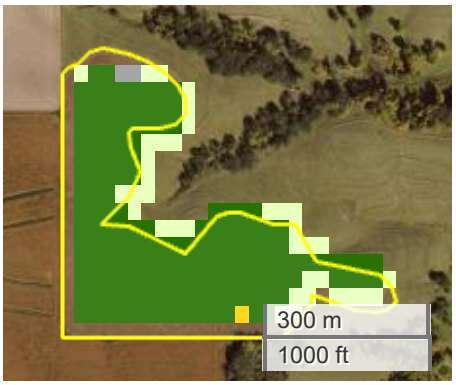
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- Transmission Lines
- Substations
- Wind Turbine
- Wind Farm
- Solar
- Oil and Gas (Active)
- Oil and Gas (Abandoned)

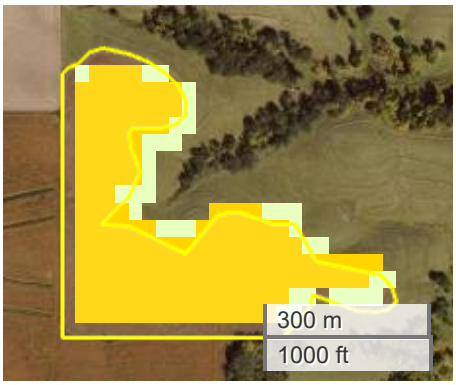
TRACT 2 (159.06 AC TOTAL, 34.80 AC TILLABLE)

CROP HISTORY

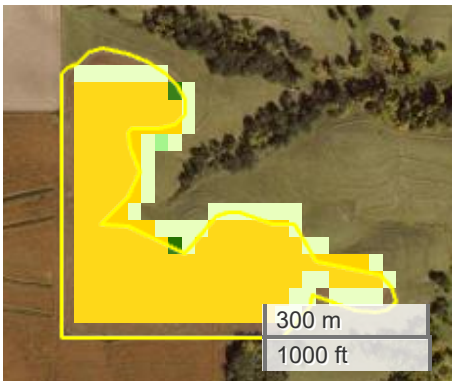
2025



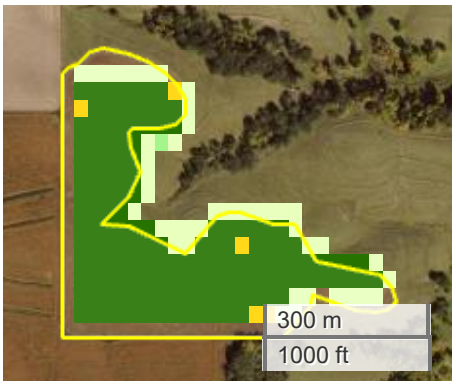
2024



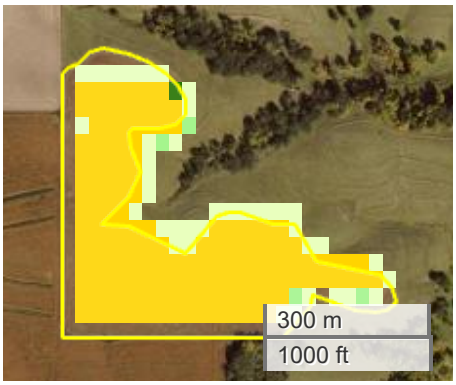
2023



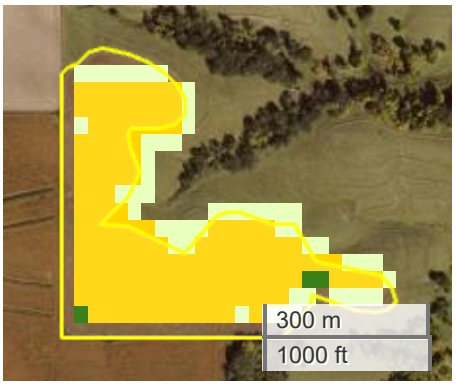
2022



2021



2020



Crop History

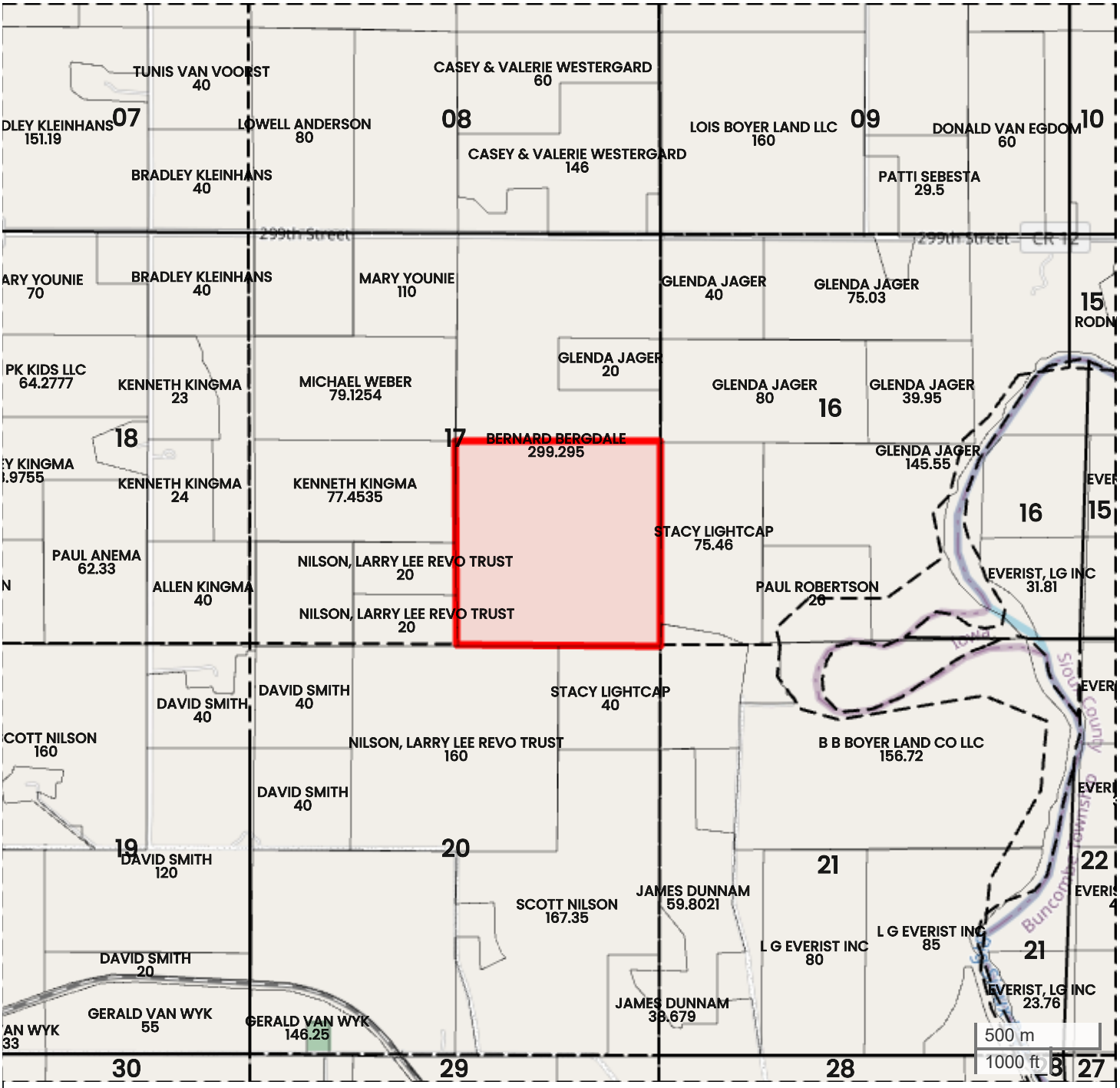
		Percent Area (>0.5 %)						
	Crop	2025	2024	2023	2022	2021	2020	Average
	Corn	0.5	82.0	76.3	2.6	76.8	72.2	51.7
	Soybeans	79.9	0.0	1.0	75.3	0.5	1.5	31.6
	Grass/Pasture	18.6	18.0	22.2	21.6	20.6	26.3	21.2
	Other Hay/Non Alfalfa	0.0	0.0	0.5	0.5	2.1	0.0	1.0
	Developed/Open Space	1.0	0.0	0.0	0.0	0.0	0.0	1.0

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TRACT 2 (159.06 AC TOTAL, 34.80 AC TILLABLE)

PLAT MAP



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Center: 43.043788, -96.534197

17-95N-48W

Virginia Township

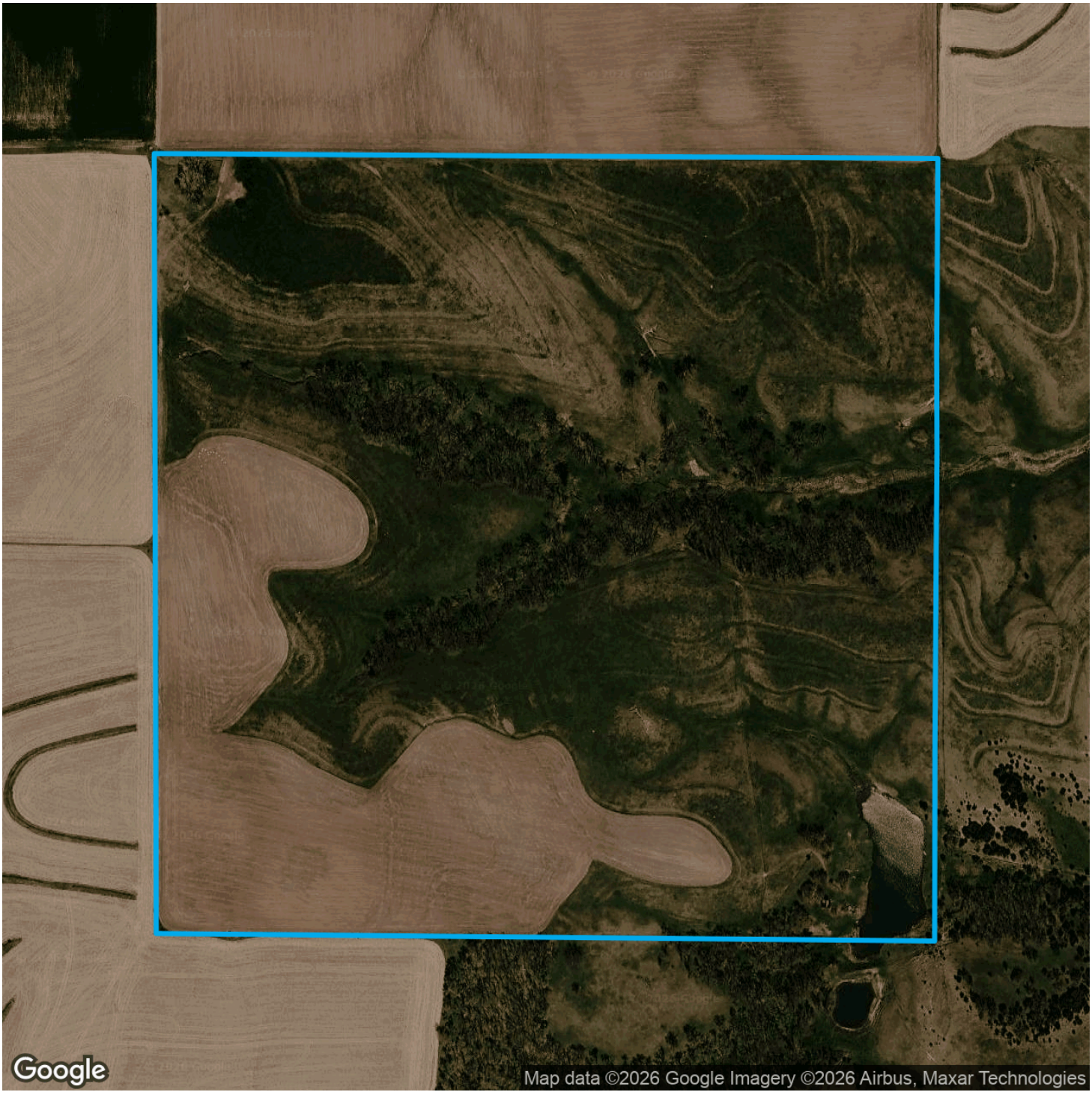
Union County, SD

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TRACT 2 (159.06 AC TOTAL, 34.80 AC TILLABLE)

PROXIMITY MAP



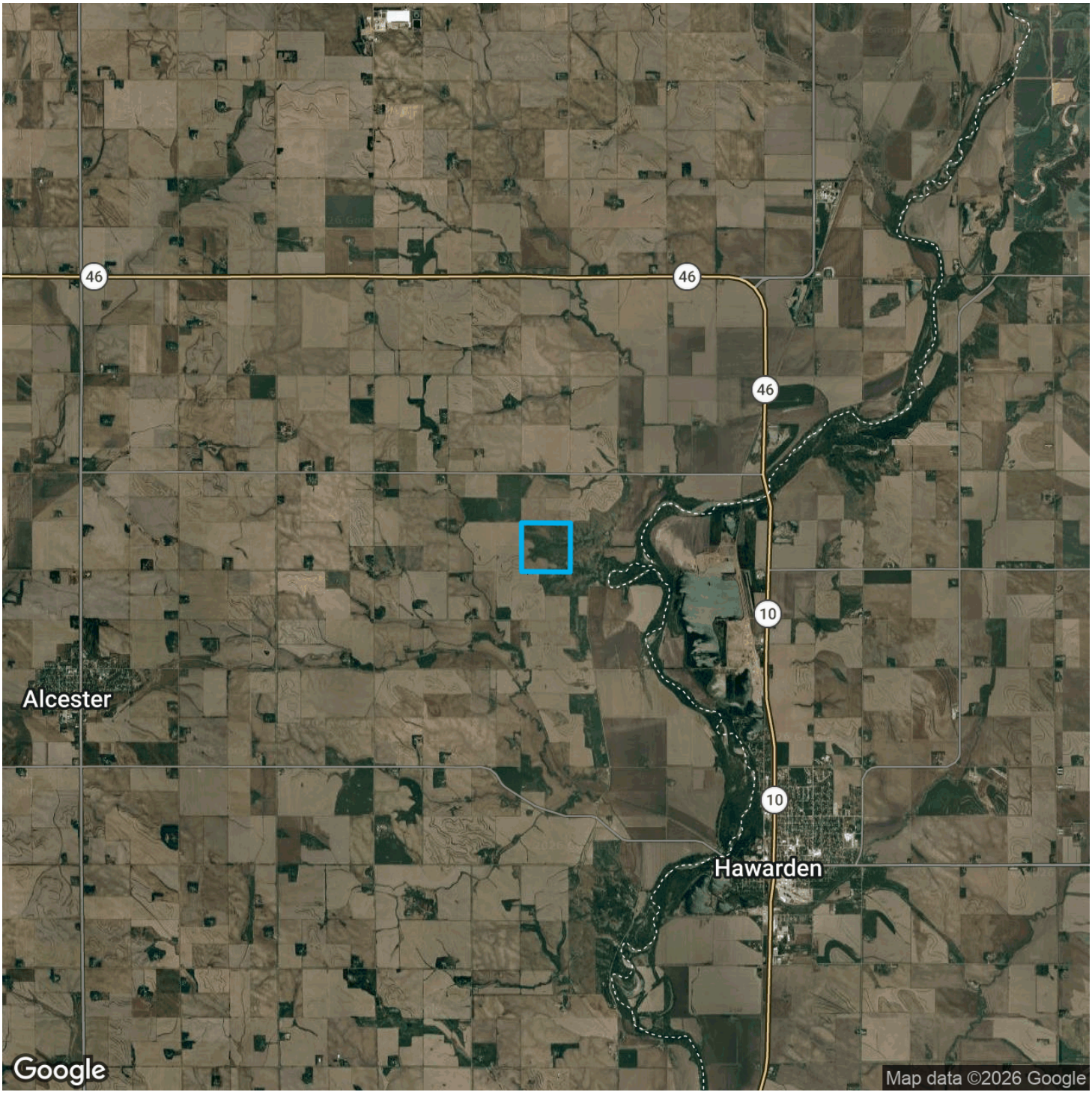
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Get Driving Directions

TRACT 2 (159.06 AC TOTAL, 34.80 AC TILLABLE)

REGIONAL MAP



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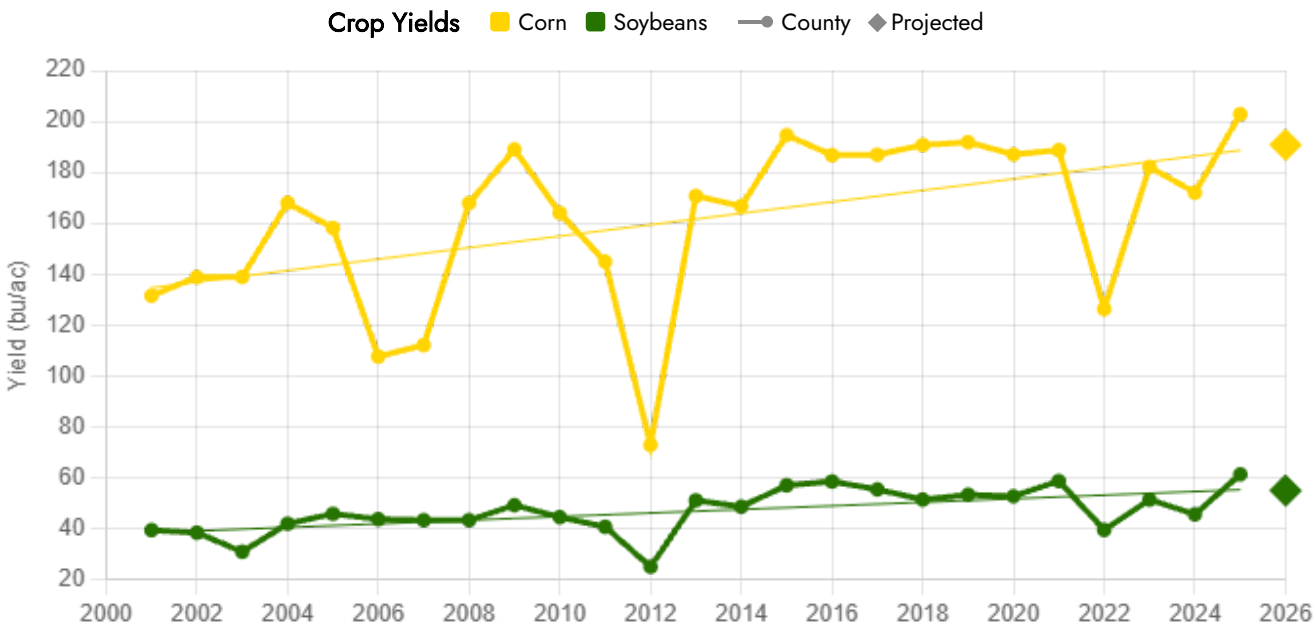
Get Driving Directions

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



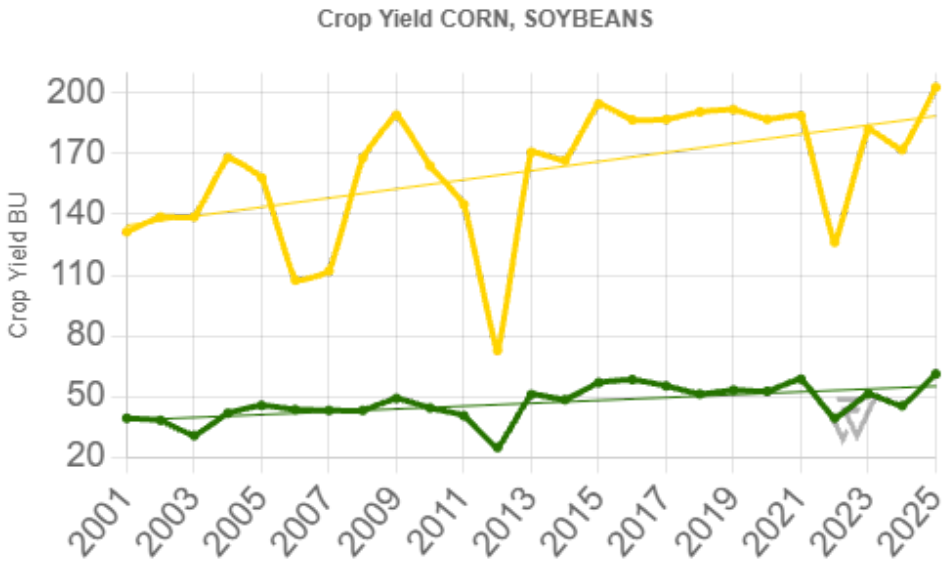
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TRACT 2 (159.06 AC TOTAL, 34.80 AC TILLABLE)

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