

79 ACRES YANKTON COUNTY LAND
40 ACRES DOUGLAS COUNTY LAND
39.67 ACRES HUTCHINSON COUNTY LAND

FARMLAND AUCTION

**158.67
Acres**

Thursday
January 11th
at 10:00 AM & 2:30 PM

OWNER:

**RALPH & LUCILLE
MARQUARDT**



44628 SD HWY, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**40 ACRES UNIMPROVED DOUGLAS COUNTY LAND
39.67 ACRES UNIMPROVED HUTCHINSON COUNTY LAND
79 ACRES UNIMPROVED YANKTON COUNTY LAND
AUCTION**

We will offer the following land at auction at 2 locations

THURSDAY, JANUARY 11TH 10:00 AM & 2:30 PM

At 10:00 AM, we will offer Tracts 1 & 2 in the American Legion Building on Main Street in Parkston SD

TRACT # 1 – 40 ACRES UNIMPROVED

This tract is located 1 ½ miles east of Delmont SD on 284th Street

This tract consists of 40 acres (more or less) of unimproved farmland. The FSA Office reports that it has 38.19 acres tillable and the balance in road right of way. The predominate soil types are Clarno-Ethan Bonilla Loam and it has a 75.2 soil productivity index rating. The land lays level to gently rolling. The annual real estate taxes are \$826.44.

LEGAL: The SW ¼ of the SW ¼ of Section 25-98-62, Douglas County, South Dakota

TRACT # 2 – 39.67 ACRES UNIMPROVED

This tract is located from Milltown SD, 2 miles east and 2 ¼ north or from Clayton SD, 6 miles west & 1 ¼ north. This tract consists of 39.67 acres (more or less) of unimproved farmland. The FSA Office indicates that this tract has approximately 25 acres tillable and the balance in grass, but more could be tilled. The predominate soil types are Hand Loam, Delmont Loam, Prosper & Crossplain Complex and Tetonka Silt Loam and it has a 65.6 soil productivity index rating. The land lays generally level. The annual real estate taxes are \$479.12.

LEGAL: The S ½ of the N ½ of the SW ¼ of Section 24-100-59, Hutchinson County, South Dakota

TRACT # 3 – 79 ACRES UNIMPROVED

At 2:30 PM, we will sell this tract of land at JoDeans located at 2809 Broadway Ave, Yankton, South Dakota. This land is located from Utica SD, 1 mile east and 1 mile north.

This tract consists of 79 acres (more or less) of unimproved farmland. The FSA Office reports that this tract currently has 61 acres tillable and the balance in grassland. The predominate soil types are Ethan-Davis Loams, Clarno-Bonilla Loams and Clarno-Crossplain-Davison Complex and it has a 62.1 soil productivity index rating. The land lays level to gently rolling. The tillable acres is in alfalfa which is 2 years old. The annual real estate taxes are \$1089.78. A very interesting tract. Make plans to attend.

LEGAL: The S ½ of the SE ¼ of Section 32-95-56, Yankton County, South Dakota

TERMS: Cash sale with 10% nonrefundable downpayment per tract and the balance on or before February 20, 2018. A warranty deed will be provided and title insurance will be utilized with the cost split 50/50 between buyer and seller. Seller will pay all 2016 and 2017 RE Taxes. Buyer will pay all 2018 RE Taxes. Full possession for 2018 crop year will be granted at closing. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

We invite you to view these tracts at your convenience. A "Buyer's Info Packet" is available on our website, www.wiemanauction.com or call our office at 800-251-3111 and we will send one to you.

RALPH & LUCILLE MARQUARDT, OWNERS

Wieman Land & Auction Co., Inc.
Marion SD 800-251-3111
Rich & Gary Wieman, Brokers
Kevin, Mike, Ryan & Derek Wieman
and Ron Leitheiser, Assoc. Brokers

Dale L. Strasser
Freeman SD
605-925-7745
Closing Agent



United States
Department of
Agriculture

Douglas County, South Dakota

TRACT ONE
40 ACRES



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

2018 Program Year

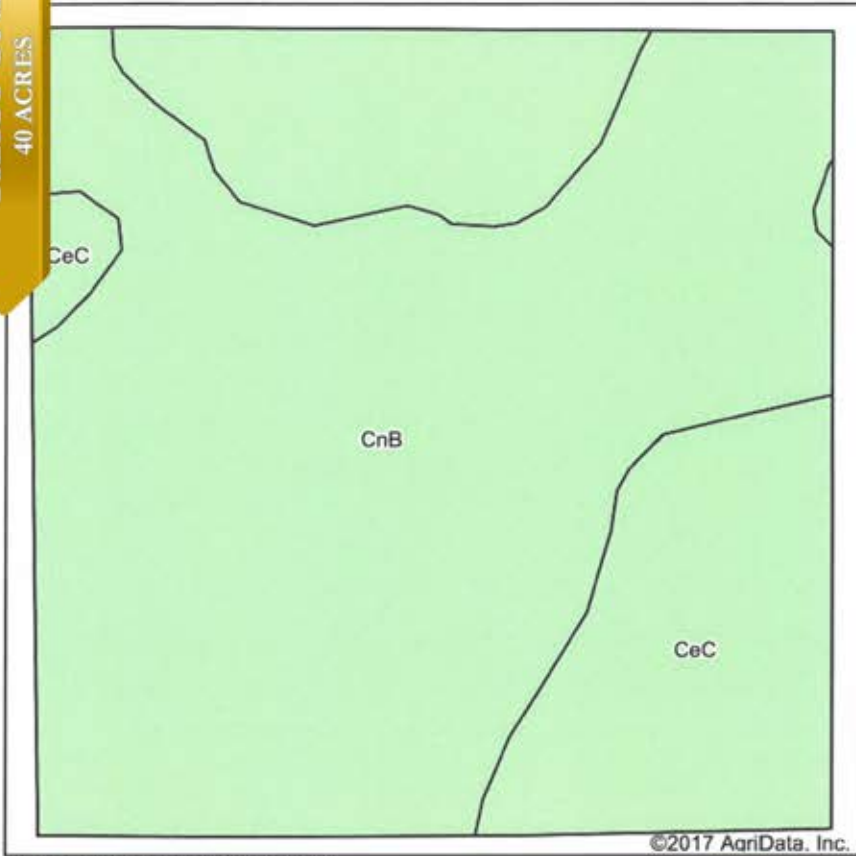
Map Created August 10, 2017

Farm 77

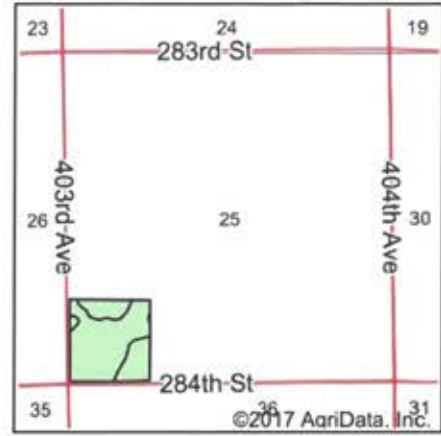
25 -98N -62W

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Douglas**
 Location: **25-98N-62W**
 Township: **Belmont**
 Acres: **38.19**
 Date: **12/20/2017**



Area Symbol: SD043, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CnB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	26.26	68.8%	Ile	78
CeC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	11.93	31.2%	IIle	69
Weighted Average					75.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

WETLANDS MAP



South Dakota
Douglas
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 77
Prepared: 12/18/17 10:26 AM
Crop Year: 2018
Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
GREENWOOD HUTTERIAN BRETHREN INC		

Fields Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
38.15	38.15	38.15	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	38.15	0.0	0.0	0.0			

ARC/PLC			
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	19.05		94	0.0
SOYBEANS	19.1		27	0.0
Total Base Acres:	38.15			

Tract Number: 154 Description: P9 SW4SW4 25 98 62
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Tract contains a wetland or farmed wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
38.15	38.15	38.15	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	38.15	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	19.05		94	0.0
SOYBEANS	19.1		27	0.0
Total Base Acres:	38.15			

Owners: RALPH J MARQUARDT LUCILLE M MARQUARDT
 Other Producers: None



United States
Department of
Agriculture

Hutchinson County, South Dakota

TRACT TWO
39.67 ACRES



Common Land Unit PLSS

Cropland

Tract Boundary

Wetland Determination Identifiers

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

2018 Program Year

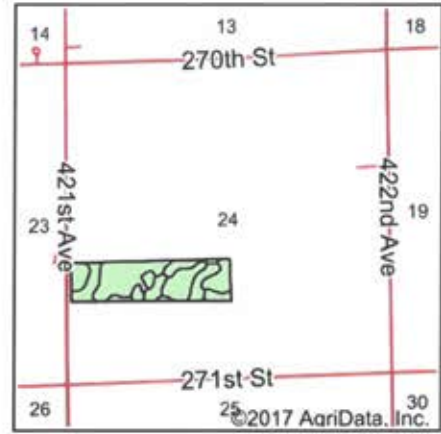
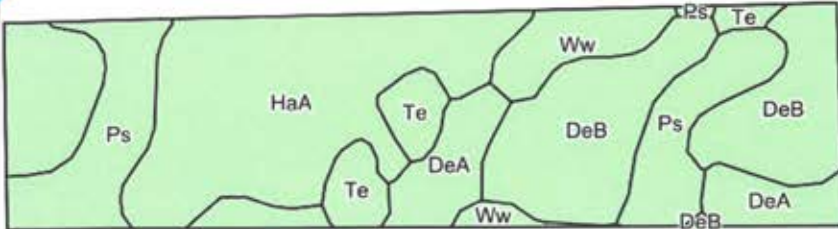
Map Created September 21, 2017

Farm 10352

24 -100N -59W

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Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **24-100N-59W**
 Township: **Foster**
 Acres: **39.67**
 Date: **12/20/2017**



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Soils data provided by USDA and NRCS.

Area Symbol: SD602, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
HaA	Hand loam, 0 to 3 percent slopes	14.37	36.2%	IIc	84	3.1	77	60	76	
DeB	Delmont loam, 3 to 6 percent slopes	9.44	23.8%	IVe	40	1.6	32	25	39	13
Ps	Prosper and Crossplain complex	7.47	18.8%	IIw	85	3.5	77	67	84	30
DeA	Delmont loam, 0 to 3 percent slopes	3.60	9.1%	IVs	43	1.7	35	28	43	16
Ww	Worthing silty clay loam, 0 to 1 percent slopes	2.49	6.3%	Vw	30					
Te	Tetonka silt loam, 0 to 1 percent slopes	2.30	5.8%	IVw	56					
Weighted Average					65	2.3	53.2	42.8	56.5	10.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Abbreviated 156 Farm Record

Operator Name : OAKLANE HUTTERIAN BRETHERN
Farms Associated with Operator :
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
39.44	39.44	39.44	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	39.44	0.00		0.00		0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	14.30	0.00	0	60	
Soybeans	7.80	0.00	0	35	
TOTAL	22.10	0.00			

NOTES

Tract Number : 43146
Description : SNSW 24-100-59
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : RALPH JOHN MARQUARDT, LUCILLE MAY MARQUARDT
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.44	39.44	39.44	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	39.44	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	14.30	0.00	0	60
Soybeans	7.80	0.00	0	35
TOTAL	22.10	0.00		

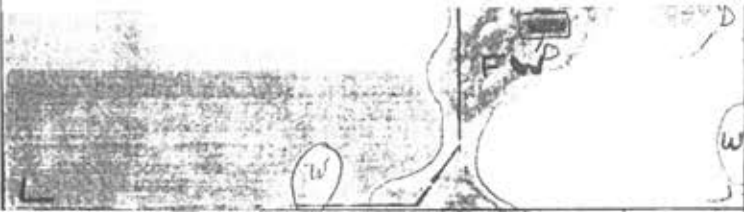
NOTES

WETLANDS MAP

NOT TO SCALE

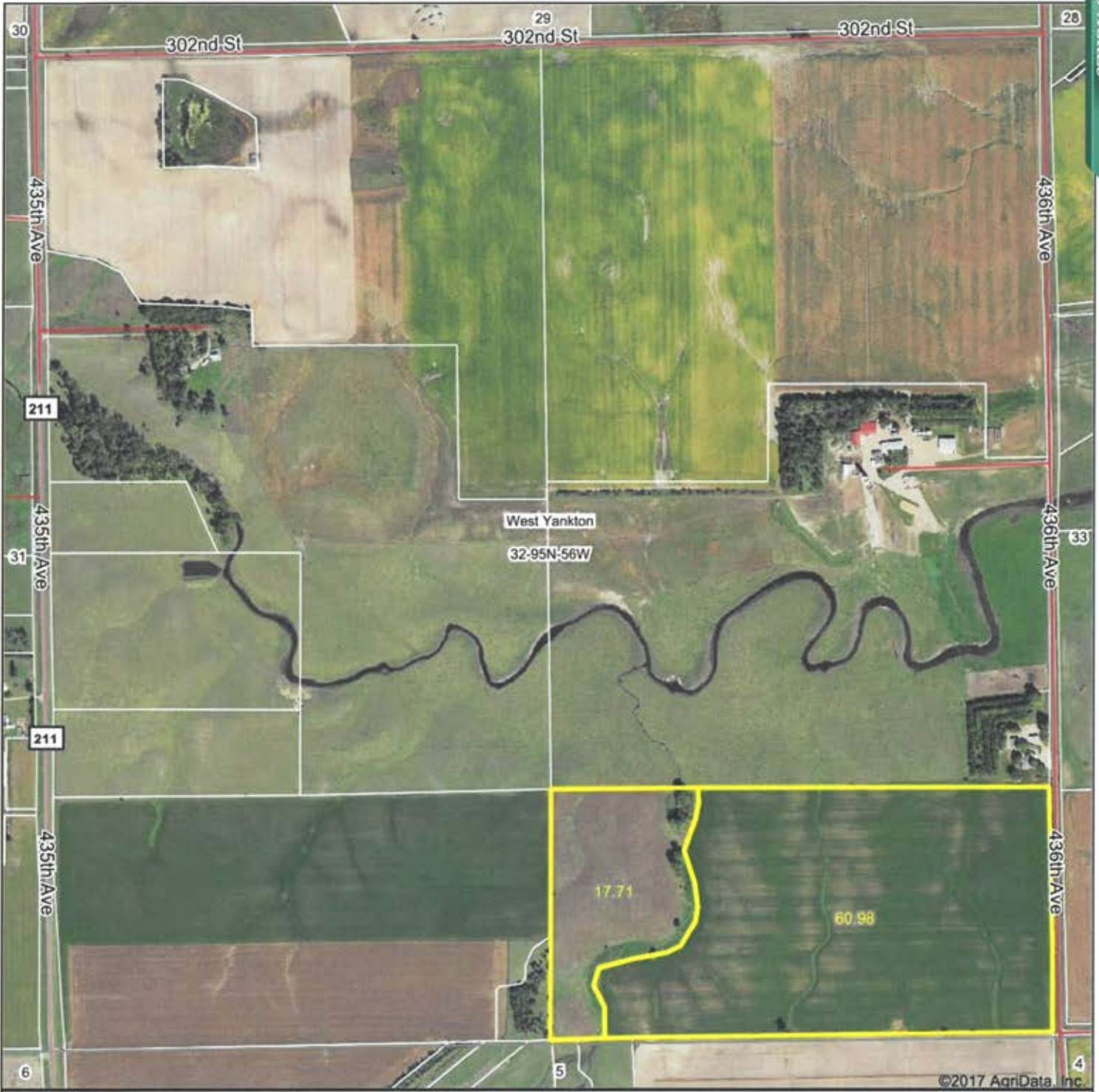
24-100-59

T43146



Aerial Map

TRACT THREE
79 ACRES



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map center: 43° 0' 10.97, -97° 29' 14.8



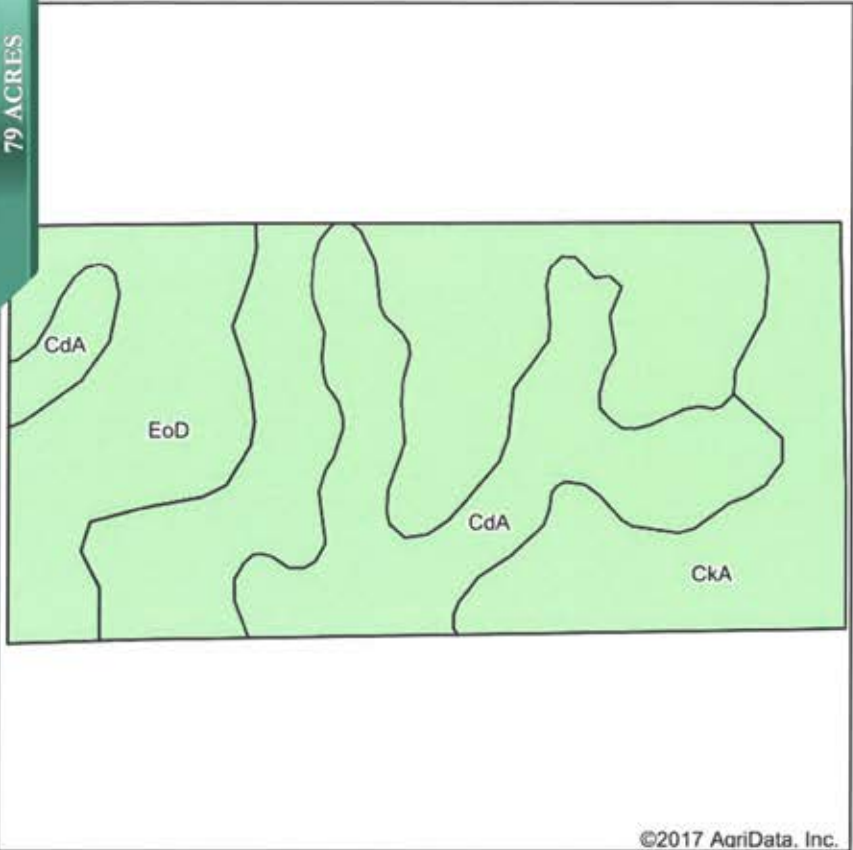
32-95N-56W
Yankton County
South Dakota



12/20/2017

Field borders provided by Farm Service Agency as of 5/21/2006.

Soils Map



State: **South Dakota**
 County: **Yankton**
 Location: **32-95N-56W**
 Township: **West Yankton**
 Acres: **78.69**
 Date: **12/20/2017**



Soils data provided by USDA and NRCS.

Area Symbol: SD135, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Grain sorghum
EoD	Ethan-Davis loams, 9 to 15 percent slopes	42.38	53.9%	V1e	42	1	25	25	22
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	20.95	26.6%	IIc	88				
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	15.36	19.5%	IIc	82				
Weighted Average					62.1	0.5	13.5	13.5	11.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



- Common Land Unit**
- Non-Cropland
 - Cropland
 - Tract Boundary
 - PLSS
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

2017 Program Year
Map Created February 27, 2017
Farm 6821

32 -95N -56W

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SOUTH DAKOTA
YANKTON
Form: FSA-156EZ



FARM : 6821
Prepared : Dec 18, 2017
Crop Year : 2018

Abbreviated 156 Farm Record

Tract Number : 1385
 Description : SSE 32-95-56
 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 : RALPH JOHN MARQUARDT, LUCILLE MAY MARQUARDT
 Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.69	60.98	60.98	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	60.98	0.00	0.00	0.00	0.00	

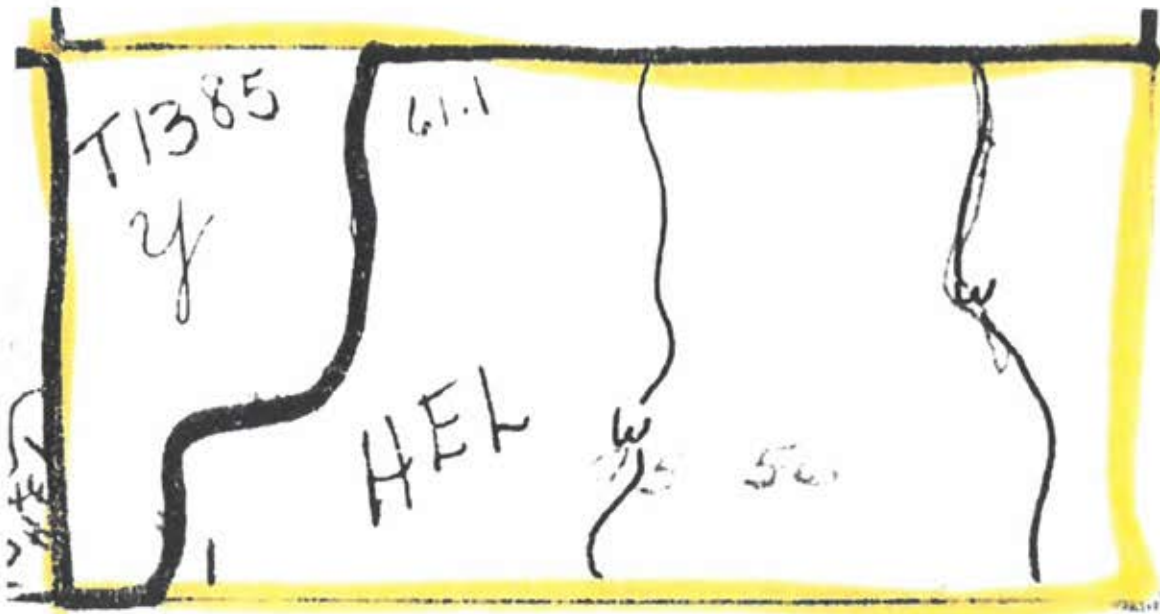
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLG Yield
Oats	0.17	0.00	0	54
Corn	30.70	0.00	0	93
Soybeans	6.70	0.00	0	32
Barley	0.27	0.00	0	43
TOTAL	37.84	0.00		

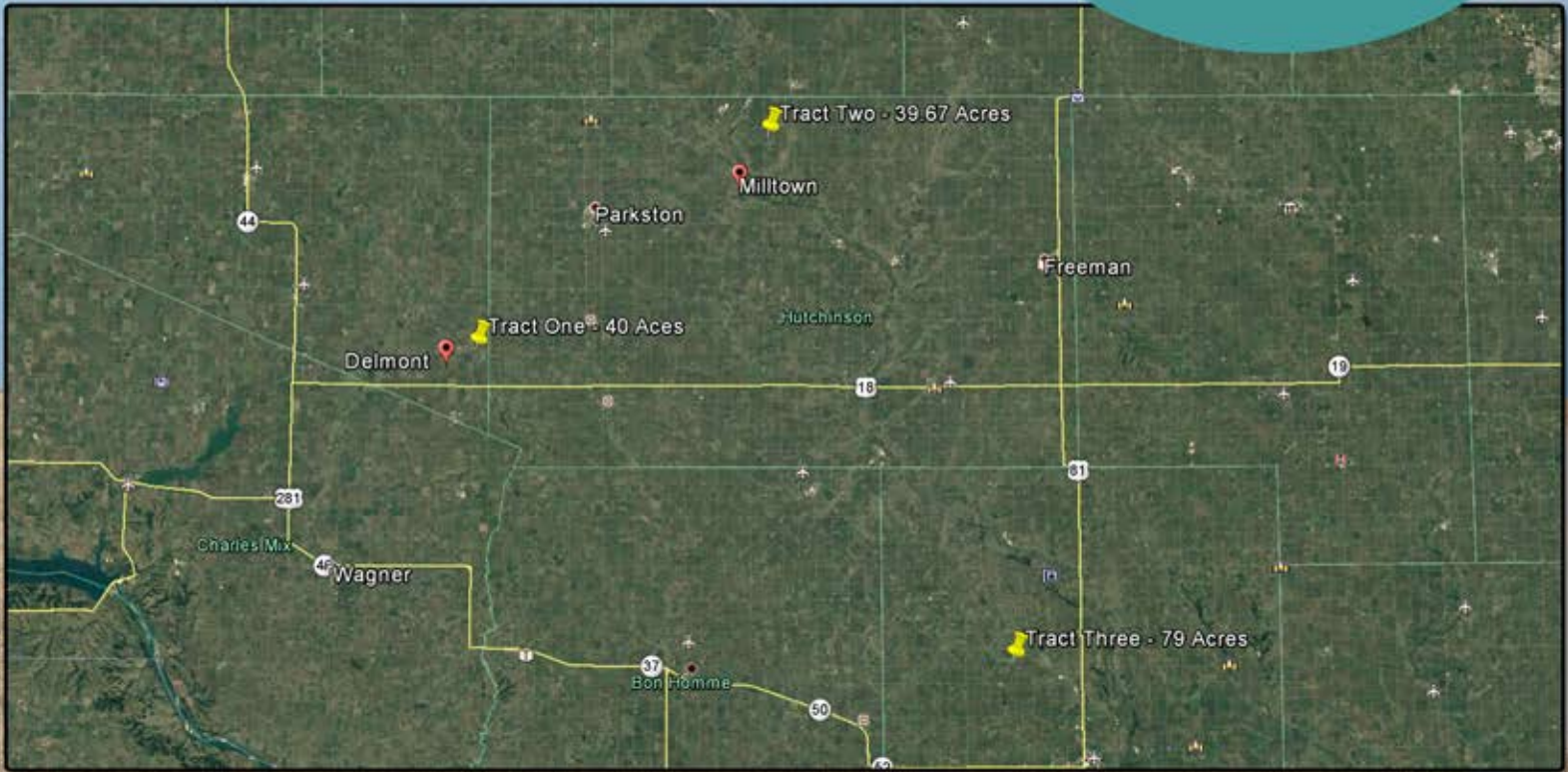
NOTES

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WETLANDS MAP



158.67 Acres



TERMS: Cash sale with 10% nonrefundable downpayment per tract and the balance on or before February 20, 2018. A warranty deed will be provided and title insurance will be utilized with the cost split 50/50 between buyer and seller. Seller will pay all 2016 and 2017 RE Taxes. Buyer will pay all 2018 RE Taxes. Full possession for 2018 crop year will be granted at closing. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

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