

Yankton County

FARMLAND AUCTION

**156
Acres**

Friday
January 19th
at 10:30 AM

OWNER:

**LAVERN D & MARGARET J.
KIRSCHENMAN TRUST**



44628 SD HWY, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

HUNTING, PASTURE & TILLABLE!!
156 ACRES OF YANKTON COUNTY LAND
AT AUCTION

The Kirschenman family will offer the following land at public auction in the heated Wieman Auction Facility at Marion, SD on:

FRIDAY, JANUARY 19TH 10:30 AM

This land will be offered in 3 tracts - **Tract 1:** 113 Acres of Pasture Land; **Tract 2:** 43 Acres of Tillable Land; or **Tract 3:** 156 Acres (Combination of Tract 1 & 2)

Property Location: From Menno, SD go 4 miles east and 6 miles south.

This tract that would make an excellent grazing or add-on unit for any cattleman, farmer, or investor. For the cattleman, maximize the grazing by seeding this tract all to grass, making a full quarter of pasture. For the farmer/investor, maintain the mix of tillable and pasture for the highest return. And for the hunters looking for an excellent wildlife habitat, look no further. You could lease the tillable land and leave the pasture ungrazed to make this into a wildlife haven! The rolling pasture hills would make for excellent deer & pheasant habitat, supported by a spring fed creek running thru the valley from north to south. With a little setup and vision this could be quite the hunter's paradise. According to the FSA maps, there are 69.04 acres tillable of the total 156 acres. Currently there is approx. 36 acres under row crop cultivation, 7 acres in hay land, and 113 acres in pasture. If the new buyer is interested in operating more row crop, there are approx. 16 acres of excellent tillable land on the western boundary, currently in pasture, that could easily be broke. The majority of the tillable acres are Clarno-Bonilla loams, which carry a productivity index of 88! The 2016 taxes are \$1,548.20

LEGAL: The SW ¼ in Section 5-96N-56W, Yankton County, SD.

TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before March 15, 2018. A trustee's deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. New buyer will receive full possession for the 2018 crop/grazing year. Seller will pay the 2017 RE taxes due in 2018. New buyer will assume all the 2018 taxes due in 2019. Closing fee split 50/50 between the buyer and seller. Sold subject to the trustee's confirmation and any easement of record – Come prepared to buy! Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

If a land purchase is in your plans – please check out this great tract. We invite you to view this parcel of land at your convenience. For an information packet, go to www.wiemanauktion.com Call our office at 800-251-3111 or Kevin Kirschenman 605-660-1399 for more details. Auction will be held in our heated facility on Hwy 44 near Marion, SD. Come prepared to buy!

LAVERN D. & MARGARET J. KIRSCHENMAN TRUST

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

Closing Attorney
Ken Bertsch
Menno, SD
605-387-5658

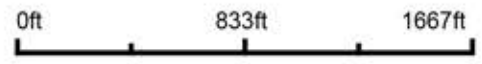


Aerial Map



©2017 AgriData, Inc.

map center: 43° 9' 42.42, -97° 29' 17.34



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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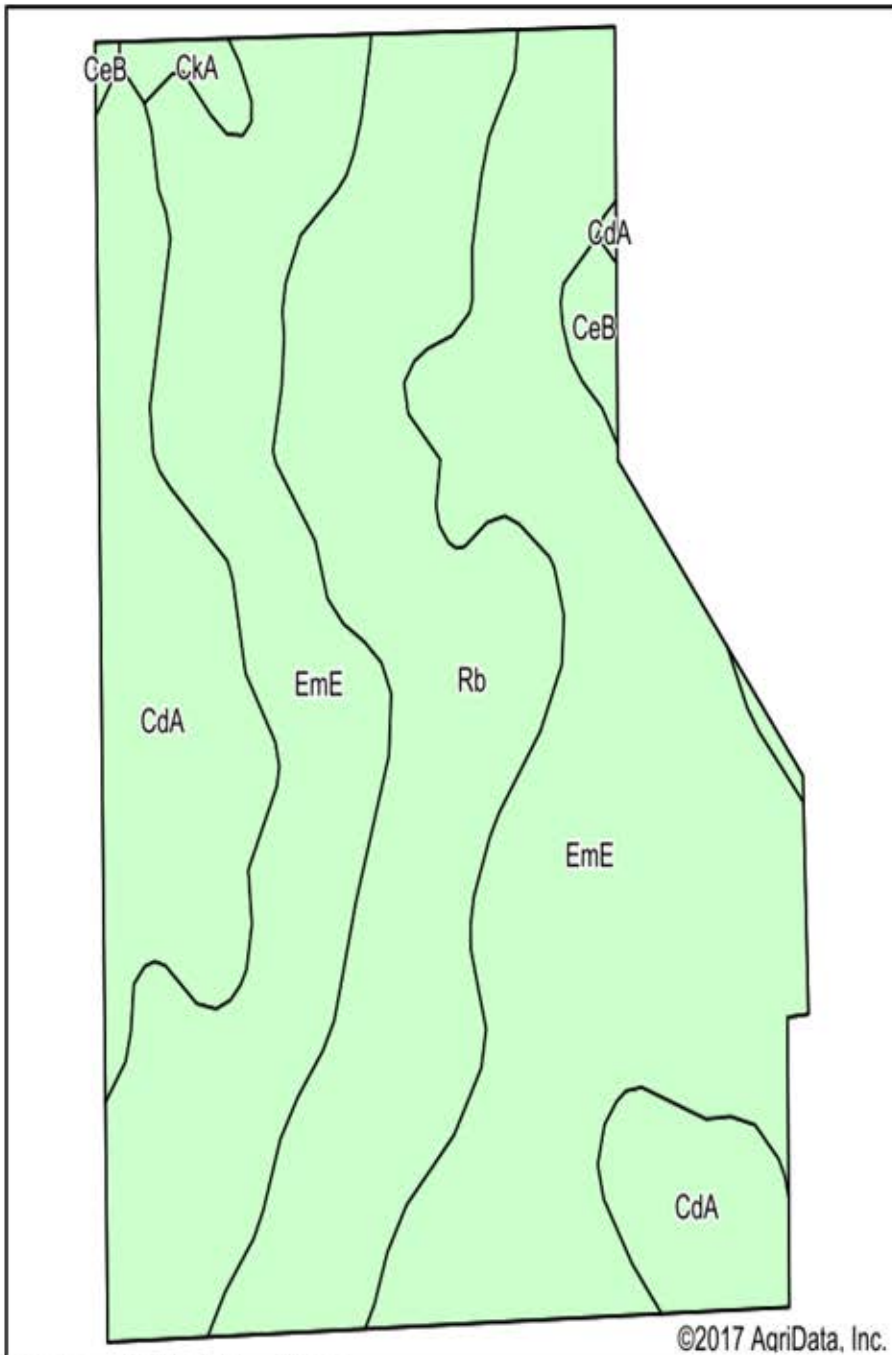
5-96N-56W
Yankton County
South Dakota



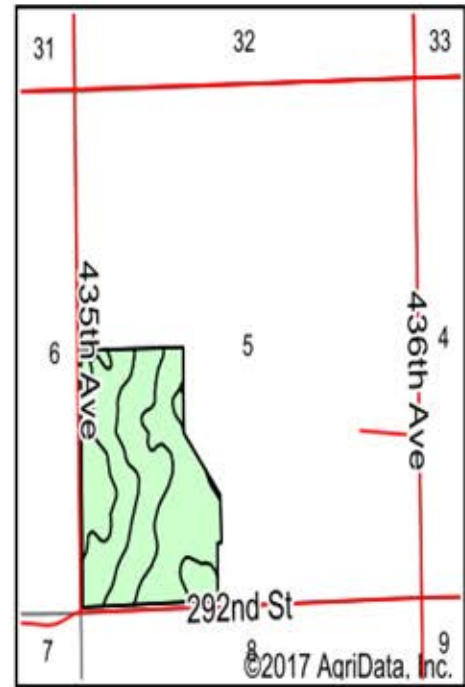
12/21/2017

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

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Yankton**
 Location: **5-96N-56W**
 Township: **Jamesville**
 Acres: **113**
 Date: **12/21/2017**



Maps Provided By:



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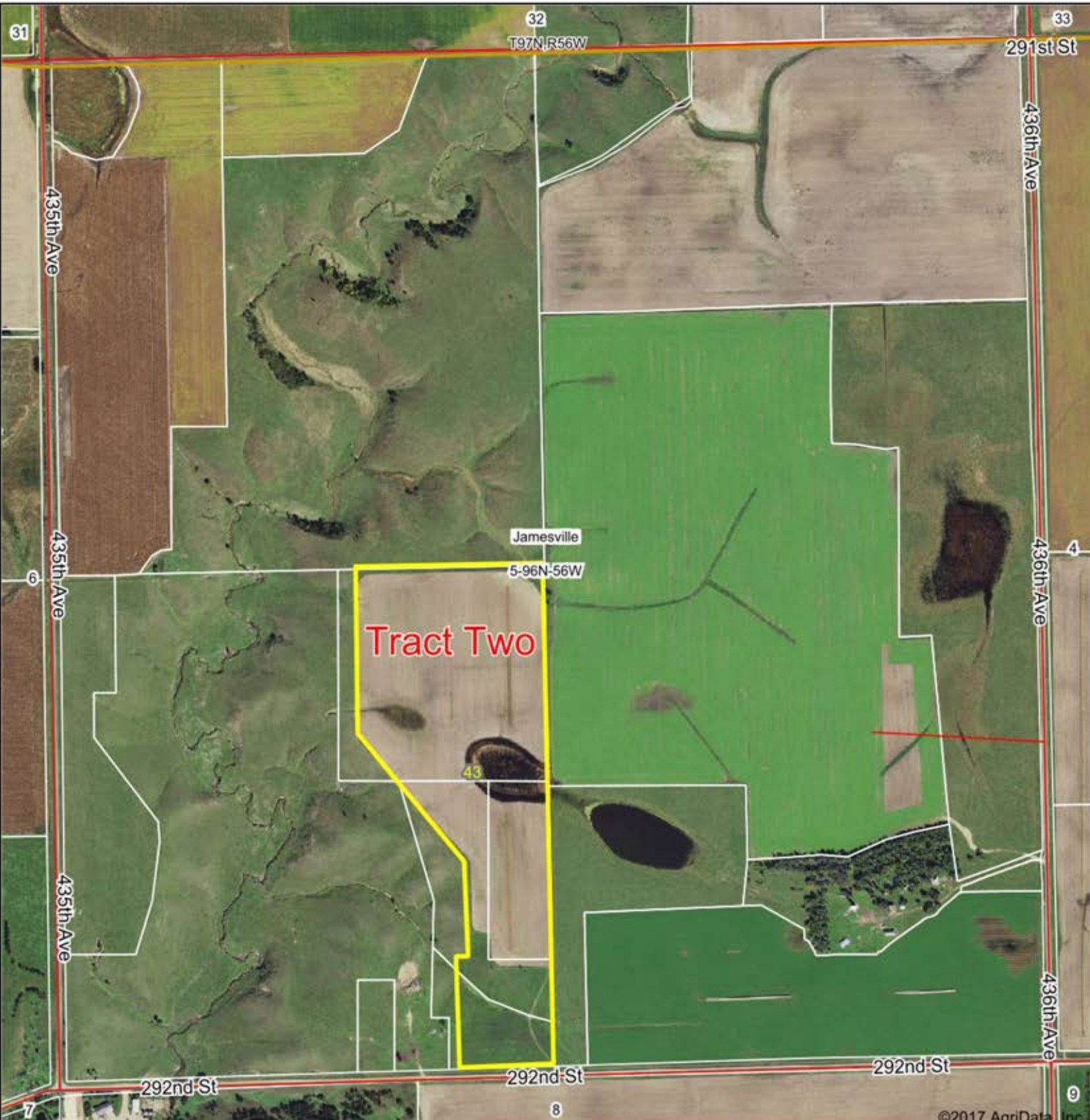
Area Symbol: SD135, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EmE	Betts-Ethan loams, 15 to 40 percent slopes	62.90	55.7%	Vllc	18
Rb	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	28.70	25.4%	Vllw	34
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	19.15	16.9%	Ilc	88
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	1.21	1.1%	Ilc	84
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	1.04	0.9%	Ilc	82
Weighted Average					35.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map

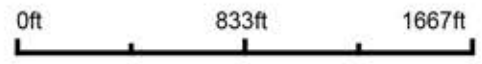


Tract Two

Jamesville

©2017 AgriData, Inc.

map center: 43° 9' 42.42, -97° 29' 17.34



Maps Provided By:
 surety
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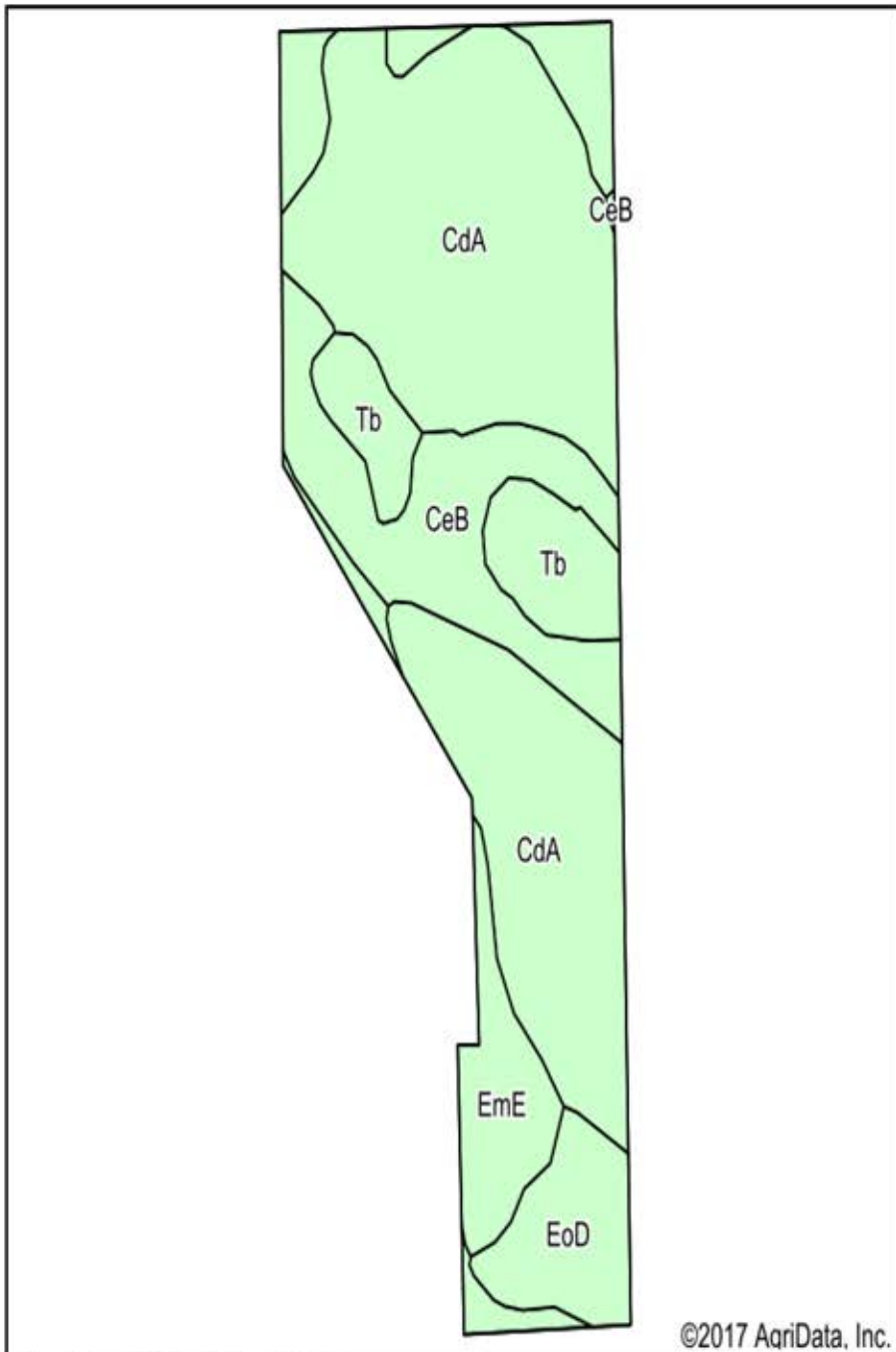
5-96N-56W
Yankton County
South Dakota



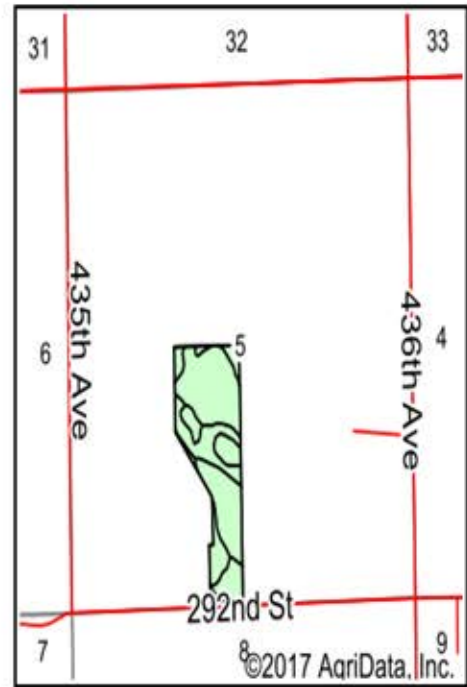
12/21/2017

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

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Yankton**
 Location: **5-96N-56W**
 Township: **Jamesville**
 Acres: **43**
 Date: **12/21/2017**



Maps Provided By:



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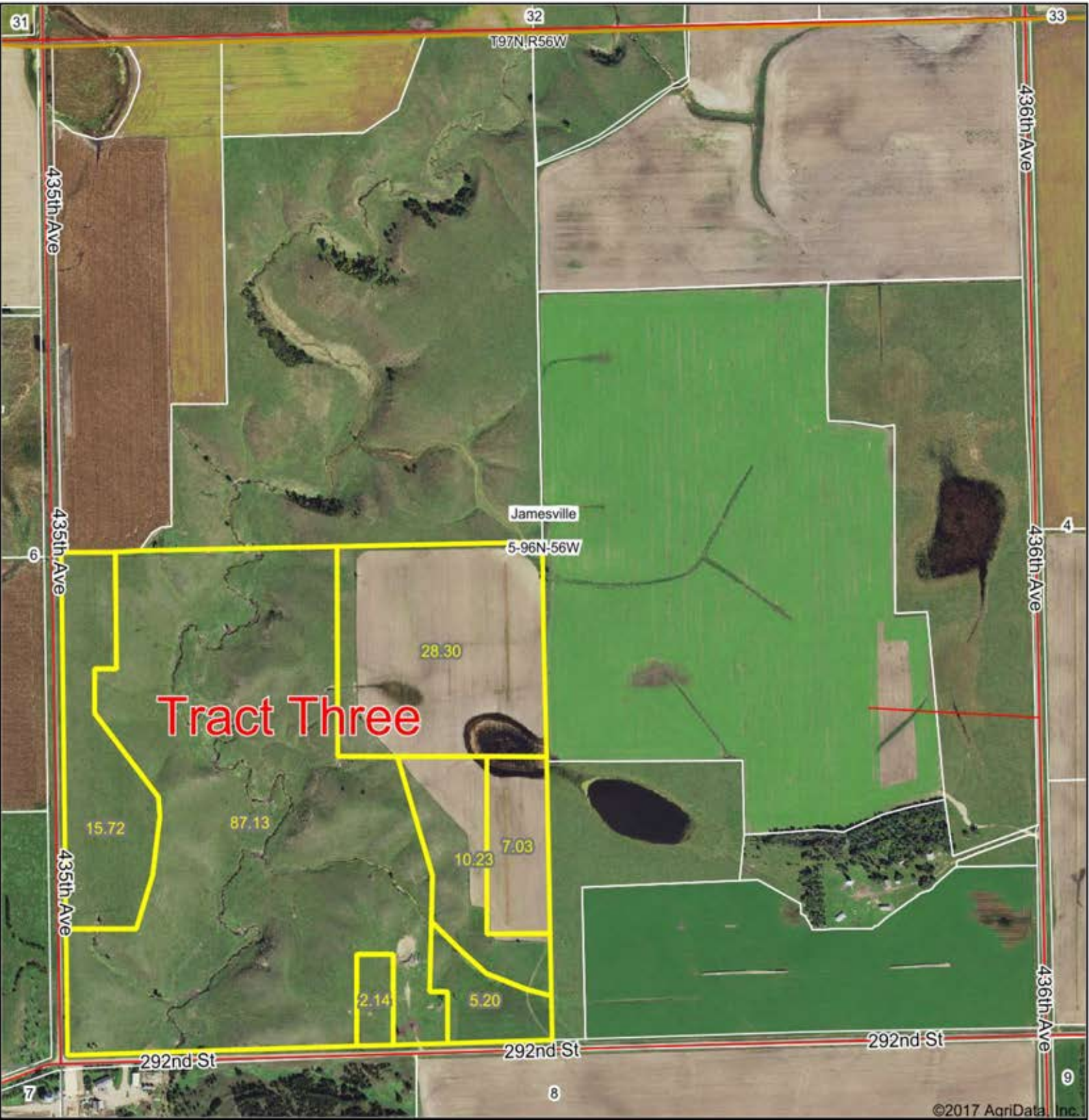
Area Symbol: SD135, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Grain sorghum
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	24.01	55.8%	IIc	88				
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	6.56	15.3%	IIe	84				
EmE	Betts-Ethan loams, 15 to 40 percent slopes	5.69	13.2%	VIIe	18				
Tb	Tetonka silt loam, 0 to 1 percent slopes	3.70	8.6%	IVw	56				
EoD	Ethan-Davis loams, 9 to 15 percent slopes	3.04	7.1%	VIe	42	1	25	25	22
Weighted Average					72.1	0.1	1.8	1.8	1.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



map center: 43° 9' 41.4, -97° 29' 17.45

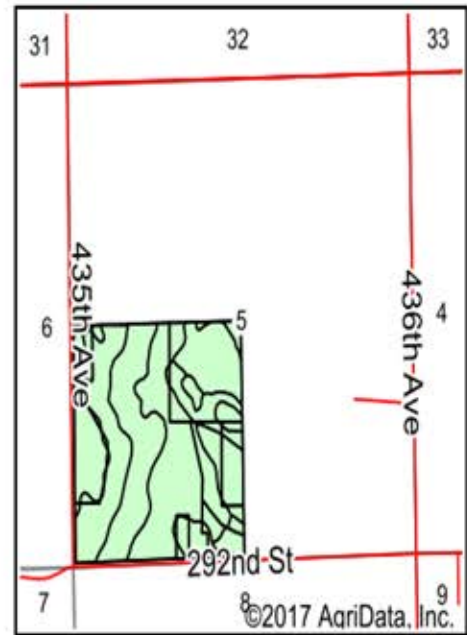
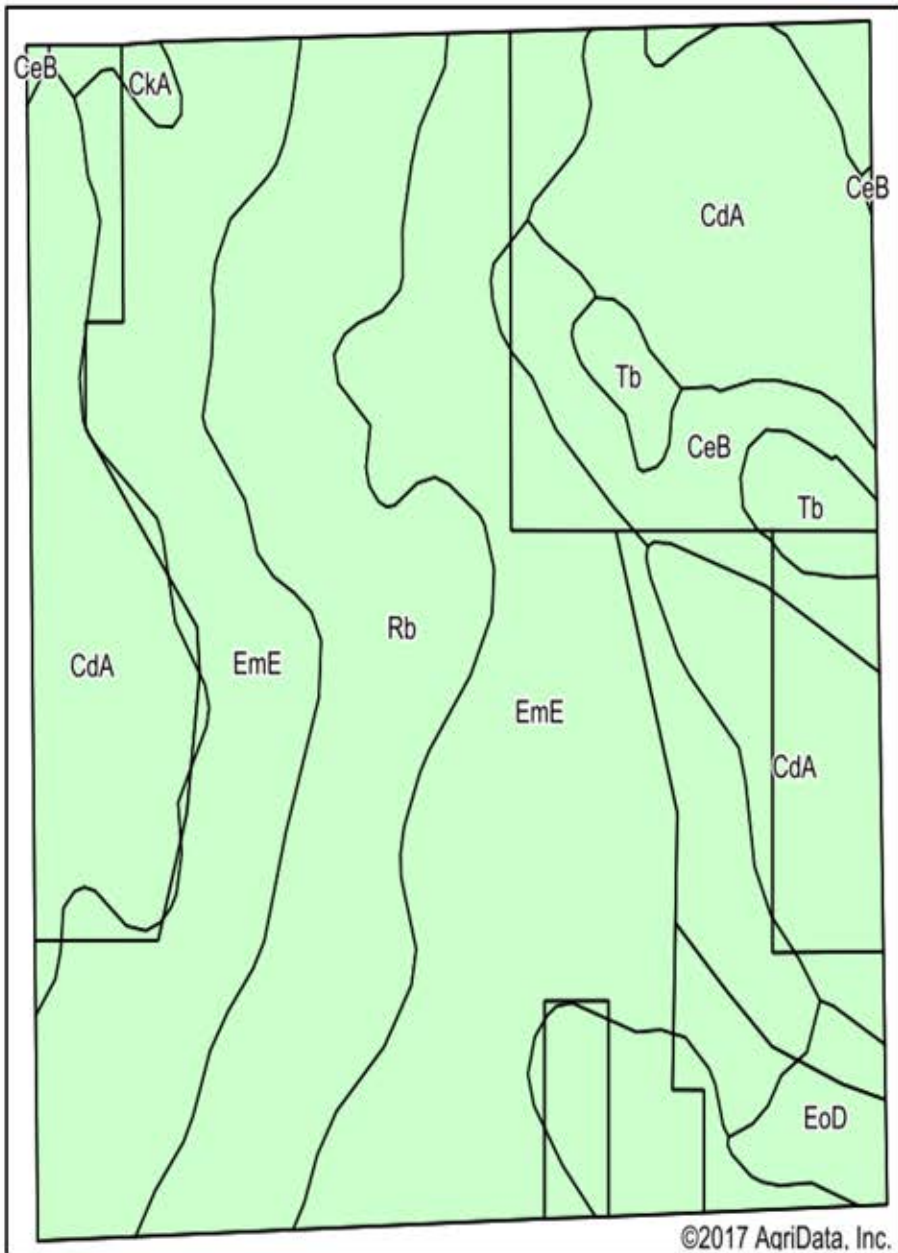


5-96N-56W
Yankton County
South Dakota



12/21/2017

Soils Map



State: **South Dakota**
 County: **Yankton**
 Location: **5-96N-56W**
 Township: **Jamesville**
 Acres: **155.75**
 Date: **12/21/2017**



Maps Provided By:



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Soils data provided by USDA and NRCS.

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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
EmE	Betts-Ethan loams, 15 to 40 percent slopes	68.36	43.9%	Vlle	18				
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	43.18	27.7%	llc	88				
Rb	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	28.72	18.4%	Vlw	34				
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	7.71	5.0%	lle	84				
Tb	Tetonka silt loam, 0 to 1 percent slopes	3.73	2.4%	lVw	56				
EoD	Ethan-Davis loams, 9 to 15 percent slopes	3.10	2.0%	Vle	42	1	25	25	22
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	0.95	0.6%	llc	82				
Weighted Average					45.4	*-	0.5	0.5	0.4

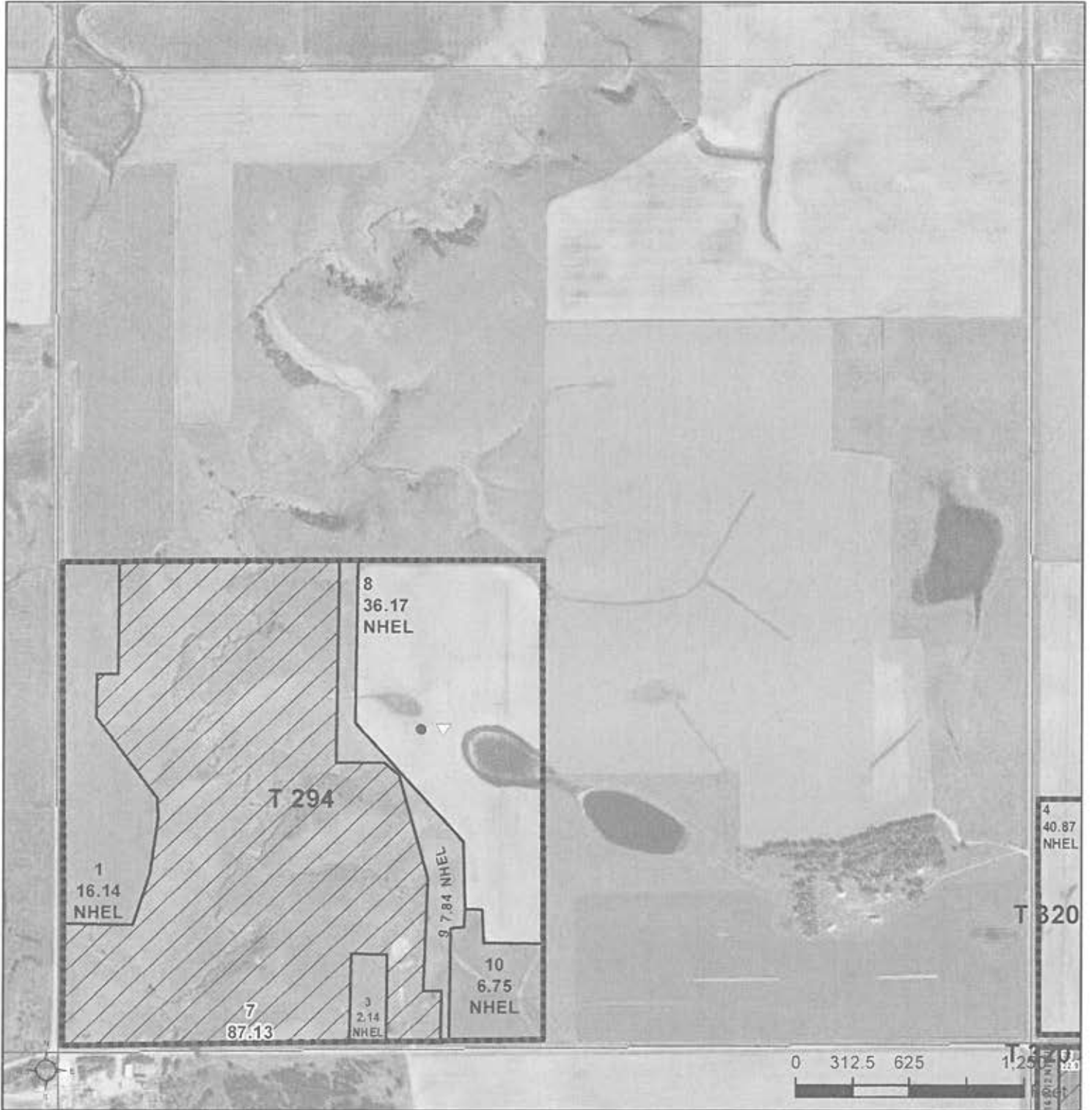
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Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Yankton County, South Dakota



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 January 09, 2017

Farm 6752

5 -96N -56W

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

SOUTH DAKOTA

YANKTON

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6752

Prepared : Dec 18, 2017

Crop Year : 2018

Tract Number : 294

Description : SW 5-96-56

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : LAVERN KIRSCHENMAN FAMILY TRUST

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.17	69.04	69.04	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	69.04	0.00	0.00	0.00	0.00	

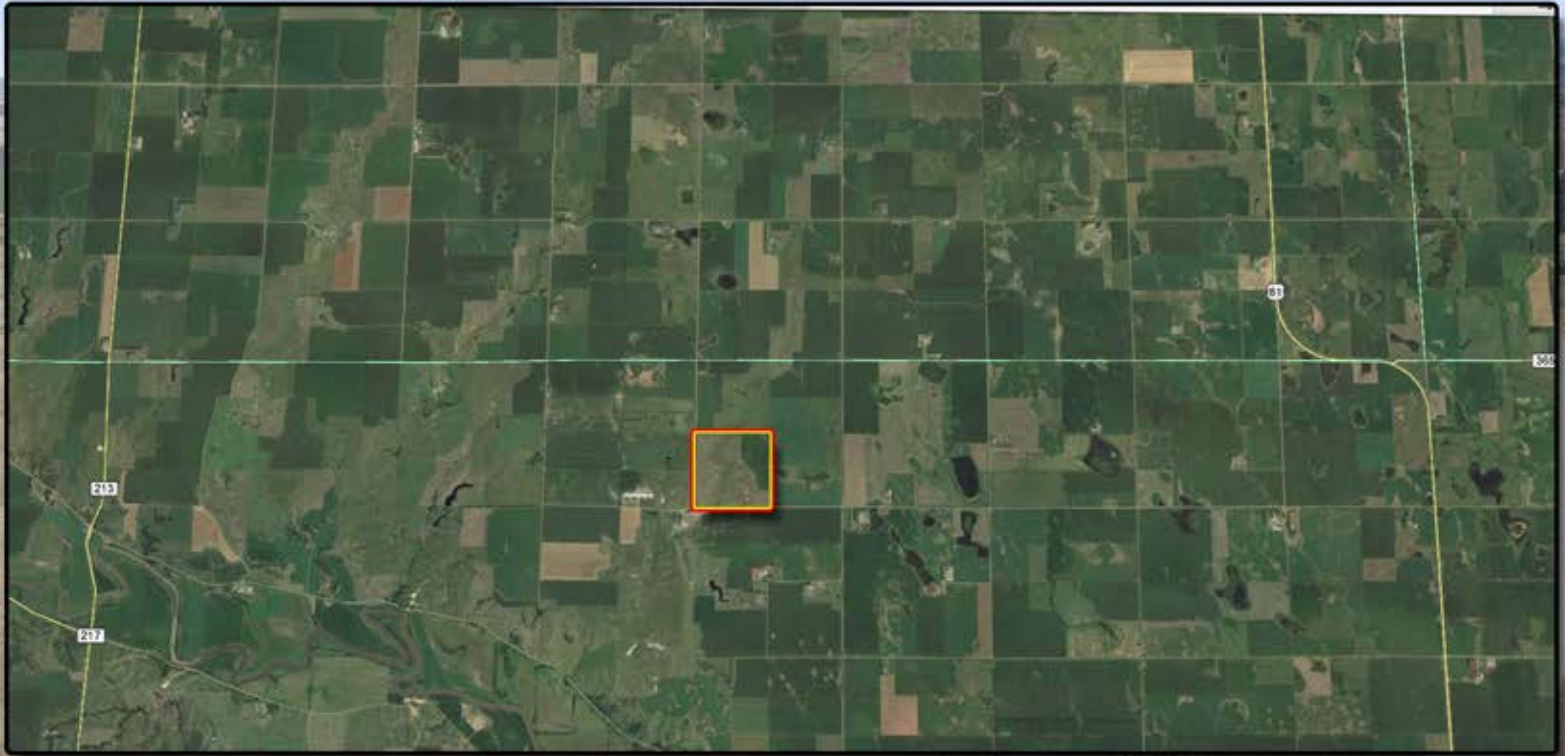
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	36.41	0.00	0	118
Soybeans	16.52	0.00	0	38
TOTAL	52.93	0.00		

NOTES

Empty box for notes.

156 Acres



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