

# AUCTION

325 ACRES TURNER COUNTY LAND LOCATED IN NORWAY AND HURLEY TOWNSHIPS OFFERED IN TWO TRACTS

**TUESDAY SEPTEMBER 15TH AT 10:30 AM**

**OWNER:**

MARGARET L. HUFFER FAMILY TRUST — OWNER  
HARVEY S. HUFFER ESTATE — OWNER  
JANET MAKELA TRUSTEE & PERSONAL REP.



208 N Broadway, Marion SD

*web:* [wiemanauction.com](http://wiemanauction.com)

*phone:* 800-251-3111

*fax:* 605-648-3102

*"WE SELL THE EARTH AND EVERYTHING ON IT!"*

**325 ACRES TURNER COUNTY LAND LOCATED IN NORWAY AND HURLEY TOWNSHIPS  
OFFERED IN TWO TRACTS AT AUCTION**

The following two tracts of land will be offered for sale at auction in the Wieman Auction Facility located 1-mile south and ½ mile west of Marion, SD on:

**TUESDAY SEPTEMBER 15<sup>TH</sup>  
10:30 A.M.**

It is an honor to offer the following tracts of land located in the highly productive and tightly held Norway and Hurley Townships of Turner County, SD. These tracts would command top rental rates and returns to investors with great eye appeal. Both are located along a hard surfaced highway and will be available to farm for the 2016 crop season.

**TRACT ONE: 160-ACRES**

**LEGAL:** The SW ¼ of Section 20, 98-53 Turner County, SD.

**LOCATION:** From north edge of Hurley, SD go 2 ½ miles west north side of the road or at the junction of 283<sup>rd</sup> St. and 453<sup>rd</sup> Ave.

- 154.98 acres tillable with the balance in RROW and drainage ditch that divides the farm into two fields.
- Soil production rating of 81.4 predominant soils Chancellor silt loam (80) Egan-Trent loam (92)
- Available to farm, operate or lease out for the 2016 crop year
- Annual Taxes are \$4,333.30. Great eye appeal land that has been well farmed.
- This tract has a blue line running through it and would be affordable to install drain tile to make every acre highly productive.
- Base & Yield info, wetland maps, and other pertinent info found in the buyers packet

**TRACT TWO: 165-ACRES**

**LEGAL:** NE ¼ of Section 25, 98-54 Turner County, SD.

**LOCATION:** From Tract One 1-mile west south side of the road or at the junction of 452<sup>nd</sup> Ave and 283<sup>rd</sup> St.

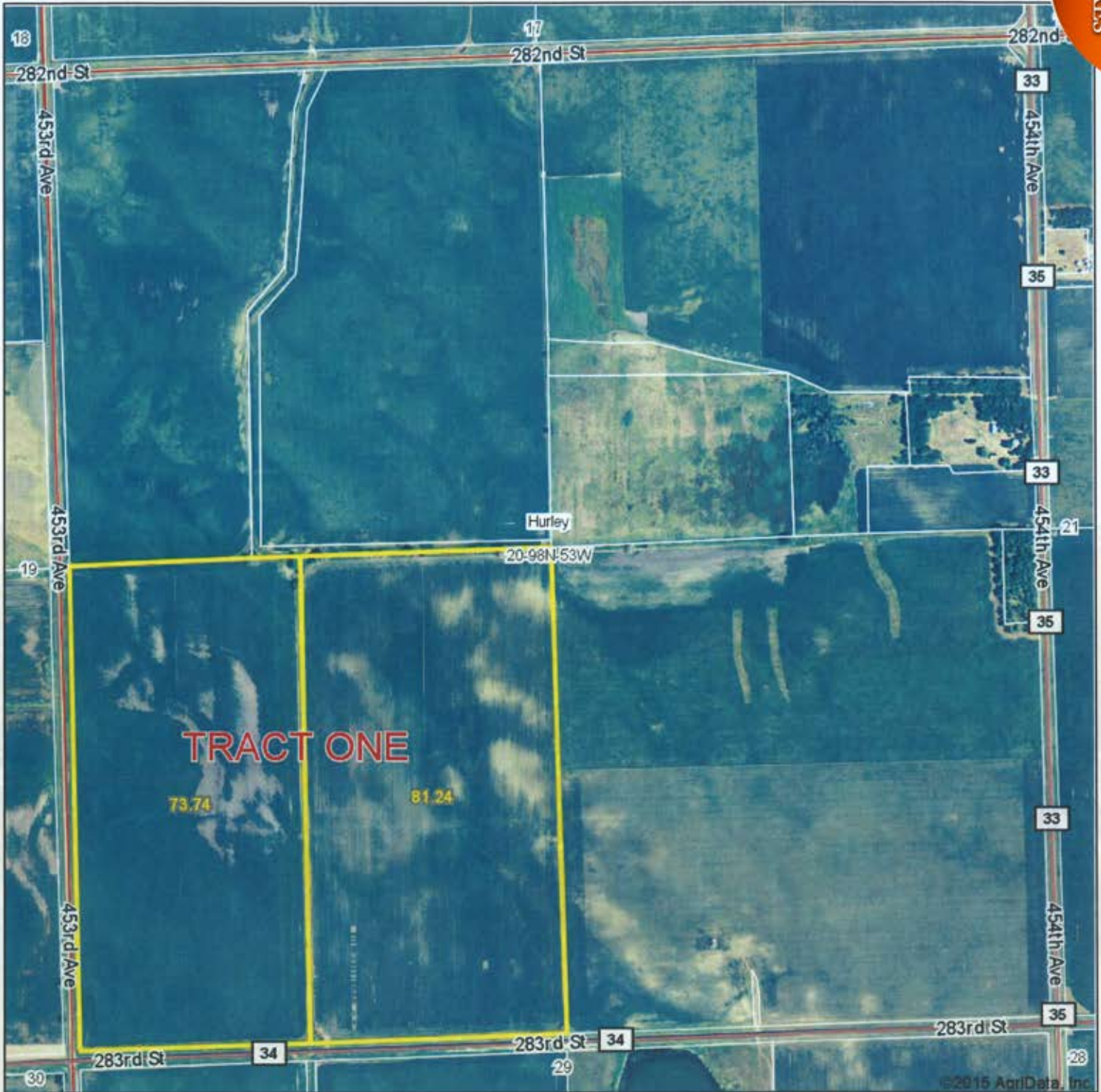
- 102.11 acres under cultivation, 60.31 acres in hayland, balance found in trees and RROW.
- Soil production rating of 50.4. Predominant soil Salmo silt loam (32) and Lamo silt loam (69)
- Available to farm, operate or lease out for the 2016 crop year. Sellers to have the property surveyed to determine the boundary lines.
- Annual taxes are \$2,657.74 Base & Yield info, wetland map, and other info found in the buyers packet.
- Cattlemen or hay producers check out this tract lots of possibilities for rotational grazing, hay production or can continue with row crop production.

**TO VIEW THE PROPERTY:** We invite you to inspect the property at your convenience or visit [www.wiemanauktion.com](http://www.wiemanauktion.com) for a buyers packet or contact the auctioneers at 800-251-3111 and a packet can be mailed out.

**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before October 15<sup>th</sup>, 2015. Warranty and Trustee's Deed's to be granted with the costs of title insurance split 50-50 between buyer and seller. Seller to pay the 2015 taxes in full. Tracts One and Two will be sold independently and not tied together. Remember land auction to be held at Wieman Auction facility. Come prepare to buy!

**MARGARET L. HUFFER FAMILY TRUST –OWNER  
HARVEY S. HUFFER ESTATE – OWNER  
JANET MAKELA TRUSTEE & PERSONAL REP.**

# Aerial Map



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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20-98N-53W  
Turner County  
South Dakota

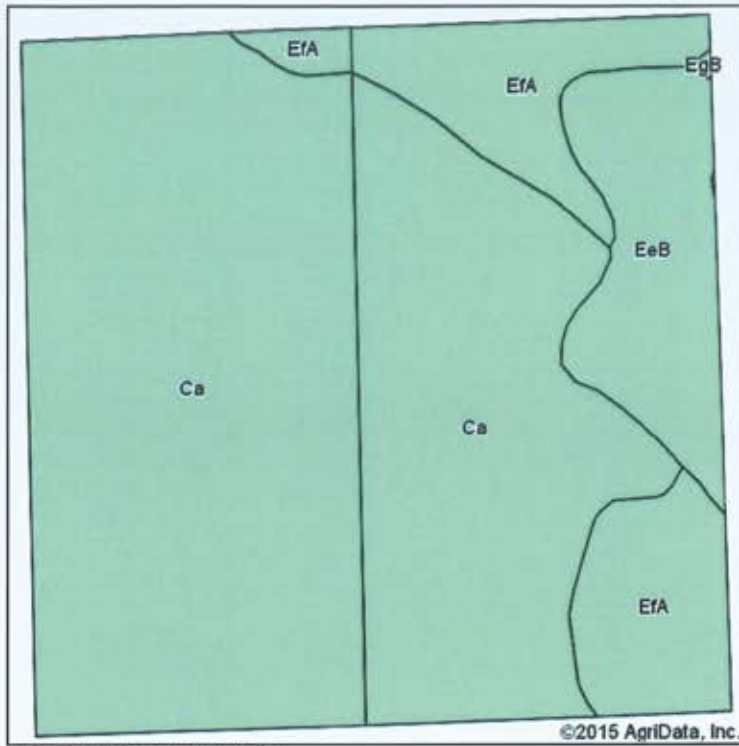
map center: 43° 17' 35.5, 97° 7' 55  
scale: 9578



8/6/2015

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

### Soil Map



State: South Dakota  
 County: Turner  
 Location: 20-98N-53W  
 Township: Hurley  
 Acres: 154.98  
 Date: 8/6/2015



Maps Provided By:  
**surety**  
 CUSTOMER ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: SD125, Soil Area Version: 16

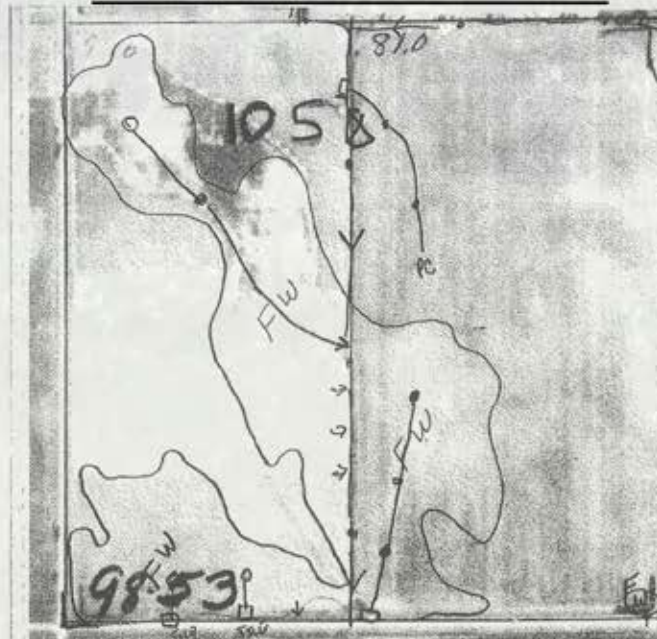
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
Ca	Chancellor silty clay loam	116.13	74.9%	llw	80	2.4	40	81	9.4	48	50	32	29
EFA	Egan-Trent silty clay loams, 0 to 2 percent slopes	22.68	14.6%	ls	92	4.7	55	94	10.8	54	68	36	41
EeB	Egan-Ethan complex, 2 to 6 percent slopes	16.04	10.3%	lle	77	4	47	77	8.0	45	58	29	35
EgB	Egan-Wentworth silty clay loams, 2 to 6 percent slopes	0.13	0.1%	lle	85	4.3	50	85	9.9	49	63	33	38
Weighted Average					81.4	2.9	42.9	82.5	9.6	48.6	53.5	32.3	31.4

Area Symbol: SD125, Soil Area Version: 16

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

### WETLANDS MAP



South Dakota  
Turner  
Report ID: FSA-156EZ

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

**FARM: 7787**  
Prepared: 5/27/15 7:07 AM  
Crop Year: 2015  
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.

<b>Operator Name</b> ERIC PETERSEN	<b>Farm Identifier</b> SPLIT FARM #696	<b>Recon Number</b> 2009 46125 53
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Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
154.98	154.98	154.98	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	154.98	0.0	0.0	0.0		N	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	77.3		97	0.0
SOYBEANS	77.3		29	0.0
<b>Total Base Acres:</b>	<b>154.6</b>			

Tract Number: 1058      Description: SW 20 98 53      FAV/WR History: N

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
154.98	154.98	154.98	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	154.98	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	77.3		97	0.0
SOYBEANS	77.3		29	0.0
<b>Total Base Acres:</b>	<b>154.6</b>			

Owners: MARGARET L HUFFER FAMILY TRUST  
Other Producers: None

TRACT ONE  
160 ACRES

USDA  
United States  
Department of  
Agriculture

Turner County, South Dakota



Common Land Unit Tract Boundary  
Common Land Unit PLSS

- Cropland
- Wetland Determination Identifiers**
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions



2015 Program Year  
Map Created May 13, 2015  
**Farm 7787**

**20 -98N -53W**

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)

# Aerial Map

TRACT TWO  
165 ACRES



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2014 www.AgriDataInc.com

25-98N-54W  
Turner County  
South Dakota

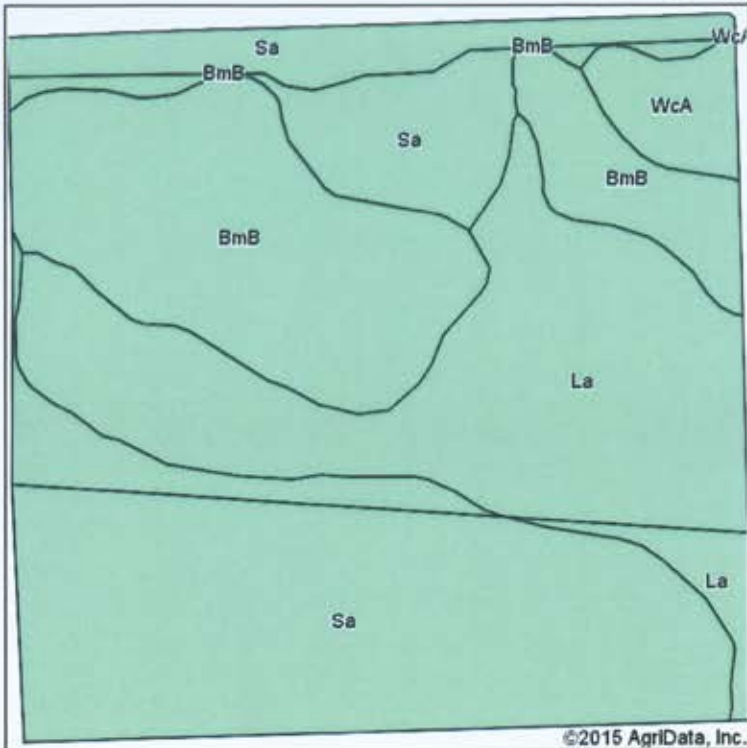
map center: 43° 16' 42.29, 97° 10' 17.28  
scale: 9509



8/6/2015

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

### Soil Map



Soils data provided by USDA and NRCS.

©2015 AgriData, Inc.



State: South Dakota  
 County: Turner  
 Location: 25-98N-54W  
 Township: Norway  
 Acres: 162.42  
 Date: 8/6/2015



Area Symbol: SD125, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
Sa	Saimo silty clay loam	74.36	45.8%	IvW	32	0.2	10	29	3.4	17	9	9	4
La	Lamo silty clay loam	44.60	27.5%	IvW	69	1.6	35	70	8.1	41	42	23	25
BmB	Blendon-Henkin fine sandy loams, 2 to 6 percent slopes	38.60	23.8%	IIIe	60	3.5	40	59	6.8	36	47	23	30
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	4.86	3.0%	Iv	86	3.8	49	89	10.4	52	61	34	37
Weighted Average					50.4	1.5	25.2	49.2	5.7	29.2	28.6	16.9	16.9

Area Symbol: SD125, Soil Area Version: 16

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

## WETLANDS MAP





South Dakota  
Turner  
Report ID: FSA-156EZ

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

FARM: 8951  
Prepared: 5/27/15 7:36 AM  
Crop Year: 2015  
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.

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
ERIC PETERSEN		

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
102.11	102.11	102.11	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	102.11	0.0	0.0	0.0		N	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	49.0		97	0.0
SOYBEANS	52.6		29	0.0
<b>Total Base Acres:</b>	<b>101.6</b>			

Tract Number: 7091      Description: NE 25 98 54      FAV/WR History: N

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
102.11	102.11	102.11	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	102.11	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	49.0		97	0.0
SOYBEANS	52.6		29	0.0
<b>Total Base Acres:</b>	<b>101.6</b>			

Owners: ESTATE OF HARVEY S HUFFER




Other Producers: None

TRACT TWO  
165 ACRES





DA United States  
Department of  
Agriculture

# Turner County, South Dakota



**Common Land Unit**  Tract Boundary  
 PLSS  
 Cropland

**Wetland Determination Identifiers**

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



2015 Program Year

Map Created May 13, 2015

Farm 8951

25 -98N -54W

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).

**Dakota Homestead Title Insurance Company**

315 S. Phillips Avenue, Sioux Falls, SD 57104-6318  
(605)336-0388 FAX (605)336-5649

**SCHEDULE A**

Issued by: Turner County Title Company  
255 North Main, P.O. Box 489  
Parker, SD 57053

File No.: 15-TI-10411  
Applicant Order No.:

Loan No.:

1. Effective date: April 24, 2015 at 07:30 AM

2. Policy or Policies to be issued:		Policy Amount
(a) Owner's Policy	( ALTA Own. Policy (06/17/06) )	
Proposed Insured:	( X ) Standard Coverage ( ) Extended Coverage	\$ 1,000.00
TO BE DETERMINED		
(b) Loan Policy	( ALTA Loan Policy (06/17/06) )	0.00
Proposed Insured:	( ) Standard Coverage ( ) Extended Coverage	

3. The estate or interest in the land described or referred to in this Commitment is:  
Fee Simple

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:  
Parcel 1: Harvey Huffer, at the date of his death

Parcel 2: Harvey S. Huffer, Trustee of the Margaret L. Huffer Family Trust

5. The land referred to in this Commitment is described as follows:

Parcel 1: The Northeast Quarter (NE 1/4) of Section Twenty-Five (25), Township Ninety-Eight (98) North, Range Fifty-Four (54) West of the 5th P.M., Turner County, South Dakota.

Parcel 2: The Southwest Quarter (SW 1/4) of Section Twenty (20), Township Ninety-Eight (98) North, Range Fifty-Three (53) West of the 5th P.M. Turner County, South Dakota.

**SCHEDULE B - SECTION I  
REQUIREMENTS**

1. Parcel 1:
2. THE COMPANY requires proof that either the Federal Estate Taxes have been paid in the Matter of the Estate of Harvey S. Huffer, Deceased or that there is no Federal Estate Taxes due and owing. We will accept a written statement from the Personal Representative or from the attorney for the estate.
3. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land. We may make additional requirements and exceptions.
4. Documents in insurable form and satisfactory to us must be signed, delivered and duly filed of record.
5. Payment to Turner County Title for the Policy premiums, fees and/or charges.
6. Parcel 2:
7. OUR COMPANY requires that the enclosed Certificate of Trust in Support of Real Property Transaction according to SDCL 55-4-51.3 relating to real property be completed and executed by the Trustees and returned to our office.
8. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land. We may make additional requirements and exceptions.
9. Documents in insurable form and satisfactory to us must be signed, delivered and duly filed of record.
10. Payment to Turner County Title for the Policy premiums, fees and/or charges.

**END OF SCHEDULE B - SECTION I**

**SCHEDULE B - SECTION II  
EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the company:

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing lien by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. Any Service, installation or connection charge for Sewer, water or electricity.
8. Any right, title, or interest in any minerals, minerals rights or related matters, including but not limited to oil, gas, coal and other hydrocarbons.
9. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the final title policy.
10. Parcel 1:
11. PRO. NO. 14-22 currently pending in the Circuit Court, Turner County, South Dakota, wherein the Last Will and Testament of Harvey S. Huffer was admitted to Probate on November 5, 2014 in which Janet M. Makela has been appointed Personal Representative of the Estate of Harvey S. Huffer, Deceased.
12. POSSIBLE lien for Federal Estate Taxes arising out of the Estate of Harvey S. Huffer, Deceased.
13. THIS Commitment is subject to any circumstances that may arise through the execution of said estate.
14. EASEMENT, dated August 8, 1958, filed November 20, 1958 @ 4:00 P.M. and recorded in Book 1 of Easements, page 50, Turner County Records, conveys to Turner County, South Dakota, a back slope along the North 1300 Feet on the East side of the NE 1/4 Sec 25-98-54; said backslope being taken out for the purpose of proper drainage, and no additional right-of-way acquired.
15. EASEMENT, dated May 12, 1958, filed November 20, 1958 @ 4:00 P.M. and recorded in Book 1 of Easements, page 51, Turner County Records, conveys to Turner County, South Dakota, a strip of land parallel to and adjacent to the regular public road right-of-way along the North side of the NE 1/4 Sec 25-98-54; said strip of land being 16 1/2 Feet wide and 160 rods more or less long.

**SCHEDULE B - SECTION II**  
**EXCEPTIONS**  
(Continued)

16. RIGHT-OF-WAY EASEMENT, dated July 6, 1984, filed August 22, 1984 @ 11:30 A.M. and recorded in Book 37 of Misc., page 389, Turner County Records, grants unto TM Rural Water District, it's successors and assigns, a perpetual easement in conjunction with the operation of a rural water system over, under, across and through the NE 1/4 Sec 25-98-54.
17. VESTED DRAINAGE RIGHT FORM, dated December 12, 1991, filed January 17, 1992 @ 1:25 P.M. and recorded in Book 40 of Misc., page 707, Turner County Records, claims the right of drainage from the NE 1/4 Sec 25-98-54 through ditches and tile onto the NW 1/4 Sec 30-98-53.
18. VESTED DRAINAGE RIGHT FORM, dated May 18, 1992, filed May 18, 1992 @ 11:20 A.M. and recorded in Book 41 of Misc., page 119, Turner County Records, claims the right of drainage from the SE 1/4 Sec 24-98-54 through ditch and furrow onto the SW 1/4 Sec 19-98-53 and the NE 1/4 Sec 25-98-54.
19. REAL ESTATE TAXES for the year 2015 and subsequent years which constitute a lien but are not due and payable. Real Estate Taxes for the first half of 2014 payable in 2015 in the amount of \$1,328.87 have been paid; the last half of the 2014 Real Estate Taxes payable in 2015 in the amount of \$1,328.87 are unpaid. Parcel ID#: 12000-09854-251-00
20. Parcel 2:
21. EASEMENT, dated April 22, 1958, filed November 20, 1958 @ 4:00 P.M. and recorded in Book 1 of Easements, page 54, Turner County Records, conveys to Turner County, South Dakota, a strip of land parallel to and adjacent to the regular public road right-of-way along the South side of the S 1/2 Sec 20-98-53; said strip of land being 16 1/2 Feet wide and 320 rods more or less long.
22. VESTED DRAINAGE RIGHT FORM, dated December 12, 1991, filed January 17, 1992 @ 1:25 P.M. and recorded in Book 40 of Misc., page 708, Turner County Records, claims the right of drainage from the SW 1/4 Sec 20-98-53 through tile drainage ditches onto the NW 1/4 Sec 29-98-53.
23. REAL ESTATE TAXES for the year 2015 and subsequent years which constitute a lien but are not due and payable. Real Estate Taxes for the first half of 2014 payable in 2015 in the amount of \$2,166.65 have been paid; the last half of the 2014 Real Estate Taxes payable in 2015 in the amount of \$2,166.65 are unpaid. Parcel ID#: 08000-09853-203-00
24. Note: Coverage of this Commitment extends only to filings in the records of the Register of Deeds, Treasurer and Clerk of Courts of Turner County. Search was not made of filings in the Central Filing Office of the Secretary of State of South Dakota, and any filings in that office are not covered by this Commitment.

**END OF SCHEDULE B - SECTION II**

# AUCTION

325 ACRES TURNER COUNTY LAND LOCATED IN NORWAY AND HURLEY TOWNSHIPS OFFERED IN TWO TRACTS

**TUESDAY SEPTEMBER 15TH AT 10:30 AM**



**TO VIEW THE PROPERTY:** We invite you to inspect the property at your convenience or visit [www.wiமானuction.com](http://www.wiமானuction.com) for a buyers packet or contact the auctioneers at 800-251-3111 and a packet can be mailed out.

**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before October 15th, 2015. Warranty and Trustee's Deed's to be granted with the costs of title insurance split 50-50 between buyer and seller. Seller to pay the 2015 taxes in full. Tracts One and Two will be sold independently and not tied together. Remember land auction to be held at Wieman Auction facility. Come prepare to buy!