

AUCTION

OFFERED IN THREE TRACTS

131.31 ACRES LINCOLN COUNTY FARM LAND

MONDAY, SEPTEMBER 21ST AT 10:00 AM



OWNER:

MARK KROGER



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**131.31 ACRES LINCOLN COUNTY FARM LAND
AUCTION**

I will offer the following farm land at auction on the farm located from the SE Corner of Lennox SD, go 4 miles to the Jct of Hwy 17 & 283rd Street on:

MONDAY, SEPT. 21ST 10:00 AM

To Be Offered in 3 Tracts

(Tract # 1 – 103.81 Acres Tillable) (Tract # 2 – 27.5 Acres Pasture) (Tract # 3 the Whole 131.31 Acres)

The real estate consists of 131.31 acres (more or less) of unimproved farm land. The FSA office reports that this tract has 100.4 acres tillable and the balance in pasture, creek bed and road right of way. This tract laves level to gently rolling with creek bed that passes through it. The predominate soil types are Delmont-Graveville Complex, Lamo Silty Clay Loam, Delmont & Talmo Soils, Delmont Loam, Graveville Silty Clay Loam and it has a productivity index rating of 60. The pasture is fenced and has good grass and water. The annual real estate taxes are \$ 1,627.54. We invite you to view this tract at your convenience.

For Buyers Info Packet visit our website: www.wiemanauktion.com or Call 800-251-3111.

LEGAL: The NW $\frac{1}{4}$ except 2.52 acres of ROW and Kroger's Addition all in Section 28-98-51, Lincoln County SD

TERMS: Cash Sale with \$ 60,000.00 non-refundable down payment the day of sale and the balance on Jan. 5, 2016. A warranty deed will be provided, title insurance to be utilized and cost split 50/50 between buyer and seller. Buyer will receive full possession for 2016 crop year on March 1, 2016. All 2014 & 2015 RE Taxes paid by seller. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

**MARK KROGER, OWNER
605-359-4949**

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

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



United States Department of Agriculture
Farm Service Agency

Lincoln County, SD

1 inch equals 696 feet

PLSS: 28_98N_51W
Farm: 7235

June 17, 2015

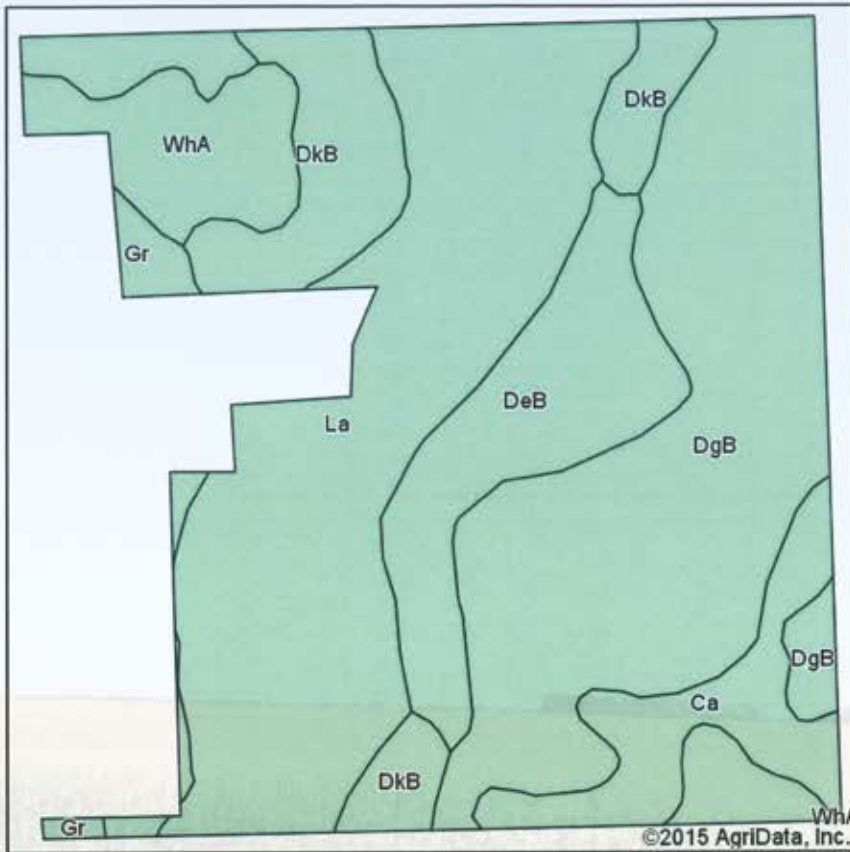
Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Common Land Units
- Non Cropland

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 by the producer and/or National Agricultural Imagery Program (NAIP). 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 NRCS.

2014 Ortho-Photography - Not to Scale

Soil Map



State: **South Dakota**
 County: **Lincoln**
 Location: **28-98N-51W**
 Township: **Grant**
 Acres: **130.38**
 Date: **9/1/2015**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD083, 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
DgB	Delmont-Graceville complex, 2 to 6 percent slopes	42.28	32.4%	IVs	54	3.5	35	55	6.6	33	43	20	27
La	Lamo silty clay loam	39.71	30.5%	IIw	71	1.9	36	81	9.7	48	44	25	26
DeB	Delmont loam, 2 to 6 percent slopes	14.00	10.7%	IVs	38	2.6	24	27	3.2	17	28	10	18
DkB	Delmont and Talmo soils, 2 to 9 percent slopes	13.84	10.6%	IVs	24	2.2	20	19	2.3	13	23	7	15
Ca	Chancellor-Tetonka silty clay loams	8.55	6.6%	IIw	75	2	34	80	9.4	47	43	30	24
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	7.64	5.9%	Iw	88	4.1	51	98	11.6	57	64	37	39
Gr	Graceville silty clay loam	4.36	3.3%	Is	85	4.8	54	101	12	59	68	37	41
Weighted Average					58.7	2.8	34	61.8	7.4	36.9	41.6	21.3	25.4

Area Symbol: SD083, Soil Area Version: 16

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Certified Wetland Determination

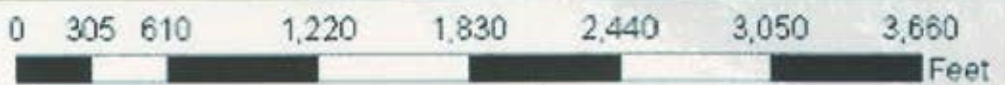
Field Office: Canton FO
 Certified By: Andrew Champa
 Legal Desc: NW4 Section 28 98-51

Agency: USDA-NRCS
 Certified Date: 10-26-11
 Tract: 1292



Legend

- Certified Wetland Determination Boundary
- Wetland
- Wetland
- Wetland
- Ditch
- Drain



W Wetland
 FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
 PC Prior Converted
 NW Non Wetland
 NI Not Inventoried Potential Waters of the US
 See NRCS CPA-020E for definitions and additional info.



South Dakota
Lincoln

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

FARM: 7235
Prepared: 8/17/15 12:24 PM
Crop Year: 2015
Page: 3 of 3

Report ID: FSA-156EZ

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.

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	0.28		38	0.0
Total Base Acres:	5.03			

Owners: MARK KROGER

Other Producers: None

Tract Number: 5953 Description: NW4 28 98 51 less T2B

FAV/WR
History

BIA Range Unit Number:

N

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

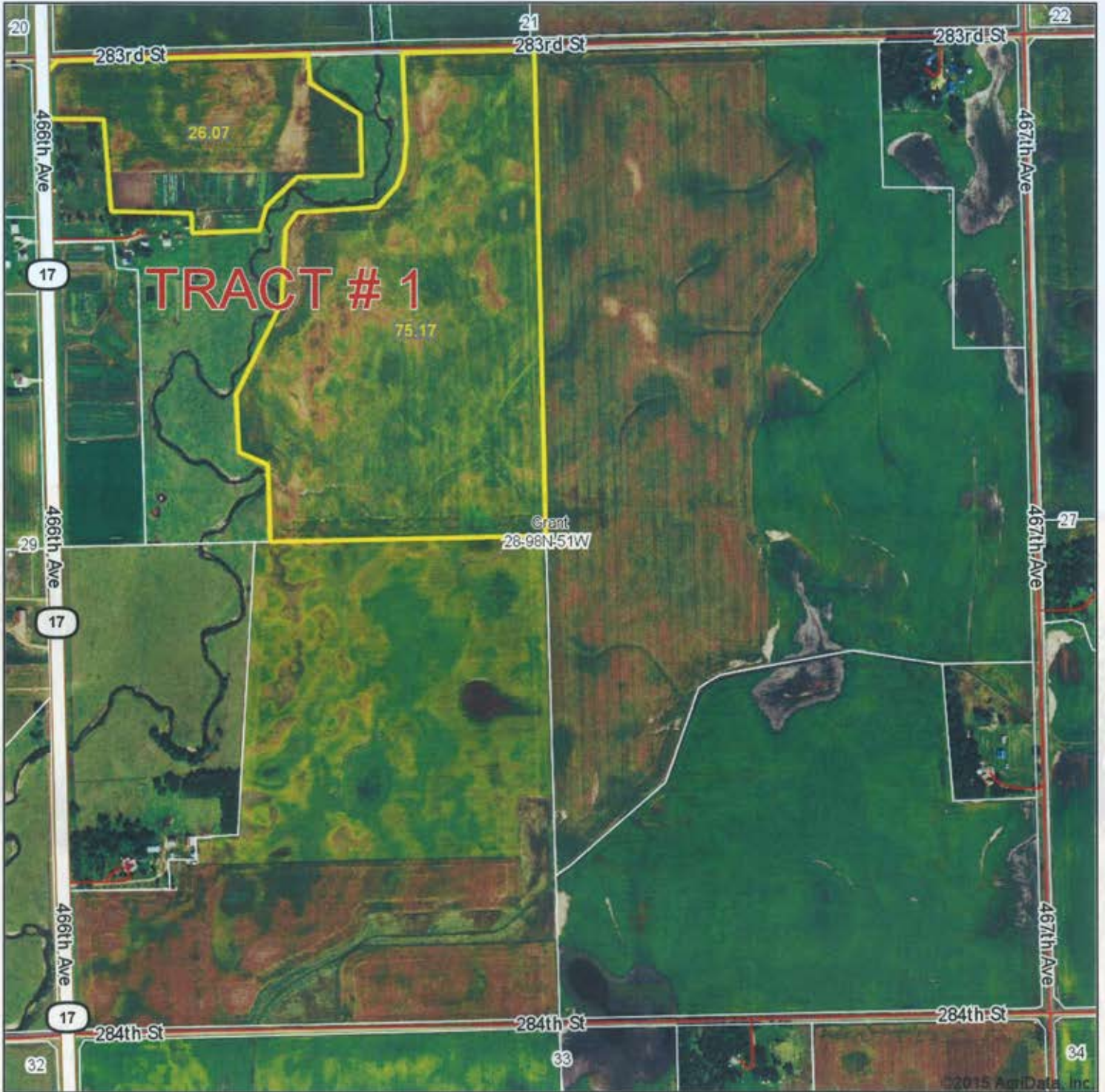
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
130.8	100.4	100.4	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	100.4	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	3.04		35	0.0
OATS	0.87		56	0.0
CORN	85.7		127	0.0
SOYBEANS	5.23		38	0.0
Total Base Acres:	94.84			

Owners: MARK KROGER

Other Producers: AARON C BOYER

Aerial Map



©2015 AgriData, Inc.



Maps Provided By:



© Agridata, Inc. 2015

map center: 43° 16' 46.17, 96° 52' 33.68

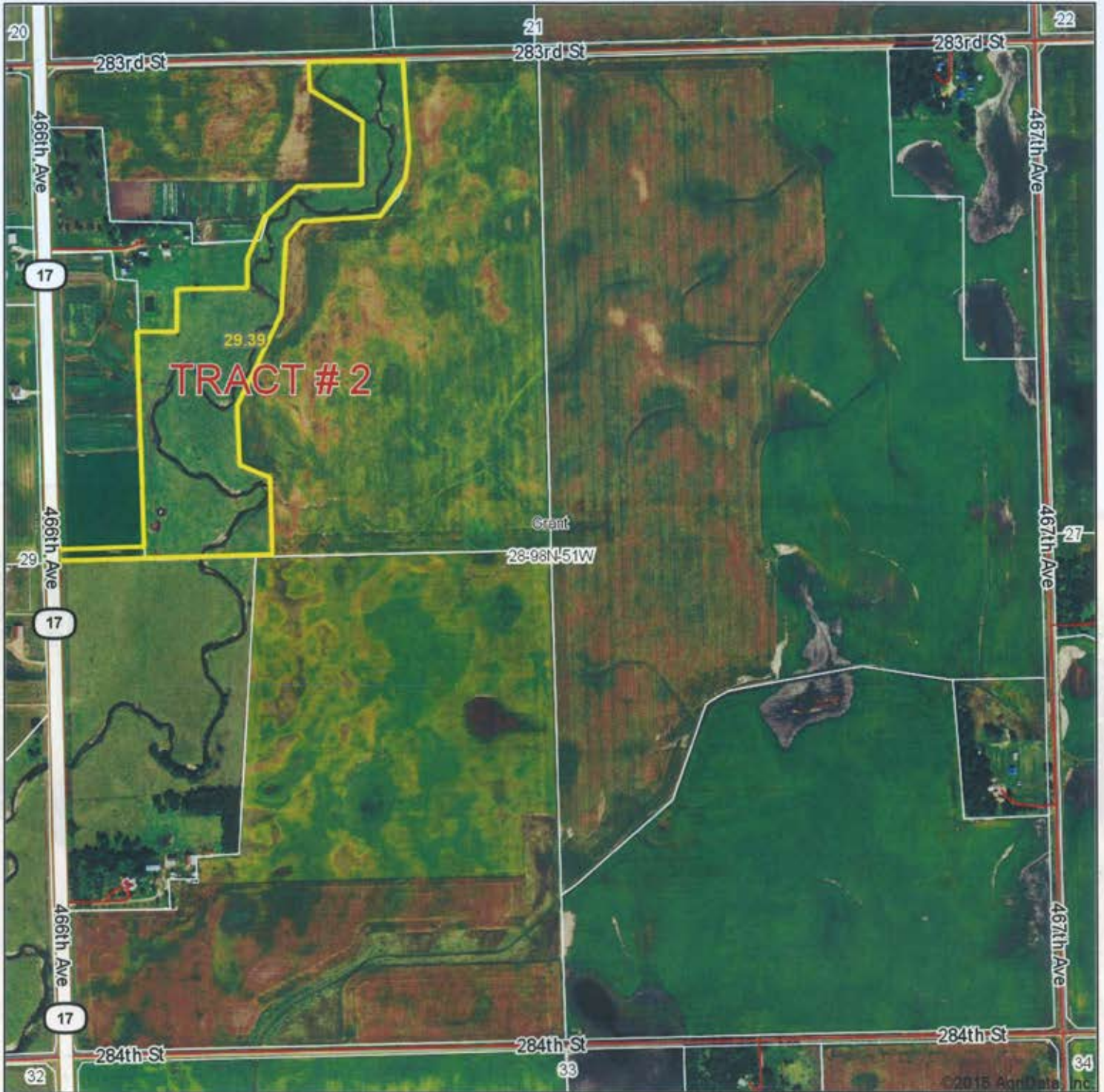
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9/1/2015

28-98N-51W
Lincoln County
South Dakota

Aerial Map



Maps Provided By:



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28-98N-51W
Lincoln County
South Dakota

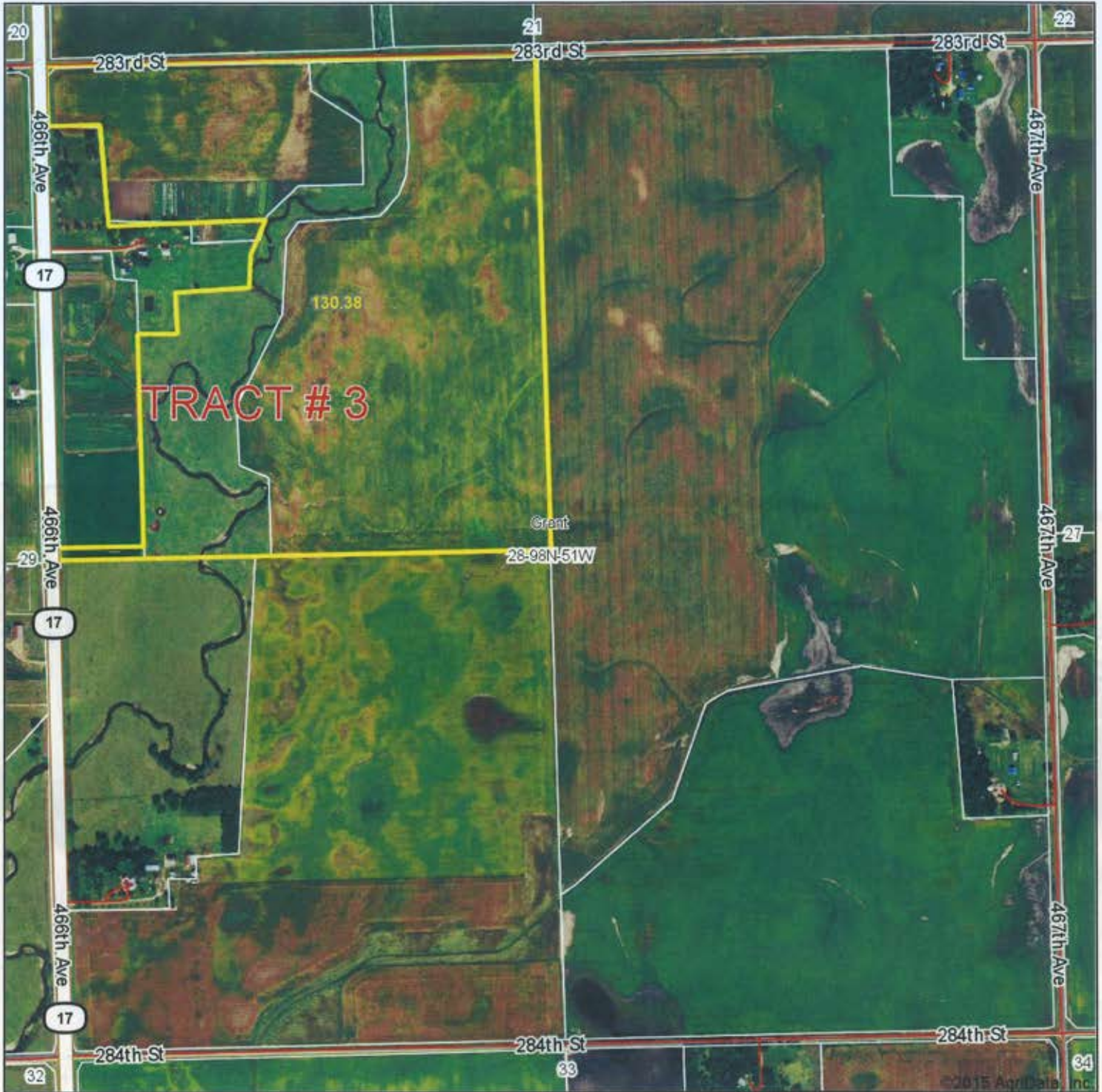
map center: 43° 16' 46.91, 96° 52' 34.01

scale: 9500



9/1/2015

Aerial Map



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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28-98N-51W
Lincoln County
South Dakota

map center: 43° 16' 46.91, 96° 52' 34.01

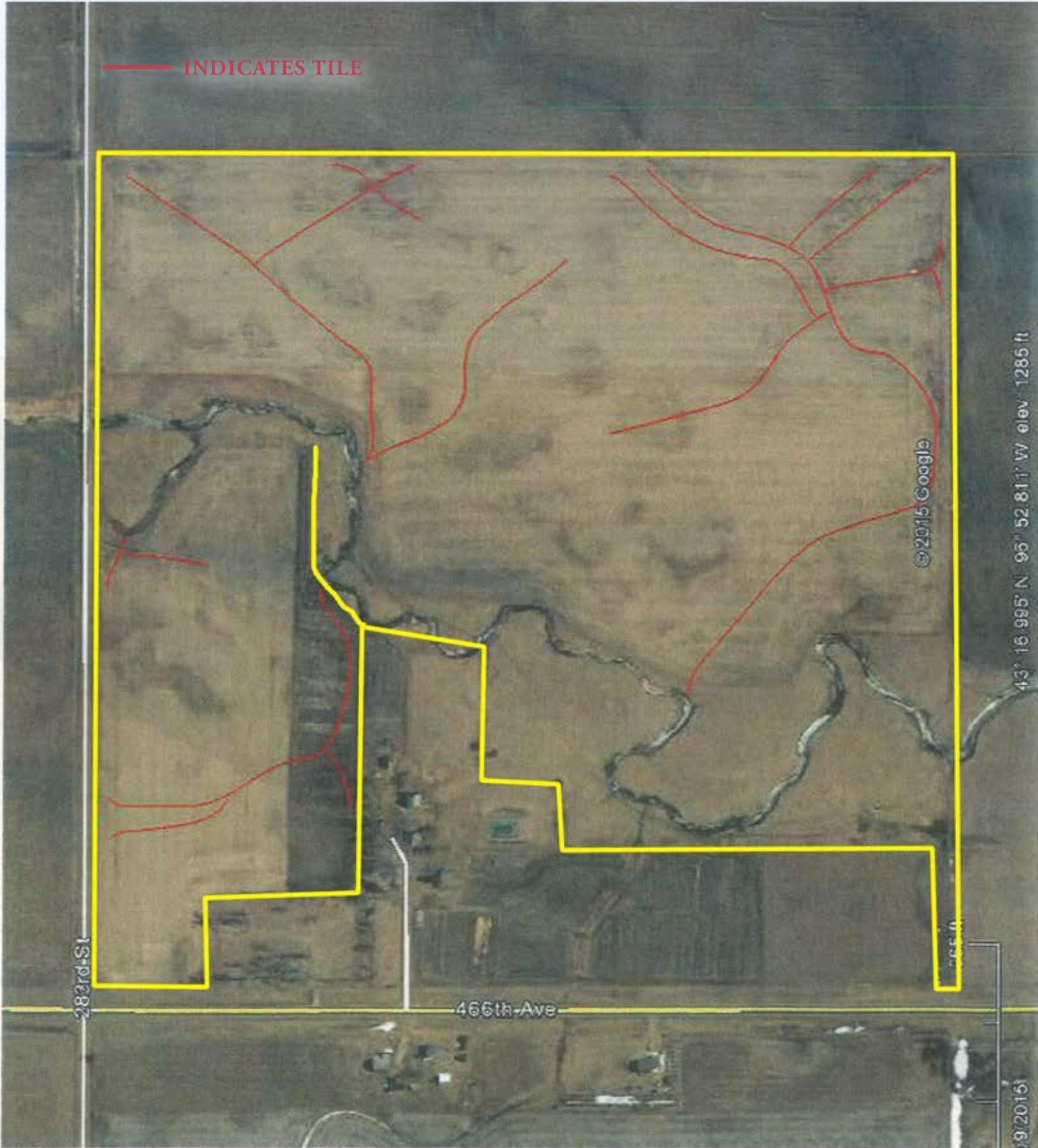
scale: 9500



9/1/2015

TILING MAP

— INDICATES TILE



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