

Turner County

FARMLAND AUCTION

**235.47
Acres**

Thursday
November 1st
at 3:00 PM

OWNER:

GRAFF FARMS, INC

WIEMAN
LAND & AUCTION

44628 SD HWY 44, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**235.47 ACRES OF DANVILLE TOWNSHIP
TURNER COUNTY LAND!!
AT AUCTION**

THURSDAY, NOVEMBER 1ST 3:00 PM

Here is an excellent opportunity to acquire 235.47 acres of, all contiguous, tillable & hunting land located in a tightly held area of Turner County! This farm runs $\frac{3}{4}$ of a mile long with a nice mix of CRP, tillable and grass land. The property has been utilized as a hunting preserve since 1999 and is an excellent hunting setup only 45 minutes from Sioux Falls! The new buyer will receive immediate hunting rights on auction day. If farming is in your plans, there are 98.5 acres on Tract 1 that is ready to farm in 2019 and you can continue to add acres into your operation as the CRP contracts expire. This farm has great soils and would make an excellent addition to any producer or investor.

Property Location: From Irene, SD on Hwy 46 go 1 mile east to the SW corner of the property (the hunting lodge), then go $\frac{1}{2}$ mile further east to 454th Ave. and head north to view the eastern edge of the property. Watch for signs! Property will be sold on the gravel road (454th Ave.) towards the north end of the property.

TRACT #1 – 155.47 ACRES

This tract consists of 155.47 +/- acres of quality farm land with a heated 30' x 40' garage/hunting lodge in the SW corner of the property along Hwy 46. This improvement makes for a great day lodge with a kitchen, bathroom, and cleaning station after the hunt! According to the FSA, this tract has approx. 129.86 acres tillable with 31.36 acres enrolled in CRP for an annual payment of \$5,326. The 31.36 acres of CRP are enrolled in 4 CRP contracts that expire in 2022, 2025, & 2026. Approximately 98.5 Acres of CRP expire on 9/30/2018 and will be eligible for row crops in the 2019 crop year. The balance of this land is in grassland, trees, and RROW. Predominant soil types are Egan-Ethan complex and Egan-Wentworth complex that carry a productivity index of 74.5. The current assessed value is \$417,910 and 2017 RE taxes are \$3,836.54.

LEGAL: The SE $\frac{1}{4}$ (less acreage & highway) in Section 32-96-53, Turner County, SD.

TRACT #2 – 80 ACRES

This tract consists of 80 +/- acres of quality farm land. According to the FSA, this tract has approx. 79.84 acres tillable with 100% of the tillable acres enrolled in CRP for an annual payment of \$14,024. This tract is enrolled in 2 CRP contracts that expire in 2023 & 2025. Predominant soil types are Egan-Ethan complex and Egan-Wentworth complex that carry a productivity index of 71.2. The current assessed value is \$206,190 and 2017 RE taxes are \$1,846.46

LEGAL: The S $\frac{1}{2}$ NE $\frac{1}{4}$ in Section 32-96-53, Turner County, SD.

TRACT #3 – 235.47 ACRES

Combination of Tracts 1 & 2, all contiguous tract of 235.47 acres, which is very hard to find in Turner County, with a nice balance of CRP, tillable and grassland. This is a great opportunity for any hunter, cattleman, farmer, or investor.

TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before January 25, 2019. A warranty deed will be provided. Title insurance utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Seller to retain all the 2018 CRP/rental income. New buyer will receive hunting possession on auction day with full possession on January 25, 2019, at closing. Seller will pay the 2018 RE taxes due in 2019. New buyer will assume all current CRP contracts. Sold subject to the owner's confirmation and any easement of record. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

If a land purchase is in your plans – please check out these great tracts. We invite you to view this parcel of land at your convenience. Feel free to walk out and around the property. This is definitely a wildlife sanctuary! For an information packet, go to www.wiemanauktion.com or contact Ryan Wieman @ 605-366-3369 or Bob Graff @ 605-760-0283 for more details. Auction will be held on the land. Come prepared to buy!

GRAFF FARMS, INC - OWNER

Bob Graff, Pat Clark, Cathy Sorenson, & Ron Graff Estate

Wieman Land & Auction Co., Inc.
Marion SD 605-648-3111
www.wiemanauktion.com

Morgan Theeler, LLP
Jack Theeler – Closing Attorney
Mitchell, SD 605-996-5588

PROPERTY INFORMATION

TRACT 1

Building Info:

- 30' x 40' x 9' built in 2002
- Single OH Door
- Cistern – No Rural Water
- Southeastern Electric
- 500 gallon Propane Tank is owned
 - o Will be included with property

Total CRP Acres: 31.36

- Total payment - \$5,326

TRACT 2

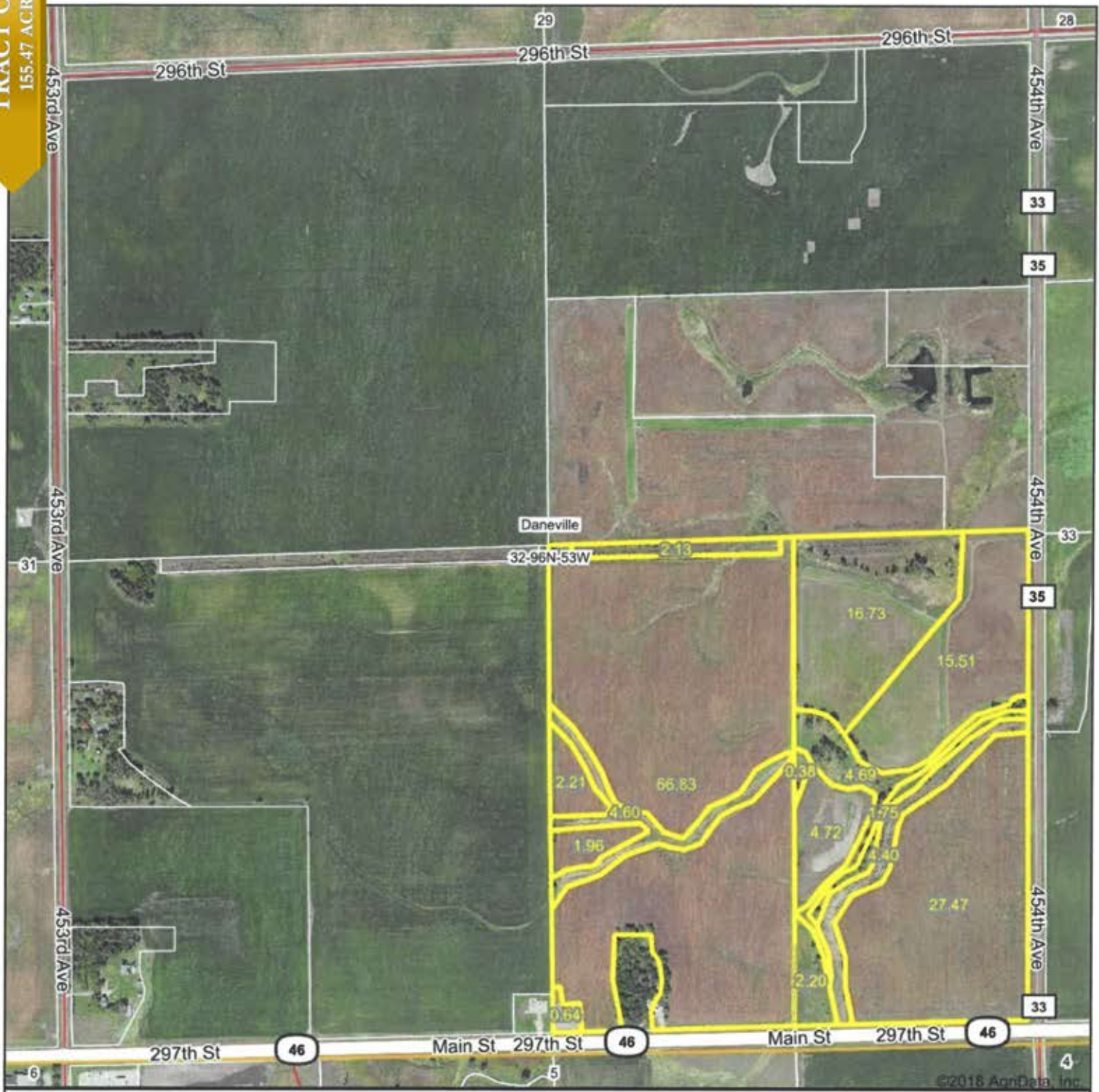
Total CRP Acres: 79.68

- Total payment - \$14,024



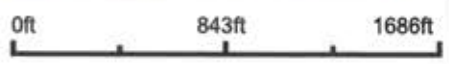
TRACT ONE
155.47 ACRES

Aerial Map



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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map center: 43° 5' 26.19, -97° 7' 51.32



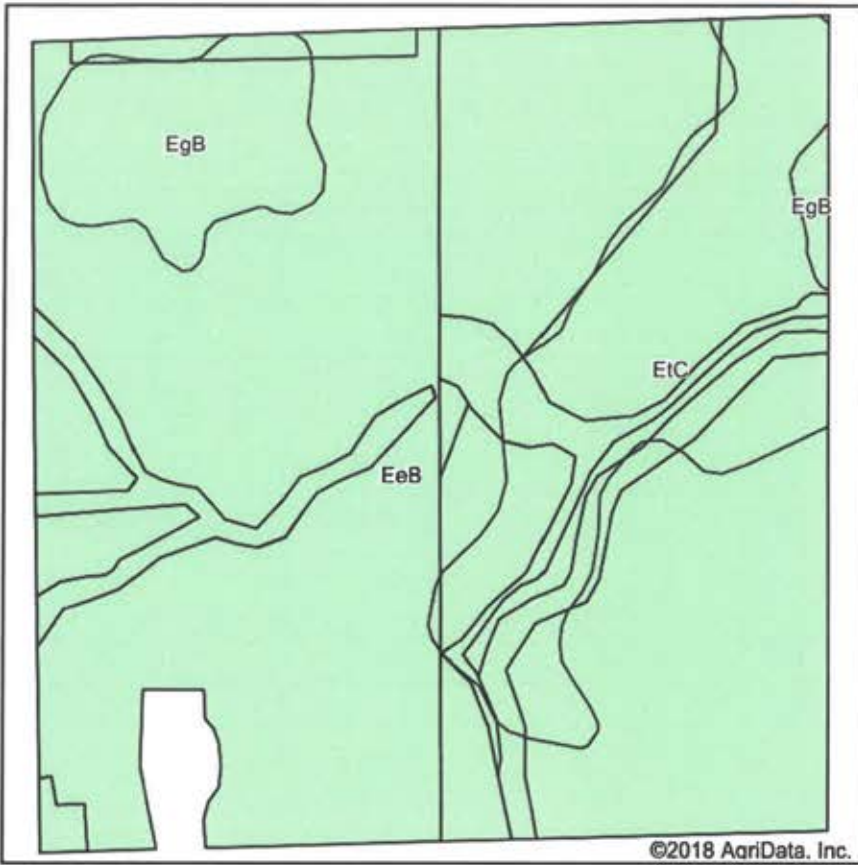
32-96N-53W
Turner County
South Dakota



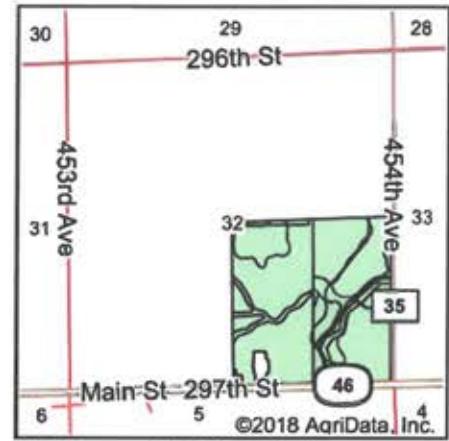
9/21/2018

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: **Turner**
 Location: **32-96N-53W**
 Township: **Daneville**
 Acres: **156.22**
 Date: **9/21/2018**



Maps Provided By:

 CUSTOMER'S ONLINE MAPPING SERVICE
 © Agridata, Inc. 2018 www.AqriDataInc.com



Area Symbol: SD125, Soil Area Version: 19

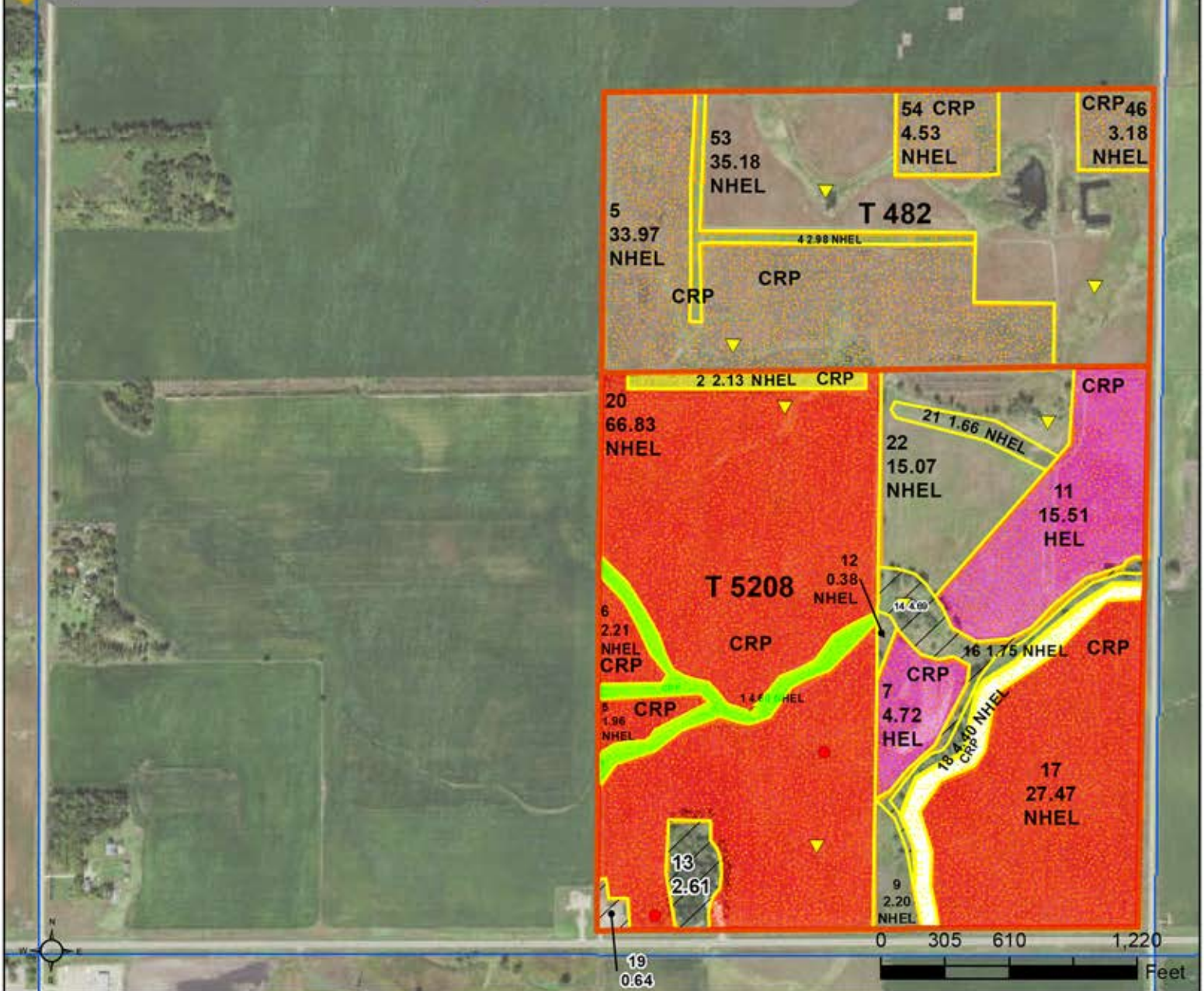
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EeB	Egan-Ethan complex, 2 to 6 percent slopes	114.00	73.0%	Ile	77
EtC	Ethan-Egan complex, 5 to 9 percent slopes	29.73	19.0%	IVe	61
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	12.49	8.0%	Ile	84
Weighted Average					74.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT ONE
155.47 ACRES

3) Contract #5A:	98.80 Acres Annual Payment \$10,565	2008 – 2018
4) Contract #11080	20.28 Acres Annual Payment \$6,551	2015 – 2025
5) Contract #11162	2.13 Acres Annual Payment \$512	2016 – 2026
6) Contract #682	4.4 Acres Annual Payment \$529	2007 – 2022
7) Contract #835	4.6 Acres Annual Payment \$734	2012 – 2022



Common Land Unit

- CRP
- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

2018 Program Year

Map Created October 27, 2017

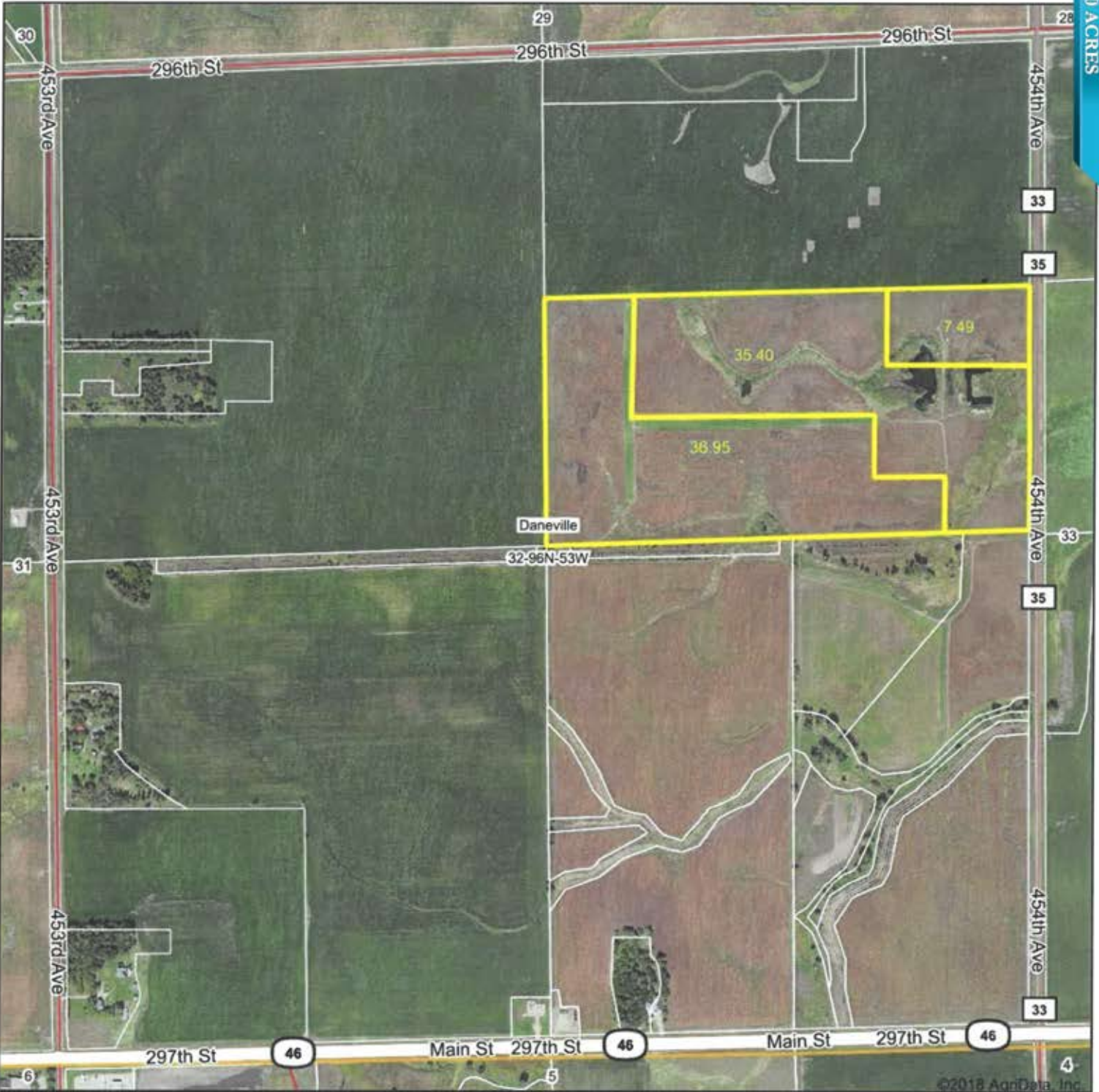
Farm 5991

32 -96N -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).

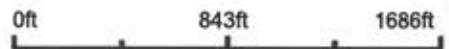
Aerial Map

TRACT TWO
80 ACRES



Maps Provided By:
surety
CUSTOMER'S ONLINE MAPPING
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map center: 43° 5' 26.19, -97° 7' 51.32



32-96N-53W
Turner County
South Dakota



9/21/2018

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

- 1) Contract #11068: 35.18 Acres Annual Payment \$6,361 2015 – 2025
- 2) Contract #10036: 44.50 Acres Annual Payment \$7,663 2013 – 2023



Common Land Unit

- CRP
- Tract Boundary
- Non-Cropland
- PLSS
- Cropland

Wetland Determination Identifiers

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

2018 Program Year

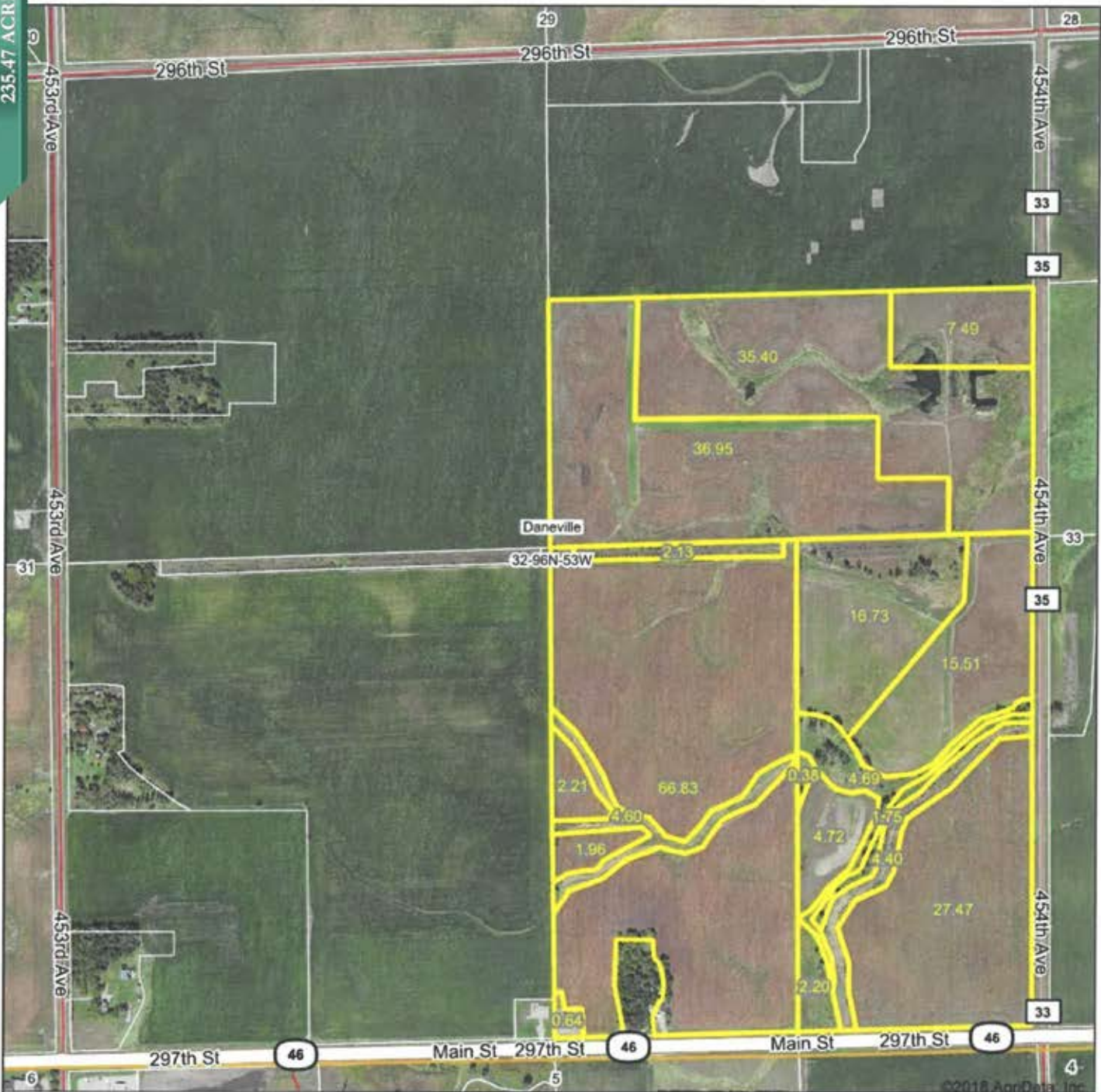
Map Created October 27, 2017

Farm 5991

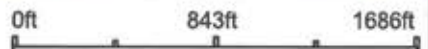
32 -96N -53W

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Aerial Map



map center: 43° 5' 26.19, -97° 7' 51.32



32-96N-53W
Turner County
South Dakota



9/21/2018

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

- | | | | |
|----|------------------|-------------------------------------|-------------|
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| 2) | Contract #10036: | 44.50 Acres Annual Payment \$7,663 | 2013 – 2023 |
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| 4) | Contract #11980 | 20.23 Acres Annual Payment \$6,551 | 2015 – 2025 |
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Common Land Unit

- CRP
- Tract Boundary
- PLSS
- Non-Cropland
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Wetland Determination Identifiers

- Restricted Use
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2018 Program Year

Map Created October 27, 2017

Farm 5991

32 -96N -53W

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SOUTH DAKOTA

TURNER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5991

Prepared : Sep 14, 2018

Crop Year : 2018

Operator Name : GRAFF FARMS INC
Farms Associated with Operator : 46-125-5991
CRP Contract Number(s) : 10036A, 10036a, 11080, 11162, 5A, 682, 835
Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
238.67	230.73	230.73	0.00	0.00	174.49	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag-Rel. Activity	Broken From Native Sod
0.00	0.00	56.24	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	0.00	11.10	0	0	
Corn	2.30	65.10	0	103	
Soybeans	0.00	69.20	0	0	
TOTAL	2.30	145.40			

NOTES

Empty box for notes.

Tract Number : 482
Description : SNE 32 96 53
FSA Physical Location : SOUTH DAKOTA/TURNER
ANSI Physical Location : SOUTH DAKOTA/TURNER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : GRAFF FARMS INC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.84	79.84	79.84	0.00	0.00	44.66	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag-Rel. Activity	Broken From Native Sod
0.00	0.00	35.18	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	0.00	11.10	0	0

SOUTH DAKOTA
TURNER
Form: FSA-156EZ



FARM : 5991
Prepared : Sep 14, 2018
Crop Year : 2018

Abbreviated 156 Farm Record

Tract 482 Continued ...

Com	0.00	11.10	0	0
Soybeans	0.00	20.30	0	0
TOTAL	0.00	42.50		

NOTES

Tract Number : 5208
 Description : SE 32 96 53
 FSA Physical Location : SOUTH DAKOTA/TURNER
 ANSI Physical Location : SOUTH DAKOTA/TURNER
 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 : GRAFF FARMS INC
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
158.83	150.89	150.89	0.00	0.00	129.83	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	21.06	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

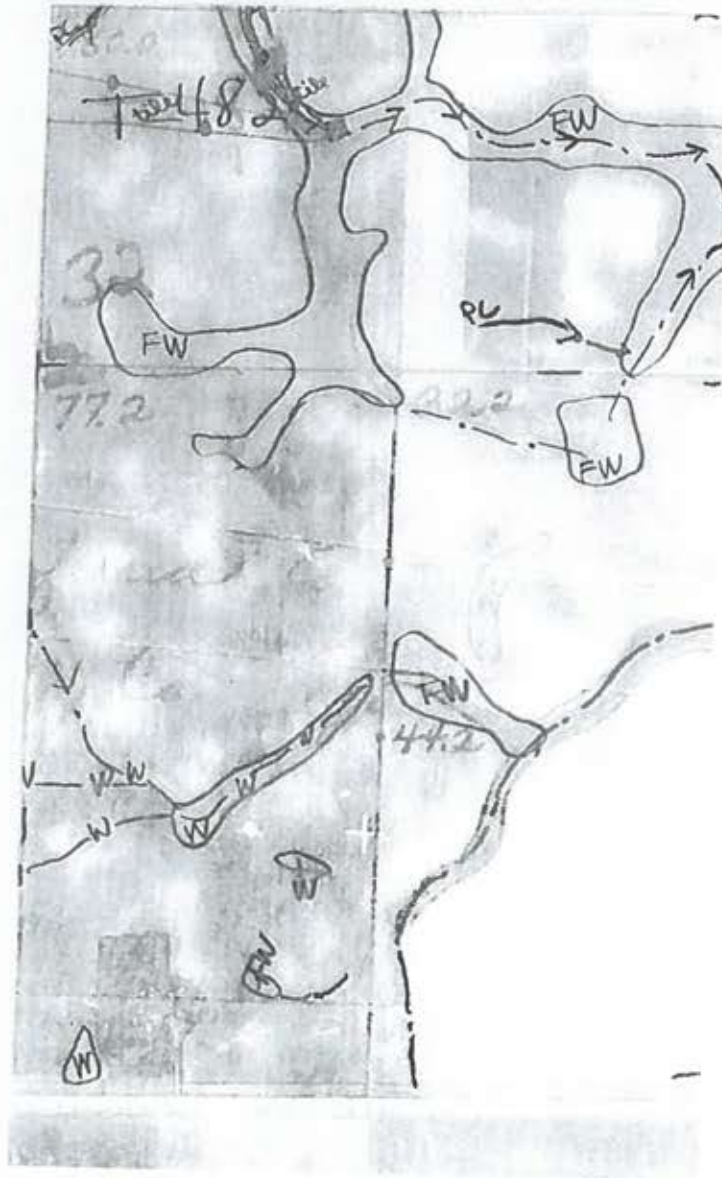
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Com	2.30	54.00	0	103
Soybeans	0.00	48.90	0	0
TOTAL	2.30	102.90		

NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

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WETLANDS MAP



SE 1/4 + S 1/2 NE 1/4

32-96-S3

Turner County

FARMLAND AUCTION

**235.47
Acres**



TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before January 25, 2019. A warranty deed will be provided. Title insurance utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Seller to retain all the 2018 CRP/rental income. New buyer will receive hunting possession on auction day with full possession on January 25, 2019, at closing. Seller will pay the 2018 RE taxes due in 2019. New buyer will assume all current CRP contracts. Sold subject to the owner's confirmation and any easement of record. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

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