

AUCTION

MONDAY DECEMBER 15TH AT 10:00 AM

**ABSOLUTE AUCTION – 302.34 ACRES CHOICE TILLABLE
AND HUNTING LAND RICHLAND TOWNSHIP
McCOOK COUNTY SOUTH DAKOTA**

OWNER:

FAMILY OF ROBERT W. HULS



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

“WE SELL THE EARTH AND EVERYTHING ON IT!”

ABSOLUTE AUCTION
302.34 ACRES CHOICE TILLABLE AND HUNTING LAND
RICHLAND TOWNSHIP – McCOOK COUNTY SOUTH DAKOTA

The auction to be held at the Wieman Auction Facility (inside and heated), located 1 South, ½ West of Marion SD on

MONDAY, DECEMBER 15TH 10:00 AM

Location: From Montrose SD, 4 west on Hwy 38; from Salem SD (Jct Hwy 38-81), go 5 ½ east on Hwy 38; From Canistota SD, go 1 east, 8 north on 447 Ave; or at the Jct of 447 Ave and Hwy 38

TRACT #1: 147.79 ACRES BARE LAND (more or less)

Legal: SE ¼ of 14-103-54 except the West 715' of the East 1465' of the South 890'; and that part of the NE ¼ lying South of the former Railroad, Richland Twp, McCook County (located on north side of Hwy 38 – the improved acreage is out – not included)!

At present time, this tract has 139.32 acres currently being farmed and the balance in shelterbelt and road right of way. A powerful crop producer, an open ditched tract, with great eye appeal, a gently rolling topography, very clean and well farmed - managed. The predominate soils include HeB – Hand Ethan Loams and Ck – Crossplain Clay Loam with a productivity rating of 72.8. Current taxes are \$2723.34. There is 8.8 Acres in the SE corner that is marked “HEL”. An awesome and powerful crop producing tract that has some drainage tile on it!

TRACT #2: 154.55 ACRES (more or less)

Legal: NE ¼ of 23-103-54 including R.W. Huls Conservation Easement Tract, except Lot H1, except Lot C1 in NE ¼ NE ¼ and except Lot C1 in SE ¼ NE ¼, McCook County

This tract is located across the road, just south from Tract # 1 and will be offered as 154.55 Acre unit.

This tract currently has 102 acres being farmed and the balance in low ground – hay ground – road right of way and WRP land. The east half is mostly all tillable, all in corn (2014), gently rolling and again a clean – good producer. The west half has tillable land as well as land enrolled in the WRP, ideal for wildlife habitat and joins (to the south) a US Wildlife Production Land. The WRP land has sloughs – water and hay ground. Hunters – Sportsman, check out this tract. This tract has a productivity rating of 68.5 with good row crop – small grain producing soils, (54.2% of soils are HeB – Hand Ethan Loams). Current taxes are \$3197.98. For information on the WRP land and FSA crop bases & yields, see our buyer prospectus packet.

Note: Tract #1 has been owned by the Huls family since 1971 and Tract # 2 since 1974 and never been offered to the public! Check out both of these great land tracts. Again, this is an **ABSOLUTE AUCTION!**

For an informational auction packet, visit www.wiemanauktion.com or call our office at 800-251-3111.

TERMS: Cash Sale with 15% downpayment on sale day and the balance on or before February 16, 2015 with possession. Warranty title to be given and owner's title insurance to be used (cost split equally to buyer-seller). Sold subject to any easements of record including the Wetland Reserve Easement. Full possession for 2015 crop year. Sellers to pay 2014 taxes due in 2015. Come prepared to buy. The land will be sold to the highest bidder! Wieman Land & Auction Co., Inc. is representing the seller.

Remember this auction is being held at the Wieman Auction Facility – Marion SD and will be streamed live. Visit www.wiemanauktion.com. Any technical questions, call Jeremy at 605-660-7720.

FAMILY OF ROBERT W. HULS, OWNERS

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

Dale Strasser
Closing Attorney
Freeman SD
605-925-7745

Aerial Map

TRACT ONE



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

14-103N-54W
McCook County
South Dakota

map center: 43° 43' 26.84, 97° 16' 43.58
scale: 9445

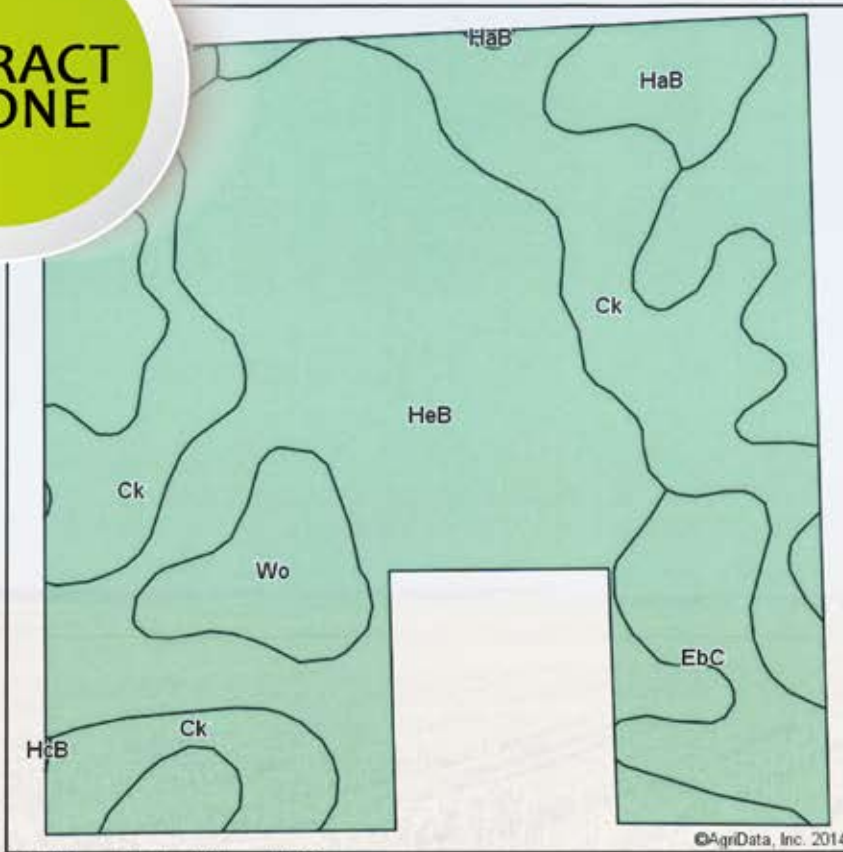


10/23/2014

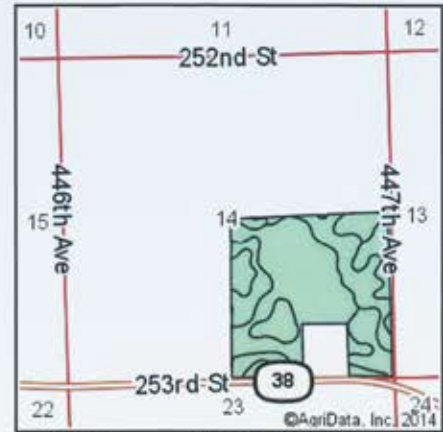
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

TRACT ONE

Soil Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **McCook**
 Location: **14-103N-54W**
 Township: **Richland**
 Acres: **139.01**
 Date: **10/23/2014**



Area Symbol: SD087, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
HeB	Hand-Ethan loams, 3 to 6 percent slopes	77.67	55.9%	Ile	76	3.1	43	67	7.5	39	53	25	33
Ck	Crossplain clay loam	36.33	26.1%	IIw	77	1.8	37	73	8.1	42	46	28	28
EbC	Ethan loam, 6 to 9 percent slopes	10.31	7.4%	IVe	53	2.5	32	47	5.3	28	39	17	25
HaB	Hand loam, 3 to 6 percent slopes	7.37	5.3%	Ile	80	3.3	45	72	8	41	57	28	35
Wo	Worthing silty clay loam	7.33	5.3%	Vw	37		5	27	3	16	6	10	1
Weighted Average					72.7	2.6	38.7	65.2	7.3	37.9	47.9	24.6	29.5

Area Symbol: SD087, Soil Area Version: 15

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

TRACT ONE



- Common Land Unit**
 Cropland / Non-cropland
 Conservation Reserve Program
- Wetland Determination Identifiers**
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions
- Tract Boundary / Section Line



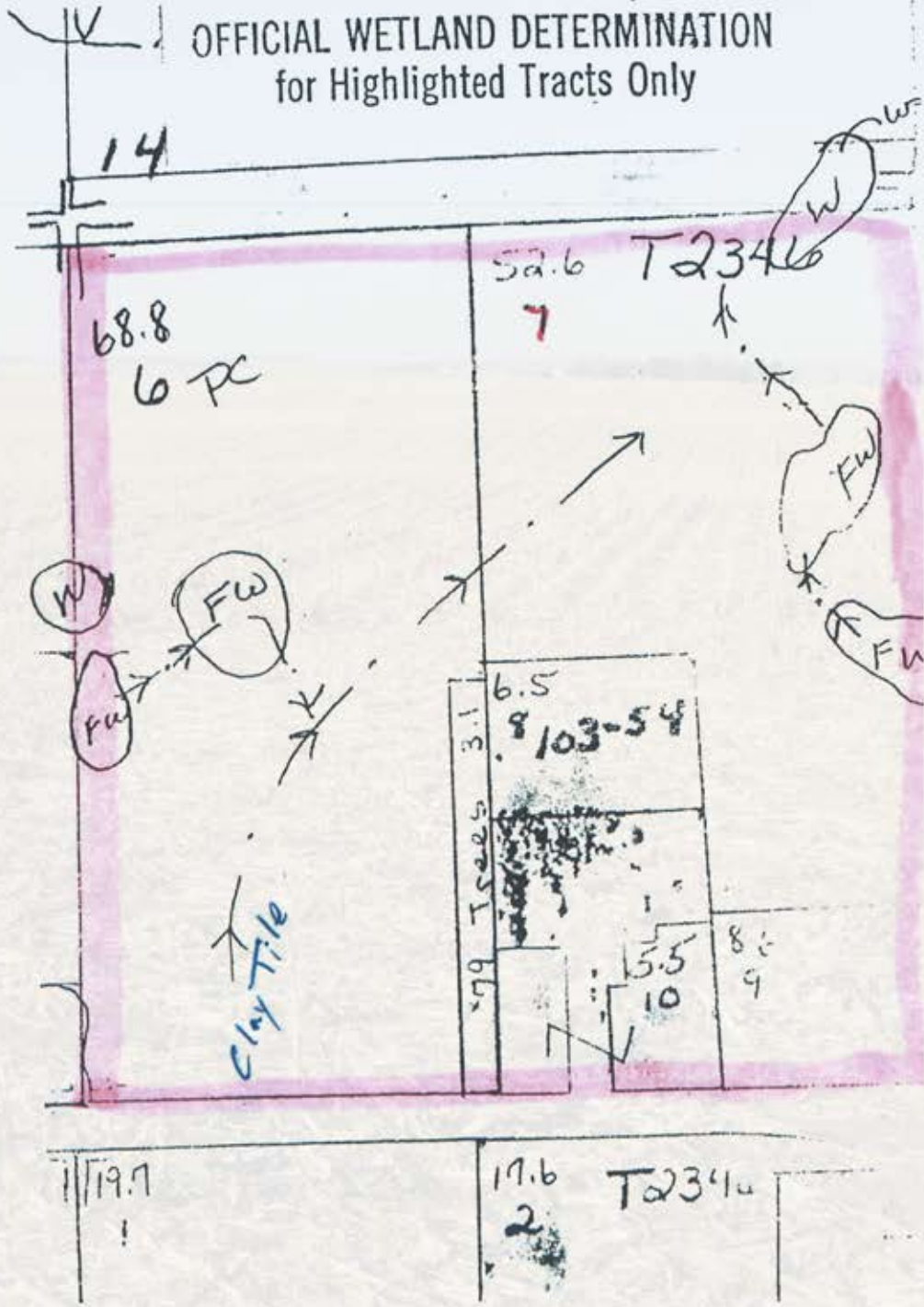
2012 Ortho-Photography - not to scale

2014 Program Year
 Map Created January 17, 2014
Farm 4911

14 -103N -54W

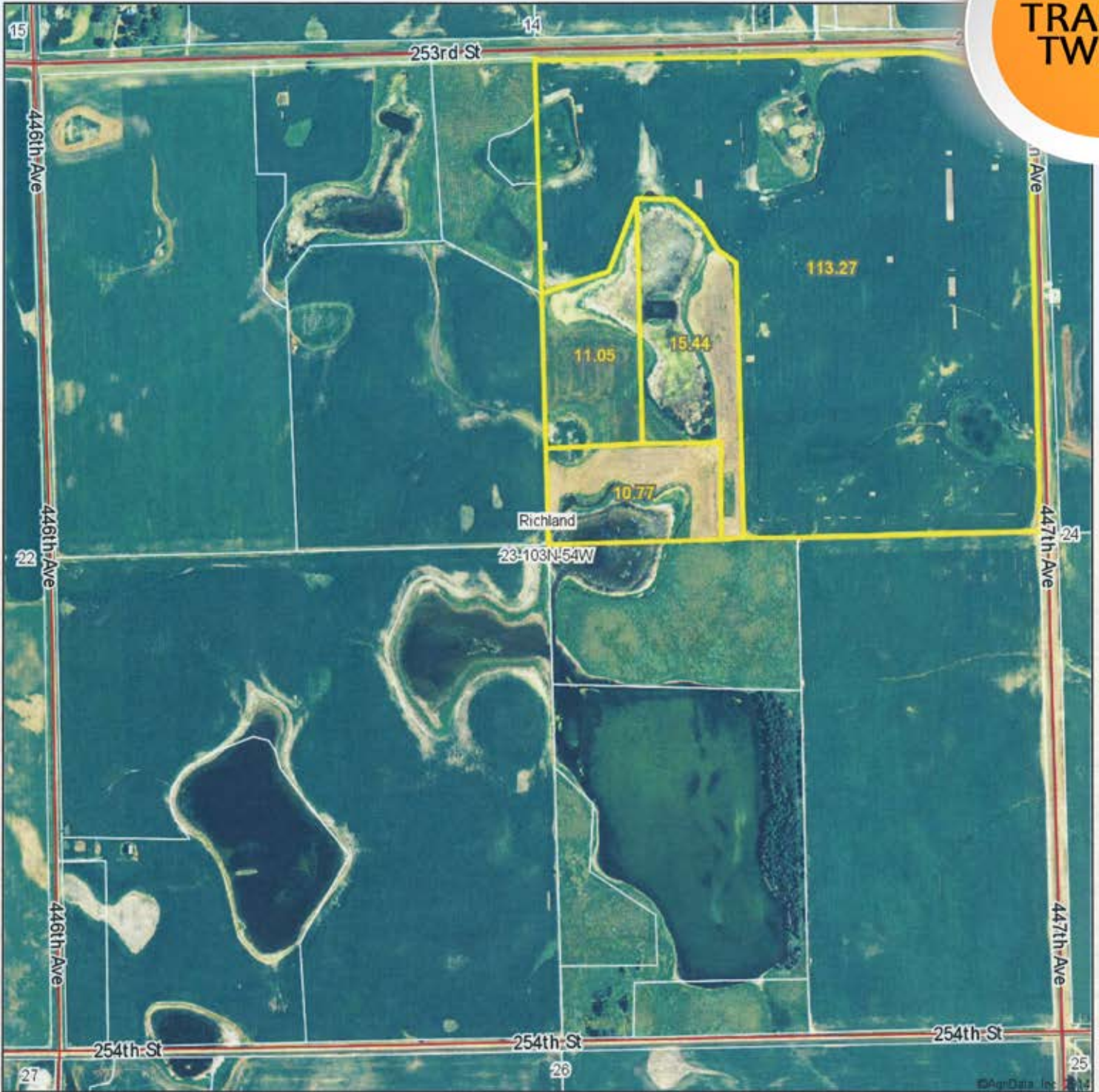
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

TRACT ONE



Aerial Map

TRACT TWO



Maps Provided By:



23-103N-54W
McCook County
South Dakota

map center: 43° 42' 34.78, 97° 16' 42.96

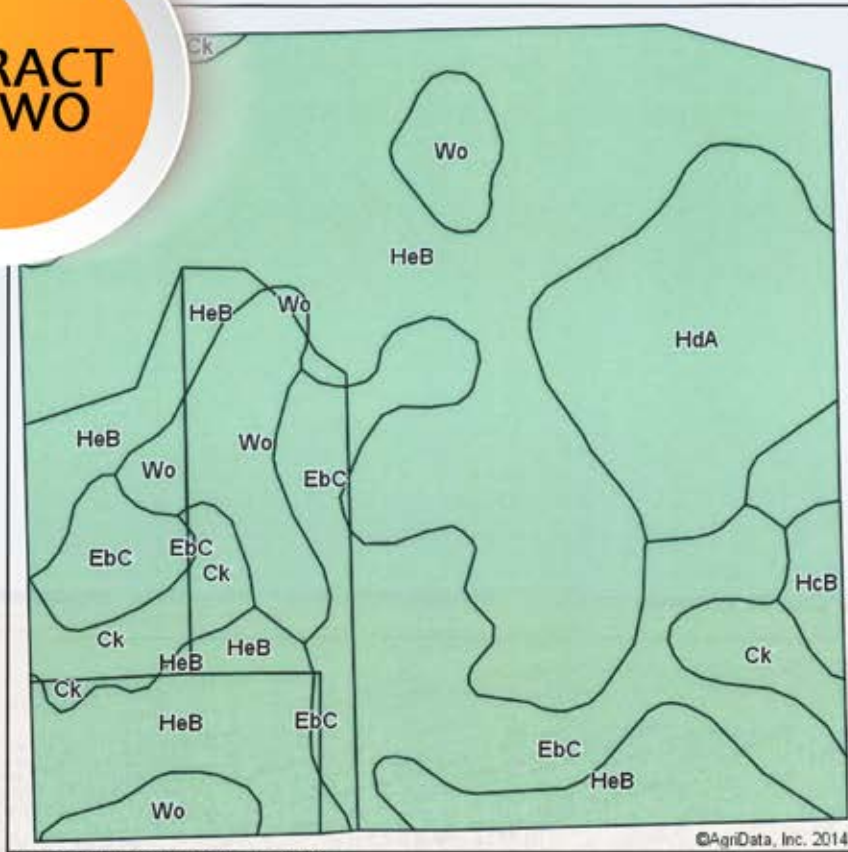
scale: 9418



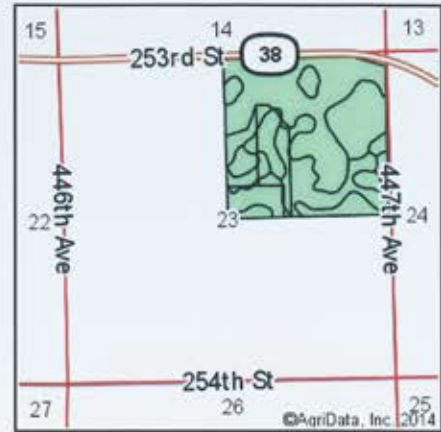
10/16/2014

Soil Map

TRACT TWO



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **McCook**
 Location: **23-103N-54W**
 Township: **Richland**
 Acres: **150.53**
 Date: **10/16/2014**



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

Area Symbol: SD087, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
HeB	Hand-Ethan loams, 3 to 6 percent slopes	80.36	53.4%	Ile	76	3.1	43	67	7.5	39	53	25	33
EbC	Ethan loam, 6 to 9 percent slopes	26.79	17.8%	IVe	53	2.5	32	47	5.3	28	39	17	25
HdA	Hand-Davison-Crossplain complex, 0 to 2 percent slopes	18.56	12.3%	IIw	78	2.7	42	75	8.4	43	52	28	32
Wo	Worthing silty clay loam	12.88	8.6%	Vw	37		5	27	3	16	6	10	1
Ck	Crossplain clay loam	7.78	5.2%	IIw	77	1.8	37	73	8.1	42	46	28	28
Tb	Tetonka silt loam	2.28	1.5%	IVw	58	0.5	17	52	5.9	31	21	21	8
HcB	Hand-Davison loams, 2 to 5 percent slopes	1.88	1.2%	Ile	70	3	42	69	7.7	40	52	26	33
Weighted Average					68.5	2.6	37	61.1	6.8	35.6	45.5	22.8	28.1

Area Symbol: SD087, Soil Area Version: 15

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



United States
Department of
Agriculture

McCook County, South Dakota

**TRACT
TWO**



- Common Land Unit**
- Cropland
 - Non-cropland
 - Conservation Reserve Program
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- Compliance Provisions**
- Tract Boundary
 - Section Line

2014 Program Year

Map Created January 17, 2014

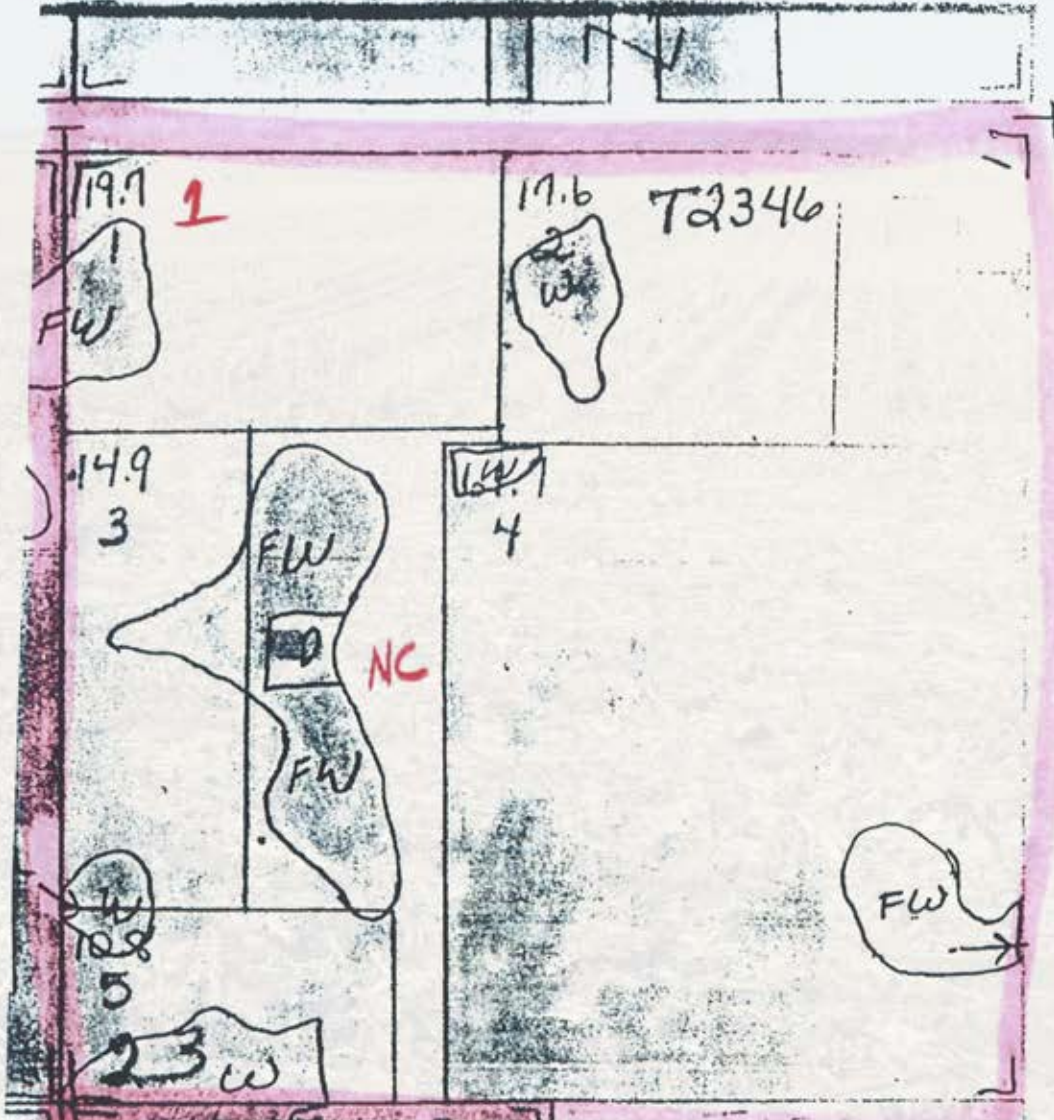
Farm 4911

2012 Ortho-Photography - not to scale

23 -103N -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).

D SCALE



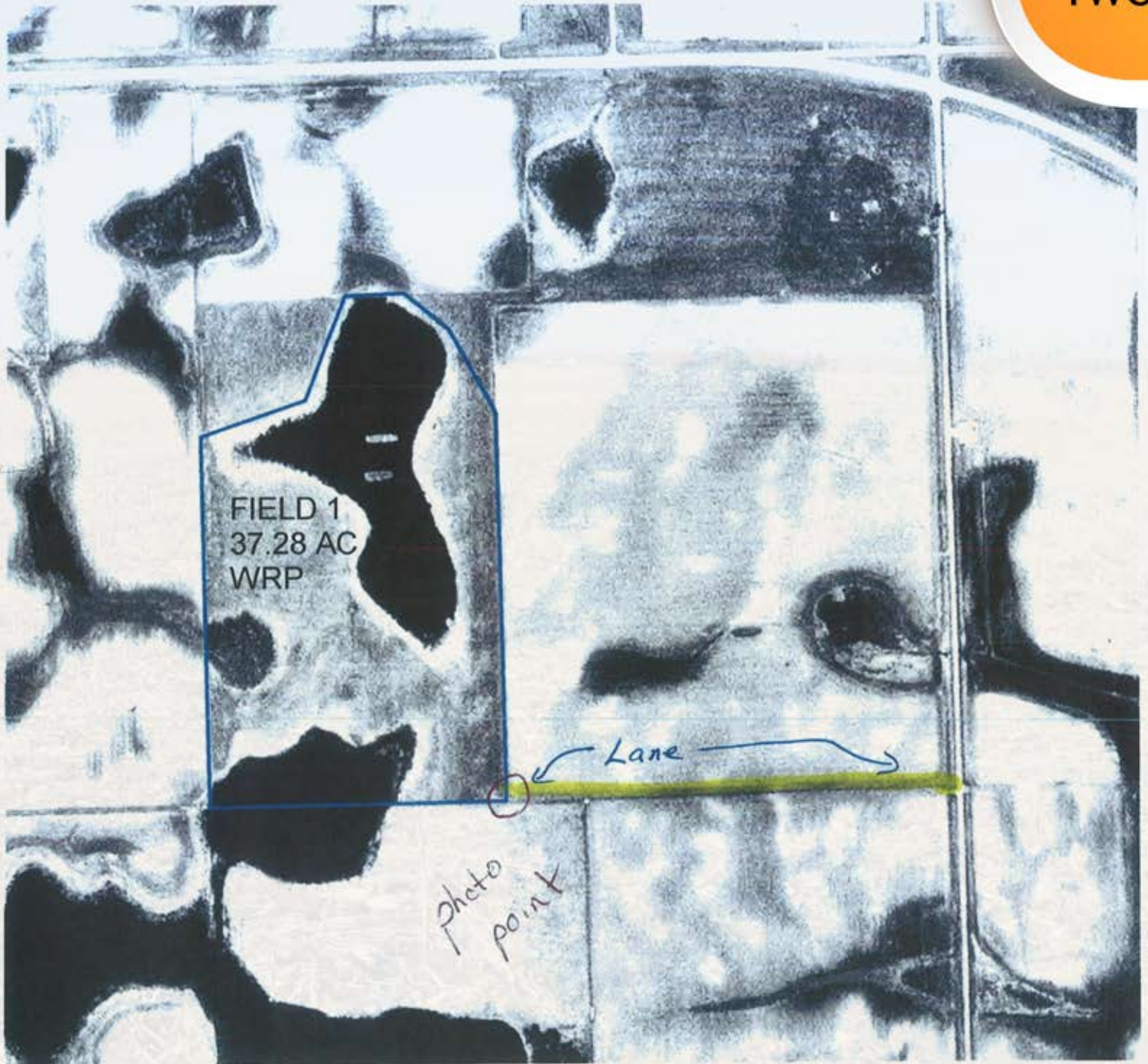
WETLAND RESERVE PROGRAM

ROBERT HULS
SECTION 23-103-54
McCook Conservation District

Natural Resources Conservation Service

TRACT
TWO

Date: 02/24/2003



Legend

 WRP AREA



800 0 800 1600 Feet



U.S. DEPARTMENT OF AGRICULTURE
COMMODITY CREDIT CORPORATIONCCC-1255 (30 years)
10-96
OMB No. 0578-0013

WARRANTY EASEMENT DEED

WETLANDS RESERVE PROGRAM

AGREEMENT NO. 66-6740-0-650

THIS WARRANTY EASEMENT DEED is made by and between Roger Huls, Gloria Lowder, Keith Huls, Thomas Huls, Wayne Huls and Craig Huls, Robert W. Huls and Dolores M. Huls, husband and wife of Salem, South Dakota (hereafter referred to as the "Landowner"), Grantor(s), and the UNITED STATES OF AMERICA, by and through the Commodity Credit Corporation (hereafter referred to as the "United States"), Grantee. The Landowner and the United States are jointly referred to as the "Parties."

Witnesseth

Purposes and Intent. The purpose of this easement is to restore, protect, manage, maintain, and enhance the functional values of wetlands and other lands, and for the conservation of natural values including fish and wildlife habitat, water quality improvement, flood water retention, groundwater recharge, open space, aesthetic values, and environmental education. It is the intent of CCC to give the Landowner the opportunity to participate in the restoration and management activities on the easement area.

NOTE: Contract was signed in December 2000.

Authority. This easement deed acquisition is authorized by Title XII of the Food Security Act of 1985, as amended (16 U.S.C. § 3837), for the Wetlands Reserve Program.

NOW THEREFORE, for and in consideration of the sum of fifteen thousand four hundred fifty nine and 27/100 Dollars (\$15,459.27), the Grantor(s), hereby grants and conveys with general warranty of title to the UNITED STATES OF AMERICA and its assigns, the Grantee, for 30 years, all rights, title and interest in the lands comprising the easement area described in Part I and appurtenant rights of access to the easement area, but reserving to the Landowner only those rights, title and interest expressly enumerated in Part II. It is the intention of the Landowner to convey and relinquish any and all other property rights not so reserved. This easement shall constitute a servitude upon the land so encumbered, shall run with the land for 30 years and shall bind the Landowner, (the Grantor(s)), their heirs, successors, assigns, lessees, and any other person claiming under them.

SUBJECT, however, to all valid rights of record, if any.

PART I. Description of the Easement Area. The lands encumbered by this easement deed, referred to hereafter as the easement area, are described on EXHIBIT A which is appended to and made a part of this easement deed.

TOGETHER with a right of access for ingress and egress to the easement area across adjacent or other properties of the Landowner. Such a right-of-way for access purposes is described in EXHIBIT B which is appended to and made a part of this easement deed.

PART II. Reservations in the Landowner on the Easement Area. Subject to the rights, title, and interest conveyed by this easement deed to the United States, the Landowner reserves:

A. Title. Record title, along with the Landowner's right to convey, transfer, and otherwise alienate title to these reserved rights.

B. Quiet Enjoyment. The right of quiet enjoyment of the rights reserved on the easement area.

C. Control of Access. The right to prevent trespass and control access by the general public.

D. Recreational Uses. The right to undeveloped recreational uses, including hunting and fishing, and including leasing of such rights for economic gain, pursuant to applicable State and Federal regulations that may be in effect at the time.

E. Subsurface Resources. The right to oil, gas, minerals, and geothermal resources underlying the easement area, provided that any drilling or mining activities are to be located outside the boundaries of the easement area unless activities within the boundaries are specified in accordance with the terms and conditions of EXHIBIT C.

PART III. Obligations of the Landowner. The Landowner shall comply with all terms and conditions of this easement, including the following:

A. Prohibitions. Unless authorized as a compatible use under Part IV, it is expressly understood that the rights to the following activities and uses have been acquired by the United States and are prohibited of the Landowner on the easement area:

1. haying, mowing or seed harvesting for any reason;
2. altering of grassland, woodland, wildlife habitat or other natural features by burning, digging, plowing, disking, cutting or otherwise destroying the vegetative cover;
3. dumping refuse, wastes, sewage or other debris;
4. harvesting wood products;
5. draining, dredging, channeling, filling, leveling, pumping, diking, impounding or related activities, as well as altering or tampering with water control structures or devices;
6. diverting or causing or permitting the diversion of surface or underground water into, within or out of the easement area by any means;
7. building or placing buildings or structures on the easement area;
8. planting or harvesting any crop; and
9. grazing or allowing livestock on the easement area.

NOTE: They have been allowing them to hay the ground

B. Noxious plants and pests. The Landowner is responsible for noxious weed control and emergency control of pests as required by all Federal, State and local laws. A plan to control noxious weeds and pests must be approved in writing by CCC prior to implementation by the Landowner.

C. Fences. Except for establishment cost incurred by the United States and replacement cost not due to the Landowner's negligence or malfeasance, all other costs involved in maintenance of fences and similar facilities to exclude livestock shall be the responsibility of the Landowner.

D. Taxes. The Landowner shall pay any and all real property and other taxes and assessments, if any, which may be levied against the land.

E. Reporting. The Landowner shall report to CCC any conditions or events which may adversely affect the wetland, wildlife, and other natural values of the easement area.

PART IV. Allowance of Compatible Uses by the Landowner.

A. General. The United States may authorize, in writing and subject to such terms and conditions CCC may prescribe at its discretion, the use of the easement area for compatible economic uses, including, but not limited to, managed timber harvest, periodic haying, or grazing.

B. Limitations. Compatible use authorizations will only be made if such use is consistent with the long-term protection and enhancement of the wetland and other natural values of the easement area. CCC shall prescribe the amount, method, timing, intensity, and duration of the compatible use.

PART V. Rights of the United States. The rights of the United States include:

A. Management activities. The United States shall have the right to enter unto the easement area to undertake, at its own expense or on a cost share basis with the Landowner or other entity, any activities to restore, protect, manage, maintain, enhance, and monitor the wetland and other natural values of the easement area. The United States, at its own cost, may apply to or impound additional waters on the easement area in order to maintain or improve wetland and other natural values.

B. Access. The United States has a right of reasonable ingress and egress to the easement area over the Landowner's property, whether or not the property is adjacent or appurtenant to the easement area, for the exercise of any of the rights of the United States under this easement deed. The authorized representatives of the United States may utilize vehicles and other reasonable modes of transportation for access purposes.

C. Easement Management. The Secretary of Agriculture, by and through CCC may delegate all or part of the management, monitoring or enforcement responsibilities under this easement to any entity authorized by law that CCC determines to have the appropriate authority, expertise and resources necessary to carry out such delegated responsibilities. State or federal agencies may utilize their general statutory authorities in the administration of any delegated management, monitoring or enforcement responsibilities for this easement. The authority to modify or terminate this easement (16 U.S.C. § 3837e(b)) is reserved to CCC in accordance with applicable law.

D. Violations and Remedies – Enforcement. The Parties agree that this easement deed may be introduced in any enforcement proceeding as the stipulation of the Parties hereto. If there is any failure of the Landowner to comply with any of the provisions of this easement deed, the United States or other delegated authority shall have any legal or equitable remedy provided by law and the right:

1. To enter upon the easement area to perform necessary work for prevention of or remediation of damage to wetland or other natural values; and,
2. To assess all expenses incurred by the United States (including any legal fees or attorney fees) against the Landowner, to be owed immediately to the United States.

PART VI. General Provisions.

A. Successors in Interest. The rights granted to the United States shall accrue to any of its agents, successors, or assigns. All obligations of the Landowner under this easement deed shall also bind the Landowner's heirs, successors, agents, assigns, lessees, and any other person claiming under them. All the Landowners who are parties to this easement deed shall be jointly and severally liable for compliance with its terms.

B. Rules of Construction and Special Provisions. All rights in the easement area not reserved by the Landowner shall be deemed acquired by the United States. Any ambiguities in this easement deed shall be construed in favor of the United States to effect the wetland and conservation purposes for which this easement deed is being acquired. The property rights of the United States acquired under this easement shall be unaffected by any subsequent amendments or repeal of the Wetlands Reserve Program. If the Landowner receives the consideration for this easement in installments, the Parties agree that the conveyance of this easement shall be totally effective upon the payment of the first installment.

PART VII. Special Provisions (if any).

Grantor'(s) vested drainage rights, if any, are hereby subordinated to the interest of the United States in the easement area.



See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : SOUTH DAKOTA

Farm Number : 4911

County : MCCOOK

Operator Name : ROGER L HULS

Farms Associated with Operator : 46-087-116, 46-087-763, 46-087-4767, 46-087-4768, 46-087-4911, 46-087-6485

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts	
290.67	273.91	273.91	0.00	21.90	0.00	0.00	Active	1	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	252.01	0.00	0.00	0.00	No	No	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Corn	111.90	0.00	0.00	65	130
Soybeans	120.50	0.00	0.00	37	44
TOTAL	232.40	0.00	0.00		

NOTES

State : SOUTH DAKOTA

Farm Number : 4911

County : MCCOOK

Tract Number : 3723

Description : SE 14 EXC. 15AC. LOT; NE 23 103 54

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations :

Owners : ROBERT HULS

Other Producers : SCOTT HULS

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
290.67	273.91	273.91	0.00	21.90	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	252.01	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Corn	111.90	0.00	0.00	65	130
Soybeans	120.50	0.00	0.00	37	44
TOTAL	232.40	0.00	0.00		

ABSOLUTE AUCTION – 302.34 ACRES CHOICE TILLABLE AND HUNTING LAND RICHLAND TOWNSHIP McCOOK COUNTY SOUTH DAKOTA

MONDAY DECEMBER 15TH AT 10:00 AM



HULS FAMILY CONTACT INFORMATION

Roger Huls

43939 254th Street
Salem SD 57058
rphuls@triotel.net
605-425-2441 or 605-661-0446

Gloria Lowder

19202 S Hwy 31
Gretna NE 68028
gflower@centurylink.net
402-332-2919

Keith Huls

2831 Monroe Drive
Ames IA 50010
kahuls@netins.net

Craig Huls

1609 Bass Rd
Grand Island NE 68801
chuls@lineagelogistics.com
402-350-7796

Wayne Huls

10046 199th Street W
Lakeville MN 55044
whuls@charter.net
952-451-1794

Tom Huls

14227 Sugarhill Cutoff
Lincoln AR 72744
tom.huls@catsquared.com
479-387-5339

208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

“WE SELL THE EARTH AND EVERYTHING ON IT!”

