

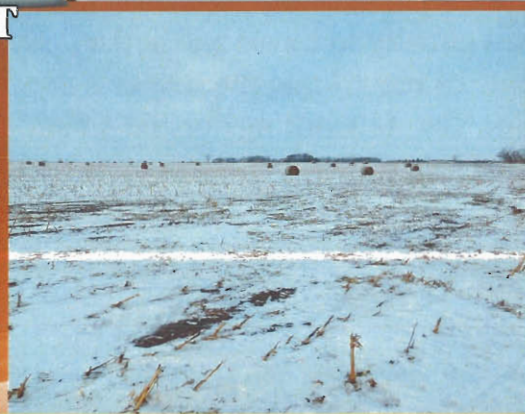
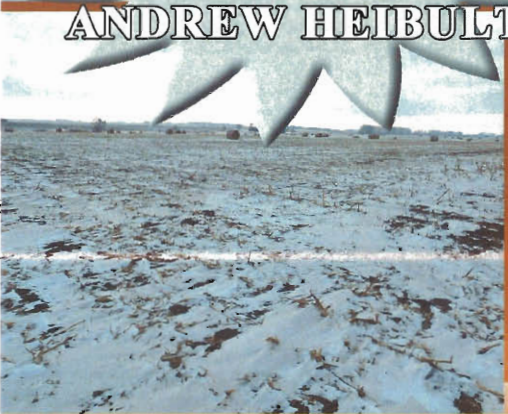
AUCTION

FRIDAY FEBRUARY 7TH AT 10:00 AM

79.75 ACRES OF CHOICE TILLABLE PARKER TOWNSHIP – TURNER COUNTY LAND



OWNER:
CASSIDY FARMS
DAVID, BRENDA &
ANDREW HEIBULT



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"

AT AUCTION
79.75 ACRES OF CHOICE TILLABLE
PARKER TOWNSHIP – TURNER COUNTY LAND

This auction to be held at the Parker Community Building, Main Street – Parker SD.

The land site is located from Parker Ford, Parker SD, go 3.5 miles east on 275 St (Oil Road) South Side on

FRIDAY, FEBRUARY 7th 10:00 AM

REAL ESTATE

Consists of a choice 79.75 acre (more or less) tract that according to FSA has 74.98 Acres currently being farmed and the balance in road right of way and creek area. This is a great producing tract with powerful soils and excellent eye appeal. A level to gently rolling tract that according to Agri Data Inc., has a weighted productivity rating of 84.1 and the predominate soil is EfA (Egan-Trent Silty Clay Loam) with an impressive “92” productivity rating. There are two building eligibilities on this tract as well.

Current taxes are \$1852.06 and is in the Parker School District. FSA states there is a 37 acre corn base with a 122 bu CC yield and a 38 acre soybean base with a 39 bu CC yield. This tract was in corn in 2013 and produced a corn yield of approximately 170 Bu per acre. **Farmers/Investors if you are looking for powerful crop producing land, check this tract out at anytime.**

This tract is rented for the 2014 crop year to Joel Plucker on a 40% - 60% share basis. The new buyer will receive 40% of the crop and pay 40% of the fertilizer bill.

Legal Desc: West ½ of the Northeast ¼ of Section 13-99-53, Parker Township, Turner County, South Dakota

TERMS: This is a cash sale with 15% downpayment on sale day and the balance on or before March 14, 2014 with landlord’s possession. Warranty title to be given and owner’s title insurance will be utilized (costs split equally to buyer and seller). Seller to pay 2013 taxes due in 2014. Sold subject to any easements of record and the owner’s confirmation. Come prepared to buy! Wieman Land & Auction Co., Inc. is working for the seller. For a seller’s informational packet, call our office at 800-251-3111 or visit www.wiemanauktion.com

Remember this auction will be held inside the heated community building, Parker South Dakota at 10:00 AM.

CASSIDY FARMS
DAVID, BRENDA & ANDREW HEIBULT, OWNERS

Wieman Land & Auction Co., Inc.
800-251-3111
Marion SD

Gary & Rich Wieman
Auctioneers – Land Brokers

PARKER TWP

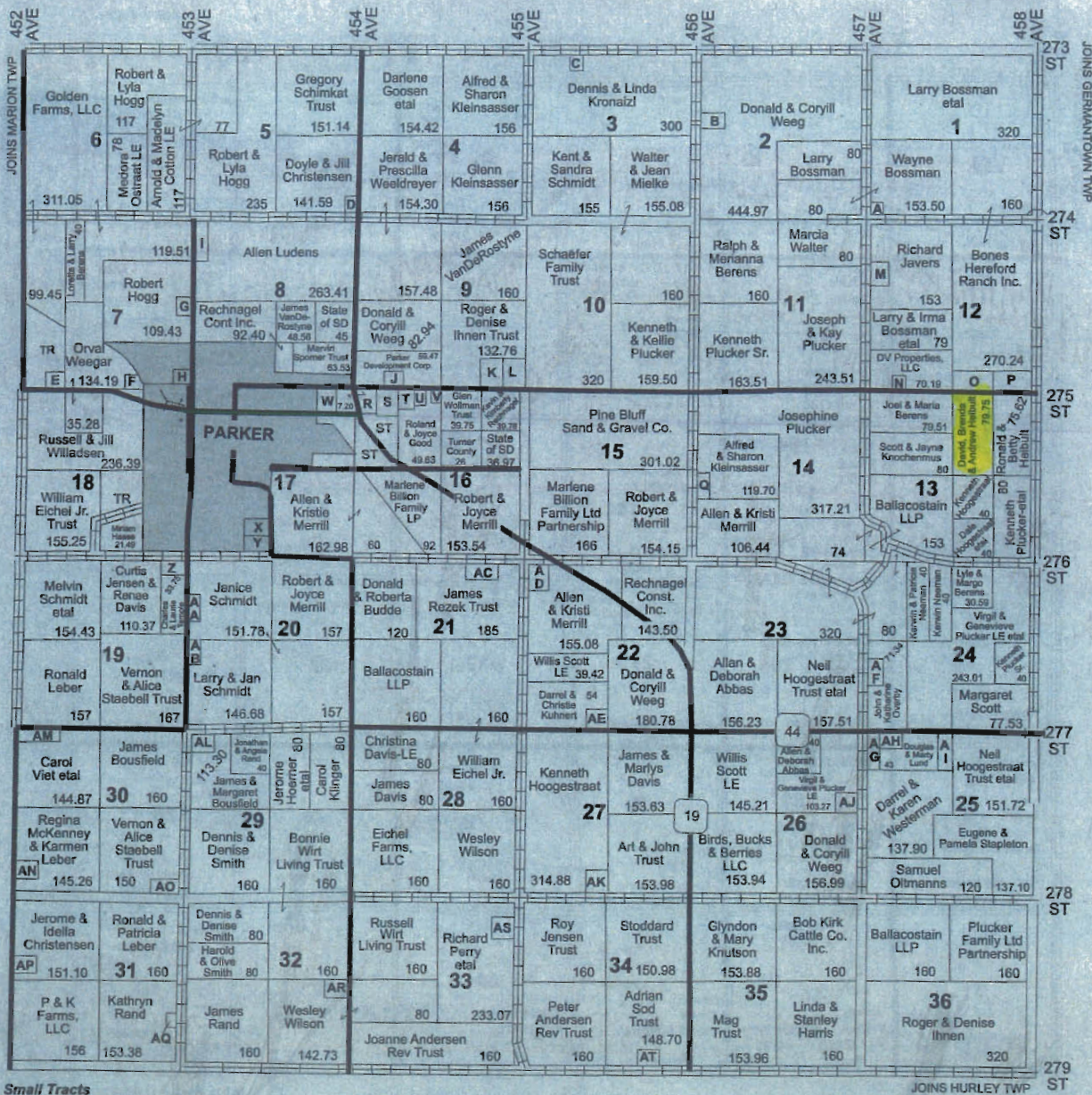
T 99 N

LAND OWNER

R 53 W

JOINS BROTHERSFIELD TWP

LAND OWNER & RURAL RESIDENT MAPS

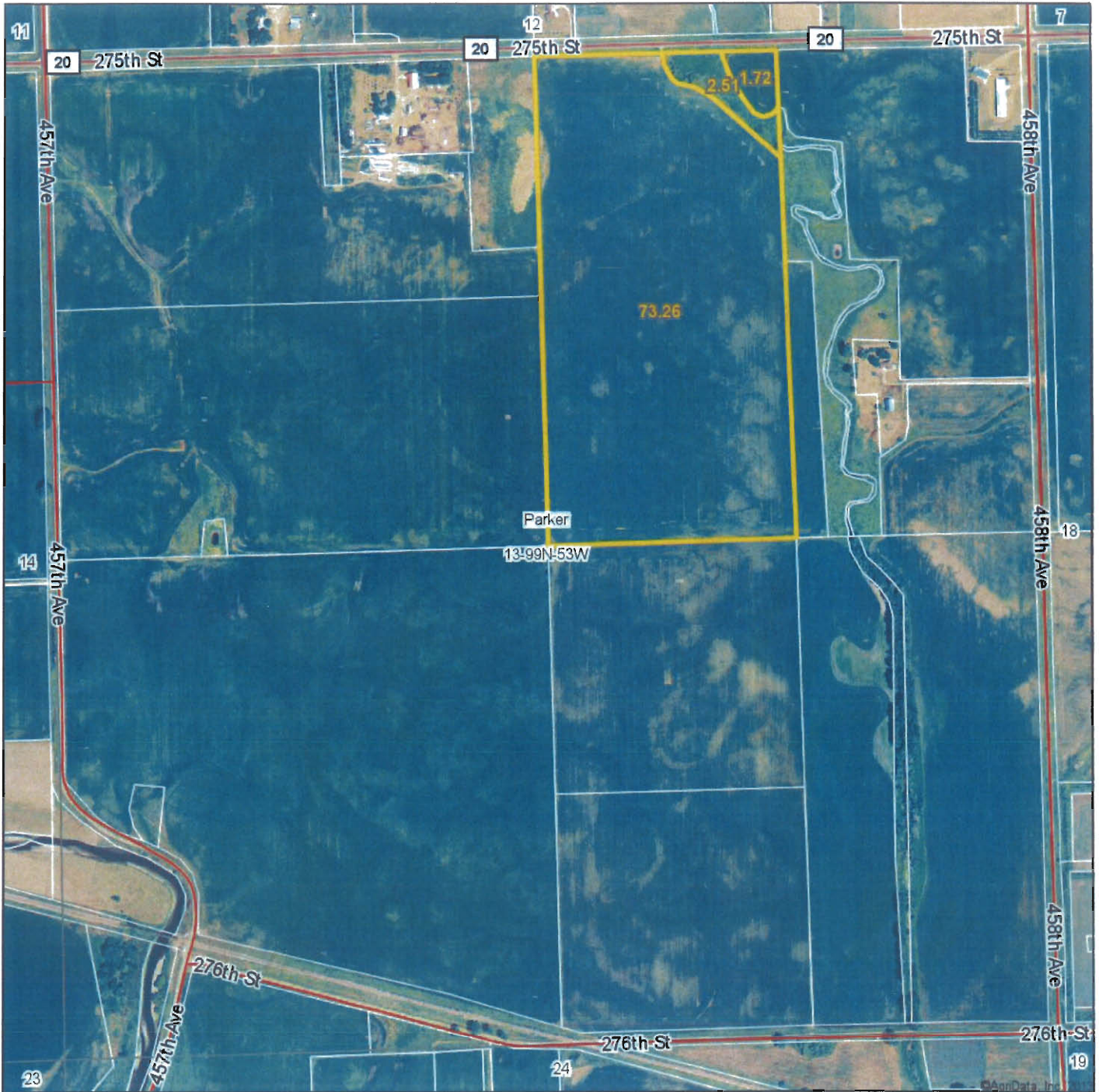


Small Tracts

- | | | |
|---|--|--|
| Section 1 A Susan & Steven Hopkins - 6.50 | Section 14 Q James & Dorothy Zebell - 8 | Section 25 AG Darrell & Audrey Eide - 10 |
| Section 2 B Larry & Irma Bossman - 24.32 | Section 16 R Wollman Trust - 7.70 | AH Howard & Denise Seaman - 10.07 |
| Section 3 C Thomas & Michelle Buyck - 10 | S Robert & Donna Deelstra - 17 | AI Gregory & Mary Kunz - 10.63 |
| Section 5 D James & Janet VanDeRostyne - 11.66 | T James Boley - 10.38 | Section 26 AJ Travis Hardie & Kristen Klassen - 10.06 |
| Section 7 E Dan & Alicia Theilen - 7.43 | U Roger & Jeanna Logan - 9 | Section 27 AK Bradley & Tammy Mielke - 5.12 |
| F Roger & Tami Wiles - 7.44 | V Johnny & Rose Mary Parker - 5.80 | Section 29 AL Kathryn Rand - 6.70 |
| G Curt & Jackie Lukes - 8.84 | Section 17 W Eric & Candy Gambrill - 9 | Section 30 AM Mark & Susan Steinfurth - 12.70 |
| H Northwestern Public Service Co. - 7 | X Robert & Joyce Merrill - 22.39 | AN Harvey & Jane Hertel - 11.33 |
| Section 8 I Stanford & Cynthia Dissing - 23.95 | Y John & Deanna Zimmer - 18 | AO Joseph & Millia Lynde - 10 |
| Section 9 J Clinton & Tami McKenney - 5.23 | Section 19 Z Tana & Jon Gortmaker - 8.88 | Section 31 AP James & Stephanie Even - 6.40 |
| K Wesley & Pamela Steiner - 14 | Section 20 AA Byron & Robin Nogelmeier - 5.22 | AQ Shain & Stacie Becker - 6.62 |
| L Michael Almond - 12 | AB Thomas & Kathy Williams - 10.32 | Section 32 AR Andy Wirt - 17.27 |
| Section 12 M Dean & Jodi VanEmmerik - 7 | Section 21 AC Loren Wollman - 12.50 | Section 33 AS Randall & Christine Wirt - 6.93 |
| N Matt & Ann Severson - 9.32 | Section 22 AD William Delay - 20.98 | Section 34 AT Curt & Linda Adrian - 5.18 |
| O Micah Mauney - 22.95 | AE Perry & Abbie Burggraff - 7 | |
| P Terry & Anita Rentschler - 26.32 | Section 24 AF Christopher & Lisa Carlson - 7.67 | |



Aerial Map



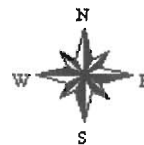
Maps Provided By:

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13-99N-53W
Turner County
South Dakota

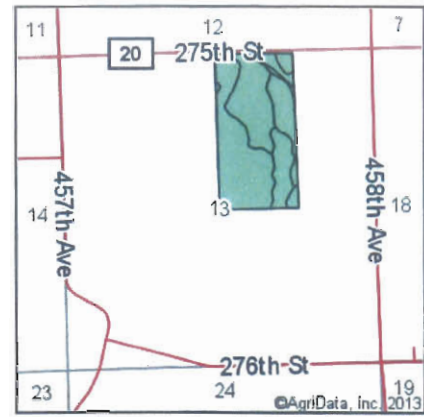
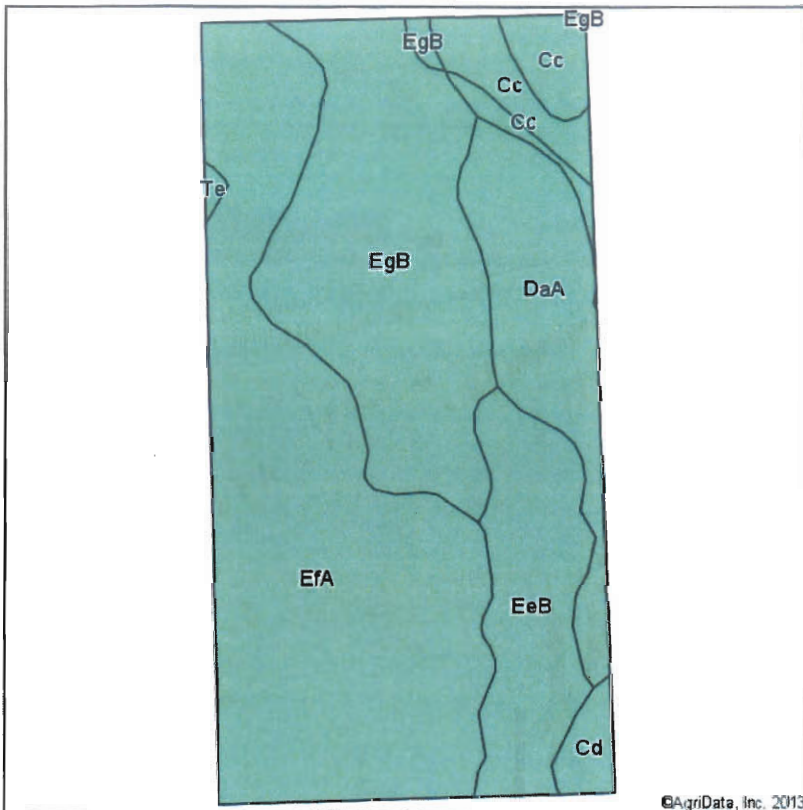
map center: 43° 23' 41.36, 97° 3' 9.71

scale: 9488

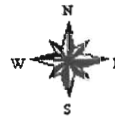


1/6/2014

Soil Map



State: **South Dakota**
 County: **Turner**
 Location: **13-99N-53W**
 Township: **Parker**
 Acres: **77.49**
 Date: **1/6/2014**



Maps Provided By:

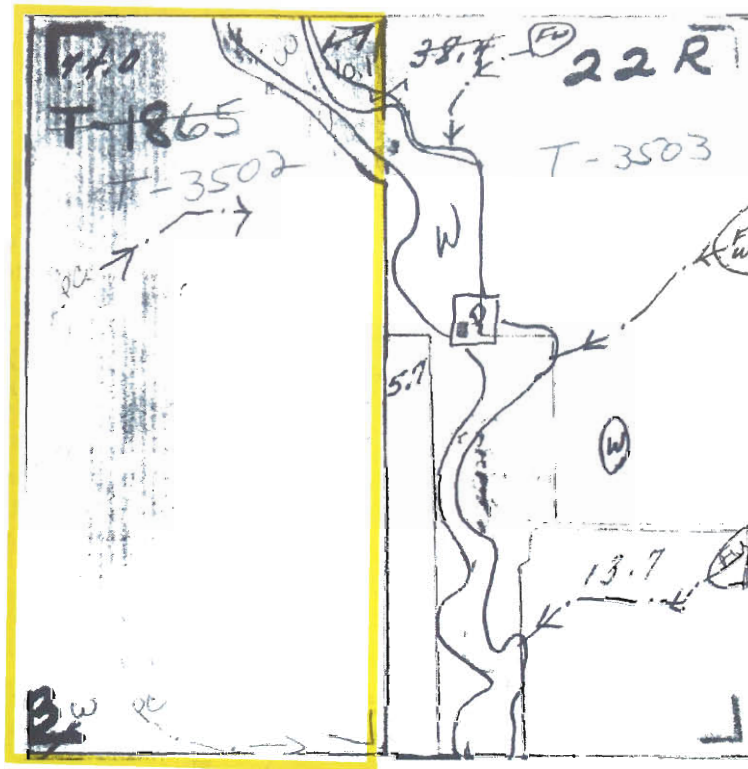


Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	33.37	43.1%	I	92	4.7	55	94	10.8	54	68	36	41
EgB	Egan-Wentworth silty clay loams, 2 to 6 percent slopes	19.76	25.5%	Ile	85	4.3	50	85	9.9	49	63	33	38
DaA	Davis loam, 0 to 2 percent slopes	9.16	11.8%	I	89	4.5	54	93	10.8	54	67	36	41
EeB	Egan-Ethan complex, 2 to 6 percent slopes	9.05	11.7%	Ile	77	4	47	77	8.9	45	58	29	35
Cc	Chaska loam, channeled	4.73	6.1%	Vlw	35	0.5	9	35	4.1	21	11	14	5
Cd	Clamo silty clay	1.23	1.6%	IVw	62	0.6	21	60	7	35	25	23	8
Te	Tetonka silt loam	0.19	0.2%	IVw	60	0.6	18	57	6.6	34	22	22	8
Weighted Average					84.1	4.2	49.2	85.4	9.9	49.3	61.2	32.8	36.7

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

WETLAND MAP



- The sellers do not warrant that the present boundary fences on this tract are exactly on the true exact boundaries.
- Currently there is no line as boundary fence (on part) of the east boundary. The new buyer and owner of the tract on the east side will need to get together regarding fences if needed! South Dakota statues regarding rules of fencing will apply.
- The land will be sold by the acre! The final price will be multiplied by 79.75 taxable acres times the amount per acre bid!
- Any information received from the FSA office is estimated only and subject to their confirmation.
- Thank you for your attendance and interest in this land auction

South Dakota
Turner

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

FARM: 7206
Prepared: 1/8/14 10:29 AM
Crop Year: 2014
Page: 1 of 1

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.

Operator Name: JOSEPH L PLUCKER
Farm Identifier: SPLIT 5315
Recon Number:

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
77.49	74.98	74.98	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	74.98	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	37.0	80	122	0.0
SOYBEANS	38.0	33	39	0.0
Total Base Acres:	75.0			

Tract Number: 3502 Description: WNE 13 99 53 FAV/WR History: N

B/A Range Unit Number:

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

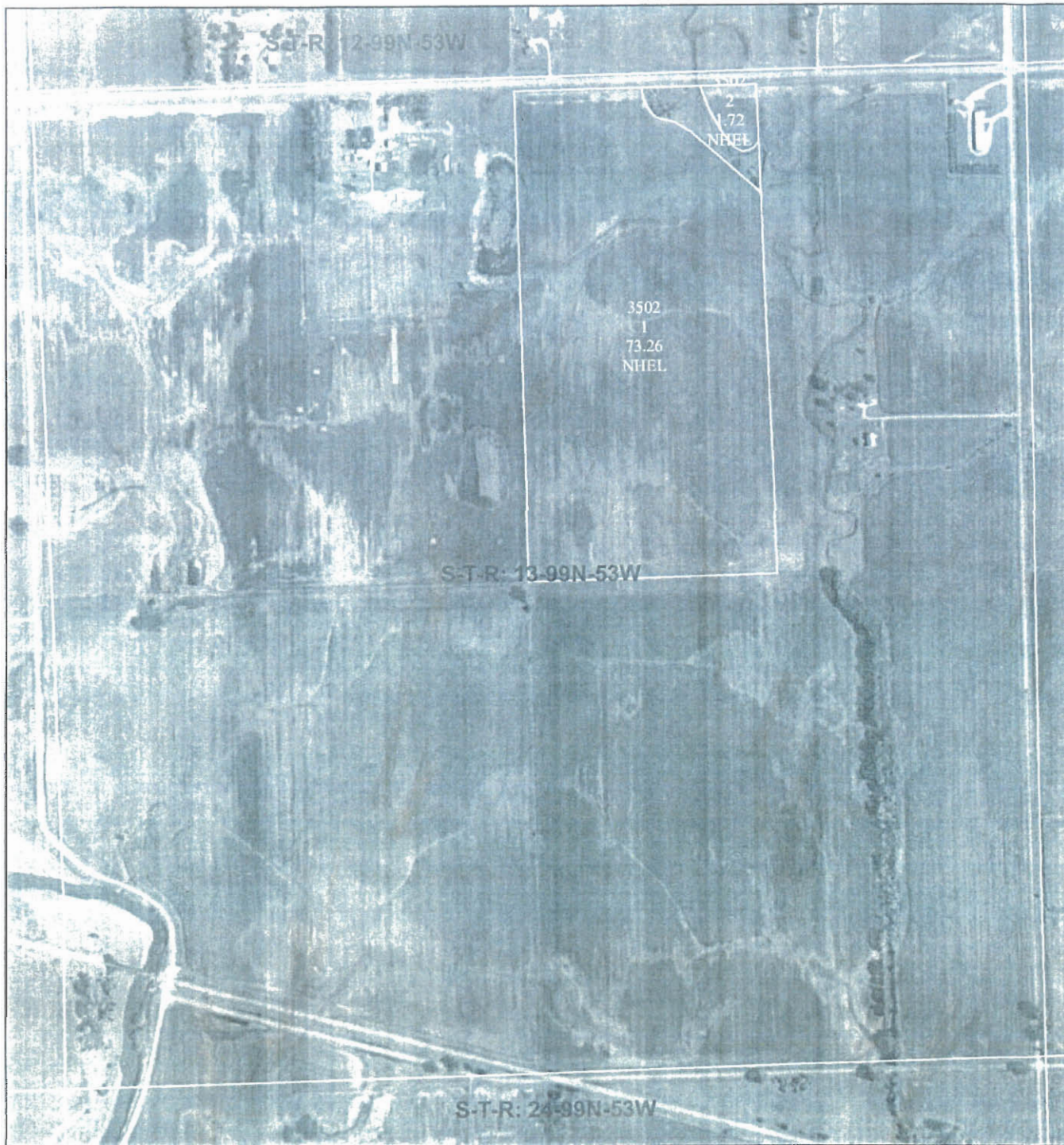
Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
77.49	74.98	74.98	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	74.98	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	37.0	80	122	0.0
SOYBEANS	38.0	33	39	0.0
Total Base Acres:	75.0			

Owners: DAVID HEBBULT
Other Producers: None



USDA United States Department of Agriculture
 Farm Service Agency

June 06, 2012

PLSS: 13_99N_53W **Turner County, SD**
 Farm: 7206
 1:8,659



Wetland Determination Identifiers

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

Common Land Units

- Non Cropland

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

2008 Ortho-Photography - Not to Scale