

AUCTION

MONDAY JUNE 15TH AT 10:00 AM

**40 ACRES BARE CRP / TILLABLE
HANSON COUNTY - LAND NEAR EMERY SD**

OWNER:

**CALVIN HANSSEN
REVOCABLE TRUST**



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
40 ACRES BARE CRP / TILLABLE HANSON COUNTY
LAND NEAR EMERY SD**

To be sold at the land site located ¼ Mile South on Oil Road (429 Ave) from the west edge of Emery SD (Cargill corner) on

MONDAY, JUNE 15TH 10:00 AM

REAL ESTATE

Consists of a 40 Acre + or – tract of land that currently is in the CRP (CREP) until September 30, 2021 (10 year total). This contract is for 37.9 Acres with a yearly payment of \$119.35 per acre for (\$4,523). FSA Information says there is 37.9 Acres tillable and the balance in trees – grass in the NW corner and stock dam. The land lays mainly level, has good eye appeal and a weighted productivity rating of 77.7, with the Clarno Loams being the predominate soil. Current taxes are \$650.50, Assessed Value is \$81,455. and is in the Bridgewater-Emery School District.

Note: It is possible to buy out the CRP Contract and make this tract farm ground again. – Call for details.

LEGAL: SW ¼ SW ¼ of Section 36-102-57, Pleasant Township, Hanson County, South Dakota

TERMS: Cash Sale with 15% downpayment (nonrefundable) on sale day and the balance in 30 days or less. Owner's Title Insurance will be used (cost split equally) and Warranty-Merchantible Title to be given. The 2015 CRP Payment to be prorated to closing. Seller to pay the 2014 Taxes and 2015 Taxes to be prorated. Sold subject to the POA Confirmation. Come prepared to buy. Wieman Auction is an agent for the seller.

**CALVIN HANSSEN REVOCABLE TRUST, OWNER
Ron Hanssen, POA 605-929-0574**

Wieman Land & Auction Co.
Gary & Rich Wieman, Brokers
800-251-3111 Marion SD
www.wiemanauktion.com

The Title Company
Mitchell SD
Closing Agent

PLEASANT TWP

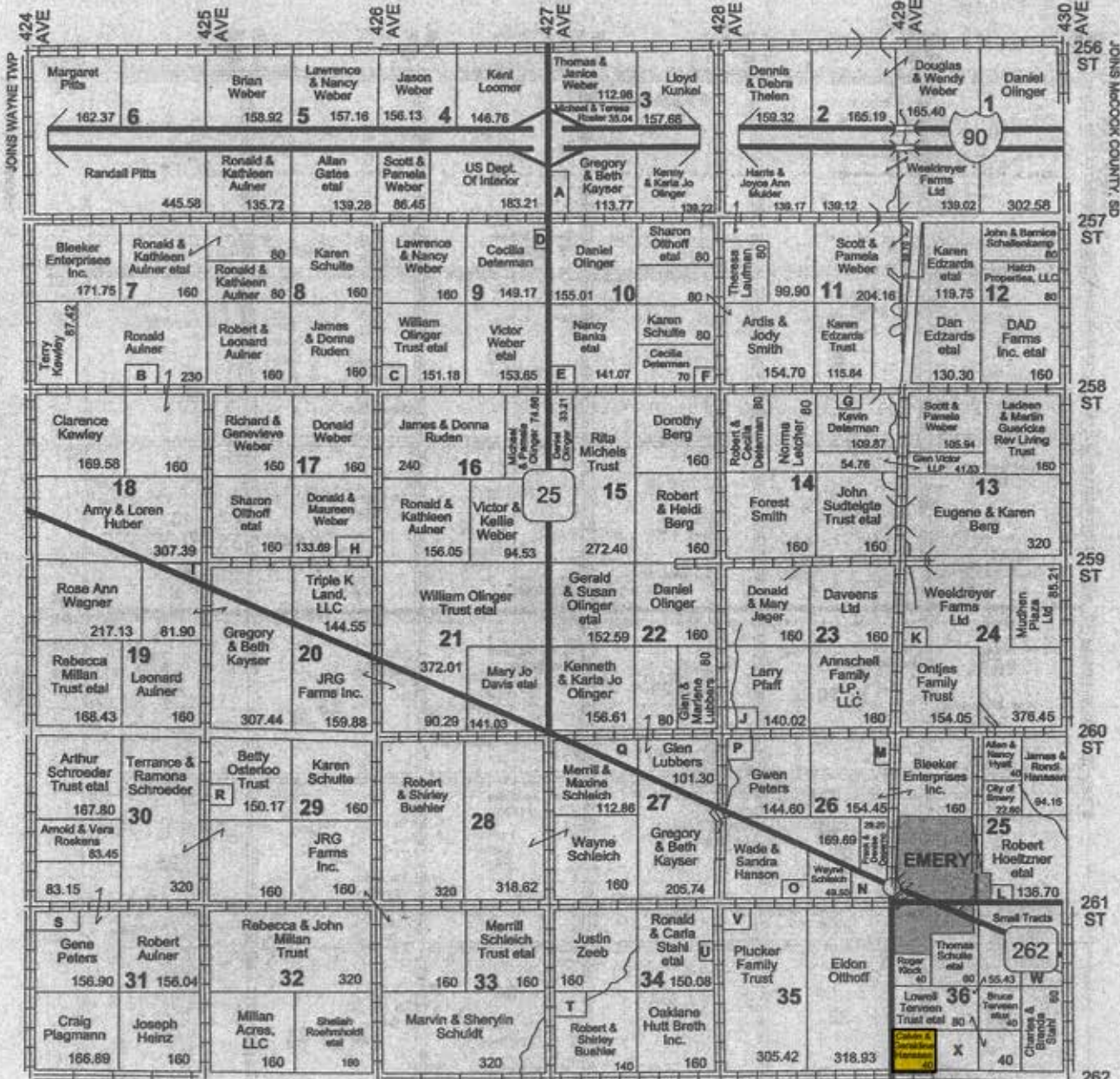
LAND OWNER

T 102 N

R 57 W

JOINS EDGERTON TWP

HANSON COUNTY LAND OWNER & RURAL RESIDENT MAPS



JOINS TAYLOR TWP

Small Tracts

- Section 3 A Ira & Elaine Kinney - 15.55
- Section 7 B Richard Aulner - 10
- Section 9 C James & Gladys Laabs - 8.82
- D Kay Deteman - 5
- Section 10 D William Schleich - 13.12
- E Vince & Karen Brandts - 10
- Section 14 G Pete Lux - 9.18
- Section 17 H Oran & Mary Hoffman - 26.31
- Section 19 I Donald & Maureen Weber - 18.40
- Section 23 J Lee & Kathleen Lloyd - 19.98
- Section 24 K Craig & Mary Strain - 12.93
- Section 25 L Dale & Anna Mesman - 9.75

- Section 26 M Catholic Cemetery - 5.55
- N Carl Nordwald - 20.66
- O Leonard & Joan Berg - 16.60
- P Peter & Connie Dye - 23.66
- Section 27 Q Daniel Olinger - 32.65
- Section 29 R Brian Halar - 9.83
- Section 31 S Randy & Dawn Huber - 8.11
- Section 34 T Michael Buehler et al - 20
- U Greg Kotas - 9.92
- Section 35 V Robert Westrum et al - 14.57
- Section 36 W James & Rondl Hanssen - 32.04
- X Robert & Shirley Buehler - 40

R 59 W	R 58 W	R 57 W	
PLANO	FAIRVIEW	SPRING LAKE	N 101.1
HANSON	JASPER	EDGERTON	N 101.1
ROSDALE	WAYNE	PLEASANT	N 101.1
WORTHEN	SEULAH	TAYLOR	N 101.1

Aerial Map



Maps Provided By:



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36-102N-57W
Hanson County
South Dakota

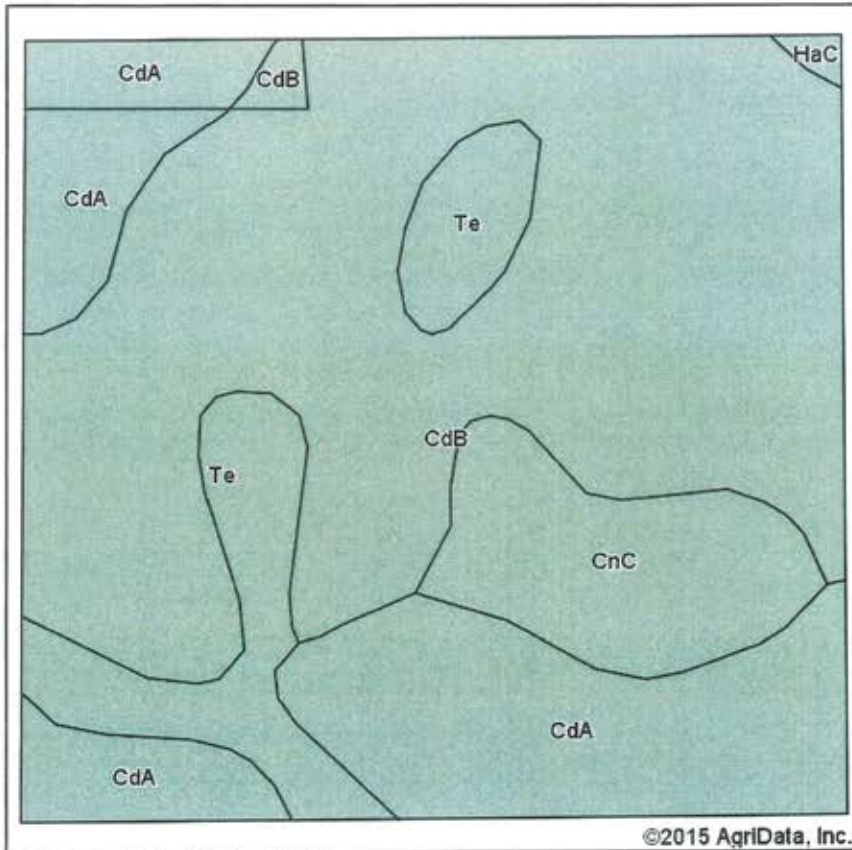
map center: 43° 35' 36.39", 97° 37' 1.86"

scale: 9514



5/12/2015

Soil Map



State: **South Dakota**
 County: **Hanson**
 Location: **36-102N-57W**
 Township: **Pleasant**
 Acres: **39.61**
 Date: **5/12/2015**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD602, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
CdB	Clarno loam, 3 to 6 percent slopes	21.65	54.7%	Ile	IIle	81	3.1	72	54	75	27
CdA	Clarno loam, 0 to 3 percent slopes	9.79	24.7%	IIc		85	3.1	76	59	78	28
Te	Tetonka silty clay loam	4.16	10.5%	IVw		58					
CnC	Clarno-Ethan loams, 6 to 9 percent slopes	3.88	9.8%	IIIe		62	2.9	64	48	67	22
HaC	Hand loam, 6 to 9 percent slopes	0.13	0.3%	IIIe		63	2.9	65	56	67	
Weighted Average						77.7	2.8	64.6	49	66.6	23.8

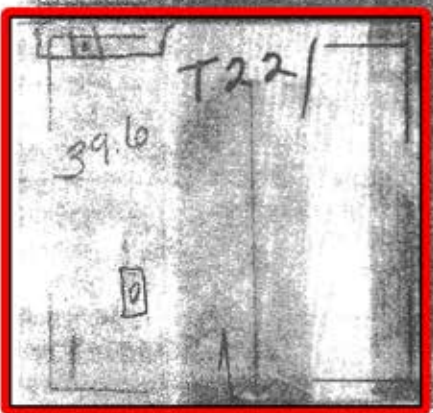
Area Symbol: SD602, Soil Area Version: 16

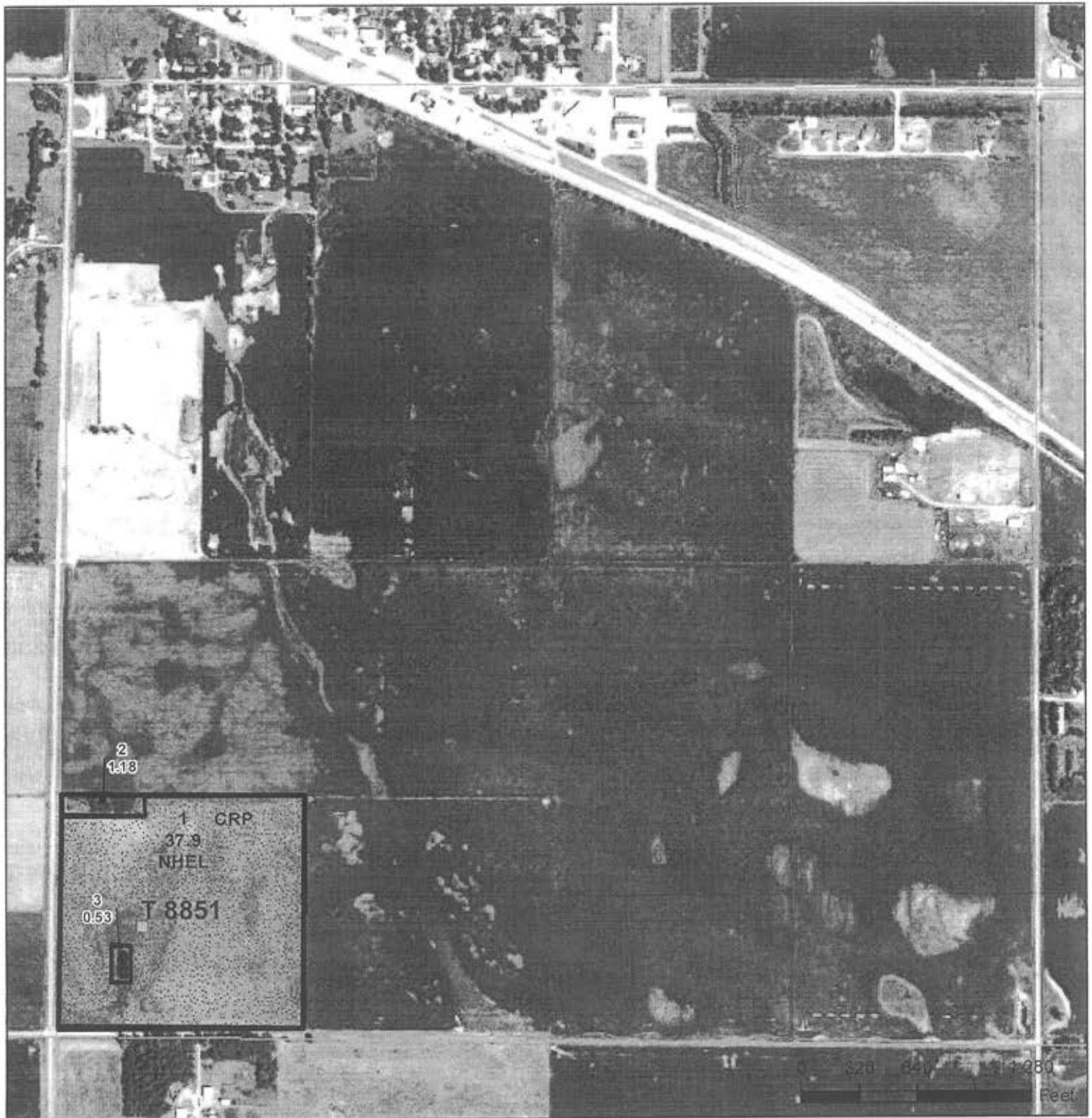
Soils data provided by USDA and NRCS.

NOT TO SCALE



**NO OFFICIAL WETLAND DETERMINATION
HAS BEEN MADE AS OF MAY 26, 2015**





Common Land Unit
 [White Box] Other Ag [Dotted Box] Cropland [Thick Black Border] Tract Boundary
 [Cross-hatched Box] CRP

Wetland Determination Identifiers
 ● Restricted Use
 ▽ Limited Restrictions
 ■ Exempt from Conservation
 ■ Compliance Provisions



2015 Program Year

Map Created May 19, 2015

Farm 2075

36 -102N -57W

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).

South Dakota
Hanson

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

FARM: 2075
Prepared: 5/21/15 11:50 AM
Crop Year: 2015
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: CALVIN HANSSEN
Farm Identifier:
Recon Number:

Farms Associated with Operator:
None

CRP Contract Number(s): 529

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
39.61	37.9	37.9	0.0	0.0	37.9	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	FAV/WR History		
0.0	0.0	0.0	0.0	0.0	0.0	N		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	0.0		0	9.9
SOYBEANS	0.0		0	28.5

Tract Number: 8851 Description: J10 SW SW 36 102 57

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
39.61	37.9	37.9	0.0	0.0	37.9	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	0.0	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	0.0		0	9.9
SOYBEANS	0.0		0	28.5

Owners: CALVIN HANSSEN

Other Producers: None

This form is available electronically.

CRP-1 (03-26-04) CONSERVATION RESERVE PROGRAM CONTRACT NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 46-061	2. SIGN-UP NUMBER 40
	3. CONTRACT NUMBER 529		4. ACRES FOR ENROLLMENT 37.9	
7. COUNTY OFFICE ADDRESS (Include Zip Code): Davison-Hanson County FSA Office 1820 North Kimball Suite A Mitchell SD 57301-6100		5. FARM NUMBER 2075		6. TRACT NUMBER(S) 8951
TELEPHONE NUMBER (Include Area Code): (605) 996-1564		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>		9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 02-01-2011 09-30-2021

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. **BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.**

10A. Rental Rate Per Acre	\$	119.35	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment	\$	4,523.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$	2998.00	8851	1	CREP CP4D	37.9	3,982
(Item 10C applicable only to continuous signup when the first year payment is prorated.)							

12. PARTICIPANTS

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): Calvin Hanssen 25940 426 Bldg. Emery SD 57332-1	(2) SHARE 100%	(3) SOCIAL SECURITY NUMBER:	(4) SIGNATURE <i>Calvin Hanssen</i>	DATE (MM-DD-YYYY) 1-19-11
B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER:	(4) SIGNATURE	DATE (MM-DD-YYYY)
C(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER:	(4) SIGNATURE	DATE (MM-DD-YYYY)

(If more than three individuals are signing, continue on attachment.)

(If more than three individuals are signing, continue on attachment.)

13. CCC USE ONLY - Payments according to the shares are approved.

A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	B. DATE (MM-DD-YYYY) 1-21-11
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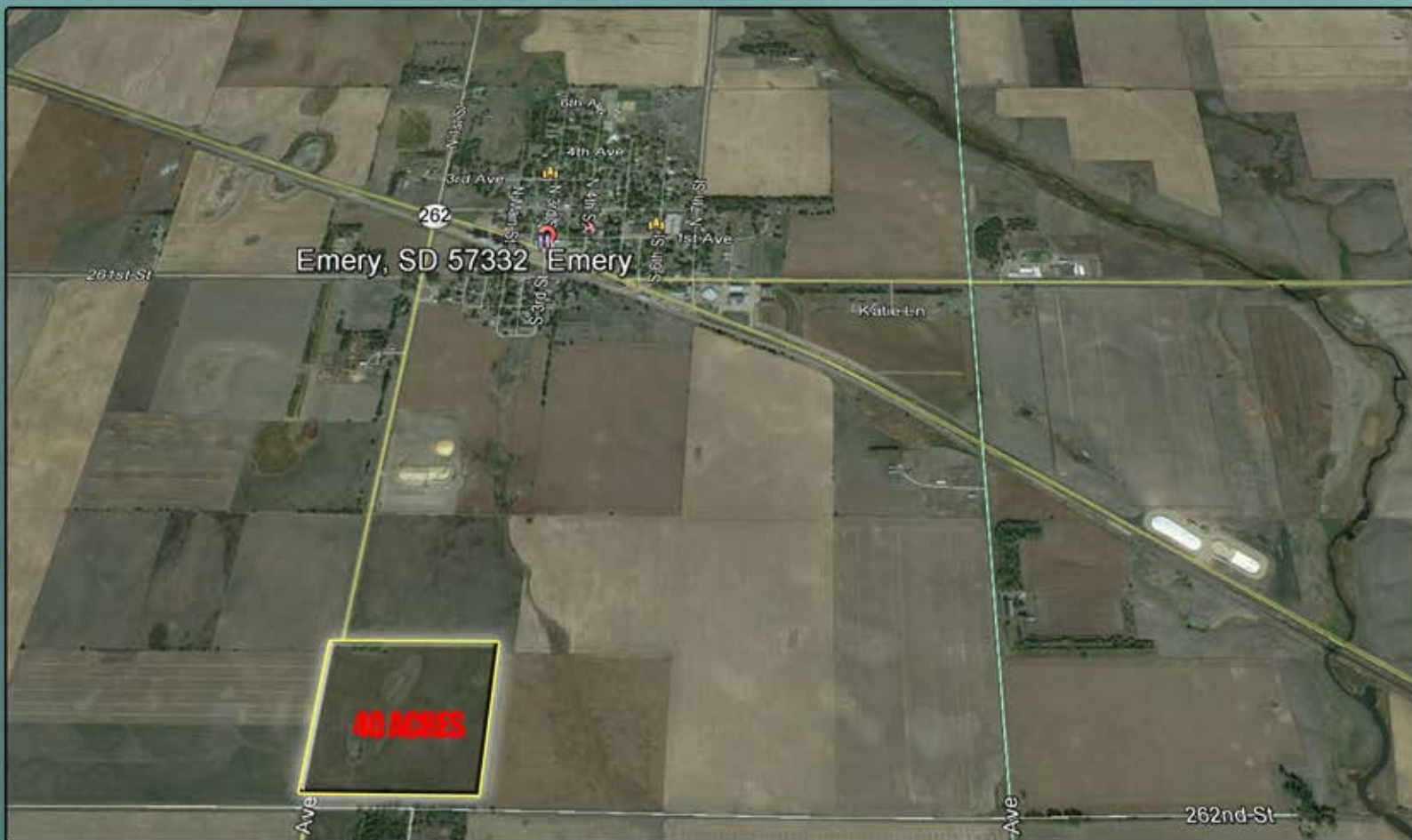
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m and 31 USC 3729, may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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Original - County Office Copy Owner's Copy Operator's Copy

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