

AUCTION

THURSDAY, SEPTEMBER 3RD AT 1:30 PM

**79.75 ACRES OF HIGH CALIBER ALL TILLABLE LAND
MIDDLETON TOWNSHIP, TURNER COUNTY SOUTH DAKOTA**



OWNER:

**JAMES BUNGER &
PAUL BUNGER**



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 HIGH CALIBER ALL TILLABLE LAND
MIDDLETON TOWNSHIP, TURNER COUNTY SOUTH DAKOTA

The land is located from Davis SD (Hwy 18 – 461 Oil Road) go 2 North on 461 Ave then 1 ½ East on 283 Street or at the Junction of 283 Street and 463 Ave; or from Chancellor SD, go 6 South on 461 Ave then 1 ½ East on 283 Street.

This auction to be held at the American Legion Hall – Main Street Davis SD on

THURSDAY, SEPTEMBER 3RD 1:30 PM

REAL ESTATE

Consists of powerful crop producing 79.75 Acres (+/-) of land located in eastern Turner County. This tract had been owned by the Bunger Family for many years and never before offered to the public. According to Agri Data Inc., this great level tract has a powerful productivity rating of 84.7% and has WcA – Wentworth-Chancellor-Wakonda Silty Clay Loams as the predominate soil and has 80.05 acres of tillable land.

Current assessed value is \$204,850. Yearly taxes are \$2140.34 and is located in the Lennox School District. This clean tract currently has a great growing crop of corn and beans and has been historically an excellent producer, well farmed-managed. All mineral and oil rights transfers to the buyer with the land. This farm is available for the crop year of 2016. Also, this tract has drainage tile. See the buyer's prospectus with maps, FSA crop yields, bases, wetland maps and tile map.

LEGAL DESC: The South Half of the Southeast Quarter (S ½ SE ¼) of Section 23-98-52, (Middleton Township), Turner County, South Dakota

NOTE: Mr. Farmer or Investor: If a land purchase is in your future – check out this all tillable – excellent crop producer with super great eye appeal. Go look anytime!

TERMS – CONDITIONS: A cash sale with 15% down payment on sale day and the balance on or before November 17, 2015. Warranty title to be given and owner's title insurance will be used and costs split equally to buyer-seller. The sellers to pay the 2015 taxes due in 2016. Sold subject to any easements of record and subject to the owner's confirmation! Come prepared to buy. Full possession for the 2016 crop year. Wieman Land & Auction Co. Inc. is working for the sellers. Visit our website for buyer's prospectus or call our office and one can be mailed.

Remember this auction will be held at the Davis Legion Hall!

JAMES BUNGER & PAUL BUNGER, 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 Agent
605-925-7745
Freeman SD

Aerial Map



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Maps Provided By:



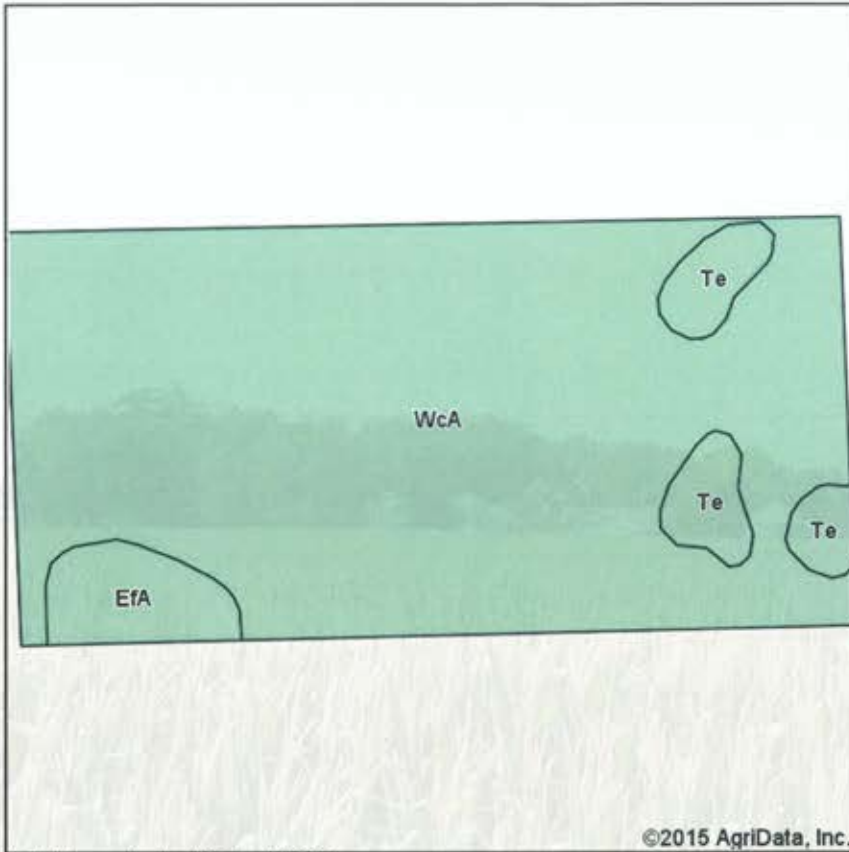
23-98N-52W
Turner County
South Dakota

map center: 43° 17' 40.79, 96° 57' 13.06
scale: 9676



4/29/2015

Soil Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Turner**
 Location: **23-98N-52W**
 Township: **Middleton**
 Acres: **80.05**
 Date: **4/29/2015**



Maps Provided By:



Area Symbol: SD125, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	71.25	89.0%	Is	86	3.8	49	89	10.4	52	61	34	37
Te	Tetonka silt loam	4.98	6.2%	IVw	60	0.6	18	57	6.6	34	22	22	8
EFA	Egan-Trent silty clay loams, 0 to 2 percent slopes	3.82	4.8%	I	92	4.7	55	94	10.8	54	68	36	41
Weighted Average					84.7	3.6	47.4	87.2	10.2	51	58.9	33.3	35.4

Area Symbol: SD125, Soil Area Version: 16

Soils data provided by USDA and NRCS.

Note:

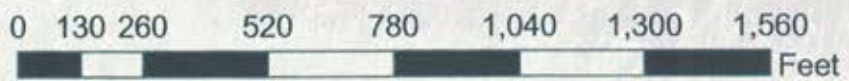
- The Bunger Family has owned this land since approximately 1924!
- All minerals, oil, oil byproducts, gas, natural gas, if any located on this land will transfer to the new buyer.
- As there is not north boundary fence the South Dakota statues for fencing will apply. The seller does not guarantee the existing fences are on the very exact boundary.
- The new buyer has fall tillage rights as soon as the 2015 crop is removed

Come prepared to buy!

Certified Wetland Determination

Field Office: Parker FO
 Certified By: Merris Miller
 Legal Desc: S2 SE4 23-98-52

Agency: USDA-NRCS
 Certified Date: 4/18/2011
 Tract: 1383



Legend

Certified Wetland Determination Boundary

- Wetlands
- Wetlands
- Ditch
- NI
- NI/Ditch
- Tile

- 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-O26E for definitions and additional info.





See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : SOUTH DAKOTA

Farm Number : 895

County : TURNER

Operator Name : MARLYN BUNGER

Farms Associated with Operator : 46-125-895, 46-125-8881

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
80.05	80.05	80.05	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	80.05	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
	CORN, SOYBN	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Oats	0.00	0.00	0	0	
Corn	40.00	0.00	0	102	
Soybeans	37.80	0.00	0	35	
TOTAL	77.80	0.00			

NOTES

State : SOUTH DAKOTA

County : TURNER

Description : SSE 23 98 52

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations :

Owners : PAUL BUNGER, JAMES BUNGER

Other Producers :

Farm Number : 895

Tract Number : 1383

FAV/WR History : No

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
80.05	80.05	80.05	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	80.05	0.00	0.00	0.00	0.00	

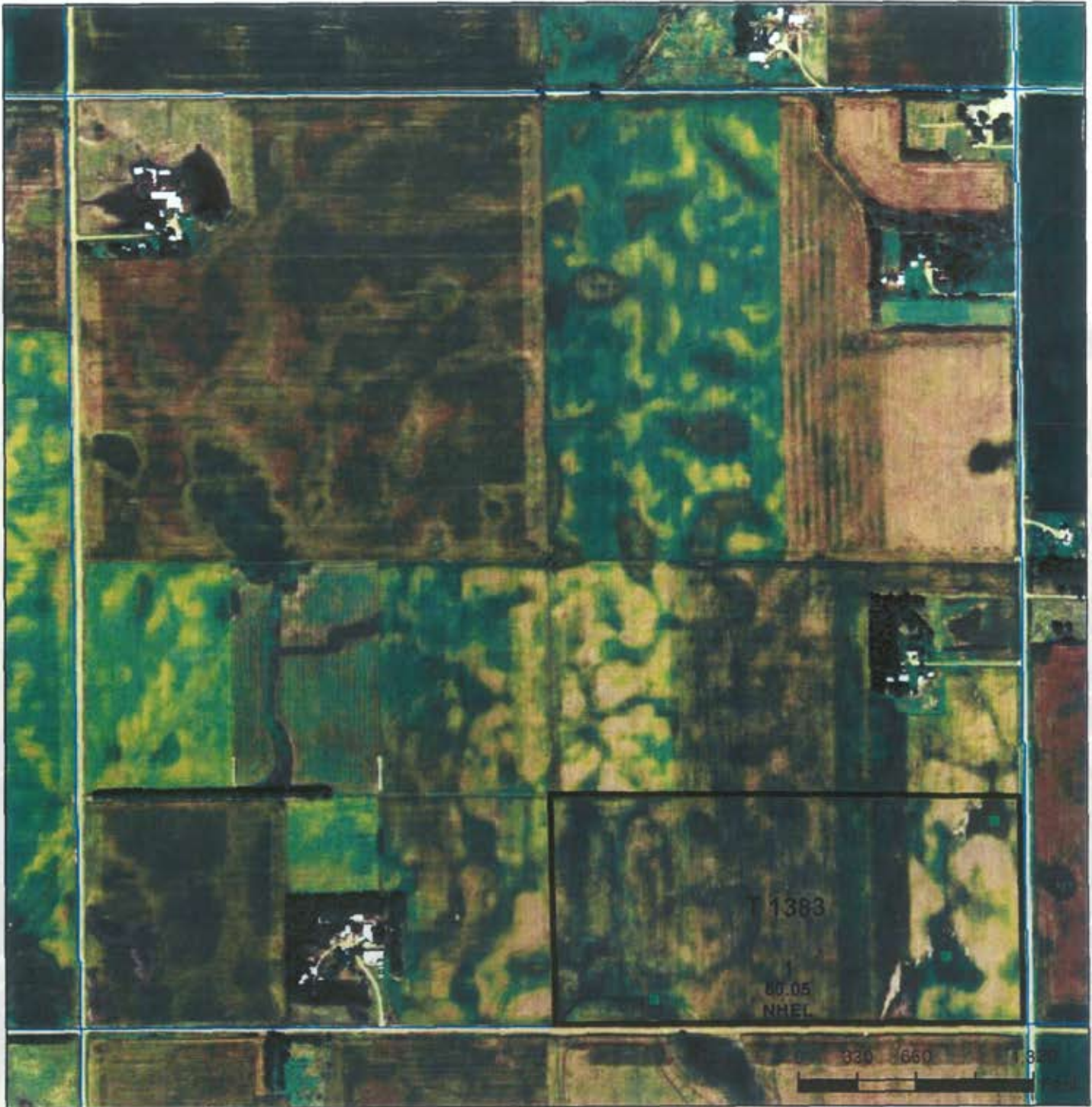
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	40.00	0.00	0	102
Soybeans	37.80	0.00	0	35
TOTAL	77.80	0.00		



United States
Department of
Agriculture

Turner County, South Dakota



Common Land Unit Tract Boundary
Common Land Unit PLSS
 Cropland

Wetland Determination Identifiers

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



2015 Program Year

Map Created May 13, 2015

Farm 895

23 -98N -52W

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).

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