

AUCTION

80.67 ACRES McCOOK COUNTY LAND
MONDAY, SEPTEMBER 14TH AT 10:00 AM

OWNER:

DARRELL ENGBRECHT &
JANALEA BENTLEY



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**80.67 ACRES McCOOK COUNTY LAND
AUCTION**

We will offer the following farm land at auction at the Wieman Auction Facility at 44628 SD Hwy 44 Marion SD or 1 South and ½ West of Marion SD on

MONDAY, SEPTEMBER 14TH 10:00 AM

Land is located from Stanley Corner (Jct Hwy 81 and Hwy 42), 1 mile South and ¼ East on South Side.

The real estate consists of 80.67 Acres (+ or -) of unimproved farmland. The FSA Office reports that this tract has 59.48 acres tillable and the balance in low ground and slough, some of the 21.19 acres can be hayed or used for pasture. The land lays basically level with several low spots and waterway passing through it. The predominate soil types are Crossplain-Clarno Complex, Clarno-Davison-Crossplain Complex, Baltic Silty Clay Loam ponded, Crossplain Clay Loam, Clarno-Bonilla Loams and it has a soil productivity index rating of 68.5. The annual real estate taxes are \$1562.10. This Tract has a USA Fish & Wildlife easement on it, see info packet for more info.

We invite you to view this property at your convenience. For buyer's information packet, visit our website www.wiemanauktion.com or call 800-251-3111.

LEGAL: The E ½ of the NW ¼ of Section 25-101-55, McCook County, South Dakota

Terms: Cash Sale with \$40,000. nonrefundable downpayment the day of the sale and the balance on or before October 21, 2015. Warranty Deed will be provided. Title insurance will be utilized and cost split 50% to buyer and 50% to seller. Full possession granted for 2016 crop year. 2014 and 2015 RE Taxes to be paid by seller. Sold subject to confirmation by the owners. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

**DARRELL ENGBRECHT & JANALEA BENTLEY, OWNERS
605-212-0462**

Wieman Land & Auction Co., Inc.
Richard & Gary Wieman, Brokers
Kevin, Mike, Ryan & Derek Wieman
and Ron Leitheiser, Assoc. Brokers
Marion SD 800-251-3111
Auctioneers

Dale L. Strasser
Attorney At Law
Freeman SD 605-925-7745
Closing Agent



Common Land Unit
 [White Box] Other Ag
 [Hatched Box] Cropland
 [Diagonal Lines Box] Rangeland
 [Black Box] Tract Boundary

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



2015 Program Year
 Map Created June 25, 2015
Farm 5347

25 -101N -55W

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



Maps Provided By:



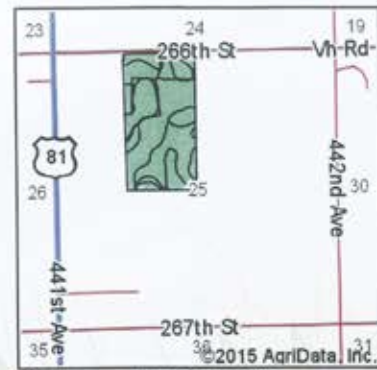
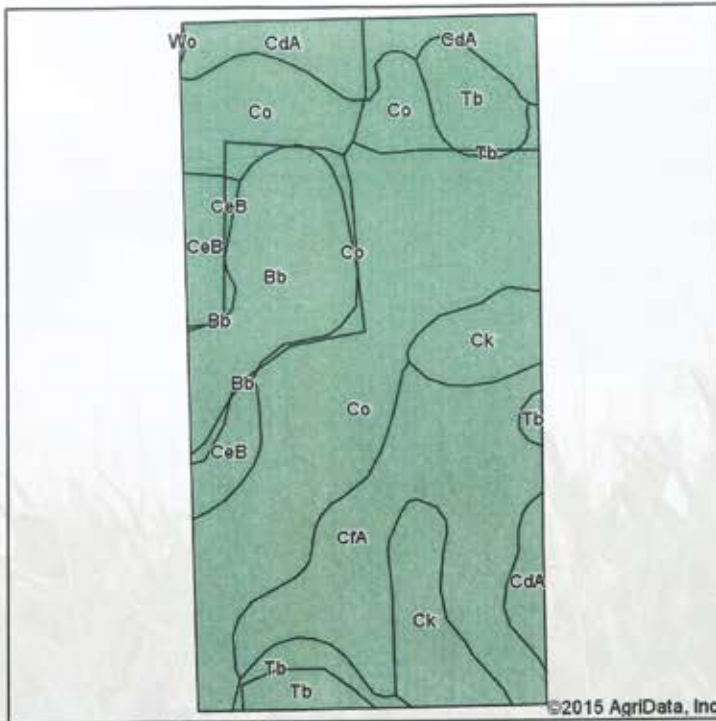
25-101N-55W
McCook County
South Dakota

map center: 43° 31' 17.73, 97° 22' 40.63
scale: 9503



4/28/2015

Soil Map



State: **South Dakota**
 County: **McCook**
 Location: **25-101N-55W**
 Township: **Union**
 Acres: **78.7**
 Date: **4/28/2015**



Soils data provided by USDA and NRCS.

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Area Symbol: SD087, 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
Co	Crossplain-Clarno complex	29.42	37.4%	Ilc	78	2.6	42	75	8.4	44	53	29	33
CfA	Clarno-Davison-Crossplain complex, 0 to 2 percent slopes	16.23	20.6%	Ilw	75	2.8	42	75	8.4	43	53	28	32
Bb	Baltic silty clay loam, ponded	8.83	11.2%	Vllhw	12		1	5	0.5	3	1	1	
Ck	Crossplain clay loam	7.35	9.3%	Ilw	77	1.8	37	73	8.1	42	46	28	28
CdA	Clarno-Bonilla loams, 0 to 3 percent slopes	7.03	8.9%	Ilc	84	3.7	50	81	9.1	47	62	32	39
Tb	Tetonka silt loam	5.74	7.3%	IVw	58	0.5	17	52	5.9	31	21	21	8
CeB	Clarno-Davison loams, 2 to 5 percent slopes	4.10	5.2%	Ile	70	3	41	68	7.7	40	51	25	32
Weighted Average					68.5	2.2	35.8	65.5	7.3	38.1	44.9	25	27.3

Area Symbol: SD087, Soil Area Version: 16

Soils data provided by USDA and NRCS.

WETLANDS MAP NOT TO SCALE

E 1/2 NW 1/4 25-101-55

OFFICIAL DETERMINATION
ONLY.

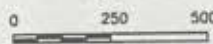
NOT CERTIFIED





LEGEND:

- FOUND SECTION CORNER
- FOUND 5/8" REBAR
- SET 5/8" x 18" CAPPED REBAR
- PREVIOUSLY PLATTED FIELD
- OWNER PROPERTY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE



OWNERS:

JANALEA JANE BENTLEY &
DARRELL DELL ENGBRECHT

LEGAL DESCRIPTION:

THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP ONE HUNDRED ONE (101) NORTH, RANGE FIFTY-FIVE (55) WEST OF THE 5TH P.M., MCCOOK COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

Joshua R. Vanderwerf
JOSHUA R. VANDERWERF LS REG. NO. 10958



REV	DATE	DESCRIPTION



Project Manager: JRV
Designer: CAG
Project Number: 665150
Phone: (605) 339-4157

E1/2 NW1/4
SEC. 25-101-55
MCCOOK COUNTY, SD

SITE SURVEY

E
X
H
I
B
I
T

Abbreviated 156 Farm Record

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	24.60	0.00	0	102
Soybeans	25.58	0.00	0	31
TOTAL	50.18	0.00		

NOTES

State : SOUTH DAKOTA

County : MCCOOK

Farm Number : 5347

Tract Number : 2241

Description : G13 E NW 25 101 55

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations :

Owners : JONALEA JANE BENTLEY, DARRELL DELL ENGBRECHT

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.70	59.48	59.48	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	59.48	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
Corn	19.96	0.00	0	102
Soybeans	20.76	0.00	0	31
TOTAL	40.72	0.00		

NOTES

State : SOUTH DAKOTA

County : MCCOOK

Farm Number : 5347

Tract Number : 4887

Description : E SW 36 101 55

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations :

Owners : BEN DAN ENGBRECHT

Other Producers : JAMES MICHAEL HOFFMAN

THIS INDENTURE, by and between Tena D. Engbrecht, a single person, of Dolton, South Dakota, parties of the first part, and the UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior or his authorized representative, party of the second part.

WITNESSETH:

WHEREAS, section 4 of the Migratory Bird Hunting Stamp Act of March 16, 1934, as amended by section 3 of the Act of August 1, 1958 (72 Stat. 486, 16 U.S.C., sec. 718d (c)), authorizes the Secretary of the Interior to acquire small wetland or pothole areas suitable for use as waterfowl production areas:

WHEREAS, the lands described below contain or include small wetland or pothole areas suitable for use as waterfowl production areas:

NOW, THEREFORE, for and in consideration of the sum of (\$625.00) Six hundred and twenty-five Dollars, the parties of the first part do hereby convey to the United States, commencing with the acceptance of this indenture by the Secretary of the Interior or his authorized representative which acceptance must be made within six months of the execution of this indenture by the parties of the first part, or any subsequent date as may be mutually agreed upon during the term of this option, a permanent easement (in perpetuity) or right of use for the maintenance of the land described below as a waterfowl production area, including the right of access thereto by authorized representatives of the United States:

T. 101 N., R. 55 W., 5th P.M. McCook County, South Dakota
Section 25, E $\frac{1}{2}$ NW $\frac{1}{4}$.

Subject, however, to all existing rights-of-way for highways, roads, railroads, pipelines, canals, laterals, electrical transmission lines, telegraph and telephone lines, cable lines, and all outstanding mineral rights.

The parties of the first part, for themselves and for their heirs, successors and assigns, covenant and agree that they will cooperate in the maintenance of the aforesaid lands as a waterfowl production area by not draining or permitting the draining, through the transfer of appurtenant water rights or otherwise, of any surface water including lakes, ponds, marshes, sloughs, swales, swamps, or potholes, now existing or recurring due to natural causes on the above-described tract, by ditching or any other means; by not filling in with earth or any other material or leveling, any part or portion of the above-described tract on which surface water or marsh vegetation is now existing or hereafter recurs due to natural causes; and by not burning any areas covered with marsh vegetation. It is understood and agreed that this indenture imposes no other obligations or restrictions upon the parties of the first part and that neither they nor their successors, assigns, lessees, or any other person or party claiming under them shall in any way be restricted from carrying on farming practices such as grazing at any time, hay cutting, plowing, working and cropping wetlands when the same are dry of natural causes, and that they may utilize all of the subject lands in the customary manner except for the draining, filling, leveling, and burning provisions mentioned above.

Excepted are certain drainage ditches which the parties of the first part may maintain and/or wetlands which are deleted from the provisions of this easement. The above exceptions are shown on a map certified by the Regional Director at the time of acceptance.

SPECIAL PROVISIONS

1. This indenture shall not be binding upon the UNITED STATES OF AMERICA until accepted on behalf of the United States by the Secretary of the Interior or his authorized representative, although this indenture is acknowledged by the parties of the first part to be presently binding upon the parties of the first part and to remain so until the expiration of said period for acceptance, as hereinabove described, by virtue of the payment to parties of the first part, by the UNITED STATES OF AMERICA, of the sum of One Dollar, the receipt of which is hereby expressly acknowledged by parties of the first part.

2. Notice of acceptance of this agreement shall be given the parties of the first part by certified mail addressed to Miss Tena D. Engbrecht at Dolton, South Dakota 57023, and such notice shall be binding upon all the parties of the first part without sending a separate notice to each.

3. It is further mutually agreed that no Member of or Delegate to Congress, or Resident Commissioner, shall be admitted to any share or part of this contract, or to any benefit to arise thereupon. Nothing, however, herein contained shall be construed to extend to any incorporated company, where such contract is made for the general benefit of such incorporation or company.

4. Payment of the consideration will be made by a United States Treasury check after acceptance of this indenture by the Secretary of the Interior or his authorized representative and after the Attorney General, or in appropriate cases, the Field Solicitor of the Department of the Interior shall have approved the easement interest thus vested in the United States.

IN WITNESS WHEREOF the parties of the first part have hereunto set their hands and seals this 29th day of April, 1971.

Tena D. Engbrecht (L.S.)

STATE South Dakota

COUNTY OF McCook

SS

My commission expires 8-10-78.

(10/10/71)

NOTARY PUBLIC

ACCEPTANCE

The Secretary of the Interior, acting by and through his authorized representative, has executed this agreement on behalf of the United States this JUN 16 1971.

THE UNITED STATES OF AMERICA

By Lewis R. Garlick
Acting Regional Director
Bureau of Sport Fisheries and Wildlife

Contract No. 14-16-0003-25687

STATE OF SOUTH DAKOTA
County of McCook
OFFICE OF REGISTER OF DEEDS
Filed for Record this 16 day
of June 1971 at 4:32 o'clock
PM and Recorded to Book 127
of 100 on Page 63-65
L. R. Garlick
Notary of Deeds
Page 34

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