

# AUCTION

**164.97 ACRES OF GREENLAND TOWNSHIP MCCOOK COUNTY LAND  
OFFERED IN TWO TRACTS WITH GREAT EYE APPEAL AND LOCATION  
FRIDAY OCTOBER 23rd AT 10:30 AM**



OWNER:

**DONA JOHNSON**



208 N Broadway, Marion SD

web: [wiemanauction.com](http://wiemanauction.com)

phone: 800-251-3111

fax: 605-648-3102

*"WE SELL THE EARTH AND EVERYTHING ON IT!"*



**164.97 ACRES OF GREENLAND TOWNSHIP McCOOK COUNTY LAND  
OFFERED IN TWO TRACTS WITH GREAT EYE APPEAL AND LOCATION AT AUCTION**

I will offer the following land for sale at public auction at the Wieman Auction Facility located 1-mile south and ½ mile west of Marion, SD on:

**FRIDAY OCTOBER 23<sup>RD</sup>  
10:30 A.M.**

It is our privilege to offers these two outstanding tracts of land located in the tightly held Greenland Twp. McCook County that provides powerful soils that would command top rental rates and may have some acreage/new home site development potential found in close proximity to the Lake Vermillion and I-90.

**TRACT ONE: 80-ACRES**

**LEGAL:** The S ½ of the NW ¼ of Section 22, 102-53 McCook County, SD

**LOCATION:** From Lake Vermillion Recreational Area go 2 ½ miles north east side of the road or from I-90 & Montrose Exit 3-miles south east side of the road.

- 76.16 acres tillable, 4-acres in native grass, balance in RROW.
- Soil production rating of 74.3. Predominant soils Clarno-Bonilla loams(84), Clarno Ethan(73)
- New buyer will be able to farm-lease out or operate for the 2016 growing season.
- Annual Taxes are \$1,999.90. Base & Yield info and wetland map found in buyers packet
- Well farmed tract of land with good eye appeal, great location and the east side of property looks over the tailwaters of Lake Vermillion
- 2-Building eligibilities will transfer at closing with this property.

**TRACT TWO: 84.97 ACRES**

**LEGAL:** The East 5/8 of the NE ¼ except the North 842' of the East 392.87' and except Lot A of D J Johnson's First Add a subdivision of the NE ¼ all in Section 21, 102-53 McCook County, SD.

**LOCATION:** This tract is located directly west of Tract One and is divided by a highway.

- 71.83 acres tillable, 8.86 acres in pasture with dugout, balance found in RROW.
- Soil Production Rating of 73.8. Predominant soils Clarno-Ethan (73) Clarno-Bonilla(84)
- New buyer will be able to farm-lease out or operate for the 2016 growing season
- Annual Taxes are \$2,070.62. Base & Yield info and wetland map found in buyers packet
- This tract has two acreage sites out. However, McCook County Planning & Zoning indicates 2-Building eligibilities will transfer with this property. Lots of potential with this property!

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience or visit [www.wiemanauktion.com](http://www.wiemanauktion.com) for a buyer's packet or contact the auctioneers at 800-251-3111 and a packet can be mailed out.

**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before November 23<sup>rd</sup> 2015. Warranty Deed to be granted with the cost of title insurance paid 50-50 between buyer and seller. Seller to pay all of the 2015 taxes that are due. Sold subject to the owner's approval and all easements and reservations or record. Auctioneers represent the sellers. Come to the Wieman Auction Facility and be prepared to buy!!

**DONA JOHNSON –OWNER**

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

Mike Fink  
Closing Attorney  
605-729-2552



# Aerial Map



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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**22-102N-53W**  
**McCook County**  
**South Dakota**

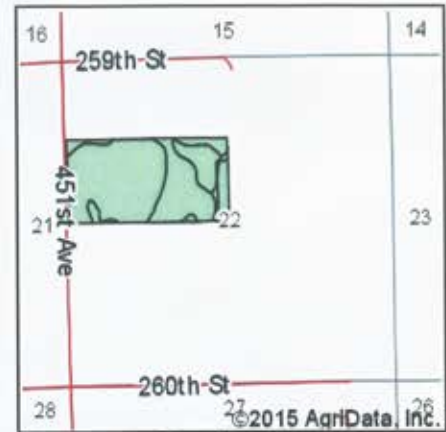
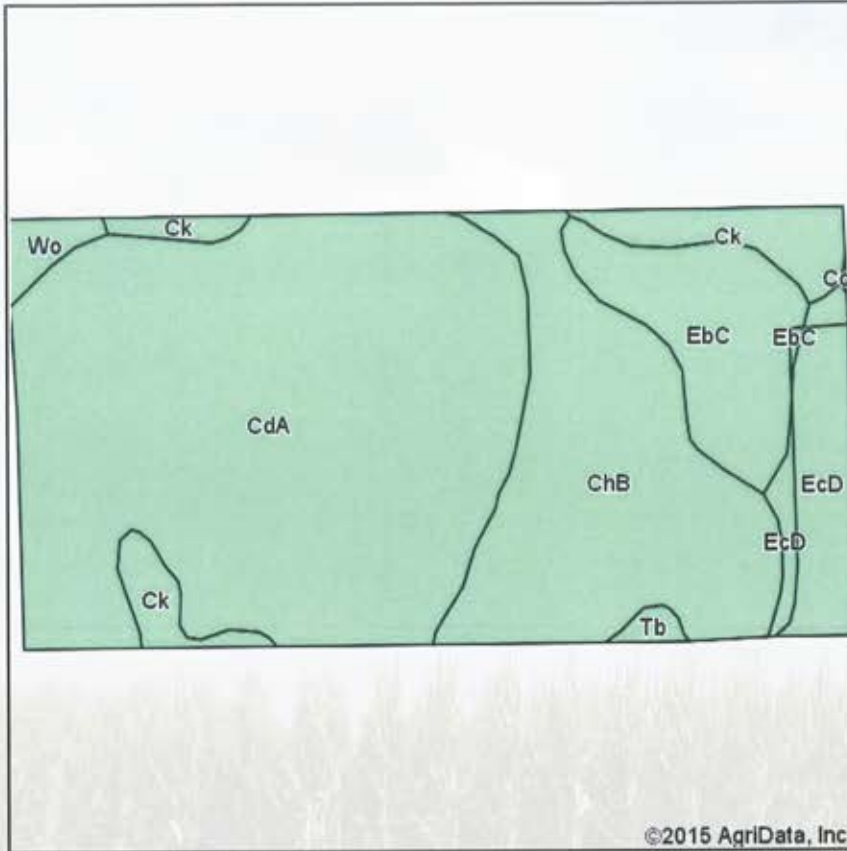
map center: 43° 37' 23.24, 97° 10' 44.38

scale: 9484



9/18/2015

# Soil Map



State: **South Dakota**  
 County: **McCook**  
 Location: **22-102N-53W**  
 Township: **Greenland**  
 Acres: **80.17**  
 Date: **9/8/2015**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
CdA	Clarno-Bonilla loams, 0 to 3 percent slopes	43.42	54.2%	IIc	84	3.7	50	81	9.1	47	62	32	39
ChB	Clarno-Ethan loams, 3 to 6 percent slopes	18.11	22.6%	IIe	73	3	42	65	7.3	38	52	25	33
EbC	Ethan loam, 6 to 9 percent slopes	7.38	9.2%	IVe	53	2.5	32	47	5.3	28	39	17	25
EcD	Ethan-Betts loams, 9 to 15 percent slopes	4.97	6.2%	VIe	32	2	22	29	3.2	17	27	10	17
Ck	Crossplain clay loam	4.86	6.1%	IIw	77	1.8	37	73	8.1	42	46	28	28
Wo	Worthing silty clay loam	1.02	1.3%	Vw	37		5	27	3	16	6	10	1
Tb	Tetonka silt loam	0.41	0.5%	IVw	58	0.5	17	52	5.9	31	21	21	8
<b>Weighted Average</b>					<b>74.3</b>	<b>3.1</b>	<b>43.3</b>	<b>69.7</b>	<b>7.8</b>	<b>40.6</b>	<b>53.6</b>	<b>27.1</b>	<b>33.7</b>

Area Symbol: SD087, Soil Area Version: 16

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





**Common Land Unit**  
 [ ] Other Ag [ ] Cropland [ ] Tract Boundary [ ] PLSS

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



2015 Program Year  
 Map Created May 04, 2015  
**Farm 5162**

**22 -102N -53W**

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:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© Agndata, Inc. 2015 www.AgrDataInc.com

21-102N-53W  
McCook County  
South Dakota

map center: 43° 37' 23.53, 97° 11' 57.08  
scale: 9566



9/18/2015



# Aerial Map



Maps Provided By:



21-102N-53W  
McCook County  
South Dakota

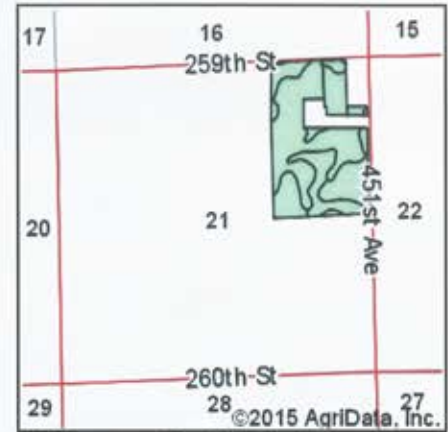
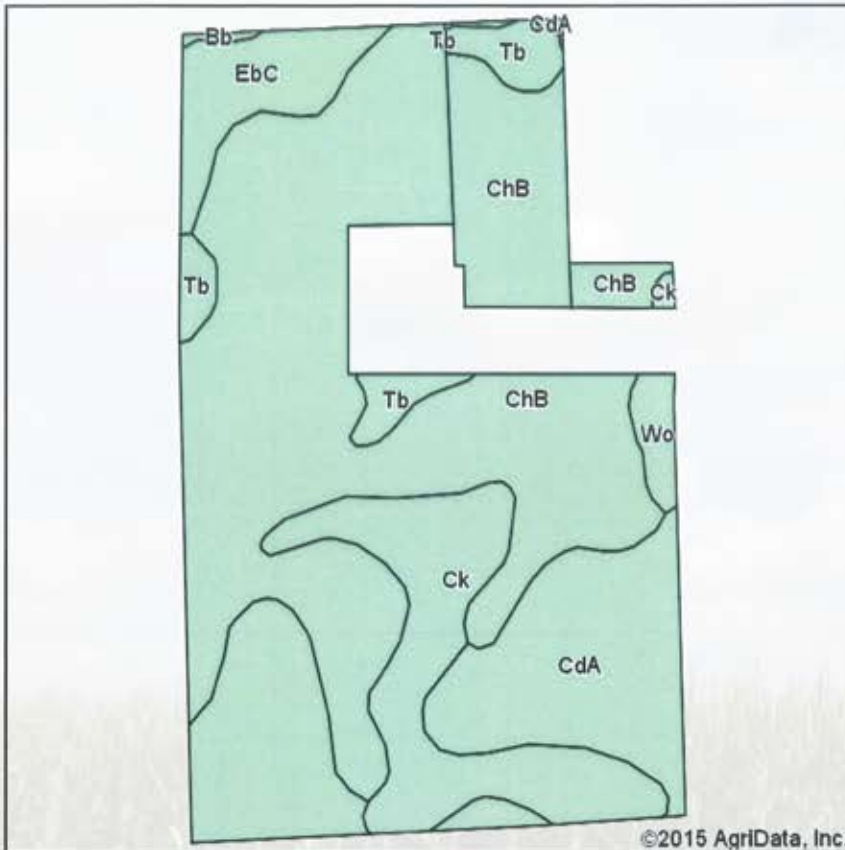
map center: 43° 37' 31.8, 97° 11' 45.35  
scale: 6364



9/18/2015



# Soil Map



State: **South Dakota**  
 County: **McCook**  
 Location: **21-102N-53W**  
 Township: **Greenland**  
 Acres: **80.69**  
 Date: **9/8/2015**



Soils data provided by USDA and NRCS.

©2015 AgriData, Inc.

Area Symbol: SD087, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
ChB	Clarno-Ethan loams, 3 to 6 percent slopes	43.46	53.9%	Ile	73	3	42	65	7.3	38	52	25	33
CdA	Clarno-Bonilla loams, 0 to 3 percent slopes	18.00	22.3%	Ilc	84	3.7	50	81	9.1	47	62	32	39
Ck	Crossplain clay loam	10.74	13.3%	Iltw	77	1.8	37	73	8.1	42	46	28	28
EbC	Ethan loam, 6 to 9 percent slopes	4.13	5.1%	IVe	53	2.5	32	47	5.3	28	39	17	25
Tb	Tetonka silt loam	3.07	3.8%	IVw	58	0.5	17	52	5.9	31	21	21	8
Wo	Worthing silty clay loam	1.15	1.4%	Vw	37		5	27	3	16	6	10	1
Bb	Baltic silty clay loam, ponded	0.14	0.2%	VIIIw	12		1	5	0.5	3	1	1	
<b>Weighted Average</b>					<b>73.8</b>	<b>2.8</b>	<b>41.1</b>	<b>67.6</b>	<b>7.6</b>	<b>39.4</b>	<b>50.8</b>	<b>26.1</b>	<b>31.8</b>





Area Symbol: SD087, Soil Area Version: 16

\*c: Using Capabilities Class Dominant Condition Aggregation Method




Soils data provided by USDA and NRCS.





- Common Land Unit**
-  Rangeland
  -  Tract Boundary
  -  Cropland
  -  PLSS

**Wetland Determination Identifiers**

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



2015 Program Year

Map Created May 04, 2015

Farm 5162

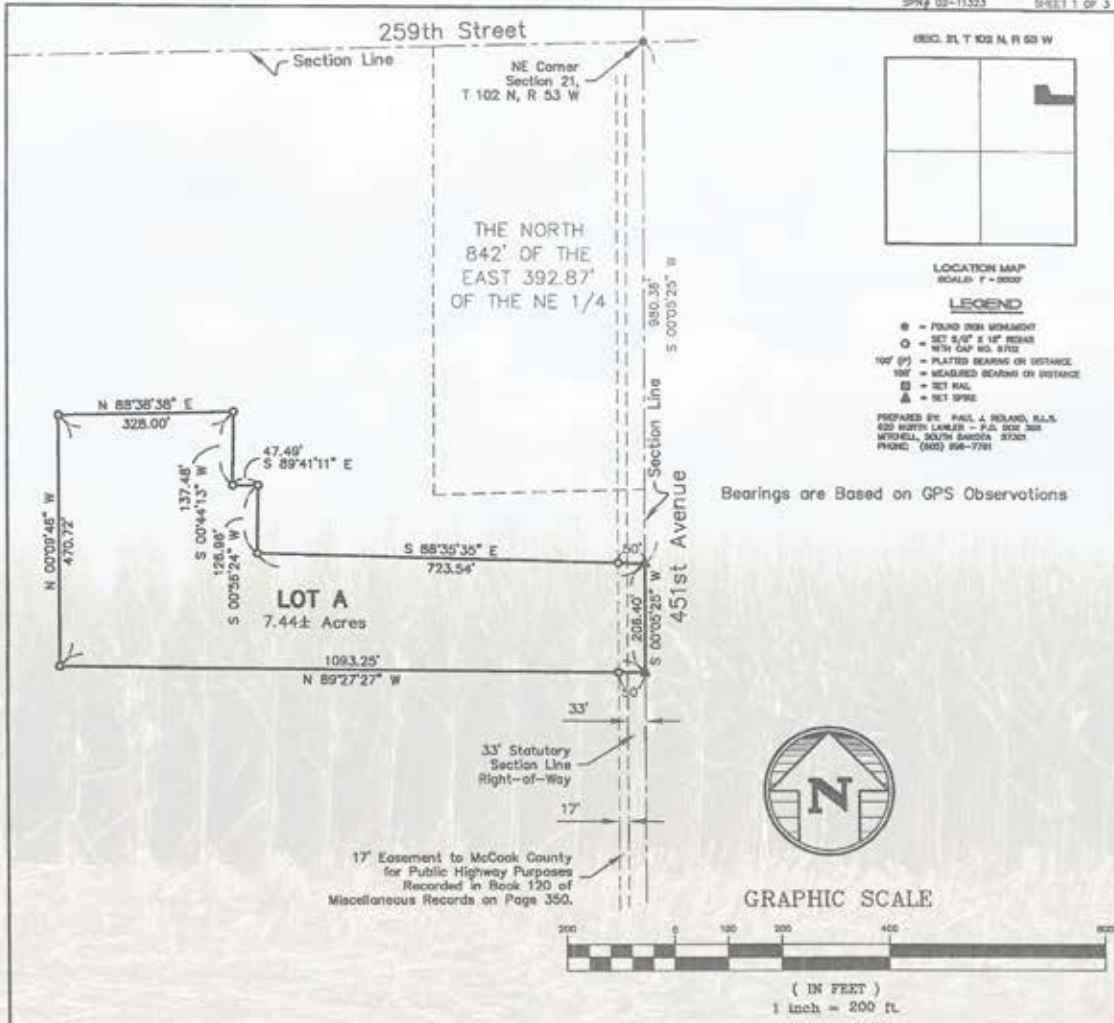
21 -102N -53W

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*Plat Recorded  
Nov. 19, 2002*

DRAWING NUMBER  
**11-3**  
*Page 1 of 3*  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDED BY NUMBER D754H



SECTION 21, T 102 N, R 53 W

LOCATION MAP  
SCALE: 1" = 2000'

**LEGEND**

- = FOUND IRON NAIL/STAKE
- = SET 5/8" x 1/4" IRON WITH CAP NO. 8702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET RAIL
- ▲ = SET SPINE

PREPARED BY: PAUL J. REILAND, R.L.S.  
620 NORTH LAWLER - P.O. BOX 398  
MIDDELA, SOUTH DAKOTA 57050  
PHONE: (605) 996-7781

Bearings are Based on GPS Observations



GRAPHIC SCALE



**A PLAT OF LOT A OF D. JOHNSON'S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF SECTION 21, T 102 N, R 53 W OF THE 5th P.M., MCCOOK COUNTY, SOUTH DAKOTA.**

**SURVEYOR'S CERTIFICATE**

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Dana Johnson, Scott Johnson and Carol Luka, as owners, and under their direction for purposes indicated therein, I did on or prior to October 17, 2002, survey those parcels of land described as follows: LOT A OF D. JOHNSON'S FIRST ADDITION, A SUBDIVISION OF THE NE 1/4 OF SECTION 21, T 102 N, R 53 W OF THE 5th P.M., MCCOOK COUNTY, SOUTH DAKOTA. In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct. Dated this 23rd day of October, 2002.

*Paul J. Reiland*  
Registered Land Surveyor #SD6320  
PAUL J. REILAND  
REGISTERED LAND SURVEYOR  
SOUTH DAKOTA



South Dakota  
 McCook  
 Report ID: FSA-156EZ

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

Prepared: 9/9/15 7:14 AM  
 Crop Year: 2015  
 Page: 1 of 1

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: BARTMANN BROS  
 Farm Identifier: 05 SPLIT FROM FSN 4386  
 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
160.86	149.09	149.09	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	149.09	0.0	0.0	0.0		N	

Crop	Base Acreage	CTAP Tran Yield	ARC/PLC		CCC-505 CRP Reduction
			ARC-IC NONE	ARC-CO CORN, SOYBN	
CORN	66.3			149	0.0
SOYBEANS	66.3			38	0.0
<b>Total Base Acres:</b>	<b>132.6</b>				

Tract Number: 3830 Description: E 100 A, NE 21 EXC. LOT A(7AC.)S NW 22 102 53 FAV/WR History: N  
 BIA 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
160.86	149.09	149.09	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	149.09	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	66.3		149	0.0
SOYBEANS	66.3		38	0.0
<b>Total Base Acres:</b>	<b>132.6</b>			

Owners: DONA JOHNSON  
 Other Producers: None



**FIDELITY NATIONAL TITLE INSURANCE COMPANY**  
7701 FRANCE AVENUE SOUTH, SUITE 120, EDINA, MN 55435

**SCHEDULE A**

Title Officer:  
Escrow Officer:  
Escrow No.: TI-7618  
Loan No.:

Title No.: TI-7618  
Agent Order/File No.:

1. Effective date: September 9, 2015 at 07:00 AM

2. Policy or Policies to be issued:

Policy Amount

(a) Owner's Policy ( ALTA Own. Policy (061706) )

\$ 1.00

Proposed Insured:  
TO BE DETERMINED

(b) Loan Policy ( )

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is:  
Fee Simple

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:  
SCOTT JOHNSON and CAROL LUKE, AS TENANTS IN COMMON, SUBJECT TO LIFE ESTATE OF DONA JOHNSON, A WIDOW

5. The land referred to in this Commitment is described as follows:

PARCEL I: THE SOUTH HALF OF THE NORTHWEST QUARTER (S1/2NW1/4) OF SECTION TWENTY TWO (22), TOWNSHIP ONE HUNDRED TWO (102) NORTH, RANGE FIFTY THREE (53), West of the 5th P.M., McCook County, South Dakota.

PARCEL II: THE EAST 5/8THS OF THE NORTHEAST QUARTER (NE1/4), EXCEPT THE NORTH 842 FEET (N.842') OF THE EAST 392.87 FEET (E.392.87') THEREIN; AND EXCEPT LOT A OF D. JOHNSON'S FIRST ADDITION, A SUBDIVISION OF THE NE1/4 THEREIN; ALL IN SECTION TWENTY ONE (21), TOWNSHIP ONE HUNDRED 102 NORTH, RANGE FIFTY THREE (53), West of the 5th P.M., McCook County, South Dakota.

*McCook County Abstract & Title Ins. LTD*  
*P.O. Box 506*  
*Salem, SD 57058-0506*



**SCHEDULE B - SECTION II  
EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. General Exceptions:
  1. Rights or claim of parties in possession not shown by the public records.\*
  2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.\*
  3. Easements, or claims of easements, not shown by the public records.\*
  4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. \*
  5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.\*
  6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.\*
  7. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.\*

\* Paragraphs 1, 2, 3, 4, 5, 6, and 7 will not appear as printed exceptions on extended coverage policies except as to such parts thereof which may be typed as a Special Exception.

Special Exceptions:

3. Any charges for municipal &/or rural services (i.e. water, sewer, correction of nuisance conditions, etc.) are the responsibility of the parties to this transaction. For information regarding the existence of any such bills, contact the appropriate municipal office.
4. Accrued taxes and assessments for the year 2015 and subsequent years, not yet due or delinquent.
5. 2014 Real Estate Taxes payable in 2015 are:  
Parcel #09.22.2002-----\$1,999.90 PAID: \$999.95 (PARCEL I.)  
Parcel #09.21.1001-----\$2,070.62 PAID: \$1,035.31 (PARCEL II.)
6. The land described in the Commitment/Policy does not insure amount of acres.
- 7.



**SCHEDULE B - SECTION II**  
**EXCEPTIONS**  
(Continued)

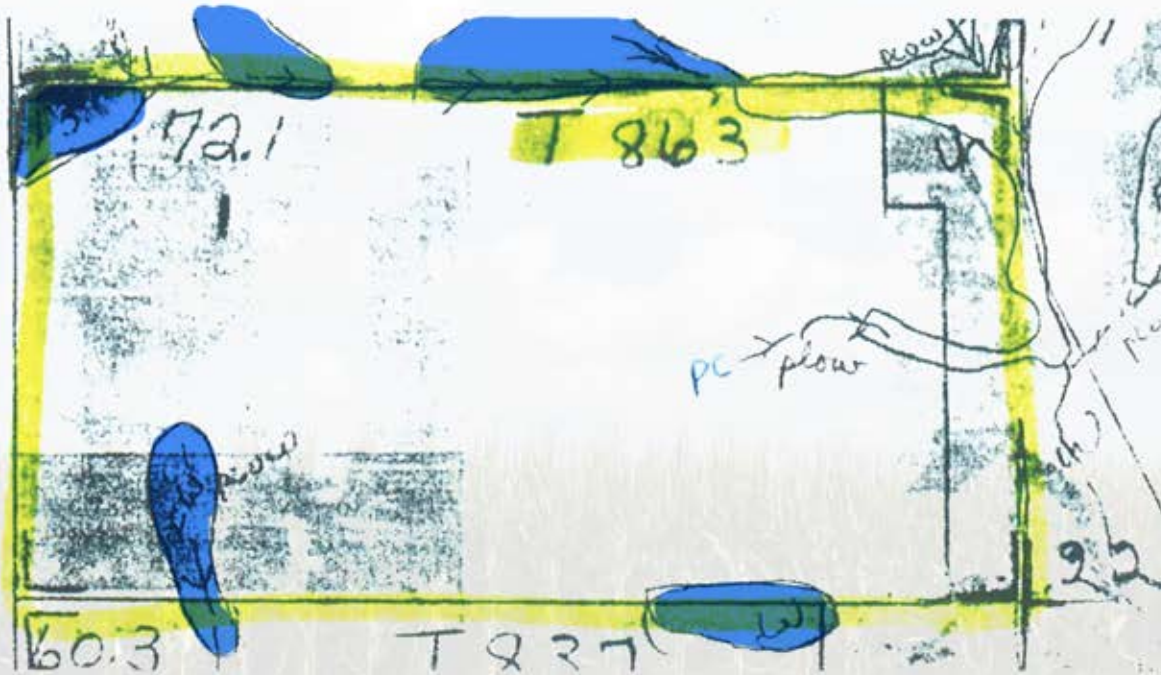
9. EASEMENT executed by Annie Johnson -to- McCook County, SD; dated April 13, 1959; FILED June 10, 1959 at 9:00 A.M., and recorded in Book 120 of Deeds, Page 350. (Describes PARCEL II.)
10. EASEMENT executed by Walter H. Neuberger and Vera K. Neuberger; Ben E. Neuberger and Marla Neuberger -to- McCook County, SD; dated April 10, 1959; FILED June 10, 1959 at 9:00 A.M., and recorded in Book 120 of Deeds, Page 352. (Describes PARCEL I.)
11. DAM LOCATION NOTICE executed by Robert Johnson -to- Water Resources Commission of the State of South Dakota; dated April 3, 1968; FILED April 3, 1968 at 1:10 P.M., and recorded in Book 1 of Dam Locations, page 900. (Describes PARCEL II.)
12. RIGHT OF WAY EASEMENT executed by Robert Johnson -to- TM Rural Water District; dated November 30, 1982; FILED July 24, 1984 at 1:11 P.M., and recorded in Book 145 of Deeds, Page 464. (Describes PARCEL II.)
13. RIGHT OF WAY EASEMENT executed by Robert Johnson and Dona Johnson -to- TM Rural Water District; dated June 26, 1984; FILED August 6, 1984 at 10:06 A.M., and recorded in Book 147 of Deeds, Page 61. (Describes PARCEL I.)
14. 20 ACRE DEDICATION PURSUANT TO ZONING LAW 3.01 executed by Dona Johnson, Carol Luke and Scott Luke -to- The Public; dated November 26, 2002; FILED January 3, 2003 at 10:00 A.M., and recorded in Book 178 of Deeds, Pages 387-389. (Describes PARCEL II.)
15. ELECTRIC LINE RIGHT OF WAY EASEMENT executed by Dona Johnson, Scott Johnson and Carol Luke -to- McCook Electric Cooperative, Inc., a cooperative corporation; dated May 10, 2005; FILED May 17, 2005 at 10:55 A.M., and recorded in Book 180 of Deeds, Page 576. (Describes PARCEL I.)
16. Statutory Easement for highway along the section line (or lines) bounding (or within) the land herein described.



# WETLAND MAPS

## Tract One: 80 Acres

LEGAL: The S  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 22, 102-53 McCook County, SD

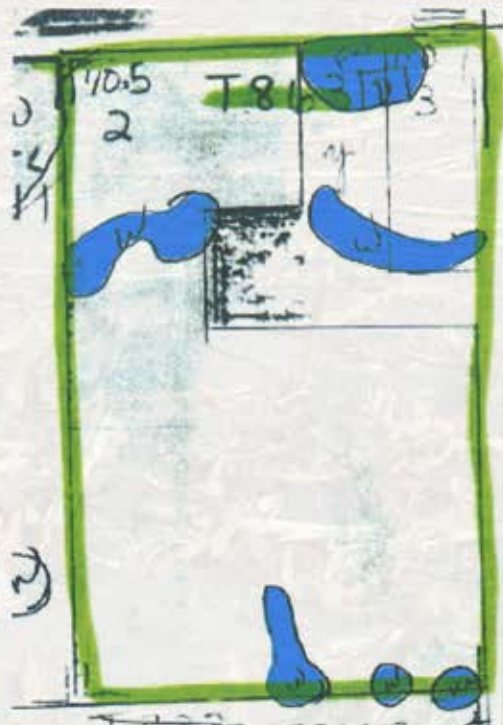


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## Tract Two: 84.97 Acres

LEGAL: The East  $\frac{5}{8}$  of the NE  $\frac{1}{4}$  except the North 842' of the East 392.87' and except Lot A of D J Johnson's First Add a subdivision of the NE  $\frac{1}{4}$  all in Section 21, 102-53 McCook County, SD.





# AUCTION

**164.97 ACRES OF GREENLAND TOWNSHIP McCOOK COUNTY LAND  
OFFERED IN TWO TRACTS WITH GREAT EYE APPEAL AND LOCATION  
FRIDAY OCTOBER 23rd AT 10:30 AM**



**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before November 23rd 2015. Warranty Deed to be granted with the cost of title insurance paid 50-50 between buyer and seller. Seller to pay all of the 2015 taxes that are due. Sold subject to the owners approval and all easements and reservations or record. Auctioneers represent the sellers.  
Come to the Wieman Auction Facility and be prepared to buy!!