

# AUCTION

WEDNESDAY, NOVEMBER 2ND AT 10:00 A.M.

142.49 ACRES HUTCHINSON COUNTY LAND IN 3 TRACTS



OWNER:

DALE R. MEHLHAFF  
TERRY L. MEHLHAFF  
JEFFREY T. MEHLHAFF



44628 SD HWY 44, Marion SD

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

phone: 800-251-3111

fax: 605-648-3102

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



**142.49 ACRES HUTCHINSON COUNTY LAND IN 3 TRACTS**

**AUCTION**

We will offer the following Land at auction at the Wieman Auction Facility located at 44628 SD Hwy 44, Marion SD on:

**WEDNESDAY, NOV. 2<sup>nd</sup> 10:00 AM**

**( All Tracts Sold Individually)**

**TRACT # 1 78.65 ACRES**

**Located from Fensels' Corner on Hwy 81, 2 West & ¼ North**

This Tract consists of 78.65 acres ( + or - ) of unimproved farm land. The FSA Office reports that it has 72.79 acres tillable and the balance in trees and waterway. The predominate soil types are Clarno Loam, Tetonka Silt Loam, Prosper-Clarno Loams and it has a soil productivity index rating of 77.8. The land layes basically level and the annual real estate taxes are \$ 1,656.50.

**LEGAL:** The N ½ of the SW ¼ of Section 27-99-56, Less the South 150' of the West 248' Thereof, in Hutchinson County SD

**TRACT # 2 40 ACRES**

**Located from Fensels' Corner on Hwy 81, 2 West, ¼ South & ¼ West**

This Tract consists of 40 ( + or - ) acres of unimproved farm land. The FSA Office indicated that it has approximately 35 acres tillable and the balance in slough / low ground. The land layes basically level to low, the predominate soil types are Clarno Loam, Clarno-Davison Loam, Clarno-Ethan Loam, Worthing Silty Clay Loam and it has a soil productivity rating of 73.9. This is an inside 40 with slough area, grass and stockdam. The annual real estate taxes are \$ 751.34. An access easement across the south end of E ½ of N ¼ has been granted. Buyer will be responsible for constructing the path.

**LEGAL:** The SW ¼ of the NE ¼ of Section 33-99-56, Hutchinson County SD

**TRACT # 3 23.84 ACRES**

**Located from Fensels' Corner on Hwy 81, 3 North, 1 West, 1 ½ North on West Side or from Hwy 81 & 44 Junction 1 West & 1 ½ North**

This Tract consists of 23.84 ( + or - ) acres of unimproved farm land. The FSA Office tells us that it has 22.88 acres tillable and the balance in trees and road right of way. The predominate soil types are Clarno-Davison Loams, Tetonka-Harps Complex, Worthing Silty Clay Loam, Tetonka Silt Loam, Prosper & Crossplain Complex and it has a soil productivity index rating of 75.1. The annual real estate taxes are \$ 450.16.

**LEGAL:** Lot B of the NE ¼ of Section 3-99-56 Hutchinson County SD

**TERMS:** Cash Sale with a 10% non-refundable down payment per tract the day of sale and the balance on Tract # 1 on or before Dec. 15, 2016, and the balance on Tracts # 2 & # 3 on Jan. 15, 2017. A Warranty Deed will be provided and Title Insurance to be utilized with the cost 50/50 between buyer and seller for owners policy. The seller will pay all 2015 and 2016 RE Taxes due. Possession granted upon final settlement. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

**Auctioneers Note:** This is 3 Tracts of good farm land. Make plans to attend this auction, they will make excellent add on units for farmer or investor. We invite you to view these tracts at any time. Visit our Website for Buyers Info Packet at [www.wiemanauktion.com](http://www.wiemanauktion.com) or call 800-251-3111 and we can send packet to you

**DALE R. MEHLHAFF – TERRY L. MEHLHAFF – JEFFREY T. MEHLHAFF**

**OWNERS**

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

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



United States  
Department of  
Agriculture

# Hutchinson County, South Dakota

TRACT ONE  
78.65 ACRES



- Common Land Unit**
- Other Ag
  - Cropland
  - Tract Boundary
  - PLSS

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions



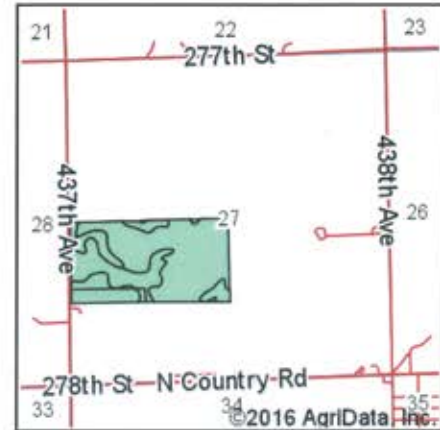
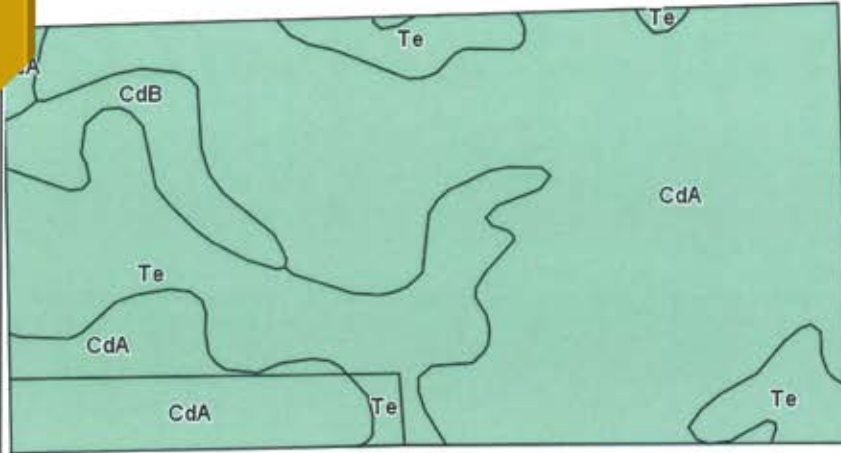
**2016 Program Year**  
Map Created August 11, 2016  
**Farm 9799**

**27 -99N -56W**

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# Soils Map



State: **South Dakota**  
 County: **Hutchinson**  
 Location: **27-99N-56W**  
 Township: **Grandview**  
 Acres: **79.01**  
 Date: **7/27/2016**



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Soils data provided by USDA and NRCS.

Area Symbol: SD602, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
CdA	Clarno loam, 0 to 3 percent slopes	54.89	69.5%		IIc	85	3.1	76	59	76	28
Te	Tetonka silt loam, 0 to 1 percent slopes	19.13	24.2%		IVw	56					
CdB	Clarno loam, 3 to 6 percent slopes	4.35	5.5%		IIe	81	3.1	72	54	75	27
PcA	Prosper-Clarno loams, 0 to 2 percent slopes	0.64	0.8%		IIc	89	3.5	77	67	84	30
<b>Weighted Average</b>						<b>77.8</b>	<b>2.4</b>	<b>57.4</b>	<b>44.5</b>	<b>57.6</b>	<b>21.2</b>

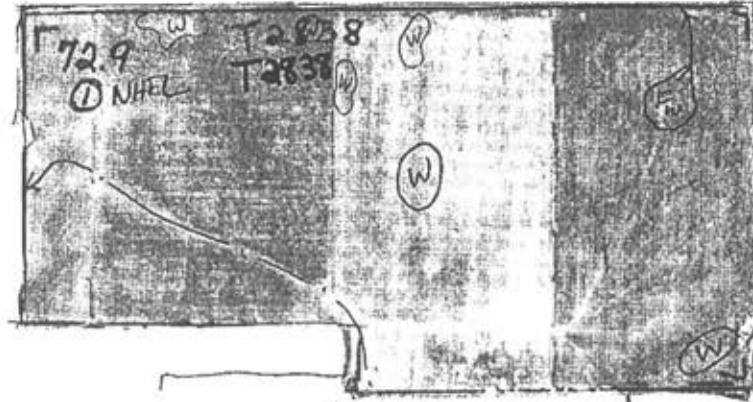
Area Symbol: SD602, Soil Area Version: 17

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# WETLANDS MAP

N<sup>2</sup>SW<sup>4</sup> 27-99-56



Less S 150' of W 190' &  
less Lot 5

SOUTH DAKOTA  
HUTCHINSON  
Form: FSA-156EZ



FARM : 9799  
Prepared : Sep 6, 2016  
Crop Year : 2016

See Page 3 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

**Tract Number** : 2838

**Description** : K5R/ NSW 27-99-56

**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** : None

**Owners** : JEFFERY MEHLHAFF, DALE MEHLHAFF, TERRY MEHLHAFF

**Other Producers** : None

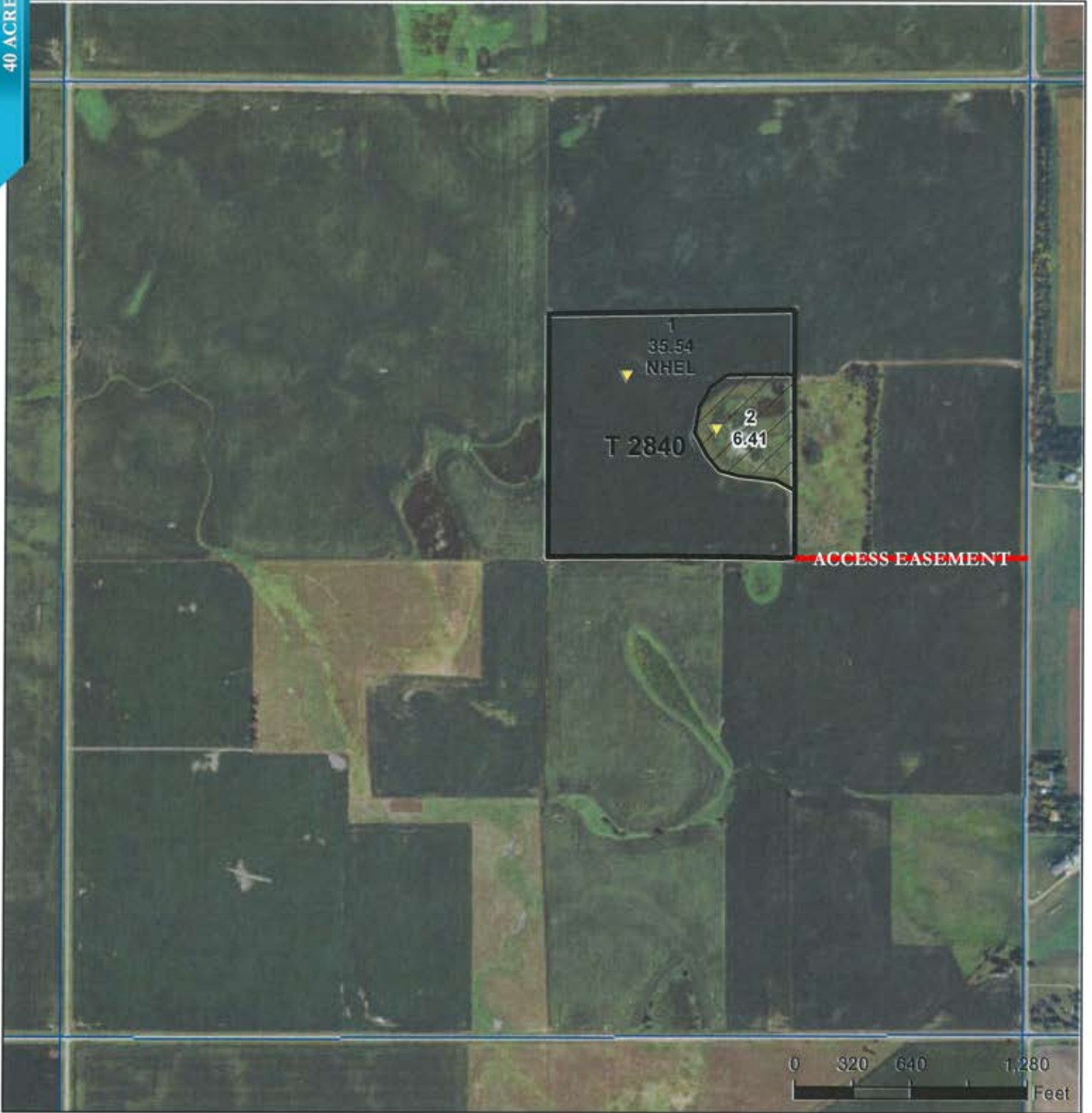
#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.01	72.79	72.79	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	72.79	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	39.38	0.00	0	116
Soybeans	33.06	0.00	0	34
<b>TOTAL</b>	<b>72.44</b>	<b>0.00</b>		

#### NOTES



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

- Wetland Determination Identifiers**
-  Restricted Use
  -  Limited Restrictions
  -  Exempt from Conservation
  -  Compliance Provisions



2016 Program Year

Map Created August 11, 2016

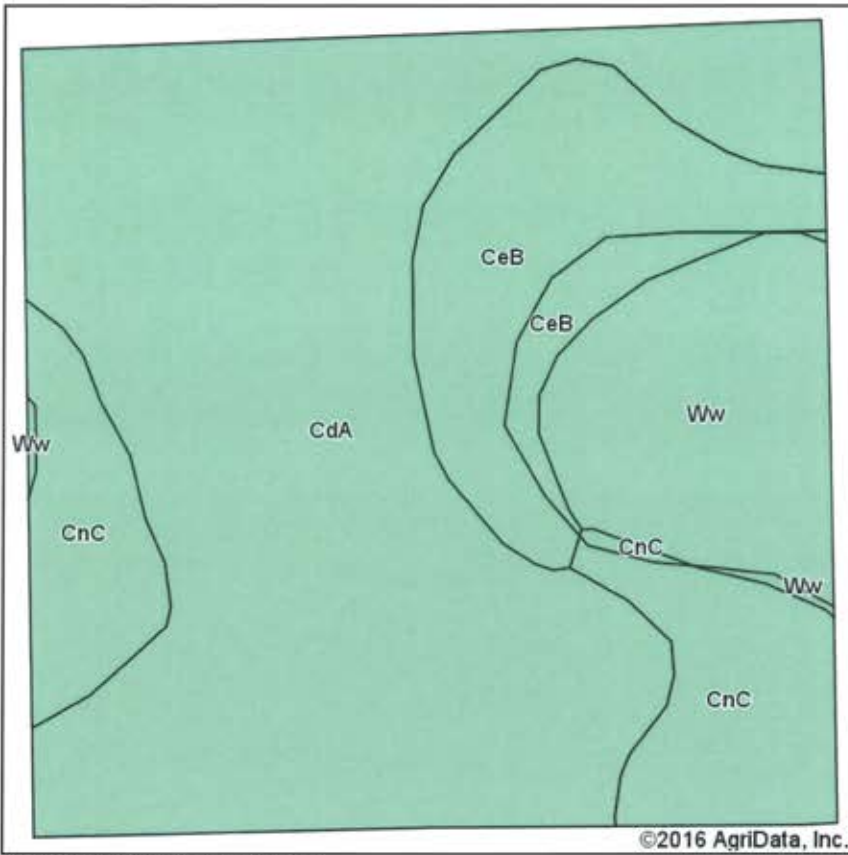
Farm 9799

33 -99N -56W

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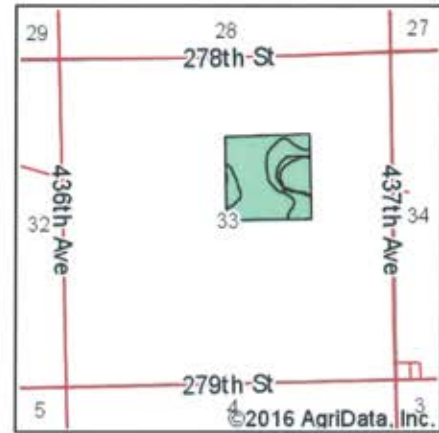


## Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**  
 County: **Hutchinson**  
 Location: **33-99N-56W**  
 Township: **Grandview**  
 Acres: **41.95**  
 Date: **7/27/2016**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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**Area Symbol: SD602, Soil Area Version: 17**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
CdA	Clarno loam, 0 to 3 percent slopes	24.54	58.5%		IIc	85	3.1	76	59	76	28
CeB	Clarno-Davison loams, 2 to 4 percent slopes	6.23	14.9%		IIe IIIe	79	3.1	72	54	75	27
CnC	Clarno-Ethan loams, 6 to 9 percent slopes	5.78	13.8%		IIIe	62	2.9	64	48	67	22
Ww	Worthing silty clay loam, 0 to 1 percent slopes	5.40	12.9%		Vw	30					
<b>Weighted Average</b>						<b>73.9</b>	<b>2.7</b>	<b>64</b>	<b>49.1</b>	<b>64.8</b>	<b>23.4</b>

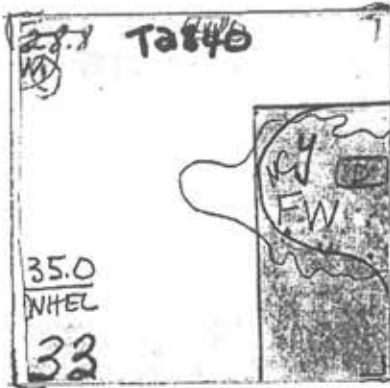
Area Symbol: SD602, Soil Area Version: 17

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# WETLANDS MAP

SW<sup>4</sup>NE<sup>4</sup> 33-99-56



SOUTH DAKOTA  
HUTCHINSON  
Form: FSA-156EZ



FARM : 9799  
Prepared : Sep 6, 2016  
Crop Year : 2016

## Abbreviated 156 Farm Record

Tract Number : 2840  
 Description : K6L/ SWNE 33-99-56  
 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 : None  
 Owners : DALE MEHLHAFF, JEFFERY MEHLHAFF, TERRY MEHLHAFF  
 Other Producers : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
41.95	35.54	35.54	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	35.54	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	19.23	0.00	0	116
Soybeans	16.15	0.00	0	34
<b>TOTAL</b>	<b>35.38</b>	<b>0.00</b>		

### NOTES





United States  
Department of  
Agriculture

# Hutchinson County, South Dakota

TRACT THREE  
23.84 ACRES



- Common Land Unit**
- Other Ag
  - Cropland
  - Tract Boundary
  - PLSS

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions



2016 Program Year

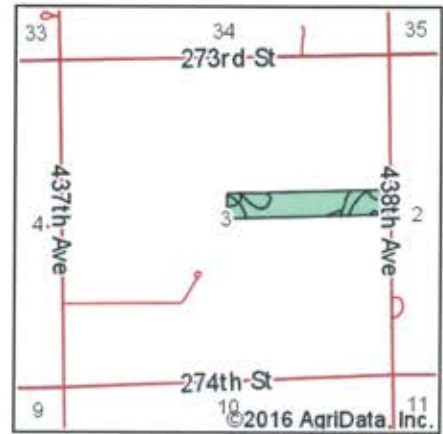
Map Created August 11, 2016

**Farm 9799**

**3 -99N -56W**

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### Soils Map



State: **South Dakota**  
 County: **Hutchinson**  
 Location: **3-99N-56W**  
 Township: **Grandview**  
 Acres: **23.84**  
 Date: **7/27/2016**



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Soils data provided by USDA and NRCS.

Area Symbol: SD602, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
CeA	Clarno-Davison loams, 0 to 2 percent slopes	17.48	73.3%	IIc	83	3.1	76	59	76	28
Tt	Tetonka-Harps complex	2.36	9.9%	IVw	67					
Ww	Worthing silty clay loam, 0 to 1 percent slopes	1.96	8.2%	Vw	30					
Te	Tetonka silt loam, 0 to 1 percent slopes	1.76	7.4%	IVw	56					
Ps	Prosper and Crossplain complex	0.28	1.2%	IIw	85	3.5	77	67	84	30
<b>Weighted Average</b>					<b>75.1</b>	<b>2.3</b>	<b>56.6</b>	<b>44</b>	<b>56.7</b>	<b>20.9</b>

Area Symbol: SD602, Soil Area Version: 17

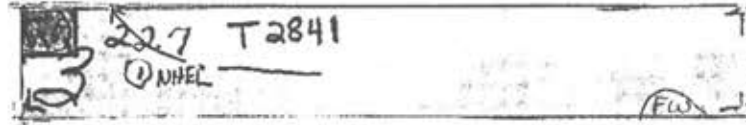
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# WETLANDS MAP

Lot B of NE<sup>4</sup> 3-99-56



SOUTH DAKOTA  
HUTCHINSON  
Form: FSA-156EZ



**FARM : 9799**  
Prepared : Sep 6, 2016  
Crop Year : 2016

### Abbreviated 156 Farm Record

**Tract Number** : 2841

**Description** : KK4R/ S 24 A. of SNE 3-99-56

**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** : None

**Owners** : JEFFERY MEHLHAFF, TERRY MEHLHAFF, DALE MEHLHAFF

**Other Producers** : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
23.84	22.88	22.88	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	22.88	0.00	0.00	0.00	0.00	

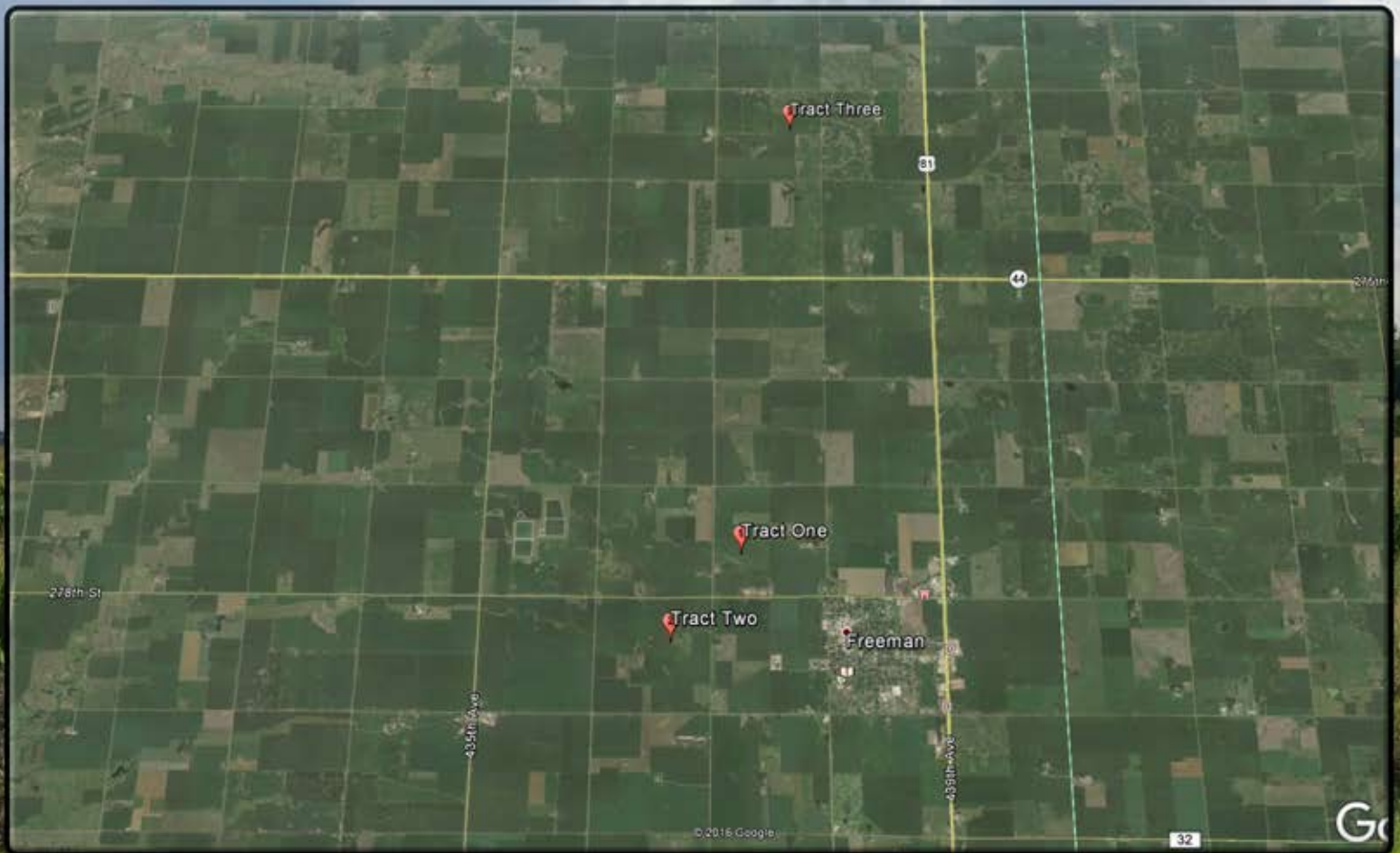
#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	12.38	0.00	0	116
Soybeans	10.40	0.00	0	34
<b>TOTAL</b>	<b>22.78</b>	<b>0.00</b>		

# AUCTION

**WEDNESDAY, NOVEMBER 2ND AT 10:00 A.M.**

**142.49 ACRES HUTCHINSON COUNTY LAND IN 3 TRACTS**



**Terms:** Cash Sale with a 10% non-refundable down payment per tract the day of sale and the balance on Tract # 1 on or before Dec. 15, 2016, and the balance on Tracts # 2 & # 3 on Jan. 15, 2017. A Warranty Deed will be provided and Title Insurance to be utilized with the cost 50/50 between buyer and seller for owners policy. The seller will pay all 2015 and 2016 RE Taxes due. Possession granted upon final settlement. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.