

# AUCTION

**THURSDAY JANUARY 12TH, 2017 AT 10:30 A.M.**

**307.29 ACRES CHOICE TILLABLE LAND IN  
GRAND MEADOW TOWNSHIP – MINNEHAHA COUNTY, S.D.**



OWNER:

**BENTON LLC  
OF SOUTH DAKOTA**



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!”***

**307.29 ACRES CHOICE TILLABLE LAND IN  
GRAND MEADOW TOWNSHIP – MINNEHAHA COUNTY, S.D.**

**AT AUCTION**

**To be held at the Crooks Community Center at 701 S. West Avenue, Crooks, SD on**

**Thursday, January 12<sup>th</sup> at 10:30 A.M.**

Located from Lyons, SD go ½ mile North then 1 ½ miles West on Highway 118 (252 Street) or at the JCT of 252nd Street and 465<sup>th</sup> Avenue; or from Tri Valley school go ½ mile East (North side of the road); from Colton, SD go 3 ½ miles South on 464<sup>th</sup> Avenue then 1 mile East on 252<sup>nd</sup> Street (North side of Road).

To be offered as Tract #1 SW ¼ - 159.58 acres, Tract #2 the NW ¼ except acreage – 147.71 acres or Tract #3 307.29 acre unit.

This 307.29 acres of bare land currently has 301.58 acres of powerful tillable land and the balance in water ways, low area – road right of way. The land is open ditched, the topography is gently rolling to rolling and has been well farmed, managed and has great eye appeal. The land appears to be very clean and on a crop rotation program. According to AgriData Inc. surety maps this tract has a productivity weighted index rating of 76.5 and the predominate soils include NcC (nora-crofton complex) 6-9% slopes, MnB (moody-nora complex) 2-6% slopes, and tr (Trent Silty Clay Loan) 1-3% slopes. FSA indicates there is a 160.40 acre corn base with a PLC yield of 147 bu. And 129.80 acre soybean base with a PLC yield of 45 bu. Current taxes are SW1/4 \$4094.68 the NW1/4 are \$3554.38.

This land tract is cash rented for the 2017 crop year for \$265. per acre x 300 acres for a total of \$79,500. Payable ½ April 1<sup>st</sup> and ½ October 1<sup>st</sup> 2017.

We invite Farmers, Livestock Producers, Investors to inspect the land at your leisure and if conditions are right you may drive or walk the land. Note: this land has just been surveyed, be assured that what you are buying and paying for are exact acres. If a land purchase is in your plan, check out this mostly tillable tract located in a great farming area! Also, there are 7 building eligibilities with this land 3 with NW ¼ and 4 with SW ¼ with several nice possible building sites!

**Legal Description:** SW ¼ except Lot H1 and NW ¼ except the North 970' of the West 561' thereof all in Section 12-103-51 Grand meadow TWP – Minnehaha County, SD

**Terms and Conditions:** A cash sale with 10% Non-Refundable down payment on sale day and the balance on or before February 15, 2017 with landlords possession. Warranty title to be given and owner's title policy cost to be split between buyers and sellers. The sellers to pay the 2016 taxes due in 2017 with the buyers paying the 2017 taxes due in 2018 and will also receive the 2017 crop year rent. Closing agent will be Getty Abstract and Title Co and the closing fee will be split equally to buyer-seller. The land is sold subject to the owner's confirmation. No buyer contingencies will be accepted, have your financing arrangements made. Wheatstem Realty and Auction and Wieman Land and Auction Co are working for the seller only with no buyer brokerage being offered. Come prepared to buy!

For pictures, buyers prospectus information go to [www.wiemanauktion.com](http://www.wiemanauktion.com) or call the auction companies and colored buyers prospectus will be mailed to you!

**BENTON LLC of SOUTH DAKOTA – OWNER**

Wheatstem Realty & Auction, Inc.  
Les Miller, Broker – 605-310-9642  
Email: [lmiller1@sio.midco.net](mailto:lmiller1@sio.midco.net)  
and  
Wieman Land & Auction Co. Inc.  
Gary and Rich Wieman, Brokers  
800-251-3111, Marion, SD



# GRAND MEADOW TWP

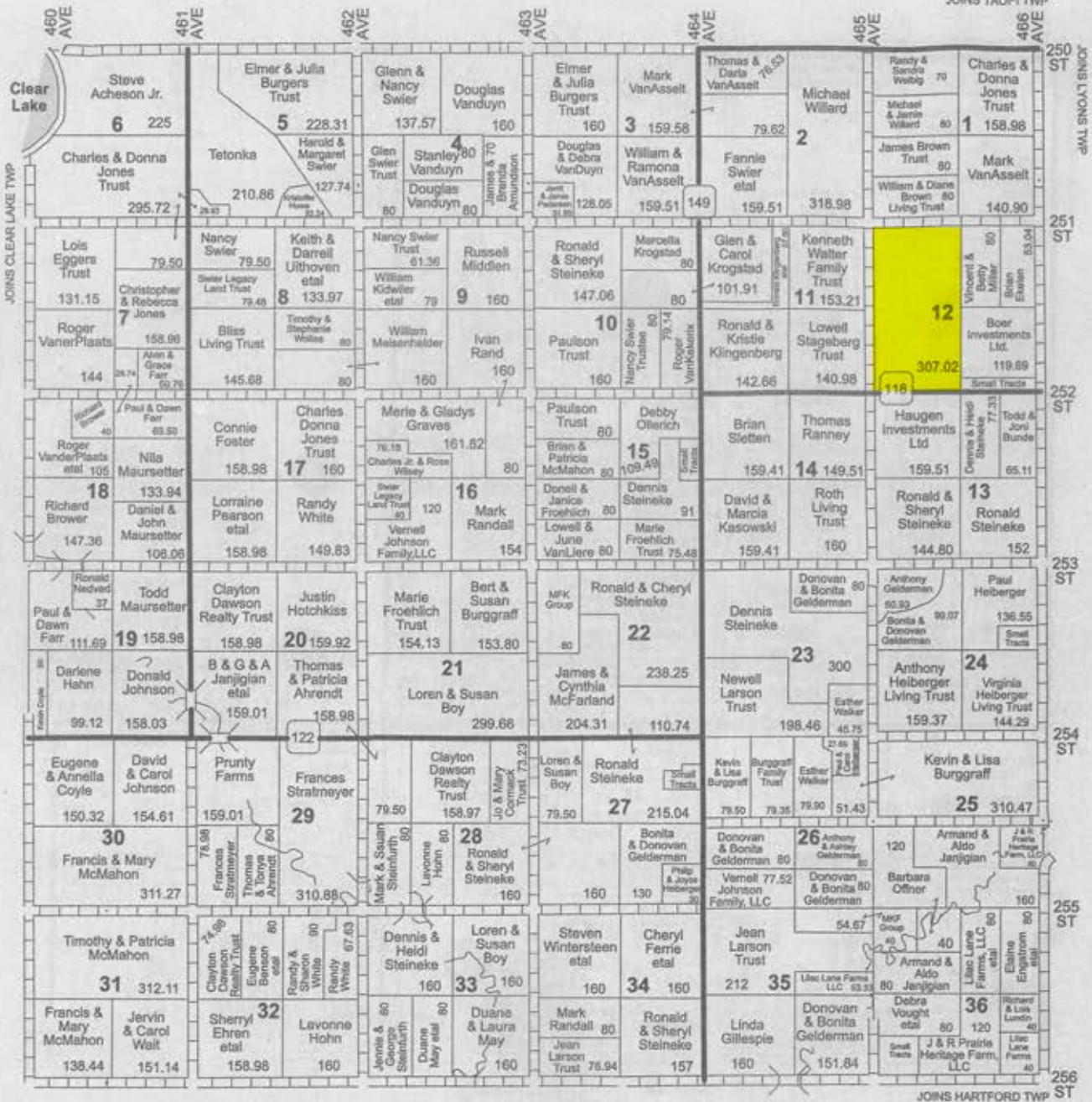
T 103 N

LAND OWNER

R 51 W

JOINS TAOFI TWP

LAND OWNER & RURAL RESIDENT MAPS

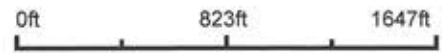


R 52 W	R 51 W	R 50 W	R 49 W	R 48 W	R 47 W
WILSON	TAOFI	WILSON	WILSON	WILSON	WILSON
CLEAR LAKE	GRAND MEADOW	TAOFI	TAOFI	TAOFI	TAOFI
HARTFORD	HARTFORD	HARTFORD	HARTFORD	HARTFORD	HARTFORD
WILSON	WILSON	WILSON	WILSON	WILSON	WILSON

# Aerial Map



map center: 43° 44' 21.88, -96° 54' 2.35



12-103N-51W  
Minnehaha County  
South Dakota

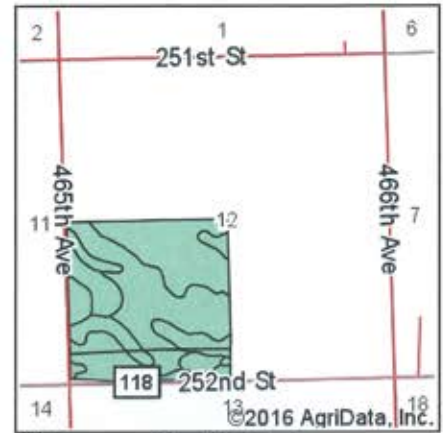
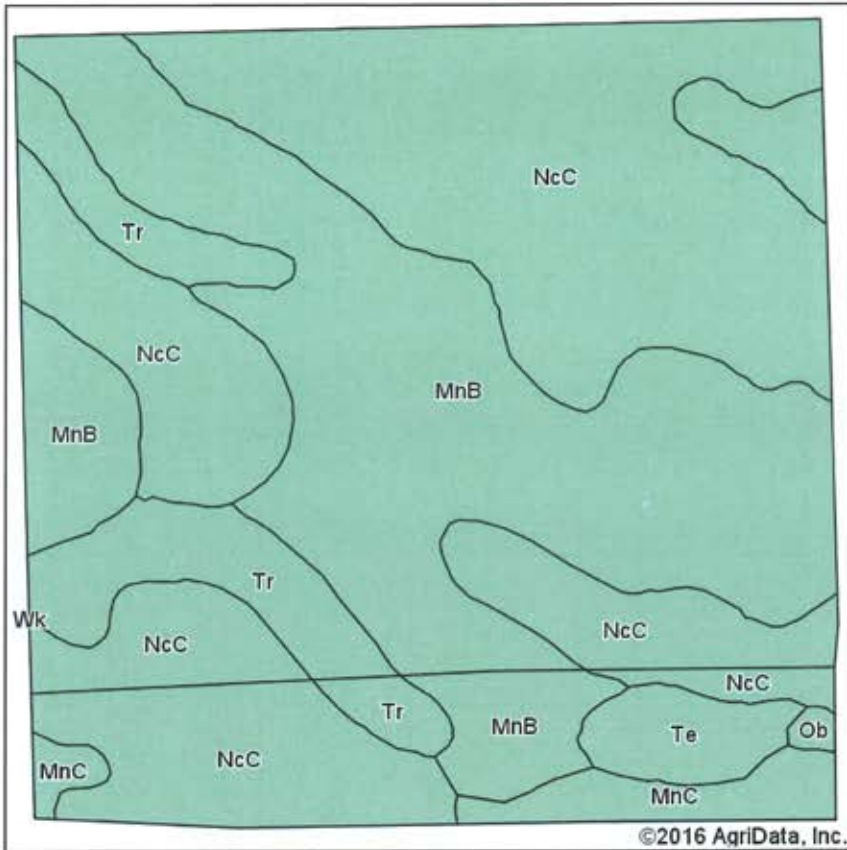


12/16/2016

Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



State: **South Dakota**  
 County: **Minnehaha**  
 Location: **12-103N-51W**  
 Township: **Grand Meadow**  
 Acres: **155.72**  
 Date: **12/16/2016**



Maps Provided By:



Area Symbol: SD099, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
NcC	Nora-Crofton complex, 6 to 9 percent slopes	73.77	47.4%	IIle	IVe	68								
MnB	Moody-Nora complex, 2 to 6 percent slopes	59.26	38.1%	Ile	IIIe	88								
Tr	Trent silty clay loam, 1 to 3 percent slopes	13.25	8.5%	Ie		98								
MnC	Moody-Nora silty clay loams, 6 to 9 percent slopes	5.03	3.2%	IIle	IVe	79	4.1	51	90	10.3	52	63	32	39
Te	Tetonka silt loam, 0 to 1 percent slopes	3.98	2.6%	IVw		59	0.6	18	60	6.3	36	23	22	8
Ob	Obert silty clay loam, 0 to 1 percent slopes	0.43	0.3%	Vw		29		4	29	3.3	17	5	9	1
<b>Weighted Average</b>						<b>78.2</b>	<b>0.1</b>	<b>2.1</b>	<b>4.5</b>	<b>0.5</b>	<b>2.6</b>	<b>2.6</b>	<b>1.6</b>	<b>1.5</b>

Area Symbol: SD099, Soil Area Version: 18

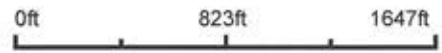
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Aerial Map



map center: 43° 44' 21.88, -96° 54' 2.35



12-103N-51W  
Minnehaha County  
South Dakota

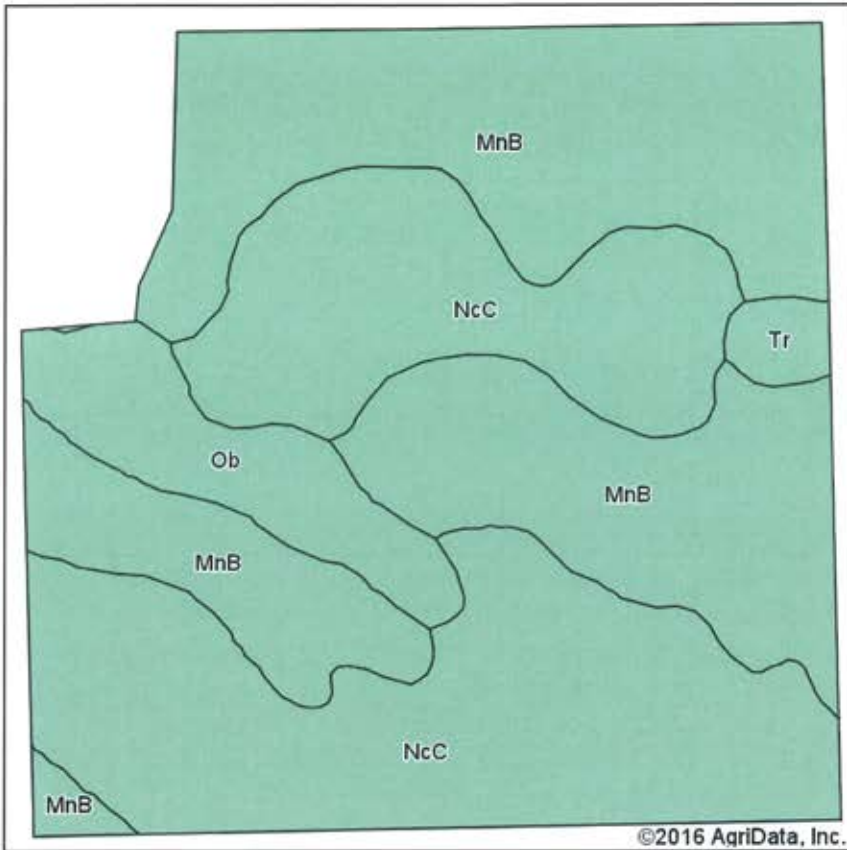


12/16/2016

Field borders provided by Farm Service Agency as of 5/21/2008.

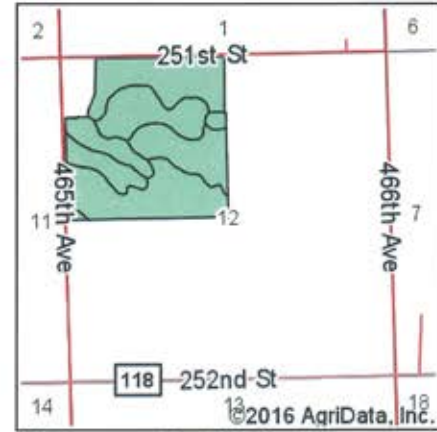


# Soils Map



Soils data provided by USDA and NRCS.

©2016 AgriData, Inc.



State: **South Dakota**  
 County: **Minnehaha**  
 Location: **12-103N-51W**  
 Township: **Grand Meadow**  
 Acres: **145.86**  
 Date: **12/16/2016**



Maps Provided By:



Area Symbol: SD099, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
MnB	Moody-Nora complex, 2 to 6 percent slopes	68.82	47.2%	Ile	IIIe	88							
NcC	Nora-Crofton complex, 6 to 9 percent slopes	63.65	43.6%	IIIe	IVe	68							
Ob	Obert silty clay loam, 0 to 1 percent slopes	11.41	7.8%	Vw		29	4	29	3.3	17	5	9	1
Tr	Trent silty clay loam, 1 to 3 percent slopes	1.98	1.4%	Ie		98							
<b>Weighted Average</b>						<b>74.8</b>	<b>0.3</b>	<b>2.3</b>	<b>0.3</b>	<b>1.3</b>	<b>0.4</b>	<b>0.7</b>	<b>0.1</b>

Area Symbol: SD099, Soil Area Version: 18

\*c: Using Capabilities Class Dominant Condition Aggregation Method

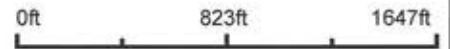
Soils data provided by USDA and NRCS.

# Aerial Map



©2016 AgriData, Inc.

map center: 43° 44' 21.88, -96° 54' 2.35



12-103N-51W  
Minnehaha County  
South Dakota

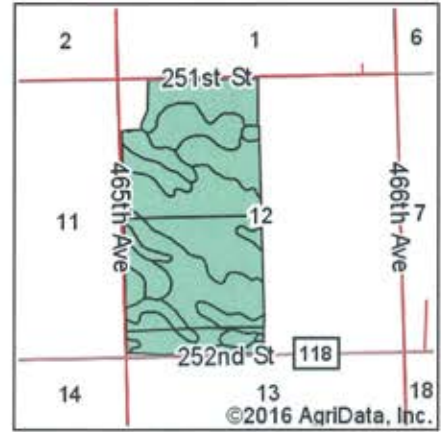
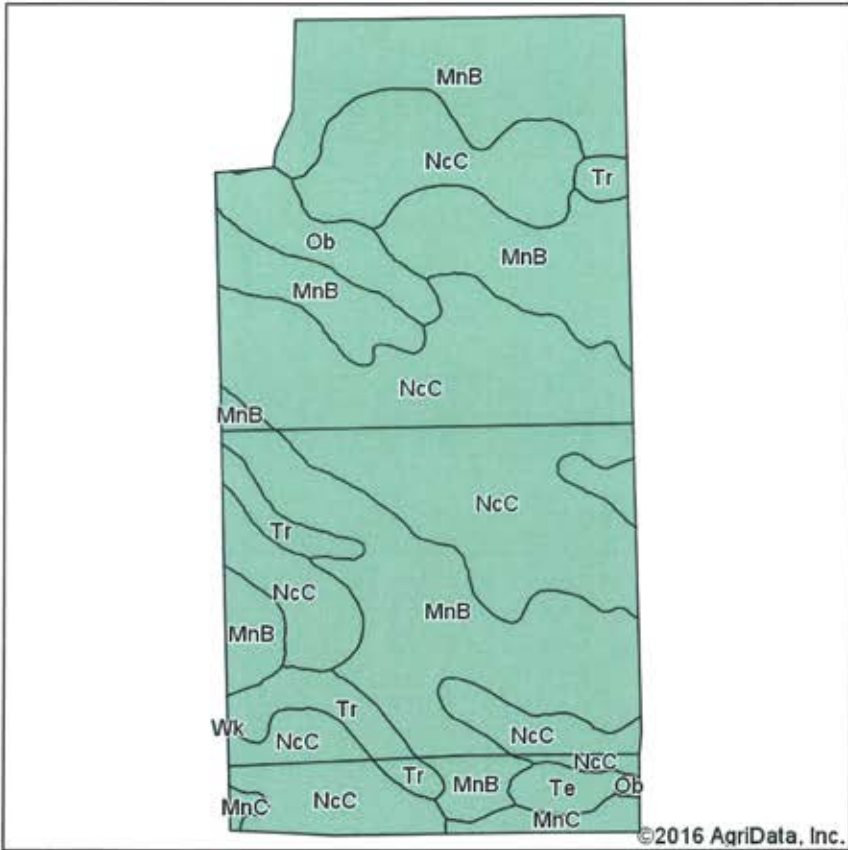


12/16/2016

Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



State: **South Dakota**  
 County: **Minnehaha**  
 Location: **12-103N-51W**  
 Township: **Grand Meadow**  
 Acres: **301.58**  
 Date: **12/16/2016**



Soils data provided by USDA and NRCS.

Area Symbol: SD099, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
NcC	Nora-Crofton complex, 6 to 9 percent slopes	137.42	45.6%	IIIe	IVe	68								
MnB	Moody-Nora complex, 2 to 6 percent slopes	128.08	42.5%	IIe	IIIe	88								
Tr	Trent silty clay loam, 1 to 3 percent slopes	15.23	5.1%	Ie		98								
Ob	Obert silty clay loam, 0 to 1 percent slopes	11.84	3.9%	Vw		29		4	29	3.3	17	5	9	1
MnC	Moody-Nora silty clay loams, 6 to 9 percent slopes	5.03	1.7%	IIIe	IVe	79	4.1	51	90	10.3	52	63	32	39
Te	Tetonka silt loam, 0 to 1 percent slopes	3.98	1.3%	IVw		59	0.6	18	60	6.3	36	23	22	8
<b>Weighted Average</b>						<b>76.5</b>	<b>0.1</b>	<b>1.2</b>	<b>3.4</b>	<b>0.4</b>	<b>2</b>	<b>1.6</b>	<b>1.2</b>	<b>0.8</b>

Area Symbol: SD099, Soil Area Version: 18

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



**Abbreviated 156 Farm Record**

Operator Name : DALE RICHARD PAGE  
 Farms Associated with Operator : 46-099-644, 46-099-681, 46-099-6057  
 CRP Contract Number(s) : None

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
311.91	301.58	301.58	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	301.58	0.00		0.00	No	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	160.40	0.00	0	147	
Soybeans	129.80	0.00	0	45	
<b>TOTAL</b>	<b>290.20</b>	<b>0.00</b>			

**NOTES**

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Tract Number : 10404  
 Description : W1/2-12-103-51  
 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 : MCCROSSAN FOUNDATION  
 Other Producers : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
311.91	301.58	301.58	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	301.58	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	160.40	0.00	0	147
Soybeans	129.80	0.00	0	45
<b>TOTAL</b>	<b>290.20</b>	<b>0.00</b>		

**NOTES**

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# Certified Wetland Determination

Field Office: Sioux Falls FO

Certified By: Brian Top

Legal Desc: W2 12-103-51

Agency: USDA-NRCS

Certified Date: 05/12/2010

Tract: 10404



## 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.



## INFORMATION FOR BUYERS PROSPECTUS

Minnehaha County Courthouse Information  
2016 AG Land Assessment

Tract 1: SW  $\frac{1}{4}$  except Lot H1 in 12-103-51  
\$459,829. Total Assessed Value  
Taxes \$4094.68 Total Year  
Land size (taxed at) 159.51 Acres  
Tri-Valley school – Grand Meadow TWP  
Actual Surveyed Acres are 159.58 Acres  
Includes 4 Building Eligibilities.

Tract 2: NW  $\frac{1}{4}$  except the North 970' of the West 561' thereof in 12-103-51  
\$399,162. Total Assessed Value  
Taxes \$3554.38 Total Year  
Land size (taxed at) 147.51 Acres  
Tri-Valley school – Grand Meadow TWP  
Actual surveyed acres are 147.71 acres  
Includes 3 Building Eligibilities.

Tract 3: 307.29 Acre Unit W  $\frac{1}{2}$  except the North 970' of the West 561' thereof all  
in 12-103-51  
Tract 3 includes a total of 7 Building Eligibilities.

Please call Les Miller, Broker 605-310-9642 or  
Gary Wieman 605-660-0529 for more information.

We believe this information is deemed correct, but we encourage all possible  
buyers to do their own verifying or due diligence.



## **BENTON LLC OF SOUTH DAKOTA AUCTION DETAILS**

1. All Tracts to be sold by the acre and times x the amount of acres as per the survey certificate.
2. The seller does not warrant that the present fences are on the very exact boundary fence lines. (See Survey Pins).
3. No Buyer contingencies of any kind! If you do not have your financial arrangements made – do not bid on the land.
4. Closing Agent is Getty Abstract & Title Co., 5800 S. Remmington Place, Sioux Falls, SD. The down payment check to be made out to them.
5. Sold subject to any easements or restrictions of record, if any. Preliminary Title is available upon request for each tract.
6. All mineral rights transfers to the new buyers! Whatever mineral rights the (seller owns) will be transferred to the buyer.
7. Merchantable Title to be given to the new buyer.
8. Sold subject to the 2017 cash rent Rental Contract. This is a written contract to be assumed by the successful buyer. The Renter is Mr. Dale Page. Rental Terms: 300 Acres Farmland x \$265. Per acre for a total of \$79,500. For 2017 payable ½ (\$39,750.) April 1<sup>st</sup>, 2017 and ½ (\$39,750.) payable October 1<sup>st</sup>, 2017. The new buyer to assume this written contract and accept its term.

# AUCTION

**THURSDAY JANUARY 12TH, 2017 AT 10:30 A.M.**



**Terms and Conditions:** A cash sale with 10% Non-Refundable down payment on sale day and the balance on or before February 15, 2017 with landlords possession. Warranty title to be given and owner's title policy cost to be split between buyers and sellers. The sellers to pay the 2016 taxes due in 2017 with the buyers paying the 2017 taxes due in 2018 and will also receive the 2017 crop year rent. Closing agent will be Getty Abstract and Title Co and the closing fee will be split equally to buyer-seller. The land is sold subject to the owner's confirmation. No buyer contingencies will be accepted, have your financing arrangements made. Wheatstem Realty and Auction and Wieman Land and Auction Co are working for the seller only with no buyer brokerage being offered. Come prepared to buy!