

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

30729 AGRES CHOICETILIABLE LANDIN
GRAND MEADOW TOWNSHIP - MINNEHAHA COUNTY, S.D.





44628 SD HWY 44, Marion SD web: 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 12th 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 465th Avenue; or from Tri Valley school go ½ mile East (North side of the road); from Colton, SD go 3 ½ miles South on 464th Avenue then 1 mile East on 252th Street (North side of Road).

To be offered as Tract #1 SW 1/4 - 159.58 acres, Tract #2 the NW 1/4 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 1st and ½ October 1st 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.wiemanauction.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 and Wieman Land & Auction Co. Inc. Gary and Rich Wieman, Brokers

800-251-3111, Marion, SD

GRAND MEADOW TWP

LAND OWNER T 103 N R 51 W JOINS TAOPI TWP 460 AVE AVE AVE NASA NASA 486 AVE 250 ST Thomas & © Daria (© VanAsseit Charles & Elmer & Julia Glenn & Nancy Swier Donna & Julia Clear Douglas Vanduyn Burgers Trust Michael Willard Jones Trust Lake 5 6 225 137.57 228.31 160 160 3 159.58 158.98 79.62 2 Harold & Margaret Swier Stanley 80 R Douglas & Debra VanDuyn James Brown Trust Tetonka William & Charles & Donna Mark VanAsselt Ramona VanAsselt 80 LAVE TWP William & Diane Brown 80 Living Trust 127.74 Douglas 210.86 159.51 149 318.98 159,51 CLEARL ancy 5 Trust 61:36 Nancy Swier Glen & Carol Krogstad Kenneth Watter Family 8 Lois Krogstad & Sheryl Steineke 79,50 79.50 Berty Milar Brian Ewlen Middlen Trust 101.91 11 153.21 131.15 8 133.97 9 147.08 160 80 79.14 10 Boer Roger Ronald & Kristie Lawell Bliss Living Trust William 158.90 Ivan Ltd. Klingenberg 119.69 180 144 145.68 160 160 142.66 140.98 Paulson Trust Merie & Gladys Charles Debby Haugen Brian Sletten Donna Connie Foster 69.50 80 Ranney Brian & Patricia McMahon Ltd 76.55 15 Nila Trust 17 160 14 149.5 158.98 159.51 159.41 etal 105 65.11 18 133.94 Swiar Legacy and Trust 40 16 Donell & Janice Roth Living Trust 13 Ronald & Sheryl Steineke David & Marcia Kasowski Lorraine Randy White Richard Daniel & Ronald Pearson John Randall etal Vernet 147.36 Froehlich Trust 75.48 160 158.98 149.83 154 VanLiere 80 159.41 108.0 Clayton Dawson Realty Trust Bert & Ronald & Cheryl Todd Justin Hotchkiss Marie 37 90.80 Froehlich Trust Dennis Steineke Burggraff 136.55 Dawn Farr 111.69 22 20 159.92 Small Tracts 158.98 154,13 153.80 23 24 BAGAA Thomas & Patricia Ahrendt 300 21 Anthony James & Cynthia McFarland Darlene 238.25 Janjigian etai Heiberger Living Trust Virginia Helberger Living Trust 144,29 Loren & Susan Larson Trust 159.01 158.98 159.37 99.12 158.03 299.68 204.31 110.74 198.46 45.75 122 David & Carol Johnson Prunty Farms Kevin & Lisa Burggraff & Annella Coyle Realty 25 310.47 79.90 51.43 27 79.50 215.04 79.35 29 158.97 150.32 154.61 159.01 Armand & Aldo 28 80 28 26 Archio Donovan & Bonita Gelderma 30 Frances Stratmeyer 120 Francis & Mary McMahon Ronald & Sheryl Thomas & Torrya Abrendt Vernell 77,52 Johnson & Bonita 80 310.88 311.27 160 160 Femily, LLC ms, LLC etal 80 8 67.63 54.57 90 Cheryl Ferrie etal Loren & D Armand & Aldo Timothy & Patricia McMahon Susar Wintersteen Larson Trust etal 33 2 160 35 Lifectane Farms 31 34 212 160 312.11 160 160 36 32 8 80 Duane & Laura Mark Randall 80 Donovan & Bonita Francis & Jervin & Carol Wait Sherryl Ronald Linda 80 120 J & R Prairie Duane May etal & Sheryl Gillesp May etal 151.84 158.98 160 160 138.44 151.14 157 JOINS HARTFORD TWP ST

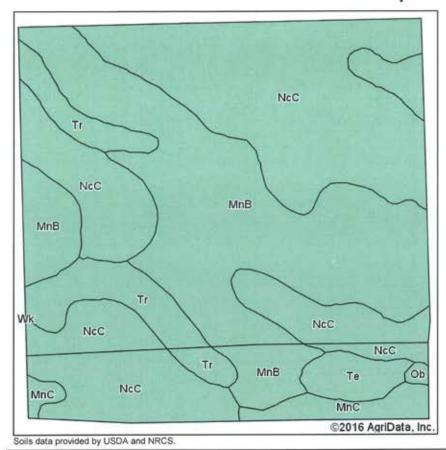
#52W	R51 W	R SOW	8 49 W	2.48 W	R47W	
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LAND OWNER & RURAL RESIDENT MAPS

Aerial Map



Soils Map



2 251st-St 6

251st-St 466th 7

111 Ave 12 12 14 18 252nd-St 18 2016 AgriData, Inc.

State: South Dakota
County: Minnehaha
Location: 12-103N-51W
Township: Grand Meadow

Acres: 155.72 Date: 12/16/2016







Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Barley	Com	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
NcC	Nora-Crofton complex, 6 to 9 percent slopes	73.77	47.4%	Ille	IVe	68								
MnB	Moody-Nora complex, 2 to 6 percent slopes	59.26	38.1%	lle	Ille	88								
Tr	Trent silty clay loam, 1 to 3 percent slopes	13.25	8.5%	le		98								
MnC	Moody-Nora silty clay loams, 6 to 9 percent slopes	5.03	3.2%	Ille	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
				Weighted .	Average	78.2	0.1	2.1	4.5	0.5	2.6	2.6	1.6	1.5

Area Symbol: SD099, Soil Area Version: 18

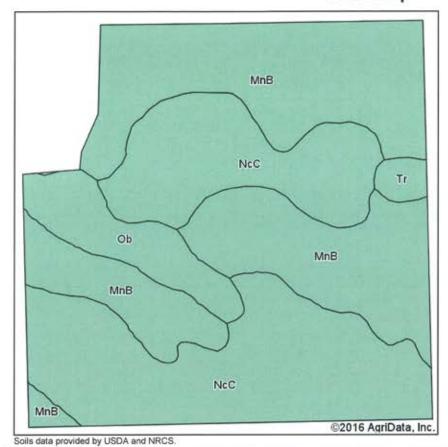
*c: Using Capabilities Class Dominant Condition Aggregation Method

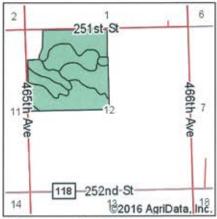
Soils data provided by USDA and NRCS.

Aerial Map



Soils Map





South Dakota State: Minnehaha County: 12-103N-51W Location: Township: Grand Meadow

Acres: 145.86 Date: 12/16/2016







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	W0.0000000	-	 Company of the Company	124.70	ACCOUNTS TO

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Barley	Com		Grain sorghum	Oats	Soybeans	Winter wheat
MnB	Moody-Nora complex, 2 to 6 percent slopes	68.82	47.2%	lle	IIIe	88							
NcC	Nora-Crofton complex, 6 to 9 percent slopes	63.65	43.6%	Ille	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 sifty clay loam, 1 to 3 percent slopes	1.98	1.4%	le		98							
			- 10	Weighted	Average	74.8	0.3	2.3	0.3	1.3	0.4	0.7	0.1

Area Symbol: SD099, Soil Area Version: 18

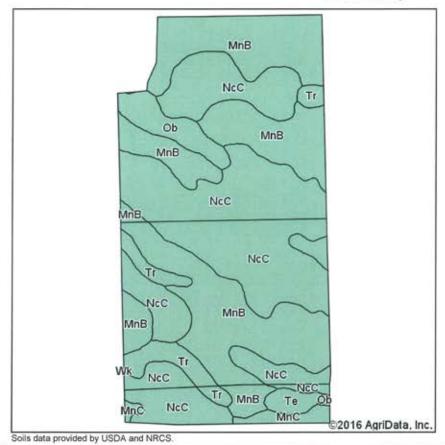
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



Soils Map





State: South Dakota
County: Minnehaha
Location: 12-103N-51W
Township: Grand Meadow

Acres: 301.58 Date: 12/16/2016







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	lVe	68								
MnB	Moody-Nora complex, 2 to 6 percent slopes	128.08	42.5%	lle	Ille	88								
Tr	Trent silty clay loam, 1 to 3 percent slopes	15.23	5.1%	le		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%	Ille	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
		- 3		Weighted /	Average	76.5	0.1	1.2	3.4	0.4	2	1.6	1.2	0.8

Area Symbol: SD099, Soil Area Version: 18

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SOUTH DAKOTA MINNEHAHA

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

USDA United States Department of Agriculture Farm Service Agency

FARM: 6057

Prepared: Dec 7, 2016

Crop Year: 2017

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

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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. Rela	ated Activity
0.00	0.00	301.58	0.	00	0.00	No	0.00	0.0	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	

TOTAL

290.20

0.00

NOTES

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

			Trade Balla Bal	-			
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. R	elated 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

TOTAL

290.20

0.00

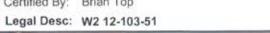
NOTES

Certified Wetland Determination

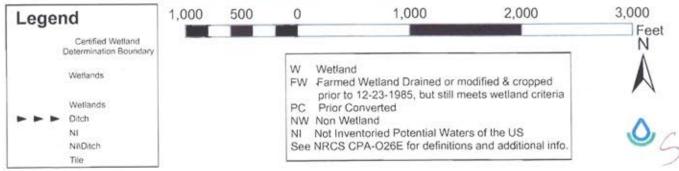
Field Office: Sioux Falls FO Certified By: Brian Top

Agency: USDA-NRCS Certified Date: 05/12/2010

Tract: 10404







INFORMATION FOR BUYERS PROSPECTUS

Minnehaha County Courthouse Information 2016 AG Land Assessment

Tract 1: SW ¼ 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 ¼ except the North 9 70' 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 ½ 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.

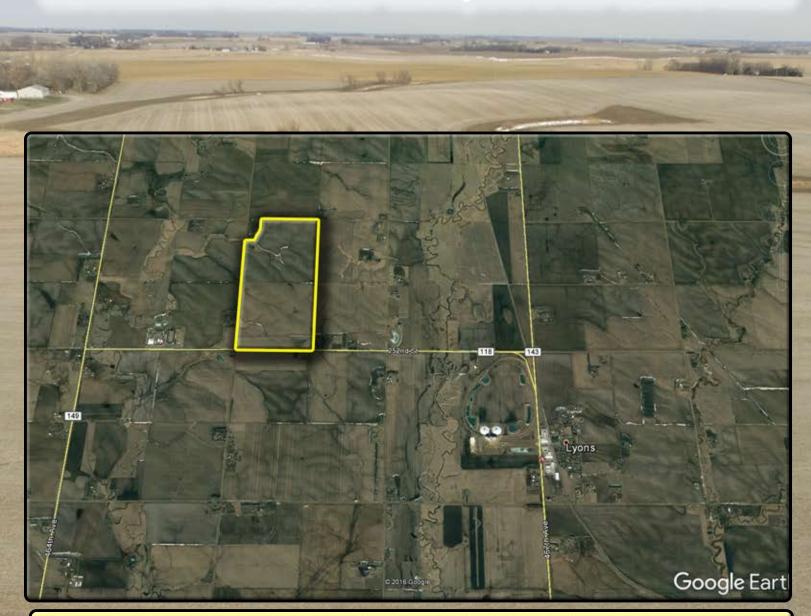
We believe this information is deemed correct, but we encourage all possible buyers to do their own verifying or due diligence.

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 1st, 2017 and ½ (\$39,750.) payable October 1st, 2017. The new buyer to assume this written contact and accept its term.

AUGION

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!