

*Hutchinson County*  
**FARMLAND  
AUCTION**

**39.49  
Acres**

*Wednesday*  
**November 1<sup>st</sup>**  
*at 10:30 AM*

OWNER:

**LUETTA M. JUCHT  
REVOCABLE TRUST**

**WIEMAN**  
LAND & AUCTION

44628 SD HWY, Marion SD

phone: 800-251-3111

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

fax: 605-648-3102

*"We Sell The Earth And Everything On It!"*

**39.49 ACRES OF POWERFUL CLAYTON TOWNSHIP  
HUTCHINSON COUNTY LAND  
AT AUCTION**

As LuEtta has moved into the Diamond Care Center in Bridgewater, the Jucht family will sell this high quality land at public auction in the Wieman Auction Facility at Marion, SD on:

**WEDNESDAY, NOVEMBER 1<sup>ST</sup> 10:30 AM**

It is our privilege to offer this quality, highly productive, land located just 1 mile south of Clayton, SD. The new buyer will receive possession for spring tillage on 3/1/2018 and have the right to farm this tract in 2018. This powerful tract would be a great addition for any farmer-operator or investor. It has great eye appeal with a topography that is level to gently rolling and according to the FSA, there are 38.5 acres tillable. The soil types include Clarno-Bonilla loams & Clarno loam that carry a productivity index of 84.6. The 2016 taxes are \$820.70

**LEGAL:** The SW ¼ SW ¼ in Section 36-100N-58W, Hutchinson County, SD.

**TERMS:** Cash Sale with a \$25,000 nonrefundable down payment on Sale Day and the balance on or before December 15, 2017. A trustee's deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. New Buyer will receive full possession for the 2018 Crop Year. Seller will credit the new buyer at closing for the 2017 RE Taxes due in 2018. Sold subject to the trustee's confirmation and any easement of record – Come prepared to buy! Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

If a land purchase is in your plans – please check out this great tract. We invite you to view this parcel of land at your convenience. For an information packet, go to [www.wiemanauktion.com](http://www.wiemanauktion.com) or call our office at 800-251-3111. Auction will be held in our heated facility on Hwy 44 near Marion, SD. Come prepared to buy!

**LUETTA M. JUCHT REVOCABLE TRUST**

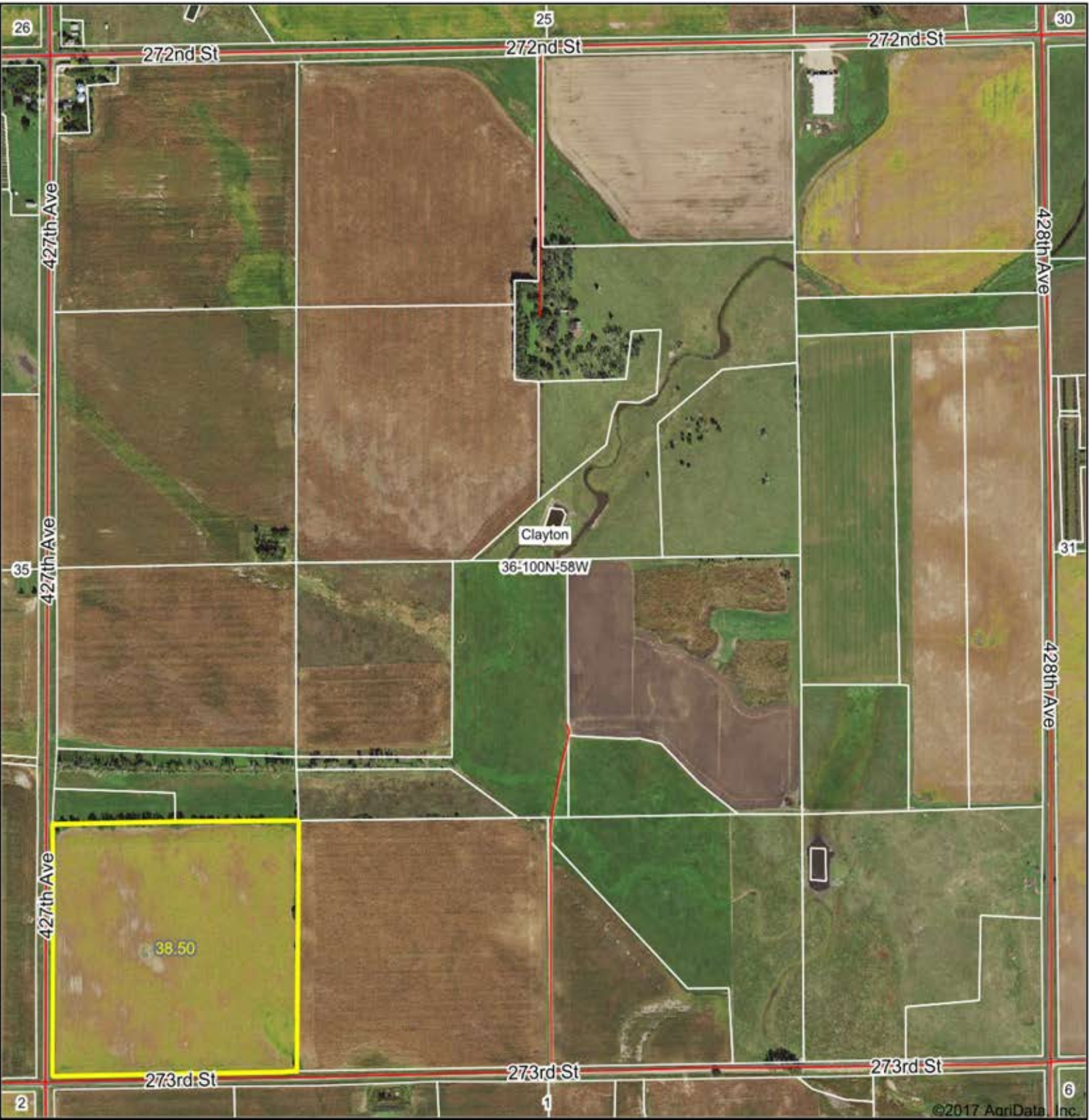
**Jerome Jucht - Trustee**

605-413-6592

Wieman Land & Auction Co., Inc.  
800-251-3111 Marion SD  
Gary & Rich Wieman, Brokers  
Kevin, Mike, Derek, & Ryan Wieman  
& Ron Leitheiser – Assoc Brokers  
[www.wiemanauktion.com](http://www.wiemanauktion.com)

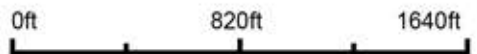
Closing Attorney  
Dale L. Strasser  
Freeman, SD  
605-925-7745

# Aerial Map



©2017 AgriData, Inc.

map center: 43° 26' 10.98, -97° 38' 54.15



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2017 www.AgriDataInc.com

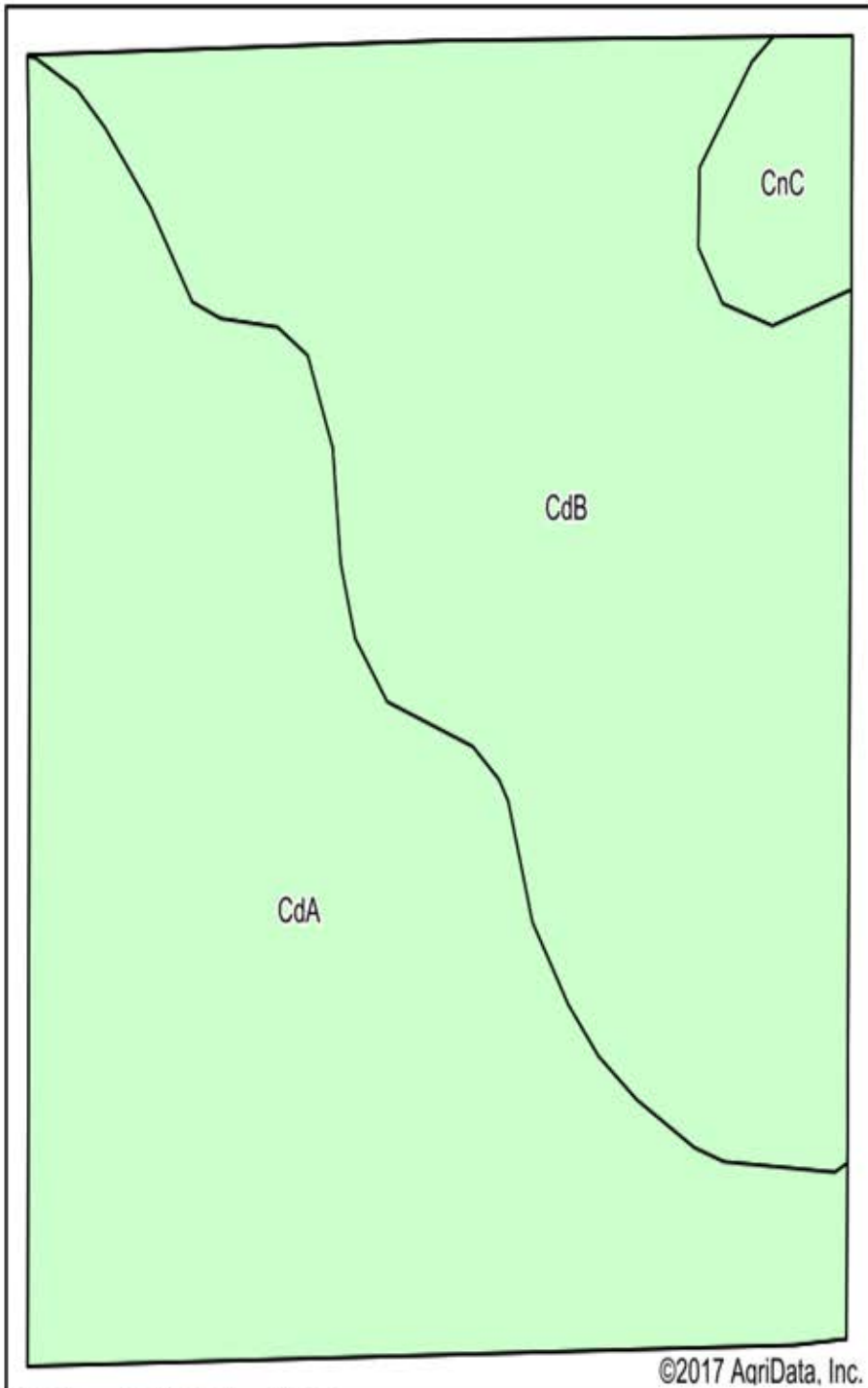
**36-100N-58W**  
**Hutchinson County**  
**South Dakota**



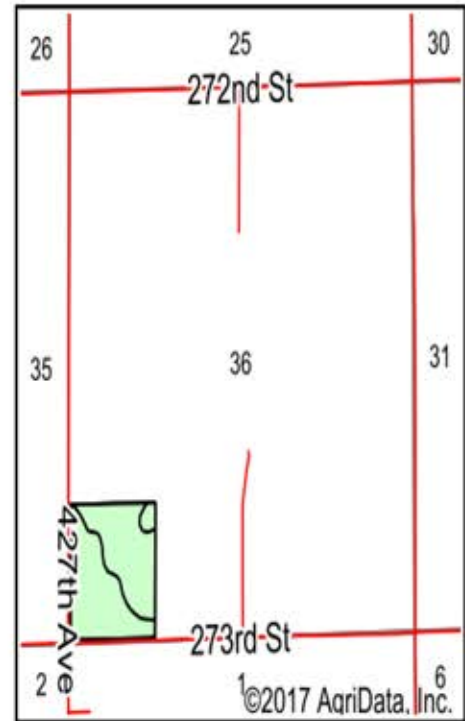
9/27/2017

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

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**

County: **Hutchinson**

Location: **36-100N-58W**

Township: **Clayton**

Acres: **38.5**

Date: **9/27/2017**



Maps Provided By:



© AgriData, Inc. 2017

www.AgrIDataInc.com



Area Symbol: SD602, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CdA	Clamo-Bonilla loams, 0 to 2 percent slopes	19.40	50.4%	IIc	88
CdB	Clamo loam, 2 to 6 percent slopes	17.79	46.2%	IIe	82
CnC	Clamo-Ethan-Bonilla loams, 2 to 9 percent slopes	1.31	3.4%	IIIe	69
<b>Weighted Average</b>					<b>84.6</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States  
Department of  
Agriculture

# Hutchinson County, South Dakota



Common Land Unit  PLSS

- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

2017 Program Year

Map Created April 12, 2017

**Farm 42**

**36 -100N -58W**

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).

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : HARVEY DANNENBRING  
Farms Associated with Operator :  
CRP Contract Number(s) : None

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
38.50	38.50	38.50	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	38.50	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	19.30	0.00	0	122	
Soybeans	19.20	0.00	0	38	
<b>TOTAL</b>	<b>38.50</b>	<b>0.00</b>			

**NOTES**

--

Tract Number : 3304

Description : H3R/ SWSW 36-100-58  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : LUETTA JUCHT REVOCABLE TRUST  
Other Producers : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
38.50	38.50	38.50	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	38.50	0.00	0.00	0.00	0.00	

**DCP Crop Data**

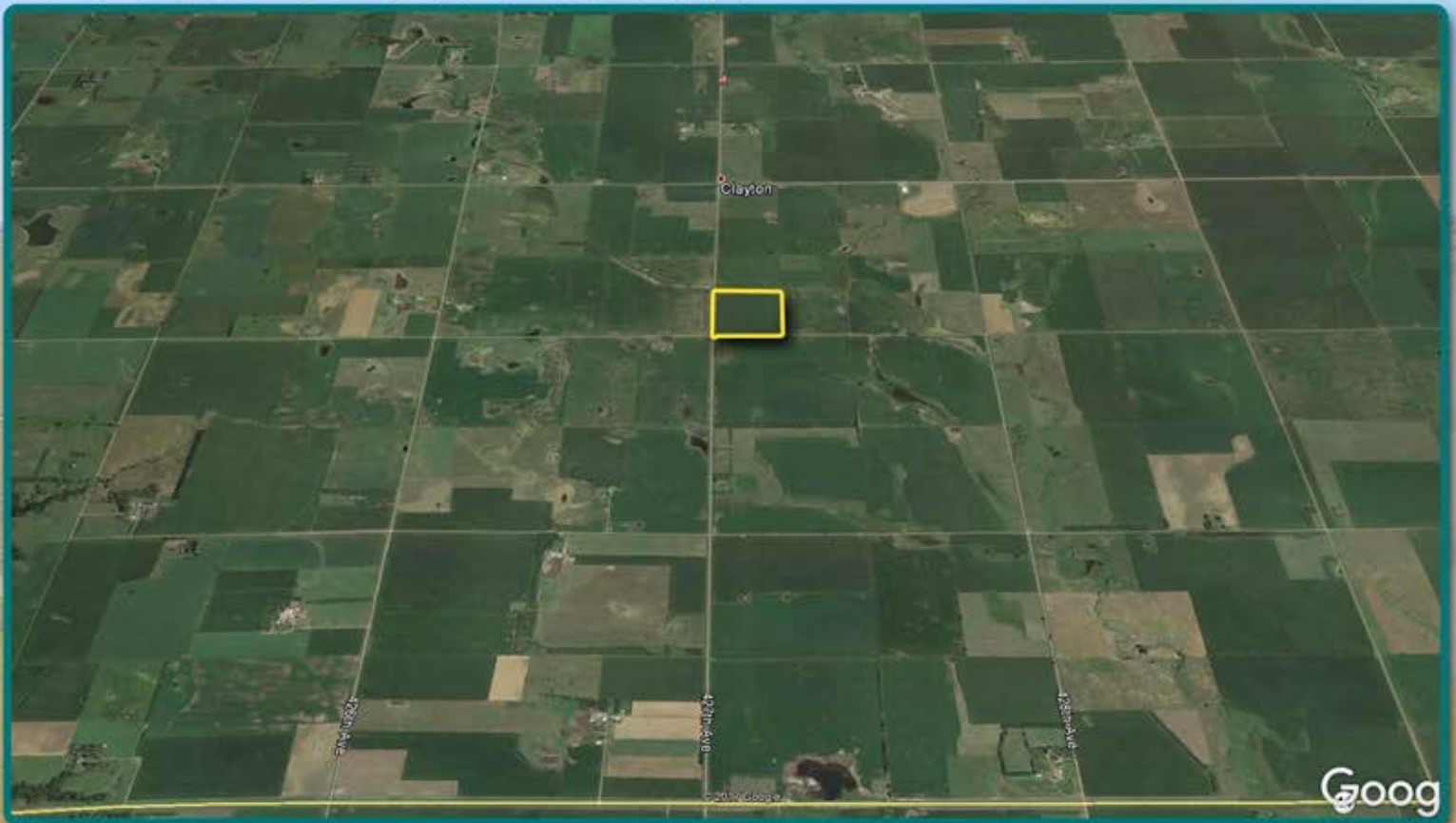
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	19.30	0.00	0	122
Soybeans	19.20	0.00	0	38
<b>TOTAL</b>	<b>38.50</b>	<b>0.00</b>		

**NOTES**

--

*Hutchinson County*  
**FARMLAND  
AUCTION**

**39.49  
Acres**



**Terms and Conditions:** Cash Sale with a \$25,000 nonrefundable down payment on Sale Day and the balance on or before December 15, 2017. A trustee's deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. New Buyer will receive full possession for the 2018 Crop Year. Seller will credit the new buyer at closing for the 2017 RE Taxes due in 2018. Sold subject to the trustee's confirmation and any easement of record – Come prepared to buy! Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

*Wednesday*  
**November 1<sup>st</sup>**  
*at 10:30 AM*



44628 SD HWY, Marion SD

phone: 800-251-3111

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

fax: 605-648-3102

*"We Sell The Earth And Everything On It!"*