

*Bon Homme County*  
**FARMLAND  
AUCTION**

**452.91  
Acres**

*Thursday*  
**November 9<sup>th</sup>**  
*at 10:00 AM*

OWNER:

**ROGER & ERIN  
BAUMFALK**

**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!"*



## 452.91 ACRES BON HOMME COUNTY HUNTING/PASTURE & FARMLAND

### ABSOLUTE AUCTION

We will sell the following farmland at auction on the land located from Avon SD, 10 South and 2 ¼ West on:

**THURSDAY, NOVEMBER 9<sup>TH</sup> 10:00**

**Land to be Offered in 4 Tracts On the Land**

**All Tracts Are Contiguous or Connected!!**

#### **TRACT # 1 153.32 ACRES**

This tract consists of 153.32 (+ or -) acres of unimproved farmland. The FSA reports that it has approximately 120 acres tillable and the balance in pasture and trees. This tract currently has a pivot irrigation system on it but it will be retained by the sellers and no irrigation permit passes with the property. The predominate soil types are Homme-Ethan-Tetonka Complex, Homme-Ethan-Onita Complex, Worthing Silty Clay Loam, Ethan-Betts Loam and it has a rating of 69.5 soil productivity index. The land layes level to rolling and has a rural water easement on it. The annual real estate taxes are \$ 2,376.48.

**Legal:** The fractional SW ¼ including Lot A in Section 18-93-61 Bon Homme County South Dakota

#### **TRACT # 2 132.86 ACRES**

This tract consists of 132.86 (+ or -) acres of unimproved farm land. The FSA office indicates that it has approximately 25 acres tillable and the balance in rolling pasture and trees. The tillable acres has a 70.8 soil productivity index rating. This tract has an amazing view of the Missouri River Valley and unbelievable wildlife hunting potential. You must see and experience this rare find to appreciate its secluded portions. The annual real estate taxes are \$ 1,171.08.

**Legal:** The S ½ of the SE ¼ and Lot 3 in the SE ¼ pf Section 13-93-62 Bon Homme County South Dakota

#### **TRACT # 3 166.73 ACRES**

This tract consists of 166.73 (+ or -) acres of unimproved farm land. The FSA office indicated that it has approximately 24 acres tillable and the balance in rolling pasture with corral area with rural water tap and 3 hydrants across this tract. The tillable acres has a soil productivity index rating of 73.3. This tract is excellent for Cattleman or Wildlife Enthusiast. It has excellent grass, tillable meadows, hills, trees and creek/river passing along the edge of property. We invite you to view this rare find with wildlife potential that is nearly one of a kind with hills, valleys meadows and water – a total wildlife “Bed N Breakfast”. The annual real estate taxes are \$ 1464.94.

**Legal:** Lot 1 of the NE ¼ less that part lying south of Highway Right of Way Section 23-93-62 and the N ½ of the NW ¼ less that part lying south of Highway Right of Way Section 24-93-63 and Lots 4 & 5 in the SW ¼ of Section 13-93-62 and Lot 1 of SE ¼ of Section 14-93-62 all in Bon Homme County South Dakota.

#### **TRACT # 4 452.91 ACRES**

**This is Combination of Tracts 1, 2 & 3**

**Terms:** Cash Sale with 10% non-refundable down payment the day of sale and the balance on December 20<sup>th</sup>, 2017. A warranty deed will be provided. Title Insurance will be utilized with cost split 50/50 between buyer & seller. Full possession granted for 2018 crop year at closing. Fall tillage rights will be allowed after crop is out. Sellers to pay all 2016 and 2017 RE Taxes. Buyer to pay 2018 RE Taxes. This is an absolute auction. Come prepared to buy. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction. Land is being surveyed, acres will be adjusted if changed by survey.

**Auctioneers Note:** We invite you to inspect these properties at your convenience. Be sure to close all gates that you open!! A buyers packet and drone video of land is available on our website [www.wiemanauktion.com](http://www.wiemanauktion.com)

**ROGER AND ERIN BAUMFALK, OWNERS**

Wieman Land & Auction Co., Inc.

Marion SD 800-251-3111

Rich & Gary Wieman, Brokers

Kevin, Mike, Ryan & Derek Wieman and

Ron Leitheiser, Broker Assoc.

Dale L. Strasser

Freeman SD

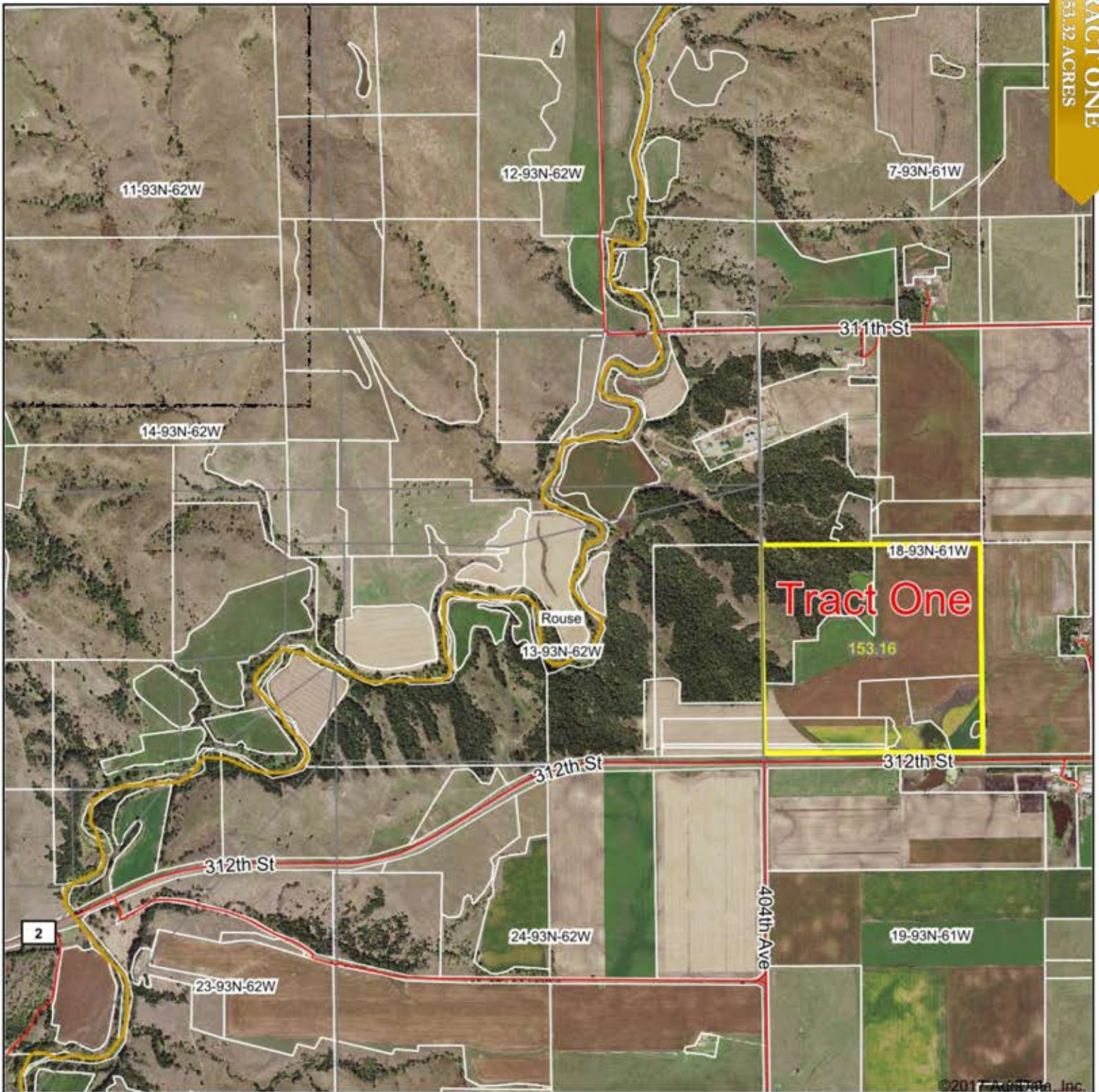
605-925-7745

Closing Agent



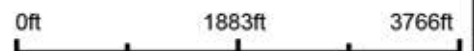
# Aerial Map

TRACT ONE  
153.32 ACRES



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map center: 42° 52' 22.63, -98° 7' 7.81



Maps Provided By:  
 **surety**  
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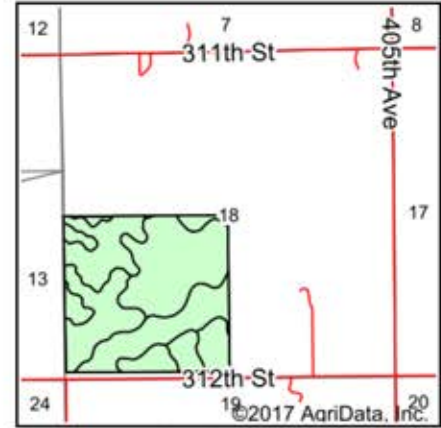
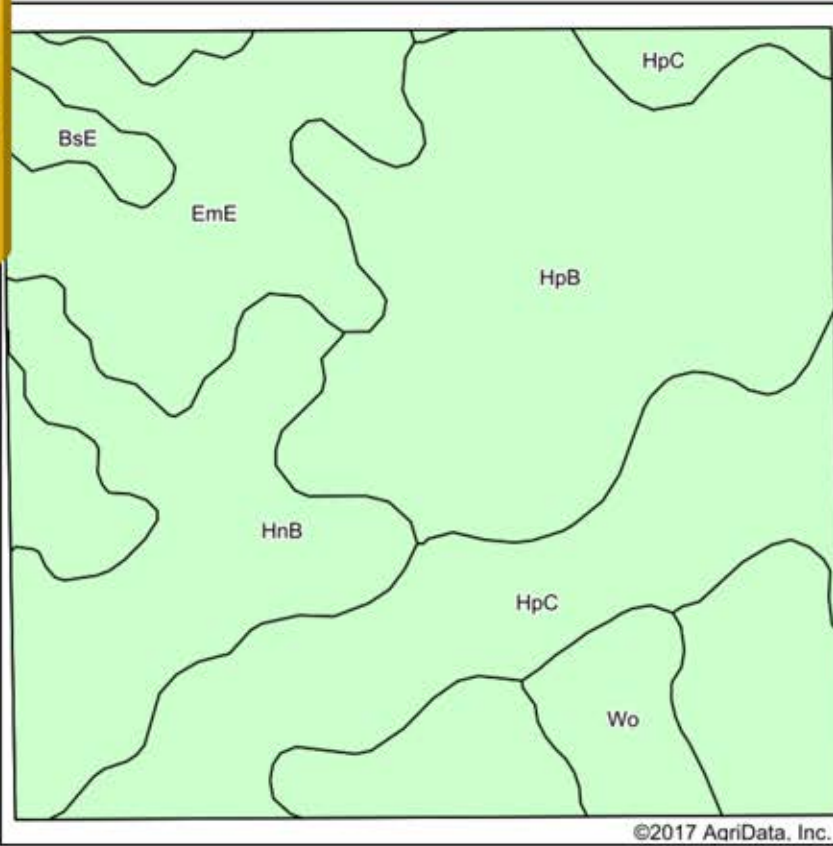
**13-93N-62W**  
**Charles Mix County**  
**South Dakota**



10/4/2017



# Soils Map



State: **South Dakota**  
 County: **Charles Mix**  
 Location: **13-93N-62W**  
 Township: **Rouse**  
 Acres: **153.16**  
 Date: **10/4/2017**



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**Area Symbol: SD009, Soil Area Version: 21**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats
HpB	Homme-Ethan-Tetonka complex, 0 to 6 percent slopes	62.16	40.6%	Ile	76	2.8	64		62
HpC	Homme-Ethan-Tetonka complex, 0 to 9 percent slopes	29.92	19.5%	IIle	64	2.7	58		58
EmE	Ethan-Betts loams, 15 to 40 percent slopes	26.47	17.3%	VIle	18				
HnB	Homme-Ethan-Onita complex, 1 to 6 percent slopes	24.52	16.0%	Ile	78	2.8	64		62
Wo	Worthing silty clay loam, ponded, 0 to 1 percent slopes	6.16	4.0%	VIIIw	10				
BsE	Boyd-Sansarc clays, 15 to 40 percent slopes	3.93	2.6%	VIle	7				
<b>Weighted Average</b>					<b>59.5</b>	<b>2.1</b>	<b>47.6</b>		<b>46</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

**Wetland Determination Identifiers**

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

2017 Program Year

Map Created December 29, 2016

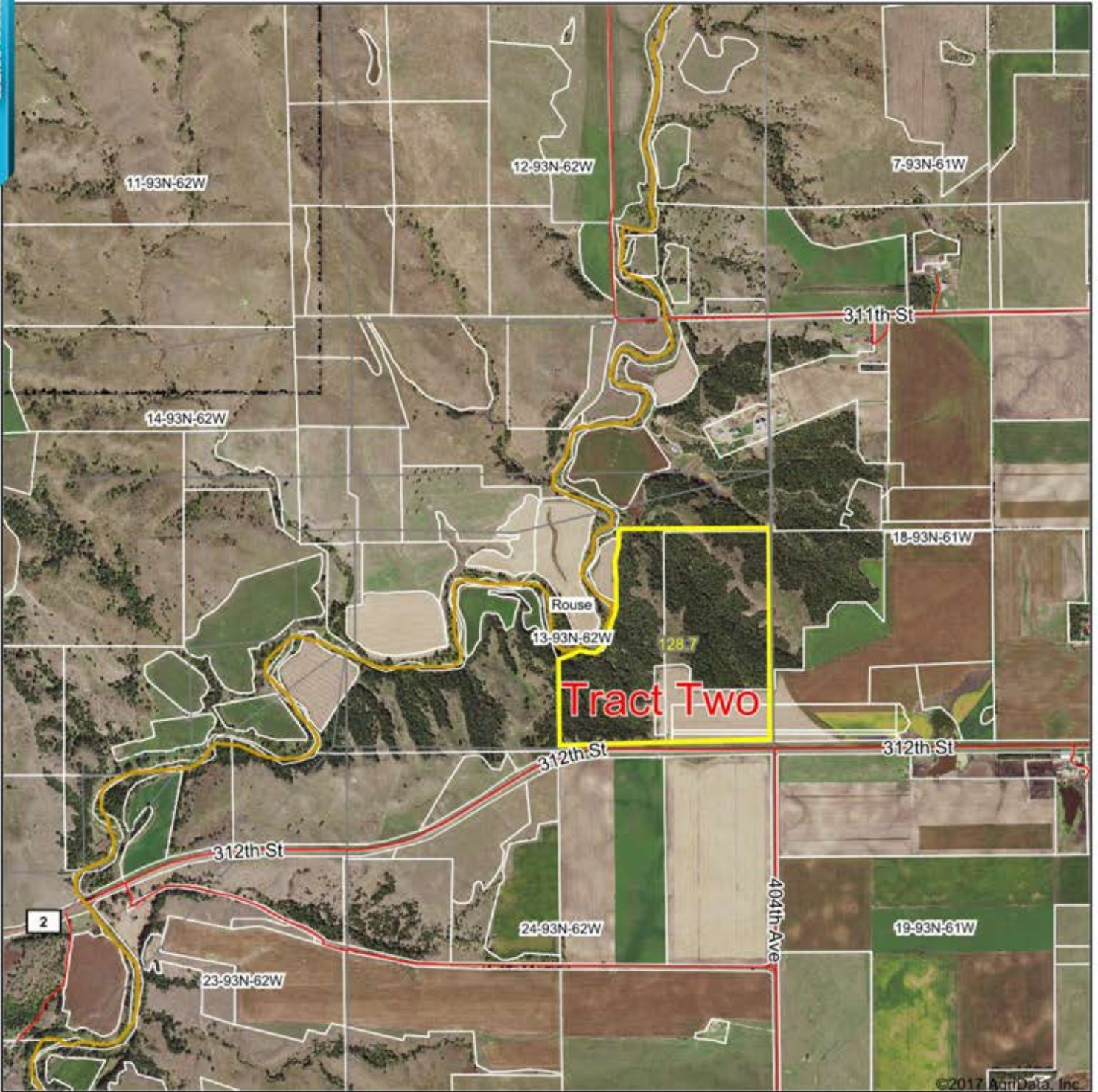
**Farm 5144**

**18 -93N -61W**

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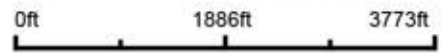
# Aerial Map



©2017 AgriData, Inc.



map center: 42° 52' 21.17, -98° 7' 9.84



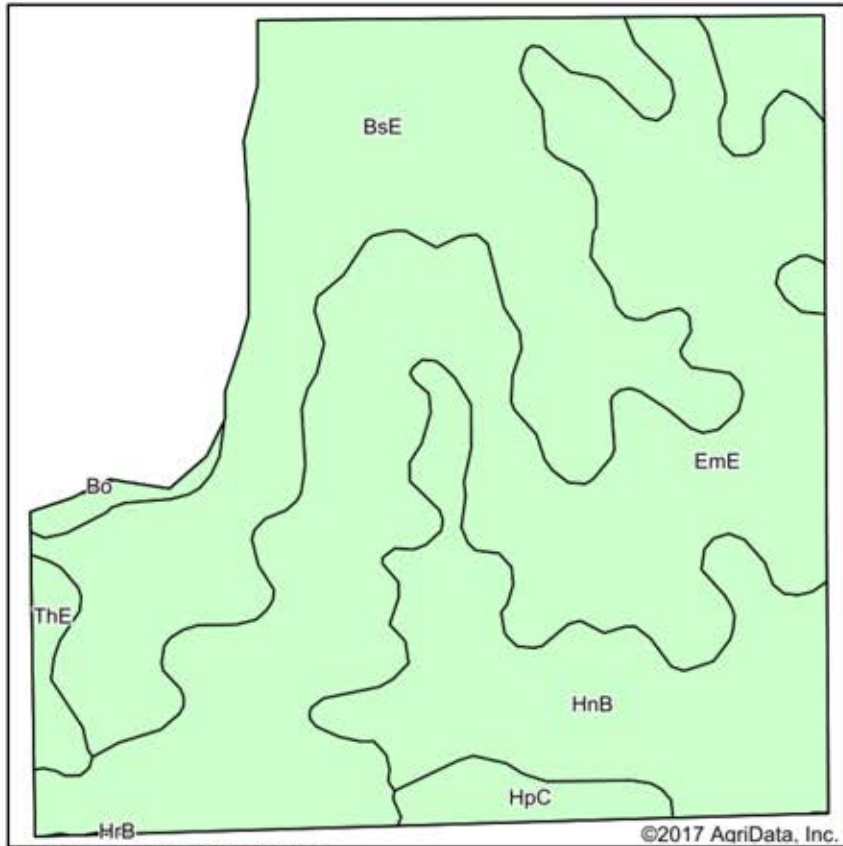
**13-93N-62W**  
**Charles Mix County**  
**South Dakota**



10/4/2017

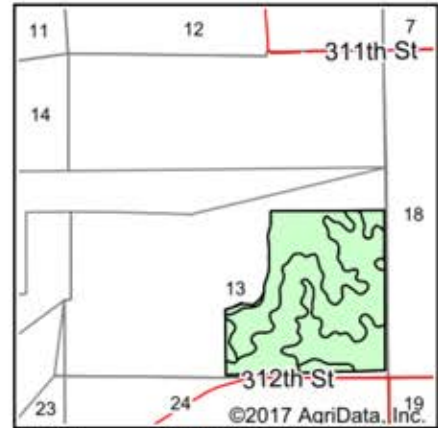
Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**  
 County: **Charles Mix**  
 Location: **13-93N-62W**  
 Township: **Rouse**  
 Acres: **128.7**  
 Date: **10/4/2017**



Maps Provided By:



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Area Symbol: SD009, Soil Area Version: 21  
 Area Symbol: SD023, Soil Area Version: 23

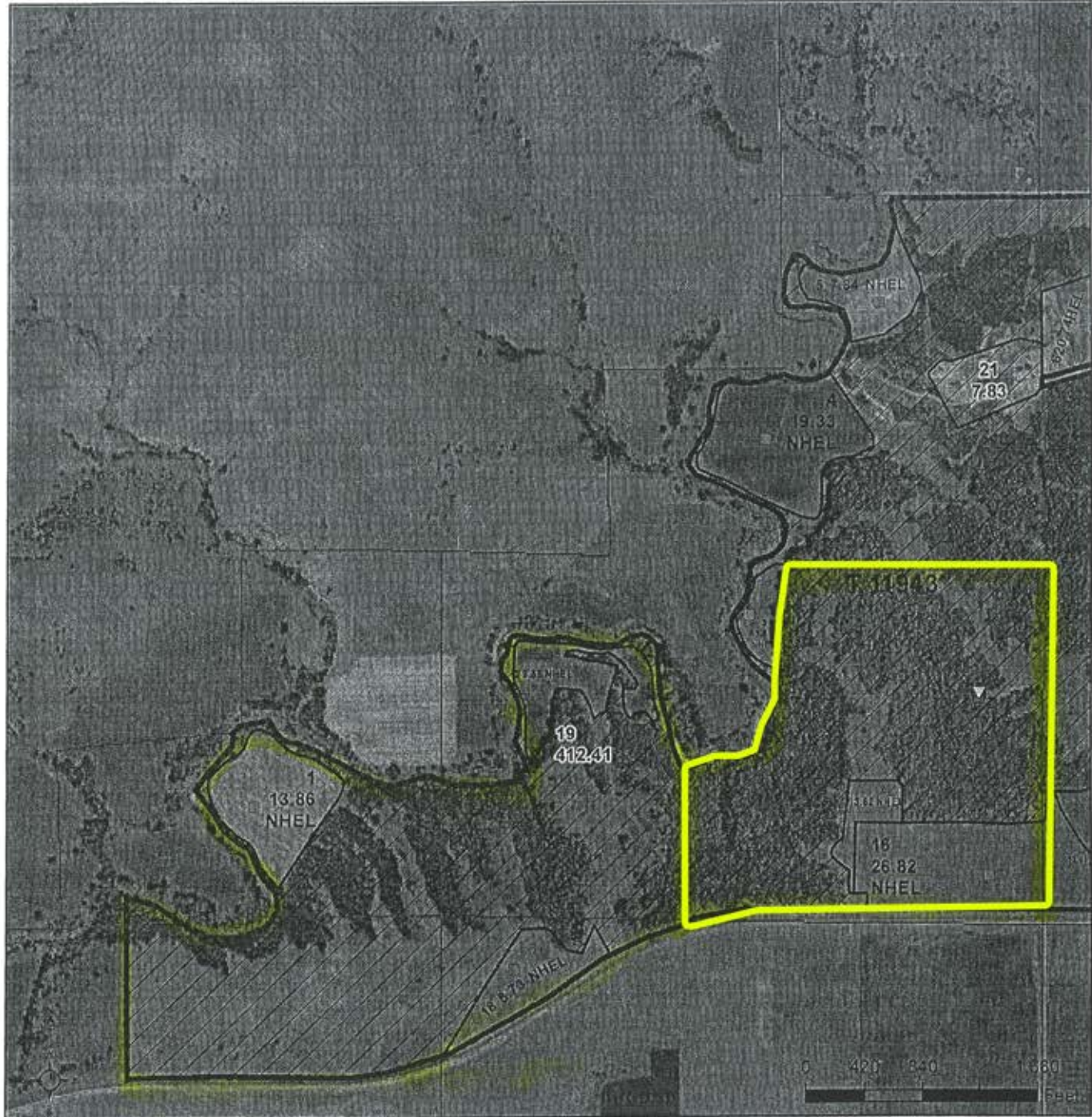
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats
EmE	Ethan-Betts loams, 15 to 40 percent slopes	57.94	45.0%	Vle	18				
BsE	Boyd-Sansarc clays, 15 to 40 percent slopes	41.88	32.5%	Vle	7				
HnB	Homme-Ethan-Onita complex, 1 to 6 percent slopes	22.80	17.7%	Ile	78	2.8	64	62	64
HpC	Homme-Ethan-Tetonka complex, 0 to 9 percent slopes	3.03	2.4%	IIle	64	2.7	58	56	56
ThE	Thurman loamy sand, 15 to 40 percent slopes	1.94	1.5%	Vile	16				
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	1.11	0.9%	Vlw	34				
<b>Weighted Average</b>					<b>26.2</b>	<b>0.6</b>	<b>12.7</b>	<b>12.3</b>	<b>12.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT TWO  
132.86 ACRES





**Common Land Unit**

- Non-Cropland
- Cropland

**Wetland Determination Identifiers**

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

**Tract Boundary**  
 PLSS

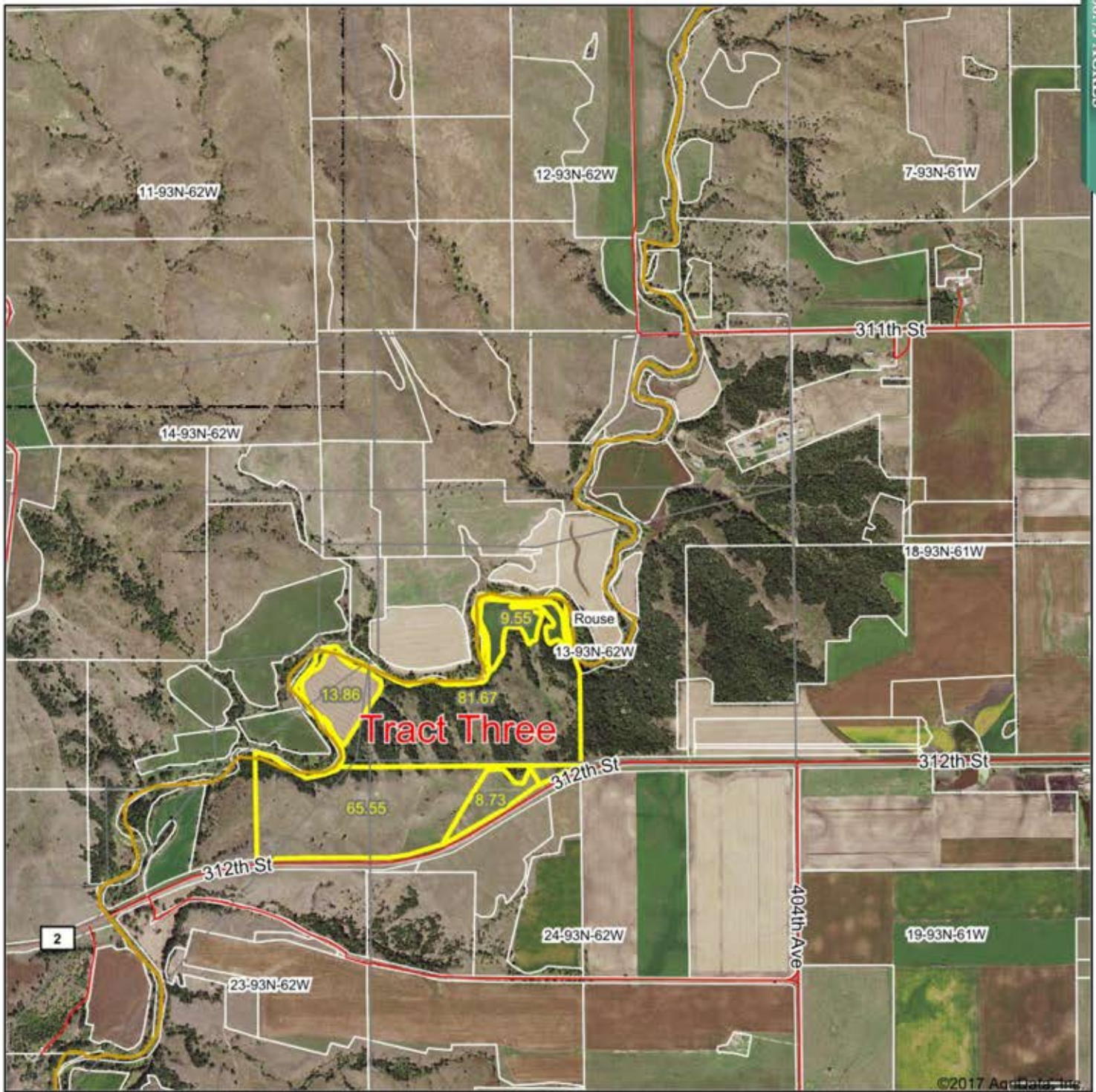
**2017 Program Year**  
Map Created December 29, 2016  
**Farm 5144**  
**13 -93N -62W**

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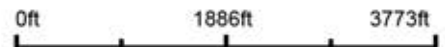
# Aerial Map

TRACT THREE  
166.73 ACRES



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map center: 42° 52' 22.82, -98° 7' 13.22



13-93N-62W  
Charles Mix County  
South Dakota

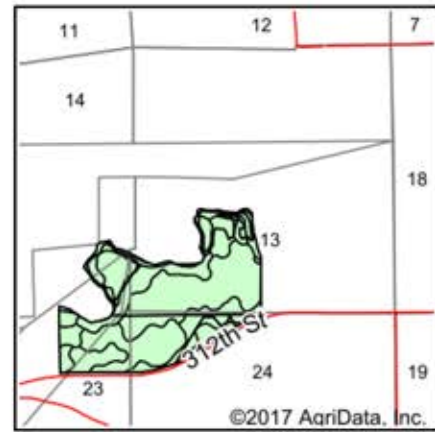
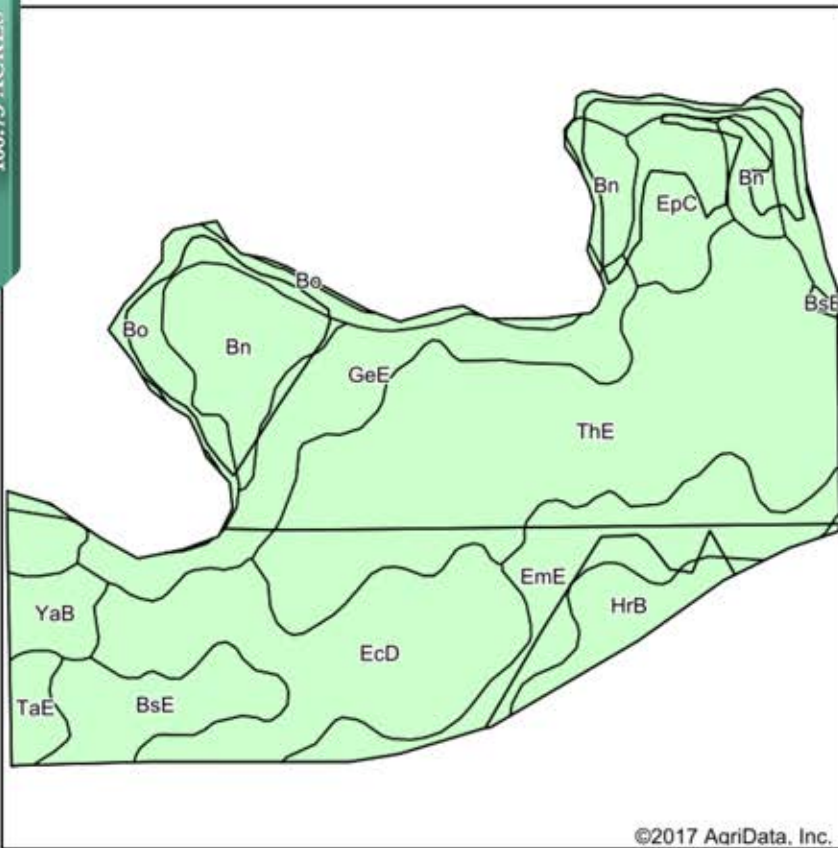


10/4/2017

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



# Soils Map



State: **South Dakota**  
 County: **Charles Mix**  
 Location: **13-93N-62W**  
 Township: **Rouse**  
 Acres: **179.36**  
 Date: **10/4/2017**



Soils data provided by USDA and NRCS.

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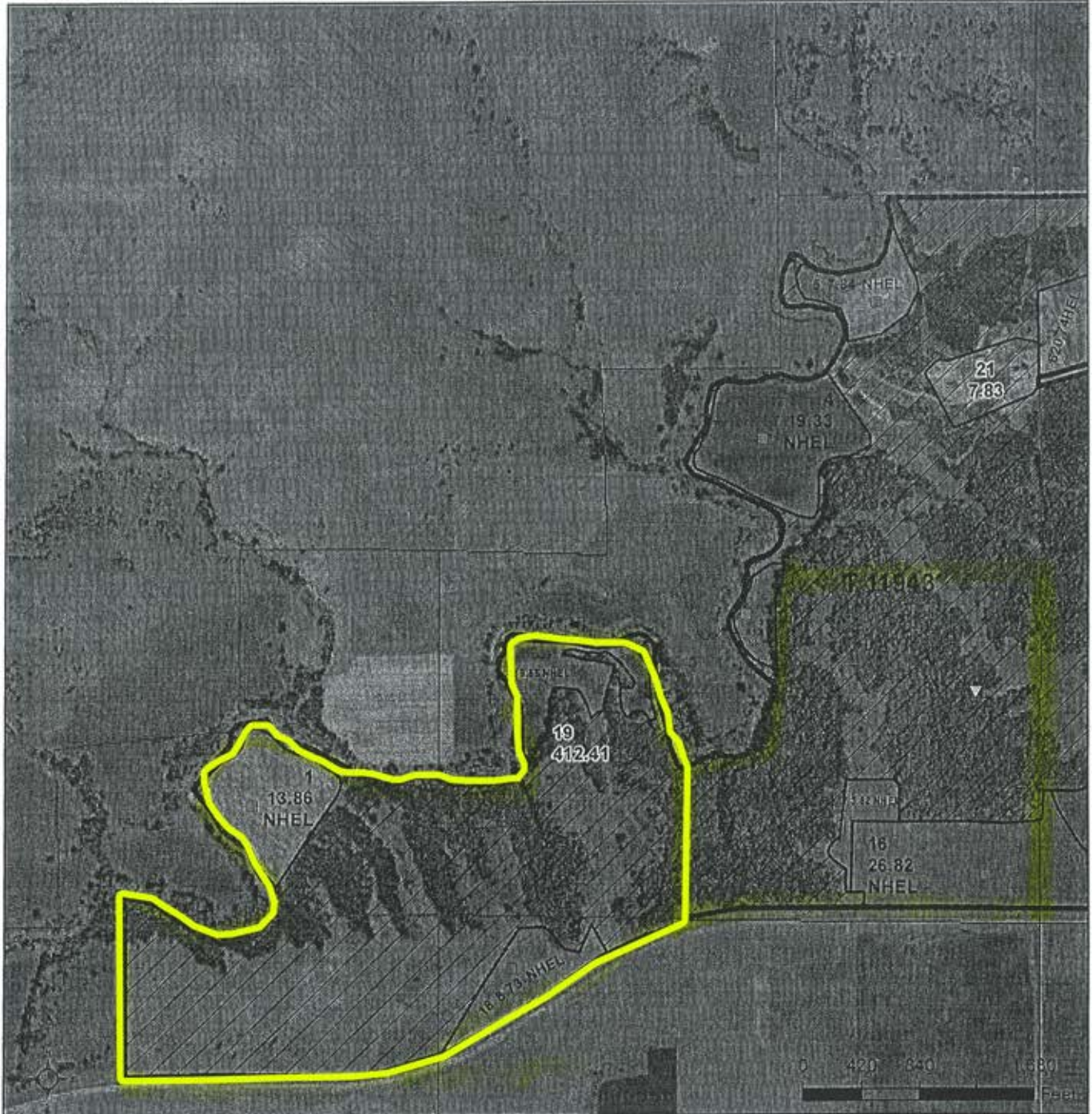
Area Symbol: SD009, Soil Area Version: 21  
 Area Symbol: SD023, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans	
ThE	Thurman loamy sand, 15 to 40 percent slopes	55.71	31.1%	Vllc	16						
EcD	Eitree-Crofton silt loams, 9 to 15 percent slopes	28.00	15.6%	IVe	52	2.5	45		42	15	
EmE	Ethan-Betts loams, 15 to 40 percent slopes	17.06	9.5%	Vle	18						
GeE	Gavins-Ethan loams, 15 to 40 percent slopes	16.68	9.3%	Vllc	12						
Bn	Bon loam, 0 to 2 percent slopes, rarely flooded	15.97	8.9%	llc	84						
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	13.84	7.7%	Vlhw	34						
BsE	Boyd-Sansarc clays, 15 to 40 percent slopes	8.97	5.0%	Vle	7						
EpC	Ethan-Homme complex, 6 to 9 percent slopes	7.68	4.3%	IVe	64						
HrB	Homme-Onita silty clay loams, 1 to 6 percent slopes	5.98	3.3%	lle	84	2.8	64		62	64	
TaE	Talmo-Delmont loams, 15 to 40 percent slopes	4.93	2.7%	Vlls	2						
YaB	Yankton-Alcester silt loams, 1 to 6 percent slopes	3.85	2.1%	lle	92	2.6	64		66	66	
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	0.69	0.4%	Vlhw	34						
<b>Weighted Average</b>					<b>34.1</b>	<b>0.5</b>	<b>10.5</b>		<b>3.5</b>	<b>10.1</b>	<b>2.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





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

**Wetland Determination Identifiers**

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

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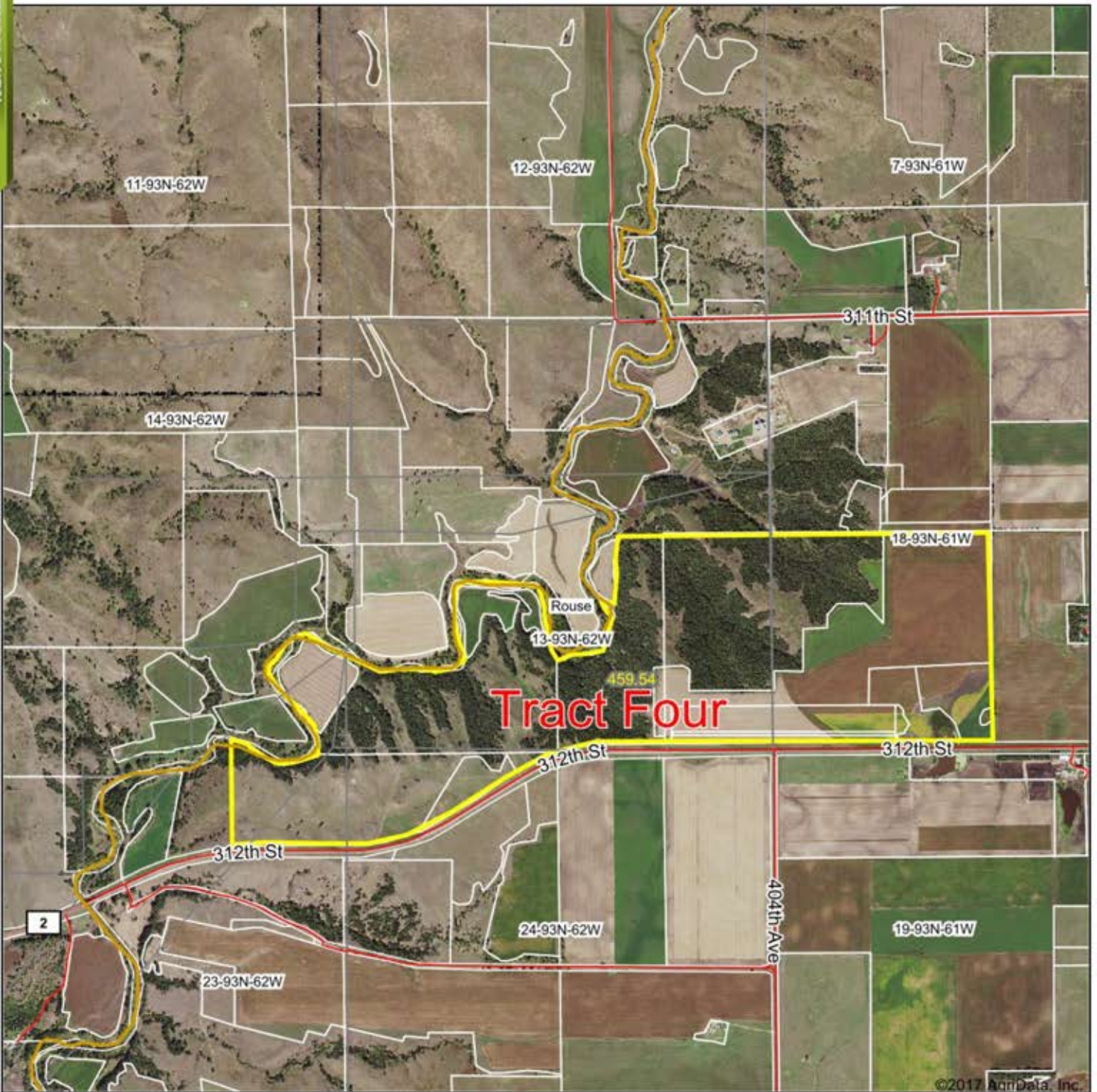
2017 Program Year  
Map Created December 29, 2016

**Farm 5144**

**13 -93N -62W**



# Aerial Map



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Maps Provided By:  
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map center: 42° 52' 21.17, -98° 7' 9.84



**13-93N-62W**  
**Charles Mix County**  
**South Dakota**

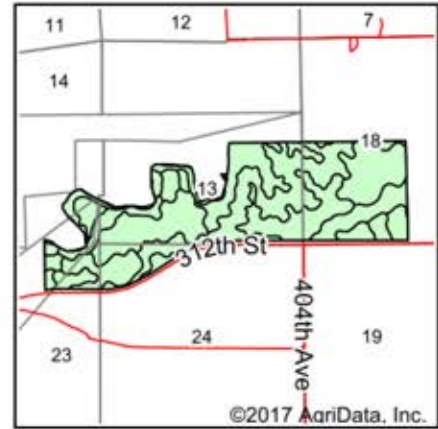
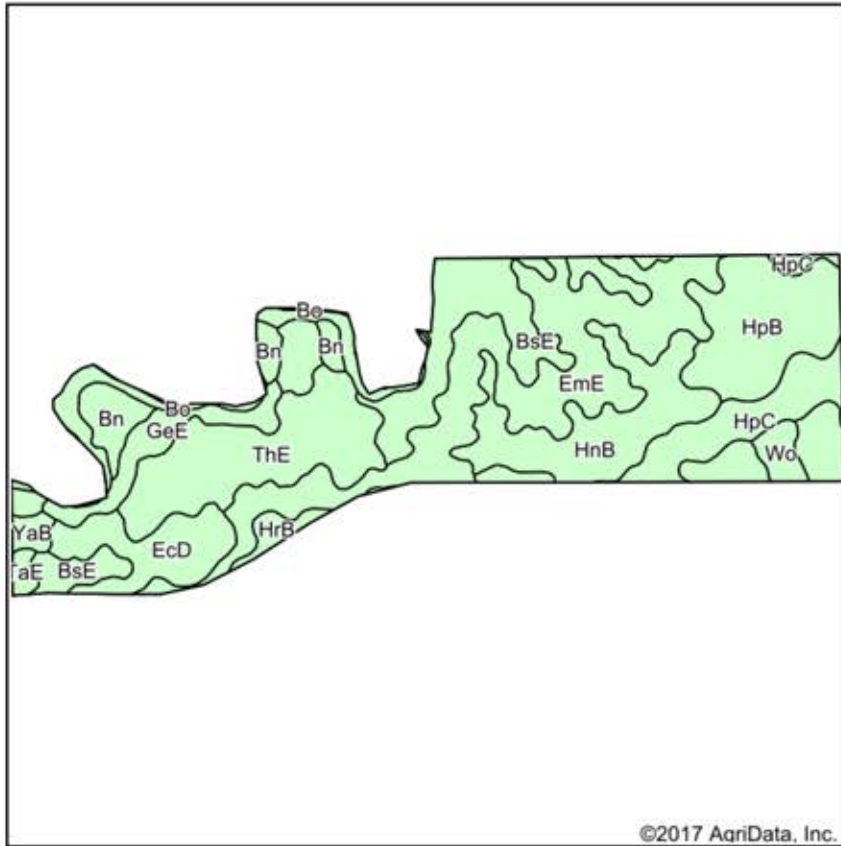


10/4/2017

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



# Soils Map



State: **South Dakota**  
 County: **Charles Mix**  
 Location: **13-93N-62W**  
 Township: **Rouse**  
 Acres: **459.54**  
 Date: **10/4/2017**



Soils data provided by USDA and NRCS.

Area Symbol: SD009, Soil Area Version: 21  
 Area Symbol: SD023, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
EmE	Ethan-Betts loams, 15 to 40 percent slopes	100.44	21.9%	Vle	18					
HpB	Homme-Ethan-Tetonka complex, 0 to 6 percent slopes	62.34	13.6%	Ile	76	2.8	64	62	64	
ThE	Thurman loamy sand, 15 to 40 percent slopes	57.92	12.6%	VIIe	16					
BsE	Boyd-Sansarc clays, 15 to 40 percent slopes	51.64	11.2%	Vle	7					
HnB	Homme-Ethan-Onita complex, 1 to 6 percent slopes	48.49	10.6%	Ile	78	2.8	64	62	64	
HpC	Homme-Ethan-Tetonka complex, 0 to 9 percent slopes	32.47	7.1%	IIle	64	2.7	58	56	56	
EcD	Eitree-Crofton silt loams, 9 to 15 percent slopes	27.58	6.0%	IVe	52	2.5	45		42	15
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	16.90	3.7%	Vlw	34					
GeE	Gavins-Ethan loams, 15 to 40 percent slopes	16.77	3.6%	VIIe	12					
Bn	Bon loam, 0 to 2 percent slopes, rarely flooded	16.12	3.5%	Ilc	84					
EpC	Ethan-Homme complex, 6 to 9 percent slopes	7.68	1.7%	IVe	64					
Wo	Worthing silty clay loam, ponded, 0 to 1 percent slopes	6.29	1.4%	VIIIw	10					
HrB	Homme-Onita silty clay loams, 1 to 6 percent slopes	5.35	1.2%	Ile	84	2.8	64	62	64	
TaE	Talmo-Deimont loams, 15 to 40 percent slopes	4.97	1.1%	VIIIs	2					
YaB	Yankton-Alcester silt loams, 1 to 6 percent slopes	3.94	0.9%	Ile	92	2.6	64	66	66	26
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	0.64	0.1%	Vlw	34					
<b>Weighted Average</b>					<b>40.6</b>	<b>1.1</b>	<b>23.5</b>	<b>20.2</b>	<b>23.2</b>	<b>1.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT FOUR  
452.91 ACRES



SOUTH DAKOTA  
 BON HOMME  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

FARM : 5144  
 Prepared : Sep 22, 2017  
 Crop Year : 2017

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : ROGER L BAUMFALK  
 Farms Associated with Operator : 46-009-540, 46-009-5144, 46-023-5459, 46-009-6039, 46-009-6275, 46-009-6365, 46-009-6366, 46-009-6367, 46-009-6409, 46-009-6410, 46-009-6411  
 CRP Contract Number(s) : None

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
735.66	314.66	314.66	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	314.66	0.00		0.00		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	96.56	0.00	0	135	
Soybeans	48.54	0.00	0	43	
<b>TOTAL</b>	<b>145.10</b>	<b>0.00</b>			

NOTES

Tract Number : 11943  
 Description : W2 18-93-61;W&S OF CK TO HY 13,14,23,24-93-62  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Tract contains a wetland or farmed wetland  
 WL Violations : None  
 Owners : ERIN E BAUMFALK, ROGER L BAUMFALK  
 Other Producers : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
735.66	314.66	314.66	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	314.66	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	96.56	0.00	0	135
Soybeans	48.54	0.00	0	43
<b>TOTAL</b>	<b>145.10</b>	<b>0.00</b>		

NOTES



*Bon Homme County*  
**FARMLAND  
AUCTION**

**452.91  
Acres**



**452.91 Acres**

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*Thursday*  
**November 9<sup>th</sup>**  
*at 10:00 AM*

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44628 SD HWY, Marion SD

phone: 800-251-3111

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