

Turner County

FARMLAND AUCTION

**262.99
Acres**

Friday
November 10
at 10:00 AM

OWNER:

**WILHELMINA H.
JORGENSEN ESTATE**

WIEMAN
LAND & AUCTION

44628 SD HWY, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**262.99 ACRES UNIMPROVED TURNER COUNTY LAND
ESTATE AUCTION**

In order to settle the Wilhelmina Jorgensen Estate, we will sell the following land at auction at the Wieman Auction Facility at 44628 SD Hwy 44, Marion SD, located 1 south and ½ west of Marion SD on

FRIDAY, NOVEMBER 10TH 10:00 AM
All tracts sold at Wieman Auction Facility

TRACT # 1 72 ACRES UNIMPROVED

This tract is located 3 miles east of Viborg SD at Jct of 291st St & 459th Ave.

This tract consists of 72 (+ or -) acres of unimproved farmland. The FSA Office reports that it has 68.81 acres tillable and the balance in grass, trees, low ground and road right of way. The predominate soil types are Egan-Ethan Complex, Egan-Trent Silty Clay Loam, Lamo Silty Clay Loam and Tetonka Silt Loam and it has a 78.9 soil productivity index rating. The land lays generally level, but does have a low spot that is tiled and waterway that passes through it. The annual real estate taxes are \$1870.34.

Legal: The E ½ of the SE ¼ of Section 31-97-52, Turner County, South Dakota

TRACT #2 75 ACRES UNIMPROVED

This tract is located 3 miles east of Viborg SD, just east of Tract # 1

This tract consists of 75 acres (+ or -) of unimproved farmland. The FSA Office indicates that it has 70.38 acres tillable and the balance in waterway, low spots and road right of way. The land lays generally level and the predominate soil types are Wentworth-Chancellor-Wakonda Silty Clay Loam, Egan-Trent Silty Clay Loam, Egan-Ethan Complex, Egan-Wentworth Complex, Tetonka Silt Loam and Ethan-Betts Loam. It has a 80.9 soil productivity index rating and the annual Real Estate Taxes are \$1860.62. This tract does have several tiles to drain this tract.

Legal: The W ½ of the SW ¼ except the South 495' of the East 440' of Section 32-97-52, Turner County, South Dakota

TRACT # 3 147 ACRES UNIMPROVED

This is a combination of Tracts 1 & 2

TRACT # 4 115.99 ACRES UNIMPROVED

This tract is located from Viborg SD, 3 east and 1 north

This tract consists of 115.99 acres (+ or -) of unimproved farmland. The FSA Office shows us this is all tillable but does have have low spots that have been tiled. The land lays generally very level. The predominate soil types are Wentworth-Chancellor-Wakonda Silty Clay Loam, Egan-Ethan Complex, Tetonka Silt Loam, Worthing Silty Clay Loam and it has a 82 soil productivity index rating. This tract is divided into 2 parcels. Access to the 32.45 acre parcel is granted by a 4 rod access easement from road along eastern boundary fenceline. The annual real estate taxes are \$2979.74.

Legal: The SW ¼ except the South 16 rods of the East 25 rods and except Lot 1 of Jorgensen's Addition in Section 29-97-52, Turner County, South Dakota.

Auctioneers Note: This is an excellent opportunity to acquire choice Turner County farmland. This land is currently rented for the 2018 crop year to Cody VanHull for \$190.00 per acre on 255.18 acres. For more information, pictures and video footage of the land, visit our website www.wiemanauktion.com

TERMS: Cash sale with 10% nonrefundable downpayment per tract on sale day and the balance on December 21, 2017. Title insurance will be utilized with cost split 50/50 between buyer and seller and a Personal Representative's Deed will be provided. Landlord's possession granted at closing. All tracts rented for 2018 crop year. All 2016 and 2017 Real Estate Taxes will be paid by the Estate. Sold subject to confirmation by the Personal Representative. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

WILHELMINA H. JORGENSEN ESTATE
JEAN OSTHUS, PERSONAL REPRESENTATIVE

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

Aerial Map

TRACT ONE
72 ACRES



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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map center: 43° 10' 40.16, -97° 1' 56.62

0ft 840ft 1680ft

31-97N-52W
Turner County
South Dakota



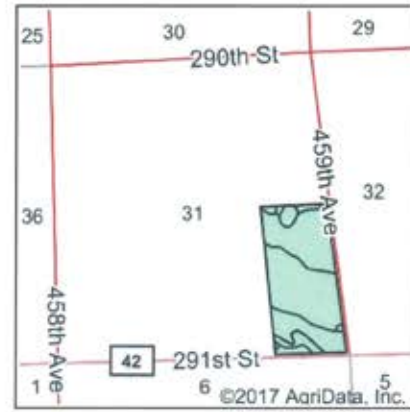
10/6/2017

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: **Turner**
 Location: **31-97N-52W**
 Township: **Turner**
 Acres: **73.92**
 Date: **10/6/2017**



Map Provided by



Area Symbol: SD125, 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
EeB	Egan-Ethan complex, 2 to 6 percent slopes	29.93	40.5%	Ile		77	4	47	77	8.9	45	58	29	35
EeA	Egan-Trent silty clay loams, 0 to 2 percent slopes	22.56	30.5%	Is		92	4.7	55	94	10.8	54	68	36	41
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	14.82	20.0%	Ilw	Ilw	70								
Te	Tetonka silt loam, 0 to 1 percent slopes	2.93	4.0%	Ivw		56								
DgB	Dempster-Graceville silty clay loams, 1 to 5 percent slopes	1.73	2.3%	Ile		64	3.6	45	65	7.5	39	54	25	34
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	1.47	2.0%	Iw		86	3.8	49	89	10.4	52	61	34	37
EsD	Ethan-Betts loams, 6 to 15 percent slopes	0.48	0.6%	Vie		31	2.2	21	29	3.4	18	26	10	17
Weighted Average						78.9	3.2	38	63.3	7.3	36.8	46.9	24.1	28.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

WETLANDS MAP



E 1/2 SE 1/4 31-97-52



United States
Department of
Agriculture

Turner County, South Dakota



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 January 20, 2017

Farm 7386

31 -97N -52W

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SOUTH DAKOTA
TURNER



United States Department of Agriculture
Farm Service Agency

FARM : 7386

Prepared : Oct 5, 2017

Crop Year : 2018

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

TRACT ONE
72 ACRES

Operator Name : CODY WILLIAM VAN HULL

Tract Number : 2841

Description : ESE 31 97 52

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : WILHELMINA JORGENSEN

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
73.92	68.81	68.81	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	68.81	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	29.75	0.00	0	117
Soybeans	34.58	0.00	0	35
TOTAL	64.33	0.00		

NOTES

Aerial Map



map center: 43° 10' 40.6, -97° 0' 50.26



32-97N-52W
Turner County
South Dakota



10/6/2017

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

Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **32-97N-52W**
 Township: **Turner**
 Acres: **72.12**
 Date: **10/6/2017**



Soils data provided by USDA and NRCS.

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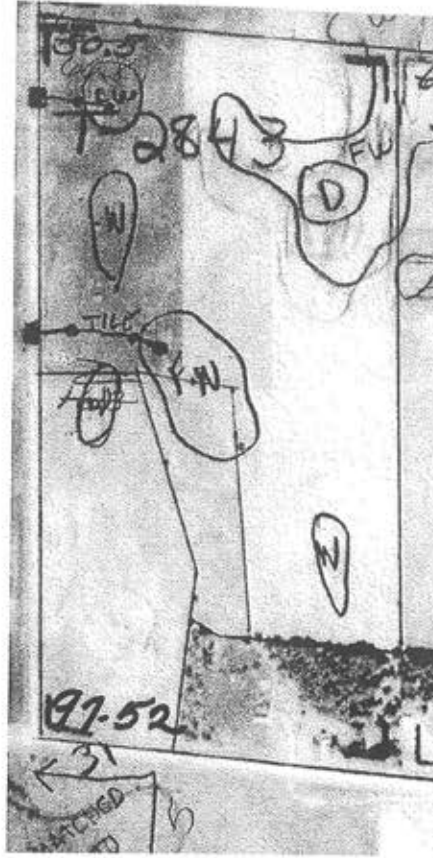
Area Symbol: SD125, Soil Area Version: 18

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
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	25.54	35.4%	Iw		86	3.8	49	89	10.4	52	61	34	37
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	18.55	25.7%	Is		92	4.7	55	94	10.8	54	68	36	41
EeB	Egan-Ethan complex, 2 to 6 percent slopes	14.28	19.8%	Ile		77	4	47	77	8.9	45	58	29	35
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	4.30	6.0%	Ile		84								
Te	Tetonka silt loam, 0 to 1 percent slopes	4.22	5.9%	Ivw		56								
EsD	Ethan-Betts loams, 6 to 15 percent slopes	3.35	4.6%	Vle		31	2.2	21	29	3.4	18	26	10	17
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	1.68	2.6%	Ilw	Ilw	70								
Weighted Average						80.9	3.4	41.8	72.3	8.4	42.1	51.8	27.5	31.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

WETLANDS MAP





United States
Department of
Agriculture

Turner County, South Dakota



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 January 20, 2017

Farm 7386

32 -97N -52W

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SOUTH DAKOTA
TURNER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7386
Prepared : Oct 5, 2017
Crop Year : 2018

Abbreviated 156 Farm Record

Tract Number : 2843
 Description : WSW 32 97 52
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : WILHELMINA JORGENSEN
 Other Producers : None

Tract Land Data

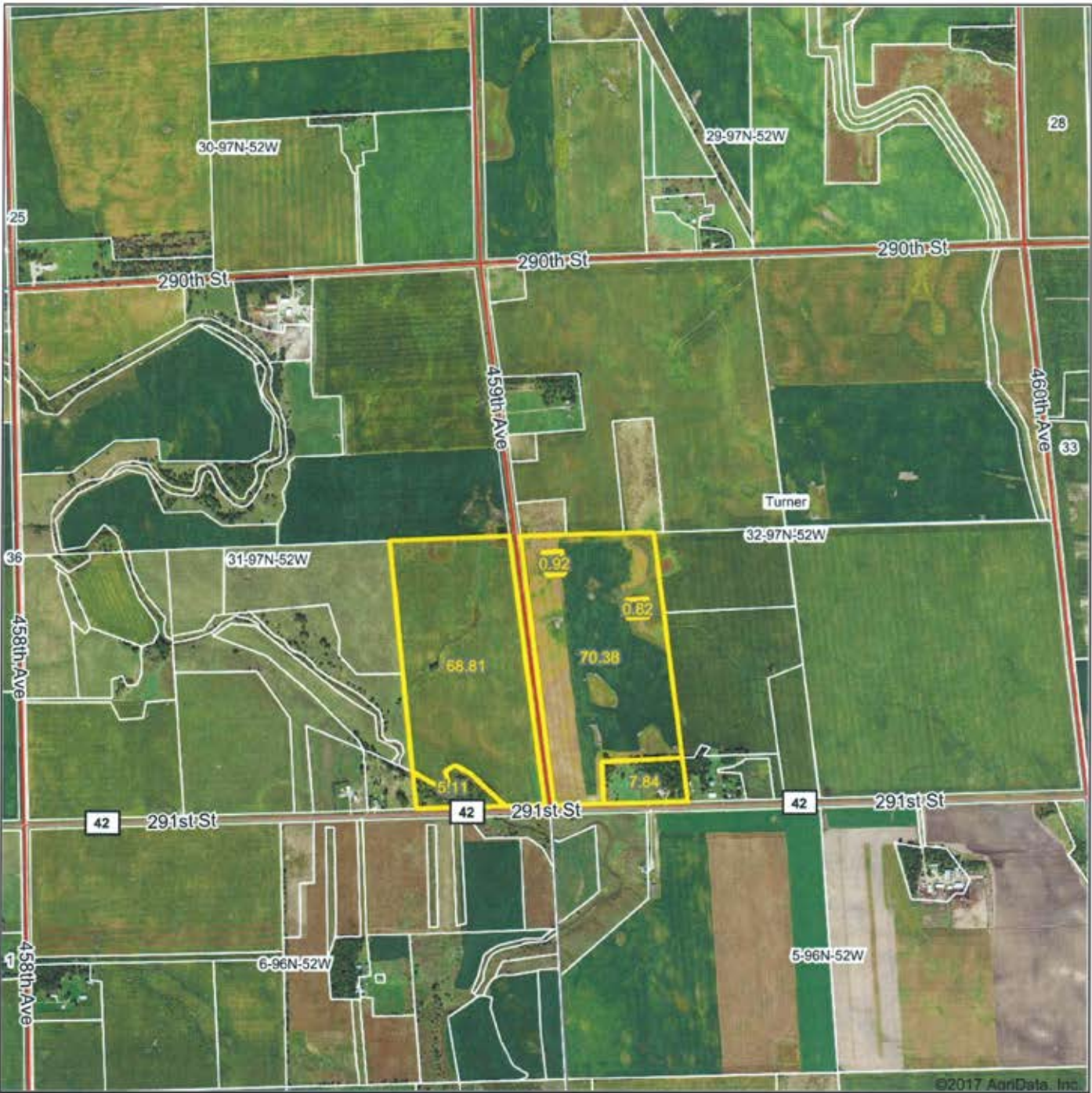
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.96	71.30	71.30	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	71.30	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	30.82	0.00	0	117
Soybeans	35.82	0.00	0	35
TOTAL	66.64	0.00		

NOTES

Aerial Map



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Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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map center: 43° 10' 39.15, -97° 1' 21.54



32-97N-52W
Turner County
South Dakota



10/7/2017

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

Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **32-97N-52W**
 Township: **Turner**
 Acres: **153.88**
 Date: **10/7/2017**



Soils data provided by USDA and NRCS.

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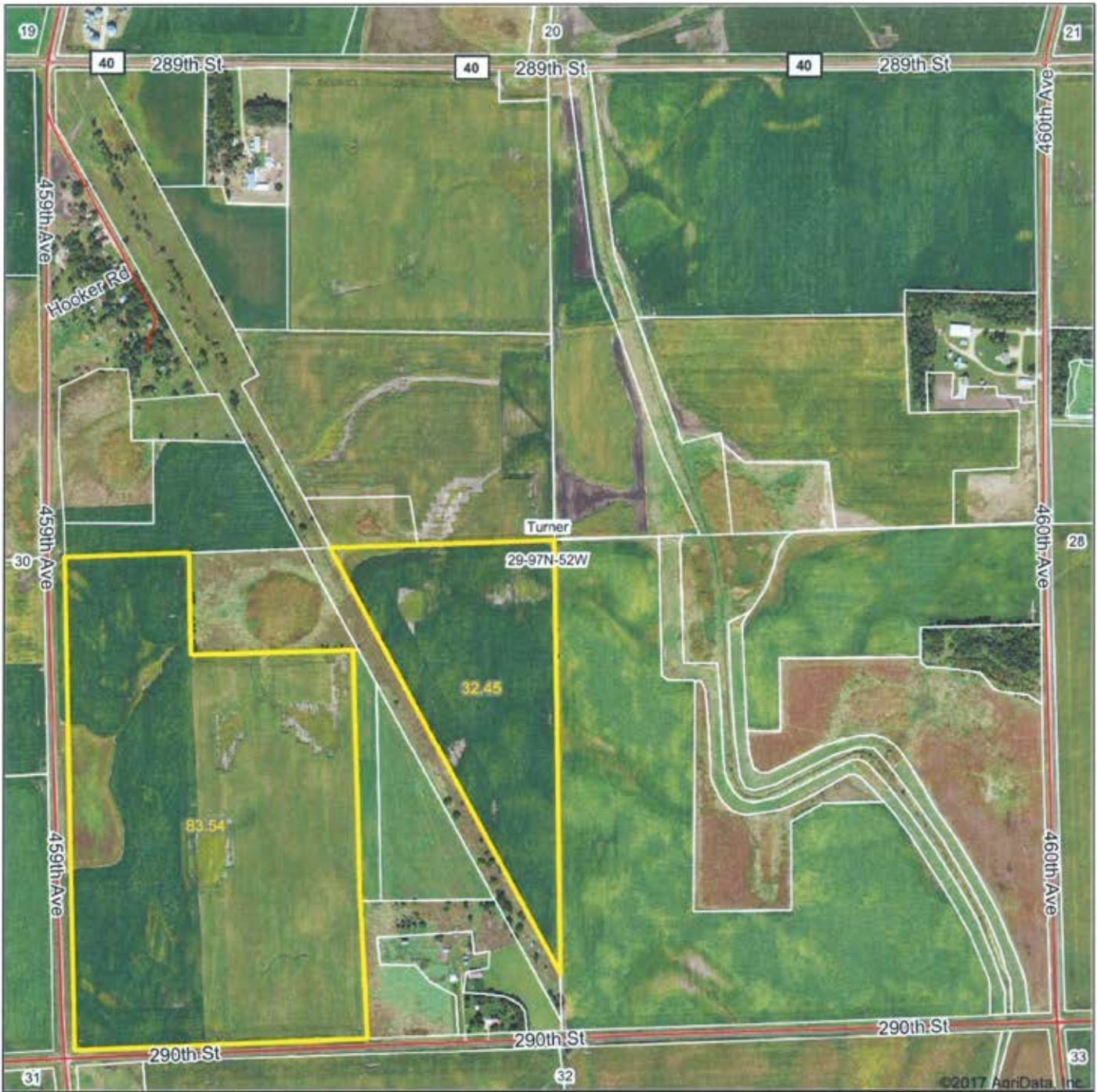
Area Symbol: SD125, Soil Area Version: 18

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
EeB	Egan-Ethan complex, 2 to 6 percent slopes	49.14	31.9%	lle		77	4	47	77	8.9	45	58	29	35
EeA	Egan-Trent silty clay loams, 0 to 2 percent slopes	43.63	28.4%	ls		92	4.7	55	94	10.8	54	68	36	41
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	27.01	17.6%	lw		86	3.8	49	89	10.4	52	61	34	37
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	16.71	10.9%	llw	llw	70								
Te	Tetonka silt loam, 0 to 1 percent slopes	7.15	4.6%	lvw		56								
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	4.30	2.8%	lle		84								
EsD	Ethan-Betts loams, 6 to 15 percent slopes	4.21	2.7%	vle		31	2.2	21	29	3.4	18	26	10	17
DgB	Dempster-Graceville silty clay loams, 1 to 5 percent slopes	1.73	1.1%	lle		64	3.6	45	65	7.5	39	54	25	34
Weighted Average						79.9	3.4	40.3	68.4	7.9	39.7	49.8	26	30.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



©2017 AgriData, Inc.



map center: 43° 11' 33.57, -97° 0' 53.5



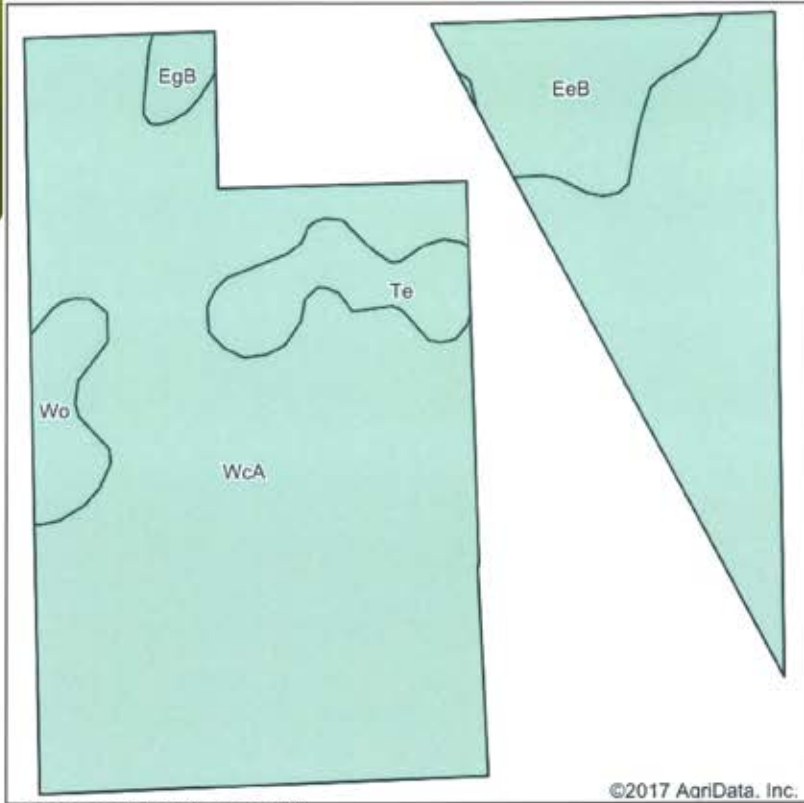
29-97N-52W
Turner County
South Dakota



10/6/2017

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

Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **29-97N-52W**
 Township: **Turner**
 Acres: **115.99**
 Date: **10/6/2017**



Maps Provided By



Soils data provided by USDA and NRCS.

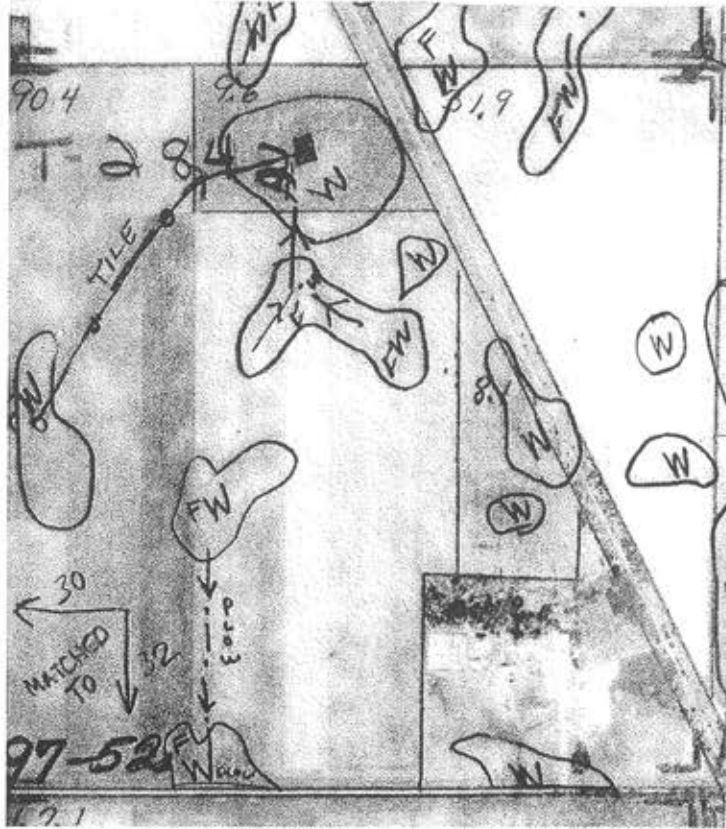
Area Symbol: SD125, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	96.43	83.1%	Iw	86	3.8	49	89	10.4	52	61	34	37
EeB	Egan-Ethan complex, 2 to 6 percent slopes	8.73	7.5%	Ile	77	4	47	77	8.9	45	58	29	35
Te	Tetonka silt loam, 0 to 1 percent slopes	5.64	4.9%	IvW	56								
Wo	Worthing silty clay loam, 0 to 1 percent slopes	3.72	3.2%	Vw	30								
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	1.47	1.3%	Ile	84								
Weighted Average					82	3.5	44.3	79.8	9.3	46.6	55.1	30.4	33.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

WETLANDS MAP





United States
Department of
Agriculture

Turner 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 January 20, 2017
Farm 7386

29 -97N -52W

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SOUTH DAKOTA
TURNER
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 7386
Prepared : Oct 5, 2017
Crop Year : 2018

TRACT FOUR
115.99 ACRES

Tract 6014 Continued ...

NOTES

Tract Number : 6016
Description : E CORNER OF SW 29 97 52
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : WILHELMINA JORGENSEN
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
32.45	32.45	32.45	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	32.45	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	14.03	0.00	0	117
Soybeans	16.30	0.00	0	35
TOTAL	30.33	0.00		

Tract Number : 6014
Description : 85 ACRES WSW 29 97 52
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : WILHELMINA JORGENSEN
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
83.54	83.54	83.54	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	83.54	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	36.12	0.00	0	117
Soybeans	41.98	0.00	0	35
TOTAL	78.10	0.00		

Turner County

FARMLAND AUCTION

262.99 Acres



TERMS: Cash sale with 10% nonrefundable downpayment per tract on sale day and the balance on December 21, 2017. Title insurance will be utilized with cost split 50/50 between buyer and seller and a Personal Representative's Deed will be provided. Landlord's possession granted at closing. All tracts rented for 2018 crop year. All 2016 and 2017 Real Estate Taxes will be paid by the Estate. Sold subject to confirmation by the Personal Representative. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

Friday
November 10
at 10:00 AM



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web: wiemanauction.com

fax: 605-648-3102

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