

Hutchinson County  
**FARMLAND  
AUCTION**

**200.88  
Acres**

Tuesday  
**November 14<sup>th</sup>**  
at 10:00 AM

OWNER:

**HARVEY AND YVONNE  
SCHMIDT 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!"

## 200.88 ACRES OF UNIMPROVED FARMLAND

### ESTATE AUCTION

In order to settle our parent's estate, we will offer the following farmland at auction at the Wieman Auction Facility, 44628 SD Hwy 44 Marion SD or from Marion SD, 1 mile south and ½ west on

**TUESDAY, NOV 14 10:00 AM**

**(Auction will be held indoors)**

#### **TRACT # 1 123.40 ACRES**

This tract is located at the Jct of Hwys 44 & 81, NE corner of intersection or 3 miles North of Freeman SD. This tract consists of 123.40 acres (more or less) of choice unimproved farmland. The FSA Office reports that it has 120.71 acres tillable and the balance in road right of way. The predominate soil types are Clarno-Davison Loams, Crossplain Harps Complex, Tetonka-Harps Complex, Prosper and Crossplain Complex and it has a 81.9 soil productivity index rating. This is a choice level tract of nearly all tillable farmland. The annual real estate taxes are \$2623.02.

**Legal:** The SW ¼ less the North 1980' of the West 633' of the W ½ SW ¼ of Section 12-99-56, Hutchinson County, South Dakota

#### **TRACT # 2 77.48 ACRES**

This tract is located 8 miles north of Freeman SD on Hwy 81 & Jct of Hwy 81 and 270<sup>th</sup> Street, NE corner of intersection. This tract consists of 77.48 acres (more or less) of unimproved farmland. The FSA Office indicates that it has 75.47 acres tillable and the balance in road right of way and low ground. The predominate soil types are Clarno-Davison Loam, Tetonka Silt Loam, Prosper-Stickney Complex and it has a 78.7 soil productivity index rating. This is a choice, level tract of farmland that is nearly all tillable. The annual real estate taxes are \$1660.90.

**Legal:** The W ½ of the SW ¼ of Section 13-100-56, Hutchinson County, South Dakota

**TERMS:** Cash Sale with a 10% nonrefundable downpayment per tract the day of sale and the balance on or before December 18, 2017. A Trustee's Deed will be provided, Title Insurance will be utilized with cost split 50/50 between buyer and seller. The seller will pay all 2016 and 2017 Real Estate Taxes. Full possession for 2018 crop year granted upon final settlement. Sold subject to confirmation by the Trustee. Wieman Land & Auction is representing the seller in this transaction. For buyers info packet and pictures, visit our website, [www.wiemanauktion.com](http://www.wiemanauktion.com)

**HARVEY AND YVONNE SCHMIDT TRUST**

**DAVID SCHMIDT, TRUSTEE**

**402-890-6103**

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

Glenn Roth  
Freeman & Olivet SD  
605-925-7681  
Attorney for Estate

# Aerial Map

TRACT ONE  
123.40 ACRES



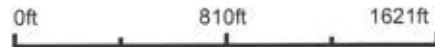
Maps Provided By:



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map center: 43° 24' 29.05, -97° 24' 39.1



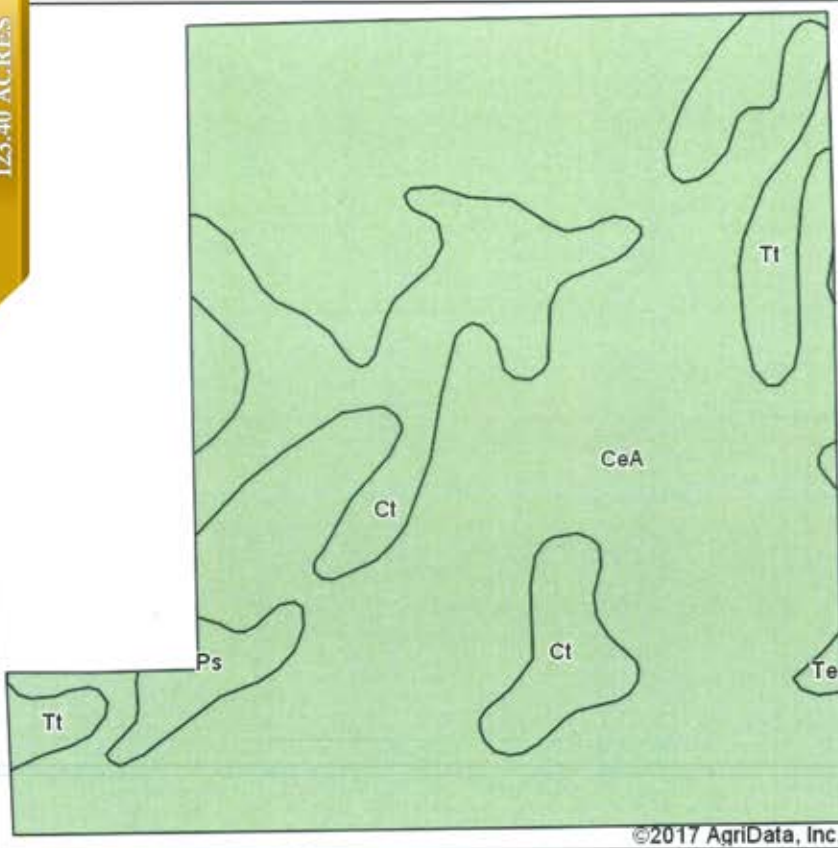
12-99N-56W  
Hutchinson County  
South Dakota



7/26/2017

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: **12-99N-56W**  
 Township: **Grandview**  
 Acres: **120.71**  
 Date: **7/26/2017**



Maps Provided By:



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**Area Symbol: SD602, Soil Area Version: 18**

| Code                    | Soil Description                            | Acres | Percent of field | Non-Irr Class *c | Productivity Index | Alfalfa hay | Corn        | Grain sorghum | Oats        | Soybeans    |
|-------------------------|---|-------|------------------|------------------|--------------------|-------------|-------------|---------------|-------------|-------------|
| CeA                     | Clarno-Davison loams, 0 to 2 percent slopes | 93.77 | 77.7%            | IIc              | 83                 | 3.1         | 76          | 59            | 76          | 28          |
| Ct                      | Crossplain-Harps complex                    | 17.52 | 14.5%            | IIw              | 82                 | 3.4         | 77          | 66            | 74          | 29          |
| Tt                      | Tetonka-Harps complex                       | 6.57  | 5.4%             | IVw              | 67                 |             |             |               |             |             |
| Ps                      | Prosper and Crossplain complex              | 2.48  | 2.1%             | IIw              | 85                 | 3.5         | 77          | 67            | 84          | 30          |
| Te                      | Tetonka silt loam, 0 to 1 percent slopes    | 0.37  | 0.3%             | IVw              | 56                 |             |             |               |             |             |
| <b>Weighted Average</b> |   |       |                  |                  | <b>81.9</b>        | <b>3</b>    | <b>71.8</b> | <b>56.8</b>   | <b>71.5</b> | <b>26.6</b> |

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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

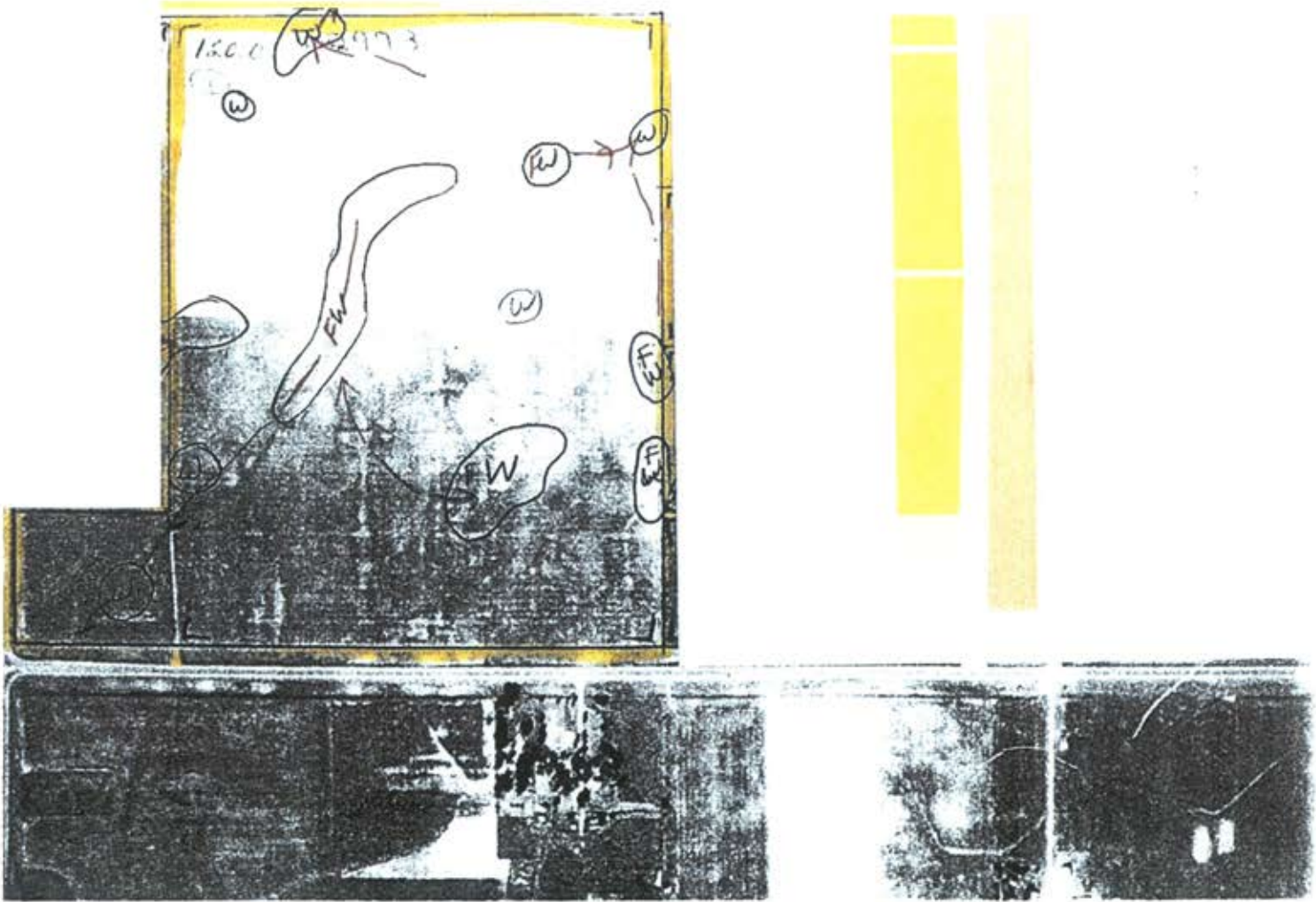
Farm **6814**

**12 -99N -56W**

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).

# WETLANDS MAP

SW<sup>4</sup> less . . . .  
12-99-56





TRACT ONE  
123.40 ACRES

SOUTH DAKOTA  
TCHINSON  
Farm: FSA-156EZ



**FARM : 6814**  
Prepared : Aug 9, 2017  
Crop Year : 2017

**Abbreviated 156 Farm Record**

Page 2 for non-discriminatory Statements.

Operator Name : ROGER L SCHMIDT  
 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 |
|--------------------|--------------------|------------------------|----------------|------|------|---------------|-----------|--------------------------|------------------|
| 120.71             | 120.71             | 120.71                 | 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               | 120.71                 | 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         | 65.60         | 0.00                        | 0          | 70        |     |
| Soybeans     | 54.40         | 0.00                        | 0          | 31        |     |
| <b>TOTAL</b> | <b>120.00</b> | <b>0.00</b>                 |            |           |     |

**NOTES**

**Tract Number** : 2973  
**Description** : SW 12-99-56 EXCEPT NW 30 AC  
**BIA Unit Range Number** :  
**HEL Status** : NHLE: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : HARVEY SCHMIDT & YVONNE SCHMIDT LIVING TRUST  
**Other Producers** : None

**Tract Land Data**

| Farm Land          | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP                      | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|--------------------------|-----------|
| 120.71             | 120.71             | 120.71                 | 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               | 120.71                 | 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         | 65.60         | 0.00                        | 0          | 70        |
| Soybeans     | 54.40         | 0.00                        | 0          | 31        |
| <b>TOTAL</b> | <b>120.00</b> | <b>0.00</b>                 |            |           |

**NOTES**



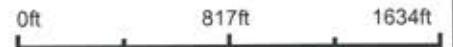
# Aerial Map

TRACT TWO  
77.48 ACRES



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map center: 43° 28' 49.5, -97° 24' 40.42



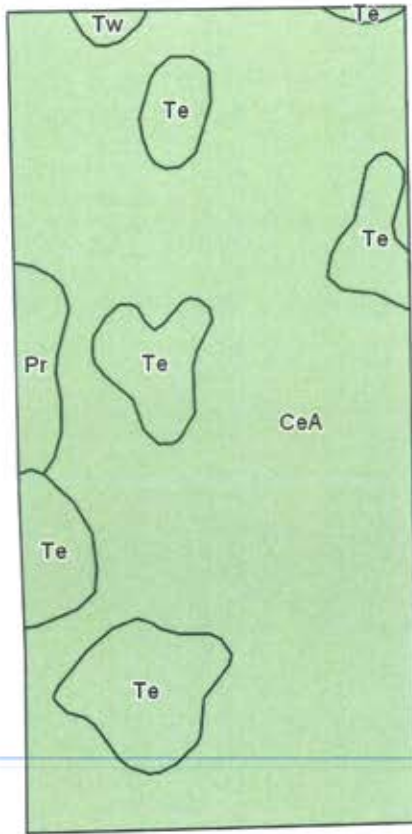
13-100N-56W  
Hutchinson County  
South Dakota



7/26/2017

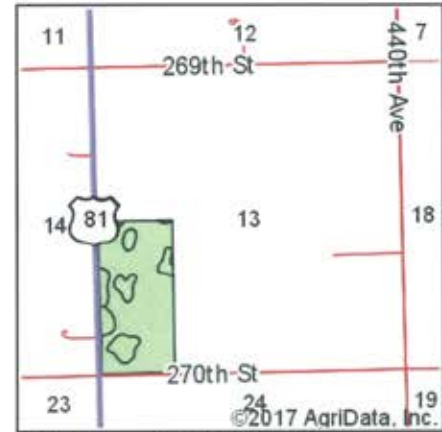
Field borders provided by Farm Service Agency as of 5/21/2008.

### Soils Map



©2017 AgriData, Inc.

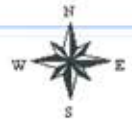
Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Hutchinson**  
 Location: **13-100N-56W**  
 Township: **Silver Lake**  
 Acres: **75.93**  
 Date: **7/26/2017**



Maps Provided By

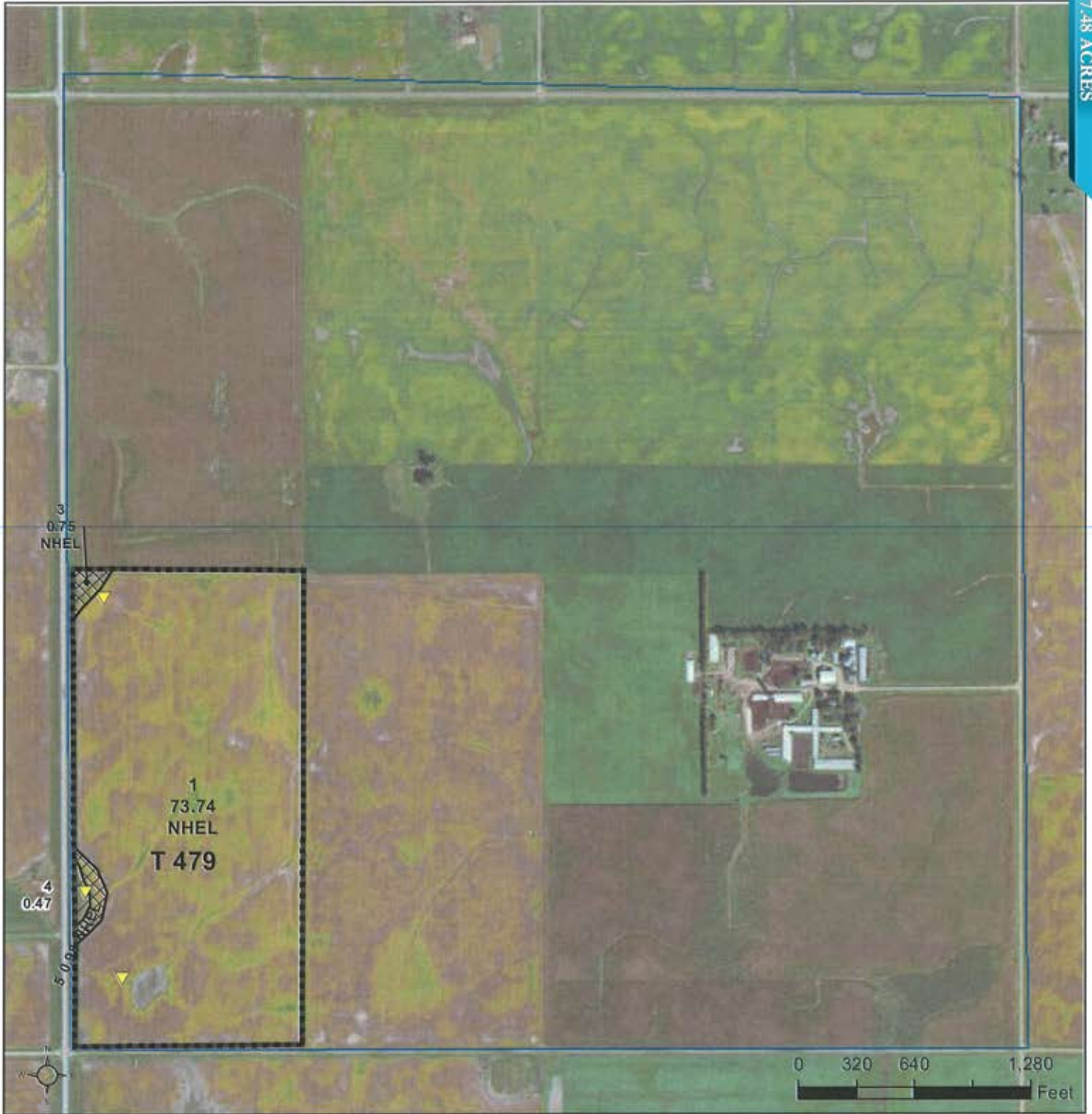


Area Symbol: SD602, Soil Area Version: 18

| Code                    | Soil Description                                | Acres | Percent of field | Non-Irr Class<br>*c | Productivity Index | Alfalfa hay | Corn        | Grain sorghum | Oats        | Soybeans    |
|-------------------------|---|-------|------------------|---------------------|--------------------|-------------|-------------|---------------|-------------|-------------|
| CeA                     | Clarno-Davison loams, 0 to 2 percent slopes     | 61.38 | 80.8%            | Iic                 | 83                 | 3.1         | 76          | 59            | 76          | 28          |
| Te                      | Tetonka silt loam, 0 to 1 percent slopes        | 12.03 | 15.8%            | IVw                 | 56                 |             |             |               |             |             |
| Pr                      | Prosper-Stickney complex, 0 to 2 percent slopes | 2.09  | 2.8%             | Iic                 | 85                 | 3.5         | 77          | 67            | 84          | 30          |
| Tw                      | Tetonka and Whitewood silty clay loams          | 0.43  | 0.6%             | IIw                 | 74                 |             |             |               |             |             |
| <b>Weighted Average</b> |   |       |                  |                     | <b>78.7</b>        | <b>2.6</b>  | <b>63.6</b> | <b>49.5</b>   | <b>63.7</b> | <b>23.5</b> |

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



**Common Land Unit**

- Non-Cropland
- Cropland

- native\_sod\_SD
- Tract Boundary
- PLSS

**Wetland Determination Identifiers**

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

2017 Program Year

Map Created April 12, 2017

Farm 8988

13 -100N -56W

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WETLANDS MAP

W<sup>2</sup>SW<sup>4</sup>

13-100-56





TRACT TWO  
77.48 ACRES

TH DAKOTA  
CHINSON  
n: FSA-156EZ



**FARM : 8988**  
Prepared : Aug 9, 2017  
Crop Year : 2017

Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name :  
Persons Associated with Operator :  
Contract Number(s) : None

**Farm Land Data**

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP           | Sugarcane | Farm Status              | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|---------------|-----------|--------------------------|------------------|
| 75.94              | 75.47              | 75.47                  | 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               | 75.47                  | 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         | 57.60        | 0.00                        | 0          | 147       |     |
| Soybeans     | 15.80        | 0.00                        | 0          | 34        |     |
| <b>TOTAL</b> | <b>73.40</b> | <b>0.00</b>                 |            |           |     |

**NOTES**

**Tract Number** : 479  
**Description** : L2L/ WSW 13-100-56  
**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** : HARVEY SCHMIDT & YVONNE SCHMIDT LIVING TRUST  
**Other Producers** : None

**Tract Land Data**

| Farm Land          | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP                      | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|--------------------------|-----------|
| 75.94              | 75.47              | 75.47                  | 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               | 75.47                  | 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         | 57.60        | 0.00                        | 0          | 147       |
| Soybeans     | 15.80        | 0.00                        | 0          | 34        |
| <b>TOTAL</b> | <b>73.40</b> | <b>0.00</b>                 |            |           |

**NOTES**

Hutchinson County  
**FARMLAND  
AUCTION**

**200.88  
Acres**

Tract Two - 77.48 Acres

Tract One - 123.40 Acres

Google

Tuesday  
**November 14<sup>th</sup>**  
at 10:00 AM



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