

Turner County

FARMLAND AUCTION

117.76
Acres

Thursday
September 6th
at 10:00 AM

OWNER:

**STEVEN C. COWLEY –
DEBRA K. LOHMANN &
SHERRY M. LARSON**



44628 SD HWY, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**117.76 ACRES TURNER COUNTY FARMLAND
AUCTION**

Due to our parents passing away, we will sell the following farmland at auction at the Wieman Auction Facility at 44628 SD Hwy 44, Marion SD or from Marion SD, 1 mile South and ½ mile West on

THURSDAY, SEPTEMBER 6TH 10:00 AM

Land is located 2 ¾ miles east of Davis SD (Jct Hwy 18 & 464th Ave)

The real estate consists of 117.76 acres (more or less) of unimproved farmland. The FSA indicates that it is all tillable except for approximately 10 acres of pasture/hay ground and water ways. The predominate soil types are Wentworth-Chancellor-Wakonda Silty Clay Loam, Egan-Trent Silty Clay Loam, Egan-Wentworth Complex and Chancellor Silty Clay Loam and it has an amazing soil productivity index rating of 86.5. It has excellent access off Hwy 18 & 464th Ave. We invite you to examine this tract at your convenience. The annual real estate taxes are \$2827.86. For buyers info packet and pictures, visit our website at www.wiemanauktion.com or call 800-251-3111.

LEGAL: The N ½ of the NE ¼ and the N ½ of the S ½ of the NE ¼ except H-2 in Government Lots 1 & 2, all in Section 1-97-52, Turner County, South Dakota

TERMS: Cash sale with a 10% nonrefundable downpayment the day of sale and the balance on or before December 10, 2018. Title insurance will be utilized with cost of Owner's Policy split 50/50 between buyer and seller. A Warranty Deed will be provided. Seller will pay all 2017 and 2018 RE Taxes. Buyer will pay all 2019 RE Taxes. Landlord's possession granted upon final settlement and full possession for 2019 crop year. Sold subject to confirmation by the owners. Wieman Land & Auction Co. is representing the sellers in this transaction.

**STEVEN C. COWLEY – DEBRA K. LOHMANN &
SHERRY M. LARSON, OWNERS
727-216-5529**

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

Dale L. Strasser
Freeman SD
605-925-7745
Closing Agent

Aerial Map



©2018 AgriData, Inc.



map center: 43° 15' 1.53, -96° 56' 4.74

0ft 846ft 1693ft

1-97N-52W
Turner County
South Dakota

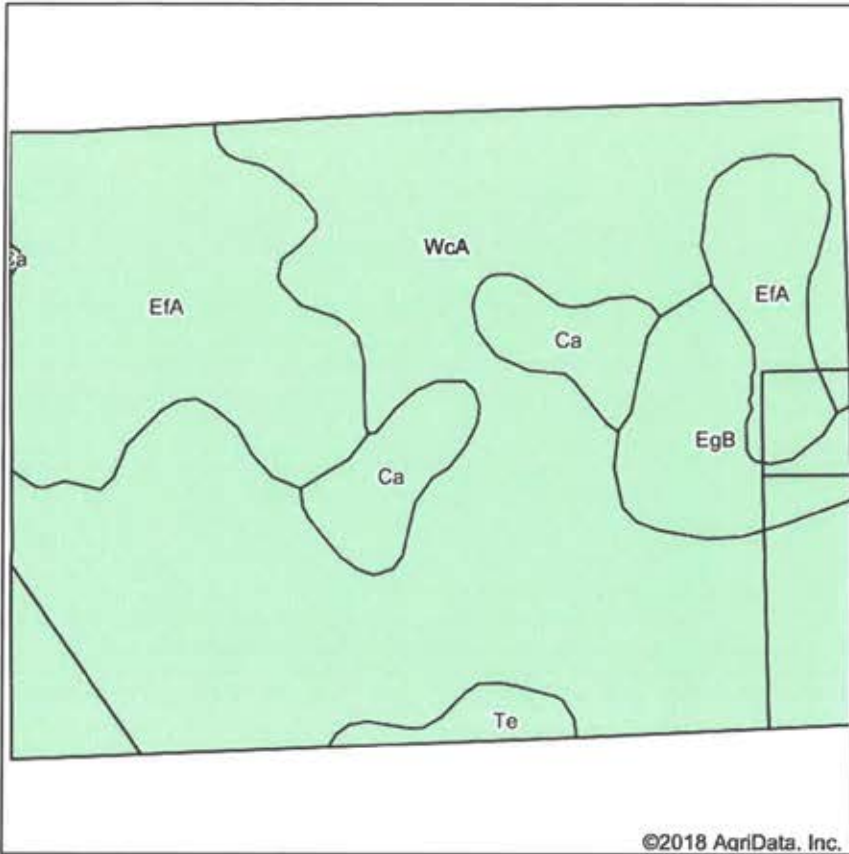


8/1/2018

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgridataInc.com

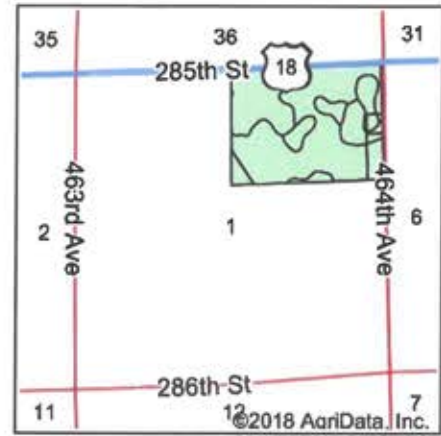
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



©2018 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Turner**
 Location: **1-97N-52W**
 Township: **Turner**
 Acres: **117.09**
 Date: **8/1/2018**



Maps Provided By:



Area Symbol: SD125, Soil Area Version: 19

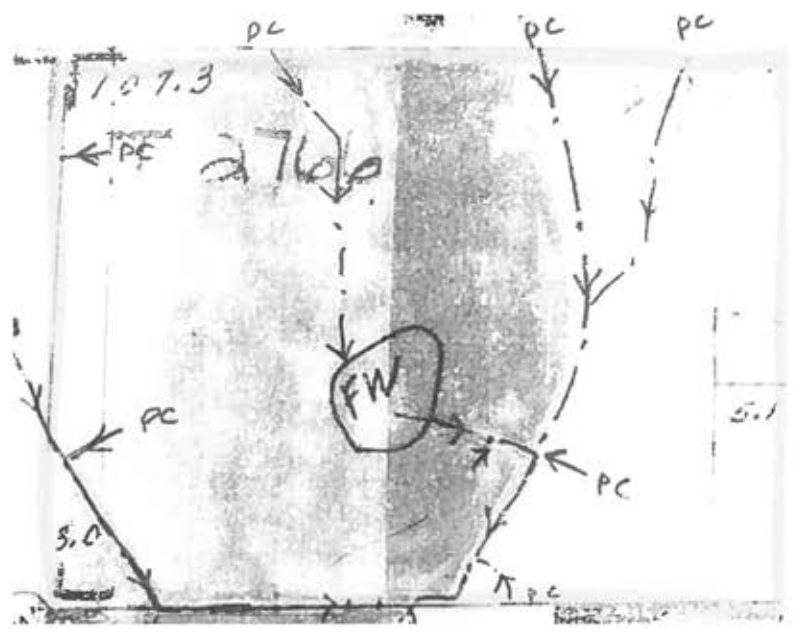
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfaifa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat	NCCPI Overall	NCCP I Corn	NCCPI Small Grains
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	72.33	61.8%	lw	86	3.8	49	89	10.4	52	61	34	37	56	49	39
E1A	Egan-Trent silty clay loams, 0 to 2 percent slopes	27.96	23.9%	ls	92	4.7	55	94	10.8	54	68	36	41	62	55	48
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	7.64	6.5%	lle	84									69	64	49
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	7.31	6.2%	llw	81									46	46	24
Te	Tetonka silt loam, 0 to 1 percent slopes	1.85	1.6%	lvw	56									13	13	10
Weighted Average					86.5	3.5	43.4	77.4	9	45	53.9	29.6	32.6	57	50.7	40.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OFFICIAL WETLAND DETERMINATION
for Highlighted Tracts Only

- (W) Wetland
- (FW) Ditched or tiled prior to 12-23-85 but still wetland
- (PC) Converted Wetland prior to 12-23-85
- (CW) Converted Wetland after 12-23-85
- (---) Ditched prior to 12-23-85
- (---) Tiled prior to 12-23-85
- (---w---) Wetland in a channel



SOUTH DAKOTA
TURNER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



Abbreviated 156 Farm Record

FARM : 9142

Prepared : Aug 1, 2018

Crop Year : 2018

Operator Name : JEFFREY HAAN
 Farms Associated with Operator : 46-125-9140, 46-125-9142
 CRP Contract Number(s) : None
 Recon ID : 46-125-2014-183

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
109.95	109.95	109.95	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.Rel. Activity	Broken From Native Sod
0.00	0.00	109.95	0.00		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	54.30	0.00	0	111	
Soybeans	26.30	0.00	0	31	
TOTAL	80.60	0.00			

NOTES

Tract Number : 7283
 Description : NE except pasture 1 97 52
 FSA Physical Location : SOUTH DAKOTA/TURNER
 ANSI Physical Location : SOUTH DAKOTA/TURNER
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : VERN COWLEY
 Other Producers : None
 Recon ID : None

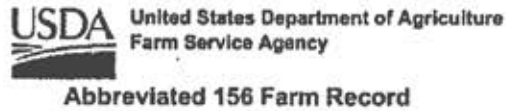
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
109.95	109.95	109.95	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	109.95	0.00	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	54.30	0.00	0	111
Soybeans	26.30	0.00	0	31

SOUTH DAKOTA
TURNER
Form: FSA-156EZ



FARM : 9142
Prepared : Aug 1, 2018
Crop Year : 2018

Tract 7263 Continued ...

TOTAL	80.60	0.00
-------	-------	------

NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 832-8992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

Turner County

FARMLAND AUCTION

**117.76
Acres**



TERMS: Cash sale with a 10% nonrefundable downpayment the day of sale and the balance on or before December 10, 2018. Title insurance will be utilized with cost of Owner's Policy split 50/50 between buyer and seller. A Warranty Deed will be provided. Seller will pay all 2017 and 2018 RE Taxes. Buyer will pay all 2019 RE Taxes. Landlord's possession granted upon final settlement and full possession for 2019 crop year. Sold subject to confirmation by the owners. Wieman Land & Auction Co. is representing the sellers in this transaction.

Thursday
September 6th
at 10:00 AM



44628 SD HWY, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"