

Charles Mix County

FARM LAND AUCTION

**516.27
Acres**

Monday
April 8th
at 10:30 AM

OWNER:

**CLEARFIELD HUTTERIAN
BRETHREN, INC.**



44628 SD HWY 44, Marion SD phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**516.27 ACRES OF CHOTEAU CREEK TOWNSHIP
CHARLES MIX COUNTY LAND
AT AUCTION**

MONDAY APRIL 8TH 10:30 AM

Here is an excellent opportunity to acquire 516.27 acres of, all contiguous, tillable and hunting land located in a tightly held area of Charles Mix County! If farming is in your plans, there are approx. 468 tillable acres that are ready to farm in 2019. This farm has good soils and would make an excellent addition to any producer, cattleman, or investor.

Property Location: From Wagner, SD on Hwy 46 go approx. 8 mile east to the Intersection of Hwy 46 & Hwy 50, then go 1 mile north to the south edge of Tract 2. Watch for signs! **Note: Auction will be held in the Armory in Wagner, SD.**

TRACT 1 – 160 ACRES +/-

- This tract has approx. 157.32 acres tillable.
- Predominant soil types are Homme-Ethan-Onita complex, Ethan-Homme complex, & Homme-Onita silty clay loams that carry a productivity index of 72.2.
- The current assessed value is \$318,027 and 2018 RE taxes are \$2,469.14
- **LEGAL:** The SE ¼ in Section 24-96-62, Charles Mix County, SD.

TRACT 2 – 120 ACRES +/-

- This tract has approx. 116.31 acres tillable.
- Predominant soil types are Homme-Ethan-Onita complex, Ethan-Homme complex, & Homme-Onita silty clay loams that carry a productivity index of 73
- The current assessed value is \$238,745 and 2018 RE taxes are \$1,475.12
- **LEGAL:** The W ½ SW ¼ & SW ¼ NW ¼ in Section 25-96-62, Charles Mix County, SD.

TRACT 3 – 167.47 ACRES +/-

- This tract has approx. 154.65 acres tillable.
- Predominant soil types are Homme-Ethan-Onita complex, Ethan-Homme complex, & Homme-Onita silty clay loams that carry a productivity index of 72.8
- The current assessed value is \$342,047 and 2018 RE taxes are \$2,113.40
- **LEGAL:** Parcels 1, 3, 4, 5, & 6; SE ¼ NE ¼; & W 1013' of S 573' of NE ¼ NE ¼ and the E 433' of S 573' of NW ¼ NE ¼ all in Section 25-96-62, Charles Mix County, SD.

TRACT 4 – COMBINATION OF TRACTS 2 & 3 – 287.47 ACRES +/-

- This tract has approx. 270.96 acres tillable. This would be great tract to convert some of the land into a large grazing unit for cattle producers and maximize the tillable

TRACT 5 – 68.80 ACRES +/-

- This tract has approx. 40.31 acres tillable. The balance of this land is in waterways, grassland, trees, and road right of way.
- Predominant soil types are Homme-Ethan-Onita complex and Ethan-Homme complex, that carry a productivity index of 67.8.
- The current assessed value is \$135,455 and 2018 RE taxes are \$836.94
- **LEGAL:** Lots 8 & 9 in NW ¼ of Section 30-96-61, Charles Mix County, SD.

TRACT #6 – TOTAL COMBINED UNIT - 516.27 ACRES

- Combination of Tracts 1 thru 5, which is very hard to find in Charles Mix County!

TERMS: Cash Sale with a 10% nonrefundable down payment on Sale Day and the balance on or before May 17, 2019. A warranty deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Buyer will receive full possession for the 2019 Crop Year. Buyer will pay all 2019 real estate taxes due in 2020. Closing fee will be split 50/50 between buyer and seller. The seller reserves the right to participate in an IRC Section 1031 exchange of property. 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 these great tracts. We invite you to view these parcels of land at your convenience. Feel free to drive out and around the property. Access may be limited as some of the roads around the property are not maintained during the winter. For an information packet, go to www.wiemanauktion.com or contact Ryan Wieman @ 605-366-3369 for more details. **Auction will be held in the Armory in Wagner, SD.** Come prepared to buy!

CLEARFIELD HUTTERIAN BRETHERN, INC. - OWNER

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

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

CHOTEAU CREEK TWP

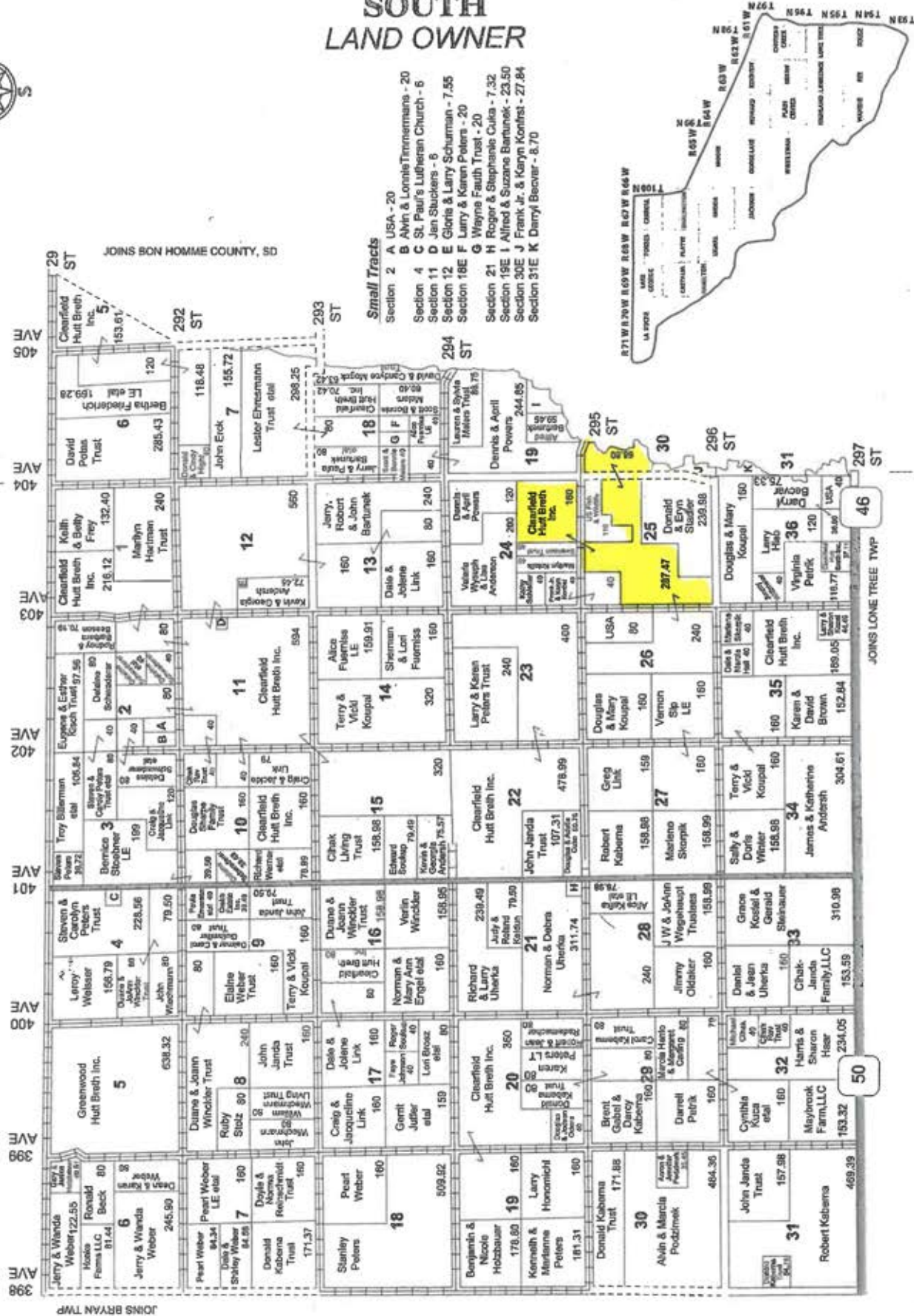
SOUTH

LAND OWNER



LAND OWNER & RURAL RESIDENT MAPS

T 96 N
R 62 & 61 W
JOINS CHOTEAU CREEK TWP NORTH



Aerial Map

TRACT ONE
160 ACRES



Maps Provided By:
surety
CUSTOMER-ORIENTED ONLINE MAPPING
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map center: 43° 7' 7.74, -98° 7' 5.45

0ft 820ft 1640ft

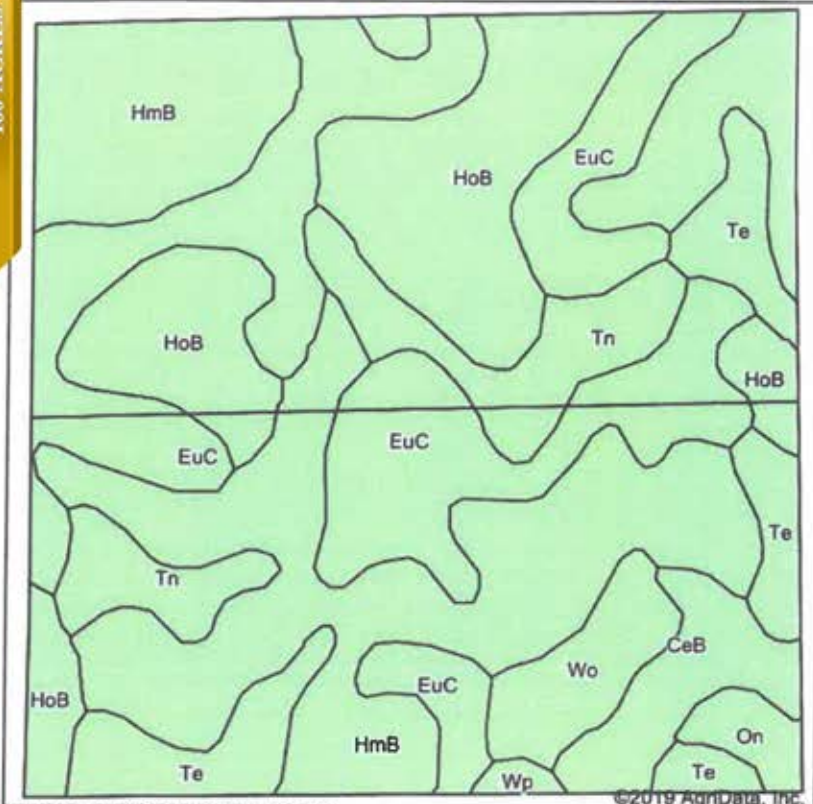
24-96N-62W
Charles Mix County
South Dakota



1/21/2019

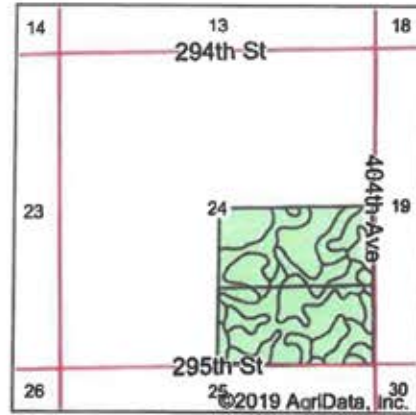
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Charles Mix**
 Location: **24-96N-62W**
 Township: **Choteau Creek**
 Acres: **157.32**
 Date: **1/21/2019**



Maps Provided By:



Area Symbol: SD023, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HmB	Homme-Ethan-Onita complex, 1 to 6 percent slopes	51.78	32.9%	Ile	80
EuC	Ethan-Homme complex, 6 to 9 percent slopes	40.15	25.5%	IVe	64
HoB	Homme-Onita silty clay loams, 1 to 6 percent slopes	27.69	17.6%	Ile	86
Te	Tetonka silt loam, 0 to 1 percent slopes	12.10	7.7%	IVw	56
Tn	Tetonka-Chancellor silty clay loams	11.56	7.3%	IVw	66
CeB	Clamo-Ethan-Bonilla loams, 1 to 6 percent slopes	6.04	3.8%	Ile	78
Wo	Worthing silty clay loam, 0 to 1 percent slopes	5.28	3.4%	Vw	30
On	Mobridge silt loam, 0 to 2 percent slopes	2.07	1.3%	Ilc	94
Wp	Worthing silty clay loam, ponded, 0 to 1 percent slopes	0.65	0.4%	Vllw	10
Weighted Average					72.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Charles Mix County, South Dakota

ALL CORN IS YELLOW
ALL SOYBEANS ARE COMBINATION
ALL NON-IRRIGATED UNLESS NOTED

TRACT ONE
160 ACRES



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

2019 Program Year

Map Created October 26, 2018

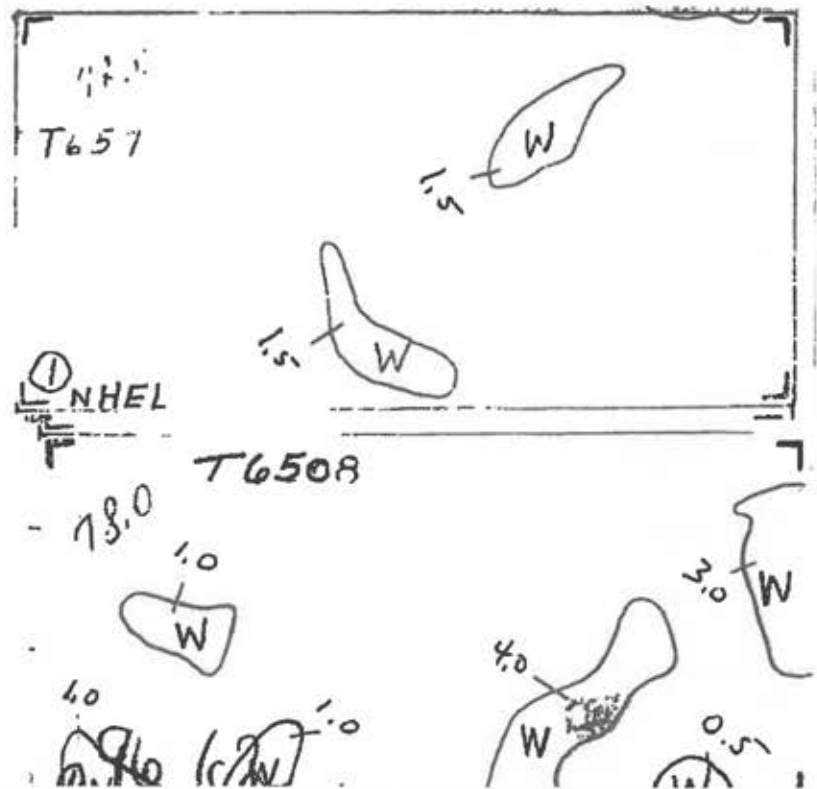
Farm 8894

24-96N-62W

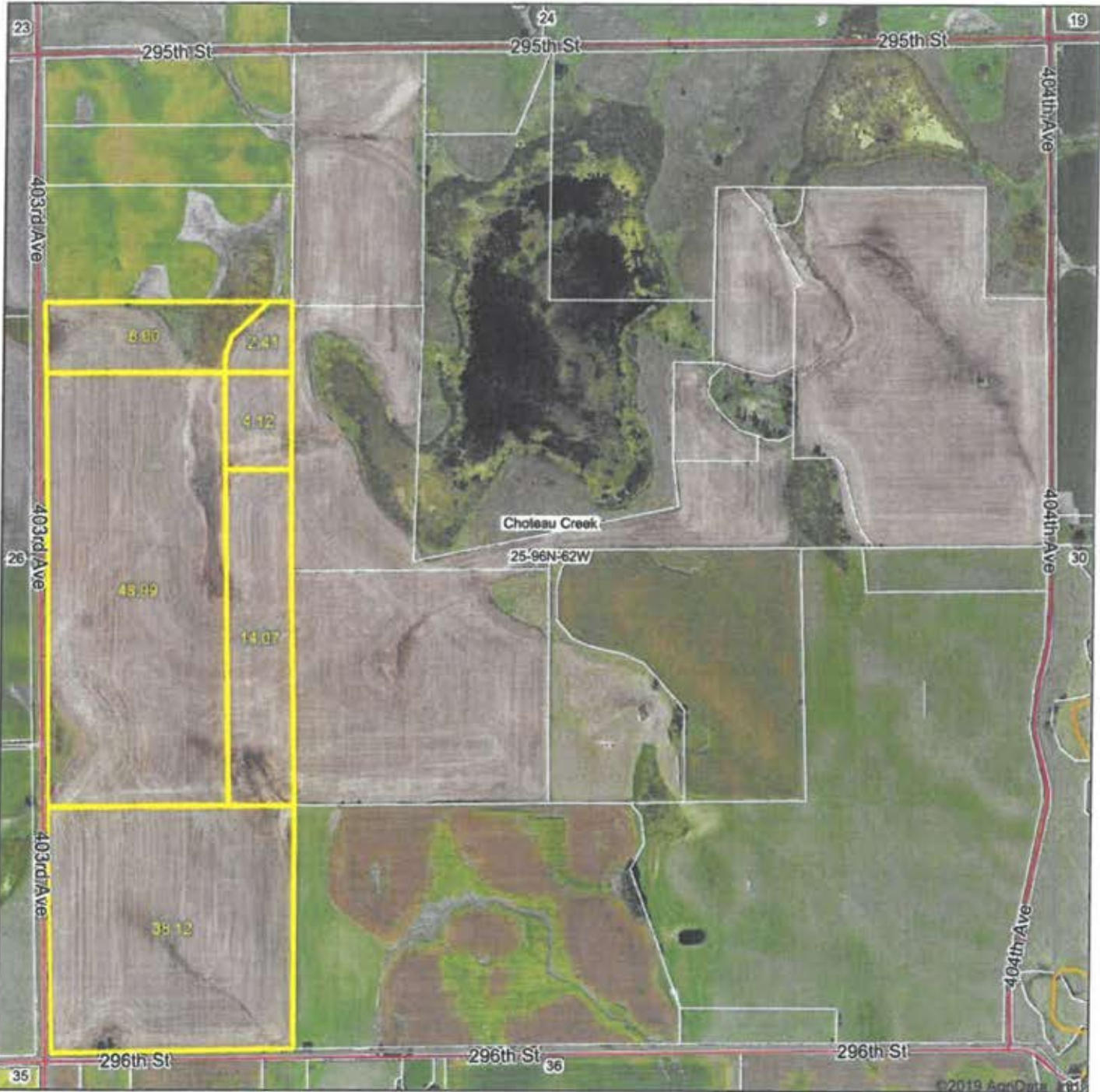
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WETLANDS MAP

SEY4 Section 24-96-62



Aerial Map

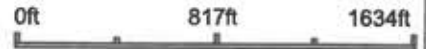


Maps Provided By:



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map center: 43° 6' 15.59, -98° 7' 5.01



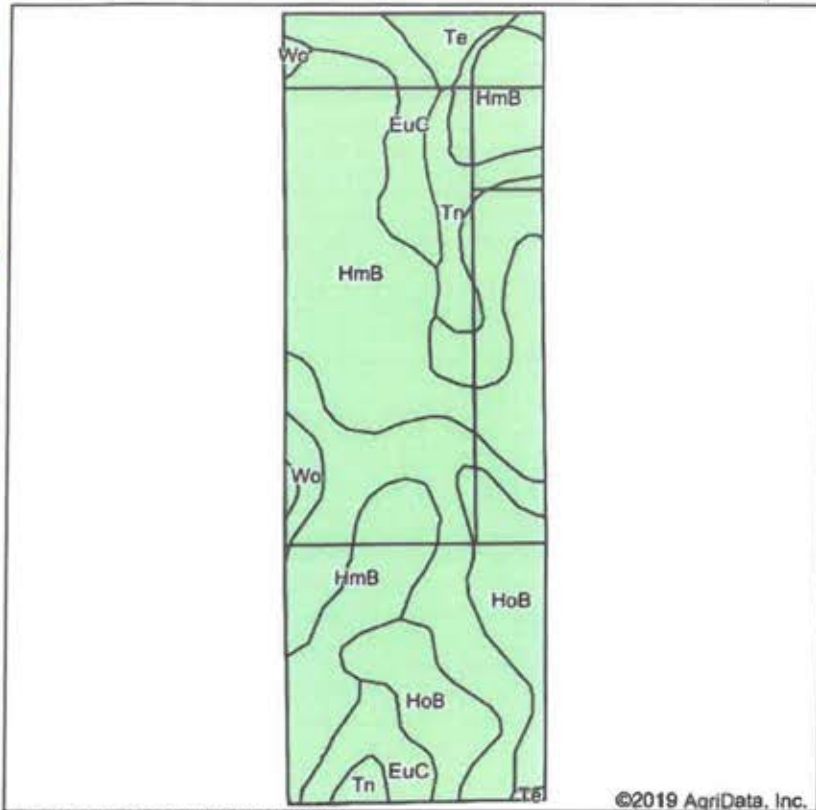
25-96N-62W
Charles Mix County
South Dakota



1/21/2019

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

Soils Map



State: **South Dakota**
 County: **Charles Mix**
 Location: **25-96N-62W**
 Township: **Choteau Creek**
 Acres: **116.31**
 Date: **1/21/2019**



Maps Provided By:



Soils data provided by USDA and NRCS.

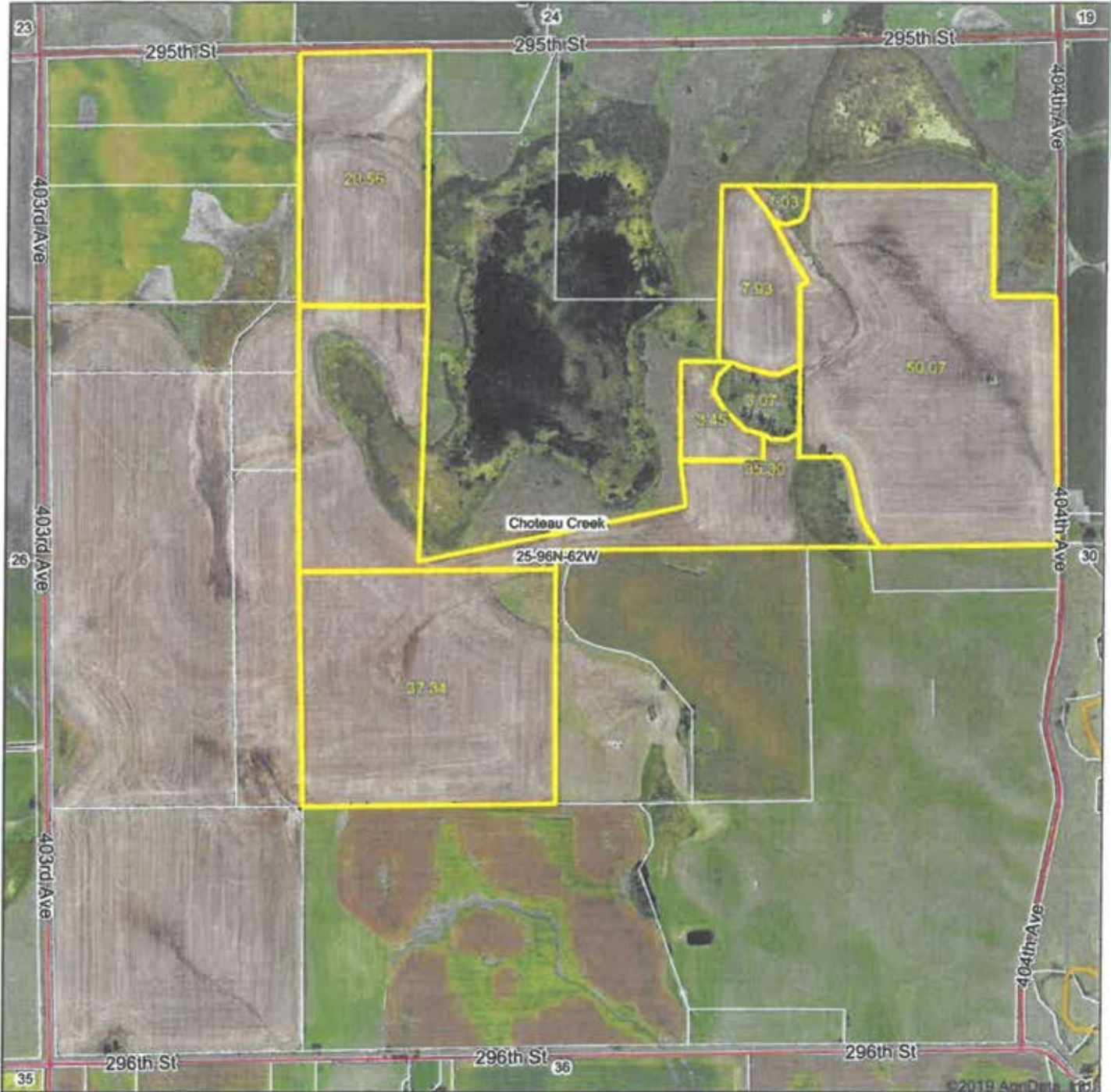
Area Symbol: SD023, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HmB	Homme-Ethan-Onita complex, 1 to 6 percent slopes	49.10	42.2%	Ile	80
EuC	Ethan-Homme complex, 6 to 9 percent slopes	39.51	34.0%	IVe	64
HoB	Homme-Onita silty clay loams, 1 to 6 percent slopes	15.89	13.7%	Ile	86
Tn	Tetonka-Chancellor silty clay loams	6.39	5.5%	IVw	66
Te	Tetonka silt loam, 0 to 1 percent slopes	3.23	2.8%	IVw	56
Wo	Worthing silty clay loam, 0 to 1 percent slopes	2.19	1.9%	Vw	30
Weighted Average					73

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



map center: 43° 6' 15.59, -98° 7' 5.01



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25-96N-62W
Charles Mix County
South Dakota



Field borders provided by Farm Service Agency as of 5/21/2006.

Soils Map



State: **South Dakota**
 County: **Charles Mix**
 Location: **25-96N-62W**
 Township: **Choteau Creek**
 Acres: **158.75**
 Date: **1/21/2019**



Area Symbol: SD023, Soil Area Version: 25

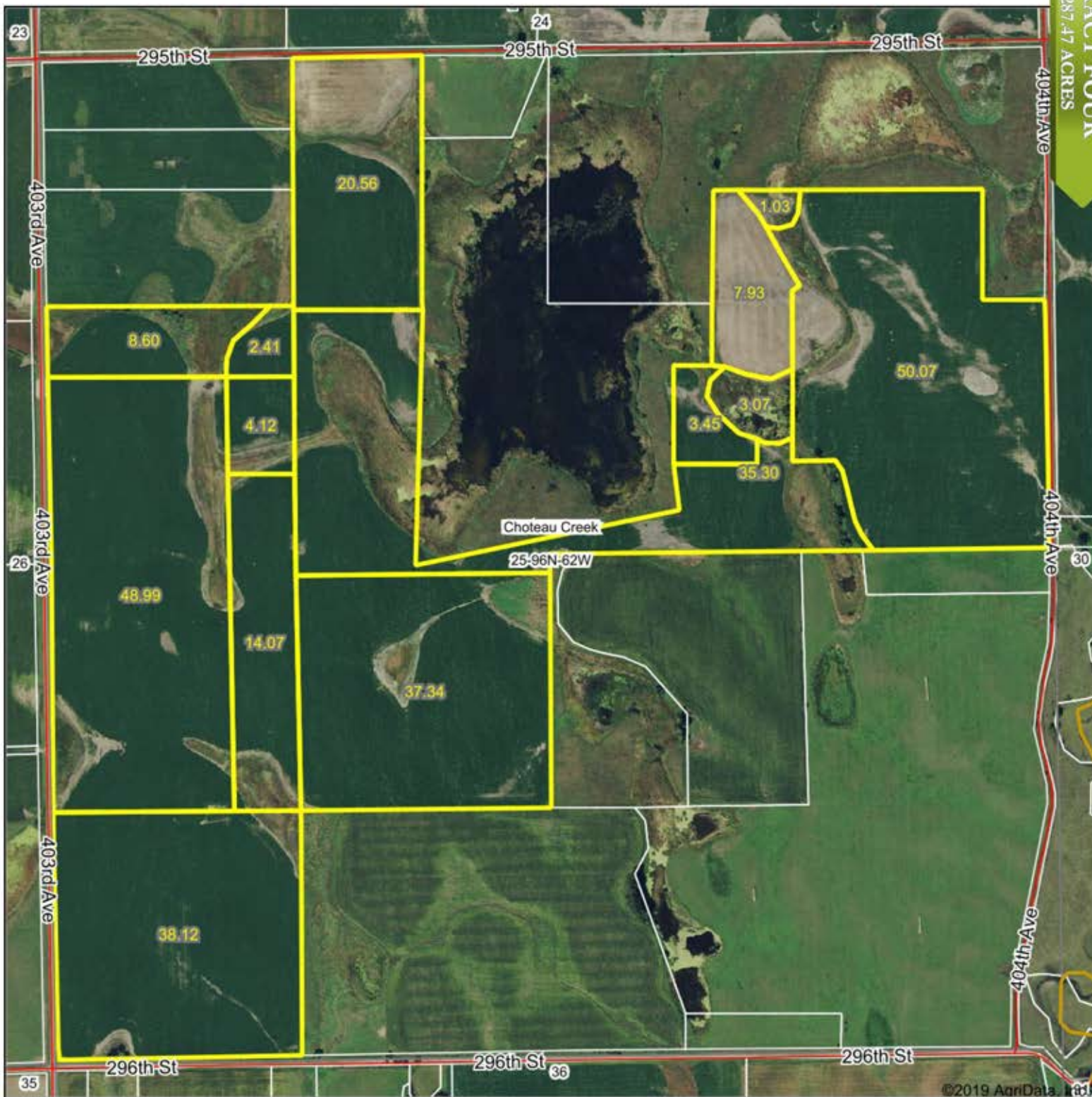
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HmB	Homme-Ethan-Onita complex, 1 to 6 percent slopes	65.59	41.3%	Ile	80
EuC	Ethan-Homme complex, 6 to 9 percent slopes	35.21	22.2%	IVe	64
HoB	Homme-Onita silty clay loams, 1 to 6 percent slopes	32.14	20.2%	Ile	86
Tn	Tetonka-Chancellor silty clay loams	13.97	8.8%	IVw	66
Wo	Worthing silty clay loam, 0 to 1 percent slopes	9.26	5.8%	Vw	30
Te	Tetonka silt loam, 0 to 1 percent slopes	1.45	0.9%	IVw	56
Wp	Worthing silty clay loam, ponded, 0 to 1 percent slopes	1.13	0.7%	VIIlw	10
Weighted Average					72.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map

TRACT FOUR
287.47 ACRES



map center: 43° 6' 15.59, -98° 7' 5.02



25-96N-62W
Charles Mix County
South Dakota

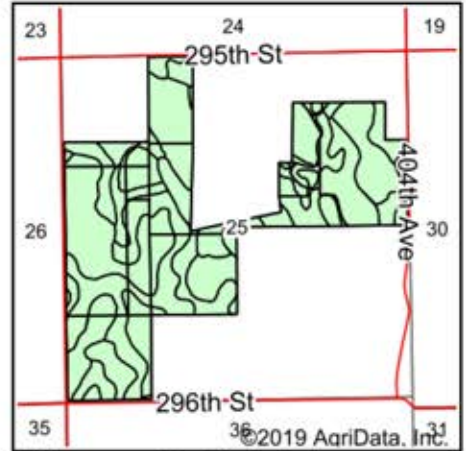
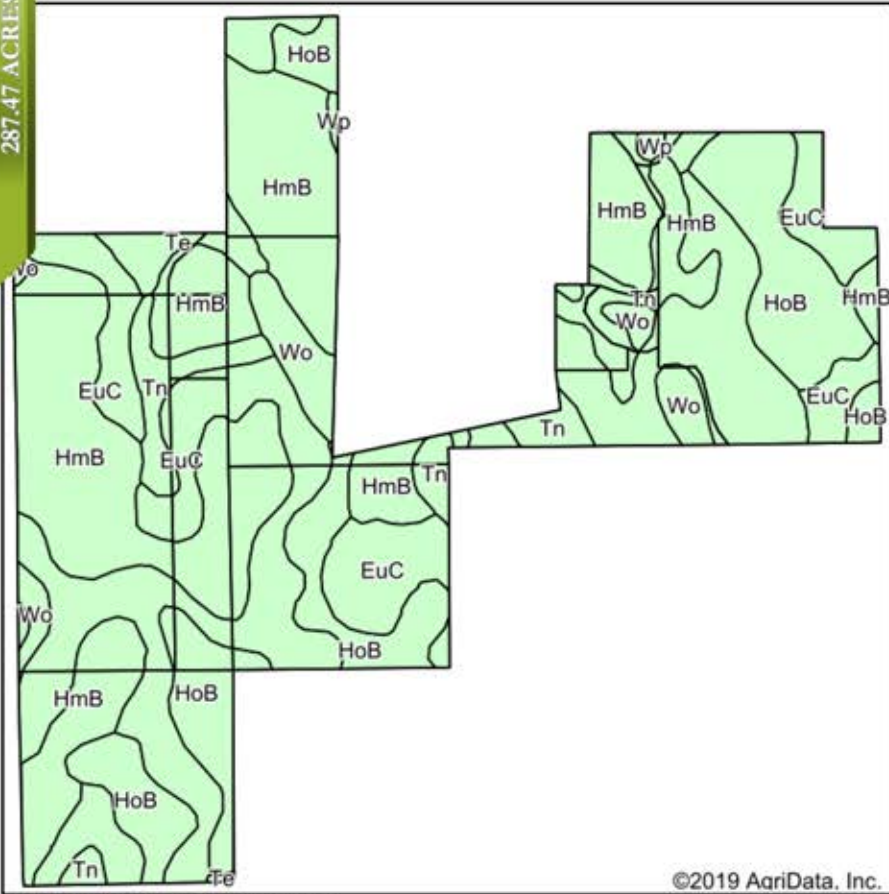


3/18/2019

Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **South Dakota**
 County: **Charles Mix**
 Location: **25-96N-62W**
 Township: **Choteau Creek**
 Acres: **275.06**
 Date: **3/18/2019**



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Soils data provided by USDA and NRCS.

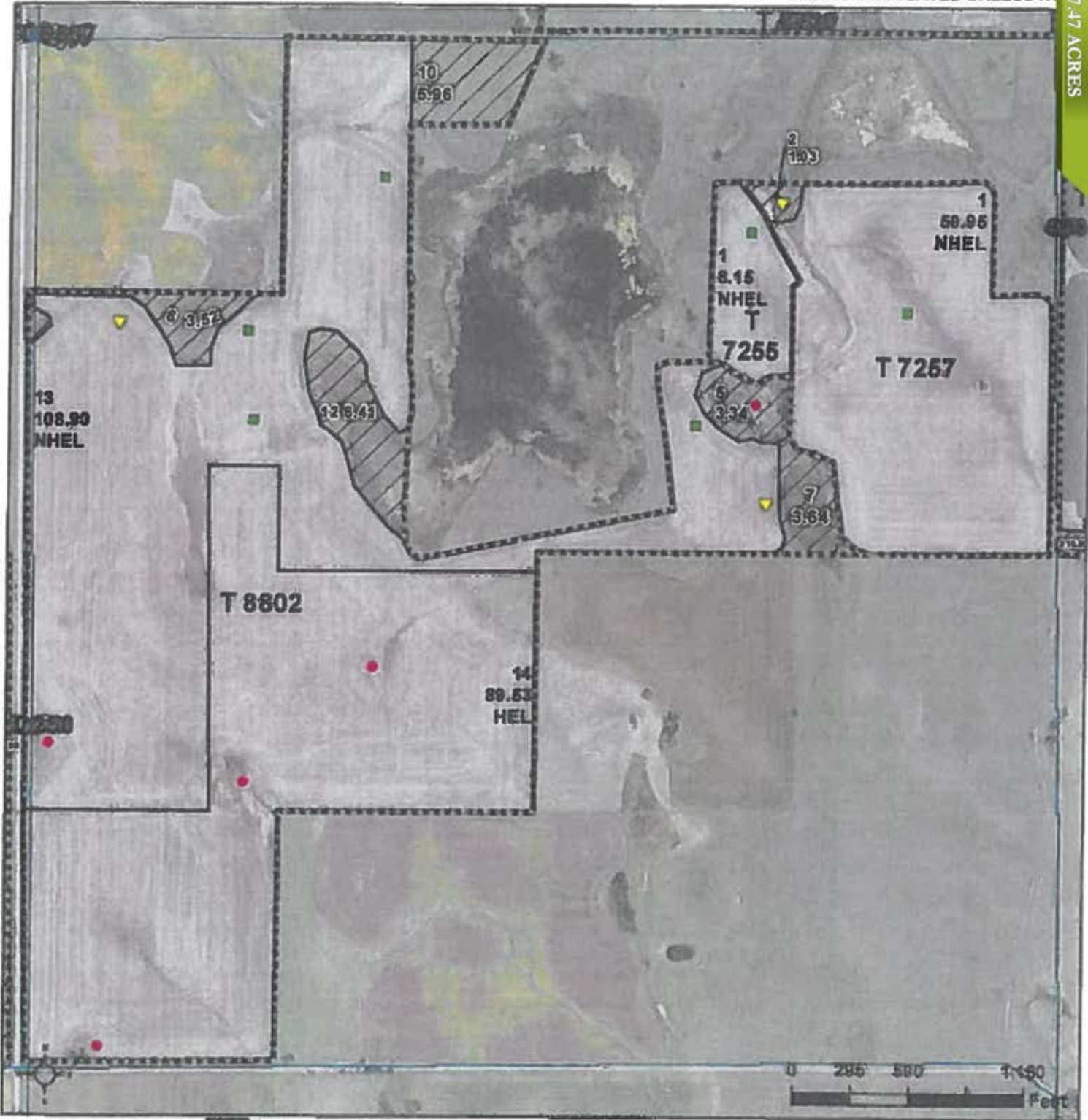
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Area Symbol: SD023, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HmB	Homme-Ethan-Onita complex, 1 to 6 percent slopes	114.68	41.7%	Ile	
EuC	Ethan-Homme complex, 6 to 9 percent slopes	74.72	27.2%	IVe	
HoB	Homme-Onita silty clay loams, 1 to 6 percent slopes	48.04	17.5%	Ile	
Tn	Tetonka-Chancellor silty clay loams	20.36	7.4%	IVw	
Wo	Worthing silty clay loam, 0 to 1 percent slopes	11.45	4.2%	Vw	
Te	Tetonka silt loam, 0 to 1 percent slopes	4.68	1.7%	IVw	
Wp	Worthing silty clay loam, ponded, 0 to 1 percent slopes	1.13	0.4%	VIIIw	
Weighted Average					7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Common Land Unit
 Tract Boundary
 PLSS
 Non-Cropland
 Cropland

Wetland Determination Identifiers
● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation Compliance Provisions

2019 Program Year
 Map Created October 26, 2018
Farm 8894

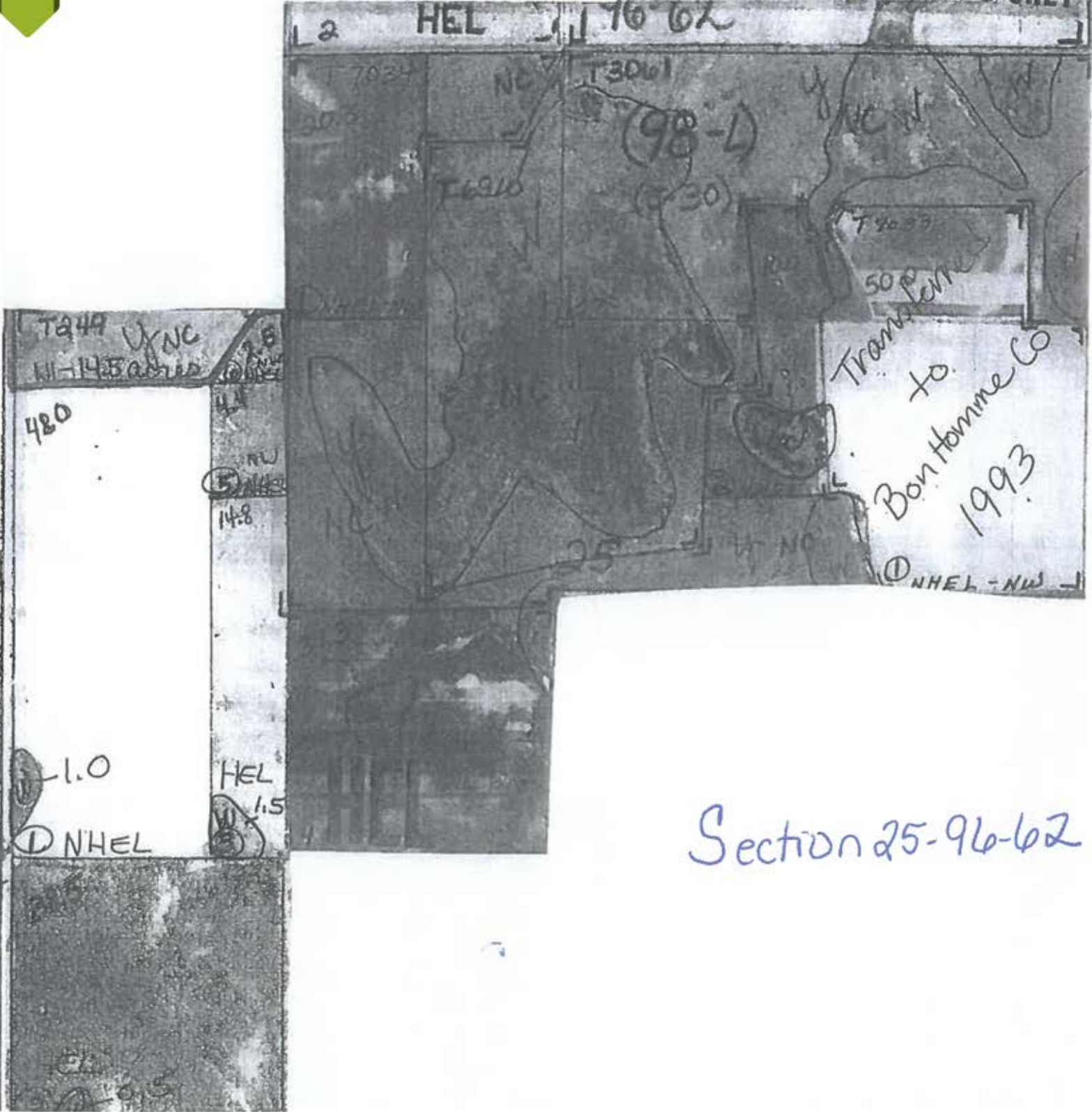
25-96N-62W

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WETLANDS MAP

id prior 12-23-85 but still wetland
und prior to 12-23-85
und after 12-23-85
Ditched prior to 12-23-85
Tiled prior to 12-23-85
Wetland in a channel

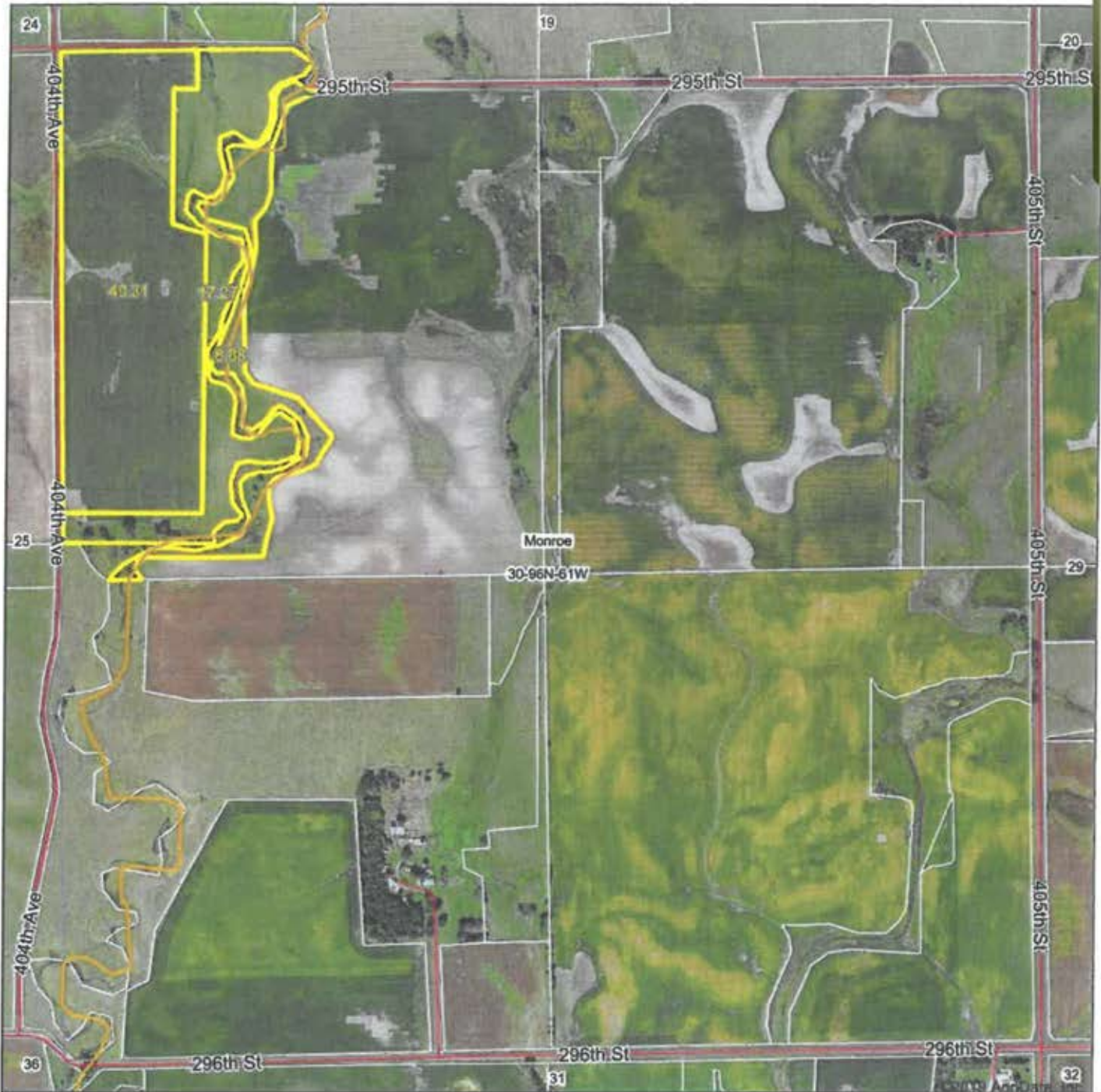
OFFICIAL WETLAND
DETERMINATION FOR
S HIGHLIGHTED TRACTS ONLY



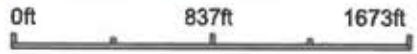
Section 25-96-62

Aerial Map

TRACT FIVE
68.80 ACRES



map center: 43° 6' 14.94, -98° 5' 53.99



30-96N-61W
Bon Homme County
South Dakota



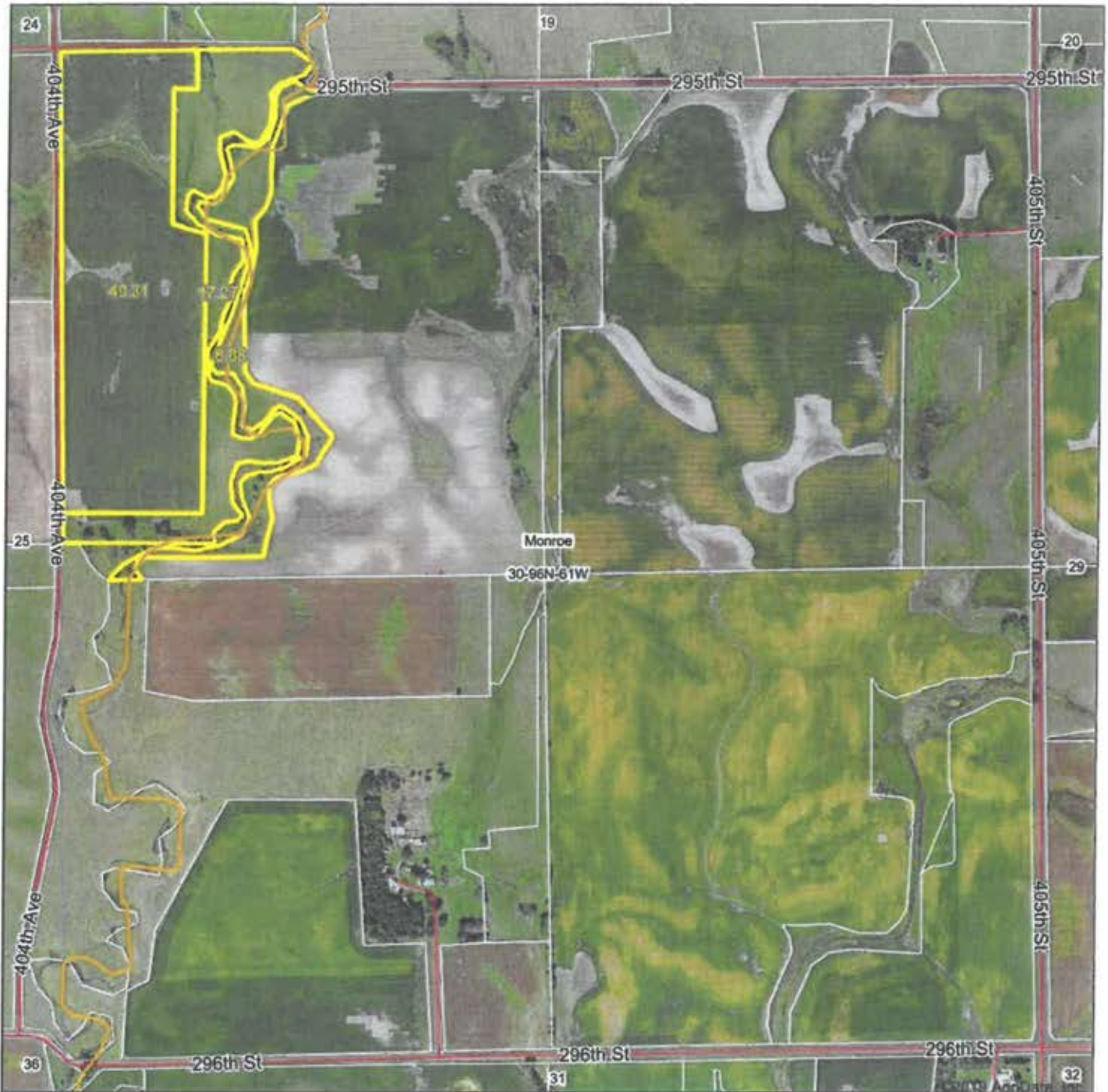
Maps Provided By:

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1/21/2019

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

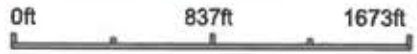
Aerial Map



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map center: 43° 6' 14.94, -98° 5' 53.99



30-96N-61W
Bon Homme County
South Dakota



1/21/2019




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



Common Land Unit

 Non-Cropland	 Tract Boundary
 Cropland	 PLSS

Wetland Determination Identifiers

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

2019 Program Year

Map Created October 26, 2018

Farm 8894

30-96N-61W

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WETLANDS MAP



Section 30-96-61

South Dakota

Charles Mix

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 8894

Prepared: 1/25/19 3:10 PM

Crop Year: 2019

Page: 18 of 19

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 8720 Description: SE 24-96-62

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
157.6	157.6	157.6	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	157.6	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	19.1		65	0.0
CORN	87.4		134	0.0
SOYBEANS	36.5		36	0.0
Total Base Acres:	143.0			

Owners: CLEARFIELD HUTTERIAN BRETHREN INC

Other Producers: None

Tract Number: 8802 Description: W1/2SW,NESW,SWNW;W2E2NW,appx.17 ac NE 25-96-62

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
221.3	198.43	198.43	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	198.43	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	12.4		65	0.0
OATS	42.9		50	0.0
CORN	95.8		134	0.0
SOYBEANS	3.0		36	0.0
Total Base Acres:	154.1			

Owners: CLEARFIELD HUTTERIAN BRETHREN INC

Other Producers: None

South Dakota
 Charles Mix
 Report ID: FSA-156EZ

U.S. Department of Agriculture
 Farm Service Agency
 Abbreviated 156 Farm Record

FARM: 8894
 Prepared: 1/25/19 3:10 PM
 Crop Year: 2019
 Page: 15 of 19

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Tract Number: 7255 Description: 8.2 ACRES IN E 1/2 SE NE NW 25 96 62

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
8.15	8.15	8.15	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	8.15	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	3.5		134	0.0
SOYBEANS	3.5		36	0.0
Total Base Acres:	7.0			

Owners: CLEARFIELD HUTTERIAN BRETHERN INC

Other Producers: None

Tract Number: 7257 Description: SE NE and approx 13 acres in NE NE 25 96 62

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
51.98	50.95	50.95	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	50.95	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	24.6		134	0.0
SOYBEANS	24.5		36	0.0
Total Base Acres:	49.1			

Owners: CLEARFIELD HUTTERIAN BRETHERN INC

Other Producers: None

South Dakota

Charles Mix

Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 8894

Prepared: 1/25/19 3:10 PM

Crop Year: 2019

Page: 8 of 19

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the NDAS system, which is the system of record for Farm Records.

Tract Number: 658 Description: LOTS 8-9, 30 96 61

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
57.57	40.69	40.69	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	40.69	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	9.9		65	0.0
CORN	17.8		134	0.0
SOYBEANS	11.5		38	0.0
Total Base Acres:	39.2			

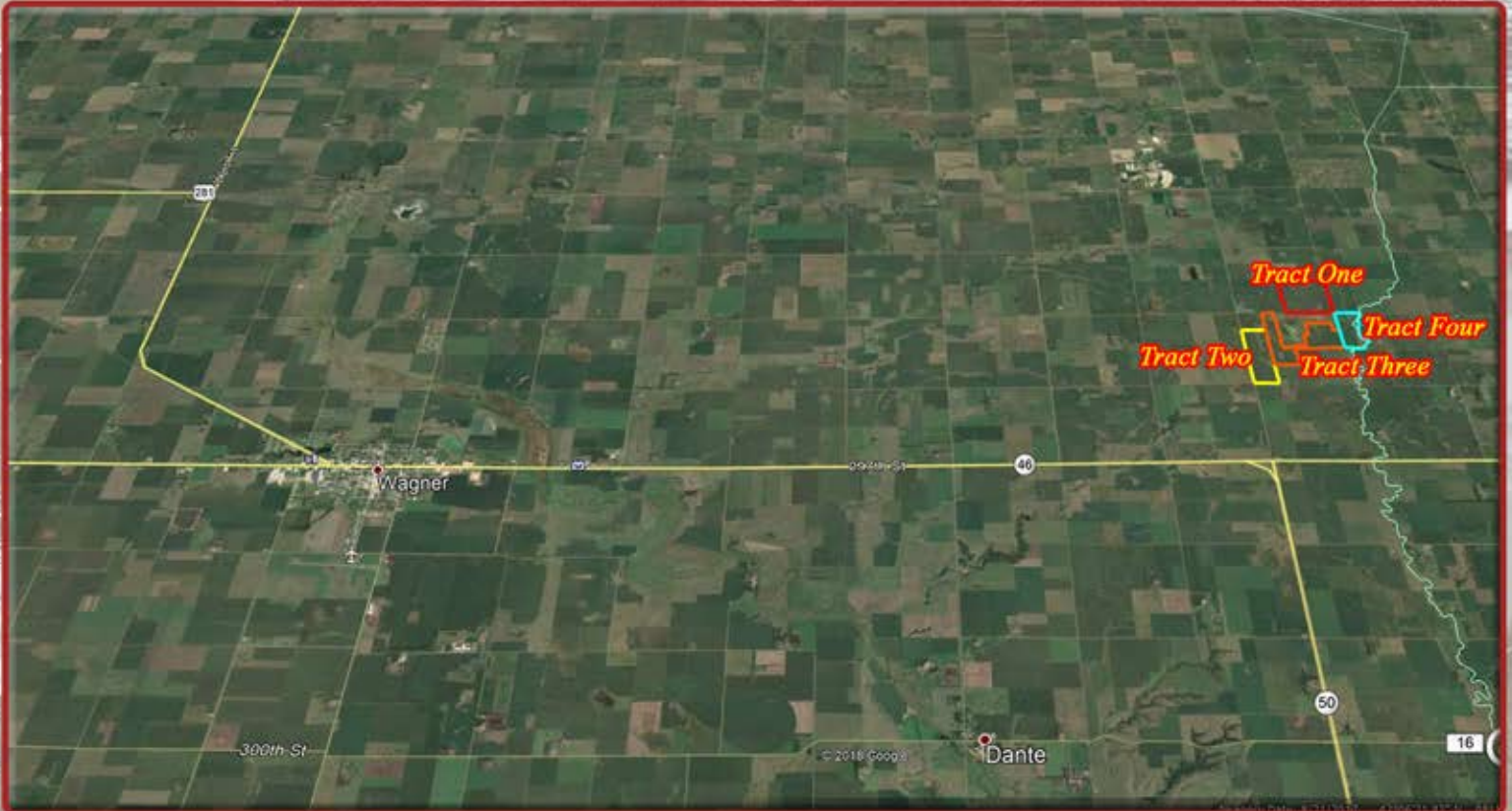
Owners: CLEARFIELD HUTTERIAN BROTHERS INC

Other Producers: None

Charles Mix County

FARM LAND AUCTION

516.27
Acres



TERMS: Cash Sale with a 10% nonrefundable down payment on Sale Day and the balance on or before May 17, 2019.

A warranty deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Buyer will receive full possession for the 2019 Crop Year. Buyer will pay all 2019 real estate taxes due in 2020. Closing fee will be split 50/50 between buyer and seller. The seller reserves the right to participate in an IRC Section 1031 exchange of property. 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.

Monday
April 8th
at 10:30 AM



44628 SD HWY44, Marion SD

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fax: 605-648-3102

"We Sell The Earth And Everything On It!"