

CHARLES MIX COUNTY

58.4 Acres!

Many improvements including buildings,
feedlot/calving facilities & pasture!



Tuesday November 24th at 1:00 PM

OWNER:

**Darrell D.
Biddle**



PO BOX 148

44628 SD HWY 44, MARION SD

PHONE: 800-251-3111

WEB: WIEMANAUCTION.COM

"WE SELL THE EARTH AND EVERYTHING ON IT!"

58.40 ACRES IMPROVED CHARLES MIX COUNTY LAND & LIVESTOCK EQUIPMENT

ONLINE ONLY AUCTION

We will offer the following real estate at online auction at WiemanBid2Buy.com The land is located at 37461 287th Street, Geddes SD or from northwest edge of Geddes SD, go 2 miles south on Hwy 50 and then ½ mile east

TUESDAY, NOVEMBER 24TH BIDDING CLOSSES AT 1:00 PM

The real estate consists of 58.40 acres of pasture with cattle feedlots and buildings, no home is included. The improvements include a 40' x 60' insulated and heated shop, 42' x 105' machine shed, 66' x 56' cattle pole barn, 20' x 24' portable hog barn, 14' x 24' single car garage, large upright fuel tank, 20,000 Bu Grain Bin, (3) 5500 Bu Grain Bins & 4000 Bu Grain Bin w/ Dryer Unit. The property has multiple feedlots, with waterers and 38.82 acres of pasture. This would make an excellent add on unit for farmer or rancher for a calving unit or potential feedlot. The new buyer will be responsible for the hook up fee to Randall Community Rural Water and installation of new rural water pit and to establish a new electric meter pole. The land has a productivity index rating of 84.9 and the predominate soil types are Highmore Silt Loam, Eakin-Ethan Complex and Mobridge Silt Loam. The annual real estate taxes are \$1554.62. For a buyer's info packet, visit our website at wiemanauction.com or call 800-251-3111 and we will send one to you. If you have any questions, call Gregg Hubner at 605-660-1867 or Wieman Land & Auction at 800-251-3111.

Broker participation is welcome. For details on commission split, contact Richard Wieman 605-660-0341. We invite you to view this property at your convenience.

LEGAL: The NE ¼ less Biddle Addition and less Biddle's 2nd Addition in the NW ¼ NE ¼ all in Section 18-97-66, Charles Mix County, South Dakota

TERMS: Cash sale with \$25,000. nonrefundable downpayment within 24 hours of the completion of the auction and the balance on or before January 15, 2021. A Warranty Deed will be provided. Title Insurance will be utilized with the cost split 50/50 between buyer and seller. Possession granted upon final settlement. All RE Taxes for 2020 and prior years to be paid by the seller. Sold subject to confirmation by the owner. Wieman Land & Auction Co. and Hubner Auction & Realty are representing the seller in this transaction. No Buyer contingencies will be allowed.

If you have questions on how to bid, contact the auctioneers. Auctioneers will be present on the property on auction day to assist buyers in the bidding process.

LIVESTOCK EQUIPMENT

Hi Qual Electric/Hydraulic Cattle Working Chute; 20' Steel Alley Chute; Ranchers Supply Calving Pen w/ Formost Headgate; 110' Cement Fenceline Feed Bunk; 4' x 30' Steel Calf Shelter; (2) 12' x 20' Calf Shelters; ATV MTD Calf Catcher; Poly Calf Warming Hut; Round Bale Feeder; Galvanized Round Water Tank;

DARRELL D. BIDDLE, OWNER

Hubner Auction & Realty

Gregg Hubner, 605-660-1867

and Wieman Land & Auction Co.

Rich, Kevin, Mike, Ryan & Derek Wieman

Nathan Timmermans & Ron Leitheiser, RE Brokers

Marion SD

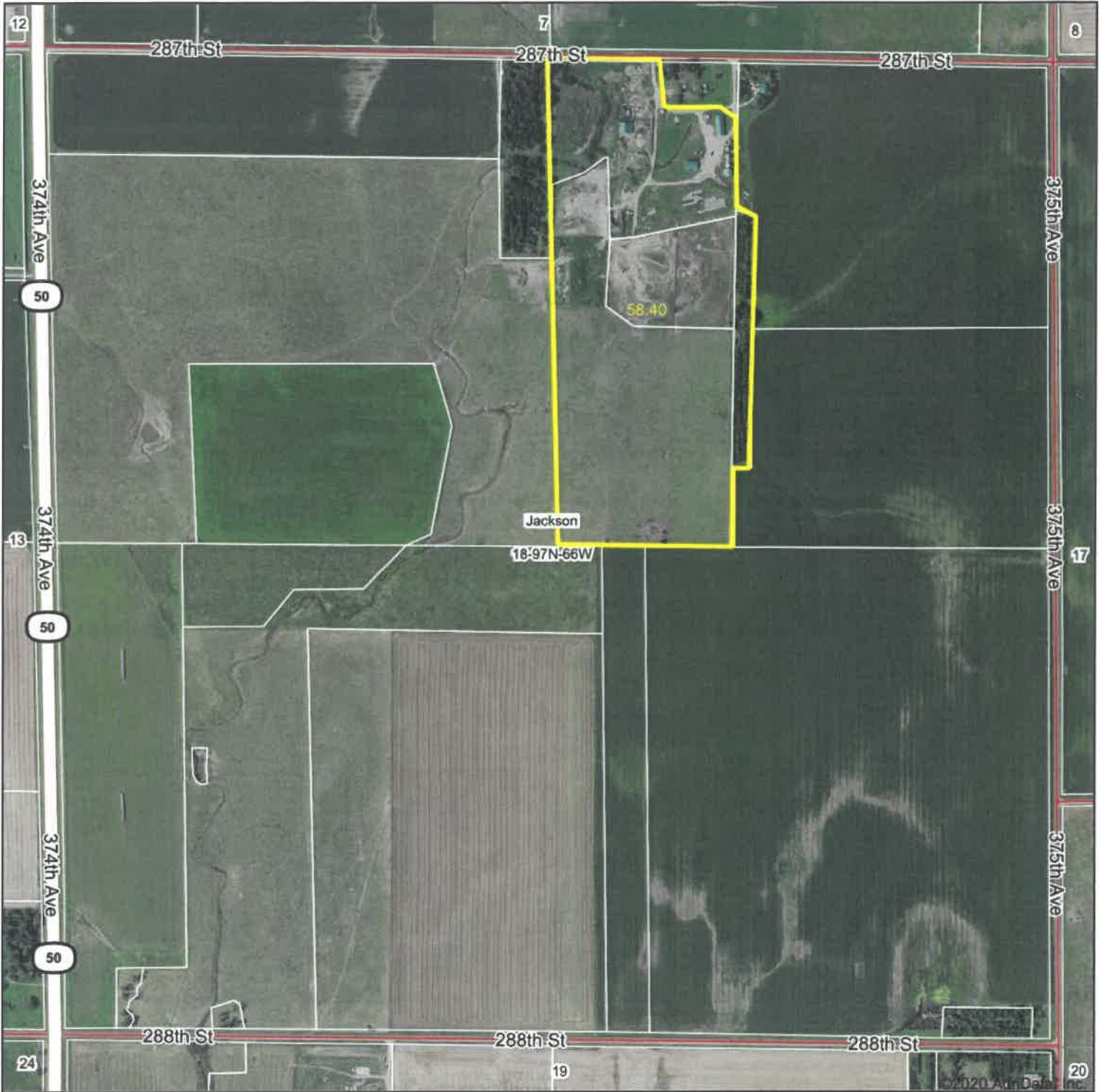
WiemanBid2Buy.com

800-251-3111

IMPROVEMENTS

1. 40' x 60' Pole Machine Shed/Shop that is spray foam insulated, has LP gas Reznor heater, cement floor, and 14' x 23' sliding door plus walk door and electrical panel
2. 42' x 105' Pole Machine Shed, dirt floor, 14' x 24' sliding door and 13 ½' x 14' sliding door
3. 14' x 24' Single Garage, 7' x 9' overhead door and cement floor
4. 56' x 66' Pole Cattle Shed
5. 20,000 Bu Conrad American Grain Storage Bin with air floor and 2 fans
6. (3) Sioux 5500 Bu Grain Storage Bins, 2 have air floors with fans
7. Stormor 4000 Bu Grain Dryer Bin with Stirator
8. 20' x 24' Hog Barn, steel clad
9. Large upright steel fuel tank
10. All fences and gates currently in place will stay with the property
11. No home is included in the sale price of the property
12. The new buyer will be responsible for the hook up fee to Randall Rural Water and installation of meter pit. Contact Randall Community Rural Water District at 605-487-7823 for more information.
13. The new buyer will be responsible for installing new electrical meter and service pole. Contact Charles Mix Electric at 605-487-7321 for more information

Aerial Map



Map Center: 43° 13' 9.33, -98° 41' 49.31



18-97N-66W
Charles Mix County
South Dakota



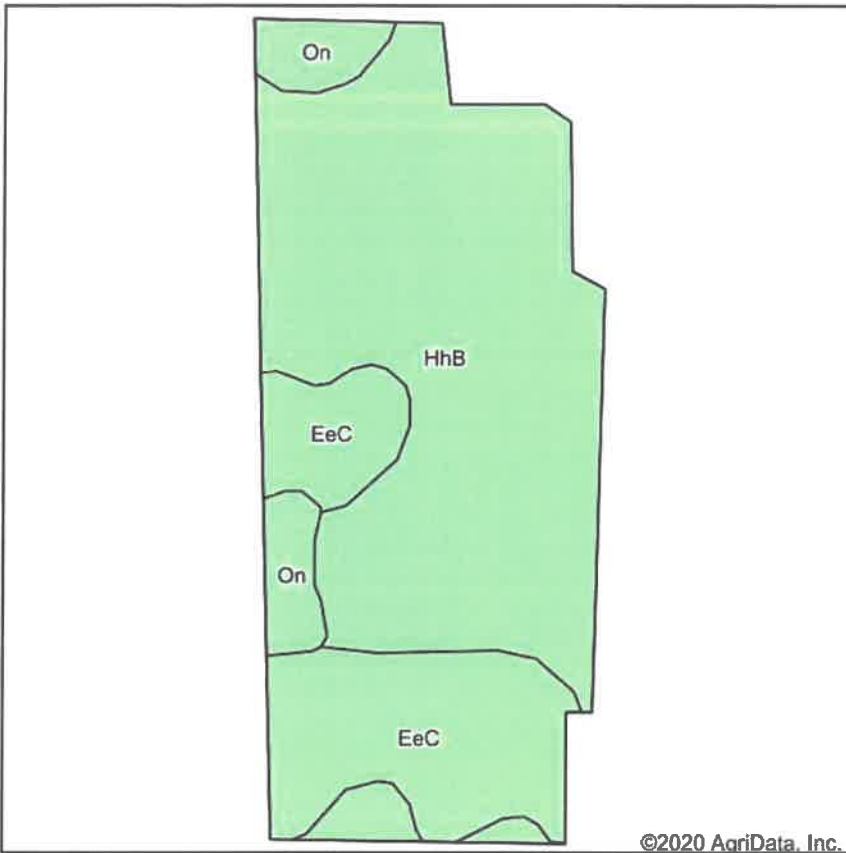
Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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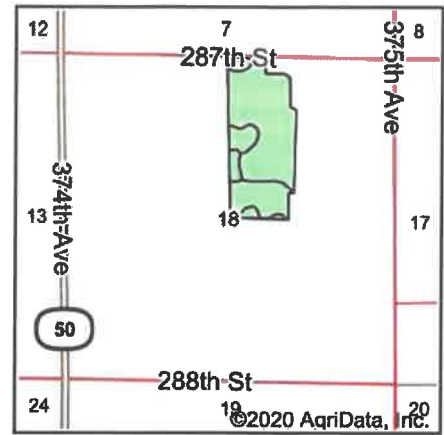
10/19/2020

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: **Charles Mix**
 Location: **18-97N-66W**
 Township: **Jackson**
 Acres: **58.4**
 Date: **10/19/2020**



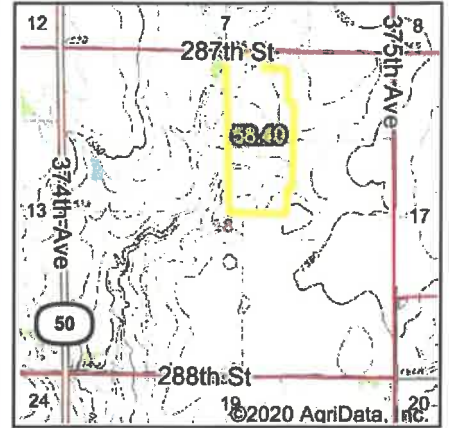
Maps Provided By:



Area Symbol: SD023, Soil Area Version: 28						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	
HhB	Highmore silt loam, 2 to 6 percent slopes	39.34	67.4%	Ile	91	
EeC	Eakin-Ethan complex, 6 to 9 percent slopes	15.24	26.1%	IIle	67	
On	Mobridge silt loam, 0 to 2 percent slopes	3.82	6.5%	IIc	94	
Weighted Average					84.9	

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Wetlands Map



State: South Dakota
Location: 18-97N-66W
County: Charles Mix
Township: Jackson
Date: 10/19/2020



Maps Provided By:



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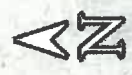
Classification Code	Type	Acres
R4SBC	Riverine	0.38
PABFx	Freshwater Pond	0.24
PEM1A	Freshwater Emergent Wetland	0.10
Total Acres		0.72

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Untitled Map

Write a description for your map.

Legend

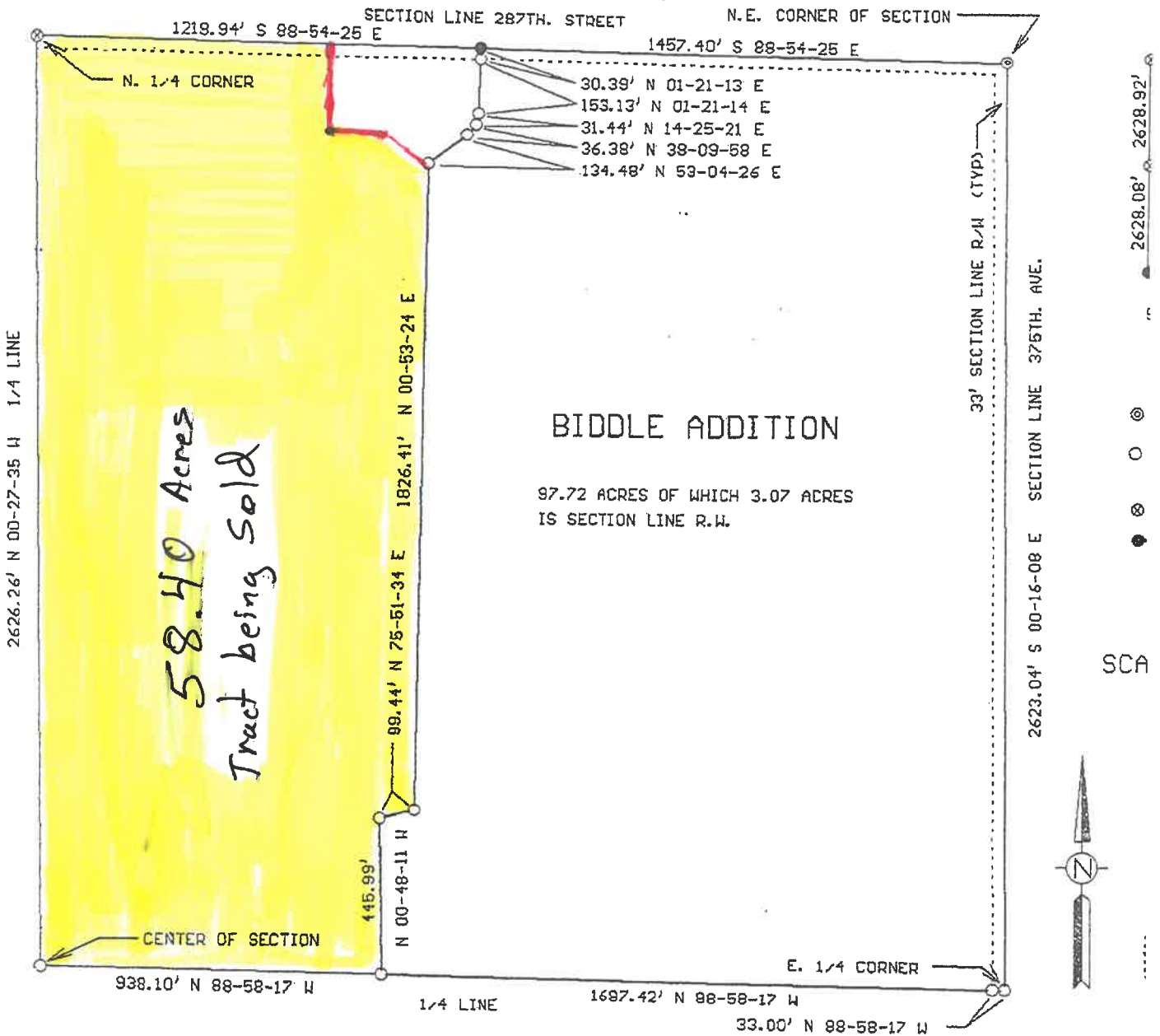


200 ft

Google Earth

© 2010 Google

PLAT OF BIDDLE ADDITION IN THE NE 1/4 OF SECTION 1
R66W, OF THE 5TH. P.M., CHARLES MIX COUNTY, SOUTH



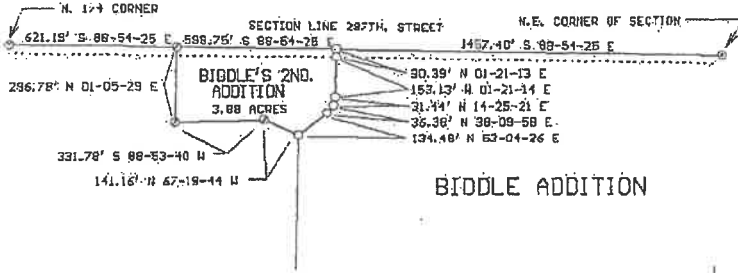
SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, IN
DIRECTION OF THE OWNER, MADE A SURVEY OF BIDDLE ADDITION IN THE NE 1/4 OF
T97N, R66W OF THE 5TH. P.M., CHARLES MIX COUNTY, SOUTH DAKOTA. I HAVE SE
SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KN
BELIEF.

DATED THIS 31ST. DAY OF MARCH, 2018.

Thomas Lynn Week
THOMAS LYNN WEEK
REGISTERED LAND S
788 NO 2018

PLAT OF BIDDLE'S 2ND. ADDITION IN THE NW1/4 OF THE NE 1/4 OF SECTION 18,
T97N, R66W, OF THE 5TH. P.M., CHARLES MIX COUNTY, SOUTH DAKOTA.

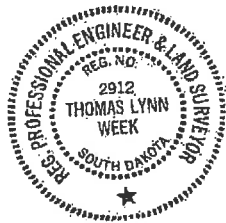
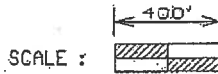


BIDDLE ADDITION



SECTION 18, T97N, R66W

- FOUND 5/8" REBAR WITH CAP STAMPED TOM WEEK PELS 2912
- ⊙ FOUND PIPE
- ⊙ SET 5/8" REBAR WITH CAP STAMPED TOM WEEK PELS 2912
- ⊙ FOUND 12" SPIKE NAIL
- CALCULATED CORNER



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF BIDDLE'S 2ND. ADDITION IN THE NW1/4 OF THE NE 1/4 OF SECTION 18, T97N, R66W OF THE 5TH. P.M., CHARLES MIX COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 16TH. DAY OF AUGUST, 2019.

Thomas Lynn Week
THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

OWNER'S CERTIFICATE

I, DARREL D. BIDDLE, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: BIDDLE'S 2ND. ADDITION IN THE NW1/4 OF THE NE 1/4 OF SECTION 18, T97N, R66W OF THE 5TH. P.M., CHARLES MIX COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS 10th DAY OF Sept. 2019.

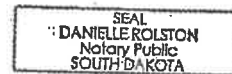
Darrel D. Biddle
DARREL D. BIDDLE

STATE OF South Dakota
COUNTY OF Charles Mix
ON THIS 10th DAY OF Sept, 2019, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DARREL D. BIDDLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES: 6-28-2024

Danielle Rolston
NOTARY PUBLIC

SHEET 1 OF 2



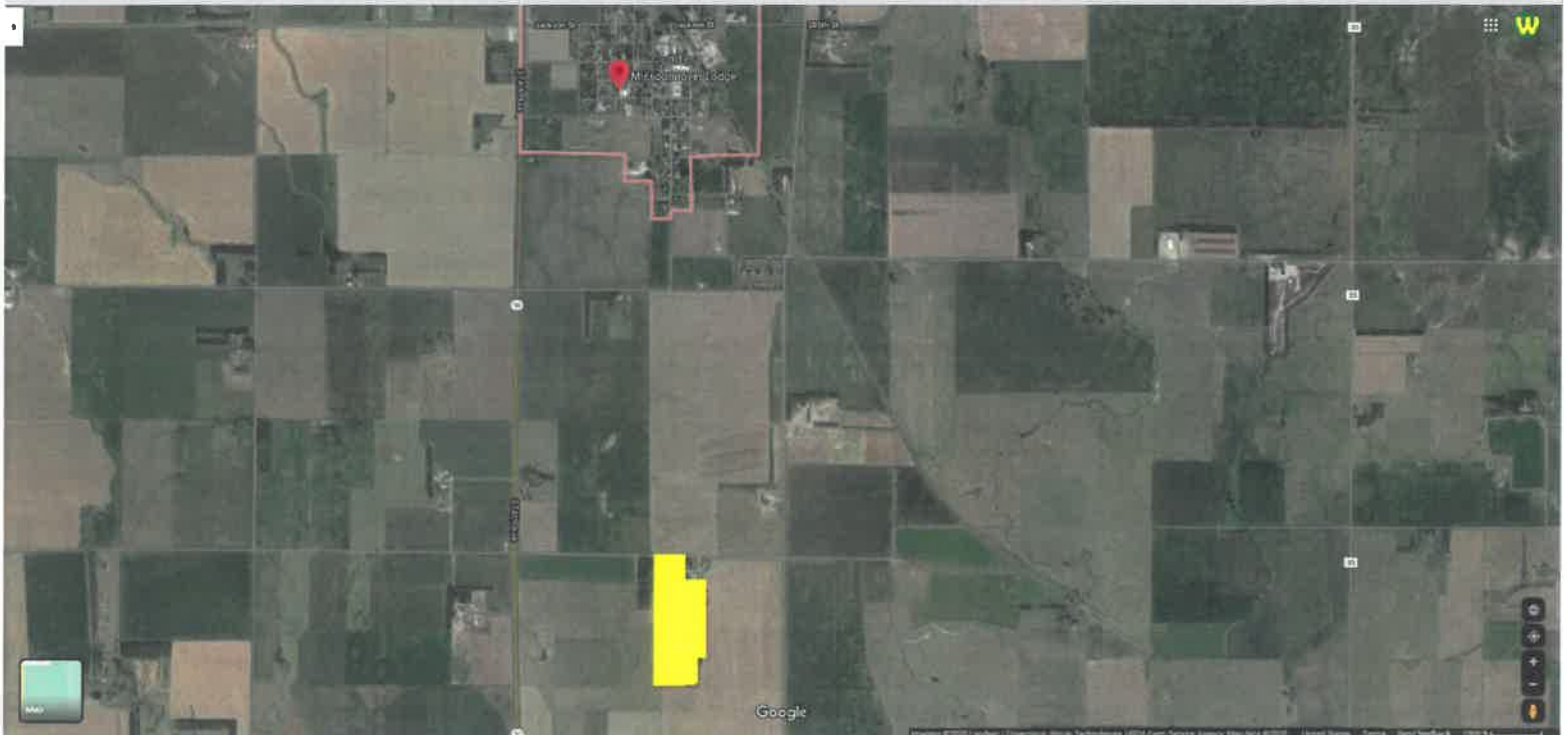


NOTES

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**Tuesday
November 24th
at 1:00 p.m.**



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