

# 313.93 ACRES

## HUTCHINSON COUNTY LAND

- WEDNESDAY, NOVEMBER 17TH AT 10:30AM -



DORIS WAGNER  
LESTER • GREG

# BOEHMER

OWNERS

*"We Sell The Earth And Everything On It!"*

800.251.3111 | Marion, SD | [WiemanAuction.com](http://WiemanAuction.com)

Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043





**313.93 ACRES LIBERTY TOWNSHIP HUTCHINSON COUNTY, SOUTH DAKOTA  
COMBINATION OF PASTURE & TILLABLE LAND OFFERED AS ONE TRACT AT AUCTION**

We invite you to attend the public land auction held in the American Legion 221 West Main St. Parkston, SD on:

**WEDNESDAY NOVEMBER 17<sup>TH</sup>  
10:30 A.M.**

It is our privilege to offer the following land that has pasture, quality tillable land, wetland/sporting habitat all in the tightly held Liberty Township. This parcel will be offered as one unit and not offered as quarters. Come take a look possibilities are endless could be all tillable, all pasture, or developed into an outstanding hunting/recreational property with income potential!

**LEGAL:** The N ½ of Section 1 except Boehmer Tract 1 in the NW ¼ all located in 99-60 Hutchinson County, SD.

**LOCATION:** From the north east corner of Parkston, SD go 4-miles east to 415<sup>th</sup> Ave then 1 ½ miles north east side of the road. Or at the junction of 415<sup>th</sup> Ave and 273<sup>rd</sup> St.

- FSA reports the potential for 217.16 acres of tillable land with 88.16 acres native pasture balance in RROW
- Soil production rating of 71.2. Predominant soils include Clarno loam, Clarno-Davison loams & Tetonka Harps complex.
- Annual Real Estate Taxes are \$5,118.06. New buyer able to farm or lease out for the 2022 crop year.
- Improved Acreage in the NW corner is excluded/sold off. BY Rural Water pasture tap located south of acreage with auto waterer.
- Pastureland is connected by a lane creating one grazing unit or ability to rotate. Stock dams provide water to grazing livestock in the east pasture.
- Base & Yields, wetland maps, title insurance, and other pertinent info found in the buyers packet.

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience. Drone video footage along with buyers packets can be viewed at [www.wiemanauktion.com](http://www.wiemanauktion.com). Buyers packets can be mailed out by calling the auctioneers at 800-251-3111.

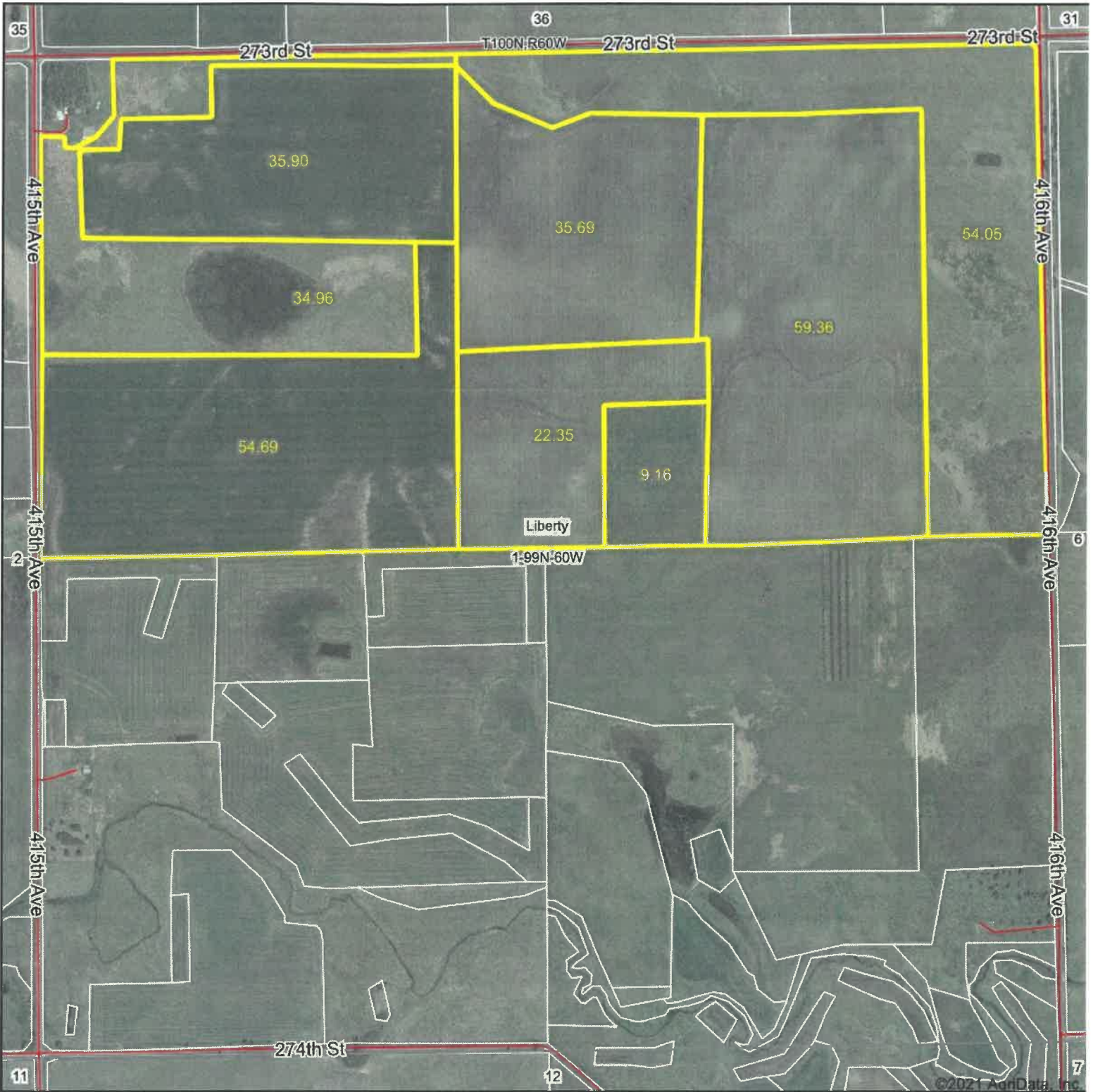
**TERMS:** Cash sale with 15% non-refundable down payment auction day with the balance on or before December 17, 2021. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay all of the 2021 taxes. Buyer will be responsible for all 2022 taxes. Sold subject to owners approval and easements and restrictions of record if any. Remember auction held in the American Legion Parkston, SD.

**LESTER BOEHMER - GREG BOEHMER - DORIS WAGNER -OWNERS**

Wieman Land & Auction Co Inc.  
Marion, SD 800-251-3111  
[www.wiemanauktion.com](http://www.wiemanauktion.com)

Braley Law Office  
Closing Attorney  
605-928-7958

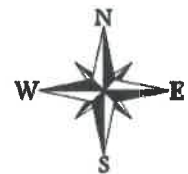
# Aerial Map



Map Center: 43° 25' 13.47, -97° 53' 14.88



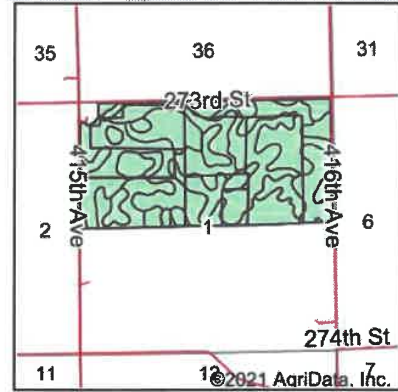
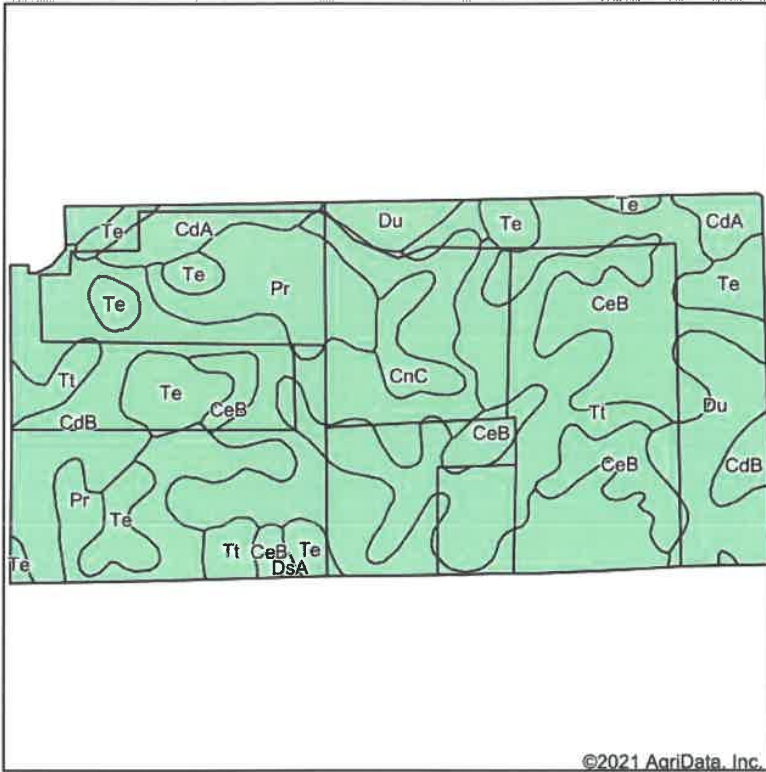
**1-99N-60W**  
**Hutchinson County**  
**South Dakota**



10/1/2021



# Soils Map



State: **South Dakota**  
 County: **Hutchinson**  
 Location: **1-99N-60W**  
 Township: **Liberty**  
 Acres: **306.16**  
 Date: **9/24/2021**



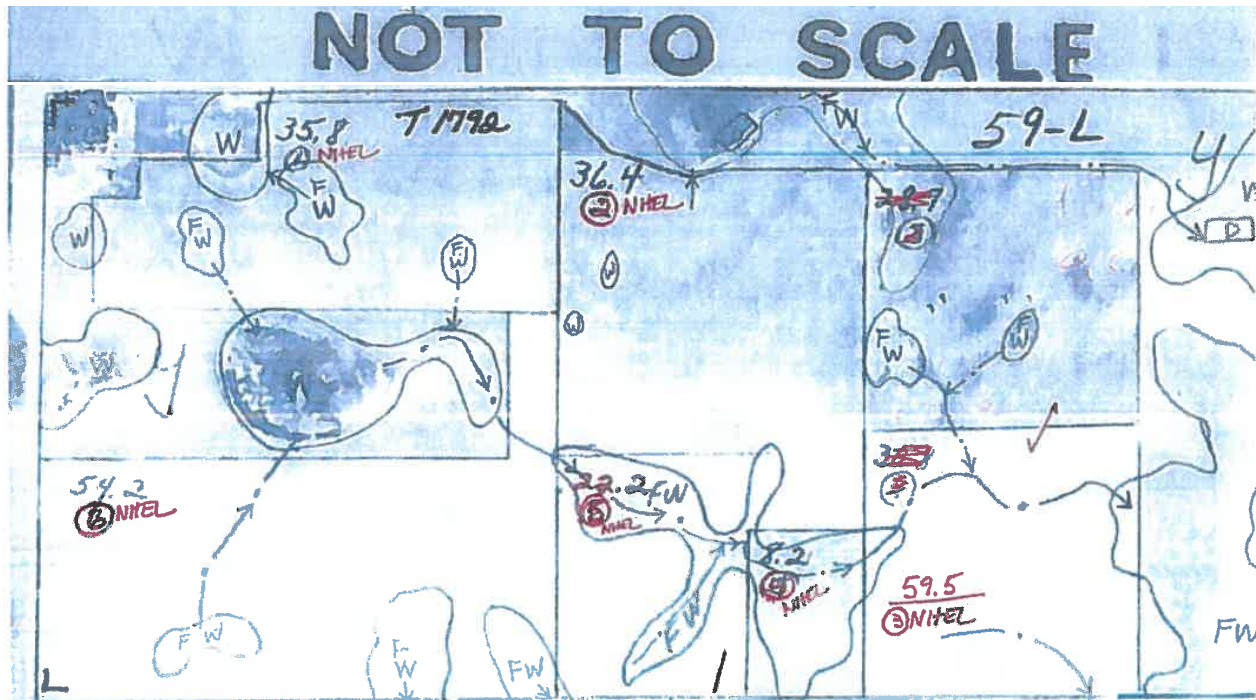
Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.

Area Symbol: SD602, Soil Area Version: 22

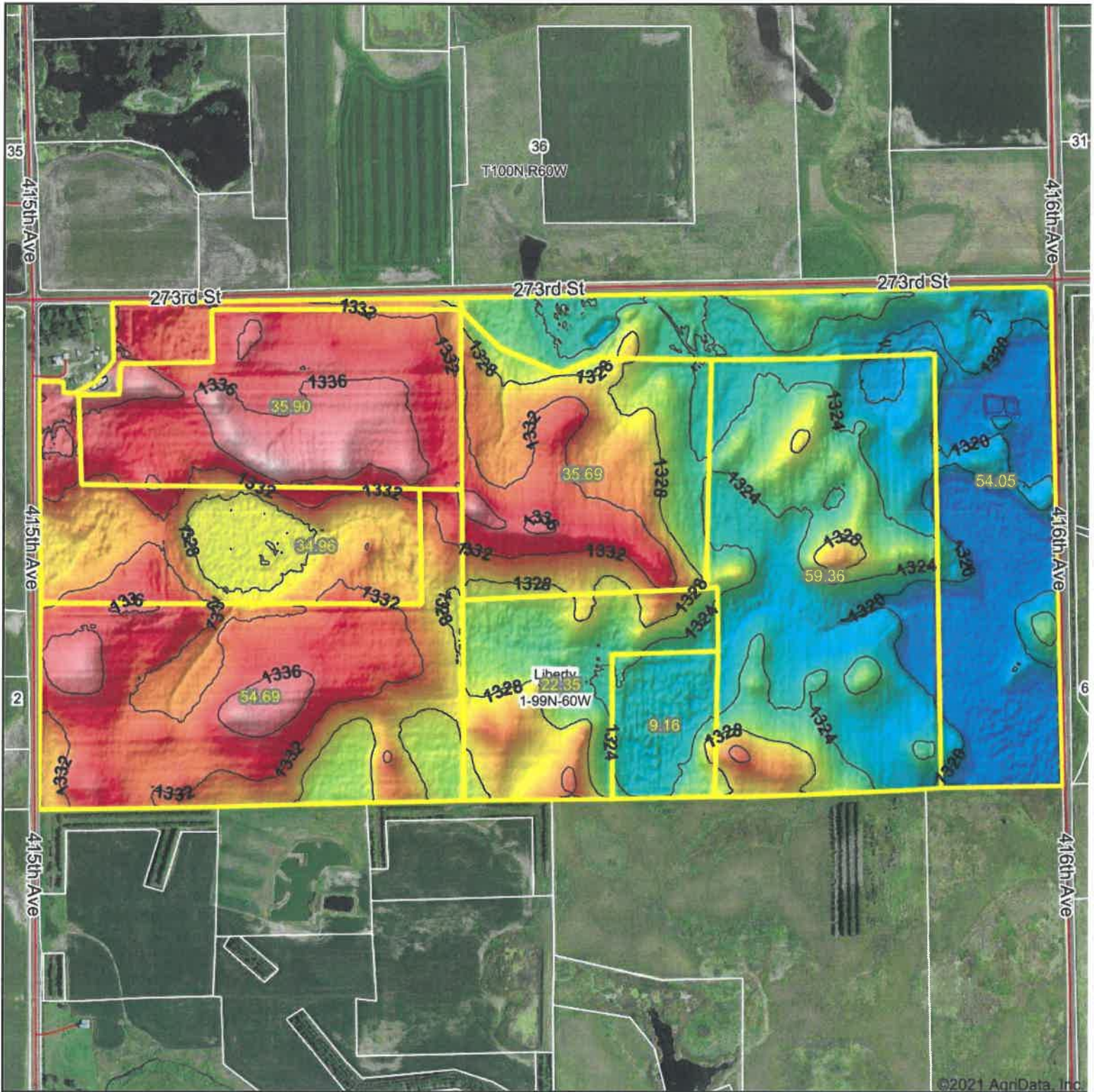
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
CdB	Clarno loam, 2 to 6 percent slopes	95.74	31.3%	Ile		82
CeB	Clarno-Davison loams, 2 to 4 percent slopes	51.09	16.7%	Ile	Ille	79
Tt	Tetonka-Harps complex	49.88	16.3%	IVw		67
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	35.37	11.6%	Ilc		85
Te	Tetonka silt loam, 0 to 1 percent slopes	30.85	10.1%	IVw		56
Du	Durrstein silt loam	23.55	7.7%	VIc		9
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	13.53	4.4%	Ilc		88
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	5.80	1.9%	Ille		69
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	0.35	0.1%	IIIs		54
<b>Weighted Average</b>						<b>71.2</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method





# Topography Hillshade



©2021 AgriData, Inc.



Source: USGS 3 meter dem  
 Interval(ft): 4  
 Min: 1,315.4  
 Max: 1,340.9  
 Range: 25.5  
 Average: 1,327.8  
 Standard Deviation: 5.81 ft



**1-99N-60W**  
**Hutchinson County**  
**South Dakota**

9/24/2021

map center: 43° 25' 13.47, -97° 53' 14.88



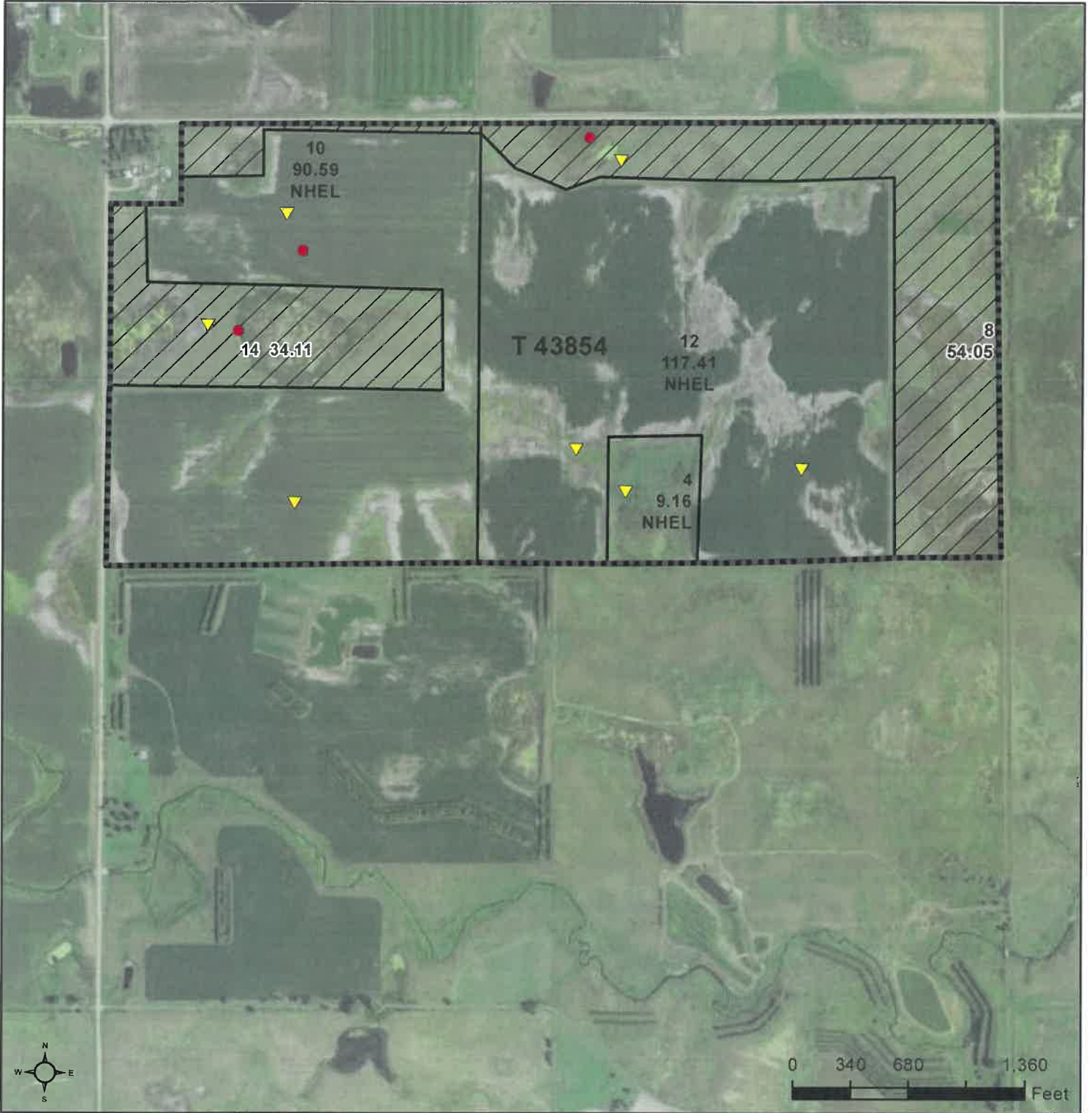
Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

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





**Common Land Unit** Tract Boundary PLSS  
 Non-Cropland  
 Cropland

**Wetland Determination Identifiers**  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions

**2021 Program Year**  
 Map Created December 17, 2020

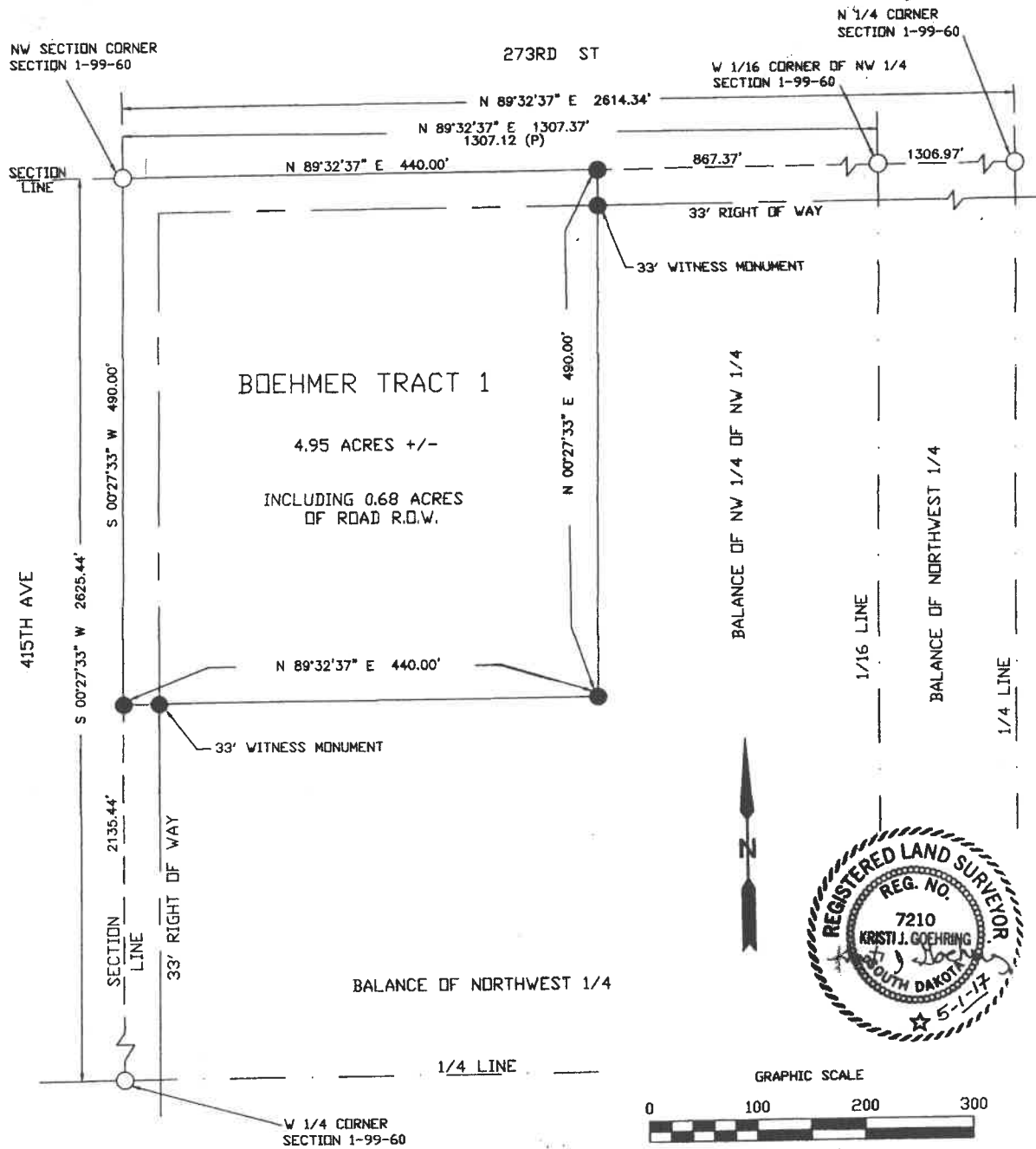
**Farm 11403**

**1-99N-60W-Hutchinson**

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).

# SURVEY PLAT

OF BOEHMER TRACT 1 IN THE NORTHWEST 1/4  
OF SECTION 1, TOWNSHIP 99 NORTH, RANGE 60 WEST  
OF THE 5TH PM, HUTCHINSON COUNTY, SOUTH DAKOTA



415TH AVE

NW SECTION CORNER  
SECTION 1-99-60

273RD ST

N 1/4 CORNER  
SECTION 1-99-60

W 1/16 CORNER OF NW 1/4  
SECTION 1-99-60

SECTION  
LINE

BOEHMER TRACT 1

4.95 ACRES +/-

INCLUDING 0.68 ACRES  
OF ROAD R.O.W.

33' RIGHT OF WAY

33' WITNESS MONUMENT

BALANCE OF NW 1/4 OF NW 1/4

BALANCE OF NORTHWEST 1/4

S 00°27'33\" W 490.00'

S 00°27'33\" W 2625.44'

N 89°32'37\" E 440.00'

N 89°32'37\" E 2614.34'

N 89°32'37\" E 1307.37'  
1307.12 (P)

N 89°32'37\" E 440.00'

867.37'

1306.97'

N 00°27'33\" E 480.00'

N 89°32'37\" E 440.00'

33' WITNESS MONUMENT

SECTION  
LINE

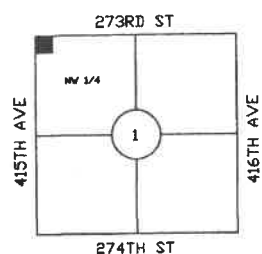
33' RIGHT OF WAY

S 00°27'33\" W 2135.44'

BALANCE OF NORTHWEST 1/4

1/4 LINE

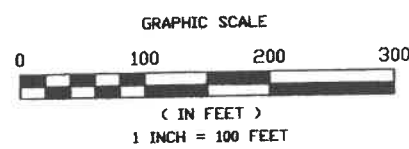
W 1/4 CORNER  
SECTION 1-99-60



LOCATION MAP  
NOT TO SCALE

- LEGEND**
- FOUND MONUMENT
  - SET 5/8\" REBAR  
V/CAP KJW #7210
  - △ CALCULATED POINT
  - SET SURVEY SPIKE
  - ↗ LINE NOT TO SCALE
  - (P) PLATTED DISTANCE

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT  
OF A COMPLETE TITLE REPORT AND DOES NOT  
PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.



BASIS OF BEARING IS BASED ON NORTH LINE OF SECTION 1 BEING N 89°32'37\" E  
CRASED ON PLAT FILED IN PC82 PG 342, FILED ON DEC. 29, 1998)

<b>GOEHRING SURVEYING</b>		
PREPARED BY:		
DRAWN KJG	DATE 05/01/17	KRISTI GOEHRING 27172 421ST AVE PARKSTON, SD 57366
APPROVED KJG	DATE 05/01/17	PH 605-928-7653
SCALE 1\" = 100'	SHEET 1 OF 4	PROJECT NO. 17-04-01 BOEHMER

South Dakota  
Hutchinson

U.S. Department of Agriculture  
Farm Service Agency

**FARM: 11403**  
Prepared: 9/27/21 3:58 PM  
Crop Year: 2022  
Page: 1 of 2

Report ID: FSA-156EZ

**Abbreviated 156 Farm Record**

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.

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
WILLIAM & CODY SPRECHER		2018 - 39

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
305.32	217.16	217.16	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	217.16	0.0	0.0	0.0				

**ARC/PLC**

<b>PLC</b>	<b>ARC-CO</b>	<b>ARC-IC</b>	<b>PLC-Default</b>	<b>ARC-CO-Default</b>	<b>ARC-IC-Default</b>
NONE	NONE	CORN , SOYBN	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	104.86	109	0.00
SOYBEANS	103.24	32	0.00
<b>Total Base Acres:</b>	208.1		

**Tract Number:** 43854      **Description** N LESS TRACT 1 SEC 1-99-60  
**FSA Physical Location :** Hutchinson, SD      **ANSI Physical Location:** Hutchinson, SD

**BIA Range Unit Number:**

**HEL Status:** NHEL: no agricultural commodity planted on undetermined fields      **Recon Number** 2018 - 38

**Wetland Status:** Tract contains a wetland or farmed wetland

**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
305.32	217.16	217.16	0.0	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	217.16	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	104.86	109	0.00
SOYBEANS	103.24	32	0.00
<b>Total Base Acres:</b>	208.1		

**Owners:** GREGORY & TAMELA BOEHMER FAMILY TRUST      WAGNER, DORIS  
BOEHMER, LESTER



**COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A**

Oplinger Abstract & Title, Inc.  
PO Box 133  
Olivet, SD 57052-0133  
Telephone: (605) 387-2335  
Fax: (605) 387-2337

Office File No.: TI-4568

1. Effective Date: October 5, 2021, 8 AM

2. Policy or Policies to be issued:

A.  Owner's Policy(6/17/06)     Standard Coverage     Extended Coverage

Amount: \$1,000.00 / To Be Determined.

Proposed Insured: To Be Determined.

B.  ALTA Loan Policy(6/17/06)     Standard Coverage     Extended Coverage

Amount:

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. Title to the FEE SIMPLE estate or interest in said land is at the effective date hereof vested in:

An undivided 1/3 interest is vested in Lester L. Boehmer.

An undivided 1/3 interest is vested in Doris M. Wagner.

An undivided 1/3 interest is vested in Gregory L. Boehmer and Tamela M. Boehmer, Trustees of the  
Gregory and Tamela Boehmer Family Trust dated September 24, 2009.

5. The land referred to in this Commitment is described as follows:

Government Lots 1 and 2 and the S½NEfrl.¼ (all of which can be described as the NEfrl.¼)  
of Section 1;

**AND**

Government Lots 3 and 4 and the S½NWfrl.¼ (all of which can be described as the NWfrl.¼)  
**less** Boehmer Tract 1 lying therein, of Section 1;

**ALL BEING IN** Township 99 North, Range 60 West 5<sup>th</sup> P.M., Hutchinson County, South Dakota.

Parcel Identification Number: 099.60.01.1010

**SCHEDULE A**

Commitment – Stewart Title Guaranty Company

0042 ALTA Commitment (6/17/06)

## SCHEDULE B-SECTION 1

Office File No.: TI-4568

Page 1

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

### GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

### C. SPECIAL EXCEPTIONS:

(See Schedule B-Section 2 beginning on next page)

SCHEDULE B-SECTION 1

Commitment – Stewart Title Guaranty Company



## SCHEDULE B-SECTION 2

Office File No.: TI-4568

Page 1

### SPECIAL EXCEPTIONS:

1. Real Estate Taxes for the second half of year 2020, due and payable in year 2021, in the amount of \$2,559.03.
2. Rights of the public in and to the statutory easement for section line road right-of-way.
3. Easements for the construction, operation, and maintenance of a rural water system and rights incidental thereto as set forth in documents granted to B-Y WATER DISTRICT (no representation is made as to the present ownership of said easements) as set forth in the following:
  - Book E3 page 108 on October 9, 1984, affecting the NW $\frac{1}{4}$ -1-99-60.
  - Book E9 page 537 on May 29, 2018, affecting the NW $\frac{1}{4}$ -1-99-60, less Boehmer Tract 1 therein.
4. Claims of vested drainage rights for the drainage of water and rights incidental thereto as set forth in the following recorded documents:
  - from the NW $\frac{1}{4}$ -1-99-60 onto the NW $\frac{1}{4}$ -2-99-60, as recorded in Book D2 page 497 on June 22, 1992.
  - from the NW $\frac{1}{4}$ -1-99-60 onto the NE $\frac{1}{4}$ -1-99-60, as recorded in Book D2 page 498 on June 22, 1992.
  - from the NE $\frac{1}{4}$ -1-99-60 onto the NW $\frac{1}{4}$ -6-99-60, as recorded in Book D2 page 499 on June 22, 1992.
  - from the S $\frac{1}{2}$ NW $\frac{1}{4}$ -1-99-60 onto the SW $\frac{1}{4}$ -1-99-60, as recorded in Book D2 page 500 on June 22, 1992.
  - from the NE $\frac{1}{4}$ -1-99-60 onto the NW $\frac{1}{4}$ -6-99-59 and the SE $\frac{1}{4}$ -1-99-60, as recorded on Book D2 page 501 on June 22, 1992.
  - from the NW $\frac{1}{4}$ -1-99-60 onto the NE $\frac{1}{4}$ -1-99-60, as recorded in Book D2 page 502 on June 22, 1992.

----- End of Schedule B -----

REQUIREMENT: This Company will require a CERTIFICATE OF TRUSTEE of the Gregory and Tamela Boehmer Family Trust, according to the provisions of SDCL 55-4-51.3. This Company also reserves the right to make further requirements regarding the trust or its trustees.

This Commitment is not valid without Schedule B-Section 1

SCHEDULE B-SECTION 2

Commitment - Stewart Title Guaranty Company

# 313.93 ACRES

## HUTCHINSON COUNTY LAND

**WEDNESDAY,  
NOVEMBER 17TH  
AT 10:30AM**

*Auction held at 221 West  
Main St., Parkston, SD,  
American Legion.*



**TERMS:** Cash sale with 15% non-refundable down payment auction day with the balance on or before December 17, 2021. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay all of the 2021 taxes. Buyer will be responsible for all 2022 taxes. Sold subject to owners approval and easements and restrictions of record if any. Remember auction held in the American Legion Parkston, SD.

44

276th St

44

**PARKSTON**



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Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

