

AUCTION

FRIDAY OCTOBER 31ST AT 10:30 AM

**160 ACRES MOSTLY TILLABLE LAND IN
PLEASANT GROVE TOWNSHIP –
BRULE COUNTY, SD**

OWNER:

HEIRS OF IRENE CHENOWETH



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**ABSOLUTE AUCTION
160 ACRES MOSTLY TILLABLE LAND IN
PLEASANT GROVE TOWNSHIP – BRULE COUNTY, SD**

Auction to be held at the American Legion Hall, Main Street, Kimball SD on

FRIDAY, OCTOBER 31ST 10:30 AM

The land being sold is located from Kimball SD, go 12 ¼ south (from I-90 Kimball exit) on 362 Ave then ½ east on 264 St or from Platte SD, go 8 north on Hwy 45, then 2 west on 267 St, then 2 North on 365 Ave, 2 west on 265 St and 1 north to the SE corner; or located at the Jct of 363 Ave and 264 St;

Note: Low maintenance roads on south and east side of this tract. Signs on property.

REAL ESTATE

Consists of a productive 160 Acre Bare Tract of land that currently has 150.70 being tilled or farmed and the balance in low ground and old building site. This is a clean-well farmed-managed tract with great eye appeal, mostly level to gently rolling. The predominate soils include EaA – Eakin-DeGrey Silt Loams and Mp – Mobridge-Plankinton Silt Loams with a weighted productivity rating of “71”. Current taxes are \$1246.38 and assessed value is \$256,469. and is located in the Kimball School District. We invite you to inspect this tract at your leisure!

LEGAL DESC: SE ¼ of Section 11-101N-68W, Pleasant Grove Township, Brule County, South Dakota.

TERMS: Cash Sale with 15% downpayment (nonrefundable) on sale day and the balance on or before December 15, 2014. Fall Tillage rights may be possible. Full possession for the 2015 crop year. Warranty title to be given and owners title insurance (split equally to buyer-seller) to be used.

The 2014 taxes due in 2015 and prior years to be paid by the sellers. Sold subject to any easements of record, if any. Come prepared to buy – Sold to the highest bidder! Wieman Land & Auction is working for the sellers.

Note: For an informational buyer’s packet, call our office or visit www.wiemanauktion.com

HEIRS OF IRENE CHENOWETH, OWNERS

Wieman Land & Auction Co., Inc.
800-251-3111 Marion SD
Gary & Rich Wieman, Land Brokers
Kevin, Mike & Derek Wieman, Assoc. Brokers
and Eddie Houska, 605-680-0666
Auctioneer - Chamberlain SD

Closing Agent
Dale Strasser
Freeman SD
605-925-7745

PLEASANT GROVE TWP

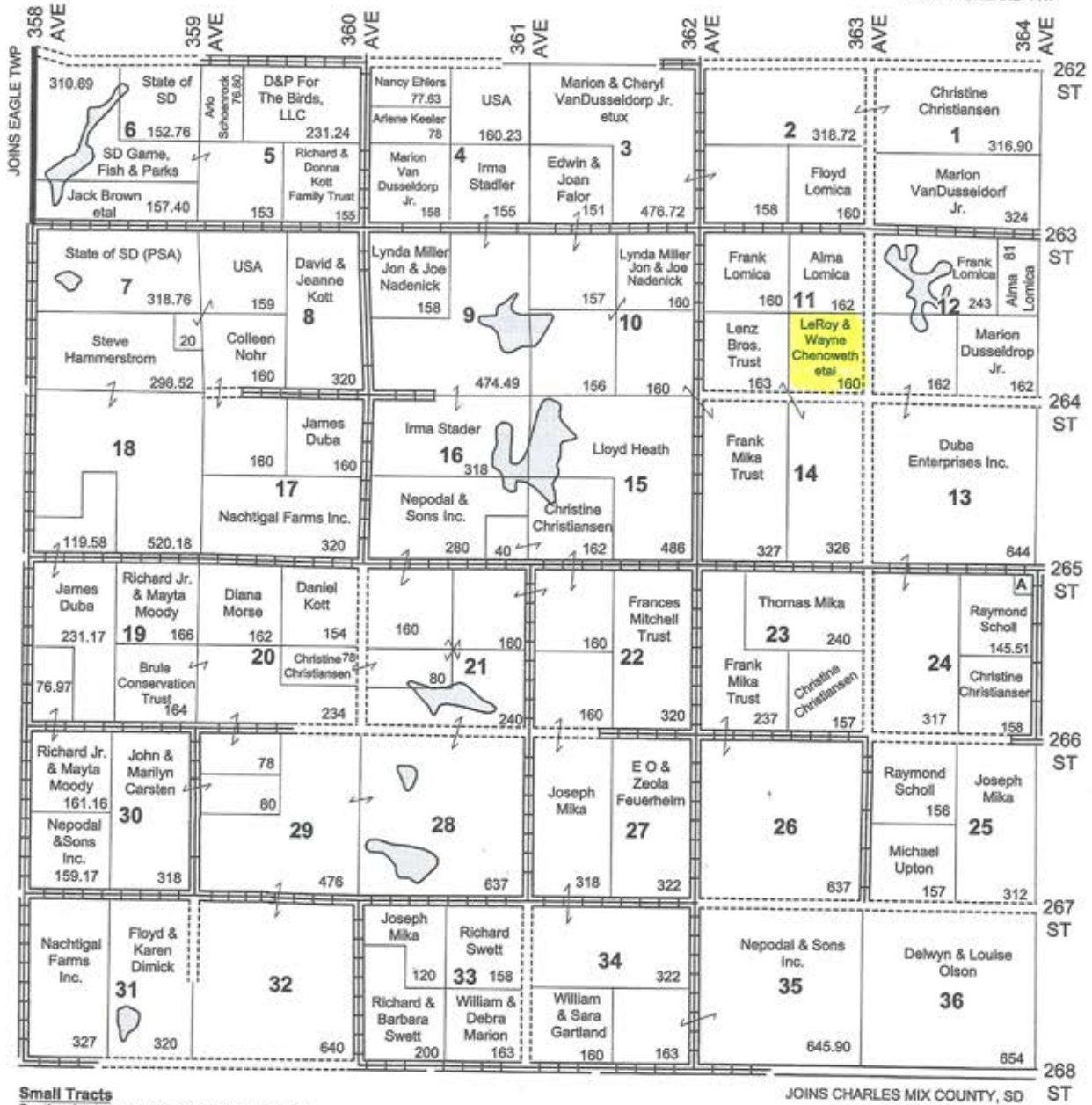
LAND OWNER

Map Legend on pg. 2

T 101 N

R 68 W

JOINS HIGHLAND TWP



BRULE CO. LAND OWNER AND RURAL RESIDENT MAPS

JOINS TORREY LAKE TWP



Aerial Map



Maps Provided By:



11-101N-68W
Brule County
South Dakota

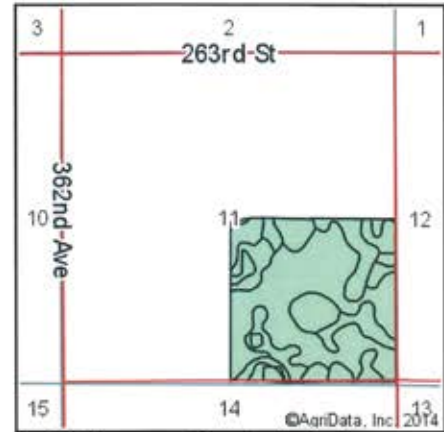
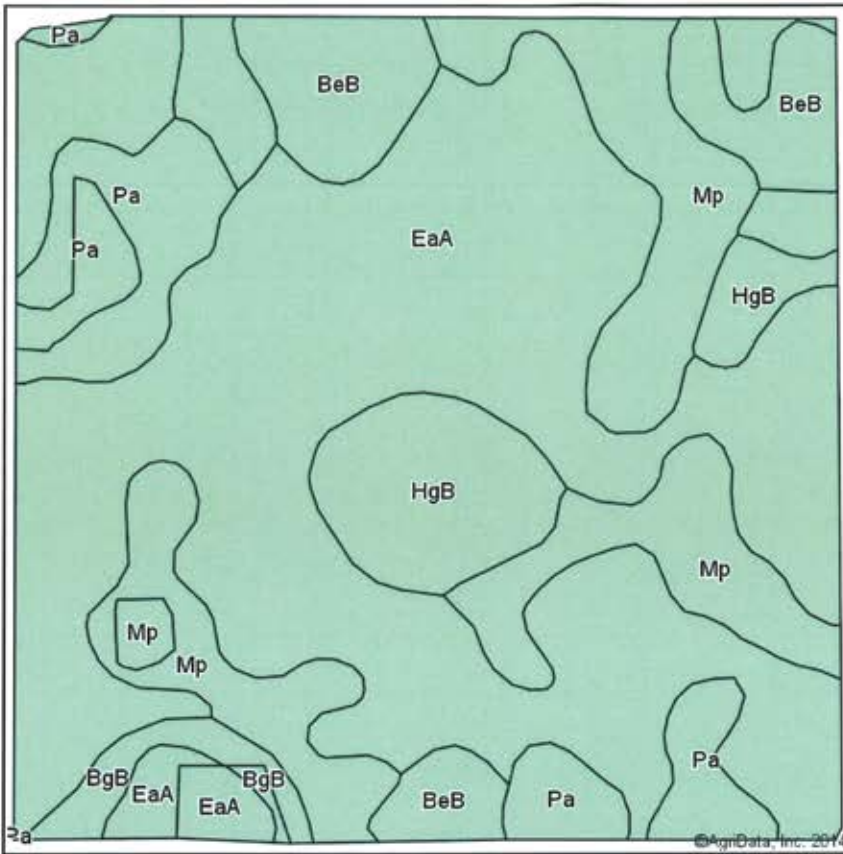
map center: 43° 33' 51.89, 98° 56' 35.46

scale: 9304



9/19/2014

Soil Map



State: **South Dakota**
 County: **Brule**
 Location: **11-101N-68W**
 Township: **Pleasant Grove**
 Acres: **155.31**
 Date: **9/19/2014**



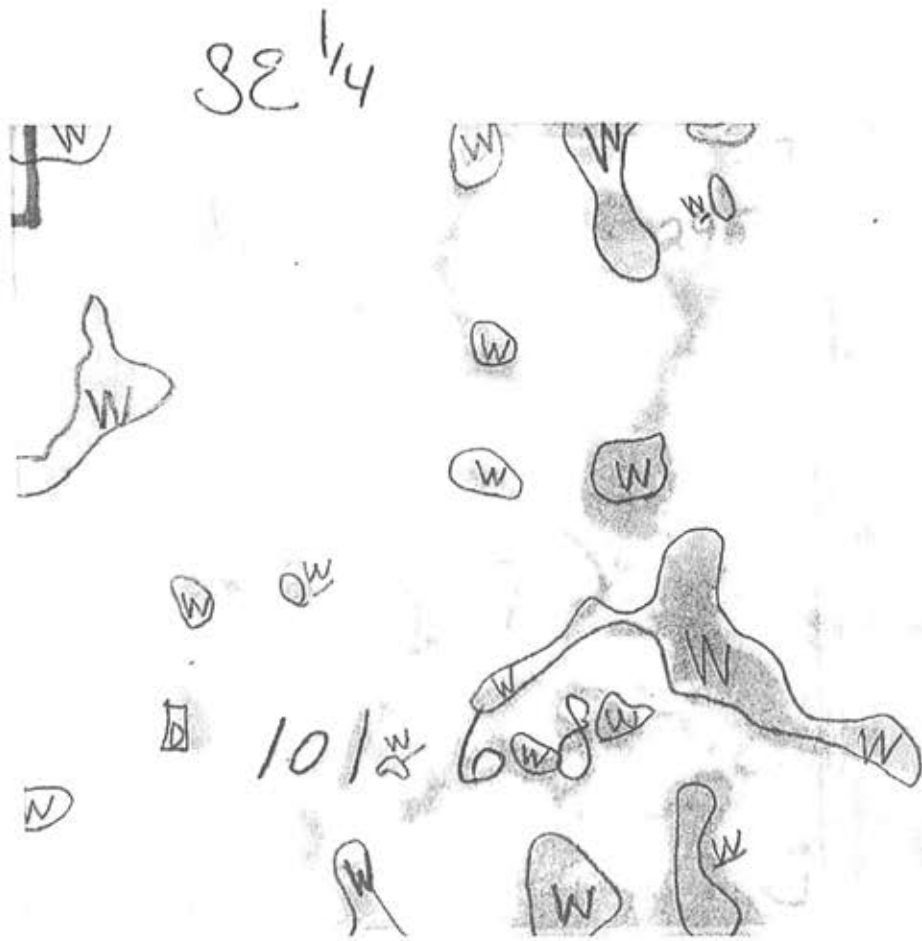
Area Symbol: SD603, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat
EaA	Eakin-DeGrey silt loams, 0 to 3 percent slopes	85.55	55.1%	IIIs	69	2.7	53	58	60	35
Mp	Mobridge-Plankinton silt loams	29.83	19.2%	IIIw	86	3	64	70	70	45
Pa	Plankinton silt loam	14.08	9.1%	IVw	54		22	15	22	
BeB	Beadle loam, 2 to 6 percent slopes	12.29	7.9%	IIIe	67	2.8	48	48	55	
HgB	Highmore-Java complex, 1 to 5 percent slopes	10.76	6.9%	Ile	76	2.7	53	57	61	33
BgB	Beadle-Jerauld complex, 1 to 5 percent slopes	2.80	1.8%	IVs	54	2.8	48	48	55	
Weighted Average					71	2.5	51.8	55.4	58.1	30.2

Area Symbol: SD603, Soil Area Version: 17

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

WETLANDS MAP





See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : SOUTH DAKOTA

Farm Number : 986

County : BRULE

Operator Name : WILLIAM J CHENOWETH

Farms Associated with Operator : 46-015-986, 46-009-3545, 46-009-5380, 46-009-5640, 46-009-5642

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts	
155.53	150.70	150.70	0.00	0.00	0.00	0.00	Active	1	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	150.70	0.00	0.00	0.00	No	No	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	99.90	0.00	0.00	24	24
Grain Sorghum	50.00	0.00	0.00	46	46
TOTAL	149.90	0.00	0.00		

NOTES

State : SOUTH DAKOTA

Farm Number : 986

County : BRULE

Tract Number : 295

Description : SE 11-101-68

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations :

Owners : LEROY R CHENOWETH , WAYNE F CHENOWETH , JAMES A CHENOWETH , WILLIAM J CHENOWETH , CHERYL BLOM

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
155.53	150.70	150.70	0.00	0.00	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	150.70	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	99.90	0.00	0.00	24	24
Grain Sorghum	50.00	0.00	0.00	46	46

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