

# AUCTION

WEDNESDAY OCTOBER 1<sup>ST</sup> AT 10:30 AM

## 80-ACRES - SWAN LAKE TOWNSHIP TURNER COUNTY LAND



OWNER:  
THOMAS & JOANNE FARUS  
REVOCABLE TRUST



208 N Broadway, Marion SD

*web:* [wiemanauction.com](http://wiemanauction.com)

*phone:* 800-251-3111

*fax:* 605-648-3102

*"WE SELL THE EARTH AND EVERYTHING ON IT!"*

**80-ACRES - SWAN LAKE TOWNSHIP – TURNER COUNTY LAND  
AT AUCTION**

I will offer the following land for sale at public auction in the Wieman Auction Facility located from Marion, SD 1-mile south ½ mile west on Hwy 44 on:

**WEDNESDAY OCT. 1<sup>ST</sup>  
10:30 A.M.**

It is our privilege to offer this diverse tract of land offering powerful, top quality, tillable land along with ample habitat for deer, turkeys, and small game creating a hunters paradise with several ideal spots for food plots.

**LOCATION:** From Viborg, SD 1-mile north on Hwy. 19, 3 ¼ west on 290<sup>th</sup> St. north side of the road or just west of the junction of 453<sup>rd</sup> Ave. & 290<sup>th</sup> St.

**LEGAL:** The W ½ of the SE ¼ of Section 30, 97-53 Turner County, South Dakota.

- 64.37 acres tillable, 13.5 acres in wildlife habitat, trees & waterway, balance in RROW
- Soil production rating of 73.3. Predominant soils include Egan-Wentworth (85), and Egan-Trent (92)
- Planted to soybean in 2014. New buyer able to operate or lease out for the 2015 crop year.
- Annual Taxes are \$1673.88. Property bordered to the south by gravel township road.
- Base & Yield, wetland map, and other pertinent information found in buyers packet.
- Seller at his expense will have the corners of the property located by a surveyor.

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience or visit [www.wiemanauktion.com](http://www.wiemanauktion.com) for a buyers packet or contact the auctioneers at 800-251-3111 and a packet can be mailed out.

**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before November 3, 2014. Trustees Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2014 taxes in full. Sold subject to all easements, restrictions, and reservations of record. Come prepared to buy!. Remember land auction to be held indoors at the Wieman Auction Facility!

**THOMAS & JOANNE FARUS REVOCABLE TRUST – OWNERS  
THOMAS FARUS –TRUSTEE**

Wieman Land & Auction Co. Inc.  
Marion, SD 800-251-3111  
Gary & Rich Wieman Brokers

Gary Ward  
Closing Attorney  
605-326-5282

# Aerial Map



Maps Provided By:



**30-97N-53W**  
**Turner County**  
**South Dakota**

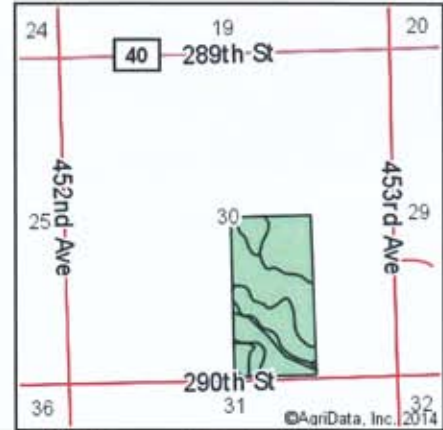
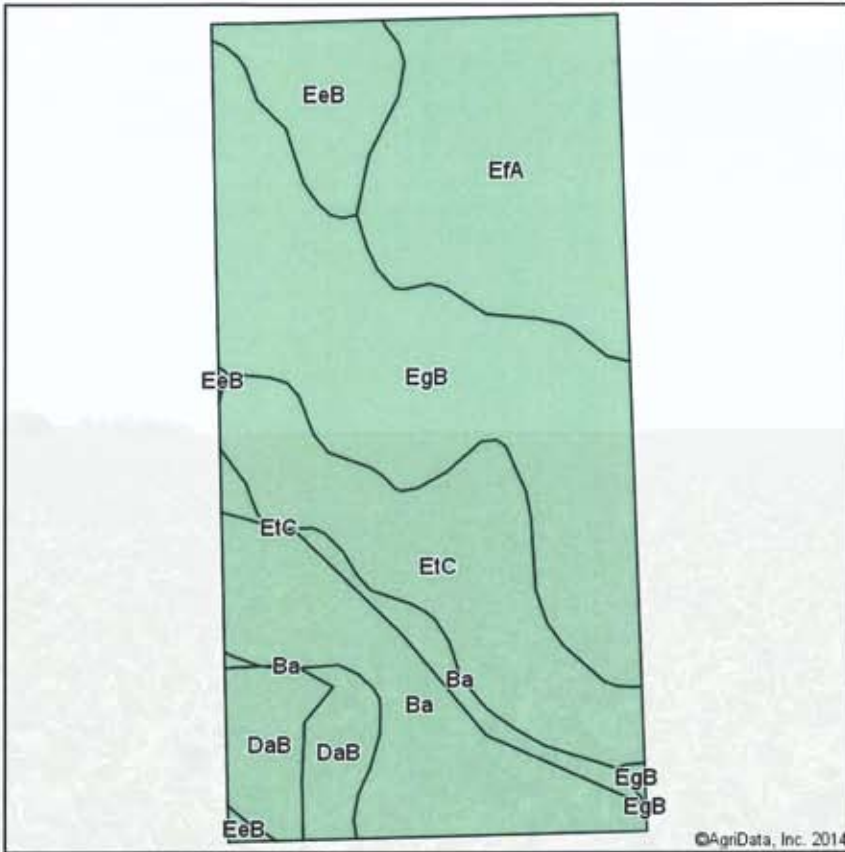
map center: 43° 11' 30.04, 97° 9' 2.9

scale: 9490



8/20/2014

# Soil Map



State: **South Dakota**  
 County: **Turner**  
 Location: **30-97N-53W**  
 Township: **Swan Lake**  
 Acres: **77.87**  
 Date: **8/1/2014**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

©AgriData, Inc. 2014

Area Symbol: SD125, Soil Area Version: 15

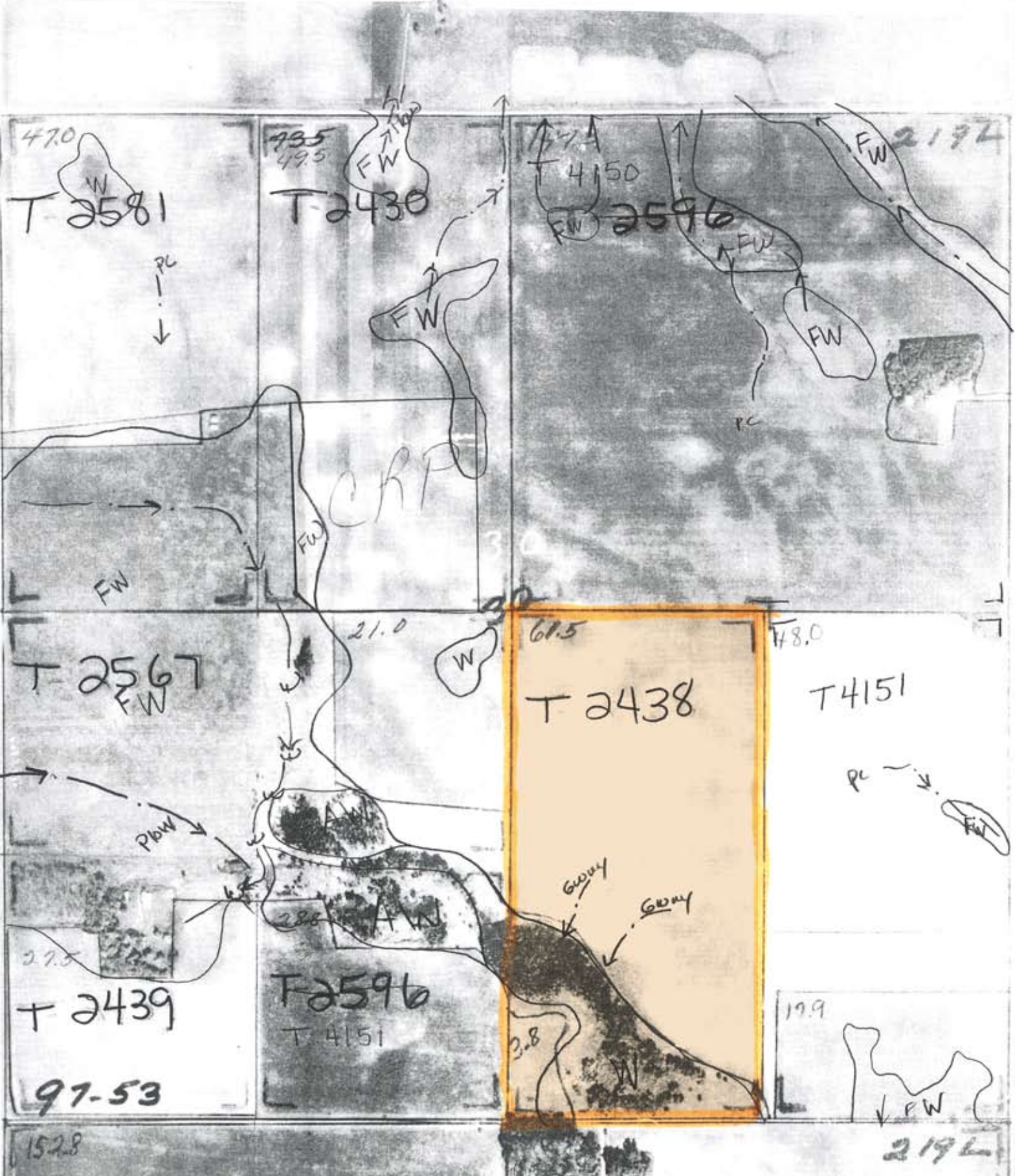
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat	
EgB	Egan-Wentworth silty clay loams, 2 to 6 percent slopes	23.63	30.3%	Ile	85	4.3	50	85	9.9	49	63	33	38	
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	16.65	21.4%	I	92	4.7	55	94	10.8	54	68	36	41	
Etc	Ethan-Egan complex, 5 to 9 percent slopes	13.45	17.3%	IVe	61	3.4	38	60	6.9	35	47	22	29	
Ba	Baltic silty clay loam	13.40	17.2%	Vw	37		5	29	3.4	17	6	10	1	
DaB	Davis loam, 2 to 6 percent slopes	5.52	7.1%	Ile	81	4.6	51	87	10.1	50	63	34	39	
EeB	Egan-Ethan complex, 2 to 6 percent slopes	5.22	6.7%	Ile	77	4	47	77	8.9	45	58	29	35	
<b>Weighted Average</b>						<b>73.3</b>	<b>3.5</b>	<b>41.1</b>	<b>72.6</b>	<b>8.4</b>	<b>41.9</b>	<b>51.2</b>	<b>27.6</b>	<b>30.6</b>

Area Symbol: SD125, Soil Area Version: 15

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

OFFICIAL WETLAND DETERMINATION  
for Highlighted Tracts Only

- (W) Wetland
- (FW) Ditched or tilled 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



State : SOUTH DAKOTA  
 County : TURNER

Farm Number : 1574  
 Tract Number : 2438

Description : WSE 30 97 53

FAV/WR History : No

BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract contains a wetland or farmed wetland  
 WL Violations :  
 Owners : DALE PETERSON , JOANNE FARUS  
 Other Producers :

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
77.87	64.37	64.37	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	64.37	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
Oats	1.20	0.00	0.00	52	50
Corn	31.60	0.00	0.00	73	114
Soybeans	30.80	0.00	0.00	27	33
<b>TOTAL</b>	<b>63.60</b>	<b>0.00</b>	<b>0.00</b>		

**NOTES**

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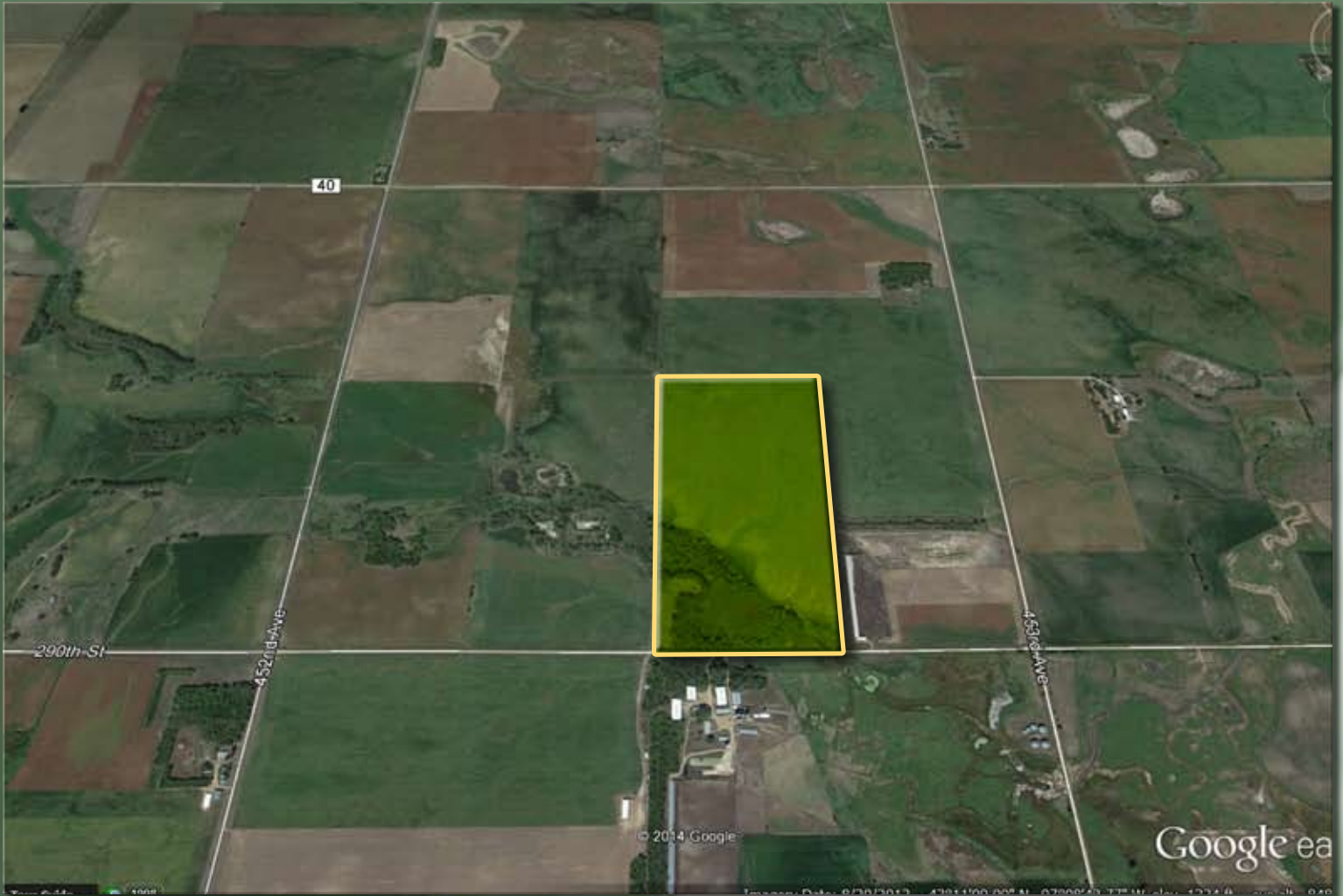


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