

160 ACRES

BRULE COUNTY LAND

- TUESDAY, DECEMBER 19TH AT 11:00AM -



"We Sell The Earth And Everything On It!"

800.251.3111 | Marion, SD | WiemanAuction.com

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

160 ACRES BRULE COUNTY LAND AUCTION

Don't miss this opportunity to buy 160 acres of Brule County Land at the Platte Community Building on:

TUESDAY, DECEMBER 19th – 11:00 AM

+160 Acres Southeast Brule County Grassland!

Property Location: From Hwy 44 and Hwy 45 Junction in Platte, go 15 Miles North to 261st st and 2 miles East or from the I90 Hwy 45 Exit 289 go 9 South to 261st St and 2 East. Or from White Lake I90 exit go 8 South and 5 West. This will put you at the NW corner of the property. Signs will be posted!

LEGAL: NW ¼ of Section 36-102-67 Brule County, SD.

- The FSA shows 155.61 acres with the balance being in right of way.
- Property consists 100% of native grasses that has always been hayed/grazed.
- Lays very flat with a gentle slope from West to East and many rocks have been picked and piled
- Good access in the NW corner along 261st St with a homemade corral
- Weighted average soil productivity rating is 63.5 with the 2 predominant soil types being Eakin-DeGrey and DeGrey-Eakin-Jerauld silt loams
- Property does **NOT** have any US Fish and Wildlife Grassland or Wetland Easements
- 2023 RE taxes were \$1496.30

TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before January 31st, 2024. A trustees deed will be provided. Closing costs and title insurance will be split 50/50 between buyer and seller. Possession will be upon closing. Closing will be held at Titles of Dakota in Chamberlain, SD. Buyer responsible for all 2024 taxes due in 2025. Sold subject to confirmation of the trustees and any easement of record. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. Come prepared to buy!

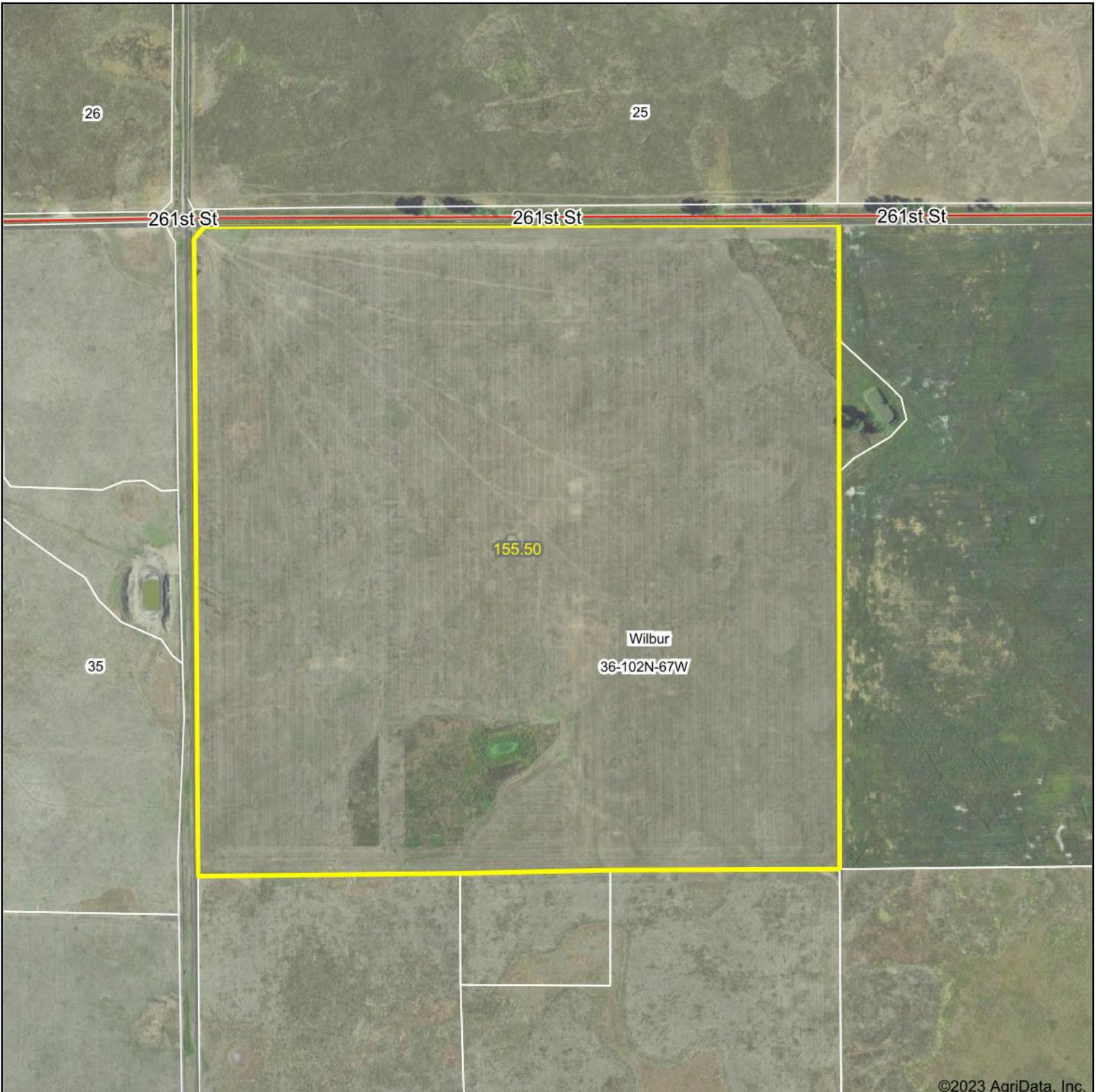
For an information packet and drone footage, go to www.wiemanauktion.com or call Wieman Land & Auction at 800-251-3111 if you would like us to mail you a color brochure. We invite you to check out this parcel at your convenience.

NOTE: Auction will be held at the Platte Community Building on Main Street in Platte, SD.

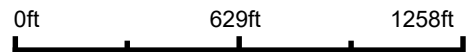
Floyd & Vivian Hampton Trust

Wieman Land & Auction Co., Inc.
Marion SD 800-251-3111
Auctioneers/RE Brokers
www.wiemanauktion.com

Aerial Map



Boundary Center: 43° 35' 48.26, -98° 48' 33.62



Maps Provided By:

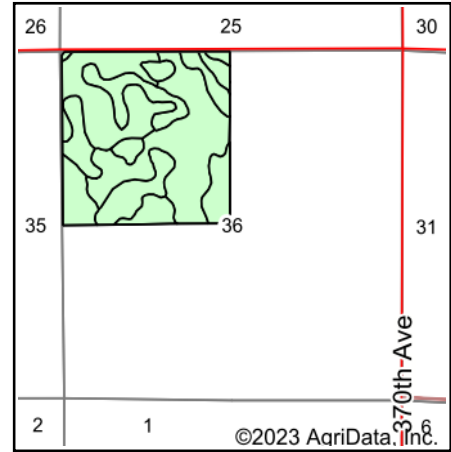
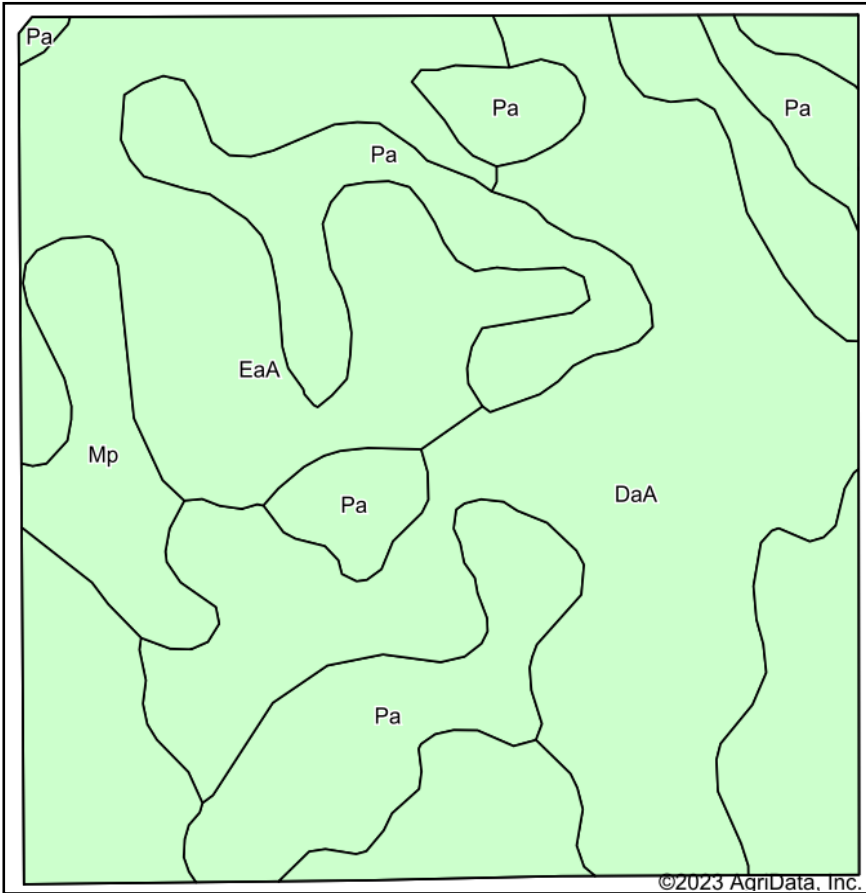
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36-102N-67W
Brule County
South Dakota



11/21/2023

Soils Map



State: **South Dakota**
 County: **Brule**
 Location: **36-102N-67W**
 Township: **Wilbur**
 Acres: **155.5**
 Date: **11/21/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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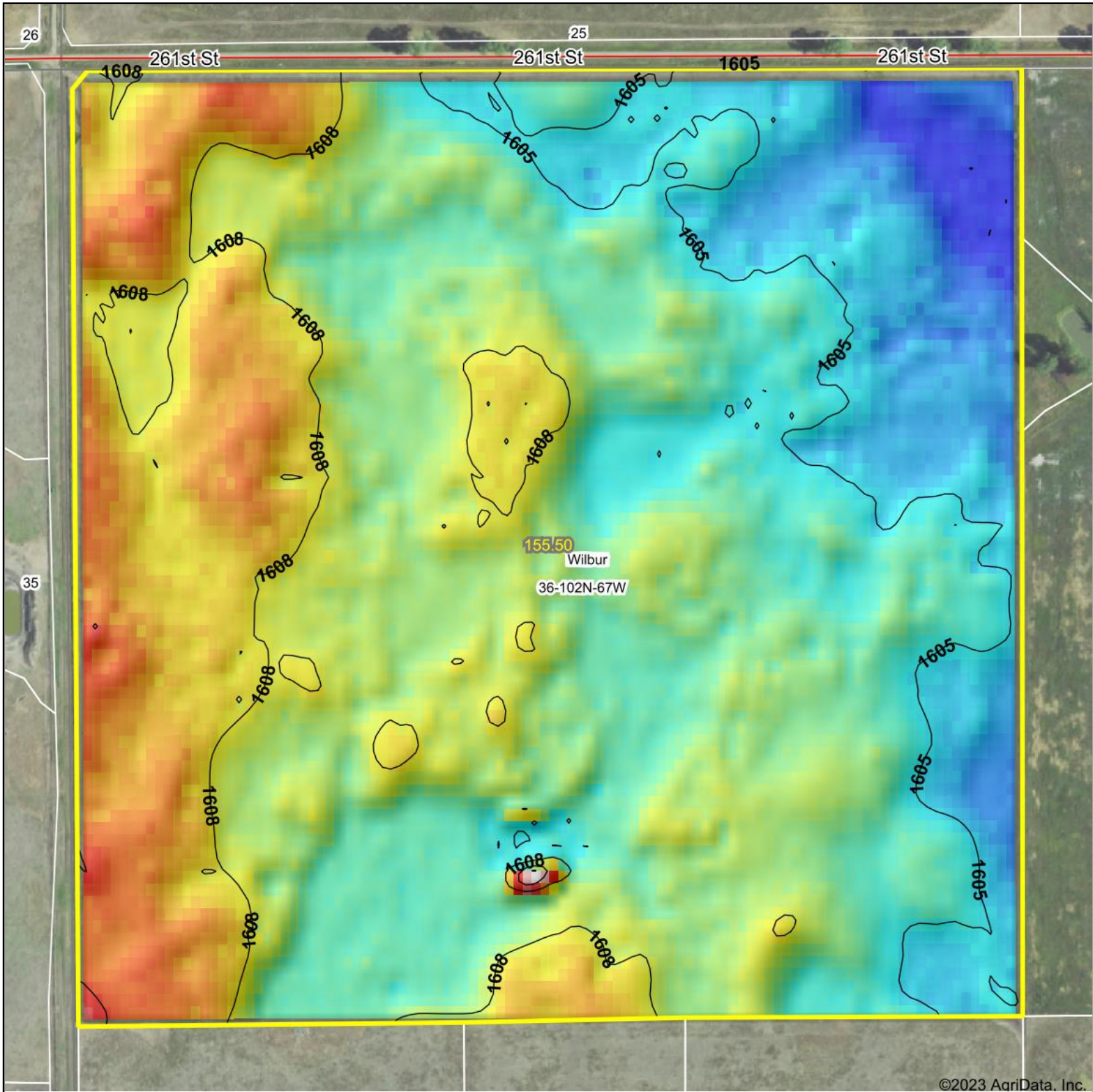
Soils data provided by USDA and NRCS.

Area Symbol: SD603, Soil Area Version: 27

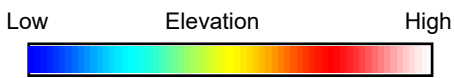
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EaA	Eakin-DeGrey silt loams, 0 to 2 percent slopes	62.89	40.4%	IIc	70
DaA	DeGrey-Eakin-Jerauld silt loams, 0 to 2 percent slopes	50.27	32.3%	IVs	58
Pa	Plankinton silt loam	33.89	21.8%	IVw	54
Mp	Mobridge-Plankinton silt loams	8.45	5.4%	IIc	86
Weighted Average				3.08	63.5

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

Topography Hillshade



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Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,602.0
 Max: 1,614.2
 Range: 12.2
 Average: 1,606.6
 Standard Deviation: 1.74 ft



11/21/2023

36-102N-67W
Brule County
South Dakota

Boundary Center: 43° 35' 48.26, -98° 48' 33.62



Maps Provided By:



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

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : DAVID ROYAL HOLTER
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
155.61	0.00	0.00	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

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Tract Number : 2044
Description : NW 36-102-67
FSA Physical Location : SOUTH DAKOTA/BRULE
ANSI Physical Location : SOUTH DAKOTA/BRULE
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : VIVIAN S HAMPTON
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.61	0.00	0.00	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

SOUTH DAKOTA
BRULE
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 625
Prepared : 11/17/23 2:19 PM CST
Crop Year : 2024

DCP Crop Data

Tract 2044 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

Empty rectangular box for notes.

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

NOTES

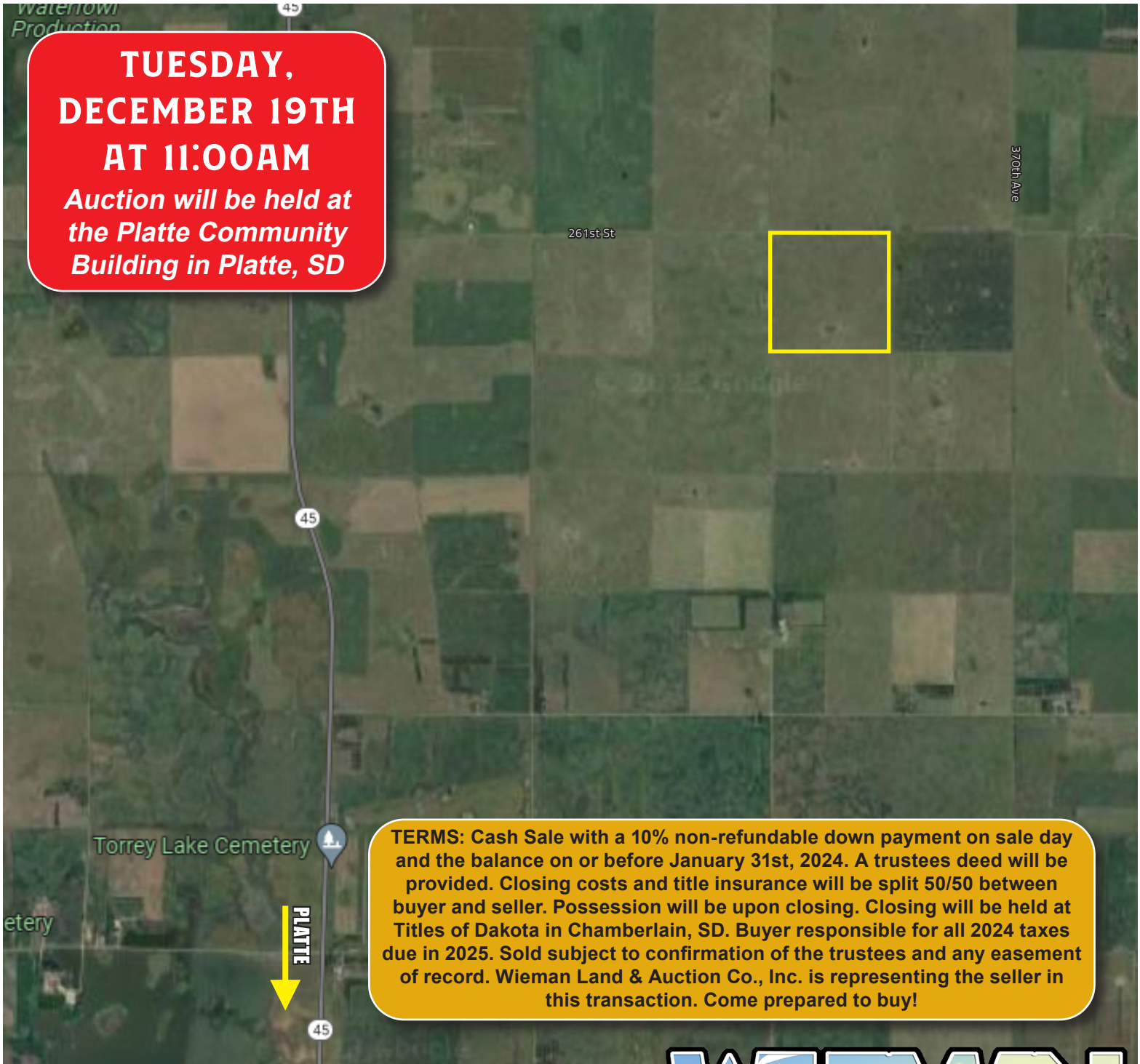
Multiple horizontal lines provided for writing notes.

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