

219 ACRES

TURNER COUNTY LAND

- MONDAY, APRIL 25TH AT 10:30AM -

HARRIET
HYBERTSON
ESTATE
OWNER



"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

219 ACRES OF TURNER COUNTY LAND AT AUCTION

To settle the Harriet Hybertson Estate, we will offer the following land at public auction on:

MONDAY APRIL 25TH 10:30 AM

Note: Both tracts will be sold at the Tract 1 location.

TRACT 1: 72 Acres – Centerville Township

Property Location: From the 4 way stop in Viborg, SD go 2 mile south on SD 19 and 2 ¼ miles east on 293rd St. Property is located on the north side of the road.

LEGAL: E2 SW4 less West 7.90 acres of Section 7-96-52, Turner County, SD.

- The FSA shows this tract has 61.93 acres tillable with a powerful soil rating of 81.4. The balance of the land is a large slough/wetland area in the NE corner.
- 2021 RE taxes payable in 2022 are \$1,409.86
- Property is in the Viborg Hurley School District 60-6

TRACT 2: 147 Acres - Turner Township

Property Location: From the 4 way stop in Viborg, SD go 7 miles east on 291st St. and 1 ½ miles north on 463rd Ave. From Davis, SD go 2 miles east on US18 and 4 miles south on 463rd Ave. Property is located on the east side of the road.

LEGAL: NW4 of Section 25-97-52, Turner County, SD.

- The FSA shows this tract has 127.94 acres tillable with a soil rating of 69. The balance of the land is river, trees, native grassland, & roadways.
- 2021 RE taxes payable in 2022 are \$2,952.64
- Property is in the Centerville School District 60-1

TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before June 10, 2022. A personal representatives deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Buyer will receive landlord's possession at closing. Sold subject to the 2022 cash rent lease. Seller will pay the 2021 RE taxes due in 2022. Buyer responsible for all 2022 taxes due in 2023. Closing to be held at Gary Ward Law Office with closing fee split 50/50 between the buyer and seller. Sold subject to confirmation of the personal representative and any easement of record. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

For an information packet, go to www.wiemanauktion.com. We invite you to view these parcels at your convenience. **NOTE:** Auction will be held on the land at the Tract 1 location, southeast of Viborg, SD. Come prepared to buy!

HARRIET HYBERTSON ESTATE – OWNER
The First National Bank in Sioux Falls – Personal Representative

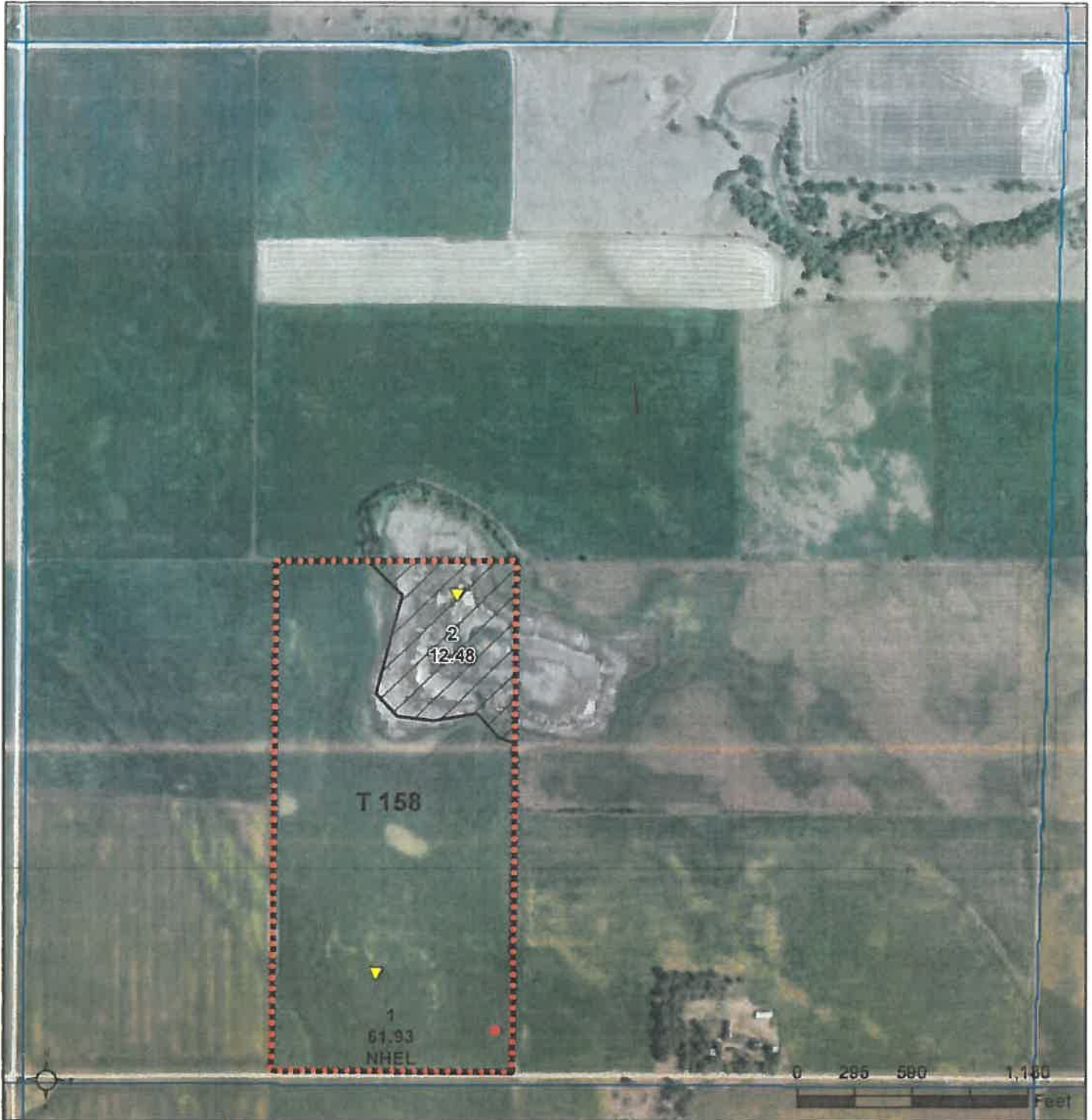
Wieman Land & Auction Co., Inc.
Marion SD 800-251-3111
Auctioneers/RE Brokers
www.wiemanauktion.com

Gary Ward
Closing Attorney
Viborg, SD 605-326-5282



United States
Department of
Agriculture

Turner County, South Dakota



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

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

2022 Program Year

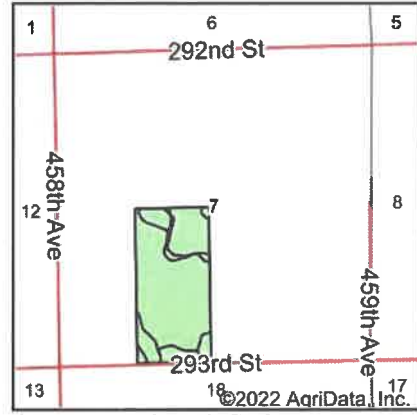
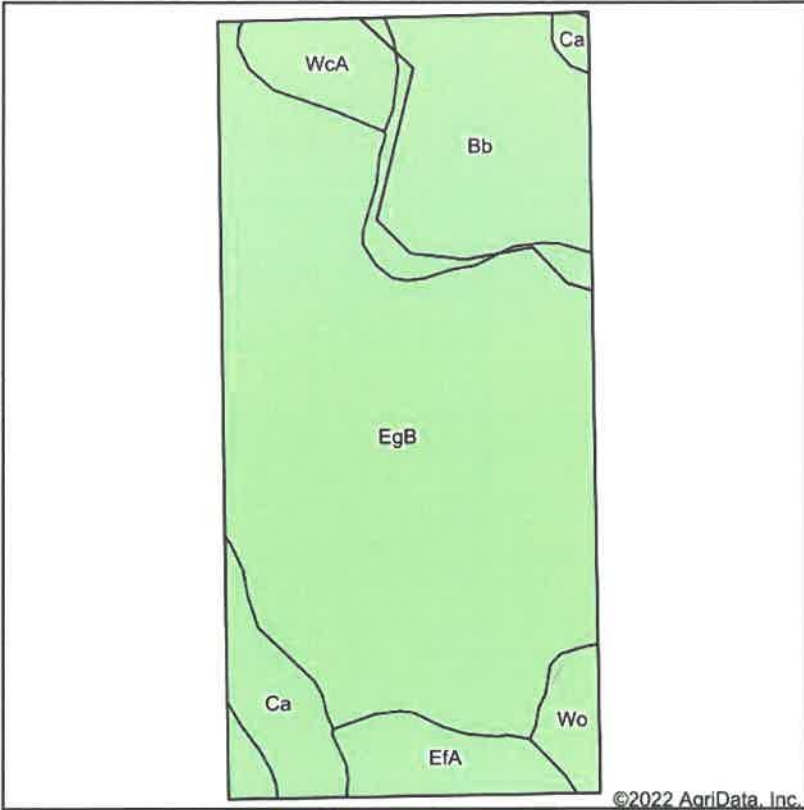
Map Created February 09, 2022

Farm 139

7-96N-52W-Turner

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Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **7-96N-52W**
 Township: **Centerville**
 Acres: **74.41**
 Date: **3/25/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD125, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	47.85	64.3%	Ile	84
Bb	Baltic silty clay loam, ponded	12.65	17.0%	VIIIw	10
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	4.48	6.0%	Is	92
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	4.24	5.7%	IIw	81
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	3.31	4.4%	Iw	86
Wo	Worthing silty clay loam, 0 to 1 percent slopes	1.88	2.5%	Vw	30
Weighted Average				2.99	70.5

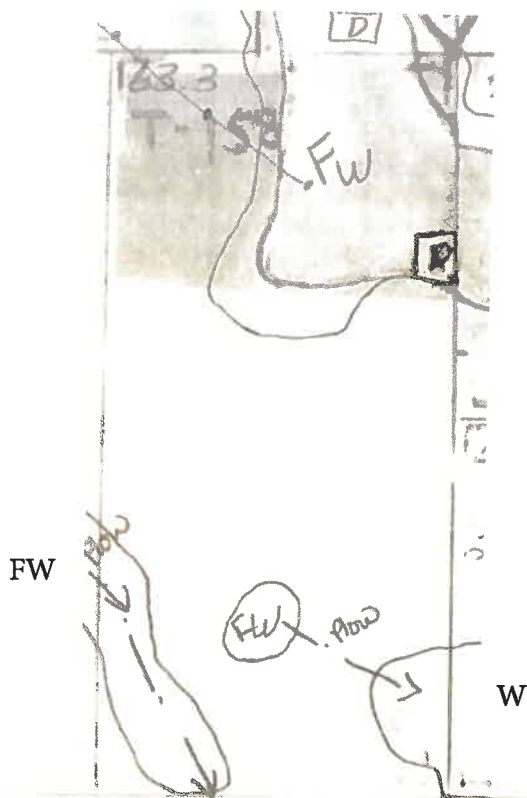
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

**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

96-52



South Dakota

U.S. Department of Agriculture

Prepared: 3/7/22 4:16 PM

Turner

Farm Service Agency

Crop Year: 2022

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

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.

Operator Name Farm Identifier

BJERKAAS, BRIAN U

Farms Associated with Operator:

3926, 5979

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
74.41	61.93	61.93	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	61.93	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	CORN , SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	45.8	129	0.00	0
SOYBEANS	16.1	44	0.00	0
Total Base Acres:	61.9			

Tract Number: 158 Description | 24 ESW 7 96 52

FSA Physical Location : Turner, SD ANSI Physical Location: Turner, SD

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
74.41	61.93	61.93	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	61.93	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	45.8	129	0.00
SOYBEANS	16.1	44	0.00
Total Base Acres:	61.9		

Owners: HYBERTSON, HARRIET



United States
Department of
Agriculture

Turner County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

2022 Program Year

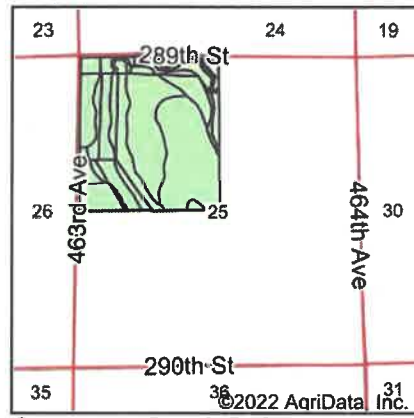
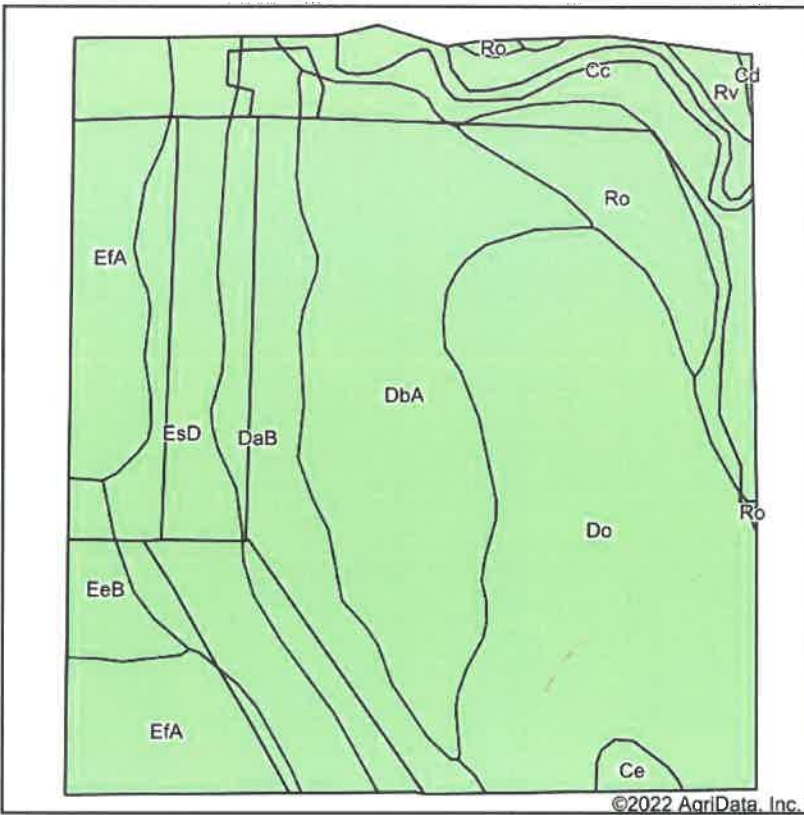
Map Created February 09, 2022

Farm 1805

25-97N-52W-Turner

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Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **25-97N-52W**
 Township: **Turner**
 Acres: **146.62**
 Date: **3/25/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD125, Soil Area Version: 23

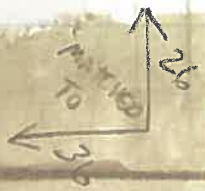
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Do	Dimo clay loam	38.70	26.4%	Ils	72
DbA	Davis loam, sandy substratum, 0 to 2 percent slopes	28.88	19.7%	Ils	66
EsD	Ethan-Betts loams, 9 to 15 percent slopes	18.10	12.3%	Vle	30
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	17.49	11.9%	Is	92
DaB	Davis loam, 2 to 6 percent slopes	17.48	11.9%	Ile	81
Cc	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	12.78	8.7%	VIw	34
Ro	Bon loam, 0 to 2 percent slopes, rarely flooded	7.67	5.2%	IIc	84
EeB	Egan-Ethan complex, 2 to 6 percent slopes	3.34	2.3%	Ile	77
Rv	Roxbury variant silt loam	1.15	0.8%	Iw	86
Ce	Clamo clay, gravelly substratum	0.92	0.6%	IVw	61
Cd	Clamo silty clay	0.11	0.1%	IVw	62
Weighted Average				2.73	66.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

- (W) Wetland
- (FW) Filled 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
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- (---w---) Wetland in a channel

**OFFICIAL WETLAND DETERMINATION
for Highlighted Tracts Only**



97-52

97-51

South Dakota

U.S. Department of Agriculture

Prepared: 3/7/22 4:16 PM

Turner

Farm Service Agency

Crop Year: 2022

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

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.

Operator Name

Farm Identifier

BUSEMAN, AARON LEE

Farms Associated with Operator:

9198, 9573

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
146.62	127.94	127.94	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	127.94	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	NONE	CORN , SOYBN	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	54.12	106	0.00
SOYBEANS	53.38	33	0.00
Total Base Acres:	107.5		

Tract Number: 6115 Description NW 25 97 52

FSA Physical Location : Turner, SD

ANSI Physical Location: Turner, SD

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Recon Number

Wetland Status: Tract contains a wetland or farmed wetland

2008 - 38

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
146.62	127.94	127.94	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	127.94	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	54.12	106	0.00
SOYBEANS	53.38	33	0.00
Total Base Acres:	107.5		

Owners: HYBERTSON, HARRIET

LAND RENT INFORMATION

TRACT 1 – 72 ACRES – CENTERVILLE TOWNSHIP

2022 RENTAL CONTRACT

- TENANT – BRIAN BJERKAAS
- RENT: 57 ACRES X \$185/ACRE = \$10,540

- RENT PAYMENTS: \$5,270 on 4/1/22 & \$5,270 on 11/1/22
- NEW BUYER TO RECEIVE 100% of 2022 RENT
 - SELLER WILL CREDIT THE FIRST HALF RENT AT CLOSING
- CONTRACT EXPIRATION: 12/31/2022

TRACT 2 – 147 ACRES – TURNER TOWNSHIP

2022 RENTAL CONTRACT

- TENANT – AARON BUSEMAN
- RENT: CROPLAND - 102 ACRES X \$190/ACRE = \$19,380
 GRASSLAND – 20 ACRES X \$130/ACRE = \$2,600
 TOTAL RENT \$21,980

- RENT PAYMENTS: \$10,990 on 4/1/22 & \$10,990 on 11/1/22
- NEW BUYER TO RECEIVE 100% of 2022 RENT
 - SELLER WILL CREDIT THE FIRST HALF RENT AT CLOSING
- CONTRACT EXPIRATION: 12/31/2022

219 ACRES

TURNER COUNTY LAND

**MONDAY,
APRIL 25TH
AT 10:30AM**

*Auction will be held on the
land at the Tract 1 location,
southeast of Viborg, SD.*

TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before June 10, 2022. A personal representatives deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Buyer will receive landlord's possession at closing. Sold subject to the 2022 cash rent lease. Seller will pay the 2021 RE taxes due in 2022. Buyer responsible for all 2022 taxes due in 2023. Closing to be held at Gary Ward Law Office with closing fee split 50/50 between the buyer and seller. Sold subject to confirmation of the personal representative and any easement of record. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

VIBORG



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