

# 155.16 ACRES

## YANKTON COUNTY LAND

- TUESDAY, NOVEMBER 15TH AT 10:30AM -

OWNER

# JENSEN

FAMILY



*"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



**155.16 ACRES WITH IMPROVED ACREAGE  
MAYFIELD TOWNSHIP - YANKTON COUNTY  
AT AUCTION**

We will offer the following at public auction in the “heated” Wieman Auction Facility at Marion, SD on:

**TUESDAY NOVEMBER 15<sup>TH</sup> 10:30 AM**

Here is a great opportunity to buy a well-established acreage & farmland that has been in the Jensen Family for over 100 years! This is a unique opportunity that doesn't come along very often. Come check out the possibilities!

**Property Location:** 29219 445<sup>th</sup> Ave. Irene, SD or from the Mayfield Bar & Grill on SD Hwy 46 go 5 miles north on 444<sup>th</sup> Ave. and ½ mile east on 292<sup>nd</sup> St; Or from Center Point go 3 miles west on 291<sup>st</sup> St. and 1 mile south on 445<sup>th</sup> Ave. (Watch for signs)

**LEGAL:** NE ¼ excluding Lot A in Section 11-96-55, Yankton County, SD.

**TRACT 1: 13.67 ACRE - IMPROVED ACREAGE**

- Older 1 story home w/ approx. 1344 sq. ft. w/attached double garage. Home and garage have steel siding. The home and garage were reshingled in 2021.
- Outbuildings include a 50' x 90' Machine shed, 40' x 60' Quonset, 48' x 70' cattle shed, Barn, 10,000 bu. Dryer Bin with auger and stirator, 8,000 bu air bin, 3500 bu bin and 2000 bu grain bins. All the buildings have been well maintained and have steel siding and roofs for minimum maintenance.
- The property would be a great setup for a beginning livestock or grain producer with a nice tree grove, several fruit trees, B-Y rural water, outside concreted cattle yards, 4 water fountains, and very useable buildings.

**TRACT 2: 141.49 ACRES OF HIGHLY PRODUCTIVE FARMLAND**

- The FSA shows this farm as 115.56 acres tillable with a soil rating of 74.9 and the remaining 26 acres in pasture and grassland.
- Great access with 2 well maintained township road on the north and east sides.

**TRACT 3: COMBINATION OF TRACTS 1 & 2 – 155.16 ACRES**

- 2021 RE taxes payable in 2022 were \$3,752.18
- Property located in the Viborg Hurley School District 60-6

**TERMS:** Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before December 21, 2022. A warranty 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 full possession at closing. Seller will credit the 2022 RE taxes due in 2023 to the new buyer at closing. Closing to be held at the Gary Ward Law Office with the closing fee split 50/50 between the buyer and seller. Sold subject to confirmation of the owners and any easement of record. Property is sold in As-Is condition. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

For an information packet, go to [www.wiemanauktion.com](http://www.wiemanauktion.com). We invite you to view these parcels at your convenience. The home is currently occupied. Contact Ryan Wieman 605-366-3369 for a private showing.

**NOTE:** Auction will be held in the heated Wieman Auction Facility near Marion, SD. Come prepared to buy!

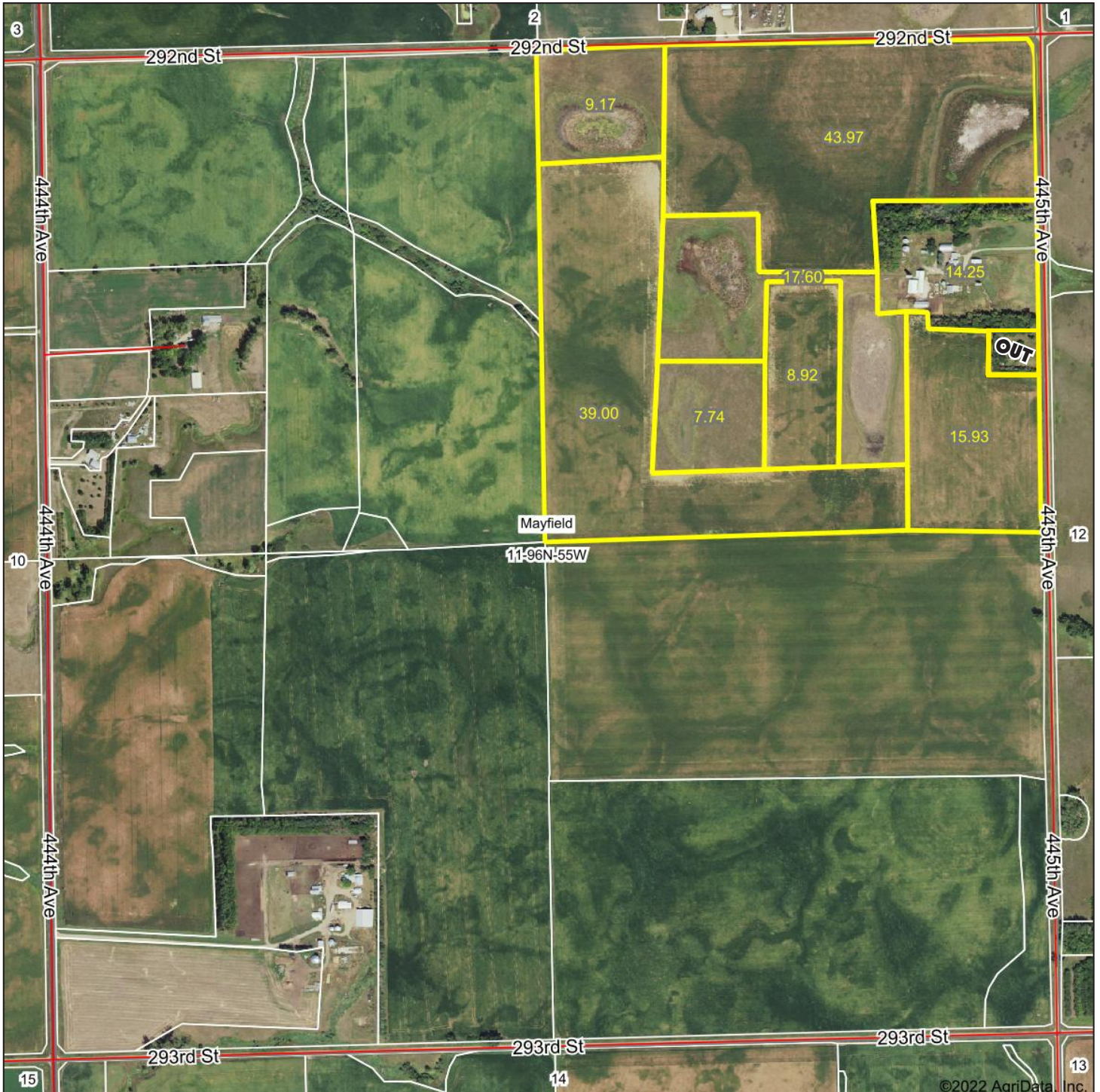
**FAMILY OF HAROLD H. & DARLEEN JENSEN – OWNER**

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

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

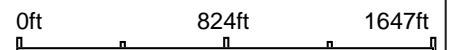


# Aerial Map



©2022 AgriData, Inc.

Map Center: 43° 8' 51.75, -97° 18' 30.05



Maps Provided By:

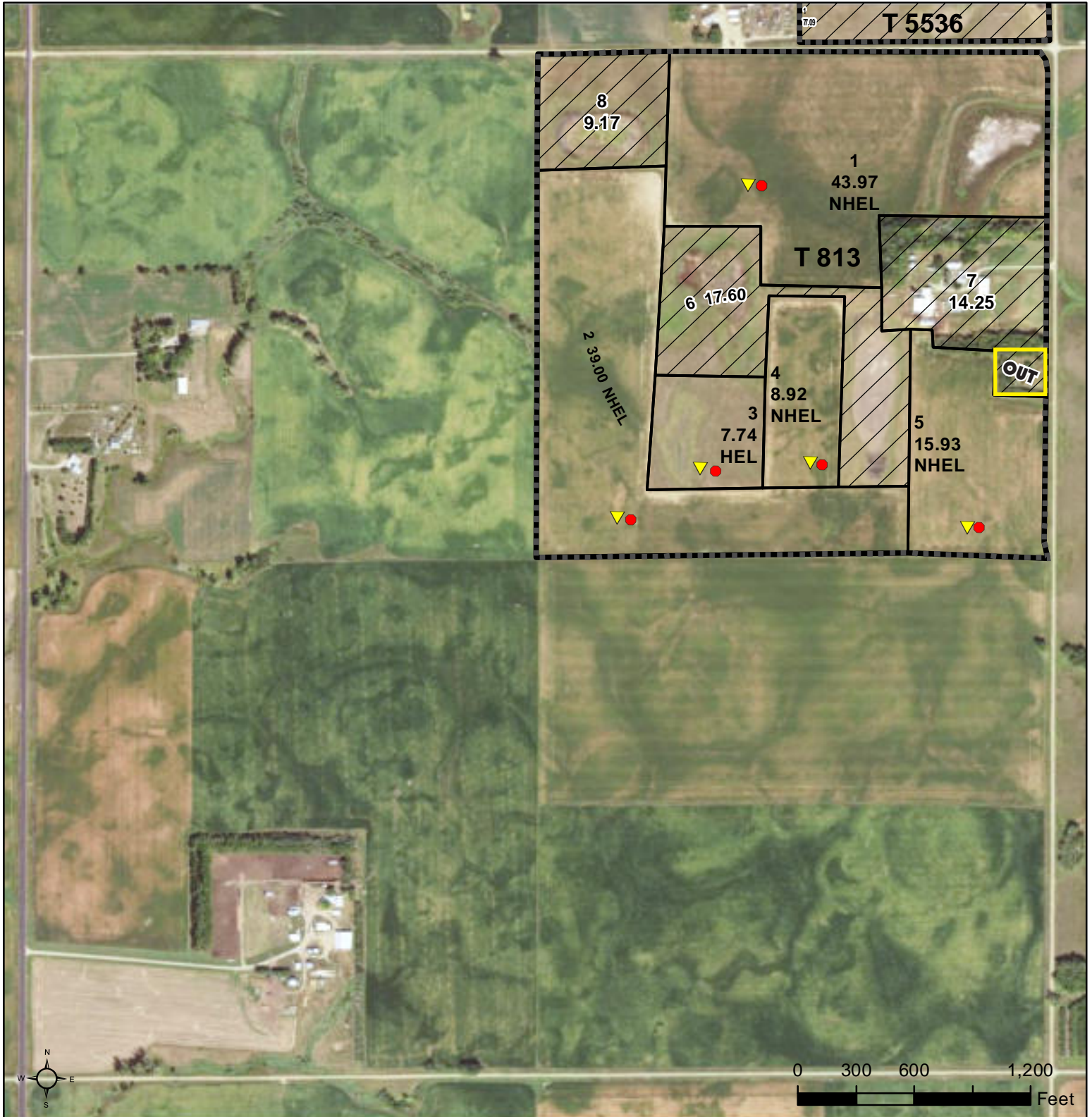


© AgriData, Inc. 2021 www.AgriDataInc.com

**11-96N-55W**  
**Yankton County**  
**South Dakota**

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





**Common Land Unit** Tract Boundary  
 Non-Cropland  
 Cropland  
**Wetland Determination Identifiers**

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

Unless otherwise noted, crops listed below are:  
 Non-irrigated  
 Intended for Grain  
 Corn = Yellow  
 Soybeans = Common  
 Wheat - HRS or HRW  
 Sunflowers = Oil or Non-oil

Producer initial \_\_\_\_\_  
 Date \_\_\_\_\_

2022 Program Year

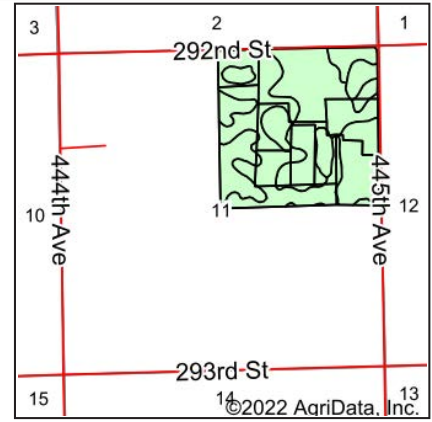
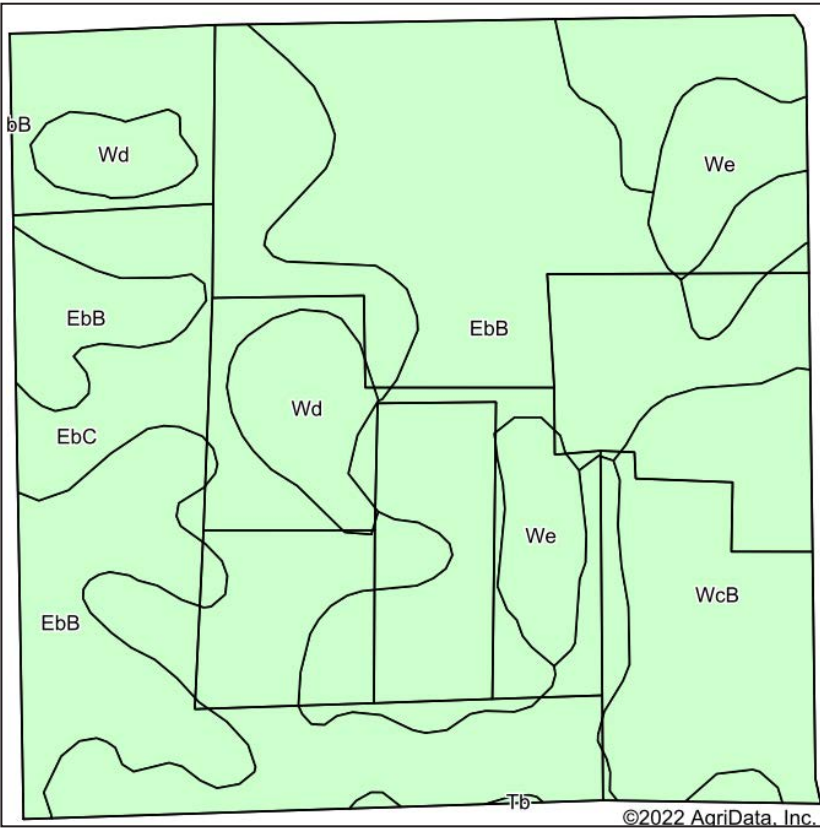
Map Created April 12, 2022

Farm 5837

11 -96N -55W

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).

# Soils Map



State: **South Dakota**  
 County: **Yankton**  
 Location: **11-96N-55W**  
 Township: **Mayfield**  
 Acres: **156.58**  
 Date: **10/14/2022**



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.

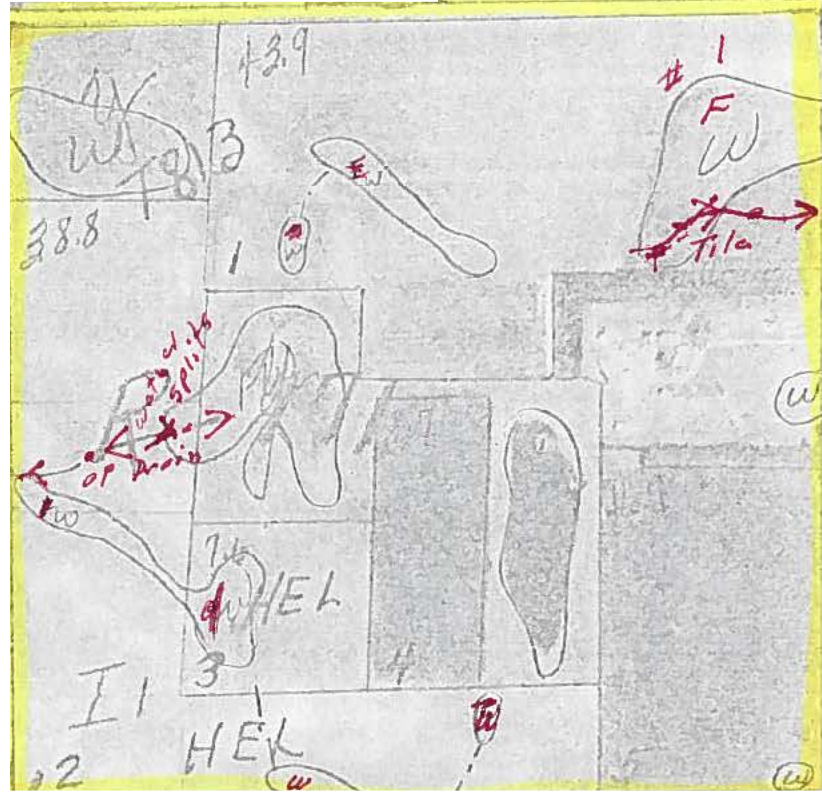
Area Symbol: SD135, Soil Area Version: 23					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EbB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	62.66	40.0%	Ile	82
EbC	Egan-Ethan-Trent complex, 2 to 9 percent slopes	56.81	36.3%	IIle	70
WcB	Wentworth-Trent complex, 2 to 6 percent slopes	19.51	12.5%	Ile	87
We	Worthing silty clay loam, ponded, 0 to 1 percent slopes	9.05	5.8%	VIIIw	10
Wd	Worthing silty clay loam, 0 to 1 percent slopes	8.35	5.3%	Vw	30
Tb	Tetonka silt loam, 0 to 1 percent slopes	0.20	0.1%	IVw	56
<b>Weighted Average</b>				<b>2.87</b>	<b>71.3</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



NOT TO SCALE

96-55



SOUTH DAKOTA

YANKTON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5837

Prepared : 10/6/22 10:53 AM CST

Crop Year : 2023

Tract Number : 813

Description : NE 11-96-55

FSA Physical Location : SOUTH DAKOTA/YANKTON

ANSI Physical Location : SOUTH DAKOTA/YANKTON

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : DARLEEN DELORES JENSEN

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.58	115.56	115.56	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	115.56	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	73.90	0.00	117

Tract 813 Continued ...

Soybeans	12.80	0.00	35
<b>TOTAL</b>	<b>86.70</b>	<b>0.00</b>	

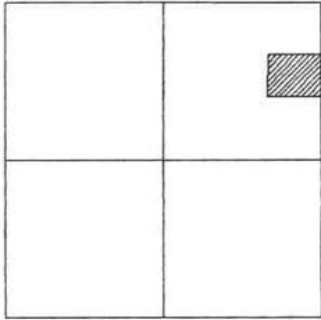
NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

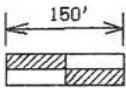
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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](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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

PLAT OF HAROLD'S ADDITION IN THE NE1/4 OF SECTION 11, T96N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.



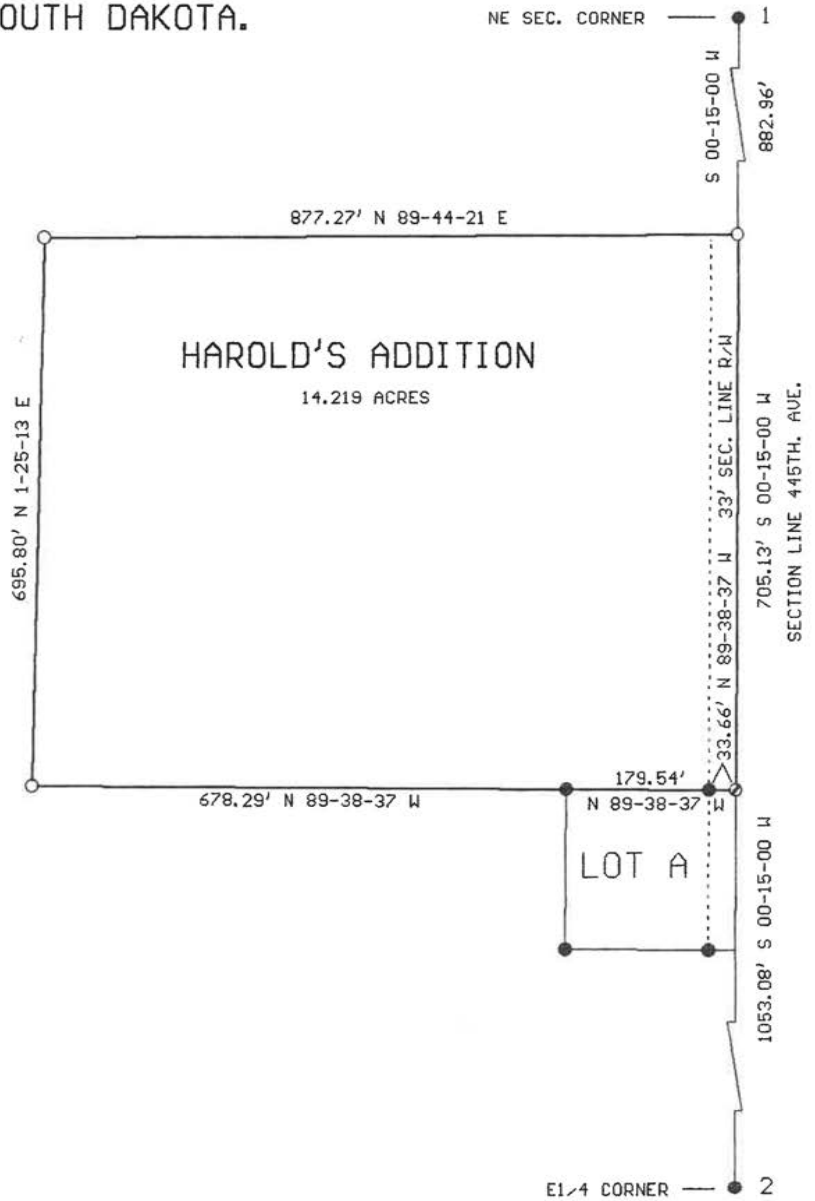
SECTION 11, T96N, R55W



SCALE :

- FOUND REBAR WITH CAP
- ⊙ CALCULATED CORNER
- SET 5/8" REBAR WITH CAP STAMPED TOM WEEK LS 2912

1, LAT. = 43-09-18.07942 N LAT. = 97-17-54.16124 W  
 2, LAT. = 43-08-51.99508 N LAT. = 97-17-54.31665 W













# 155.16 ACRES

## YANKTON COUNTY LAND

**TUESDAY,  
NOVEMBER 15TH  
AT 10:30AM**

*Auction will be held at the  
Wieman Auction Facility  
near Marion, SD*

Concrete Revival

**TERMS:** Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before December 21, 2022. A warranty 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 full possession at closing. Seller will credit the 2022 RE taxes due in 2023 to the new buyer at closing. Closing to be held at the Gary Ward Law Office with the closing fee split 50/50 between the buyer and seller. Sold subject to confirmation of the owners and any easement of record. Property is sold in As-Is condition. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.



*"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