

# 160 ACRES

## DOUGLAS COUNTY LAND

- THURSDAY, MARCH 31ST AT 11:00AM -



*"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



## 160 ACRES DOUGLAS COUNTY FARM LAND

We will sell the following land at public auction held at Overweg Grocery & Feed in New Holland SD on:

**THURSDAY, MARCH 31st, 2022  
11:00 AM CST**

It is our privilege to offer this parcel of mostly tillable land in Joubert Township, Douglas County SD. This mile long quarter offers some great potential to add acres to your operation in a very tightly held area. Come prepared to buy!

### **TRACT 1: +-160 Acres**

**LEGAL:** East ½ of the NW ¼ and East ½ of the SW ¼ Section 25-100-66, Douglas County, SD.

- 123.32 acres of tillable soil with the balance in pasture and ROW
- Weighted average soil productivity rating of 71
- Predominant soil types are Highmore-Walke silt loams & DeGrey-Walke silt loams
- Property has been managed to produce wildlife for many years
- Acres currently in row crop production (+-64 acres) is subject to existing lease for 2022. New buyer will get 100% of 2022 lease payment in the amount of \$8,100.

**TO INSPECT THE PROPERTY:** This land is located 1 mile North and ¼ East of New Holland. This puts you at the SW corner of the property. Signs are posted. We invite you to inspect the property at your convenience. For drone video footage or buyers packets please visit [www.wiemanauktion.com](http://www.wiemanauktion.com).

**TERMS:** A 10% non-refundable down payment is due on sale day with the balance on or before April 29th, 2022. A warranty deed will be provided with title insurance being provided and the owner's title insurance policy being split 50/50 between buyer and seller. Taxes will be prorated until date of closing. Current property taxes are \$2,340.70 New buyer will get possession at closing and is welcome to manage acres not currently being row cropped for the 2022 crop year. Wieman Land & Auction Co. is representing the seller in this transaction. Sold subject to owners' approval. Remember auction will be held at Overweg's Grocery & Feed in New Holland SD.

**Steven & DiAnn Jones; John & Angela Buttram; Kyle & Kellee Blickenstaff - OWNERS**

**Wieman Land & Auction Co.  
Brokers & Auctioneers  
Marion SD 800-251-3111**

**Kerner Law Office  
Closing Attorney  
605-724-2313**

# Aerial Map

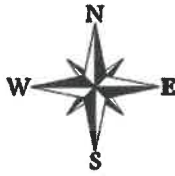


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Map Center: 43° 26' 56.49, -98° 36' 7.35



**25-100N-66W**  
**Douglas County**  
**South Dakota**



2/2/2022



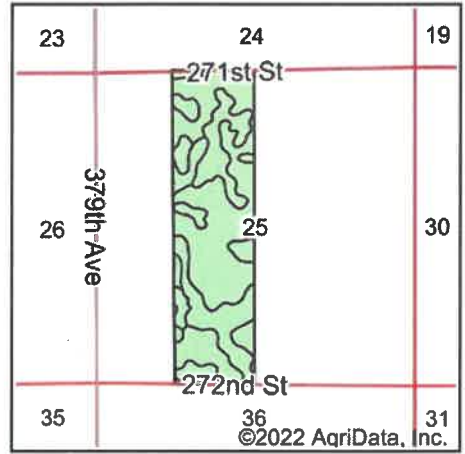
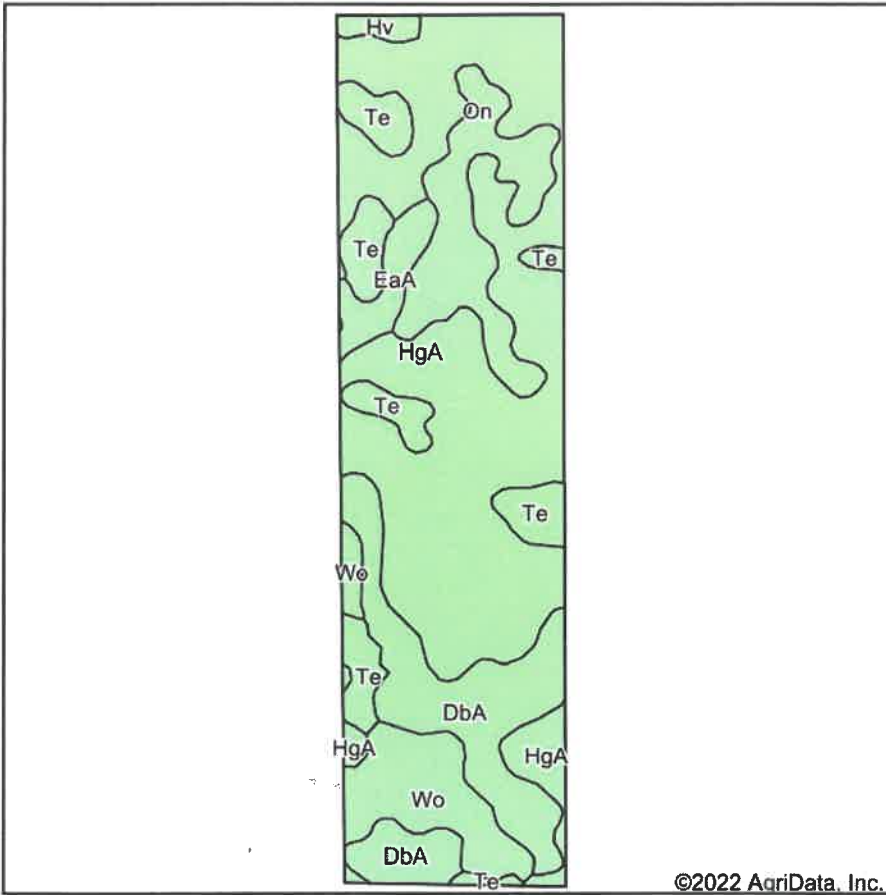
Maps Provided By:



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

# Soils Map



State: **South Dakota**  
 County: **Douglas**  
 Location: **25-100N-66W**  
 Township: **Joubert**  
 Acres: **160**  
 Date: **2/2/2022**



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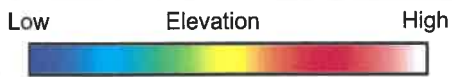
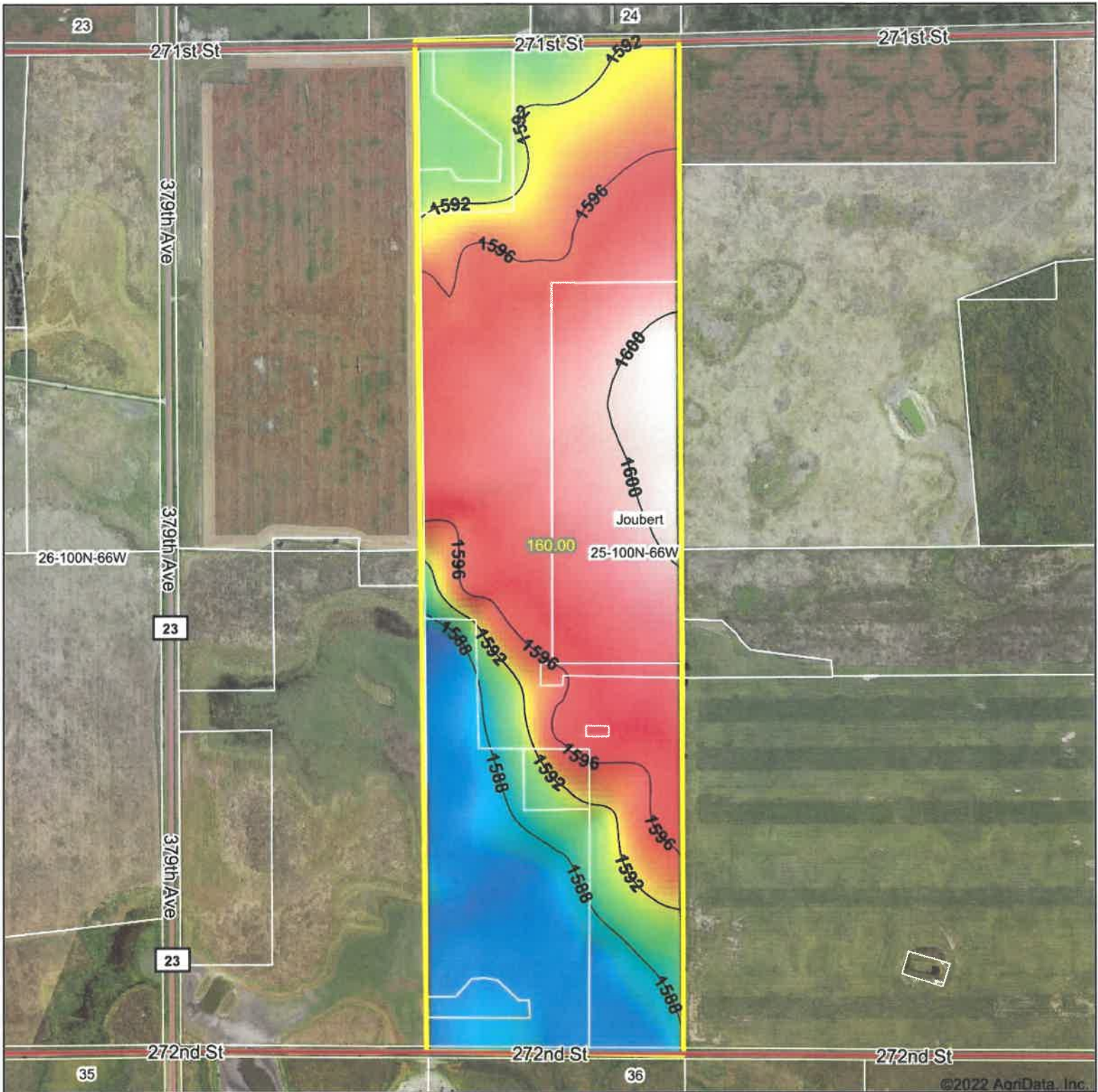
Soils data provided by USDA and NRCS.

Area Symbol: SD043, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HgA	Highmore-Walke silt loams, 0 to 2 percent slopes	80.36	50.2%	IIC	
DbA	DeGrey-Walke silt loams, 0 to 2 percent slopes	25.97	16.2%	IVs	
On	Onita-Tetonka silt loams	17.05	10.7%	IIC	
Te	Tetonka silt loam, 0 to 1 percent slopes	15.98	10.0%	IVw	
Wo	Worthing silty clay loam, 0 to 1 percent slopes	14.11	8.8%	Vw	
EaA	Eakin-Ethan complex, 0 to 3 percent slopes	4.96	3.1%	IIC	
Hv	Hoven silt loam, 0 to 1 percent slopes	1.57	1.0%	VIIs	
<b>Weighted Average</b>				<b>2.83</b>	

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

# Topography Hillshade



Maps Provided By:



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

Source: USGS 10 meter dem

Interval(ft): 4

Min: 1,584.0

Max: 1,601.3

Range: 17.3

Average: 1,593.6

Standard Deviation: 4.86 ft



2/2/2022

**25-100N-66W**  
**Douglas County**  
**South Dakota**

map center: 43° 26' 56.49, -98° 36' 7.35

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**Common Land Unit**  
 [Hatched Box] Non-Cropland  
 [White Box] Cropland  
 [Dashed Line] Tract Boundary  
 [Solid Line] PLSS

2022 Program Year  
 Map Created January 11, 2022  
**Farm 1227**

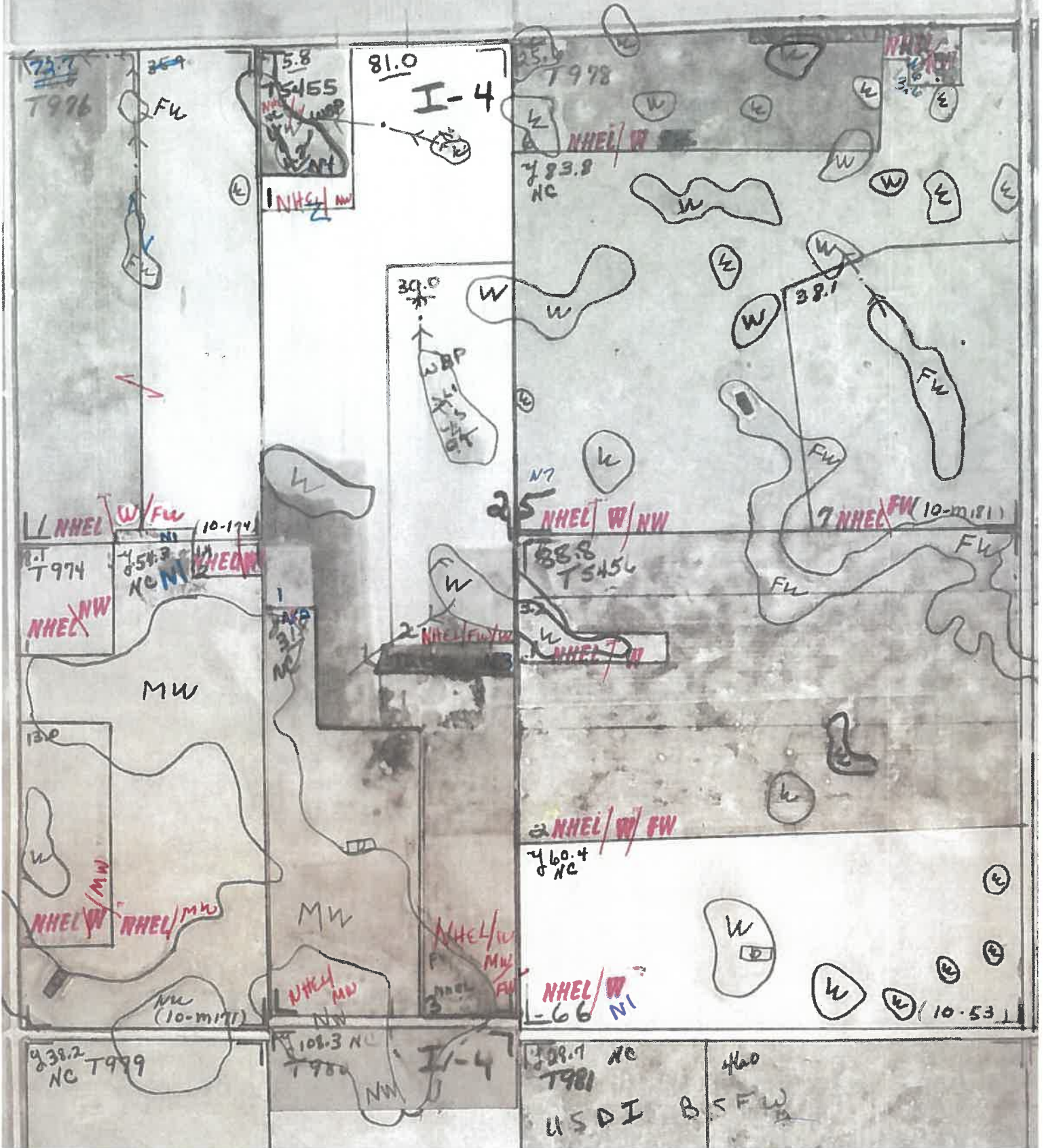
**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▼ Limited Restrictions  
 ■ Exempt from Conservation Compliance Provisions

SHARES \_\_\_\_\_  
 PRODUCER INITIALS \_\_\_\_\_ DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

**25-100N-66W-Douglas**

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).

# NOT TO SCALE



Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name :  
Farms Associated with Operator :  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.41	123.32	123.32	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	123.32	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	59.50	0.00	109	0
Soybeans	21.40	0.00	40	0
<b>TOTAL</b>	<b>80.90</b>	<b>0.00</b>		

NOTES

Tract Number : 5455

Description : E2W2 25-100-66  
FSA Physical Location : SOUTH DAKOTA/DOUGLAS  
ANSI Physical Location : SOUTH DAKOTA/DOUGLAS  
BIA Unit Range Number :  
HEL Status : HEL determinations not completed for all fields on the tract  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : STEVEN P JONES, JOHN BUTTRAM, KYLE R BLICKENSTAFF, L DIANN JONES, ANGELA W BUTTRAM, KELLE BLICKENSTAFF  
Other Producers :  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.41	123.32	123.32	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	123.32	0.00	0.00	0.00	0.00	0.00



Abbreviated 156 Farm Record

DCP Crop Data

Tract 5455 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	59.50	0.00	109
Soybeans	21.40	0.00	40
<b>TOTAL</b>	<b>80.90</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.

**COMMITMENT FOR TITLE INSURANCE**SCHEDULE B, Part I  
Requirements

File Number: TI-984(a)

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

**SCHEDULE B, PART II**  
**Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- A. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
- B. General Exceptions:
  1. Rights or claims of parties in possession not shown by the public records.\*
  2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.\*
  3. Easements, or claims of easements, not shown by the public records.\*
  4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.\*
  5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.\*
  6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.\*

7. Any Service, installation or connection charge for sewer, water or electricity.\*
8. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.\*

\*Paragraphs 1, 2, 3, 4, 5, 6, 7 and 8 will not appear as printed exceptions on extended coverage policies, except as to such parts thereof which may be typed as a Special Exception.

C. Special Exceptions:

1. This Policy specifically excludes all real estate taxes to the applicable property. For informational purposes only, we submit the following tax figures/statement. We assume no liability for the correctness of the same. Please contact the Douglas County Treasurer for the exact amount owed (605-724-2318). The 2021 real estate taxes for Record #2595 in the amount of \$1,331.86 show due and owing. The 2021 real estate taxes for Record #2597 in the amount of \$1,008.84 show due and owing. For more information see attached Real Estate Tax Notices.
2. Rights of the public in and to the statutory easement for section line road right-of-way.
3. An easement for the construction, operation, and maintenance of a water line and rights incidental thereto as set forth in a document granted to Randall Community Water District, a public entity, its successors and assigns, (no representation is made as to the present ownership of said easement) as recorded in Book 17 of Miscellaneous, page(s) 267 on February 10, 1993, affecting (E½SW¼ 25-100-66). The exact location and extent of said easement is not disclosed of record.
4. We have not made any search for coal, metals, asphalt, oil, gas and other minerals and are not insuring any such interests, rights or reservations.

# 160 ACRES

## DOUGLAS COUNTY LAND

**THURSDAY,  
MARCH 31ST  
AT 11:00AM**

*Auction held at the  
Overweg Grocery & Feed  
in New Holland, SD*

**TERMS:** A 10% non-refundable down payment is due on sale day with the balance on or before April 29th, 2022. A warranty deed will be provided with title insurance being provided and the owner's title insurance policy being split 50/50 between buyer and seller. Taxes will be prorated until date of closing. Current property taxes are \$2,340.70 New buyer will get possession at closing and is welcome to manage acres not currently being row cropped for the 2022 crop year. Wieman Land & Auction Co. is representing the seller in this transaction. Sold subject to owners' approval. Remember auction will be held at Overweg's Grocery & Feed in New Holland, SD.

*New Holland  
Waterfowl  
Production  
Area*

United States  
Postal Service  
New Holland

273rd St

273rd St



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