

# Lincoln County **LAND AUCTION**

**160  
Acres**

Wednesday  
**March 18<sup>th</sup>**  
at 10:30 A.M.

OWNERS:

**Mark Kroger**



44628 SD HWY 44, MARION SD

PHONE: 800-251-3111

WIEMANAUCTION.COM

FAX: 605-648-3102

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

**160 ACRES OF TILLABLE & PASTURE  
GRANT TOWNSHIP - LINCOLN COUNTY LAND  
PLUS 74.4 TILLABLE ACRES FOR CASH RENT  
AT AUCTION**

**WEDNESDAY, MARCH 18<sup>TH</sup> 10:30 AM**

Here is an excellent opportunity to acquire a combination of 160 acres of tillable & pasture land with a nice grain bin site located in a tightly held area of Lincoln County. There are approx. 95 tillable acres along with 50+ acres of pasture that are ready to be farmed and grazed in 2020. This farm has good soils and would make an excellent addition to any producer, cattleman, or investor.

**Property Location:** From Lennox, SD on Hwy 17 go approx. 5 miles south to the Intersection of Hwy 17 & 284<sup>th</sup> St, then go ½ mile west. Watch for signs!

**NOTE:** Auction will be held in the Wieman Auction Facility on Hwy 44 near Marion, SD.

**TRACT #1 – 23.38 ACRES +/- of Tillable Land including a 32,000 Bushel Bin**

- This tract has approx. 21 acres tillable with the balance of this land in the bin site.
- This property includes a Superior 32,000-bushel dryer bin built in 2009.
- Predominant soil types are Chancellor-Wakonda- Tetonka complex and Wentworth-Chancellor silty clay loams that carry a productivity index of 76.8.

**Legal:** Tract 1 of Kroger Addition, an addition in the SW ¼ in Section 29-98-51, Lincoln County, SD.

**TRACT #2 – 53.91 ACRES +/- of Pasture Land**

- Predominant soil types are Worthing silty clay loams, Chancellor-Wakonda- Tetonka complex, and Wentworth-Chancellor silty clay loams that carry a productivity index of 53.3
- Improvements include the old Sunnyside Country School building with a small addition for cattle and equipment. This tract also includes an 80' working well for servicing the pasture.
- This tract would make a nice addition to for any cattle producer or horse enthusiasts!

**Legal:** Tract 2 of Kroger Addition, an addition in the SW ¼ in Section 29-98-51, Lincoln County, SD.

**TRACT #3 – 83 ACRES +/- of Tillable Land**

- This tract has approx. 82.9 acres tillable with 9.5 acres enrolled in CRP at \$294/acre until 9/30/26.
- Predominant soil types are Chancellor-Wakonda- Tetonka complex and Wentworth-Chancellor silty clay loams, that carry a productivity index of 72.3.

**Legal:** Tract 3 of Kroger Addition, an addition in the SW ¼ in Section 29-98-51, Lincoln County, SD.

**TRACT #4 – 160 ACRES**

- Combination of Tracts 1, 2, & 3.
- The current assessed value is \$418,192 and 2019 RE taxes are \$4,488.10
- Lennox School District 41-4

**TERMS:** Cash Sale with a 10% nonrefundable down payment on Sale Day and the balance on or before May 1, 2020. 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 for the 2020 Crop Year. Buyer to pay all 2020 real estate taxes due in 2021. Closing fee will be split 50/50 between buyer and seller. Property sold subject to filing the proposed survey plat if property is sold in separate tracts. Seller to pay all survey costs. Sold subject to the owner's confirmation and any easement of record – Come prepared to buy! Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

**BONUS - TRACT #5 – 74.4 ACRES OF TILLABLE LAND FOR CASH RENT**

- This tract consists of 74.4 acres of all tillable land with a soil rating of 84.2!
- This is a 1-year sub-lease for the 2020 crop year. The successful bidder/tenant will have the right to renegotiate with the landowner, Patty Kroger, on a go forward basis.
- This tract was planted to soybeans in 2019. Bean stubble was worked in the fall of 2019.
- 100% payment made on sale day with immediate possession for the 2020 crop year.

**Legal:** The N ½ NW ¼ in 29-98-51, Lincoln County, SD.

We invite you to view these parcels of land at your convenience. Feel free to drive out and around the property. For an information packet, go to [www.wiemanauktion.com](http://www.wiemanauktion.com) or contact auctioneers for more details.

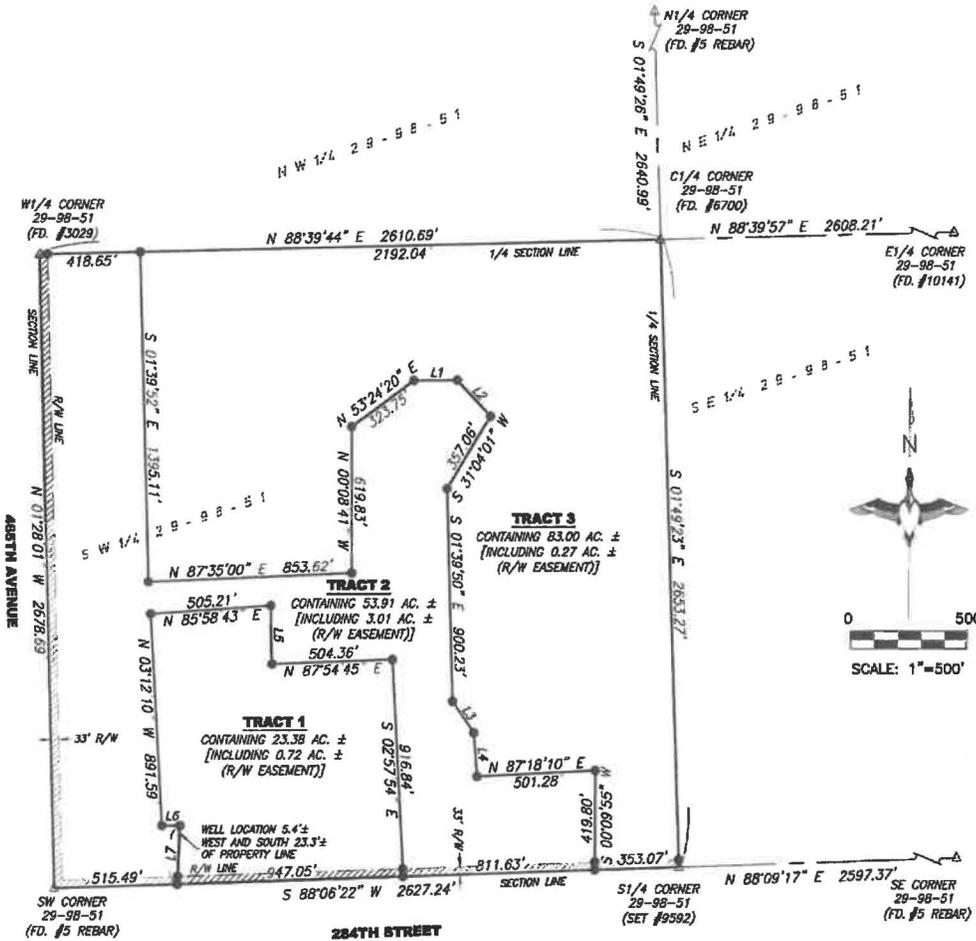
**NOTE:** Auction will be held in the Wieman Auction Facility near Marion, SD. Come prepared to buy!

**MARK KROGER - OWNER**

Wieman Land & Auction Co., Inc.  
800-251-3111 Marion SD  
Rich, Kevin, Mike, Derek, & Ryan Wieman  
Nathan Timmermans, & Ron Leitheiser – Land Brokers  
[www.wiemanauktion.com](http://www.wiemanauktion.com)

# PLAT OF TRACTS 1, 2 AND 3 OF KROGER ADDITION

AN ADDITION IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 98 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA



LINE	BEARING	DISTANCE
L1	N 89°17'47" E	183.49'
L2	S 42°59'16" E	206.68'
L3	S 34°31'04" E	181.17'
L4	S 04°25'07" E	182.83'
L5	N 01°24'59" W	246.51'
L6	N 89°41'53" W	78.10'
L7	N 02°30'58" E	249.18'

### LEGEND:

- SET 5/8" REBAR W/CAP #9592
- FD. MONUMENT (AS NOTED)
- △ SECTION CORNER (AS NOTED)
- (R) RECORD INFORMATION
- AC. ACRES
- S.F. SQUARE FEET
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

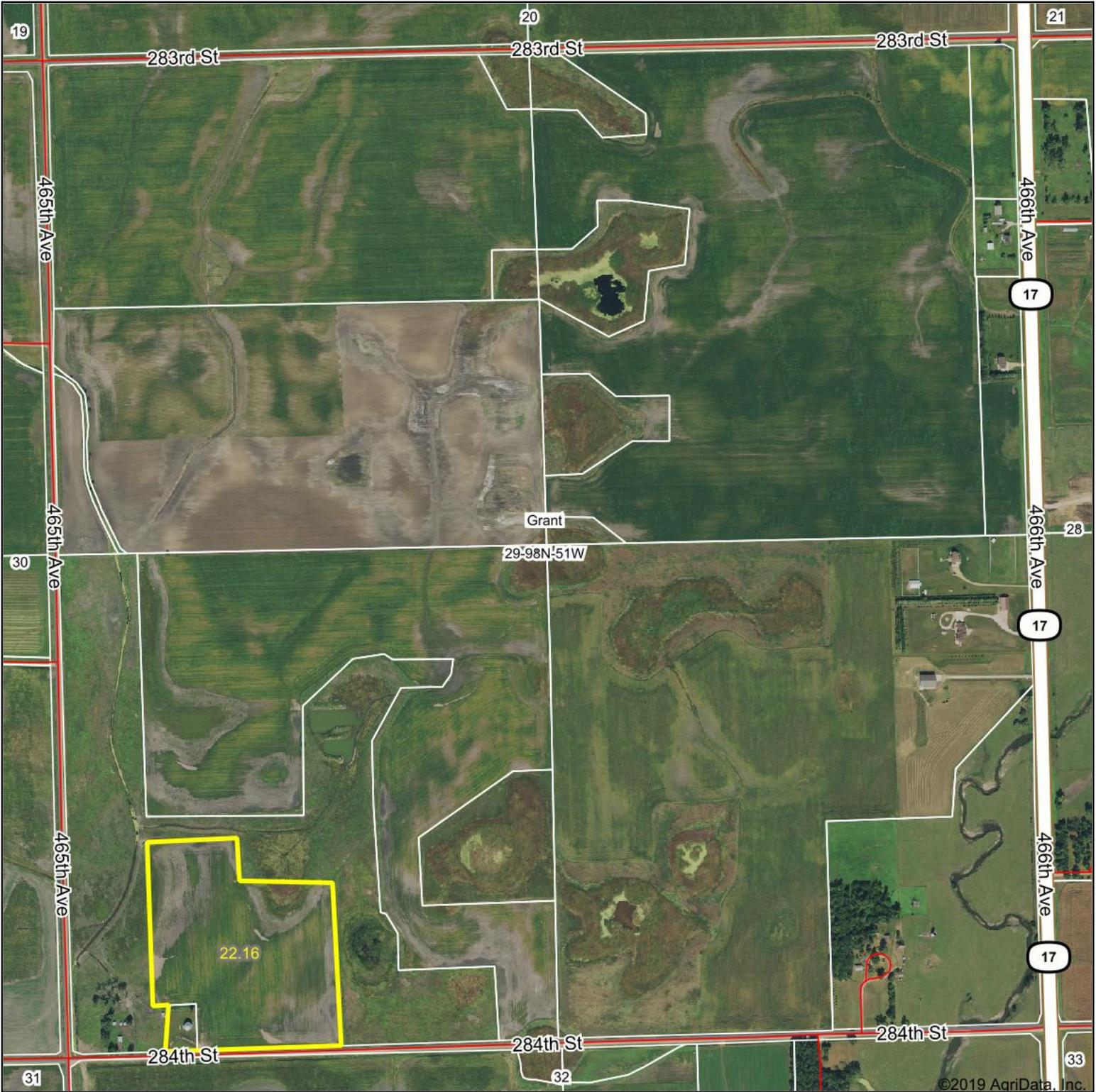


NOTES:  
BASIS OF BEARINGS IS UTM-ZONE 14  
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.

PREPARED BY:  
**Midwest**  
Land Surveying, Inc.  
Land Surveying and GPS Consulting  
211 E. 14th Street Suite 100  
Sioux Falls, South Dakota 57104  
Phone: (605) 339-8901 FAX: (605) 274-8951

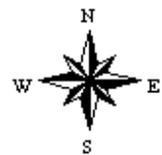
# Aerial Map



Map Center: 43° 16' 46.78, -96° 53' 44.93



**29-98N-51W**  
**Lincoln County**  
**South Dakota**



2/20/2020



Maps Provided By:

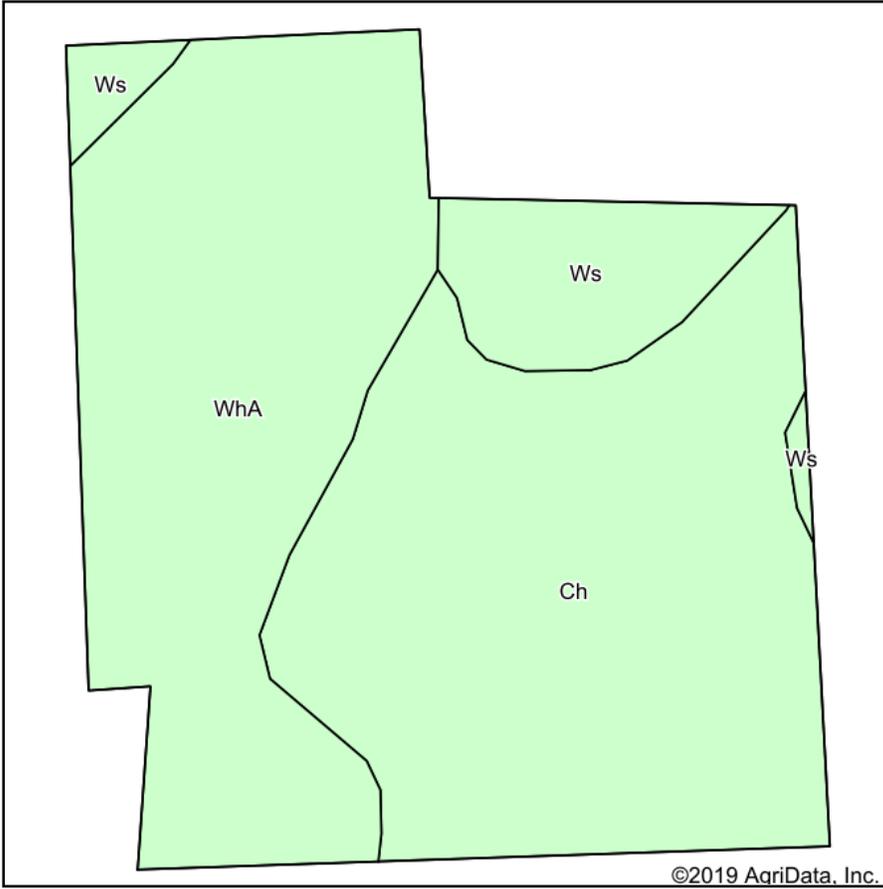


CUSTOMIZED ONLINE MAPPING

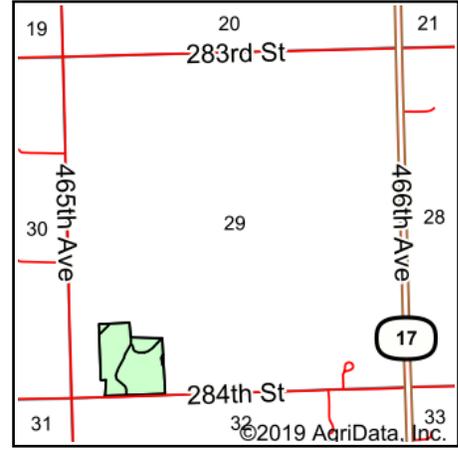
© AgriData, Inc. 2019 www.AgriDataInc.com

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

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Lincoln**  
 Location: **29-98N-51W**  
 Township: **Grant**  
 Acres: **22.16**  
 Date: **2/20/2020**



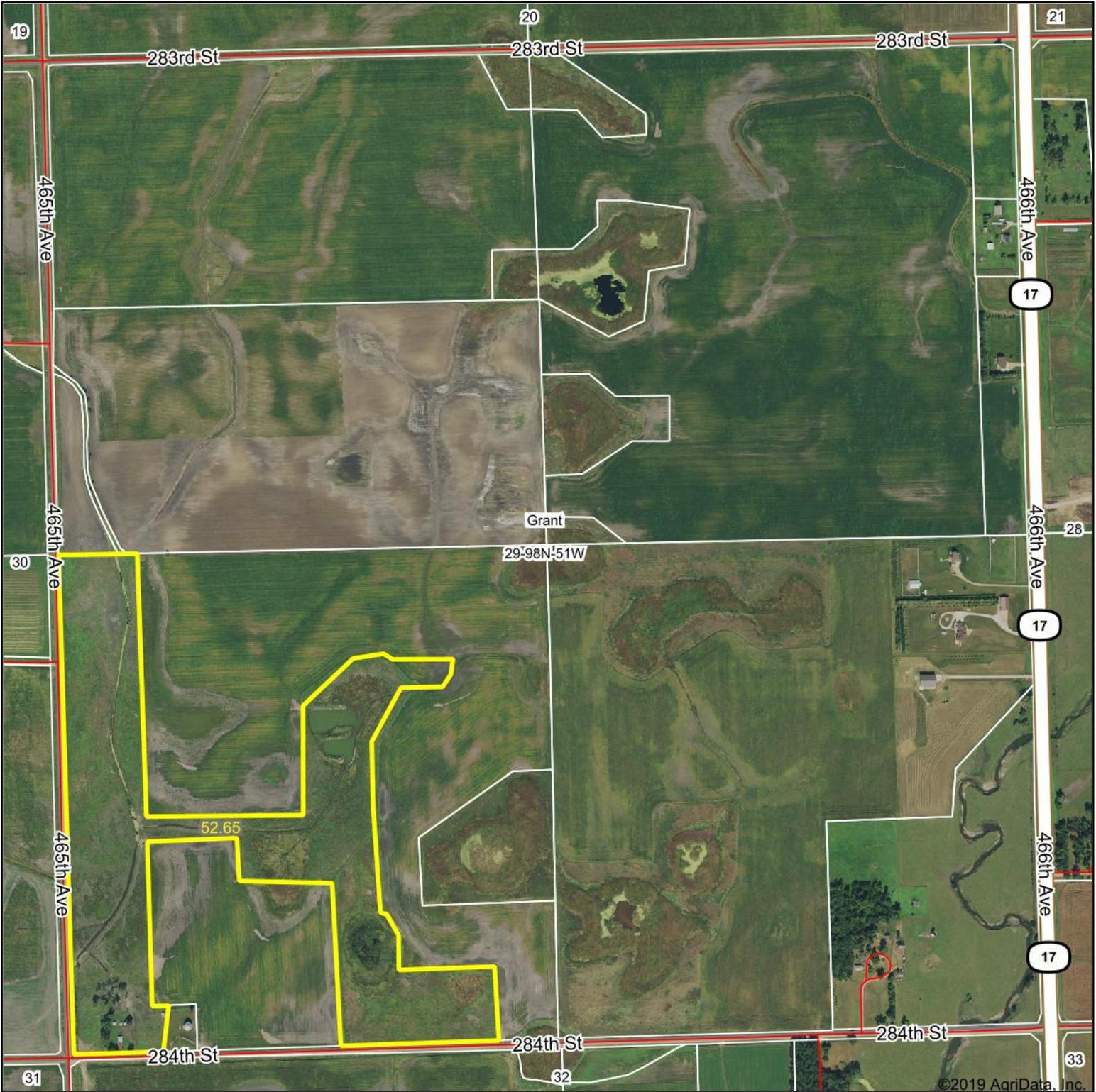
Maps Provided By:



Area Symbol: SD083. Soil Area Version: 21					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Ch	Chancellor-Wakonda-Tetonka complex	10.75	48.5%	IIw	78
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	9.17	41.4%	Iw	88
Ws	Worthing silty clay loam, 0 to 1 percent slopes	2.24	10.1%	Vw	30
<b>Weighted Average</b>					<b>77.3</b>

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

# Aerial Map



Maps Provided By:

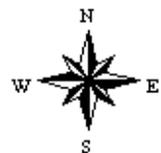


© AgriData, Inc. 2019 www.AgriDataInc.com

Map Center: 43° 16' 46.78, -96° 53' 44.93

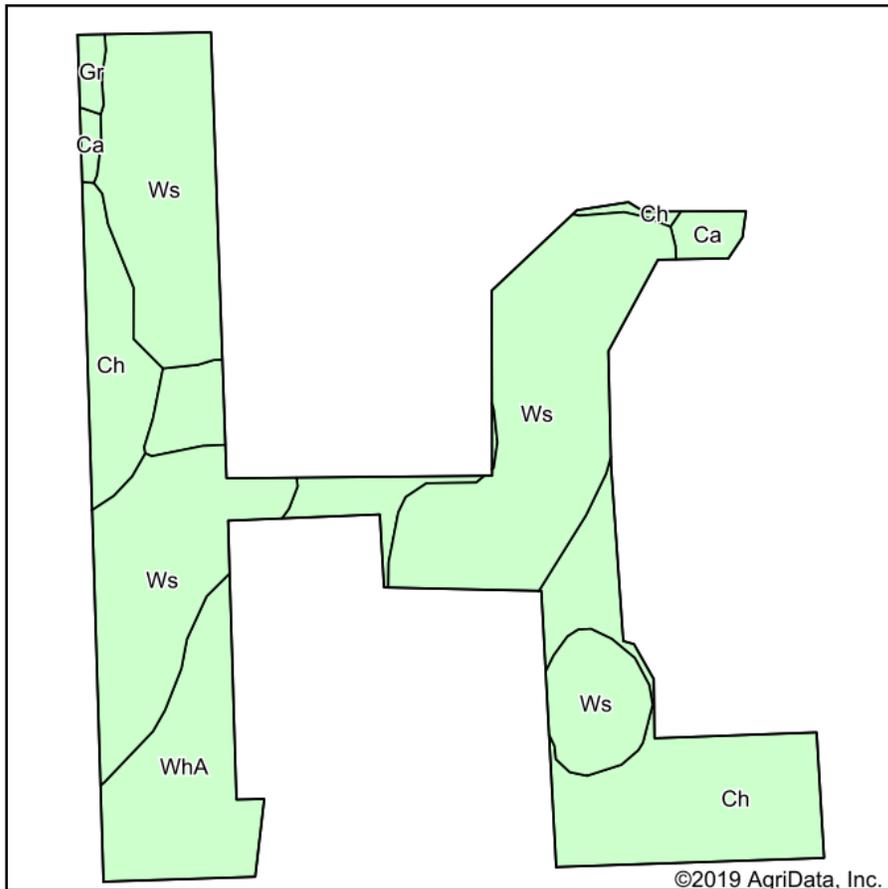


**29-98N-51W**  
**Lincoln County**  
**South Dakota**

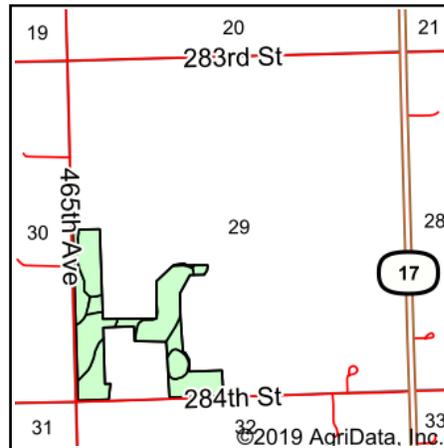


2/20/2020

# Soils Map



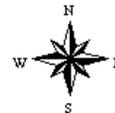
Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Lincoln**  
 Location: **29-98N-51W**  
 Township: **Grant**  
 Acres: **52.65**  
 Date: **2/20/2020**



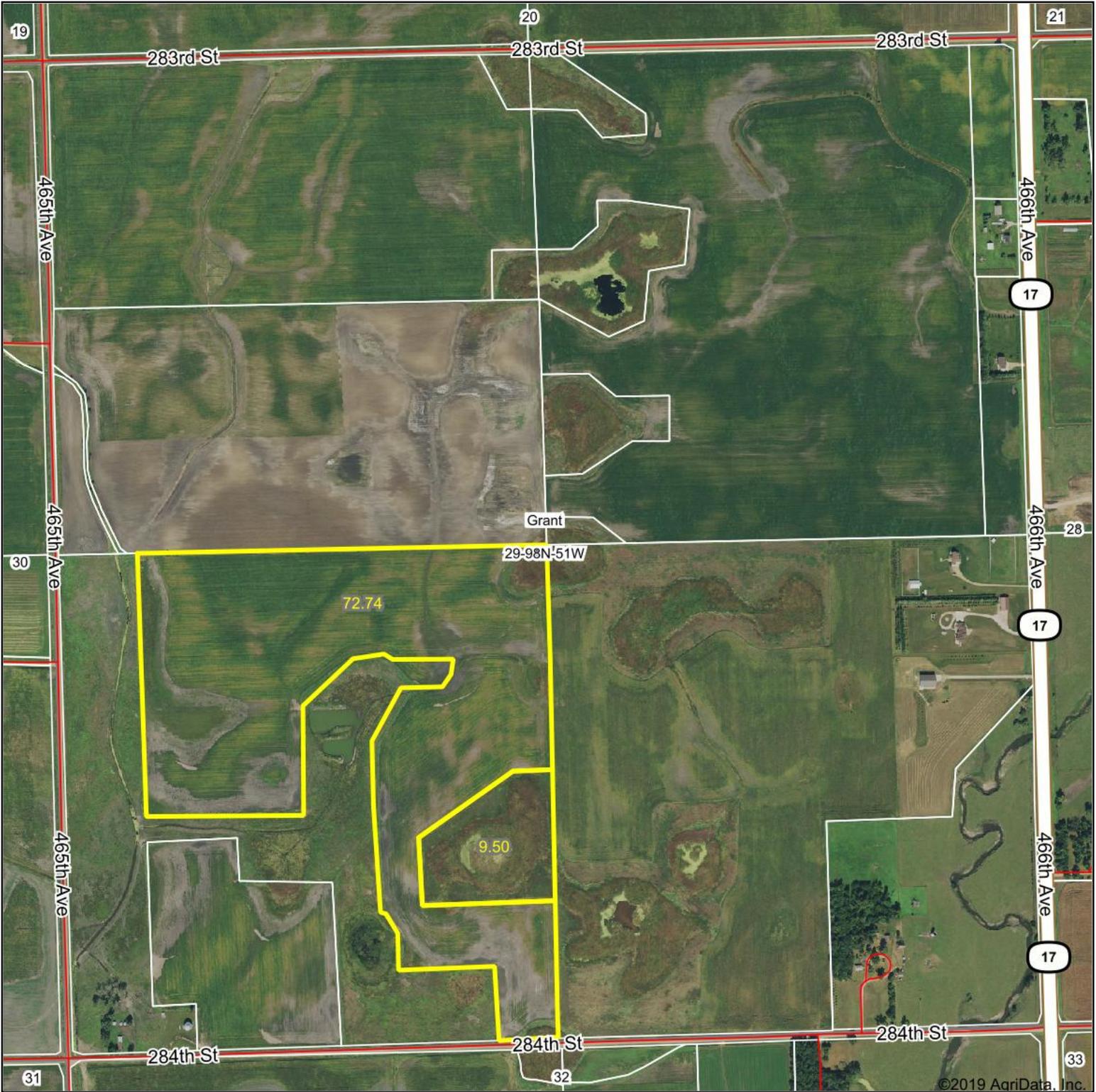
Maps Provided By:  
  
 © AgriData, Inc. 2019 [www.AgriDataInc.com](http://www.AgriDataInc.com)



Area Symbol: SD083. Soil Area Version: 21					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Ws	Worthing silty clay loam, 0 to 1 percent slopes	29.60	56.2%	Vw	30
Ch	Chancellor-Wakonda-Tetonka complex	12.73	24.2%	IIw	78
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	8.89	16.9%	Iw	88
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	1.00	1.9%	IIw	75
Gr	Graceville silty clay loam	0.43	0.8%	Is	85
<b>Weighted Average</b>					<b>52.7</b>

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

# Aerial Map



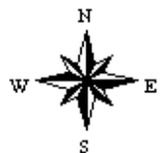
©2019 AgriData, Inc.



Map Center: 43° 16' 46.78, -96° 53' 44.93



**29-98N-51W**  
**Lincoln County**  
**South Dakota**

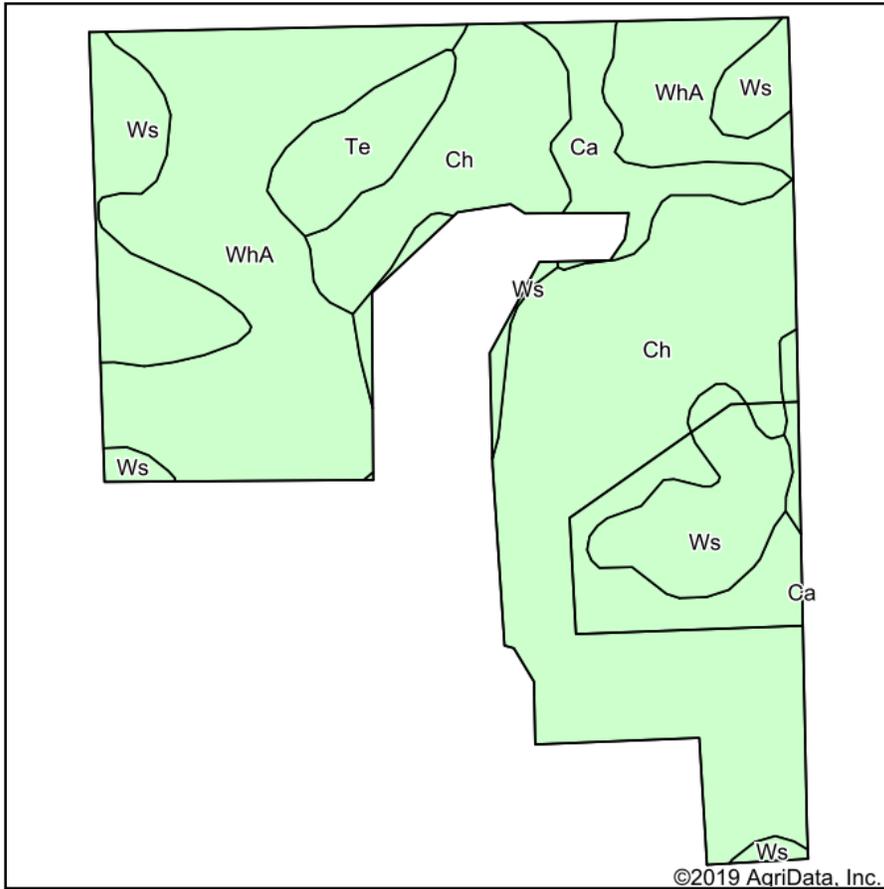


Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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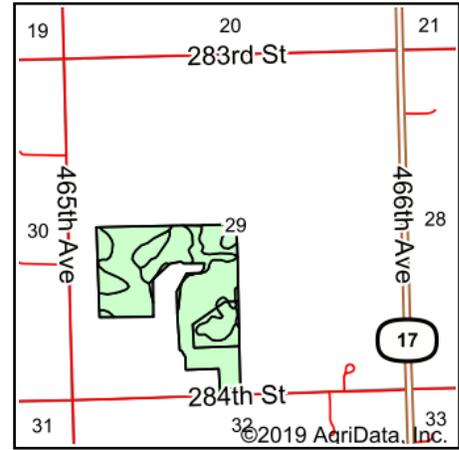
2/20/2020

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

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Lincoln**  
 Location: **29-98N-51W**  
 Township: **Grant**  
 Acres: **82.24**  
 Date: **2/20/2020**



Maps Provided By:



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www.AgriDataInc.com



Area Symbol: SD083. Soil Area Version: 21					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Ch	Chancellor-Wakonda-Tetonka complex	37.30	45.4%	IIw	78
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	24.33	29.6%	Iw	88
Ws	Worthing silty clay loam, 0 to 1 percent slopes	13.20	16.1%	Vw	30
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	3.93	4.8%	IIw	75
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	3.48	4.2%	IVw	59
<b>Weighted Average</b>					<b>72.3</b>

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



Program  
Year 2019



United States Department of Agriculture  
**Lincoln County, SD**  
**PLSS: 29\_98N\_51W**  
**Farm: 7366**

1 inch equals 697 feet

**Wetland Determination Identifiers**

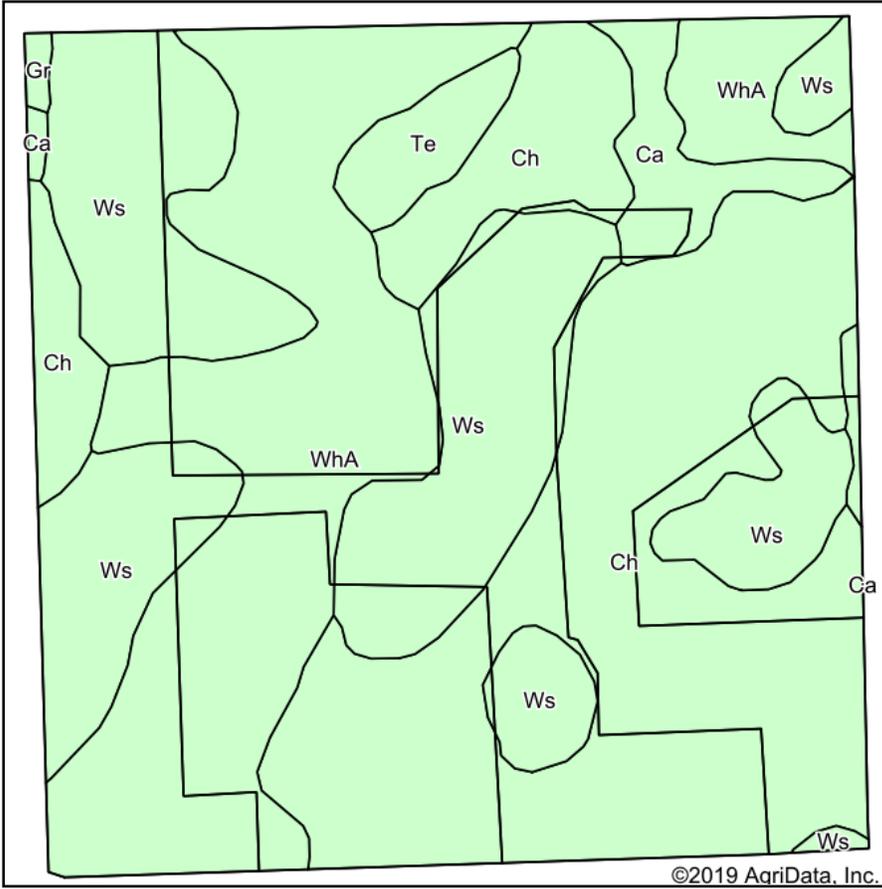
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Common Land Units
- Non Cropland

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 by the producer and/or National Agricultural Imagery Program (NAIP). 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 NRCS.

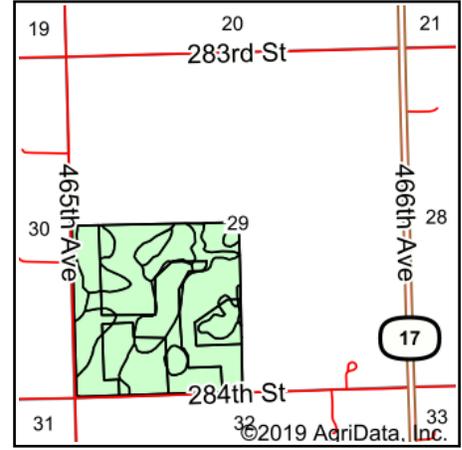
**2018 Ortho-Photography - Not to Scale**

May 28, 2019

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Lincoln**  
 Location: **29-98N-51W**  
 Township: **Grant**  
 Acres: **157.19**  
 Date: **2/20/2020**



Maps Provided By:



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Area Symbol: SD083. Soil Area Version: 21					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Ch	Chancellor-Wakonda-Tetonka complex	60.81	38.7%	IIw	78
Ws	Worthing silty clay loam, 0 to 1 percent slopes	45.08	28.7%	Vw	30
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	42.45	27.0%	Iw	88
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	4.94	3.1%	IIw	75
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	3.48	2.2%	IVw	59
Gr	Graceville silty clay loam	0.43	0.3%	Is	85
<b>Weighted Average</b>					<b>66.4</b>

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

# EXHIBIT OF TRACTS 1, 2 AND 3 OF KROGER ADDITION

AN ADDITION IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 98 NORTH,  
RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA



LINE	BEARING	DISTANCE
L1	N 89°32'47" E	183.49'
L2	S 42°59'16" E	206.66'
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L5	N 01°24'59" W	246.51'
L6	N 69°41'53" W	76.10'
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**LEGEND:**

- SET 5/8" REBAR W/CAP #9592
- FD. MONUMENT (AS NOTED)
- △ SECTION CORNER (AS NOTED)
- (R) RECORD INFORMATION
- AC. ACRES
- S.F. SQUARE FEET
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE



**AREA MAP** N.T.S.  
SECTION 29, T98N, R51W  
5TH P.M.



PREPARED BY:



Land Surveying and GPS Consulting  
211 E. 14th Street Suite 100  
Sioux Falls, South Dakota 57104

Phone: (605) 339-8901 FAX:(605) 274-8951

NOTES:  
BASIS OF BEARINGS IS UTM-ZONE 14

# Certified Wetland Determination

Field Office: Canton FO

Agency: USDA-NRCS

Certified By: Eugene Preston

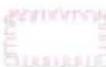
Certified Date: 1-16-13

Legal Desc: SW4 Section 29 98-51

Tract: 1291



## Legend

-  Certified Wetland Determination Boundary
-  Wetlands
-  Wetlands
-  Ditch
-  NI
-  NNDitch
-  Tile



- W Wetland
- FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
- PC Prior Converted
- NW Non Wetland
- NI Not Inventoried Potential Waters of the US
- See NRCS CPA-026E for definitions and additional info.



South Dakota  
Lincoln

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM: 7366**  
Prepared: 1/2/20 11:18 AM  
Crop Year: 2020  
Page: 1 of 2

Report ID: FSA-156EZ

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.

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
KROGER, MARK ALLEN		

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 11074

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
155.7	104.3	104.3	0.0	0.0	9.5	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	94.8	0.0	0.0	0.0			

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	NONE	NONE	NONE	WHEAT, OATS, CORN SOYBN	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.87	35	0.0
OATS	0.82	56	0.0
CORN	80.92	127	0.0
SOYBEANS	4.93	38	0.0
<b>Total Base Acres:</b>	<b>89.54</b>		

Tract Number: 1291 Description SW4 29 98 51

FSA Physical Location : Lincoln, SD ANSI Physical Location: Lincoln, SD

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
155.7	104.3	104.3	0.0	0.0	9.5	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	94.8	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.87	35	0.0

South Dakota

Lincoln

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM: 7366**

Prepared: 1/2/20 11:18 AM

Crop Year: 2020

Page: 2 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.

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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	0.82	56	0.0
CORN	80.92	127	0.0
SOYBEANS	4.93	38	0.0
<b>Total Base Acres:</b>	89.54		

Owners: KROGER, MARK ALLEN

Other Producers: None

---

<b>CRP-1</b> (10-22-15)	<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation	1. ST. & CO CODE & ADMIN. LOCATION 46 083	2. SIGN-UP NUMBER 48
		3. CONTRACT NUMBER 11074	4. ACRES FOR ENROLLMENT 9.50
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>		5. FARM NUMBER 0007366	6. TRACT NUMBER(S) 0001291
		7A. COUNTY OFFICE ADDRESS (Include Zip Code) LINCOLN COUNTY FARM SERVICE AGENCY 801 E 5TH ST - SUITE 1 CANTON, SD 57013-1920	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>
7B. TELEPHONE NUMBER (Include Area Code): (605) 987-4332 x2			

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. **BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.**

10A. Rental Rate Per Acre	\$ 294.16	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 2,795	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	\$	0001291	0006	CP23A	5.50	165
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		0001291	0007	CP23A	4.00	120

**12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)**

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): MARK ALLEN KROGER 28588 SD HIGHWAY 11 CANTON, SD 57013-6143	(2) SHARE 100.00%	(3) SIGNATURE <i>Mark Kroger</i>	(4) DATE (MM-DD-YYYY) 9-7-16
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	B. DATE (MM-DD-YYYY) 9-7-16
------------------	--	--------------------------------

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act, (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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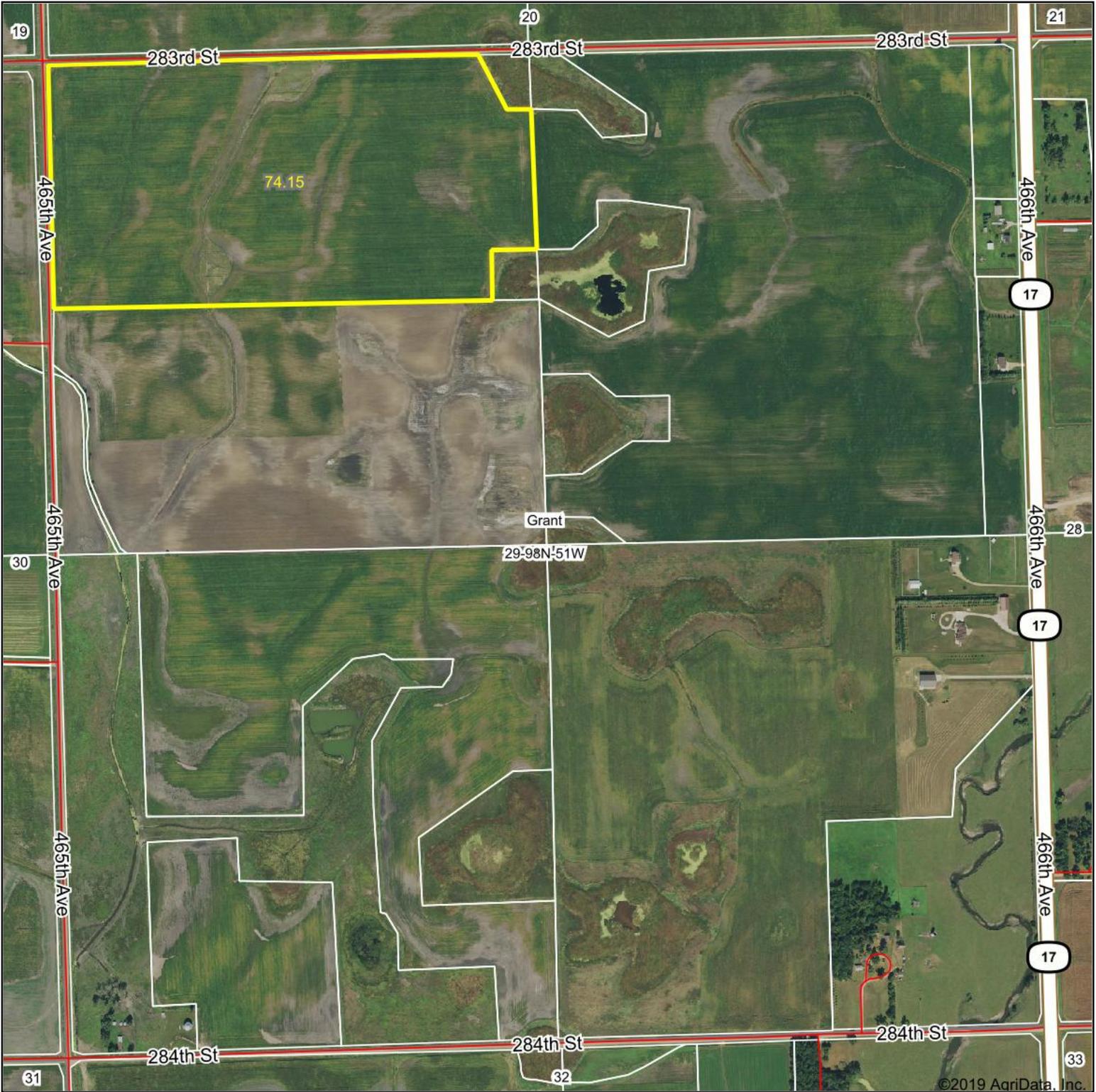
If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider and employer.

Original - County Office Copy

Owner's Copy

Operator's Copy

# Aerial Map



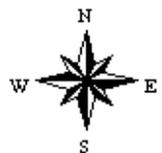
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Map Center: 43° 16' 46.78, -96° 53' 44.93



**29-98N-51W**  
**Lincoln County**  
**South Dakota**

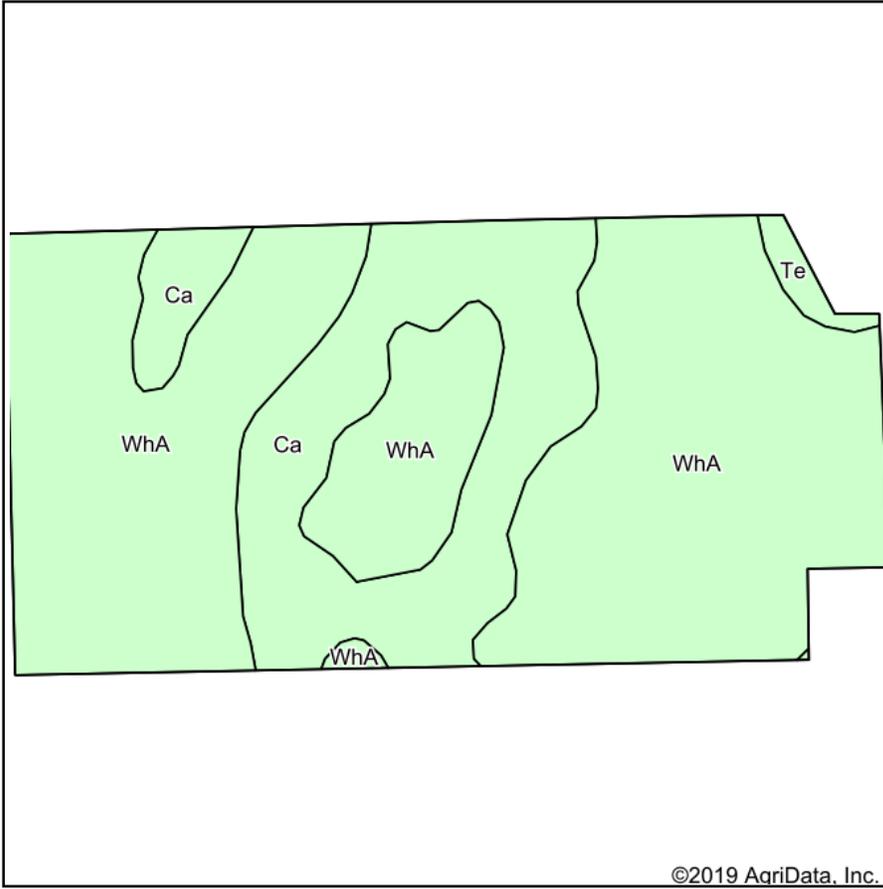


Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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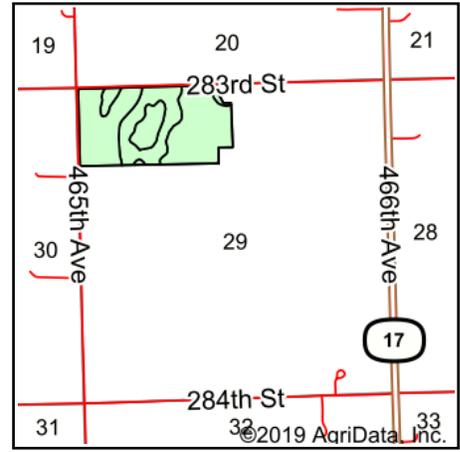
2/20/2020

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

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Lincoln**  
 Location: **29-98N-51W**  
 Township: **Grant**  
 Acres: **74.15**  
 Date: **2/20/2020**



Maps Provided By:



Area Symbol: SD083. Soil Area Version: 21					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	53.83	72.6%	Iw	88
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	19.43	26.2%	IIw	75
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	0.89	1.2%	IVw	59
<b>Weighted Average</b>					<b>84.2</b>

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

2014-F# 6982



**USDA** United States Department of Agriculture  
 Farm Service Agency

October 11, 2016

**Lincoln County, SD**

**PLSS: 29\_98N\_51W**  
**Farm: 7234**

1 inch equals 696 feet

- Wetland Determination Identifiers**
- Restricted Use
  - ▽ Limited Restrictions
  - ☒ Exempt from Conservation Compliance Provisions
  - Common Land Units
  - /// Non Cropland

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 by the producer and/or National Agricultural Imagery Program (NAIP). 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 NRCS.

**2016 Ortho-Photography - Not to Scale**

# Certified Wetland Determination

Field Office: Canton FO  
 Certified By: Wayne Bachman  
 Legal Desc: N2NW4 Section 29 98-51

Agency: USDA-NRCS  
 Certified Date: 9-14-05  
 Tract: 4903



**Legend**

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NINditch
- Tile



W Wetland  
 FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria  
 PC Prior Converted  
 NW Non Wetland  
 NI Not Inventoried Potential Waters of the US  
 See NRCS CPA-O26E for definitions and additional info.



South Dakota

U.S. Department of Agriculture

Prepared: 1/28/20 10:27 AM

Lincoln

Farm Service Agency

Crop Year: 2020

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: KROGER, MARK ALLEN  
 Farm Identifier:  
 Recon Number:

Farms Associated with Operator:

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): 11040

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
77.0	77.0	77.0	0.0	0.0	2.6	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	74.4	0.0	0.0	0.0			

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	NONE	NONE	NONE	WHEAT, OATS, CORN, SOYBN	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.24	35	0.0
OATS	0.64	56	0.0
CORN	63.31	127	0.0
SOYBEANS	3.86	38	0.0
<b>Total Base Acres:</b>	70.05		

Tract Number: 4903 Description: N2 NW4 29 98 51  
 FSA Physical Location: Lincoln, SD ANSI Physical Location: Lincoln, SD  
 BIA Range Unit Number:  
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields  
 Wetland Status: Tract contains a wetland or farmed wetland  
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
77.0	77.0	77.0	0.0	0.0	2.6	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	74.4	0.0	0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.24	35	0.0

South Dakota

Lincoln

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM: 7234**

Prepared: 1/28/20 10:27 AM

Crop Year: 2020

Page: 2 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.

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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	0.64	56	0.0
CORN	63.31	127	0.0
SOYBEANS	3.86	38	0.0
<b>Total Base Acres:</b>	70.05		

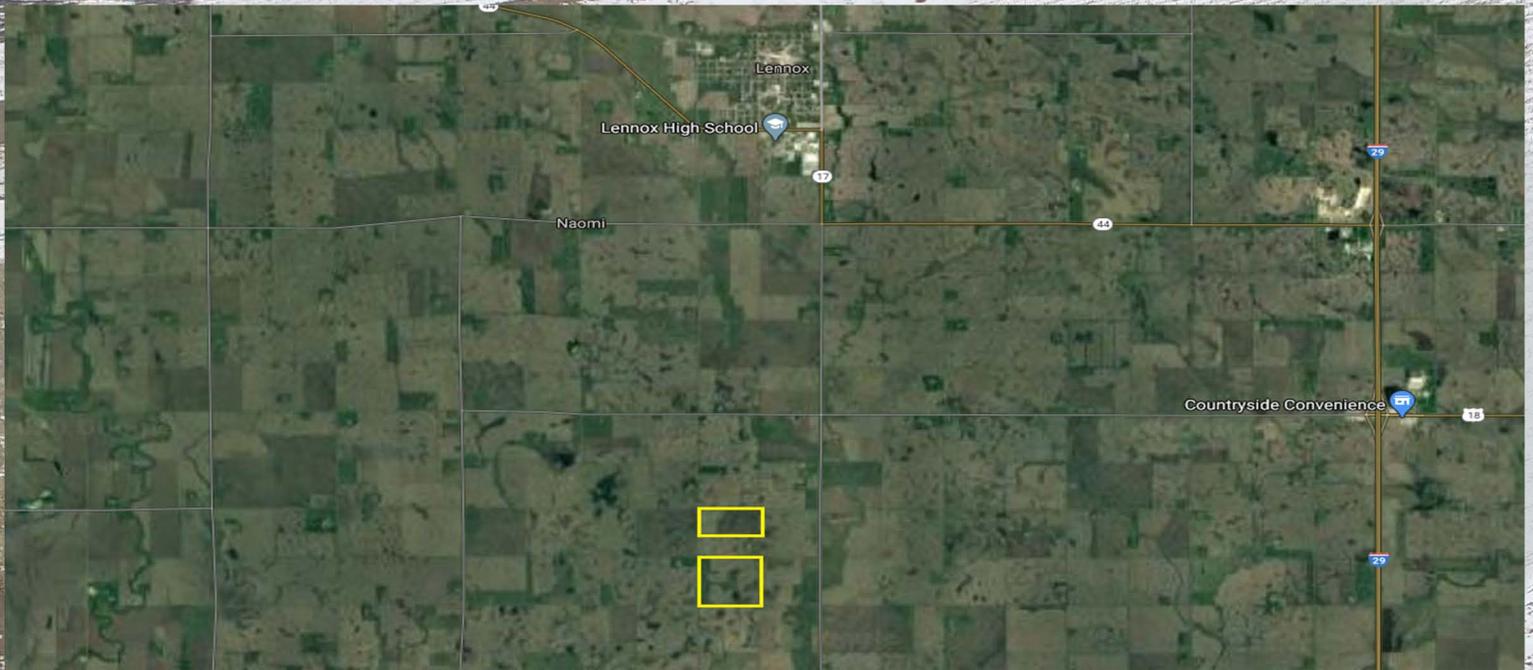
**Owners:** KROGER, PATRICIA

**Other Producers:** None

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# Lincoln County **LAND AUCTION**

# 160 Acres



Cash Sale with a 10% nonrefundable down payment on Sale Day and the balance on or before May 1, 2020. 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 for the 2020 Crop Year. Buyer to pay all 2020 real estate taxes due in 2021. Closing fee will be split 50/50 between buyer and seller. Property sold subject to filing the proposed survey plat if property is sold in separate tracts. Seller to pay all survey costs. Sold subject to the owner's confirmation and any easement of record – Come prepared to buy! Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

Wednesday  
**March 18<sup>th</sup>**  
at 10:30 A.M.



44628 SD HWY 44, MARION SD

PHONE: 800-251-3111

WIEMANAUCTION.COM

FAX: 605-648-3102

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