

Turner County
**LAND
AUCTION**

**80
Acres**

Thursday
December 19th
at 2:00 PM

OWNER:

Family of Donald L. Mark



44628 SD HWY 44, Marion SD

phone: 800-251-3111

www.wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**76.23 ACRES WITH IMPROVED ACREAGE
CENTERVILLE TOWNSHIP - TURNER COUNTY
AT AUCTION**

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

THURSDAY DECEMBER 19TH 2:00 PM

Here is a great opportunity for an improved acreage & farmland with prime location just east of Viborg. This is a unique opportunity that doesn't come along very often! Come check out the possibilities!

Property Location: 29132 458th Ave. Viborg, SD or from the 4 way stop in Viborg, SD go 2 mile east on 291st St. and ¼ mile south on 458th Ave. Property is located on the east side of the road.

LEGAL: S2 NW4 of Section 6-96-52, Turner County, SD.

TRACT 1: IMPROVED ACREAGE WITH 7.79 ACRES

- Ranch Style Home built in 1966 with approx. 1,320 sq. ft. w/attached 14' x 26' Garage
- Outbuildings include a 40' x 70' Machine shed along with a few other older buildings
- Situated on approx. 8 Acres (subject to survey) located just ¼ mile off an oil road
- This property could use a little TLC, but would be a great project property!

TRACT 2: 68.44 ACRES OF HIGHLY PRODUCTIVE FARMLAND

- This tract is almost 100% tillable with a powerful soil rating of 84.6!

TRACT 3: COMBINATION OF TRACTS 1 & 2 – 80 ACRES

- 2018 RE taxes payable in 2019 were \$3087.34
- Property is located 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 February 28, 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 at closing. Seller will pay the 2019 RE taxes due in 2020. Buyer responsible for all 2020 taxes due in 2021. Closing to be held at Turner County Title Company with closing fee split 50/50 between the buyer and seller. Property will be sold to the high bidder without reserve! Sold subject to any easement of record. Property is sold in As-Is condition. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

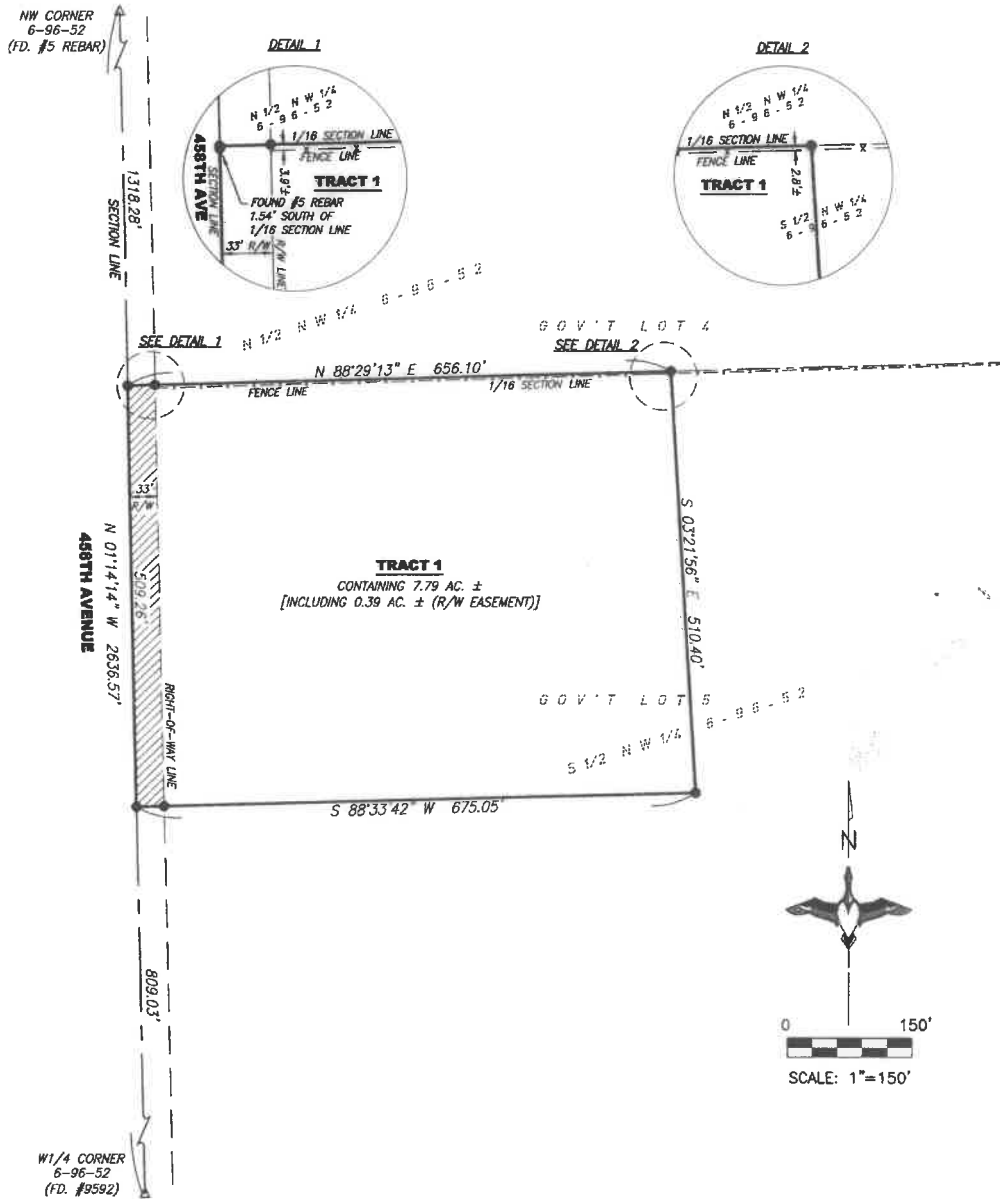
For an information packet, go to www.wiemanauktion.com. We invite you to view these parcels at your convenience. Contact Ryan Wieman 605-366-3369 for a private showing. **NOTE:** Auction will be held in the heated Wieman Auction Facility near Marion, SD. Come prepared to buy!

FAMILY OF DONALD L. MARK – OWNER

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

PLAT OF TRACT 1 OF MARK ADDITION

AN ADDITION IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 96 NORTH,
RANGE 52 WEST OF THE 5TH P.M., TURNER COUNTY, SOUTH DAKOTA.



LEGEND:

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



NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

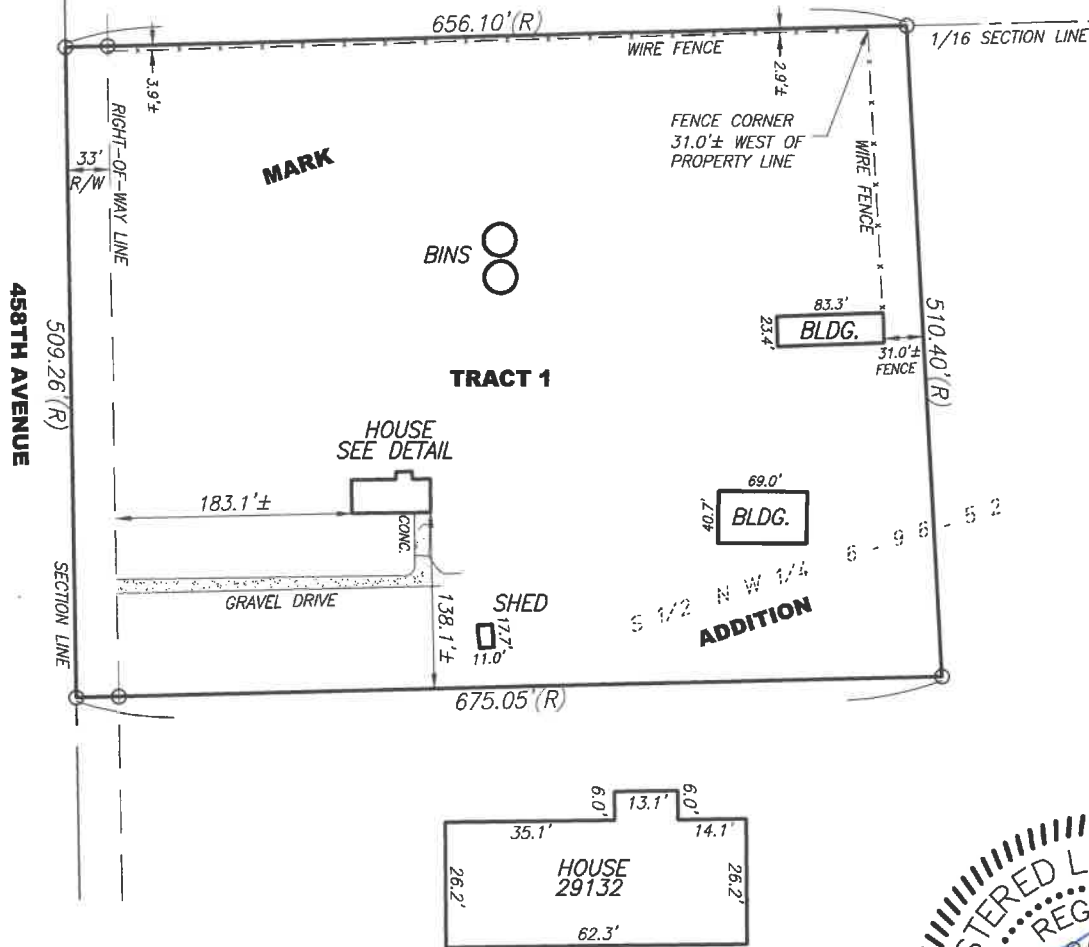
EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.

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

NOTE:
THERE WAS DEEP SNOW COVER AT THE TIME OF THE SURVEY. DETAILS OF THE SUBJECT PROPERTY WERE LOCATED TO THE EXTENT THE CONDITIONS WOULD ALLOW.

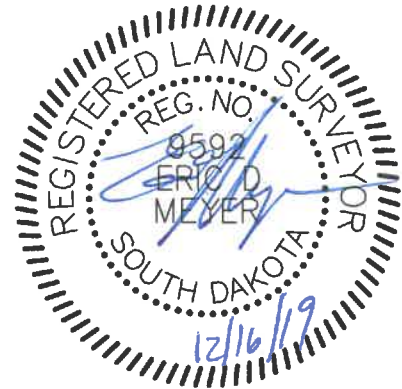
DATE OF SURVEY
12/06/19



ADDRESS:
29132 458TH AVENUE
VIBORG, SD

SURVEYOR'S NOTE:

THE PURPOSE OF AN IMPROVEMENT LOCATION EXHIBIT IS TO PROVIDE A REPRESENTATION OF THE INFORMATION GATHERED AT THE TIME OF THE INSPECTION. IT IS BASED ON EXISTING BUT NOT CONFIRMED BOUNDARY EVIDENCE AND IS SUBJECT TO ANY INACCURACIES THAT A BOUNDARY SURVEY MIGHT REVEAL. NO PROPERTY CORNERS WILL BE SET AND NO WARRANTY AS TO THE LOCATION OF THE TRUE BOUNDARY OF THE SUBJECT PROPERTY IS EXTENDED TO THE PRESENT OR FUTURE OWNERS OR OCCUPANTS.



LEGAL DESCRIPTION-

TRACT 1 OF MARK ADDITION, AN ADDITION IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 96 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, TURNER COUNTY, SOUTH DAKOTA.

NOTES

1. THIS SURVEY WAS PERFORMED FOR MORTGAGE PURPOSES ONLY AND IS NOT A COMPLETE BOUNDARY SURVEY OF THE SUBJECT PROPERTY.
2. BUILDING AND SITE IMPROVEMENT SETBACK VIOLATIONS ARE NOT VERIFIED OR NOTED AS AN ENCROACHMENT.
3. BUILDING AND SETBACK DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.
4. THE RESEARCH OF EXISTING EASEMENTS OF RECORD WAS NOT PERFORMED.
5. THE DEEDED LEGAL DESCRIPTION WAS SURVEYED, JUNIOR & SENIOR RIGHTS OF ADJACENT OWNERS WAS NOT RESEARCHED.
6. DRAWING SHOWN ABOVE ARE THE CONDITIONS AS OF THE DATE OF SURVEY.

SURVEYOR'S CERTIFICATE-

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE PERFORMED A MORTGAGE INSPECTION ON THE ABOVE DESCRIBED PROPERTY AND THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

[Signature]
ERIC D. MEYER REG. NO. 9592

DRAWN BY	JEB
APPROVED BY	EDM
DATE	12/10/19
PROJECT NUMBER	19-886
SHEET	1-1

PREPARED BY:

Midwest Land Surveying, Inc.
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Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951



SCALE: 1"=150'

FOUND IRON PIN ○
SET IRON PIN ●
PREVIOUSLY PLATTED DIMENSION (R)

SALE DRAWING

IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 96 NORTH, RANGE 52 WEST OF THE 5TH P.M., TURNER CO., SD.



**OWNERS: SUSAN L. CARLSON, MARY K. KARNIK,
HENRY D. VAN HULL & KATHERINE M. VAN HULL**
CLIENT: WIEMAN LAND & AUCTION

LEGEND:

- SET PROPERTY CORNER
- FOUND PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- - - RIGHT OF WAY LINE

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #19-886
DRAWN BY: JEB

PREPARED BY:

**Midwest
Land Surveying, Inc.**

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211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951**

TOTAL ACRES FOR PARCEL 1

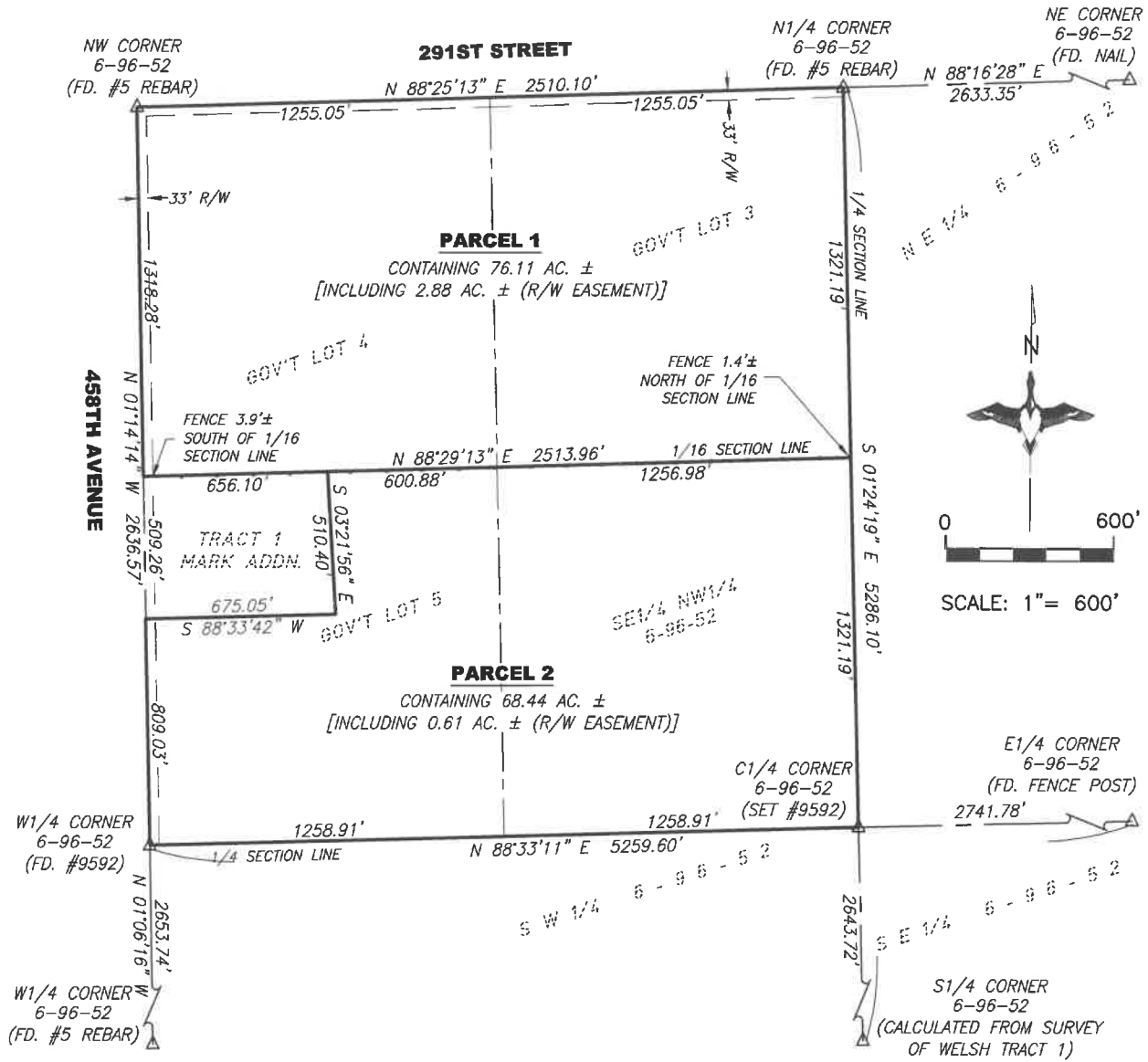
76.11 ACRES±
[INCLUDING 2.88 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR PARCEL 2

68.44 ACRES±
[INCLUDING 0.61 AC.± OF R/W (EASEMENT)]

SALE DRAWING

IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 96 NORTH, RANGE 52 WEST OF THE 5TH P.M., TURNER CO., SD.



**OWNERS: SUSAN L. CARLSON, MARY K. KARNIK,
HENRY D. VAN HULL & KATHERINE M. VAN HULL**
CLIENT: WIEMAN LAND & AUCTION

TOTAL ACRES FOR PARCEL 1

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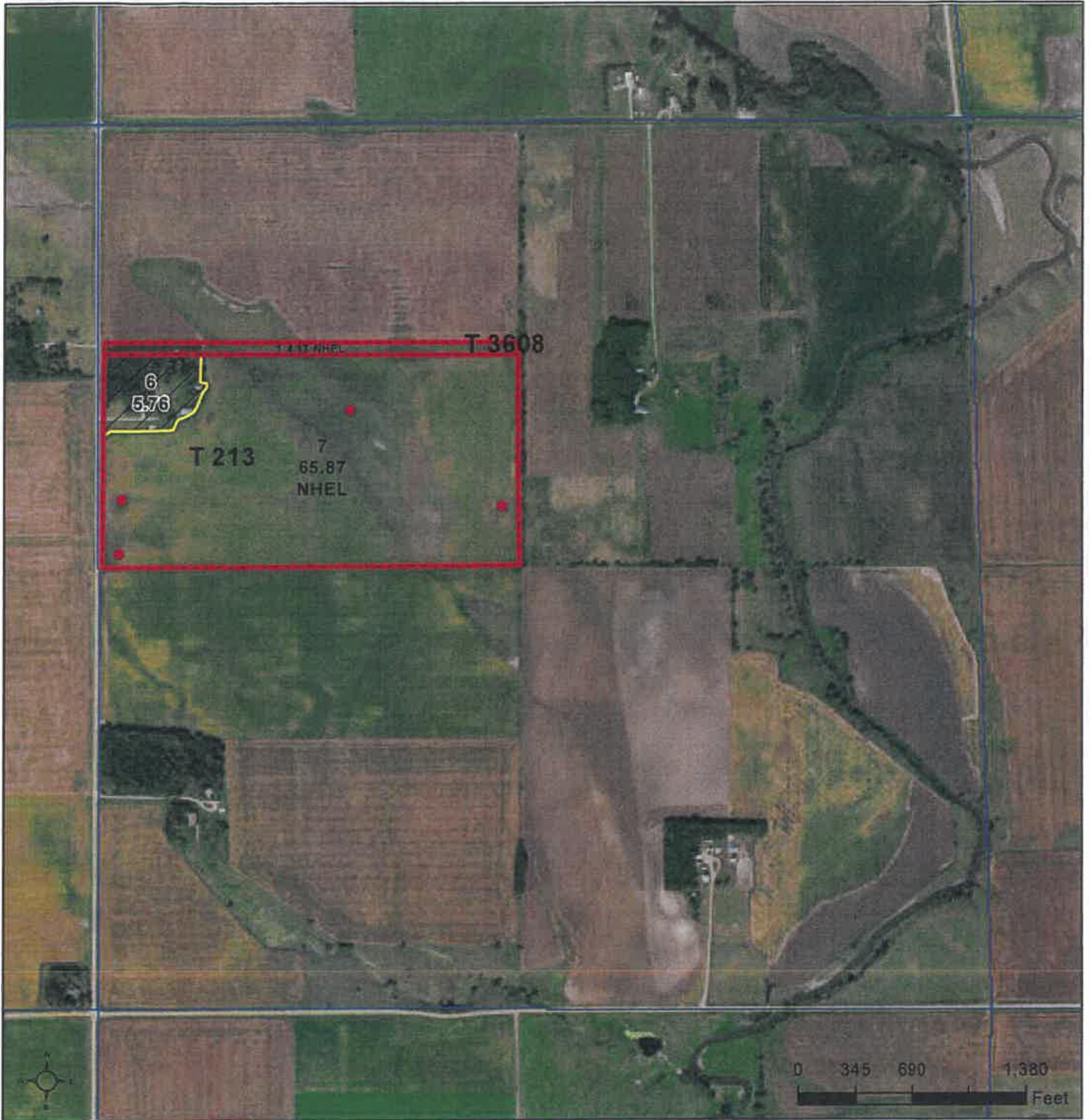
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- Common Land Unit**
-  Non-Cropland
 -  Cropland
 -  Tract Boundary
 -  PLSS
- Wetland Determination Identifiers**
-  Restricted Use
 -  Limited Restrictions
 -  Exempt from Conservation Compliance Provisions

2019 Program Year

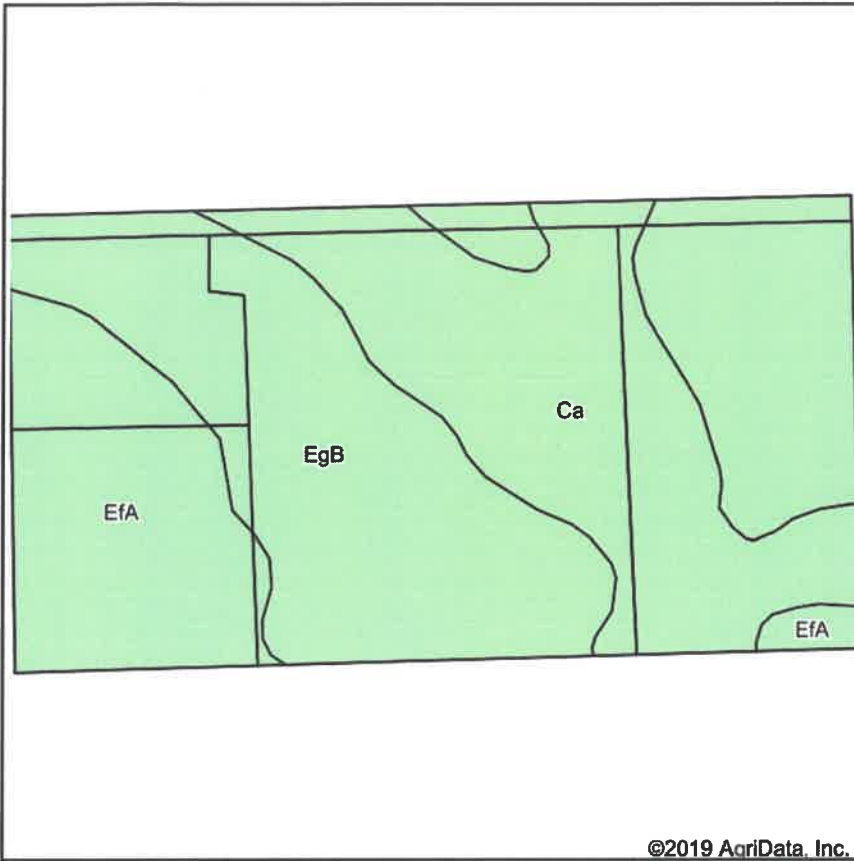
Map Created May 22, 2019

Farm 8044

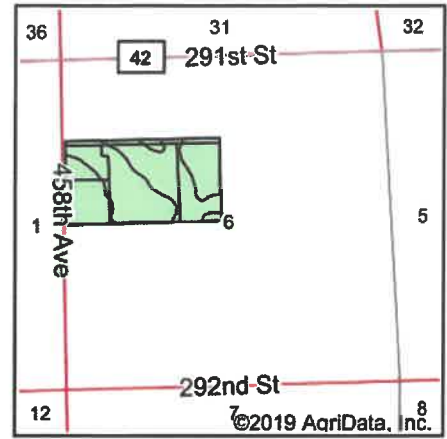
6 -96N -52W

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



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Turner**
 Location: **6-96N-52W**
 Township: **Centerville**
 Acres: **75.8**
 Date: **12/19/2019**



Maps Provided By:



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www.AgriDataInc.com

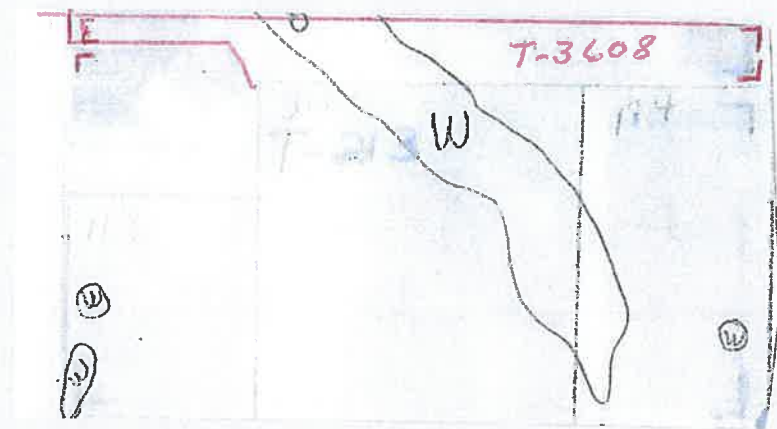


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Area Symbol: SD125. Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	37.30	49.2%	Ile	84
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	23.06	30.4%	Ilw	81
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	15.44	20.4%	Is	92
Weighted Average					84.7

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



FARM: 8044

South Dakota

U.S. Department of Agriculture

Prepared: .9/30/19 12:32 PM

Turner

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 Farm Identifier Recon Number
2010 46125 32

Farms Associated with Operator:

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Table with 9 columns: Farmland, Cropland, DCP Cropland, WBP, WRP/EWP, CRP Cropland, GRP, Farm Status, Number of Tracts. Includes rows for State Conservation, Other Conservation, Effective DCP Cropland, Double Cropped, MPL/FWP, and Native Sod.

ARC/PLC

Table with 7 columns: PLC, ARC-CO, ARC-IC, PLC-Default, ARC-CO-Default, ARC-IC-Default. Values include NONE and CORN, SOYBN.

Table with 4 columns: Crop, Base Acreage, PLC Yield, CCC-505 CRP Reduction. Rows for CORN, SOYBEANS, and Total Base Acres.

Tract Number: 213 Description SNW 6 96 52 except 6A on n side
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 contains a wetland or farmed wetland

WL Violations: None

Table with 7 columns: Farmland, Cropland, DCP Cropland, WBP, WRP/EWP, CRP Cropland, GRP. Includes rows for State Conservation, Other Conservation, Effective DCP Cropland, Double Cropped, MPL/FWP, and Native Sod.

Table with 5 columns: Crop, Base Acreage, CTAP Tran Yield, PLC Yield, CCC-505 CRP Reduction. Rows for CORN, SOYBEANS, and Total Base Acres.

Owners: MARK, GREGORY
MARK-KARNIK, MARY

CARLSON, SUSAN
PETERSON, MARSHA ELLEN

FARM: 8044

South Dakota

U.S. Department of Agriculture

Prepared: 9/30/19 12:32 PM

Turner

Farm Service Agency

Crop Year: 2020

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 of 2

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MARK, JEFFREY

MARK, JAMES

Other Producers: None

Tract Number: 3608 Description 5A N SIDE OF S NW 6 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 contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
4.17	4.17	4.17	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	4.17	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	0.39		112	0.0
SOYBEANS	0.5		31	0.0
Total Base Acres:	0.89			

Owners: MARK, GREGORY
MARK-KARNIK, MARY
MARK, JEFFREY

CARLSON, SUSAN
PETERSON, MARSHA ELLEN
MARK, JAMES

Other Producers: None

Turner County **LAND AUCTION**

80 Acres



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