

162.27 ACRES

CLAY COUNTY LAND

- THURSDAY, OCTOBER 13TH AT 1:00PM -

RALPH & LUCILLE

MARQUARDT

OWNERS



"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



LAND & AUCTION

**162.27 ACRES OF STAR TOWNSHIP
CLAY COUNTY LAND
AT AUCTION**

We will offer this farmland at public auction, at the Wieman Auction Facility at Marion, SD on:

THURSDAY, OCTOBER 13TH 1:00 PM

It is our privilege to offer this desirable & highly productive farmland located just 1.5 miles east of Wakonda, SD. The new buyer will receive full possession upon closing for fall tillage rights and have the right to farm this tract for the 2023 crop year. This powerful tract would be a great addition for any farmer-operator, investor, or acreage seeker. Located along a county oil road and just east of Wakonda, this tract would also make an excellent spot for a new home. Come check out the possibilities!

LAND LOCATION: From I-29 & the Alcester/Wakonda Exit go 13 ½ miles west on 302nd St. to 457th Ave. or from the NE corner of Wakonda go 1.5 miles east. (Watch for signs)

- This 162.27 acre tract has approx. 144.41 acres tillable with the balance in trees and roadway.
- This tract has great eye appeal with the tillable acres lying level to gently rolling.
- Soil Types are Egan-Ethan-Trent complex & Egan-Chancellor-Davison complex
- This tract carries a weighted Productivity index average of 75.9
- According to the Clay County treasurer, the 2021 taxes due in 2022 are \$4,187.38
- Property is in the Irene-Wakonda School District 13-3.

LEGAL: The NE ¼ exc Lot H1 in Section 35-95N-53W, Clay County, SD.

TERMS: Cash Sale with 15 % nonrefundable down payment on Sale Day and the balance on or before November 18, 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. New Buyer will receive full possession for the 2023 Crop Year. Seller will credit buyer at closing for all 2022 RE Taxes due in 2023. 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.

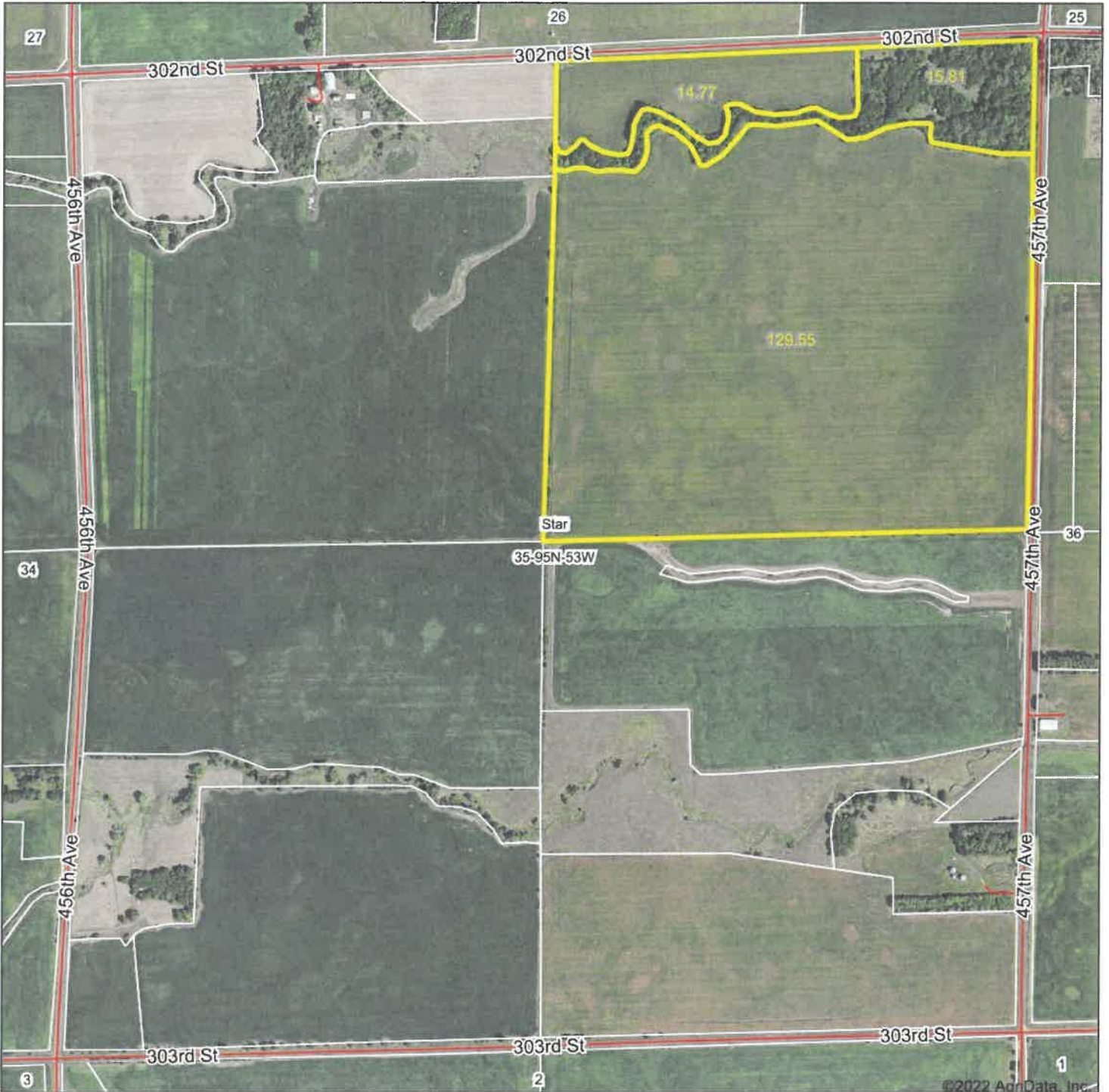
Note: If a land purchase is in your plans – please check out this great tract. We invite you to view this parcel of land at your convenience. For an information packet, go to www.wiemanauktion.com or call our office at 800-251-3111. Auction will be held at the heated Wieman Auction Facility near Marion, SD. Come prepared to buy!

RALPH & LUCILLE MARQUARDT – OWNER

Wieman Land & Auction Co., Inc.
800-251-3111 Marion SD
Rich, Kevin, Mike, Derek, & Ryan Wieman
& Nathan Timmermans – Land Brokers
www.wiemanauktion.com

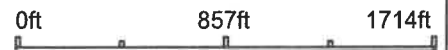
Clay County Abstract & Title Co.
Margaret Crew – Closing Agent
Vermillion, SD 605-624-2068

Aerial Map



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Map Center: 43° 0' 14.07, -97° 4' 17.01



Maps Provided By:

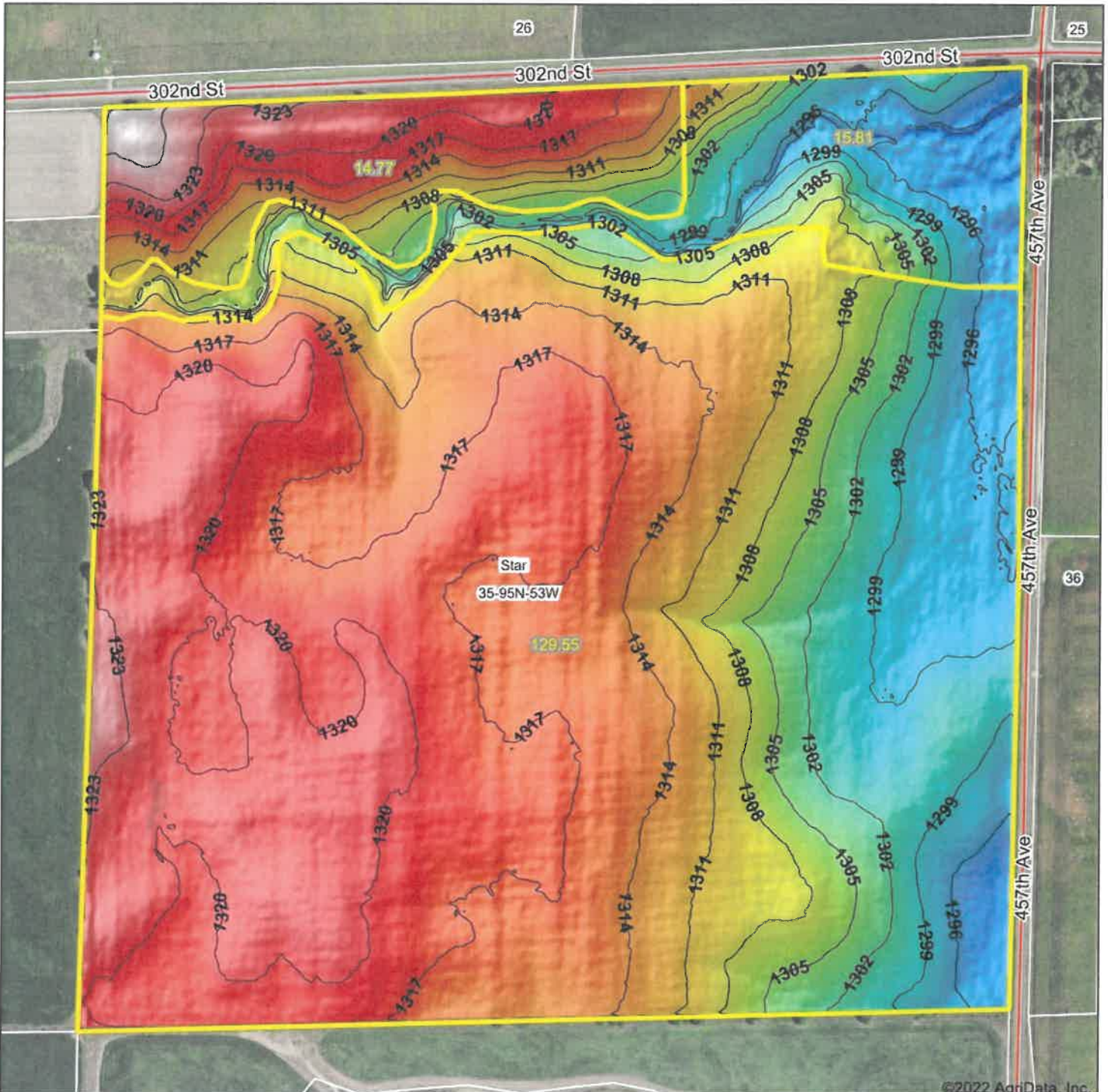


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35-95N-53W
Clay County
South Dakota

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

Topography Hillshade



©2022 AgriData, Inc.



Maps Provided By:



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

Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,288.8
 Max: 1,329.3
 Range: 40.5
 Average: 1,311.8
 Standard Deviation: 8.46 ft



9/15/2022

35-95N-53W
Clay County
South Dakota

map center: 43° 0' 14.07, -97° 4' 17.01



United States
Department of
Agriculture

Clay County, South Dakota



Common Land Unit Tract Boundary PLSS
 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

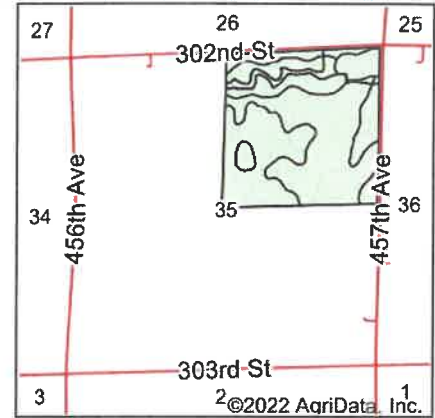
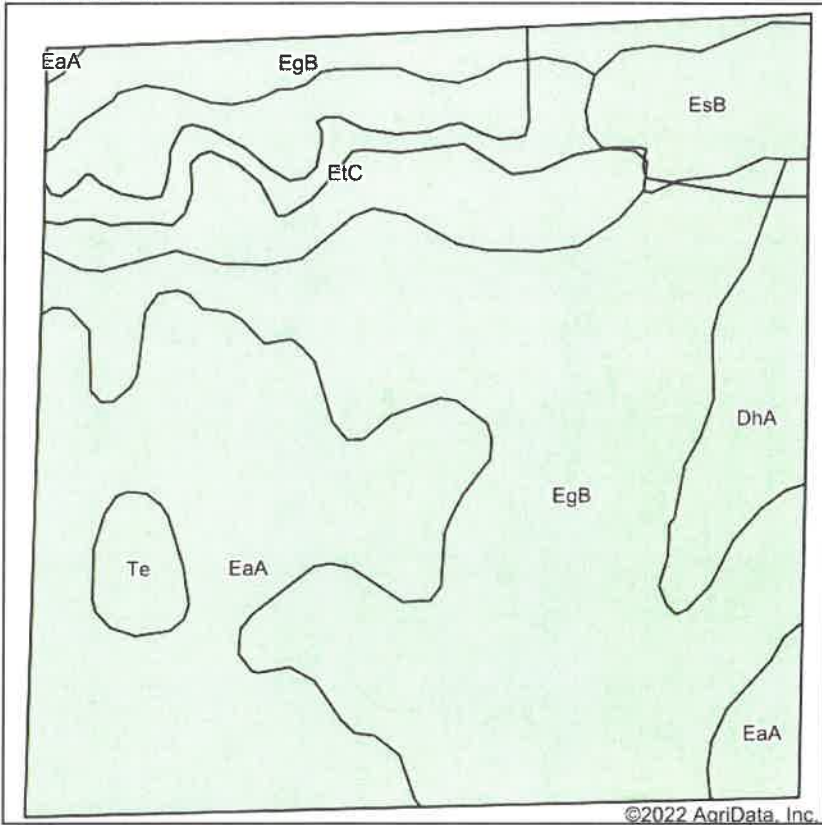
Map Created April 22, 2022

Farm 5006

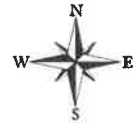
35-95N-53W-Clay

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: **Clay**
 Location: **35-95N-53W**
 Township: **Star**
 Acres: **160.13**
 Date: **9/15/2022**



Area Symbol: SD027, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EgB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	71.90	44.9%	Ile	80
EaA	Egan-Chancellor-Davison complex, 0 to 3 percent slopes	44.16	27.6%	Iw	84
EtC	Ethan-Clarno-Bon, channeled, loams, 0 to 9 percent slopes	24.85	15.5%	IVe	51
DhA	Davison-Chancellor complex, 0 to 3 percent slopes	9.02	5.6%	IIs	80
EsB	Ethan-Clarno-Bon loams 0 to 6 percent slopes	7.29	4.6%	IIIe	74
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	2.91	1.8%	IVw	59
Weighted Average				2.12	75.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

South Dakota
 Clay
 Report ID: FSA-156EZ

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

FARM: 5006
 Prepared: 9/6/22 2:07 PM
 Crop Year: 2022
 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

Farms Associated with Operator:

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
160.13	144.41	144.41	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	144.41	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	71.7	108	0.00	0
SOYBEANS	72.7	33	0.00	0
Total Base Acres:	144.4			

Tract Number: 3720 Description NE 35-95-53

FSA Physical Location : Clay, SD

ANSI Physical Location: Clay, SD

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
160.13	144.41	144.41	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	144.41	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	71.7	108	0.00
SOYBEANS	72.7	33	0.00
Total Base Acres:	144.4		

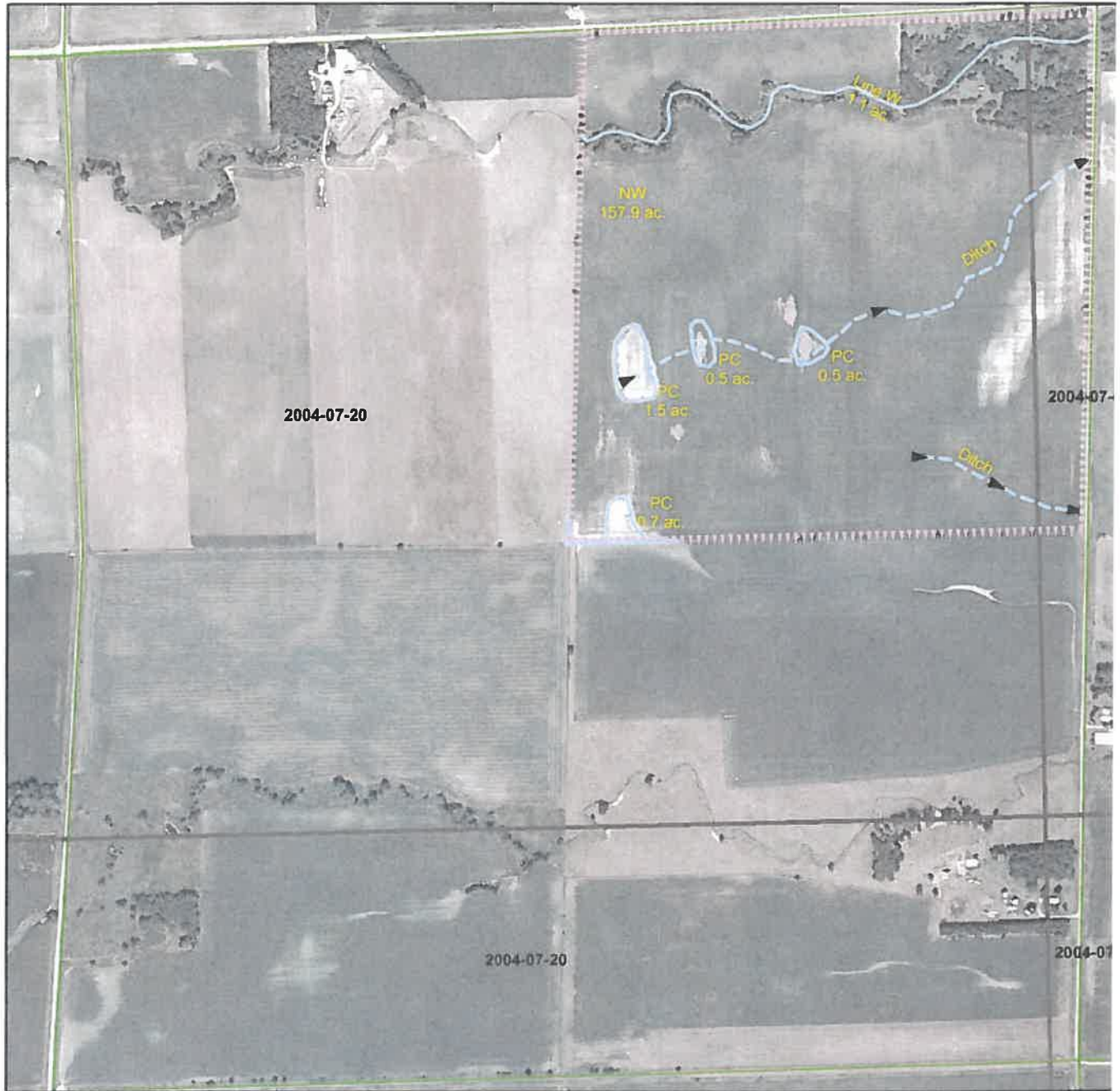
Owners: MARQUARDT, RALPH JOHN

MARQUARDT, LUCILLE MAY

Certified Wetland Determination

Field Office: Vermillion FO
 Certified By: Andrew Champa
 Legal Desc: NE4 35-95-53

Agency: USDA-NRCS
 Certified Date: 11-22-17
 Tract: T-3720



Legend

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

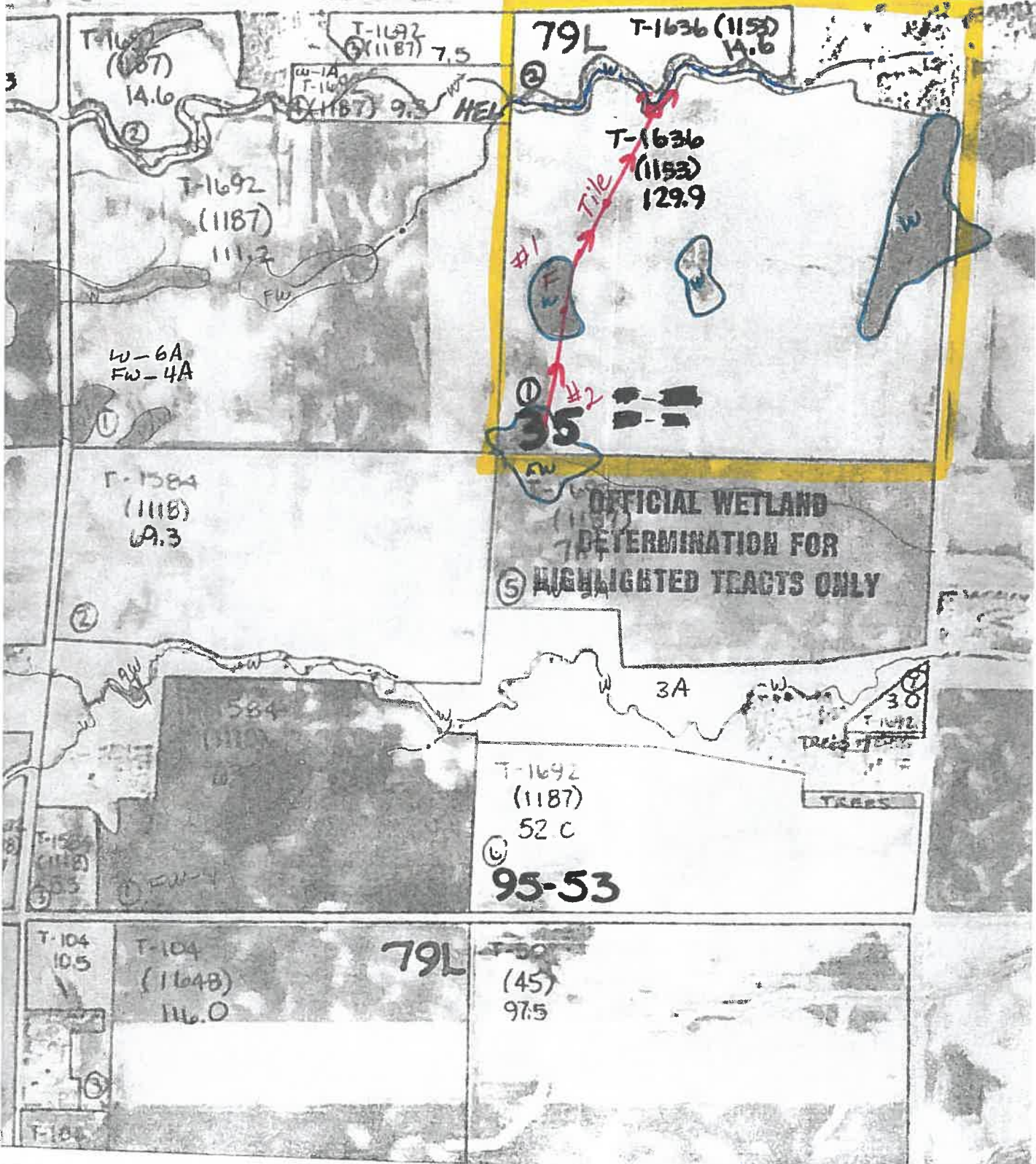


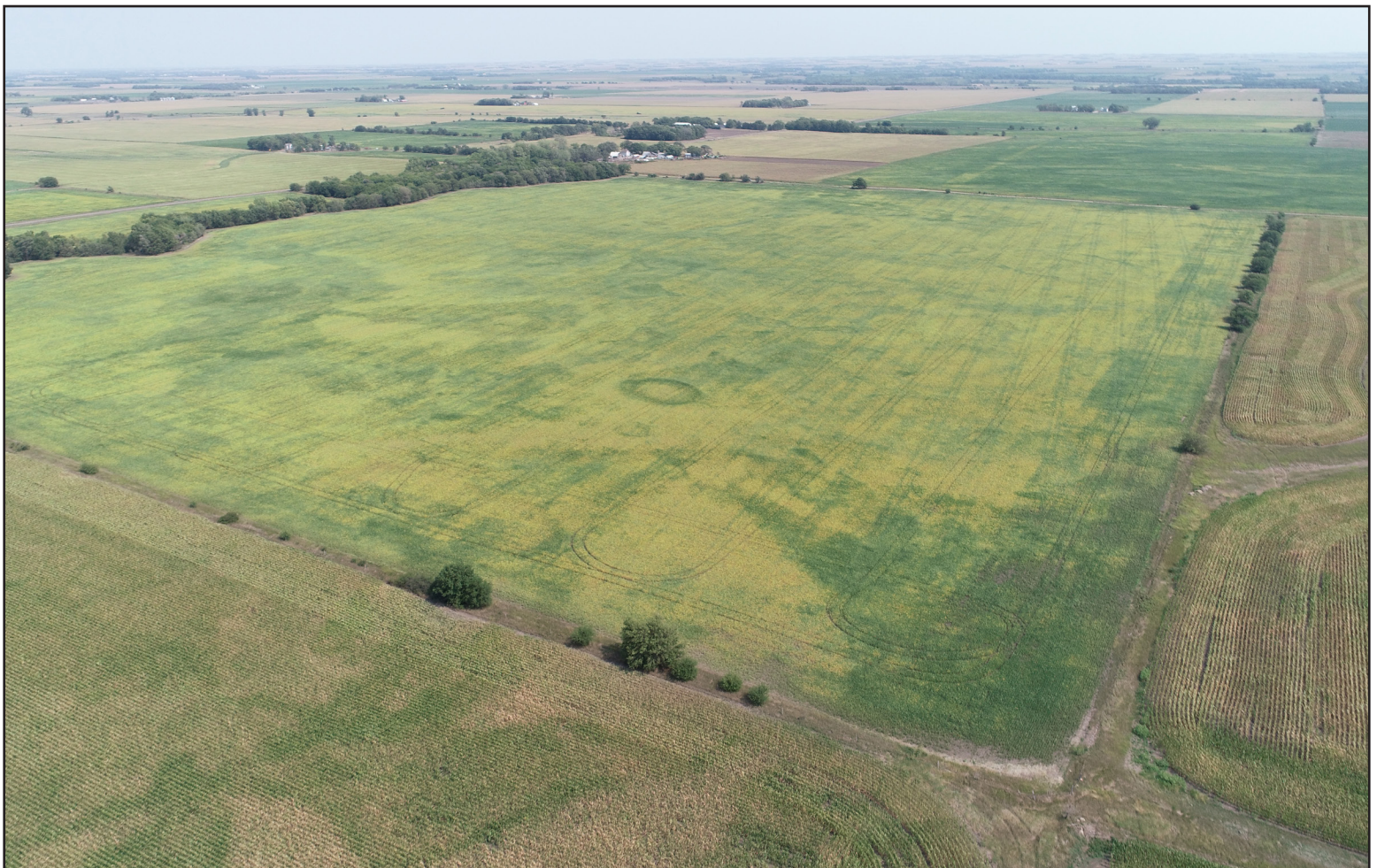
- W Wetland
- FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
- PC Prior Converted
- NW Non Wetland
- NI Not Inventoried Potential Waters of the US
- See NRCS CPA-O26E for definitions and additional information



HEL

NOT TO SCALE





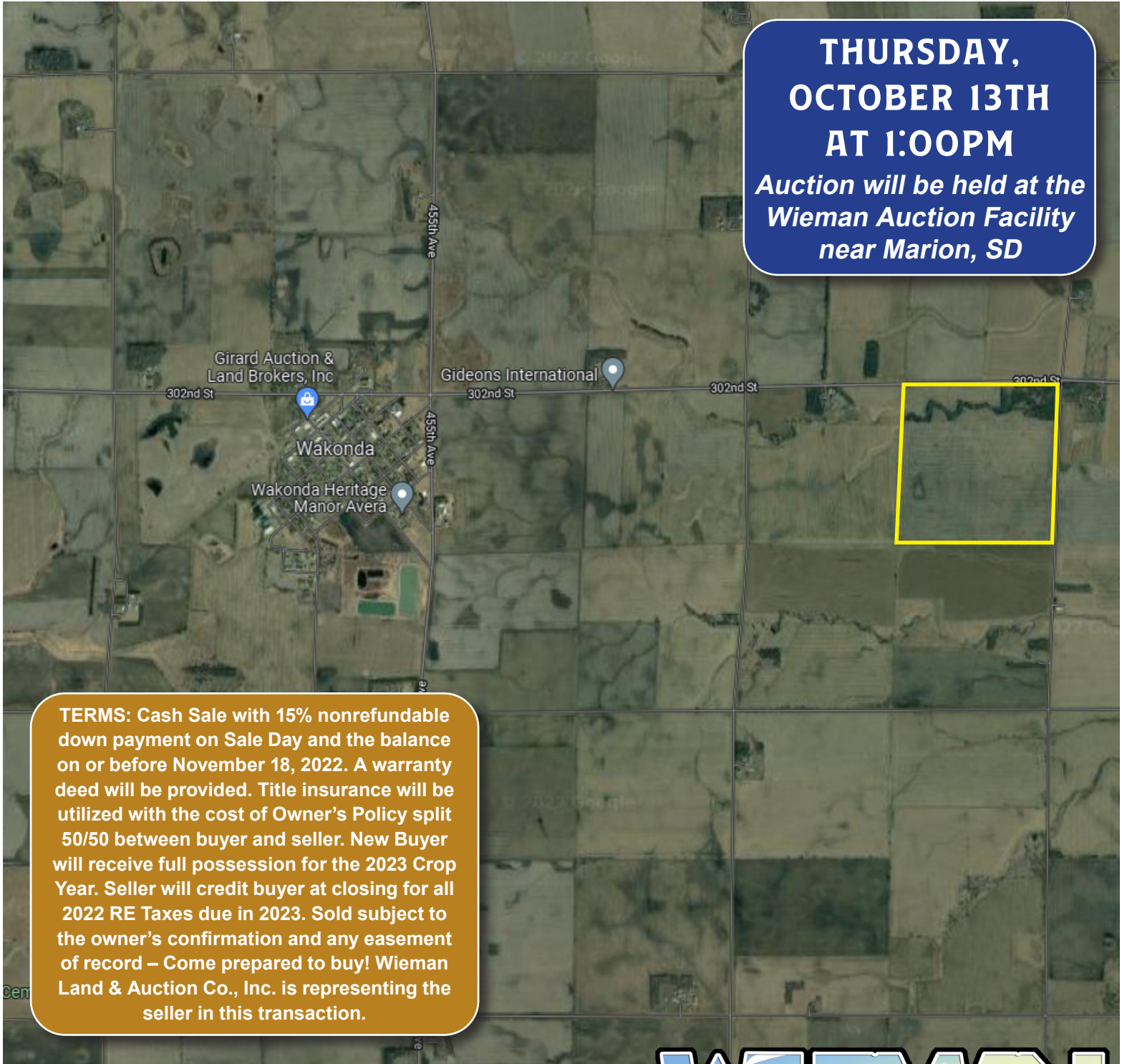
NOTES

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