

130.41 ACRES

DOUGLAS COUNTY LAND

- TUESDAY, NOVEMBER 29TH AT 10:30AM -



"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



**130.41 ACRES OF GARFIELD TOWNSHIP
DOUGLAS COUNTY LAND
AT AUCTION**

We will offer the following farmland at auction in the Corsica City Hall, Community Room at 355 E. Main St., Corsica SD on:

TUESDAY, NOVEMBER 29TH 10:30 AM

It is our privilege to offer this desirable & highly productive farmland. The new buyer will have the right to farm this tract for the 2023 crop year. This is an excellent opportunity to acquire a powerful tract of farmland that would be a great addition for any farmer/operator or investor. Come check out the possibilities!

LAND LOCATION: From Corsica SD, 7 miles East, 5 miles North & 1 mile East or from Mt. Vernon exit on I-90 go 13 ½ miles South & ½ mile East

LEGAL: Government Lots 3 & 4 and the S ½ NW ¼ except the East 7 rods thereof in Section 12-100-63, Douglas County, South Dakota

- This 130.41 acres (+ / -) of unimproved farmland has approx. 121.79 acres tillable with the balance in trees and road right of way.
- The predominate soil types are Clarno-Bonilla Loam, Prosper-Tetonka Complex, Tetonka Silt Loam, Houdek-Stickney Complex, Clarno-Ethan-Prosper Loam with a weighted soil productivity rating of 85.2.
- 101.45 of tillable acres are Clarno Bonilla loams with a productivity index of 88!
- This is a great tract of land with good access, powerful soils, and predictable yields.
- The annual real estate taxes are \$2,561.50. Located in the Corsica School District 21-2.

TERMS: Cash sale with 10% nonrefundable down payment the date of sale and the balance on December 30, 2022. Title will be passed by Warranty Deed. Owner's Title Insurance will be utilized with cost split 50/50 between buyer and seller. The closing fee will also be split 50/50 between buyer and sellers. Full possession for the 2023 crop year, but the new buyer will have to reimburse the former tenant (Elder Herman) \$1500. for 40 acres of winter wheat that was seeded. Sellers will pay the 2022 RE Taxes. Sold subject to confirmation by the owners. Wieman Land & Auction Co. and Hubner Auction & Realty are representing the sellers in this transaction. Auction will be streamed live on www.wiemanbid2buy.com If you are unable to attend the auction, call 605-366-3369 to bid.

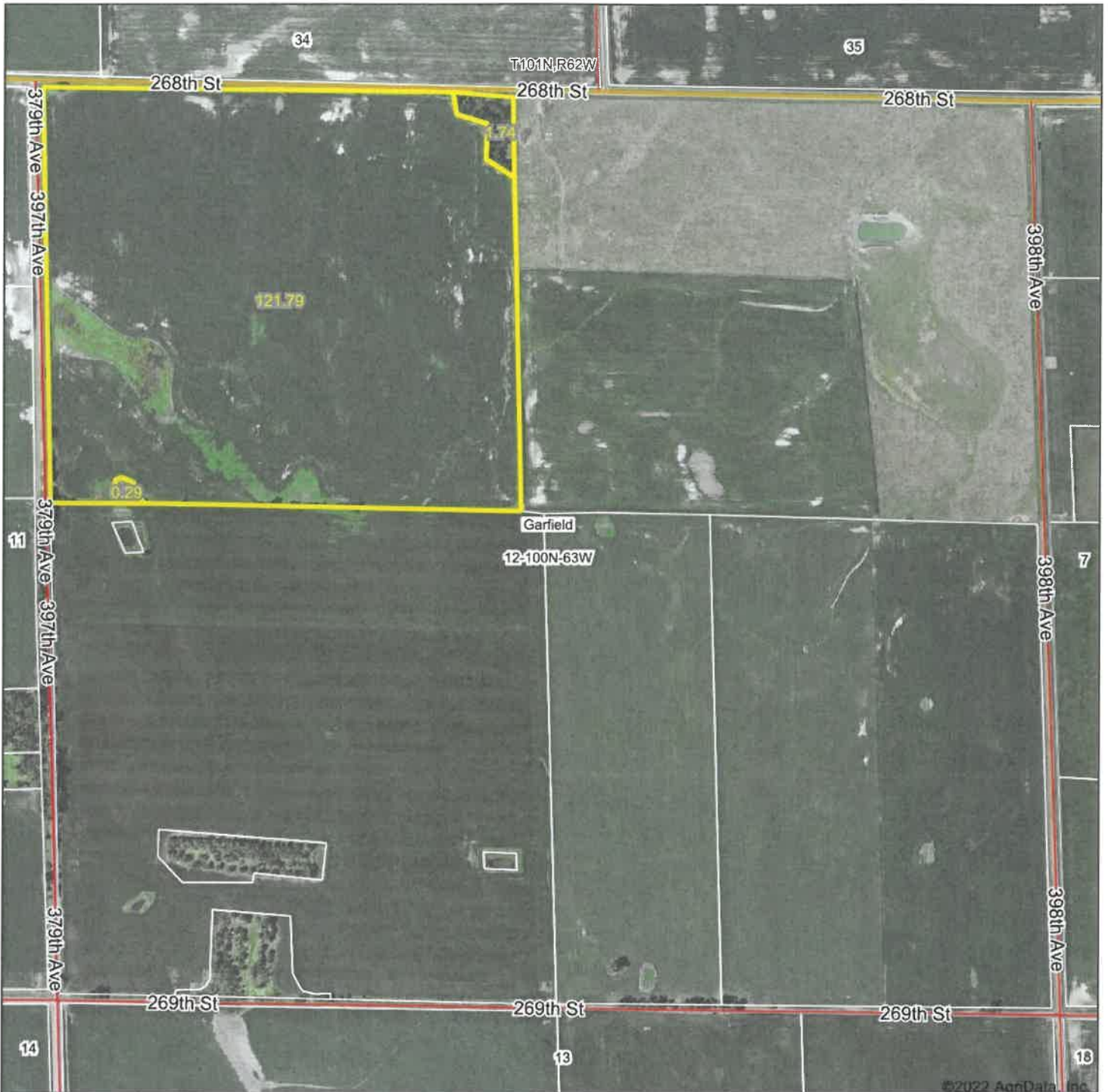
Note: If a land purchase is in your plans – please check out this great tract. We invite you to view this parcel of land at your convenience. For an information packet, go to www.wiemanauktion.com or call our office at 800-251-3111. Auction will be held in the Corsica City Hall, Community Room at 355 E. Main St., Corsica SD. Come prepared to buy!

ALEXANDRA (SANDY) ADAMS - CRAIG & NANCY MEINKE – RANDY MEINKE, OWNERS

Wieman Land & Auction Co., Inc. and
Hubner Auction & Realty
Marion SD 800-251-3111
Avon SD 605-660-1867
Rich, Kevin, Ryan, Mike & Derek Wieman,
Nathan Timmermans & Gregg Hubner

Davison County Title
Mitchell SD
Closing Agent

Aerial Map



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Map Center: 43° 29' 29.64, -98° 14' 34.01

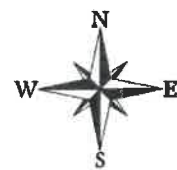


Maps Provided By:



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12-100N-63W
Douglas County
South Dakota



11/3/2022

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

SHARES _____

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 _____

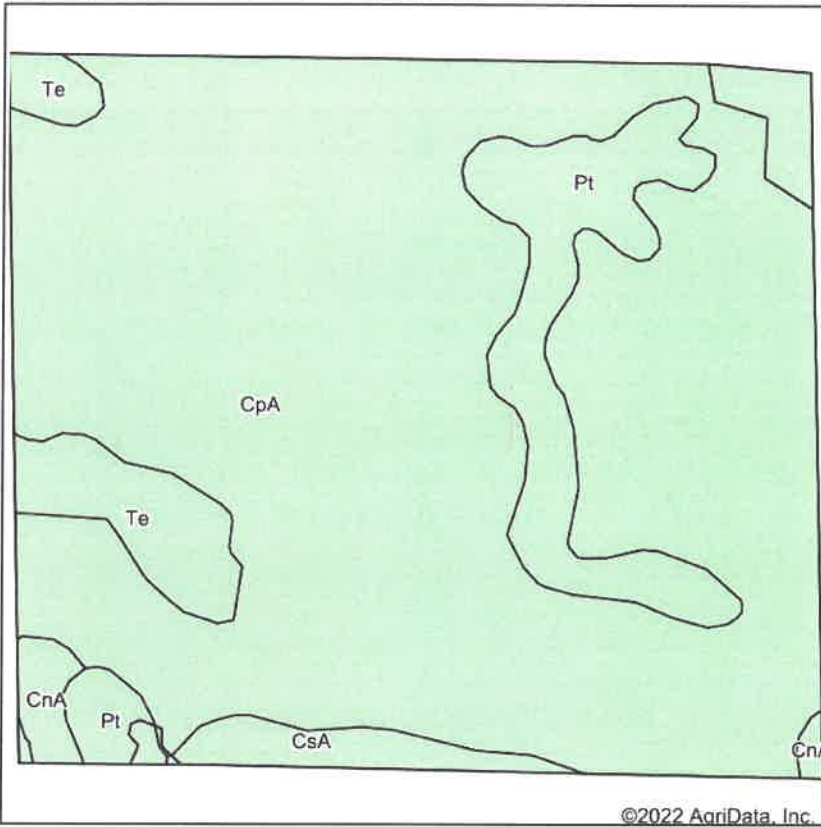
2023 Program Year
 Map Created September 20, 2022

Farm 253

12-100N-63W-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).

Soils Map



State: **South Dakota**
 County: **Douglas**
 Location: **12-100N-63W**
 Township: **Garfield**
 Acres: **123.82**
 Date: **11/3/2022**



Soils data provided by USDA and NRCS.

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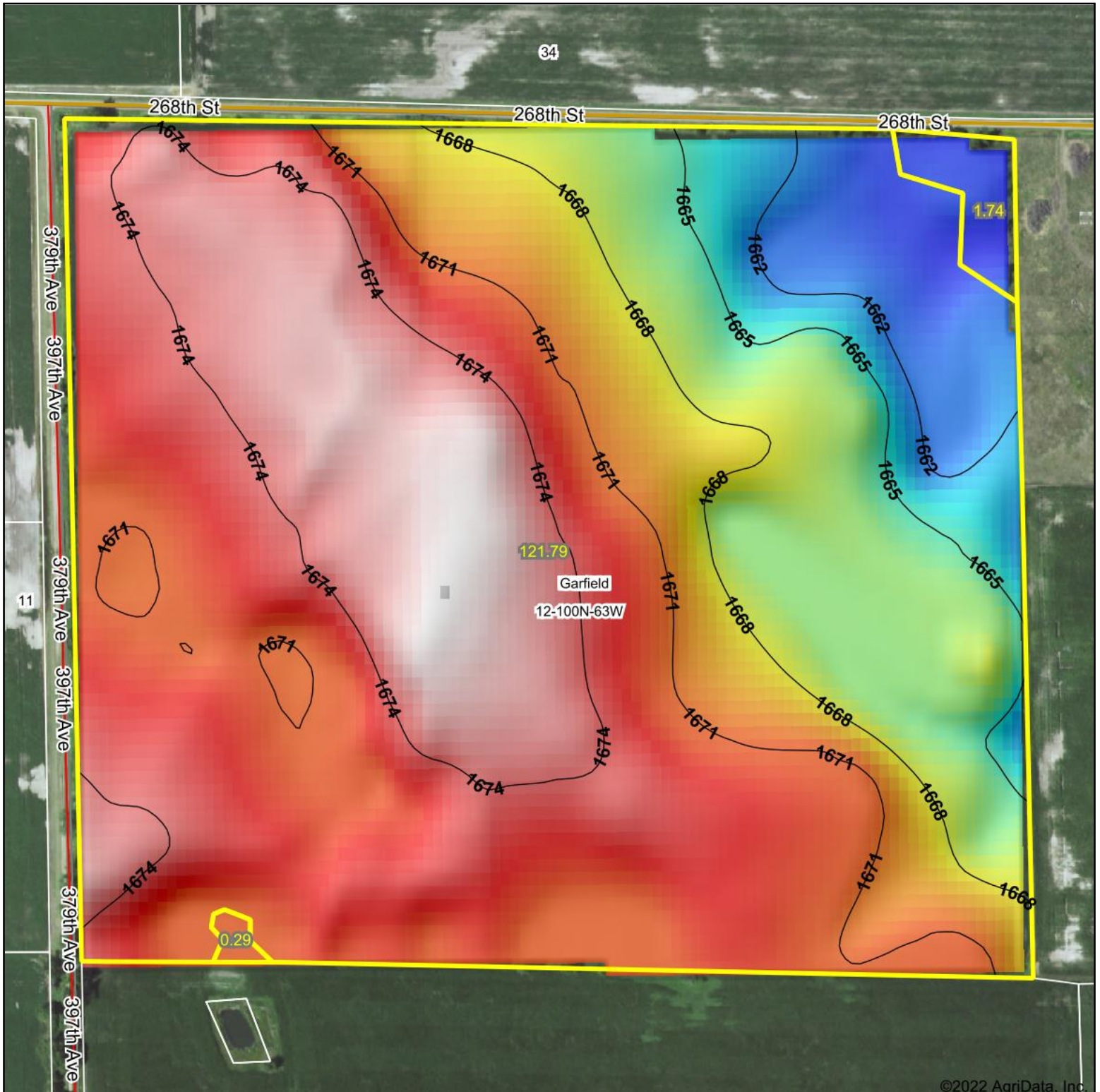
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Area Symbol: SD043, Soil Area Version: 23

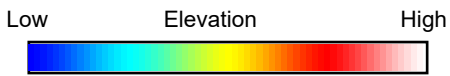
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CpA	Clarno-Bonilla loams, 0 to 2 percent slopes	101.45	81.9%	IIc	88
Pt	Prosper-Tetonka complex	12.06	9.7%	IIc	78
Te	Tetonka silt loam, 0 to 1 percent slopes	5.83	4.7%	IVw	56
CsA	Houdek-Stickney complex, 0 to 2 percent slopes	2.79	2.3%	IIc	77
CnA	Clarno-Ethan-Prosper loams, 0 to 3 percent slopes	1.69	1.4%	IIc	80
Weighted Average				2.09	85.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



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Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,659.3
 Max: 1,676.7
 Range: 17.4
 Average: 1,670.2
 Standard Deviation: 4.27 ft



11/7/2022

12-100N-63W
Douglas County
South Dakota

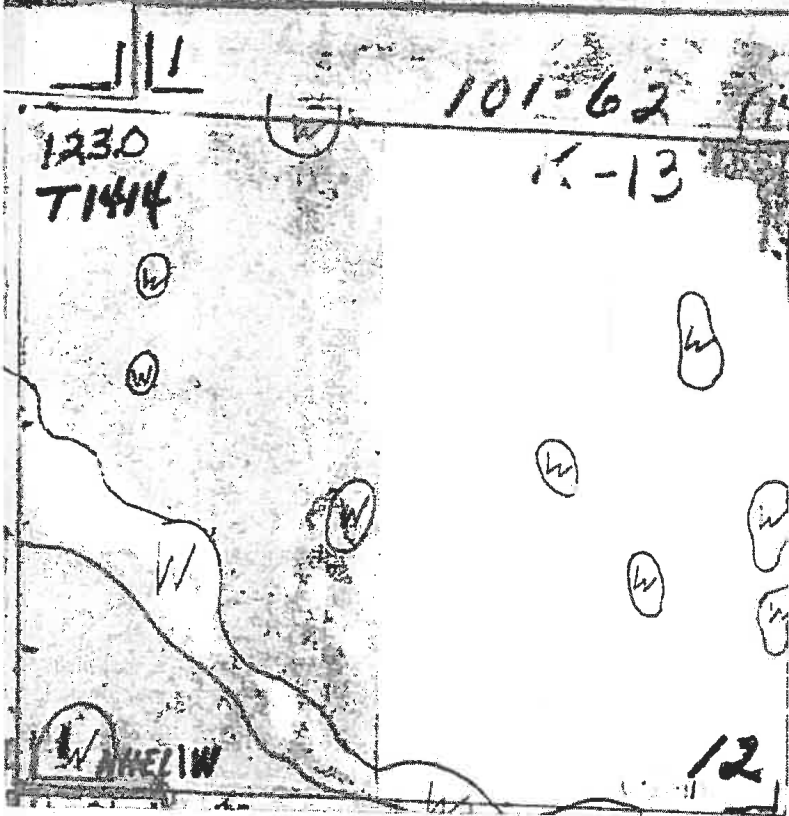
map center: 43° 29' 29.64, -98° 14' 34.01



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

NOT TO



NW 1/4 12-100-63

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ELDER J HERMAN
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
123.82	121.79	121.79	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	121.79	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	83.80	0.00	144	0
Soybeans	37.90	0.00	32	0
TOTAL	121.70	0.00		

NOTES

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Tract Number : 1414

Description : NW4 12-100-63 EXCEPT EAST 7 RODS
FSA Physical Location : SOUTH DAKOTA/DOUGLAS
ANSI Physical Location : SOUTH DAKOTA/DOUGLAS
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : ALEXANDRA K ADAMS, RANDY L MEINKE, CRAIG A MEINKE, NANCY E MEINKE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
123.82	121.79	121.79	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	121.79	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	83.80	0.00	144

SOUTH DAKOTA
DOUGLAS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 253
Prepared : 11/3/22 9:10 AM CST
Crop Year : 2023

Abbreviated 156 Farm Record

Tract 1414 Continued ...

Soybeans	37.90	0.00	32
TOTAL	121.70	0.00	

NOTES

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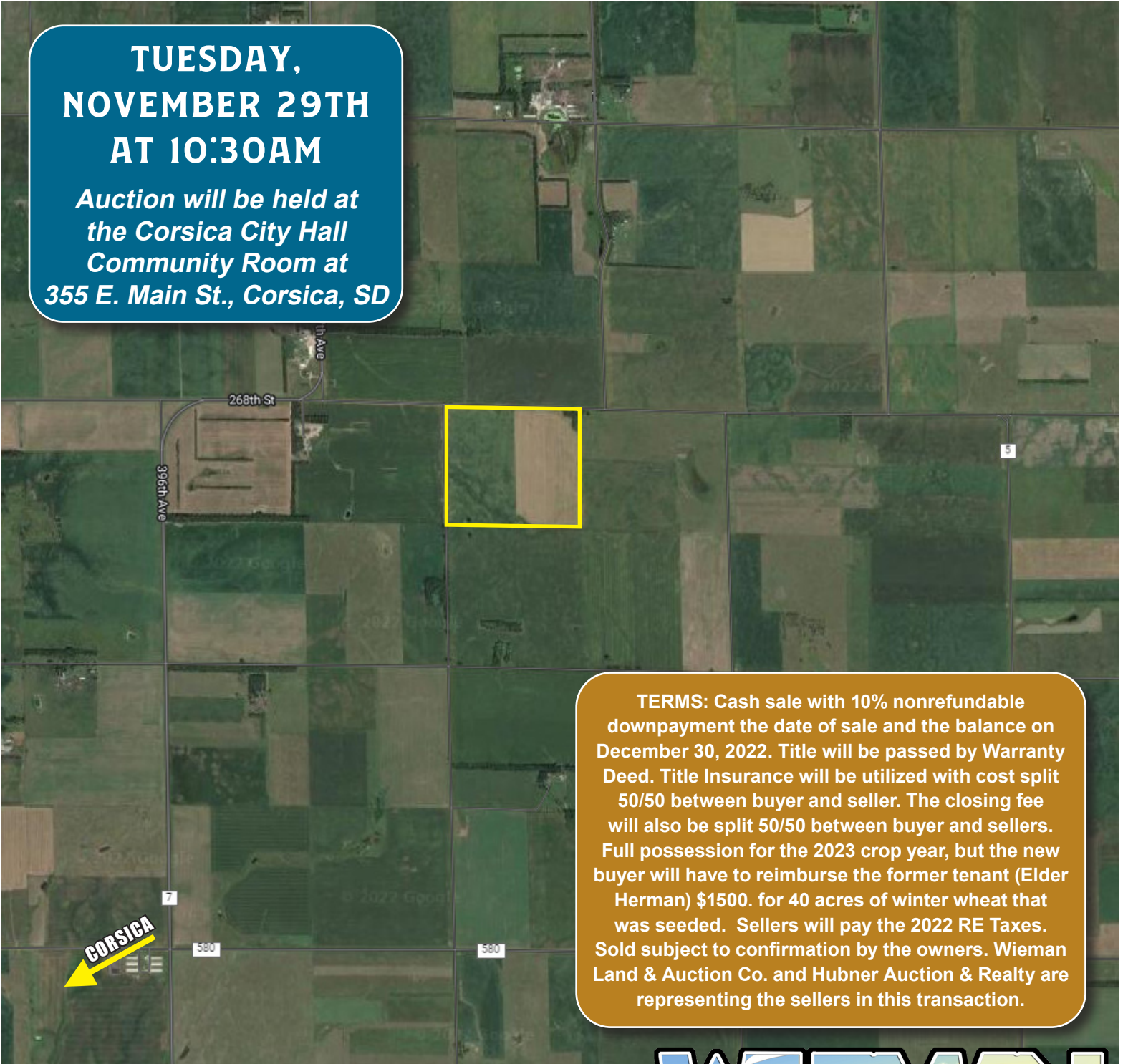


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