

139.78 ACRES

McCOOK COUNTY LAND & 1997 RANCH STYLE HOME

- WEDNESDAY, MARCH 3RD AT 10:30AM -

Real estate to be offered at auction at the Montrose Legion in Montrose, SD



HEIRS OF JOYCE
NELSON
OWNER
★ ★ ★

"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



**139.78 ACRES RICHLAND TOWNSHIP, McCOOK COUNTY LAND OFFERED IN 3-TRACTS
17.85 ACRES WITH 1997 RANCH STYLE HOME – 121.93 ACRES OF FARMLAND & PASTURE OR THE ENTIRE UNIT**

WEDNESDAY MARCH 3RD 10:30 A.M.

It is our privilege to offer this well-balanced tract of land that truly offers something for every type of land buyer located in the tightly held Richland Township of McCook County. Mark your calendar for open house dates and come take a look at all the potential and possibilities this property offers.

TRACT ONE: 17.85 ACRES Commonly known as 44657 252ND St. Montrose, SD

LEGAL: Tract 1 of Nelson Add. in the NE ¼ of Section 14, 103-54 McCook County, South Dakota. (subject to survey plat being recorded)

LOCATION: From Montrose, SD go 4-miles west on Hwy. 38 turn north 1-mile on 447th Ave, then west 3/8 mile on 252nd St south side of the road

- 17.85 acres all in pasture with several established shade trees, Kingbrook Rural Water
- 1997 Ranch Style 6-bedroom home with a total of 2496 sq ft on the main and basement level. Large 32 X 32 attached double garage
- Blueprint of the home and additional information can be found in the buyers packet.
- Home is being sold in AS-IS Condition. If sold separate seller at their expense will have the property surveyed and platted prior to closing.

TO INSPECT THE HOME AND LAND: Open houses will be held on Wed. & Friday Feb. 10th & 12th from 3:00 to 6:00 p.m. and on Monday & Wed. February 22nd & 24th from 3:00 to 6:00 p.m. Private showings and buyer packets can be setup and mailed out by calling the auctioneers at 800-251-3111. You may inspect the land at your convenience. Drone video footage of the land and pictures of the home are available at www.wiemauction.com

TRACT TWO: 121.93 ACRES

LEGAL: Tract 2 of Nelson Add. in the NE ¼ of Section 14, 103-54 McCook County, South Dakota. (subject to survey plat being recorded)

LOCATION: From Montrose go 4-miles west on Hwy. 38 turn north ½ mile west side of the road or directly south of Tract 1

- Currently has 67.62 acres tillable with 57.5 acres in pasture and the balance in road right of way. 42 acres of the pasture has past production history.
- Soil Production rating of 77.6. Predominant soils Hand loam, Crossplain clay loam, Clarno-Ethan-Bonilla and others.
- New buyer able to farm or lease out for the 2021 growing season. Base & Yield info, wetland map and other pertinent info found in buyers packet
- IF sold separate seller at their expense will have the property surveyed and platted.
- With some work this tract could be nearly 100% tillable. Come take a look!

TRACT THREE: 139.78 ACRES COMBINATION OF TRACTS 1 & 2

LEGAL: The NE ¼ except Tract 1 of Nelson Addition in Section 14, 103-54 McCook County, South Dakota.

- If sold as one unit only survey to be recorded is for the other building site located in the NW corner.
- Annual taxes are \$4,884.50. If you are looking for a farm headquarters or a large improved acreage opportunities such as this one are rare.

TERMS: Cash sale with 15% (non-refundable) down payment auction day on all tracts and the balance on or before April 20th 2021. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay all 2020 taxes due in 2021. New buyer's will pay all of the 2021 taxes due in 2022. Sold subject to owners approval and all easements restrictions of record if any. Remember auction held indoors at the Montrose Legion.

HEIRS OF JOYCE NELSON – OWNER

Wieman Land & Auction Co. Inc.
Marion, SD 800-251-3111
wiemauction.com

Gerlach Law Office
Closing Attorney
605-425-2911

**HEIRS OF JOYCE NELSON
LAND AUCTION ADDITIONAL INFORMATION**

The home was moved to location in 1997 and started as a SD governor's home. An attached 32 X 32 two stall garage was added with basement access from the garage. The garage offers a floor drain, and attic storage. The home has a wood basement and has not had any water penetration problems that the family is aware of. Several years later a large 20 X 24 addition was added to the rear of the home. At present there is 6 bedrooms in the home with the master bedroom in the basement. Please see blueprint for layout and room sizes. Garage is insulated and has (2) 8 X 10 insulated OH doors w/openers. Home has vinyl siding on the exterior and steel roof.

UTILITIES:

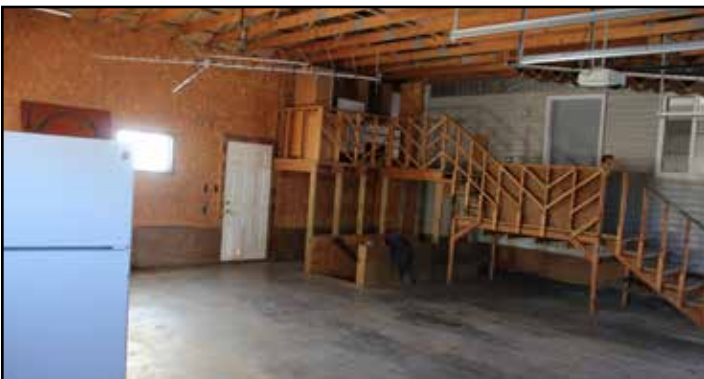
KINGBROOK RURAL WATER supplies the home. Recently a new meter pit and shut-off were installed on the SW side of the home.

SOUTHEAST ELECTRIC for power

500 gal Propane Tank is owned and will transfer with the property. Home has a forced air LP gas furnace and heat pump/central air unit.

Appliances in the garage will also transfer with the property. They include a GE 2-door white reffridgerator, GE gas range black in color, older Whirlpool electric dryer, and Whirlpool washer. Other personal property includes an SSI surround sound system in the living room and wood storage cabinets in the garage. No dishwasher is included in the sale.

Additional photos available on www.wiemanauktion.com



TRACT 1

Aerial Map



Maps Provided By:

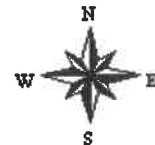


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Map Center: 43° 43' 26.84, -97° 16' 43.58



14-103N-54W
McCook County
South Dakota

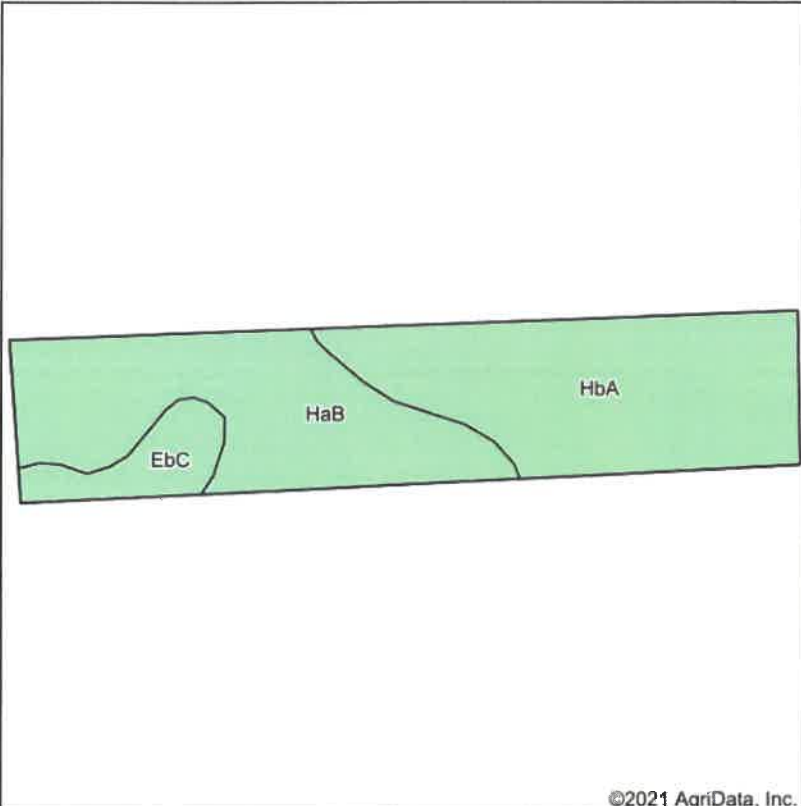


1/12/2021

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

Soils Map

TRACT 1



State: **South Dakota**
 County: **McCook**
 Location: **14-103N-54W**
 Township: **Richland**
 Acres: **17.85**
 Date: **1/12/2021**



Soils data provided by USDA and NRCS.

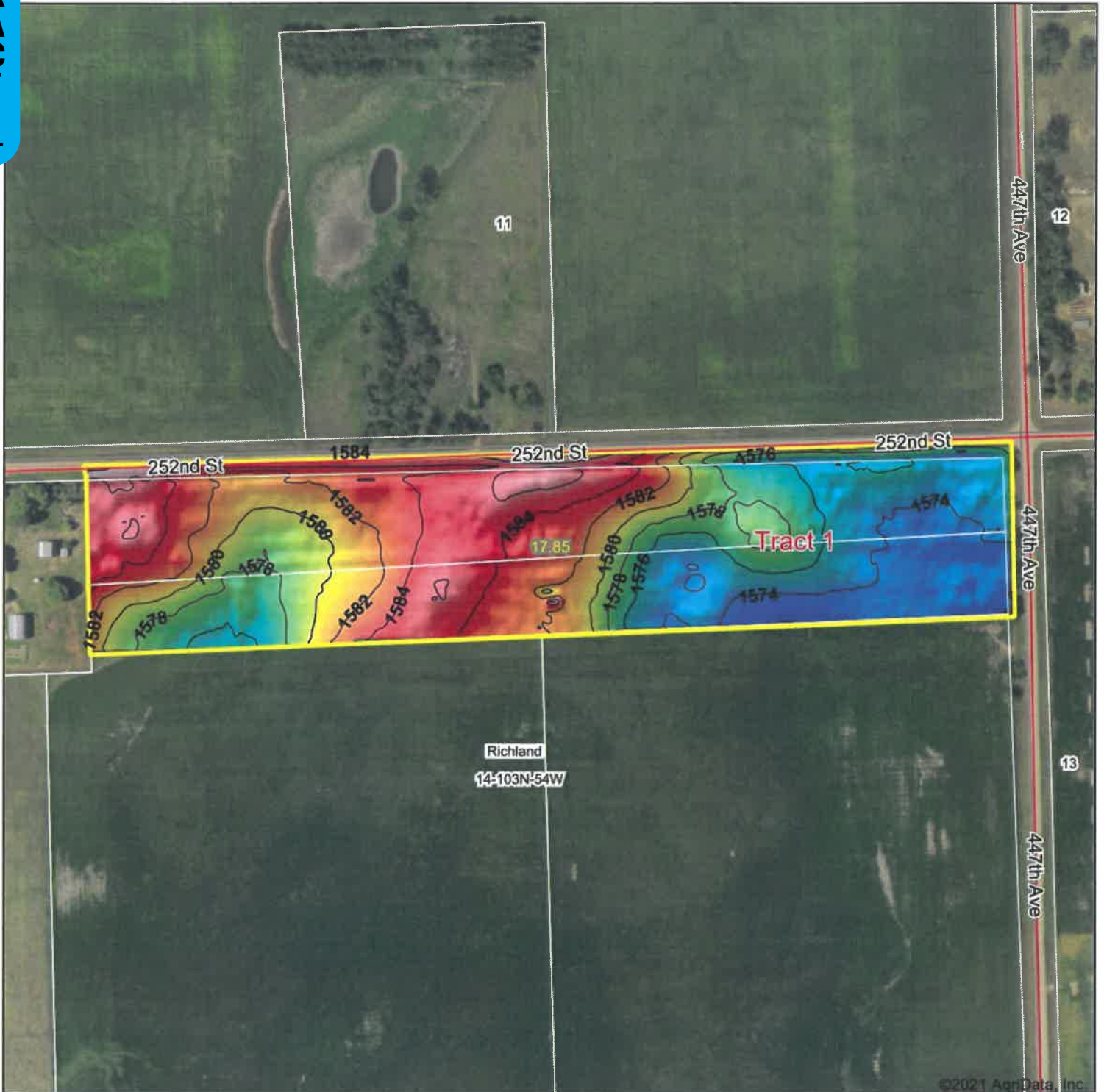
Area Symbol: SD087, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HbA	Hand-Bonilla loams, 0 to 3 percent slopes	8.65	48.5%	IIc	85
HaB	Hand loam, 2 to 6 percent slopes	7.63	42.7%	IIe	81
EbC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	1.57	8.8%	IIIe	69
Weighted Average					81.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



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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): 2
 Min: 1,571.8
 Max: 1,588.6
 Range: 16.8
 Average: 1,579.5
 Standard Deviation: 4.27 ft

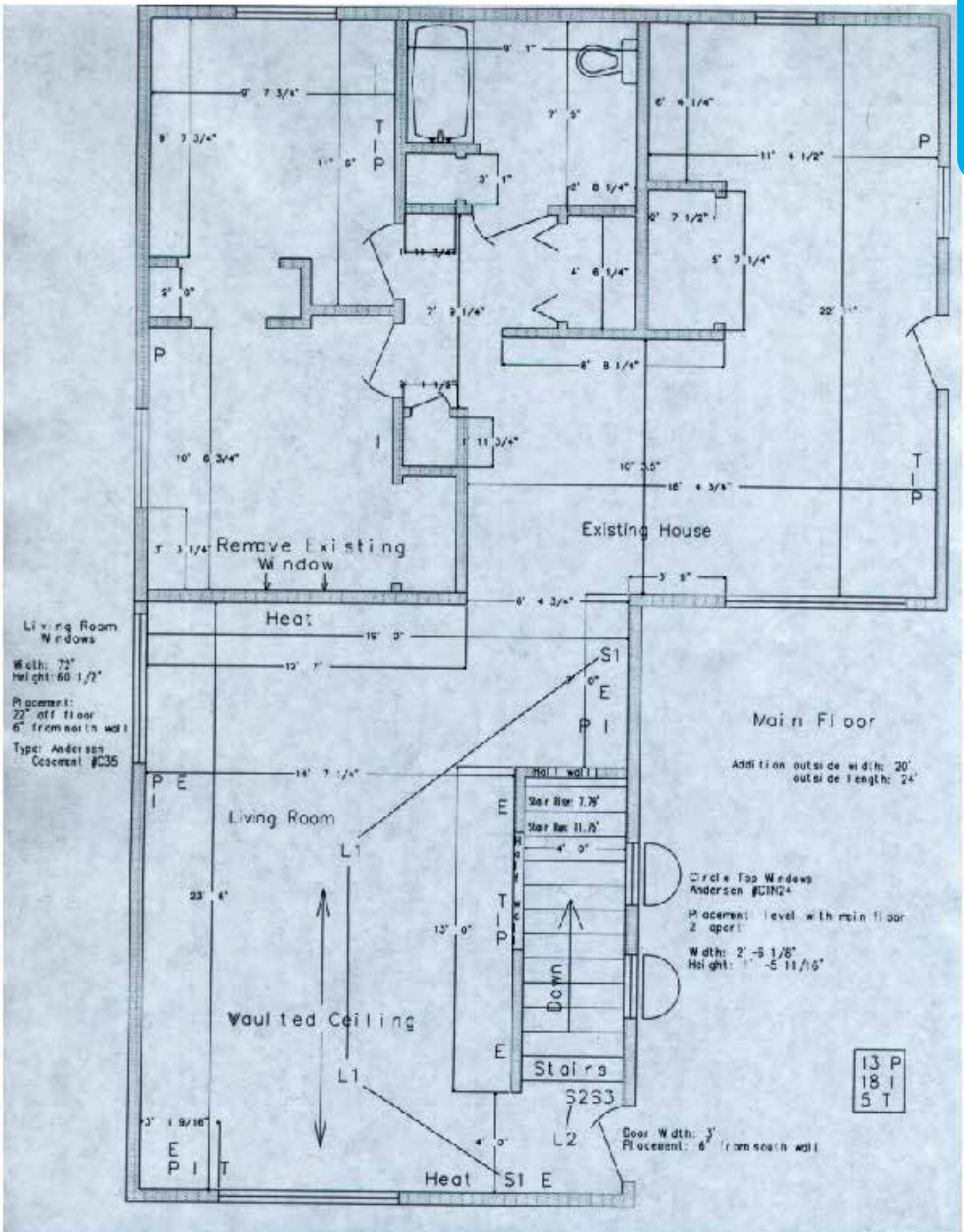


1/12/2021

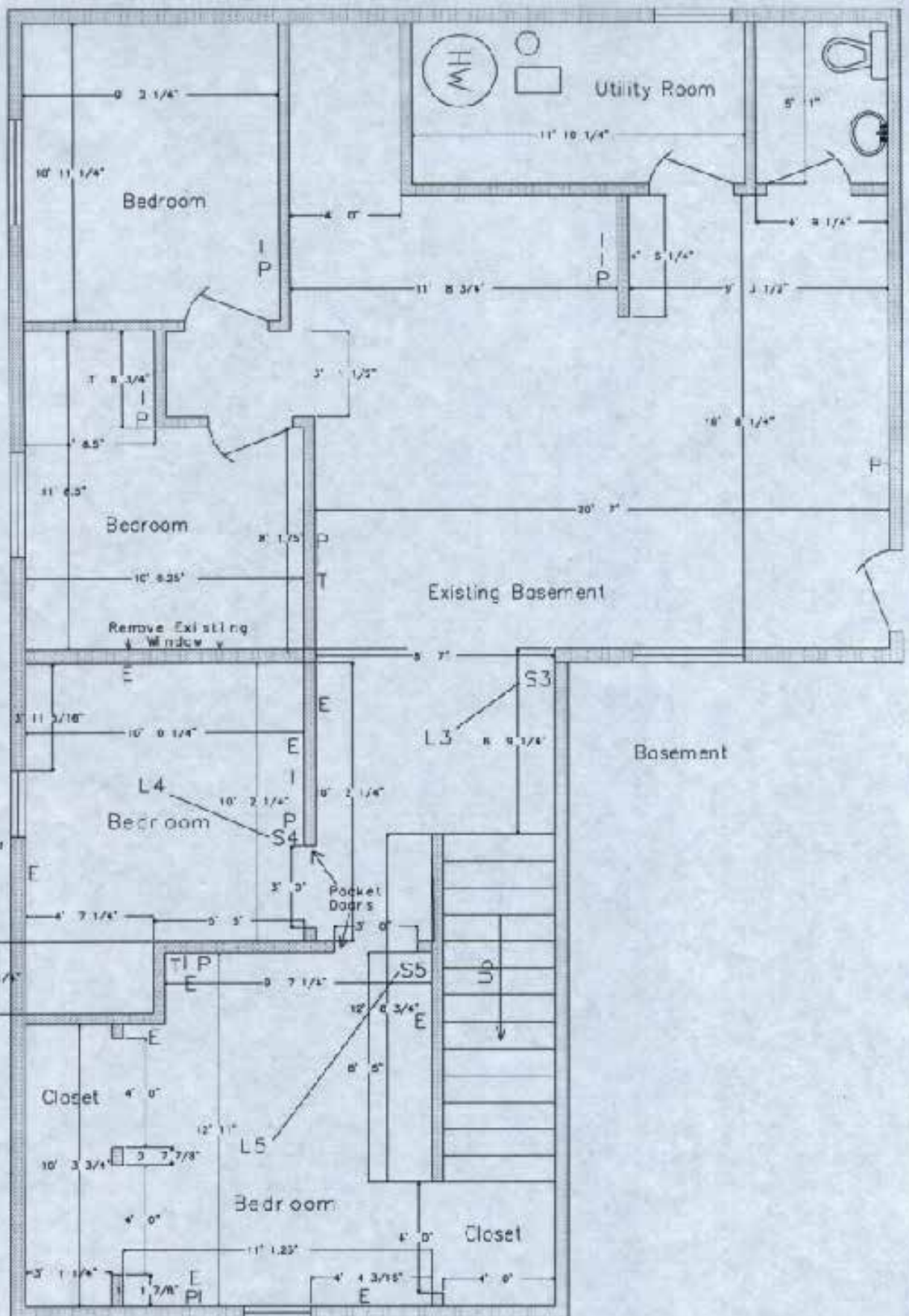
14-103N-54W
McCook County
South Dakota

map center:43° 43' 26.84, -97° 16' 43.58

MAIN FLOOR



BASEMENT

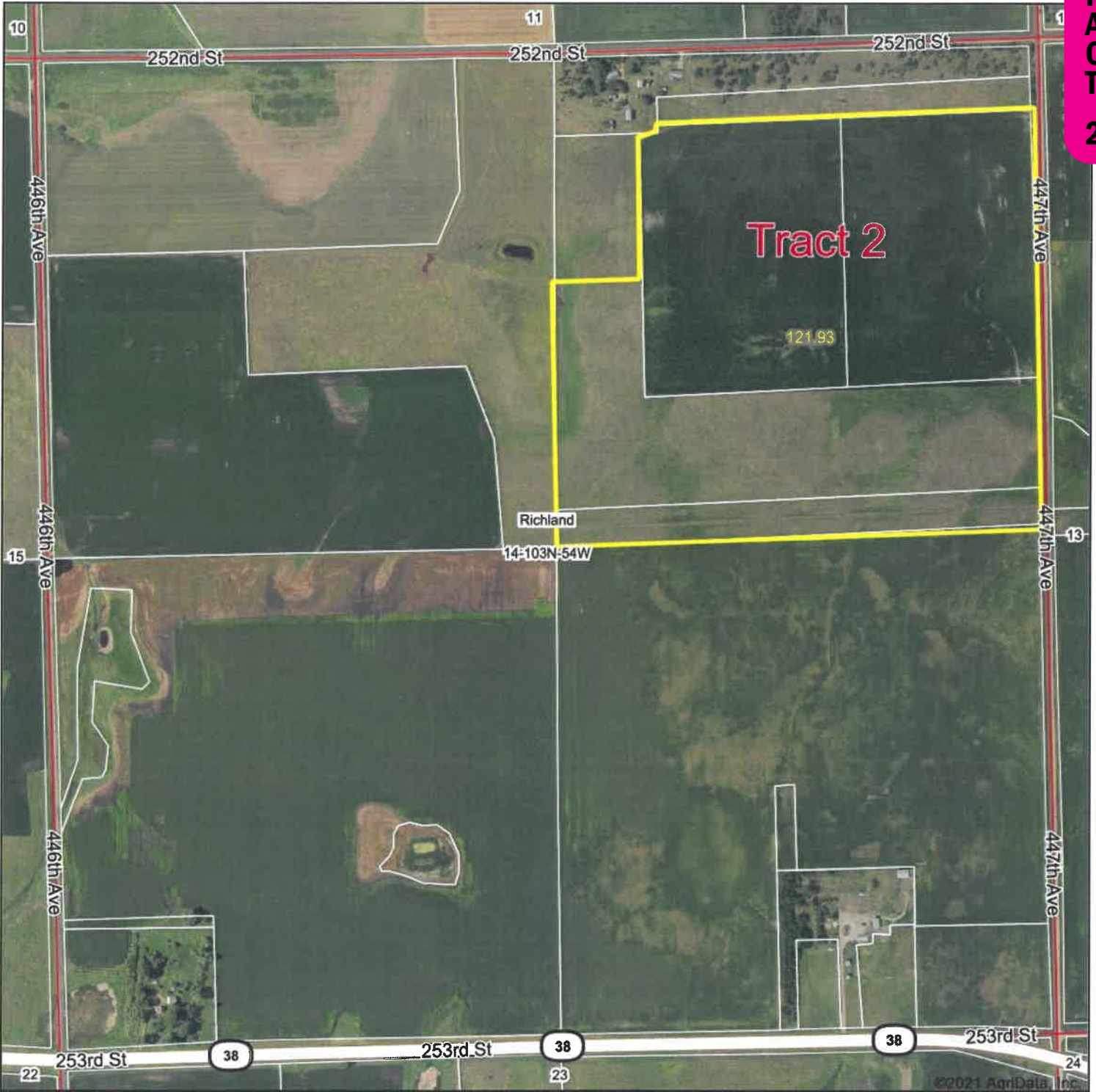


Bedroom Windows
Width: 28 7/8"
Height: 41 1/2"
Placement:
42 1/2" off floor

Andersen
Casement
#CW135

Aerial Map

TRACT 2

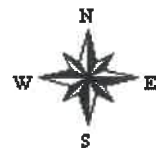


Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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Map Center: 43° 43' 26.84, -97° 16' 43.58



14-103N-54W
McCook County
South Dakota

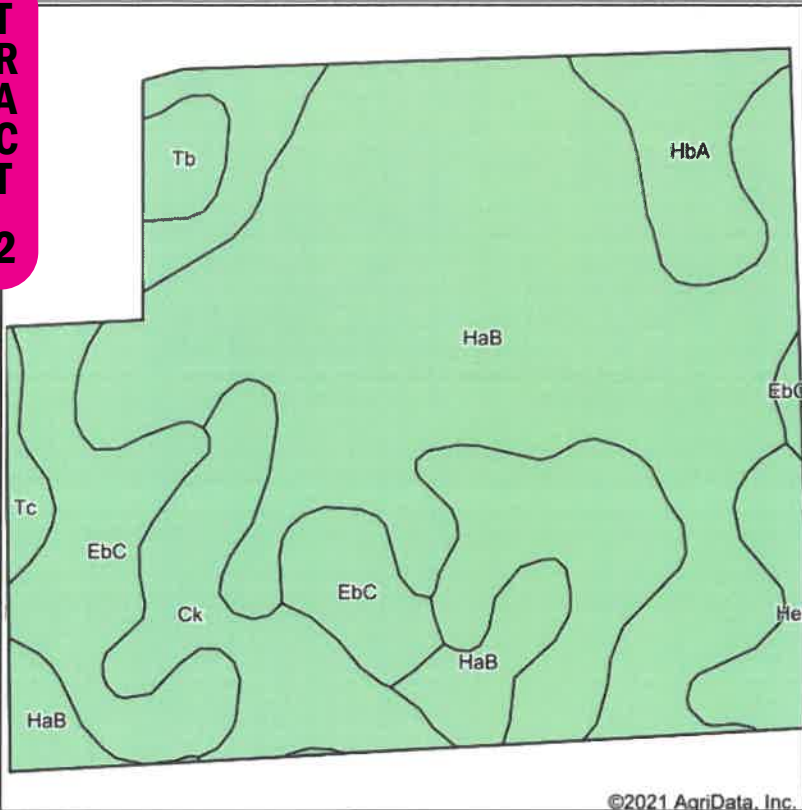


1/12/2021

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

Soils Map

**TRACT
2**



State: **South Dakota**
 County: **McCook**
 Location: **14-103N-54W**
 Township: **Richland**
 Acres: **121.93**
 Date: **1/13/2021**



Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 22

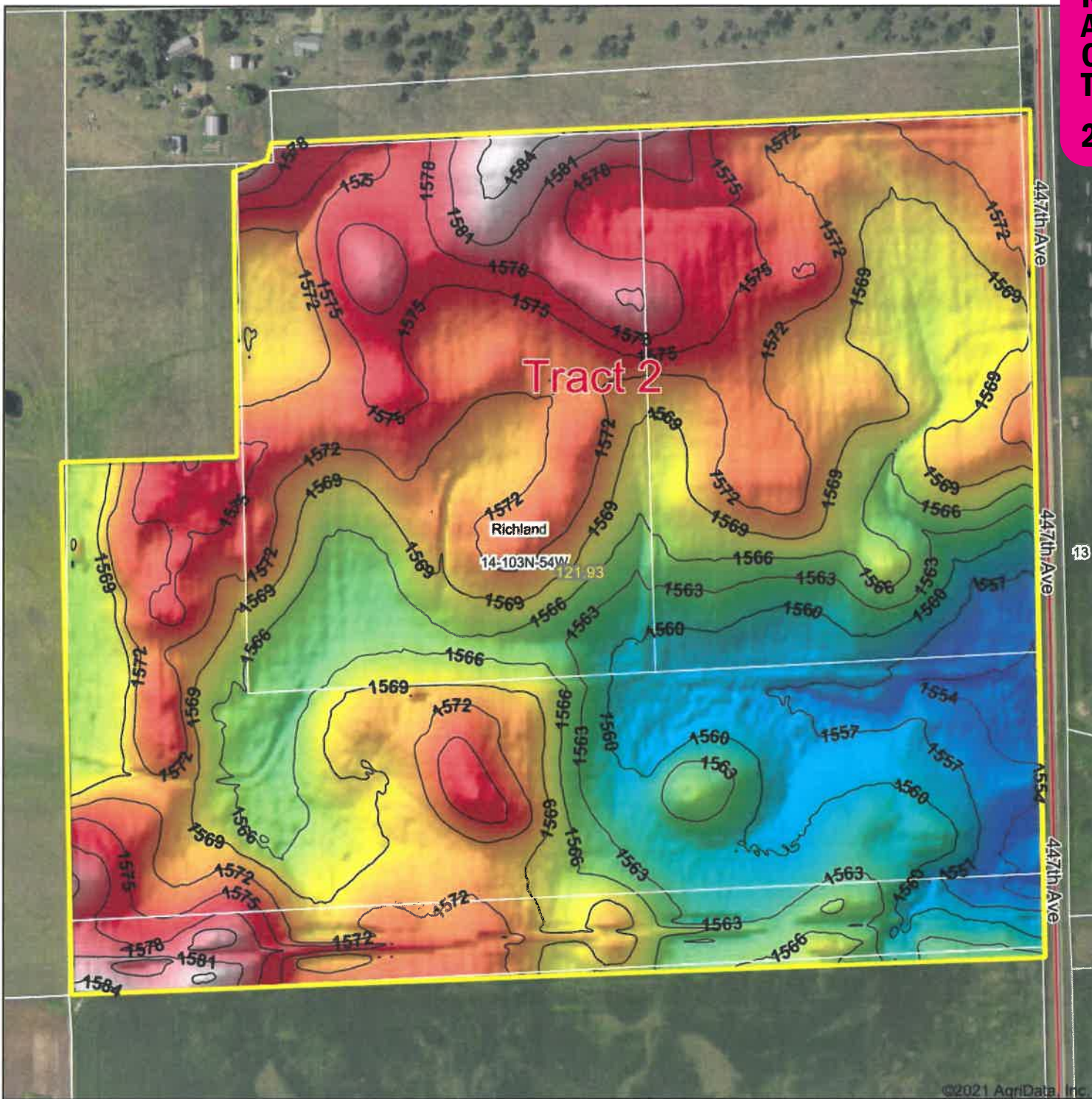
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HaB	Hand loam, 2 to 6 percent slopes	64.93	53.3%	Ile	81
Ck	Crossplain clay loam	22.05	18.1%	IIw	77
EbC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	20.26	16.6%	IIIe	69
HbA	Hand-Bonilla loams, 0 to 3 percent slopes	6.69	5.5%	IIc	85
HeB	Hand-Ethan loams, 3 to 6 percent slopes	4.37	3.6%	Ile	76
Tb	Tetonka silt loam, 0 to 1 percent slopes	2.15	1.8%	IVw	56
Tc	Tetonka-Canisteo complex	1.48	1.2%	IVw	58
Weighted Average					77.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade

TRACT 2



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: 1,551.6
 Max: 1,585.2
 Range: 33.6
 Average: 1,568.9
 Standard Deviation: 6.53 ft



1/12/2021

14-103N-54W
McCook County
South Dakota

map center: 43° 43' 26.84, -97° 16' 43.58

**TRACT
3**

Aerial Map

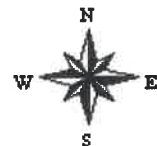


Maps Provided By:
 surety
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Map Center: 43° 43' 26.84, -97° 16' 43.58



14-103N-54W
McCook County
South Dakota

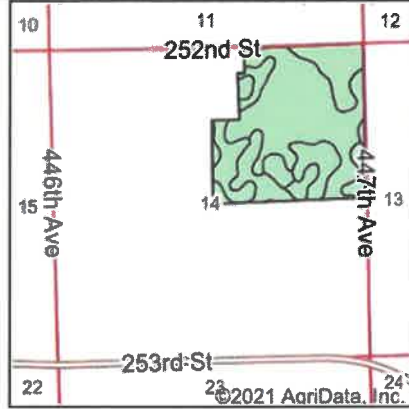
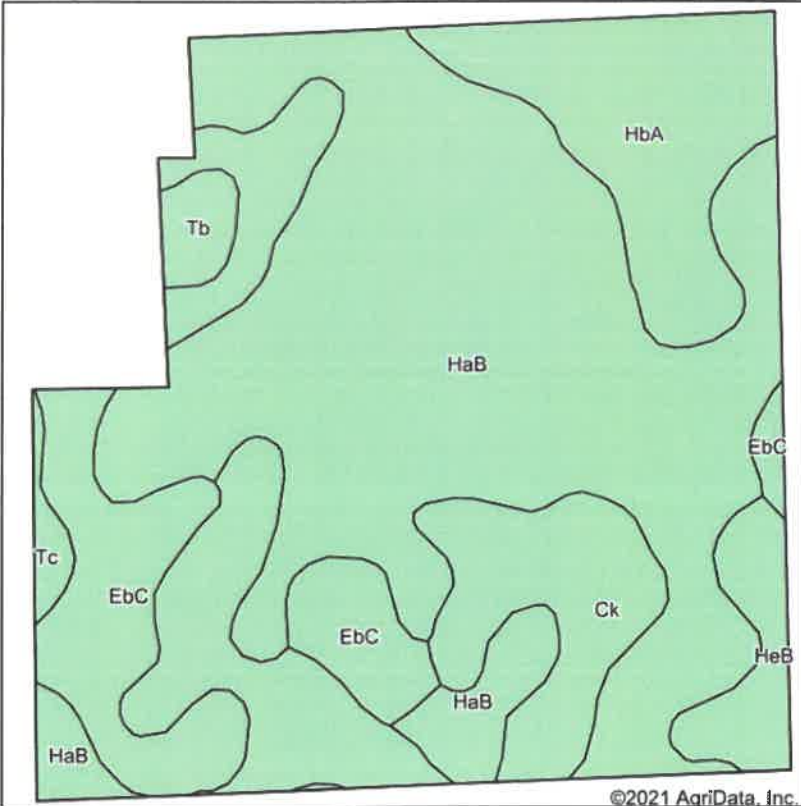


1/12/2021

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

Soils Map

TRACT 3



State: **South Dakota**
 County: **McCook**
 Location: **14-103N-54W**
 Township: **Richland**
 Acres: **139.78**
 Date: **1/12/2021**



Soils data provided by USDA and NRCS.

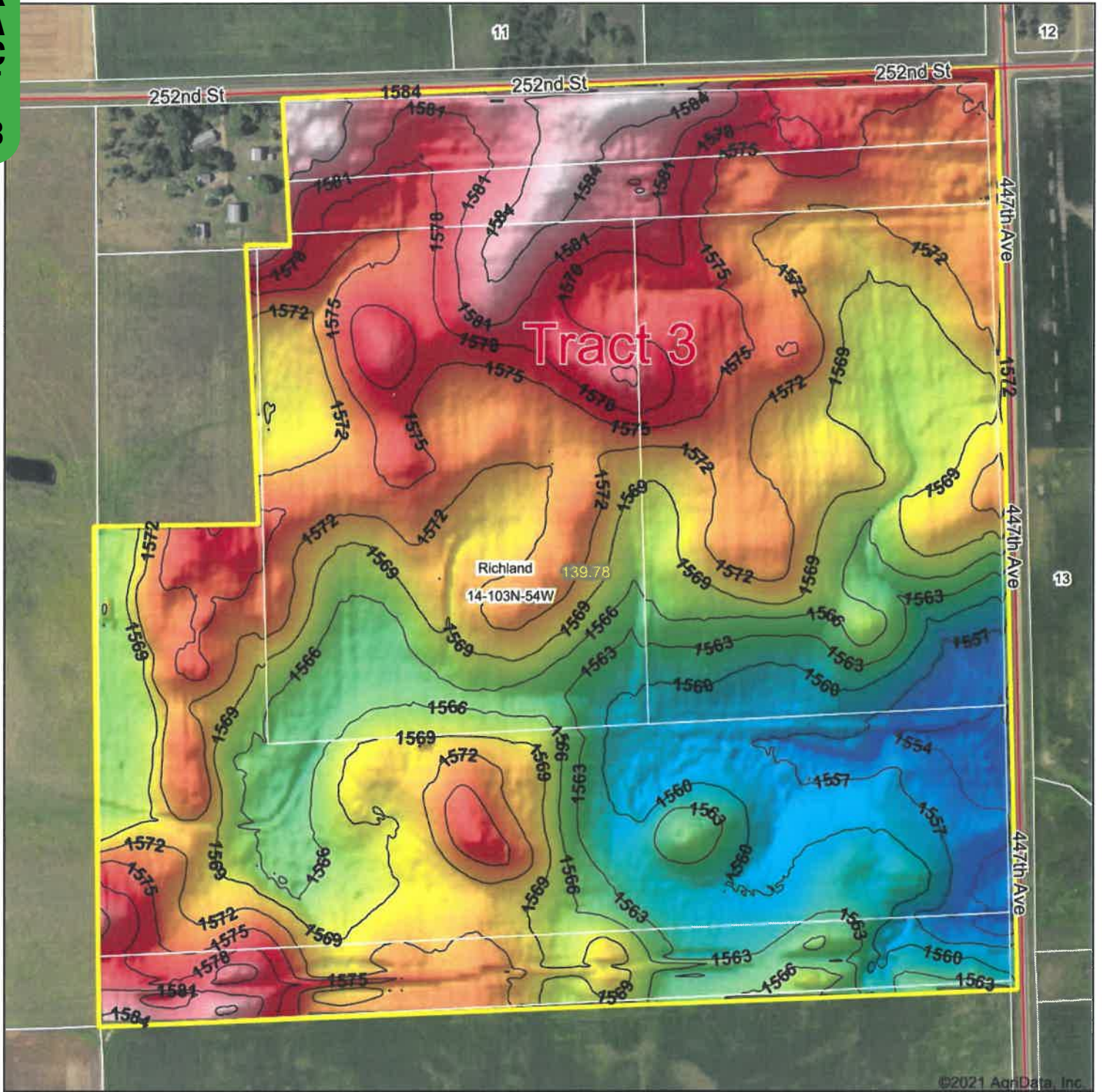
Area Symbol: SD087, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HaB	Hand loam, 2 to 6 percent slopes	72.56	51.9%	Ile	81
Ck	Crossplain clay loam	22.12	15.8%	IIw	77
EbC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	21.38	15.3%	IIIe	69
HbA	Hand-Bonilla loams, 0 to 3 percent slopes	15.69	11.2%	IIc	85
HeB	Hand-Ethan loams, 3 to 6 percent slopes	4.81	3.4%	Ile	76
Tb	Tetonka silt loam, 0 to 1 percent slopes	2.03	1.5%	IVw	56
Tc	Tetonka-Canisteo complex	1.19	0.9%	IVw	58
Weighted Average					78.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



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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: 1,551.4
 Max: 1,587.4
 Range: 36.0
 Average: 1,570.2
 Standard Deviation: 7.19 ft



1/12/2021

14-103N-54W
McCook County
South Dakota

map center: 43° 43' 26.84, -97° 16' 43.58



Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : KURT JOSEPH STIEFVATER
 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
149.09	123.76	123.76	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	123.76	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	33.90	0.00	123	
Soybeans	33.90	0.00	38	
TOTAL	67.80	0.00		

NOTES

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Tract Number : 1548

Description : I6 NE 14 103 54
 FSA Physical Location : SOUTH DAKOTA/MCCOOK
 ANSI Physical Location : SOUTH DAKOTA/MCCOOK
 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 : DONNA FINK, DORIS PETERSON, BARBARA COMES, BETTY ANDREAS, SANDRA KOCH, TROY DOUGLAS FREDRICK NELSON ESTATE
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
149.09	123.76	123.76	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	123.76	0.00	0.00	0.00	0.00	0.00

SOUTH DAKOTA
MCCOOK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 2277
Prepared : 1/5/21 9:56 AM
Crop Year : 2021

Abbreviated 156 Farm Record

DCP Crop Data

Tract 1548 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	33.90	0.00	123
Soybeans	33.90	0.00	38
TOTAL	67.80	0.00	

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.

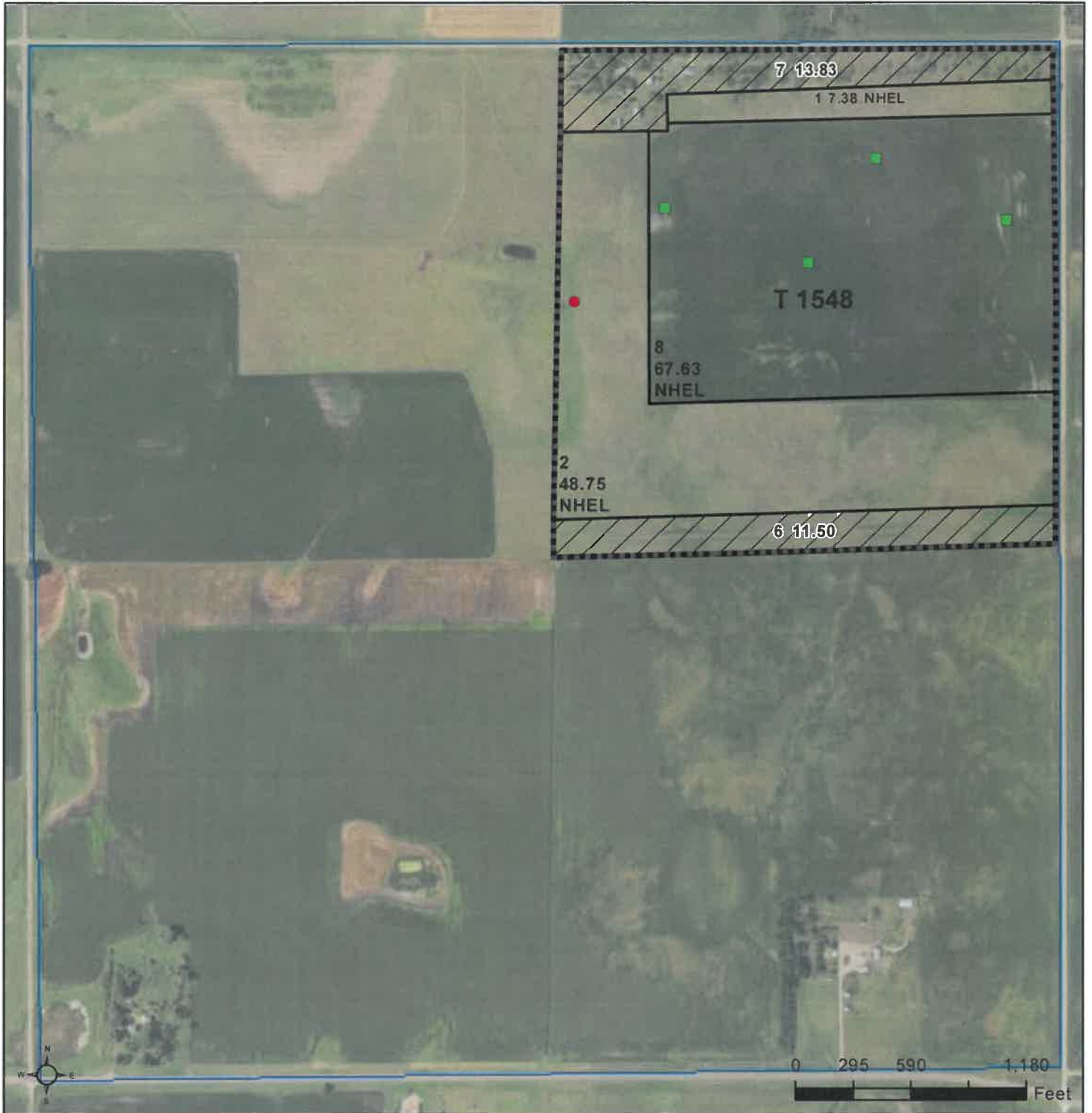
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United States
Department of
Agriculture

McCook County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2021 Program Year

Map Created December 30, 2020

Farm 2277

14 -103N -54W

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MAP NOT TO SCALE
THIS IS NOT AN OFFICIAL WETLAND MAP

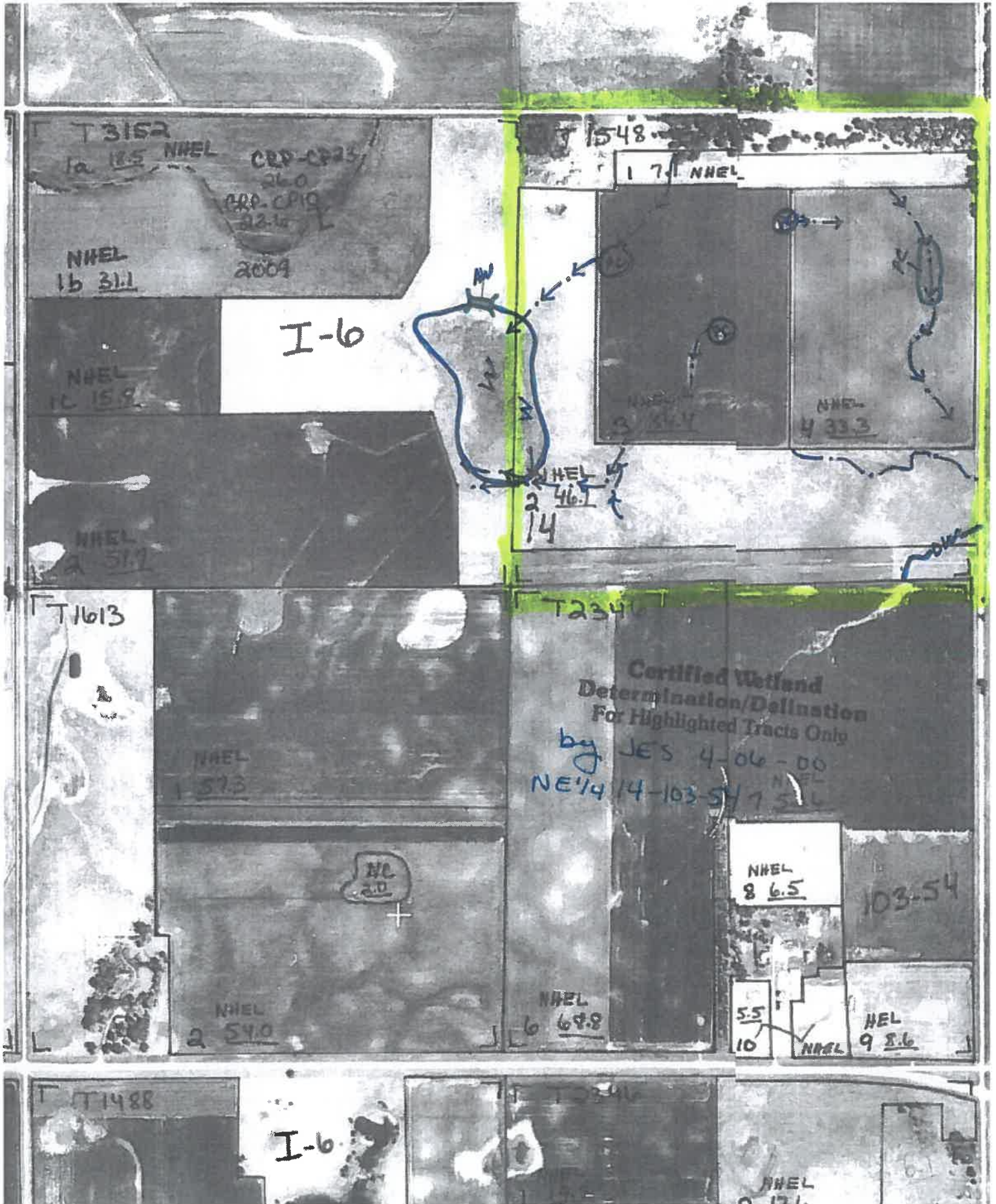
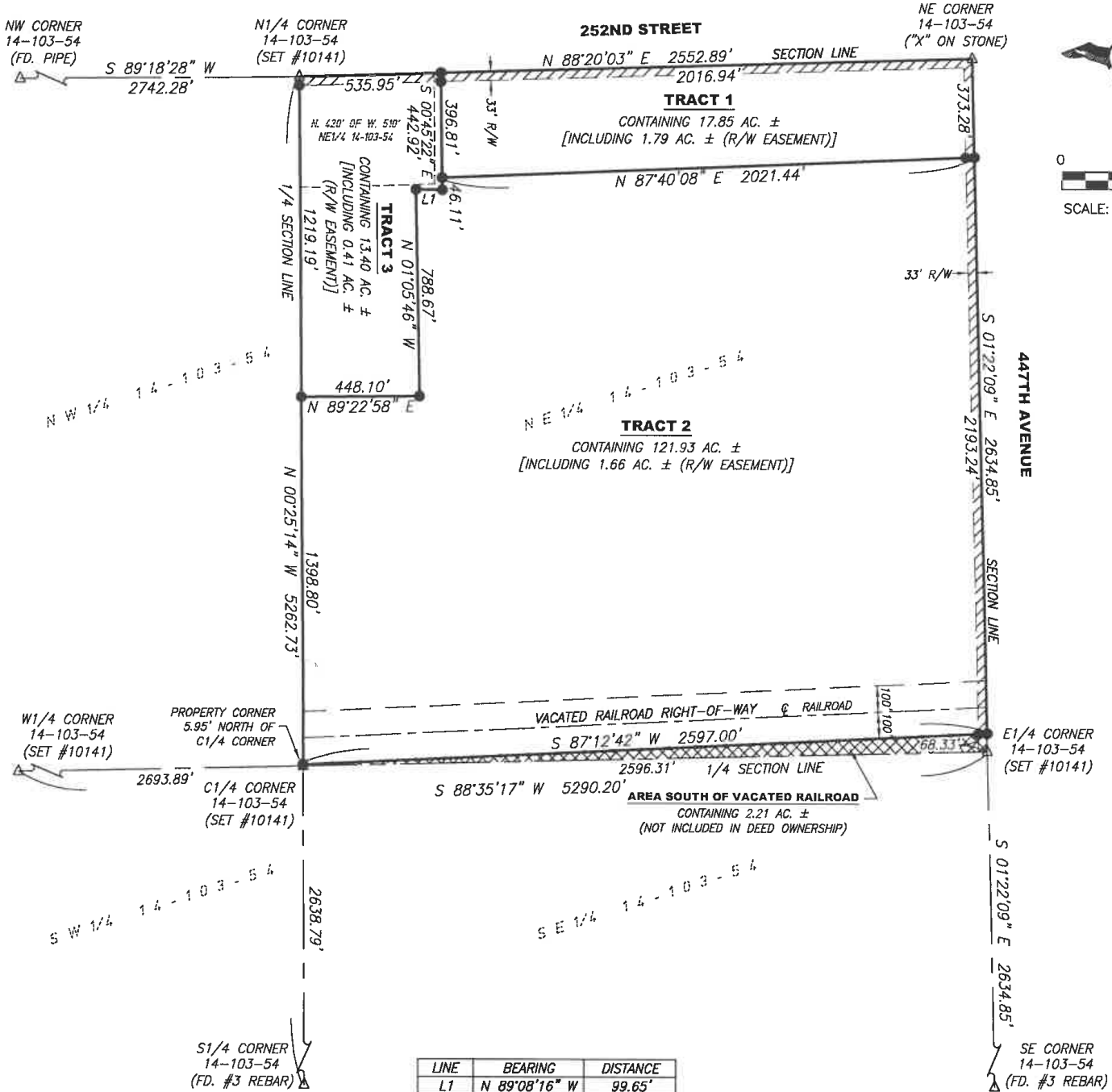


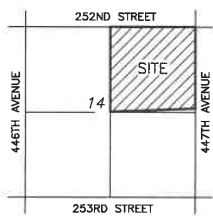
EXHIBIT - TRACTS 1, 2 AND 3

IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 103 NORTH,
RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, MCCOOK COUNTY, SOUTH DAKOTA.



- LEGEND:**
- SET 5/8" REBAR W/CAP #10141
 - FD. MONUMENT
 - △ SECTION CORNER (AS NOTED)
 - (R) RECORD INFORMATION
 - AC. ACRES
 - S.F. SQUARE FEET
 - U.E. UTILITY EASEMENT
 - A.E. ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT
 - R/W RIGHT-OF-WAY
 - R.M.C. RECORDS OF MCCOOK COUNTY
 - N.T.S. NOT TO SCALE
 - EASEMENT LINE
 - PREVIOUSLY PLATTED PROPERTY 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.



AREA MAP N.T.S.
SECTION 14, T103N, R54W
5TH P.M.



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







Red is new

N →



Dakota Tiling Installation Map Richland 14 SW

-  4"
-  6"
-  8" Non Perforated
-  10"

Thank you for your business!!



NOTES

139.78 ACRES

McCOOK COUNTY LAND & 1997 RANCH STYLE HOME

**WEDNESDAY,
MARCH 3RD
AT 10:30AM**

*Real estate to be offered
at the Montrose Legion in
Montrose, SD*

253rd St

38

38

448th Ave

448th Ave

38

38

Montrose 

TERMS: Cash Sale with 15% (non-refundable) down payment auction day on all tracts and the balance on or before April 20th, 2021. Warranty Deed to be granted with the cost of the title insurance split 50-50 between buyer and seller. Sellers to pay all 2020 taxes due in 2021. New buyers will pay all of the 2021 taxes due in 2022. Sold subject to owners approval and all easements restrictions of record, if any. Remember auction held indoors at the Montrose Legion.



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Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043