

# AUCTION

MONDAY NOVEMBER 3<sup>RD</sup> AT 10:30 AM

**75.90 ACRES PASTURE – HUNTING LAND  
IN GRANDVIEW TOWNSHIP,  
DOUGLAS COUNTY**

OWNER:

NEIL & JACQUE  
NYSWONGER



208 N Broadway, Marion SD

web: [wiemanauction.com](http://wiemanauction.com)

phone: 800-251-3111

fax: 605-648-3102

*“WE SELL THE EARTH AND EVERYTHING ON IT!”*

**75.90 ACRES PASTURE – HUNTING LAND IN GRANDVIEW TOWNSHIP  
DOUGLAS COUNTY AT AUCTION**

We will offer the following land at public auction in the Corsica Community Center 355 East Main St. Corsica, SD on:

**MONDAY NOVEMBER 3<sup>RD</sup>  
10:30 A.M.**

It is our privilege to offer this unique property that could be utilized as pasture/grazing land or developed into an outstanding hunting/recreational area and is located in the heart of pheasant & cattle country. Good perimeter fences, warm & cool season grasses, limited weed pressure, and abundant water is found on the property. Great location & topography for food plots and shelterbelts to create a wildlife bed & breakfast!

**LEGAL:** The South 975' of the North 1807.98' of the West 1173' and the North 832.98' of the NE ¼ of Section 14, 99-64 Douglas County, SD.

**LOCATION:** From Corsica, SD 2 ½ south, 2-miles east, ¾ north west side of the road, or from Hwy. 44 & 391<sup>st</sup> Ave. junction ¾ mile north, or at the junction of 275<sup>th</sup> St. & 391<sup>st</sup> Ave.

- 73.32 acres in pasture/grassland balance of 2.58 acres in RROW.
- Soil production rating of 44.7. Predominant soils include Worthing loams, & Eakin-Ethan complex (79)
- Annual Taxes \$616.46. Bordered by gravel township road to the east and a closed minimum maintenance road to the north.
- New buyer able to rent, lease out, or operate for the 2015 grazing season.
- Property has clean title without any grassland or wetland easements. No restrictions for use to the new buyer!

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience or visit [www.wiemanauktion.com](http://www.wiemanauktion.com) for a buyers packet or contact the auctioneers at 800-251-3111 and a packet can be mailed out.

**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 5, 2014. Warranty deed to be granted with the cost of owners title insurance split 50-50 between buyer and seller. Cost of lenders policy is paid 100% by buyer. Sellers to pay the 2014 taxes in full. Come prepared to purchase a piece of South Dakota hunting heaven. Remember land auction held indoors at the Corsica Community Center.

**NEIL & JACQUE NYSWONGER – OWNERS  
775-781-3841**

Wieman Land & Auction Co. Inc.  
Marion, SD 800-251-3111  
Gary & Rich Wieman Brokers

# Aerial Map



Maps Provided By:



14-99N-64W  
Douglas County  
South Dakota

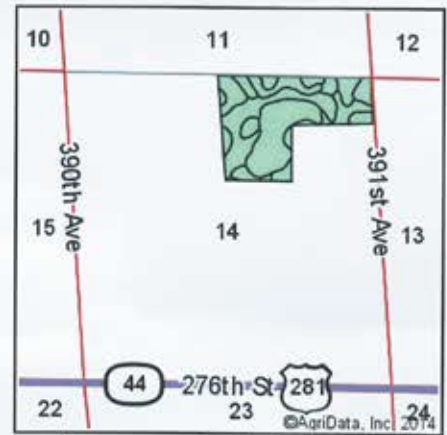
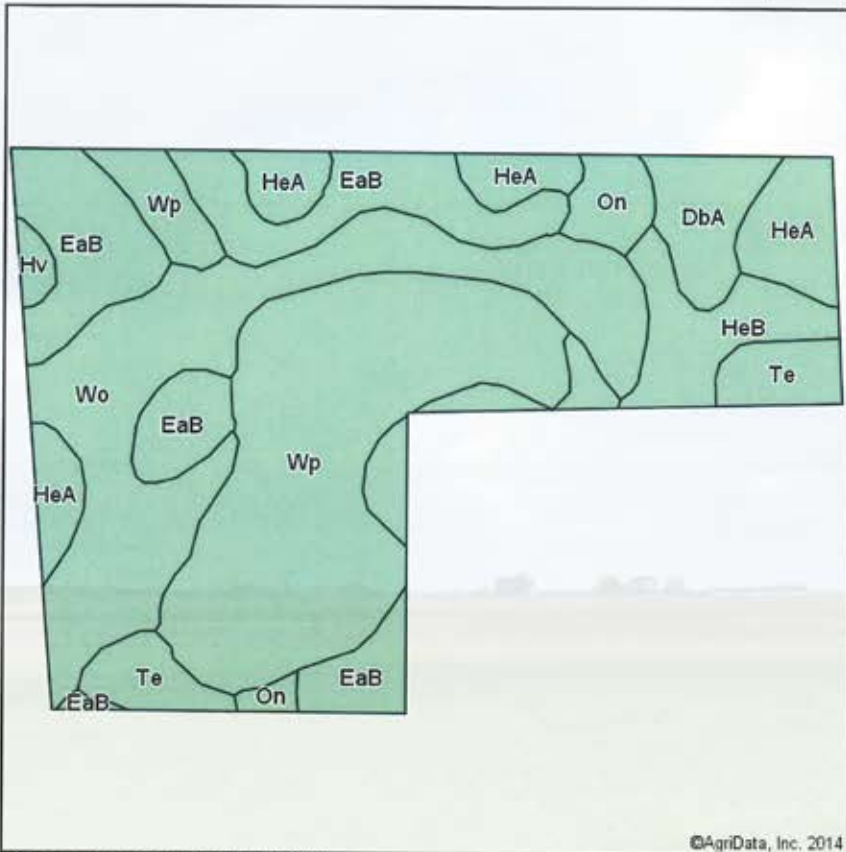
map center: 43° 23' 30.51, 98° 22' 40.93

scale: 9622



9/11/2014

# Soil Map



State: **South Dakota**  
 County: **Douglas**  
 Location: **14-99N-64W**  
 Township: **Grandview**  
 Acres: **73.32**  
 Date: **9/11/2014**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2014 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

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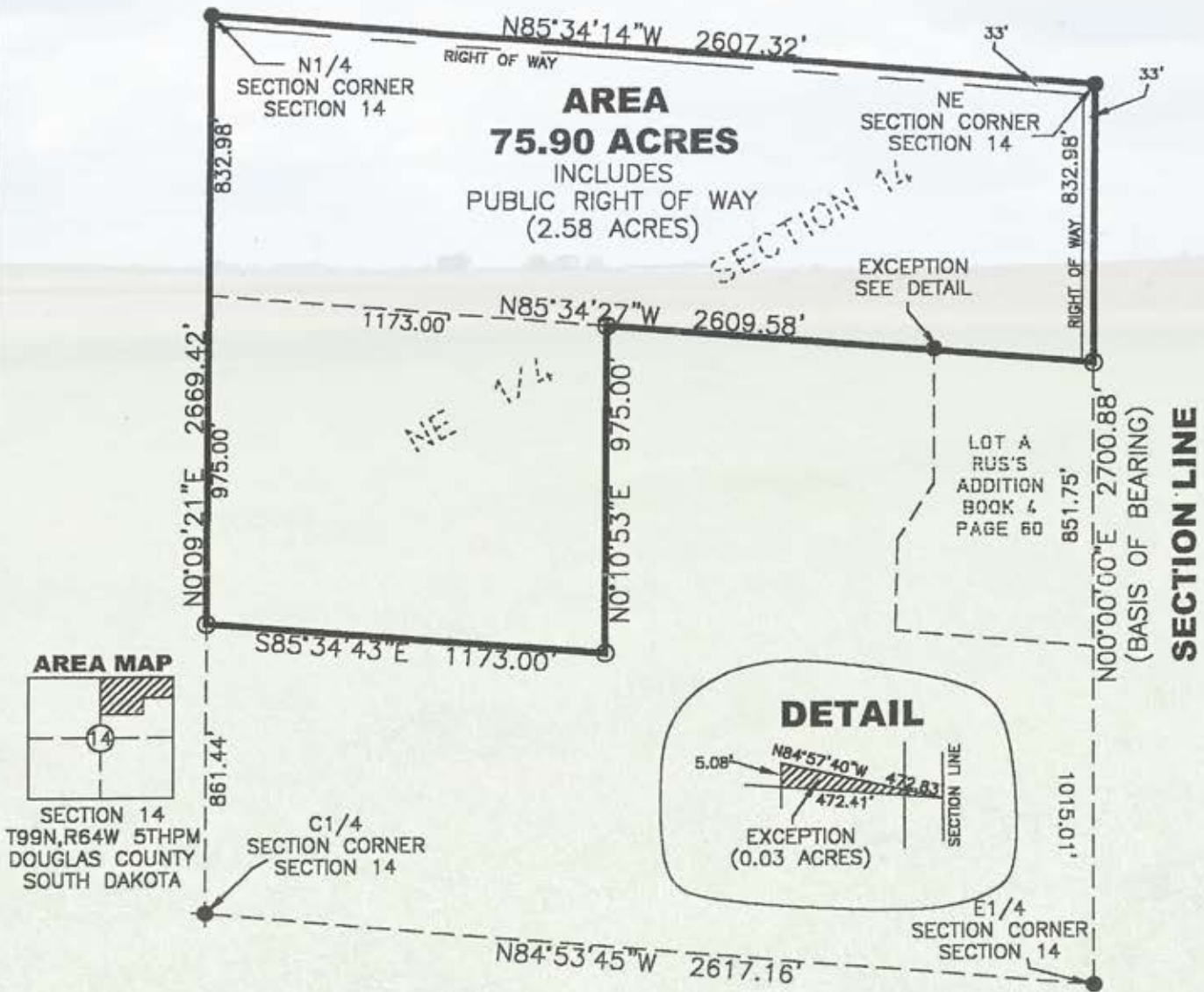
## Area Symbol: SD043, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat
Wp	Worthing silty clay loam, ponded	21.87	29.8%	VIIIw	5					
Wo	Worthing silty clay loam	16.97	23.1%	Vw	33					
EaB	Eakin-Ethan complex, 3 to 6 percent slopes	14.72	20.1%	Ile	79	2.7	51	55	57	33
HeA	Highmore-Eakin silt loams, 0 to 2 percent slopes	6.32	8.6%	Ilc	90	2.7	55	60	64	35
Te	Tetonka silt loam	4.09	5.6%	IVw	56					
HeB	Highmore-Eakin silt loams, 2 to 6 percent slopes	3.89	5.3%	Ile	82	2.7	53	57	61	33
DbA	DeGrey-Walke silt loams, 0 to 4 percent slopes	2.92	4.0%	IVs	56	1.2	22	26	29	
On	Onita-Tetonka silt loams	1.99	2.7%	IIw	77	3.1	66	67	70	37
Hv	Hoven silt loam	0.55	0.8%	VI s	20					
<b>Weighted Average</b>					<b>44.7</b>	<b>1</b>	<b>20.5</b>	<b>22.1</b>	<b>23.3</b>	<b>12.4</b>

Area Symbol: SD043, Soil Area Version: 15

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

**PROPERTY SURVEY  
IN  
THE NE1/4, SECTION 14  
TOWNSHIP 99 NORTH, RANGE 64 WEST, 5TH P.M.  
DOUGLAS COUNTY, SOUTH DAKOTA**



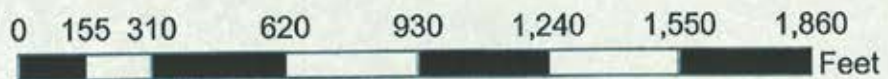
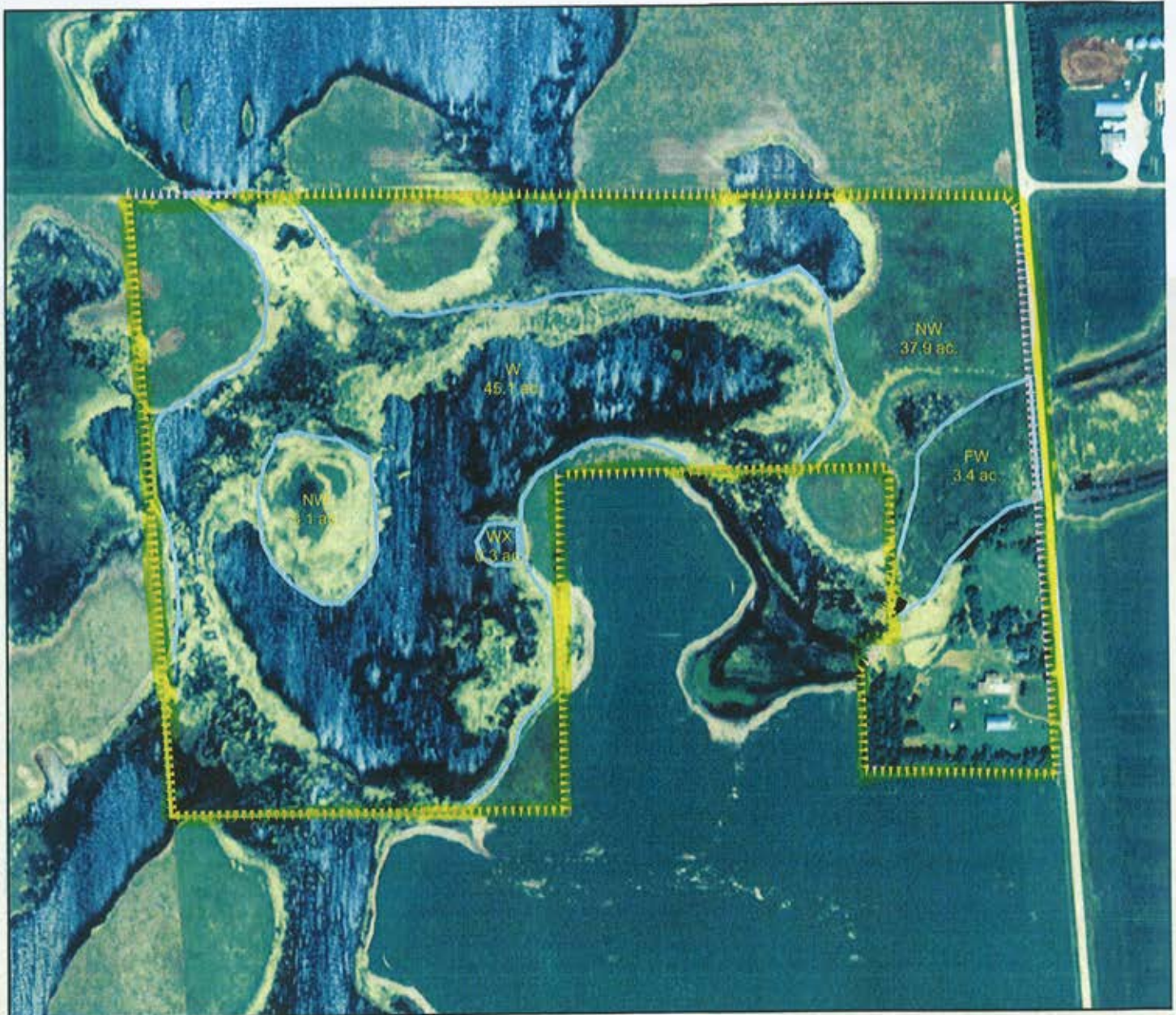
**LEGAL DESCRIPTION**

Describing a tract of land situated in the NE1/4 Section 14, Township 99 North, Range 64 West, 5th P.M., Douglas County, South Dakota, further described as; the Southerly 975 feet of the Northerly 1807.98 feet of the Westerly 1173.00 feet of the NE1/4, Section 14  
AND  
the Northerly 832.98 feet of the NE1/4, Section 14 excepting that portion of Lot A of Rus's Addition, recorded at the Office of the Register of Deeds in Book 4 of Plats, Page 60, lying Northerly of a line described as starting from a point 5.08 feet south of the NW corner of Lot A thence bearing easterly to the NE corner of Lot A, all contained within the NE1/4 of Section 14, Township 99 North, Range 64 West, 5th P.M., Douglas County, South Dakota, containing 75.90 Acres, more or less and subject to public rights of ways and easements of record.

# Certified Wetland Determination

Field Office: Armour Field Office  
 Certified By: Steve Huber  
 Legal Desc: S 14, T 99N, R 64W

Agency: USDA-NRCS  
 Certified Date: 2/22/12  
 Tract: 6257



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.



See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

State : SOUTH DAKOTA

Farm Number : 3024

County : DOUGLAS

Operator Name : NEIL NYSWONGER

Farms Associated with Operator : 46-043-3024

CRP contract numbers :

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts	
83.07	0.00	0.00	0.00	0.00	0.00	0.00	Active	1	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	0.00	0.00	0.00	0.00	No	No	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield

**NOTES**

State : SOUTH DAKOTA

Farm Number : 3024

County : DOUGLAS

Tract Number : 6257

Description : N 832.98 FEET OF NE 14-99-64 ET AL

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations :

Owners : NEIL NYSWONGER

Other Producers :

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
83.07	0.00	0.00	0.00	0.00	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

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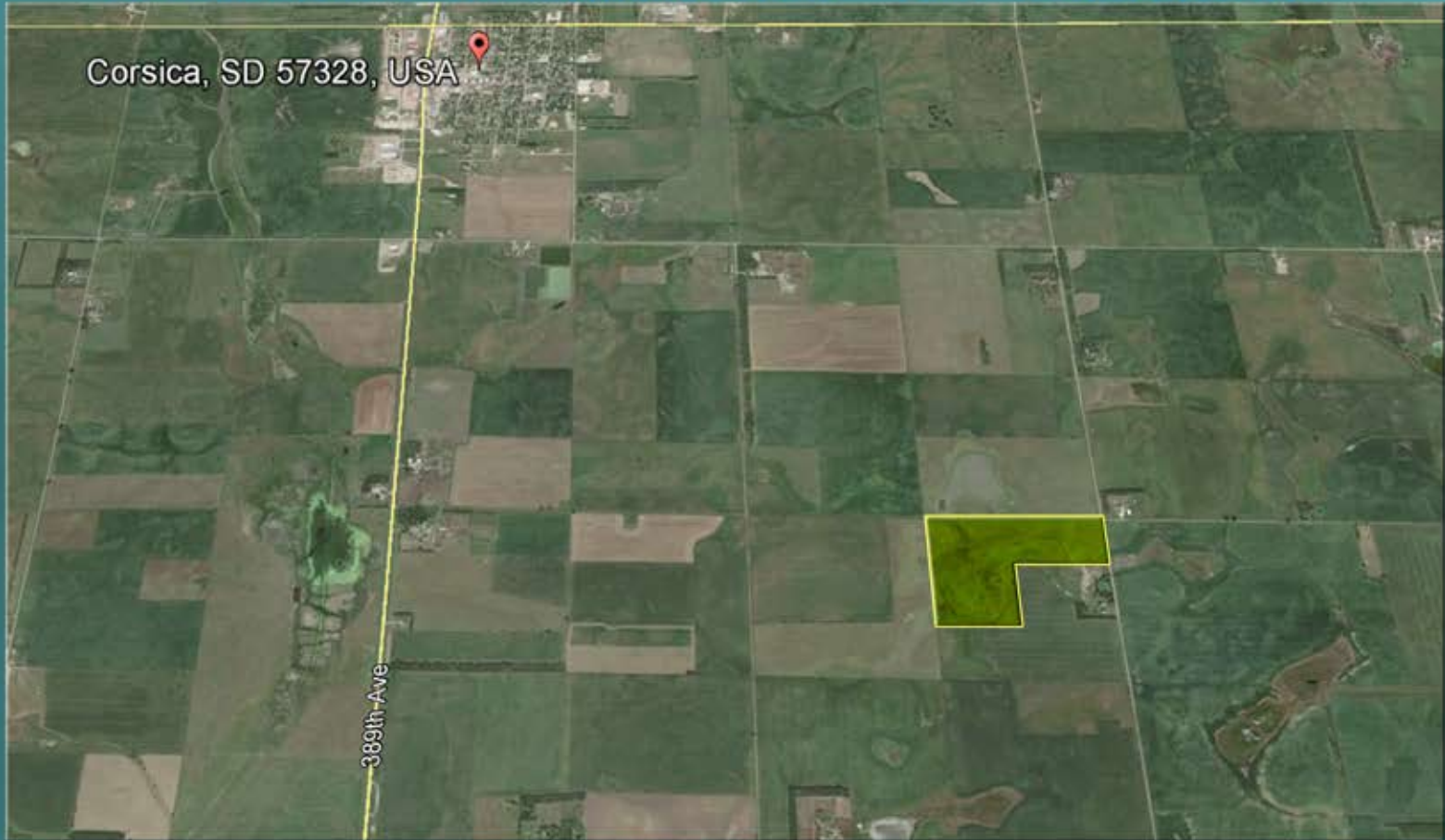
**NOTES**





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