

230.93 ACRES

TURNER COUNTY LAND

- TUESDAY, AUGUST 23RD AT 10:30AM -

VIRGINIA
OLESON-HANSEN
ESTATE



"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



230.93 ACRES OF TURNER COUNTY LAND AT AUCTION

To settle the Virginia Oleson - Hanson Estate, we will offer the following land at public auction located at the Wieman Auction Facility at Marion, SD on:

TUESDAY AUGUST 23RD 10:30 AM

TRACT 1: 110.93 Acres – Daneville Township

Property Location: From Viborg, SD go 4 mile south on SD 19 and 1 mile east on SD 19A.

Property is located on the north side of the road.

LEGAL: W2 SW4 & NE4 SW4 except Hansen Tract 1 in W2 SW4 all in 24-96-53, Turner County, SD.

- The FSA shows 110.37 acres tillable with a powerful soil rating of 80.8.
- If you are looking for an all tillable and choice piece of land – This is the one!
- 2021 RE taxes payable in 2022 are \$2,584.34
- Property in the Viborg Hurley School District 60-6

TRACT 2: 120 Acres - Daneville Township

Property Location: From the 4 way stop in Viborg, SD go 3 miles west on 291st St. and 1 ½ miles south on 453rd Ave. Property is located on the west side of the road.

LEGAL: E2 SE4 & SW4 SE4 in 7-96-53, Turner County, SD.

- The FSA shows 93.18 acres tillable with a soil rating of 73.7 and the balance of the land in pasture, trees, native grassland, & roadways.
- 2021 RE taxes payable in 2022 are \$2,306.28
- Property in the Viborg Hurley School District 60-6

TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before December 9, 2022. A personal representatives 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 landlord's possession at closing. Sold subject to the 2022 lease that expires on 2/28/2023. Seller will credit the buyer for the 2022 RE taxes due in 2023 at closing. Buyer responsible for all 2023 taxes due in 2024. Closing to be held at Gary Ward Law Office with closing fee split 50/50 between the buyer and seller. Sold subject to confirmation of the personal representative and any easement of record. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

For an information packet, go to www.wiemanauktion.com or call Wieman Land & Auction at 800-251-3111 if you would like us to mail you a color brochure. We invite you to check out these parcels at your convenience.

NOTE: Auction will be held at the Wieman Auction Facility near Marion, SD. Come prepared to buy!

**VIRGINIA OLESON-HANSEN ESTATE – OWNER
Candace Paulsen-Pitz – Personal Representative**

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

Gary Ward
Closing Attorney
Viborg, SD 605-326-5282



United States
Department of
Agriculture




Turner County, South Dakota



Common Land Unit

-  Tract Boundary
-  PLSS
-  Non-Cropland
-  Cropland

Wetland Determination Identifiers

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

2022 Program Year

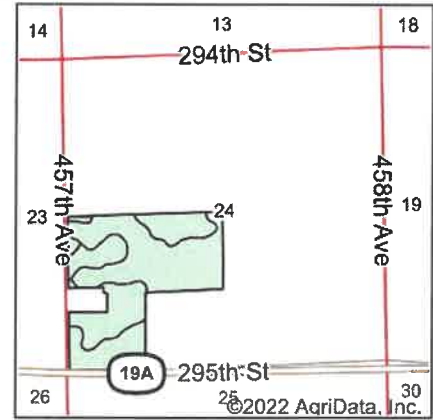
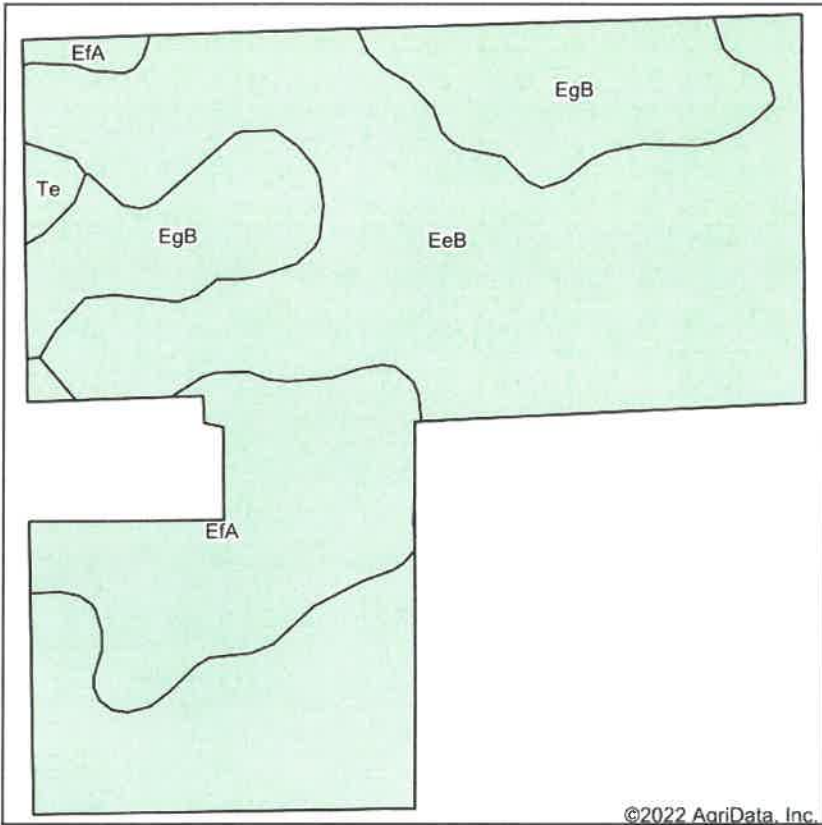
Map Created February 09, 2022

Farm 2027

24-96N-53W-Turner

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Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **24-96N-53W**
 Township: **Daneville**
 Acres: **110.37**
 Date: **7/27/2022**



Maps Provided By



Soils data provided by USDA and NRCS.

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www.AgriDataInc.com

Area Symbol: SD125, Soil Area Version: 23					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EeB	Egan-Ethan complex, 2 to 6 percent slopes	69.12	62.6%	Ile	77
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	20.32	18.4%	Ile	84
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	19.90	18.0%	Is	92
Te	Tetonka silt loam, 0 to 1 percent slopes	1.03	0.9%	IVw	56
Weighted Average				1.84	80.8

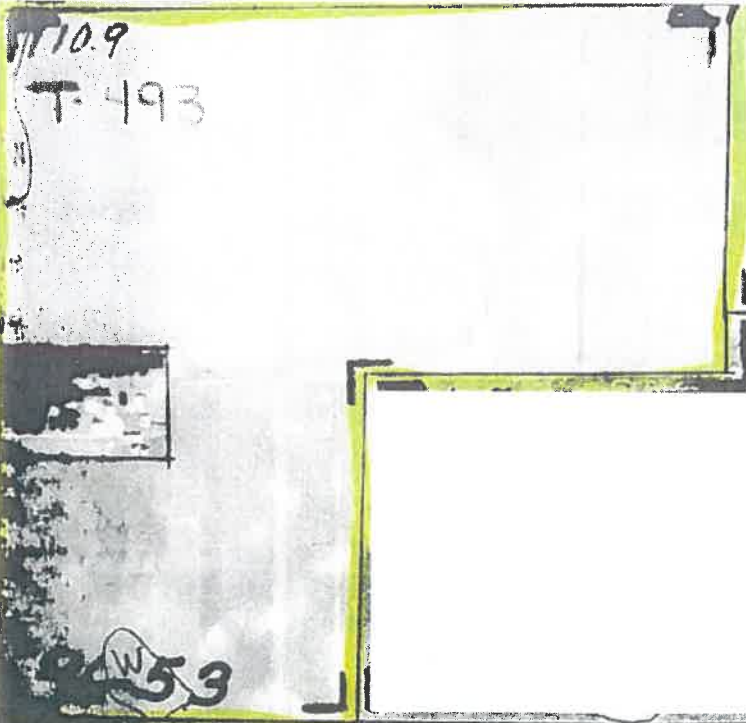
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OFFICIAL WETLAND DETERMINATION
for Highlighted Tracts Only

- (W) Wetland
- (TM) Ditched or tilled prior to 12-23-85 but still wetland
- (TC) Converted Wetland prior to 12-23-85
- (TW) Converted Wetland after 12-23-85
- (D) Ditched prior to 12-23-85
- (T) Tiled prior to 12-23-85
- (w) Wetland in a channel

96-53



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: ODLAND, NEIL
 Farm Identifier: NONE

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
116.34	110.37	110.37	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	110.37	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	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	55.18	145	0.00	0
SOYBEANS	55.19	48	0.00	0
Total Base Acres:	110.37			

Tract Number: 493 Description: N SW; SW SW 24 96 53
 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: Wetland determinations not complete
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
116.34	110.37	110.37	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	110.37	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	55.18	145	0.00
SOYBEANS	55.19	48	0.00
Total Base Acres:	110.37		

Owners: HANSEN, VIRGINIA LEE



United States
Department of
Agriculture

Turner County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

2022 Program Year

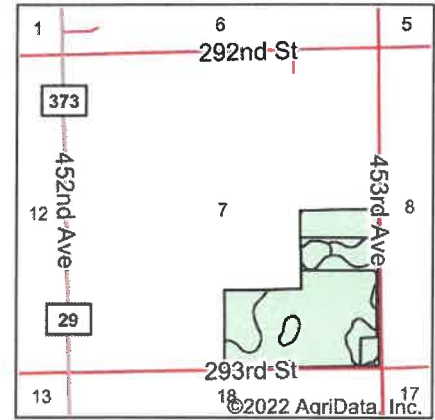
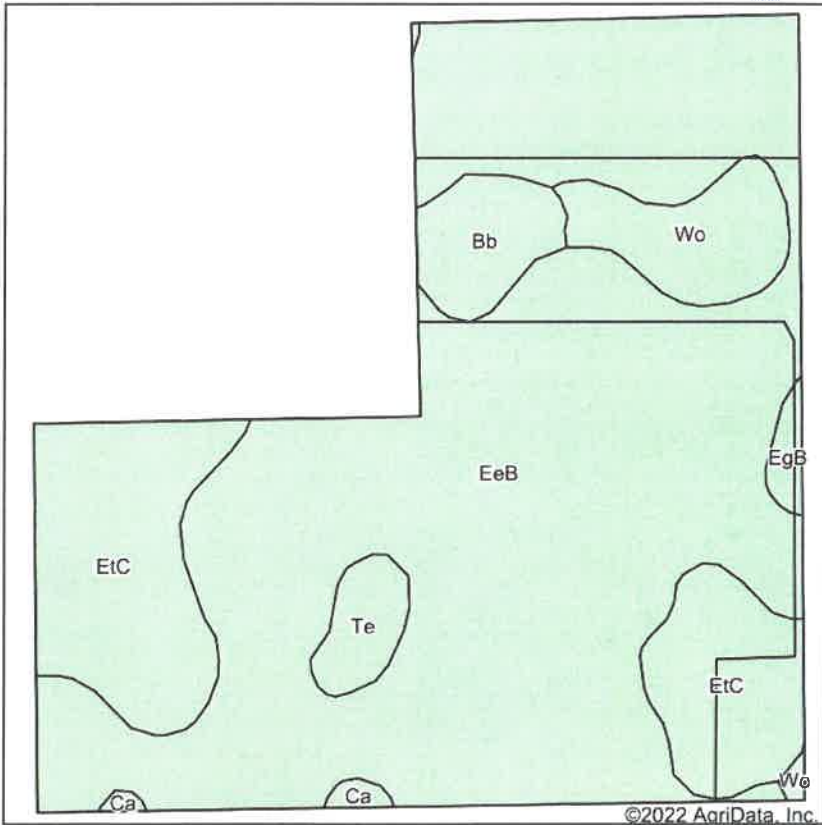
Map Created February 09, 2022

Farm 2028

7-96N-53W-Turner

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Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **7-96N-53W**
 Township: **Daneville**
 Acres: **112.74**
 Date: **7/27/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: SD125, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EeB	Egan-Ethan complex, 2 to 6 percent slopes	80.02	71.0%	Ile	77
EtC	Ethan-Egan complex, 5 to 9 percent slopes	19.39	17.2%	IVe	61
Wo	Worthing silty clay loam, 0 to 1 percent slopes	5.55	4.9%	Vw	30
Bb	Baltic silty clay loam, ponded	4.01	3.6%	VIIIw	10
Te	Tetonka silt loam, 0 to 1 percent slopes	2.34	2.1%	IVw	56
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	0.87	0.8%	Ile	84
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	0.56	0.5%	IIw	81
Weighted Average				2.75	69.2

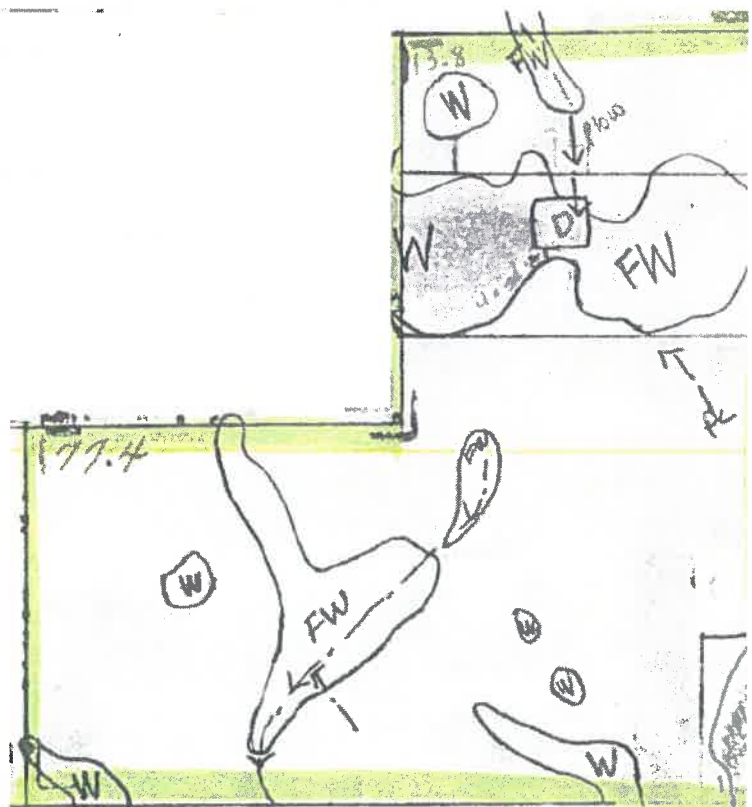
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OFFICIAL WETLAND DETERMINATION
for Highlighted Tracts Only

- (W) Wetland
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- (PC) Converted Wetland prior to 12-23-85
- (CW) Converted Wetland after 12-23-85
- (---) Ditched prior to 12-23-85
- (---) Tilled prior to 12-23-85
- (---w---) Wetland in a channel

96-53



South Dakota

U.S. Department of Agriculture

FARM: 2028

Turner

Farm Service Agency

Prepared: 7/19/22 11:40 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2021

Page: 1 of 2

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Operator Name OSWALD, RICKY Farm Identifier NONE

Farms Associated with Operator:

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Table with 10 columns: Farmland, Cropland, DCP Cropland, WBP, WRP, EWP, CRP Cropland, GRP, Farm Status, Number of Tracts. Includes a second row with State Conservation, Other Conservation, Effective DCP Cropland, Double Cropped, MPL/FWP, and Native Sod.

ARC/PLC

Table with 6 columns: PLC, ARC-CO, ARC-IC, PLC-Default, ARC-CO-Default, ARC-IC-Default.

Table with 5 columns: Crop, Base Acreage, PLC Yield, CCC-505 CRP Reduction, HIP. Includes a Total Base Acres row.

Tract Number: 494 Description SSE; NESE 7 96 53
FSA Physical Location : Turner, SD ANSI Physical Location: Turner, SD

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Table with 8 columns: Farmland, Cropland, DCP Cropland, WBP, WRP, EWP, CRP Cropland, GRP. Includes a second row with State Conservation, Other Conservation, Effective DCP Cropland, Double Cropped, MPL/FWP, and Native Sod.

Table with 4 columns: Crop, Base Acreage, PLC Yield, CCC-505 CRP Reduction. Includes a Total Base Acres row.

Owners: HANSEN, VIRGINIA LEE

Tract 1

- 110.93 acres
- 110.37 tillable acres
- 80.8 soil rating
- All tillable & powerful land



Tract 2

- 120 acres
- 93.18 tillable acres
- 73.7 soil rating
- Balance in pasture & grassland



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TURNER COUNTY LAND

**TUESDAY,
AUGUST 23RD
AT 10:30AM**

*Auction will be held at the
Wieman Auction Facility
near Marion, SD.*

TRACT 2

TRACT 1

TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before December 9, 2022. A personal representatives 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 landlord's possession at closing. Sold subject to the 2022 lease that expires on 2/28/2023. Seller will credit the buyer for the 2022 RE taxes due in 2023 at closing. Buyer responsible for all 2023 taxes due in 2024. Closing to be held at Gary Ward Law Office with closing fee split 50/50 between the buyer and seller. Sold subject to confirmation of the personal representative and any easement of record. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

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