

# Turner County

## 160 ACRES HURLEY TOWNSHIP

From Hurley, SD go 2 miles north to 281th St.  
and ½ mile west or from Parker, SD go approx.  
6 miles south on SD Hwy 19 & ½ mile west.



**Wednesday, October 14th at 10:30 AM**



PO BOX 148  
44628 SD HWY 44, MARION SD

PHONE: 800-251-3111

WEB: [WIEMANAUCTION.COM](http://WIEMANAUCTION.COM)

**"WE SELL THE EARTH AND EVERYTHING ON IT!"**

**160 ACRES OF HURLEY TOWNSHIP  
TURNER COUNTY TILLABLE LAND  
AT AUCTION**

**WEDNESDAY OCTOBER 14<sup>TH</sup> 10:30 AM**

It is our privilege to offer this farm located just a ½ mile off SD Hwy 19 in Hurley Township. This land has been in the Sherard Family for over 100 years! The new buyer will have the right to farm this tract for the 2021 crop year. This tract would be a great addition for any farmer-operator, investor, or acreage seeker. Come check out the possibilities!

**LAND LOCATION:** From Hurley, SD go 2 miles north to 281<sup>th</sup> St. and ½ mile west or from Parker, SD go approx. 6 miles south on SD Hwy 19 & ½ mile west.

- FSA shows approx. 158 acres tillable with the balance in roadways.
- Soil Types are Clamo clay, Delmont-Enet loams, Dimo clay loam, & Arlo clay loams.
- This tract carries a weighted Productivity index average of 55.9
- According to the Turner County treasurer, the 2019 taxes due in 2020 are \$3,143
- Property is located in the Viborg-Hurley School District.

**LEGAL:** The SW ¼ in Section 10-98N-53W, Turner County, SD.

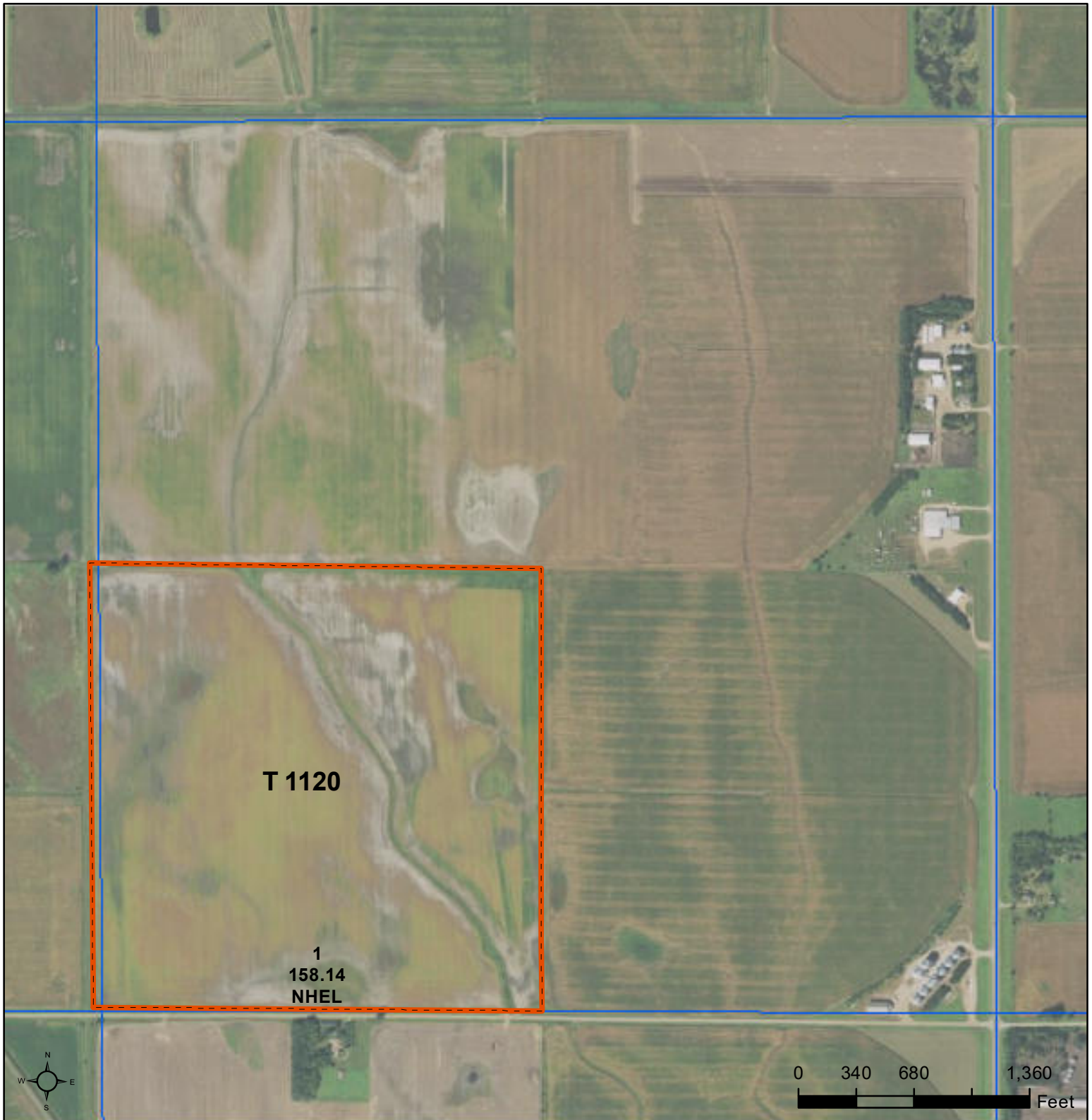
**TERMS:** Cash Sale with 15% nonrefundable down payment on sale day and the balance due on or before December 18, 2020. A warranty deed will be provided. Title insurance will be utilized with the cost of an Owner's Policy split 50/50 between the buyer and seller. New buyer will receive full possession for the 2021 Crop Year. Seller will credit the buyer at closing for all 2020 RE Taxes due in 2021. New buyer to pay all subsequent taxes thereafter. Property is sold subject to any easement of record and a title commitment will be available to review upon request. Wieman Land & Auction Co., Inc. is representing the sellers 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](http://www.wiemanauktion.com) or call our office at 800-251-3111. Auction will be held on the land near Hurley, SD. Come prepared to buy!

**EVELYN SHERARD ESTATE  
Bonnie Sherard & Patricia Jacobson - Owners**

Wieman Land & Auction Co., Inc.  
800-251-3111 Marion SD  
Rich, Kevin, Mike, Derek, & Ryan Wieman  
Nathan Timmermans, & Ron Leitheiser – Land Brokers  
[www.wiemanauktion.com](http://www.wiemanauktion.com)

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



Common Land Unit   PLSS

- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

2020 Program Year

Map Created April 24, 2020

**Farm 738**

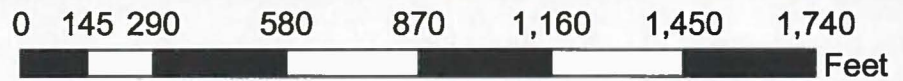
**10-98N-53W-Turner**

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).

# Certified Wetland Determination

Field Office: Parker FO  
Certified By: Merris Miller  
Legal Desc: SW4 10-98-53

Agency: USDA-NRCS  
Certified Date: 5/16/2011  
Tract: 1120



**Legend**

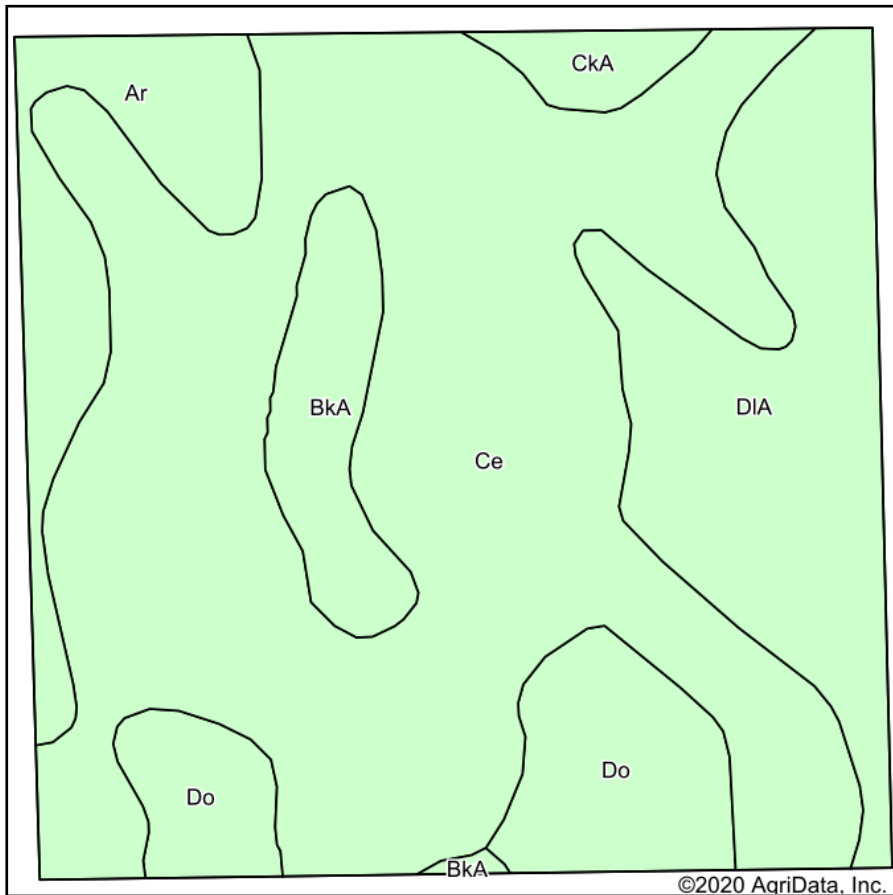
- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI/Ditch
- Tile

- 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

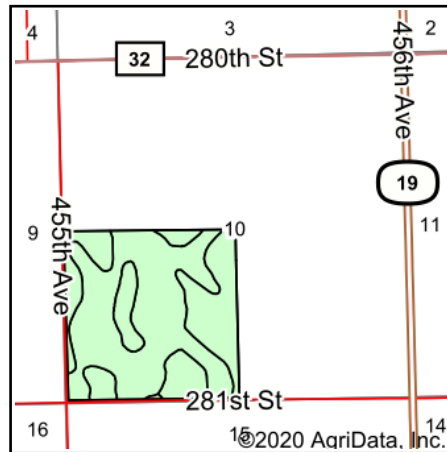
See NRCS CPA-O26E for definitions and additional info.



# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Turner**  
 Location: **10-98N-53W**  
 Township: **Hurley**  
 Acres: **158.14**  
 Date: **8/27/2020**



Maps Provided By:



Area Symbol: SD125. Soil Area Version: 22						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
Ce	Clamo clay, gravelly substratum	91.24	57.7%	IVw		61
DIA	Delmont-Enet loams, high precipitation, 0 to 2 percent slopes	28.11	17.8%	IIIs		50
Do	Dimo clay loam	14.66	9.3%	IIs		72
Ar	Arlo clay loam	12.90	8.2%	IVw		46
BkA	Blendon fine sandy loam, cool, 0 to 3 percent slopes	8.53	5.4%	IIs	Ile	0
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	2.70	1.7%	IIc		82
<b>Weighted Average</b>						<b>55.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

South Dakota  
Turner

U.S. Department of Agriculture  
Farm Service Agency

**FARM: 738**  
Prepared: 9/17/20 3:56 PM  
Crop Year: 2020

Report ID: FSA-156EZ

**Abbreviated 156 Farm Record**

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
158.14	158.14	158.14	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	158.14	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	NONE	CORN , SOYBN	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	115.5	140	0.0
SOYBEANS	42.6	29	0.0
<b>Total Base Acres:</b>	158.1		

Tract Number: 1120 Description SW 10 98 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
158.14	158.14	158.14	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	158.14	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	115.5	140	0.0
SOYBEANS	42.6	29	0.0
<b>Total Base Acres:</b>	158.1		

Owners: SHERARD, EVELYN

# Notes

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