

# 199.15 ACRES

## HUTCHINSON COUNTY LAND

- WEDNESDAY, MARCH 29TH AT 10:30AM -



OWNER  
**SUBMARINE**  
PARTNERS, LLP  
★ ★ ★



*"We Sell The Earth And Everything On It!"*

800.251.3111 | Marion, SD | [WiemanAuction.com](http://WiemanAuction.com)

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

**199.15 ACRES OF HUTCHINSON COUNTY LAND  
AT AUCTION**

We will offer the following farmland at auction at the Wieman Auction Facility at 44628 SD Hwy 44, Marion SD, 1 South & ½ West of Marion SD on

**WEDNESDAY, MARCH 29<sup>TH</sup> 10:30 AM**

**PROPERTY LOCATION: From Meridian Corner, Jct. Hwy 18 & 81, 3 miles South to 289<sup>th</sup> St. & 1 mile West**

**Auctioneer Note:** You are invited to view these tracts at your convenience. Visit our website [www.wiemanauktion.com](http://www.wiemanauktion.com) for drone footage and buyer's info packet or feel free to call 605-648-3111 and we will mail a packet to you. Auction will be held at the Wieman Auction Facility near Marion, SD. Come prepared to buy!

**TRACT # 1 - 80 Acres – Tillable - Molan Township**

This tract consists of 80 acres (+/-) of unimproved farmland. The FSA Office reports 77.24 acres tillable and the balance in low lying area and road right of way. The predominate soil types are Clarno-Ethan-Bonilla Loams, Ethan-Betts Loams, and Tetonka & Whitewood Silty Clay Loams. This tract lays gently rolling and carries a soil productivity rating of 65.2. This tillable tract would make an excellent add on unit for farmer or investor.

**LEGAL:** The E ½ of NW ¼ in Section 27-97-56, Hutchinson County, South Dakota.

**TRACT # 2 - 119.15 Acres – Mix of Tillable & Pasture – Molan Township**

Tract is located just east of Tract # 1 This tract consists of 119.15 acres (+/-) of unimproved farmland. The FSA Office reports 93.76 acres tillable and the balance in pasture/grassland and road right of way. The improved acreage (Tracts 1 & 2) is not included with this property. See the auction packet for more details. The predominate soil types are Clarno-Ethan Bonilla Loams, Ethan-Betts Loam, Clarno Loam, Tetonka Silty Clay Loam, and Tetonka & Whitewood Silty Clay Loam. This tract is gently rolling and carries a soil productivity rating of 64.4.

**LEGAL:** The NE ¼ less Tracts 1 & 2 of Hertz Addition in Section 27-97-56, Hutchinson County, South Dakota.

**TRACT # 3 199.15 Acres – Combination of Tracts 1 & 2**

The annual real estate taxes are \$3,689.42.

**TERMS:** Cash Sale with a 10% nonrefundable down payment on sale day and the balance on or before May 12, 2023. A Warranty Deed will be provided. Title Insurance to be utilized with cost split 50/50 between buyer and seller. Buyer will receive possession for the 2023 crop year on sale day and full possession at closing for 2023 crop year. Seller will pay all 2022 RE Taxes due in 2023. Buyer will be responsible for all the 2023 taxes due in 2024. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

**SUBMARINE PARTNERS, LLP - OWNER**

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

Rich, Kevin, Mike, Ryan & Derek Wieman,  
Ron Leitheiser & Nathan Timmermans, RE Brokers

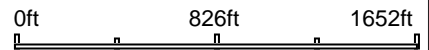
Gary Ward  
Closing Attorney  
Viborg, SD 605-326-5282

# Aerial Map



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Map Center: 43° 11' 27.27, -97° 26' 55.33

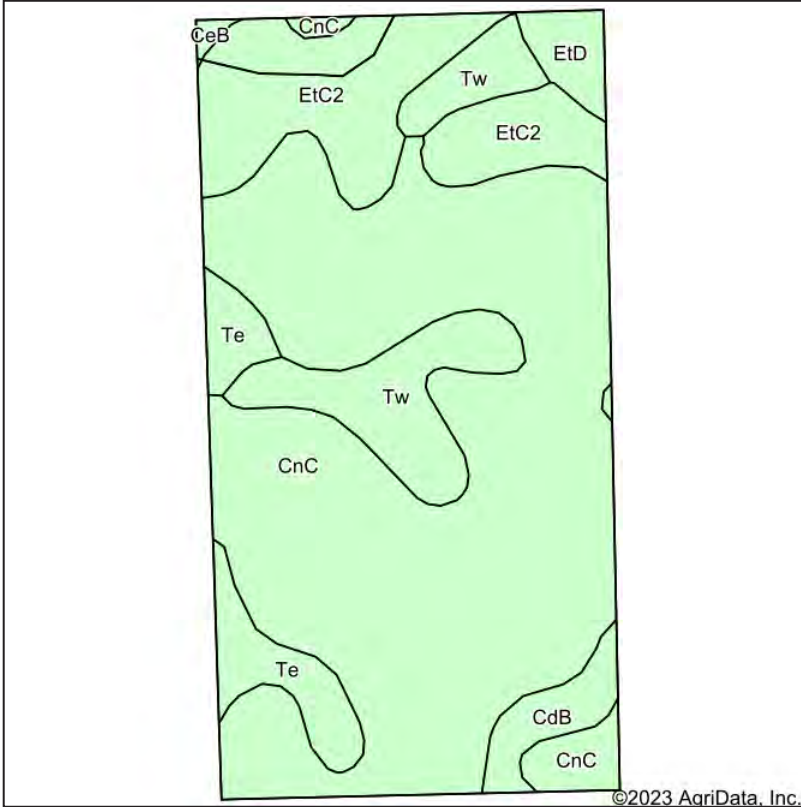


**27-97N-56W**  
**Hutchinson County**  
**South Dakota**

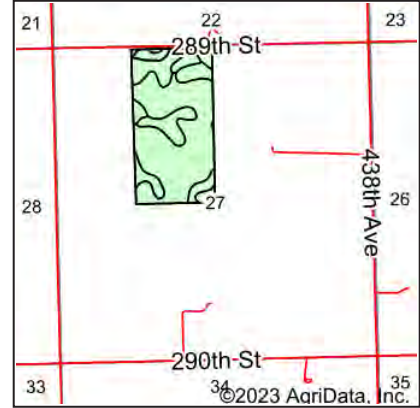


Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Hutchinson**  
 Location: **27-97N-56W**  
 Township: **Molan**  
 Acres: **79.68**  
 Date: **3/3/2023**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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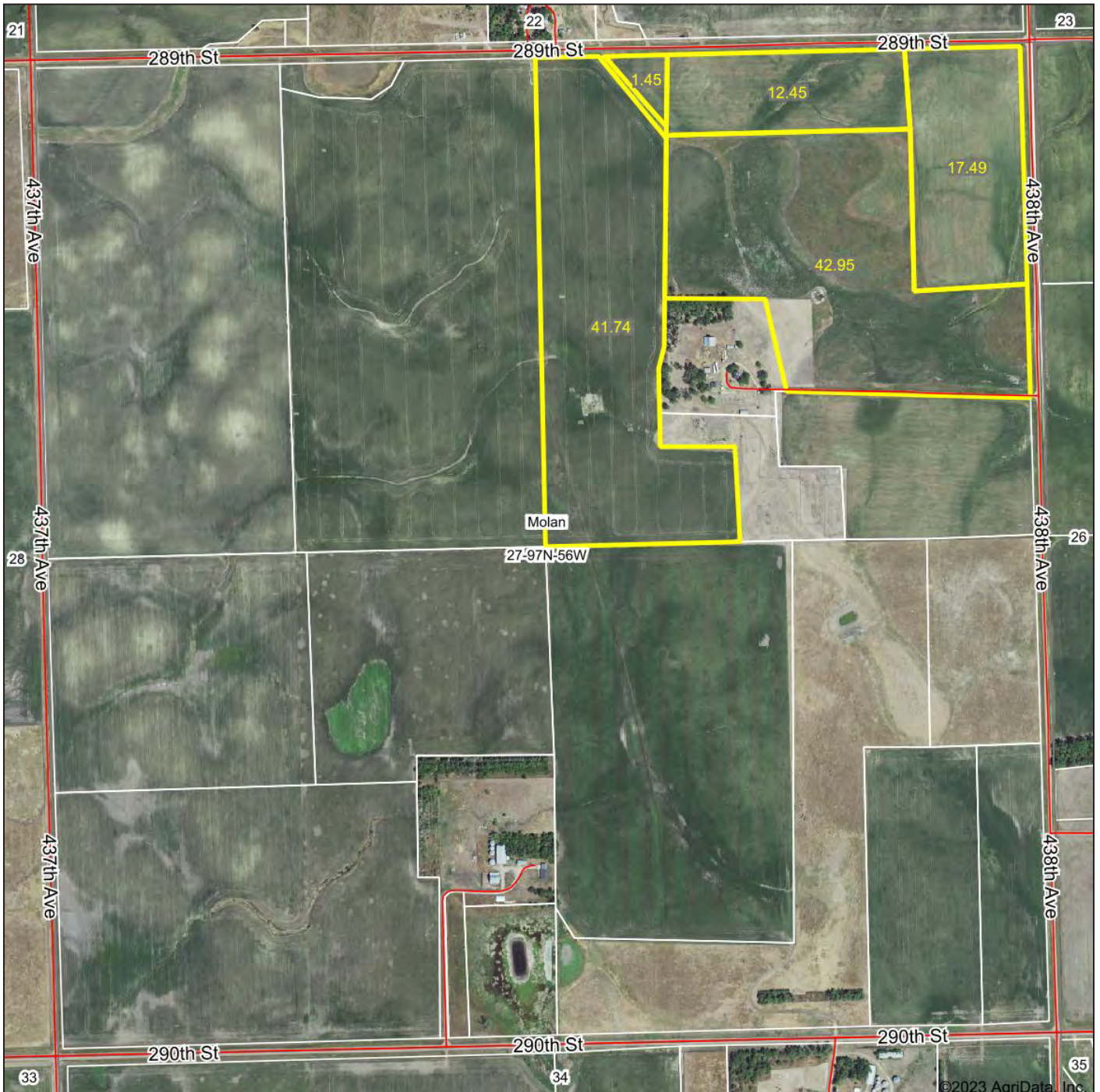


Area Symbol: SD602, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	51.19	64.2%	IIle		69
EtC2	Ethan-Betts loams, 6 to 9 percent slopes, eroded	12.15	15.2%	VIle		49
Tw	Tetonka and Whitewood silty clay loams	7.82	9.8%	IVw		73
Te	Tetonka silt loam, 0 to 1 percent slopes	4.45	5.6%	IVw		56
CdB	Clarno loam, 2 to 6 percent slopes	2.21	2.8%	IIle		82
EtD	Ethan-Betts loams, 9 to 15 percent slopes	1.63	2.0%	VIle		30
CeB	Clarno-Davison loams, 2 to 4 percent slopes	0.23	0.3%	IIle	IIIle	79
<b>Weighted Average</b>				<b>3.64</b>	<b>*-</b>	<b>65.2</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

# Aerial Map



©2023 AgriData, Inc.

Map Center: 43° 11' 27.27, -97° 26' 55.33



Maps Provided By:



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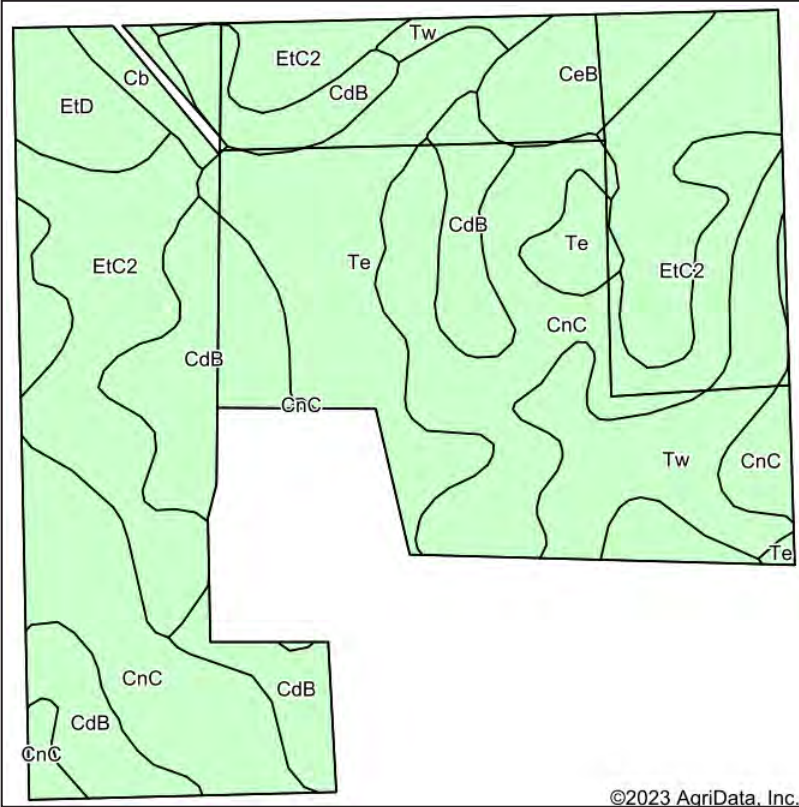
**27-97N-56W**  
**Hutchinson County**  
**South Dakota**



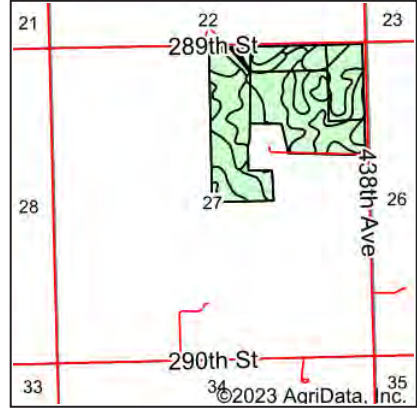
3/3/2023

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

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Hutchinson**  
 Location: **27-97N-56W**  
 Township: **Molan**  
 Acres: **116.08**  
 Date: **3/3/2023**



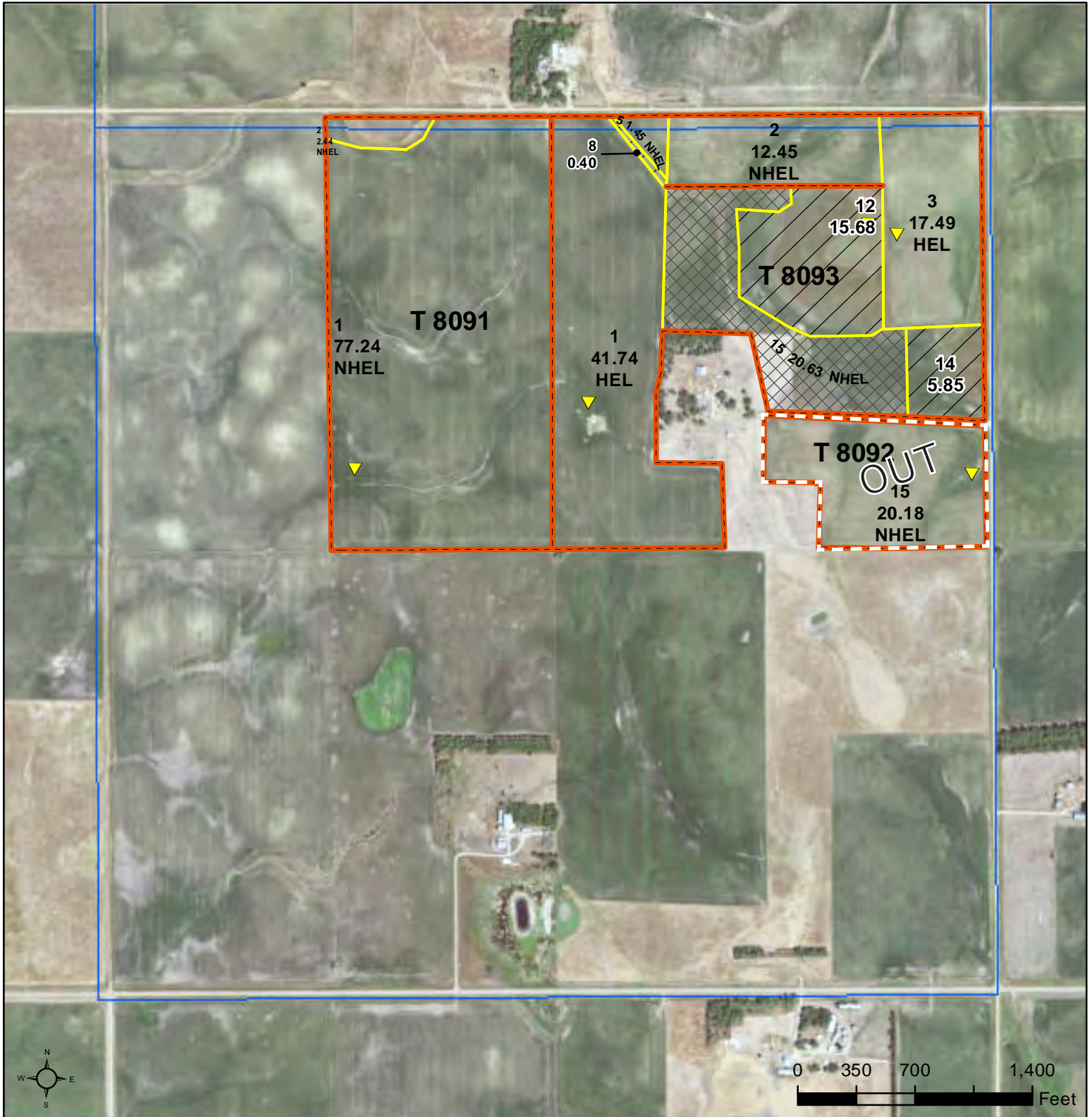
Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: SD602, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	33.56	28.9%	IIIe		69
EtC2	Ethan-Betts loams, 6 to 9 percent slopes, eroded	23.57	20.3%	VIe		49
CdB	Clarno loam, 2 to 6 percent slopes	21.28	18.3%	IIe		82
Te	Tetonka silt loam, 0 to 1 percent slopes	15.88	13.7%	IVw		56
Tw	Tetonka and Whitewood silty clay loams	11.05	9.5%	IVw		73
CeB	Clarno-Davison loams, 2 to 4 percent slopes	5.12	4.4%	IIe	IIIe	79
EtD	Ethan-Betts loams, 9 to 15 percent slopes	3.86	3.3%	VIe		30
Cb	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	1.76	1.5%	VIw		34
<b>Weighted Average</b>				<b>3.76</b>	<b>*-</b>	<b>64.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



- Common Land Unit**
- native\_sod\_SD
  - Non-Cropland
  - Tract Boundary
  - Cropland
  - PLSS

**Wetland Determination Identifiers**

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

Unless otherwise noted, crops listed below are:  
 Non-irrigated  
 Intended for Grain      Producer initial \_\_\_\_\_  
 Corn = Yellow              Date \_\_\_\_\_  
 Soybeans = Common  
 Wheat - HRS or HRW  
 Sunflowers = Oil or Non

2023 Program Year

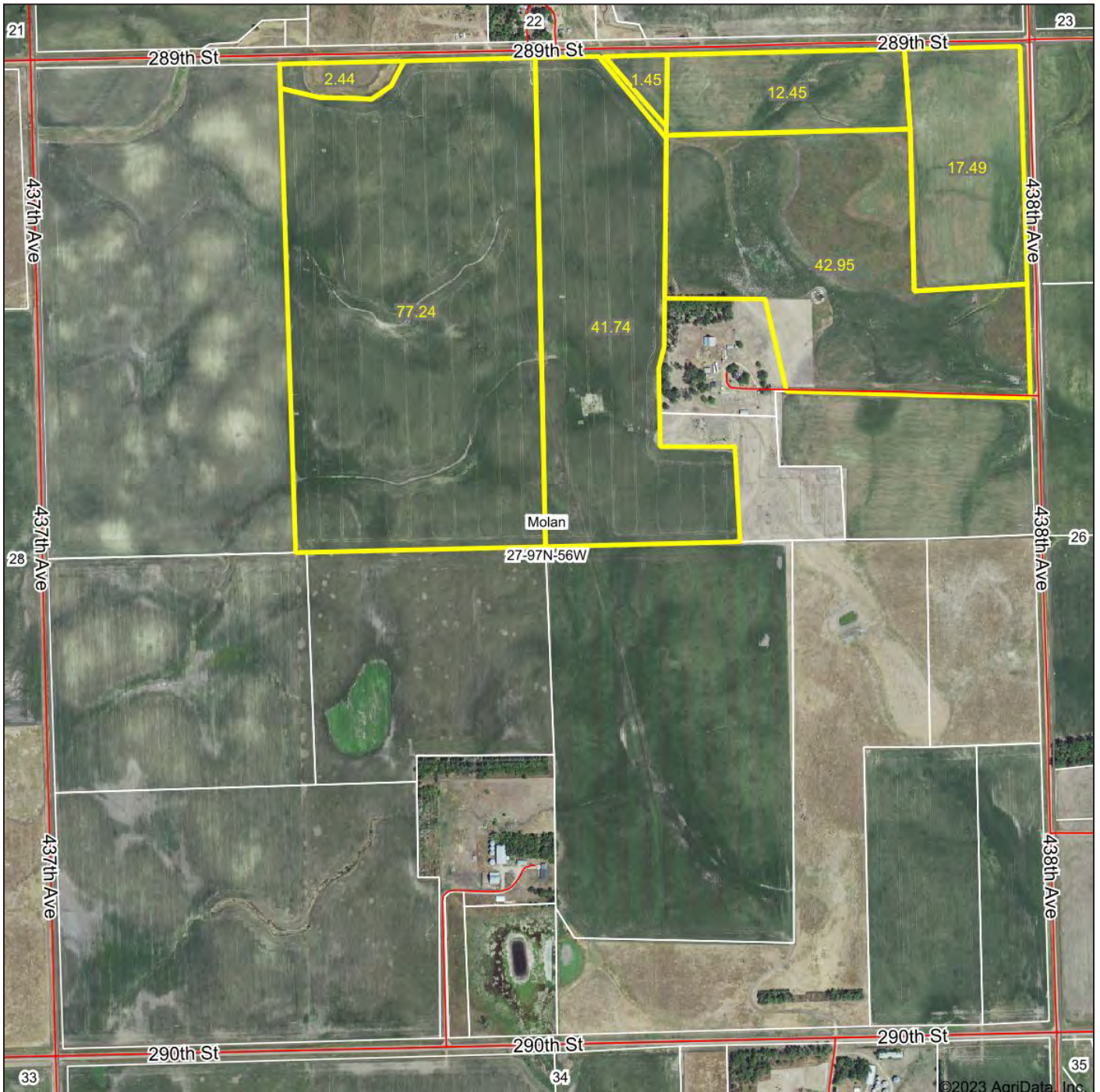
Map Created February 17, 2023

## Farm 10298

### 27-97N-56W-Hutchinson

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).

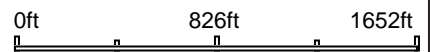
# Aerial Map



Maps Provided By:



Map Center: 43° 11' 27.27, -97° 26' 55.33



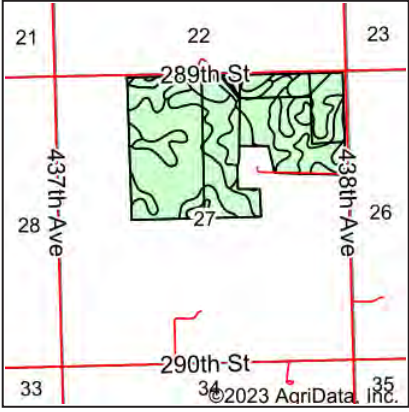
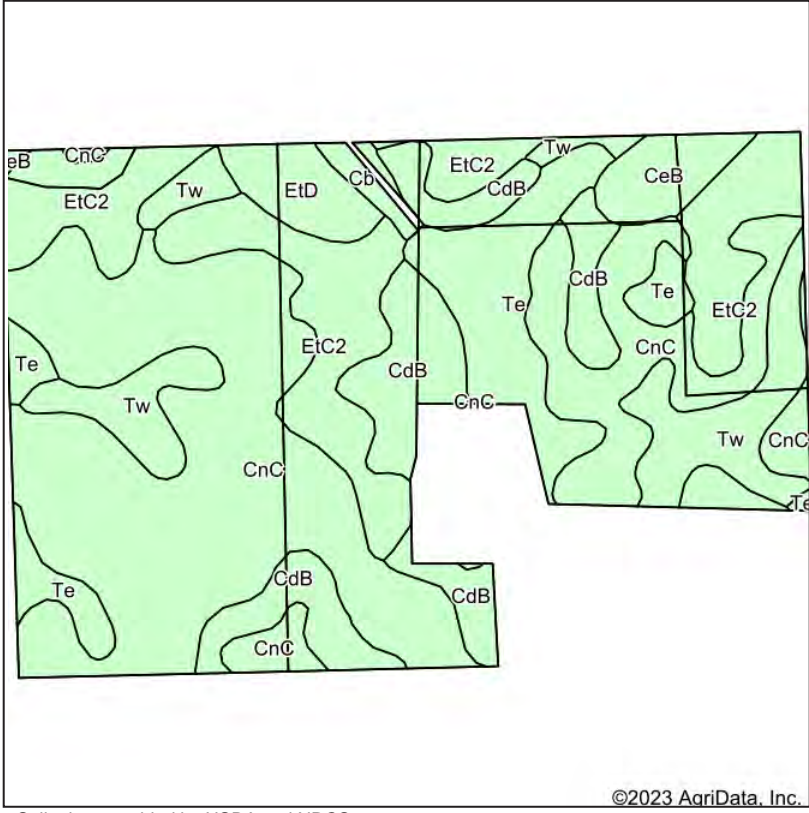
**27-97N-56W**  
**Hutchinson County**  
**South Dakota**



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



# Soils Map



State: **South Dakota**  
 County: **Hutchinson**  
 Location: **27-97N-56W**  
 Township: **Molan**  
 Acres: **195.76**  
 Date: **3/3/2023**



Maps Provided By:  
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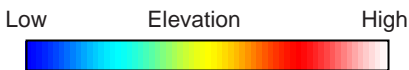
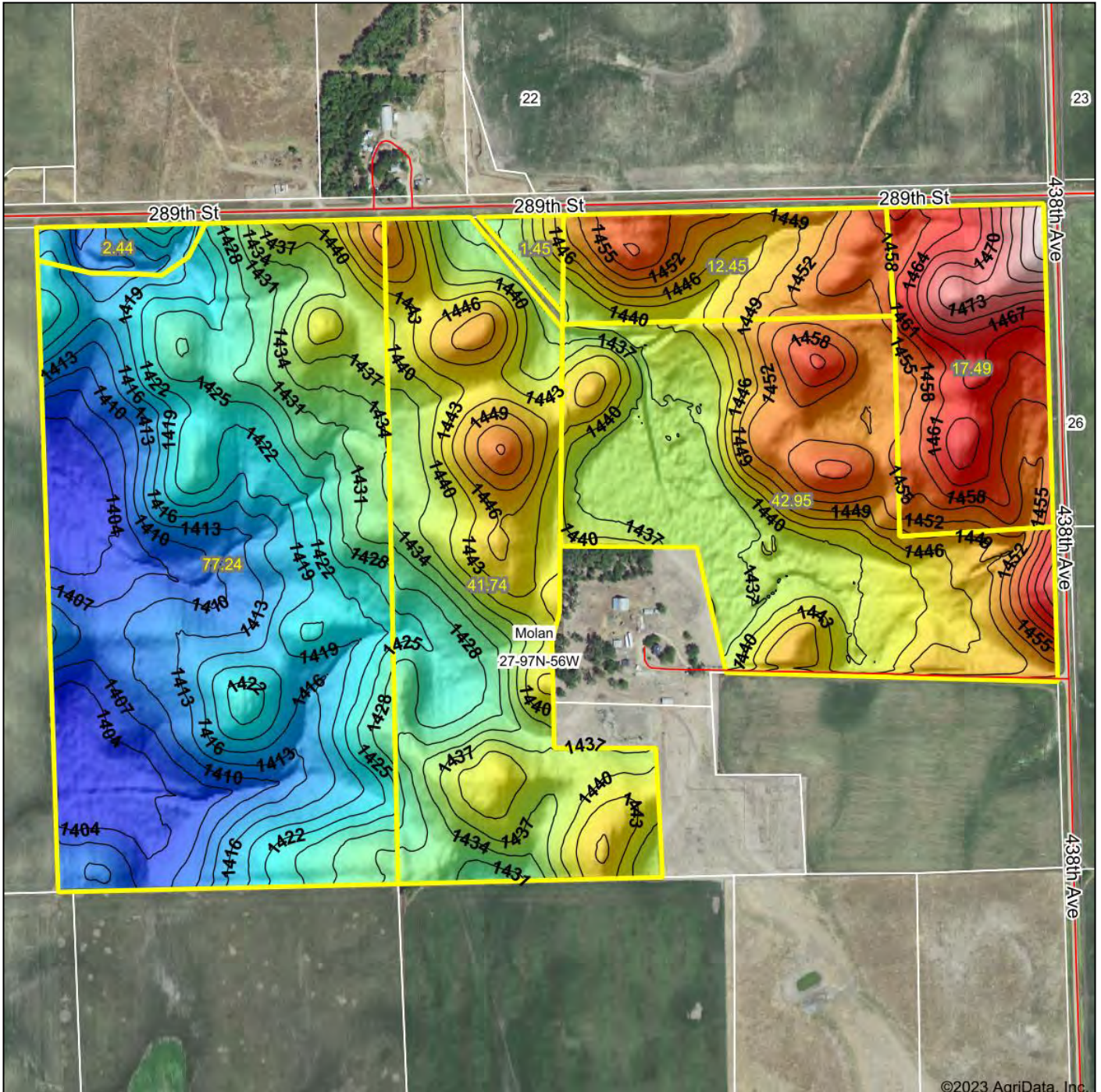
Soils data provided by USDA and NRCS.

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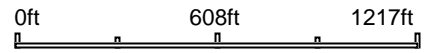
Area Symbol: SD602, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	84.76	43.3%	IIIe		69
EtC2	Ethan-Betts loams, 6 to 9 percent slopes, eroded	35.72	18.2%	VIe		49
CdB	Clarno loam, 2 to 6 percent slopes	23.49	12.0%	IIe		82
Te	Tetonka silt loam, 0 to 1 percent slopes	20.33	10.4%	IVw		56
Tw	Tetonka and Whitewood silty clay loams	18.87	9.6%	IVw		73
EtD	Ethan-Betts loams, 9 to 15 percent slopes	5.48	2.8%	VIe		30
CeB	Clarno-Davison loams, 2 to 4 percent slopes	5.35	2.7%	IIe	IIIe	79
Cb	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	1.76	0.9%	VIw		34
<b>Weighted Average</b>				<b>3.71</b>	<b>*-</b>	<b>64.8</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 \*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

# Topography Hillshade



Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 1,401.0  
 Max: 1,484.4  
 Range: 83.4  
 Average: 1,434.6  
 Standard Deviation: 17.22 ft



**27-97N-56W**  
**Hutchinson County**  
**South Dakota**

map center: 43° 11' 27.27, -97° 26' 55.33



Maps Provided By:

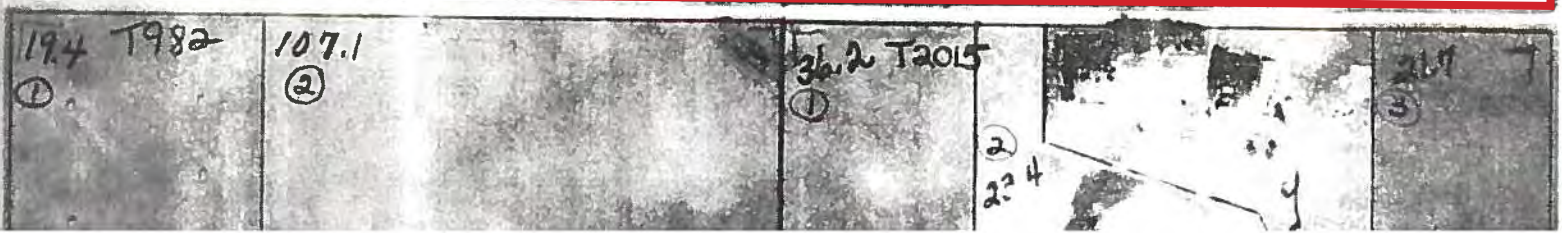
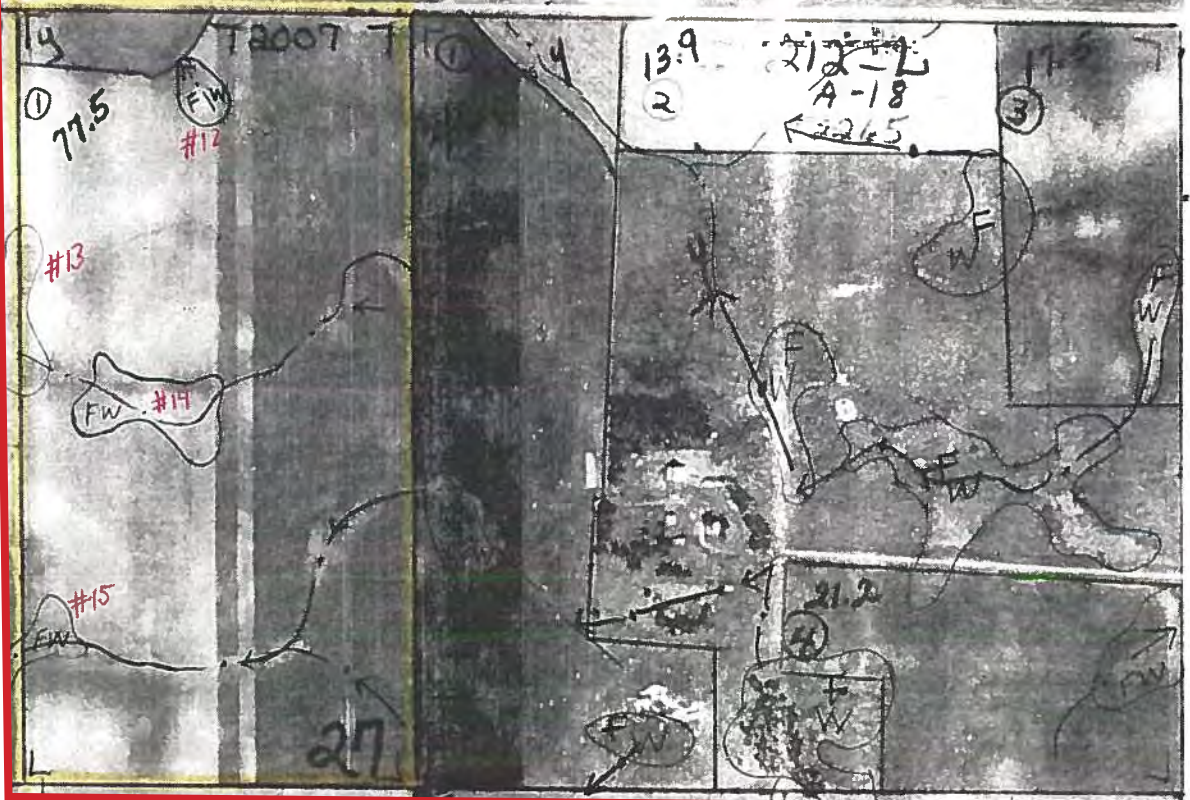


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 Field borders provided by Farm Service Agency as of 5/21/2008.

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# NOT TO SCALE

OFFICIAL WETLAND  
DETERMINATION FOR  
HIGHLIGHTED TRACTS ONLY





## Abbreviated 156 Farm Record

Operator Name : SUBMARINE PARTNERS LLP  
 CRP Contract Number(s) : None  
 Recon ID : None  
 Transferred From : 2021-46-067-0011556  
 ARCPLC G//F Eligibility : Eligible

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
215.55	193.62	193.62	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	193.62	0.00		0.00	0.00	0.00	20.63	

## Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	4.50	0.00	29	
Corn	82.56	0.00	104	0
Soybeans	48.32	0.00	30	0
<b>TOTAL</b>	<b>135.38</b>	<b>0.00</b>		

## NOTES

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Tract Number : 8091

Description : ENW 27-97-56  
 FSA Physical Location : SOUTH DAKOTA/HUTCHINSON  
 ANSI Physical Location : SOUTH DAKOTA/HUTCHINSON  
 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 : SUBMARINE PARTNERS LLP  
 Other Producers : None  
 Recon ID : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.68	79.68	79.68	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 8091 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	79.68	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	4.50	0.00	29
Corn	41.30	0.00	104
Soybeans	12.00	0.00	27
<b>TOTAL</b>	<b>57.80</b>	<b>0.00</b>	

NOTES

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**Tract Number** : 8093

**Description** : NE 27-97-56 LESS TRACT 1 & FIELD 15  
**FSA Physical Location** : SOUTH DAKOTA/HUTCHINSON  
**ANSI Physical Location** : SOUTH DAKOTA/HUTCHINSON  
**BIA Unit Range Number** :  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : SUBMARINE PARTNERS LLP  
**Other Producers** : None  
**Recon ID** : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
115.69	93.76	93.76	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	93.76	0.00	0.00	0.00	0.00	20.63

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	32.34	0.00	104
Soybeans	28.46	0.00	31
<b>TOTAL</b>	<b>60.80</b>	<b>0.00</b>	

NOTES

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# 199.15 ACRES

## HUTCHINSON COUNTY LAND

**WEDNESDAY,  
MARCH 29TH  
AT 10:30AM**

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

289th St

438th Ave

Hwy-81

439th Ave

**TERMS:** Cash Sale with a 10% nonrefundable down payment on sale day and the balance on or before May 12, 2023. A Warranty Deed will be provided. Title Insurance to be utilized with cost split 50/50 between buyer and seller. Buyer will receive possession for the 2023 crop year on sale day and full possession at closing for 2023 crop year. Seller will pay all 2022 RE Taxes due in 2023. Buyer will be responsible for all the 2023 taxes due in 2024. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.



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