

303.64 ACRES

McCook COUNTY LAND

- FRIDAY, AUGUST 5TH AT 10:00AM -

MARY
THEEL WEBER
TRUST
★ ★ ★



"We Sell The Earth And Everything On It!"

800.251.3111 | Marion, SD | WiemmanAuction.com

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

303.64 ACRES CANISTOTA TOWNSHIP MCCOOK COUNTY

LAND AUCTION

Due to the passing of our mother, we will offer the following farm land at auction at the Wieman Auction Facility located from Marion SD, 1 mile south and ½ mile west on

FRIDAY, AUGUST 5TH 10:00 AM

Land will be offered in 3 tracts: 143.64 Acres, 160 Acres or 303.64 Acres

TRACT # 1 – 143.64 ACRES

This tract is located from Canistota SD, NW Corner, 2 ½ Miles West and 1 ½ Miles North

It consists of 143.64 acres of unimproved farmland. The FSA Office reports that it currently has 136.64 acres tillable and the balance in pasture and road right-of-way. The predominate soil types are Clarno Loam, Clarno-Ethan-Bonilla Loams, Clarno-Bonilla Loams, Ethan-Betts Loams, Tetonka Silty Loam and Crossplain Clay Loam and it has as 76.4 soil productivity rating. This tract farms well due to ditching and tilling that has been done. The annual real estate taxes are \$3117.36. We invite you to view this tract at your convenience. This tract would make an excellent add unit for farmer or investor.

LEGAL: The NE ¼ except Theel-Weber Addition in Section 19-102-54, McCook County, South Dakota

TRACT # 2 – 160 ACRES UNIMPROVED

This tract attaches to the south end of Tract # 1

This tract consists of 160 acres of unimproved farmland. The FSA Office indicates that it has 102 acres tillable and the balance in pasture and road right-of-way. The pasture is level to rolling with good grass, and has a dugout stock dam that needs assistance in dry years. The predominate soil types are Clarno Loam, Clarno-Bonilla Loams, Ethan-Betts Loams, Betts-Ethan Loams, Clarno-Ethan-Bonilla Loams, Worthing Silty Clay Loam and Crossplain Clay Loam and the tillable acres has a 80.8 soil productivity rating and the pasture has a 54.5 productivity rating. The annual real estate taxes are \$3326.62.

LEGAL: The SE ¼ of Section 19-102-54, McCook County, South Dakota

TRACT # 3 – 303.64 ACRES

This is a combination of Tracts 1 & 2.

This is an excellent opportunity for farmer or investor to acquire productive farmland in a desirable location!

TERMS: Cash sale with 10% nonrefundable downpayment the day of the sale and the balance on or before October 7, 2022. The new buyer will receive landlord's possession on the closing date and full possession for the 2023 crop year January 1, 2023, with possible fall tillage rights after the 2022 crop is harvested. The sellers are retaining all rents for the 2022 crop year. The sellers will pay all of the 2022 RE Taxes. The buyer will receive a Trustee's Deed for the properties and the cost of title insurance will be split 50/50 between the buyer and the seller. Sold subject to confirmation by the trustee. Wieman Land & Auction Co. is representing the sellers in this transaction. No Buyer Broker representation is offered in this transaction. For Buyer Info Packet, visit our website at www.wiemanauction.com or call 800-251-3111 and we will send one to you.

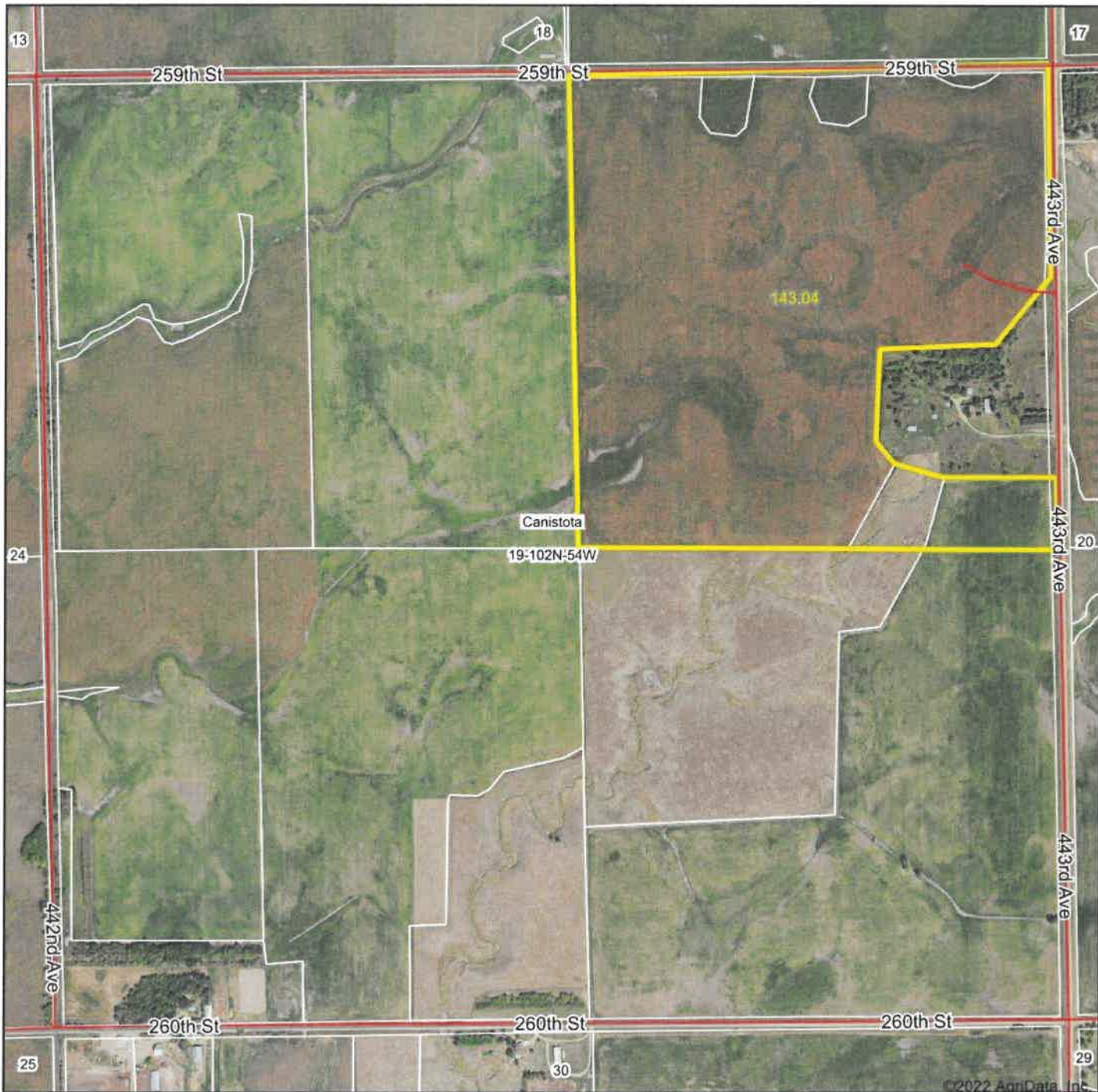
MARY THEEL WEBER TRUST

DAWN KRUMVIEDA TRUSTEE

Wieman Land & Auction Co., Inc.
Rich, Kevin, Mike, Ryan & Derek Wieman
& Nathan Timmermans, RE Brokers
Marion SD 800-251-3111

Roger Gerlach
Attorney At Law
Salem SD
605-425-2911

Aerial Map



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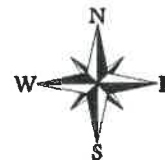
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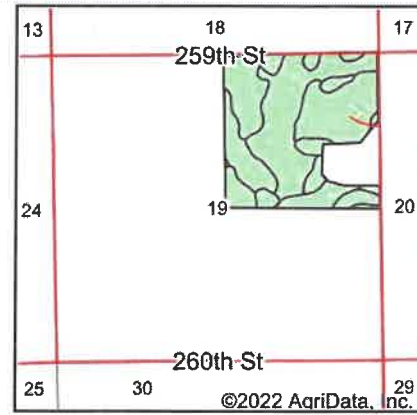
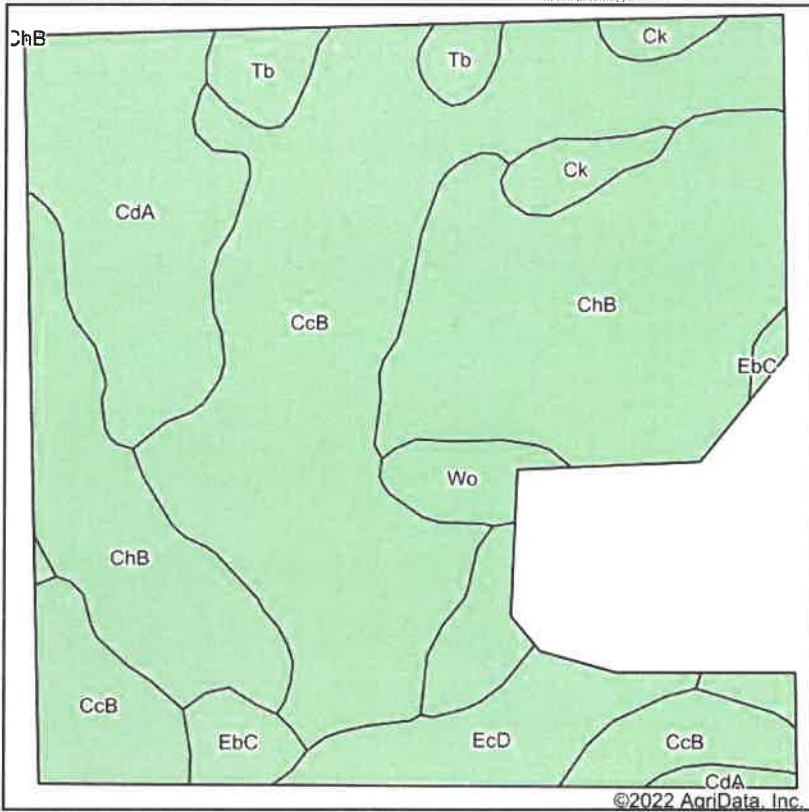
Field borders provided by Farm Service Agency as of 5/21/2008.

19-102N-54W
McCook County
South Dakota



5/17/2022

Soils Map



State: **South Dakota**
 County: **McCook**
 Location: **19-102N-54W**
 Township: **Canistota**
 Acres: **143.04**
 Date: **5/17/2022**



Maps Provided By



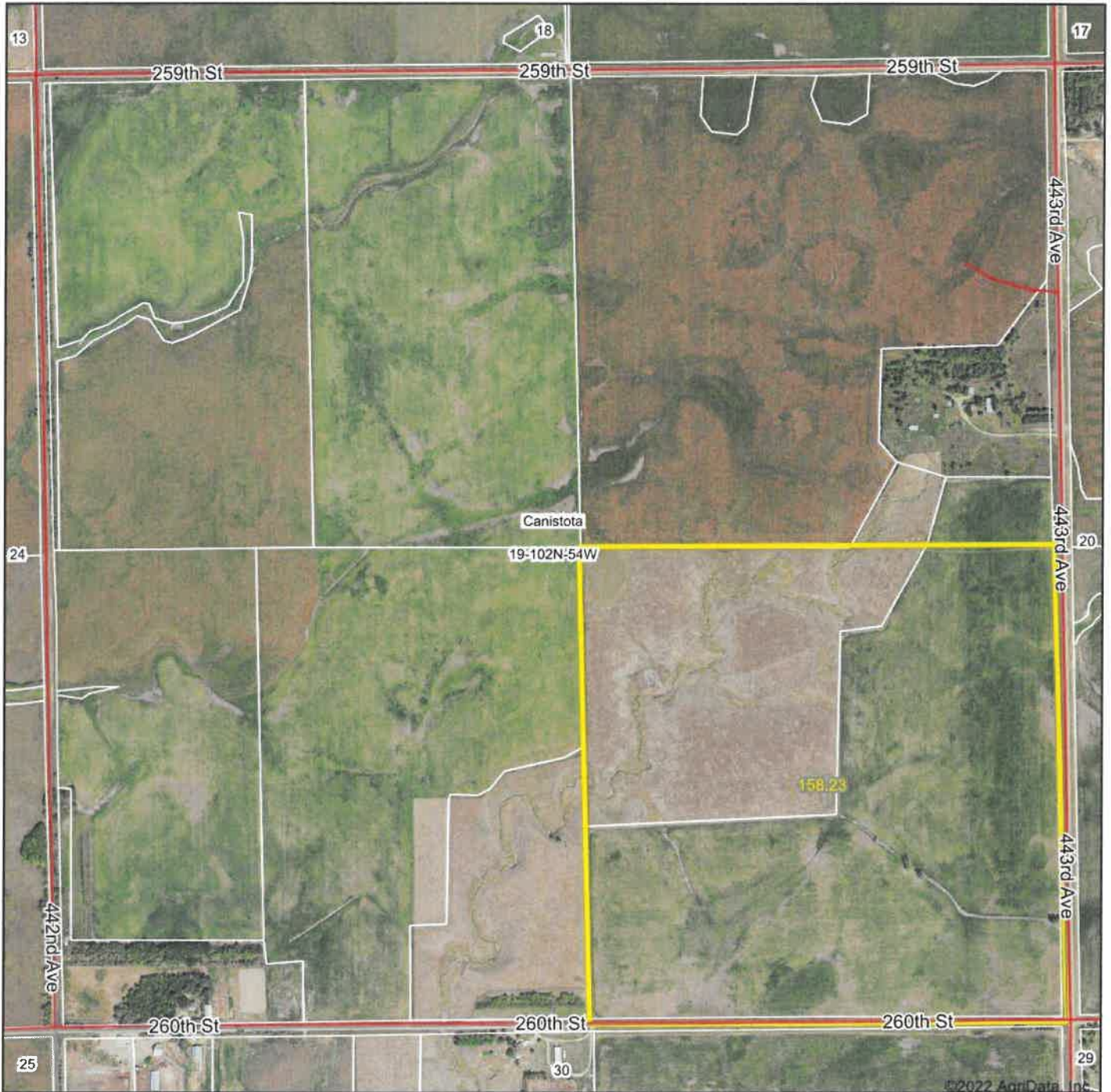
Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 23					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CcB	Clarno loam, 2 to 6 percent slopes	55.90	39.1%	Ile	82
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	46.76	32.7%	Ile	78
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	18.53	13.0%	Ilc	88
EcD	Ethan-Betts loams, 9 to 15 percent slopes	7.71	5.4%	Vle	30
Tb	Tetonka silt loam, 0 to 1 percent slopes	3.91	2.7%	IVw	56
EbC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	3.84	2.7%	IIIle	69
Ck	Crossplain clay loam	3.34	2.3%	IIw	77
Wo	Worthing silty clay loam, 0 to 1 percent slopes	3.05	2.1%	Vw	30
Weighted Average				2.36	76.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



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Map Center: 43° 37' 22.44, -97° 21' 28.64



5/17/2022



Maps Provided By:

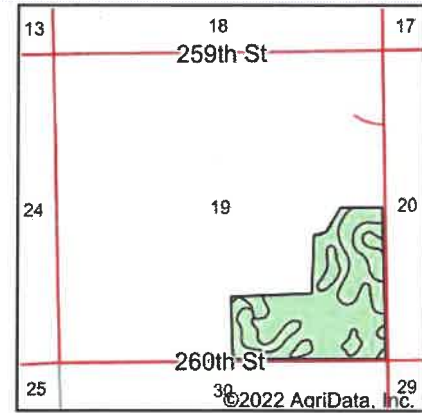
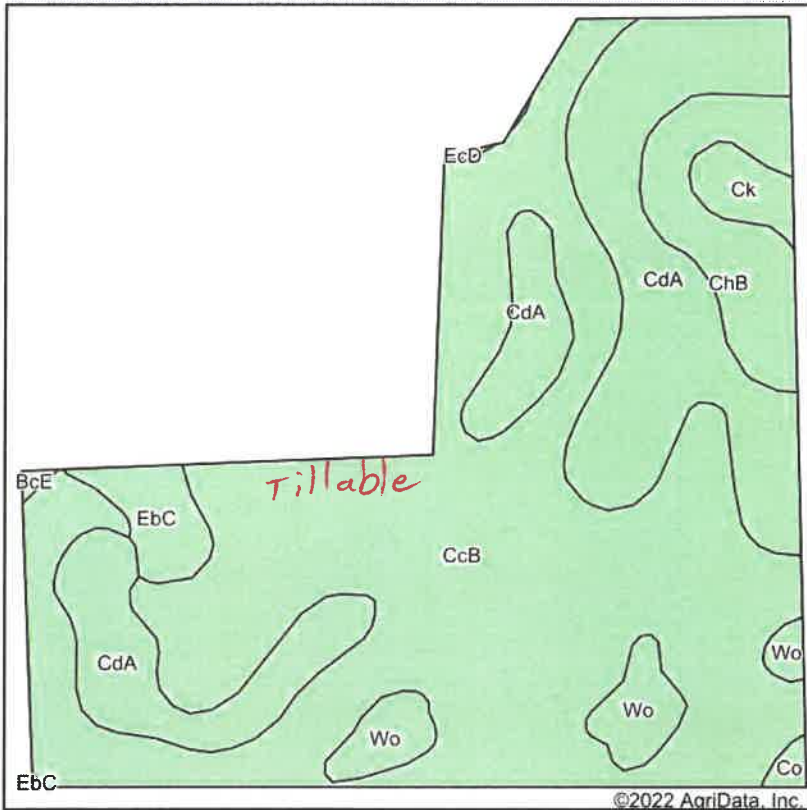


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Field borders provided by Farm Service Agency as of 5/21/2008.

19-102N-54W
McCook County
South Dakota

Soils Map



State: **South Dakota**
 County: **McCook**
 Location: **19-102N-54W**
 Township: **Canistota**
 Acres: **102.28**
 Date: **6/15/2022**



Soils data provided by USDA and NRCS.

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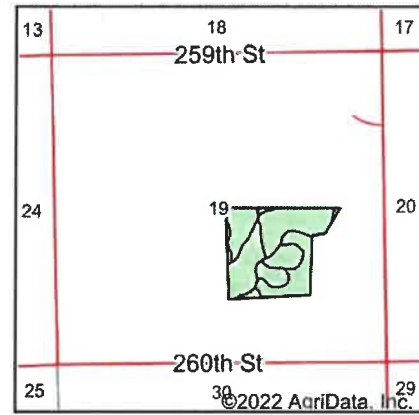
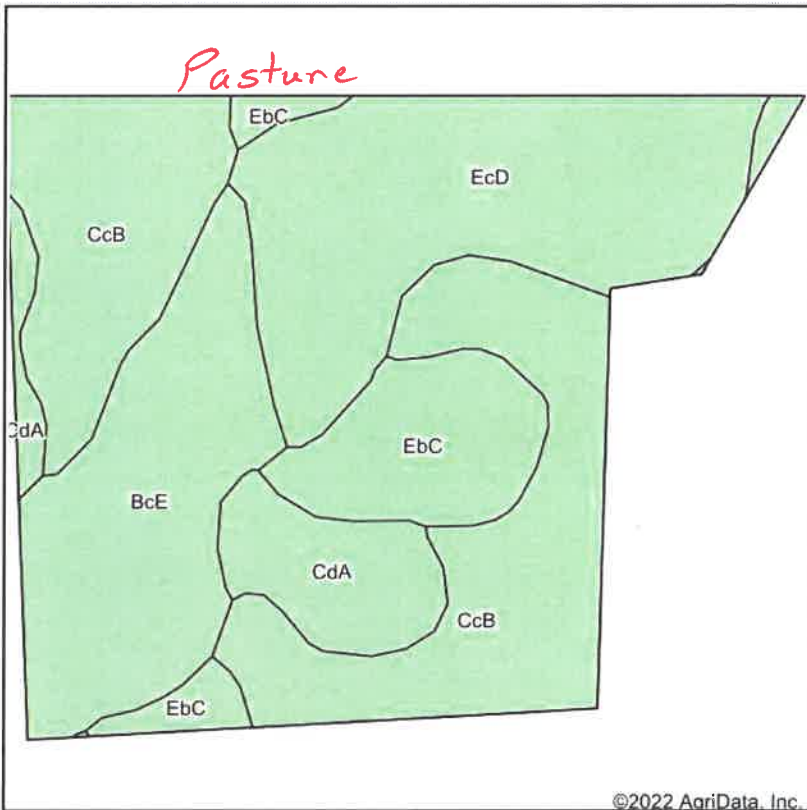
Area Symbol: SD087, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CcB	Clamo loam, 2 to 6 percent slopes	60.39	59.0%	Ile	82
CdA	Clamo-Bonilla loams, 0 to 2 percent slopes	26.65	26.1%	Iic	88
ChB	Clamo-Ethan-Bonilla loams, 1 to 6 percent slopes	6.52	6.4%	Ile	78
Wo	Worthing silty clay loam, 0 to 1 percent slopes	3.98	3.9%	Vw	30
EbC	Clamo-Ethan-Bonilla loams, 2 to 9 percent slopes	2.43	2.4%	IIle	69
Ck	Crossplain clay loam	1.70	1.7%	IIw	77
Co	Clamo-Crossplain complex, 0 to 2 percent slopes	0.38	0.4%	Iic	82
BcE	Betts-Ethan loams, 15 to 40 percent slopes	0.15	0.1%	VIIe	18
EcD	Ethan-Betts loams, 9 to 15 percent slopes	0.08	0.1%	VIe	30
Weighted Average				2.15	80.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



State: **South Dakota**
 County: **McCook**
 Location: **19-102N-54W**
 Township: **Canistota**
 Acres: **52.29**
 Date: **6/15/2022**



Maps Provided By



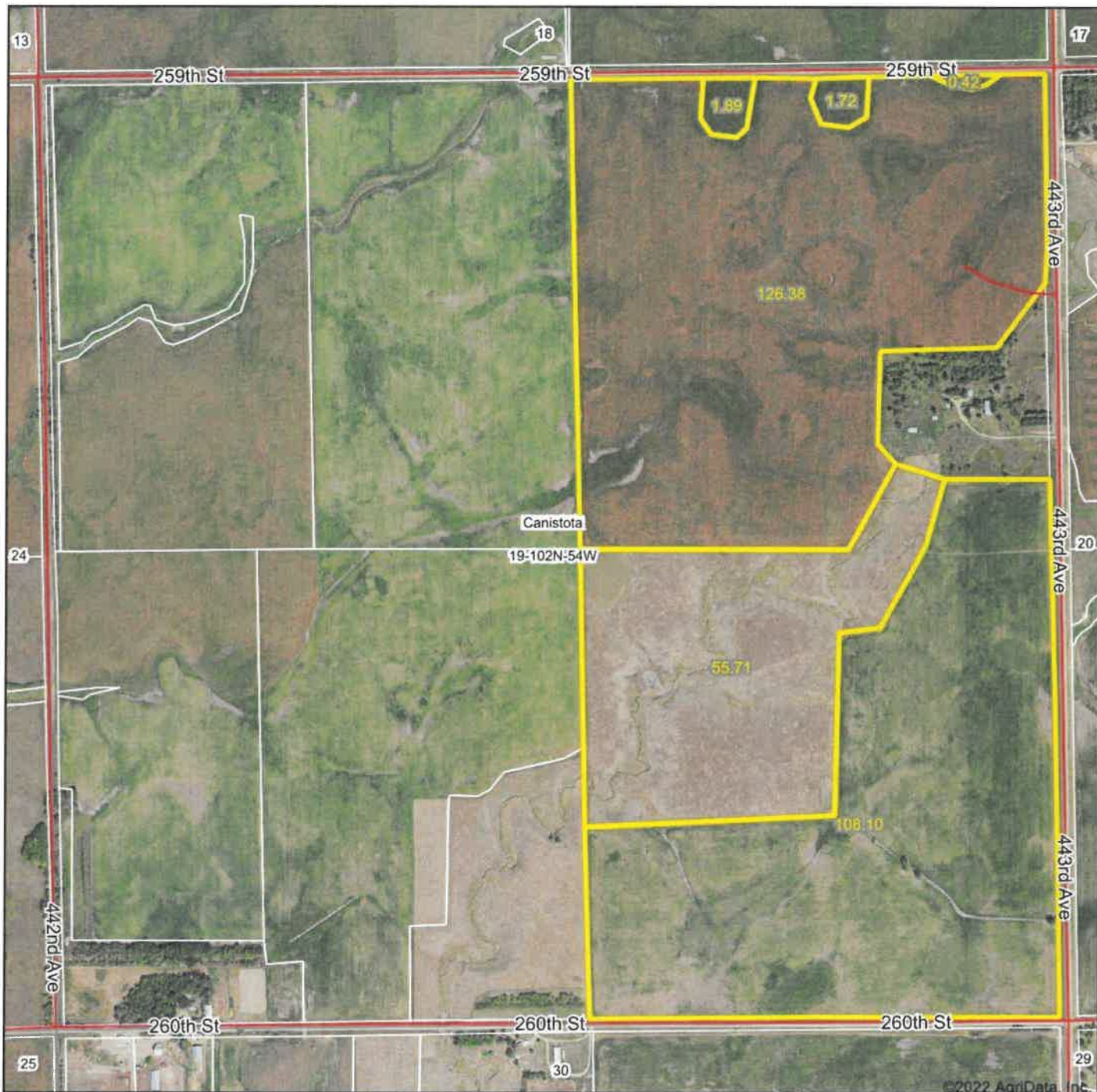
Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 23					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CcB	Clarno loam, 2 to 6 percent slopes	17.75	33.9%	Ile	82
EcD	Ethan-Betts loams, 9 to 15 percent slopes	13.78	26.4%	Vle	30
BcE	Betts-Ethan loams, 15 to 40 percent slopes	10.51	20.1%	Vlle	18
EbC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	5.90	11.3%	IIle	69
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	4.35	8.3%	IIc	88
Weighted Average				4.17	54.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



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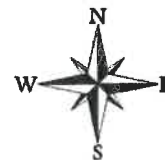
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South Dakota

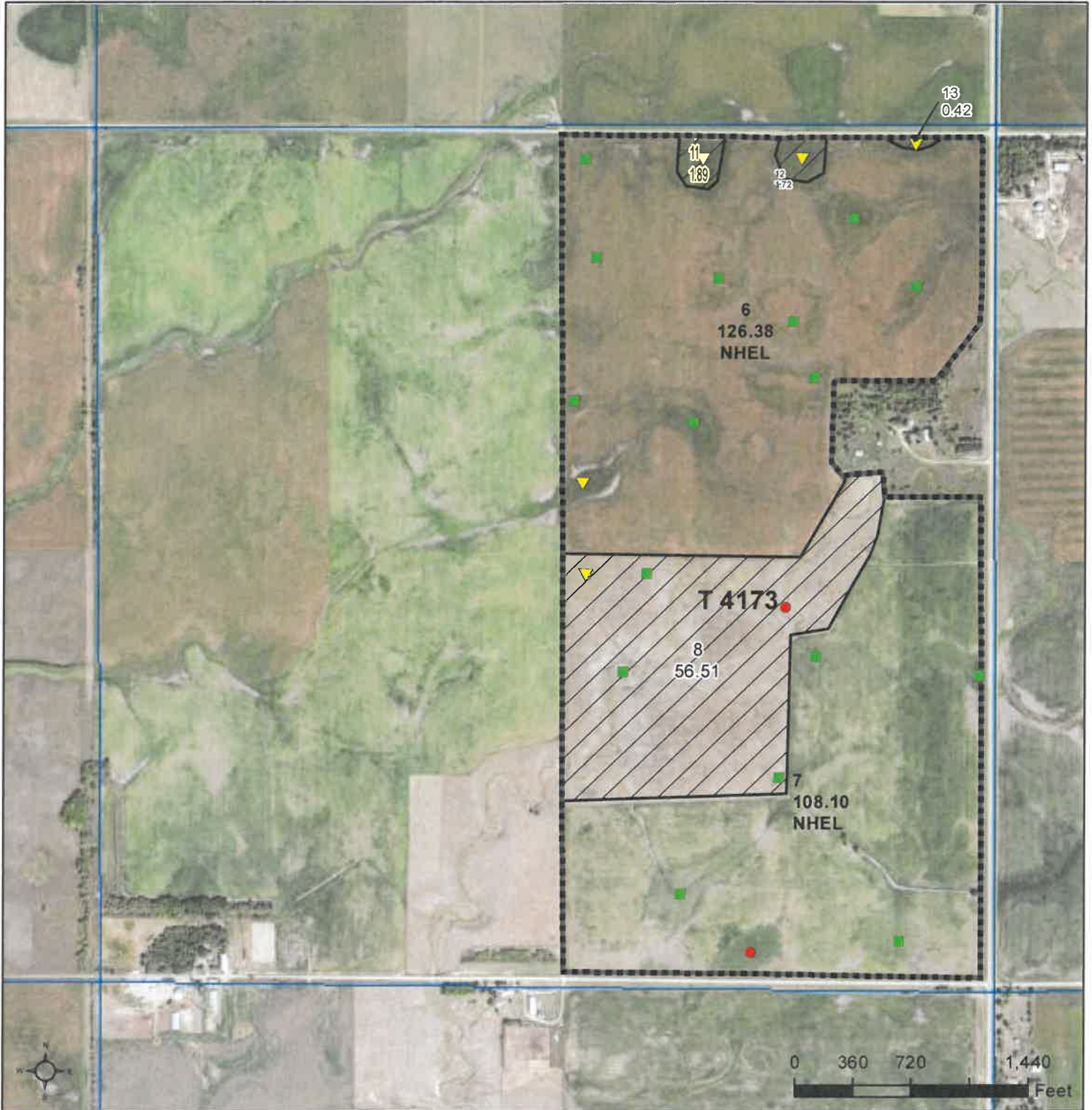


5/17/2022



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

2022 Program Year

Map Created May 03, 2022

Farm 5803

19-102N-54W-McCook

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Certified Wetland Determination

Field Office: Salem FO
 Certified by: D Hobbick
 Legal Desc. E2 19-102-54

Agency: USDA-NRCS
 Date: 11/2/16
 Tract: 4173



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
 See NRCS CPA-026E for definitions and additional info.



SOUTH DAKOTA
MCCOOK
Form: FSA-156EZ



FARM : 5803
Prepared : 6/8/22 11:03 AM
Crop Year : 2022

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

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
295.02	234.48	234.48	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	234.48	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	121.60	0.00	124	
Soybeans	111.50	0.00	43	
TOTAL	233.10	0.00		

NOTES

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Tract Number : 4173
Description : E 19-102-54exc 16.4Ac.
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 : MARY THEEL WEBER REVOCABLE TRUST
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
295.02	234.48	234.48	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	234.48	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	121.60	0.00	124
Soybeans	111.50	0.00	43
TOTAL	233.10	0.00	

303.64 ACRES

McCOOK COUNTY LAND

**FRIDAY,
AUGUST 5TH
AT 10:00AM**

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Wieman Auction Facility
near Marion, SD.*

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