

Davison County

FARM LAND AUCTION

**308.02
Acres**

Wednesday
October 16th
at 10:00 AM

OWNER:

**Irene Schultz
Estate**



44628 SD HWY 44, Marion SD phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**307.72 ACRES DAVISON COUNTY LAND
ESTATE AUCTION**

In order to settle the Irene Schultz estate, we will sell the following land at auction in the American Legion Building on Main Street in Parkston SD on

WEDNESDAY, OCTOBER 16TH 10:00 AM

Land is located from Ethan SD, 14 miles west and 5 miles north or from Mt Vernon, SD, go 6 miles south

TRACT # 1 148.14 ACRES

This tract consists of 148.14 acres (more or less) of unimproved farmland. The FSA Office reports that it has 143.74 acres tillable and the balance in road right of way. It has a soil productivity index rating of 70.5. The predominate soil types are Beadle Loam, Stickney-Dudley Silt Loam and Tetonka Silt Loam. The annual real estate taxes are \$2832.12. This tract is a choice desirable tract of land that lays generally level and would make an excellent add-on unit for farmer or investor. We invite you to view this tract at your convenience.

LEGAL: The SE ¼ except Lot A and Lot H-1 in Section 21-102-62, Davison County, South Dakota

TRACT # 2 159.58 ACRES

This tract is located just south of Tract # 1

This parcel of land consists of 159.88 acres (more or less) of unimproved farmland. The FSA Office indicates that this tract has 153.75 acres tillable. It currently has approximately 40 acres in alfalfa and the balance in row crop. The predominate soil types are Stickney-Dudley Silt Loam, Beadle Loam and Tetonka Silt Loam and it has a 57.5 rating on the soil productivity index. The land lays generally level and would make an excellent add-on unit for farmer or investor. The annual real estate taxes are \$2631.68. We invite you to view this tract at your convenience.

LEGAL: The NE ¼ of Section 28-102-62, except Lot H-1 in Davison County, South Dakota

TRACT # 3 307.72 ACRES

This is the combination of Tracts # 1 and # 2.

TERMS: Cash Sale with 15% down payment the day of the sale and the balance on November 13, 2019. Title insurance will be utilized with the cost split 50/50 between the buyer and seller. A Personal Representative Deed will be provided. Possession granted upon March 1, 2020. 2019 RE taxes will be paid by the estate and 2020 RE taxes paid by buyer. Sold subject to confirmation by the Personal Representatives. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. Sorry no Buyer Broker offered on this auction.

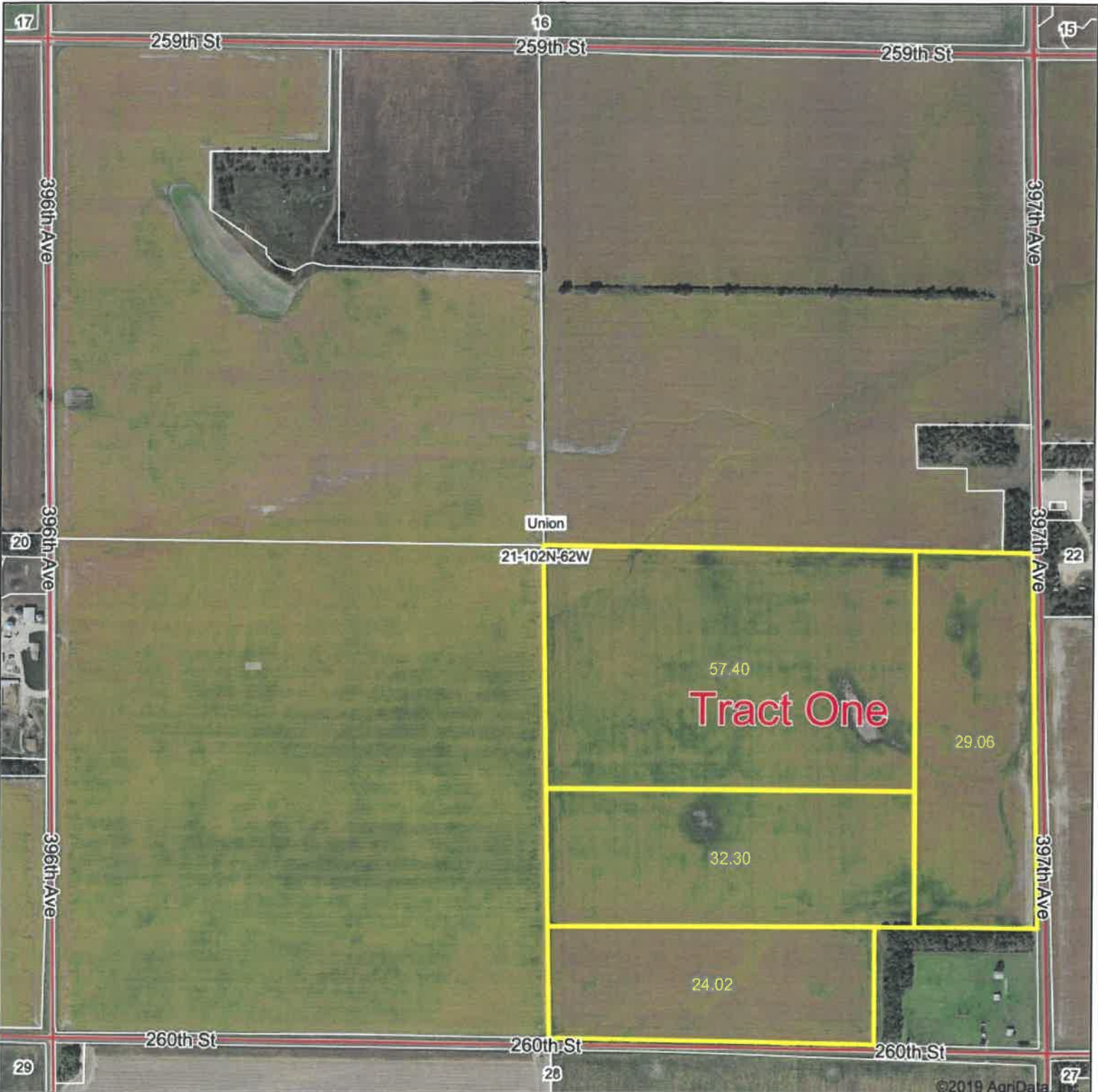
For pictures, drone footage and information packet, visit our website www.wiemanauktion.com

**IRENE SCHULTZ ESTATE
CAROL REIMNITZ WORTH & DEBORAH ZIEBART NEUGEBAUER
CO-PERSONAL REPRESENTATIVES**

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

Braley Law Office
Michael Braley
Parkston SD
605-928-7958

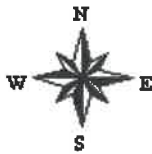
Aerial Map



Map Center: 43° 37' 20.48, -98° 16' 31.84



21-102N-62W
Davison County
South Dakota

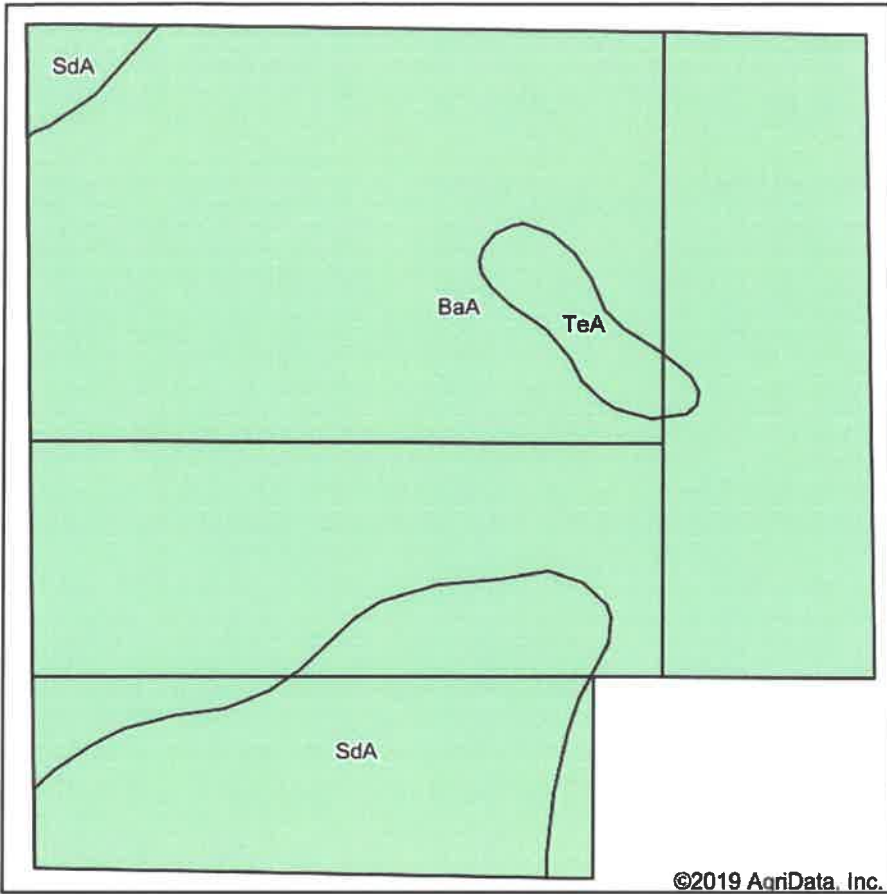


9/12/2019

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc 2019 www.AgriDataInc.com

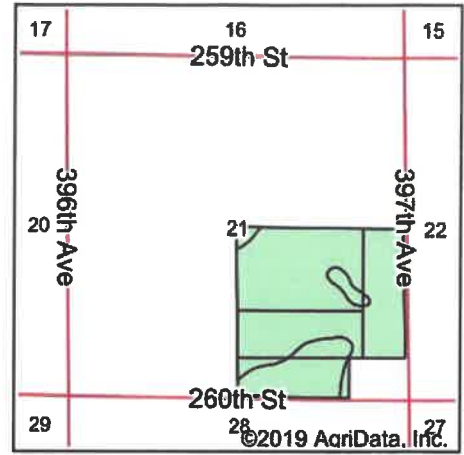
Field borders provided by Farm Service Agency as of 5/21/2008

Soils Map



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.



State: **South Dakota**
 County: **Davison**
 Location: **21-102N-62W**
 Township: **Union**
 Acres: **142.78**
 Date: **9/12/2019**



Maps Provided By



© AgriData, Inc. 2019

www.AgriDataInc.com



Area Symbol: SD035, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
BaA	Beadle loam, 0 to 2 percent slopes	111.87	78.4%	IIs	
SdA	Stickney-Dudley silt loams, 0 to 2 percent slopes	27.13	19.0%	IIIs	
TeA	Tetonka silt loam, 0 to 1 percent slopes	3.78	2.6%	IVw	
Weighted Average					7

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

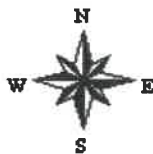
Aerial Map



Map Center: 43° 36' 28.47, -98° 16' 31.58



28-102N-62W
Davison County
South Dakota

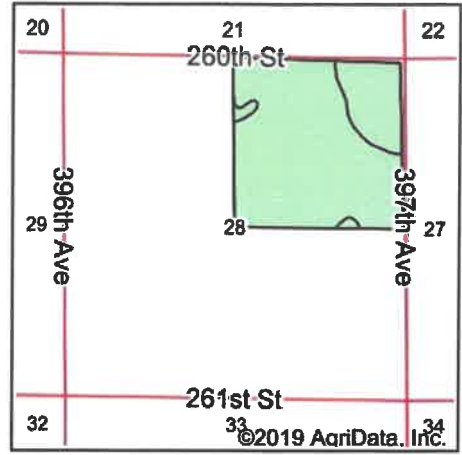
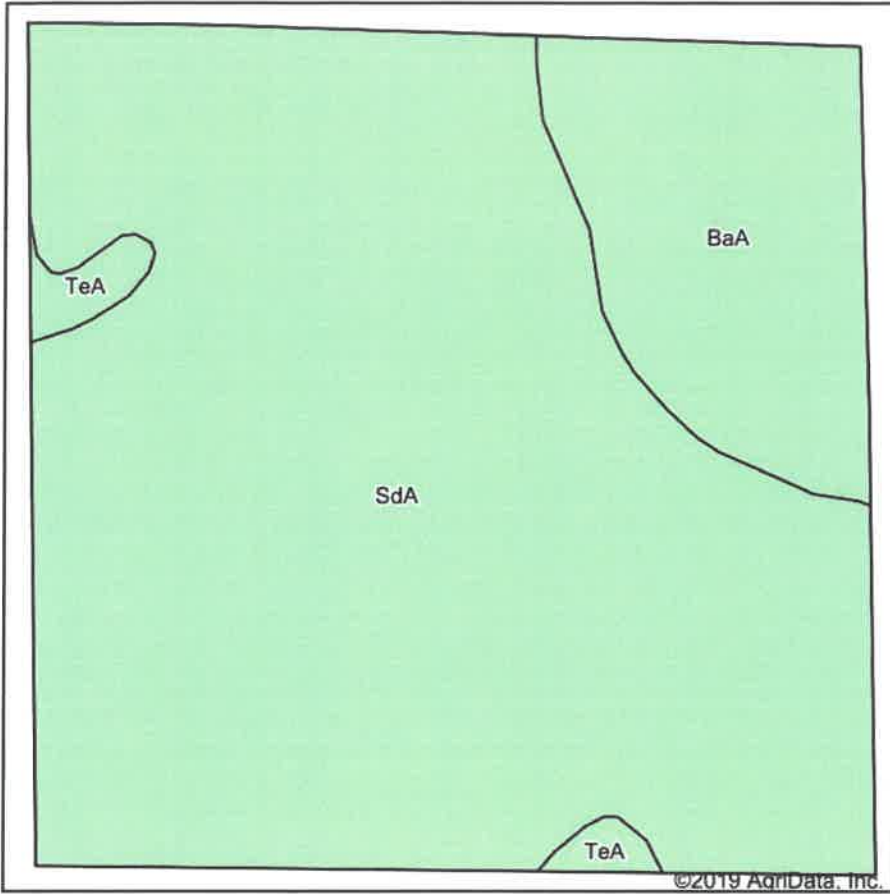


9/12/2019

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc 2019 www.AgriDataInc.com

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

Soils Map



State: **South Dakota**
 County: **Davison**
 Location: **28-102N-62W**
 Township: **Union**
 Acres: **153.75**
 Date: **9/12/2019**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc 2019 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: SD035, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
SdA	Stickney-Dudley silt loams, 0 to 2 percent slopes	125.79	81.8%	IIIs	
BaA	Beadle loam, 0 to 2 percent slopes	25.33	16.5%	IIs	
TeA	Tetonka silt loam, 0 to 1 percent slopes	2.63	1.7%	IVw	
Weighted Average					57

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