

AUCTION

THURSDAY OCTOBER 2ND AT 10:30 AM

**803.72 ACRES OF OLA TOWNSHIP,
BRULE COUNTY LAND
OFFERED IN 6-TRACTS**

OWNER:

KEINER FAMILY LIMITED PARTNERSHIP
DANIEL KEINER —MANAGING PARTNER



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

“WE SELL THE EARTH AND EVERYTHING ON IT!”

803.72 ACRES OF OLA TOWNSHIP, BRULE COUNTY LAND OFFERED IN 6-TRACTS AT AUCTION

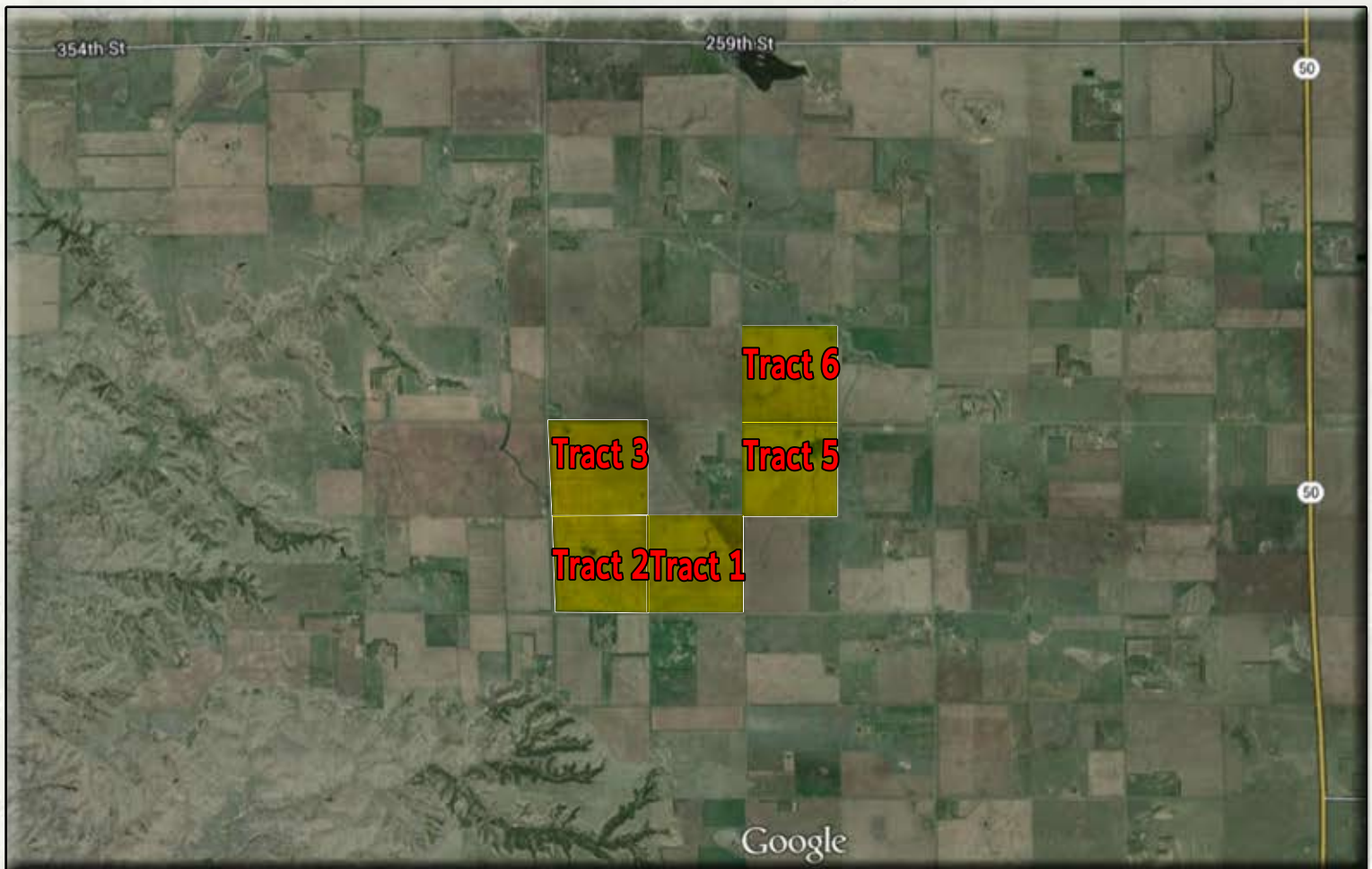
Our family will offer the following land at public auction located in the Ola Community Hall in Ola, SD located from I-90 & Pukwana Exit , 10 ½ miles south on Hwy. 50, 2-miles west, or from Academy, SD approx. 20 miles northwest on Hwy. 50, 2-miles west (signs will be posted)

THURSDAY, OCTOBER 2nd - 10:30 A.M.

It is our privilege to offer this outstanding, highly productive, land located in the tightly held Ola Twp. Brule County, South Dakota. This auction provides opportunity to farmers & investors to purchase a solid investment in the heart of South Dakota cattle & grain production. Tracts range in size from 160 to 478.72 acres in size. Excellent soil ratings with predictable yield potential, good eye appeal, and land that would command top rental rates best describes this property. All tracts will be available for the new buyer to operate or lease for the 2015 crop year.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience or visit www.wiemauction.com for a buyers packet or contact the auctioneers at 800-251-3111 and a packet can be mailed out.

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before November 10, 2014. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer & seller. Cost of lenders policy paid 100% by the buyer. Sellers to pay the 2014 taxes in full and will provide clear & merchantable title. Tracts will be sold in the manner as advertised. Tracts 5 & 6 will not be tied together with the other parcels. Sold subject to all easement, restrictions, (if any) and owners approval. Come prepared to purchase! Land auction held indoors at the Ola Community Hall.



TRACT ONE: 160-ACRES

LEGAL: SE ¼ of Section 32, 102-70 Brule County, SD

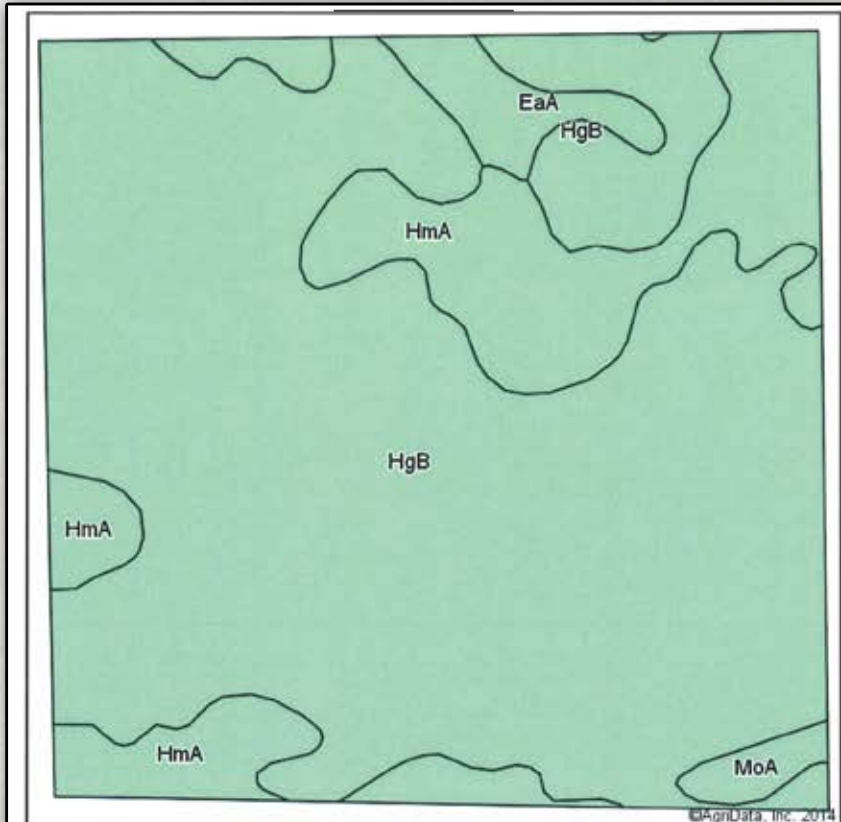
LOCATION: From Ola, SD 1-mile west, ½ south or at the junction of 348th Ave and 262nd St.

- 156.31 + or - Tillable acres with the balance found in RROW
- Soil production rating of 77.9. Predominant soil Highmore-Java (76), and Highmore Mobridge (87)
- Annual Taxes \$1,655.94. Bordered to the east and south by gravel township road
- Sellers at their expense will have the 4-corners of the property located by surveyor

AERIAL MAP

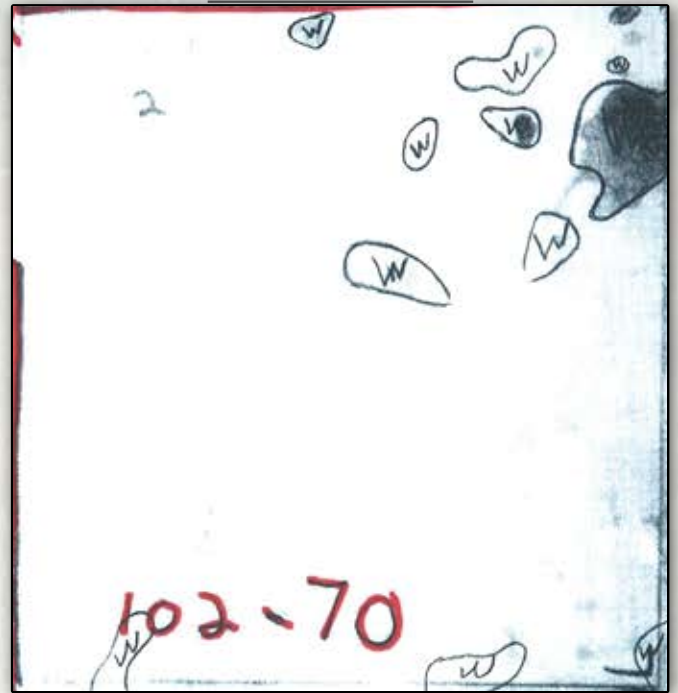


SOILS MAP



Soils data provided by USDA and NRCS.

WETLANDS MAP



Area Symbol: SD603. Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat
HgB	Highmore-Java complex, 1 to 5 percent slopes	120.69	77.2%	Ile	76	2.7	53	57	61	33
HmA	Highmore-Mobridge silt loams, 0 to 4 percent slopes	28.00	17.9%	IIc	87	2	51	55	61	35
EaA	Eakin-DeGrey silt loams, 0 to 3 percent slopes	5.86	3.7%	IIIs	69	2.7	53	58	60	35
MoA	Mobridge silt loam	1.76	1.1%	IIc	94	3	64	70	70	45
Weighted Average					77.9	2.6	52.8	56.8	61.1	33.6

TRACT TWO: 156.87-ACRES

AERIAL MAP

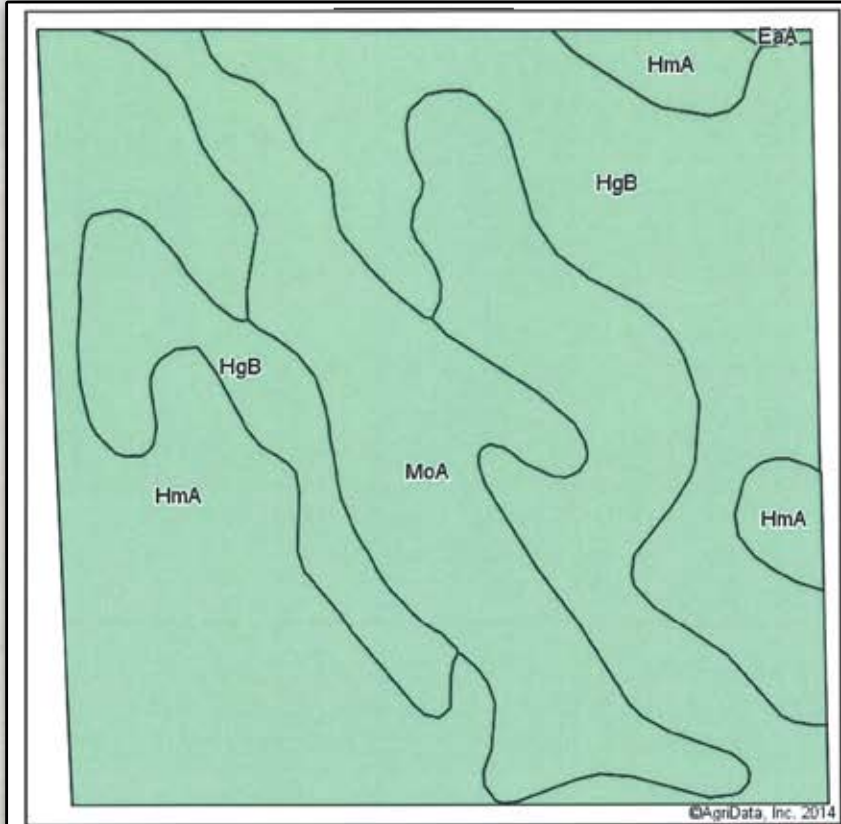
LEGAL: SW ¼ except Lot H-1 Section 32, 102-70 Brule County, SD

LOCATION: Directly west of Tract One or at the junction of 347th Ave. & 262nd St.

- 155 + or - Acres tillable with the balance found in RROW & stock dam
- Soil production rating of 84.6. Predominant soil Highmore Mobridge (87)
- Annual Taxes \$1,629.52. Bordered to the west by hard surfaced highway, gravel to south.



SOILS MAP



Soils data provided by USDA and NRCS.

WETLANDS MAP



Area Symbol: SD603 Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat
HmA	Highmore-Mobridge silt loams, 0 to 4 percent slopes	74.11	47.2%	IIC	87	2	51	55	61	35
HgB	Highmore-Java complex, 1 to 5 percent slopes	52.38	33.4%	IIE	76	2.7	53	57	61	33
MoA	Mobridge silt loam	30.13	19.2%	IIC	94	3	64	70	70	45
EaA	Eakin-DeGrey silt loams, 0 to 3 percent slopes	0.25	0.2%	IIIS	69	2.7	53	58	60	35
Weighted Average					84.6	2.4	54.2	58.6	62.7	36.3

TRACT THREE: 161.85-ACRES

AERIAL MAP

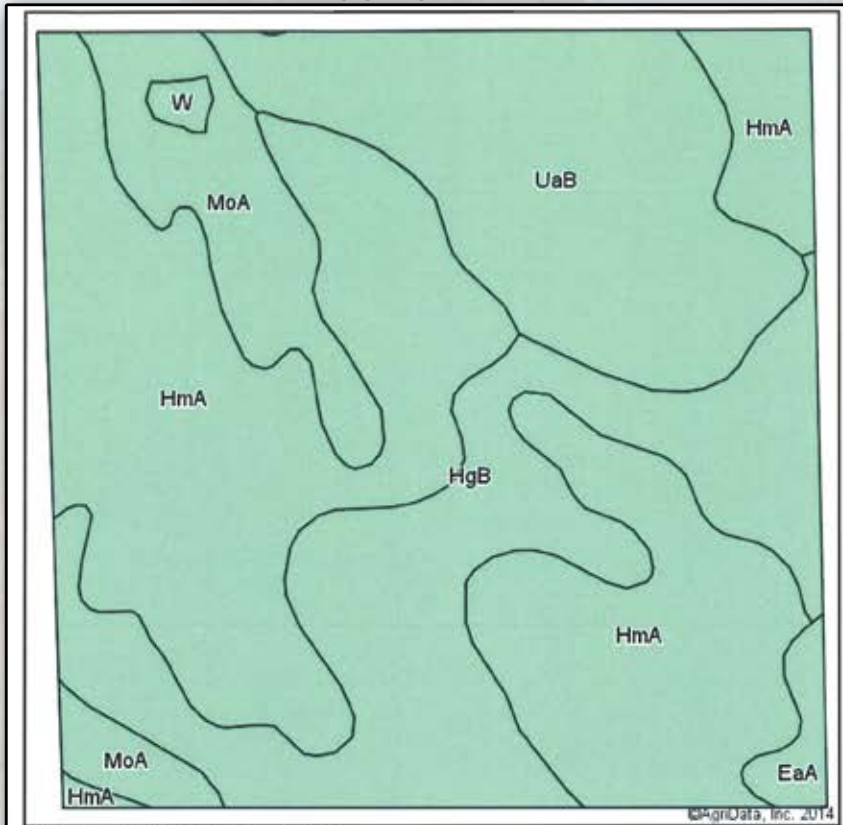
LEGAL: NW ¼ except Lot H-1 Section 32, 102-70 Brule County, SD.

LOCATION: Directly north of Tract Two, or at junction of 261st St, and 347th Ave.

- 158.22 + or - acres tillable with the balance in RROW
- Soil rating of 83.8. Predominant soil Highmore-Mobridge (87)
- Annual Taxes \$1,593.52. Bordered to the west by hard surfaced highway, gravel to north

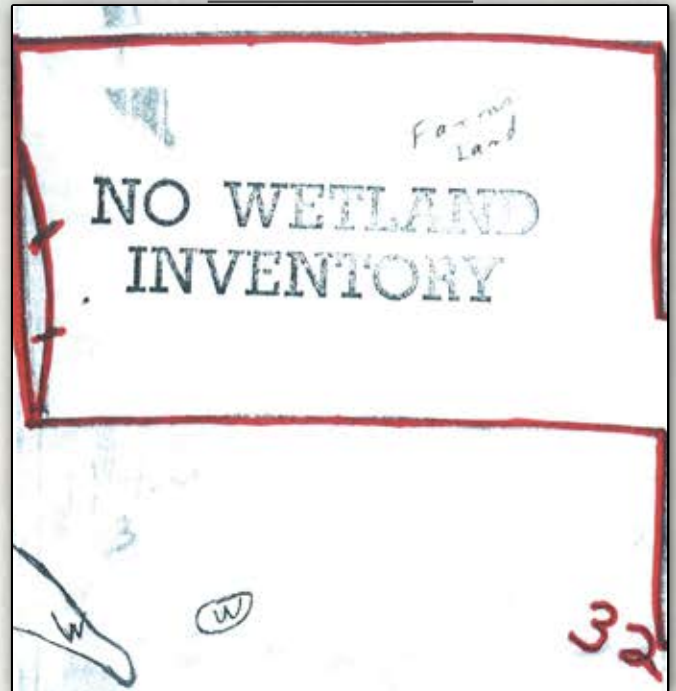


SOILS MAP



Soils data provided by USDA and NRCS.

WETLANDS MAP



Area Symbol: SD603. Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat
HmA	Highmore-Mobridge silt loams, 0 to 4 percent slopes	72.53	45.8%		IIC	87	2	51	55	61	35
HgB	Highmore-Java complex, 1 to 5 percent slopes	36.64	23.2%		IIE	76	2.7	53	57	61	33
UaB	Uly silt loam, 2 to 6 percent slopes	31.60	20.0%		IIE IIIe	84	1.9	30	35		27
MoA	Mobridge silt loam	14.51	9.2%		IIC	94	3	64	70	70	45
EaA	Eakin-DeGrey silt loams, 0 to 3 percent slopes	2.22	1.4%		IIIS	69	2.7	53	58	60	35
W	Water	0.72	0.5%			0					
Weighted Average						83.8	2.2	48.3	52.6	49.4	33.7

TRACT FOUR: 478.72-ACRES

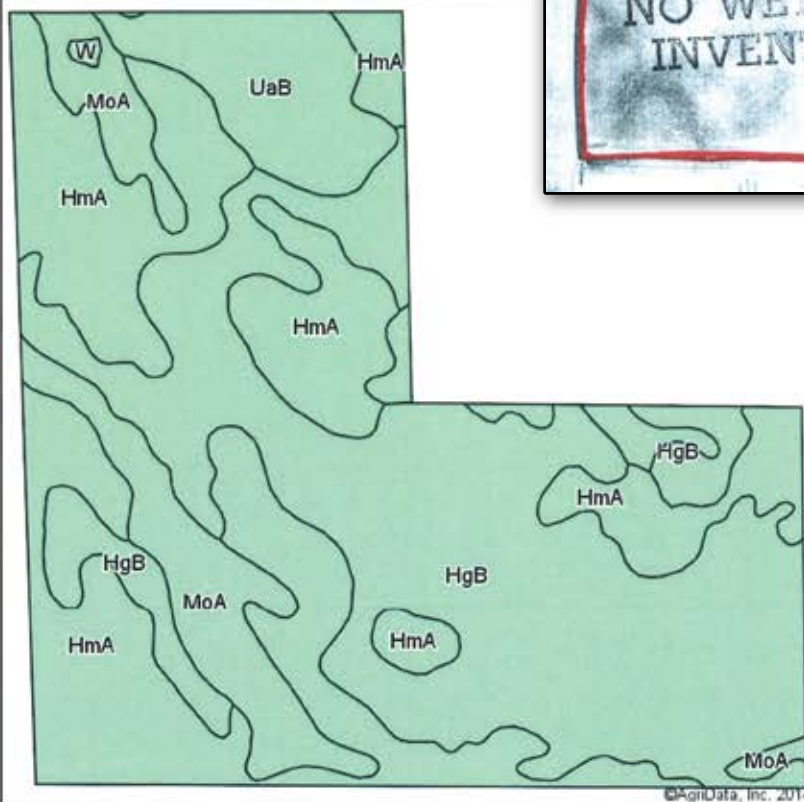
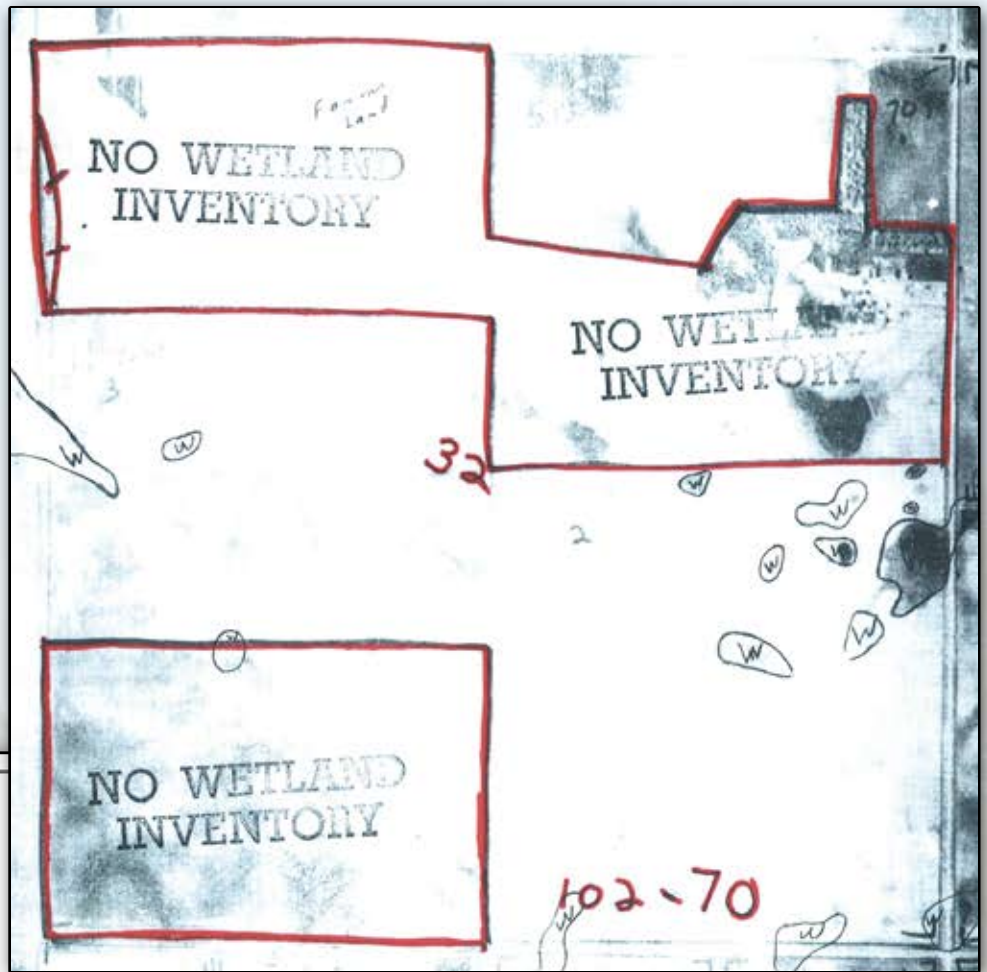
COMBINATION OF TRACTS 1-3

LEGAL: W 1/2 of Section 32 except Lot H-1 and the SE 1/4 of Section 32, 102-70 Brule County, SD.

- 469.53 + or - acres tillable balance found in RROW
- Overall soil rating of 82.2. Annual Taxes \$4,878.98.
- If purchased as one unit boundary line will only be set on SE 1/4. Opportunity to purchase a large all contiguous tract of land. Fences could be removed to create one field.

AERIAL MAP





Soils data provided by USDA and NRCS.



Area Symbol: SD603. Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat
HgB	Highmore-Java complex, 1 to 5 percent slopes	210.05	43.9%	Ile		76	2.7	53	57	61	33
HmA	Highmore-Mobridge silt loams, 0 to 4 percent slopes	180.89	37.8%	Ilc		87	2	51	55	61	35
MoA	Mobridge silt loam	46.62	9.7%	Ilc		94	3	64	70	70	45
UaB	Uly silt loam, 2 to 6 percent slopes	32.36	6.8%	Ile	Ille	84	1.9	30	35		27
EaA	Eakin-DeGrey silt loams, 0 to 3 percent slopes	8.08	1.7%	Ills		69	2.7	53	58	60	35
W	Water	0.72	0.2%			0					
Weighted Average						82.2	2.4	51.7	56	57.6	34.5

TRACT FIVE: 163-ACRES

LEGAL: The NW ¼ of Section 33, 102-70 Brule County, SD.

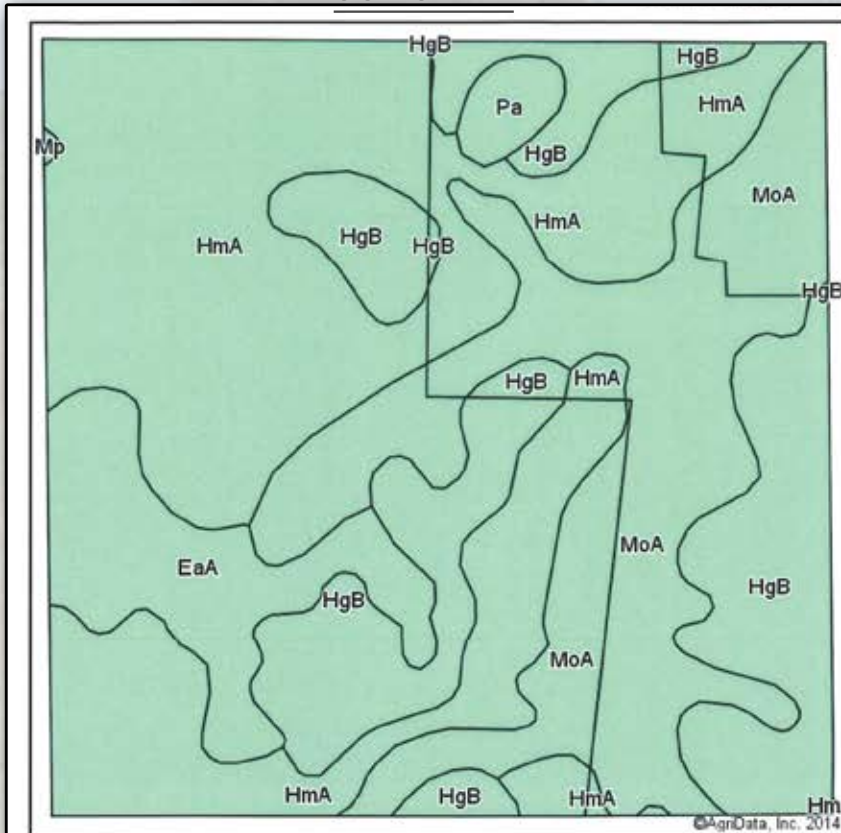
LOCATION: From Ola, SD ½ mile west, south side of the road or at the Junction of 261st St. & 348th Ave.

- 150.3 acres tillable with 5.5 acres in trees & former building site, balance found in RROW.
- Soil production rating of 84.2. Predominant soil Highmore-Mobridge (87) Mobridge silt loam (94)
- Annual Taxes \$1,569.52. Bordered to the north and west by gravel township roads.
- Land lays level, has great eye appeal, all interior fences removed, waterway passes through east 1/3 of property.

AERIAL MAP



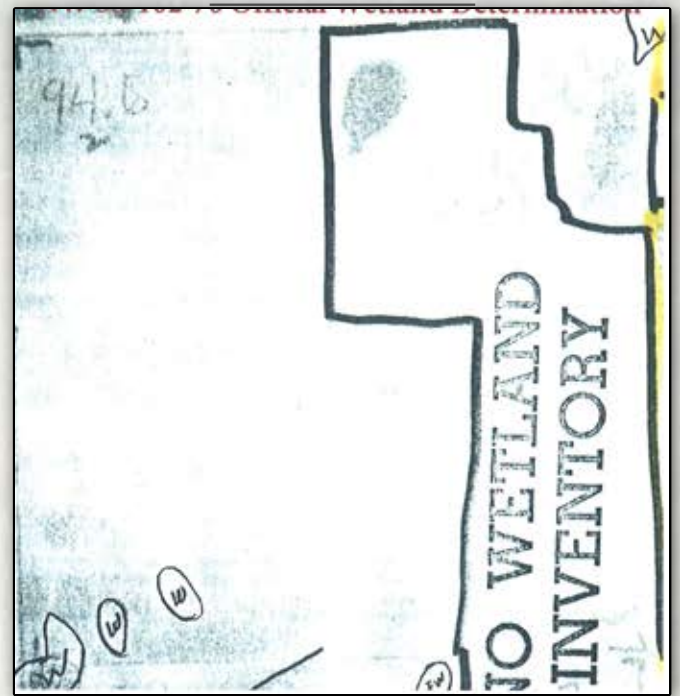
SOILS MAP



Soils data provided by USDA and NRCS.

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WETLANDS MAP



Area Symbol: SD603. Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat
HmA	Highmore-Mobridge silt loams, 0 to 4 percent slopes	66.17	42.5%	IIc	87	2	51	55	61	35
MoA	Mobridge silt loam	38.27	24.6%	IIc	94	3	64	70	70	45
HgB	Highmore-Java complex, 1 to 5 percent slopes	35.29	22.7%	Ile	76	2.7	53	57	61	33
EaA	Eakin-DeGrey silt loams, 0 to 3 percent slopes	13.85	8.9%	IIIa	69	2.7	53	58	60	35
Pa	Plankinton silt loam	2.12	1.4%	IVw	54		22	15	22	
Mp	Mobridge-Plankinton silt loams	0.10	0.1%	IIIw	86	3	64	70	70	45
Weighted Average					84.2	2.4	54.4	58.9	62.6	36.5

TRACT SIX: 162-ACRES

LEGAL: The SW ¼ of Section 28, 102-70 Brule County, SD

LOCATION: Directly to the north of Tract 5 or junction of 261st St & 348th Ave

- 153.76 acres tillable, 2.92 acres in grass, balance in RROW.
- Soil Production Rating of 85. Predominant soil

Highmore-Mobridge covering 72% of the field with a rating of (87)

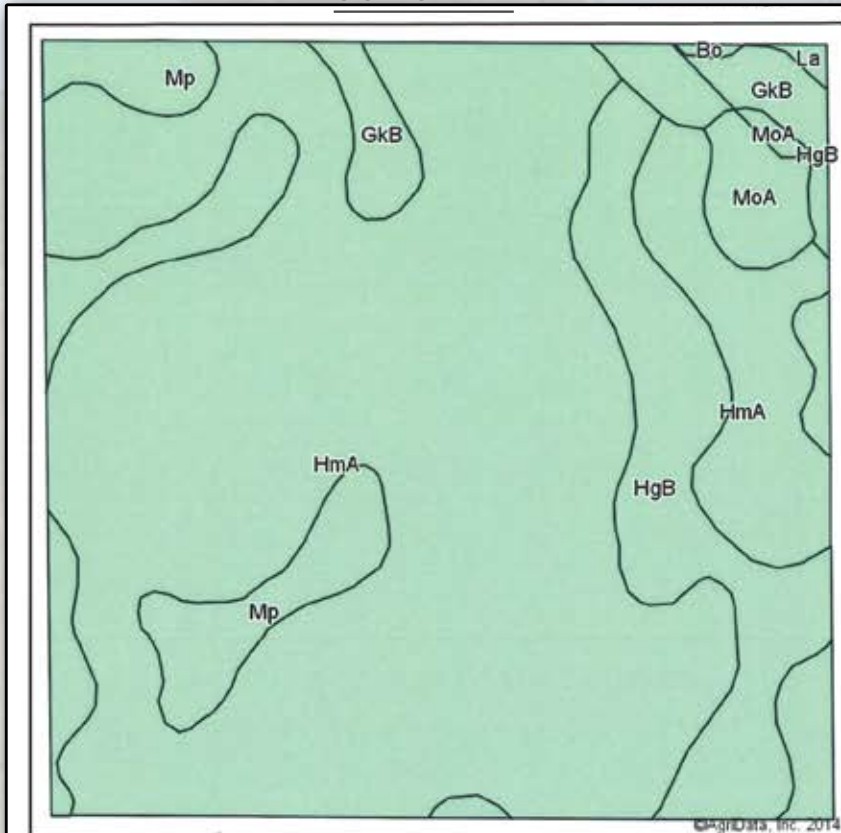
- Annual Taxes \$1,880.26. Bordered to the south by a gravel road and min. maintenance road to the west.

- Land lays level, has great eye appeal, planted to soybeans in 2014. Mainly one soil type provides ease of management.

AERIAL MAP



SOILS MAP



Soils data provided by USDA and NRCS.

WETLANDS MAP



Area Symbol: SD603, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat
HmA	Highmore-Mobridge silt loams, 0 to 4 percent slopes	113.47	72.4%	IIc	87	2	51	55	61	35
HgB	Highmore-Java complex, 1 to 5 percent slopes	18.37	11.7%	IIe	76	2.7	53	57	61	33
Mp	Mobridge-Plankinton silt loams	14.50	9.3%	IIIw	86	3	64	70	70	45
GkB	Glenham-Java loams, 3 to 6 percent slopes	6.19	4.0%	IIe	70	2	37	43	54	33
MoA	Mobridge silt loam	3.66	2.3%	IIc	94	3	64	70	70	45
La	Lane silty clay loam	0.31	0.2%	IIIs	78	2.8	53	54	70	
Bo	Bon loam, channeled	0.18	0.1%	VIw	35					
Weighted Average					85	2.2	52.1	56.4	61.7	35.7

NOTES

State : SOUTH DAKOTA
 County : BRULE

Farm Number : 240
 Tract Number : 707

Description : SEC. 32-102-70

FAV/WR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations :

Owners : KEINER FAMILY LIMITED PARTNERSHIP

Other Producers : JIM KETELHUT

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
623.22	583.04	583.04	0.00	0.00	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	583.04	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	100.90	0.00	0.00	24	37
Corn	98.10	0.00	0.00	45	59
TOTAL	199.00	0.00	0.00		

NOTES

State : SOUTH DAKOTA
 County : BRULE

Farm Number : 240
 Tract Number : 708

Description : NW 33-102-70

FAV/WR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations :

Owners : KEINER FAMILY LIMITED PARTNERSHIP

Other Producers : JIM KETELHUT

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
155.79	149.84	149.84	0.00	0.00	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	149.84	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	31.30	0.00	0.00	24	37
Corn	30.40	0.00	0.00	45	59
TOTAL	61.70	0.00	0.00		

NOTES

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : SOUTH DAKOTA

Farm Number : 240

County : BRULE

Operator Name : KEINER FAMILY LIMITED PARTNERSHIP

Farms Associated with Operator : 46-015-240

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts
935.65	886.60	886.60	0.00	0.00	0.00	0.00	Active	3

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	886.60	0.00	0.00	0.00	No	No	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	178.60	0.00	0.00	24	37
Corn	173.60	0.00	0.00	45	59
TOTAL	352.20	0.00	0.00		

NOTES

State : SOUTH DAKOTA

Farm Number : 240

County : BRULE

Tract Number : 706

Description : SW 28-102-70

FAV/WR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations :

Owners : KEINER FAMILY LIMITED PARTNERSHIP

Other Producers : JIM KETELHUT

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
156.64	153.72	153.72	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	153.72	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	46.40	0.00	0.00	24	37
Corn	45.10	0.00	0.00	45	59
TOTAL	91.50	0.00	0.00		

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