

# AUCTION

WEDNESDAY OCTOBER 8<sup>TH</sup> AT 10:30 AM

**133.24 ACRES EXCELLENT BARE LAND –  
TILLABLE – CRP – MONROE TOWNSHIP  
TURNER COUNTY, SOUTH DAKOTA**

OWNER:

MAURINE MILLER ESTATE



208 N Broadway, Marion SD

web: [wiemanauction.com](http://wiemanauction.com)

phone: 800-251-3111

fax: 605-648-3102

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

**AT AUCTION**  
**133.24 ACRES EXCELLENT BARE LAND – TILLABLE – CRP**  
**MONROE TOWNSHIP –TURNER COUNTY, SOUTH DAKOTA**

To settle the Maurine Miller estate, this land tract will be sold on site located from Parker SD, go 1 West on Hwy 44, 2 North, 1 West, then 1 ¾ North; or at the Jct of 451<sup>st</sup> Ave and 271 St, or from Monroe SD, go 1 ½ East on 269 St (Oil), then 2 South (on 451 Ave) to NE corner on

**WEDNESDAY, OCTOBER 8<sup>TH</sup> 10:30 AM**

**REAL ESTATE**

Consists of 133.24 Acres of bare land that at present time has 92.05 acres being farmed – tilled, 32.40 Acres in CRP (until September 30, 2017) and the balance in shelterbelt, Road Right of Way and low ground. The topography is level to gently rolling, has great eye appeal, and borders an oil road (451 Ave). A clean, well farmed-managed tract. According to Agri Data Inc., this tract has a productivity rating of 62 with predominate soils including CoC and CoB, both Clarno-Ethan loams and EsD – Ethan Betts loams. The CRP ground pays \$116.38 per acre (\$3771.) per year until September 30, 2017. The yearly payment will be pro-rated. The 21.1 acre field in northeast corner is presently in alfalfa.

According to FSA information, this tract has 122.84 acres cropland, 90.44 acres effective DCP cropland and 51.6 acre corn base with a 67 Bu Direct Yield. Current taxes are \$2242.98 and is in the Parker School District. This tract has been in continuous ownership by the Miller family since 1960's.

**Note:** If you are a hunter or wildlife enthusiast – this tract joins (to the west) a US Waterfowl – Wildlife Production area and has walk in hunting! Tremendous hunting possibilities on this subject tract. If a land purchase is in your future – check this one out!

**LEGAL DESC:** NE ¼ except Millers Tract # 1 in Section 26-100-54, Monroe Township, Turner County, South Dakota

**TERMS - CONDITIONS:** Cash sale with 15% downpayment sale day and the balance on or before December 5, 2014 with landlord's possession. Owner's Title Insurance will be used (cost split equally) and warranty title to be given. CRP contract to be assumed by buyer and payment prorated. Seller to pay the 2014 taxes due in 2015. Buyer to have full possession of land on March 1, 2015. Sold subject to any easements, if any and sold subject to Co-Personal Representatives confirmation! Come prepared to buy. For an informational packet, call 800-251-3111 or visit [www.wiemauction.com](http://www.wiemauction.com). We invite you to inspect this tract.

**MAURINE MILLER ESTATE, OWNER**  
**Les Miller 605-310-9642 and Marvin Miller 605-941-8032**  
**Co-Personal Representatives**

Wieman Land & Auction Co., Inc.  
Gary & Rich Wieman, Brokers  
Kevin, Mike & Derek Wieman, Assoc. Brokers  
800-251-3111 Marion SD  
[www.wiemauction.com](http://www.wiemauction.com)

Gary Ward  
Closing Agent  
605-326-5282  
Viborg SD

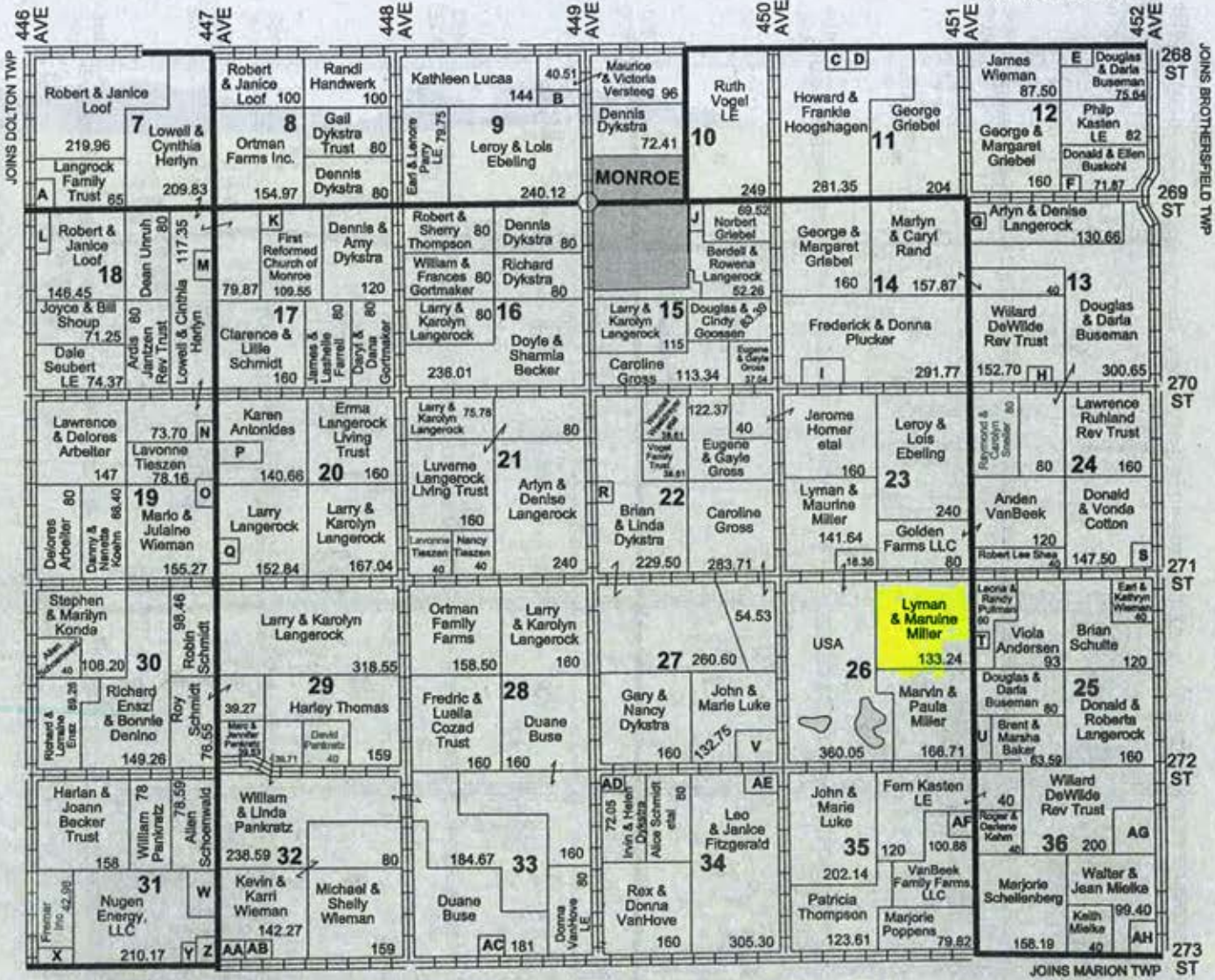
# MONROE TWP

## LAND OWNER

T 100 N

R 54 W

JOINS McCOOK COUNTY, SD



LAND OWNER & RURAL RESIDENT MAPS

**Small Tracts**

- Section 7 A Dean Langrock - 6.30
- Section 9 B Michael & Brenda Kiggins - 6
- Section 11 C Paul & Lisa Tunge - 8.48
- D Terry & Kristie Gavette - 6.67
- Section 12 E Eric & Kristine Buseman - 11.36
- F Christopher Kjetland - 6.13
- Section 13 G Kurtis Brown - 6.69
- H Terry & Marietta Brech - 7.30
- Section 14 I Regan & Mary Leader - 22.23
- Section 15 J Tomas Tarrell - 5
- Section 17 K Darrel & Joann Unruh etux - 10.45
- Section 18 L Dean & Rhonda Langrock - 10
- M Ronald & Nola VanBeek - 10.22
- Section 19 N Douglas Dede - 5.11
- O Dean & Sheryl Schoenwald - 6.34

- Section 20 P Juliane Wieman - 15.45
- Q Larry & Carolyn Langerock - 7.04
- Section 22 R Paul & Sharon Schloe - 8.50
- Section 24 S Robert & Jean Langrehr - 12.50
- Section 25 T Glenn & Lela Davis - 7
- U Lee & Linda Chedester - 15
- Section 27 V Robert & Julie Jorgensen - 28.05
- Section 31 W James & Laura Wilson - 20.08
- X Central Fams Coop - 7.99
- Y Roy Schmidt - 5
- Z Nick & Cherrie Engbrecht - 9.60
- Section 32 AA Doyle & Sharmia Becker - 5.05
- AB Gary & Carol Wieman - 5.29
- Section 33 AC Duane Buse - 5.71
- Section 34 AD Robin Dykstra - 7.95
- AE Christopher & Ann Bossman - 14.70
- Section 35 AF Earl & Veronica Witt - 7
- Section 36 AG Donald & Roberta Langerock - 40
- AH Bryan & Katie Overvaag - 20.60

R 55 W	R 54 W	R 53 W	R 52 W
DOLTON	MONROE	BROTHERSFIELD	HOMB
ROSFIELD	MARION	PARKER	GERMANTOWN
OLDSTOWN	NORWAY	HUNLEY	MIDDLETON
SALEN	SPRING VALLEY	SWAN LAKE	TURNER
		DANVILLE	CENTERVILLE



No Wetland determination done, new buyer has to request it.

- Common Land Unit**  
 Cropland / Non-cropland  
 Conservation Reserve Program
- Wetland Determination Identifiers**  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation
- Compliance Provisions**  
 Tract Boundary Section Line



2012 Ortho-Photography - not to scale

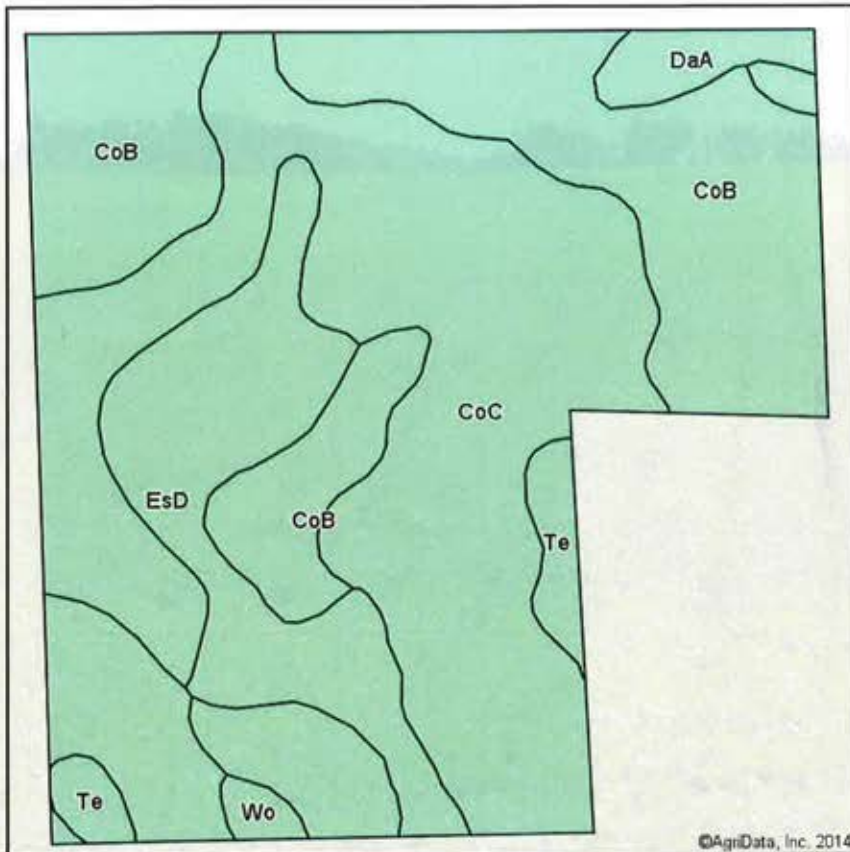
2014 Program Year  
 Map Created May 01, 2014

Farm 8625

1005426

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).

# Soil Map



State: **South Dakota**  
 County: **Turner**  
 Location: **26-100N-54W**  
 Township: **Monroe**  
 Acres: **132.64**  
 Date: **8/29/2014**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2014 www.AgriDataInc.com

Area Symbol: SD125, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
CoC	Clarno-Ethan loams, 5 to 9 percent slopes	59.06	44.5%	IIIe	60	3	35	55	6.3	32	44	21	28
CoB	Clarno-Ethan loams, 2 to 6 percent slopes	47.42	35.8%	IIe	76	3.4	42	68	7.9	40	52	26	33
EsD	Ethan-Betts loams, 6 to 15 percent slopes	18.76	14.1%	Ve	31	2.2	21	29	3.4	18	26	10	17
Te	Tetonka silt loam	3.60	2.7%	IVw	60	0.6	18	57	6.6	34	22	22	8
DaA	Davis loam, 0 to 2 percent slopes	2.82	2.1%	I	89	4.5	54	93	10.8	54	67	36	41
Wo	Worthing silty clay loam	0.98	0.7%	Vw	34		5	29	3.4	17	6	11	1
<b>Weighted Average</b>					<b>62</b>	<b>3</b>	<b>35.2</b>	<b>56.6</b>	<b>6.5</b>	<b>33.3</b>	<b>43.9</b>	<b>21.5</b>	<b>27.8</b>

Area Symbol: SD125, Soil Area Version: 15

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

<b>CRP-1</b> (07-23-10)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 46 125	2. SIGN-UP NUMBER 35
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b> NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.				3. CONTRACT NUMBER 678E	4. ACRES FOR ENROLLMENT 32.4
7. COUNTY OFFICE ADDRESS (Include Zip Code): TURNER COUNTY FARM SERVICE AGENCY PO BOX 159 PARKER, SD 57053-0159				5. FARM NUMBER 8625	6. TRACT NUMBER(S) 6850
TELEPHONE NUMBER (Include Area Code): (605)297-5564				8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2007 TO: (MM-DD-YYYY) 09-30-2017

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre	\$ 116.38	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment	\$ 3,771	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$	6850	17	CP27	3.1	\$0.00
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		6850	20	CP27	3.4	\$0.00
		6850	21	CP27	1.8	\$0.00

12. PARTICIPANTS						
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SOCIAL SECURITY NUMBER:			
MARVIN J MILLER 27141 451ST AVE PARKER, SD 57053-5106		0.00%	(4) SIGNATURE <i>Marvin Miller</i> DATE (MM-DD-YYYY) 05-12-14			
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SOCIAL SECURITY NUMBER:			
MAURINE MILLER ESTATE 27141 451ST AVE PARKER, SD 57053-5106		100.00%	(4) SIGNATURE <i>Maureen Miller</i> DATE (MM-DD-YYYY) 05-12-14			
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SOCIAL SECURITY NUMBER:			
		%	(4) SIGNATURE DATE (MM-DD-YYYY)			

13. CCC USE ONLY - Payments according to the shares are approved	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i> (4)	B. DATE (MM-DD-YYYY) 5-13-14
--	--	---------------------------------

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, family status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs). Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800)795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Original - County Office Copy
  Owner's Copy
  Operator's Copy

Form : FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Program Year : 2014

Date : Jun 1, 2014

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

State : SOUTH DAKOTA

Farm Number : 8625

County : TURNER

Operator Name : MARVIN JAMES MILLER

Farms Associated with Operator : 46-125-941, 46-125-943, 46-125-1168, 46-125-8625, 46-125-8626

CRP contract numbers : 678D

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts	
128.34	122.84	122.84	0.00	0.00	32.40	0.00	Active	1	
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	90.44	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
Corn	51.60	0.00	0.00	67	67
<b>TOTAL</b>	<b>51.60</b>	<b>0.00</b>	<b>0.00</b>		

**NOTES**

State : SOUTH DAKOTA

Farm Number : 8625

County : TURNER

Tract Number : 6850

Description : NE EXC TRACT 1 26 100 54

FAV/WR History : No

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 :

Owners : MAURINE MILLER ESTATE

Other Producers :

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
128.34	122.84	122.84	0.00	0.00	32.40	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	90.44	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
Corn	51.80	0.00	0.00	67	67
<b>TOTAL</b>	<b>51.60</b>	<b>0.00</b>	<b>0.00</b>		

**NOTES**

# 133.24 ACRES EXCELLENT BARE LAND – TILLABLE – CRP – MONROE TOWNSHIP TURNER COUNTY, SOUTH DAKOTA

WEDNESDAY OCTOBER 8<sup>TH</sup> AT 10:30 AM



208 N Broadway, Marion SD  
*web:* [wiemanauction.com](http://wiemanauction.com)

*phone:* 800-251-3111  
*fax:* 605-648-3102

***“WE SELL THE EARTH AND EVERYTHING ON IT!”***