

AUCTION

WEDNESDAY OCTOBER 29TH AT 10:00 AM

228.70 ACRES MCCOOK COUNTY LAND
13.33 ACRES HUTCHINSON COUNTY LAND

OWNER:

JEAN L. HOFER ESTATE
CHARLES DOAN,
PERSONAL REPRESENTATIVE



208 N Broadway, Marion SD
web: wiemanauction.com

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

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**228.70 ACRES McCOOK COUNTY LAND
13.33 ACRES HUTCHINSON COUNTY LAND**

ESTATE AUCTION

In order to settle the Jean L. Hofer Estate, we will offer the following land at auction at the Wieman Auction Facility, located from Marion SD, 1 mile South and ½ West on

WEDNESDAY, OCTOBER 29TH 10:00 AM

TRACT # 1 - 152.50 ACRES

Located from Stanley Corner (Jct Hwy 81 and 42), go 3 West and 2 South at Jct of 267th Street and 438th Avenue.

This tract consists of 152.50 acres (more or less) of unimproved farm land. The FSA Office indicates that it has 129.66 acres tillable and the balance in pasture and low ground. This property has the Railroad passing through it. The predominate soil types are Crossplain-Clarno Complex, Crossplain Clay Loam, Tetonka-Caniesto Complex, Clarno-Davison Crossplain Complex and Tetonka Silt Loam and it has a productivity index rating of 75.4. The pasture does have a dugout stock dam. The annual real estate taxes are \$3,123.38. We invite you to view this property at your convenience.

LEGAL: The SW ¼ of Section 28-101-55 except Railroad Right-of-Way in McCook County, South Dakota

TRACT # 2 - 76.20 ACRES

Located ½ mile east of SE corner of Tract 1

This tract consists of 76.20 Acres of unimproved farmland. The FSA Office reports that it has 73.36 acres tillable and the balance in Railroad Right of Way. The land lays generally level with Railroad passing through it. The predominate soil types are Crossplain-Clarno Complex and Crossplain Clay Loam and it has a productivity index rating of 77.9. This is a desirable tract of land. We invite you to view this tract at your convenience. The annual real estate taxes are \$1640.74.

LEGAL: The W ½ of the NW ¼ except Railroad Right of Way in Section 34-101-55, McCook County, South Dakota

TRACT # 3 - 13.33 ACRES

Located from Stanley Corner (Jct Hwy 81 and 42), go 3 miles South, 3 ½ miles West and ¼ mile South down Section Line.

This tract consists of 13.33 Acres (more or less) of unimproved land. This is a super tract for wildlife enthusiast with hunting and game production area galore. It consists of grass, dugout stock dam and slough area. You must see it to appreciate it. The annual real estate taxes are \$91.50. We invite you to view this tract at your convenience.

LEGAL: The North 13.33 Acres of the NW ¼ of the SW ¼ of Section 10-100-56, Hutchinson County, South Dakota

TERMS: Cash Sale with a 15% nonrefundable downpayment on sale day and the balance on or before Nov. 26, 2014. Title insurance will be utilized with cost split 50% to buyer and 50% to seller. A Personal Representative Deed will be provided. Landlords possession granted upon final settlement, full possession for the 2015 crop year on March 1, 2015. Estate to pay all 2013 and 2014 Real Estate Taxes. Buyer to pay 2015 Real Estate Taxes. Sold subject to confirmation by the Personal Representative. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. For pictures and auction handout and information, visit our website, www.wiemanauktion.com or call 800-251-3111.

**JEAN L. HOFER ESTATE
CHARLES DOAN, PERSONAL REPRESENTATIVE**

Wieman Land & Auction Co., Inc.
Marion SD 800-251-3111
Rich & Gary Wieman, Brokers
Kevin, Mike & Derek Wieman and
Ron Leitheiser, Assoc. Brokers
Website: www.wiemanauktion.com

Glenn L. Roth
Freeman & Olivet SD
605-925-7681 or 387-5530
Closing Agent

Aerial Map



TRACT ONE - 152.50 ACRES



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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28-101N-55W
McCook County
South Dakota

map center: 43° 31' 17.91, 97° 26' 16.68

scale: 9461

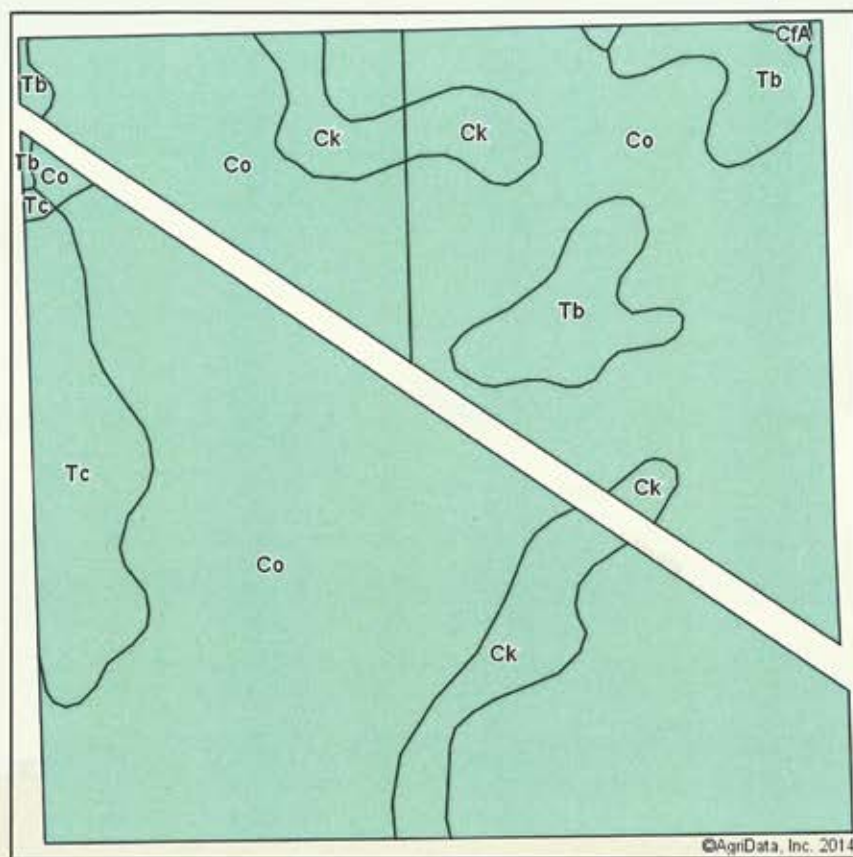


5/8/2014

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

TRACT ONE - 152.50 ACRES

Soil Map



State: **South Dakota**
 County: **McCook**
 Location: **28-101N-55W**
 Township: **Union**
 Acres: **148.75**
 Date: **5/8/2014**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
Co	Crossplain-Clamo complex	118.41	79.6%	IIC	78	2.6	42	75	8.4	44	53	29	33
Ck	Crossplain clay loam	10.84	7.3%	IIW	77	1.8	37	73	8.1	42	46	28	28
Tc	Tetonka-Canisteo complex	9.88	6.6%	IIIW	58	1.3	25	60	6.7	35	31	22	15
Tb	Tetonka silt loam	9.21	6.2%	IVW	58	0.5	17	52	5.9	31	21	21	8
CfA	Clamo-Davison-Crossplain complex, 0 to 2 percent slopes	0.41	0.3%	IIW	75	2.8	42	75	8.4	43	53	28	32
Weighted Average					75.4	2.3	39	72.4	8.1	42.4	49	28	29.9

Area Symbol: SD087, Soil Area Version: 14

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



Abbreviated 156 Farm Record

NOTES

State : SOUTH DAKOTA
County : MCCOOK

Farm Number : 6025
Tract Number : 2118

Description : E13 SW 28 101 55

FAV/WR History : No

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 :

Owners : JEAN HOFER

Other Producers : DENNIS LEE HOFER , MICHAEL VICTOR JASPERS

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
148.75	129.66	129.66	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	129.66	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	53.30	0.00	0.00	60	136
Soybeans	76.10	0.00	0.00	30	36
TOTAL	129.40	0.00	0.00		

WETLANDS MAP



TRACT ONE - 152.50 ACRES

Aerial Map

TRACT TWO - 76.20 ACRES



Maps Provided By:



34-101N-55W
McCook County
South Dakota

map center: 43° 30' 25.54, 97° 25' 4.72

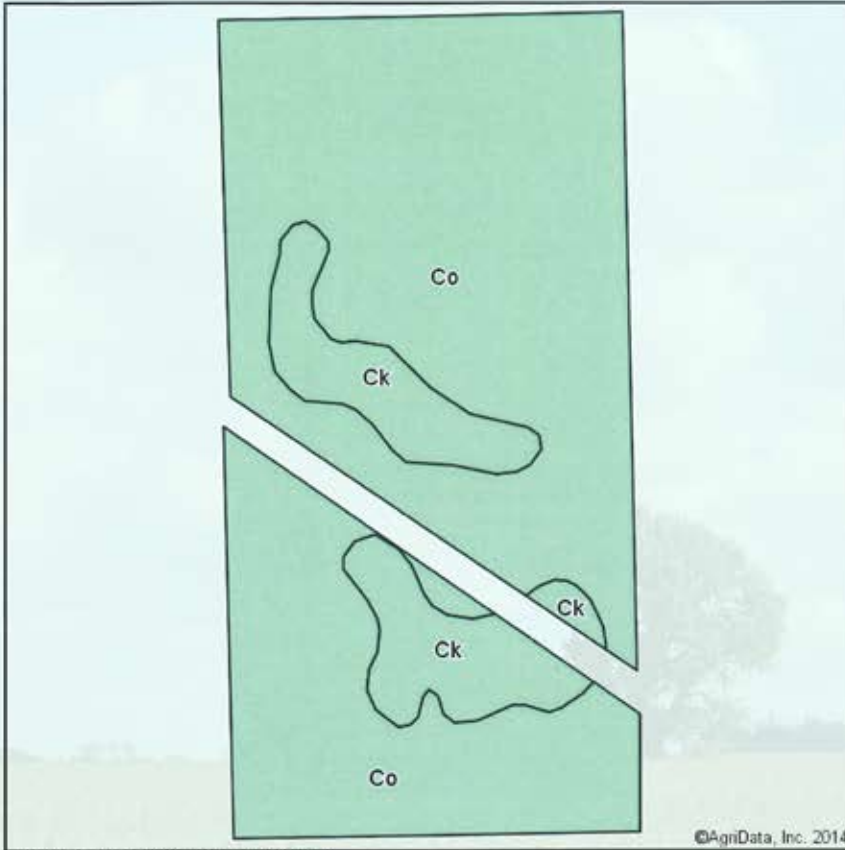
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7/22/2014

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

Soil Map



State: **South Dakota**
 County: **McCook**
 Location: **34-101N-55W**
 Township: **Union**
 Acres: **73.36**
 Date: **7/22/2014**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: SD087, 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	
Co	Crossplain-Clarno complex	62.45	85.1%	IIc	78	2.6	42	75	8.4	44	53	29	33	
Ck	Crossplain clay loam	10.91	14.9%	IIw	77	1.8	37	73	8.1	42	46	28	28	
Weighted Average						77.9	2.5	41.3	74.7	8.4	43.7	52	28.9	32.3

Area Symbol: SD087, Soil Area Version: 15

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

TRACT TWO - 76.20 ACRES

State : SOUTH DAKOTA
 County : MCCOOK

Farm Number : 6025
 Tract Number : 2117

Description : F14 W NW 34 101 55

FAV/WR History : No

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 :

Owners : JEAN HOFER

Other Producers : MICHAEL VICTOR JASPERS , DENNIS LEE HOFER

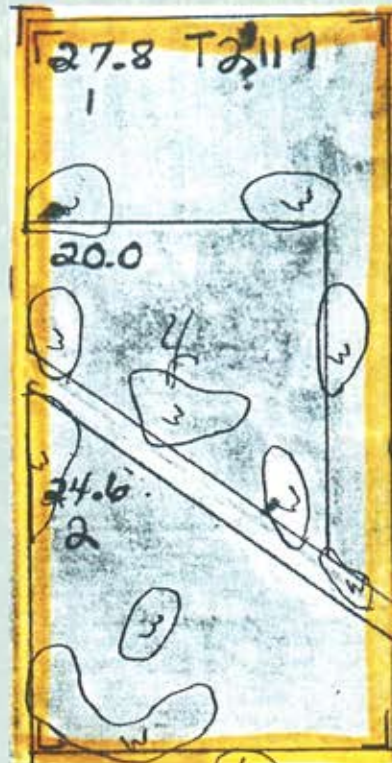
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
73.36	73.36	73.36	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	73.36	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	29.80	0.00	0.00	60	136
Soybeans	42.60	0.00	0.00	30	36
TOTAL	72.40	0.00	0.00		

WETLANDS MAP



TRACT TWO - 76.20 ACRES

Aerial Map



TRACT THREE - 13.33 ACRES



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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10-100N-56W
Hutchinson County
South Dakota

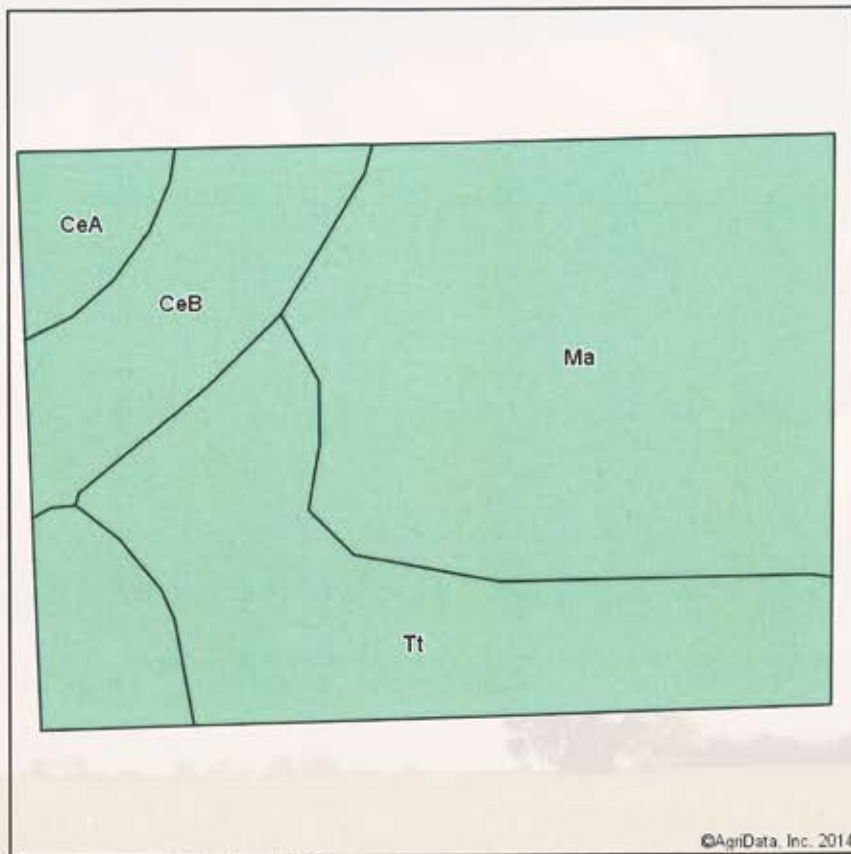
map center: 43° 29' 37.42, 97° 27' 4.17
scale: 9430



5/8/2014

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

Soil Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **10-100N-56W**
 Township: **Silver Lake**
 Acres: **12.85**
 Date: **5/8/2014**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING SERVICE
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Area Symbol: SD602. Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
Ma	Worthing silty clay loam, ponded	6.94	54.0%	VIIIw		5					
Tt	Tetonka-Harps complex	3.68	28.6%	IIIw		67					
CeB	Clamo-Davison loams, 2 to 4 percent slopes	1.67	13.0%	Ile	IIle	79	3.1	72	54	75	27
CeA	Clamo-Davison loams, 0 to 2 percent slopes	0.56	4.4%	Ile		83	3.1	76	59	76	28
Weighted Average						35.8	0.5	12.7	9.6	13.1	4.7

Area Symbol: SD602. Soil Area Version: 13

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

State : SOUTH DAKOTA
County : MCCOOK

Farm Number : 6025
Tract Number : 4333

Description : Hutch. N 13Ac. NW SW 10-100-56

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Wetland determinations not complete

WL Violations :

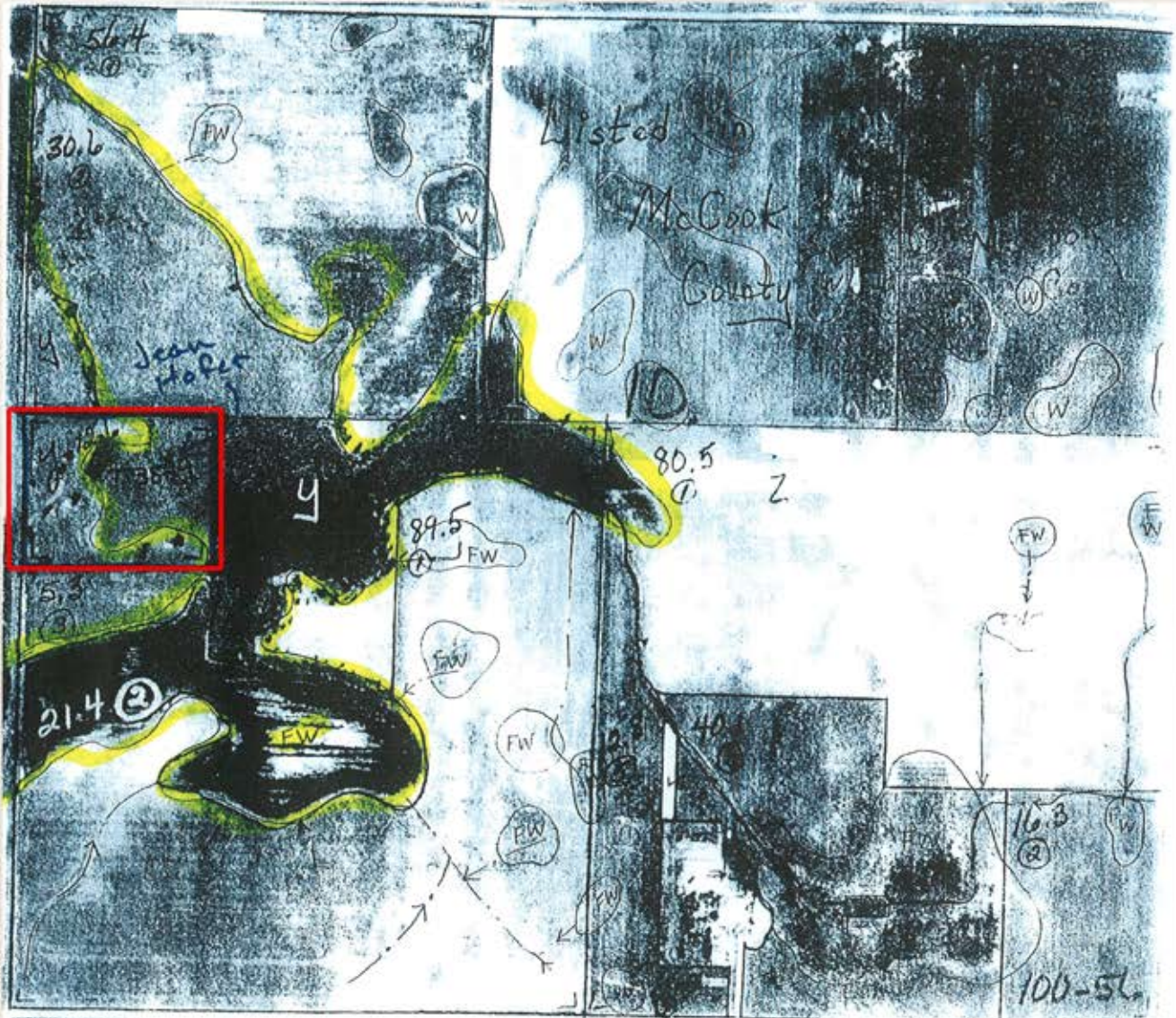
Owners : JEAN HOFER

Other Producers : DENNIS LEE HOFER , MICHAEL VICTOR JASPERS

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
13.23	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00

WETLANDS MAP



TRACT THREE - 13.33 ACRES

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