

# AUCTION

FRIDAY NOVEMBER 7<sup>TH</sup> AT 10:30 AM

## 160-ACRES DAYTON TOWNSHIP PASTURE & TILLABLE LAND IN LINCOLN COUNTY

OWNER:

VOLDEN CHILDREN'S TRUST



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!"*

**160-ACRES DAYTON TOWNSHIP - PASTURE & TILLABLE LAND IN  
LINCOLN COUNTY, SD AT ABSOLUTE AUCTION**

Our family will offer the following land for sale at ABSOLUTE auction indoors at the Canton Depot 600 West 5<sup>th</sup> St Canton, SD on:

**FRIDAY NOVEMBER 7<sup>TH</sup>  
10:30 A.M.**

It is our privilege to offer this powerful land in the tightly held Dayton Twp. with a mix of tillable and pasture ground and offers panoramic views of the Big Sioux River breaks. Opportunity to purchase a solid investment of land on the SD /IA border with several ideal new home sites. Excellent soil ratings with predictable yield potential, good eye appeal, and property that would command top rental rates best describes this property.

**LEGAL:** The NE ¼ of Section 20, 99-48 Lincoln County, SD.

**LOCATION:** From Klondike Bridge on SD-IA border, ½ mile west south side of the road, or from Junction Hwy. 11 & Klondike Oil (276<sup>th</sup> St.) 5 ½ miles east south side of the road or at the junction of 276<sup>th</sup> St. & 484<sup>th</sup> Ave.

- 124.44 acres tillable with 30.18 acres in pasture balance found in RROW.
- Soil production rating of 77.9 with the predominant soil Egan loam (82)
- 4-Building eligibilities will transfer with the property and has several ideal new home sites with walk-out basement potential.
- Klondike Oil (276<sup>th</sup> St.) borders to the north, gravel township road 484<sup>th</sup> Ave to the east.
- Annual Taxes \$3,102.92. New buyer able to farm-lease out for 2015 crop year.
- If you are looking for an outstanding add-on piece for your farm operation or investment portfolio check this tract out! No disappointments and tons of potential
- Base & Yield info, wetland maps, and other pertinent information found in buyers packet.
- Property will be sold as one unit, no survey's will be completed.

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience or visit [www.wiemanauktion.com](http://www.wiemanauktion.com) for a buyers packet or contact the auctioneers at 800-251-3111 and a buyers packet can be mailed out.

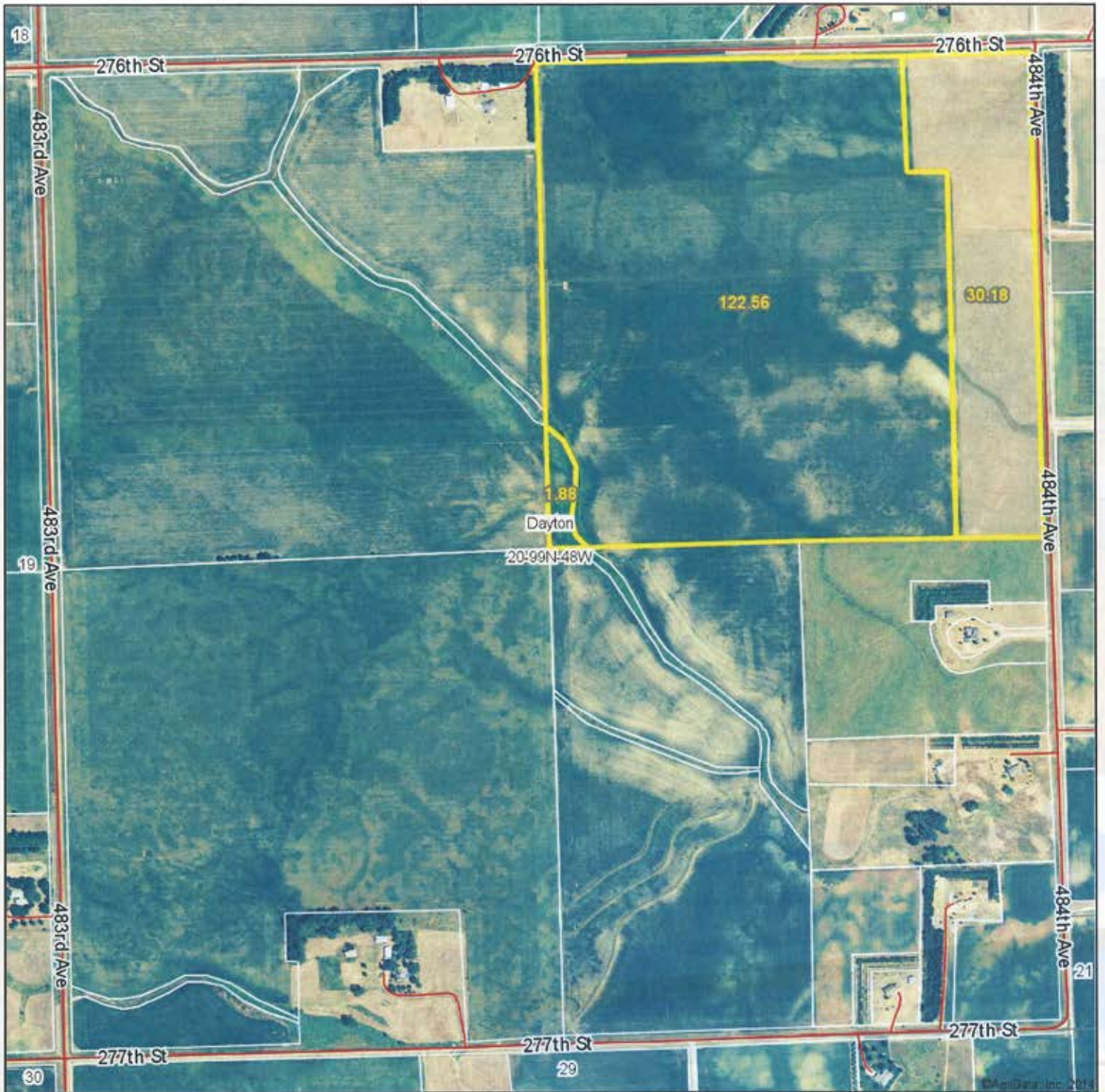
**TERMS:** Cash sale with 15% (non-refundable) down payment with the balance on or before December 19<sup>th</sup> 2014. Trustees deed to be granted and the cost of owners title insurance will be split 50-50 between buyer and seller.. Sellers to pay the 2014 taxes in full. Sold subject to all easements & reservations of record. Property will be sold ABSOLUTE to the highest bidder come prepared to buy! Remember auction to be held in the Canton Depot.

**VOLDEN CHILDREN'S TRUST – OWNER  
MARIE HEEREN TRUSTEE**

Wieman Land & Auction Co. Inc.  
Marion, SD 800-251-3111  
Gary & Rich Wieman Brokers

Vance Myrabo  
Closing Attorney  
605-987-3318

# Aerial Map



Maps Provided By:



20-99N-48W  
Lincoln County  
South Dakota

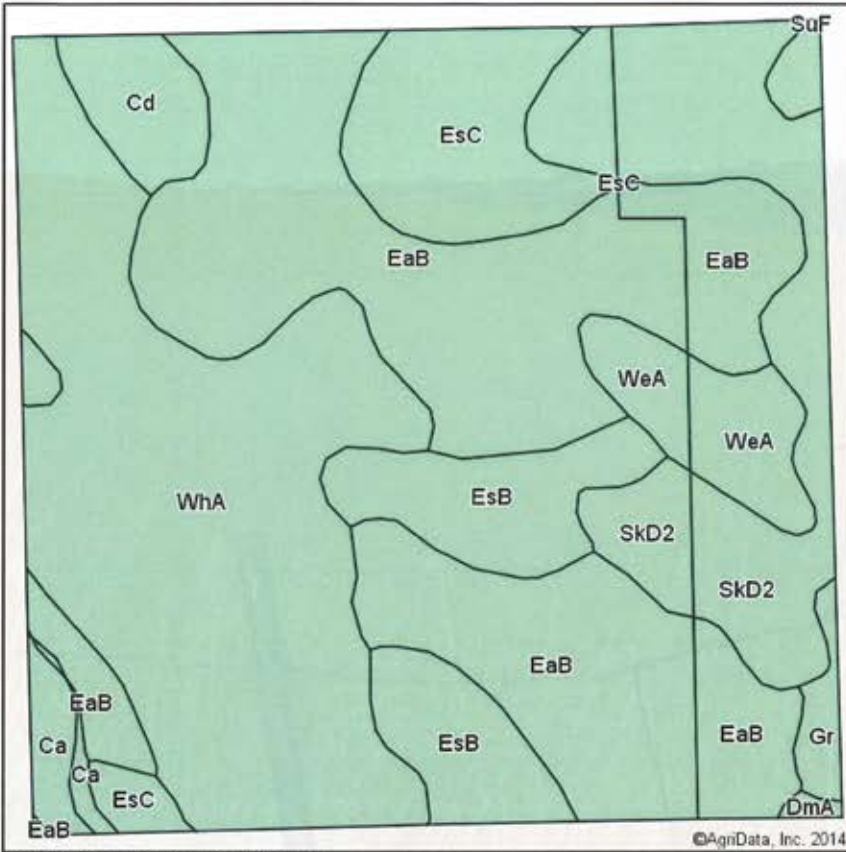
map center: 43° 22' 50.04, 96° 32' 22.19

scale: 9490

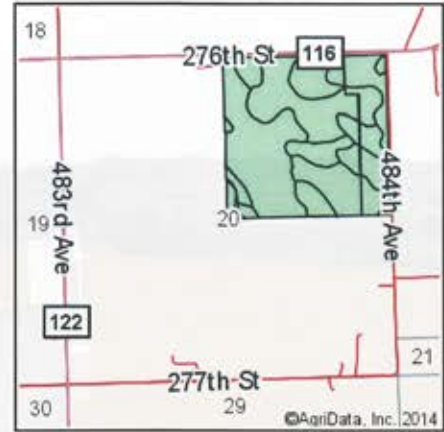


9/25/2014

# Soil Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Lincoln**  
 Location: **20-99N-48W**  
 Township: **Dayton**  
 Acres: **154.62**  
 Date: **9/25/2014**



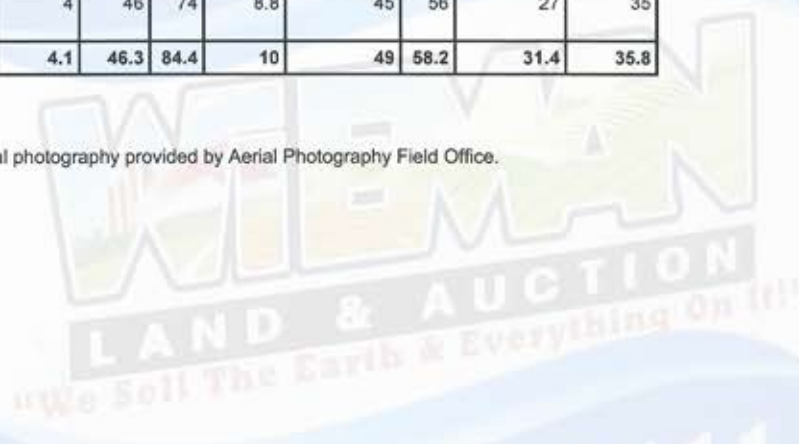
Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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## Area Symbol: SD083, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat	
EaB	Egan silty clay loam, 3 to 6 percent slopes	52.59	34.0%	Ile	82	4.5	50	90	10.7	52	63	34	39	
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	42.84	27.7%	Iw	88	4.1	51	98	11.6	57	64	37	39	
SkD2	Shindler-Egan complex, 9 to 15 percent slopes, eroded	20.20	13.1%	Ve	46	3.1	28	44	5.2	26	35	15	22	
EsB	Egan-Shindler complex, 2 to 6 percent slopes	12.44	8.0%	Ile	77	4.2	46	81	9.6	47	58	29	36	
EsC	Egan-Shindler complex, 6 to 9 percent slopes	11.13	7.2%	IIle	65	3.8	40	68	8	39	50	24	31	
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	6.03	3.9%	I	94	4.8	55	101	11.9	58	69	38	43	
Cd	Chancellor-Viborg silty clay loams	4.42	2.9%	IIw	87	3.7	47	94	11.1	55	59	35	36	
Gr	Graceville silty clay loam	2.41	1.6%	I	85	4.8	54	101	12	59	68	37	41	
Ca	Chancellor-Tetonka silty clay loams	2.27	1.5%	IIIw	75	2	34	80	9.4	47	43	30	24	
DmA	Dempster silt loam, 0 to 2 percent slopes	0.29	0.2%	IIs	66	4	46	74	8.8	45	56	27	35	
<b>Weighted Average</b>						<b>77.9</b>	<b>4.1</b>	<b>46.3</b>	<b>84.4</b>	<b>10</b>	<b>49</b>	<b>58.2</b>	<b>31.4</b>	<b>35.8</b>

Area Symbol: SD083, Soil Area Version: 15

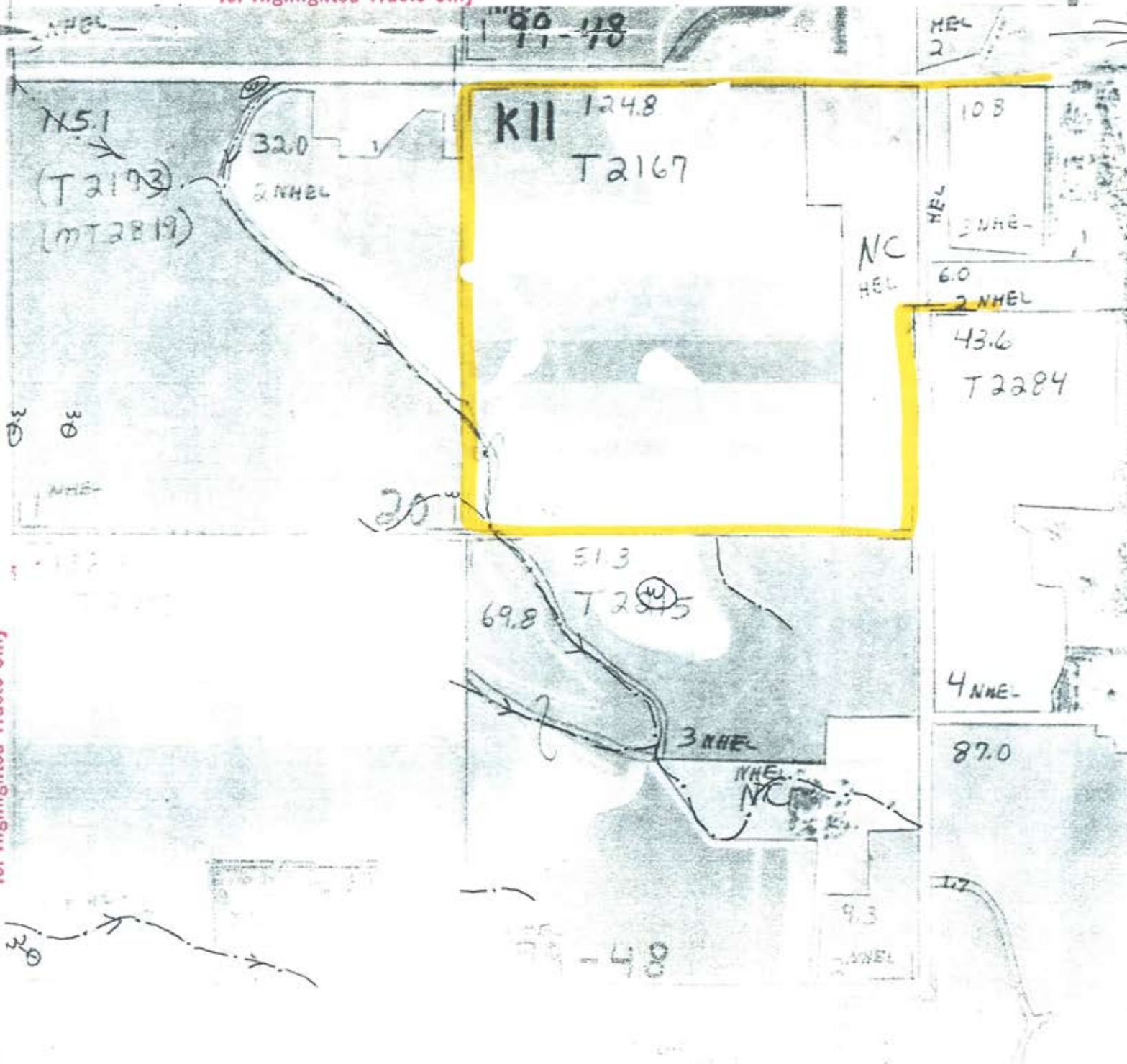
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



NOT TO

OFFICIAL WETLAND DETERMINATION  
for Highlighted Tracts Only

- (W) Wetland
- (FW) Ditched or tiled prior to 12-23-85 but still wetland
- (PC) Converted Wetland prior to 12-23-85
- (CW) Converted Wetland after 12-23-85
- (---) Ditched prior to 12-23-85
- (---) Tiled prior to 12-23-85
- (w---) Wetland in a channel



for Highlighted Tracts Only

South Dakota  
 Lincoln  
 Report ID: FSA-156EZ

U.S. Department of Agriculture  
 Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM: 7178**  
 Prepared: 9/29/14 2:33 PM  
 Crop Year: 2015  
 Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: DOUGLAS E WILDEBOER  
 Farm Identifier: [Redacted]  
 Recon Number: [Redacted]

Farms Associated with Operator:  
 1839, 5022

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
154.3	124.6	124.6	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	124.6	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	54.0	83	83	0.0
SOYBEANS	42.7	24	24	0.0
<b>Total Base Acres:</b>	<b>96.7</b>			

Tract Number: 6016 Description: NE4 20 99 48 FAV/WR History: N  
 BIA Range Unit Number:  
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields  
 Wetland Status: Tract does not contain a wetland  
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
153.6	124.6	124.6	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	124.6	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	54.0	83	83	0.0
SOYBEANS	42.7	24	24	0.0
<b>Total Base Acres:</b>	<b>96.7</b>			

Owners: VOLDEN CHILDRENS TRUST  
 Other Producers: TERRY L BOLDING



South Dakota  
Lincoln  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM: 7178**  
Prepared: 9/29/14 2:33 PM  
Crop Year: 2015  
Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 6105 Description: NE4 20 99 48 --grass waterway only

FAV/WR  
History  
N

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
0.7	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	0.0	0.0	0.0		

Owners: VOLDEN CHILDRENS TRUST

Other Producers: None



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