

# AUCTION

FRIDAY OCTOBER 4<sup>TH</sup> AT 10:00 AM

## 160 ACRES HUTCHINSON COUNTY LAND ESTATE AUCTION



OWNER:

JAMES C. CISAR ESTATE  
& BARBARA L. CISAR



Since 1949



“We sell the earth and everything on it!”  
Marion SD 800-251-3111  
[www.wiemanauction.com](http://www.wiemanauction.com)

**160 ACRES HUTCHINSON COUNTY LAND  
ESTATE AUCTION**

In order to settle the Estate, we will offer at auction the following land located from Scotland SD, 3 North & 1 East on:

**FRIDAY, OCTOBER 4<sup>TH</sup> 10:00**

**REAL ESTATE**

The real estate consists of this desirable 160 acres of unimproved farm land. The FSA Office reports that it has 153.66 acres tillable and the balance in road right of way and grassed area. The predominate soil types are Clarno Loam, Ethan-Betts Loams, Tetonka Silty Clay Loam and it has a productivity index rating of 72.4. The land laves level to gently rolling and is a good producing tract of land. The annual real estate taxes are \$ 1,915.22. We invite you to examine this tract at your convenience. It would make an excellent add on unit for farmer or investor.

**Visit our website for Pictures & Buyers Info Packet at [www.wiemanauctin.com](http://www.wiemanauctin.com) or call Wieman Land & Auction Co., Inc. 800-251-3111 and we will send one to you.**

**LEGAL:** The NW ¼ of Section 27-97-58 Hutchinson County South Dakota

**TERMS:** Cash Sale with 15% down payment the day of sale and the balance December 6, 2013. A Personal Representatives / Warranty Deed will be provided. Title insurance will be used with cost split 50/50 between buyer and seller. Full possession for 2014 crop year, Fall tillage rights will be granted after 2013 crop is out. Seller will pay all 2012 and 2013 RE Taxes. Sold subject to confirmation by the Personal Representative. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

**JAMES C. CISAR ESTATE & BARBARA L. CISAR, OWNERS  
PATRICK CISAR, PERSONAL REPRESENTATIVE  
605-376-1605**

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.wiemanauctin.com](http://www.wiemanauctin.com)

Glen Roth  
Olivet & Freeman SD  
605-925-7681  
605-387-5530  
Attorney for Estate  
Closing Agent



# CAPITAL TWP

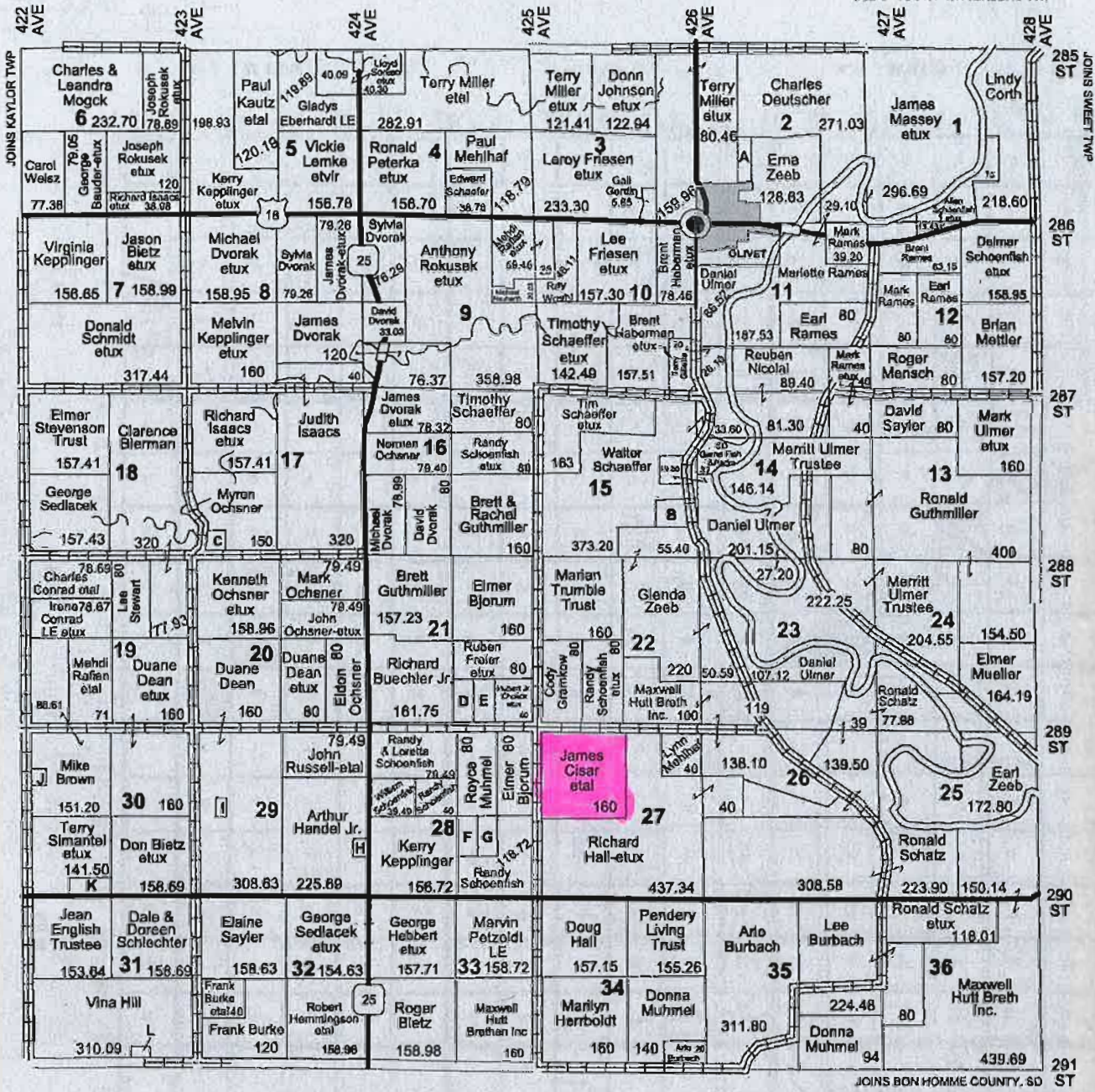
## LAND OWNER

T 97 N

R 58 W

JOINS "SOUTH" WITTENBERG TWP

LAND OWNER & RURAL RESIDENT MAPS



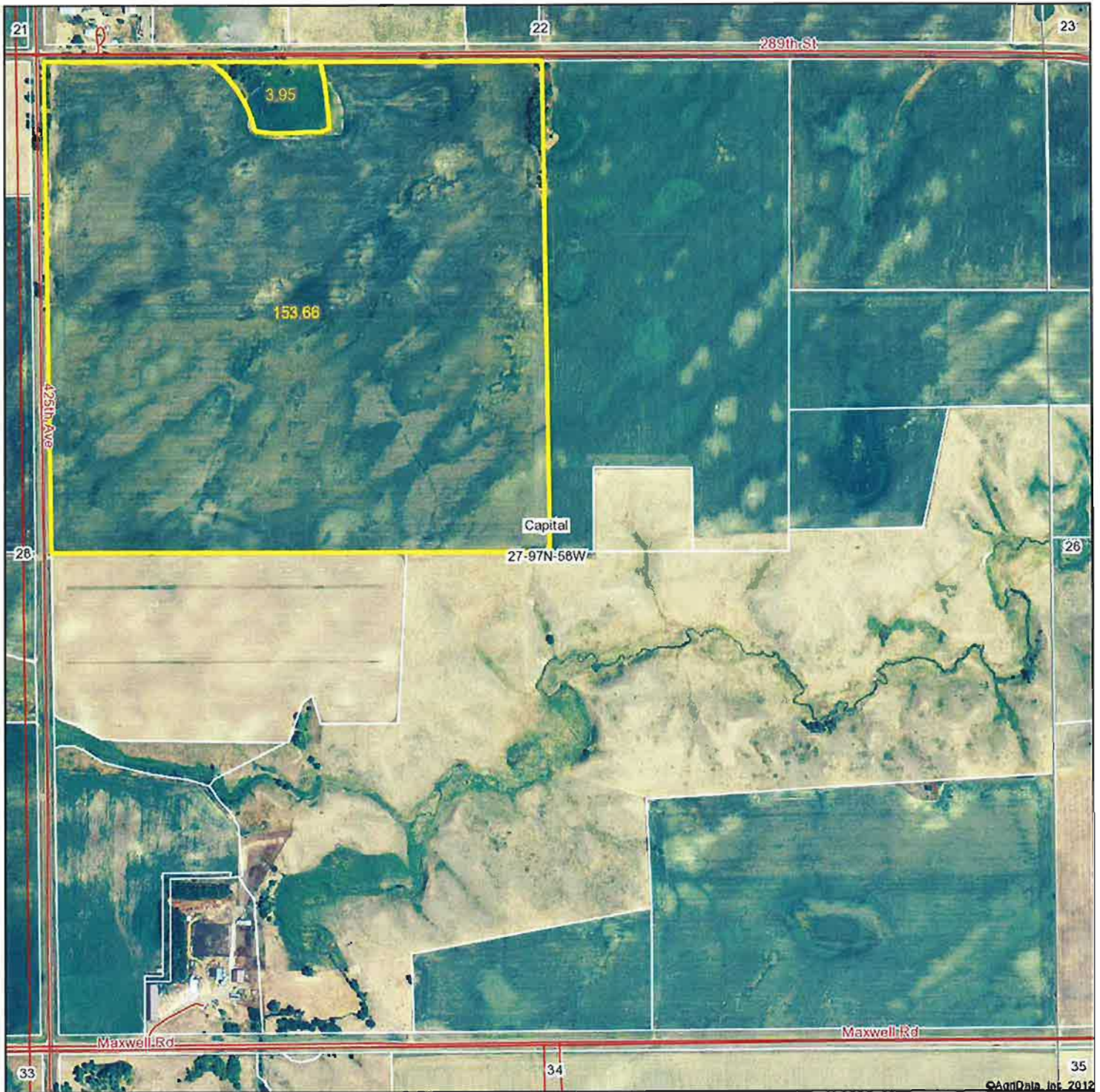
### Small Tracts

- Section 2 A Kent Wintersteen - 11.87
- Section 15 B Kristeen Winne - 15.17
- Section 17 C Clarence Bierman - 7
- Section 21 D Myrna Fowkes et al - 20
- Section 28 E Royce Hummel - 20
- Section 28 F Marlene Lullans - 20
- Section 28 G Marlys Muhmel - 20
- Section 29 H Douglas Higgins et ux - 11.42
- Section 30 I Duane Dean Farms Inc. - 10
- Section 30 J Michael Brown - 5.50
- Section 31 K Christopher Simantel - 14.32
- Section 31 L Kyle Santos - 6.27

R41 W	R60 W	R59 W	R58 W	R57 W	R56 W
STAN	CHAS	PORTA	WILLIAM	WALTER	SILVER LAKE
ROCKWALL	LIBERTY	MELTNER	WOLF	WOLF	GRANDVIEW
FOUR	BERNARD	BRADY	WITTENBERG	DOUGLASS	TULLY
THE BRIDGE	MAP	WATSON	ZEPH	TRIST	WILSON



# Aerial Map



Maps provided by:



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www.AgriDataInc.com

**27-97N-58W**  
**Hutchinson County**  
**South Dakota**

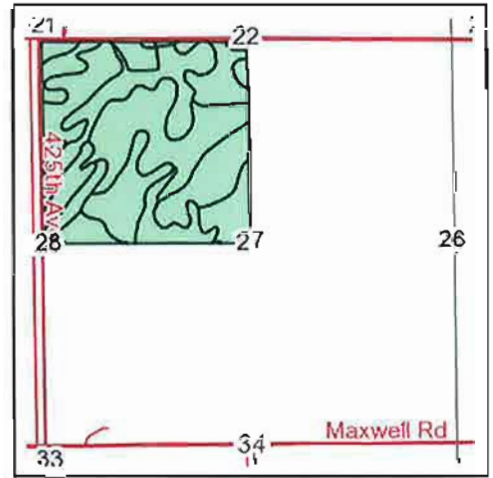
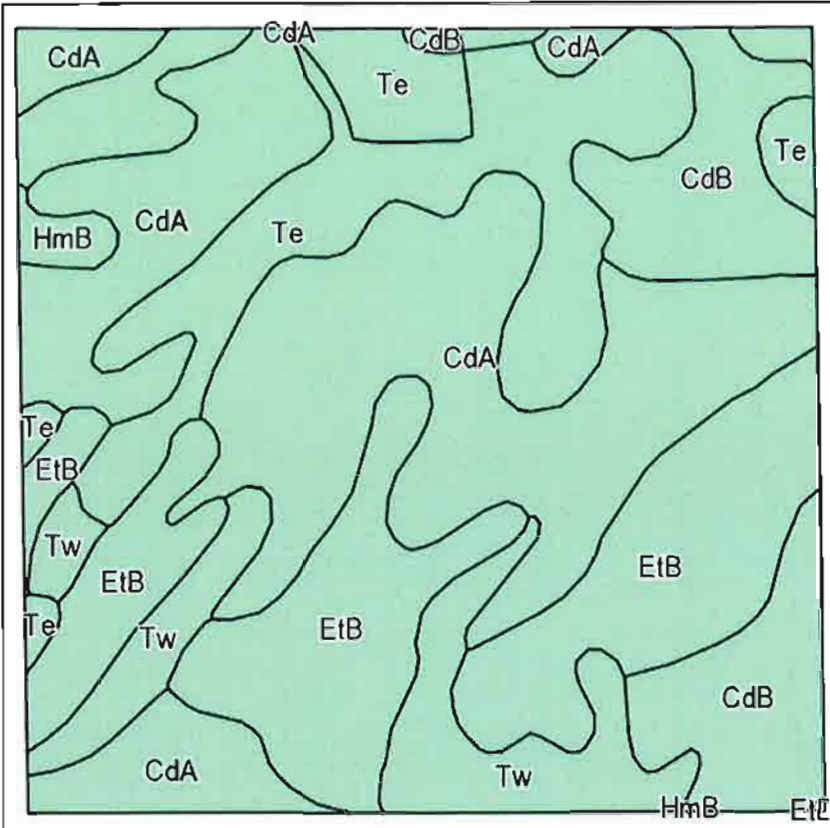
map center: 43° 11' 26.51, 97° 41' 11.79

scale: 8694



7/12/2013

# Soils Map



State: South Dakota  
 County: Hutchinson  
 Location: 27-97N-58W  
 Township: Capital  
 Acres: 157.6  
 Date: 7/12/2013



Maps provided by:



Field borders provided by Farm Service Agency as of 5/21/2008.  
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
CdA	Clarno loam, 0 to 3 percent slopes	56	35.5%	IIc		85	3.1	76	59	76	28
EtB	Ethan-Betts loams, 3 to 6 percent slopes	36.8	23.4%	IIIe		61	2.9	57	50	64	21
Te	Tetonka silty clay loam	30.8	19.5%	IVw		58					
CdB	Clarno loam, 3 to 6 percent slopes	18.6	11.8%	IIe	IIIe	81	3.1	72	54	75	27
Tw	Tetonka and Whitewood silty clay loams	14	8.9%	IIIw		74					
HmB	Henkin fine sandy loam, 2 to 6 percent slopes	1.4	0.9%	IIIe		55	2.3	54	42	52	18
<b>Weighted Average</b>						72.4	2.2	49.3	39.4	51.3	18.2





South Dakota  
 Hutchinson  
 Report ID: FSA-156EZ

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

FARM: 213  
 Prepared: 8/16/13 11:16 AM  
 Crop Year: 2013  
 Page: 1 of 1

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: LARRY MUELLER  
 Farm Identifier:  
 Recon Number:

Farms Associated with Operator:  
 9347

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
157.81	153.66	153.66	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	FAV/WR History	ACRE Contract		
0.0	0.0	153.66	0.0	0.0	N	None		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	76.9	61	95	0.0
SOYBEANS	76.8	29	35	0.0
Total Base Acres:	153.7			

Tract Number: 3788 Description: H11L/NW 27-97-58

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History  
 N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
157.81	153.66	153.66	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	153.66	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	76.9	61	95	0.0
SOYBEANS	76.8	29	35	0.0
Total Base Acres:	153.7			

Owners: BARBARA CISAR  
 Other Producers: None

JAMES C CISAR ESTATE





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