

AUCTION

TUESDAY OCTOBER 22ND AT 10:00 AM

70.19 ACRES CHARLES MIX COUNTY LAND

OWNERS:
DOUGLAS &
ADELIA CUKA
605-481-1124



208 N Broadway, Marion SD
web: wiemanauction.com

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

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**70.19 ACRES CHARLES MIX COUNTY LAND
AUCTION**

We will offer the following land at auction at Jct of 291st Street and 403rd Avenue located from Wagner SD, 6 East, 5 North, 2 East and 1 North on:

TUESDAY, OCT. 22ND 10:00 AM

The real estate consists of 70.19 acres (+ or -) of unimproved Farm Land/Hunting Paradise. The FSA office reports that this tract has 39.86 acres tillable which includes 2.75 acre food plot areas and 5.59 acres of alfalfa (new seeding 2012) and the balance in creek bed, pasture/hayed land and trees. This land layes level to rolling with the predominate soil types are Homme-Ethan-Onita Complex, Betts-Ethan Loams & Clarno-Ethan Loams and it has a productivity index rating of 58. This is truly a bed & breakfast for wildlife including deer, turkeys, pheasants & others. Many trophy deer where shot on this tract. This tract receives a \$ 763.00 annual CRP payment. The annual real estate taxes are \$ 612.80. We invite you to view this tract at your convenience. **For pictures and Buyers Info Packet visit our website @ www.wiமானuction.com or call 800-251-3111 and we will send one to you.**

LEGAL: The SE ¼ of the NE ¼ and Government Lot 1 in Section 2-96-62 except Lot R1 in Charles Mix County SD.

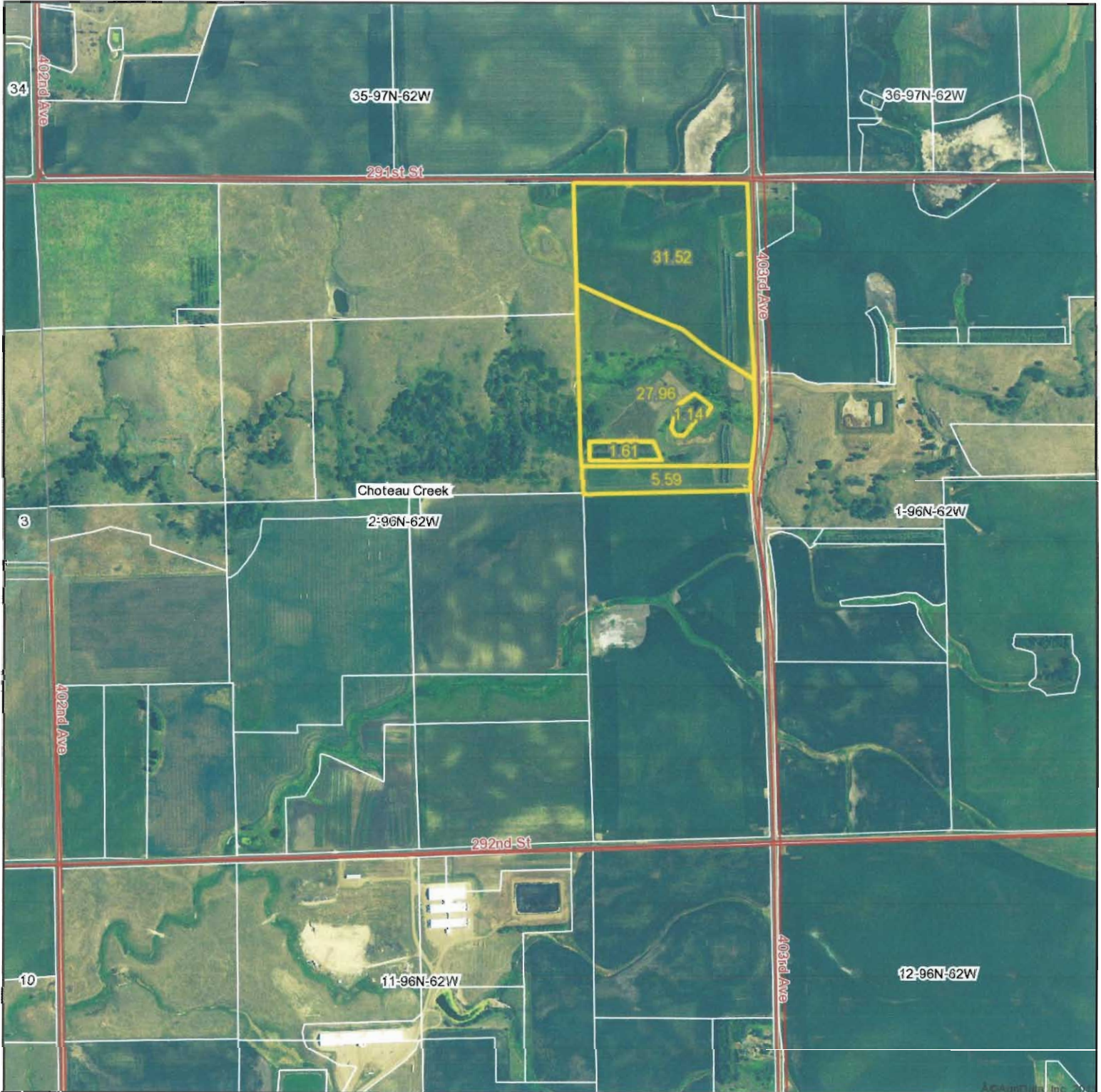
TERMS: Cash Sale with \$ 20,000.00 nonrefundable down payment on sale date and the balance on January 3, 2014. Warranty deed will be provided, title insurance will be utilized and cost split 50/50 between buyer and seller. Seller will pay all 2012 & 2013 RE Taxes, the buyer to pay all 2014 RE Taxes. Full possession granted for 2014 crop year. Sold subject to confirmation by the owners. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

**DOUGLAS & ADELIA CUKA, OWNERS
605-481-1124**

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

Dale L. Strasser
Attorney At Law
Freeman SD 605-925-7745
Closing Agent

Aerial Map



Maps provided by:



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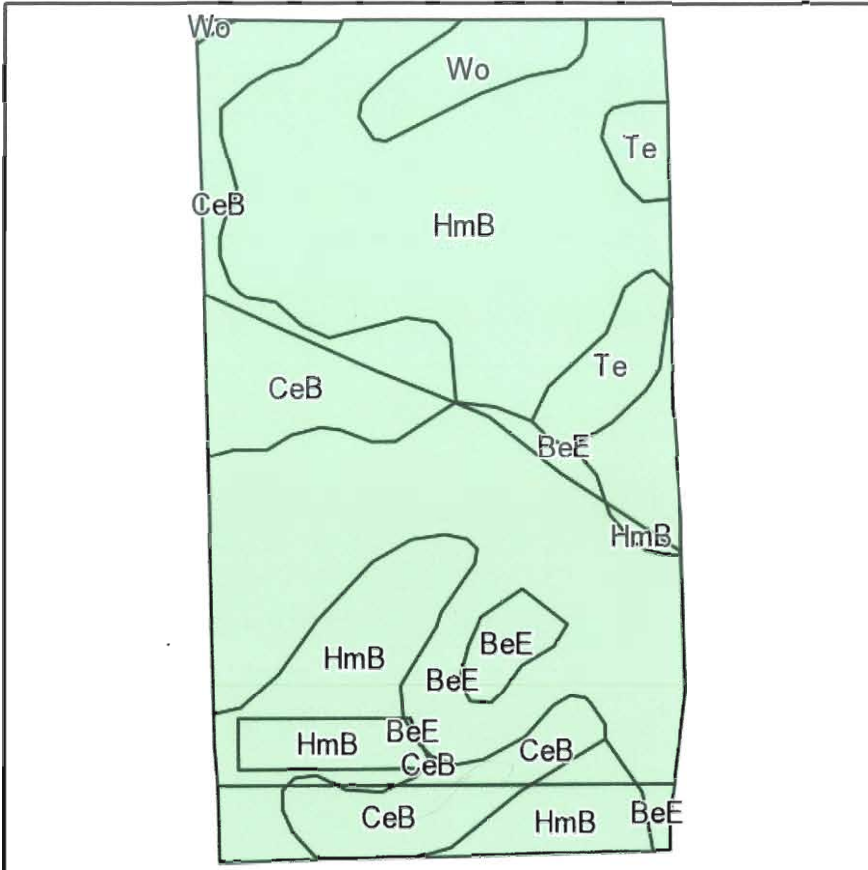
2-96N-62W
Charles Mix County
South Dakota

map center: 43° 9' 39.53, 98° 8' 3.79
scale: 12223

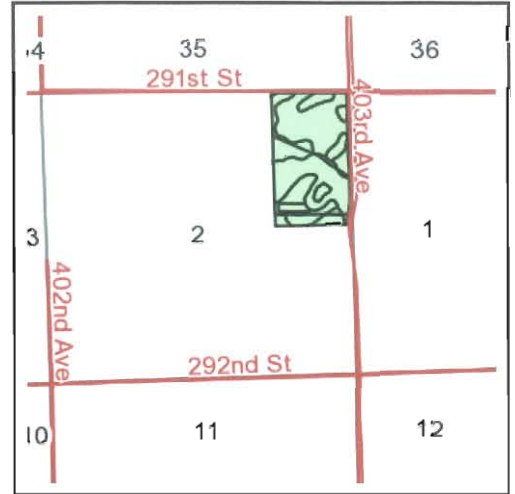


8/13/2013

Soils Map



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



State: **South Dakota**
County: **Charles Mix**
Location: **2-96N-62W**
Township: **Choteau Creek**
Acres: **67.8**
Date: **8/13/2013**



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats
HmB	Homme-Ethan-Onita complex, 1 to 6 percent slopes	31.7	46.7%	Ile	77	2.8	61	57	61
BeE	Betts-Ethan loams, 9 to 25 percent slopes	19.8	29.1%	Vle	22				
CeB	Clarno-Ethan loams, 2 to 6 percent slopes	10.9	16.1%	Ile	75	2.8	58	55	64
Te	Tetonka silt loam	2.9	4.3%	IVw	56				
Wo	Worthing silty clay loam	2.5	3.7%	Vw	32				
Weighted Average					58	1.8	37.8	35.5	38.8

NOT TO SCALE

- (W) Wetland
- (FW) Ditched or tilled 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

**OFFICIAL WETLAND
DETERMINATION FOR
HIGHLIGHTED TRACTS ONLY**



Conservation Plan Map

DOUGLAS F CUKA

District: CHARLES-MIX CONSERVATION DISTRICT

Field Office: LAKE ANDES SERVICE CENTER

Agency: USDA-NRCS

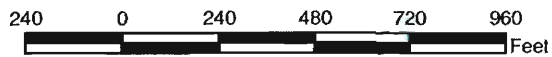
Assisted By: NOREEN LASKA



**E1/2 NE1/4 Section 2-96-62
Marginal Pastureland**

**T-4363
CP29 = 10.2 acres**

CRP 2010



Conservation Plan Map

DOUGLAS F CUKA

District: CHARLES-MIX CONSERVATION DISTRICT

Field Office: LAKE ANDES SERVICE CENTER

Agency: USDA-NRCS

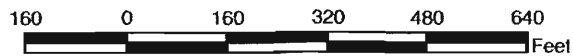
Assisted By: NOREEN LASKA



E1/2 NE1/4 Section 2-96-62
Field Windbreak

T-4363
CP5A = 0.9 acres

CCRP





United States Department of Agriculture
Farm Service Agency

May 23, 2012

PLSS: 2_96N_62W
Farm: 5671
8366

Charles Mix County, SD
1:8,864

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

□ Common Land Units

▨ Non Cropland

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

2010 Ortho-Photography - Not to Scale



FARM: 8366

South Dakota
Charles Mix

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

Prepared: 8/21/13 3:32 PM
Crop Year: 2013
Page: 1 of 2

Report ID: FSA-156EZ

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 F CUKA
Farm Identifier:
Recon Number: 2013 46023 48

Farms Associated with Operator:
None

CRP Contract Number(s): 1407A , 1471A

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
117.64	73.37	73.37	0.0	0.0	0.9	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	FAV/WR History	ACRE Contract		
0.0	0.0	72.47	0.0	10.2	N	None		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	3.0	24	24	0.0
OATS	2.0	51	51	0.0
CORN	25.3	55	55	0.0
GRAIN SORGHUM	5.3	60	60	0.0
SOYBEANS	4.9	20	20	0.0
Total Base Acres:	40.5			

Tract Number: 4383 Description: LOT 1; SE NE 2 96 62 FAV/WR History: N

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
67.82	43.92	43.92	0.0	0.0	0.9	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	43.02	0.0	10.2		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	2.9	24	24	0.0
OATS	1.6	51	51	0.0
CORN	21.5	55	55	0.0
GRAIN SORGHUM	5.3	60	60	0.0
SOYBEANS	1.2	20	20	0.0
Total Base Acres:	32.5			

Owners: ADELIA M CUKA

DOUGLAS F CUKA

List of Share and Annual Payment Data on CRP Contracts for Producer

Name: DOUGLAS F CUKA ID: *****9848 S
Address: 29494 401ST AVE
WAGNER, SD. 57380-6919

CONTRACT NUMBER	CONTRACT STATUS	FARM NUMBER	PRO-GRAM YEAR	ACRES APPROVED	CON-TRACT SHARE	CONTRACT ANNUAL PAYMENT	CALCULATED SHARE OF ANNUAL PAYMENT
108	EP EXPIRED	5671	1997	1.6	ALL	92.00	92.00
109	EP TERM.	5670	1997	3.2	ALL	191.00	191.00
271	EP TERM.	5670	1999	3.7	ALL	178.00	178.00
1407	EP TERM.	5671	2011	10.2	ALL	661.00	661.00
1407A	EP	8366	2011	10.2	ALL	661.00	661.00
1471	EP TERM.	5671	2012	.9	ALL	102.00	102.00
1471A	EP	8366	2012	.9	ALL	102.00	102.00

ON ALL ACTIVE CRP CONTRACTS FOR THIS PRODUCER

TOTAL ACRES APPROVED: 11.1

TOTAL CALCULATED SHARES OF ANNUAL PAYMENTS: 763.00



AUCTION NOTES



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