

McCOOK COUNTY LAND AUCTION

90 ACRES - UNIMPROVED LAND

MONDAY, SEPTEMBER 16TH 2013 - 10:00 PM

AUCTION HELD ON SITE: JUNCTION OF 264TH ST & 442ND AVE



**Owners:
Sheila Larson &
Darrel Preshun**

WIEMAN
LAND & AUCTION

**Phone: 1-800-251-3111
www.wiemanauktion.com**

"We sell the earth and everything on it!"

**90 ACRES UNIMPROVED MC COOK COUNTY LAND
AUCTION**

We will offer the following land at auction located from Stanley Corner (Jct Hwys 42 & 81) 1 east and $\frac{3}{4}$ north on:

MONDAY, SEPT. 16TH 10:00 AM

This tract consists of 90 (+ or -) acres of unimproved farm land. The FSA reports that it has 80.59 acres tillable of which 7.6 acres in CRP Program until Sept. 2022 receiving \$85.87 per acre or \$652.61 per year and the balance in pasture, low area and road right of way. The land layes level to gently rolling, the predominate soil types are Clarno Loam, Clarno-Ethan Loam, Clarno-Bonilla Loams and Ethan Loam. It has a productivity index rating of 72.5. The estimated annual real estate taxes are \$ 1281.51. This is an excellent opportunity for farmer or investor to acquire a choice add on unit.

For buyers info packet visit our website: [www. wiமானuction.com](http://www.wiமானuction.com) or call 800-251-3111 and we will mail one to you.

LEGAL: The West 90 acres of the NW $\frac{1}{4}$ of Section 18-101-54 McCook County SD (Grant Twp)

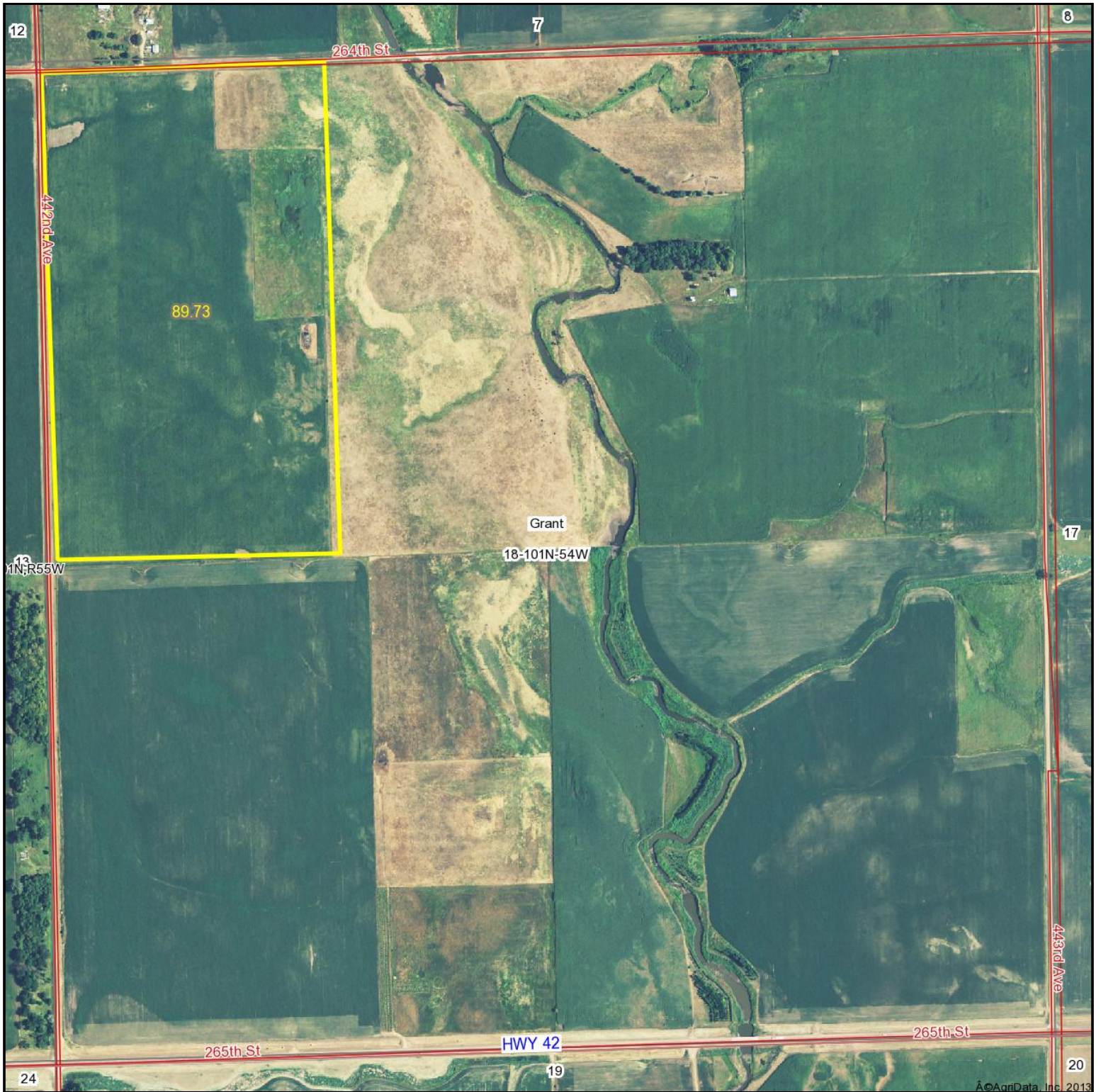
TERMS: Cash Sale with 15% down payment the day of sale and the balance on or before November 30, 2013. A warranty deed will be provided and title insurance utilized with cost split 50/50 between buyer and seller. Full possession for 2014 crop year upon final settlement and fall tillage rights after the 2013 crop is out and subject to CRP Contract. CRP payment to be prorated in accordance with Federal CRP Regulations. Seller will pay all 2012 and 2013 RE Taxes, buyer to pay all 2014 RE Taxes. Sold subject to confirmation by the owners. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

SHEILA LARSON & DARREL PRESUHN, OWNERS
615-470-5295 605-256-3419

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

Mike Fink
Attorney At Law
Bridgewater SD 605-729-2552
Closing Agent

Aerial Map



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Maps provided by:



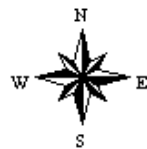
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www.AgriDataInc.com

map center: 43° 33' 2.39, 97° 21' 27.86

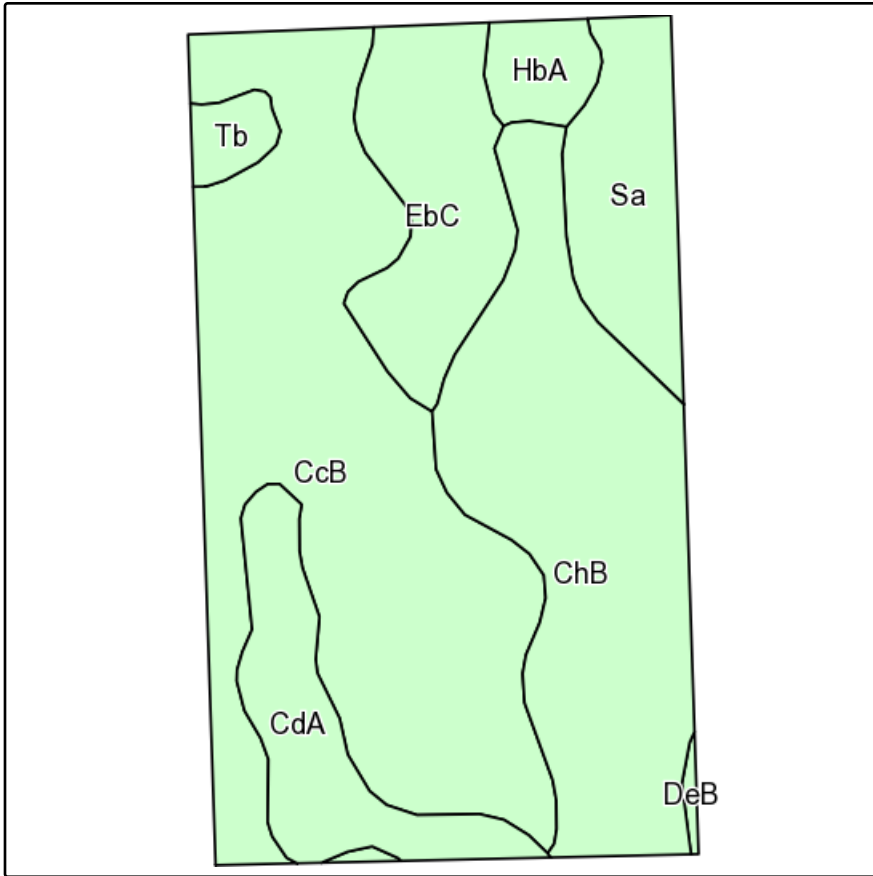
scale: 8748

18-101N-54W
McCook County
South Dakota

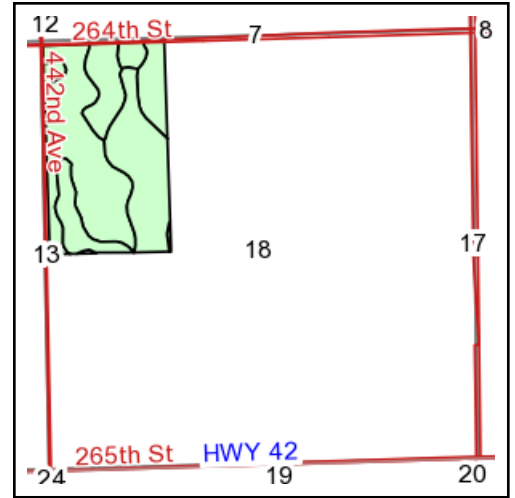


8/29/2013

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: **McCook**
Location: **18-101N-54W**
Township: **Grant**
Acres: **89.73**
Date: **8/29/2013**



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
CcB	Clarno loam, 3 to 6 percent slopes	36.83	41.0%	Ile	81	3.3	45	71	7.9	41	56	28	35
ChB	Clarno-Ethan loams, 3 to 6 percent slopes	24.05	26.8%	Ile	73	3	42	65	7.3	38	52	25	33
EbC	Ethan loam, 6 to 9 percent slopes	9.47	10.6%	IVe	53	2.5	32	47	5.3	28	39	17	25
CdA	Clarno-Bonilla loams, 0 to 3 percent slopes	7.89	8.8%	Ilc	84	3.7	50	81	9.1	47	62	32	39
Sa	Salmo silty clay loam	7.46	8.3%	IVw	34	0.2	9	27	3	16	9	8	3
HbA	Hand-Bonilla loams, 0 to 3 percent slopes	2.36	2.6%	Ilc	85	3.7	50	82	9.1	47	63	32	39
Tb	Tetonka silt loam	1.40	1.6%	IVw	58	0.5	17	52	5.9	31	21	21	8
DeB	Delmont loam, 3 to 6 percent slopes	0.27	0.3%	IVe	42	1.9	22	21	2.4	14	26	9	17
Weighted Average					71.9	2.9	39.9	63.9	7.1	37.2	49.3	24.7	30.7

Certified Wetland Determination

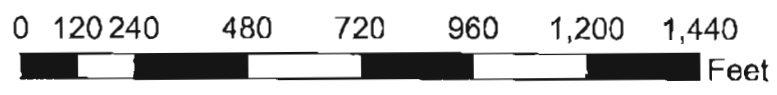
Salem FO
 Certified By: D. Mehlhaf
 Legal Desc: W 1/2 NW 18-101-54

Agency: USDA-NRCS
 Certified Date: 6-23-2009
 Tract: 667



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI/Ditch
- Tile



W Wetland
 FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
 PC Prior Converted
 NW Non Wetland
 NI Not Inventoried Potential Waters of the US
 See NRCS CPA-O26E for definitions and additional info.





United States Department of Agriculture
Farm Service Agency

October 24, 2012

PLSS: 18_101N_54W
Farm: 6148

McCook County, SD



1:8,811

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



Abbreviated 156 Farm Record

State : SOUTH DAKOTA

Farm Number : 6644

County : MCCOOK

Tract Number : 667

Description : G12 W. 90 A. NW 18 101-54

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 : DARREL PRESUHN, SHEILA LARSON

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
87.34	81.59	81.59	0.00	0.00	7.60	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	73.99	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
Oats	0.00	0.00	0.00	0	0
Corn	23.30	0.00	0.00	55	131
Soybeans	34.00	0.00	0.00	30	36

NOTES

1 REAL ESTATE RELATIONSHIPS DISCLOSURE

2 South Dakota real estate brokers are required to develop and maintain a written office policy that sets forth agency and brokerage
3 relationships that the broker may establish. The broker must disclose in writing the types of agency and brokerage relationships the
4 broker offers to consumers and to allow a consumer the right to choose or refuse among the various real estate relationships. The
5 following real estate relationships are permissible under South Dakota law.
6

7 Single Agent-Seller's/Landlord's Agent: Works on behalf of the seller/landlord and owes duties to the seller/landlord, which include good
8 faith, loyalty, and fidelity. The agent will negotiate on behalf of and act as an advocate for the seller/landlord. The agent may not disclose
9 confidential information without written permission of the seller or landlord.

10 Single Agent-Buyer's/Tenant's Agent: Works on behalf of the buyer/tenant and owes duties to the buyer/tenant which include good faith,
11 loyalty, and fidelity. The agent will negotiate on behalf of and act as an advocate for the buyer/tenant. The agent may not disclose confidential
12 information without written permission of the buyer or tenant.

13 Disclosed Limited Agent: Works on behalf of more than one client to a transaction, requiring the informed written consent of the clients
14 before doing so. A limited agent may not disclose confidential information about one client to another without written permission releasing that
15 information. While working to put the transaction together, agents in a limited agency transaction cannot negotiate nor advocate solely on
16 behalf of either the seller/landlord or buyer/tenant. A limited agent may not be able to continue to provide other fiduciary services previously
17 provided to the client.

18 Appointed Agent: Works on behalf of the seller/landlord or buyer/tenant and owes the same duties to the client as that of a single agent. A
19 seller/landlord or buyer/tenant with an appointed agency agreement is represented by agents specifically named in the agreement. Any agents
20 of the firm not named in the agreement do not represent the seller/landlord or buyer/tenant. The named appointed agent acts solely on behalf of
21 his or her client and may only share confidential information about the client with the agent's responsible broker or the broker's designated
22 broker who is also named in the agreement. Other agents in the firm have no duties to the seller/landlord or buyer/tenant and may act solely on
23 behalf of another party in the transaction. The responsible broker and the broker's designee act as a disclosed limited agent when appointed
24 agents within the same firm are representing their respective clients in the same transaction.

25 Transaction Broker: Exercises reasonable skill and care in assisting one or more parties with a real estate transaction without being an
26 advocate for any party. Although the transaction broker will help facilitate the transaction, the licensee will serve as a neutral party, offering no
27 client-level services (such as negotiation) to the customer. The transaction broker may not disclose confidential information about a party to
28 another without written permission releasing that information.
29

30 Duties of a buyer, tenant, landlord, or seller: The duties of the real estate licensees in a real estate transaction do not relieve a party to a
31 transaction from the responsibility to protect the party's own interests. Persons should carefully read all documents to ensure that they
32 adequately express their understanding of the transaction. If legal or tax advice is desired, consult a competent professional in that field.
33

34 All real estate licensees must provide disclosure of all actually known adverse material facts about the subject property or a party's
35 ability to perform its obligations.

36 South Dakota law requires a written agreement which sets forth the duties and obligations of the parties as described in the brokerage
37 relationships itemized above.

38
39 The office policy of Wiseman Land & Auction Co. Inc (company) is to offer only those
40 services marked above.

41
42 By Richard D. Wiseman (licensee)
43

44 Acknowledgment: I have been presented with an overview of the brokerage relationship options available and hereby acknowledge receipt of:
45 Real Estate Relationships Disclosure form
46 Consumer Real Estate Information Guide (residential property sales transaction only)
47 I understand that receipt of these materials is for disclosure purposes only and does not constitute a contract or agreement with the licensee.
48
49 Signature _____ Date _____ Time _____ am/pm
50
51 Signature _____ Date _____ Time _____ am/pm
52

53
54 By marking a box and signing below, it is understood that the consumer is working without the benefit of client or transaction broker
55 representation.
56

57 Buyer/tenant understands that Broker is not representing Buyer/Tenant as a client or working with Buyer/Tenant as a transaction broker.
58 Buyer further understands that Broker is acting as agent for the seller or is assisting the seller as a transaction broker.
59

60 Seller/Landlord understands that Broker is not representing Seller/Landlord as a client or working with Seller/Landlord as a transaction
61 broker. Seller further understands that Broker is acting as agent for the buyer or is assisting the buyer as a transaction broker.
62

63 Signature(s) _____ Date _____ Time _____ am/pm
64

NRCS

This form is available electronically.

CRP-1 (03-28-04)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 46 087	2. SIGN-UP NUMBER 35
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 703	4. ACRES FOR ENROLLMENT 7.6
7. COUNTY OFFICE ADDRESS (Include Zip Code): McCook County FSA Office PO BOX 340 Salem, SD 57058		5. FARM NUMBER 1266	6. TRACT NUMBER(S) 667
TELEPHONE NUMBER (Include Area Code): (605) 425-2463		6. OFFER (Select one) GENERAL ENVIRONMENTAL PRIORITY	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2007 TO: (MM-DD-YYYY) 09-30-2022

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	\$	85.87	Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment	\$	652.61	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$	652.61	667		CP-23	7.6	
(Item 10C applicable only to continuous signup when the first year payment is prorated.)							

12. PARTICIPANTS

A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): Darrel Presuhn 810 W Center St Madison, SD 57042-2625	(2) SHARE 50 %	(3) SOCIAL SECURITY NUMBER: [REDACTED]	(4) SIGNATURE Darrel Presuhn	DATE (MM-DD-YYYY) 9-14-07
B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): Sheila Larson N 13566 Palomino Ln Trempealeau, WI 54661-7231	(2) SHARE 50 %	(3) SOCIAL SECURITY NUMBER: [REDACTED]	(4) SIGNATURE Sheila Larson by Darrel Presuhn	DATE (MM-DD-YYYY) 9-14-07
C(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): Mark Jerman 44312 263rd St Canistota, SD 57012-6405	(2) SHARE 0 %	(3) SOCIAL SECURITY NUMBER: [REDACTED]	(4) SIGNATURE Mark Jerman	DATE (MM-DD-YYYY) 9-10-07

13. CCC USE ONLY - Payments according to the shares are approved.

A. SIGNATURE OF CCC REPRESENTATIVE: *[Signature]*

B. DATE (MM-DD-YYYY): 9-18-07

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.

No SIP

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (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) 720-2630 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, D. C. 20250-9410 or call (202) 720-6964 (voice or TDD). USDA is an equal opportunity provider and employer.

Original - County Office Copy

Owner's Copy

Operator's Copy

NRCS