

# AUCTION

FRIDAY OCTOBER 25<sup>TH</sup> AT 10:30 AM

**107 ACRES TURKEY VALLEY TOWNSHIP  
YANKTON COUNTY LAND  
POWERFUL TILLABLE & PASTURE LAND WITH RESIDENTIAL  
LOT DEVELOPMENT ON THE IRENE GOLF COURSE**

Owner:  
JAMIE NIELSON  
(605) 214-2273



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!"*

**107 ACRES TURKEY VALLEY TOWNSHIP YANKTON COUNTY LAND  
POWERFUL TILLABLE & PASTURE LAND WITH RESIDENTIAL LOT DEVELOPMENT ON THE IRENE  
GOLF COURSE**

As I am purchasing land out of state, I will offer the following land at public auction on site located from the west edge of Irene, SD 1-mile west on Hwy. 46 and ½ mile north, east side of the road, or located directly to the west of the Irene Golf Course on:

**FRIDAY OCTOBER 25<sup>TH</sup>  
10:30 A.M.**

It is our pleasure to offer this unique property that offers something for everyone. Quality tillable land with powerful soils, clean, high producing pasture with new fences, and has the preliminary work done to develop 1-acre building lots that overlook the scenic Irene golf course. Come take a look!

**LEGAL:** The W ½ of the NW ¼ including Lots 2 & 3 Rolling Ridge Estates and including Rolling Ridge Circle and the East 60-rods of the NW ¼ of the SW ¼ of Section 36, 96-54 Yankton County, South Dakota.

- At present 61-acres tillable, 8.6 acres in CRP, 35.99 acres in pasture balance RROW.
- Soil rating of 81.4. Predominant soils Egan-Ethan-Trent (82) and Egan-Wentworth (85).
- Planted to corn in 2013. New buyer able to farm-operate or lease out for the 2014 crop year.
- Property has had 2-lots surveyed and platted out along with a culdesac for access. This tract will be sold as one unit and lots will not be offered separate.
- 35.99 acres pasture has new fence installed in 2010 and stock dam for water supply. An additional 15-20 acres of the pasture could be broke and made tillable.
- With some work, this tract has the potential for 90-acres of tillable land!
- Base & Yields, Wetland Map, & copy of CRP contract is available in buyers packet.
- Annual Taxes are \$1,818.84.

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

**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before November 25<sup>th</sup> 2013. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer & seller. Seller to pay the 2013 taxes in full. Sold subject to owners approval, and all easements, restrictions, & reservations of record. Come prepared to buy!!

**JAMIE NIELSON – OWNER  
605-214-2273**

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

Yankton Title Co.  
Closing Agent  
605-665-5775

# Aerial Map



Maps provided by:



©AgriData, Inc. 2012  
www.AgriDataInc.com

**36-96N-54W**  
**Yankton County**  
**South Dakota**

map center: 43° 5' 25.16, 97° 10' 13.16

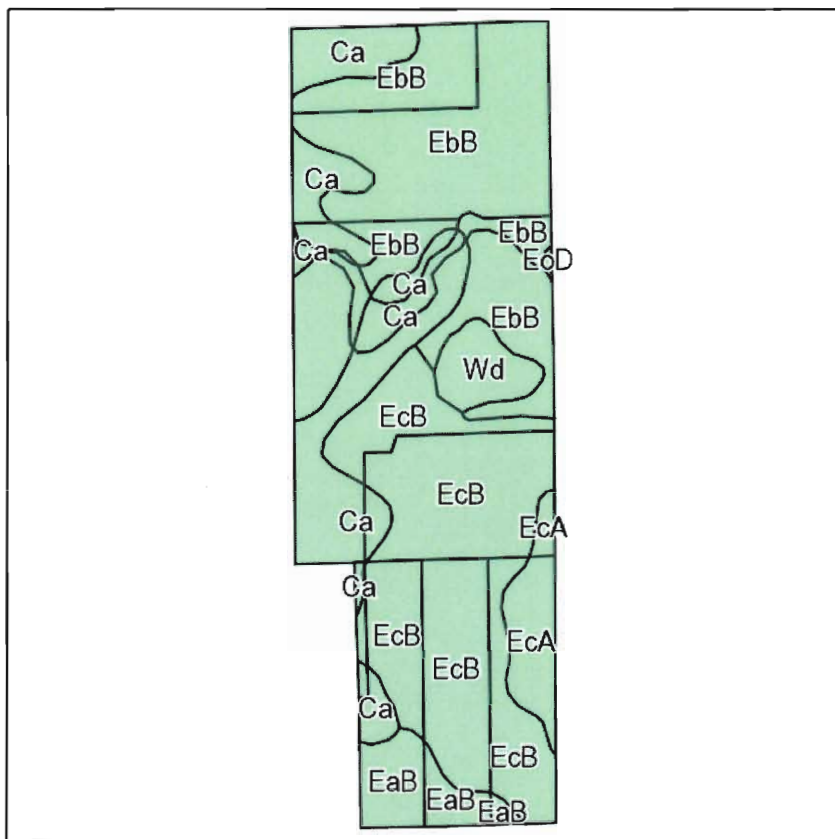
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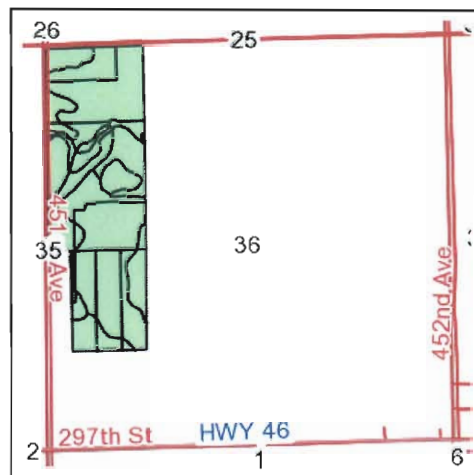
9/18/2013

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

## 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: **Yankton**  
 Location: **36-96N-54W**  
 Township: **Turkey Valley**  
 Acres: **105.60**  
 Date: **9/6/2013**



Maps provided by: **surety**  
AGRICULTURE ONLINE MAPPING  
 ©AgriData, Inc 2013  
 www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
EbB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	36.79	34.8%	Ile	82	3.5	80	72	80	29
EcB	Egan-Wentworth silty clay loams, 2 to 6 percent slopes	35.10	33.2%	Ile	85	3.5	80	72	80	29
Ca	Chancellor silty clay loam	19.89	18.8%	IIw	80	3.4	77	65	74	29
EaB	Egan-Chancellor silty clay loams, 1 to 6 percent slopes	5.27	5.0%	IIw	82	3.5	80	72	80	29
EcA	Egan-Wentworth silty clay loams, 0 to 2 percent slopes	4.82	4.6%	I	91	3.7	85	75	83	31
Wd	Worthing silty clay loam	3.61	3.4%	Vw	36					
EoD	Ethan-Davis loams, 9 to 15 percent slopes	0.12	0.1%	Ve	42					
<b>Weighted Average</b>					<b>81.4</b>	<b>3.4</b>	<b>76.8</b>	<b>68.3</b>	<b>76.2</b>	<b>28.1</b>

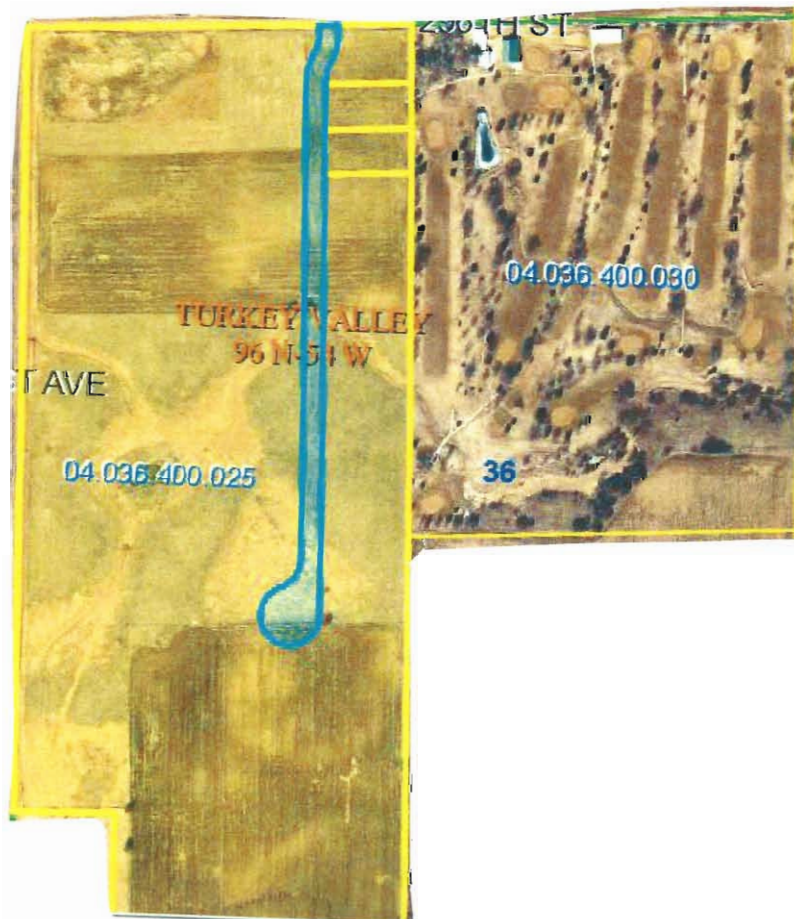
## JAMIE NIELSON LAND AUCTION ADDITIONAL INFORMATION

NIELSON'S HAVE BEEN RENTING 2.17 ACRES OF TILLABLE LAND FOUND IN THE SW CORNER OF THE PROPERTY. THIS LAND IS OWNED BY LEE MIKKELSON 605-766-0300. IF THE NEW BUYER WOULD LIKE TO RENT THIS GROUND THEY WILL NEED TO CONTACT THEM AND MAKE THERE OWN ARRANGEMENTS. PLEASE NOTE BY RENTING THAT FIELD IT PROVIDED ACCESS TO THE SOUTH 42-ACRES OF TILLABLE LAND.

IN 2010 THE PROPERTY WAS SURVEYED AND PLATTED TO ALLOW FOR 2-NEW HOME SITES THAT ARE ADJACENT TO THE GOLF COURSE. THERE IS AT PRESENT A B-Y RURAL WATER LINE THAT CAN PROVIDE WATER FOR 2-HOME SITES. NO PINS WERE SET FOR THE CULDESAC OR LOTS 2 & 3 OF ROLLING RIDGE ESTATES. PROPERTY IS BEING SOLD AS ONE UNIT.

THE ACREAGE IN THE SW CORNER IS EXCLUDED AND IS DESCRIBED AS THE WEST 20-RODS OF THE NW  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$ . AUCTIONEERS HAVE MEASURED OFF AND MARKED THE BOUNDARY LINE WITH A YELLOW T-POST. NO SURVEY WILL BE PROVIDED.

**BELOW IS A GIS MAP FOR THE LOCATION OF THE CULDESAC AND LOTS**

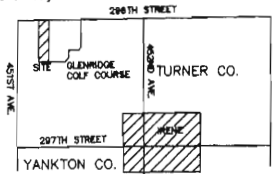


**PLAT OF  
LOTS 2 AND 3,  
ROLLING RIDGE ESTATES ADDITION**  
IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36,  
TOWNSHIP 96 NORTH, RANGE 54 WEST OF THE 5TH P.M.,  
YANKTON COUNTY, SOUTH DAKOTA.

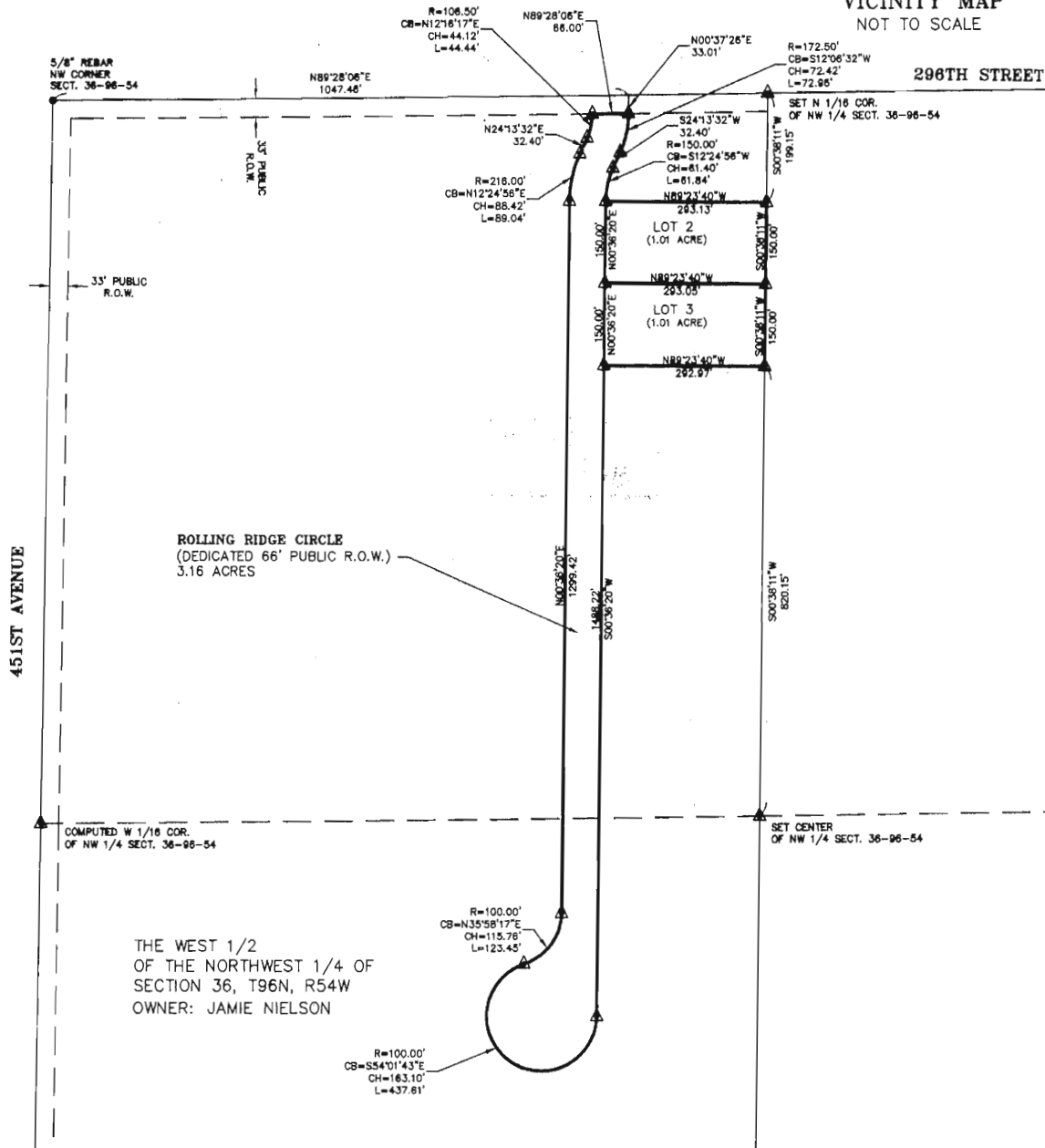


NORTH

SCALE 1" = 200'



VICINITY MAP  
NOT TO SCALE

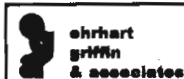


**LEGEND**

- |                                |   |
|--------------------------------|---|
| P - PLAT DISTANCE              | △ - SET SURVEY POINT, 5/8" X 24" REBAR WITH CAP #7289 |
| A - SURVEYED DISTANCE          | U.E. - UTILITY EASEMENT                               |
| C.T.P. - CRIMPED TOP PIPE      | D.E. - DRAINAGE EASEMENT --->                         |
| O.T.P. - OPEN TOP PIPE         | S.S.E. - SANITARY SEWER EASEMENT                      |
| S.D.H. - STAR DRILL HOLE       | S.A.E. - SUMP ACCESS EASEMENT                         |
| *X* - CHISELED "X" IN CONCRETE | ○ - ARC LENGTH  |
| ● - FOUND SURVEY POINT         |   |

**NOTES:**

1. ALL DIMENSIONS ON CURVES ARE ARC DISTANCES.
2. THE AREA OF THE PLAT IS 5.18 ACRES ±.
3. THE BEARING SYSTEM IS AN ASSUMED LOCAL BEARING SYSTEM.
4. ALL PROPERTY CORNERS AND CURVE POINTS ARE SET WITH 5/8" X 24" REBAR WITH CAP #7289.



Project No. SD101215      PAGE 2 OF 3  
ENGINEERING      PLANNING      LAND SURVEYING  
300 N. Dakota Ave., Ste. 114 • Sioux Falls, South Dakota 57104 • 605/339-7215

Form : FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Program Year 2013

Date Sep 10, 2013

**Abbreviated 156 Farm Record**

State : SOUTH DAKOTA

Farm Number : 5827

County : YANKTON

Operator Name :

JAMIE NIELSON

Farm Associated with operators :

CRP contract numbers :

341A

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts
105.61	100.70	100.70	0.00	0.00	8.60	0.00	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	92.10	0.00	0.00	0.00	No	No	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	33.70	0.00	0.00	68	81
Soybeans	32.30	0.00	0.00	25	27

**TOTAL                                      66.00                                      0.00                                      0.00**

**NOTES**

This form is available electronically.

<b>CRP-1</b> (03-26-04)	<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 46-135	2. SIGN-UP NUMBER 30
		3. CONTRACT NUMBER 341A	4. ACRES FOR ENROLLMENT 8.6
7. COUNTY OFFICE ADDRESS (Include Zip Code): YANKTON COUNTY FSA OFFICE 2914 N. BROADWAY AVE YANKTON, SD 57078		5. FARM NUMBER 5827 7462 By J.N.	6. TRACT NUMBER(S) 1168 6983 By J.N.
TELEPHONE NUMBER (Include Area Code): (605) 665-2662		8. OFFER (Select one) GENERAL ENVIRONMENTAL PRIORITY	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 2-01-2005 9-30-2019

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	\$	90.20	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment	\$	776.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$	514.00	1168	1	CP 27	3.8	175
(Item 10C applicable only to continuous signup when the first year payment is prorated.)			1168	1	CP 28	4.8	221

**12. PARTICIPANTS**

A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): JAMIE NIELSON 2208 S. INDEPENDENCE SIOUX FALLS, SD 57106	(2) SHARE 100%	(3) SOCIAL SECURITY NUMBER:	(4) SIGNATURE By J. Nielson (If more than three individuals are signing, continue on attachment.)	DATE (MM-DD-YYYY) 12-21-04
B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER:	(4) SIGNATURE	DATE (MM-DD-YYYY)
C(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER:	(4) SIGNATURE	DATE (MM-DD-YYYY)

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

A. SIGNATURE OF CCC REPRESENTATIVE Richard Schwartz	B. DATE (MM-DD-YYYY) 1-6-05
--	--------------------------------

**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.

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) 720-2600 (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) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

Original - County Office Copy
  Owner's Copy
  Operator's Copy





# Certified Wetland Determination

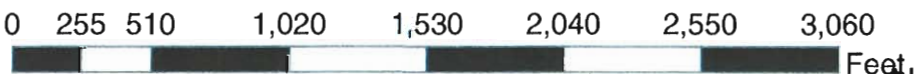
Field Office: Yankton FO  
 Certified By: M. Brannen  
 Legal Desc: S 36, T 96N, R 54W

Agency: USDA-NRCS  
 Certified Date: 10-28-2011  
 Tract: 6983



**Legend**

-  Certified Wetland Determination Boundary
-  Wetlands
-  Wetlands
-  Ditch
-  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.





HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Form with fields for Name, Address, Request Date, County, Agency or Person, and Tract No.

Section I - Highly Erodible Land (Y/N)

Table with 2 columns: Question and Answer (Y/N).

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed.

Table with 5 columns: Field(s), HEL(Y/N), Sodbust(Y/N), Acres, Determination Date.

The Highly Erodible Land determination was completed in the [ ]

Section II - Wetlands

Table with 2 columns: Question and Answer (Y/N).

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Table with 6 columns: Field(s), Wetland Label\*, Occurrence Year (CW)\*\*, Approximate Acres, Determination Date, Certification Date.

The wetland determination was completed in the Field it was mailed to the person on // - / - //

Remarks:

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Table with 2 columns: Signature Designated Conservationist and Date.

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.

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD).



# ***AUCTION NOTES***



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*fax:* 605-648-3102

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