

AUCTION

THURSDAY NOVEMBER 7TH AT 10:00 AM

**116.29 ACRES LINCOLN COUNTY
HIGHLY DEVELOPABLE LAND**

Owner:

ARLIS L. POPPENS FAMILY

Duane Poppens, POA

605-306-1030



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**116.29 ACRES LINCOLN COUNTY HIGHLY DEVELOPABLE LAND
AUCTION**

We will offer the following land at auction located from Tea SD 1 ¾ miles West on South Side on:

THURSDAY, NOV. 7TH 10:00 AM

The real estate consists of 116.29 (+ or -) acres of unimproved farm land. The FSA office reports that it has 106 acres tillable and the balance of the land in grass, low area, ditch and road right of way. It is in the Lennox School District and in the fall of 2011, there was over 900 feet of drainage tile installed. The land lays generally level and the predominate soil types are Egan-Worthing Complex, Egan-Shindler Complex, Wentworth Silty Clay Loam, Worthing Silty Clay and Huntimer Silty Clay Loam. It has a productivity index rating of 69 and the annual RE Taxes are \$ 2,410.48. This is an excellent opportunity for farmer or investor to purchase highly developable land or just good farm land with location, location, location situated next to a housing development and borders two oil roads. We invite you to view this land at your convenience. For buyers info packet visit our website @ www.wiமானuction.com or call 800-251-3111 and we will send one to you. This land has been in the Poppens Family for over 50 years.

LEGAL: The NW ¼ of Section 33-100-51 Lincoln County SD except the North 26 ½ Rods of the West 18 Rod and except the South 766.69' of the West 730' thereof

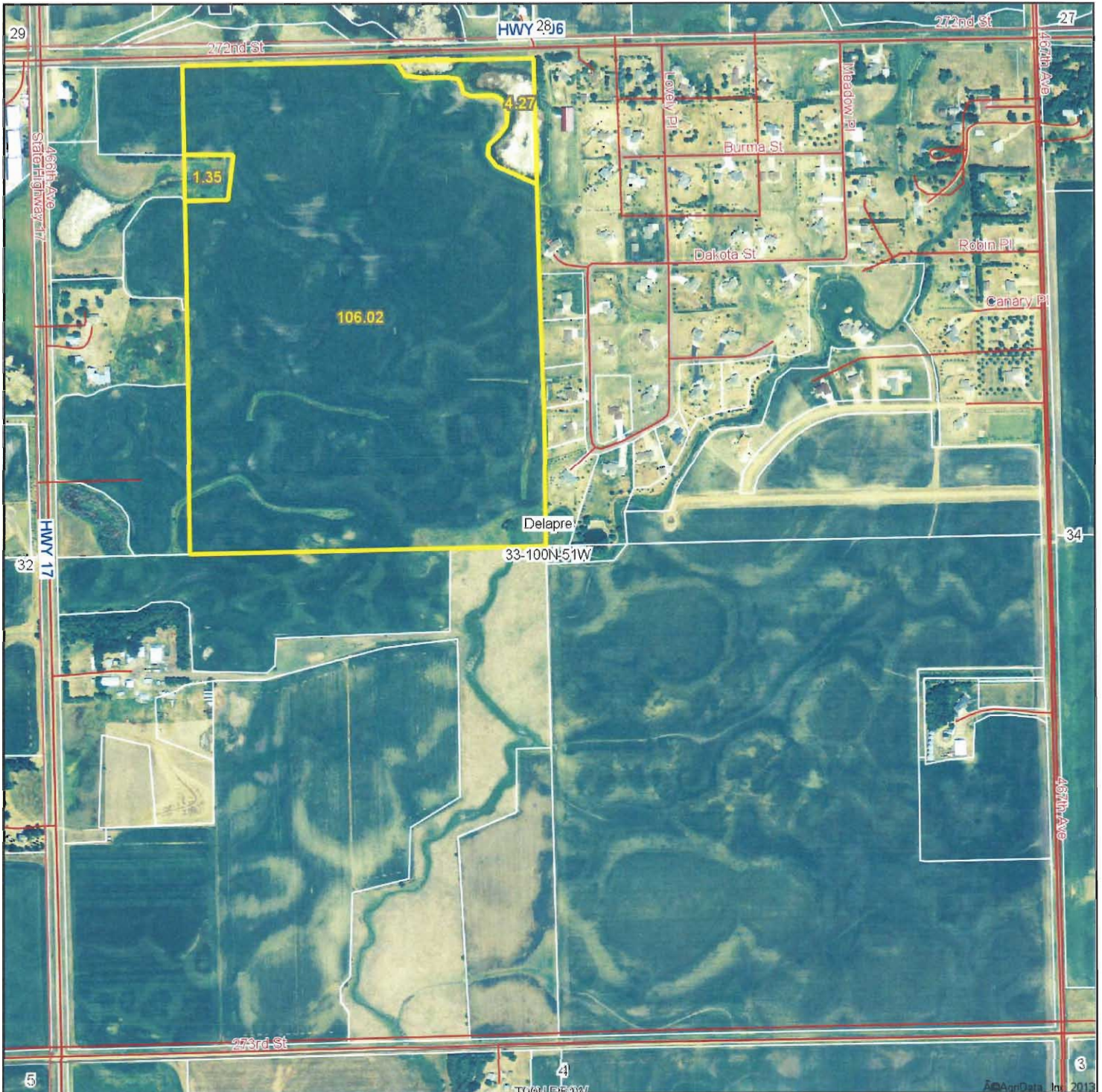
TERMS: Cash Sale with 15% down payment the day of sale and the balance on or before Jan. 3, 2014. Warranty Deed/Trustees Deed will be provided, title insurance will be utilized and cost split 50/50 between buyer and seller. Full possession for 2014 crop year granted upon final settlement. Seller to pay all 2012 & 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.

**ARLIS L. POPPENS FAMILY, OWNERS
Duane Poppens, POA
605-306-1030**

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.wiமானuction.com

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

Aerial Map



Maps provided by:



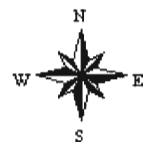
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www.AgriDataInc.com

33-100N-51W
Lincoln County
South Dakota

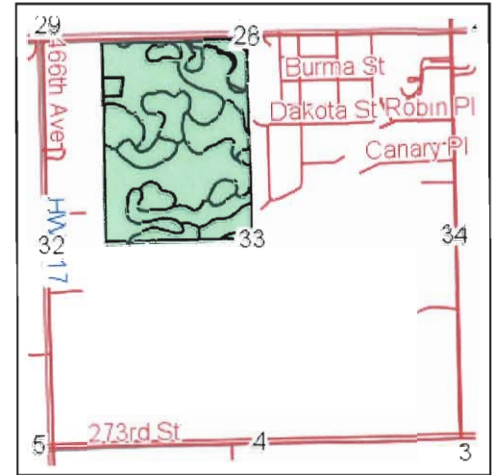
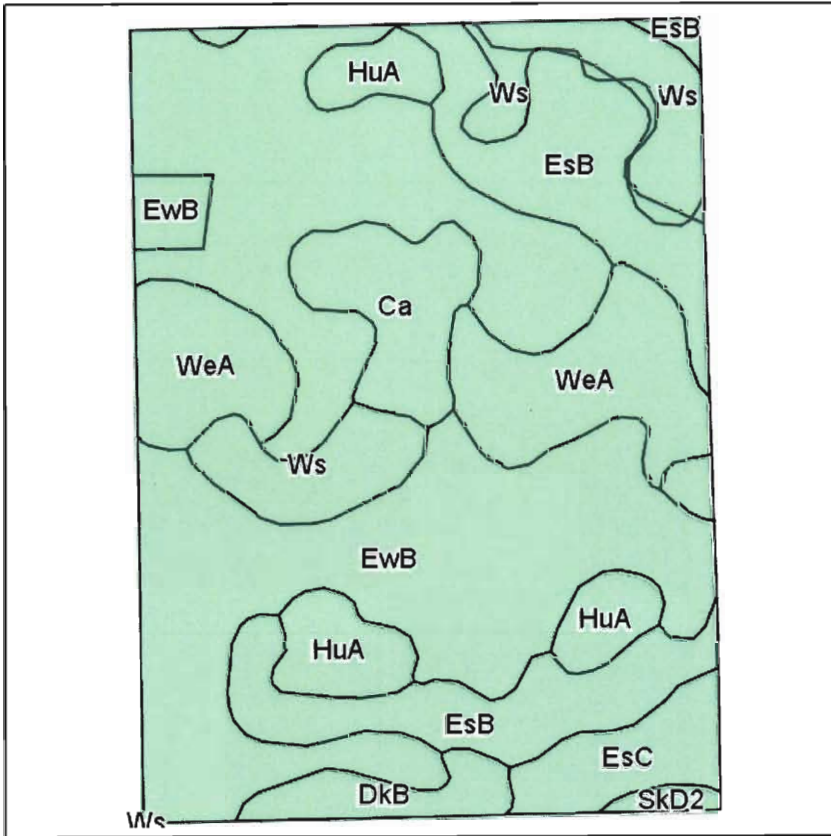
map center: 43° 26' 21.49, 96° 52' 33.9

scale: 8738



9/23/2013

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **33-100N-51W**
 Township: **Delapre**
 Acres: **111.64**
 Date: **9/23/2013**

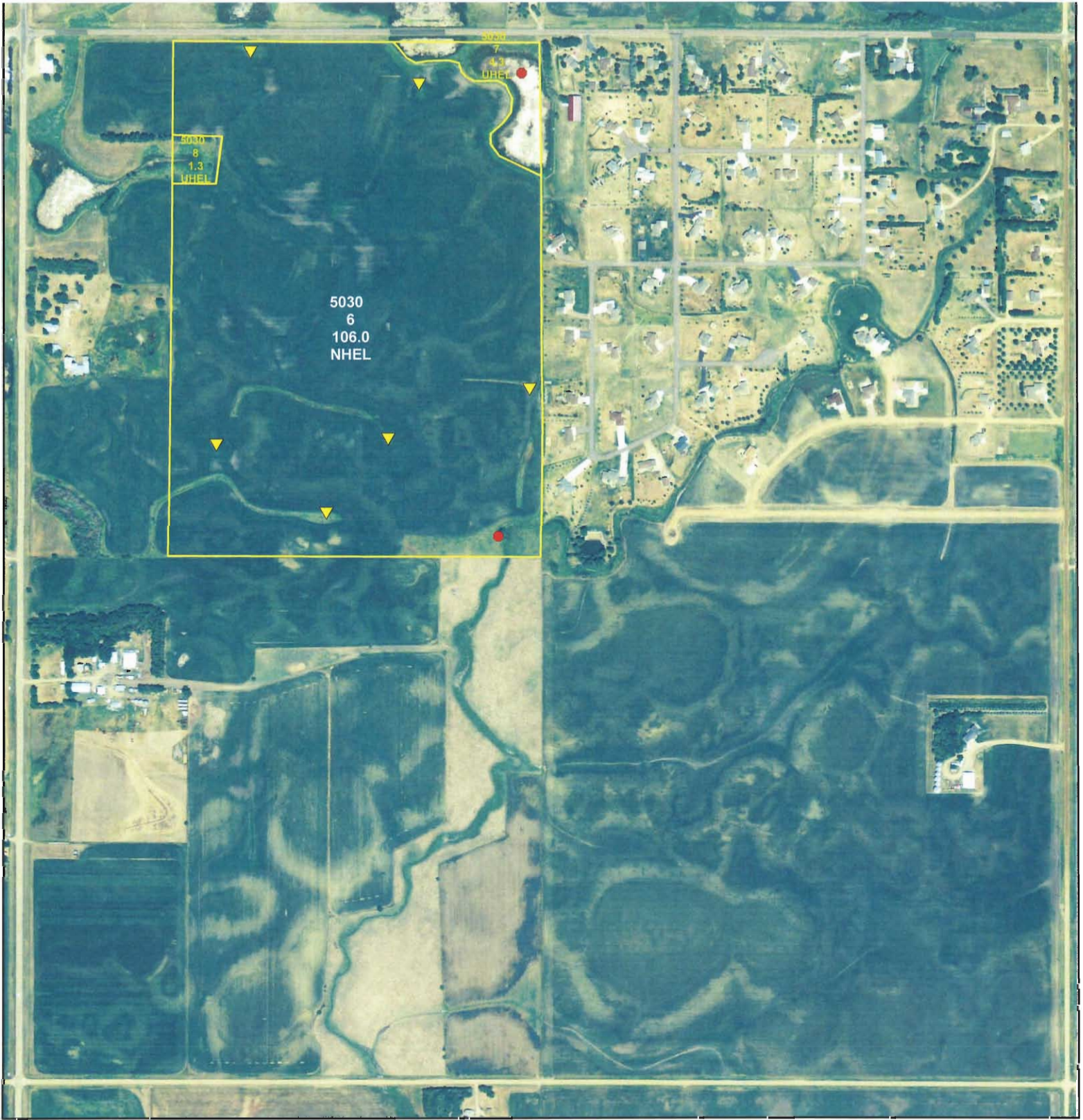


Maps provided by:



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	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
EwB	Egan-Worthing complex, 0 to 6 percent slopes	51.30	46.0%	Illw	66	2.9	33	68	8	40	42	25	25
EsB	Egan-Shindler complex, 2 to 6 percent slopes	17.78	15.9%	Ile	77	4.2	46	81	9.6	47	58	29	36
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	13.20	11.8%	I	94	4.8	55	101	11.9	58	69	38	43
Ws	Worthing silty clay	9.57	8.6%	Vw	34	0.1	5	31	3.7	19	7	12	1
HuA	Huntimer silty clay loam, 0 to 2 percent slopes	6.56	5.9%	I	90	4.5	52	94	11.2	55	65	35	41
Ca	Chancellor-Tetonka silty clay loams	5.77	5.2%	Illw	75	2	34	80	9.4	47	43	30	24
EsC	Egan-Shindler complex, 6 to 9 percent slopes	4.05	3.6%	Ille	65	3.8	40	68	8	39	50	24	31
DkB	Delmont and Talmo soils, 2 to 9 percent slopes	2.81	2.5%	Vs	24	2.2	20	19	2.3	13	23	7	15
SKD2	Shindler-Egan complex, 9 to 15 percent slopes, eroded	0.60	0.5%	Ve	46	3.1	28	44	5.2	26	35	15	22
Weighted Average					69	3.2	36.3	71.6	8.4	41.9	45.9	26.4	27.7



United States Department of Agriculture
Farm Service Agency

June 11, 2013

Lincoln County, SD

PLSS: 33_100N_51W
Farm: 5693

1 inch equals 925 feet

- 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.

2012 Ortho-Photography - Not to Scale

Certified Wetland Determination

Field Office: Canton FO
 Certified By: Mary Lou Lacey
 Legal Desc: E2NW4 & E2W2NW4 Section 33 100-51

Agency: USDA-NRCS
 Certified Date: 1-7-13
 Tract: 5030



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- ▶▶▶ Ditch
- Ditch
- 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 Invented Potential Waters of the US
- See NRCS CPA-C26E for definitions and additional info.



South Dakota
 Lincoln
 Report ID: FSA-156EZ

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

FARM: 5693
 Prepared: 9/10/13 3:30 PM
 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		Farm Identifier					Recon Number	
Farms Associated with Operator:								
2380, 3339, 5440								
CRP Contract Number(s): None								
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
111.6	106.0	106.0	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	106.0	0.0	0.0			N	None

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	40.2	77	117	0.0
SOYBEANS	51.0	27	33	0.0
Total Base Acres:	91.2			

Tract Number: 5030 Description: B3 NW4 33 100 51 LESS TRACTS FAV/WR History: N

BIA Range Unit Number:

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

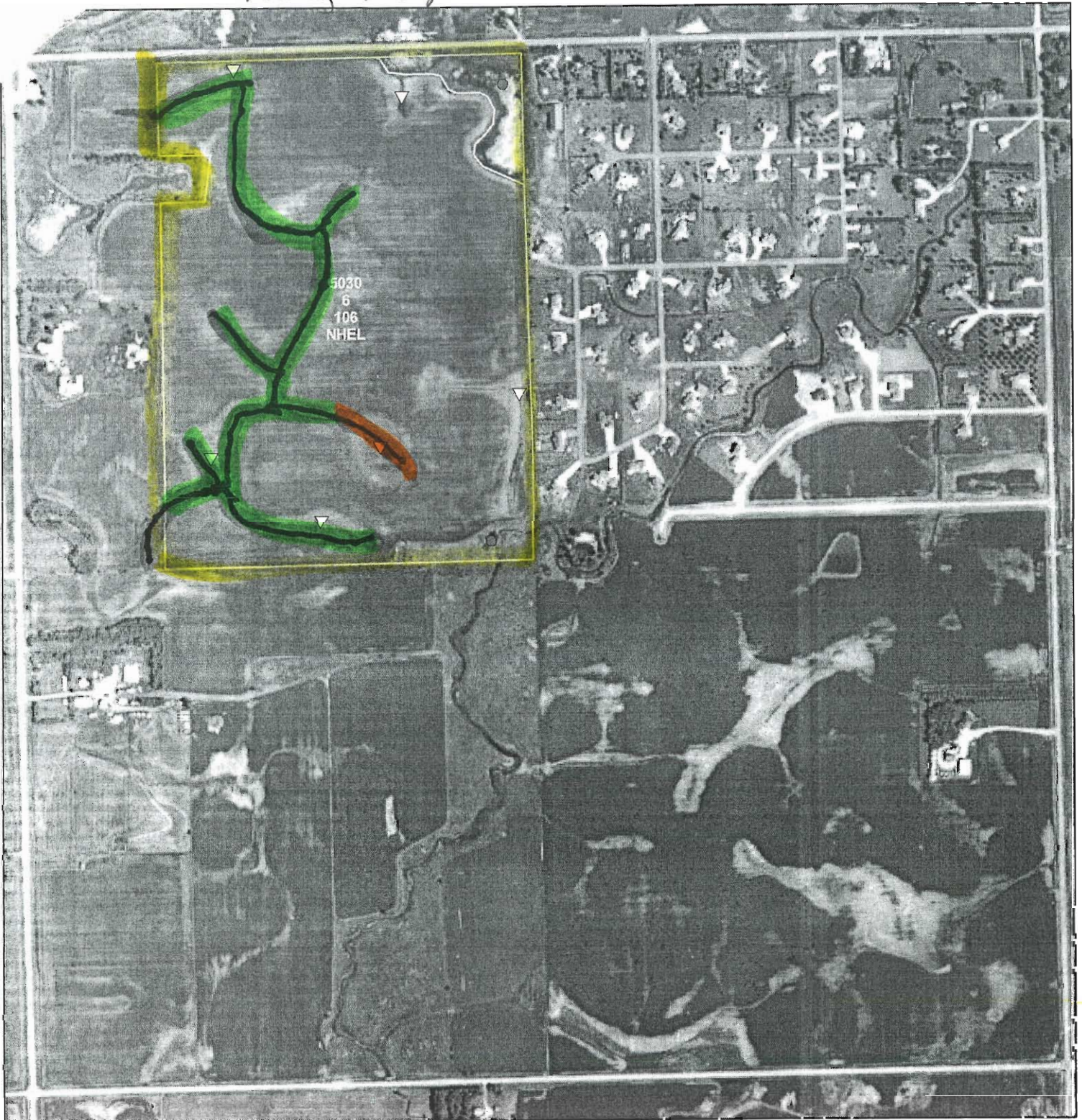
Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
111.6	106.0	106.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	106.0	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction		
CORN	40.2	77	117	0.0		
SOYBEANS	51.0	27	33	0.0		
Total Base Acres:	91.2					

Owners: ARLIS POPPENS
 Other Producers: None

Tiling Map



United States Department of Agriculture
Farm Service Agency

January 11, 2011



Lincoln County, SD

PLSS: 33_100N_51W
Farm: 5693

Common Land Units

Wetland Determination Identifiers

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

1:8,200

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.

January 11, 2011

2010 Ortho-Photography - Not to Scale