

# AUCTION

WEDNESDAY OCTOBER 22<sup>ND</sup> AT 10:30 AM

**149.51 ACRES CANISTOTA TWP.  
McCOOK COUNTY LAND**



OWNER:  
EILEEN RABON - ETAL



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!"***

**149.51 ACRES CANISTOTA TWP. McCOOK COUNTY LAND  
AT AUCTION**

As our family has decided to sell our land we will offer it at public auction in the heated Wieman Auction Facility located 1-mile south and ½ mile west of Marion, SD on Hwy. 44 on:

**WEDNESDAY OCTOBER 22<sup>ND</sup>  
10:30 A.M.**

It is our pleasure to offer this diversified property offering quality tillable land and pasture located in the tightly held Canistota Twp. The new buyer will receive full possession for the 2015 crop year!

**LEGAL:** The NE ¼ except Lot H-1 in Section 6, 102-54 McCook County, South Dakota.

**LOCATION:** From Canistota, 2 ½ miles west, 4 ½ north west side of road, or from Salem, SD 2-east, 3-south, west side of road or at the Junction of 443<sup>rd</sup> Ave and 256<sup>th</sup> St.

- Currently has 113.85 acres tillable, 31.64 acres in pasture with dam & flowing creek balance in RROW. I-90 borders to the south.
- Additional acres of the pasture could be broke and farmed. Good useable fences.
- Soil rating of 68.8. Predominant soil is Crossplain-Clarno with a rating of (78)
- New buyer to receive full possession for the 2015 crop year.
- Annual taxes are \$2,821.58. Property is bordered by county gravel to the east, and minimum maintenance road to the north, I-90 to the south.
- Base & Yields, wetland maps, and other pertinent information found in Buyers Packet.
- Planted to corn & beans in a rotation for 2014 crop year.

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience or visit [www.wiemanauktion.com](http://www.wiemanauktion.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 24, 2014. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer & seller. Sellers to pay the 2014 taxes in full. Sold subject to all easements, and owners approval. Come prepared to buy! Reminder land auction to be held in Wieman Auction Facility.

**EILEEN RABON – ETAL  
OWNERS**

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

Dale Strasser  
Closing Attorney  
605-925-7745

# Aerial Map



Maps Provided By:  
 **surety**  
CUSTOMER ONLINE MAPPING  
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**6-102N-54W**  
**McCook County**  
**South Dakota**

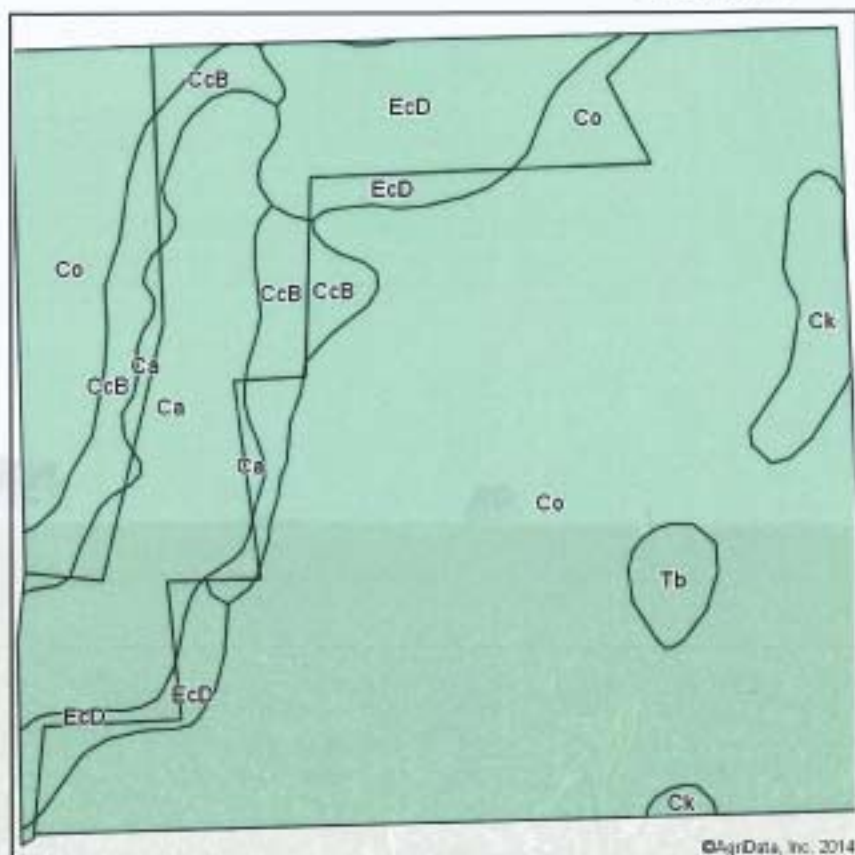
map center: 43° 39' 58.64, 97° 21' 29.2  
scale: 9449



7/21/2014

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

# Soil Map



State: **South Dakota**  
 County: **McCook**  
 Location: **6-102N-54W**  
 Township: **Canistota**  
 Acres: **145.49**  
 Date: **7/21/2014**



Maps Provided By:  
**surety**  
 © AgriData, Inc. 2014 www.AgrIDataInc.com

Soils data provided by USDA and NRCS.

© AgriData, Inc. 2014

## Area Symbol: SD087, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Barley	Com	Com silage	Grain sorghum	Oats	Soybeans	Winter wheat
Co	Crossplain-Clamo complex	99.49	68.4%	IIc	78	2.6	42	75	8.4	44	53	29	33
Ca	Chaska loam, channeled	17.09	11.7%	VW	35	0.4	8	32	3.6	19	10	13	5
EcD	Ethan-Betts loams, 9 to 15 percent slopes	12.97	8.9%	VIe	32	2	22	28	3.2	17	27	10	17
CcB	Clamo loam, 3 to 6 percent slopes	10.18	7.0%	IIe	81	3.3	45	71	7.9	41	56	28	36
Ck	Crossplain clay loam	3.94	2.7%	IIW	77	1.8	37	73	8.1	42	46	28	28
Tb	Tetonka silt loam	1.82	1.3%	IVW	58	0.5	17	52	5.9	31	21	21	8
<b>Weighted Average</b>					<b>68.8</b>	<b>2.3</b>	<b>36</b>	<b>65.2</b>	<b>7.3</b>	<b>38.2</b>	<b>45.3</b>	<b>25.2</b>	<b>28</b>

## Area Symbol: SD087, Soil Area Version: 15

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

South Dakota  
 McCook  
 Report ID: FSA-156EZ

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

FARM: 279  
 Prepared: 12/15/11 7:57 AM  
 Crop Year: 2012  
 Page: 1 of 1

Operator Name: BRADLEY J NIEDERT  
 Farm Identifier: \_\_\_\_\_  
 Recon Number: \_\_\_\_\_

Farms Associated with Operator:  
 1021,6192

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
145.5	113.9	113.9	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	113.9	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	35.4	0.0	0.0	66	156	0.0
SOYBEANS	78.0	0.0	0.0	32	38	0.0
<b>Total Base Acres:</b>	<b>113.4</b>					

Remarks/Explanation: updated farmland/cropland per SD CM 450

Tract Number: 410 Description: G9 NE 6 102 54 FAV/WR History: N  
 BIA Range Unit Number:  
 HEL Status: Classified as not HEL  
 Wetland Status: Tract contains a wetland or farmed wetland  
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
145.5	113.9	113.9	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	113.9	0.0	0.0	0.0	

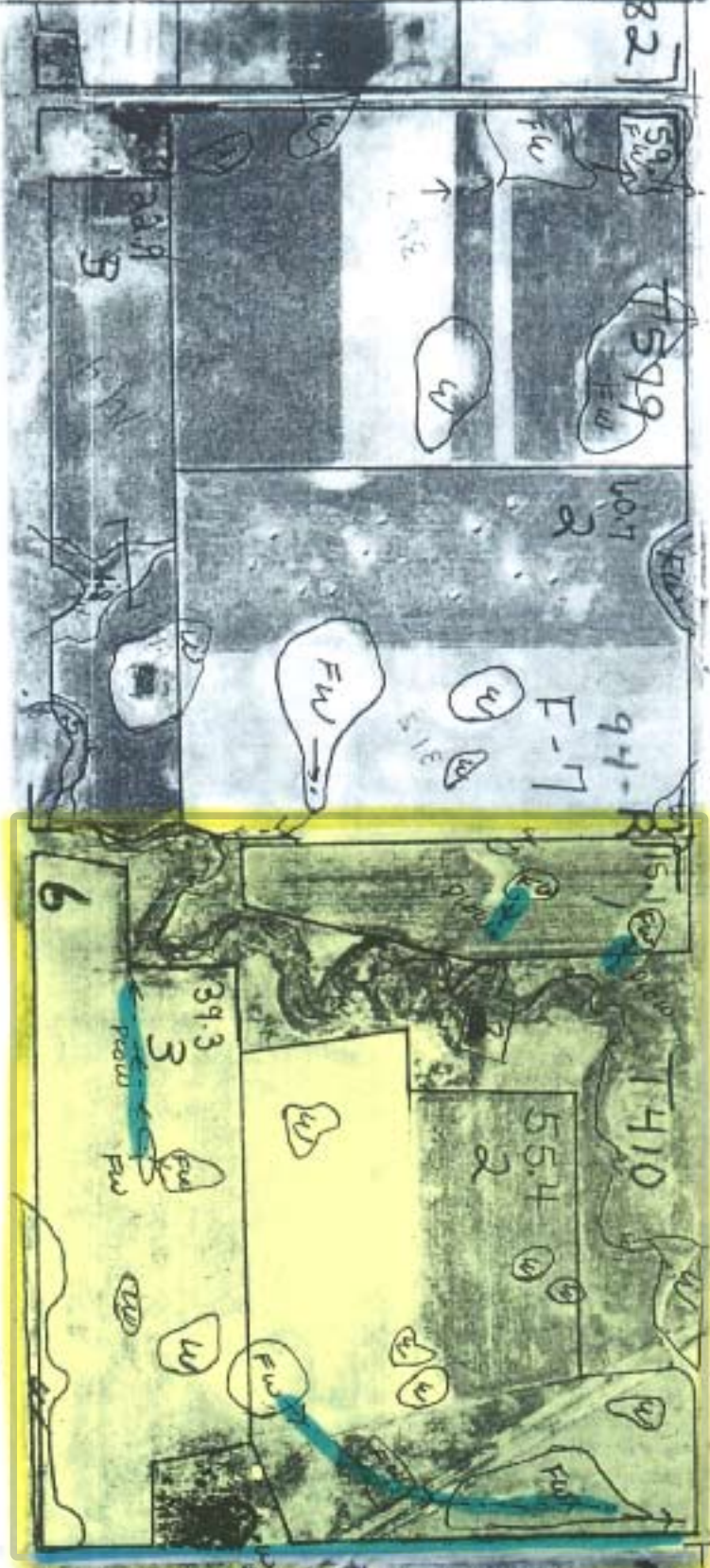
Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
CORN	35.4	66	156	0.0	0.0	0	0.0
SOYBEANS	78.0	32	38	0.0	0.0	0	0.0
<b>Total Base Acres:</b>	<b>113.4</b>						

Owners: EILEEN RABON  
 Other Producers: RONALD CHASE

# NOT TO SCALE

North arrow pointing up and slightly right.

West arrow pointing left.



82

59

75.99

10.7

94-94-7

15.4

74.10

55.4

39.3

6

SW

North arrow pointing up and slightly right.



## Fidelity National Title Insurance Company

Commitment No. TI-7346

### COMMITMENT FOR TITLE INSURANCE

Issued by

Fidelity National Title Insurance Company

4. Title to the FEE SIMPLE estate or interest in the land is at the Effective Date vested in:  
EILEEN S. RABON; PAMELA A. JOYCE; MARY LEE SOTTILARE and JOHN DAVIS RABON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.
5. The land referred to in this Commitment is described as follows:  
THE NORTHEAST QUARTER (NE1/4), INCLUDING FORMER RAILROAD RIGHT OF WAY, IN SECTION SIX (6), TOWNSHIP ONE HUNDRED TWO (102) NORTH, RANGE FIFTY FOUR (54), West of the 5th P.M., EXCEPT LOT H-1 IN THE SW1/4NE14 AND EXCEPT LOT H-1 IN THE SE1/4NE1/4 THEREIN; AND EXCEPT LAND DEEDED FOR ROAD PURPOSES IN BOOK 80 OF DEEDS, PAGE 347, McCook County, South Dakota.  
  
Special Exceptions:
  3. Any charges for municipal &/or rural services (i.e. water, sewer, correction of nuisance conditions, etc.) are the responsibility of the parties to this transaction. For information regarding the existence of any such bills, contact the appropriate municipal office.
  4. Accrued taxes and assessments for the year 2014 and subsequent years, not yet due or delinquent. NOTE: 2013 Real Estate Taxes payable in 2014——\$2,821.58——are PAID IN FULL  
Parcel #10.06.1001
  5. The land described in the Commitment/Policy does not insure amount of acres.
  6. SUBJECT TO THE MARITAL RIGHT ISSUE OF AFTER ACQUIRED TITLE OF SPOUSES OF GRANTORS, IF ANY.
  7. DAM LOCATION NOTICE executed by Edward Kostboth -to- Water Resources Commission of the the State of South Dakota; dated August 12, 1958; FILED August 12, 1958 at 11:00 A.M., and recorded in Book 1 of Dam Locations, Page 212.
  8. EASEMENT executed by Eileen S. Rabon and John D. Rabon -to- Northern States Power Company; dated March 4, 1966; FILED March 19, 1966 at 9:30 A.M., and recorded in Book 127 of Deeds, Page 16.
  9. ASSIGNMENT OF EASEMENTS executed by XCEL ENERGY INC., a Minnesota corporation -to- Northern States Power Company; dated February 7, 2001; FILED February 21, 2001 at 10:00 A.M., and recorded in Book 175 of Deeds, Pages 776-794. (Assigns Book 127 of Deeds, Page 16.)
  10. RIGHT OF WAY EASEMENT executed by John D. Rabon and Eileen S. Rabon -to- TM Rural Water District; dated September 7, 2001; FILED September 17, 2001 at 8:55 A.M., and recorded in Book 176 of Deeds, Page 556.
  11. Statutory Easement for highway along the section line (or lines) bounding (or within) the land herein described.

END OF SCHEDULE B - SECTION II

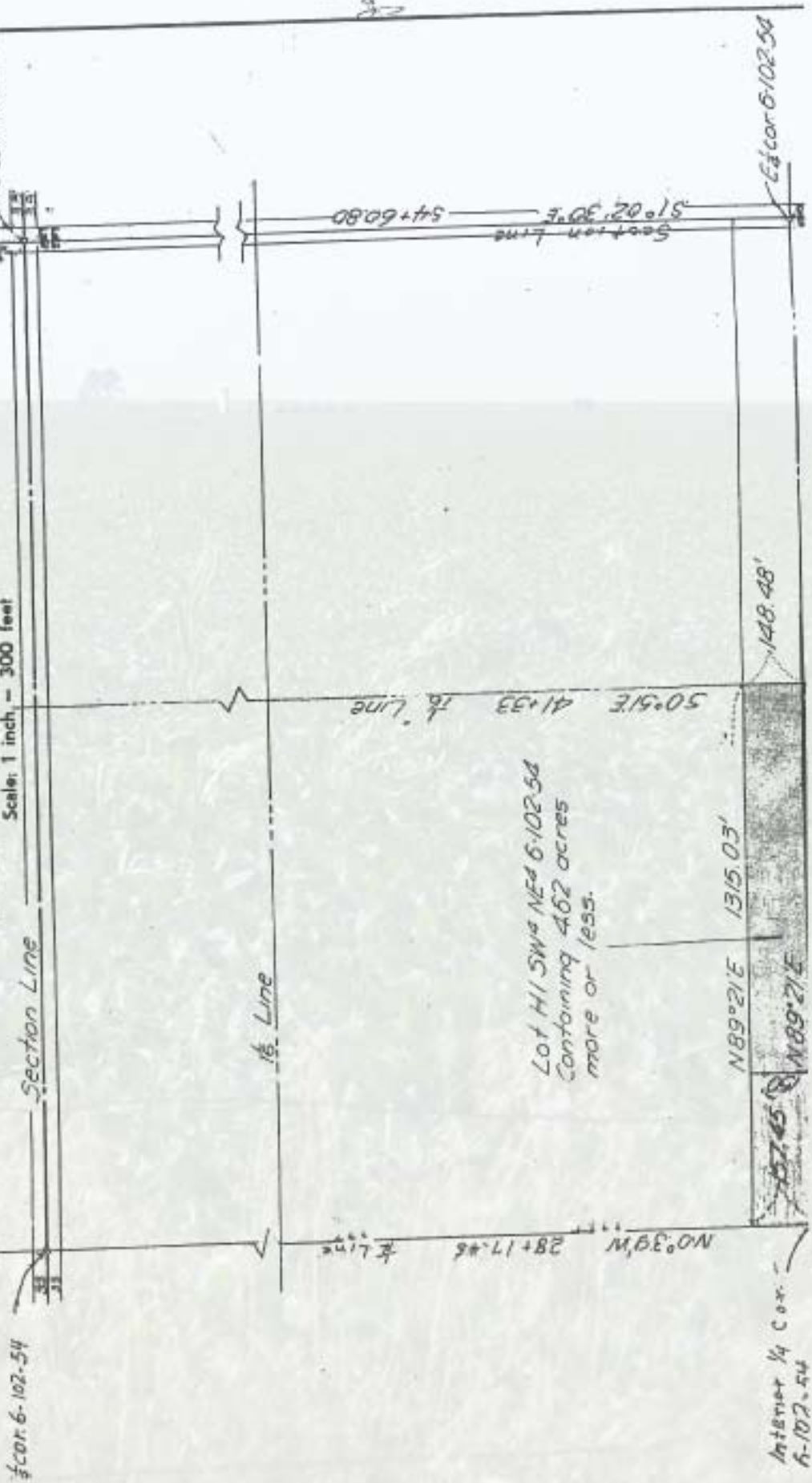
PLAT OF LOT HI SW NE 6-102-54

Showing Right of Way to be acquired for highway purpose

SW<sup>4</sup>NE<sup>4</sup> of Section 6 in Township 102 North - Range 54 W<sup>2</sup> for construction of Federal Aid Project No. 190-8 ( 1365

MCCOOK COUNTY, SO. DAK.

Scale: 1 inch = 300 feet



NE 1/4 38

NE Cor 6-102-54

E Cor 6-102-54

Lot HI SW NE 6-102-54  
Containing 462 acres  
more or less.

Interior 1/4 Cor  
6-102-54

W Cor 6-102-54

N03°39'W 28+17.46' 1/4 Line

50°51'E 41+33 1/4 Line

54+60.80 7.00E 20.15 Section Line

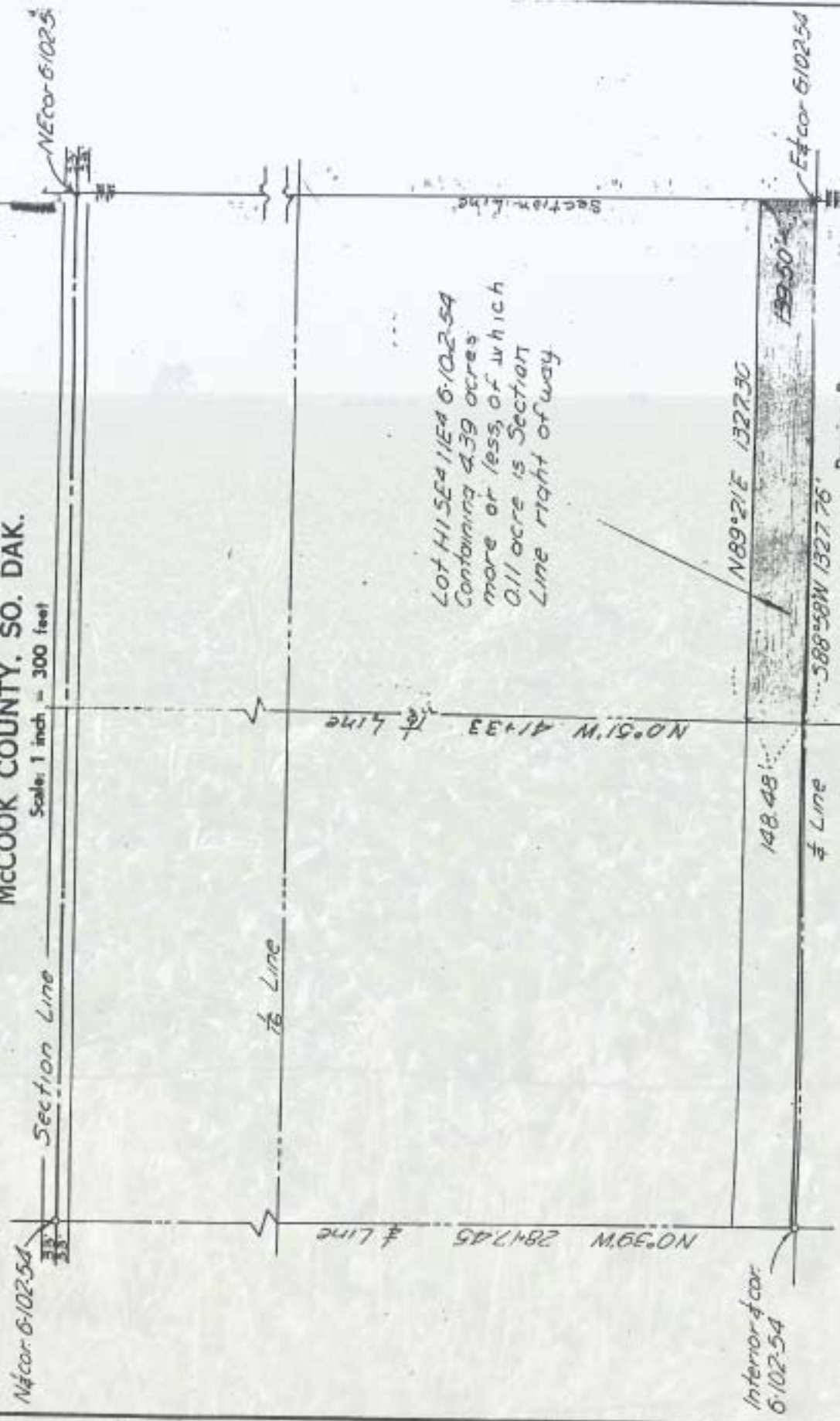


PLAT OF LOT H-1  
SE 1/4 NE 1/4 6-102-54

SE 1/4 NE 1/4 of Section 6 - Township 102 North - Range 54 West  
for construction of Federal Aid Project No. 190-8 ( 365

McCOOK COUNTY, SO. DAK.

Scale: 1 inch = 300 feet



Drawing Prepared by Messer Engineers Inc.  
Chicago, Ill. at the South

LE  
10/10/54





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