

# HUTCHINSON COUNTY LAND AUCTION

**234.68 ACRES - ROLLING PASTURE AND FARMLAND**

**TUESDAY, SEPTEMBER 10<sup>TH</sup> - 10:30 AM**

**AUCTION HELD ON SITE: JUNCTION OF 287TH ST & SOUTH RIVER ROAD**



**Owners:  
Walter A. Schaeffer Estate**



**LAND & AUCTION**

**Phone: 1-800-251-3111  
[www.wiemanauktion.com](http://www.wiemanauktion.com)**

**"We sell the earth and everything on it!"**

**234.68 ACRES OF CAPITAL TOWNSHIP HUTCHINSON COUNTY LAND  
ROLLING PASTURE HILLS, RIVER BOTTOM FARMLAND AT ABSOLUTE AUCTION**

In order to settle the estate, the following land will be offered for sale to the high bidder at public auction located from the South West corner of Olivet, SD go 1 ¼ mile south on South River Road on the east and west sides of the road or Junction of 287<sup>th</sup> St and South River Road on:

**TUESDAY, SEPTEMBER 10<sup>TH</sup>**

**10:30 A.M.**

Land Auction held on Site

It is our privilege to offer this unique tract of land that offers deep wooded draws along the James River breaks, River bottom farmland that has awesome natural habitat for big & small game along the James River and all of this located in the tightly held Capital Township. Offered in several tracts!

**TRACT ONE: 211.78 ACRES PASTURE & TILLABLE LAND**

**LEGAL:** The SW ¼ of the NE ¼ less Lot 7, SE ¼ of the NW ¼, NW ¼ of the SE ¼, and Lots 3 & 5 less Parcel B of Herrboldt's Subd in Lot 5, E ½ of the NE ¼ less Parcel A of Herrboldt's Subd. and except Tract 1A of Schaeffer Add. all found in Section 15, 97-58 Hutchinson County, SD.

- 50.25 acres tillable land with the balance in native pasture trees & RROW
- Soil rating of 51.3. Predominant soils Betts Ethan loams & Clarno Loams.
- This tract offers a large grazing unit that is cross fenced to allow for rotational grazing and has deep wooded draws and native grasses with limited weed pressure.
- Current fences do not represent the true boundary lines. Annual Taxes \$2,519.56.
- Access is from South River road located on the east side or 287<sup>th</sup> St. located on north side.
- Water is supplied from a large man made dam that is fed from 4-large draws. Dam presently leaks.
- New buyer to receive full possession 3-1-14.

**TRACT TWO: 22.9 ACRES RIVER BOTTOM LAND**

**LEGAL:** Government Lot 2 less Tract 1A of Schaeffer's Add. Section 14, 97-58 Hutchinson County, SD.

- Approx. 17-acres tillable with the balance found in trees and excellent wildlife habitat.
- Wildlife abounds in this property with ample habitat for deer, turkeys and small game. This tract offers the ability to produce income from the tillable acres or provide outstanding food plots to hold and maintain wildlife of all types. GF&P land located directly to the south!
- Soil production rating of 58.4. Predominant soil is Lamo silty loams.
- Annual taxes are \$407.78. Buyer to receive full possession 3-1-14.
- Access easement will be provided at closing.

**TRACT THREE: 234.68 ACRES PASTURE & TILLABLE LAND Combination of Tracts 1-2**

- If sold as one unit, no surveys will be completed and buyer will settle on the acres as indicated by courthouse records.
- Annual Taxes are \$2,927.34.

**TO INSPECT THE PROPERTY:** You may inspect the property by contacting the auctioneers. Cattle are grazing gates must be shut! Or visit [www.wiemanauktion.com](http://www.wiemanauktion.com) for a buyers packet or contact auctioneers at 800-251-3111 and a packet can be mailed out. Ribbon is tied on the boundaries of all tracts.

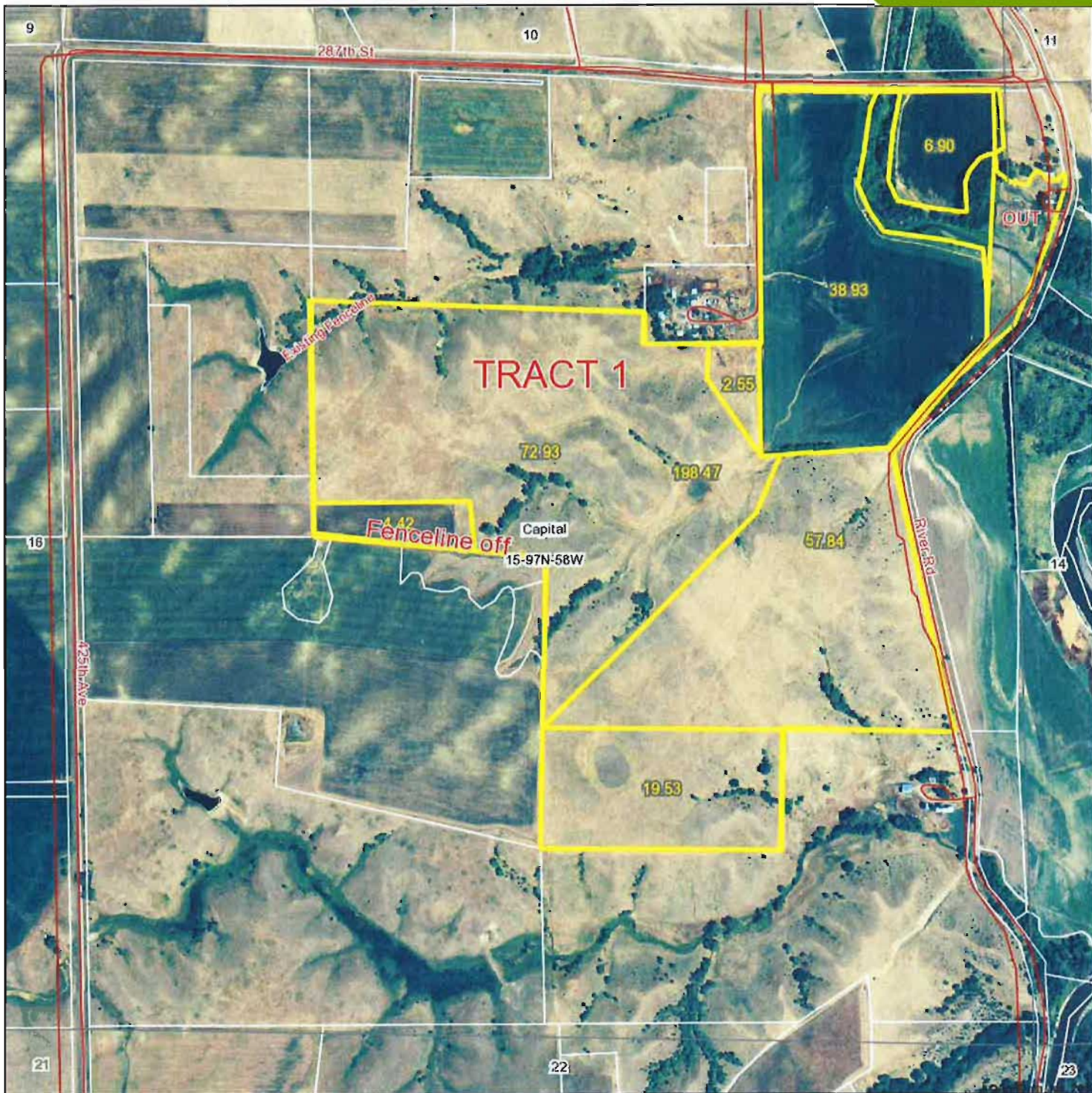
**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on November 15, 2013 if sold as one unit. Full possession will be granted to the new buyer 03-01-14. Personal Representatives deed to be granted with the cost of title insurance spit 50-50 between buyer & seller. Seller to pay all the 2013 taxes. Property will be sold in whatever manner realizes the most dollars for the seller. Sold subject to confirmation by SD Probate Court, and all easements, restrictions, and reservations of record. Come take a look at a little piece of South Dakota hunting heaven!

**WALTER A. SCHAEFFER ESTATE – OWNER  
KENT LEHR- PERSONAL REPRESENTATIVE**

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

Lehr Law Office  
Closing Attorney  
605-583-4100

### Aerial Map



Maps provided by:



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**15-97N-58W**  
**Hutchinson County**  
**South Dakota**

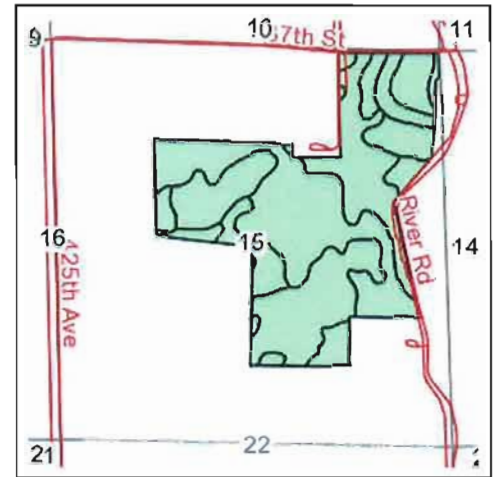
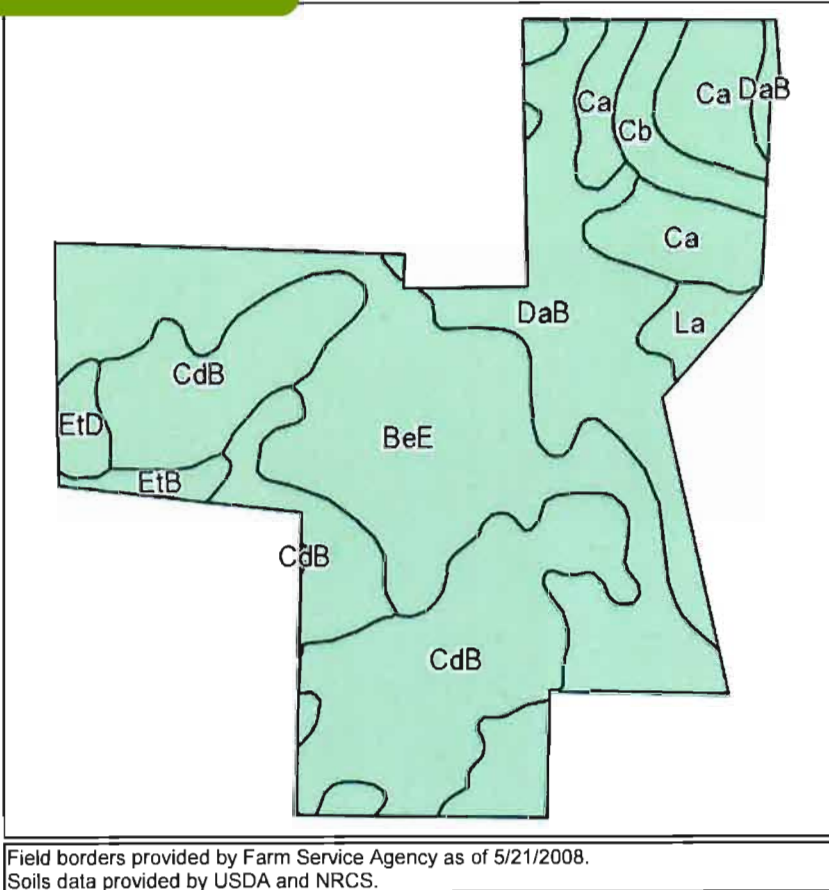
map center: 43° 13' 10.11, 97° 41' 13.11  
scale: 8909



8/14/2013

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

**Soils Map**



State: **South Dakota**  
 County: **Hutchinson**  
 Location: **15-97N-58W**  
 Township: **Capital**  
 Acres: **198.5**  
 Date: **8/14/2013**



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	Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
BeE	Betts and Ethan loams, 15 to 40 percent slopes	70.9	35.7%	Vlle		14					
CdB	Clarno loam, 3 to 6 percent slopes	50.5	25.4%	Ile	IIle	81	3.1	72	54	75	27
DaB	Davis loam, 2 to 6 percent slopes	30.9	15.6%	Ile		82	3.9	85	75	83	30
Ca	Chaska silt loam	20.3	10.2%	IIw		70		85		75	34
EtD	Ethan-Betts loams, 9 to 15 percent slopes	13	6.5%	Vle		36					
Cb	Chaska silt loam, channeled	6.4	3.2%	VIw		35					
La	Lamo silty clay loam	3.4	1.7%	IIw		64	4.1	80		73	30
EtB	Ethan-Betts loams, 3 to 6 percent slopes	3.1	1.6%	IIIe		61	2.9	57	50	64	21
<b>Weighted Average</b>						<b>51</b>	<b>1.5</b>	<b>42.5</b>	<b>26.2</b>	<b>41.9</b>	<b>15.9</b>



## 2010 BING ORTHOPHOTOGRAPHY

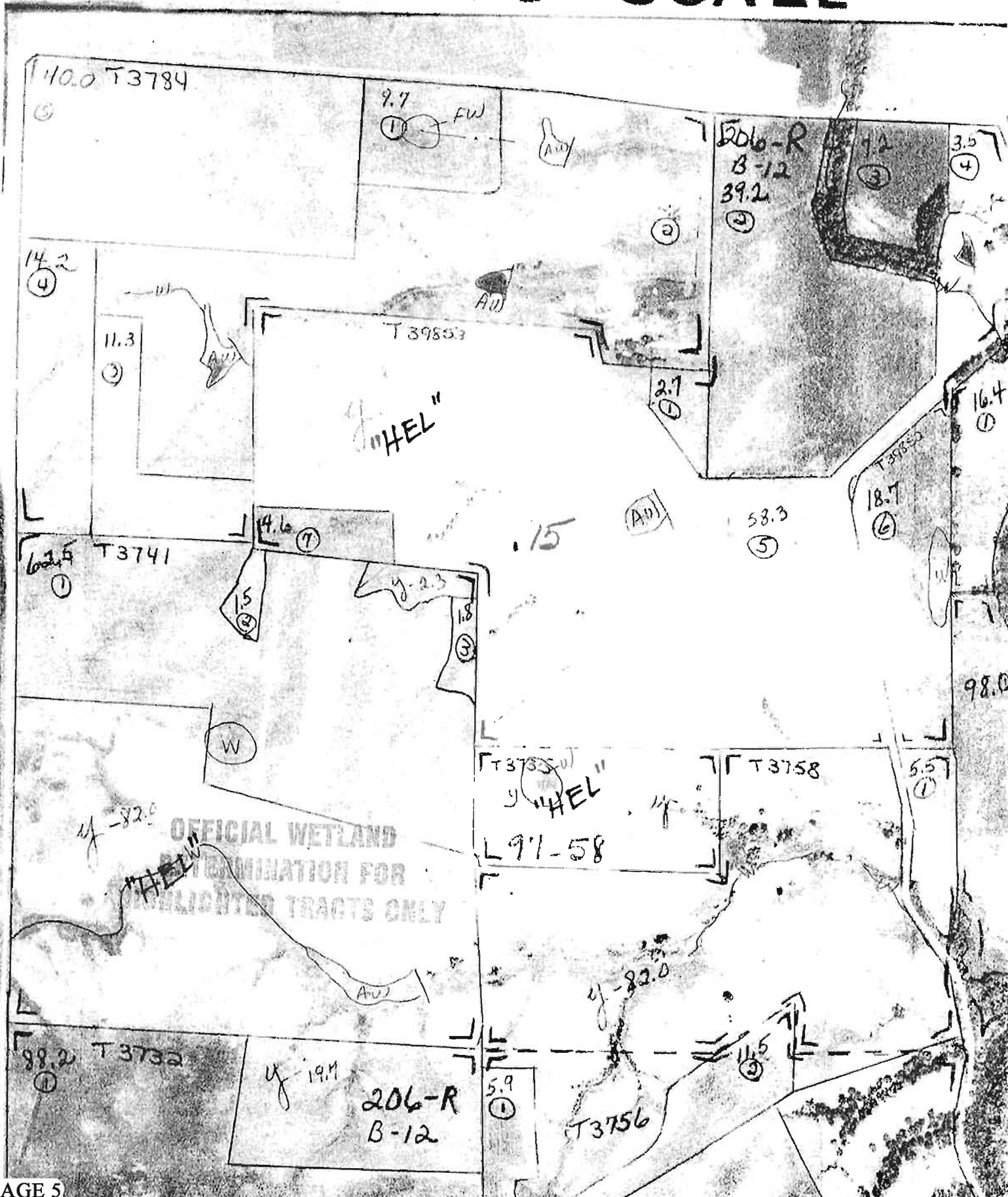
2013 HUTCHINSON COUNTY EQUALIZATION OFFICE/GIS

THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS SUCH.

HUTCHINSON COUNTY IS NOT RESPONSIBLE FOR ANY ERROR IN DRAWING. LOCATION OF STRUCTURES WITHIN BOUNDARIES OR OTHER LEGAL MATTERS SHOULD BE VERIFIED BY THE USER. THIS DRAWING HAS BEEN ELECTRONICALLY PRODUCED THROUGH HUTCHINSON COUNTY GIS TECHNOLOGY.



# NOT TO SCALE





**Abbreviated 156 Farm Record**

State : SOUTH DAKOTA

Farm Number : 9112

County : HUTCHINSON

Tract Number : 39853

**Description : H10L/N 30 NESE;NWSE;NENE;SNE Less23A;SEW 15-97-58** **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 : WALTER A SCHAEFFER ESTATE

Other Producers : KEVIN T SCHAEFFER

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
187.15	114.22	114.22	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	114.22	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
Corn	14.70	0.00	0.00	66	66
Grain Sorghum	1.20	0.00	0.00	65	65
Soybeans	1.40	0.00	0.00	30	30

**NOTES**



**Abbreviated 156 Farm Record**

State : SOUTH DAKOTA

Farm Number : 9112

County : HUTCHINSON

Tract Number : 3735

**Description : H10L/N 10 ACRES SW SE 15-97-58**

**FAV/WR History : No**

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations :

Owners : WALTER A SCHAEFFER ESTATE

Other Producers :

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
19.56	0.00	0.00	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	0.00	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
Corn	0.00	0.00	0.00	0	0
Grain Sorghum	0.00	0.00	0.00	0	0
Soybeans	0.00	0.00	0.00	0	0

**NOTES**



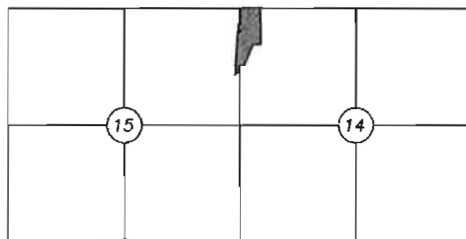
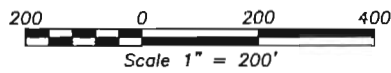
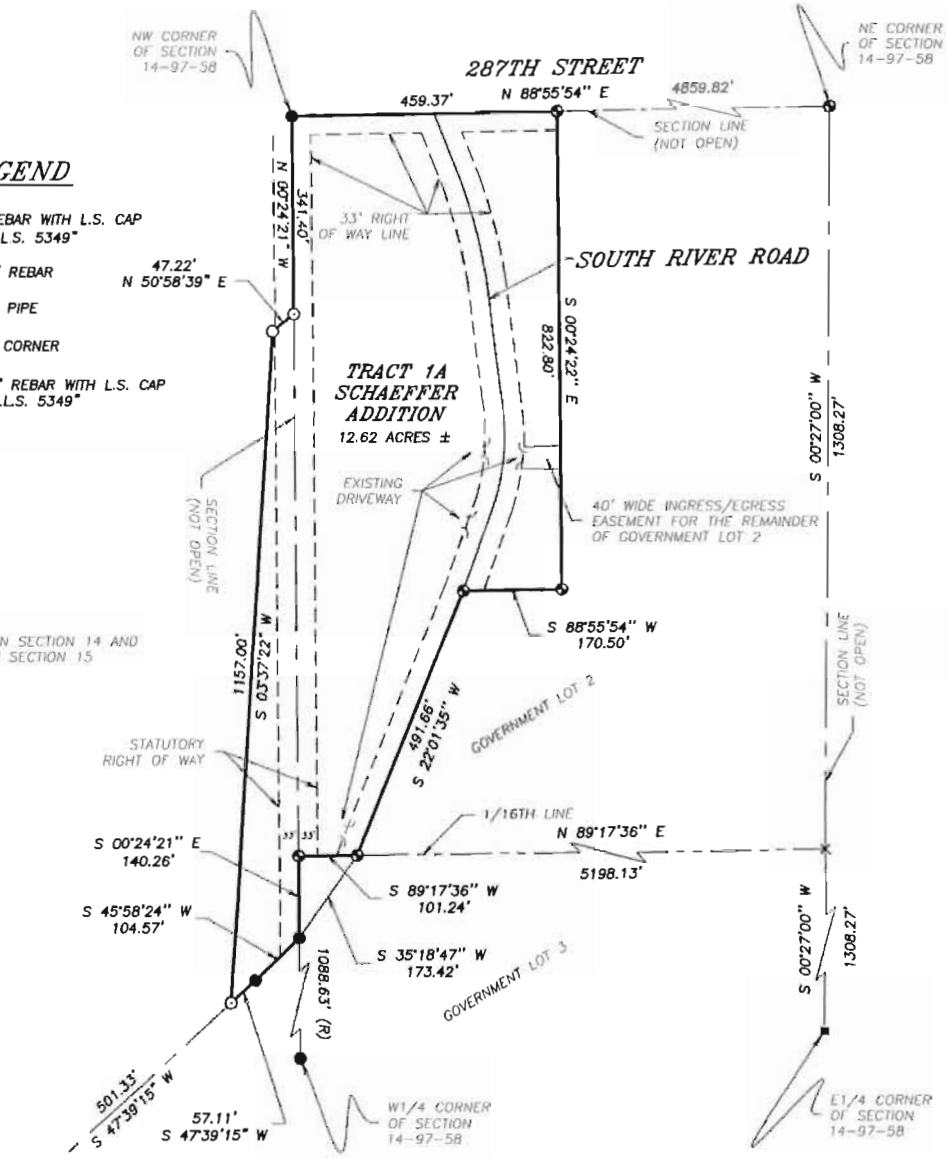
**SURVEY REFLECTS BOUNDARIES OUT OF TRACT 1 & 2**

A REPLAT OF TRACT 1, SCHAEFFER ADDITION IN GOVERNMENT LOT 2, SECTION 14, AND A PORTION OF THE E1/2 OF THE NE1/4 OF SECTION 15, ALL IN T97N, R58W OF THE 5TH P.M., HUTCHINSON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS: TRACT 1A, SCHAEFFER ADDITION IN GOVERNMENT LOT 2, SECTION 14, AND IN THE E1/2 OF THE NE1/4 OF SECTION 15, ALL IN T97N, R58W OF THE 5TH P.M., HUTCHINSON COUNTY, SOUTH DAKOTA.

**LEGEND**

- SET 5/8" REBAR WITH L.S. CAP STAMPED "R.L.S. 5349"
- FOUND 5/8" REBAR
- FOUND IRON PIPE
- × CALCULATED CORNER
- ⊙ FOUND 5/8" REBAR WITH L.S. CAP STAMPED "R.L.S. 5349"

NOTE:  
10.70 ACRES ± IN SECTION 14 AND  
1.92 ACRES ± IN SECTION 15

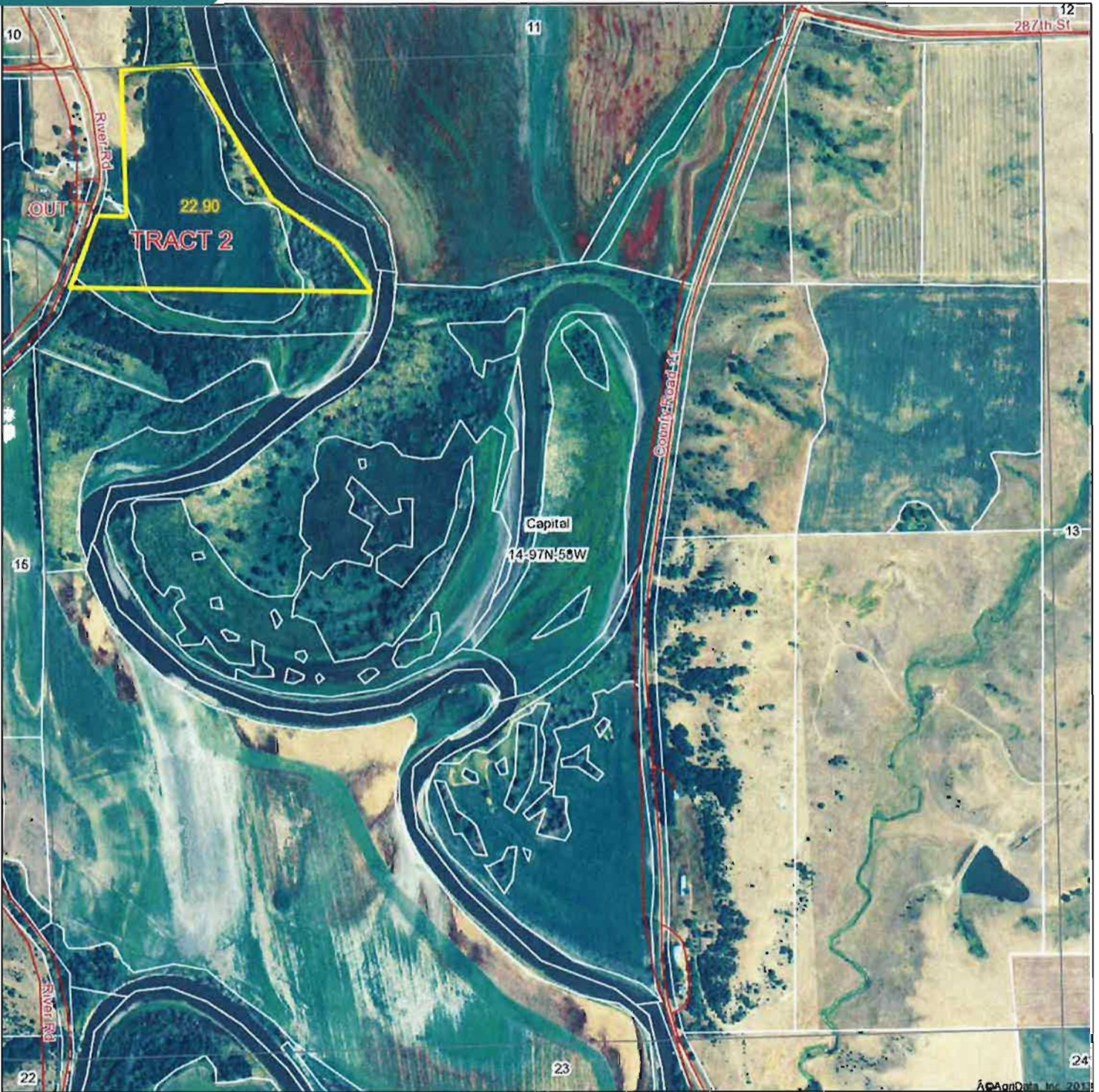


LOCATION (NOT TO SCALE)

NOTE:  
BASIS OF BEARING  
BY GPS OBSERVATION

PREPARED BY:  
BRANDT LAND SURVEYING  
1202 WILLOWDALE ROAD  
YANKTON, SD 57078  
(605) 665-8455

### Aerial Map



Maps provided by:



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**14-97N-58W**  
**Hutchinson County**  
**South Dakota**

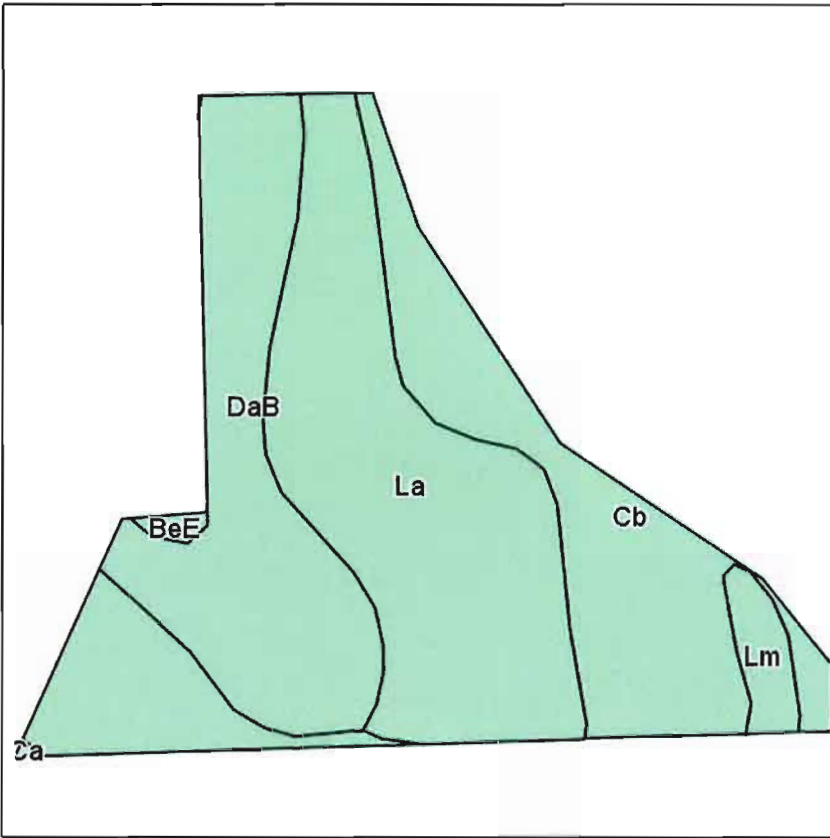
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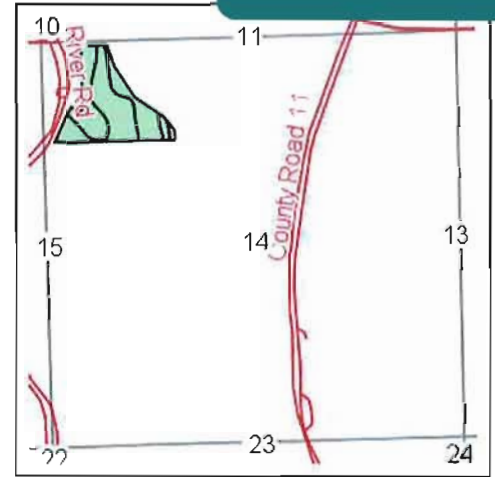
8/14/2013

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: **Hutchinson**  
Location: **14-97N-58W**  
Township: **Capital**  
Acres: **22.9**  
Date: **4/4/2013**



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
La	Lamo silty clay loam	8.4	36.4%	IIw	64	4.1	80		73	30
Cb	Chaska silt loam, channeled	7.6	33.3%	VIw	35					
DaB	Davis loam, 2 to 6 percent slopes	6.2	26.9%	Ile	82	3.9	85	75	83	30
Lm	Lamo-Wann complex, frequently flooded	0.6	2.8%	IVw	48	3.4	70			26
BeE	Betts and Ethan loams, 15 to 40 percent slopes	0.1	0.6%	VIIe	14					
<b>Weighted Average</b>					<b>58.4</b>	<b>2.6</b>	<b>53.9</b>	<b>20.2</b>	<b>48.9</b>	<b>19.7</b>



**2010 BING ORTHOPHOTOGRAPHY**

2013 HUTCHINSON COUNTY EQUALIZATION OFFICE/GIS

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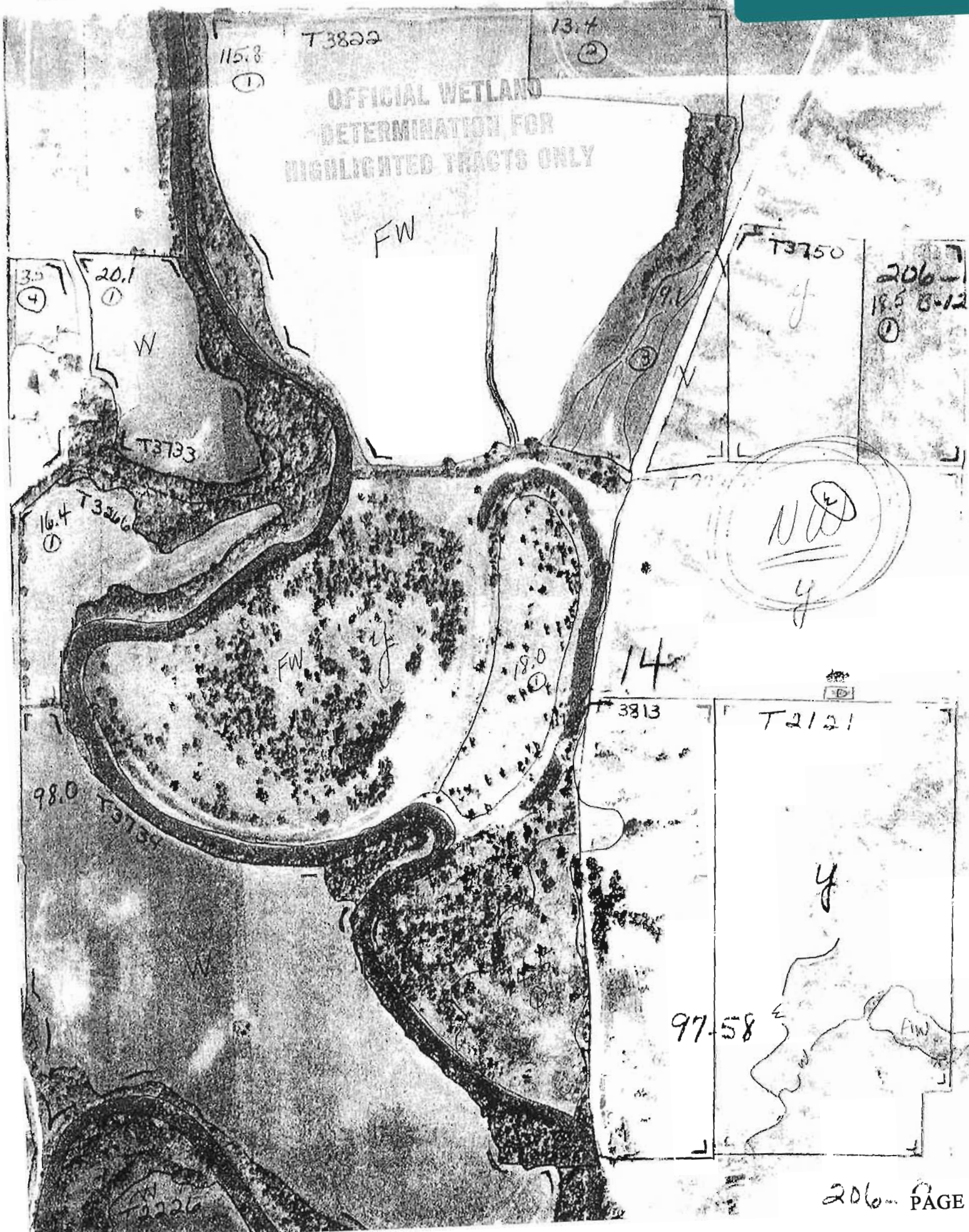
T-3733 sh.

OFFICIAL WETLAND  
DETERMINATION FOR  
HIGHLIGHTED TRACTS ONLY

FW

W

NW





**Abbreviated 156 Farm Record**

State : SOUTH DAKOTA

Farm Number : 9112

County : HUTCHINSON

Tract Number : 3733

**Description : H10L/LOT 2 OF 14-97-58**

**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 : WALTER A SCHAEFFER ESTATE

Other Producers :

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
36.00	20.95	20.95	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	20.95	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
Corn	2.50	0.00	0.00	66	66
Grain Sorghum	0.20	0.00	0.00	65	65
Soybeans	0.20	0.00	0.00	30	30

**NOTES**

Form : FSA-156EZ



United States Department of Agriculture  
**Farm Service Agency**

**Abbreviated 156 Farm Record**

Program

Date

**TRACT TWO:**  
 22.9 ACRES OF LAND

State : SOUTH DAKOTA

Farm Number : 9112

County : HUTCHINSON

Tract Number : 3733

**Description : H10L/LOT 2 OF 14-97-58**

**FAV/WR History : No**

BIA Unit Range Number :

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Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
36.00	20.95	20.95	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	20.95	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
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Grain Sorghum	0.20	0.00	0.00	65	65
Soybeans	0.20	0.00	0.00	30	30

**NOTES**



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