

AUCTION

WEDNESDAY OCTOBER 16TH AT 10:30 AM

107.4 Acres Valley Township Hutchinson County Land Offered In Two Tracts

Owner:

DeWayne Schamber Estate

Boni Hofer - PR



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**107.4 ACRES VALLEY TOWNSHIP HUTCHINSON COUNTY LAND WITH PRODUCTIVE TILLABLE LAND
AND PASTURE OFFERED IN TWO TRACTS**

In order to settle the estate, we will offer the following land for sale in the Wieman Auction Facility located from Marion, SD 1-mile south and ½ west on Hwy. 44 on:

WEDNESDAY OCTOBER 16TH

10:30 A.M.

AUCTION HELD AT WIEMAN AUCTION FACILITY

TRACT ONE: 86.42 ACRES

LEGAL: The W ½ of the NW ¼ of Section 6, 98-56 Hutchinson County, SD.

LOCATION: From Papa's Corner and Hwy. 81 go 4 ½ miles west south side of the road or at the junction of 434th Ave and 279th Street.

- Currently 50.3 acres tillable with 30.93 acres in pasture, balance in RROW
- Soil rating of 79.3 Predominant soils Prosper-Clarno loams (89) Dudley Stickney (58), and Clarno loams (85)
- Majority of the pasture could be broke and tilled with the exception of the waterway and cemetery. 5.26 acres of the pasture has a production history.
- Annual Taxes are \$1,435.36. Gravel township road to north, minimum maintenance road to the west. Planted to corn in 2013.
- New buyer able to farm, operate, or lease out for the 2014 crop year.
- Excellent add-on piece to the farmer or investor.

TRACT TWO: 20.98 ACRES

LEGAL: The W ½ of the NW ¼ of the NW ¼ of Section 7, 98-56 Hutchinson County, SD.

LOCATION: From Tract 1 located ½ mile south or at the junction of 434th Ave and 280th Street.

- 19.07 Acres tillable balance in RROW. Land lays level, good eye appeal, great producer!
- Soil rating of 78.2. Predominant soil Prosper-Stickney (85) rating!
- Minimum maintenance road on the north and west sides. Planted to beans in 2013.
- Annual Taxes are \$357.24. New buyer able to farm, operate, or lease out for 2014 crop year
- If requested by buyer, seller will have the east boundary line determined prior to closing. At present this tract is farmed in conjunction with the adjoining land to the east.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Buyers packets are available by calling the auctioneers at 800-251-3111 or visit www.wiemanauktion.com for a buyers packet containing maps, FSA info and other pertinent information.

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 6, 2013. Owners title insurance will be used with cost split 50-50 between buyer & seller. Personal Representative's deed to be granted. Sellers to pay the 2013 taxes in full. Sold subject to Personal Representative's approval pursuant to SD Uniform Probate Code, & all easements, restrictions, & reservations of record. Come prepared to buy!

**DEWAYNE SCHAMBER ESTATE –OWNER
BONI HOFER-PERSONAL REPRESENTATIVE**

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

Strasser Law Office
Closing Attorney
605-925-7745



278th St

Freeman

81

280th St

439th Ave

Google earth

© 2013 Google

Imagery Date: 9/24/2012 43°20'18.37" N 97°29'09.38" W elev. 1468 ft eye alt. 33314 ft

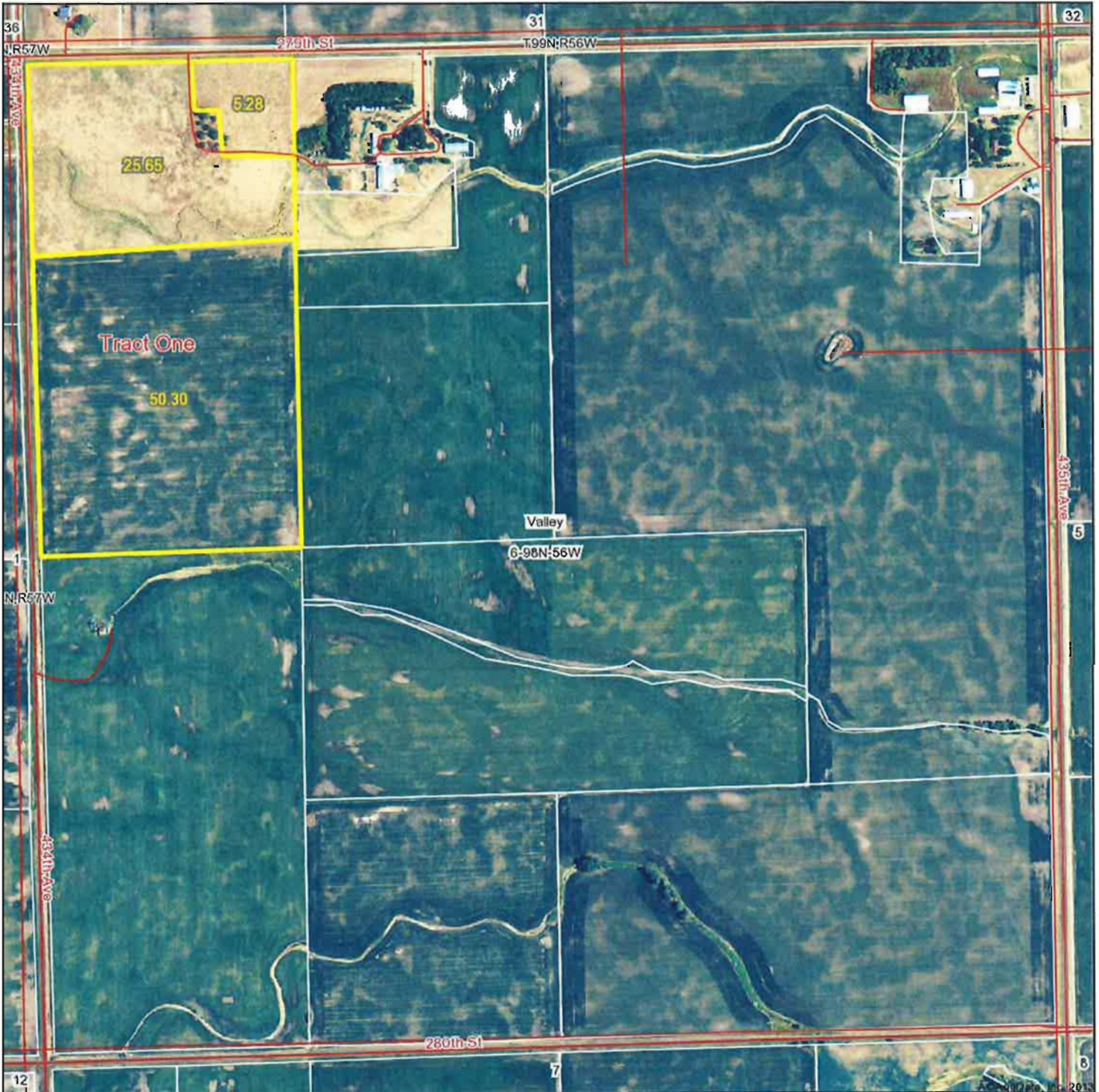
Tract 1

Tract 2

435th Ave

Tour Guide 1998

Aerial Map



Maps provided by:



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www.AgriDataInc.com

6-98N-56W
Hutchinson County
South Dakota

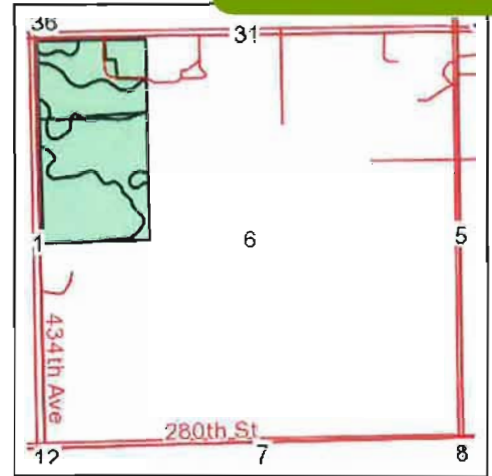
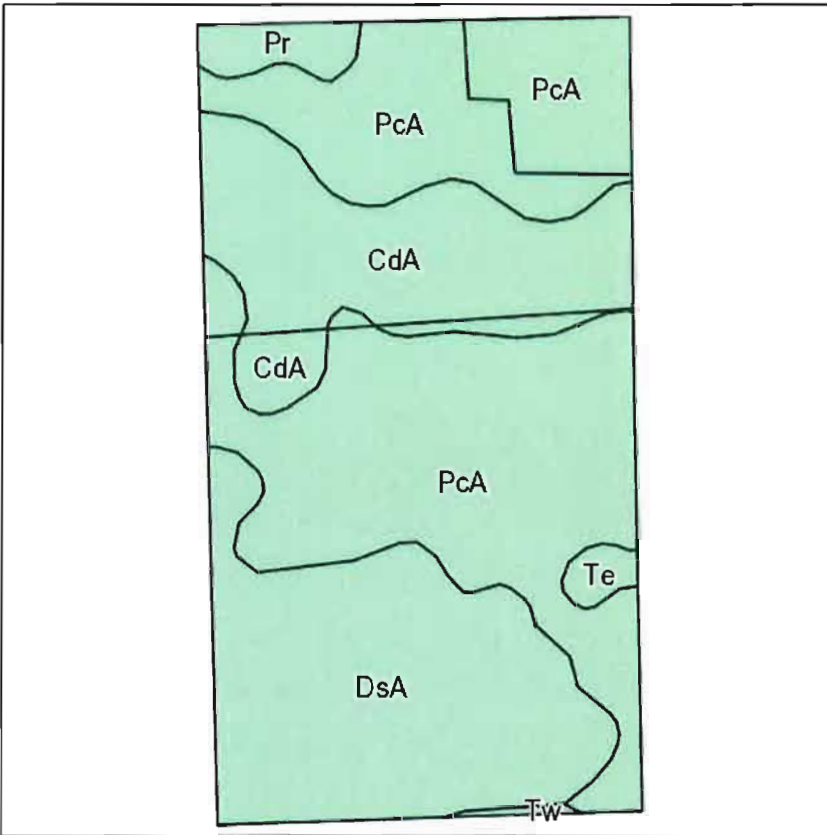
map center: 43° 20' 7.4, 97° 30' 35.35
scale: 8624



9/5/2013

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: **6-98N-56W**
 Township: **Valley**
 Acres: **81.2**
 Date: **6/21/2013**



Maps provided by:

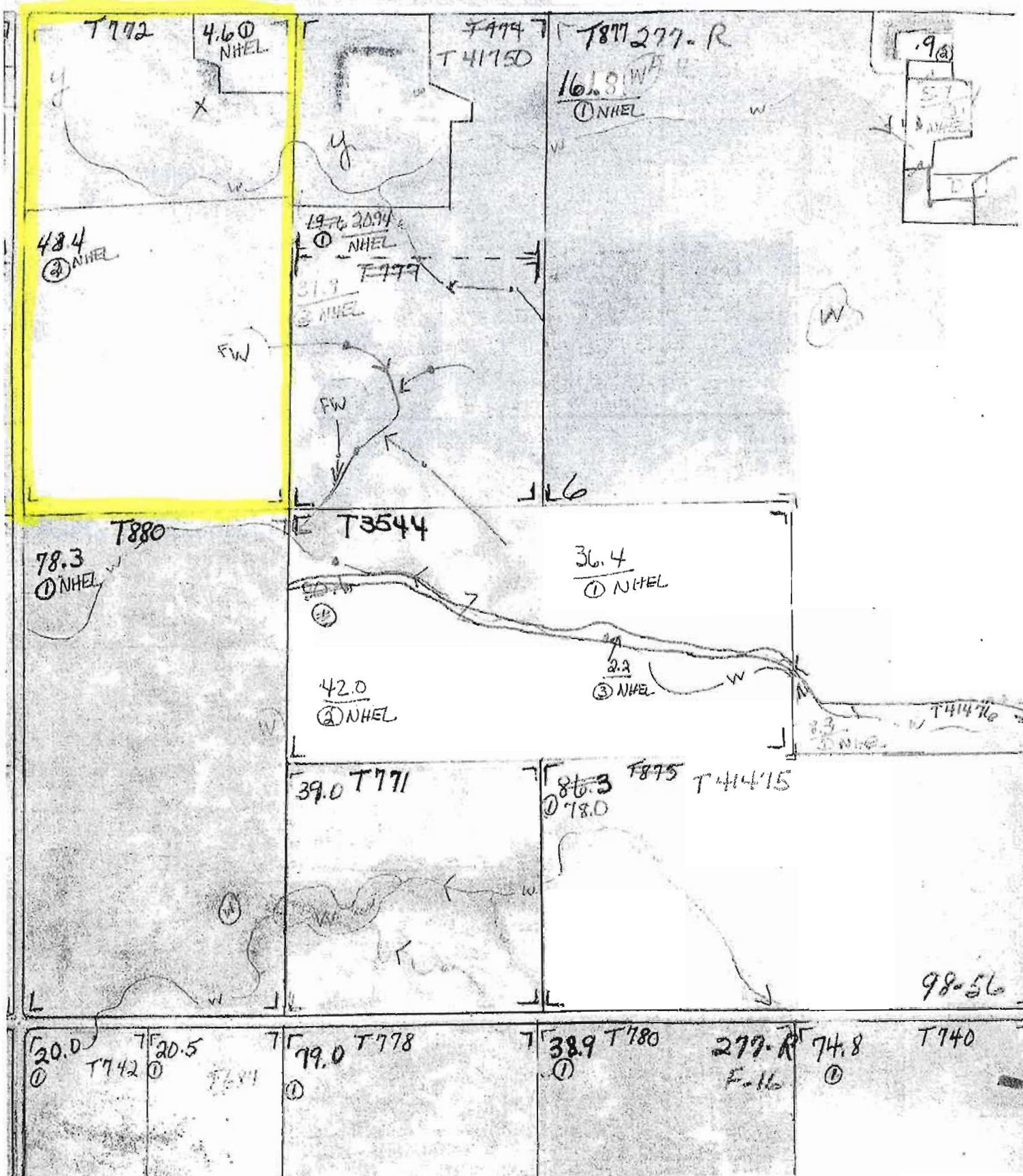


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Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
PcA	Prosper-Clarno loams, 0 to 2 percent slopes	40.1	49.2%	IIc	89	3.5	77	67	84	30
DsA	Dudley-Stickney complex, 0 to 2 percent slopes	22.3	27.5%	IVs	58	1.7	30	32	41	19
CdA	Clarno loam, 0 to 3 percent slopes	16	19.8%	IIc	85	3.1	76	59	76	28
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	1.8	2.3%	IIs	85	3.5	77	67	84	30
Te	Tetonka silty clay loam	0.8	1.0%	IVw	58					
Tw	Tetonka and Whitewood silty clay loams	0.2	0.3%	IIIw	74					
Weighted Average					79.3	2.9	63	55	69.6	26.2

NOT TO SCALE



Aerial Map



map center: 43° 19' 15.62, 97° 30' 35.35
scale: 8688



Maps provided by:



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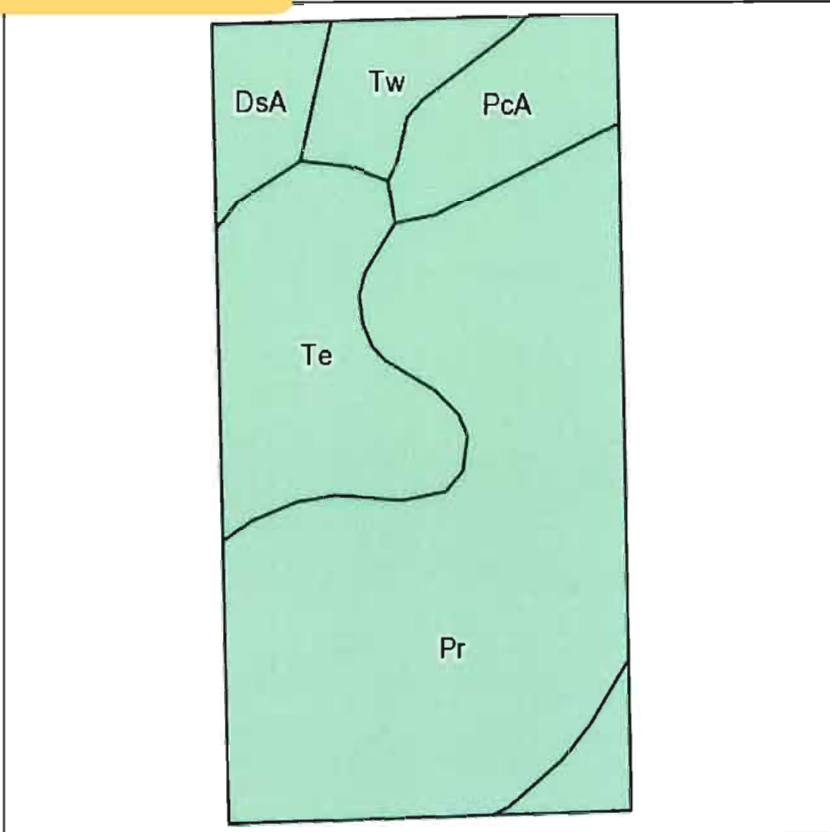
7-98N-56W
Hutchinson County
South Dakota



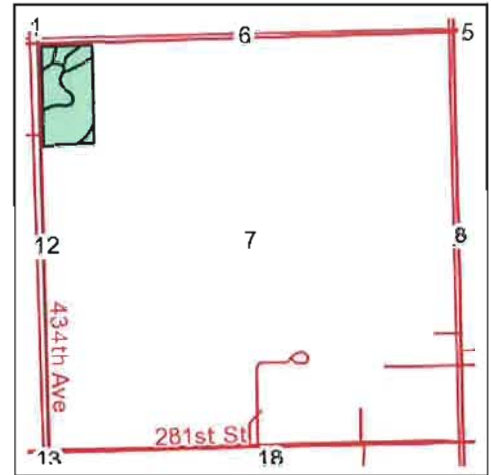
8/29/2013

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: **7-98N-56W**
Township: **Valley**
Acres: **19.07**
Date: **8/29/2013**

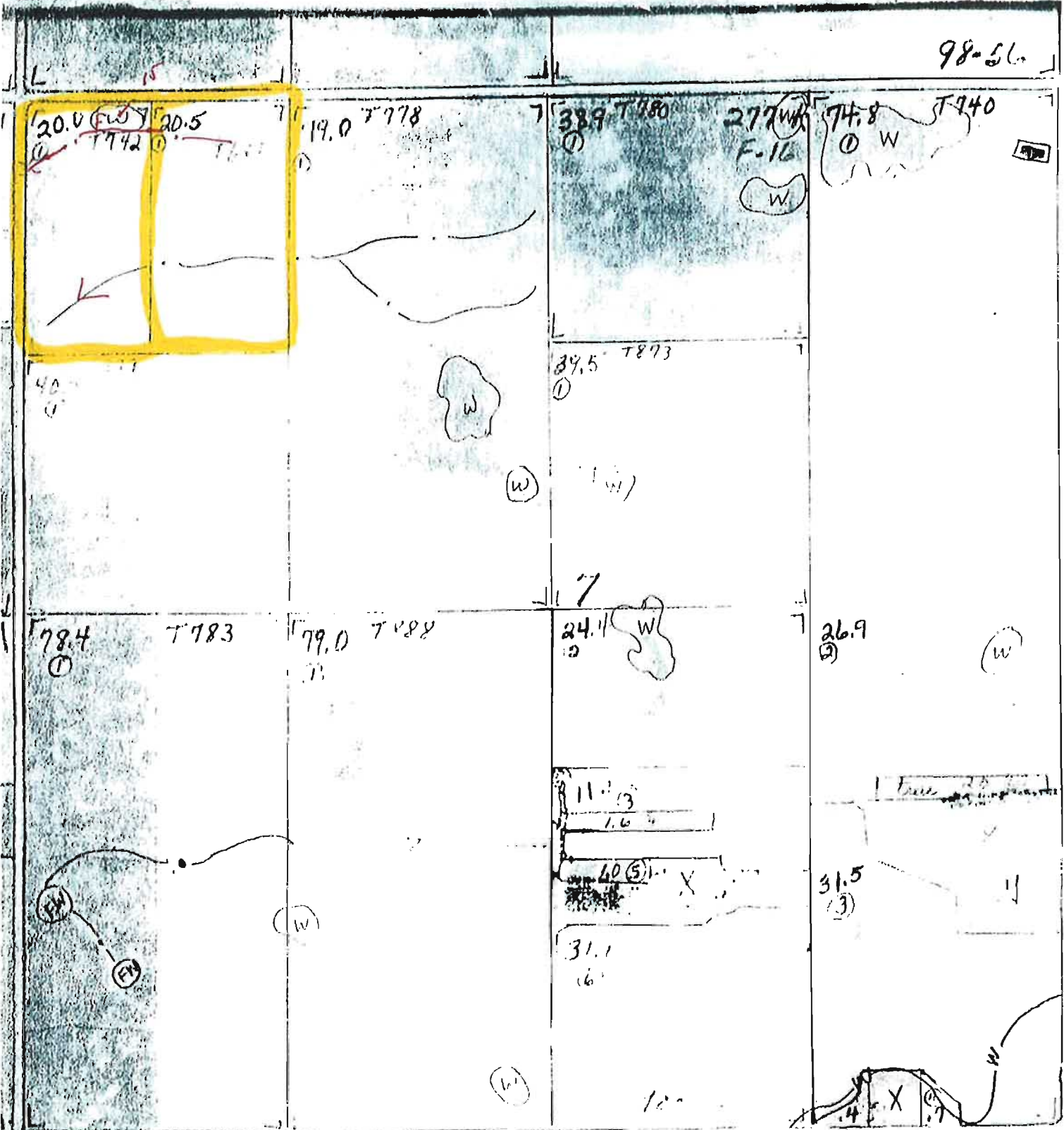


Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	11.12	58.3%	Ils	85	3.5	77	67	84	30
Te	Tetonka silty clay loam	3.66	19.2%	IVw	58					
PcA	Prosper-Clarno loams, 0 to 2 percent slopes	2.19	11.5%	Ilc	89	3.5	77	67	84	30
Tw	Tetonka and Whitewood silty clay loams	1.12	5.9%	IIIw	74					
DsA	Dudley-Stickney complex, 0 to 2 percent slopes	0.98	5.1%	IVs	58	1.7	30	32	41	19
Weighted Average					78.2	2.5	55.3	48.4	60.7	21.9

NOT TO SCALE



T 742 Fb (1) 1.0 A FW

South Dakota
 Hutchinson
 Report ID: FSA-156EZ

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

FARM: 2784
 Prepared: 8/27/13 12:43 PM
 Crop Year: 2013
 Page: 1 of 2

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: NORMAN HOFER
 Farm Identifier: NONE
 Recon Number:

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
100.3	74.65	74.65	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	FAV/WR History	ACRE Contract		
0.0	0.0	74.65	0.0	0.0	N	None		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	34.2	69	108	0.0
SOYBEANS	34.2	30	36	0.0
Total Base Acres:	68.4			

Tract Number: 742 Description: J7L/WNWNW 7-98-56
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Tract does not contain a wellland
 WL Violations: None
 FAV/WR History: N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
19.07	19.07	19.07	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	19.07	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	10.0	69	108	0.0
SOYBEANS	9.1	30	36	0.0
Total Base Acres:	19.1			

Owners: DEWAYNE SCHAMBER ESTATE
 Other Producers: None

South Dakota

U.S. Department of Agriculture

Prepared: 8/27/13 12:43 PM

Hutchinson

Farm Service Agency

Crop Year: 2013

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 of 2

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.

Tract Number: 772 Description: J6L/WNW 6-98-56

FAV/WR History

BIA Range Unit Number:

N

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
81.23	55.58	55.58	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	55.58	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	24.2	69	108	0.0
SOYBEANS	25.1	30	36	0.0
Total Base Acres:	49.3			

Owners: DEWAYNE SCHAMBER ESTATE

Other Producers: TERRY AUCH

AUCTION NOTES



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