

AUCTION

THURSDAY OCTOBER 17TH AT 10:30 AM

79.79 Acres Of Milford Township Beadle County - All Tillable Land

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!"

**79.79 ACRES OF MILFORD TOWNSHIP, BEADLE COUNTY
ALL TILLABLE LAND AT AUCTION**

In order to settle the estate, we will offer the following land for sale on site located from Yale, SD go 12-miles north, west side of the road or from the Carpenter turn off on Hwy. 28 go 4-miles west on Hwy. 28 turn south on 411th Ave 2-miles, west side of the road or at the junction of 192nd St. & 411th Ave on:

**THURSDAY OCTOBER 17TH
10:30 A.M.**

It is our privilege to offer the following land located in the tightly held Milford Township. The property has been well farmed and maintained and will be available to farm or lease out for the 2014 crop year. This is the first time this property has been offered for sale to the public.

LEGAL: The S ½ of the SE ¼ Section 11, 113-60 Beadle County, South Dakota.

- 75.54 Acres tillable with the balance found in RR0W.
- Soil Rating of 62.8 with the predominant soil being Beadle Loam (71) and Beadle-Dudley Complex (57)
- Annual Taxes are \$854.80. New buyer able to farm-operate or lease out for 2014 crop year.
- Aerial & Soil maps, Base & Yield and Wetland Maps available in buyers packet.
- Planted to corn in 2013. Oil road borders to the east, gravel township road to south.

TO INSPECT THE PROPERTY: You may inspect the property at your convenience or contact the auctioneers at 800-251-311 and a buyers packet can be mailed out or visit www.wiemanauktion.com for a buyers packet and photo tour.

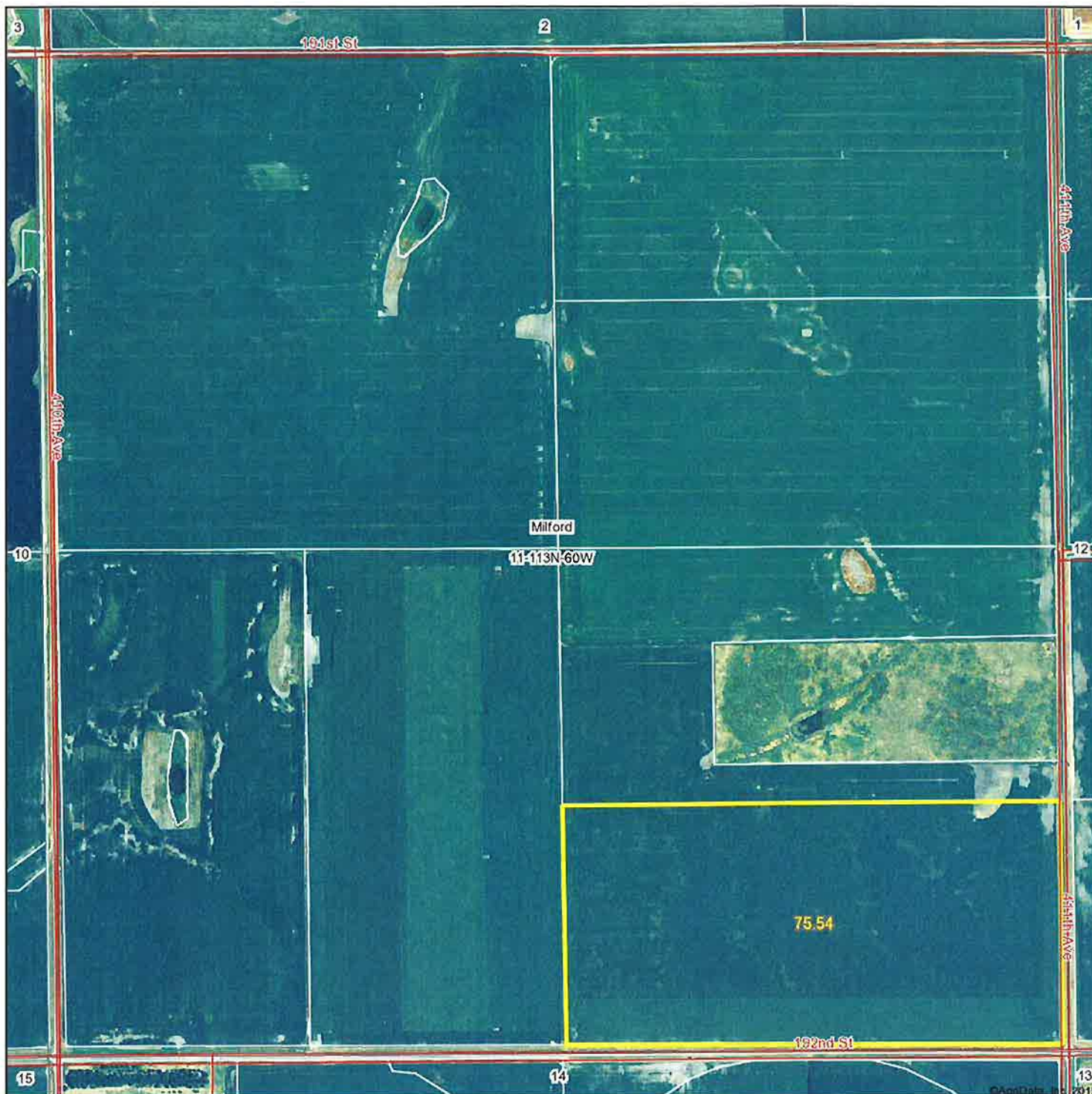
TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 6, 2013. Owners title insurance to be used with cost split 50-50 between buyer and seller. Personal Representative's deed to be granted. Sellers to pay the 2013 taxes in full. Sold subject to Personal Representative's approval pursuant to SD Uniform Probate Code and all easements, restrictions and reservations of record. Strasser Law Office, Freeman, SD 605-925-7745 Closing Attorney. Come prepared to buy. Land Auction held on Site!

**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

In full Cooperation with
Meyer Auction Service
Ben Meyer-Broker
605-350-0316

Aerial Map



Maps provided by:



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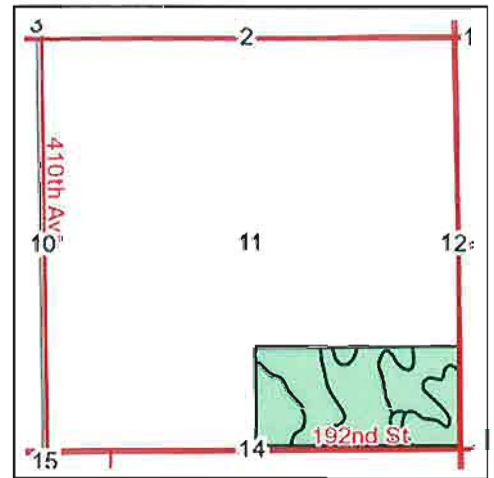
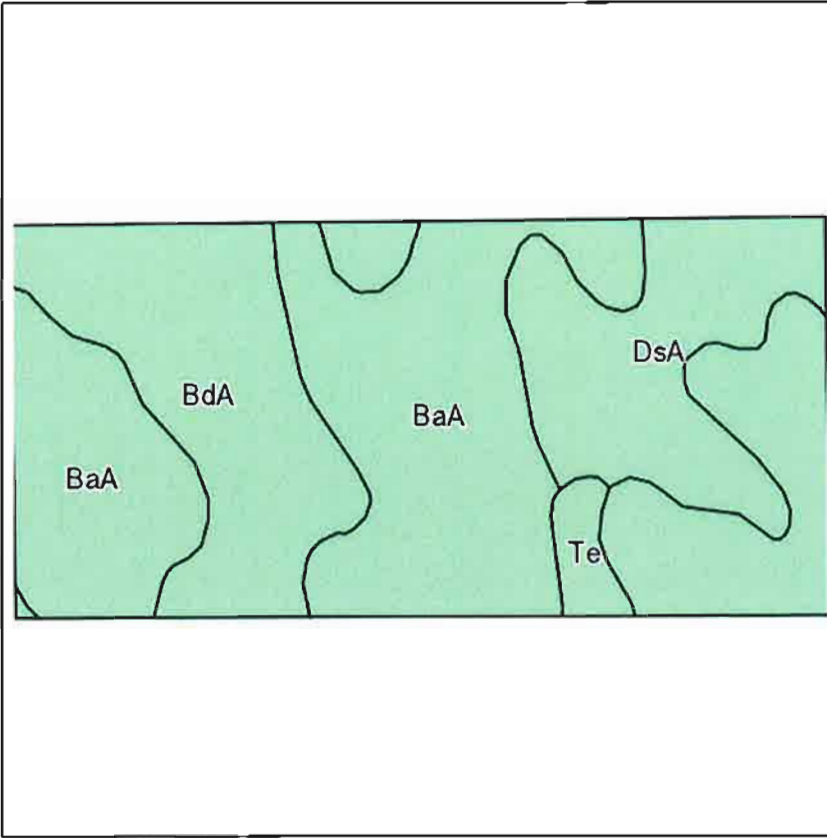
11-113N-60W
Beadle County
South Dakota

map center: 44° 36' 35.78, 98° 0' 29.07
scale: 8640



6/21/2013

Soils Map



State: South Dakota
 County: Beadle
 Location: 11-113N-60W
 Township: Milford
 Acres: 75.5
 Date: 6/21/2013



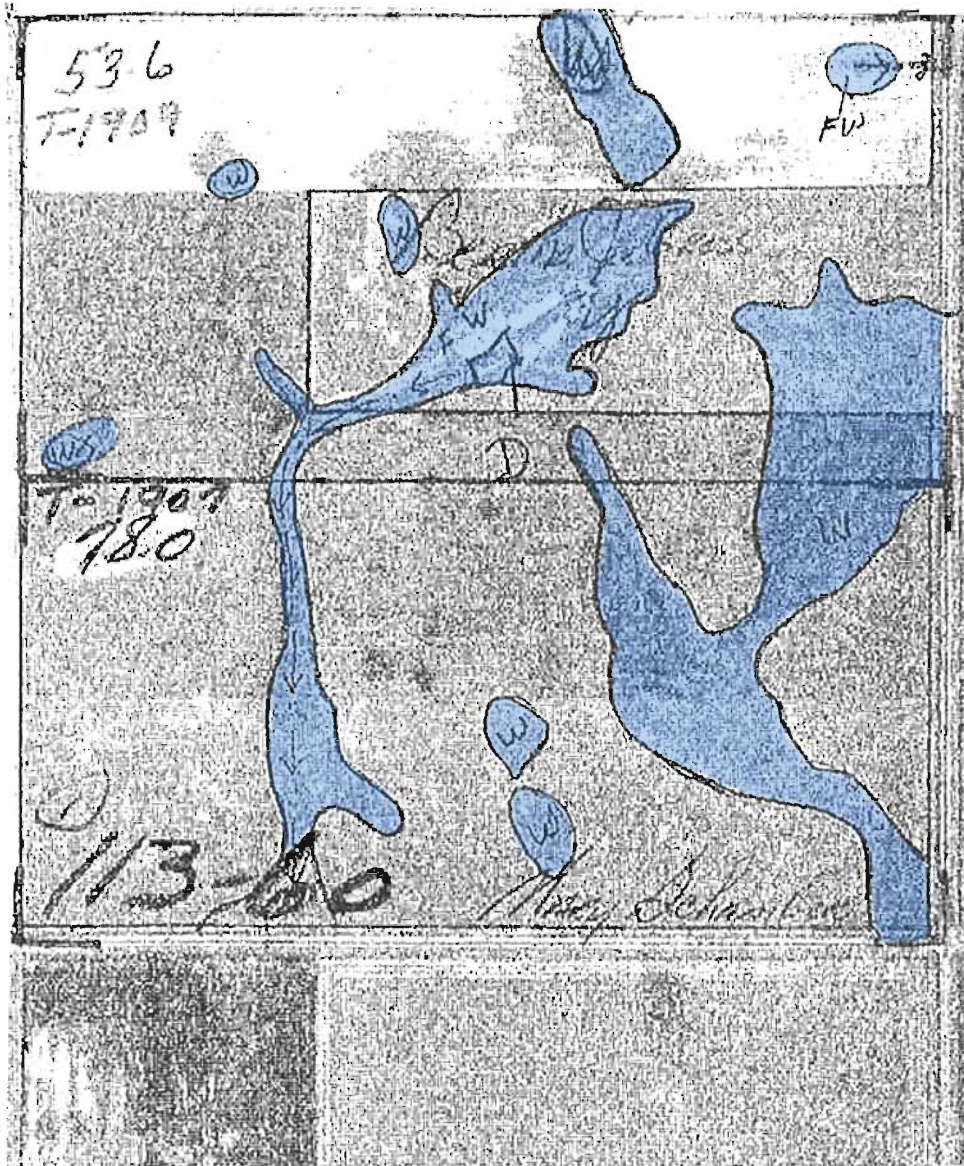
Maps provided by:



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	Corn	Grain sorghum	Oats
BaA	Beadle loam, 0 to 2 percent slopes	41.3	54.7%	IIs	71	2.8	50	50	57
BdA	Beadle-Dudley complex, 0 to 2 percent slopes	18.4	24.4%	IIIs	57	2.8	50	50	57
DsA	Dudley-Stickney silt loams, 0 to 3 percent slopes	14	18.6%	IVs	48	1.3	26	29	32
Te	Tetonka-Hoven silt loams	1.8	2.3%	IVs	48				
Weighted Average					62.8	2.5	44.4	44.9	51

WETLANDS MAP





Abbreviated 156 Farm Record

NOTES

State : SOUTH DAKOTA

Farm Number : 5076

County : BEADLE

Tract Number : 1907

Description : S1/2 of SE 11-113-60

FAVWR History : No

BIA Unit Range Number :

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

Welland Status : Tract contains a welland or farmed welland

WL Violations :

Owners : DEWAYNE SCHAMBER

Other Producers : OWEN S GROSS, MYRON GROSS

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
75.54	75.54	75.54	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	75.54	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
Wheat	16.20	0.00	0.00	21	47
Oats	0.00	0.00	0.00	0	0
Corn	35.70	0.00	0.00	45	111



Abbreviated 156 Farm Record

Grain Sorghum	0.00	0.00	0.00	0	0
Sunflowers	0.00	0.00	0.00	0	0
Soybeans	23.60	0.00	0.00	30	36
Barley	0.00	0.00	0.00	0	0

NOTES

AUCTION NOTES



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