

# AUCTION

FRIDAY FEBRUARY 22<sup>ND</sup> AT 10:30 AM

**Outstanding 80 Acres - All Tillable Land  
In Tightly Held Wolf Creek Twp.  
Hutchinson County, SD**



Owner:

Chad & Adam Waltner

Susan Graff & Lisa Nunez



Since 1949



**"We sell the earth and everything on it!"**  
Marion SD 800-251-3111  
[www.wiemanauktion.com](http://www.wiemanauktion.com)

**OUTSTANDING 80-ACRES ALL TILLABLE LAND IN TIGHTLY HELD  
WOLF CREEK TWP. HUTCHINSON COUNTY, SD AT AUCTION**

It is our pleasure to offer this high quality, powerful and all tillable 80-acres of land at public auction located in the heated Wieman Auction Facility located from Marion, SD 1-mile south and ½ mile west on Hwy. 44 on:

**FRIDAY FEBRUARY 22<sup>ND</sup>  
10:30 A.M.**

Top quality, great eye appeal, and land that anyone would be proud to own best describes this property. If you are a farmer or investor looking for an add on piece that you can operate for the 2013 crop year check this property out!!

**LEGAL:** The North ½ of the NE ¼ of Section 11, 99-57 Hutchinson County, SD.

- 76.41 Acres tillable balance found in RROW
- Soil Production rating of 87.7 Predominant soils include the powerful Prosper-Clarno loams (89), Prosper & Crossplain complex (85) top soils found in county
- Bordered by gravel road to the east (433<sup>rd</sup> Ave), ¾ mile north of Hwy. 44
- New Buyer will be able to farm or lease out for 2013 crop year
- Base & Yield, wetland map, other info available in buyers packet
- Survey to be completed to establish the south boundary line
- Current Annual Taxes are \$1,355.48.

**LOCATION:** From the Junction of Hwy. 81 & 44, go 6-miles west on Hwy. 44 turn on 433<sup>rd</sup> Ave go ¾ mile north west side of the road. Land auction to be held at Wieman Auction Facility, Marion, SD.

**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 March 28, 2013. Owners title insurance to be used with the cost split 50-50 between buyer and seller. Warranty Deed to be granted. Seller to pay all of the 2012 taxes due buyer will be responsible for all 2013 taxes. Sold subject to all easements, restrictions, reservations of record and owners approval. Come prepared to purchase some of the finest ground Hutchinson County has to offer!

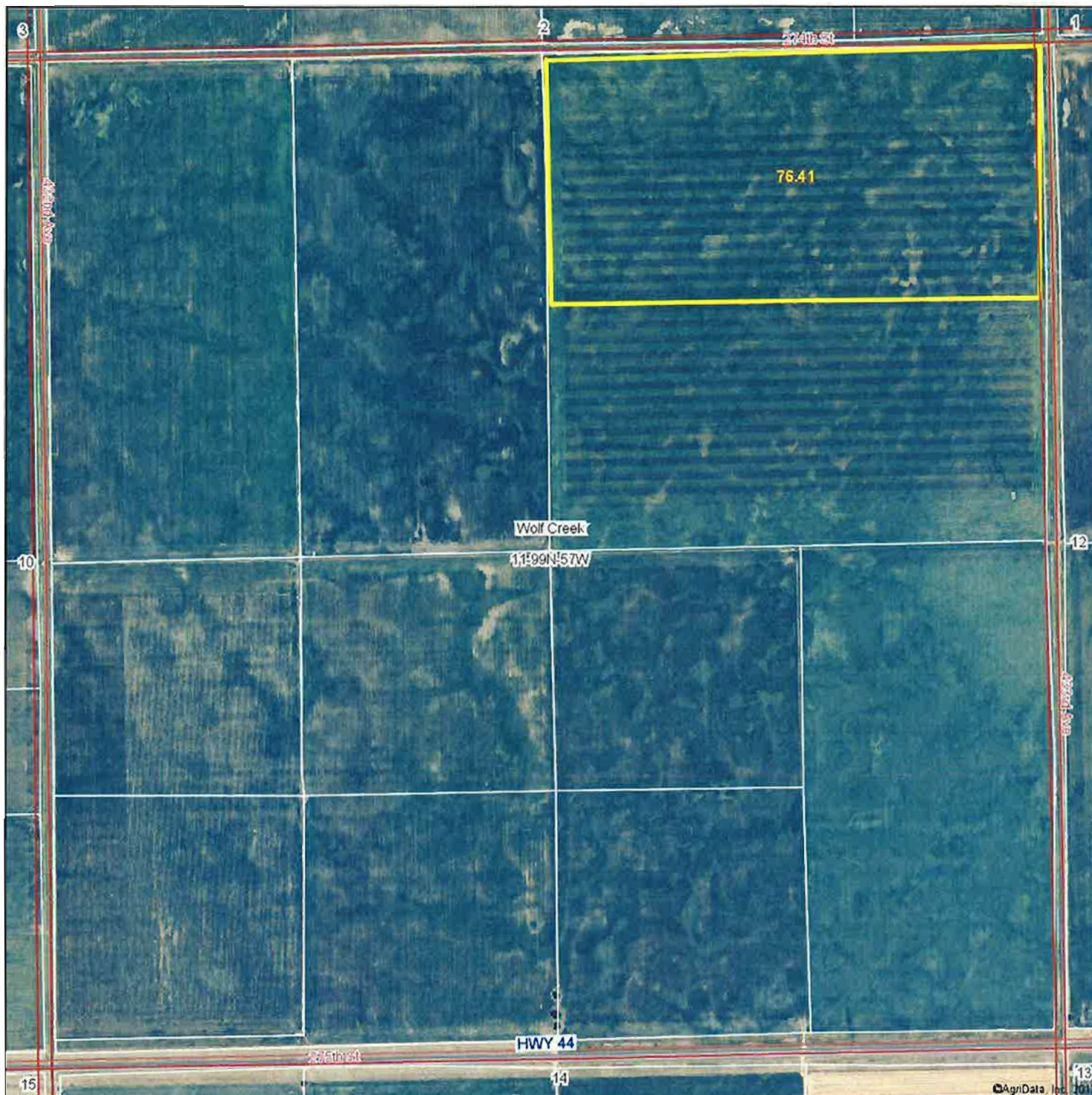
**CHAD & ADAM WALTER –OWNERS  
SUSAN GRAFF & LISA NUNEZ – OWNERS**

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

Diana Randall  
Strasser Law Office  
Closing attorney 925-7745



# Aerial Map



Maps provided by:



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www.AgriDataInc.com

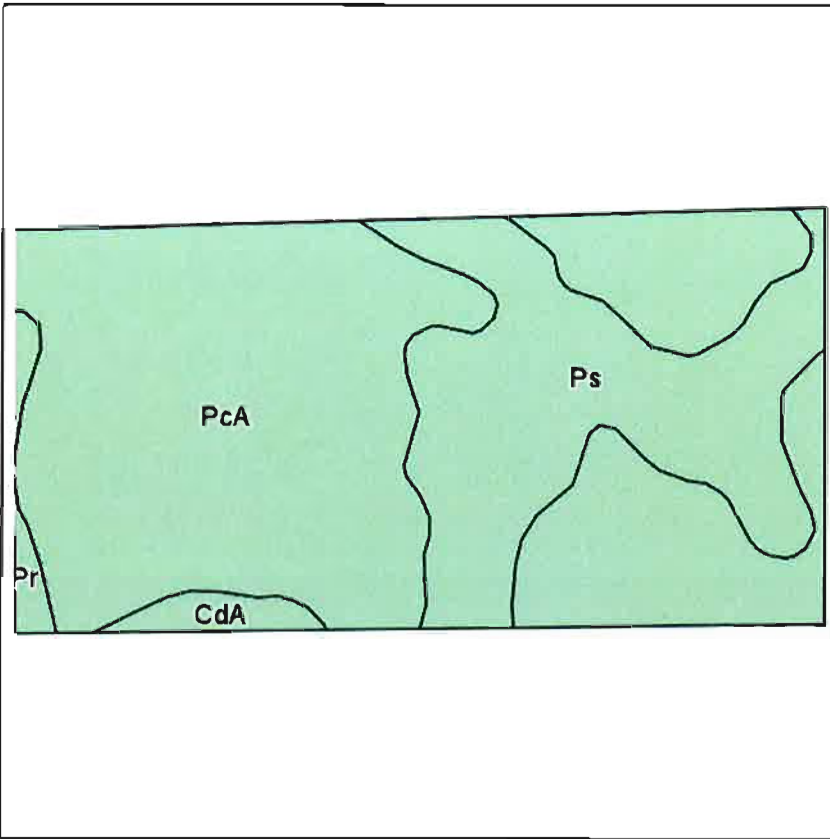
11-99N-57W  
Hutchinson County  
South Dakota

map center: 43° 24' 27.38, 97° 32' 58.94  
scale: 8632

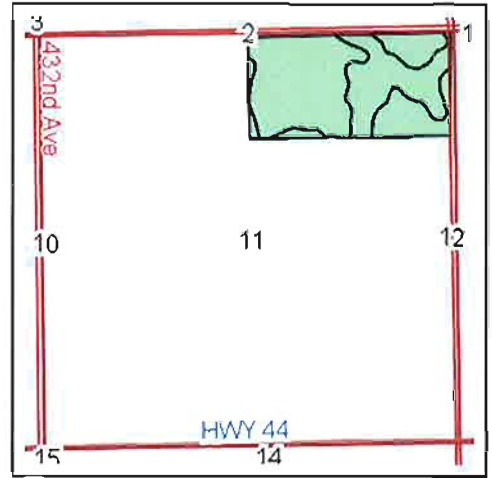


1/28/2013

# 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: **11-99N-57W**  
Township: **Wolf Creek**  
Acres: **76.4**  
Date: **1/28/2013**

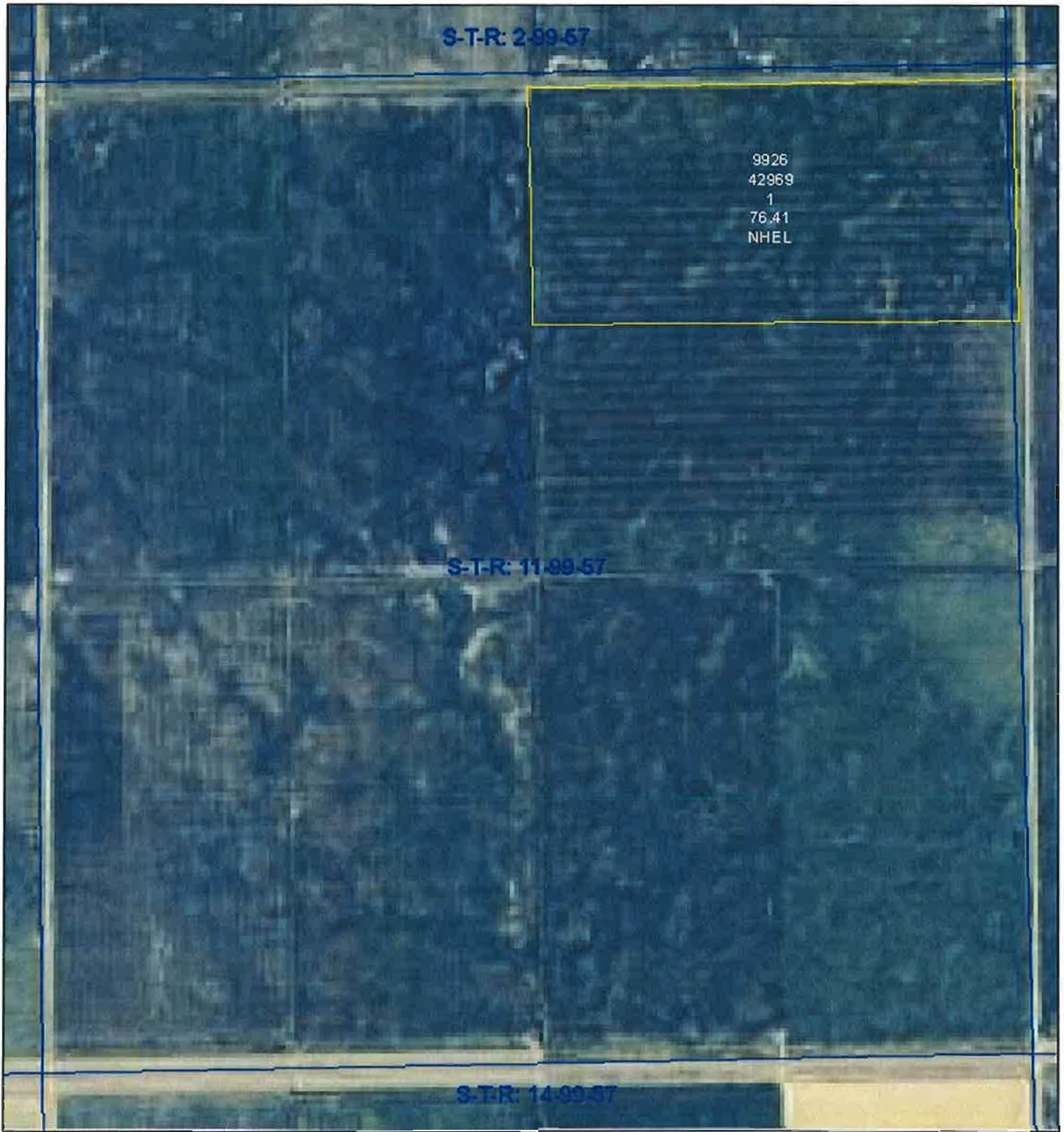


Maps provided by:



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	52.3	68.5%	IIc	89	3.5	77	67	84	30
Ps	Prosper and Crossplain complex	21.2	27.8%	IIw	85	3.5	77	67	84	30
CdA	Clarno loam, 0 to 3 percent slopes	1.5	2.0%	IIc	85	3.1	76	59	76	28
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	1.4	1.8%	IIs	85	3.5	77	67	84	30
<b>Weighted Average</b>					<b>87.8</b>	<b>3.5</b>	<b>77.1</b>	<b>66.9</b>	<b>83.9</b>	<b>30</b>





United States Department of Agriculture  
Farm Service Agency

PLSS: 11\_99\_57  
Farm: 9926

**Hutchinson County, SD**

1:8,692

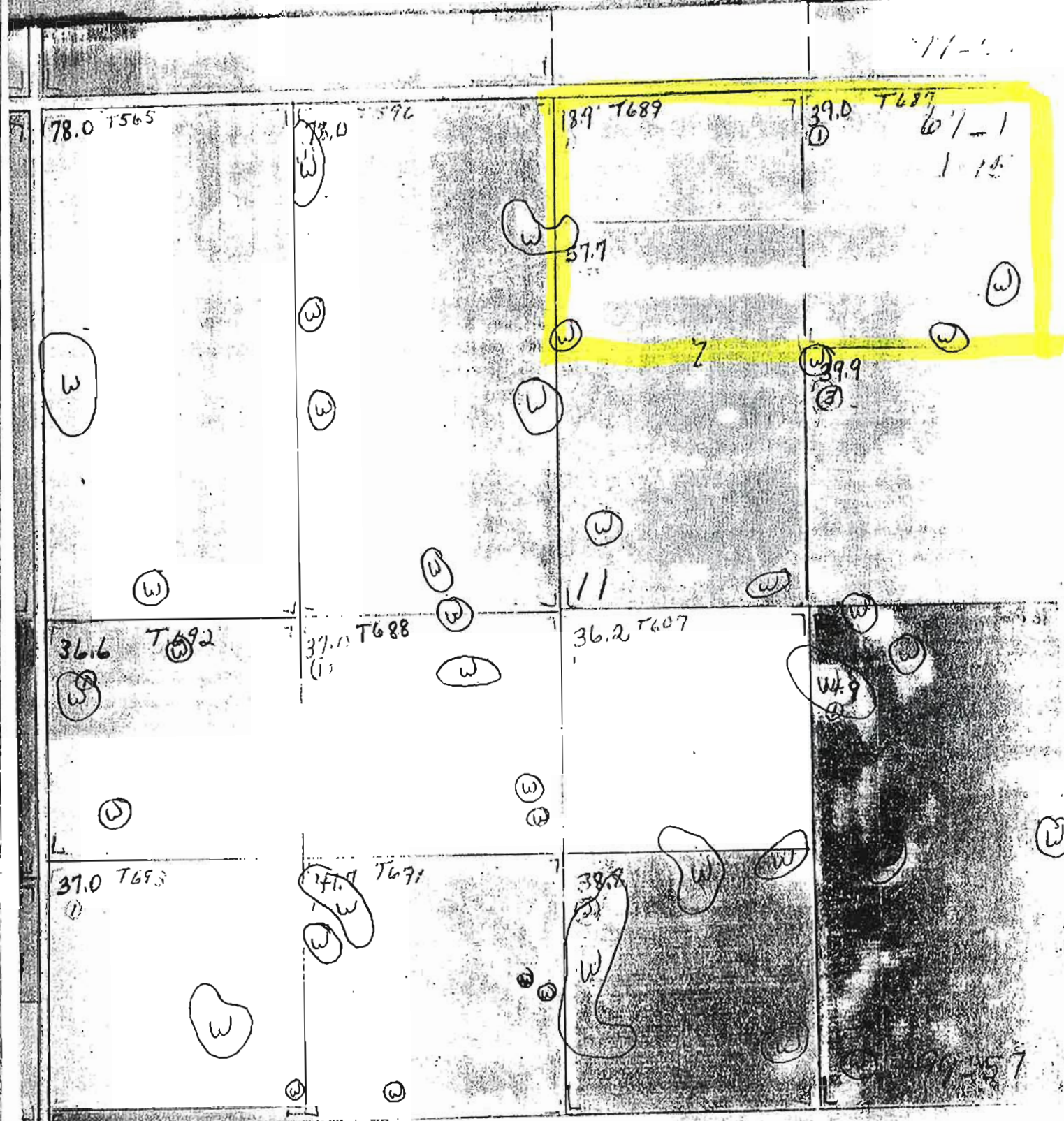
January 25, 2013



Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-020 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.



# NOT TO SCALE



South Dakota  
 Hutchinson  
 Report ID: FSA-156EZ

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

FARM: 9926  
 Prepared: 1/25/13 3:28 PM  
 Crop Year: 2013  
 Page: 1 of 1

Operator Name  
 ADELLA WALTER GROSS

Farm Identifier  
 DIVISION O F9183

Recon Number  
 2013 48067 70

Farms Associated with Operator:  
 9182, 9924

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
76.4	76.4	76.4	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	FAV/WR History			
0.0	0.0	76.4	0.0	0.0	N			

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	27.3	66	113	0.0
SOYBEANS	40.7	27	33	0.0
Total Base Acres:	68.0			

Tract Number: 42969      Description: NNE 11-99-57  
 BIA Range Unit Number:  
 HEL Status: HEL Determinations not complete  
 Wetland Status: Tract contains a wetland or farmed wetland  
 WL Violations: None

FAV/WR History  
 N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
76.4	76.4	76.4	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	76.4	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	27.3	66	113	0.0
SOYBEANS	40.7	27	33	0.0
Total Base Acres:	68.0			

Owners: ADELLA WALTER GROSS  
 Other Producers: None



**FRIDAY FEBRUARY 22<sup>ND</sup> AT 10:30 AM**  
**HELD AT THE WIEMAN AUCTION FACILITY**  
**1 MILE SOUTH AND 1/2 MILE WEST OF MARION, SD**



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