

*Hutchinson County*

# FARM LAND AUCTION

**27.87  
Acres**

*Friday*  
**March 1st**  
*at 10:00 AM*

OWNER:

**Marilyn Graber  
Estate**



44628 SD HWY 44, Marion SD phone: 800-251-3111

web: [wiemanauction.com](http://wiemanauction.com)

fax: 605-648-3102

*"We Sell The Earth And Everything On It!"*

**ACREAGE – COMMERCIAL – FARM LAND  
27.87 ACRES IN VALLEY TOWNSHIP  
HUTCHINSON COUNTY LAND  
AT AUCTION**

**FRIDAY, MARCH 1<sup>ST</sup> 10:00 AM**

**PROPERTY LOCATION:** From Katie's Malt Shop on the south edge of Freeman, SD go approx. 1 mile south on US Hwy 81, west side of the road. (Watch for signs). **Note: Auction to be held in the Freeman Community Center**

**LEGAL:** The E ½ E ½ NE ¼ (less E 495.47' S 544.5' N 1206.5' except E 50' & except Lot H2) & (less N316' except lot H2), all in Section 11-98N-56W, Hutchinson County, SD.

- This unique tract would be a great addition for any acreage seeker, farmer-operator, or investor.
- Conveniently located along US Hwy 81, this tract affords the new buyer endless possibilities for farming, grain storage, commercial ventures, and even the possibility of a new home!
- Great eye appeal with topography that is gently rolling and according to the FSA, this tract is 100% tillable with a productivity index of 63.5.
- The new buyer will receive full possession for the 2019 crop year.
- In 2016, there was 3,550' of drain tile installed on the south end of this tract.
- The current assessed value is \$53,362 and the 2017 taxes were \$497.72.

**TERMS:** Cash Sale with a \$15,000 nonrefundable down payment on Sale Day and the balance on or before April 19, 2019. A warranty deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Buyer will receive full possession for the 2019 Crop Year. Buyer to pay all 2019 real estate taxes due in 2020. Closing fee will be split 50/50 between buyer and seller. Sold subject to the personal representative's confirmation and any easement of record. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

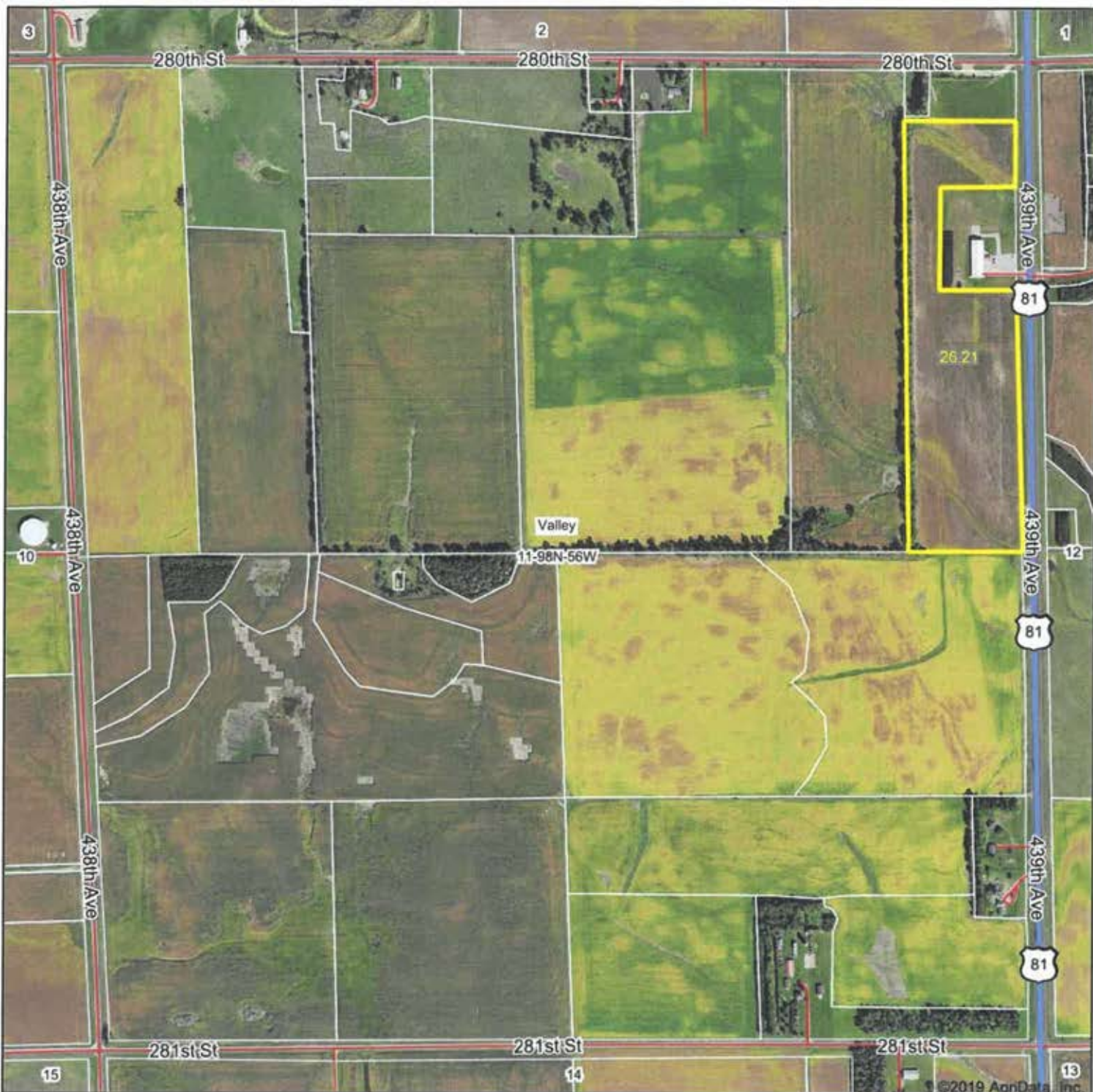
If a land purchase is in your plans – please check out this great tract. We invite you to view this parcel of land at your convenience. For an information packet, go to [www.wiemanauktion.com](http://www.wiemanauktion.com) or call our office at 800-251-3111. **Auction will be held in the old music room in the Freeman Community Center.** Come prepared to buy!

**MARILYN GRABER ESTATE – OWNER  
Susan Buck – Personal Representative**

Wieman Land & Auction Co., Inc.  
800-251-3111 Marion SD  
Rich, Kevin, Mike, Derek, & Ryan Wieman  
& Ron Leitheiser – Land Brokers  
[www.wiemanauktion.com](http://www.wiemanauktion.com)

Closing Attorney  
Glenn L. Roth  
Freeman & Olivet, SD  
605-387-5530

# Aerial Map



Maps Provided By:



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map center: 43° 19' 16.54, -97° 25' 48.68

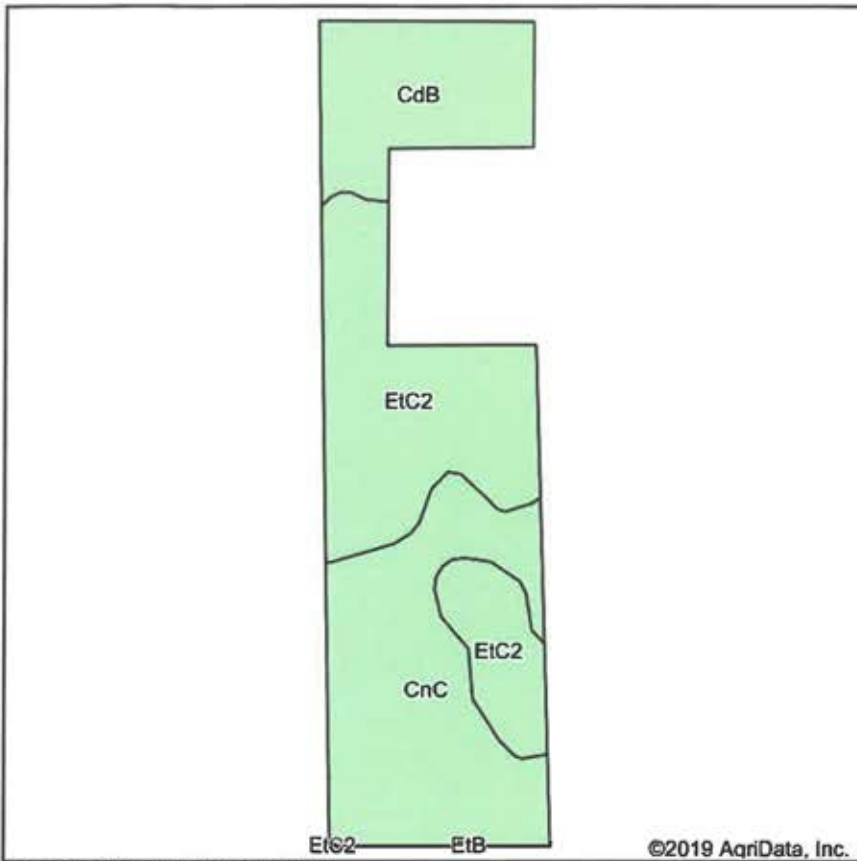


11-98N-56W  
Hutchinson County  
South Dakota

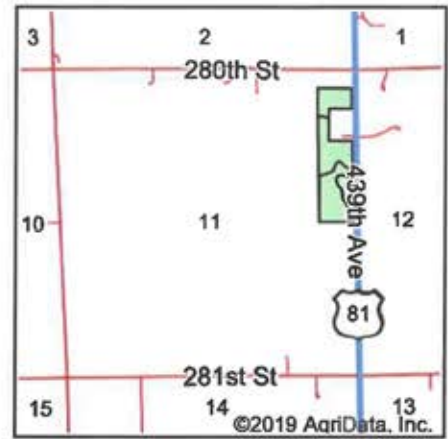


2/6/2019

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Hutchinson**  
 Location: **11-98N-56W**  
 Township: **Valley**  
 Acres: **26.21**  
 Date: **2/6/2019**



Area Symbol: SD602, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EtC2	Ethan-Betts loams, 6 to 9 percent slopes, eroded	10.76	41.1%	V1e	49
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	10.08	38.5%	Il1e	69
CdB	Clarno loam, 2 to 6 percent slopes	5.37	20.5%	Il1e	82
<b>Weighted Average</b>					<b>63.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : LOREN TSCHETTER  
Farms Associated with Operator :  
CRP Contract Number(s) : None  
Recon ID : None

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
25.80	25.80	25.80	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	25.80	0.00		0.00		0.00	0.00	0.00

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	19.80	0.00	0	121	
Soybeans	6.00	0.00	0	33	
<b>TOTAL</b>	<b>25.80</b>	<b>0.00</b>			

**NOTES**

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Tract Number : 42797

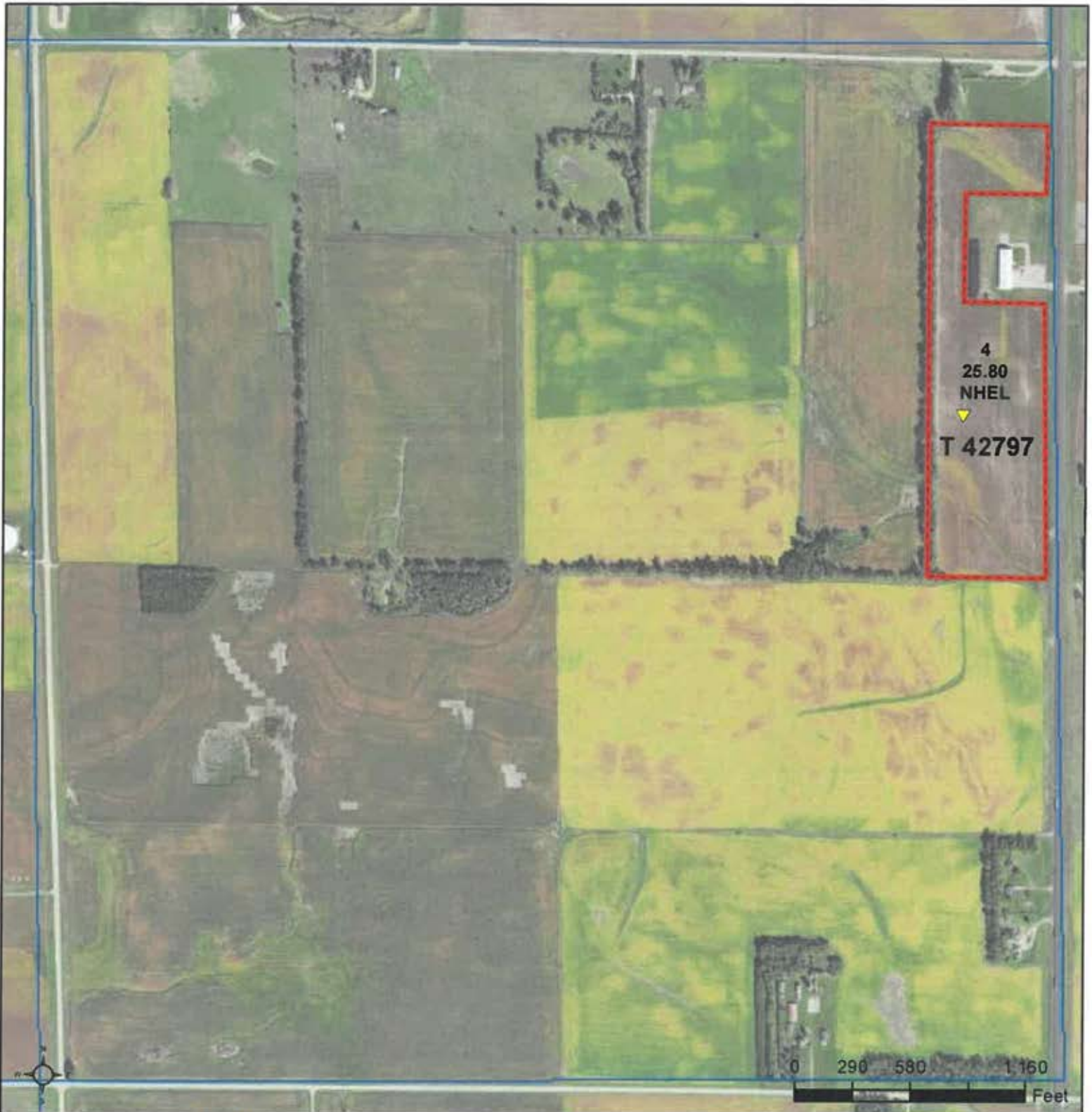
Description : EENE less N316' of 11-98-56  
FSA Physical Location : SOUTH DAKOTA/HUTCHINSON  
ANSI Physical Location : SOUTH DAKOTA/HUTCHINSON  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : MARILYN GRABER  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
25.80	25.80	25.80	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	25.80	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	19.80	0.00	0	121
Soybeans	6.00	0.00	0	33



**Common Land Unit**   PLSS

Cropland

Tract Boundary

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

**2018 Program Year**

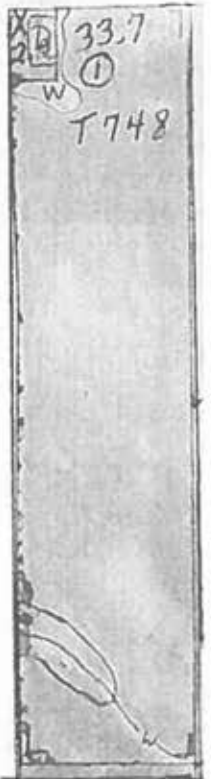
Map Created September 21, 2017

**Farm 9626**

**11 -98N -56W**

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E<sup>2</sup>E<sup>2</sup>NE<sup>4</sup>  
11-98-56



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