

AUCTION

THURSDAY OCTOBER 30TH AT 10:00 AM

397.18 ACRES TURNER COUNTY FARM LAND

OWNER:

MARJORIE SCHELLENBERG



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**397.18 ACRES TURNER COUNTY FARM LAND
AUCTION**

I will sell the following farm land at auction at the Wieman Auction Facility located from Marion SD 1 South & ½ West on:

THURSDAY, OCT. 30TH 10:00

All Tracts of Land are located from North Edge of Marion SD go 4 miles East

TRACT # 1 158.19 ACRES UNIMPROVED

This tract consists of 158.19 acres (+ or -) of unimproved farm land. The FSA Office indicates that this tract has 148.09 acres tillable and the balance waterways, low ground and road right of way. The predominate soil types are Clarno-Ethan Loams, Clarno-Crossplain-Davison Complex, Clarno-Bonilla Loams, Tetonka Silt Loam and Worthing Silty Loam and this tract has a soil productivity index rating of 76. The land layes level to very gently rolling with waterway passing through it. The annual real estate taxes are \$ 3,143.54.

We invite you to examine this tract at your convenience.

LEGAL: The SW ¼ of Section 36-100-54 Turner County SD

TRACT # 2 159.99 ACRES UNIMPROVED

This tract consists of 159.99 acres (+ or -) of unimproved farm land. The FSA Office reports that it has 124.66 acres tillable and the balance in pasture, low ground, former RR land and road right of way. The predominate soil types are Clarno-Ethan Loams, Clarno-Bonilla Loams, Worthing Silty Clay Loam, Clarno-Davison Loams and Tetonka Silt Loam and it has a soil productivity index rating of 74.5. The land layes generally level and does have waterway passing through it. The annual real estate taxes are \$ 2,981.74.

We invite you to examine this tract at your convenience.

LEGAL: The NW ¼ of Section 1-99-54 Turner County SD

TRACT # 3 79 ACRES UNIMPROVED

This tract consists of 79 acres (+ or -) of unimproved farm land. The FSA Office indicates that this tract has 51.79 acres tillable and the balance in grass, trees, old building site and former RR line. It currently has 38.97 acres in farm land. The predominate soil types are Clarno-Ethan Loams, Worthing Silty Clay Loam, Clarno-Bonilla Loams and it has a soil productivity index rating of 70.6. The land layes level to rolling and has several waterers in the pasture. The annual real estate taxes are \$ 1,481.46. One acre in SE corner for old school house is out, and does not pass with the land.

We invite you to examine this tract at your convenience.

LEGAL: The S ½ of the SE ¼ except the South 13 Rods of the East 12 Rods in Section 35-100-54 Turner County SD

TERMS: Cash Sale with 15% non refundable down payment the day of sale and the balance on or before January 5, 2015. A warranty deed will be provided and title insurance utilized with the cost split 50/50 between buyer and seller. Full possession for 2015 crop year granted at closing. 2013 & 2014 RE Taxes paid by Seller, 2015 RE Taxes to be paid by the Buyer. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

For More Infor/Buyers Packet and Pictures visit our website: www.wiemanauktion.com or call 800-251-3111

MARJORIE SCHELLENBERG, OWNER

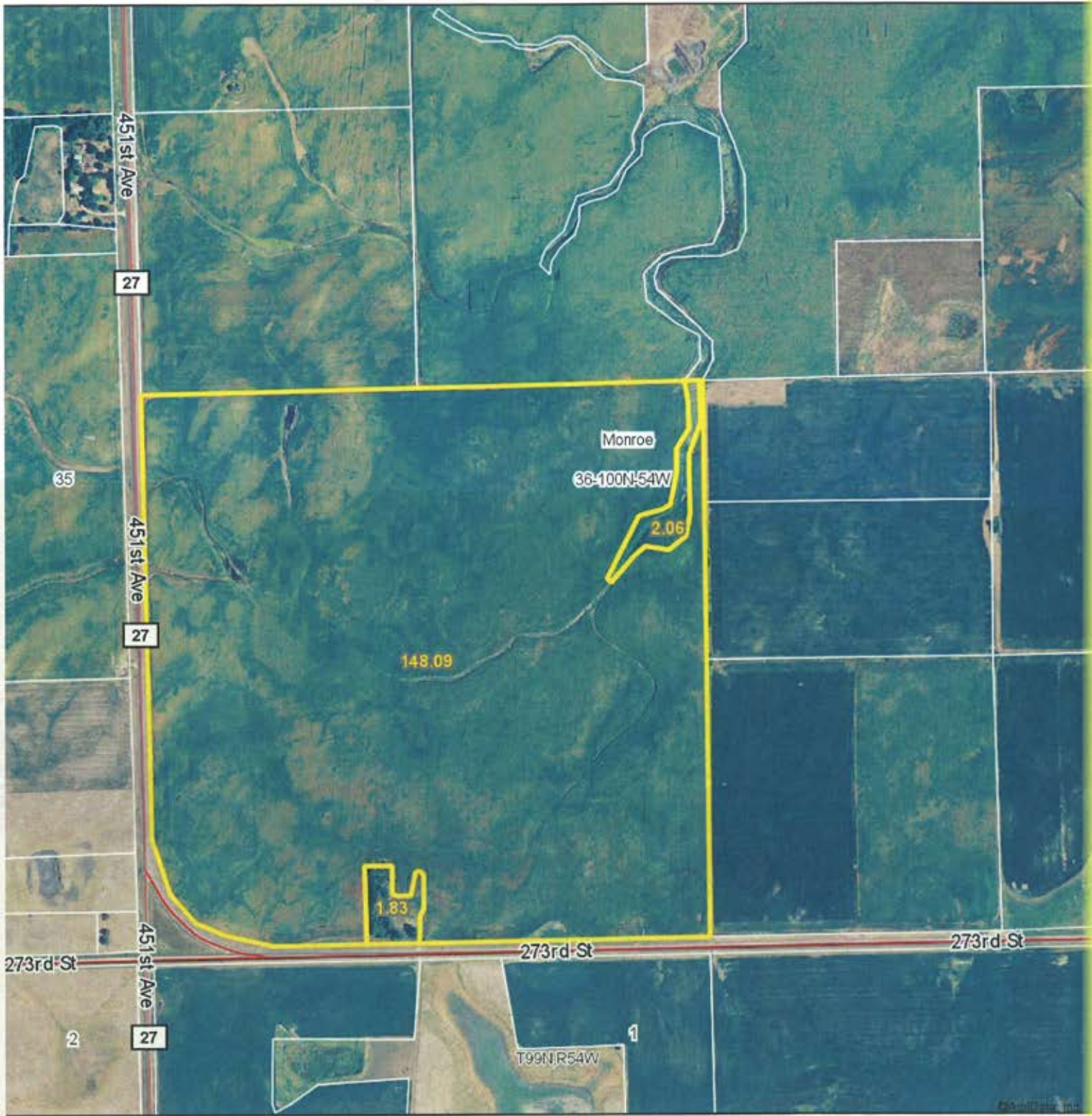
Wieman Land & Auction Co., Inc.
Rich & Gary Wieman, Brokers
Marion SD 800-251-3111
E-mail: www.wiemanauktion@yahoo.com

Margolis & Bloom
Harry Margolis
Boston, Mass.
Attorney for Seller

Dale L. Strasser
Freeman SD
605-925-7745
Closing Agent

Aerial Map

TRACT # 1 158.19 ACRES UNIMPROVED



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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36-100N-54W
Turner County
South Dakota

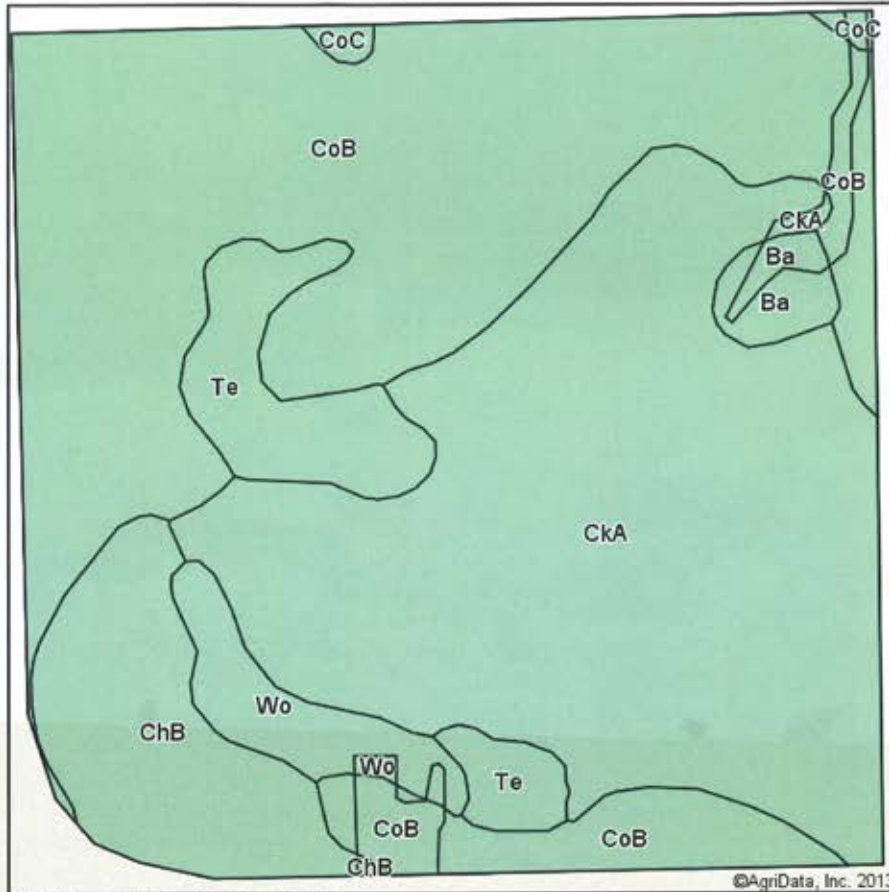
map center: 43° 26' 7.33, 97° 10' 27.1

scale: 8496



1/8/2014

Soil Map



State: **South Dakota**
 County: **Turner**
 Location: **36-100N-54W**
 Township: **Monroe**
 Acres: **151.98**
 Date: **1/8/2014**

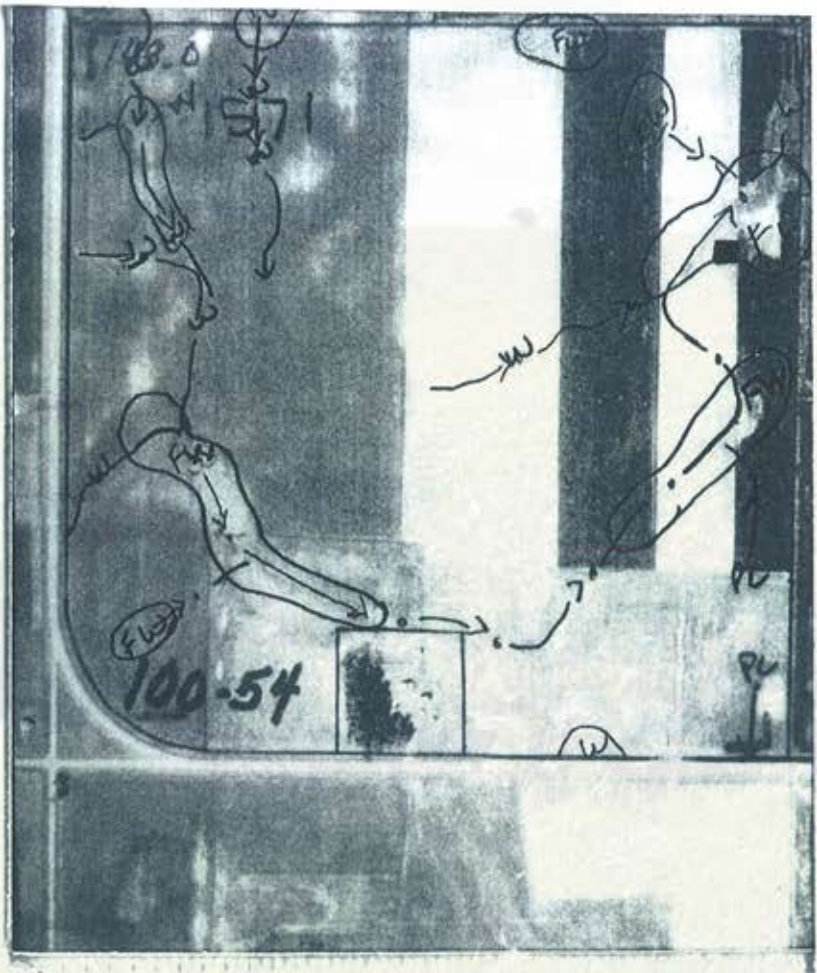


Maps Provided By:
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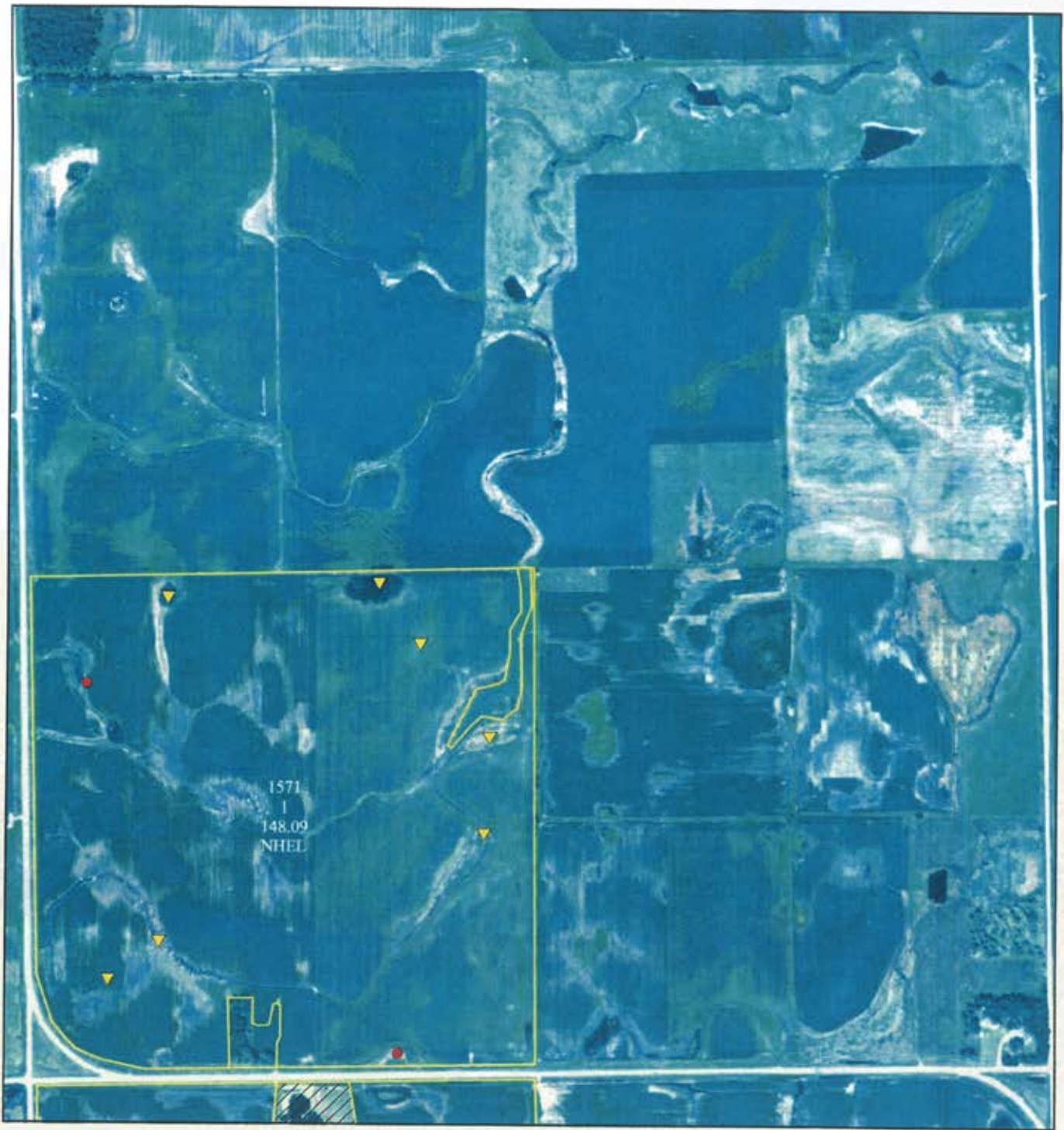
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
CoB	Clarno-Ethan loams, 2 to 6 percent slopes	62.07	40.8%	Ile	76	3.4	42	68	7.9	40	52	26	33
CkA	Clarno-Crossplain-Davison complex, 0 to 3 percent slopes	60.20	39.6%	Ile	82	3.2	42	78	9.1	46	53	30	33
ChB	Clarno-Bonilla loams, 1 to 6 percent slopes	12.87	8.5%	Ilc	83	3.8	45	76	8.8	44	57	30	36
Te	Tetonka silt loam	8.96	5.9%	IVw	60	0.6	18	57	6.6	34	22	22	8
Wo	Worthing silty clay loam	4.87	3.2%	Vw	34		5	29	3.4	17	6	11	1
Ba	Baltic silty clay loam	2.29	1.5%	Vw	37		5	29	3.4	17	6	10	1
CoC	Clarno-Ethan loams, 5 to 9 percent slopes	0.72	0.5%	IIle	60	3	35	55	6.3	32	44	21	28
Weighted Average					76	3	39.1	70.1	8.2	41.2	48.8	26.9	30.2

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

WETLANDS MAP



SW 1/4 36-100-54



United States Department of Agriculture
Farm Service Agency

November 29, 2010

PLSS: 36_100N_54W
Farm: 7949

Turner County, SD

1:8,363



Wetland Determination Identifiers

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

Common Land Units

Non Cropland

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original demination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

2010 Ortho-Photography - Not to Scale

South Dakota
 Turner
 Report ID: FSA-156EZ

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

FARM: 7949
 Prepared: 2/13/14 9:39 AM
 Crop Year: 2014
 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: 1571 Description: SW 36 100 54 FAV/WR History: N
 BIA Range Unit Number:
 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
151.98	148.09	148.09	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	148.09	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	75.5	67	116	0.0
SOYBEANS	72.6	31	37	0.0
Total Base Acres:	148.1			

Owners: MARJORIE SCHELLENBERG
 Other Producers: None

TRACT # 1 158.19 ACRES UNIMPROVED

TRACT # 2 159.99 ACRES UNIMPROVED

Aerial Map



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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1-99N-54W
Turner County
South Dakota

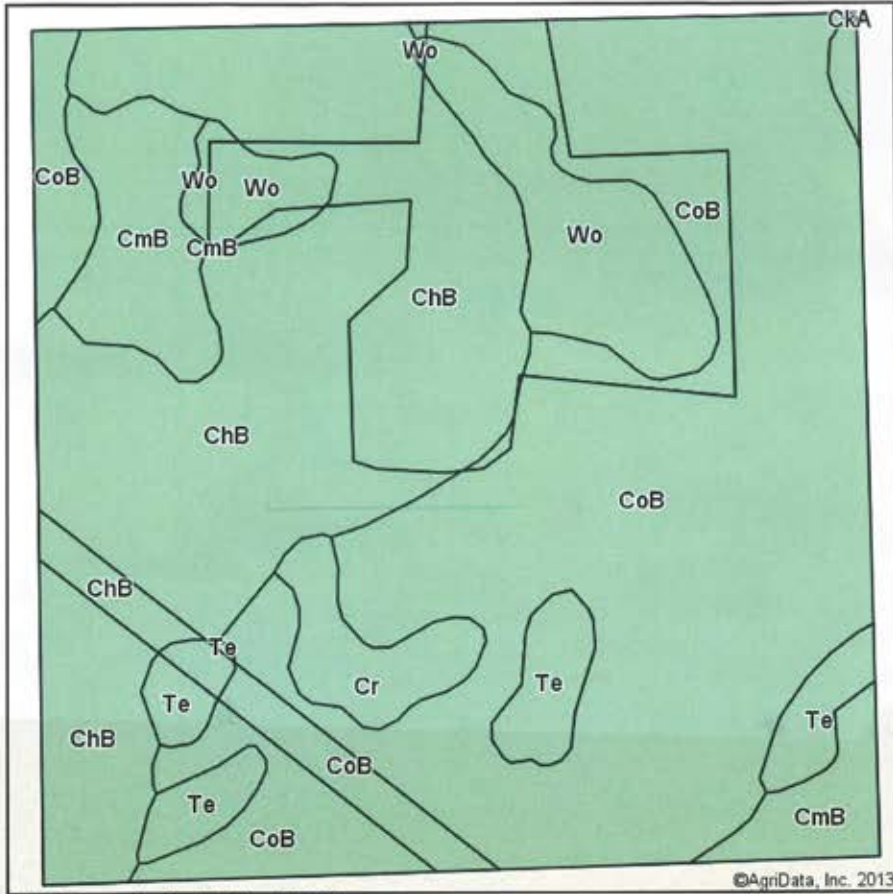
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scale: 9533



1/8/2014

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

Soil Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Turner**
 Location: **1-99N-54W**
 Township: **Marion**
 Acres: **157.82**
 Date: **1/8/2014**



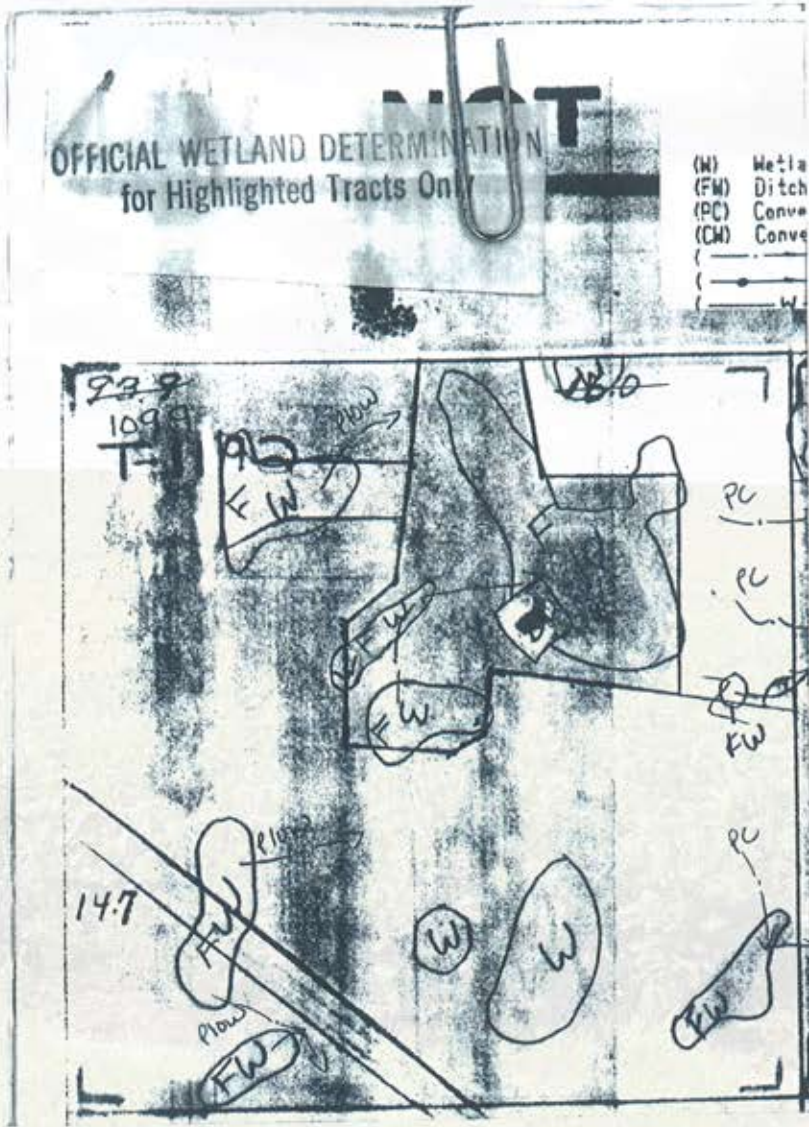
Maps Provided By:
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
CoB	Clarno-Ethan loams, 2 to 6 percent slopes	74.33	47.1%	Ile	76	3.4	42	68	7.9	40	52	26	33
ChB	Clarno-Bonilla loams, 1 to 6 percent slopes	49.50	31.4%	IIc	83	3.8	45	76	8.8	44	57	30	36
Wo	Worthing silty clay loam	11.61	7.4%	Vw	34		5	29	3.4	17	6	11	1
CmB	Clarno-Davison loams, 2 to 5 percent slopes	10.60	6.7%	Ile	78	3.4	41	70	8.1	41	51	26	32
Te	Tetonka silt loam	7.70	4.9%	IVw	60	0.6	18	57	6.6	34	22	22	8
Cr	Crossplain clay loam	4.08	2.6%	IIw	78	2	36	74	8.6	44	46	29	28
Weighted Average					74.5	3.1	38.8	67.4	7.8	39.4	48.5	26	30.2

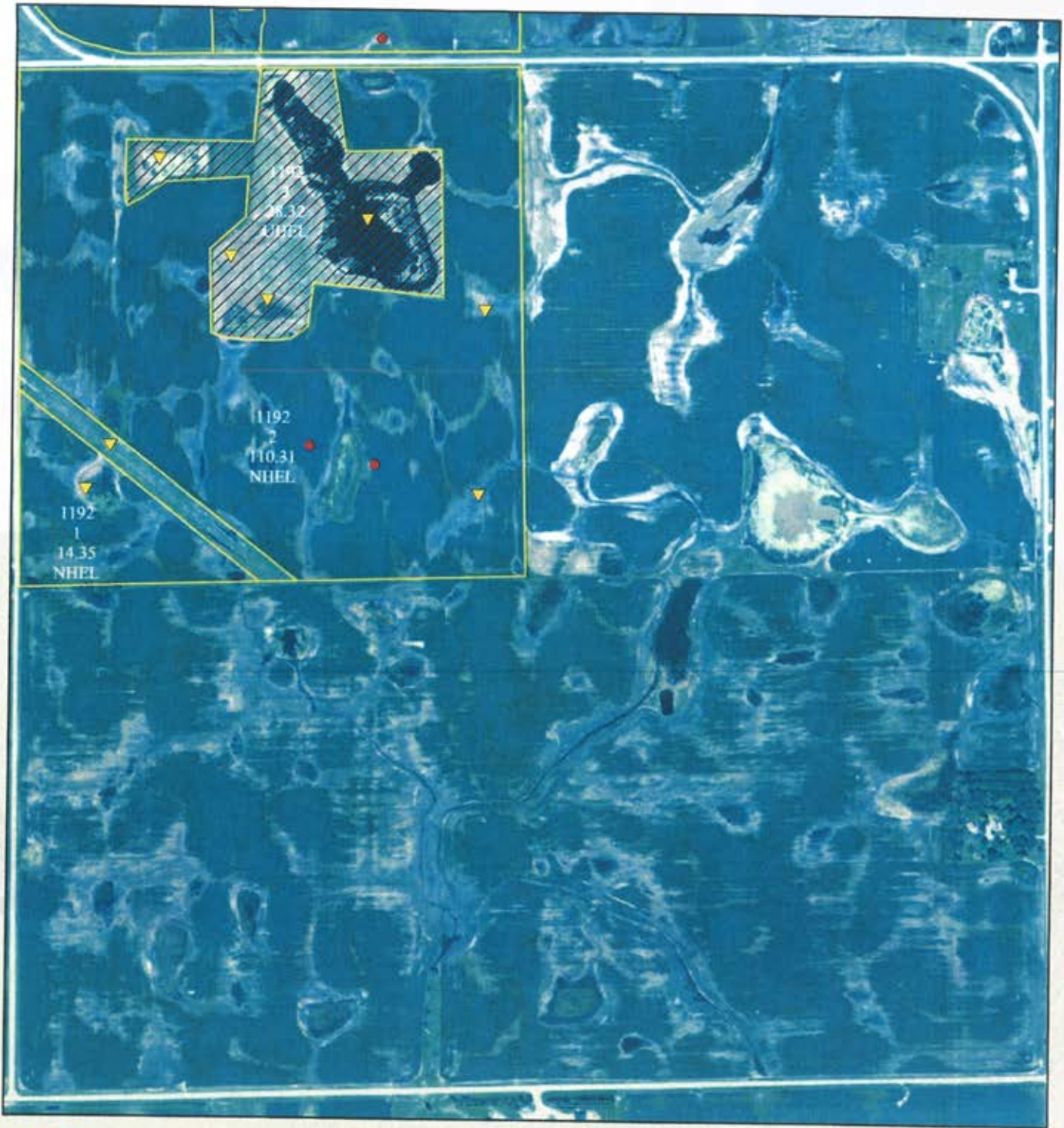
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

TRACT # 2 159.99 ACRES UNIMPROVED

WETLANDS MAP



NW 1/4 1-99-54



United States Department of Agriculture
Farm Service Agency

November 29, 2010

PLSS: 1_99N_54W **Turner County, SD**
Farm: 7949

1:8,245



Wetland Determination Identifiers

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

Common Land Units

Non Cropland

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

2010 Ortho-Photography - Not to Scale

FARM: 7949

South Dakota
Turner
Report ID: FSA-156EZ

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

Prepared: 2/13/14 9:39 AM
Crop Year: 2014
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	Farm Identifier	Recon Number
LEO J FITZGERALD	COMBINED 786 & 1119	2009 46125 187

Farms Associated with Operator:
5254, 5549, 6410, 6655, 6656, 6657, 7630

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
309.8	272.75	272.75	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	FAV/WR History			
0.0	0.0	272.75	0.0	0.0	N			

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	137.8	68	116	0.0
SOYBEANS	134.9	31	37	0.0
Total Base Acres:	272.7			

Tract Number: 1192 Description: NW 1 99 54 FAV/WR History: N

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

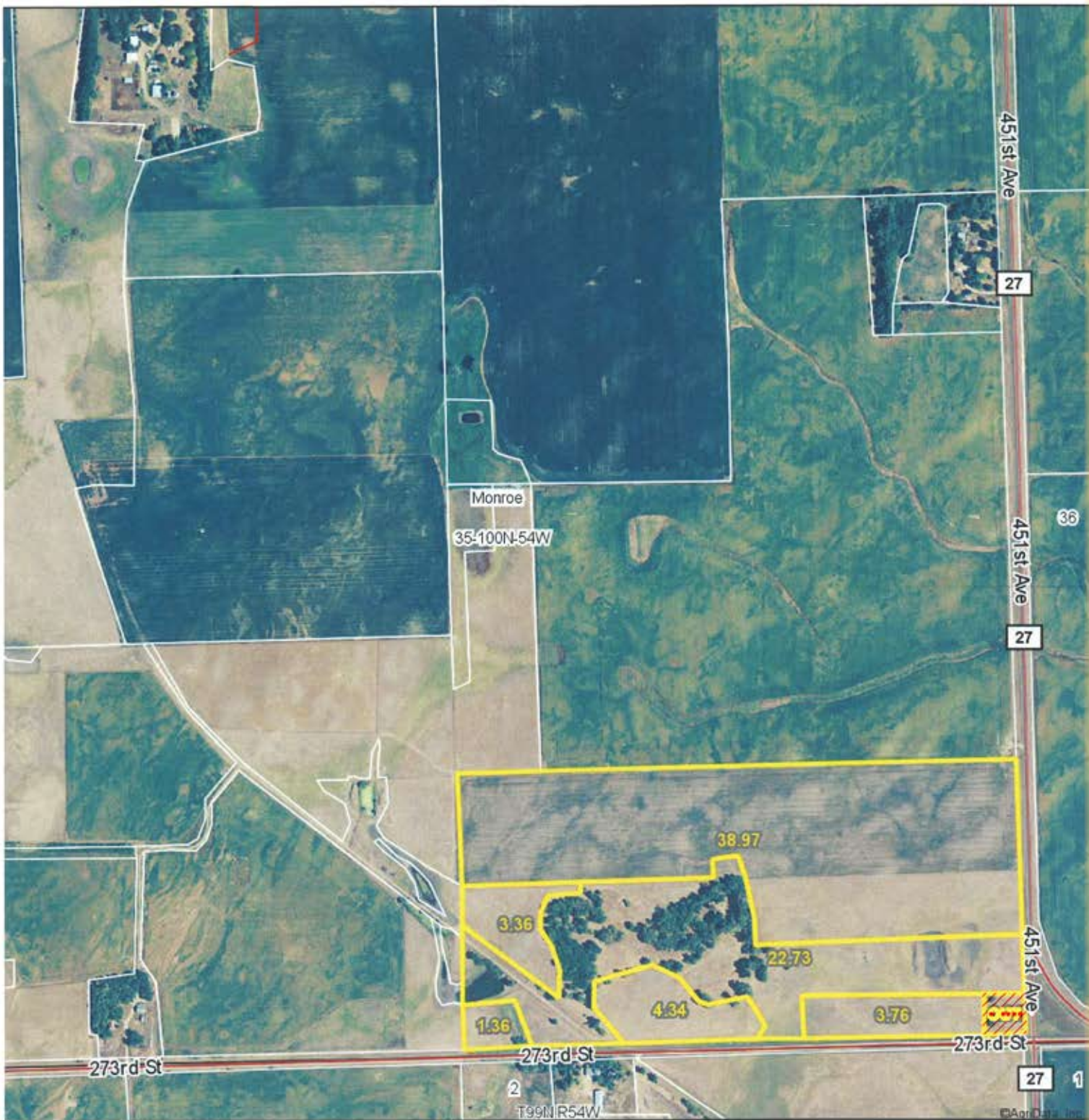
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
157.82	124.66	124.66	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	124.66	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	62.3	70	116	0.0
SOYBEANS	62.3	32	38	0.0
Total Base Acres:	124.6			

Owners: MARJORIE SCHELLENBERG
Other Producers: None

Aerial Map

TRACT # 3 79 ACRES UNIMPROVED



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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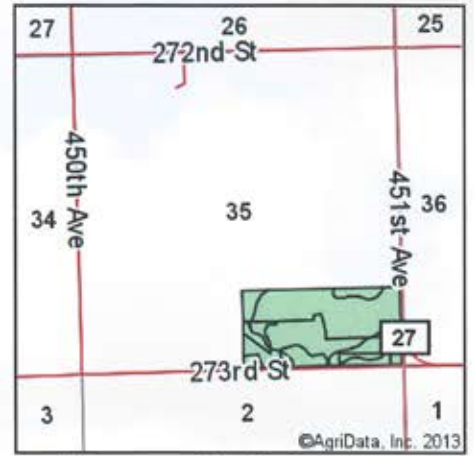
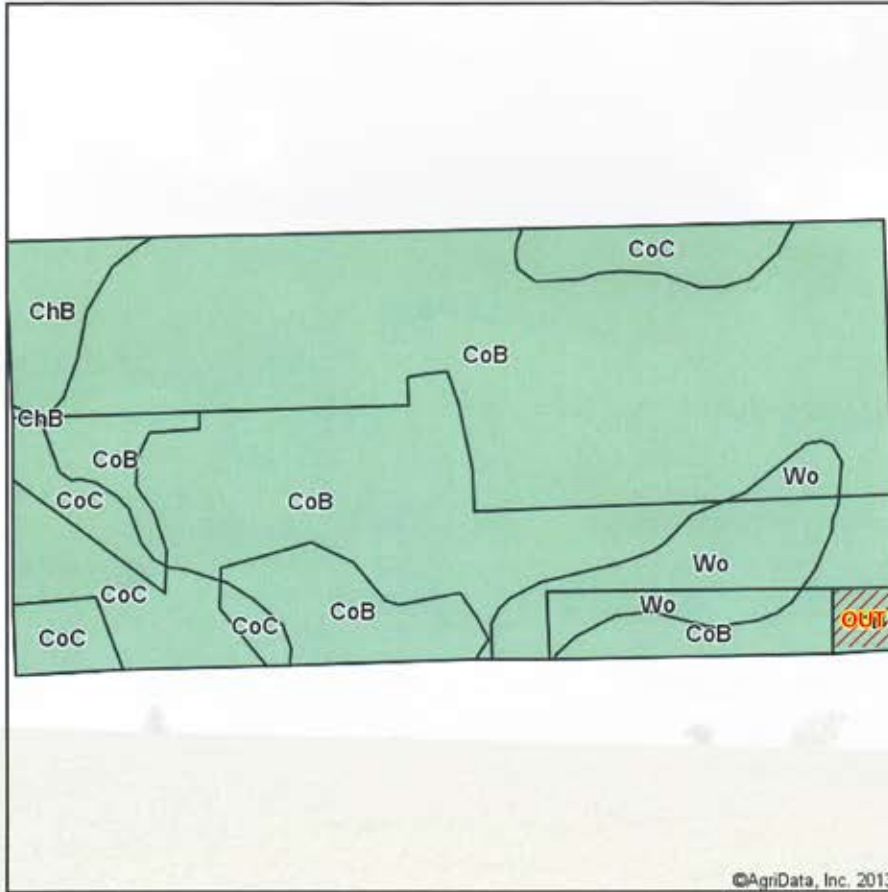
35-100N-54W
Turner County
South Dakota

map center: 43° 26' 11.79, 97° 11' 22.45
 scale: 8496



1/8/2014

Soil Map



State: **South Dakota**
 County: **Turner**
 Location: **35-100N-54W**
 Township: **Monroe**
 Acres: **75.33**
 Date: **1/8/2014**

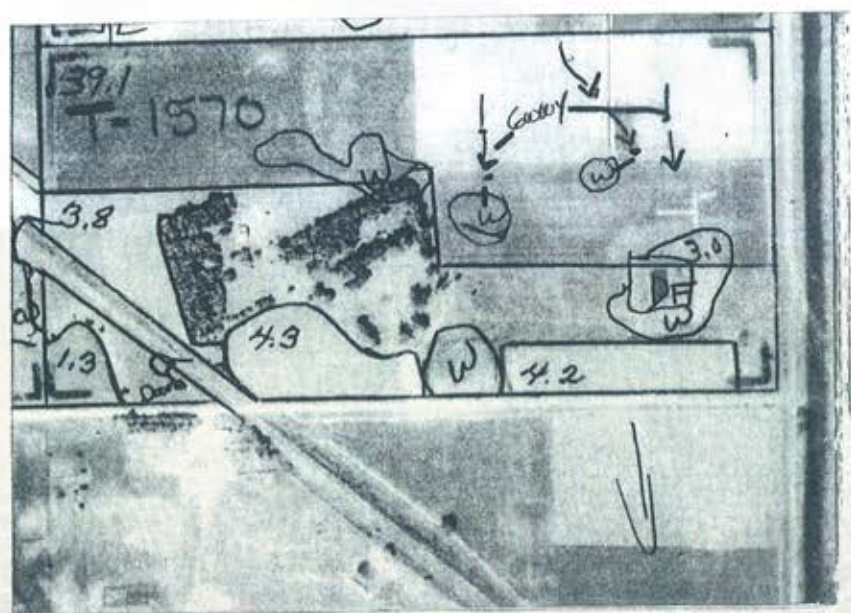


Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
CoB	Clamo-Ethan loams, 2 to 6 percent slopes	56.00	74.3%	Ile	76	3.4	42	68	7.9	40	52	26	33
CoC	Clamo-Ethan loams, 5 to 9 percent slopes	10.28	13.6%	IIIe	60	3	35	55	6.3	32	44	21	28
Wo	Worthing silty clay loam	6.29	8.3%	Vw	34		5	29	3.4	17	6	11	1
ChB	Clamo-Bonilla loams, 1 to 6 percent slopes	2.76	3.7%	IIc	83	3.8	45	76	8.8	44	57	30	36
Weighted Average					70.6	3.1	38.1	63.3	7.3	37.1	47.3	24.2	29.8

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

WETLANDS MAP



S 1/2 S 2 1/4 35-100-54



United States Department of Agriculture
Farm Service Agency

November 26, 2010

PLSS: 35_100N_54W
Farm: 4959 **Turner County, SD**
1:8,363



- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- Common Land Units
- ▨ Non Cropland

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2010 Ortho-Photography - Not to Scale

South Dakota
Turner
Report ID: FSA-156EZ

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

FARM: 4959
Prepared: 2/13/14 9:39 AM
Crop Year: 2014
Page: 1 of 1

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Operator Name: MORRIS L BEEMELMAN
Farm Identifier: SPLIT OF 1118
Recon Number:

Farms Associated with Operator:
4961

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
74.52	51.79	51.79	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	51.79	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	27.1	67	67	0.0
SOYBEANS	1.6	20	20	0.0
Total Base Acres:	28.7			

Tract Number: 4662 Description: SSE 35 100 54 LESS 1A SESESE FAV/WR History: N

BIA Range Unit Number:

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
74.52	51.79	51.79	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	51.79	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	27.1	67	67	0.0
SOYBEANS	1.6	20	20	0.0
Total Base Acres:	28.7			

Owners: MARJORIE SCHELLENBERG

Other Producers: None

TRACT # 3 79 ACRES UNIMPROVED

397.18 ACRES TURNER COUNTY FARM LAND

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