

AUCTION

FRIDAY DECEMBER 6TH AT 10:30 AM

**240 ACRES OF OAK HOLLOW TOWNSHIP
HUTCHINSON COUNTY, ALL TILLABLE LAND
OFFERED IN TWO TRACTS**

OWNER:
HEIRS OF
VERLETTA WITTMER



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**240 ACRES OF OAK HOLLOW TOWNSHIP HUTCHINSON COUNTY, ALL TILLABLE LAND
OFFERED IN TWO TRACTS - AT AUCTION**

The following land will be offered for sale indoors at the Tripp Fire Hall on:

**FRIDAY DECEMBER 6TH
10:30 A.M.**

It is our privilege to offer these two outstanding tracts of land found in the tightly held Oak Hollow Township where land is rarely available for sale to the general public. These parcels offer some of the best soils that Hutchinson County has to offer with close proximity to major grain markets. Farmers & investors check out this upcoming opportunity!

TRACT ONE: 160-ACRES UNIMPROVED

LEGAL: The SE ¼ of Section 35, 97-61 Hutchinson County, SD.

LOCATION: From the Junction of Hwy 37 & 289th St. (oil road) 2-miles west on 289th St, then south 1 ½ miles on 409th Ave on the west side of the road or at the junction of 291st St & 409th Ave.

- 151.75 Acres tillable with the balance found in RROW & waterways.
- Soil rating of 76.6 with the predominant soil Homme-Onita Complex (84)
- Property being sold subject to 2014 Crop lease which pays \$32,000 or \$200/acre to the new buyer paid in full on March 1, 2014.
- Annual Taxes are \$1,826.36 and is bordered to the east and south by gravel township roads.
- Base & Yields, wetland maps, and other pertinent information found in Buyers Packet
- Buyer at closing to receive landlords possession with full possession for the 2015 crop year.

TRACT TWO: 80-ACRES UNIMPROVED

LEGAL: The E ½ of the SE ¼ of Section 21, 97-61 Hutchinson County, SD.

LOCATION: From the Junction of Hwy. 37 & 289th St. (oil road) go 4-miles west on 289th St. north side of the road, or at the Junction of 407th Ave & 289th St.

- 76.85 acres tillable with the balance in RROW.
- Soil rating of 66.9 with predominant soils Tetonka & Whitewood loams (74)
- Property being sold subject to 2014 Crop Lease which pays \$16,000 or \$200/acre to the new buyer paid in full on March 1, 2014.
- Annual Taxes are \$829.16. Oil road borders to the south, gravel road to the east.
- This tract is under contract to have a B&H Wind Turbine erected. Plans call for construction to begin in the fall of 2014. For more details see Buyers Packet.
- Buyer at closing to receive landlords possession with full possession for the 2015 crop year.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience or visit 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 January 6, 2014. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Cost of lenders policy paid 100% by buyer. Sellers to pay the 2013 taxes in full. Sold subject to the 2014 crop lease, all easements, restrictions, and owners approval. Tracts will be sold independently and not tied together. Come prepared to buy! Remember land auction to be held indoors at the Tripp Fire Hall.

HEIRS OF VERLETTA WITTMEIER –OWNERS

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

James R. Haar
Closing Attorney
605-935-6831

Aerial Map



Maps provided by:



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35-97N-61W
Hutchinson County
South Dakota

map center: 43° 10' 32.57, 98° 1' 13.8

scale: 8479



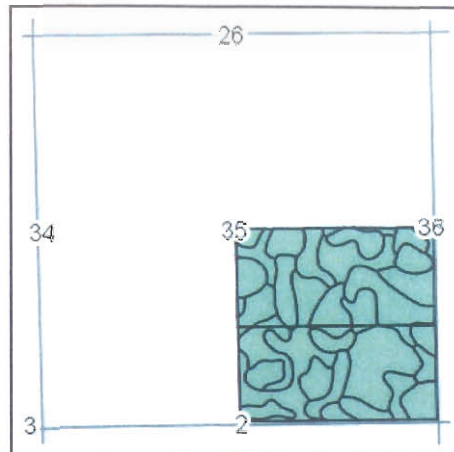
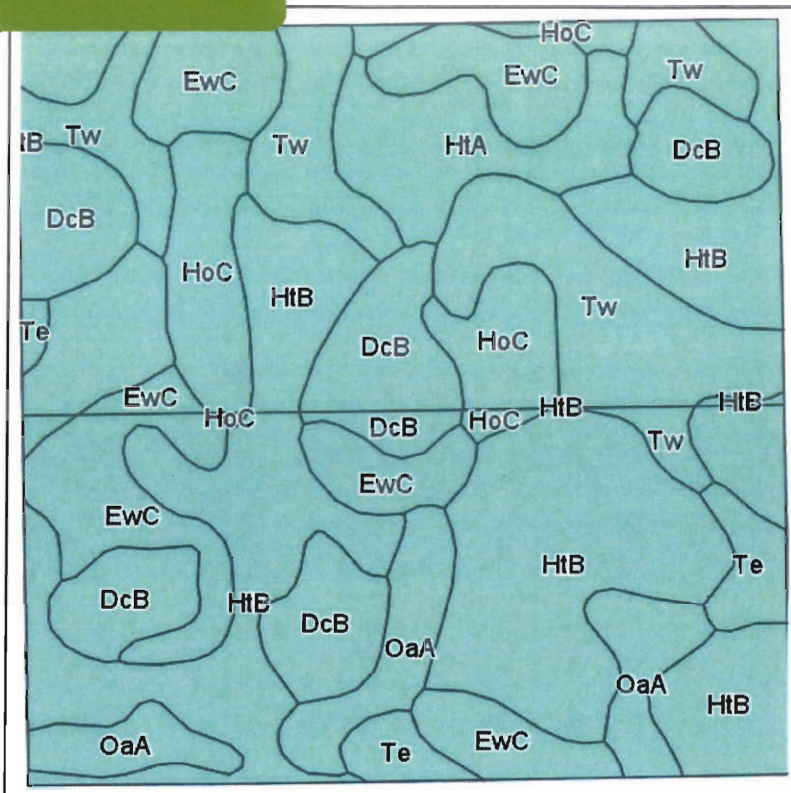
11/12/2013

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

TRACT ONE:

160 ACRES

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **35-97N-61W**
 Township: **Oak Hollow**
 Acres: **151.75**
 Date: **11/11/2013**



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
HtB	Homme-Onita complex, 2 to 6 percent slopes	54.09	35.6%	Ile	84	2.8	64	62	64	
EwC	Ethan-Homme complex, 6 to 9 percent slopes	22.99	15.1%	IVe	58	2.8	50	43	53	19
Tw	Tetonka and Whitewood silty clay loams	21.65	14.3%	IIIw	74					
DcB	Davison-Onita complex, 2 to 6 percent slopes	20.03	13.2%	IIle	78	2.6	61	43	62	17
HoC	Homme-Ethan complex, 6 to 9 percent slopes	10.78	7.1%	IIle	63	2.7	58	56	56	
OaA	Onita silt loam, 0 to 3 percent slopes	10.24	6.7%	IIc	94	3.3	74	70	75	
HtA	Homme-Onita complex, 0 to 2 percent slopes	7.78	5.1%	IIc	89	3.1	68	65	69	
Te	Tetonka silty clay loam	4.19	2.8%	IVw	58					
Weighted Average					75.6	2.3	51	46.3	51.6	5.1

South Dakota
Hutchinson
Report ID: FSA-156EZ

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

FA
Prepared: 1/10/15 2:43 PM
Crop Year: 2014
Page: 1 of 1

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: [REDACTED] Farm Identifier: DIVISION OF 4591 Recon Number:

Farms Associated with Operator: [REDACTED]

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
151.75	151.75	151.75	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	151.75	0.0	0.0			N	

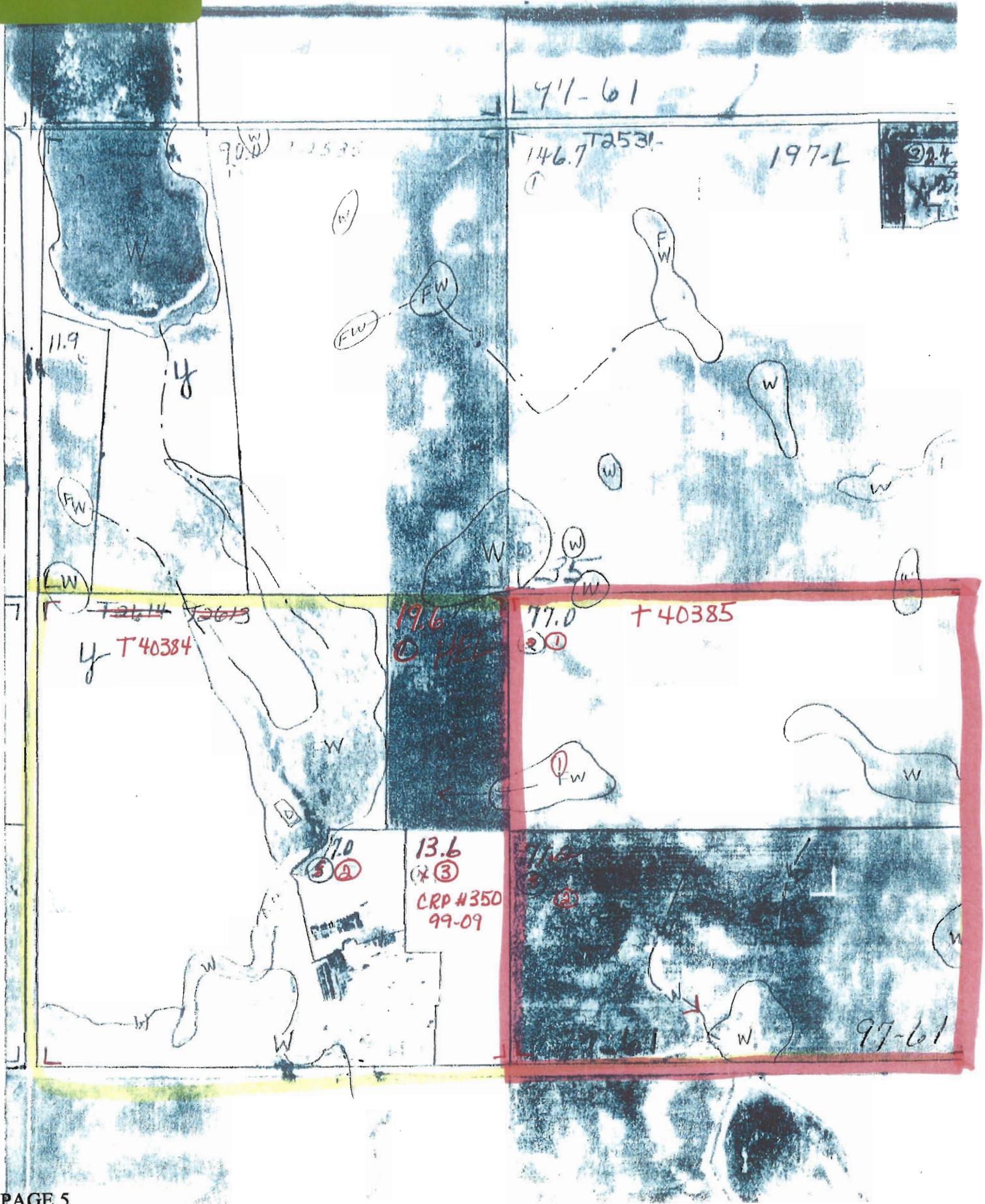
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	70.6	61	61	0.0
SOYBEANS	56.4	24	24	0.0
Total Base Acres:	127.0			

Tract Number: 40385 Description: B11L/ SE 35-97-61 FAV/WR History: N
 BIA Range Unit Number:
 HEL Status: HEL: conservation system is being actively applied
 Wetland Status: Tract contains a wetland or farmed wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
151.75	151.75	151.75	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	151.75	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	70.6	61	61	0.0
SOYBEANS	56.4	24	24	0.0
Total Base Acres:	127.0			

Owners: VERLETTA WITTMER
Other Producers: None



Prepared by:
James R. Haar
Attorney at Law
Box 368
Tripp, SD 57376
605-935-6831

COPY

FARM LEASE

THIS LEASE AND AGREEMENT made this 29th day of June 2012, by and between Verletta H. Wittmeier, of P O Box 12, Tripp, County of Hutchinson, State of South Dakota, hereinafter called the lessor, whether one or more, and David Schmidt, of 40850 285th Street, Tripp, County of Hutchinson, State of South Dakota, hereinafter called the lessee, whether one or more, for themselves, their heirs, administrators, executors, and assigns, witnesseth:

The lessor in consideration of the covenants herein contained on the part of the lessee has leased and by these presents does lease to the lessee subject to the provisions of this lease the following described premises situate in Hutchinson County, South Dakota, to-wit:

The Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-five (35) in Township Ninety-seven (97) North, Range Sixty-one (61), West of the 5th P.M. for the full term of two (2) years, commencing on the 1st day of March 2012, and ending on the 28th day of February, 2014.

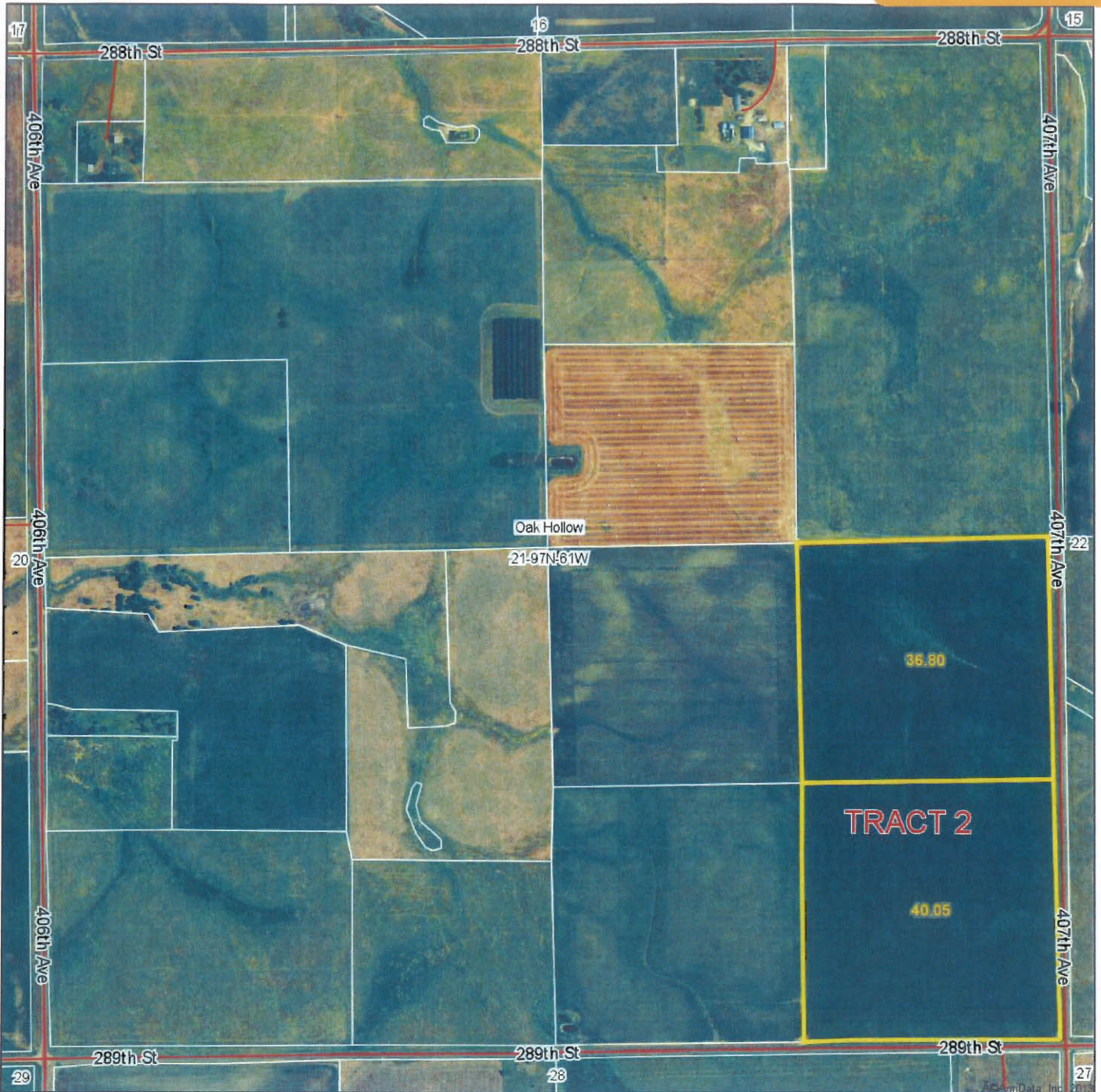
The lessee agrees to pay to the lessor as rent for said premises for and during the term of this lease N/A of all small grain and N/A of all corn raised thereon during the term of this lease, and as further consideration for said premises the lessee agrees to pay cash rent as follows:

For crop year 2012 the sum of \$17,600 payable on the 1st day of March 2013;

For crop year 2013 the sum of \$19,200 payable on the 1st day of March 2014.

Payment of cash rent is to be made at Law Office of James R. Haar, Tripp, SD with interest

Aerial Map



Maps provided by:



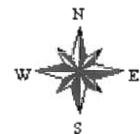
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www.AgriDataInc.com

21-97N-61W
Hutchinson County
South Dakota

map center: 43° 12' 14.24, 98° 3' 36.56

scale: 8498



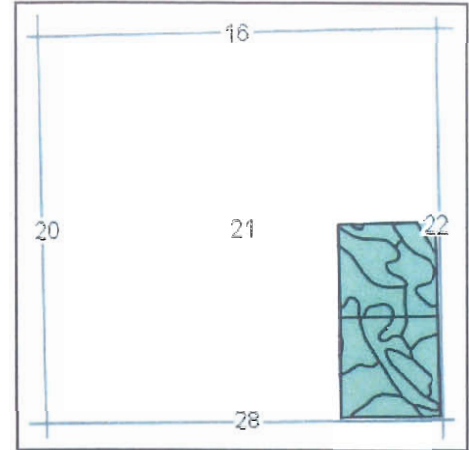
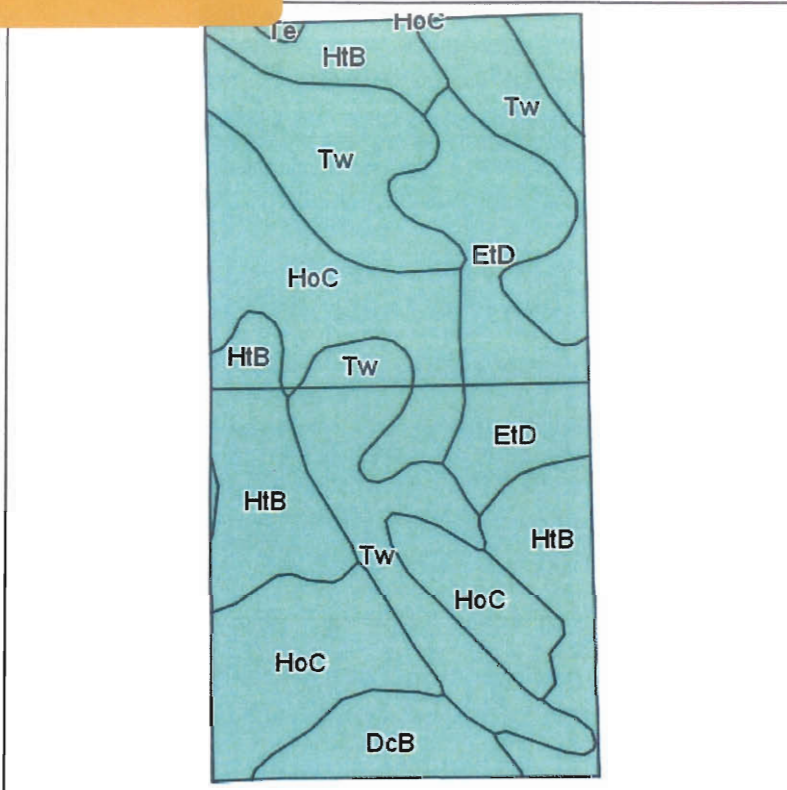
11/12/2013

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

TRACT TWO:

80 ACRES

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **21-97N-61W**
 Township: **Oak Hollow**
 Acres: **76.85**
 Date: **11/11/2013**



Maps provided by:



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 www.AgriDataInc.com

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
Tw	Tetonka and Whitewood silty clay loams	22.45	29.2%	IIIw	74					
HoC	Homme-Ethan complex, 6 to 9 percent slopes	22.02	28.7%	IIIe	63	2.7	58	56	56	
HiB	Homme-Onita complex, 2 to 6 percent slopes	15.59	20.3%	Ile	84	2.8	64	62	64	
EtD	Ethan-Betts loams, 9 to 15 percent slopes	12.38	16.1%	VIe	36					
DcB	Davison-Onita complex, 2 to 6 percent slopes	4.23	5.5%	IIIe	78	2.6	61	43	62	17
Te	Tetonka silty clay loam	0.18	0.2%	IVw	58					
Weighted Average					66.9	1.5	33	31	32.4	0.9

TRACT TWO:

80 ACRES

South Dakota

Hutchinson

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FA

Prepared: 11/27/13 2:43 PM

Crop Year: 2014

Page: 1 of 1

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 [REDACTED]	Farm Identifier DIVISION OF 4591	Recon Number
------------------------------------	--	---------------------

Farms Associated with Operator:
[REDACTED]

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
76.85	76.85	76.85	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	76.85	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	35.7	61	61	0.0
SOYBEANS	28.5	24	24	0.0
Total Base Acres:	64.2			

Tract Number: 2614 Description: A10R/ ESE 21-97-61

FAV/WR History

BIA Range Unit Number:

N

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
76.85	76.85	76.85	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	76.85	0.0	0.0		

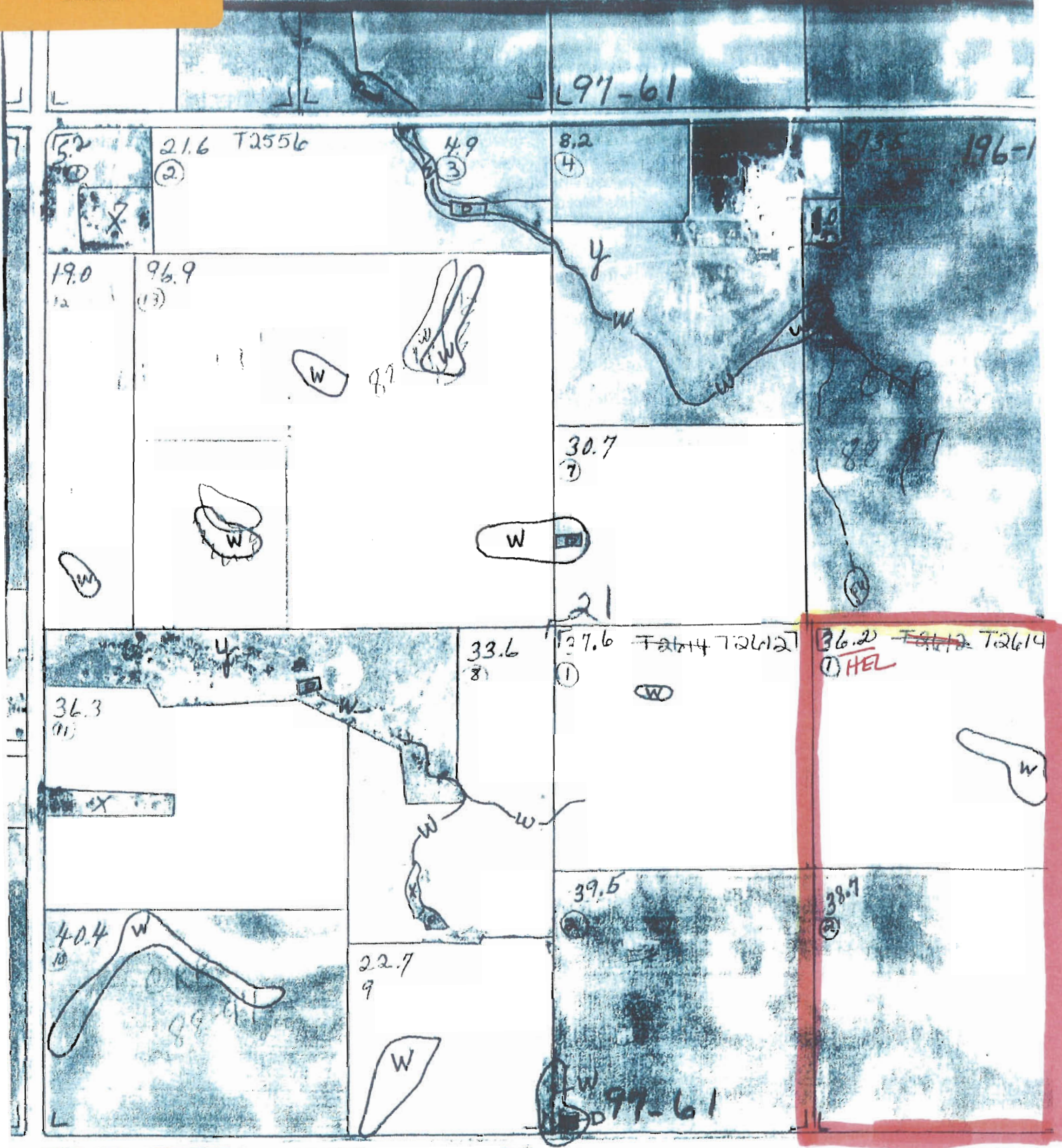
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	35.7	61	61	0.0
SOYBEANS	28.5	24	24	0.0
Total Base Acres:	64.2			

Owners: VERLETTA WITTMER

Other Producers: None

TRACT TWO:
80 ACRES

NOT TO SCALE



Prepared by:
James R. Haar
Attorney at Law
Box 368
Tripp, SD 57376
605-935-6831

COPY

FARM LEASE

THIS LEASE AND AGREEMENT made this 22nd day of May 2012, by and between Verletta H. Wittmeier, of P O Box 12, Tripp, County of Hutchinson, State of South Dakota, hereinafter called the lessor, whether one or more, and Gary Stoebner, of 40865 US Hwy 18, Tripp, County of Hutchinson, State of South Dakota, hereinafter called the lessee, whether one or more, for themselves, their heirs, administrators, executors, and assigns, witnesseth:

The lessor in consideration of the covenants herein contained on the part of the lessee has leased and by these presents does lease to the lessee subject to the provisions of this lease the following described premises situate in Hutchinson County, South Dakota, to-wit:

The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Twenty-one (21) in Township Ninety-seven (97) North, Range Sixty-one (61), West of the 5th P.M.

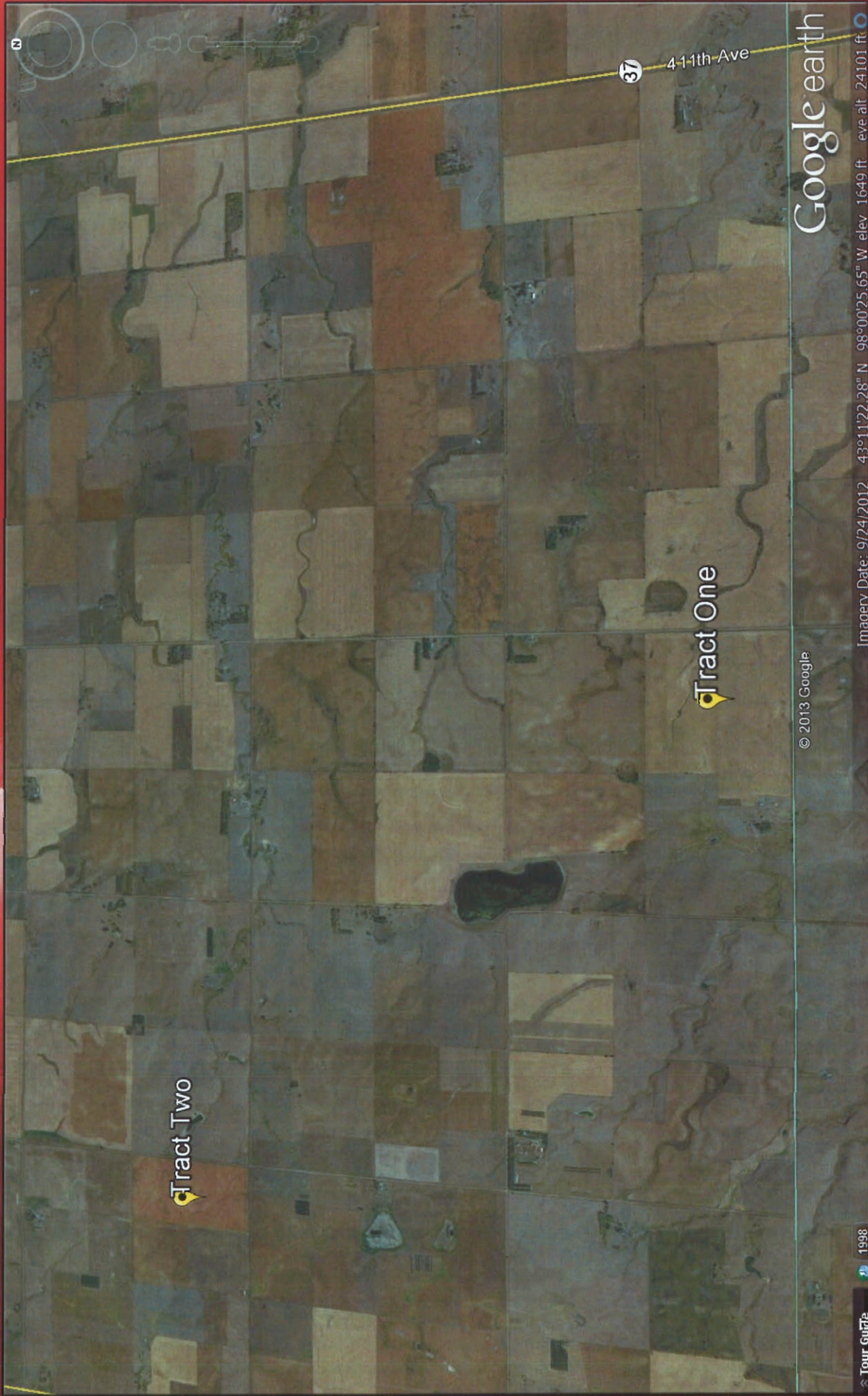
for the full term of two (2) years, commencing on the 1st day of March, 2013, and ending on the 28th day of February, 2015.

The lessee agrees to pay to the lessor as rent for said premises for and during the term of this lease as follows: For the crop year 2013 the sum of \$8,800.00; For the crop year 2014, the sum of \$9,600.00.

Payment of cash rent is to be made in full at the law office of James R. Haar, Tripp, SD by March 1 of each year, with interest at the rate of 10% per annum on each installment after due.

TRACT TWO:
80 ACRES





37 4-11th Ave

Google earth

Tract One

Tract Two

© 2013 Google

Imagery Date: 9/24/2012 43°11'22.28" N 98°00'25.65" W elev 1649 ft eye alt 24101 ft

1998

Tour Google