

AT
AUCTION

ESTATE AUCTION

38 ACRES TURNER COUNTY LAND WITH HOME & BUILDING SITE

45180 SD HWY 44, PARKER SD
MONDAY, SEPTEMBER 16TH AT 5:00PM

WILLIAM SCHOENWALD ESTATE
LEON SCHOENWALD, PR - 605-366-0246



In order to settle the estate, we will offer at auction the following at 45180 SD Hwy 44, located from west edge of Parker SD, 1 ¼ Mile West on

38 ACRES IMPROVED

To be offered in 3 Tracts (Tract # 1 – 6.87 Acre Acreage; Tract # 2 – 31.14 Acres Farm Land and Tract # 3 – 38.01 Acres Improved Combination of Tracts 1 & 2) Cell Phone Tower does not transfer with any tract it is retained by family on 2 ½ acres.

The improvements include a 1978 3 Bedroom Ranch Style Home with Single Attached Garage. The floor plan includes a kitchen with oak built-in cabinets, dinette area, living room w/ front entrance, full bathroom w/ shower and main floor utility room w/ washer & dryer hookups. It has a full basement w/ electric heat pump w/ central air & LP gas backup furnace. The features include 225 Amp Electrical Service, rural water, choice location close to town, paved driveway, newer windows, permanent siding. The home is in need of updating and handyman touches. The outbuildings include a 40' x 40' Quonset Machine Shed, 20' x 28' Double Garage and 12' x 16' Grainery. The land consists of 30 Acres of tillable land and an 8 Acre Building Site. The predominate soil types are Clarno-Ethan Loam, Ethan-Betts Loam, Enet Loam and Delmont-Enet Loam. The annual real estate taxes are \$1652.16. To view the building site, call Leon Schoenwald 605-366-0246 or Wieman Land & Auction 605-648-3111. Seller is retaining 2.50 acres with cell phone tower and access easement to it.

For Pictures and Buyers Info Packet visit our website: www.wiemanauktion.com or Call Wieman Land & Auction Co., Inc. 800-251-3111 and we will send you one.

LEGAL: Tracts 2 & 3 of Schoenwald Addition in the SE ¼ of the SE ¼ in Section 12-99-54, Turner County, South Dakota.

TERMS: Cash Sale with 20% down payment per tract the day of sale and the balance on or before Nov. 1, 2013. Title insurance will be utilized with cost split 50/50 between buyer and seller and Personal Representative's Deed will be provided. 2012 and 2013 RE Taxes paid by the estate. 2014 RE Taxes paid by buyer. Possession upon final settlement. Full possession for 2014 crop year.

Sold subject to confirmation by the Personal Representative.

Wieman Land & Auction Co., Inc. is representing the seller in this transaction. For pictures and buyer info packet, visit our website www.wiemanauktion.com or call 800-251-3111 and we will mail one to you.



208 N Broadway, Marion SD
web: wiemanauktion.com

phone: 800-251-3111
fax: 605-648-3102

“WE SELL THE EARTH AND EVERYTHING ON IT!”

Aerial Map



Maps provided by:



©AgriData, Inc. 2012
www.AgriDataInc.com

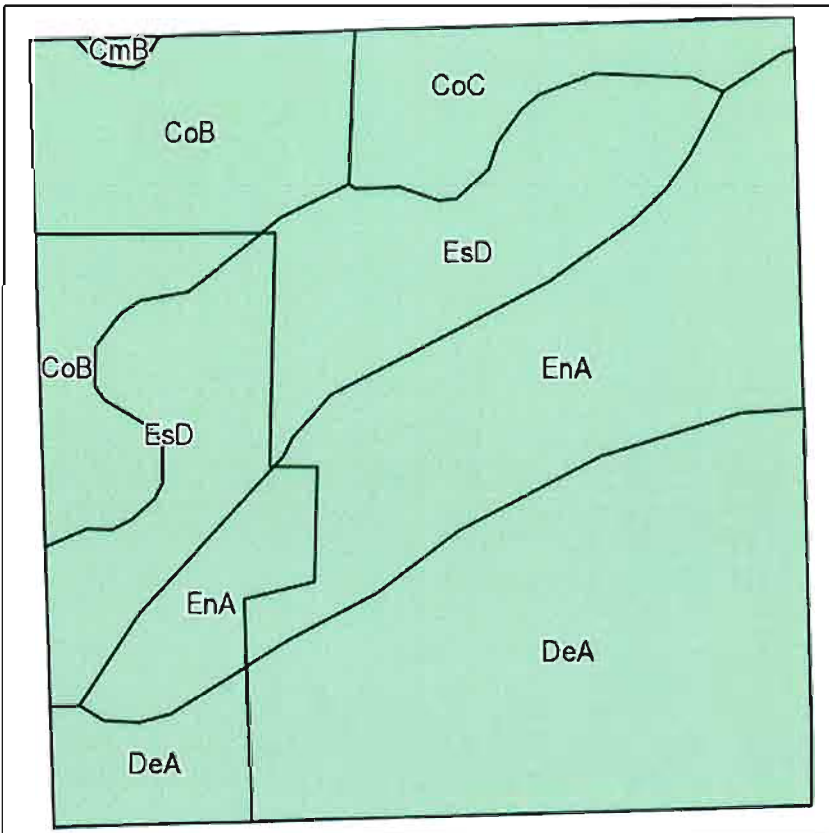
12-99N-54W
Turner County
South Dakota

map center: 43° 24' 30.96, 97° 10' 17.75
scale: 8767

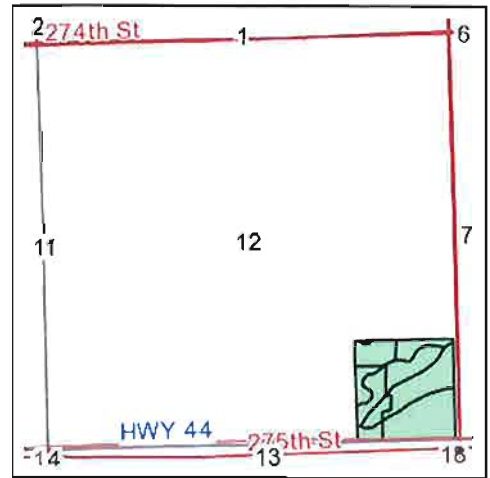


7/12/2013

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: Turner
Location: 12-99N-54W
Township: Marlon
Acres: 37.9
Date: 7/12/2013



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat	
DeA	Delmont-Enef loams, 0 to 2 percent slopes	12.2	32.2%	IIIs	49	2.7	30	36	4.2	22	35	14	23	
EnA	Enef loam, 0 to 2 percent slopes	9.4	24.9%	IIIs	61	3.1	38	52	6	34	45	21	29	
EsD	Ethan-Betts loams, 6 to 15 percent slopes	7.8	20.5%	Ve	31	2.2	21	29	3.4	18	26	10	17	
CoB	Clarno-Ethan loams, 2 to 6 percent slopes	5.8	15.2%	IIe	76	3.4	42	68	7.9	40	52	26	33	
CoC	Clarno-Ethan loams, 5 to 9 percent slopes	2.6	6.9%	IIIe	60	3	35	55	6.3	32	44	21	28	
CmB	Clarno-Davison loams, 2 to 5 percent slopes	0.1	0.3%	IIe	78	3.4	41	70	8.1	41	51	26	32	
Weighted Average						53.2	2.8	32.3	44.8	5.2	26.9	38.9	17.3	25.2



USDA United States Department of Agriculture
 Farm Service Agency

November 23, 2010

PLSS: 12_99N_54W
 Farm: 825
Turner County, SD
 1:8,286



- 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

South Dakota

U.S. Department of Agriculture

FARM: 825

Turner

Farm Service Agency

Prepared: 8/6/13 10:29 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2013

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	Farm Identifier	Recon Number
PHIL BURMEISTER		

Farms Associated with Operator:
4814, 4815, 6250

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
37.93	29.44	29.44	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	ACRE Contract
0.0	0.0	29.44	0.0	0.0			N	None

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	14.2	78	104	0.0
SOYBEANS	14.1	25	30	0.0
Total Base Acres:	28.3			

Tract Number: 1244 Description: SESE 12 99 54 FAV/WR History

BIA Range Unit Number: N

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
37.93	29.44	29.44	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	29.44	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	14.2	78	104	0.0
SOYBEANS	14.1	25	30	0.0
Total Base Acres:	28.3			

Owners: WM SCHOENWALD

Other Producers: LEON SCHOENWALD

SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

LS (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known Lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

LS (b) Records and reports available to the seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

_____ (c) Purchaser has received copies of all information listed above.

_____ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

_____ (e) Purchaser has (check on below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

RDW (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge, that the information provided by the signatory is true and accurate.

Leon Schaefer 8-2-13
 Seller Date Buyer Date

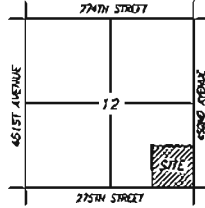
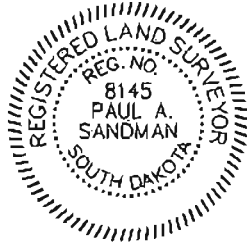
RDW 8-2-13
 Seller Date Buyer Date
 Agent Date Agent Date

PLAT OF TRACTS 1, 2 & 3 OF SCHOENWALD ADDITION

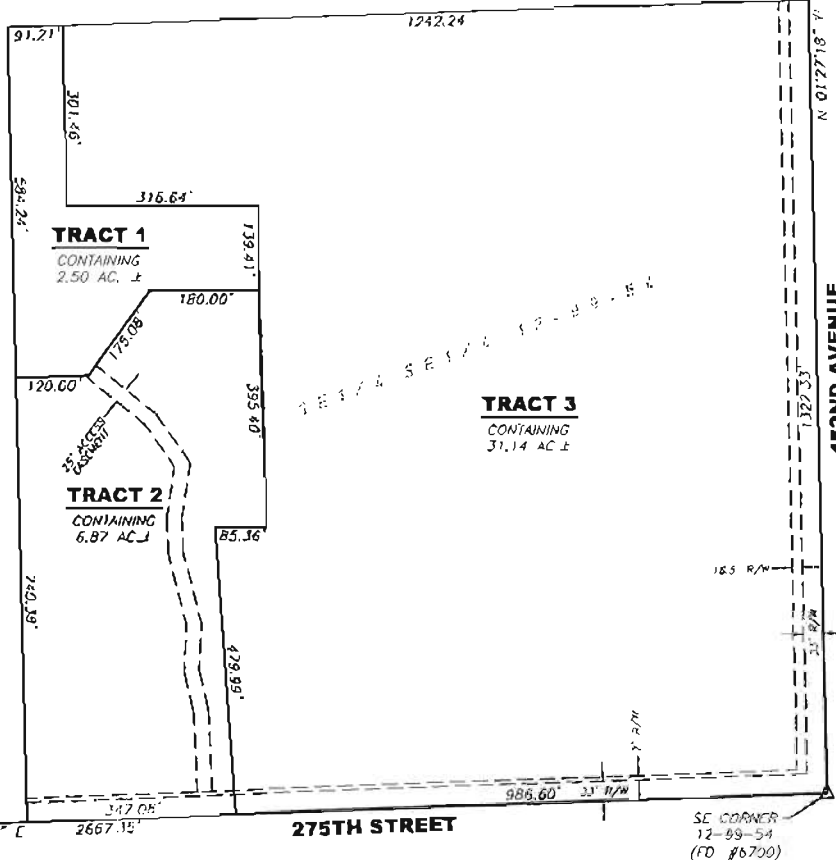
IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 99 NORTH,
RANGE 54 WEST OF THE 5TH P.M., TURNER COUNTY, SOUTH DAKOTA

LEGEND:

- △ SECTION CORNER
- SET 5/8" REBAR W/CAP #8145
- F.D. MONUMENT
- (R) RECORD INFORMATION
- AC. ACRES
- S.F. SQUARE FEET
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- M.A.E. MUTUAL ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- R.T.C. RECORDS OF TURNER COUNTY
- N.T.S. NOT TO SCALE
- PREVIOUSLY PLATTED LINE
- - - EASEMENT LINE



AREA MAP N.T.S.
SECTION 12, T99N, R54W
5TH P.M.



1/4 CORNER
12-99-54
(FD #6700)

SE CORNER
12-99-54
(FD #8145)

Prepared By:
MIDWEST LAND SURVEYING, INC.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100 Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX: (605) 274-8851

NOTES:
BASIS OF BEARINGS ARE ASSUMED
THIS PLAT WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE COMMITMENT.