

AUCTION

FRIDAY FEBRUARY 21TH AT 10:00 AM

111.45 ACRES DOUGLAS COUNTY LAND



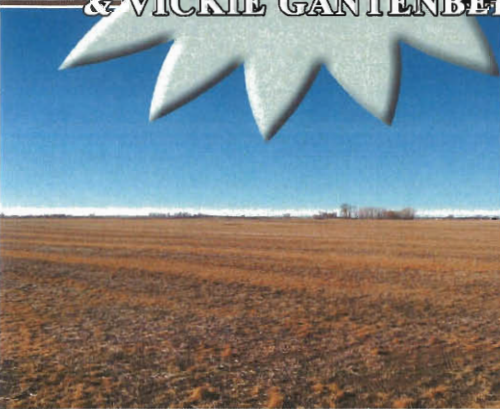
OWNER:

TERRY WEERHEIM

RICK WEERHEIM

COLLETTE SONDGEROTH

& VICKIE GANTENBEIN



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**111.45 ACRES DOUGLAS COUNTY LAND
AUCTION**

We will offer the following land at auction at the Armour Fire Hall located 2 Blocks North of the Courthouse in Armour SD on:

**FRIDAY, FEBRUARY 21, 2014 10:00 AM
Land located from Armour SD 3 South, 5 East and ½ North**

111.45 ACRES UNIMPROVED

This Tract consists of 111.45 Acres of Unimproved Farm Land. The FSA office reports that it has 106.12 acres tillable and the balance in pasture, low spot and road right of way. It currently has 14.6 acres in CRP receiving \$ 82.40 per acre or \$ 1,006.00 per year until 2023. This tract currently has a 21.2 acre wheat base with a 35 bu. CC yield, 39.6 acre corn base with a 85 bu. yield and a 20.3 acre soybean base with a 24 bu. CC yield. The predominate soil types are Delmont-Enet Loams, Enet-Delmont Loams, Prosper Tetonka Complex and Bon Loam channeled. It has a productivity index rating of 53. This property is in the Delmont School District and the annual real estate taxes are \$ 1,067.46. This tract has excellent irrigation possibilities or gravel mining potential.

We invite you to view this land at your convenience. For Info Packet visit our website www.wiமானuction.com or call our office 800-251-3111 to have one mailed.

LEGAL: The NE ¼ of Section 26-98-63 except the North 795' of the East 2660' in Douglas County South Dakota.

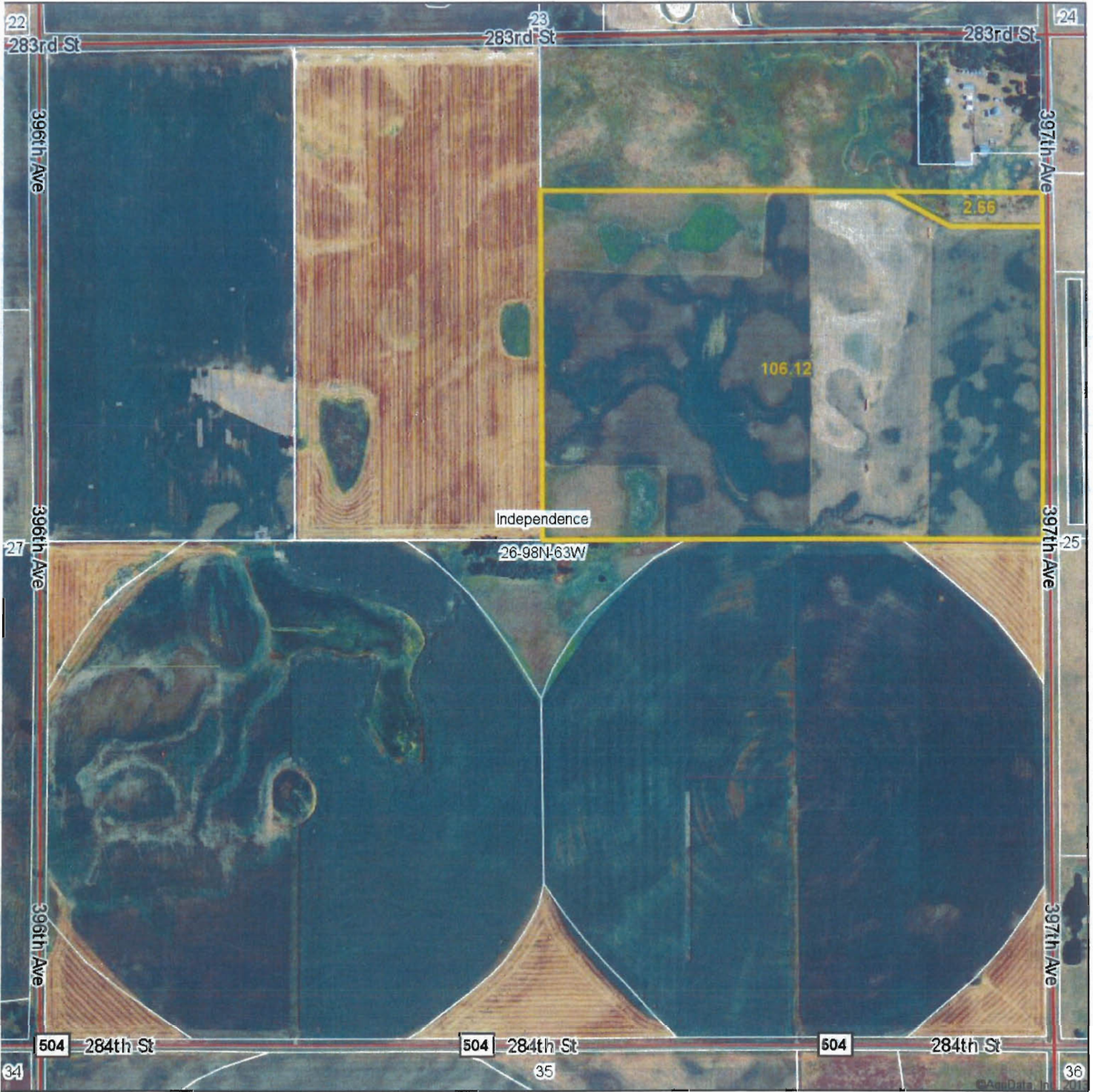
TERMS: Cash Sale with 10 % nonrefundable down payment the day of sale and the balance on March 21, 2014. A warranty deed will be provided and title insurance will be utilized and the cost split 50/50 between buyer and sellers. The 2014 RE Taxes to be paid by the buyer. The buyer will receive full possession for the 2014 crop year. Sold subject to confirmation by the owners.

**TERRY WEERHEIM – RICK WEERHEIM – COLLETTE SONDGEROTH
AND VICKIE GANTENBEIN, OWNERS**

Wieman Land & Auction Co., Inc.
Marion SD 800-251-3111
Gary Wieman, Broker
Kevin, Mike & Derek Wieman
and Ron Leitheiser, Assoc. Brokers

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

Aerial Map



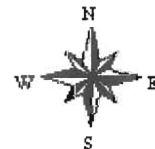
Maps Provided By:



26-98N-63W
Douglas County
South Dakota

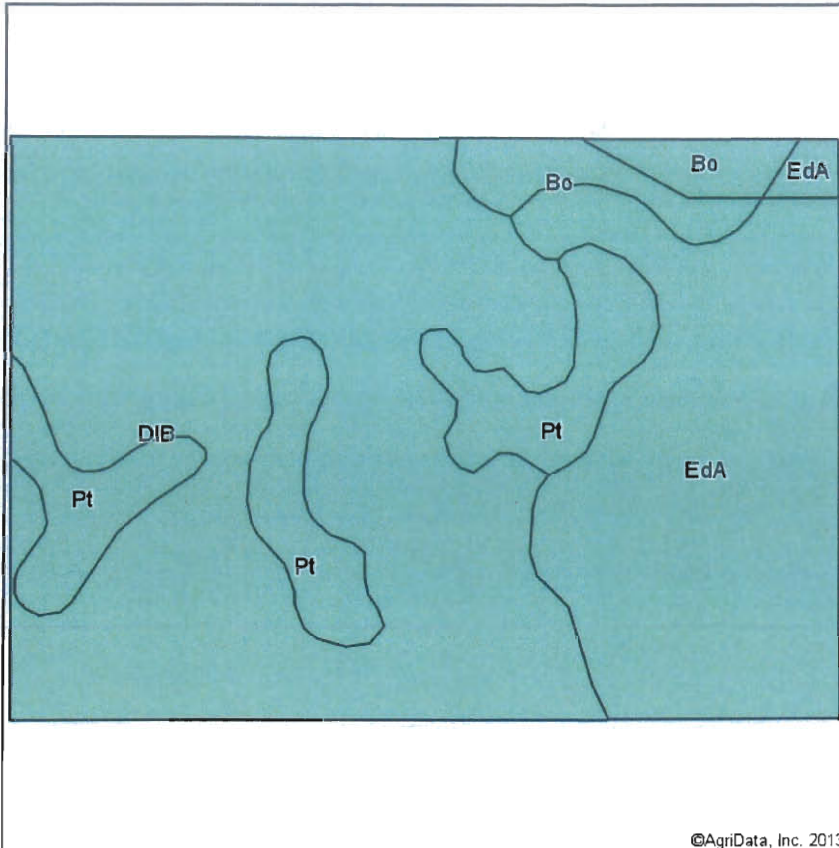
map center: 43° 16' 30.94, 98° 15' 24.5

scale: 9341



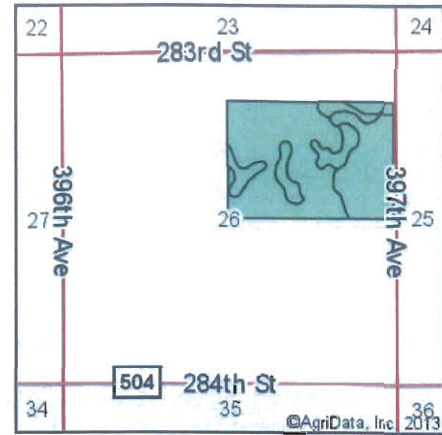
1/16/2014

Soil Map



Soils data provided by USDA and NRCS.

©AgriData, Inc. 2013



State: **South Dakota**
 County: **Douglas**
 Location: **26-98N-63W**
 Township: **Independence**
 Acres: **108.78**
 Date: **1/16/2014**

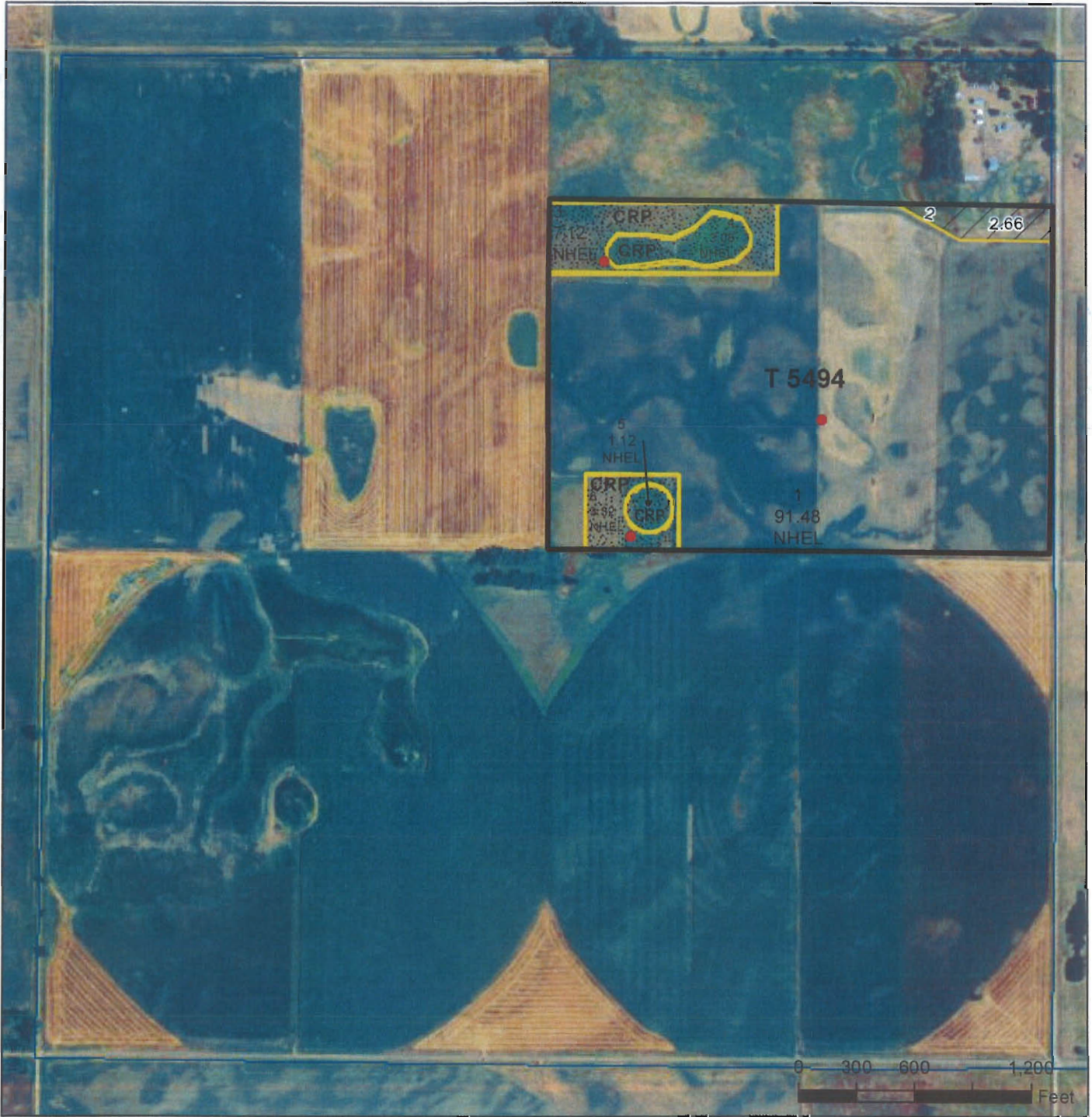


Maps Provided By:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats
DIB	Delmont-Enet loams, 2 to 6 percent slopes	59.61	54.8%	IVe	47	1	25	25	28
EdA	Enet-Delmont loams, 0 to 2 percent slopes	30.34	27.9%	IIIs	56	2	42	43	49
Pt	Prosper-Tetonka complex	13.84	12.7%	IIw	78	3	68	67	71
Bo	Bon loam, channeled	4.99	4.6%	VIw	37				
Weighted Average					53	1.5	34.1	34.2	38

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



- Common Land Unit**
- Cropland
 - Non-cropland
 - Conservation Reserve Program
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- Tract Boundary Section Line



2012 Ortho-Photography - not to scale

2014 Program Year

Map Created January 16, 2014

Farm 1986

26 -98N -63W



Administrative State: South Dakota
 Administrative County: Douglas

INDIVIDUAL CONTRACT

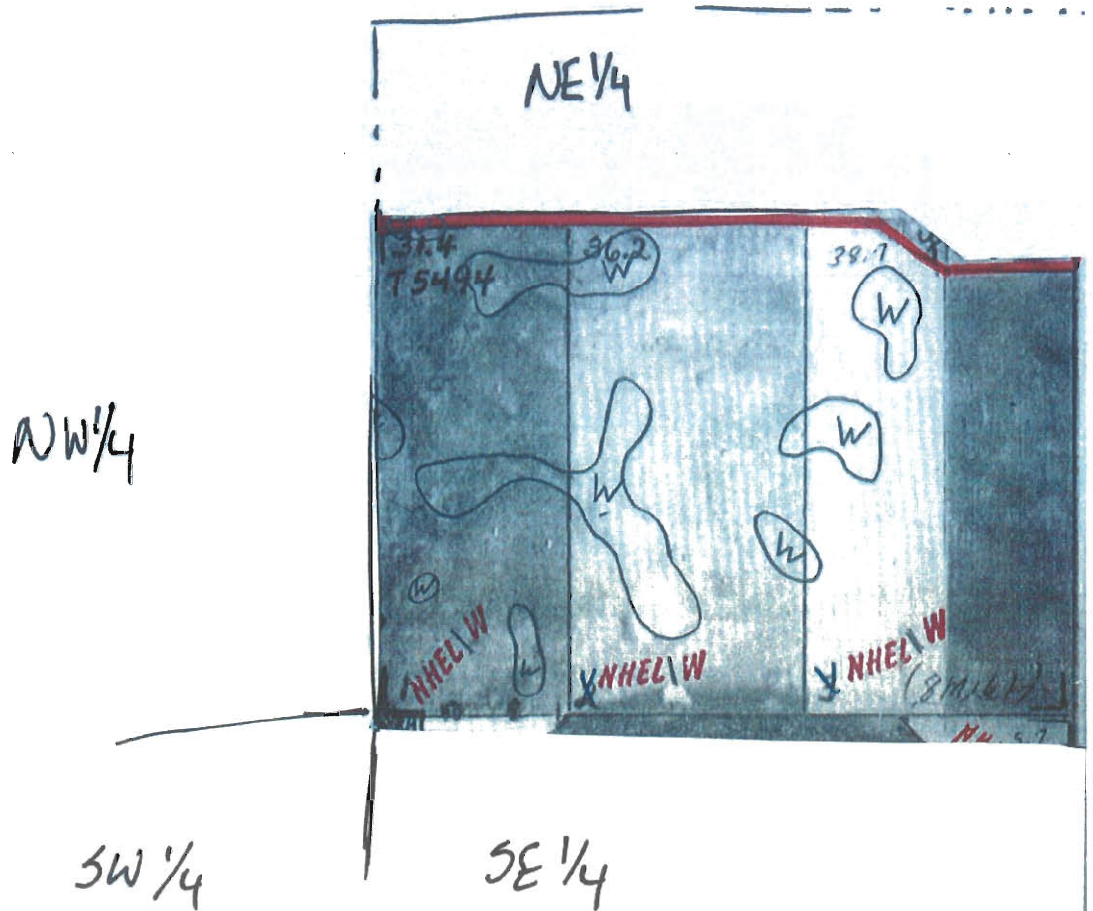
Contract Number: 454 Contract Status: Active Signup Name: 36 FWP
 Original CRP-1 Start Date: 12/01/2008 Original CRP-1 End Date: 09/30/2023 Effective Start Date: 12/01/2008 Effective End Date: 09/30/2023

Physical State	Physical County	Farm Number	Tract Number	CLU Number	CLU Acres	Program Year	Rental Rate	Acres Approved	Annual Payment	Approval Date	Cropland Acres	Marginal Pastureland Acres	Wellhead Acres
SD	Douglas	1986	5494	14.6	2009	\$ 82.40	14.6	\$ 1203	11/26/2008	14.6	0.0	0.0	

Practice Code	CLU Number	Practice Acres	Estimated Cost Share	Producer Name	Producer Share %	Producer Involvement	Primary	Extension Type Description	Extension Rate	Effective Start Date	Effective End Date
CP27	4.2	\$ 215.00	COLLETTE K SONDGEROTH	25.00	OWNER	No					
CP28	10.4	\$ 791.00	RICKIE J WEERHEIM	25.00	OWNER	No					
			TERRY L WEERHEIM	25.00	OWNER	Yes					
			VICKIE L GANTENBEIN	25.00	OWNER	No					

WETLANDS MAP

Section 26-98-63



FARM: 1986

South Dakota

U.S. Department of Agriculture

Prepared: 1/16/14 2:16 PM

Douglas

Farm Service Agency

Crop Year: 2014

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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 CHARLES CURTIS BUHLER TRUST Farm Identifier Recon Number

Farms Associated with Operator: 456, 1984, 3374, 3843

CRP Contract Number(s): 454

Table with 9 columns: Farmland, Cropland, DCP Cropland, WBP, WRP/EWP, CRP Cropland, GRP, Farm Status, Number of Tracts. Includes sub-headers for State Conservation, Other Conservation, Effective DCP Cropland, Double Cropped, MPL/FWP, and FAV/WR History.

Table with 5 columns: Crop, Base Acreage, Direct Yield, CC Yield, CCC-505 CRP Reduction. Rows for WHEAT, CORN, SOYBEANS, and Total Base Acres.

Tract Number: 5494 Description: L9 NE4 26 98 63-LESS N 50AC 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

Summary table with 8 columns: Farmland, Cropland, DCP Cropland, WBP, WRP/EWP, CRP Cropland, GRP, State Conservation, Other Conservation, Effective DCP Cropland, Double Cropped, MPL/FWP.

Summary table with 5 columns: Crop, Base Acreage, Direct Yield, CC Yield, CCC-505 CRP Reduction. Rows for WHEAT, CORN, SOYBEANS, and Total Base Acres.

Owners: TERRY L WEERHEIM RICKIE J WEERHEIM

COLLETTE K SONDGEROTH VICKIE L GANTENBEIN

Other Producers: None