

AUCTION

**160 ACRES UNIMPROVED YANKTON CO. LAND
TUESDAY, DECEMBER 29TH AT 10:00 AM**



OWNER:

LEA L. GUTHMILLER ESTATE



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT"

**160 ACRES UNIMPROVED YANKTON CO. LAND
AUCTION**

In order to settle the Lea Guthmiller estate, we will offer the following land at auction. The auction to be held at Minerva's Convention Center in the Kelly Inn at 1607 E Highway 50 in Yankton SD on

TUESDAY, DECEMBER 29TH 10:00 AM

Offered in 3 tracts (Tract # 1: West 80 Acres, Tract # 2: East 80 Acres, Tract # 3: 160 Acre Combination)

Land is located $\frac{3}{4}$ mile west of Jct of Hwy 81 and 292nd Street or from Yankton County/Hutchinson County line jog on Hwy 81, 1 mile south and $\frac{3}{4}$ mile west.

The real estate consists of 160 acres (+ or -) of unimproved farm land. The FSA Office reports that it has 154.14 acres tillable and the balance in stock dam, ditches and low ground. The predominate soil types are Clarno-Bonilla loams, Tetonka Silt Loam, Clarno Loam, Ethan-Bonilla Loams, Tetonka Silt Loam, Clarno Loam, Ethan-Bonilla Loams and it has a 77.5 soil productivity index rating. This tract lays level to gently rolling, a 74.5 acre corn base with a 146 bu yield and 75.97 acre soybean base with a 38 bu yield. The annual real estate taxes are \$2830.02. This would make an excellent add on unit for farmer or investor.

LEGAL: The SW $\frac{1}{4}$ of Section 1-96-56, Yankton County, South Dakota

TERMS: Cash Sale with a 10% nonrefundable downpayment per tract the day of the sale and the balance on or before February 11, 2016. A personal representative's deed will be provided, title insurance will be utilized with cost split 50/50 between buyer and seller. Full possession granted for 2016 crop year at closing. Seller will pay all 2014 and 2015 RE Taxes. Sold subject to confirmation by the Personal Representatives. Wieman Land & Auction Co., Inc. represents the seller in this transaction. The seller does not warrant that all fencelines are on the true and correct boundary lines. Sold subject to all easements on record.

LEA L. GUTHMILLER ESTATE, OWNER
Gary Guthmiller & Kim Heikes, Co-Personal Representatives
605-661-1532 or 402-316-6026

Wieman Land & Auction Co., Inc.
Rich & Gary Wieman, Brokers
Kevin, Mike, Derek & Ryan Wieman &
Ron Leitheiser, Assoc. Brokers
Marion SD 800-251-3111
Website: www.wiemanauktion.com

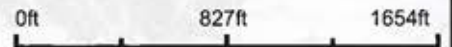
Glenn Roth
Freeman & Olivet SD
605-925-7681
Closing Agent

Aerial Map



Maps Provided By:
 **surety**[®]
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map center: 43° 9' 43.46, 97° 24' 32.83

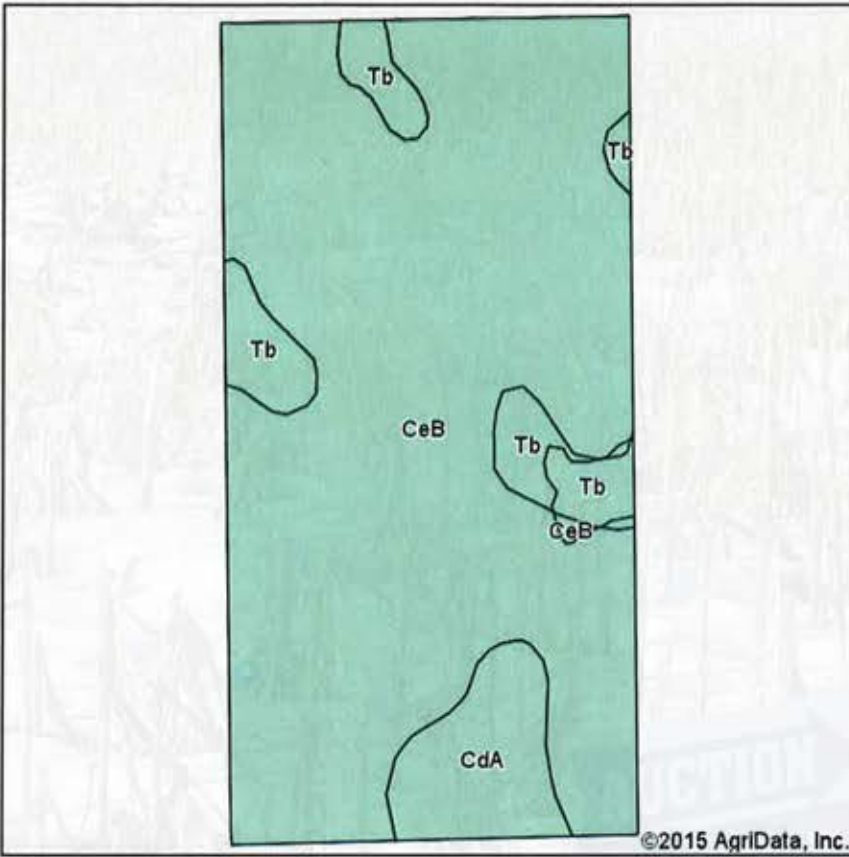


1-96N-56W
Yankton County
South Dakota



12/7/2015

Soil Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Yankton**
 Location: **1-96N-56W**
 Township: **Jamesville**
 Acres: **76.76**
 Date: **12/7/2015**



Maps Provided By:



Area Symbol: SD135, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	64.87	84.5%	Ile	80	3.1	72	54	75	27
Tb	Tetonka silt loam, 0 to 1 percent slopes	6.32	8.2%	IVw	56					
CdA	Clarno loam, 0 to 2 percent slopes	5.57	7.3%	IIc	82	3.1	76	59	76	28
Weighted Average					78.2	2.8	66.4	49.9	68.9	24.8

Area Symbol: SD135, Soil Area Version: 17

*c: Using Capabilities Class Dominant Condition Aggregation Method

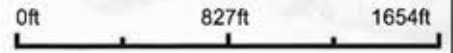
Soils data provided by USDA and NRCS.

Aerial Map



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map center: 43° 9' 43.46, 97° 24' 32.83



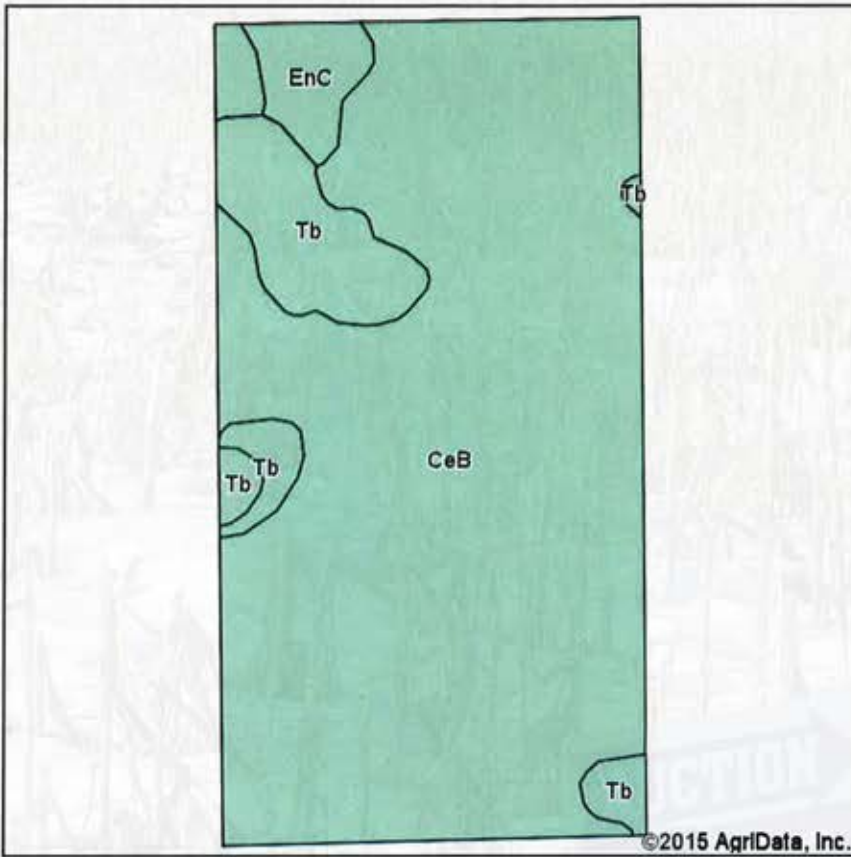
1-96N-56W
Yankton County
South Dakota



12/7/2015

Field borders provided by Farm Service Agency as of 5/21/2008.

Soil Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Yankton**
 Location: **1-96N-56W**
 Township: **Jamesville**
 Acres: **79.43**
 Date: **12/7/2015**



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Area Symbol: SD135, Soil Area Version: 17

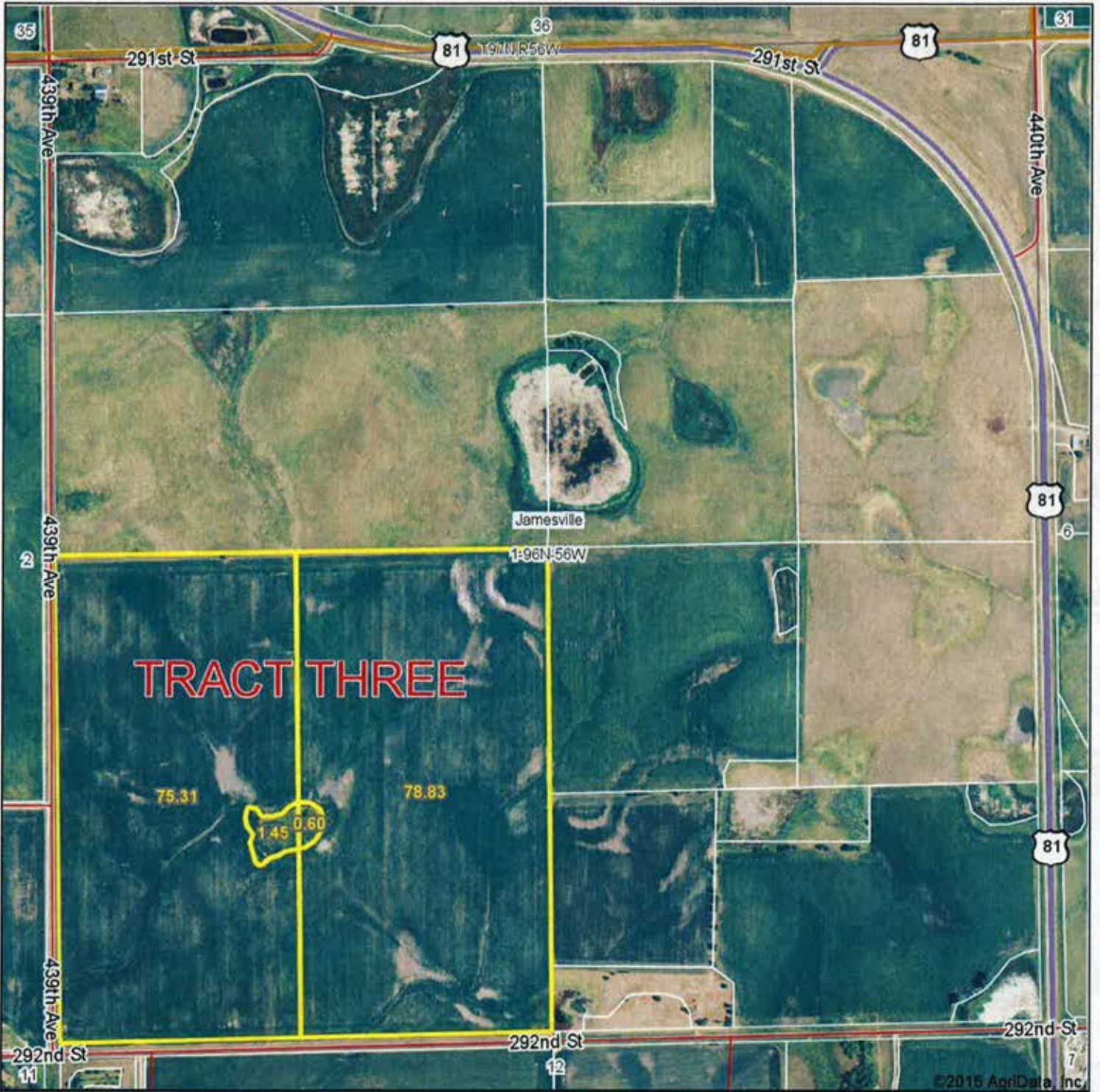
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	68.36	86.1%	Ile	80	3.1	72	54	75	27
Tb	Tetonka silt loam, 0 to 1 percent slopes	8.41	10.6%	IVw	56					
EnC	Ethan-Bonilla loams, 3 to 9 percent slopes	2.66	3.3%	IVe	64	2.8	50	43	53	19
Weighted Average					76.9	2.8	63.6	47.9	66.3	23.9

Area Symbol: SD135, Soil Area Version: 17

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Soils data provided by USDA and NRCS.

Aerial Map



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map center: 43° 9' 43.46, 97° 24' 32.83

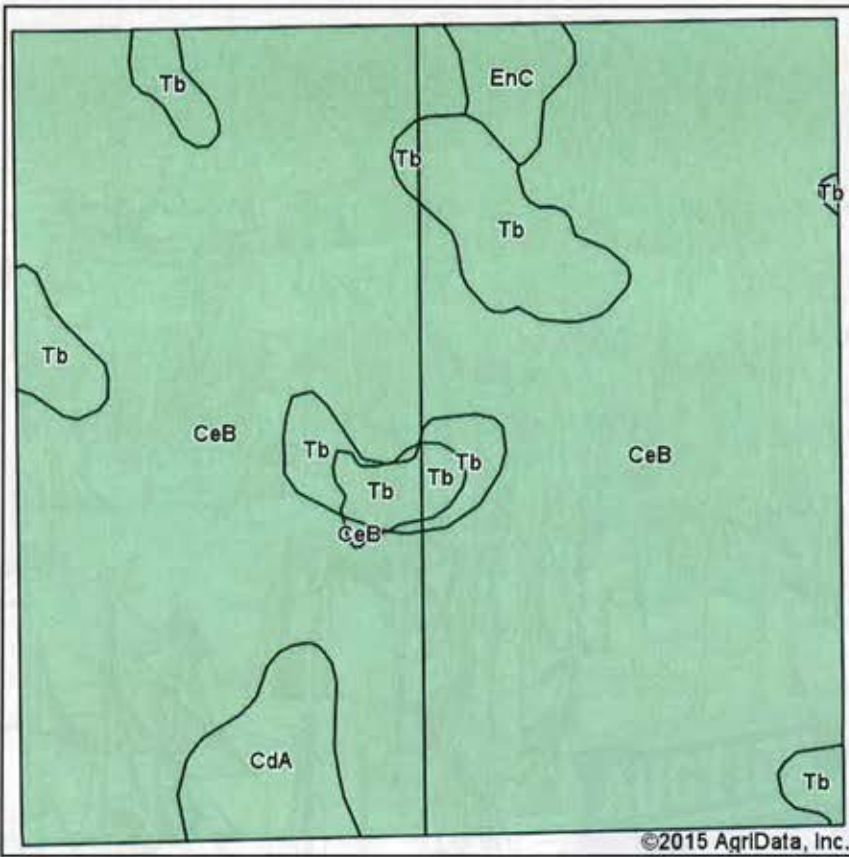
0ft 827ft 1654ft

1-96N-56W
Yankton County
South Dakota



12/7/2015

Soil Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Yankton**
 Location: **1-96N-56W**
 Township: **Jamesville**
 Acres: **156.19**
 Date: **11/17/2015**



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Area Symbol: SD135, Soil Area Version: 17

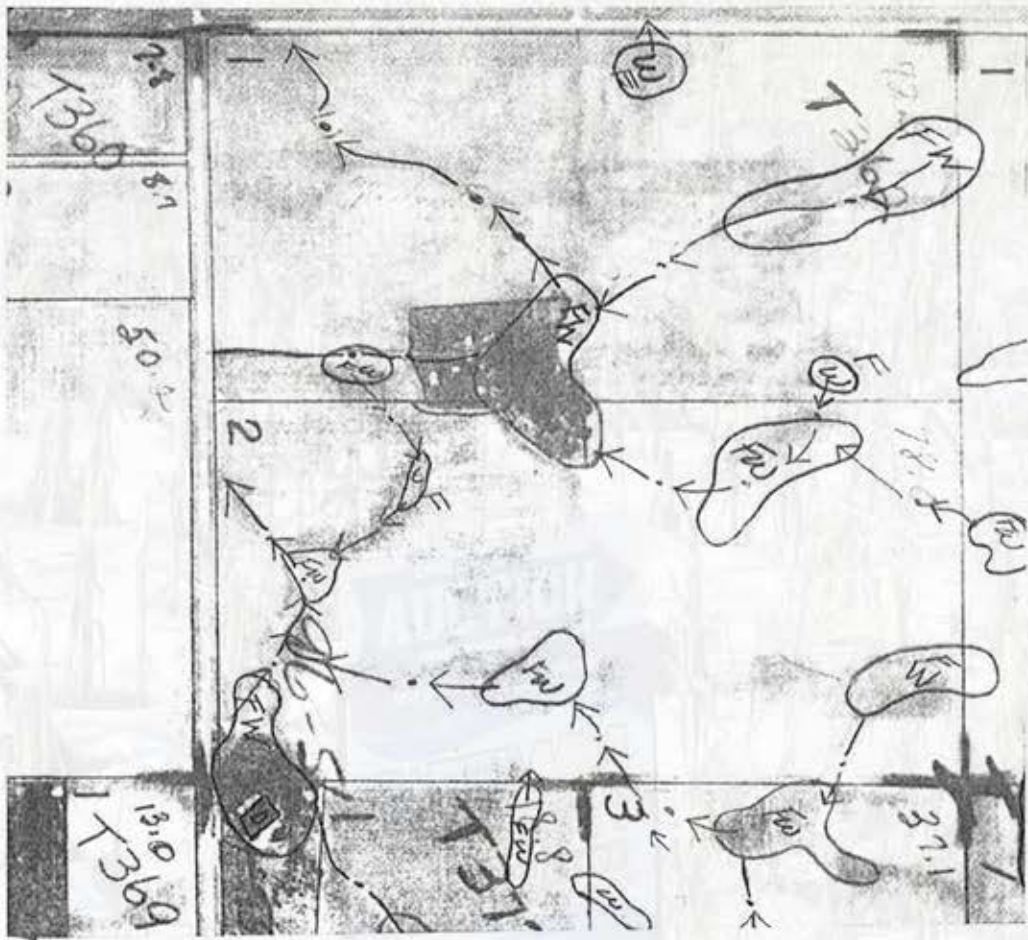
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	133.23	85.3%	Ile	80	3.1	72	54	75	27
Tb	Tetonka silt loam, 0 to 1 percent slopes	14.73	9.4%	IVw	56					
CdA	Clarno loam, 0 to 2 percent slopes	5.57	3.6%	IIc	82	3.1	76	59	76	28
EnC	Ethan-Bonilla loams, 3 to 9 percent slopes	2.66	1.7%	IVe	64	2.8	50	43	53	19
Weighted Average					77.5	2.8	65	48.9	67.6	24.4

Area Symbol: SD135, Soil Area Version: 17

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Soils data provided by USDA and NRCS.

WETLAND MAPS



SOUTH DAKOTA

YANKTON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3932

Prepared : Nov 19, 2015

Crop Year : 2016

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.19	154.14	154.14	0.00	0.00	0.00	0.00	0.00	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acro Election	EWP	DCP Ag. Related Activity
0.00	0.00	154.14	0.00	0.00	No	No	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	74.53	0.00	0	146	
Soybeans	75.97	0.00	0	38	
TOTAL	150.50	0.00			

NOTES

Tract Number : 362

Description : SW 1-96-56

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : LEA L GUTHMILLER

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.19	154.14	154.14	0.00	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity
0.00	0.00	154.14	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	74.53	0.00	0	146
Soybeans	75.97	0.00	0	38
TOTAL	150.50	0.00		

NOTES

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