

AUCTION

THURSDAY, NOVEMBER 10TH AT 10:00 A.M.

**474.89 ACRES – CHOICE TILLABLE LAND IN PLAIN CENTER –
HOWARD & CHOTEAU CREEK TOWNSHIPS
CHARLES MIX COUNTY, SOUTH DAKOTA**



OWNER:

Mary G. Hughes Trust



44628 SD HWY 44, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

“WE SELL THE EARTH AND EVERYTHING ON IT!”

LAND AUCTION
474.89 ACRES – CHOICE TILLABLE LAND IN PLAIN CENTER –
HOWARD & CHOTEAU CREEK TOWNSHIPS
CHARLES MIX COUNTY, SOUTH DAKOTA

This auction to be held at the American Legion Building in Wagner SD, located from Commercial State Bank on Main Street, go 1 Block West, ½ Block South

THURSDAY, NOVEMBER 10TH 10:00 AM

All tracts offered at the Legion Building in Wagner SD

TRACT # 1: 315.90 Acres (more or less) offered as Tract 1A: NE ¼ 158.98 Acres; Tract 1B: the SE ¼ 156.92 Acres or Tract 1: 315.90 Total Acres

LOCATION: From Wagner SD, go 3 miles north NW on Hwy 50-281 or from Ravinia SD, go 4 east then 1 south on Hwy 50-281 (west side) or at the Jct of Hwy 50 and 294 St. This is a choice, level, high producing tract with lots of eye appeal and 305.84 acres tillable and the balance in old shelterbelt and road right of way. Agri Data Surety states this tract has a “weighted productivity rating” of 86.2 - “powerful crop soils.” In soybeans for 2016. Taxes are \$2185.94 and \$2,080.42.

LEGAL: E ½ of Section 24-96-64 less substation and road right of way in Plain Center Township

TRACT # 2: 80 Acres (more or less)

LOCATION: From Tract # 1, go 6 north on Hwy 281, then 2 west on 288 Street, then ½ north on 390 Ave (east side) or from Jct of 288 St and 390 Ave, go ½ north.

This is an outstanding level tract with 78.72 tillable acres that has a productivity rating of 87.7 and also has great eye appeal and great production capabilities. Current taxes are \$1136.58. All in corn for 2016 crop year.

LEGAL: S ½ NW ¼ of Section 14-97-64 in Howard Township

TRACT # 3: 78.99 Acres (more or less)

LOCATION: From Wagner SD, go 6 miles east on Hwy 46, then 4 north on 401 Ave (Delmont Oil Road) east side; or at the Jct of 293 St and 401 Ave

This is a gently rolling tract with 70.02 acres being farmed and the balance in hay – trees – waterway and has a productivity rating of 72.2. All in corn in 2016. Current taxes are \$1209.60.

LEGAL: NW ¼ of SW ¼ and SW ¼ of SW ¼ less LR7 in Section 10-96-62, Choteau Creek Township

NOTE: This land has been in the Hughes family since the 1950’s – 1960’s and now because of Mary’s passing – will be sold. This is some of the best crop land in Charles Mix County for either farmer or investor. We invite you to come inspect! Call our office for a buyer’s packet or visit www.wiமானuction.com

TERMS: Cash sale with 10% down payment on each tract on sale day and the balance on or before December 28, 2016. Owner’s Title Insurance to be used (cost split equally to buyer and seller). Good title to be given by Trustee’s Deed. The seller to pay the 2015 taxes due in 2016. The buyer to pay the 2016 taxes due in 2017 and has possession to farm these land tracts for 2017 crop year. Sold subject to the Trustee’s confirmation. Sold with no buyer contingencies. Come prepared to buy! Wieman Land & Auction Co. is working for the seller in this transaction.

MARY G. HUGHES TRUST, OWNER
Larry Hughes – Trustee, Vienna VA

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

www.wiமானuction.com
Dale L. Strasser
Closing Agent
605-925-7745

HUGHES TRUST LAND AUCTION DETAILS

1. All tracts to be sold by the acre and X the amount of taxable acres as per Charles Mix courthouse. The buyer understands "more or less" acres.
2. The seller does not warrant that the present boundary fencelines are on the exact true boundary lines. No survey has been done.
3. All tracts are available to the buyers to farm for the 2017 crop year.
4. No buyer contingencies! If you do not have your financial arrangements made – do not bid on the land.
5. The closing agent is Mr. Dale Strasser, Attorney Freeman SD 605-925-7745
6. Sold subject to any easements or restrictions or record, if any.
7. Preliminary title insurance report/ policy is available on each tract.
8. Warranty title will be transferred at closing by Trustee Deed (Lawrence Hughes Trustee).
9. Prevailing Winds LLC has shown interest in some land tracts for possible wind generators. At this time, nothing has been signed up, but if this development goes forward. The new buyer will have to decide if he or she is interested.

CHARLES MIX COUNTY COURTHOUSE INFORMATION

Tract 1A: Northeast $\frac{1}{4}$ (24) Plain Center Township 158.98 Acres Taxable
Total Tax: \$2185.94 Assessed Value: \$355,139.

Tract 1B: Southeast $\frac{1}{4}$ (24) Plain Center Township 156.92 Acres Taxable
Total Tax: \$2080.42 Assessed Value: \$338,115.

Tract 2: S $\frac{1}{2}$ NW $\frac{1}{4}$ (14) Howard Township 80 Acres Taxable
Total Tax: \$1136.58 Assessed Value: \$181,631.

Tract 3: NW $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SW $\frac{1}{4}$ (10) Choteau Creek Township
78.99 Acres Taxable Total Tax: \$1209.60 Assessed Value: \$151,487.

We believe these figures are deemed reliable, but all potential buyers should verify or check them at the courthouse.

Charles Mix Assessor's Office
605 487-7382
Joanne

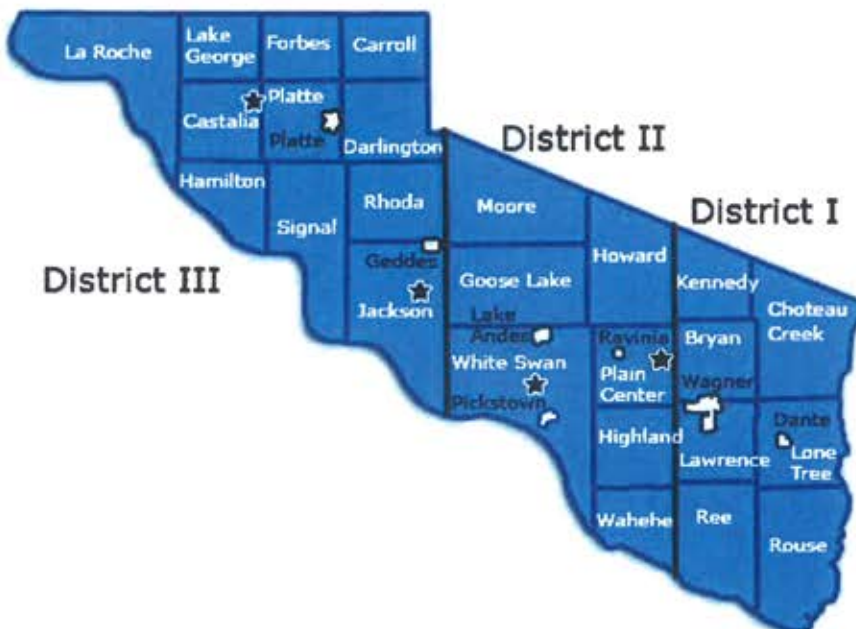
The half section is in two parcels:

Plain Center Township 320 acres
NE 1/4 Section 24 Township 96 Range 64
SE 1/4 Section 24 Township 96 Range 64

The two 80 acres are as follows:

80 acres
Howard Township 80 acres
S 1/2 of the NW 1/4 Section 14 Township 97 Range 64

80 acres
Choteau Creek Township 80 acres
Section 10 Township 96 Range 62
NW 1/4 of SW 1/4, SW 1/4 of SW 1/4
Less right of way 1/R/7, 1.01 acres (assessed at 78.99 acres)



PLAIN CENTER TWP

LAND OWNER

TRACT ONE
315.90 ACRES

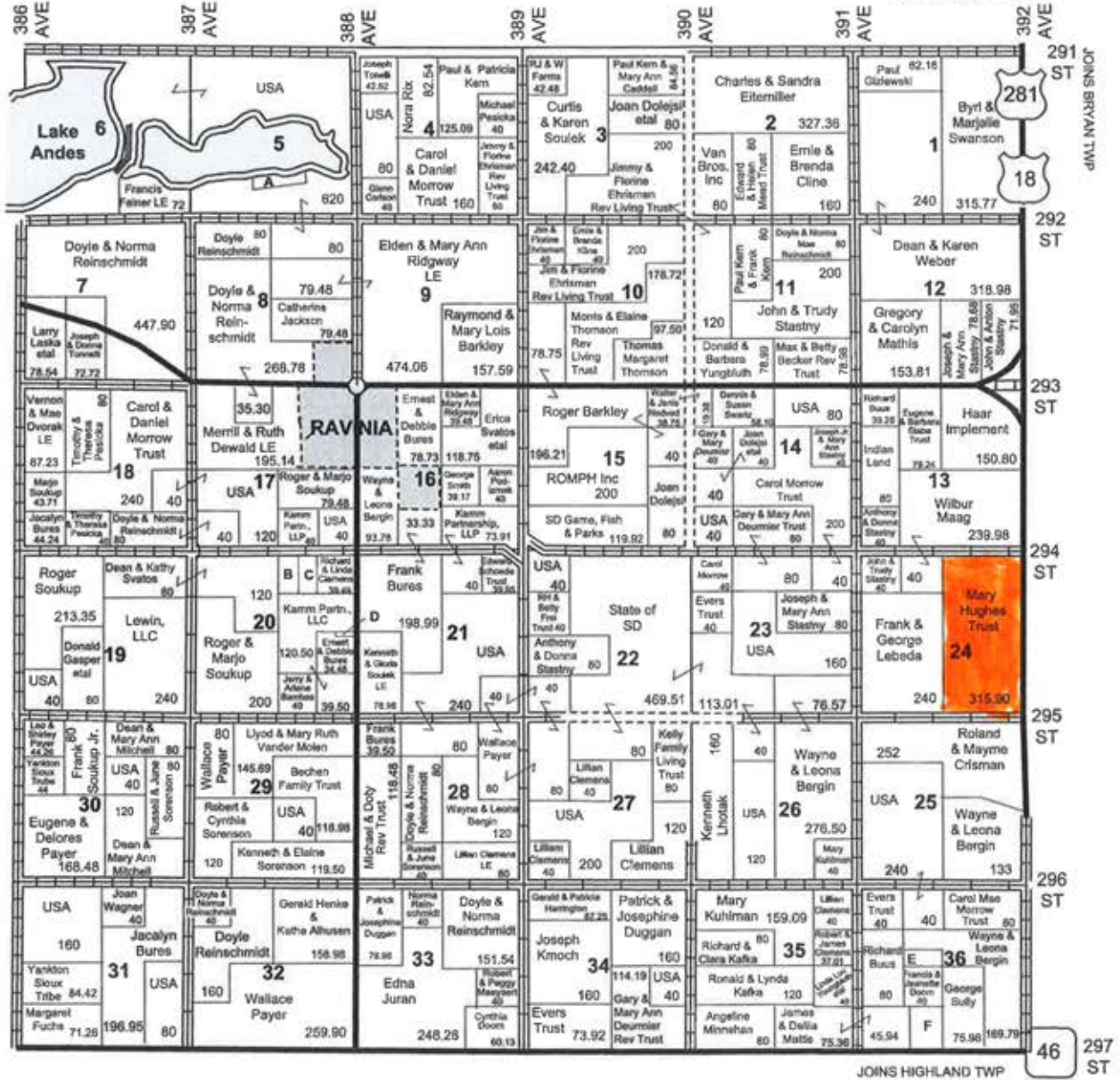
T 96 N

R 64 W

JOINS HOWARD TWP

JOINS EAST WHITE SWAN TWP

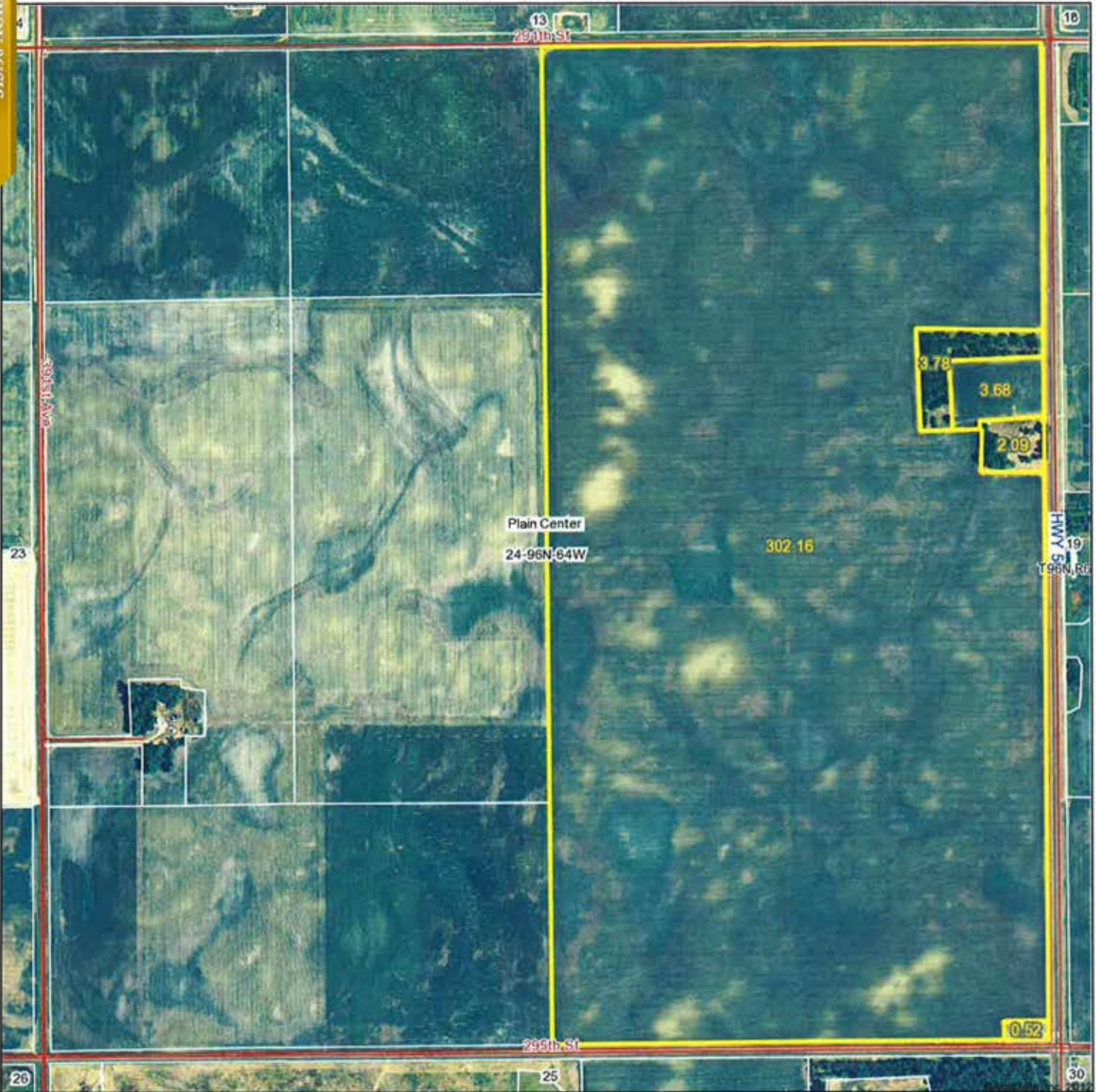
LAND OWNER & RURAL RESIDENT MAPS



- Small Tracts**
- Section 5 A Paul Kern - 18.47
 - Section 20 B Robert & Roberta Clemens - 21
 - C James Clemens - 20
 - D Frank Bures - 5
 - Section 36 E Carol Mae Morrow Trust - 20
 - F Jeff & Melonie Juffer - 27.57

TRACT ONE
315.90 ACRES

Aerial Map



Maps provided by:



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24-96N-64W
Charles Mix County
South Dakota

map center: 43° 7' 5.84, 98° 21' 27.01

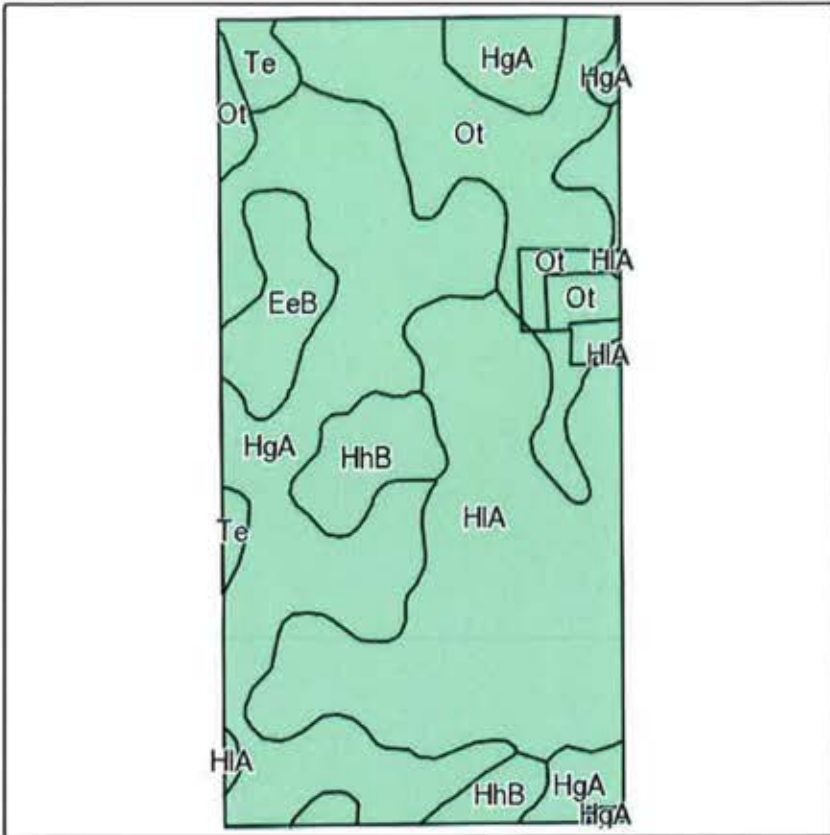
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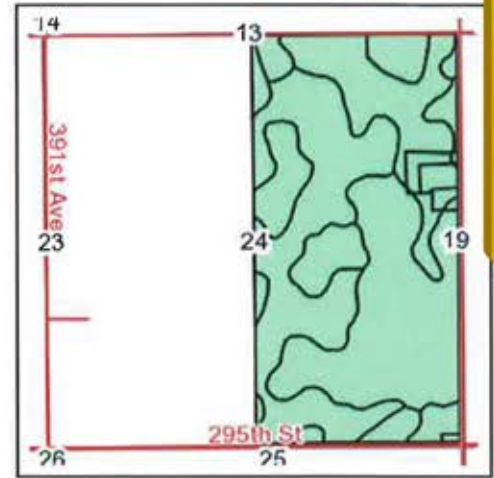
6/18/2013

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

Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



TRACT ONE
315.90 ACRES

State: **South Dakota**
County: **Charles Mix**
Location: **24-96N-64W**
Township: **Plain Center**
Acres: **312.2**
Date: **6/18/2013**



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat
HgA	Highmore silt loam, 0 to 2 percent slopes	115.6	37.0%	lic	90	2.7	55	60	64	35
HIA	Highmore-Walke silt loams, 0 to 2 percent slopes	99.1	31.8%	lls	87	2.7	55	60	64	35
Ot	Onita-Tetonka silt loams	56.6	18.1%	llw	85	3.1	66	67	70	37
HhB	Highmore-Eakin silt loams, 2 to 6 percent slopes	19.6	6.3%	lle	83	2.7	53	57	61	33
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	14.7	4.7%	lle	74	2.7	51	55	57	33
Te	Tetonka silt loam	6.6	2.1%	IVw	56					
Weighted Average					86.2	2.7	55.5	59.6	63.2	34.4

TRACT ONE
315.90 ACRES



United States
Department of
Agriculture

Charles Mix County, South Dakota



2016 Program Year
Map Created November 20, 2015

Farm 8834

24-96N-64W

Common Land Unit
 Other Ag
 Cropland
 Tract Boundary
 PLSS

Wetland Determination Identifiers
● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation
■ Compliance Provisions

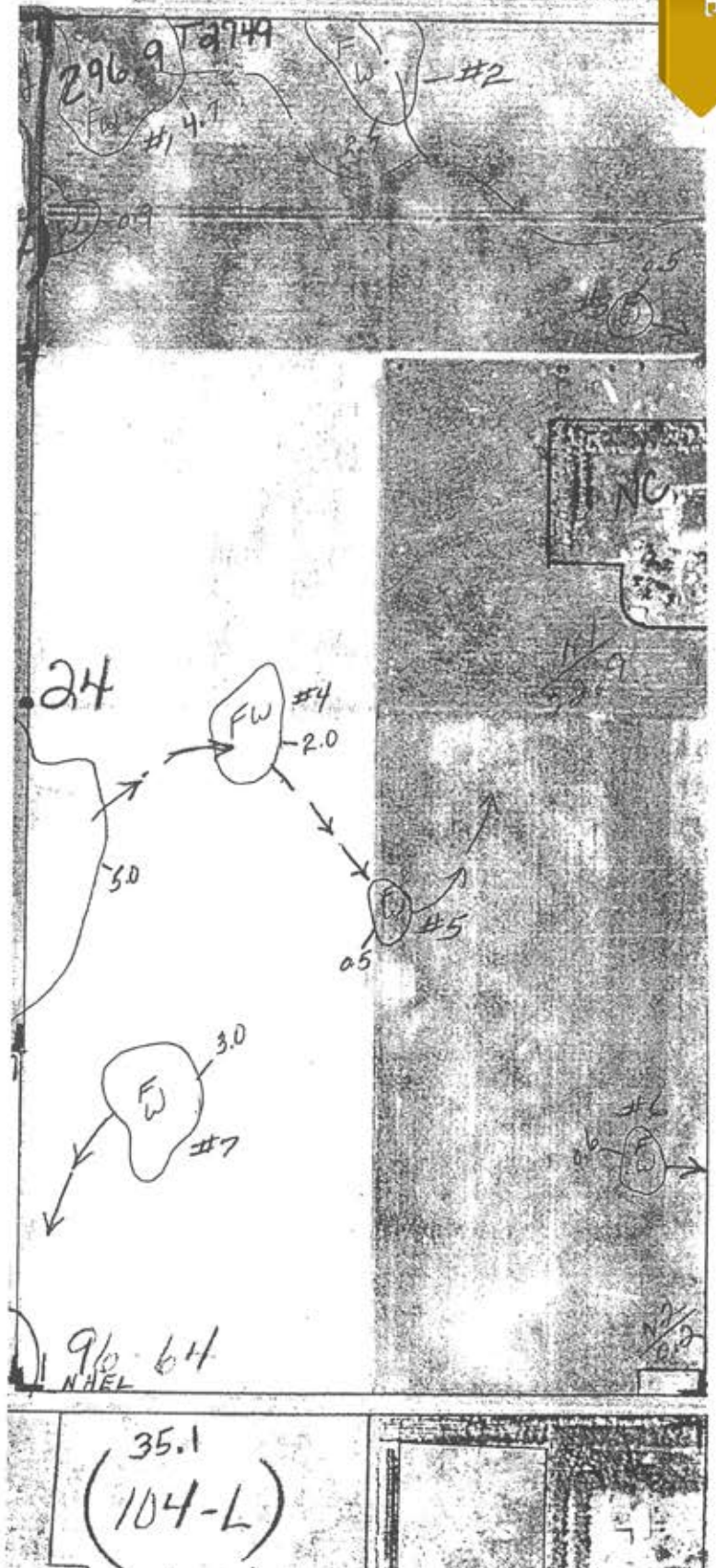


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SCALE
OFFICIAL WETLAND DETERMINATION FOR LIGHTED TRACTS ONLY

TRACT ONE
315.90 ACRES



South Dakota
Charles Mix
Report ID: FSA-156EZ

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

FARM: 8834
Prepared: 9/20/16 11:04 AM
Crop Year: 2016
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
SOUTHMILLER FARMS INC		

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
312.23	305.84	305.84	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	305.84	0.0	0.0	0.0			

ARC/PLC			
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	50.35		77	0.0
SOYBEANS	248.28		25	0.0
Total Base Acres:	298.63			

Tract Number: 2749 Description: E 1/2 24 96 64 FAV/WR History

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
312.23	305.84	305.84	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	305.84	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	50.35		77	0.0
SOYBEANS	248.28		25	0.0
Total Base Acres:	298.63			

Owners: MARY HUGHES TRUST
Other Producers: None

T 98 & 97 N

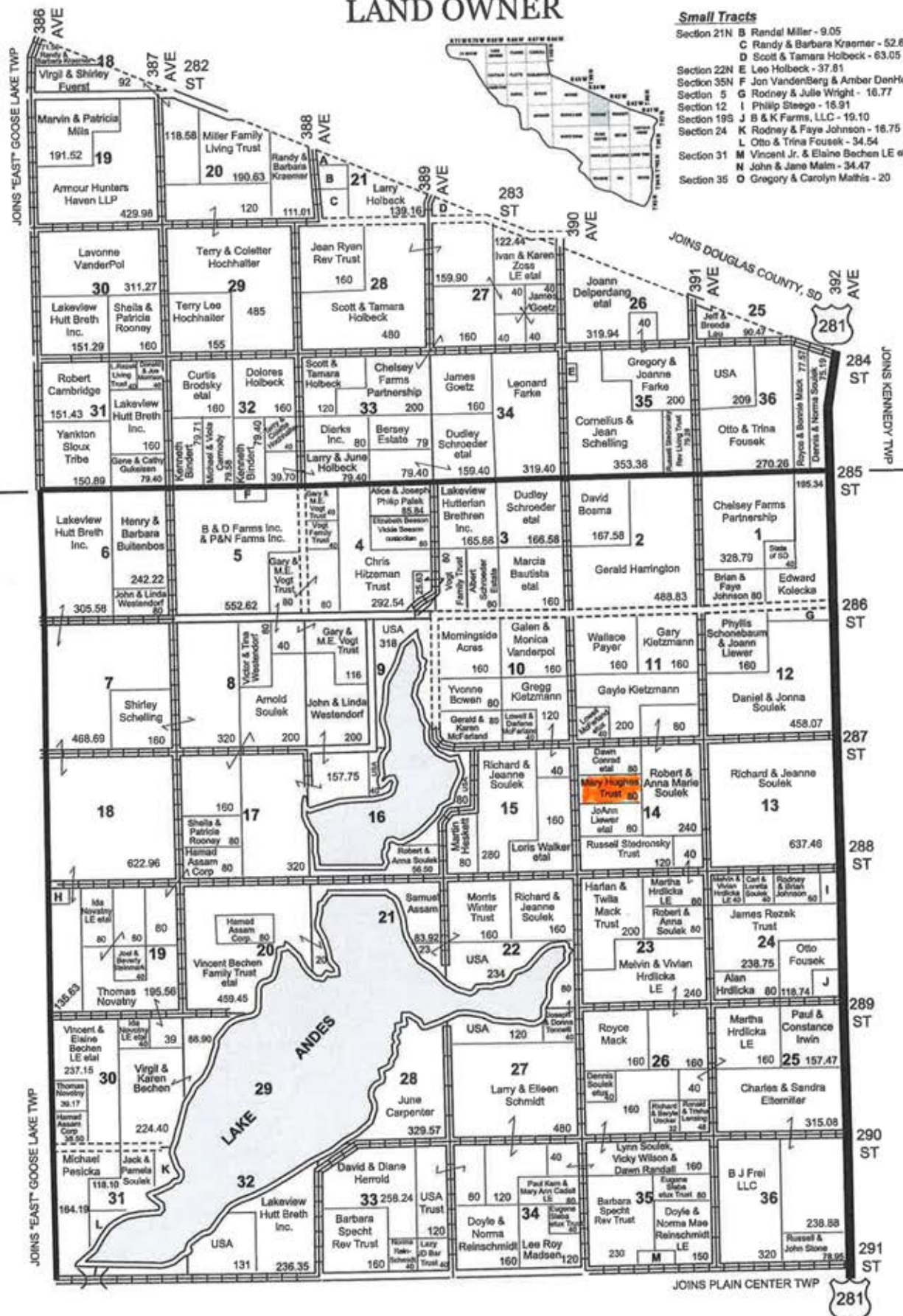
HOWARD TWP

LAND OWNER

R 64 W

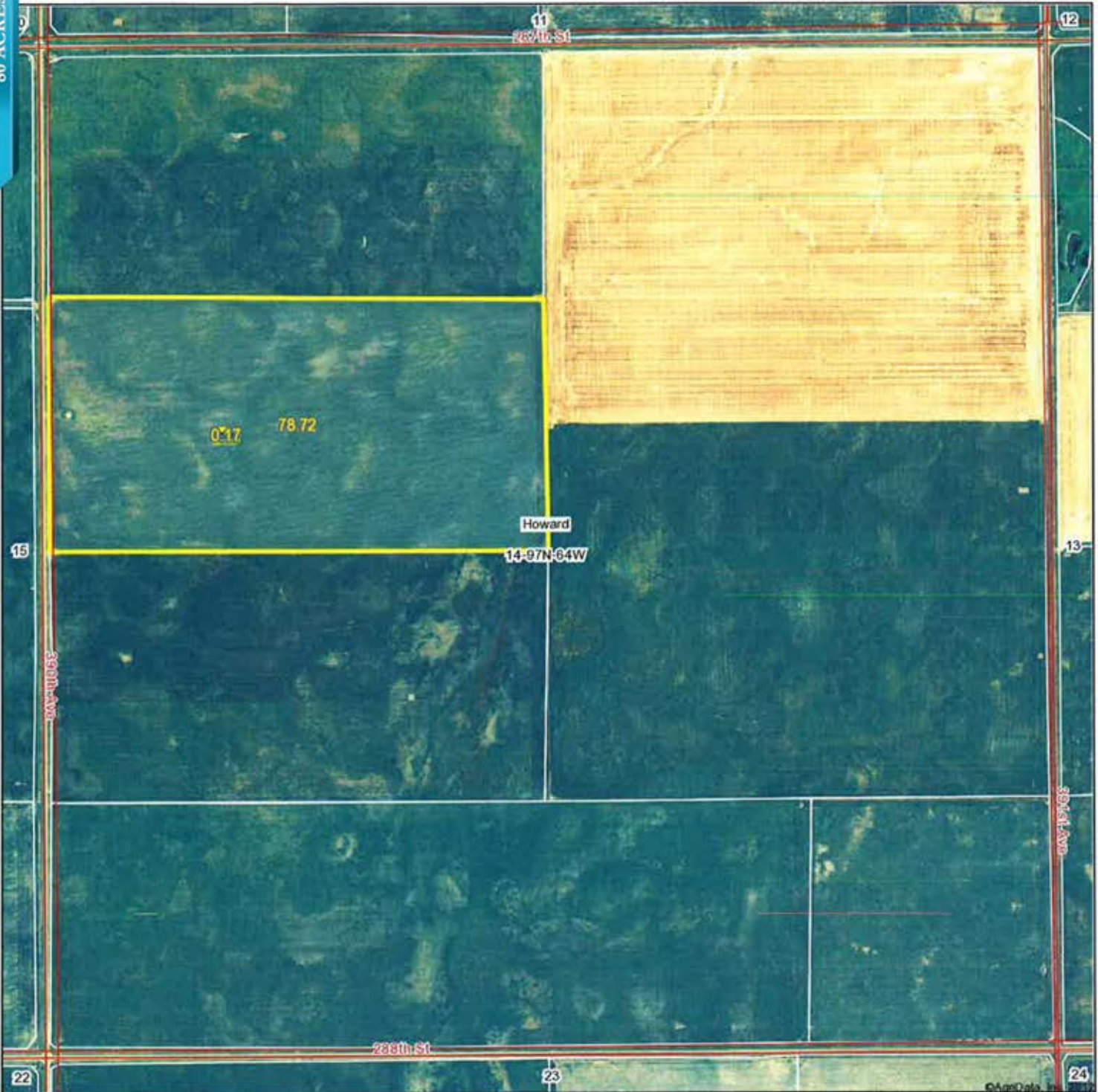
TRACT TWO
80 ACRES

LAND OWNER & RURAL RESIDENT MAPS



CHARLES MIX COUNTY, SD

Aerial Map



Maps provided by:



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14-97N-64W
Charles Mix County
South Dakota

map center: 43° 13' 11.75, 98° 22' 37.92

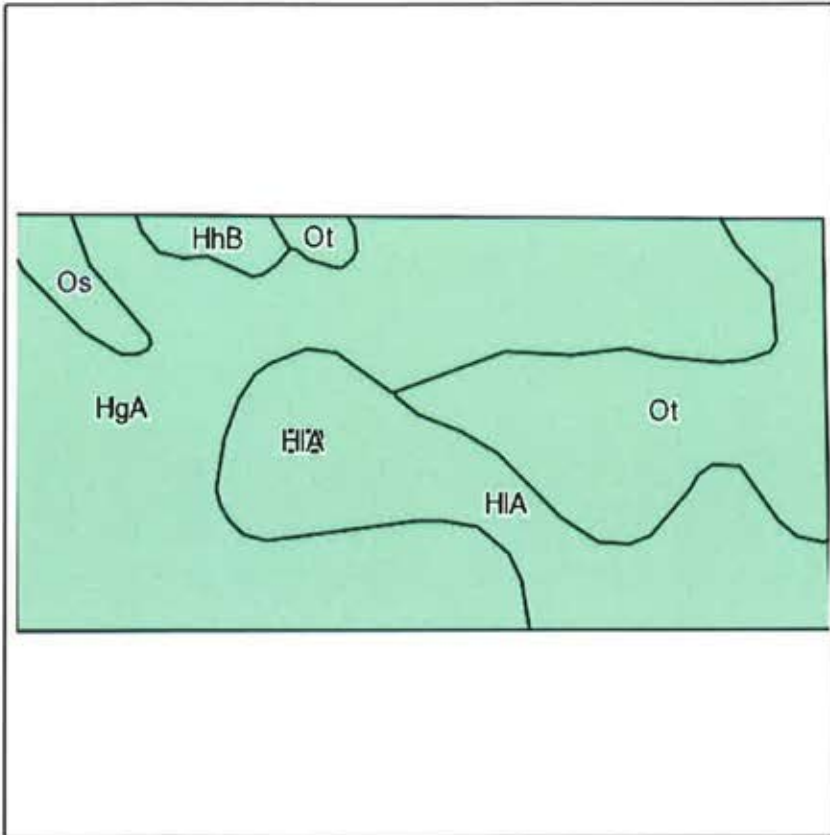
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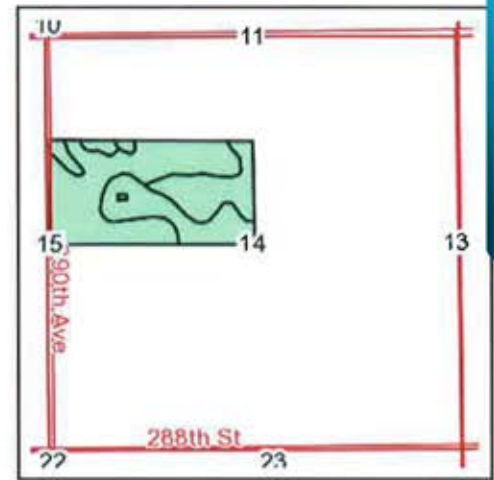
6/18/2013

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

Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



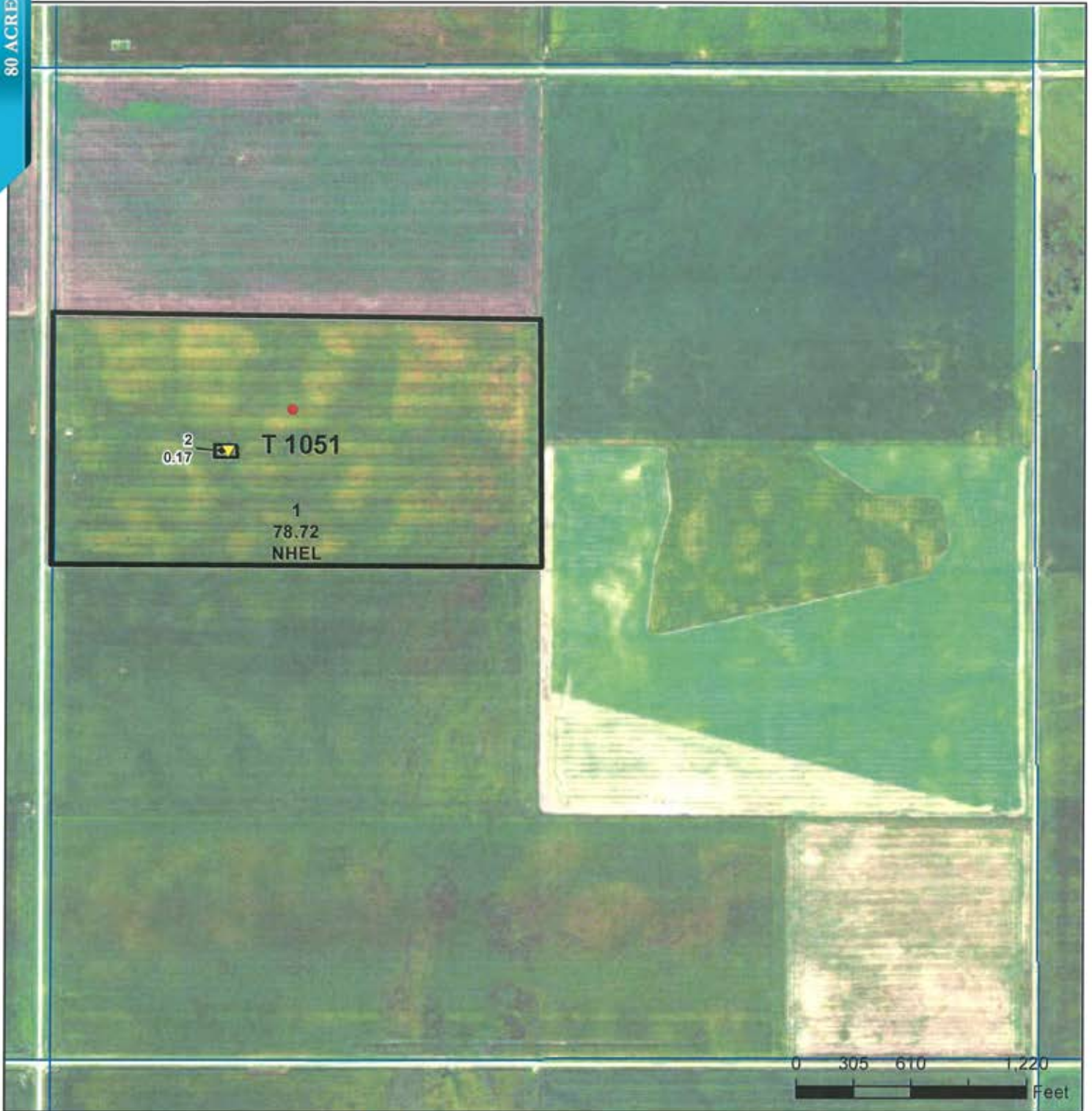
State: **South Dakota**
 County: **Charles Mix**
 Location: **14-97N-64W**
 Township: **Howard**
 Acres: **78.9**
 Date: **6/18/2013**



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat	
HgA	Highmore silt loam, 0 to 2 percent slopes	41.5	52.5%	IIc	90	2.7	55	60	64	35	
HIA	Highmore-Walke silt loams, 0 to 2 percent slopes	17.9	22.7%	IIIs	87	2.7	55	60	64	35	
Ot	Onita-Tetonka silt loams	16	20.3%	IIIw	85	3.1	66	67	70	37	
Os	Onita-Hoven silt loams	2	2.6%	IIIs	73	3.1	66	67	70	37	
HhB	Highmore-Eakin silt loams, 2 to 6 percent slopes	1.5	1.9%	IIe	83	2.7	53	57	61	33	
Weighted Average						87.7	2.8	57.5	61.5	65.3	35.4



Common Land Unit Other Ag Cropland Tract Boundary PLSS

Wetland Determination Identifiers
● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation
■ Compliance Provisions



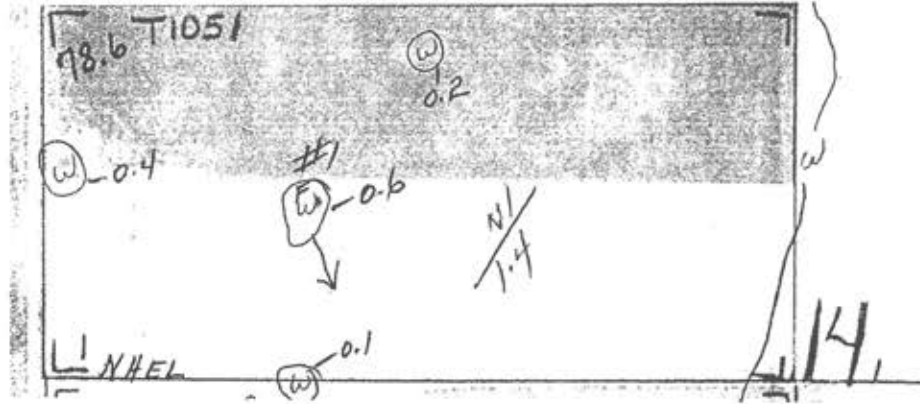
2016 Program Year
Map Created November 20, 2015

Farm 8833

14-97N-64W

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WETLANDS MAP



South Dakota
Charles Mix
Report ID: FSA-156EZ

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

FARM: 8833
Prepared: 9/20/16 11:04 AM
Crop Year: 2016
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
JEFFREY J ZOSS		

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
78.89	78.72	78.72	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	78.72	0.0	0.0	0.0			

ARC/PLC			
ARC-IC NONE	ARC-CO CORN, SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	12.96		77	0.0
SOYBEANS	63.91		25	0.0
Total Base Acres:	76.87			

Tract Number: 1051 Description: S 1/2 NW 14 97 64 FAV/WR History

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
78.89	78.72	78.72	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	78.72	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	12.96		77	0.0
SOYBEANS	63.91		25	0.0
Total Base Acres:	76.87			

Owners: MARY HUGHES TRUST
Other Producers: None

"SOUTH" CHOTEAU CREEK TWP

LAND OWNER

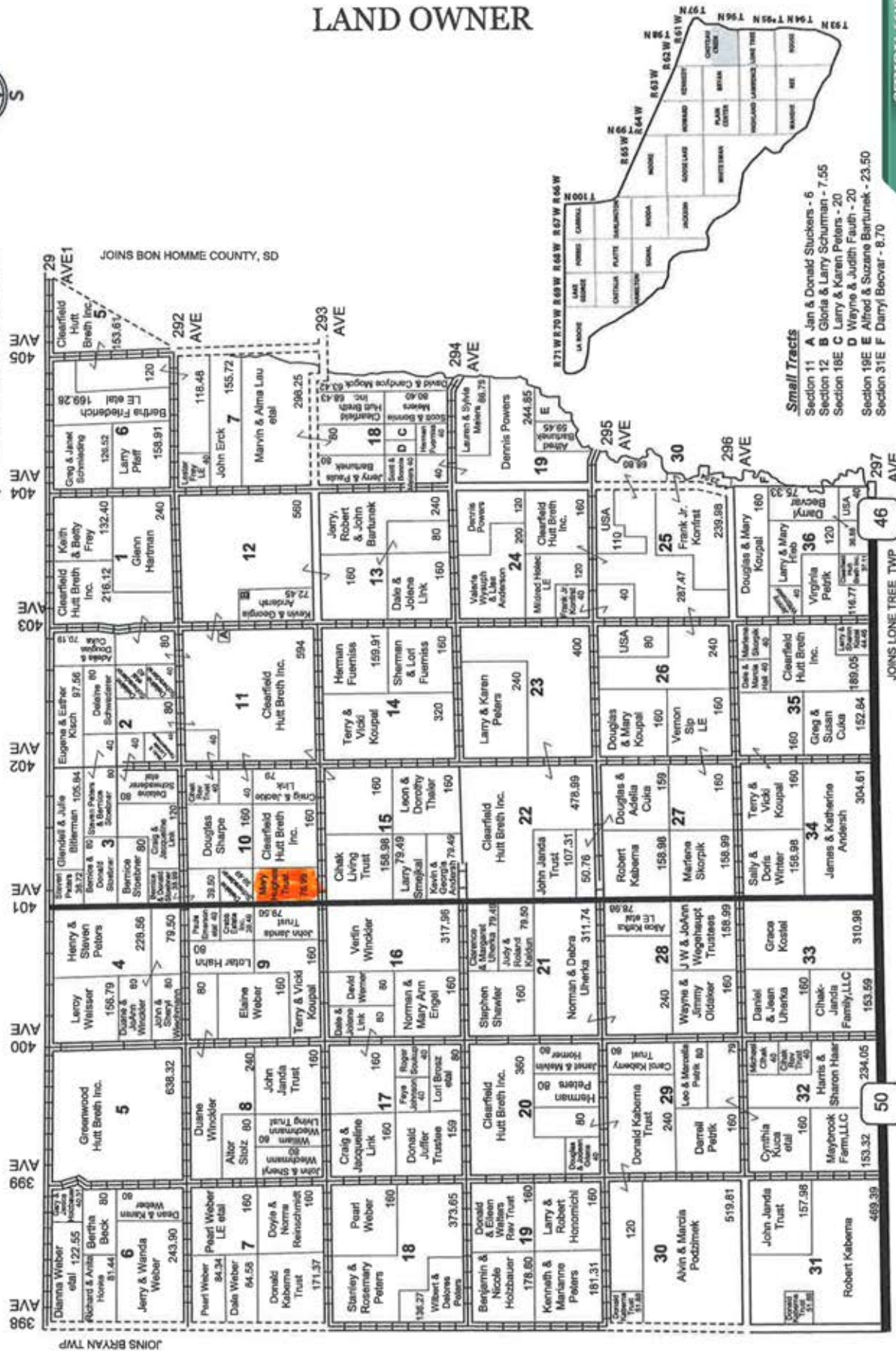


LAND OWNER & RURAL RESIDENT MAPS

T 96 N

R 62 & 61 W

JOINS "NORTH" CHOTEAU CREEK TWP



Small Tracts
 Section 11 A Jan & Donald Stuckers - 6
 Section 12 B Gloria & Larry Schurman - 7.55
 Section 18 C Larry & Karen Peters - 20
 Section 19E D Wayne & Judith Fauth - 20
 Section 19E E Alfred & Suzanne Bartunek - 23.50
 Section 31E F Darryl Beaver - 8.70

Aerial Map



Maps provided by:



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10-96N-62W
Charles Mix County
South Dakota

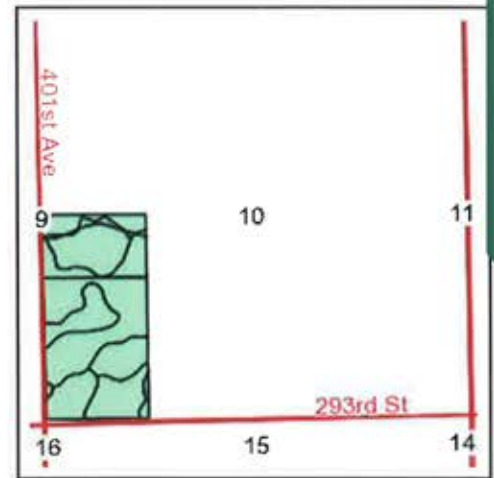
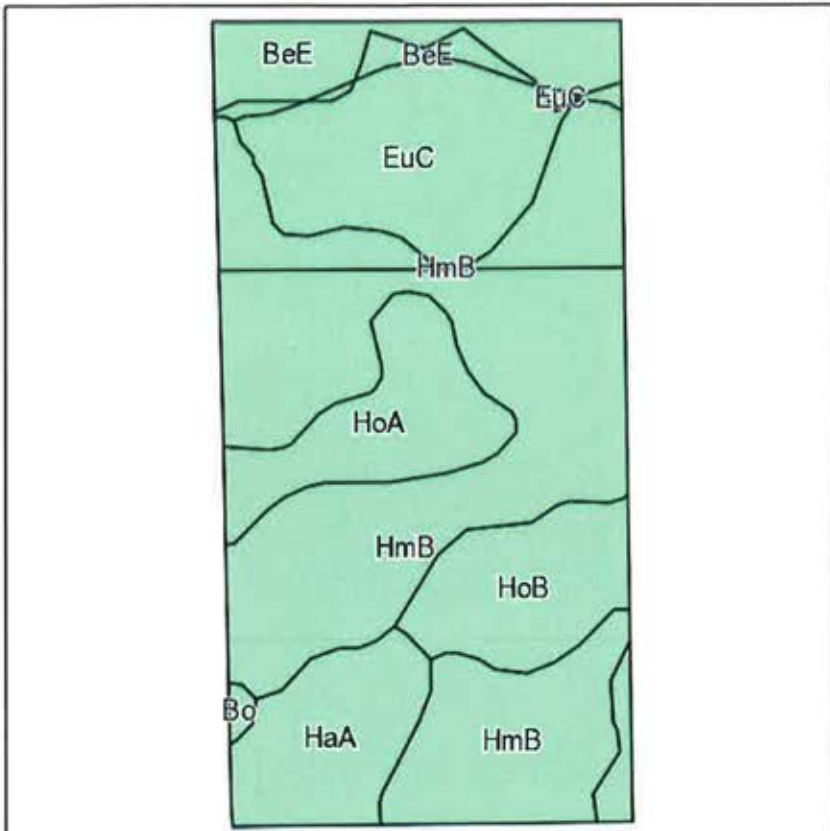
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6/18/2013

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

Soils Map



State: **South Dakota**
 County: **Charles Mix**
 Location: **10-96N-62W**
 Township: **Choteau Creek**
 Acres: **75.3**
 Date: **6/18/2013**



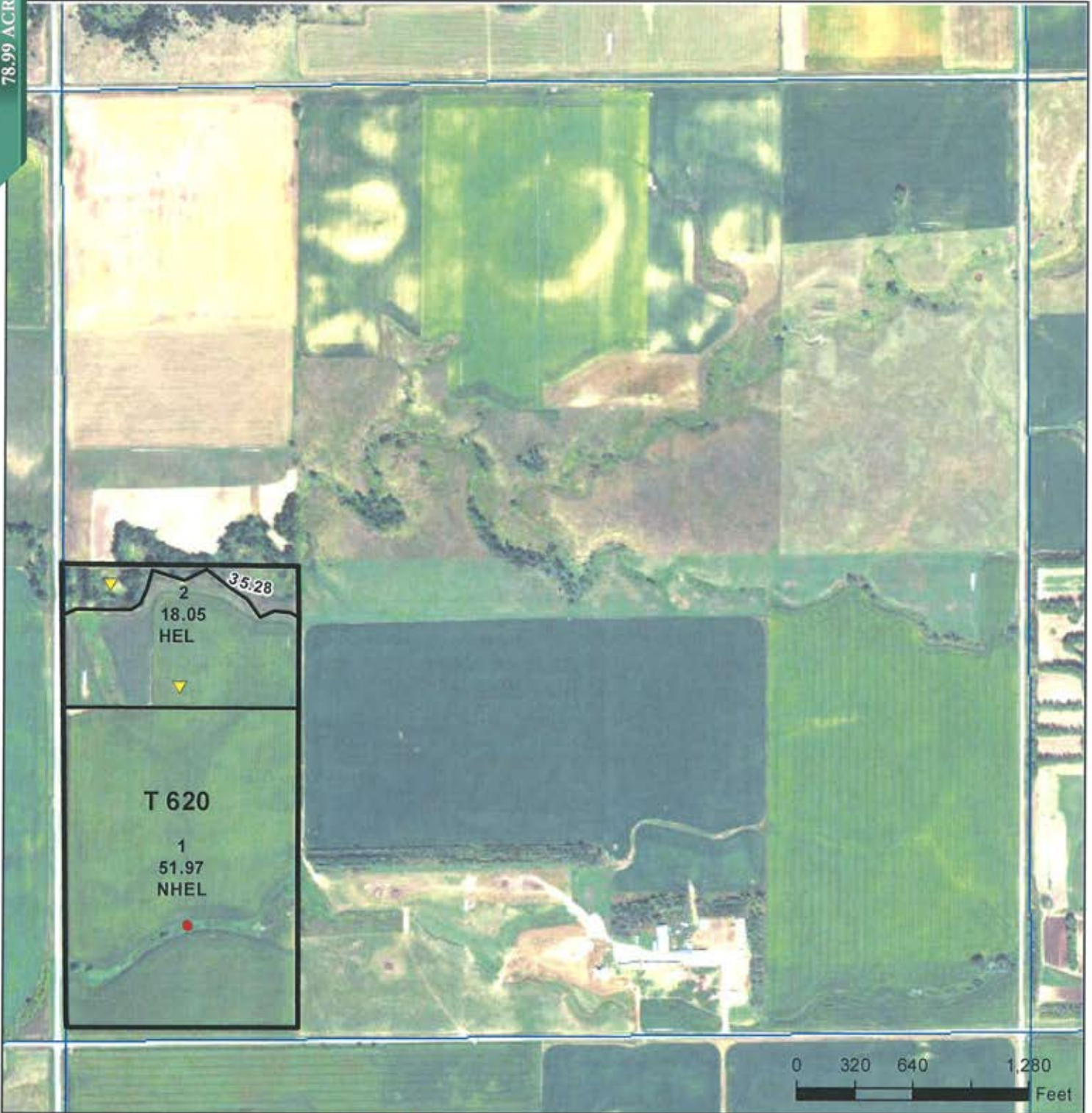
Maps provided by:



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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
HmB	Homme-Ethan-Onita complex, 1 to 6 percent slopes	37.6	49.9%	Ile	77	2.8	61	57	61
EuC	Ethan-Homme complex, 6 to 9 percent slopes	10.7	14.3%	IVe	57	2	37	34	45
HoB	Homme-Onita silty clay loams, 1 to 6 percent slopes	7.4	9.8%	Ile	84	2.8	61	57	61
HoA	Homme-Onita silty clay loams, 0 to 2 percent slopes	6.8	9.1%	Ilc	90	2.9	64	60	64
HaA	Hand loam, 0 to 2 percent slopes	6.4	8.6%	Ilc	85	2.7	60	60	65
BeE	Betts-Ethan loams, 9 to 25 percent slopes	6.1	8.1%	VIe	22				
Bo	Bon silt loam, channeled	0.3	0.4%	VIw	35				
Weighted Average					72.2	2.5	52.7	49.5	54.3



Common Land Unit
 Other Ag
 Cropland
 Tract Boundary
 PLSS

Wetland Determination Identifiers
● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation
■ Compliance Provisions



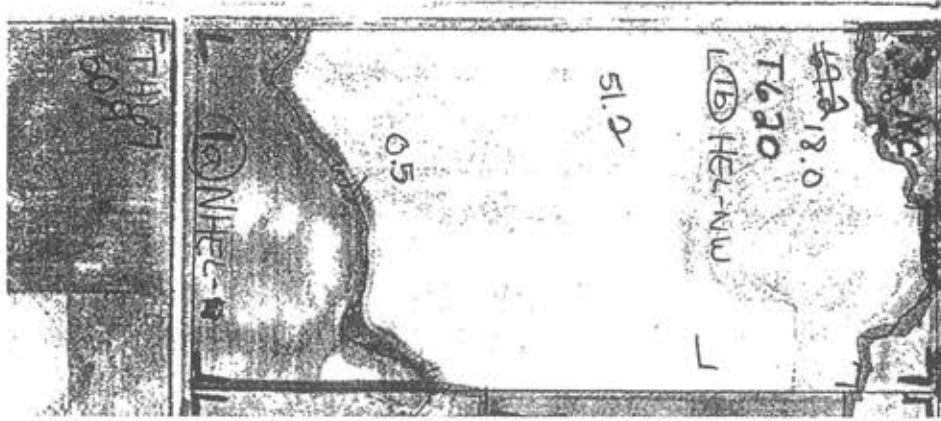
2017 Program Year
Map Created September 19, 2016

Farm 790

10-96N-62W

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WETLANDS MAP



South Dakota
Charles Mix
Report ID: FSA-156EZ

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

FARM: 790
Prepared: 9/20/16 11:04 AM
Crop Year: 2016
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
GREGORY JOSEPH LINK		

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
75.3	70.02	70.02	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	FAV/WR History		
0.0	0.0	70.02	0.0	0.0	0.0			

ARC/PLC

ARC-IC NONE	ARC-CO WHEAT, CORN, SORGH SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.6		19	0.0
CORN	39.6		77	0.0
GRAIN SORGHUM	20.3		60	0.0
SOYBEANS	5.8		43	0.0
Total Base Acres:	68.3			

Tract Number: 620 Description: W 1/2 SW 10 96 62
 BIA Range Unit Number:
 HEL Status: HEL Determinations not complete
 Wetland Status: Tract contains a wetland or farmed wetland
 WL Violations: None

FAV/WR History

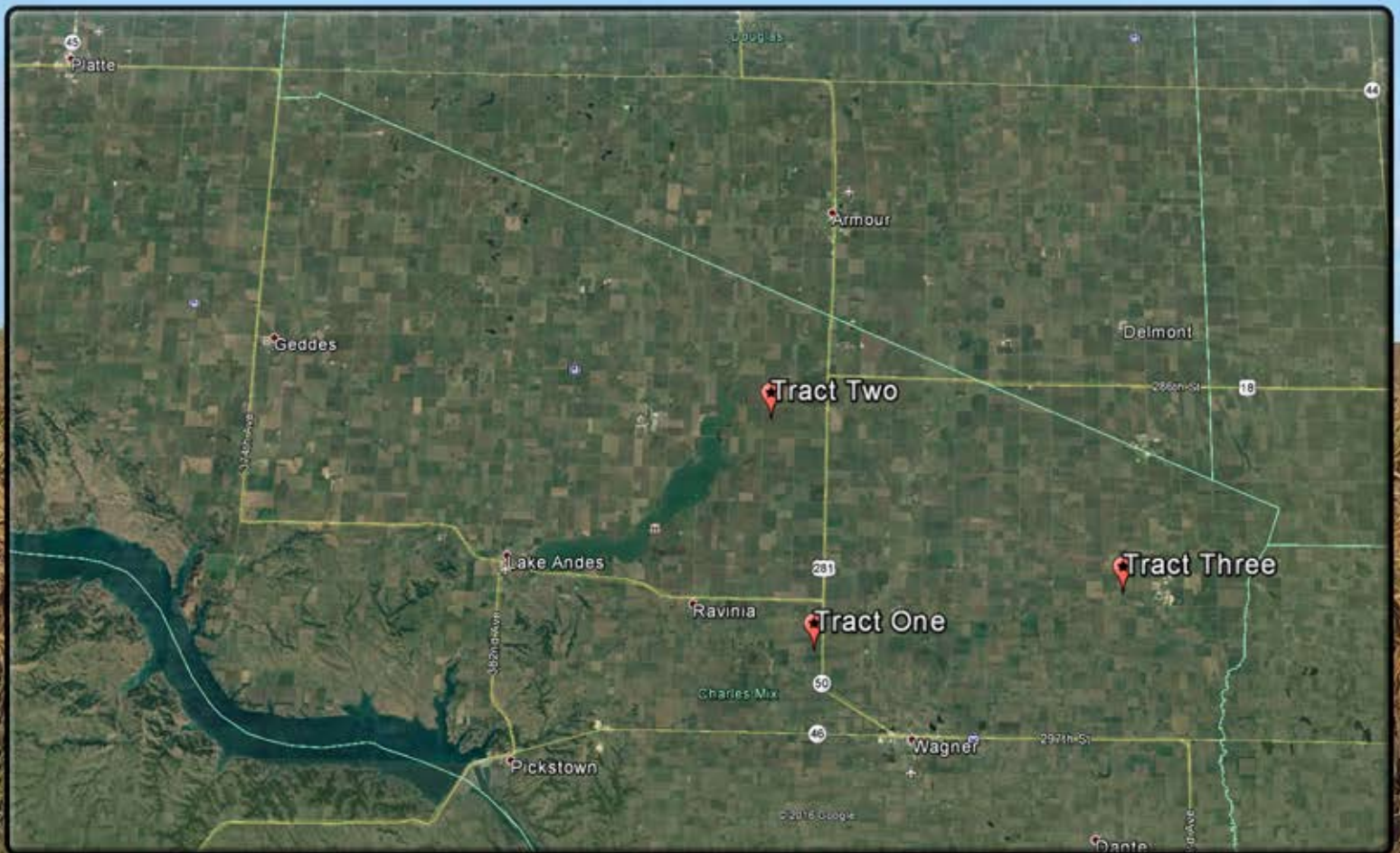
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
75.3	70.02	70.02	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	70.02	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.6		19	0.0
CORN	39.6		77	0.0
GRAIN SORGHUM	20.3		60	0.0
SOYBEANS	5.8		43	0.0
Total Base Acres:	68.3			

AUCTION

THURSDAY, NOVEMBER 10TH AT 10:00 A.M.

**474.89 ACRES – CHOICE TILLABLE LAND IN PLAIN CENTER –
HOWARD & CHOTEAU CREEK TOWNSHIPS
CHARLES MIX COUNTY, SOUTH DAKOTA**



Terms: Cash sale with 10% downpayment on each tract on sale day and the balance on or before December 28, 2016. Owner's Title Insurance to be used (cost split equally to buyer and seller). Warranty title to be given by Trustee's Deed. The seller to pay the 2015 taxes due in 2016. The buyer to pay the 2016 taxes due in 2017 and has possession to farm these land tracts for 2017 crop year. Sold subject to the Trustee's confirmation. Sold with no buyer contingencies. Come prepared to buy! Wieman Land & Auction Co. is working for the seller in this transaction.