

McCook County
**FARMLAND
AUCTION**

**285.99
Acres**

Tuesday
January 9th
at 10:00 AM

OWNER:

**JAMES MARVIN HEALY &
LILLIAN JANE HEALY TRUST**

WIEMAN
LAND & AUCTION

44628 SD HWY, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**285.99 ACRES MCCOOK COUNTY FARMLAND MONTROSE TOWNSHIP LAND
AND HOUSEHOLD ITEMS
AT AUCTION**

We will sell the following land at public auction in the Montrose Legion Building on Main Street in Montrose SD on

TUESDAY, JANUARY 9TH 10:00 AM

**LAND SOLD FIRST, PERSONAL PROPERTY TO FOLLOW!
LUNCH BY LEGION AUXILLARY**

TRACT # 1 - 80 ACRES

This tract is located from east edge of Montrose (Ball Park), 1 mile north on Valley Road, 1 mile east & ½ mile north on Duck Road. It consists of 80 acres (more or less) of unimproved farmland. The FSA Office indicates that this tract is nearly all tillable except ditches, dugout and road right of way. The predominate soil types are Egan-Ethan Complex, Whitewood Silt Loam, Wentworth-Ethan Complex, Ethan Betts Loams and it has a 70.1 soil productivity index rating. This tract lays level to rolling and the annual real estate taxes are \$2083.80.

LEGAL: The NW ¼ of the SE ¼ and the NE ¼ of the SW ¼ of Section 14-103-53, McCook County, South Dakota

TRACT # 2 - 134 ACRES

This tract is located on the north side of Tract # 1.

It consists of 134 acres (more or less) of unimproved farmland. The FSA Office reports that it has approximately 127 acres tillable and the balance in ditch, low area and road right of way. The predominate soil types are Egan-Ethan Complex, Wentworth Silty Clay Loam, Whitewood Silt Loam and Betts Loam and it has a 71.9 soil productivity index rating. The land lays level to gently rolling and the annual real estate taxes are approximately \$3214.87.

LEGAL: The West ½ of the NE ¼ except that part of Tract # 1 of Healy's Addition and the NW ¼ except 3.67 Acres and except Tract # 1 of Healy's Addition and except that portion of NW ¼ west of Duck Road all in Section 14-103-53, McCook County, South Dakota.

TRACT # 3 - 72 ACRES

This tract is located directly west of Tract # 2.

It consists of 72 acres (more or less) subject to survey of unimproved farm land. The FSA Office indicates that it has 30.55 acres tillable with a 74.3 soil productivity index rating on tillable acres and 41.65 acres of pasture & ROW. The predominate soil types are Betts Loam, Egan-Ethan Complex, Wentworth Silty Clay Loam, Ethan-Betts Loam and Bon Loam. The land lays level to rolling and the annual real estate taxes are approximately \$1501.92.

LEGAL: That part of the NW ¼ west of Duck Road in Section 14-103-53, McCook County, South Dakota

TRACT # 4 - 285.99 ACRES

This is the combination of Tracts # 1, 2 and 3. This is a contiguous tract of land which is hard to find. An excellent opportunity for farmer or investor.

We invite you to view these tracts at your convenience. For Buyer's Info Packet and pictures, visit our website, www.wiemanauktion.com or call 800-251-3111 and we will send one to you.

TERMS: Cash Sale with a 10% nonrefundable downpayment per tract the day of sale and the balance on March 15, 2018. Title insurance will be utilized with cost split 50/50 between buyer and seller and a Trust Deed will be provided. Possession for 2018 crop year to be granted at closing. 2017 RE Taxes paid by seller, 2018 RE Taxes paid by buyer. Sold subject to confirmation by the Trustees. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. Broker participation is not offered on this transaction.

HOUSEHOLD ITEMS

Round Wood Dinette Table w/ 2 Chairs; Barnwood Bench; 3 Pc Oak Bedroom Set; Twin Bed w/ Power Adjustable Base; Oak Entertainment Center; 3 - Oak End Tables; Blue Rocking Chair; Desk Chair; Flat Screen TV w/ DVD; Terry Redlin Print; Asst of Pictures; Magazine Rack; Luggage; Knick Knacks; Christmas Decorations; Seasonal Decs; Asst of small electric appliances; Cook Books; Silverware; Corelle Dish Set; JD Bowl; Jewelry; Teddy Bears; Denim Quilt; Telephones; Clocks; Walkers; Oak Spoon Rack w/ Spoon Collection; Flag Display Case; Greeting Cards; Oak Display Shelf; Flags; Ducks; Pheasants; Crosses; Misc. Household Items;

**JAMES MARVIN HEALY & LILLIAN JANE HEALY TRUST
Carol Eisenreich & Dennis Healy, Trustees**

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

Roger Gerlach
Salem SD 605-425-2911
Attorney for Estate and
Closing Agent

MONTROSE TWP

T 103 N

LAND OWNER

R 53 W

JOINS RAMSEY TWP



LAND OWNER & RURAL RESIDENT MAPS

Small Tracts

- Section 3 A Dean & Tracy Kueter - 13.10
- Section 4 B Dan & Terri Smith - 13.88
- Section 5 C Clifford & Lory Hallem - 11.60
- Section 6 D Ben & Melissa Lueth - 25.34
- Section 6 E John & Rita Nelson - 8.88
- Section 6 F Michael & Jerrine Tuschen - 15.95
- Section 7 G Ken Krouse Trust - 8.35
- Section 8 H Amy Julin - 5.32
- Section 8 I LAM Farms Inc. - 13.42
- Section 10 J Jeffrey Twedt - 10
- Section 12 K Christopher & Karl Katzer - 5.93
- Section 12 L Christopher & Karl Katzer - 12.09
- Section 13 M Robert & Diane Gordon - 19.93
- Section 13 N Gerard & Deann Sechser - 18.11
- Section 14 O Anthony & Kristi Meyer - 30.34
- Section 15 P William & Connie Smith - 15.04
- Section 17 Q Mark & Cheryl Ruter - 7.05
- Section 18 R Kurt & Kent Donelan - 20
- Section 18 S Greg & Nancy Johnson - 22.23
- Section 19 T Garry & Jill Holland - 10
- Section 19 U David Osborn - 11.50
- Section 22 V Montrose Cemetery Assn. - 5.72
- Section 22 W Dennis Cleveland et al - 9.61
- Section 22 X Douglas O'Hara - 22.85
- Section 22 Y Rosemont Valley Farm Inc. - 21.67
- Section 22 Z John & Mary Ann Knox - 26.54
- Section 22 AA Frank & Betty Painter - 14.89
- Section 24 AB East River Electric - 33.09
- Section 24 AC Paul Gordon - 10
- Section 27 AD Delee & Mary Wiebersick - 16.72
- Section 27 AE Jeremy & Jane Wiebersick - 6.40
- Section 27 AF Andrew Holland - 9.37
- Section 27 AG City of Montrose - 12.20
- Section 29 AH Red Oak Pheasants LLC - 8.31
- Section 35 AI Gregory & Lynae Scotting - 10
- Section 35 AJ Denton & Lorlee Combs - 14.99

R 56 W	R 55 W	R 54 W	R 53 W
PEARL	SUN PRAIRIE	BROOKFIELD	RAMSEY
BENTON	SALEM	RICHLAND	MONTROSE
JEFFERSON	EMERY	CANISTOTA	GREENLAND
BRIDGEWATER	UNION	GRANT	SPRING VALLEY

Aerial Map



map center: 43° 43' 28.8, -97° 9' 32.62



Maps Provided By:



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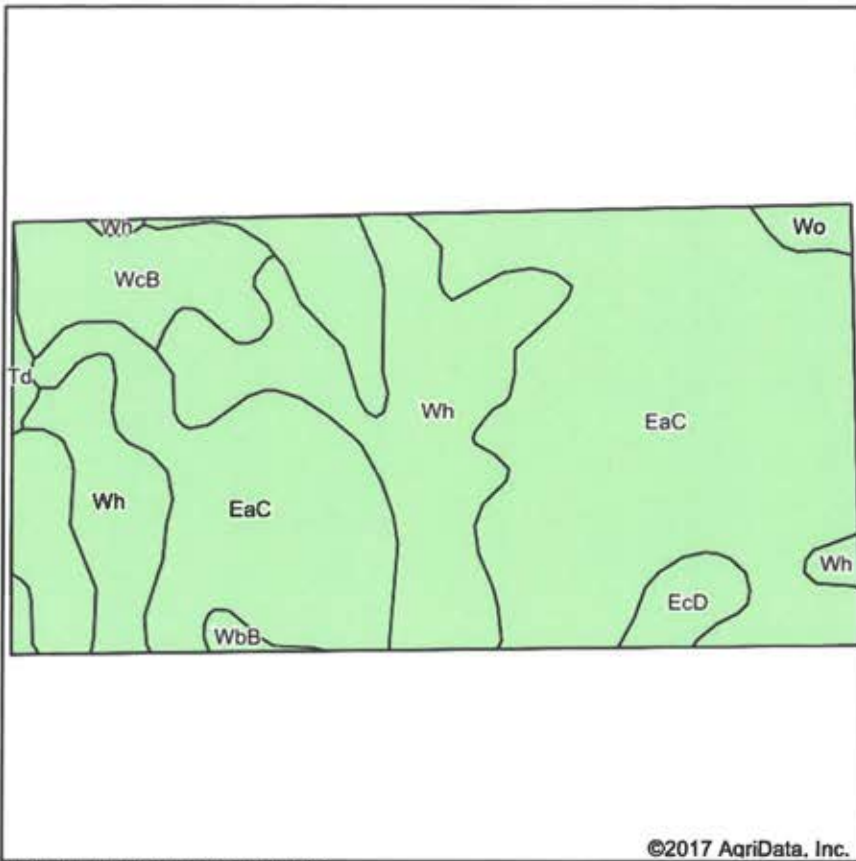
www.AgrDataInc.com

14-103N-53W
McCook County
South Dakota

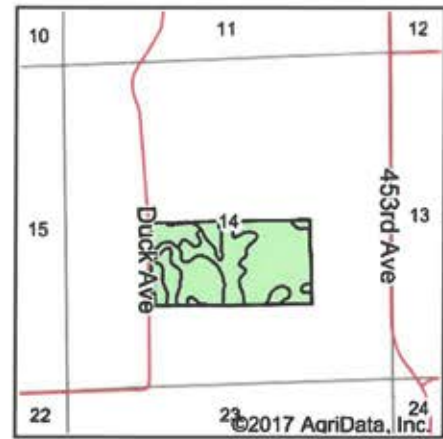


11/28/2017

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **McCook**
 Location: **14-103N-53W**
 Township: **Montrose**
 Acres: **80.27**
 Date: **11/28/2017**



Area Symbol: SD087, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
EaC	Egan-Ethan complex, 5 to 9 percent slopes	51.14	63.7%	IIIe		67	3.2	41	67	7.6	39	51	24	32
Wh	Whitewood silt loam	19.64	24.5%	IIW		78	2.2	42	86	9.7	50	52	32	32
WcB	Wentworth-Ethan complex, 2 to 5 percent slopes	5.58	7.0%	Ile		78	3.6	48	81	9.1	47	59	29	37
EcD	Ethan-Betts loams, 9 to 15 percent slopes	1.78	2.2%	VIe		32	2	22	29	3.2	17	27	10	17
Wo	Worthing silty clay loam, 0 to 1 percent slopes	0.84	1.0%	VW		30								
Td	Trent silty clay loam, 0 to 3 percent slopes	0.82	1.0%	I	I	98								
WbB	Wentworth silty clay loam, 2 to 6 percent slopes	0.47	0.6%	Ile		84								
Weighted Average						69.7	2.9	40.2	70	7.9	40.7	49.9	25.4	31.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



map center: 43° 43' 28.8, -97° 9' 32.62



14-103N-53W
McCook County
South Dakota

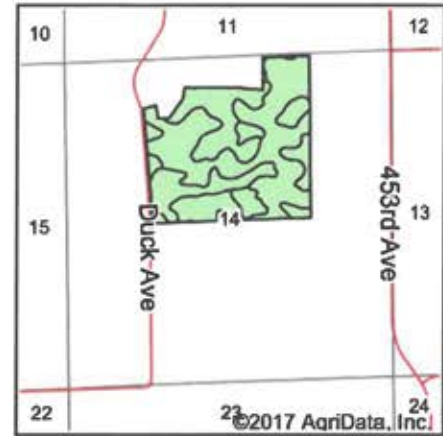
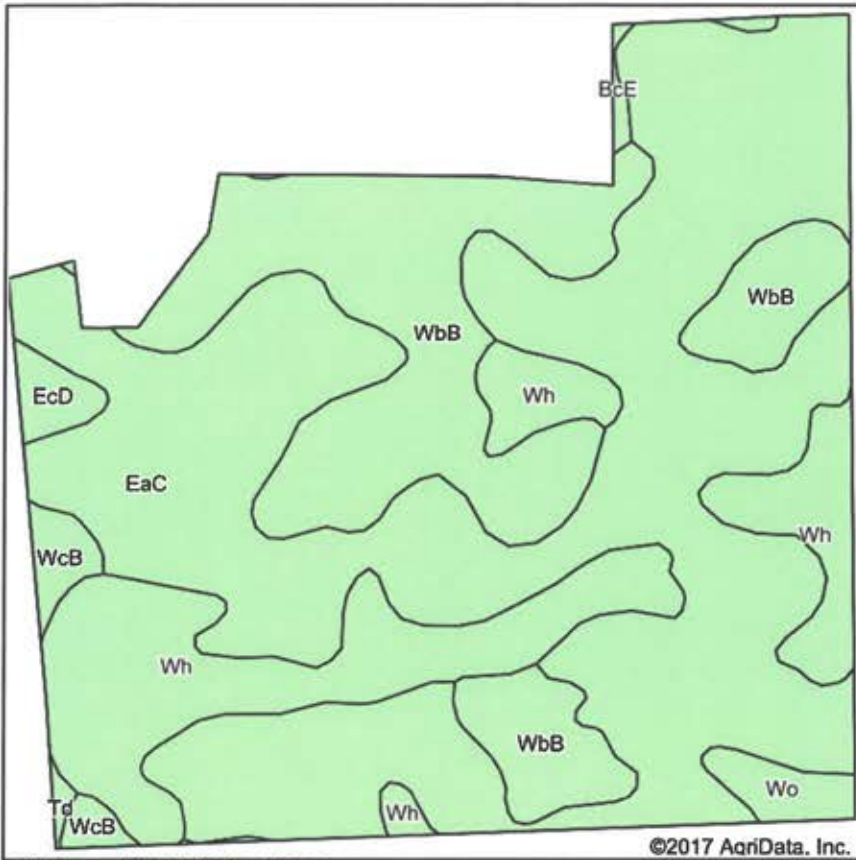


Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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11/28/2017

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

Soils Map



State: **South Dakota**
 County: **McCook**
 Location: **14-103N-53W**
 Township: **Montrose**
 Acres: **134.05**
 Date: **11/28/2017**



Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
EaC	Egan-Ethan complex, 5 to 9 percent slopes	75.19	56.1%	Ile		67	3.2	41	67	7.6	39	51	24	32
WbB	Wentworth silty clay loam, 2 to 6 percent slopes	30.23	22.6%	Ile		84								
Wh	Whitewood silt loam	22.69	16.9%	Ihw		78	2.2	42	86	9.7	50	52	32	32
WcB	Wentworth-Ethan complex, 2 to 5 percent slopes	1.99	1.5%	Ile		78	3.6	48	81	9.1	47	59	29	37
Wo	Worthing silty clay loam, 0 to 1 percent slopes	1.76	1.3%	Vw		30								
EcD	Ethan-Betts loams, 9 to 15 percent slopes	1.36	1.0%	Vle		32	2	22	29	3.2	17	27	10	17
BcE	Betts loam, 15 to 40 percent slopes	0.57	0.4%	Vile		12	0.9	4	3	0.3	2	4	1	3
Td	Trent silty clay loam, 0 to 3 percent slopes	0.26	0.2%	I	I	98								
Weighted Average						71.8	2.2	31.1	53.6	6.1	31.2	38.6	19.4	24.1

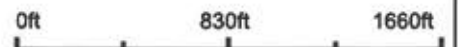
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



map center: 43° 43' 28.8, -97° 9' 32.62



14-103N-53W
McCook County
South Dakota



11/28/2017

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **McCook**
 Location: **14-103N-53W**
 Township: **Montrose**
 Acres: **69.28**
 Date: **11/28/2017**



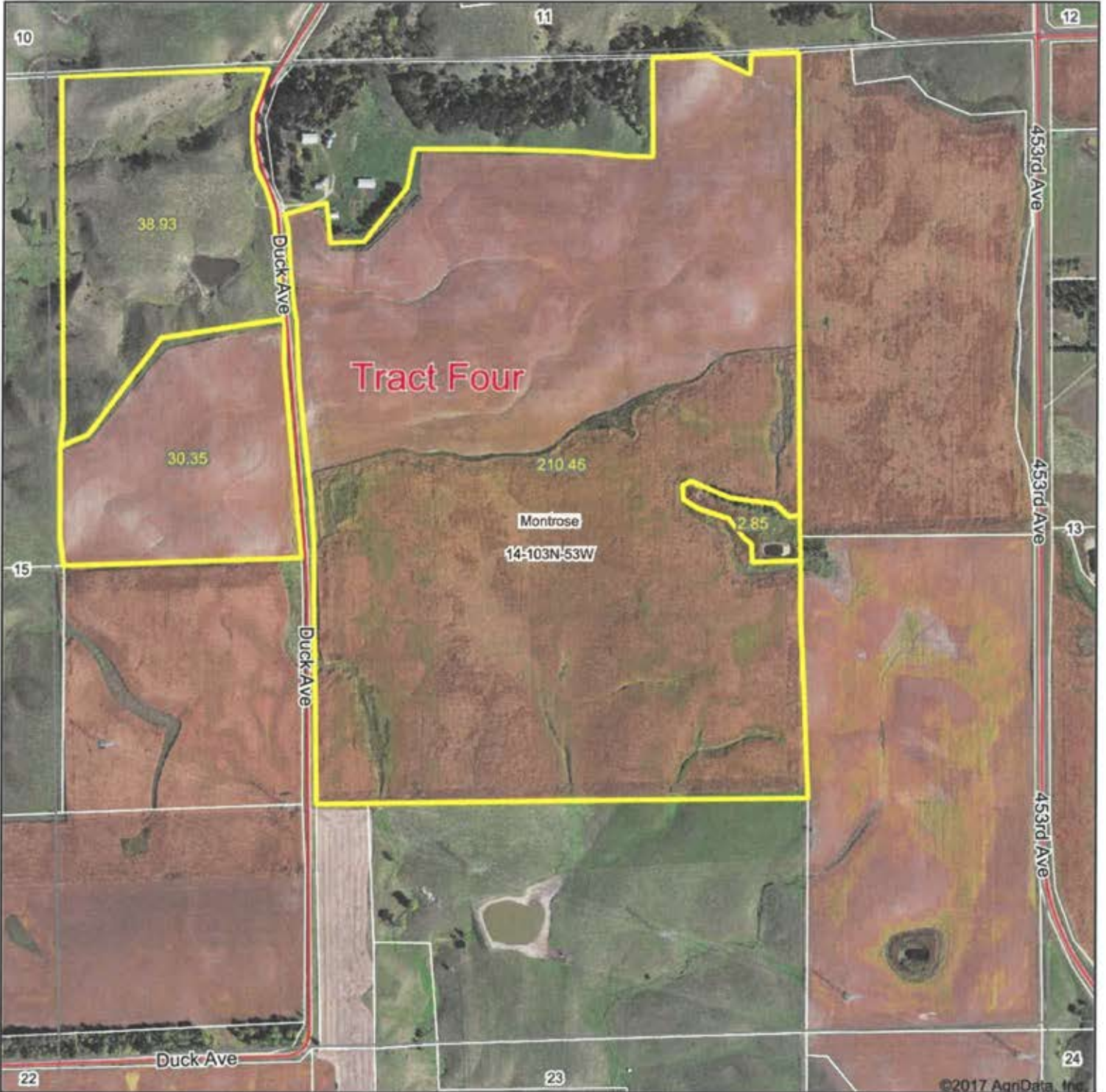
Area Symbol: SD087, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
BcE	Betts loam, 15 to 40 percent slopes	21.12	30.5%	Vllc		12	0.9	4	3	0.3	2	4	1	3
EaC	Egan-Ethan complex, 5 to 9 percent slopes	17.02	24.6%	lllc		67	3.2	41	67	7.6	39	51	24	32
WbB	Wentworth silty clay loam, 2 to 6 percent slopes	9.77	14.1%	llc		84								
EcD	Ethan-Betts loams, 9 to 15 percent slopes	8.60	12.4%	Vlc		32	2	22	29	3.2	17	27	10	17
Ca	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	7.20	10.4%	Vlw		34								
WcB	Wentworth-Ethan complex, 2 to 5 percent slopes	2.15	3.1%	llc		78	3.6	48	81	9.1	47	59	29	37
Td	Trent silty clay loam, 0 to 3 percent slopes	1.75	2.5%	I	I	98								
W	Water	1.67	2.4%			0								
Weighted Average						44.4	1.4	15.5	23.5	2.6	13.8	18.9	8.3	12

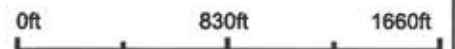
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Aerial Map



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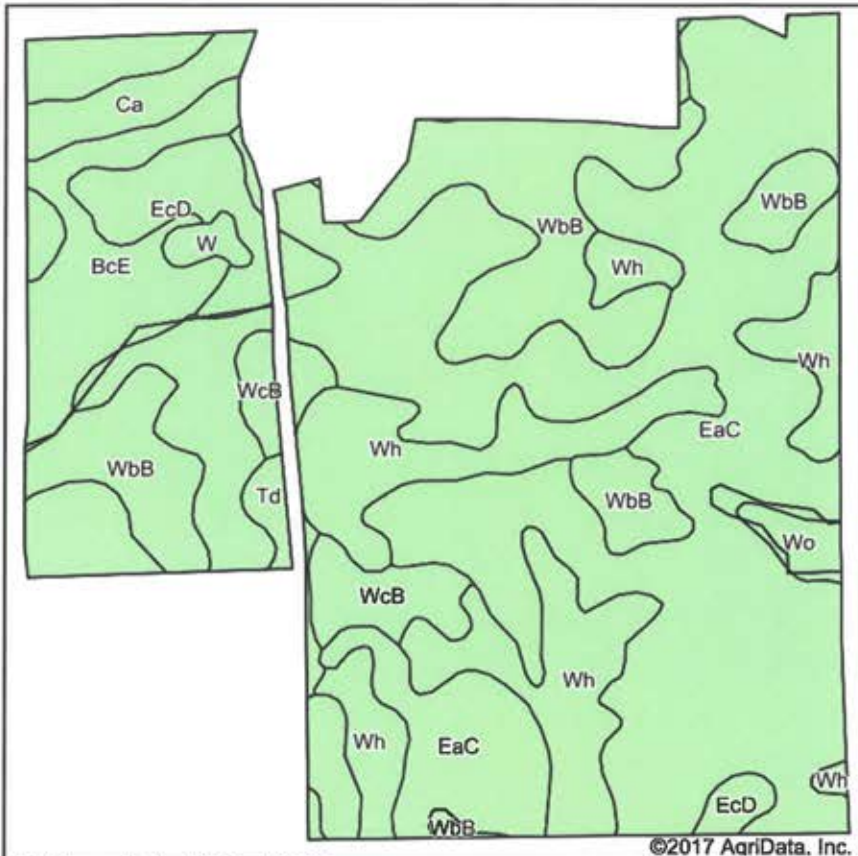


14-103N-53W
McCook County
South Dakota



11/28/2017

Soils Map



State: South Dakota
County: McCook
Location: 14-103N-53W
Township: Montrose
Acres: 282.59
Date: 11/28/2017



Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
EaC	Egan-Ethan complex, 5 to 9 percent slopes	142.91	50.6%	IIle		67	3.2	41	67	7.6	39	51	24	32
Wh	Whitewood silt loam	42.33	15.0%	IIlw		78	2.2	42	86	9.7	50	52	32	32
WbB	Wentworth silty clay loam, 2 to 6 percent slopes	40.34	14.3%	IIe		84								
BcE	Betts loam, 15 to 40 percent slopes	21.44	7.6%	VIIe		12	0.9	4	3	0.3	2	4	1	3
EcD	Ethan-Betts loams, 9 to 15 percent slopes	11.75	4.2%	VIe		32	2	22	29	3.2	17	27	10	17
WcB	Wentworth-Ethan complex, 2 to 5 percent slopes	9.48	3.4%	IIe		78	3.6	48	81	9.1	47	59	29	37
Ca	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	7.20	2.5%	VIIw		34								
Td	Trent silty clay loam, 0 to 3 percent slopes	2.88	1.0%	I	I	98								
Wo	Worthing silty clay loam, 0 to 1 percent slopes	2.59	0.9%	Vw		30								
W	Water	1.67	0.6%			0								
Weighted Average						64.6	2.2	29.9	50.9	5.8	29.6	37	18.4	23.2

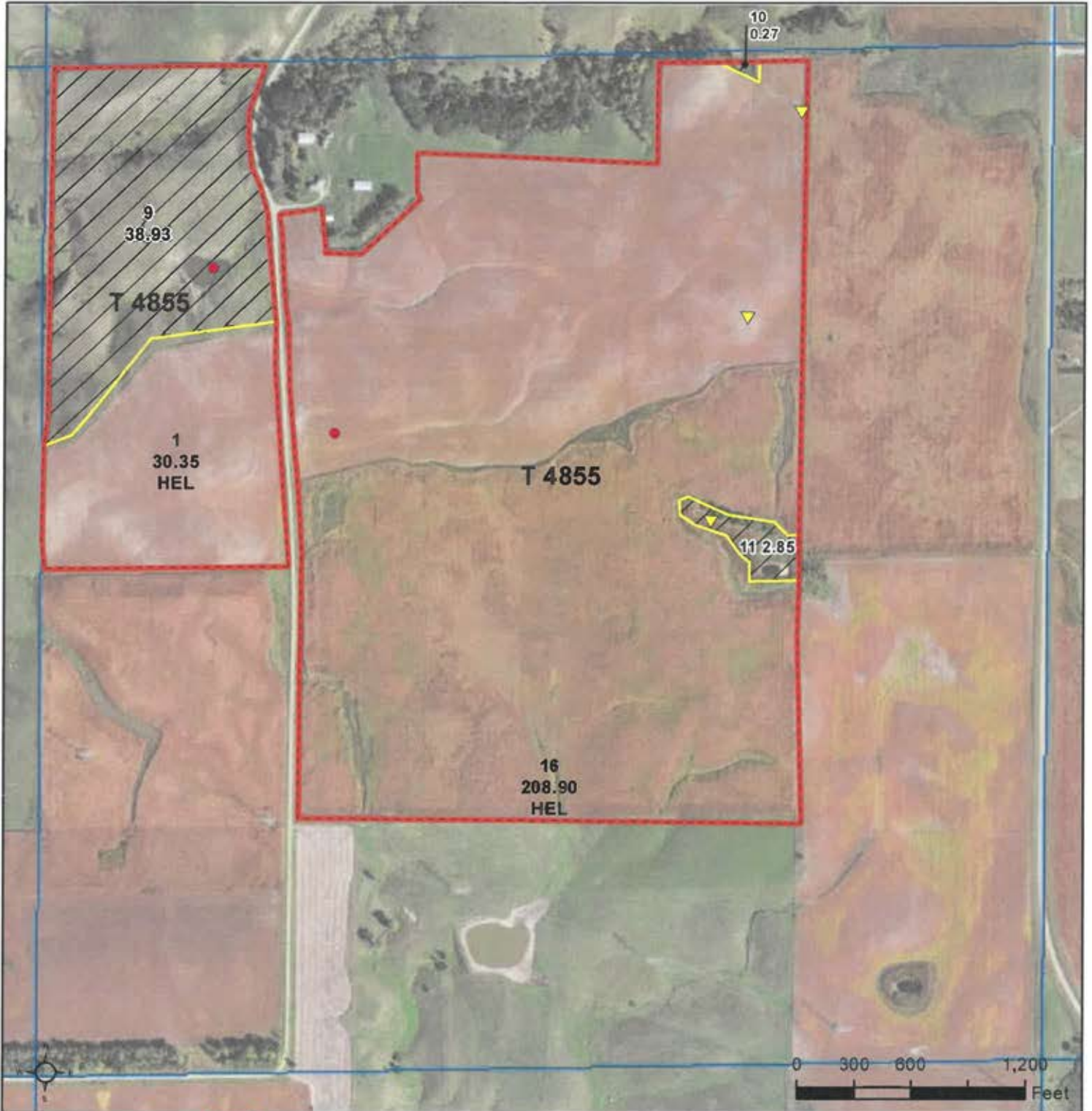
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

McCook County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary

PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2018 Program Year

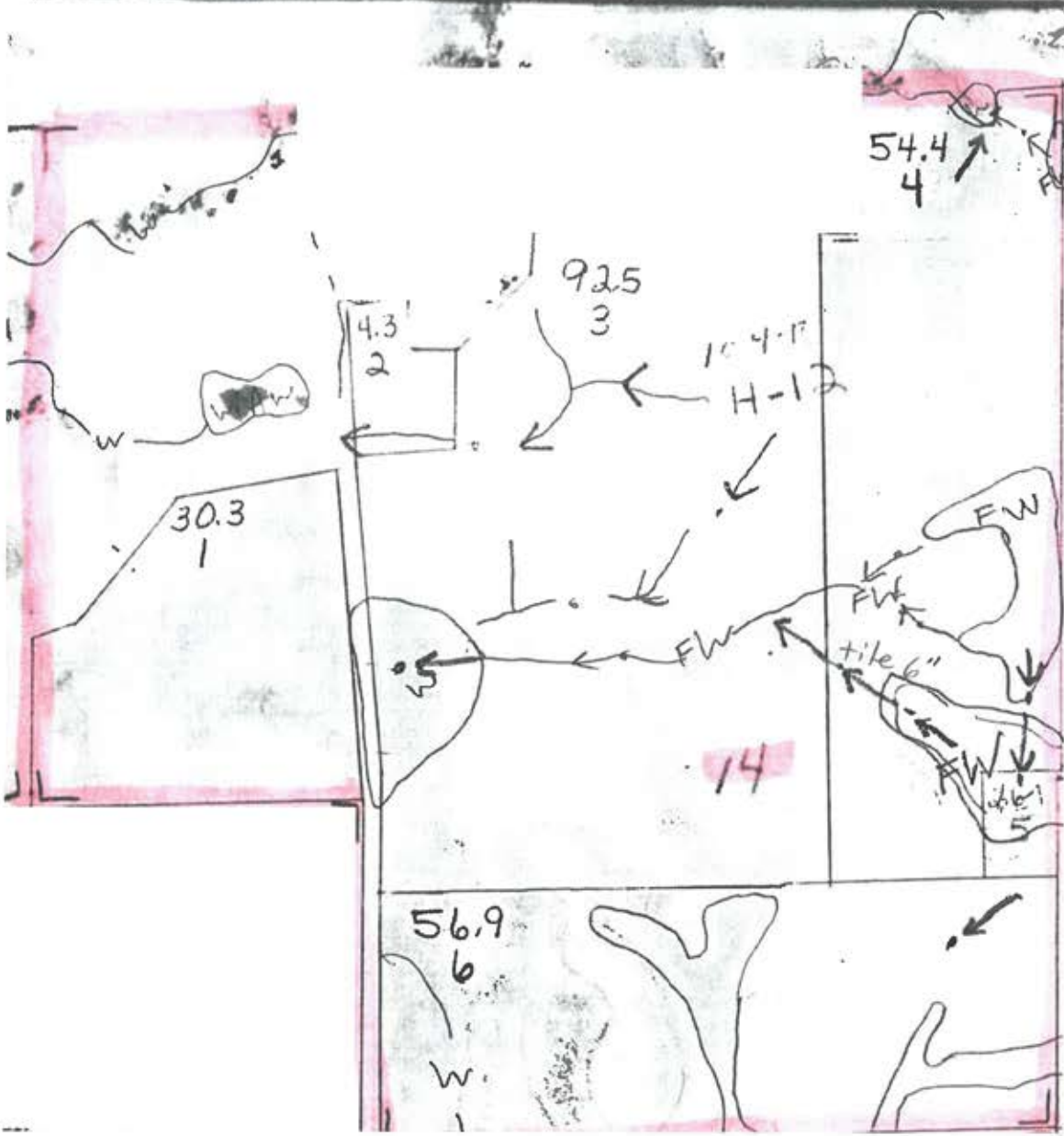
Map Created October 04, 2017

Farm 6895

14 -103N -53W

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NOT TO SCALE



SOUTH DAKOTA
MCCOOK



United States Department of Agriculture
Farm Service Agency

FARM : 6895

Prepared : Nov 27, 2017

Crop Year : 2018

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : C & W FARM INC
 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
281.30	239.25	239.25	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	239.25	0.00		0.00		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	128.30	0.00	0	112	
Soybeans	97.90	0.00	0	36	
TOTAL	226.20	0.00			

NOTES

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Tract Number : 4855
 Description : NW SE 14; W NE 14; NW 14; NE SW 14 103 53 exc T 1
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : JAMES MARVIN AND LILLIAN J HEALY TRUST
 Other Producers : SMITH FARMS INC

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
281.30	239.25	239.25	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	239.25	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	128.30	0.00	0	112
Soybeans	97.90	0.00	0	36
TOTAL	226.20	0.00		

NOTES

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**FARMLAND
AUCTION**

**285.99
Acres**



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