

*Douglas County*

# FARM LAND AUCTION

**320  
Acres**

*Wednesday*

**October 3rd**

*at 10:30 AM*

OWNER:

**Les & Linda  
Herring Estate**

**WIEMAN**  
LAND & AUCTION

44628 SD HWY, Marion SD

phone: 800-251-3111

web: [wiemanauction.com](http://wiemanauction.com)

fax: 605-648-3102

*"We Sell The Earth And Everything On It!"*

**320 ACRES OF GRANDVIEW TOWNSHIP  
DOUGLAS COUNTY LAND!!  
AT AUCTION**

To settle the Linda Herrig Estate, we will offer the following land at public auction in the Legion Hall Post 274 on Main St. in Corsica, SD on:

**WEDNESDAY OCT 3<sup>RD</sup> 10:30 AM**

Here is an excellent opportunity to acquire 320 acres of, all contiguous, tillable & pasture land located in a tightly held area of Douglas County!! This farm runs a mile long with a nice mix of tillable and pasture land. This would make an amazing farm & grazing unit for producers and investors alike! If Hunting is in your plans, with a little work and setup, these tracts would make an ideal hunting haven.

**Property Location:** From Corsica, SD on Hwy 281 go ½ mile south to 274<sup>th</sup> St., 1 mile east to 390<sup>th</sup> Ave, & ½ mile south to North edge of Tract 1. Or from the Corsica corner on 281 & 44 go 1 mile east to 390<sup>th</sup> St. and ½ mile north to south edge of Tract 2. Watch for signs!

**TRACT #1 – 160 ACRES**

This tract consists of 160 +/- acres of high quality farm land. According to the FSA, this tract has approx. 127 acres tillable with 120 acres currently under cultivation. The balance of the land is in pasture, trees, and RROW. The predominant soil types are Eakin-Ethan complex and Highmore silt loam. This tract carries a productivity index of 76. The current assessed value is \$341,309 and 2017 RE taxes are \$2,634.08

**LEGAL:** The SW ¼ in Section 11-99-64, Douglas County, SD.

**TRACT #2 – 160 ACRES**

This tract consists of 160 +/- acres of high quality farm land. According to the FSA, this tract has approx. 133 acres tillable with 80 acres currently under cultivation. The balance of the land is in pasture and RROW. This tract was setup to provide a larger grazing unit for the current tenant with a rural water pasture tap on the western boundary. If the new buyer would like to maximize more crop land, there are 53 acres of pasture that are classified as tillable acres. The predominant soil types are Highmore silt loam and Eakin-Ethan complex. This tract carries a productivity index of 80. The current assessed value is \$357,519 and 2017 RE taxes are \$2,746.66

**LEGAL:** The NW ¼ in Section 14-99-64, Douglas County, SD.

**TRACT #3 – 320 ACRES**

Combination of Tracts 1 & 2. Grandview Township has vacated the RROW between Tract 1 & 2 making this an all contiguous tract of 320 acres, which is very hard to find in Douglas County! With a nice balance of tillable and pasture, this tract would make a great add on opportunity for any cattleman, farmer, or investor.

**TERMS:** Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before December 14, 2018. A personal representative's deed will be provided. Title insurance utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Seller to retain all the 2018 rental income. New buyer will receive landlord's possession at closing with full possession on January 1, 2019 at the expiration of the 2018 lease contract. Seller will pay the 2017 RE taxes due in 2018. New buyer will be credited at closing for the 2018 taxes due in 2019. Sold subject to the personal representative's confirmation and any easement of record. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

This land has been in the Herrig family for 70+ years. If a land purchase is in your plans – please check out these great tracts. We invite you to view this parcel of land at your convenience. For an information packet, go to [www.wiemanauktion.com](http://www.wiemanauktion.com) or contact Ryan Wieman 605-366-3369, Alan Herrig 605-941-6019, or Paul Herrig 563-543-6873 for more details. Auction will be held at the Legion Hall Post 274 in Corsica, SD. Come prepared to buy!

**LES & LINDA HERRIG ESTATE - OWNER**

Alan & Paul Herrig – Co-PRs

Wieman Land & Auction Co., Inc.  
Marion SD 605-648-3111  
[www.wiemanauktion.com](http://www.wiemanauktion.com)

Morgan Theeler, LLP  
Don E. Peterson – Closing Attorney  
Mitchell, SD 605-996-5588

## PROPERTY INFORMATION

**TENANT:** David Hartmann  
Armour, SD

**EXPIRATION  
OF LEASE:** January 1, 2019

The New Buyer will not receive full possession of the property until the expiration of the lease. No tillage work or improvements on the property may be begin before January 1, 2019 without permission from the tenant.

**RURAL WATER:** Randall Community Water District  
Lake Andes, SD – 605-487-7823

New Buyer needs to fill out a new user application and pay \$150 to transfer service.

Rural Water Pasture Hookup is located on Tract #2

**TRACT #2:** There are old building foundations and an abandoned well on Tract #2

The abandoned well & building foundations are located in the 3.28 acre parcel at the southern end of Tract #2.

The abandoned well is in the process of being capped and covered by a certified well driller. This will be completed by closing at the cost of the seller.

The new buyer will assume the old building foundations in as-is condition.

**VACATED ROAD:** The Grandview Township board vacated the road right-of-way between Tract #1 & Tract #2. This allows for Tracts 1 & 2 to be contiguous without a roadway easement separating them.



**Common Land Unit**

- Non-Cropland
- Cropland

**Wetland Determination Identifiers**

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

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

2018 Program Year

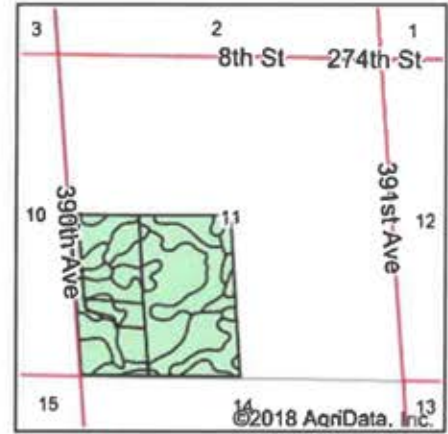
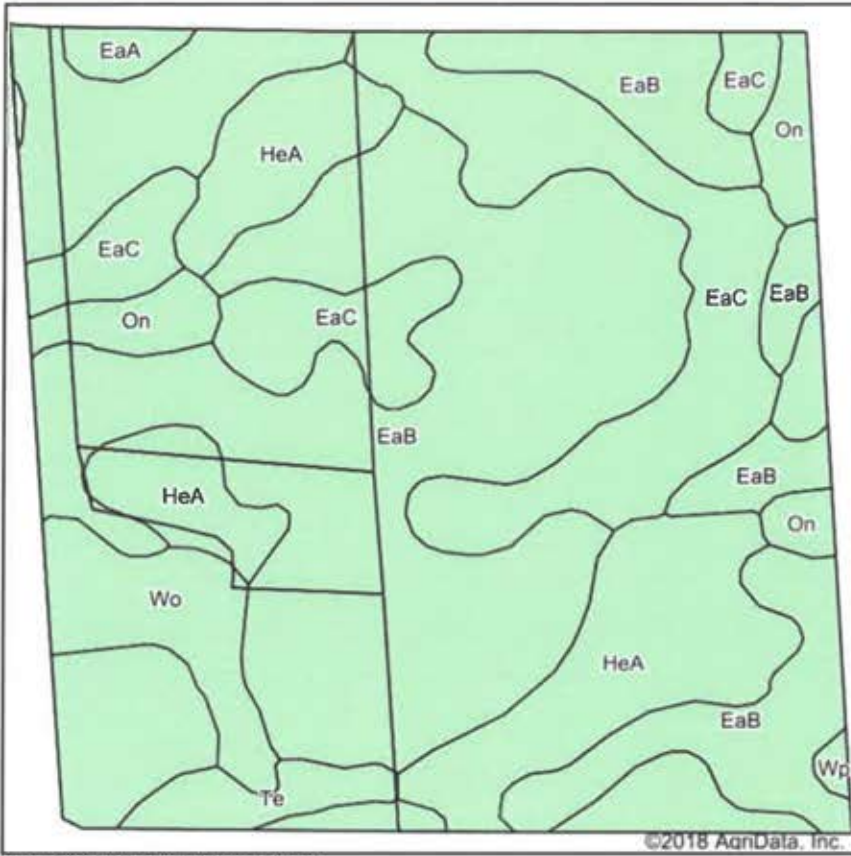
Map Created May 02, 2018

**Farm 1001**

**11 -99N -64W**

# Soils Map

TRACT ONE  
160 ACRES



State: **South Dakota**  
 County: **Douglas**  
 Location: **11-99N-64W**  
 Township: **Grandview**  
 Acres: **155.4**  
 Date: **7/12/2018**



Soils data provided by USDA and NRCS.

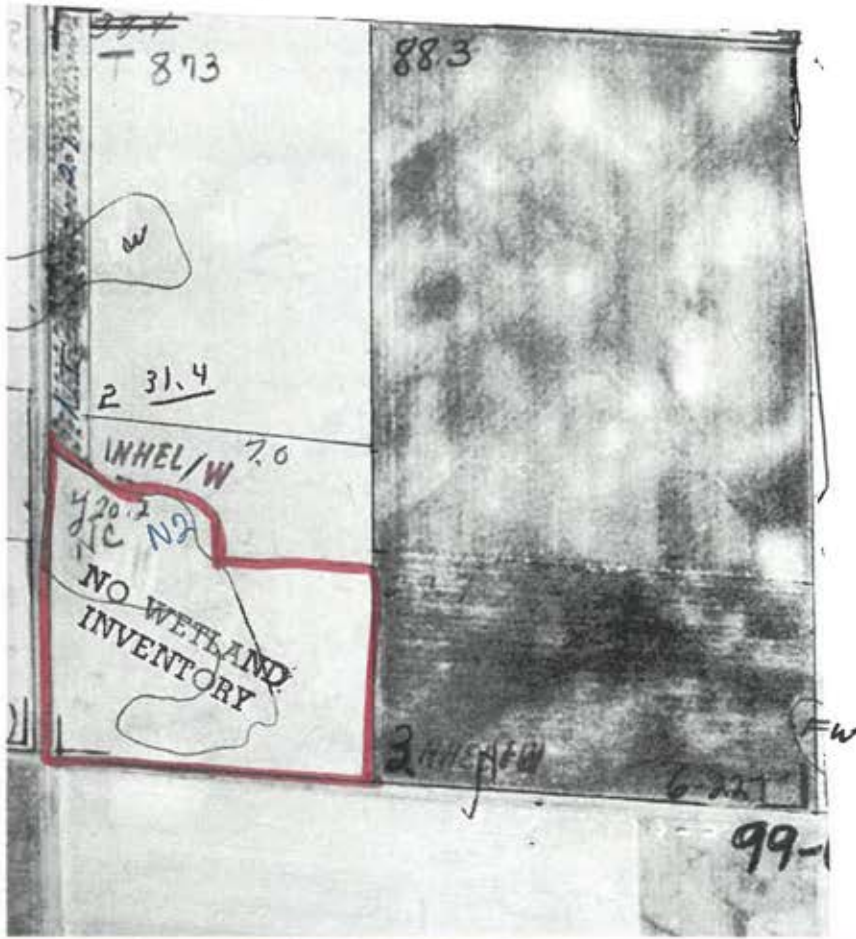
**Area Symbol: SD043. Soil Area Version: 19**

Cod e	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Cor n	Grain sorghum	Oats	Winter wheat	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
EaB	Eakin-Ethan complex, 3 to 6 percent slopes	84.43	54.3%	lle	79	2.7	51	55	57	33	54	37	40
EaC	Eakin-Ethan complex, 6 to 9 percent slopes	27.61	17.8%	llle	67	2.3	43	47	50	32	53	36	38
HeA	Highmore silt loam, 0 to 2 percent slopes	25.06	16.1%	llc	92						60	33	39
Wo	Worthing silty clay loam, 0 to 1 percent slopes	6.85	4.4%	Vw	30						4	2	4
On	Onita-Tetonka silt loams	6.80	4.4%	llc	77	3.1	66	67	70	37	51	40	27
Te	Tetonka silt loam, 0 to 1 percent slopes	2.96	1.9%	IVw	56						13	13	10
EaA	Eakin-Ethan complex, 0 to 3 percent slopes	1.28	0.8%	llc	84	2.7	53	58	60	35	55	37	40
Wp	Worthing silty clay loam, ponded, 0 to 1 percent slopes	0.41	0.3%	Vlllw	10						4	2	4
<b>Weighted Average</b>					<b>76.1</b>	<b>2</b>	<b>38.7</b>	<b>41.6</b>	<b>43.4</b>	<b>25.5</b>	<b>51.6</b>	<b>34.2</b>	<b>36.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SW 1/4 of 11-99-64  
**WETLANDS MAP**





**Common Land Unit**

- Non-Cropland
- Cropland

**Wetland Determination Identifiers**

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

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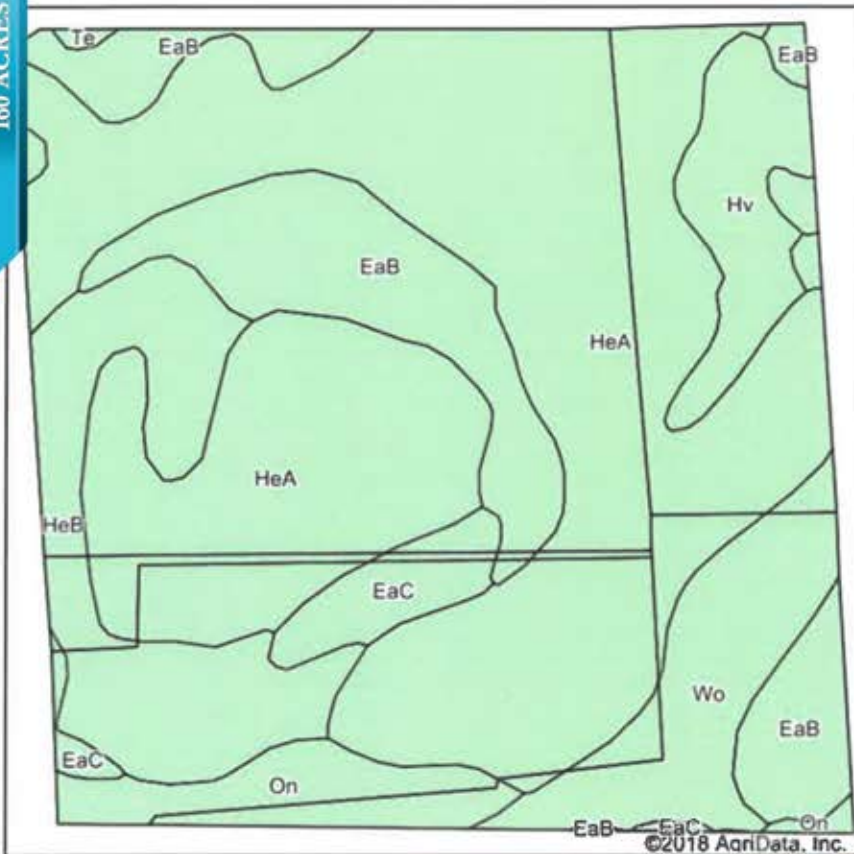
2018 Program Year

Map Created May 02, 2018

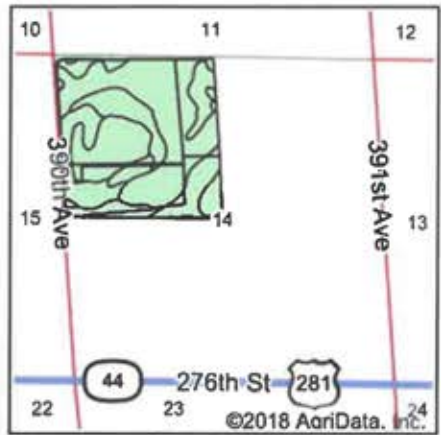
Farm 1001

14 -99N -64W

### Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Douglas**  
 Location: **14-99N-64W**  
 Township: **Grandview**  
 Acres: **153.94**  
 Date: **7/12/2018**



Maps Provided By:  
**surety**  
 CUSTOMER'S ONLINE MAPPING  
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**Area Symbol: SD043, Soil Area Version: 19**

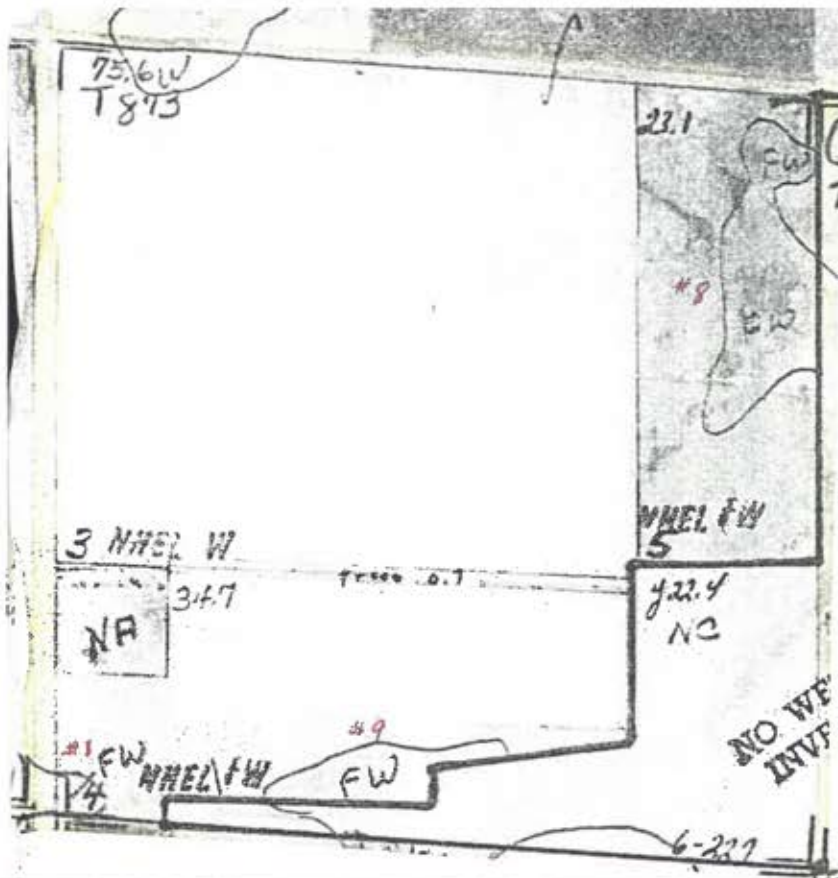
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
HeA	Highmore silt loam, 0 to 2 percent slopes	83.68	54.4%	IIc	92						60	33	39
EaB	Eakin-Ethan complex, 3 to 6 percent slopes	22.74	14.8%	IIe	79	2.7	51	55	57	33	54	37	40
HeB	Highmore silt loam, 2 to 6 percent slopes	16.67	10.8%	IIe	91						59	33	38
Wo	Worthing silty clay loam, 0 to 1 percent slopes	11.66	7.6%	Vw	30						4	2	4
Hv	Hoven silt loam, 0 to 1 percent slopes	7.49	4.9%	Vis	15						4	2	2
On	Onita-Tetonka silt loams	6.87	4.5%	IIc	77	3.1	66	67	70	37	51	40	27
EaC	Eakin-Ethan complex, 6 to 9 percent slopes	4.61	3.0%	IIIe	67	2.3	43	47	50	32	53	36	38
Te	Tetonka silt loam, 0 to 1 percent slopes	0.22	0.1%	IVw	56						13	13	10
<b>Weighted Average</b>					<b>80.1</b>	<b>0.6</b>	<b>11.8</b>	<b>12.5</b>	<b>13</b>	<b>7.5</b>	<b>51.4</b>	<b>30.1</b>	<b>34</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# WETLANDS MAP





See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : MR DAVID HENRY HARTMANN  
Farms Associated with Operator : 46-043-1001, 46-043-1949, 46-043-4295  
CRP Contract Number(s) : None  
Recon ID : None

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
311.82	260.23	260.23	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. Rel. Activity	Broken From Native Sod
0.00	0.00	260.23	0.00		0.00		0.00	0.00	0.00

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, OATS, CORN, SORGH, SOYBN, BARLY	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	49.70	0.00	0	45	
Oats	4.80	0.00	0	46	
Corn	58.70	0.00	0	116	
Grain Sorghum	11.60	0.00	0	57	
Soybeans	51.30	0.00	0	40	
Barley	15.40	0.00	0	36	
<b>TOTAL</b>	<b>191.50</b>	<b>0.00</b>			

**NOTES**

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Tract Number : 873  
Description : I5 SW4 11; NW4 14 99 64  
FSA Physical Location : SOUTH DAKOTA/DOUGLAS  
ANSI Physical Location : SOUTH DAKOTA/DOUGLAS  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : LINDA LYDIA HERRIG ESTATE  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
311.82	260.23	260.23	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	260.23	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**



Abbreviated 156 Farm Record

Tract 873 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	49.70	0.00	0	45
Oats	4.80	0.00	0	46
Corn	58.70	0.00	0	116
Grain Sorghum	11.60	0.00	0	57
Soybeans	51.30	0.00	0	40
Barley	15.40	0.00	0	36
<b>TOTAL</b>	<b>191.50</b>	<b>0.00</b>		

NOTES

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*Douglas County*

# FARM LAND AUCTION

**320  
Acres**



**TERMS:** Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before December 14, 2018. A personal representative's deed will be provided. Title insurance utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Seller to retain all the 2018 rental income. New buyer will receive landlord's possession at closing with full possession on January 1, 2019 at the expiration of the 2018 lease contract. Seller will pay the 2017 RE taxes due in 2018. New buyer will be credited at closing for the 2018 taxes due in 2019. Sold subject to the personal representative's confirmation and any easement of record. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

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