

Turner County &
Minnehaha County

FARMLAND AUCTION

**287.87
Acres**

Monday

October 29th

at 1:00 PM

OWNER:

**MARLYN & CARYL
RAND FAMILY**

WIEMAN
LAND & AUCTION

44628 SD HWY 44, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

157.87 ACRES UNIMPROVED TURNER COUNTY LAND
130 ACRES UNIMPROVED MINNEHAHA COUNTY LAND

The family of Marlyn and Caryl Rand will sell the following land at auction at the Wieman Auction facility at 44628 SD Hwy 44 located from Marion SD, 1 mile South & ½ mile West on

MONDAY, OCTOBER 29TH 1:00 PM

TRACT # 1 – 35 ACRES UNIMPROVED TURNER COUNTY

Located from Monroe SD, 1 ½ miles East & ¼ mile South

This tract consists of 35 acres (+ or -) of unimproved farmland. This tract is all grass and trees with old building site and 1 building eligibility. It would make an excellent location for a new home. This tract will need to be surveyed if sold as a separate tract. Acres and description are subject to survey.

Legal: 35 acres in SE corner of the NE ¼ of Section 14-100-54, Turner County, South Dakota

TRACT # 2 – 122.87 ACRES UNIMPROVED TURNER COUNTY

Located from Monroe SD, 1 ½ miles East

This tract consists of 122.87 (+ or -) acres of unimproved farmland. The FSA Office indicates that it has 117.44 acres tillable and the balance in grass & waterways. The land lays level to gently rolling. The predominate soil types are Clarno Bonilla Loam, Clarno-Ethan-Bonilla Loam, Clarno-Crossplain-Davison Complex, Ethan-Betts Loams & Davis Loam. It has a soil productivity index rating of 77. This would make an excellent add on unit for farmer or investor. Acres and description are subject to survey.

Legal: The NE ¼ except 35 acres in SE corner of Section 14-100-54, Turner County, South Dakota

TRACT # 3 – 157.87 ACRES TURNER COUNTY

This is the combination of Tracts # 1 and #2.

This tract consists of 157.87 (+ or -) acres of unimproved farmland. The annual real estate taxes are \$3041.28

Legal: The NE ¼ of Section 14-100-54, Turner County, South Dakota

TRACT # 4 – 50 ACRES UNIMPROVED MINNEHAHA COUNTY

This tract is located from Humboldt SD, 6 miles South & ¼ West or from Jct Hwy 42 & 19, go 1 mile North & ¼ West

This tract consists of 50 (+ or -) acres of unimproved farmland. The FSA Office indicates that it is all tillable. The predominate soil types are Egan-Ethan-Trent Complex, Davison-Crossplain Clay Loams, Egan-Ethan Complex, Ethan-Egan Complex and it has a soil productivity index rating of 77.1. The land lays level to gently rolling. Acres and description are subject to survey.

Legal: The West 50 rods of the E ½ of the SE ¼ of Section 8-101-52, Minnehaha County, South Dakota

TRACT # 5 – 80 ACRES UNIMPROVED MINNEHAHA COUNTY

This tract is located just West of Tract #4

This tract consists of 80 (+ or -) acres of unimproved farmland. The FSA Office reports that this tract is all tillable. The predominate soil types are Egan-Ethan-Trent Complex, Ethan-Egan Complex, Worthing-Davison Complex, Worthing Silty Clay Loam and it has a soil productivity index rating of 67.4. The land lays level to gently rolling with waterway passing through it. Acres and description are subject to survey.

Legal: The W ½ of the SE ¼ of Section 8-101-52, Minnehaha County, South Dakota.

TRACT # 6 – 130 ACRES UNIMPROVED MINNEHAHA COUNTY

This tract is the combination of Tracts # 4 and # 5

This tract consists of 130 (+ or -) acres of unimproved farmland. The FSA Office indicates that it is all tillable. The annual real estate taxes are \$2473.00.

Legal: SE ¼ of Section 8-101-52, less Lot H-1 and Tract 1 Rand Addition, Minnehaha County, South Dakota

Viewing the Property: We invite you to examine these tracts of land at your convenience. For Buyer's Info Packet, visit our website, www.wiemanauktion.com or call 800-251-3111 and we will send one to you.

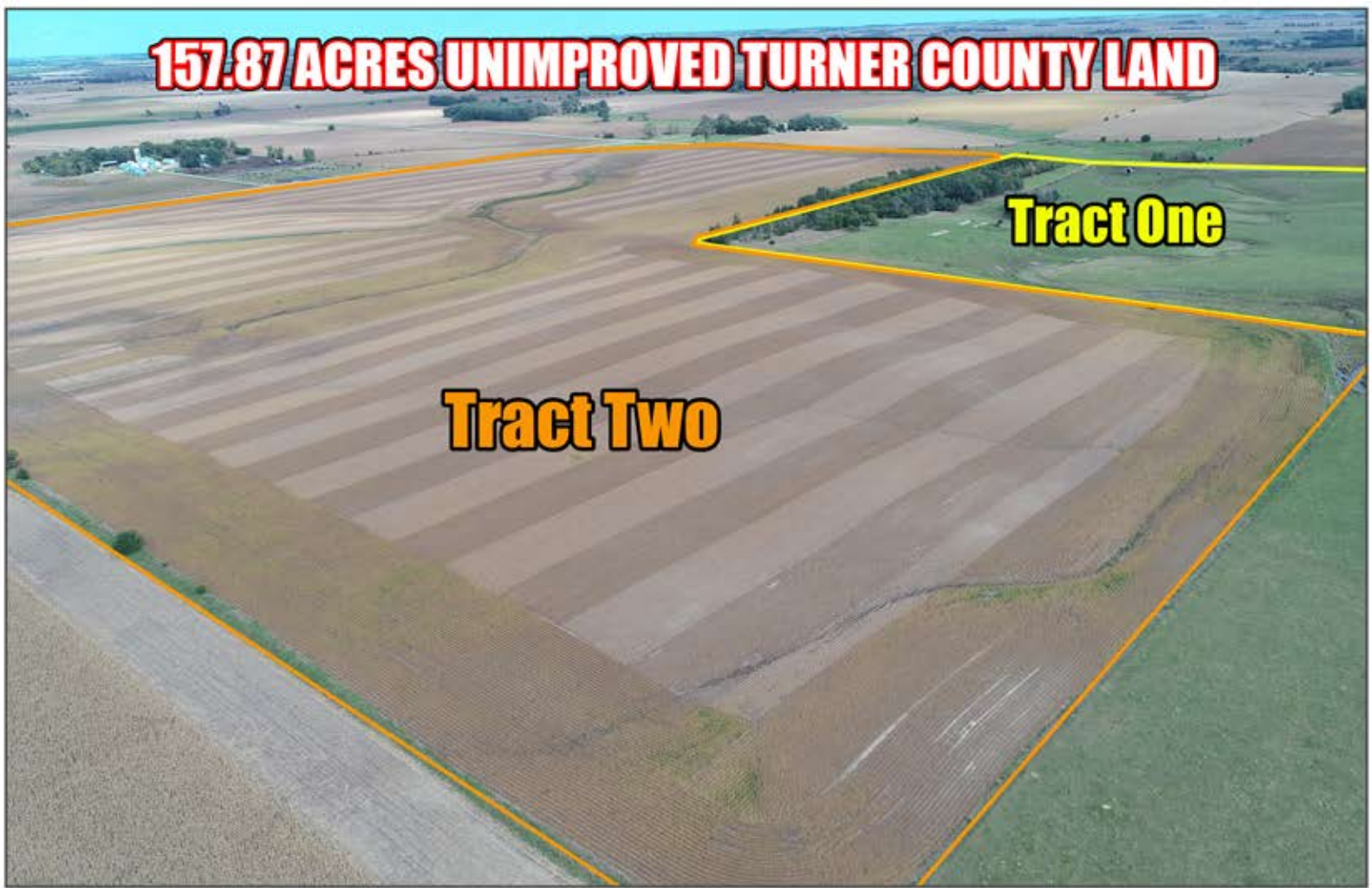
TERMS: Cash Sale with 15% nonrefundable down payment per tract the day of the sale and the balance on December 19, 2018. The buyer will receive Warranty Title for sellers Jim Rand, Kathy Schmidt and Dick Rand and a Personal Representative's Deed for interest of Larry Rand Estate. Title Insurance will be utilized and the cost will be split 50/50 between buyer and seller. Seller will pay all 2017 & 2018 RE taxes. Buyer will receive full possession for 2019 crop year at closing. Sold subject to confirmation by the owners. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

MARLYN & CARYL RAND FAMILY

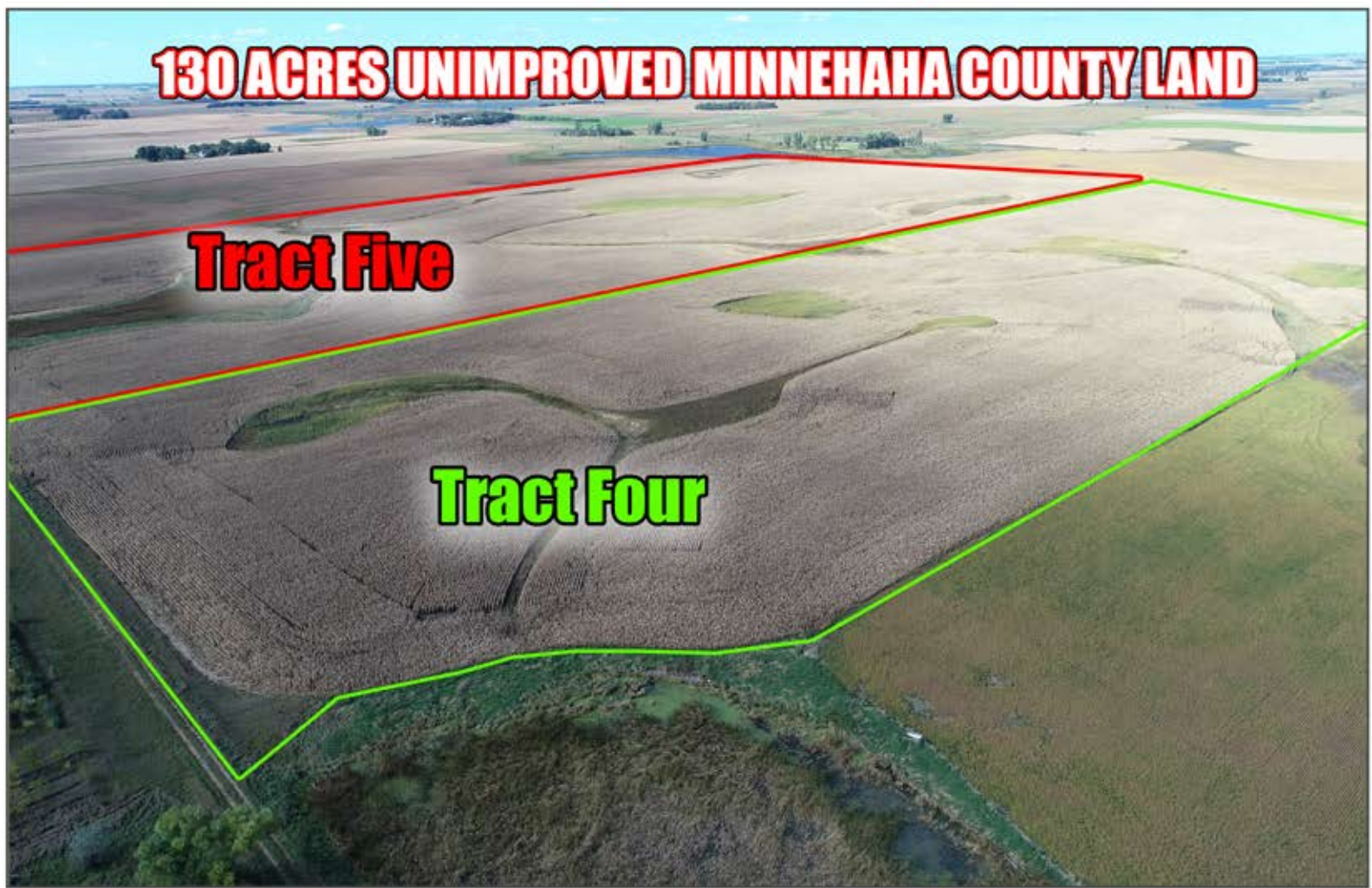
Wieman Land & Auction Co., Inc.
Marion SD 800-251-3111
Auctioneers & RE Brokers

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

157.87 ACRES UNIMPROVED TURNER COUNTY LAND



130 ACRES UNIMPROVED MINNEHAHA COUNTY LAND

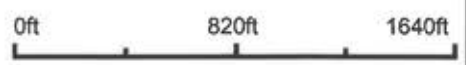


Aerial Map



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map center: 43° 28' 51.13, -97° 11' 30.27



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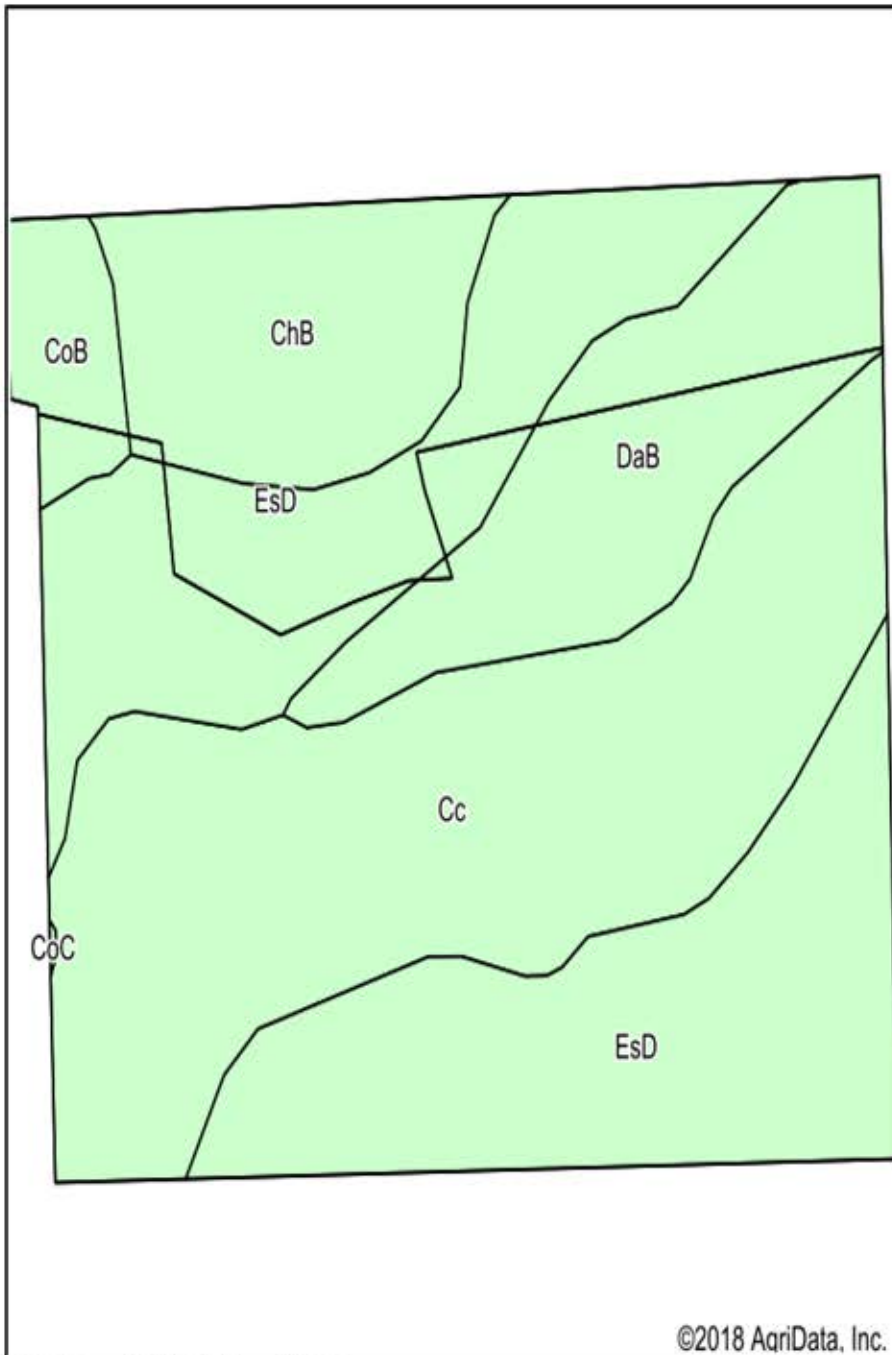
14-100N-54W
Turner County
South Dakota



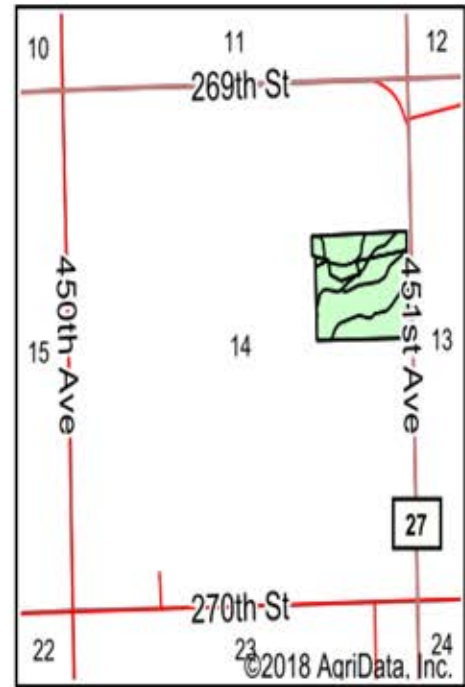
10/1/2018

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

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Turner**
 Location: **14-100N-54W**
 Township: **Monroe**
 Acres: **34.47**
 Date: **10/2/2018**



Maps Provided By:



Area Symbol: SD125, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EsD	Ethan-Betts loams, 9 to 15 percent slopes	13.01	37.7%	Vle	30
Cc	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	11.64	33.8%	VIw	34
DaB	Davis loam, 2 to 6 percent slopes	4.86	14.1%	Ile	81
ChB	Clarno-Bonilla loams, 1 to 6 percent slopes	3.85	11.2%	Ile	84
CoB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	1.11	3.2%	Ile	78
Weighted Average					46.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

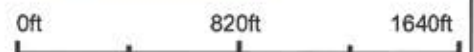
Aerial Map



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map center: 43° 28' 51.14, -97° 11' 30.27



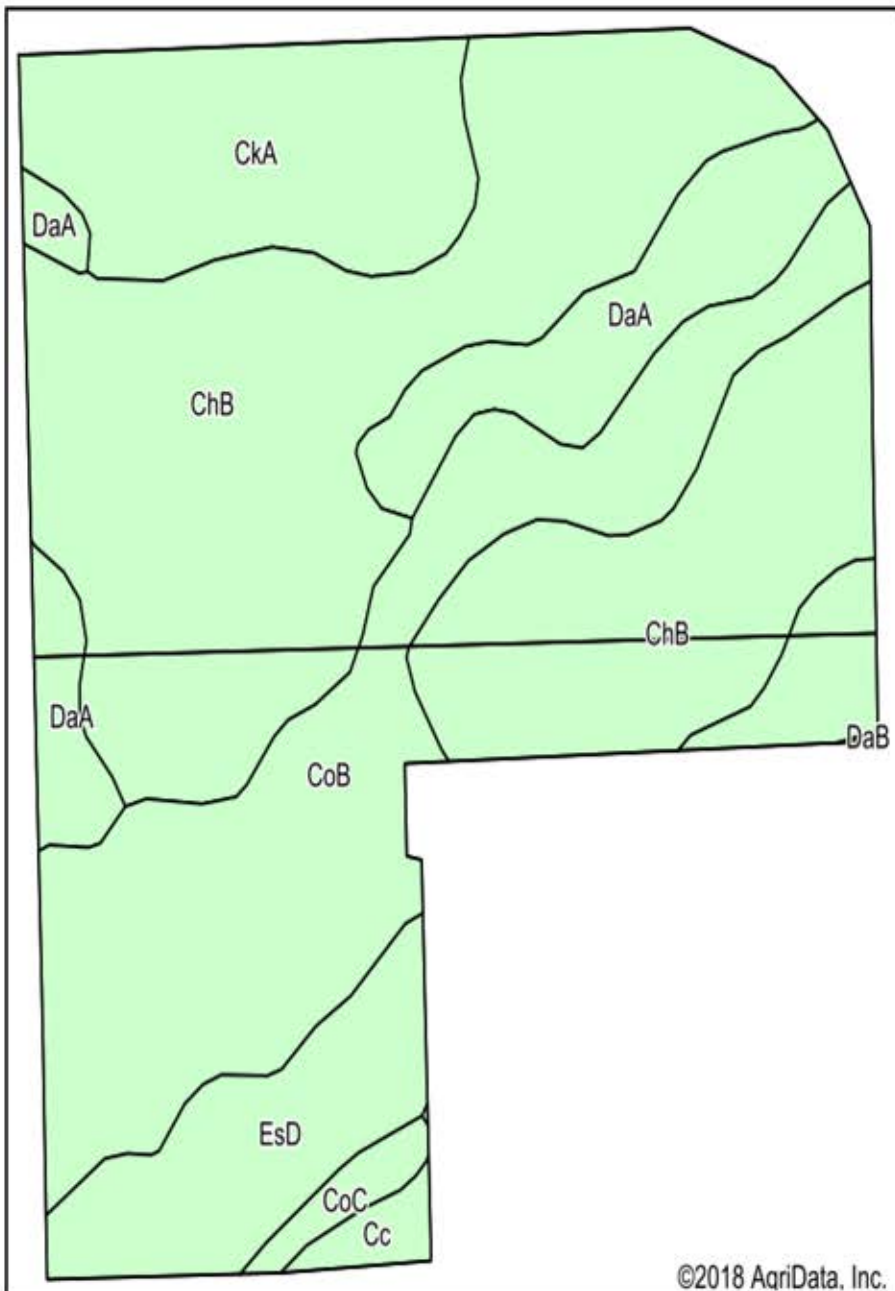
14-100N-54W
Turner County
South Dakota



10/1/2018

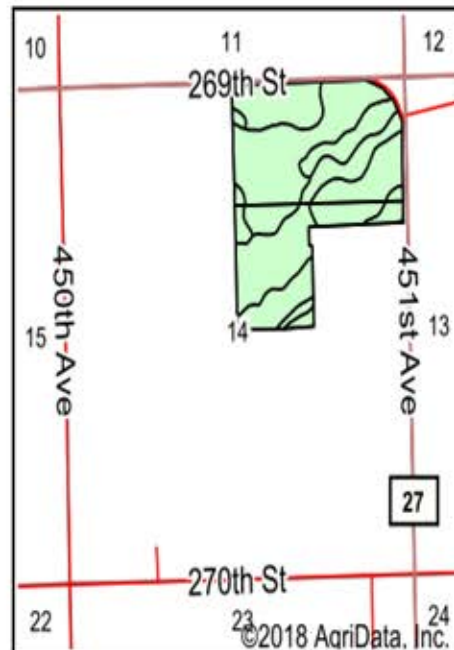
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Turner**
 Location: **14-100N-54W**
 Township: **Monroe**
 Acres: **117.44**
 Date: **10/2/2018**



Maps Provided By:



Area Symbol: SD125, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
ChB	Clarno-Bonilla loams, 1 to 6 percent slopes	52.34	44.6%	Ile	84
CoB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	26.02	22.2%	Ile	78
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	13.85	11.8%	Ilc	82
EsD	Ethan-Betts loams, 9 to 15 percent slopes	11.51	9.8%	Vle	30
DaA	Davis loam, 0 to 2 percent slopes	11.25	9.6%	Iw	89
CoC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	1.32	1.1%	IIle	69
Cc	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	1.15	1.0%	VIw	34
Weighted Average					77

*c: Using Capabilities Class Dominant Condition Aggregation Method

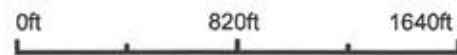
Soils data provided by USDA and NRCS.

Aerial Map



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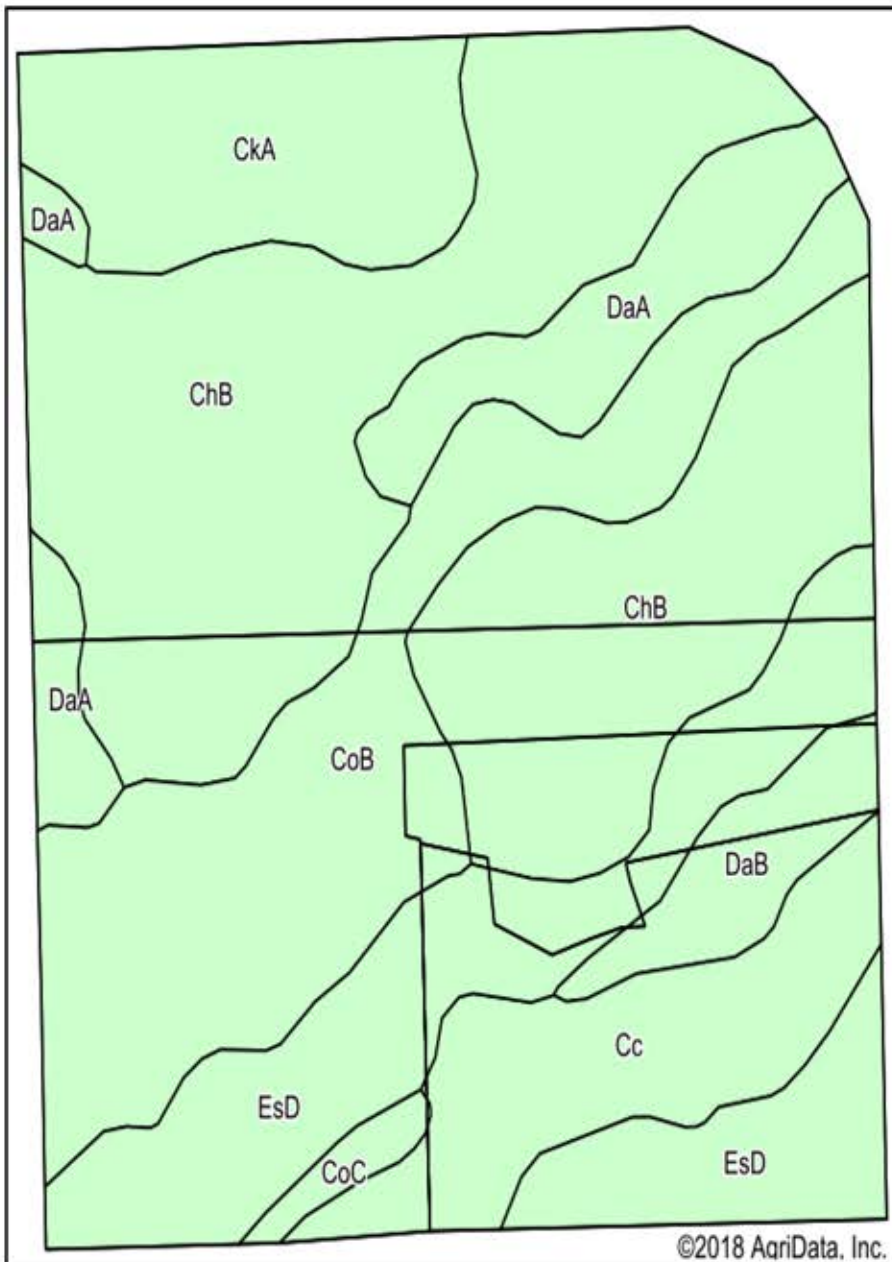
14-100N-54W
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South Dakota



10/1/2018

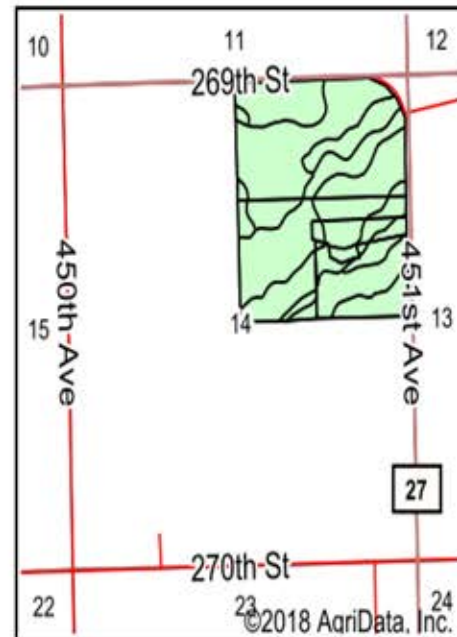
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Turner**
 Location: **14-100N-54W**
 Township: **Monroe**
 Acres: **151.91**
 Date: **10/2/2018**



Maps Provided By:



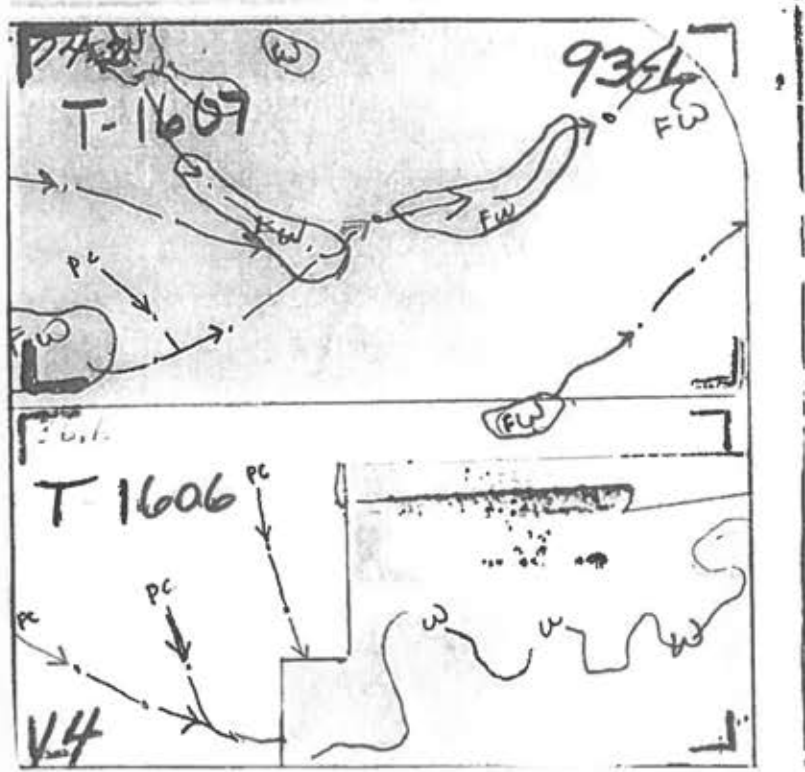
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Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
ChB	Clarno-Bonilla loams, 1 to 6 percent slopes	56.16	37.0%	Ile	84
CoB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	27.13	17.9%	Ile	78
EsD	Ethan-Betts loams, 9 to 15 percent slopes	24.51	16.1%	VIe	30
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	13.85	9.1%	IIc	82
Cc	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	12.79	8.4%	VIw	34
DaA	Davis loam, 0 to 2 percent slopes	11.25	7.4%	Iw	89
DaB	Davis loam, 2 to 6 percent slopes	4.89	3.2%	Ile	81
CoC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	1.33	0.9%	IIIe	69
Weighted Average					70

*c: Using Capabilities Class Dominant Condition Aggregation Method

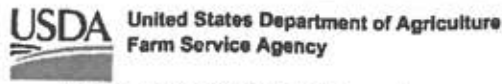
Soils data provided by USDA and NRCS.

WETLANDS MAP



NE 1/4 14-100-54

SOUTH DAKOTA
TURNER
Form: FSA-156EZ



FARM : 6461
Prepared : Aug 22, 2018
Crop Year : 2018

Abbreviated 156 Farm Record

Tract Number : 1606
Description : SNE 14 100 54
FSA Physical Location : SOUTH DAKOTA/TURNER
ANSI Physical Location : SOUTH DAKOTA/TURNER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARLYN RAND
Other Producers : ROSS PLUCKER
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
77.33	42.86	42.86	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	42.86	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Com	20.62	0.00	0	124
Soybeans	20.74	0.00	0	35
TOTAL	41.36	0.00		

NOTES

Tract Number : 1607
Description : NNE 14 100 54
FSA Physical Location : SOUTH DAKOTA/TURNER
ANSI Physical Location : SOUTH DAKOTA/TURNER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARLYN RAND
Other Producers : None
Recon ID : None

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
75.73	74.58	74.58	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	74.58	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

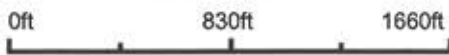
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Com	35.90	0.00	0	124
Soybeans	36.10	0.00	0	35
TOTAL	72.00	0.00		

Aerial Map



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map center: 43° 33' 53.87, -97° 5' 57.04



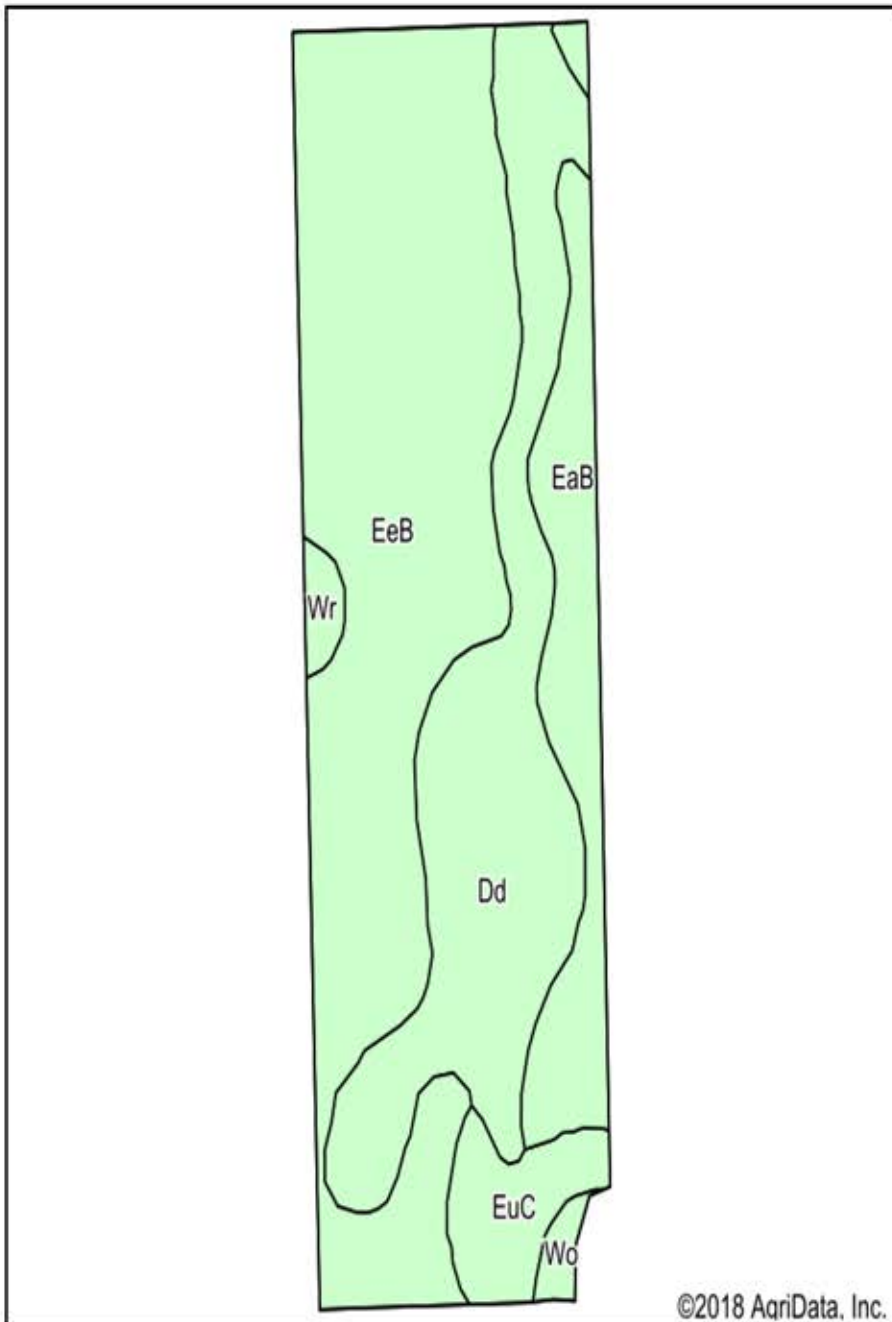
8-101N-52W
Minnehaha County
South Dakota



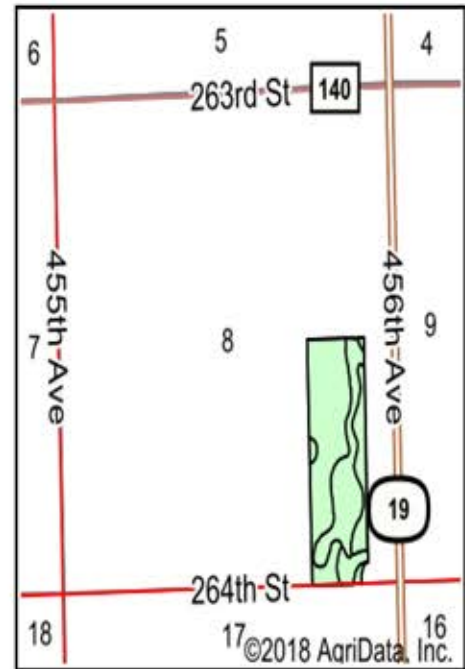
10/1/2018

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

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Minnehaha**
 Location: **8-101N-52W**
 Township: **Wellington**
 Acres: **53.76**
 Date: **10/2/2018**



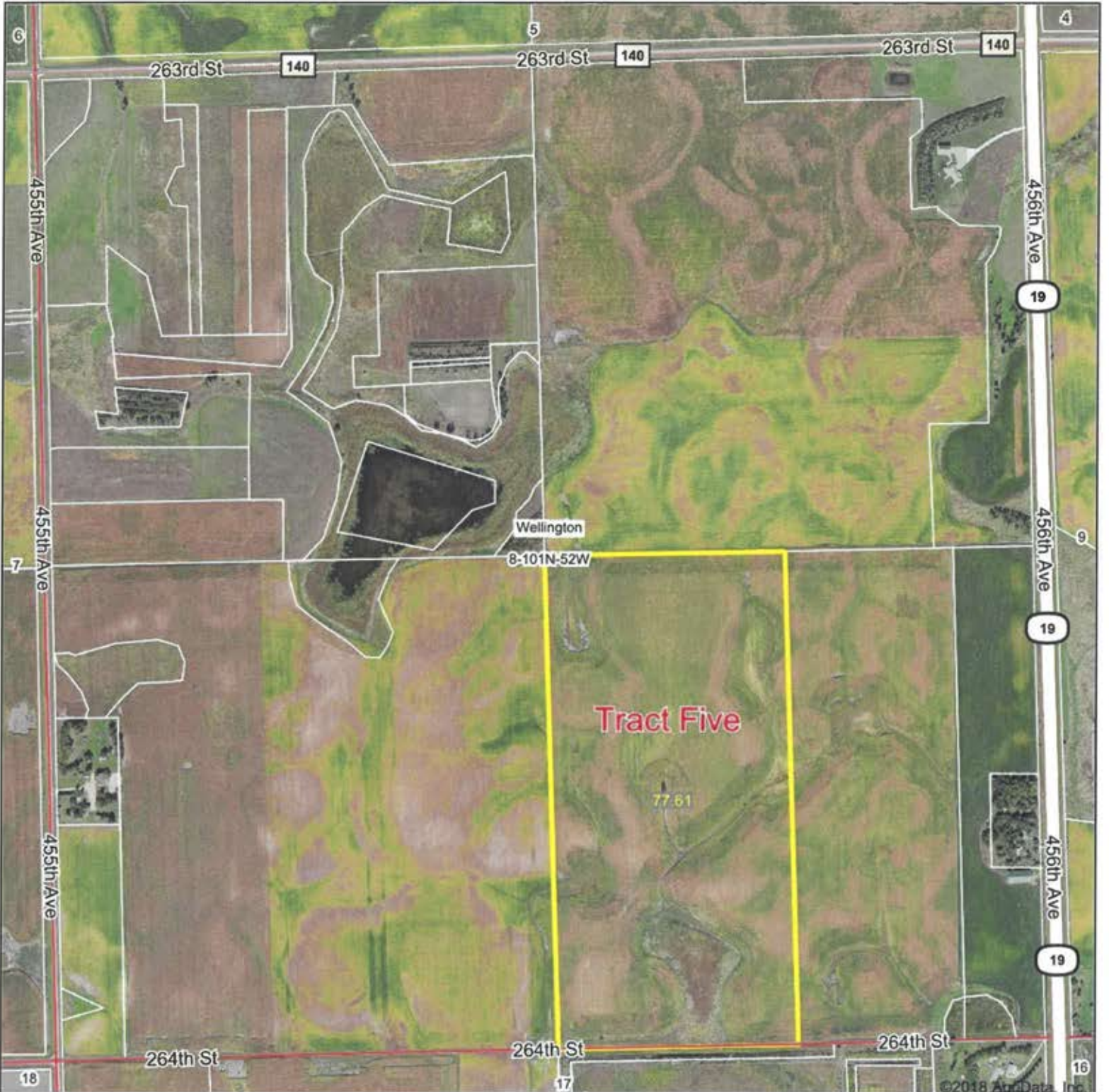
Area Symbol: SD099, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	27.64	51.4%	Ile	81
Dd	Davison-Crossplain clay loams, 0 to 2 percent slopes	15.43	28.7%	IIw	76
EaB	Egan-Ethan complex, 2 to 6 percent slopes	6.80	12.6%	Ile	76
EuC	Ethan-Egan complex, 6 to 9 percent slopes	2.76	5.1%	IVe	61
Wr	Worthing-Davison complex, 0 to 2 percent slopes	0.62	1.2%	Vw	57
Wo	Worthing silty clay loam, 0 to 1 percent slopes	0.51	0.9%	Vw	30
Weighted Average					77.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

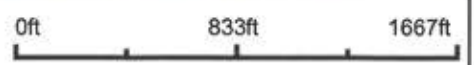
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map center: 43° 33' 53.87, -97° 5' 57.04



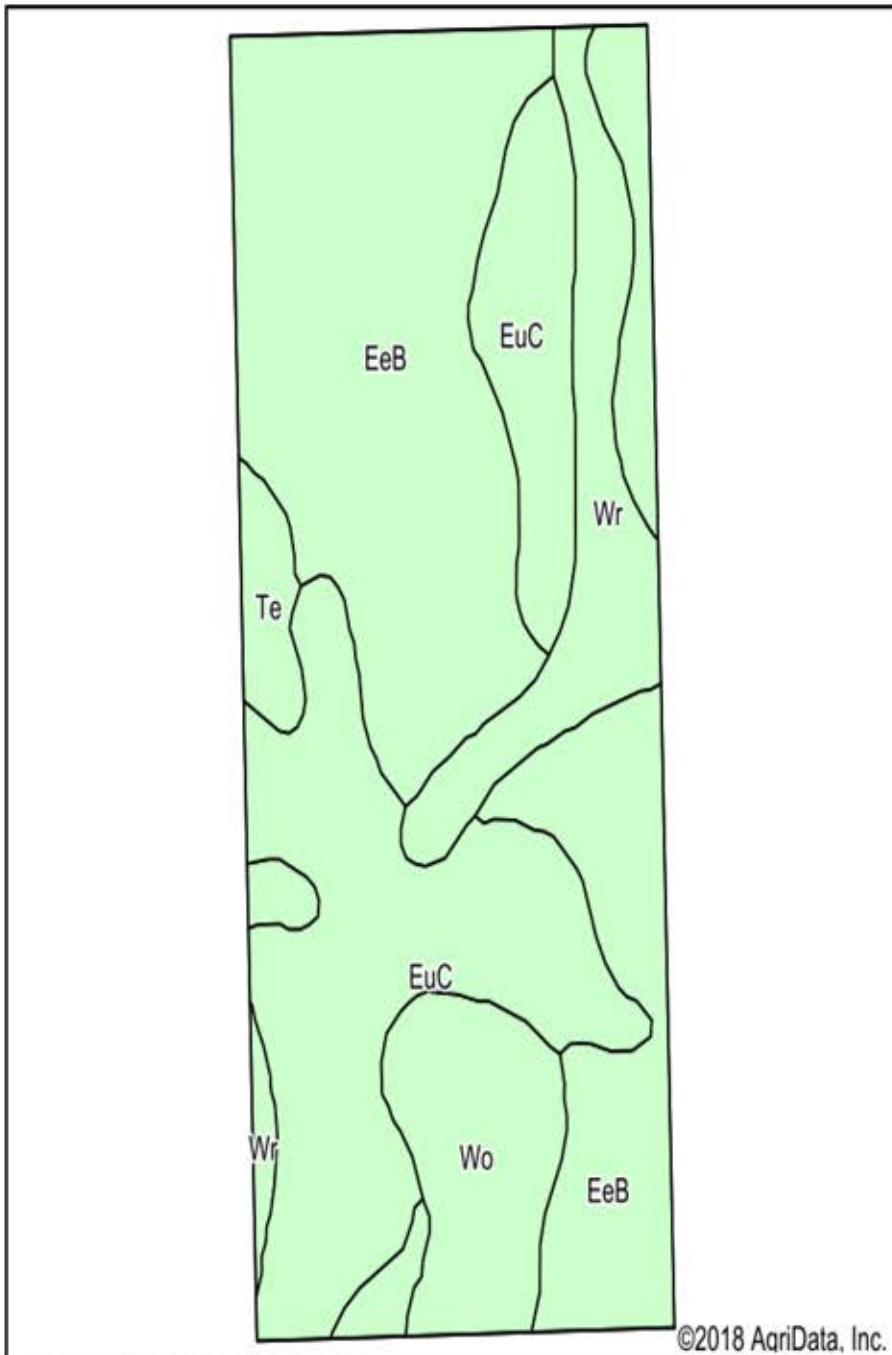
8-101N-52W
Minnehaha County
South Dakota



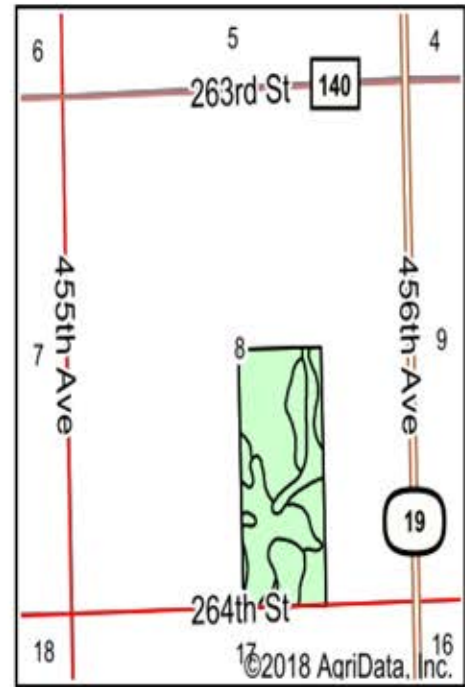
10/1/2018

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

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Minnehaha**
 Location: **8-101N-52W**
 Township: **Wellington**
 Acres: **77.61**
 Date: **10/2/2018**



Maps Provided By:



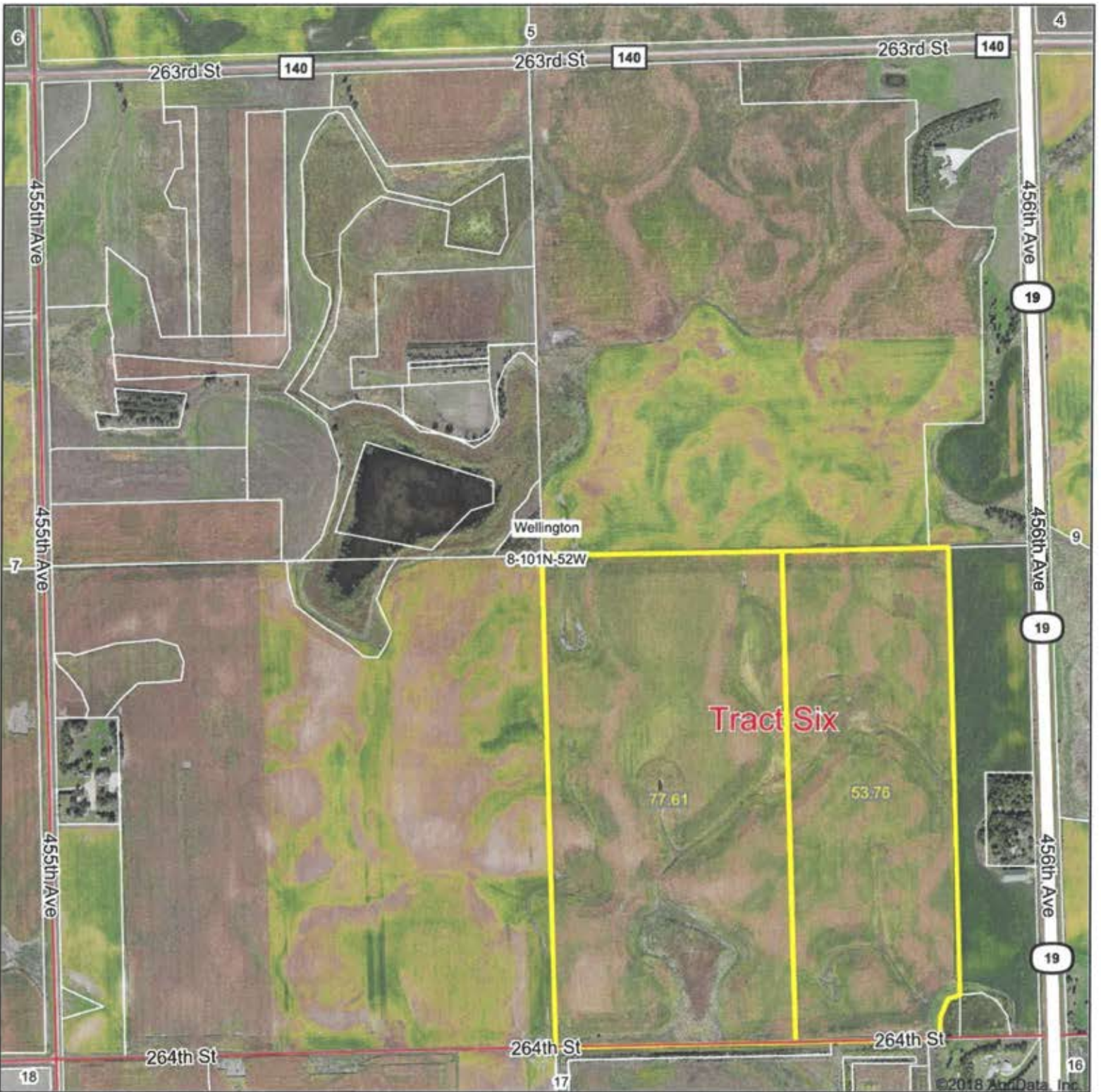
Area Symbol: SD099, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	37.16	47.9%	Ile	81
EuC	Ethan-Egan complex, 6 to 9 percent slopes	23.14	29.8%	IVe	61
Wr	Worthing-Davison complex, 0 to 2 percent slopes	8.72	11.2%	Vw	57
Wo	Worthing silty clay loam, 0 to 1 percent slopes	6.77	8.7%	Vw	30
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	1.82	2.3%	IVw	59
Weighted Average					67.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



Tract Six

77.61

53.76

Wellington

8-101N-52W

264th St

264th St

264th St

263rd St

263rd St

263rd St

455th Ave

455th Ave

455th Ave

456th Ave

456th Ave

456th Ave

6

5

4

18

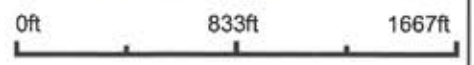
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16

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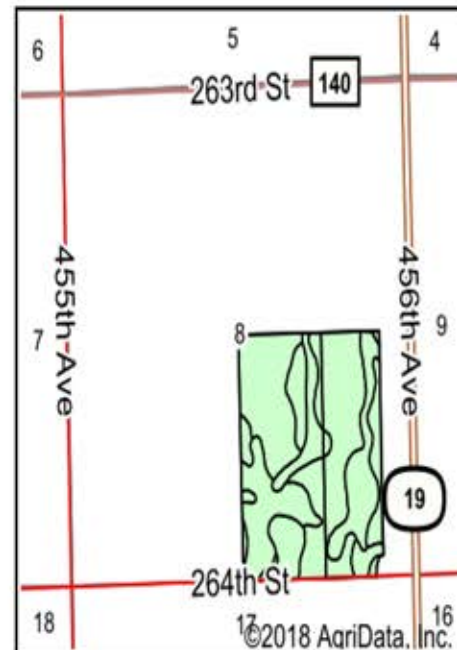
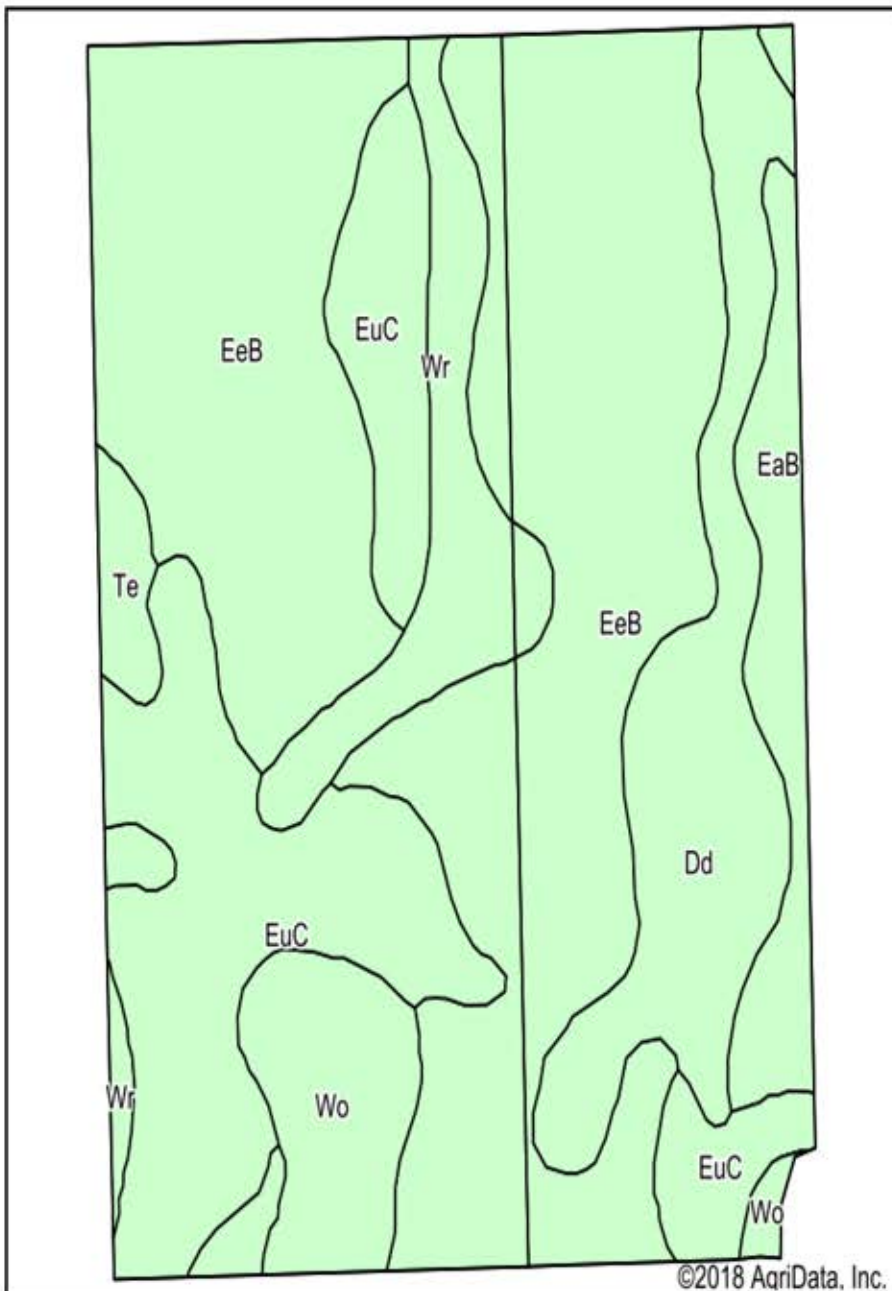
8-101N-52W
Minnehaha County
South Dakota



10/1/2018

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

Soils Map



State: **South Dakota**
 County: **Minnehaha**
 Location: **8-101N-52W**
 Township: **Wellington**
 Acres: **131.37**
 Date: **10/2/2018**



Soils data provided by USDA and NRCS.

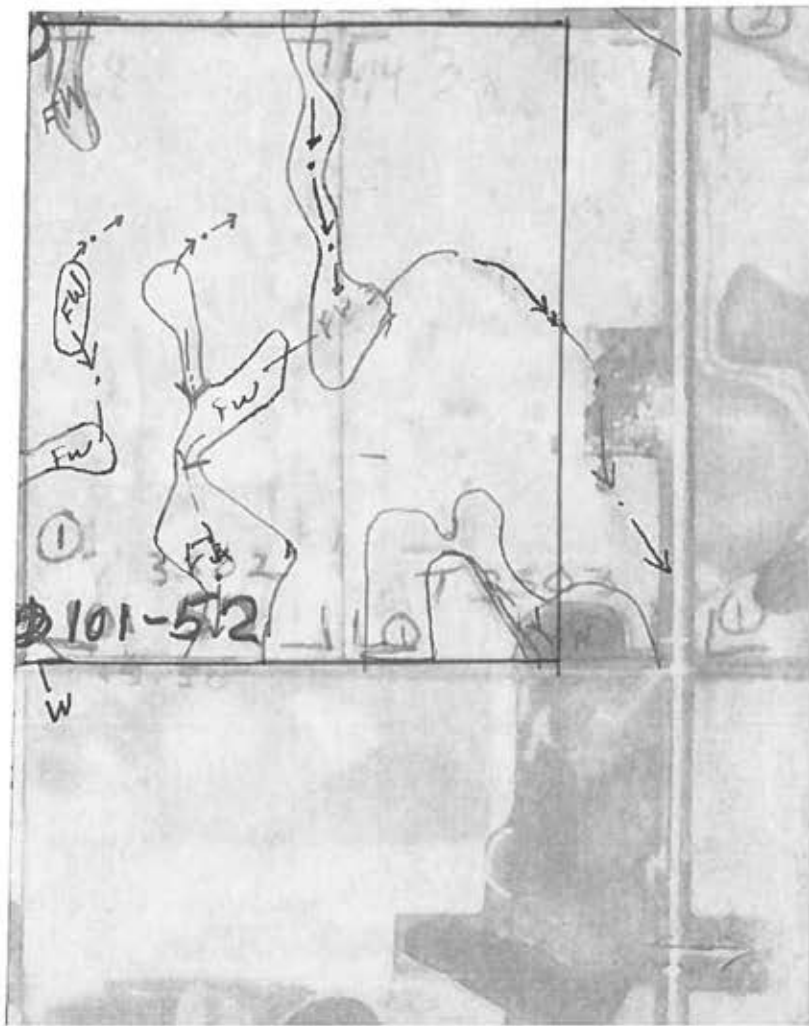
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Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	64.80	49.3%	Ile	81
EuC	Ethan-Egan complex, 6 to 9 percent slopes	25.90	19.7%	IVe	61
Dd	Davison-Crossplain clay loams, 0 to 2 percent slopes	15.43	11.7%	IIW	76
Wr	Worthing-Davison complex, 0 to 2 percent slopes	9.34	7.1%	Vw	57
Wo	Worthing silty clay loam, 0 to 1 percent slopes	7.28	5.5%	Vw	30
EaB	Egan-Ethan complex, 2 to 6 percent slopes	6.80	5.2%	Ile	76
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	1.82	1.4%	IVw	59
Weighted Average					71.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

WETLANDS MAP



SOUTH DAKOTA
TURNER
Form: FSA-156EZ



FARM : 6461
Prepared : Aug 22, 2018
Crop Year : 2018

Tract Number : 5390
Description : W 52 ACRES IN ESE 8 101 52 (MINNEHAHA)
FSA Physical Location : SOUTH DAKOTA/MINNEHAHA
ANSI Physical Location : SOUTH DAKOTA/MINNEHAHA
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 : MARLYN RAND
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
54.25	53.76	53.76	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	53.76	0.00	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	25.87	0.00	0	124
Soybeans	26.02	0.00	0	35
TOTAL	51.89	0.00		

Tract Number : 5389
Description : WSE 8 101 52
FSA Physical Location : SOUTH DAKOTA/MINNEHAHA
ANSI Physical Location : SOUTH DAKOTA/MINNEHAHA
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 : MARLYN RAND
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
77.61	77.61	77.61	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	77.61	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

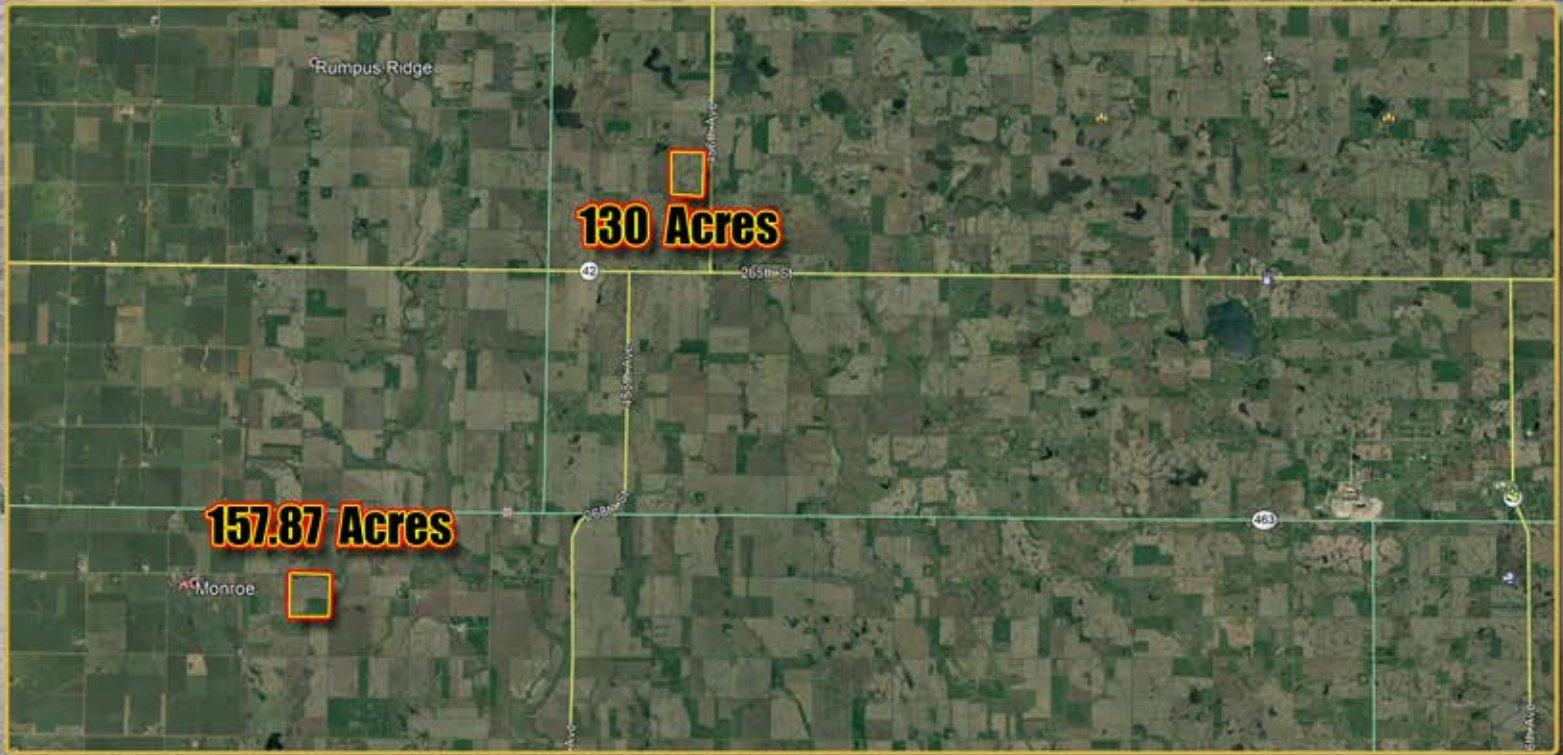
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	37.36	0.00	0	124
Soybeans	37.56	0.00	0	35
TOTAL	74.92	0.00		

NOTES

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Turner County &
Minnehaha County
**FARMLAND
AUCTION**

**287.87
Acres**



TERMS: Cash Sale with 15% nonrefundable down payment per tract the day of the sale and the balance on December 19, 2018. The buyer will receive Warranty Title for sellers Jim Rand, Kathy Schmidt and Dick Rand and a Personal Representative's Deed for interest of Larry Rand Estate. Title Insurance will be utilized and the cost will be split 50/50 between buyer and seller. Seller will pay all 2017 & 2018 RE taxes. Buyer will receive full possession for 2019 crop year at closing. Sold subject to confirmation by the owners. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

Monday
October 29th
at 1:00 PM



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