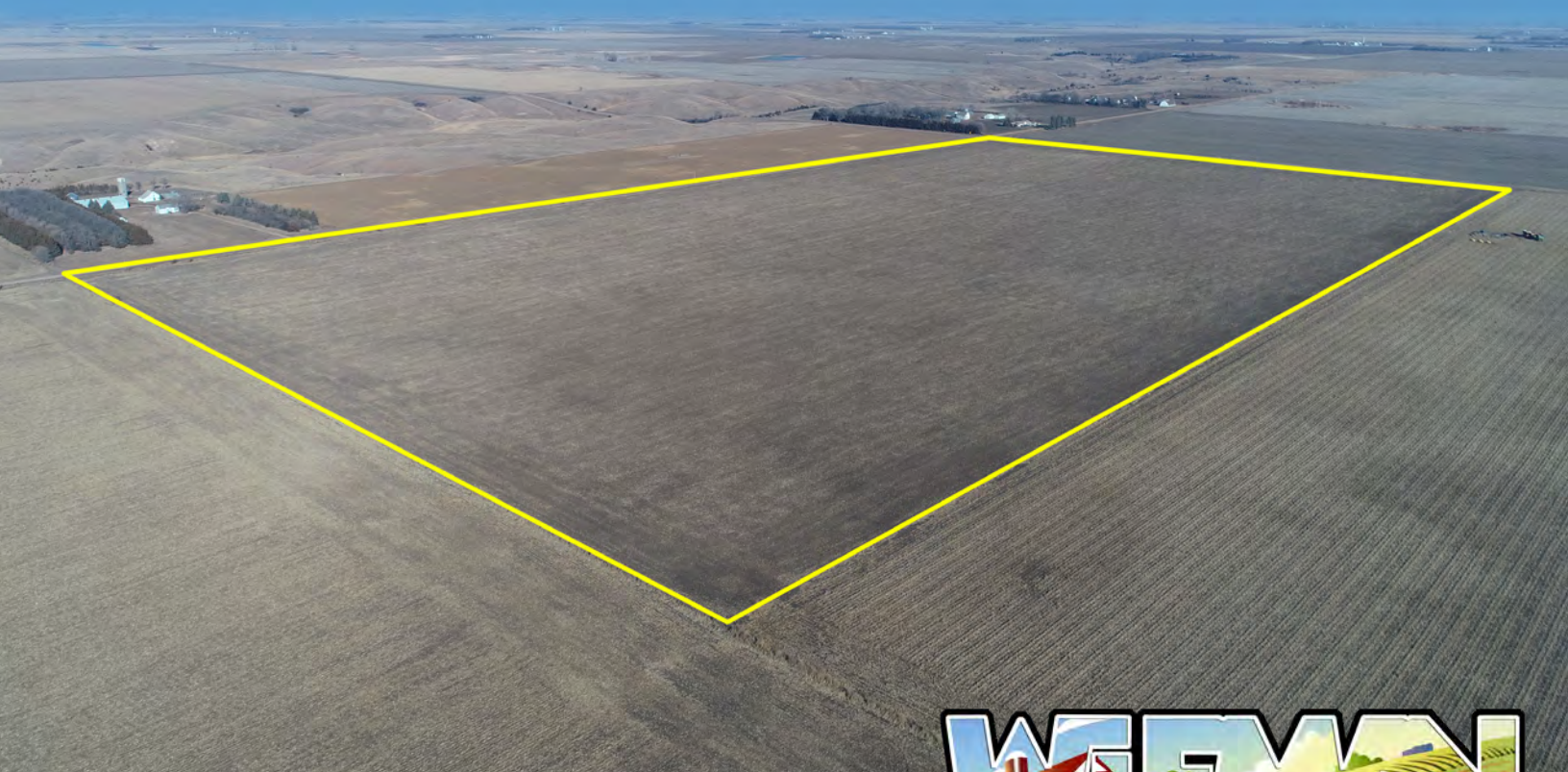


126.41 ACRES

HUTCHINSON COUNTY LAND

- TUESDAY, FEBRUARY 6TH AT 10:30AM -



"We Sell The Earth And Everything On It!"

800.251.3111 | Marion, SD | WiemanAuction.com

Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043



**126.41 ACRES OF HIGH QUALITY TILLABLE
HUTCHINSON COUNTY LAND
AT AUCTION**

We will offer the following land at public auction located at the Wieman Auction Facility at Marion, SD on:

TUESDAY FEBRUARY 6TH 10:30 AM

TRACT 1: 87.07 Acres – Wolf Creek Township

Property Location: From SD Hwy 44 & US Hwy 81 go 6 miles west on SD 44 then go 2 miles north on 433rd Ave. Property is on the west side of the road. Watch for signs.

LEGAL: Bylander Tract 2 in NE ¼ in 2-99-57, Hutchinson County, SD.

- The FSA shows 87.02 acres tillable with a powerful soil rating of 87.7!
- 2023 RE taxes payable in 2024 were \$2,099.42
- Property in the Freeman School District 33-1

TRACT 2: 39.34 Acres - Pleasant Township

Property Location: From SD Hwy 44 & US Hwy 81 go 8 miles west on SD 44 (to the Menno corner) then go 3 ¼ miles north on 431st Ave. Property is on the west side of the road. Watch for signs.

LEGAL: NE4 SE4 in 28-100-57, Hutchinson County, SD.

- The FSA shows 38.02 acres tillable with a great soil rating of 82.3!
- 2023 RE taxes payable in 2024 are \$839.14
- Property in the Freeman School District 33-1

TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before March 15, 2024. A warranty deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Buyer will receive full possession at closing. Sold subject to the 2023 lease that expires on 2/28/2024. Seller will pay the 2023 RE taxes due in 2024 at closing. Buyer responsible for all 2024 taxes due in 2025. Closing to be held at Strasser Law Office with closing fee split 50/50 between the buyer and seller. Sold subject to confirmation of the owner and any easement of record. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

For an information packet, go to www.wiemanauktion.com or call 800-251-3111 and we will mail one to you. We invite you to inspect these great parcels of Hutchinson County land at your convenience. **NOTE:** Auction will be held at the Wieman Auction Facility near Marion, SD. Come prepared to buy!

DONALD BYLANDER – OWNER



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

Strasser Law Office
Diana Randall - Closing Attorney
Freeman, SD 605-925-7745







Common Land Unit

PLSS

-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

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

Unless otherwise noted,
crops listed below are:
 Non-irrigated Intended for Grain Producer initial _____
 Corn = Yellow Date _____
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non

2024 Program Year

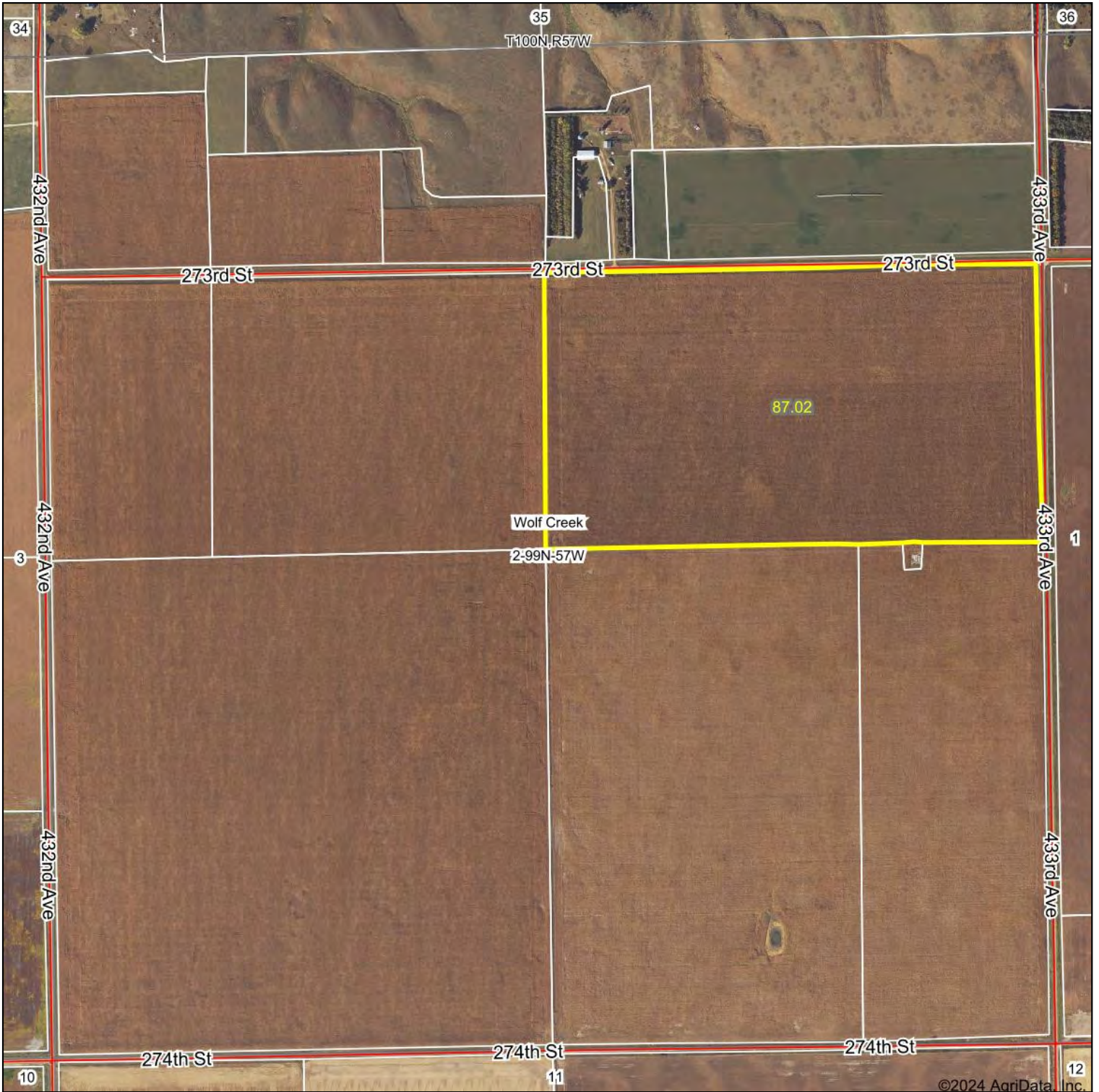
Map Created October 19, 2023

Farm 10583

2-99N-57W-Hutchinson

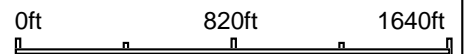
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

Aerial Map



©2024 AgriData, Inc.

Boundary Center: 43° 25' 26.69, -97° 32' 42.07



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

2-99N-57W
Hutchinson County
South Dakota



1/2/2024

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

Soils Map



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.



State: **South Dakota**

County: **Hutchinson**

Location: **2-99N-57W**

Township: **Wolf Creek**

Acres: **87.02**

Date: **1/2/2024**



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

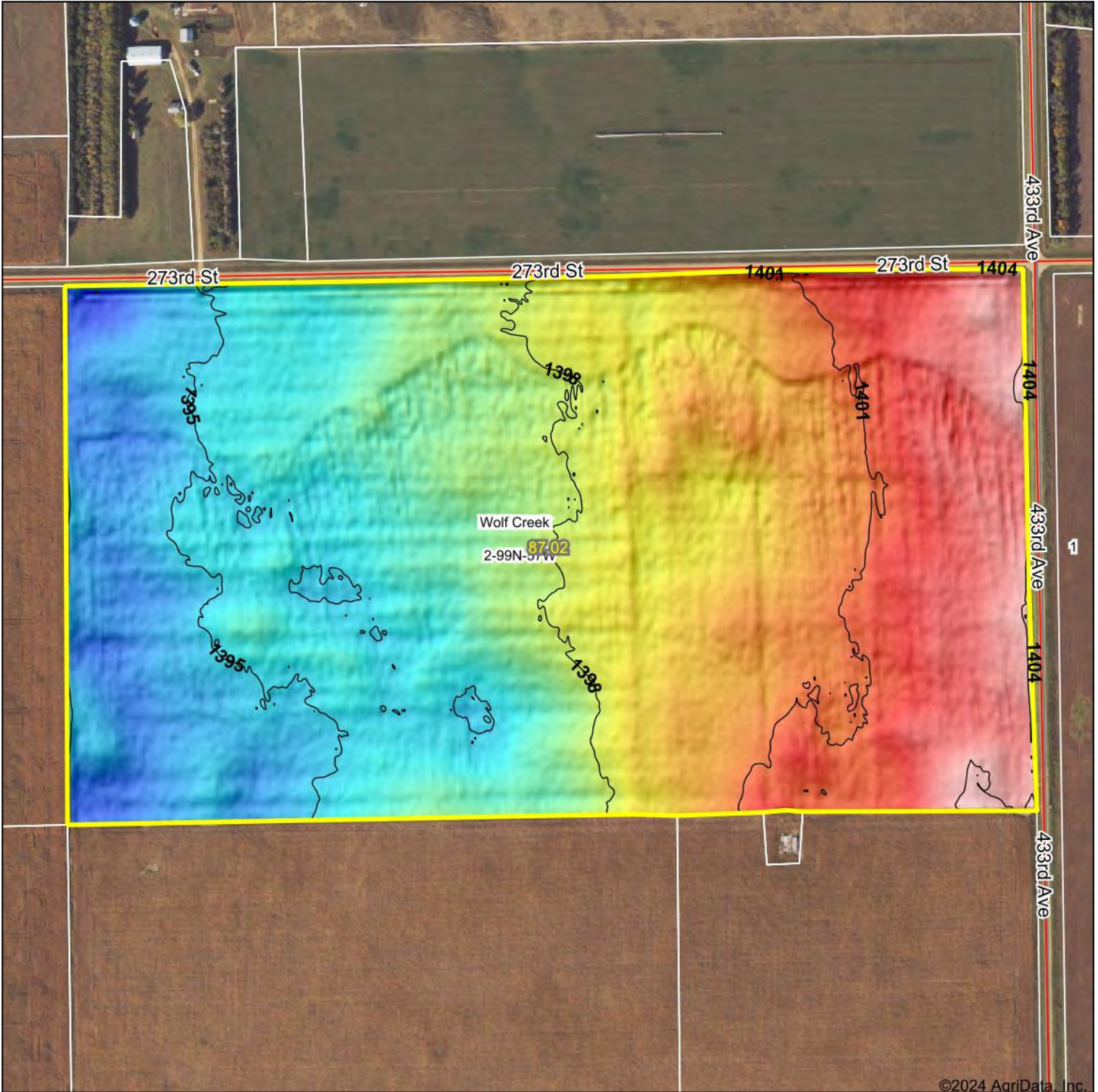


Area Symbol: SD602, Soil Area Version: 25

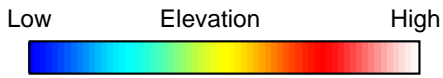
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	74.98	86.2%	IIc	88
Ps	Prosper and Crossplain complex	11.96	13.7%	IIc	86
Te	Tetonka silt loam, 0 to 1 percent slopes	0.08	0.1%	IVw	56
Weighted Average				2.00	87.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

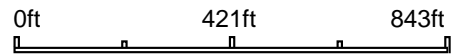
Topography Hillshade



©2024 AgriData, Inc.



Source: USGS 3 meter dem
Interval(ft): 3



© AgriData, Inc. 2023 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Min: 1,392.3
Max: 1,405.0
Range: 12.7
Average: 1,398.0
Standard Deviation: 2.92 ft

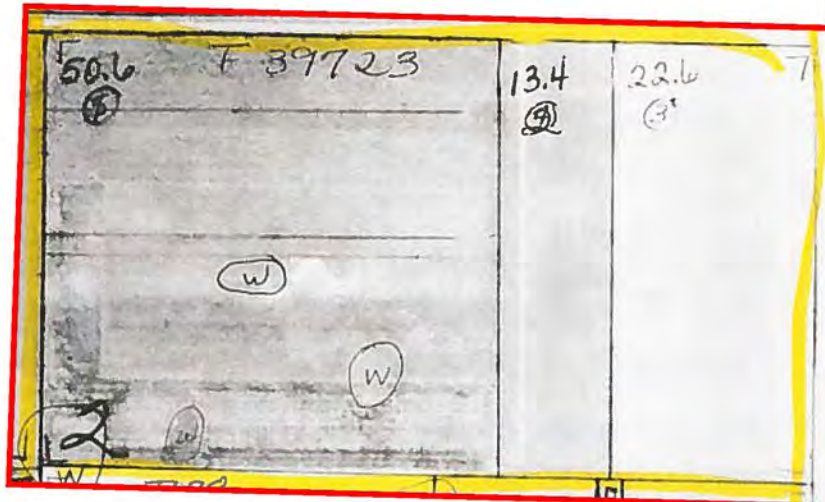


2-99N-57W
Hutchinson County
South Dakota

Boundary Center: 43° 25' 26.69, -97° 32' 42.07

NOT TO SCALE

39723



99-57

78.0 T565

78.0 T596

18.9 T689

39.0 T687

67-L

**SOUTH DAKOTA
HUTCHINSON**

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



**United States Department of Agriculture
Farm Service Agency**

Abbreviated 156 Farm Record

FARM : 10583

Prepared : 12/14/23 7:33 AM CST

Crop Year : 2024

Tract Number : 39723

Description : I14R/ SNE 2-99-57
FSA Physical Location : SOUTH DAKOTA/HUTCHINSON
ANSI Physical Location : SOUTH DAKOTA/HUTCHINSON
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 : DONALD D BYLANDER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
87.02	87.02	87.02	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	87.02	0.00	0.00	0.00	0.00	0.00

DCP Crop Data



Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	43.73	0.00	122
Soybeans	35.93	0.00	38
TOTAL	79.66	0.00	

NOTES




--



Common Land Unit PLSS

-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

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

Unless otherwise noted,
 crops listed below are:
 Non-irrigated
 Intended for Grain
 Corn = Yellow
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non

Producer initial _____
 Date _____

2024 Program Year

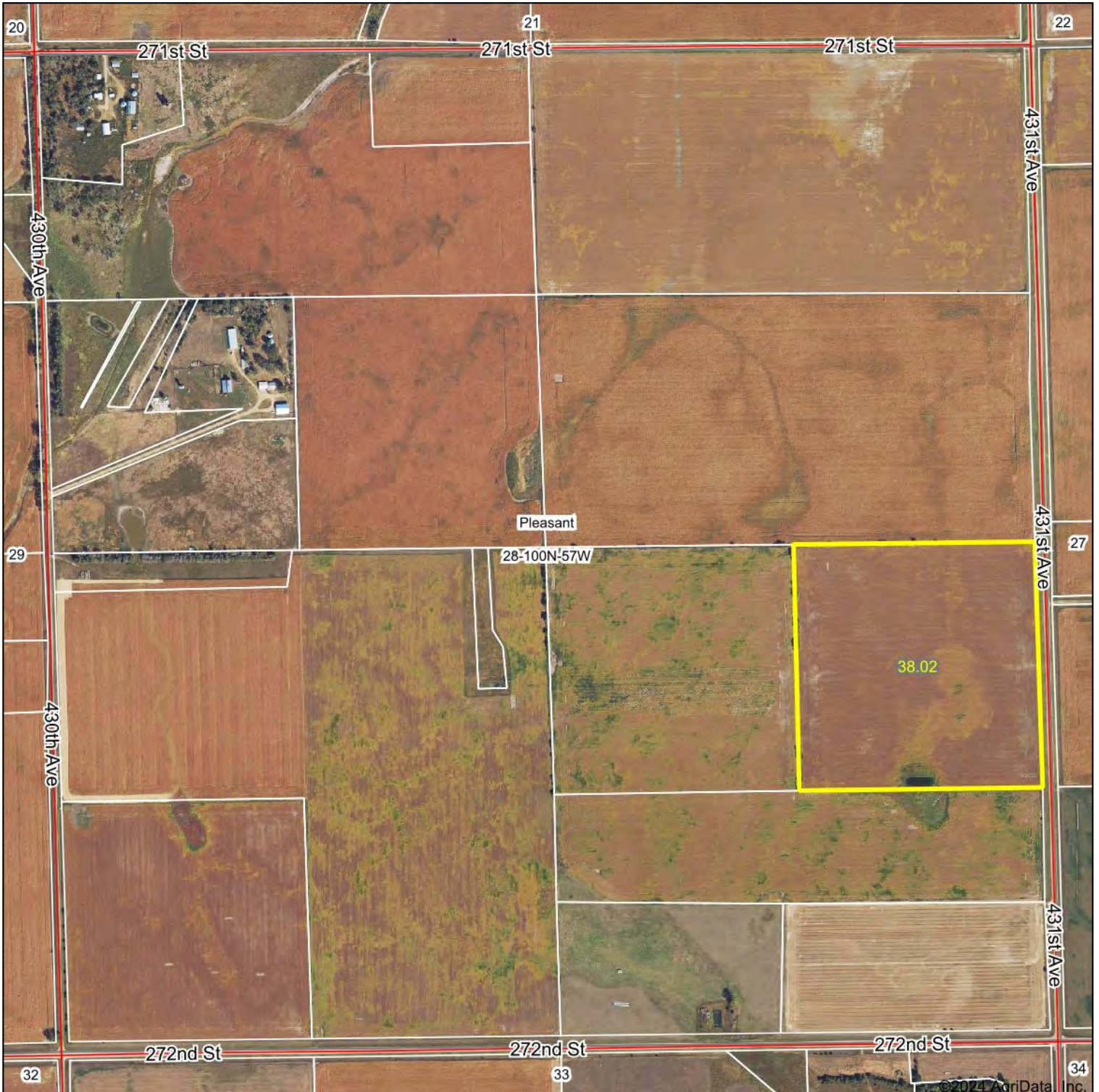
Map Created October 19, 2023

Farm 10583

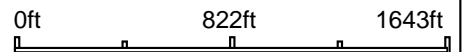
28-100N-57W-Hutchinson

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).

Aerial Map



Boundary Center: 43° 26' 57.17, -97° 34' 56.93

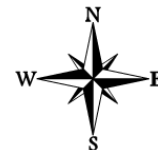


Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

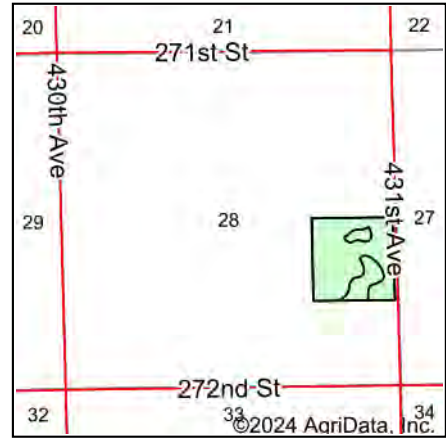
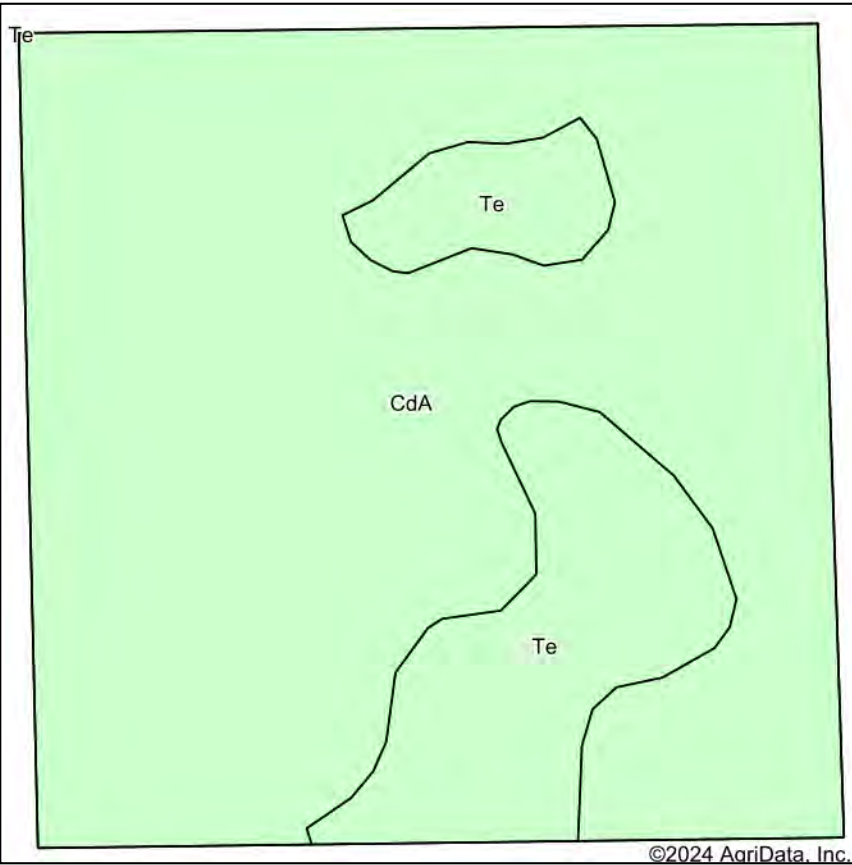
28-100N-57W
Hutchinson County
South Dakota



1/2/2024

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

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **28-100N-57W**
 Township: **Pleasant**
 Acres: **38.02**
 Date: **1/2/2024**



Maps Provided By:



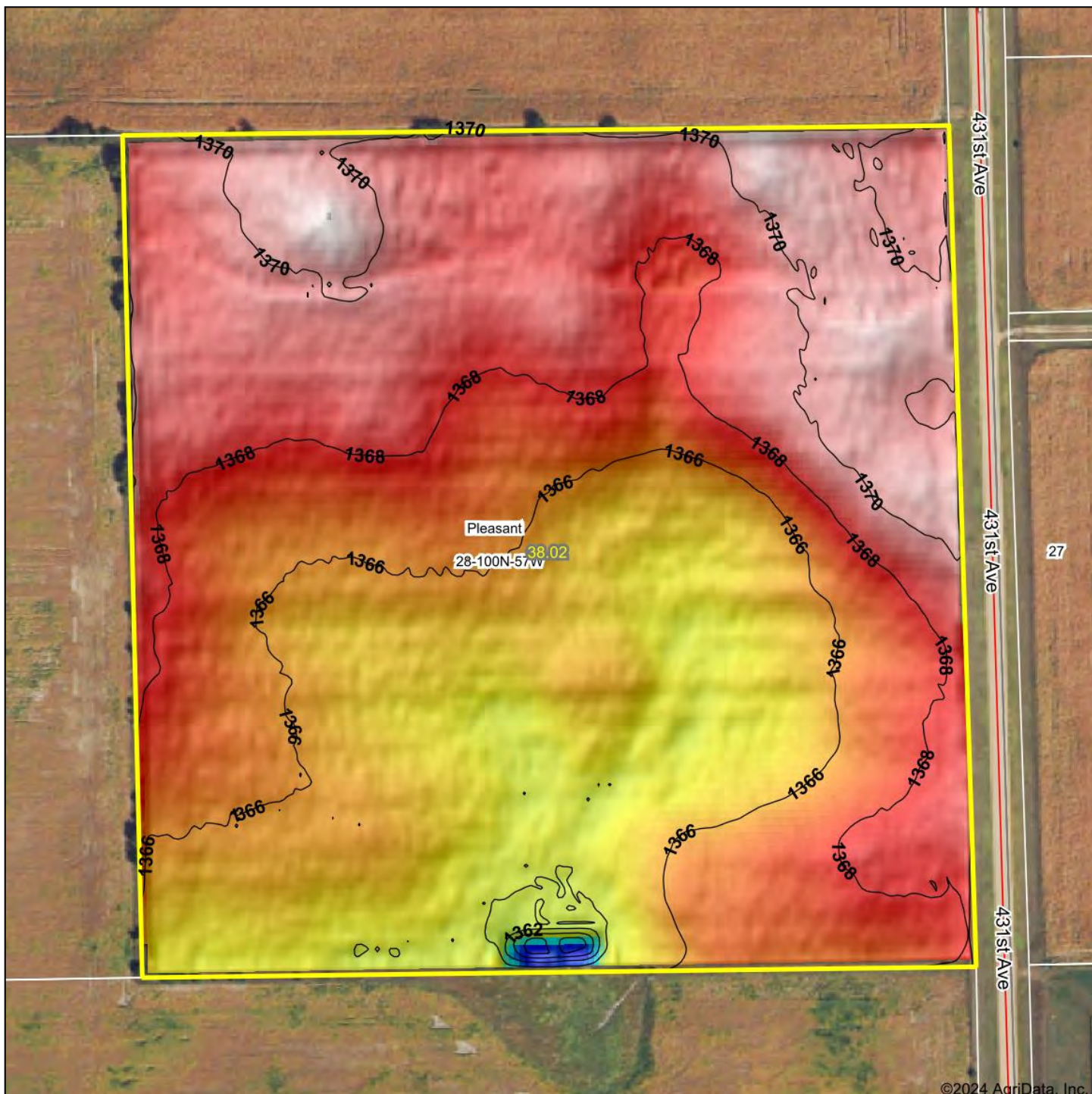
Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

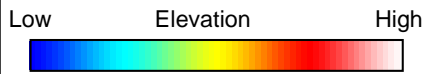
Area Symbol: SD602, Soil Area Version: 25					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	31.19	82.0%	IIC	88
Te	Tetonka silt loam, 0 to 1 percent slopes	6.83	18.0%	IVw	56
Weighted Average				2.36	82.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

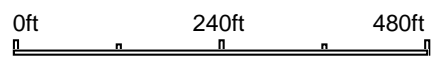
Topography Hillshade



©2024 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 1,357.5
 Max: 1,371.5
 Range: 14.0
 Average: 1,367.3
 Standard Deviation: 2.1 ft



28-100N-57W
Hutchinson County
South Dakota

Boundary Center: 43° 26' 57.17, -97° 34' 56.93



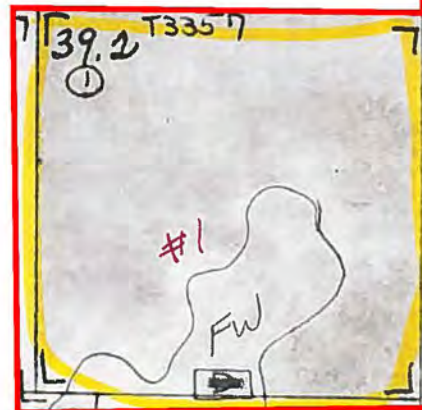
Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com
 Field borders provided by Farm Service Agency as of 5/21/2008.

NOT TO SCALE

S28



100-57

78.0
①

T377

34.0 T379
①

66-R
J-14

T376

470

y

**SOUTH DAKOTA
HUTCHINSON**

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



**United States Department of Agriculture
Farm Service Agency**

Abbreviated 156 Farm Record

FARM : 10583

Prepared : 12/14/23 7:33 AM CST

Crop Year : 2024

Tract Number : 3357

Description : I3L/NESE 28-100-57
FSA Physical Location : SOUTH DAKOTA/HUTCHINSON
ANSI Physical Location : SOUTH DAKOTA/HUTCHINSON
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 : DONALD D BYLANDER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.02	38.02	38.02	0.00	0.00	0.00	0.00	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	38.02	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	2.15	0.00	99
Corn	18.92	0.00	122
Soybeans	16.77	0.00	38
TOTAL	37.84	0.00	

NOTES

--

TRACT 2



TRACT 2



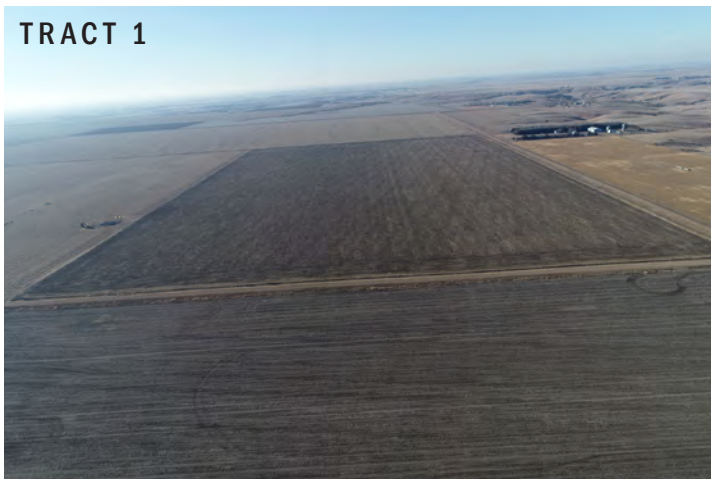
TRACT 2



TRACT 1

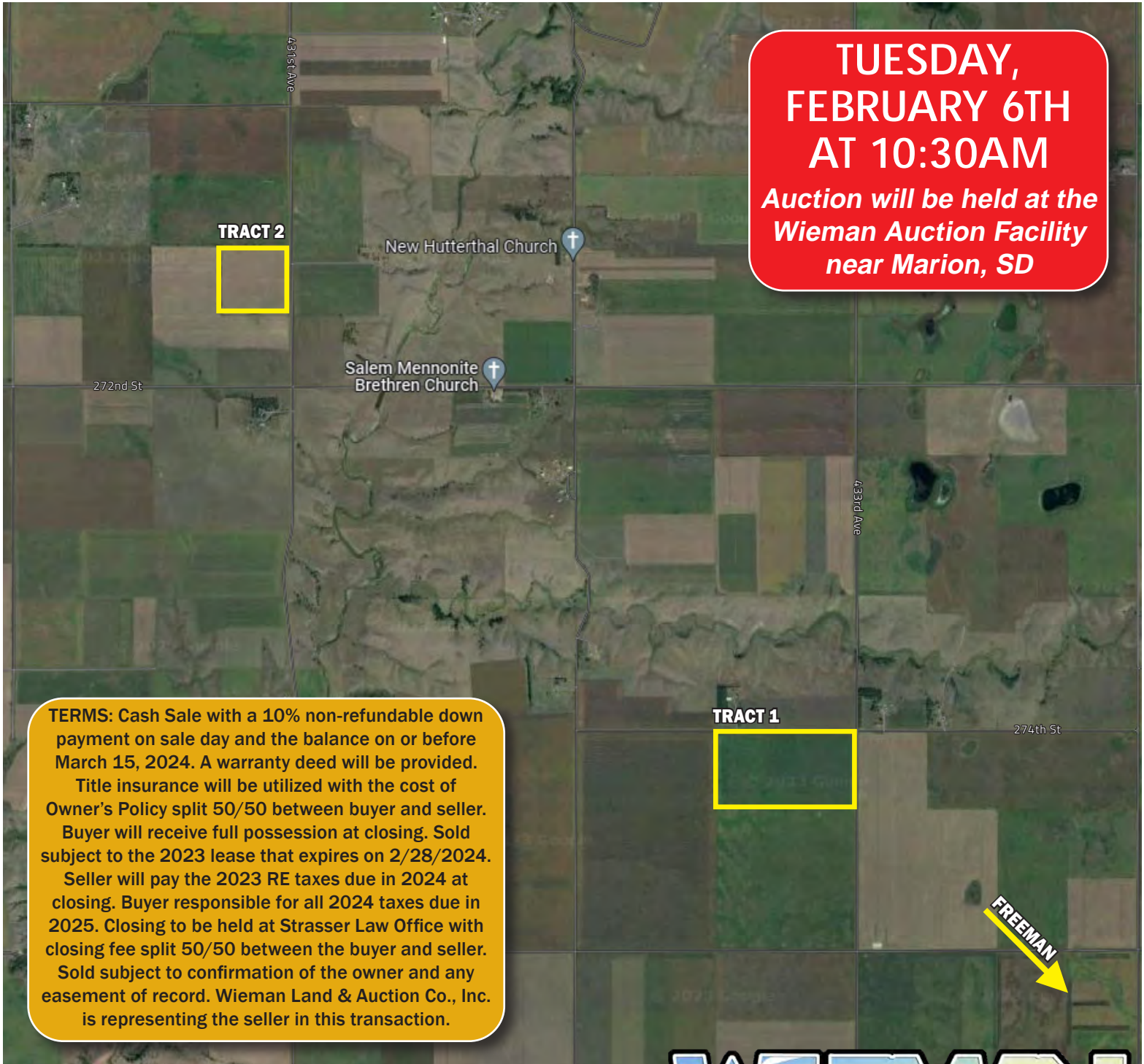


TRACT 1



126.41 ACRES

HUTCHINSON COUNTY LAND



**TUESDAY,
FEBRUARY 6TH
AT 10:30AM**
*Auction will be held at the
Wieman Auction Facility
near Marion, SD*

TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before March 15, 2024. A warranty deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Buyer will receive full possession at closing. Sold subject to the 2023 lease that expires on 2/28/2024. Seller will pay the 2023 RE taxes due in 2024 at closing. Buyer responsible for all 2024 taxes due in 2025. Closing to be held at Strasser Law Office with closing fee split 50/50 between the buyer and seller. Sold subject to confirmation of the owner and any easement of record. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

"We Sell The Earth And Everything On It!"
800.251.3111 | Marion, SD | WiemanAuction.com
Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

