

# Hutchinson County

**150.82 ACRES  
UNIMPROVED  
FARMLAND**

Land is located from Olivet SD,  
2 West, 3 North and 1 West



**Wednesday, November 4th at 10:00 AM**



PO BOX 148  
44628 SD HWY 44, MARION SD  
PHONE: 800-251-3111

WEB: [WIEMANAUCTION.COM](http://WIEMANAUCTION.COM)

**"WE SELL THE EARTH AND EVERYTHING ON IT!"**

**150.82 ACRES UNIMPROVED FARMLAND HUTCHINSON CO.**

**AT AUCTION**

I will offer my land at auction at the Wieman Auction Facility at 44628 SD Hwy 44 or from Marion SD, 1 South and ½ West on

**WEDNESDAY, NOVEMBER 4<sup>TH</sup> 10:00 AM**

Land is located from Olivet SD, 2 West, 3 North and 1 West

The real estate consists of 150.82 acres (more or less) of unimproved farmland. The FSA Office indicates that it has 96.22 acres tillable and 50.81 acres in CRP program receiving \$5292. per year and the balance in road right of way. The tillable acres have a productivity index rating of 71.3 and the predominate soil types are Clarno Loam, Arlo Loam, Clarno-Davison Loam, Tetonka-Harps Complex, Ethan-Betts Loams, Dimo Loams and others. The CRP contract runs until September 30, 2028. This is an excellent add on unit for farmer or investor with hunting benefits. Take a look at this tract! We invite you to view this tract at anytime. For Buyers Info Packet, visit our website at [www.wiemanauktion.com](http://www.wiemanauktion.com) or call 800-251-3111 and we will send one to you.

**Legal:** The NE ¼ less Tract # 1 of Section 30-98-58, Hutchinson County, South Dakota

**Terms:** Cash Sale with a 10% nonrefundable downpayment the day of the sale and the balance on December 15, 2020. A Warranty Deed will be provided. Title Insurance will be utilized with cost split 50/50 between buyer and seller. Possession granted upon final settlement. Seller will pay all 2020 and prior year Real Estate Taxes. Sold subject to confirmation by the seller. Wieman Land & Auction Co. and Roth Realty are representing the seller in this transaction.

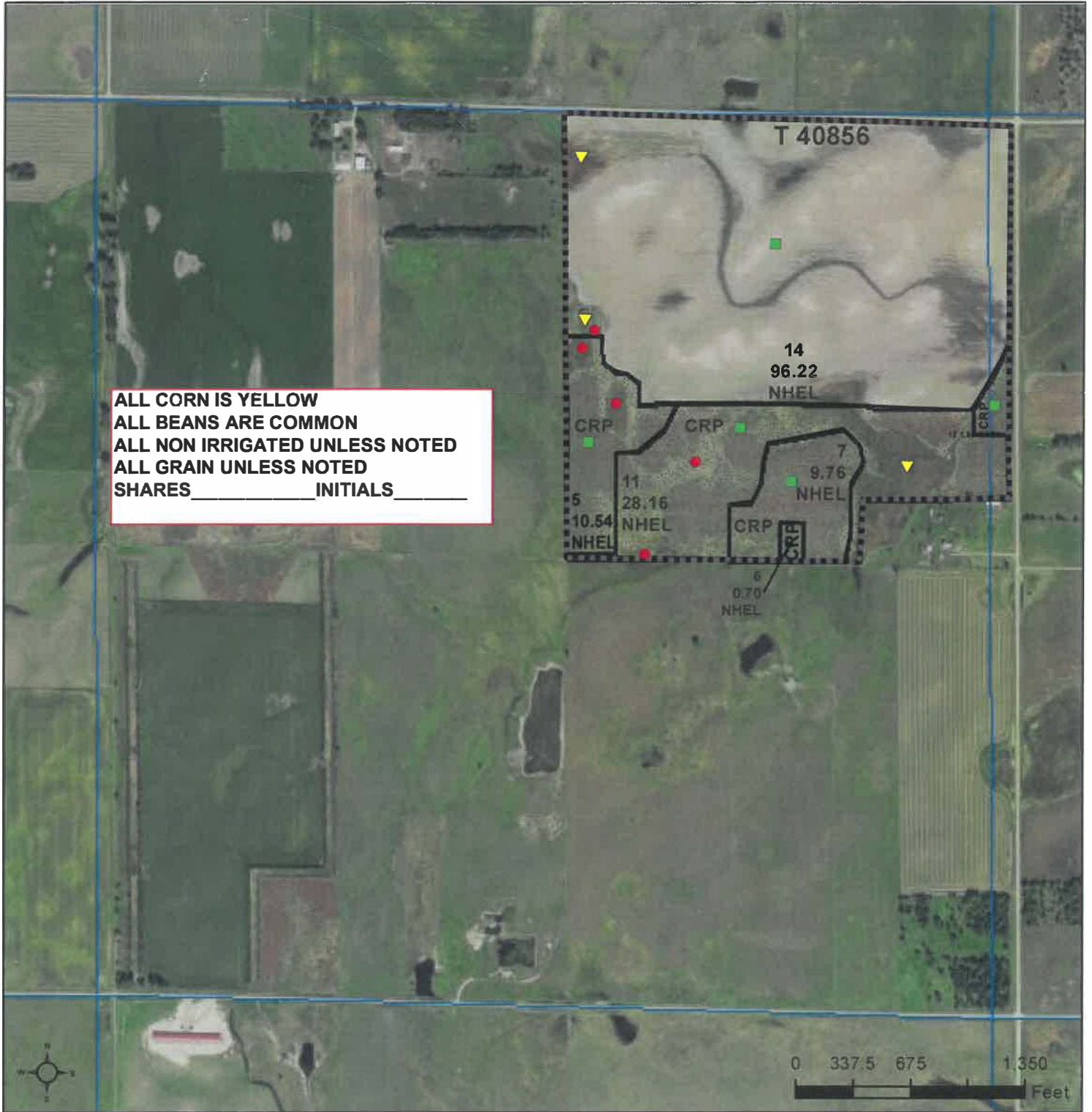
**COREY D. FISCHER**

**605-838-6466**

Wieman Land & Auction Co., Inc.  
Marion SD 800-251-3111  
Rich, Kevin, Mike, Ryan, Derek Wieman  
& Nathan Timmermans, Real Estate Brokers  
[www.wiemanauktion.com](http://www.wiemanauktion.com)  
Auctioneers & RE Brokers

Glenn L. Roth  
Olivet & Freeman SD  
605-925-7645  
Listing & Closing Agent





**Common Land Unit**

- Tract Boundary
- PLSS
- Cropland
- CRP

**Wetland Determination Identifiers**

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

2020 Program Year

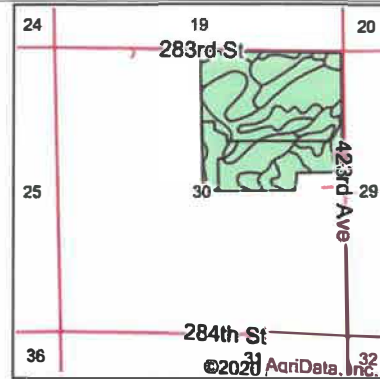
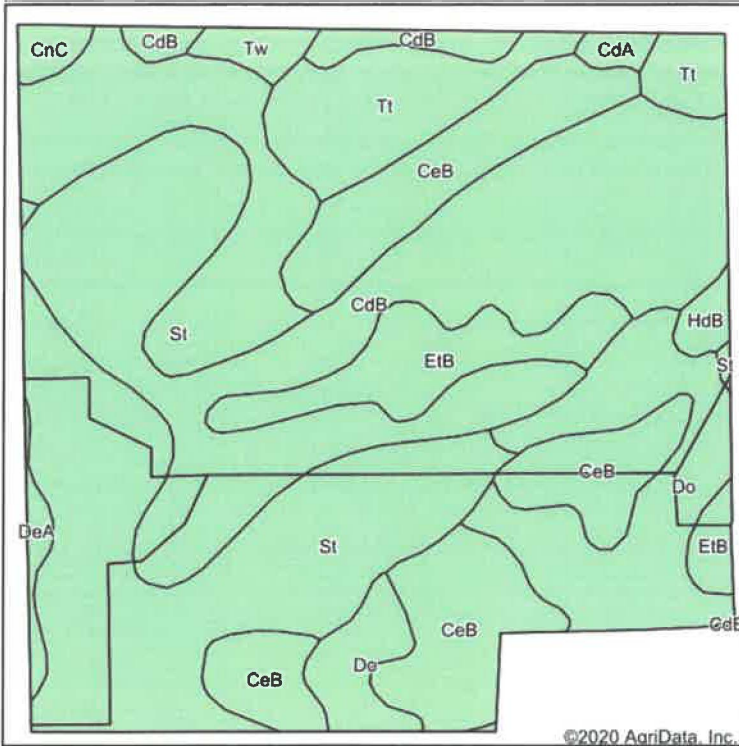
Map Created March 11, 2020

**Farm 10899**

**30-98N-58W-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).

### Soils Map



State: **South Dakota**  
 County: **Hutchinson**  
 Location: **30-98N-58W**  
 Township: **Wittenberg**  
 Acres: **146.97**  
 Date: **8/7/2020**



Area Symbol: SD602, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
CdB	Clarno loam, 2 to 6 percent slopes	43.67	29.7%		Ile	82
St	Arlo loam	41.47	28.2%		IVw	48
CeB	Clarno-Davison loams, 2 to 4 percent slopes	22.64	15.4%		Ile Ile	79
Do	Dimo loam	16.00	10.9%		IIIIs	73
Tt	Tetonka-Harps complex	9.79	6.7%		IVw	67
EtB	Ethan-Betts loams, 3 to 6 percent slopes	7.96	5.4%		IIIe	61
Tw	Tetonka and Whitewood silty clay loams	1.42	1.0%		IVw	73
DeA	Delmont loam, 0 to 2 percent slopes	1.17	0.8%		IVs	41
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	1.05	0.7%		IIIe	69
HdB	Hand-Davison loams, 3 to 6 percent slopes	1.02	0.7%		Ile	78
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	0.78	0.5%		IIc	88
<b>Weighted Average</b>						<b>68.3</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Jeff Fischer

# Certified Wetland Determination

NE

Field Office: Parkston FO  
Certified By: D Hobbick  
Legal Desc: 30-98-58

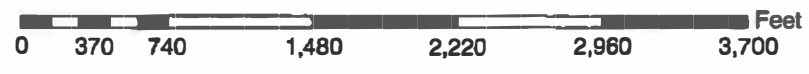
Agency: USDA-NRCS  
Certified Date: 8/20/2013  
Tract: 40856



**Legend**

Certified Wetland Determination Boundary

- Wetlands
- Wetlands
- Ditch
- NI
- NI/Ditch
- Tile



W Wetland  
 FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria  
 PC Prior Converted  
 NW Non Wetland  
 See NRCS CPA-O26E for definitions and additional info.



<b>CRP-1</b> (07-06-20)  <b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>	1. ST. & CO. CODE & ADMIN. LOCATION 46 067		2. SIGN-UP NUMBER 51
	3. CONTRACT NUMBER 11295		4. ACRES FOR ENROLLMENT 50.81
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) HUTCHINSON COUNTY FARM SERVICE AGENCY 701 PLUM ST SUITE 1 PARKSTON, SD57366-2029	6. TRACT NUMBER 40856	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2018 09-30-2028	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (605) 928-7925	8. SIGNUP TYPE: Continuous		

**THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.**

9A. Rental Rate Per Acre	\$ 104.16	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 5,292.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	40856	0002	CP23A	10.54	\$ 316.00
(Item 9C is applicable only when the first year payment is prorated.)		40856	0003	CP21	1.65	\$ 50.00
		40856	0004	CP23A	28.16	\$ 845.00

**11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)**

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
REDACTED	100.00 %			
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

**Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

South Dakota  
Hutchinson

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

**FARM: 10899**  
Prepared: 9/10/20 1:49 PM  
Crop Year: 2020  
Page: 1 of 1

Report ID: FSA-156EZ

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  
2016 - 196

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 11295

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
147.03	147.03	147.03	0.0	0.0	0.0	50.81	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	96.22	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	NONE	CORN	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	94.2	166	0.0
<b>Total Base Acres:</b>	94.2		

Tract Number: 40856 Description F8L/ NE Less Tract #1 30-98-58  
FSA Physical Location : Hutchinson, SD ANSI Physical Location: Hutchinson, SD  
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
147.03	147.03	147.03	0.0	0.0	0.0	50.81	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	96.22	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	94.2	166	0.0
<b>Total Base Acres:</b>	94.2		

Owners: FISCHER, COREY  
Other Producers: None



# Hutchinson County

## 150.82 ACRES UNIMPROVED FARMLAND

Land is located from Olivet SD,  
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