

79.79 ACRES

McCOOK COUNTY LAND

- WEDNESDAY, FEBRUARY 10TH AT 10:00AM -
Farmland to be offered at auction at the American Legion Building in Canistota, SD



"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



**79.79 ACRES MCCOOK COUNTY LAND
AUCTION**

We will offer the following land at auction at the American Legion Building,
317 W Main St in Canistota SD on

WEDNESDAY, FEBRUARY 10TH 10:00 AM

Land is located from NW corner of Canistota SD, go 4 miles West or ¼ mile East of Hwy 81

The real estate consists of 79.79 acres (+ /-) of unimproved farmland. The FSA Office reports that it is nearly all tillable, but does have several ditches that pass through it. The land lays generally level, but has a gentle slope to the east. The predominate soil types are ClarnoLoam, Clarno-Bonilla Loams, Delmont Loam, Tetonka Silt Loam and Crossplain Clay Loam with a soil productivity rating of 75.1. This would make an excellent add on unit for farmer or investor. The annual real estate taxes are \$1902.66. We invite you to view this tract at your convenience. For a buyer info packet and drone footage of this tract, visit our website at www.wiemanauktion.com or call 800-251-3111 and we will send one to you.

LEGAL: The E ½ of the SW ¼ of Section 25-102-55, McCook County, South Dakota

TERMS: Cash Sale with 10% nonrefundable downpayment the day of the sale and the balance on March 15, 2021. A personal representative's deed will be provided. Title Insurance will be utilized with the cost split 50/50 between buyer and seller. Full possession for the 2021 crop year at closing. New buyer will need to reimburse renter for fertilizer applied this fall. The seller will pay all 2020 and prior year Real Estate Taxes. Sold subject to confirmation by the Personal Representative. Wieman Land & Auction Co., Inc. and Glenn Roth are representing the seller in this transaction.

**GREG W. HAAS ESTATE
LINDA HAND, PERSONAL REPRESENTATIVE**

Wieman Land & Auction Co., Inc.

Marion SD 800-251-3111

Rich, Kevin, Mike, Ryan & Derek Wieman

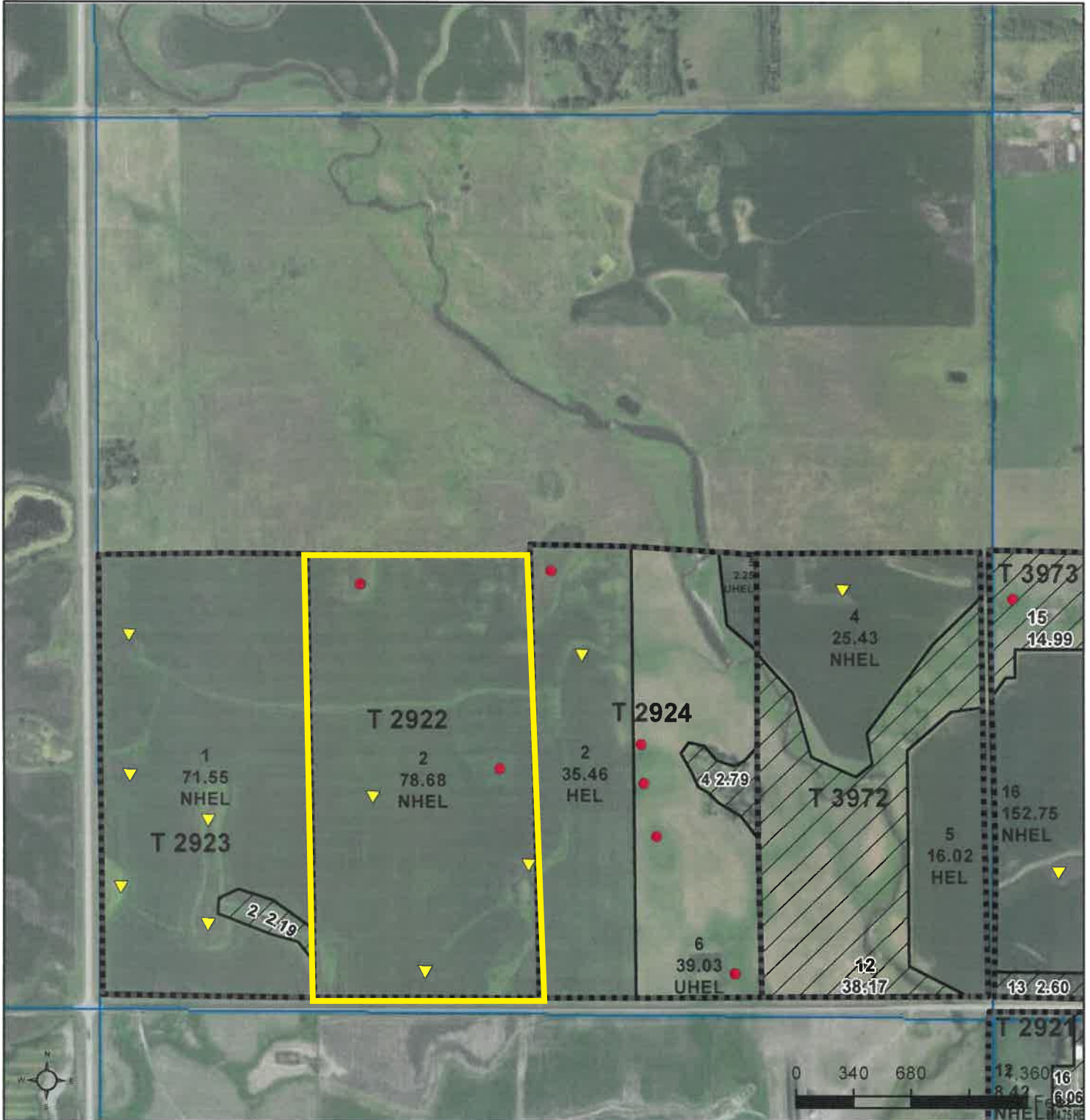
Nathan Timmermans & Ron Leitheiser, RE Brokers

Glenn Roth

Freeman & Olivet SD

605-925-7681

Closing Agent



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

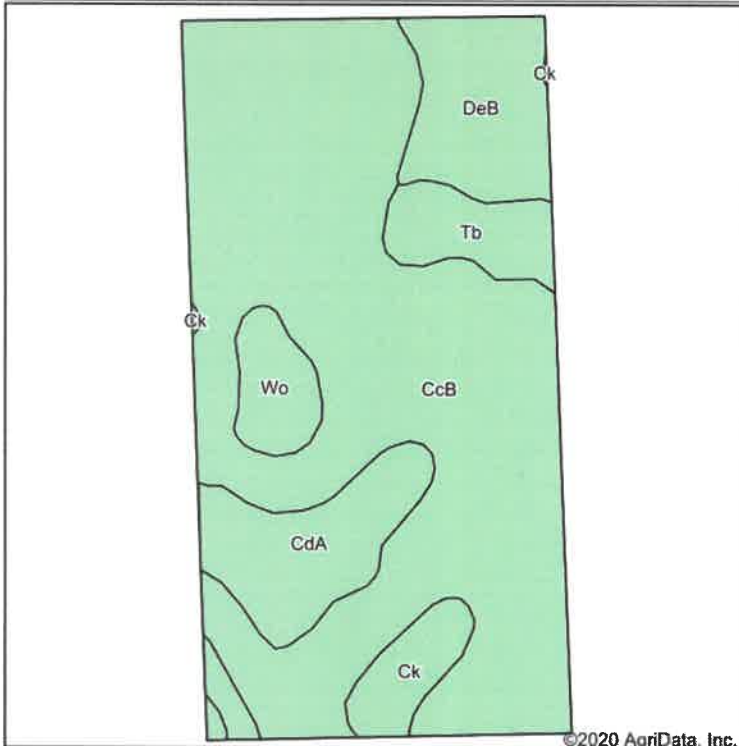
2021 Program Year
Map Created December 30, 2020

Farm 282

25 -102N -55W

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



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **McCook**
 Location: **25-102N-55W**
 Township: **Emery**
 Acres: **78.68**
 Date: **11/16/2020**



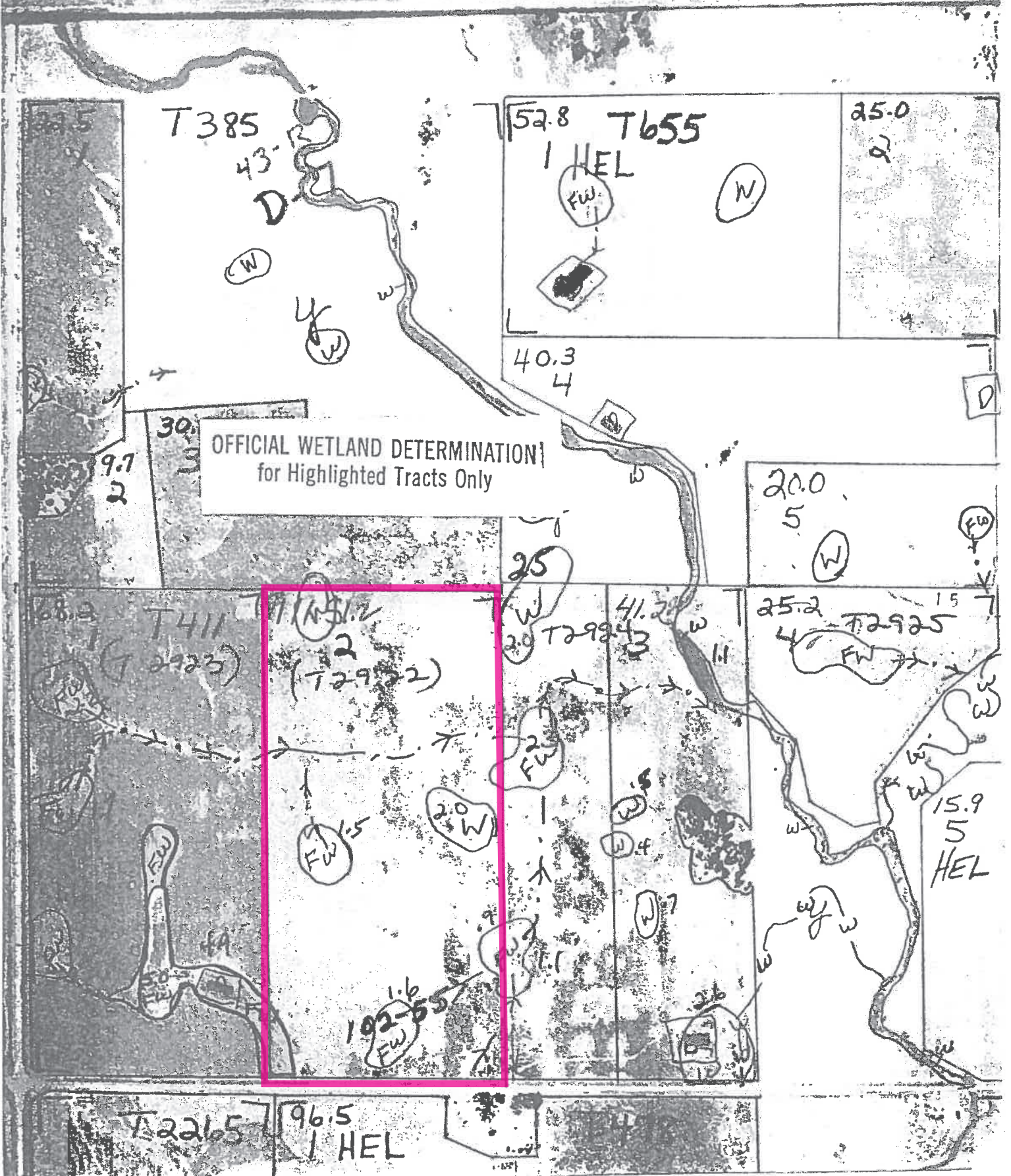
Area Symbol: SD087, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CcB	Clarno loam, 2 to 6 percent slopes	53.55	68.1%	Ile	82
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	7.36	9.4%	IIc	88
DeB	Delmont loam, 2 to 6 percent slopes	7.25	9.2%	IVe	39
Tb	Tetonka silt loam, 0 to 1 percent slopes	3.85	4.9%	IVw	56
Ck	Crossplain clay loam	3.69	4.7%	IIw	77
Wo	Worthing silty clay loam, 0 to 1 percent slopes	2.98	3.8%	Vw	30
Weighted Average					75.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NOT TO SCALE



SOUTH DAKOTA
MCCOOK
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 282
Prepared : 1/7/21 2:23 PM
Crop Year : 2021

Tract Number : 2922

Description : G10 E SW 25 102 55
FSA Physical Location : SOUTH DAKOTA/MCCOOK
ANSI Physical Location : SOUTH DAKOTA/MCCOOK
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 : GREG W HAAS

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.68	78.68	78.68	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	78.68	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	35.30	0.00	145
Soybeans	23.10	0.00	34
Barley	2.10	0.00	47
TOTAL	60.50	0.00	

NOTES



79.79 ACRES

McCOOK COUNTY LAND

**WEDNESDAY,
FEBRUARY 10TH
AT 10:00AM**

*Farmland to be offered
at the American Legion
Building in Canistota, SD*

TERMS: Cash Sale with 10% nonrefundable down payment the day of the sale and the balance on March 15, 2021. A personal representative's deed will be provided. Title Insurance will be utilized with the cost split 50/50 between buyer and seller. Full possession for the 2021 crop year at closing. New buyer will need to reimburse renter for fertilizer applied this fall. The seller will pay all 2020 and prior year Real Estate Taxes. Sold subject to confirmation by the Personal Representative. Wieman Land & Auction Co., Inc. and Glenn Roth are 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