

# 160 ACRES

McCOOK COUNTY LAND

- WEDNESDAY, MARCH 27TH AT 10:30AM -

OWNER  
**JARDING**  
FAMILY

CELEBRATING **75** YEARS  
**WIEMAN**  
LAND & AUCTION  
AND FOUR GENERATIONS

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

800.251.3111 | Marion, SD | [WiemanAuction.com](http://WiemanAuction.com)

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

**160 ACRES OF JEFFERSON TOWNSHIP  
MCCOOK COUNTY LAND  
AT AUCTION**

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

**WEDNESDAY MARCH 27<sup>TH</sup> 10:30 AM**

**Property Location:** From the Fuel Mart Truck Stop on I-90 & 431<sup>st</sup> Ave go ½ mile south to 257<sup>th</sup> St. then go ½ mile east. Property is on the south side of the road. Watch for signs.

**LEGAL:** NE ¼ in 8-102-56, McCook County, SD.

- The FSA shows 127.74 acres tillable with soil rating of 70.2
- The balance of the land is in pasture, roadways and low lying area.
- 2023 RE taxes payable in 2024 are \$3,196.20
- Property in the Bridgewater-Emery School District 30-3

**TERMS:** Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before May 1, 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 farming privileges on sale day and full possession at closing. 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 Fink 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](http://www.wiemanauktion.com) or call 800-251-3111 and we will mail one to you. We invite you to inspect this great parcel of McCook County land at your convenience. The new buyer will get to farm this tract in 2024!

**NOTE:** Auction will be held at the Wieman Auction Facility near Marion, SD. Come prepared to buy!

**JARDING FAMILY – OWNER**

Wieman Land & Auction Co., Inc.  
Marion SD 800-251-3111  
Auctioneers/RE Brokers  
[www.wiemanauktion.com](http://www.wiemanauktion.com)

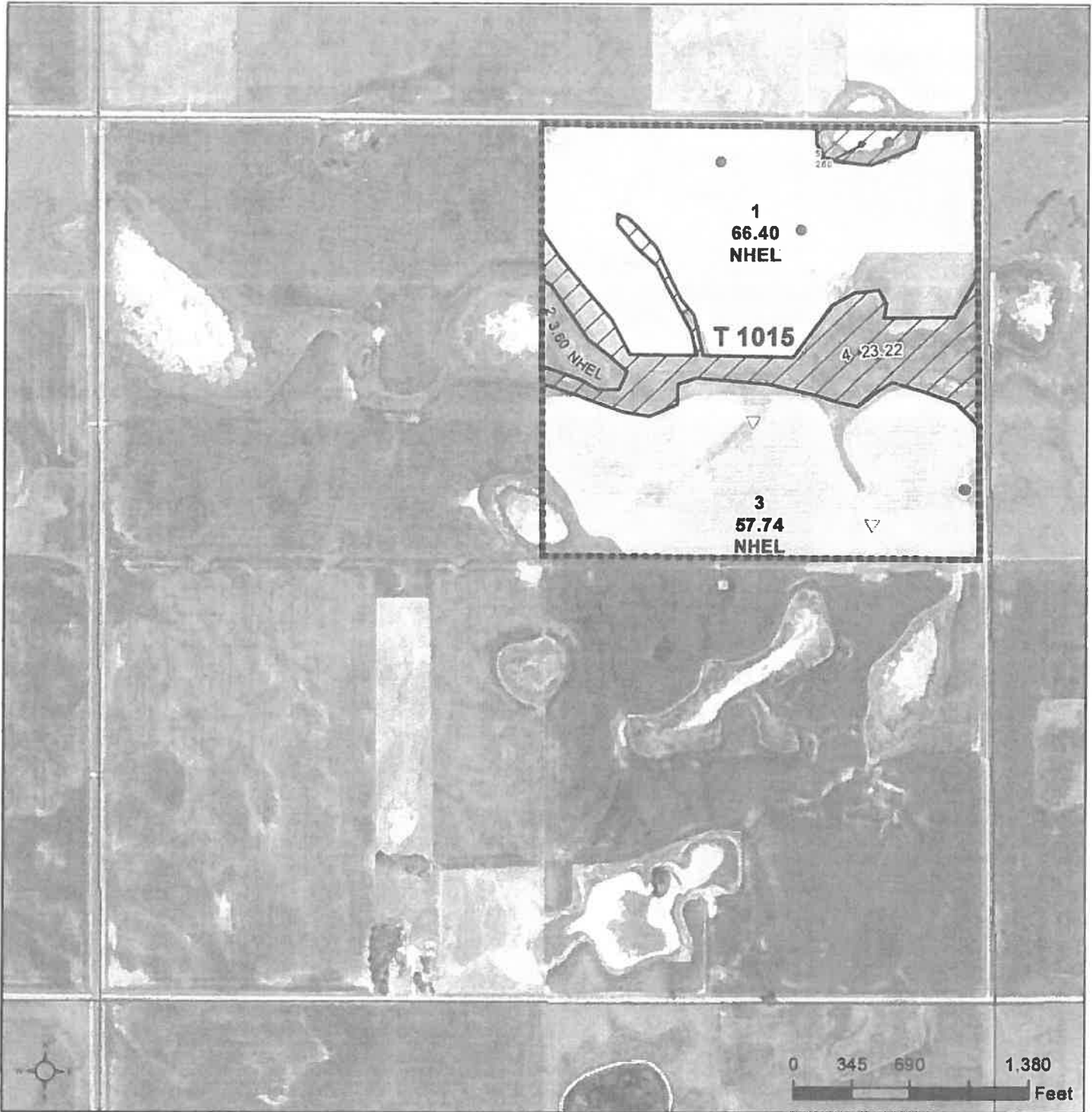
Fink Law Office  
Mike Fink - Closing Attorney  
Bridgewater, SD 605-729-2552









United States  
Department of  
Agriculture

# McCook County, South Dakota



- Common Land Unit**
-  Non-Cropland
  -  Cropland
  -  Tract Boundary
  -  PLSS

**Wetland Determination Identifiers**

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

2024 Program Year

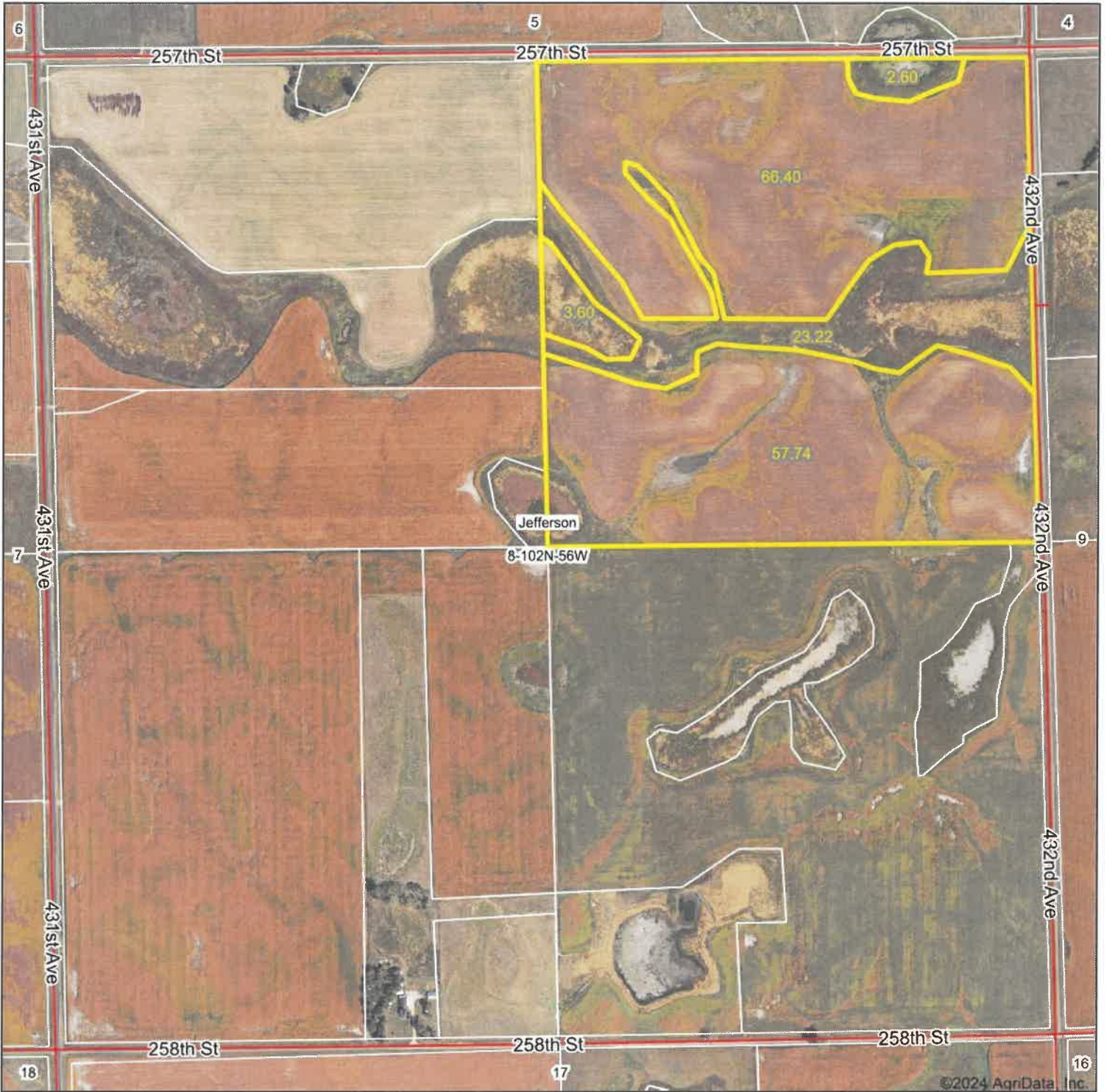
Map Created December 28, 2023

**Farm 651**

**8-102N-56W-McCook**

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° 39' 17.39, -97° 34' 23.71

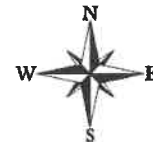


Maps Provided By:



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**8-102N-56W**  
**McCook County**  
**South Dakota**

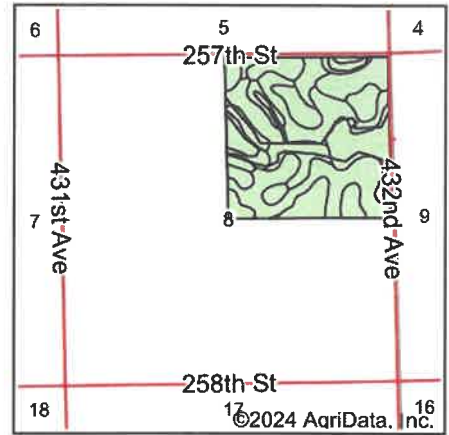
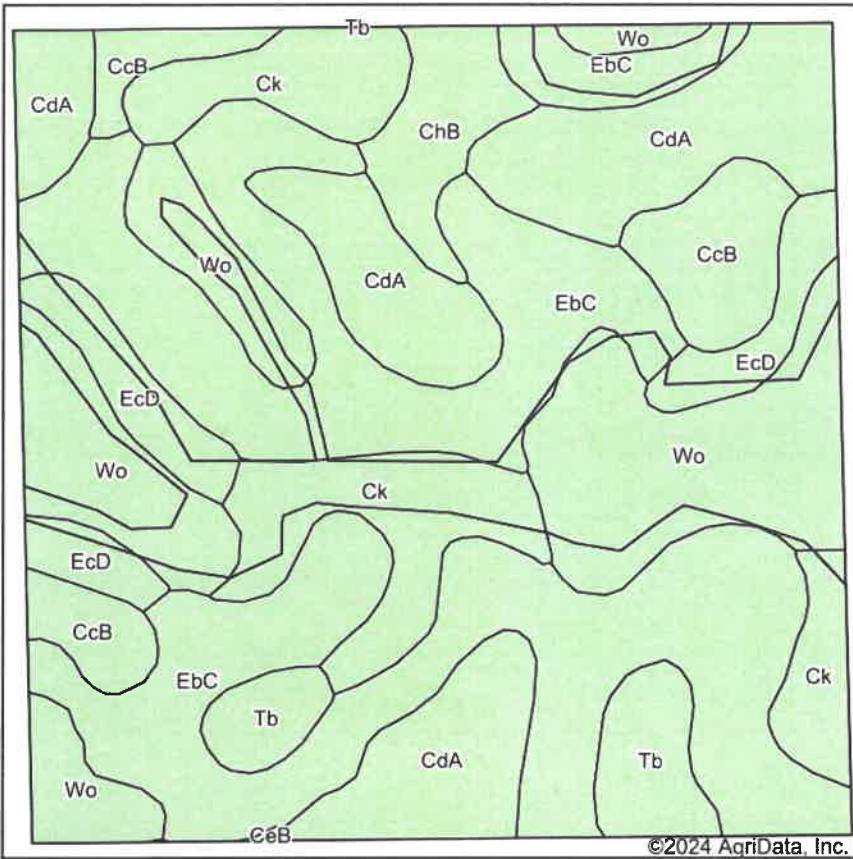


2/17/2024

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



# Soils Map



State: **South Dakota**  
 County: **McCook**  
 Location: **8-102N-56W**  
 Township: **Jefferson**  
 Acres: **153.56**  
 Date: **2/17/2024**



Soils data provided by USDA and NRCS.

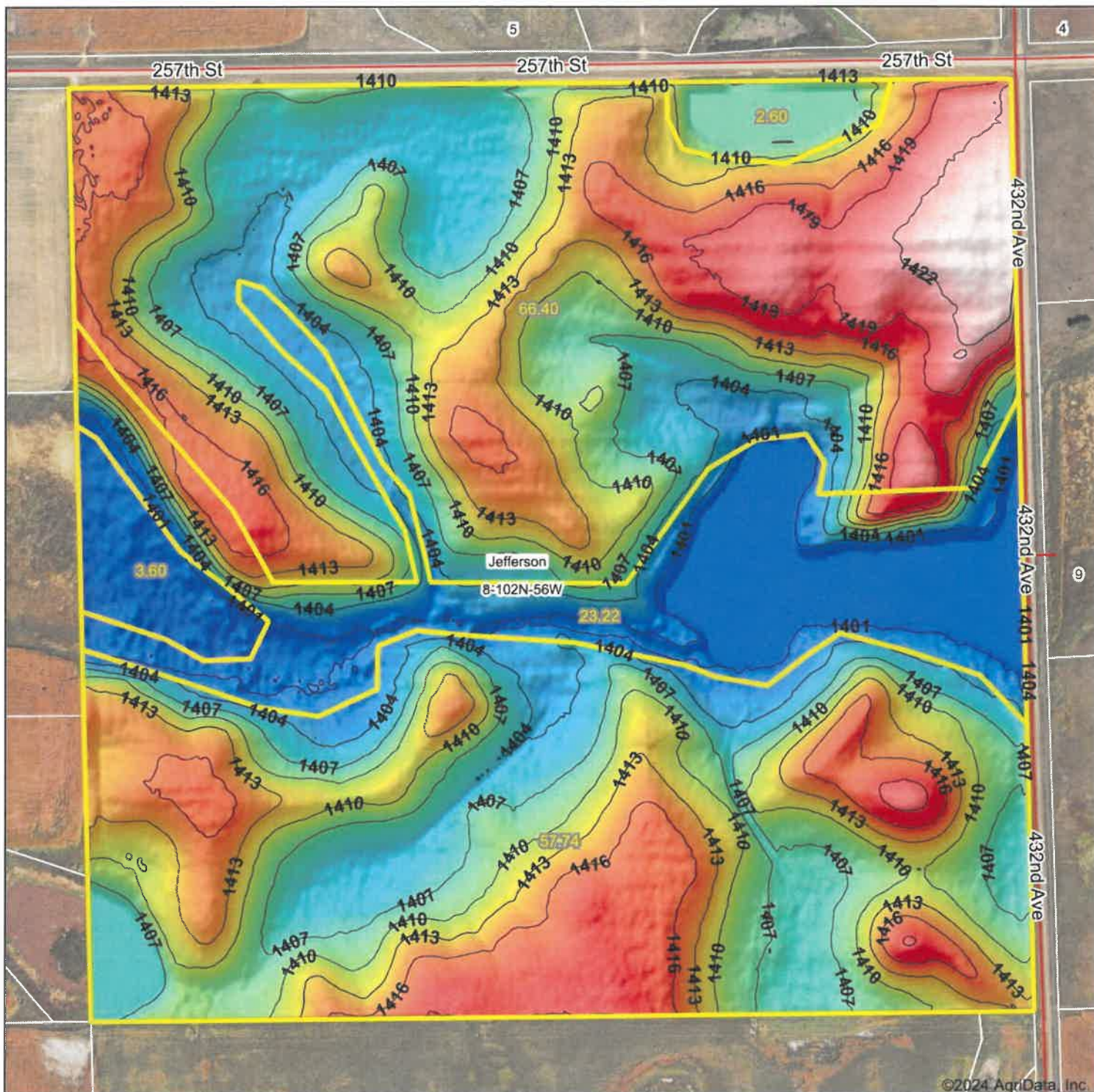
Area Symbol: SD087, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EbC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	55.92	36.4%	IIIe	69
Wo	Worthing silty clay loam, 0 to 1 percent slopes	27.65	18.0%	Vw	30
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	25.50	16.6%	IIc	88
Ck	Crossplain clay loam	16.45	10.7%	IIw	77
CcB	Clarno loam, 2 to 6 percent slopes	9.12	5.9%	IIe	82
EcD	Ethan-Betts loams, 9 to 15 percent slopes	8.03	5.2%	VIe	30
Tb	Tetonka silt loam, 0 to 1 percent slopes	5.92	3.9%	IVw	56
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	4.89	3.2%	IIe	78
CeB	Clarno-Davison loams, 2 to 5 percent slopes	0.08	0.1%	IIe	70
<b>Weighted Average</b>				<b>3.19</b>	<b>64.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Topography Hillshade



©2024 AgriData, Inc.



Maps Provided By:



CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

www.AgriDataInc.com

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

Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 1,399.0  
 Max: 1,424.5  
 Range: 25.5  
 Average: 1,409.5  
 Standard Deviation: 6 ft



**8-102N-56W**  
**McCook County**  
**South Dakota**

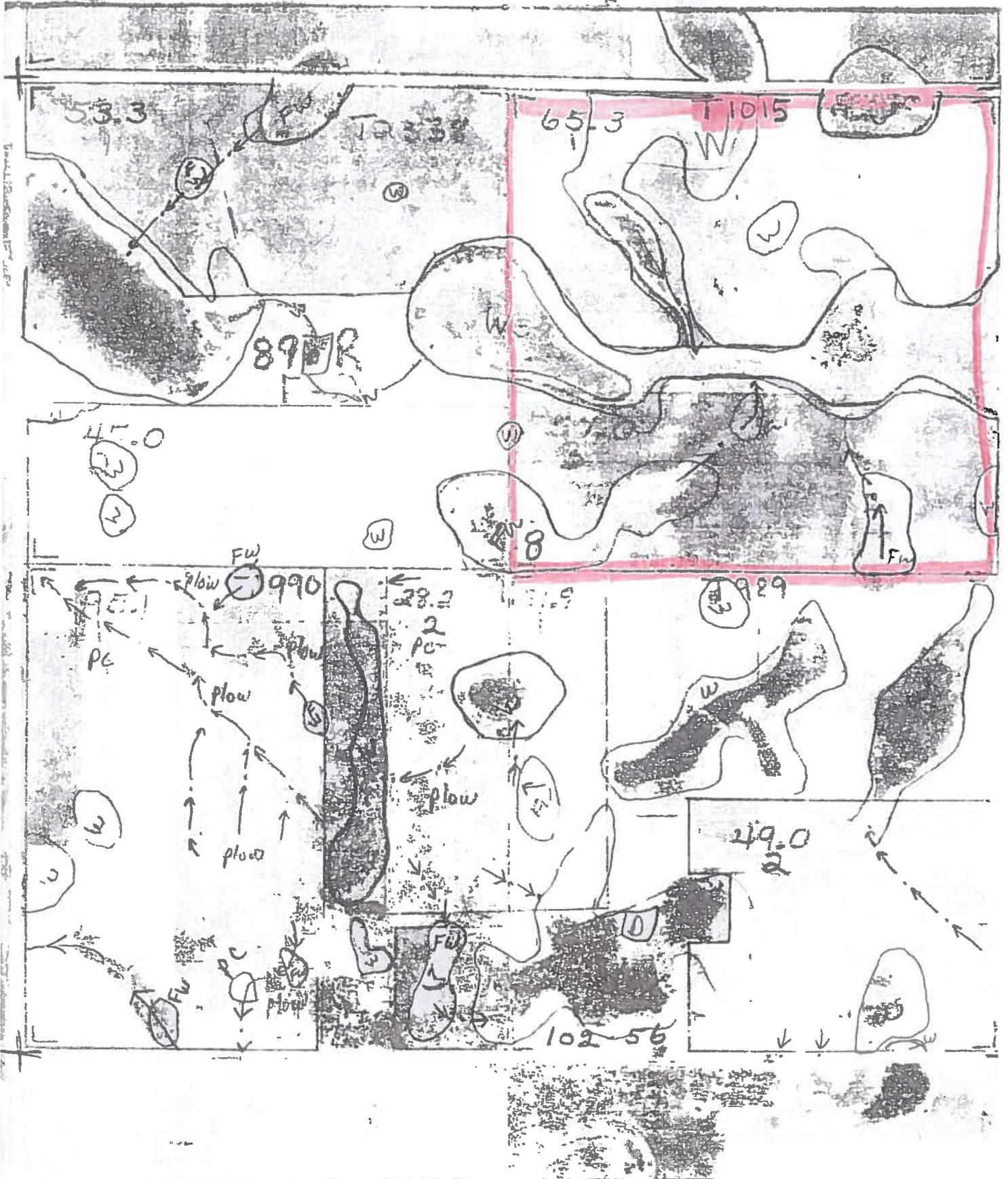
Boundary Center: 43° 39' 17.39, -97° 34' 23.71



OFFICIAL WETLAND DETERMINATION  
for Highlighted Tracts Only

N

CALE



SOUTH DAKOTA  
MCCOOK



FARM : 651  
Prepared : 2/20/24 10:53 AM CST  
Crop Year : 2024

Form: FSA-156EZ

**Abbreviated 156 Farm Record**

See Page 2 for non-discriminatory Statements

Operator Name : JARDING BROS JV-DAVID & TIMOTHY  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
153.56	127.74	127.74	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	127.74	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	63.20	0.00	100	
Soybeans	58.20	0.00	32	
<b>TOTAL</b>	<b>121.40</b>	<b>0.00</b>		

**NOTES**

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Tract Number : 1015  
Description : B8 NE 8 102 56  
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 : GARY JOSEPH JARDING, TIMOTHY JOHN JARDING, DAVID ANDREW JARDING  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
153.56	127.74	127.74	0.00	0.00	0.00	0.00	0.0



SOUTH DAKOTA  
 MCCOOK  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 651  
 Prepared : 2/20/24 10:53 AM CST  
 Crop Year : 2024

Tract 1015 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	127.74	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	63.20	0.00	100
Soybeans	58.20	0.00	32
<b>TOTAL</b>	<b>121.40</b>	<b>0.00</b>	

NOTES

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# 160 ACRES

## McCOOK COUNTY LAND

**WEDNESDAY,  
MARCH 27TH  
AT 10:30AM**

*Auction will be held at the  
Wieman Auction Facility  
near Marion, SD*

257th St

431st Ave

Lehrman  
Slough  
State Public  
Shooting Area

Janssen  
Waterfowl  
Production  
Area

Urell  
Waterfowl  
Production  
Area

**TERMS:** Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before May 1, 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 farming privileges on sale day and full possession at closing. 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 Fink 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.



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