

80 ACRES

HANSON COUNTY LAND

- MONDAY, OCTOBER 17TH AT 10:30AM -

NORMA
LETCHER
ESTATE



"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



**80 ACRES OF PLEASANT TOWNSHIP
HANSON COUNTY LAND
AT AUCTION**

We will offer this farmland at public auction, located at the Wieman Auction Facility near Marion, SD on:

MONDAY, OCTOBER 17TH 10:30 AM

It is our privilege to offer this very desirable & highly productive farmland located just northwest of Emery, SD. The new buyer will receive possession for the 2023 crop year. This powerful tract would be a great addition for any farmer-operator, investor, or acreage seeker!

LAND LOCATION: From the west edge of Emery go 1 mile west to 428th Ave., then 2.5 miles north to 258th St., and ¼ mile back to the east. South Side of the road

- This 80 acre tract has approx. 78.14 acres tillable with the balance in roadway.
- This tract has great eye appeal with the tillable acres lying level to gently rolling.
- Soil Types are Hand loam & Clarno-Ethan-Bonilla loams loam
- This tract carries a weighted Productivity index average of 71.4
- According to the Hanson County treasurer, the 2021 taxes due in 2022 were \$1,374.86
- Property is located in the Bridgewater-Emery School District 30-3.

LEGAL: The E ½ of the NW ¼ in Section 14-102N-57W, Hanson County, SD.

TERMS: Cash Sale with 15% nonrefundable down payment on Sale Day and the balance on or before December 16, 2022. 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. New Buyer will receive full possession for the 2023 Crop Year. Seller will credit the buyer for all the 2022 RE Taxes due in 2023 at closing. Sold subject to the owner's confirmation and any easement of record – Come prepared to buy! Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

Note: If a land purchase is in your plans – please check out this great tract. We invite you to view this parcel of land at your convenience. For an information packet, go to www.wiemanauktion.com or call our office at 800-251-3111. Auction will be held at the Wieman Auction Facility near Marion, SD. Come prepared to buy!

NORMA LETCHER ESTATE – OWNER

Wieman Land & Auction Co., Inc.
800-251-3111 Marion SD
Rich, Kevin, Mike, Derek, Ryan Wieman
& Nathan Timmermans – Land Brokers
www.wiemanauktion.com

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

Aerial Map



©2022 AgriData, Inc.

Map Center: 43° 38' 13.36, -97° 38' 11.64



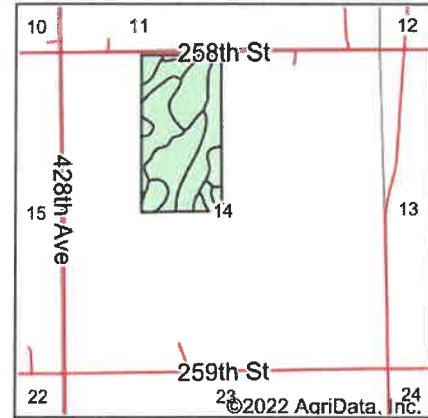
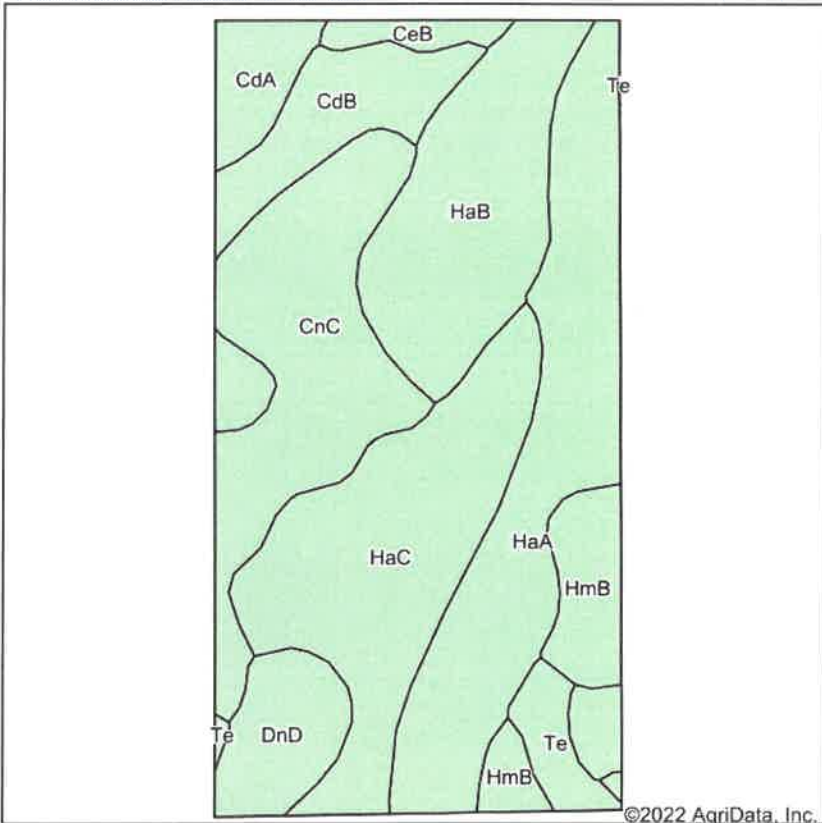
14-102N-57W
Hanson County
South Dakota



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

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

Soils Map



State: **South Dakota**
 County: **Hanson**
 Location: **14-102N-57W**
 Township: **Pleasant**
 Acres: **78.14**
 Date: **8/30/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD602, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
HaA	Hand loam, 0 to 2 percent slopes	17.04	21.8%		IIc	86
HaC	Hand loam, 6 to 9 percent slopes	15.43	19.7%		IIIe	64
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	13.69	17.5%		IIIe	69
HaB	Hand loam, 2 to 6 percent slopes	11.60	14.8%		IIe	81
CdB	Clarno loam, 2 to 6 percent slopes	6.16	7.9%		IIe	82
HmB	Henkin fine sandy loam, 2 to 6 percent slopes	4.32	5.5%		IIIe	55
DnD	Delmont-Talmo complex, 6 to 12 percent slopes	4.10	5.2%		VIe	16
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	2.57	3.3%		IIc	88
Te	Tetonka silt loam, 0 to 1 percent slopes	2.06	2.6%		IVw	56
CeB	Clarno-Davison loams, 2 to 4 percent slopes	1.17	1.5%		IIe IIIe	79
Weighted Average					2.69	*-
						71.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

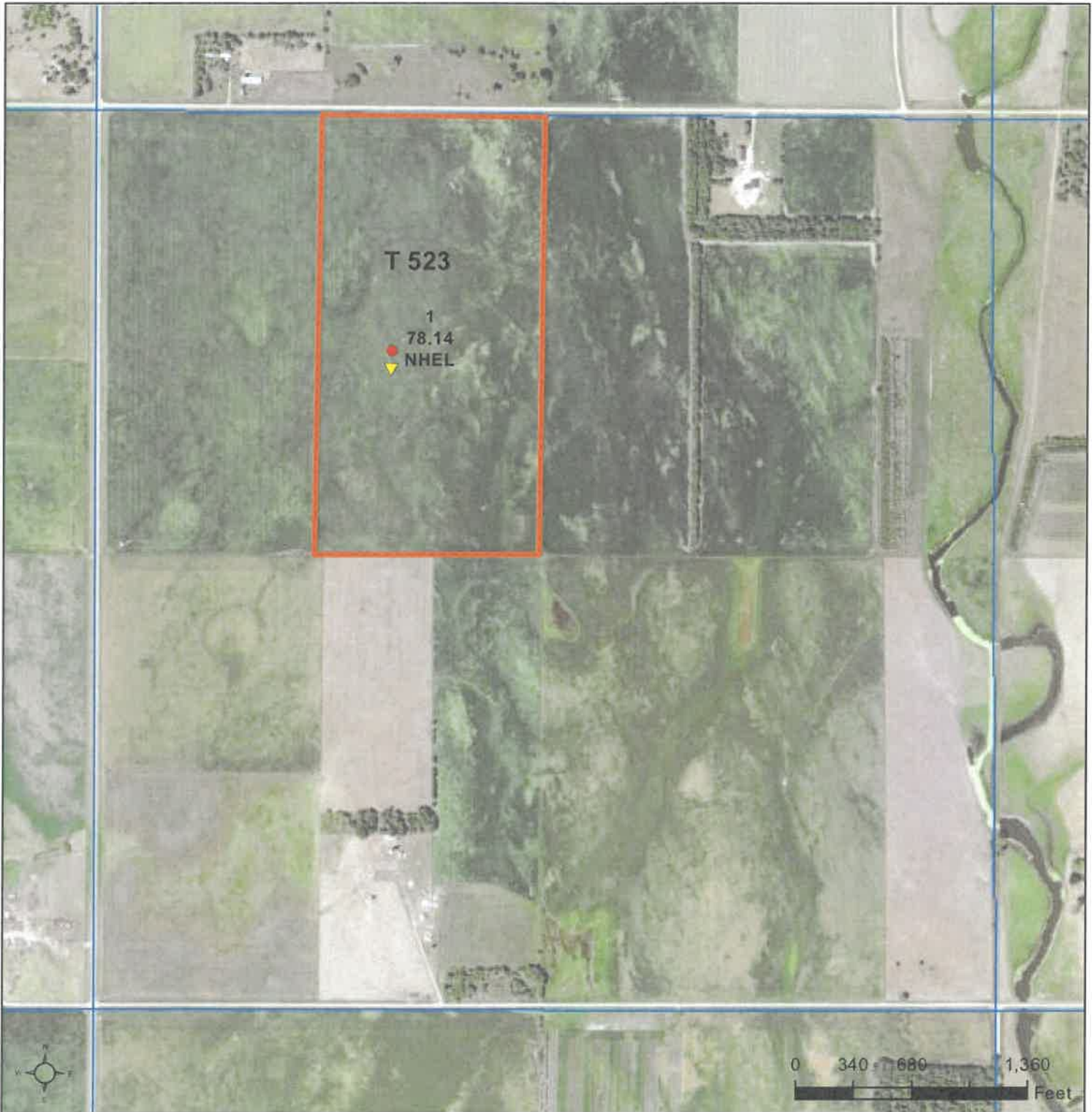
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Hanson County, South Dakota



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-oil

2022 Program Year

Map Created August 26, 2022

Farm 3823

14-102N-57W-Hanson

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).

SOUTH DAKOTA

HANSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3823

Prepared : 9/6/22 7:49 AM

Crop Year : 2022

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : 46-061-2016-17
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
78.14	78.14	78.14	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	78.14	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	25.49	0.00	128	
Soybeans	42.11	0.00	37	
TOTAL	67.60	0.00		

NOTES

Empty box for notes.

Tract Number : 523
Description : E NW 14 102 57
FSA Physical Location : SOUTH DAKOTA/HANSON
ANSI Physical Location : SOUTH DAKOTA/HANSON
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 : KEITH LETCHER, BRAD LETCHER, KYLE LETCHER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.14	78.14	78.14	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	78.14	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

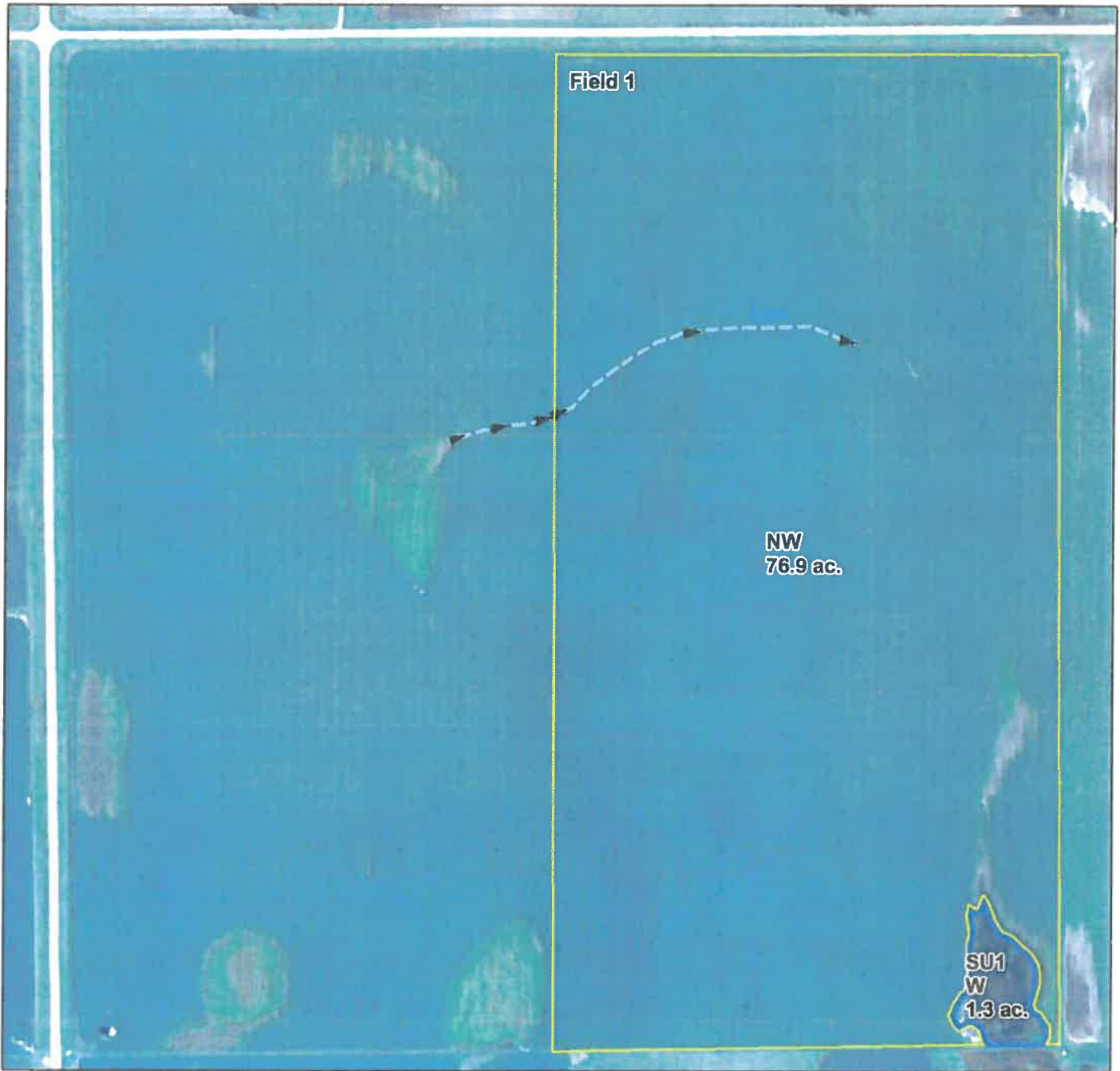
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield



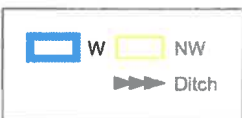
Certified Wetland Determination

Customer: Kevin Determan
Tract: 523, E2NW4 sec 14-102-57

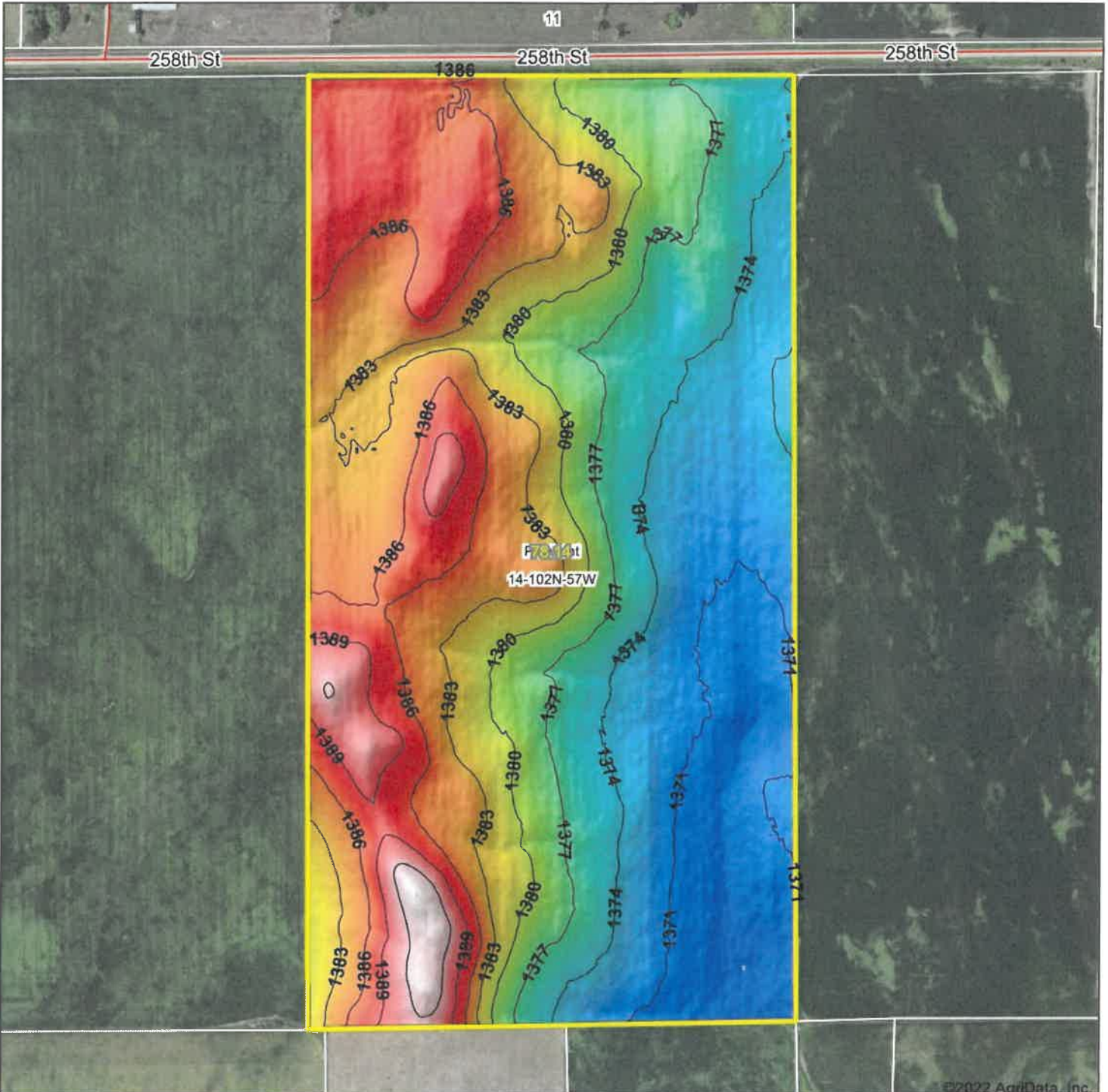
5/3/2021



Hanson County
1:4,597 1 inch = 383 feet



Topography Hillshade



Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

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

Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,368.3
 Max: 1,394.2
 Range: 25.9
 Average: 1,379.6
 Standard Deviation: 6.33 ft

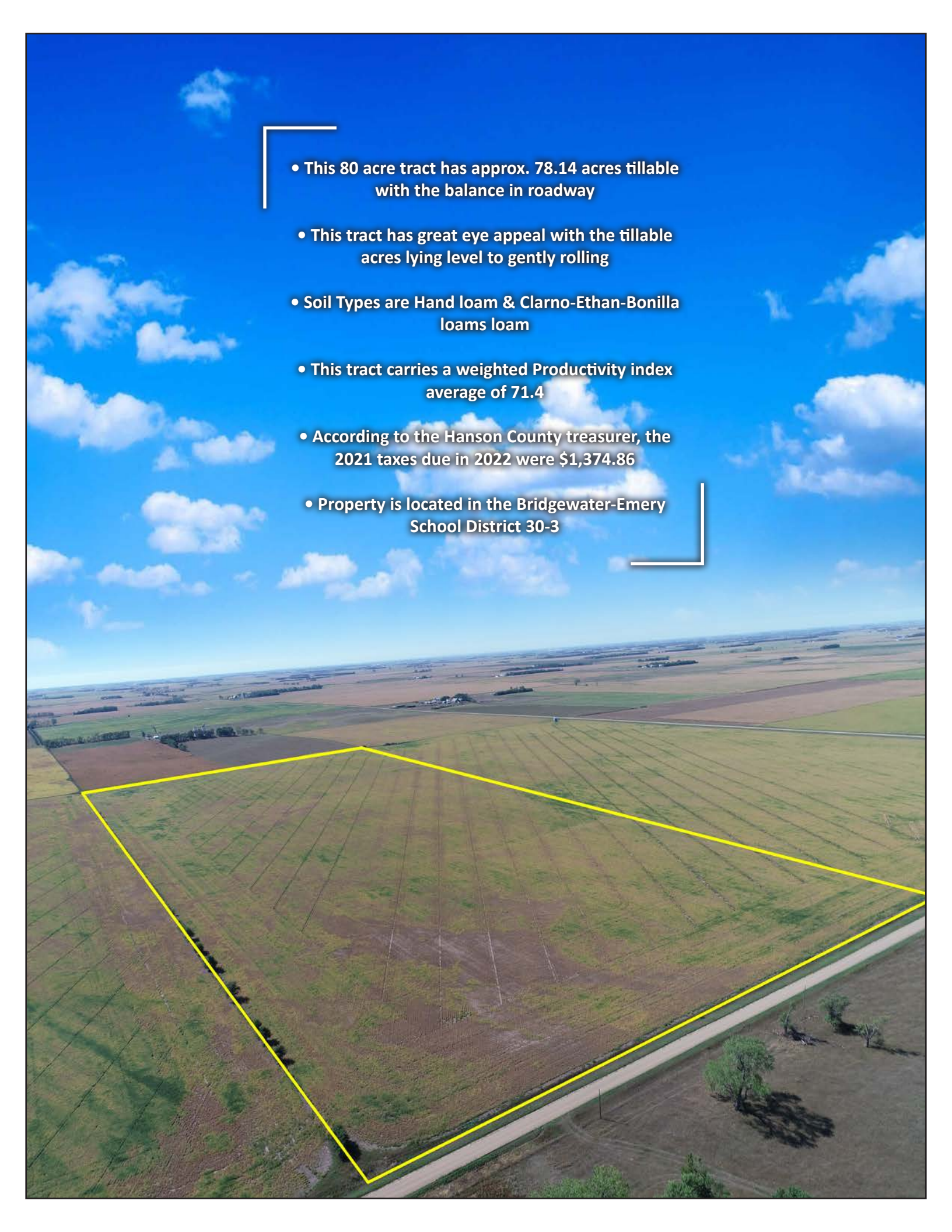


9/16/2022

14-102N-57W
Hanson County
South Dakota

map center: 43° 38' 13.36, -97° 38' 11.64

©2022 AgriData, Inc.

- 
- This 80 acre tract has approx. 78.14 acres tillable with the balance in roadway
 - This tract has great eye appeal with the tillable acres lying level to gently rolling
 - Soil Types are Hand loam & Clarno-Ethan-Bonilla loams loam
 - This tract carries a weighted Productivity index average of 71.4
 - According to the Hanson County treasurer, the 2021 taxes due in 2022 were \$1,374.86
 - Property is located in the Bridgewater-Emery School District 30-3



NOTES

80 ACRES

HANSON COUNTY LAND

**MONDAY,
OCTOBER 17TH
AT 10:30AM**

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

TERMS: Cash Sale with 15% nonrefundable down payment on Sale Day and the balance on or before December 16, 2022. 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. New Buyer will receive full possession for the 2023 Crop Year. Seller will credit the buyer for all the 2022 RE Taxes due in 2023 at closing. Sold subject to the owner's confirmation and any easement of record - Come prepared to buy! 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