

Miner County

LAND AUCTION

**160
Acres**

Wednesday

February 5th

at 11:00 AM

OWNER:

**MERLIN LOUDENBURG
GRANTOR TRUST**

WIEMAN
LAND & AUCTION

44628 SD HWY 44, Marion SD phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**160 ACRES MINER COUNTY FARMLAND
AT AUCTION**

In order to settle the Merlin Loudenburg Estate, we will sell the following land at public auction at the Canova American Legion located at 129 Main St. W, Canova, SD on:

WEDNESDAY, FEBRUARY 5TH 11:00 AM

This tract consists of 160 acres of unimproved farmland. The FSA Office indicates there is 127.37 acres tillable and the balance in trees, grass, waterway and ROW. The land lays level to gently rolling and the predominate soil types are Houdek-Stickney-Tetonka complex, Clarno-Stickney-Tetonka complex, and Clarno-Bonilla loam. The tillable acres have a soil productivity index rating of 71.2. An older cattle shed is located along the North edge. New buyer will have full possession for 2020! This would make an excellent add on unit for any farmer/investor. The annual real estate taxes are \$2,591.88. We invite you to view this property at your convenience. For Buyer's Info Packet, visit our website www.wiமானuction.com or call 800-251-3111 and we will send one.

LAND LOCATION: The land is located from Canova, SD, 2 ½ miles East on 242nd St and 1 mile North on 438th Ave.

LEGAL: The N ½ of the N ½, Section 21-105-55, Vermillion Township, Miner County, South Dakota.

TERMS: Cash sale with a 10% nonrefundable down payment the day of the sale and the balance on or before March 13, 2020. A Trustee's Deed will be provided. Title insurance will be utilized with cost split 50/50 between buyer and seller. All of 2019 RE taxes, payable in 2020, will be paid by the seller. All 2020 RE taxes will be the responsibility of the new buyer. The buyer will receive full possession for the 2020 crop year upon final settlement. Sold subject to confirmation by the Trustee. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. Seller does not guarantee the fence lines to be on the exact boundary lines. The property is sold subject to any easements of record. Come prepared to buy!

**MERLIN LOUDENBURG GRANTOR TRUST
MIKE SCHULZ – TRUSTEE
605-530-5940**

Wieman Land & Auction Co., Inc.
Marion, SD 800-251-3111
Rich, Kevin, Mike, Ryan & Derek Wieman,
Nathan Timmermans & Ron Leitheiser
Auctioneers & RE Brokers

Richard Ericsson
Ericsson Law Office
Madison, SD 605-256-4597
Attorney for the Trust
& Closing Agent

Aerial Map



Map Center: 43° 53' 5.37, -97° 26' 22.7



Maps Provided By:

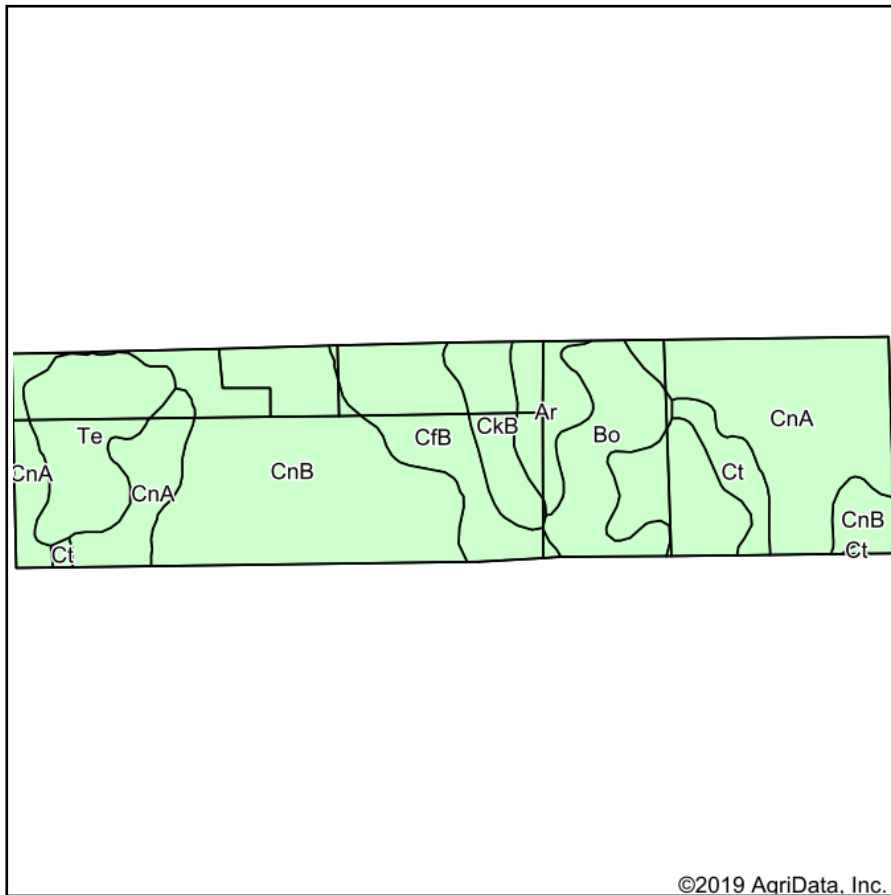


21-105N-55W
Miner County
South Dakota



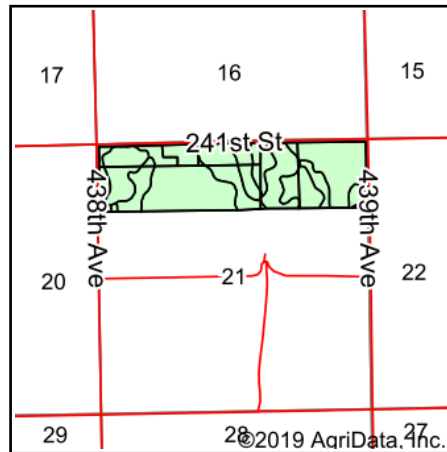
12/30/2019

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Miner**
 Location: **21-105N-55W**
 Township: **Vermillion**
 Acres: **154.74**
 Date: **12/30/2019**

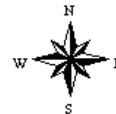


Maps Provided By:



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Area Symbol: SD097. Soil Area Version: 21					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CnA	Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes	48.84	31.6%	IIc	75
CnB	Clarno-Stickney-Tetonka complex, 0 to 6 percent slopes	44.08	28.5%	IIe	69
CfB	Clarno-Bonilla loams, 1 to 6 percent slopes	14.79	9.6%	IIe	84
Te	Tetonka silt loam, 0 to 1 percent slopes	14.56	9.4%	IVw	56
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	13.32	8.6%	VIw	34
CkB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	7.31	4.7%	IIe	78
Ar	Arlo clay loam	6.93	4.5%	IVw	44
Ct	Crossplain-Tetonka complex	4.91	3.2%	IIw	72
Weighted Average					67.5

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Miner County, South Dakota



Common Land Unit Tract Boundary
 Non-Cropland PLSS
 Cropland

Wetland Determination Identifiers

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

2020 Program Year
Map Created October 15, 2019

Farm 4595

21-105N-55W-Miner

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

MINER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4595

Prepared : Jan 6, 2020

Crop Year : 2020

Operator Name :
 Farms Associated with Operator :
 CRP Contract Number(s) : None
 Recon ID : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
154.74	127.37	127.37	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	127.37	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Com	59.35	0.00	111	
Soybeans	59.35	0.00	34	
TOTAL	118.70	0.00		

NOTES

Tract Number : 8676
 Description : N 1/2 N 1/2 21 105-55
 FSA Physical Location : SOUTH DAKOTA/MINER
 ANSI Physical Location : SOUTH DAKOTA/MINER
 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 : MERLIN LOUDENBURG GRANTOR TRUST
 Other Producers :
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
154.74	127.37	127.37	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	127.37	0.00	0.00	0.00	0.00	0.00

NOT TO SCALE



Miner County **LAND AUCTION**

160 Acres



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