

445 ACRES

HUTCHINSON & YANKTON COUNTY LAND

- THURSDAY, JANUARY 7TH AT 10:00AM -

Farmland to be offered in 5 tracts at the Wieman Auction Facility



"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



445 ACRES OF HUTCHINSON & YANKTON COUNTY LAND

AUCTION

We will offer the following farmland at auction at the Wieman Auction Facility at 44628 SD Hwy 44, Marion SD, 1 South & ½ West of Marion SD on

THURSDAY, JANUARY 7TH 10:00 AM

Auction Held in Heated Shop

TRACT # 1 125 ACRES UNIMPROVED

Located from Meridian Corner, Jct Hwy 18 & 81, go 3 South & 1 ½ West

This tract consists of 125 acres (+/-) of unimproved farmland. The FSA Office reports 122.87 acres tillable and the balance in waterway and road right of way. The predominate soil types are Clarno-Ethan-Bonilla Loams, Ethan-Betts Loams, Clarno Loam, Tetonka & Whitewood Silty Clay Loams and Tetonka Silt Loam and it has a soil productivity rating of 64. The land lays level to gently rolling. This tract would make an excellent add on unit for farmer or investor.

LEGAL: The E ½ of NW ¼ and the West 45 acres of NE ¼ of Section 27-97-56, Hutchinson County, South Dakota, subject to survey.

TRACT # 2 95 ACRES UNIMPROVED

Tract is located just east of Tract # 1

This tract consists of 95 acres (+/-) of unimproved farmland. The FSA Office reports 50.4 acres tillable and the balance in pasture and road right of way. There is an improved acreage that is not included with this property. The predominate soil types are Clarno-Ethan Bonilla Loams, Tetonka Silt Loam, Clarno Loam, Tetonka & Whitewood Silty Clay Loam, Ethan-Betts Loam, Clarno-Davison Loams and it has a soil productivity rating of 66.7. The land lays level to gently rolling with waterways passing through it.

LEGAL: The NE ¼ less the West 45 acres of Section 27-97-56, Hutchinson County, South Dakota, subject to survey

TRACT # 3 220 ACRES

This is a combination of Tracts 1 & 2. The annual real estate taxes are \$3,689.42.

LEGAL: The East ½ of the NW ¼ and the NE ¼ of Section 27-97-56, Hutchinson County, South Dakota

TRACT # 4 156 ACRES

This tract is located from Jct Hwy 81 & 46, 3 miles North to Midway Corner and 1 East; or from County Line 81 S-Curve, 3 South to Midway Corner & 1 East.

This tract consists of 156 acres (+ / -) of unimproved farmland. The FSA Office indicates that it has 151.95 acres tillable, but does have 8 acres that can not be farmed in wet years. The predominate soil types are Clarno-Bonilla Loams, Tetonka Silt Loam, Chancellor Silty Clay Loam, Worthing Silty Clay Loam and it has a soil productivity rating of 76.5. The land lays level to gently rolling and the annual real estate taxes are \$3794.56.

LEGAL: The SW ¼ of Section 17-96-55, Yankton County, South Dakota

TRACT # 5 79 ACRES

This tract is located from Utica, SD, 1 mile East & 1 mile North

This tract consists of 79 acres (+/-) of unimproved farmland. The FSA Office reports 61 acres tillable in alfalfa and the balance in grassed area and waterway. This would be an excellent parcel for hunting with good return on tillable acres. The predominate soil types are Ethan-Davis Loams, Clarno-Bonilla Loams, Clarno-Crossplain-Davison Complex and it has a soil productivity of 62.1. The land lays level to gently rolling and would make an excellent add on unit for farmer or investor. The annual real estate taxes are \$1163.92.

LEGAL: The S ½ of the SE ¼ of Section 32-95-56, Yankton County, South Dakota

TERMS: Cash Sale with a 10% nonrefundable down payment per tract and the balance on or before March 1, 2021. A Warranty Deed will be provided. Title Insurance to be utilized with cost split 50/50 between buyer and seller. Full possession at closing for 2021 crop year. Seller will pay all 2020 RE Taxes and prior years. Sold subject to confirmation by the owner. Tracts 1 & 2 sold subject to survey and final sale price will be adjusted to reflect the surveyed acres. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

Auctioneer Note: You are invited to view these tracts of land at your convenience. Visit our website www.wiemanauktion.com For drone footage and buyer's info packet or call 605-648-3111 and we will mail one to you.

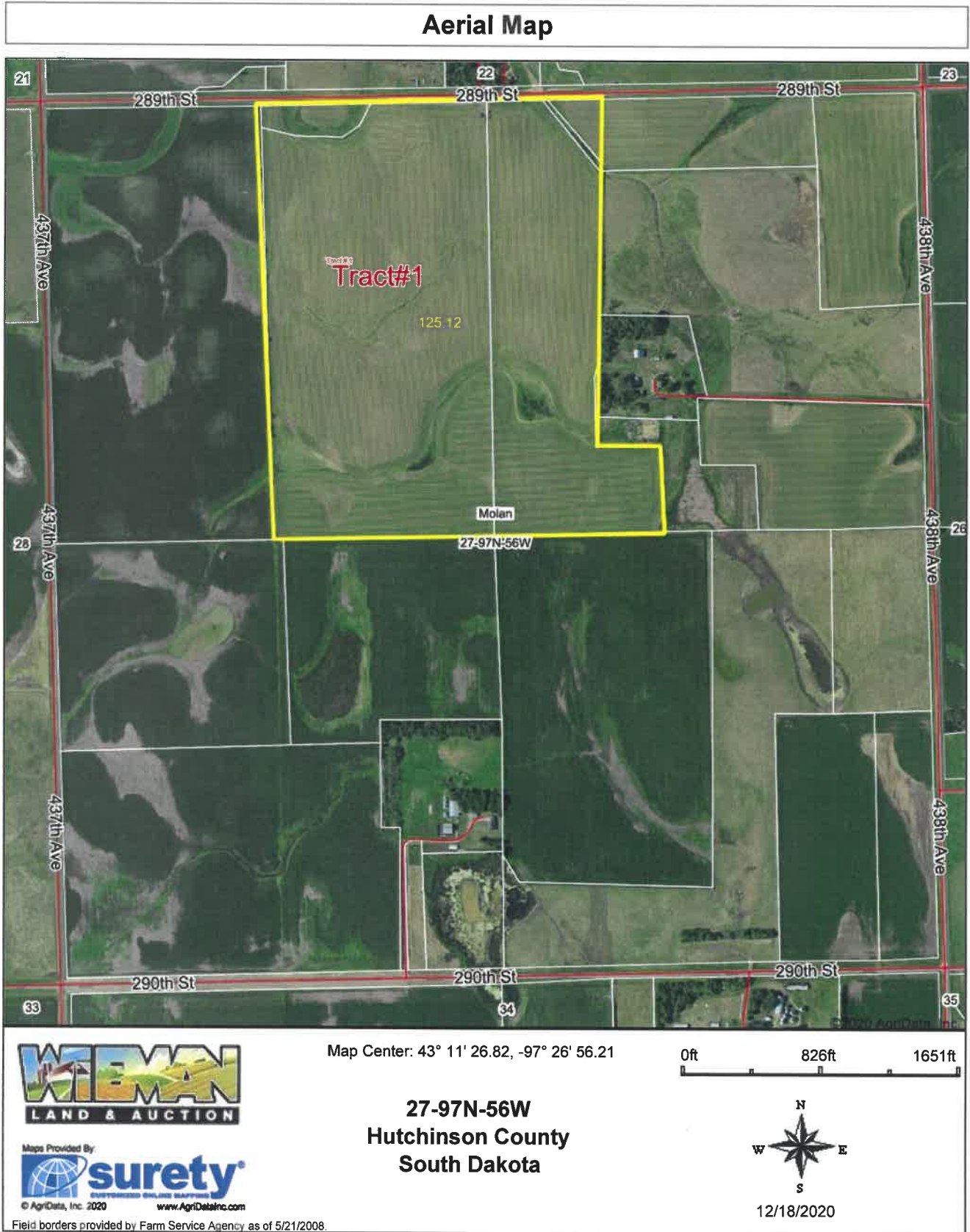
RALPH & LUCILLE MARQUARDT

Wieman Land & Auction Co., Inc.

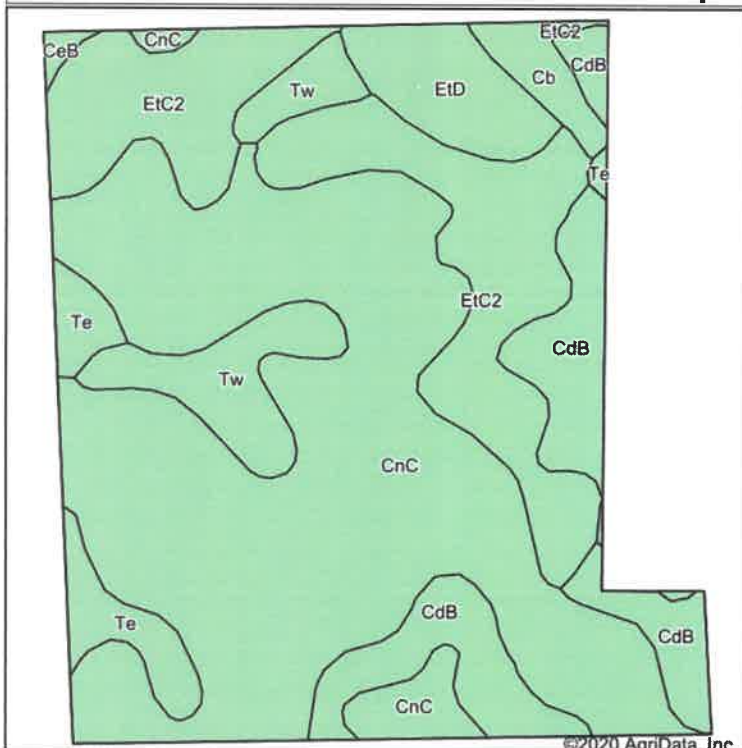
Marion SD 800-251-3111

Rich, Kevin, Mike, Ryan & Derek Wieman,

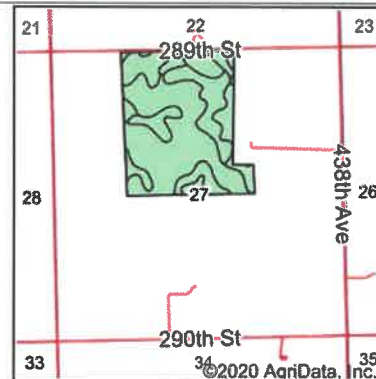
Ron Leitheiser & Nathan Timmermans, RE Brokers



Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hutchinson**
 Location: **27-97N-56W**
 Township: **Molan**
 Acres: **125.12**
 Date: **12/18/2020**



Area Symbol: SD602, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	64.08	51.2%	IIIe		69
EtC2	Ethan-Betts loams, 6 to 9 percent slopes, eroded	25.02	20.0%	VIe		49
CdB	Clarno loam, 2 to 6 percent slopes	14.87	11.9%	IIe		82
Tw	Tetonka and Whitewood silty clay loams	7.82	6.2%	IVw		73
EtD	Ethan-Betts loams, 9 to 15 percent slopes	5.64	4.5%	VIe		30
Te	Tetonka silt loam, 0 to 1 percent slopes	5.04	4.0%	IVw		56
Cb	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	2.23	1.8%	VIw		34
CeB	Clarno-Davison loams, 2 to 4 percent slopes	0.42	0.3%	IIe	IIIe	79
Weighted Average						63.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



Tract #2

95.09

Molan

27-97N-56W

Map Center: 43° 11' 27.27, -97° 26' 55.33



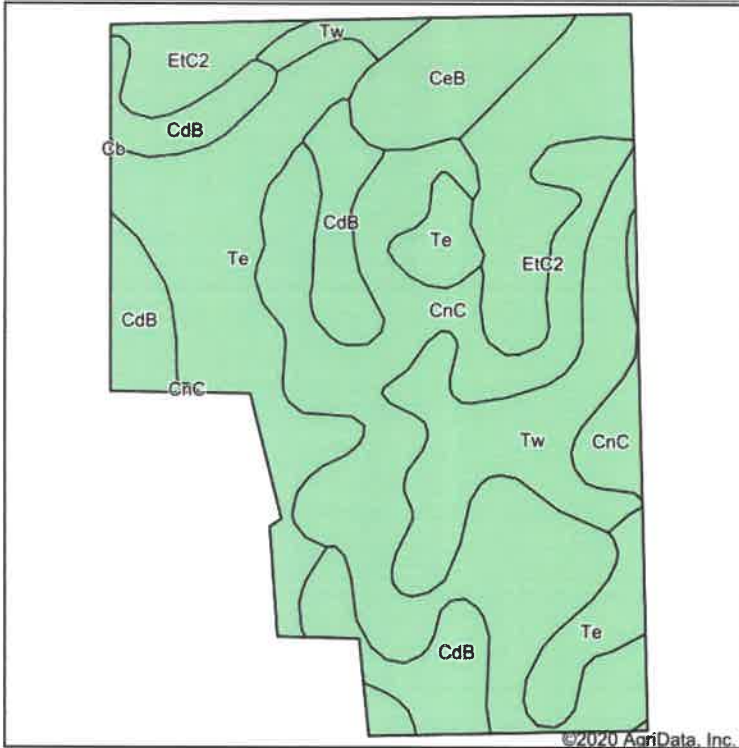
27-97N-56W
Hutchinson County
South Dakota



12/18/2020

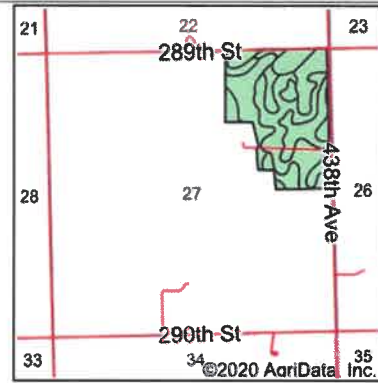
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

©2020 AgriData, Inc.



State: **South Dakota**
 County: **Hutchinson**
 Location: **27-97N-56W**
 Township: **Molan**
 Acres: **95.09**
 Date: **12/18/2020**



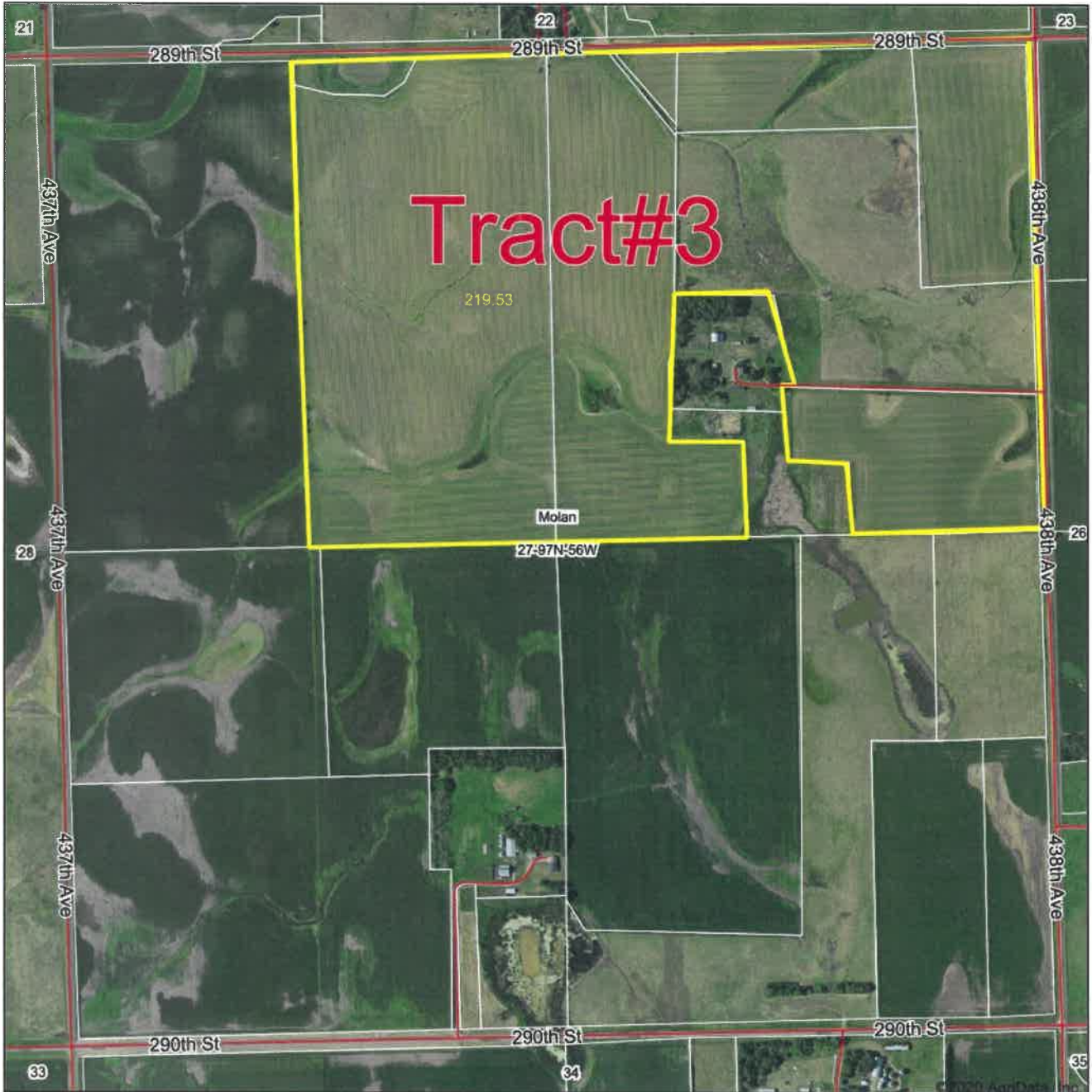
Area Symbol: SD602, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	31.19	32.8%	IIIe		69
Te	Tetonka silt loam, 0 to 1 percent slopes	20.48	21.5%	IVw		56
CdB	Clarno loam, 2 to 6 percent slopes	13.24	13.9%	Ile		82
Tw	Tetonka and Whitewood silty clay loams	12.49	13.1%	IVw		73
EtC2	Ethan-Betts loams, 6 to 9 percent slopes, eroded	12.14	12.8%	Vle		49
CeB	Clarno-Davison loams, 2 to 4 percent slopes	5.55	5.8%	Ile	IIIe	79
Weighted Average						66.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



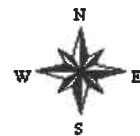
Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 43° 11' 26.96, -97° 26' 56.21

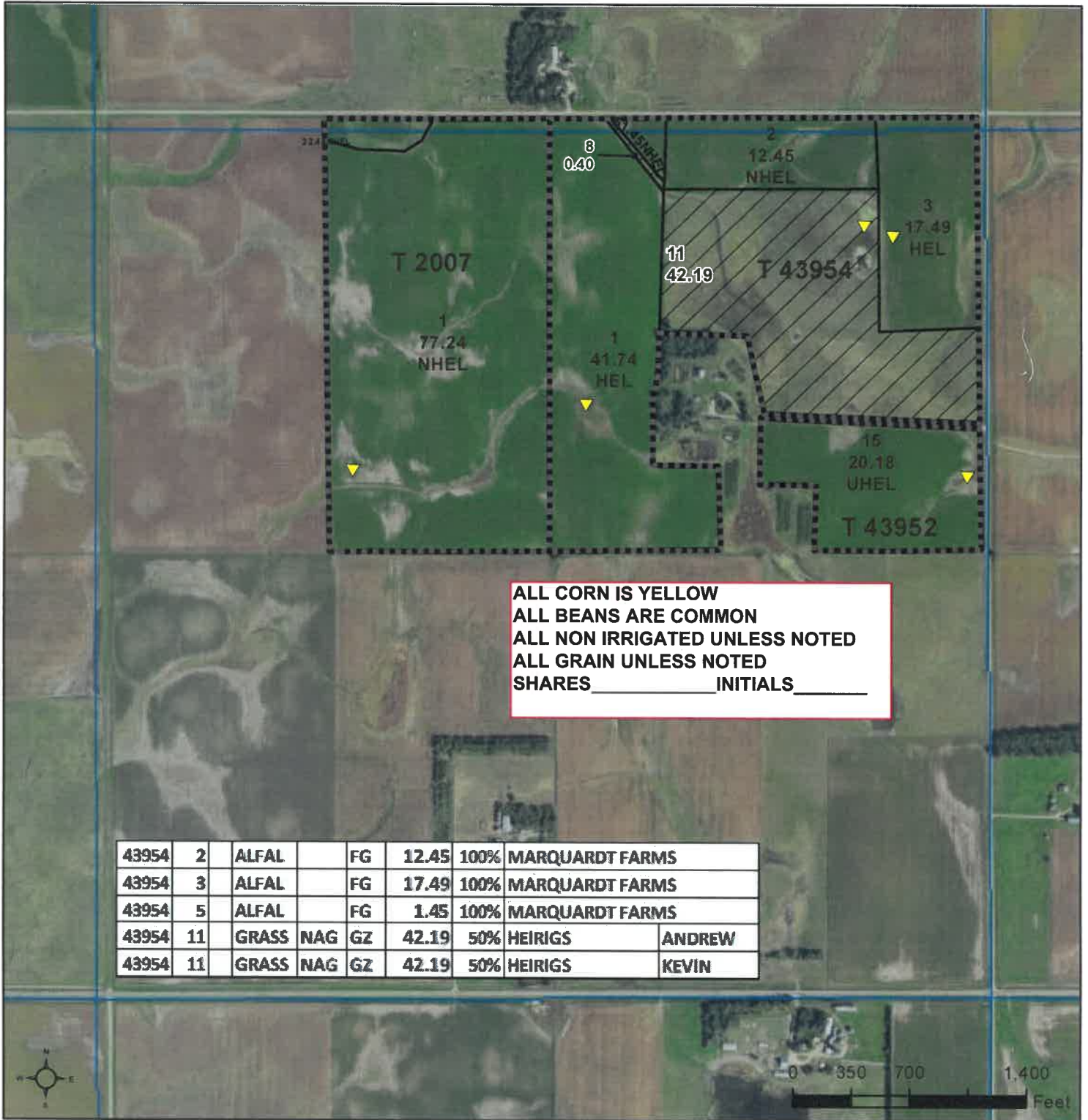
0ft 830ft 1659ft



27-97N-56W
Hutchinson County
South Dakota

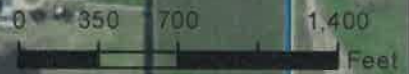


12/18/2020



**ALL CORN IS YELLOW
 ALL BEANS ARE COMMON
 ALL NON IRRIGATED UNLESS NOTED
 ALL GRAIN UNLESS NOTED
 SHARES _____ INITIALS _____**

43954	2	ALFAL		FG	12.45	100%	MARQUARDT FARMS
43954	3	ALFAL		FG	17.49	100%	MARQUARDT FARMS
43954	5	ALFAL		FG	1.45	100%	MARQUARDT FARMS
43954	11	GRASS	NAG	GZ	42.19	50%	HEIRIGS ANDREW
43954	11	GRASS	NAG	GZ	42.19	50%	HEIRIGS KEVIN



Common Land Unit
 Tract Boundary
 PLSS
 Non-Cropland
 Cropland

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

2020 Program Year

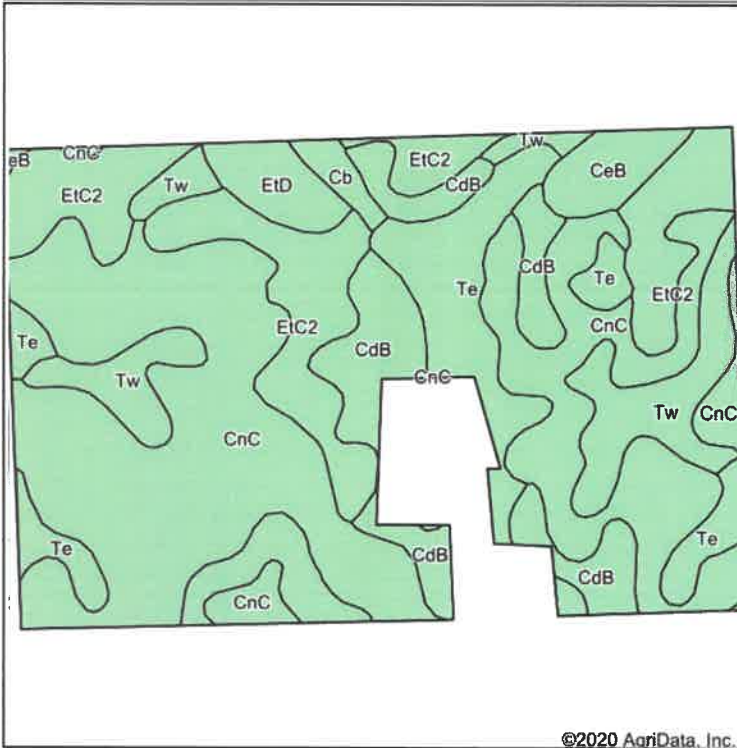
Map Created March 11, 2020

Farm 11556

27-97N-56W-Hutchinson

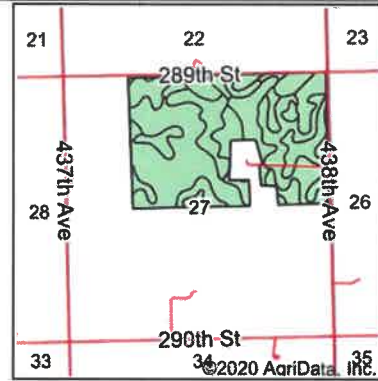
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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



Soils data provided by USDA and NRCS.

©2020 AgriData, Inc.



State: **South Dakota**
 County: **Hutchinson**
 Location: **27-97N-56W**
 Township: **Molan**
 Acres: **219.53**
 Date: **12/18/2020**



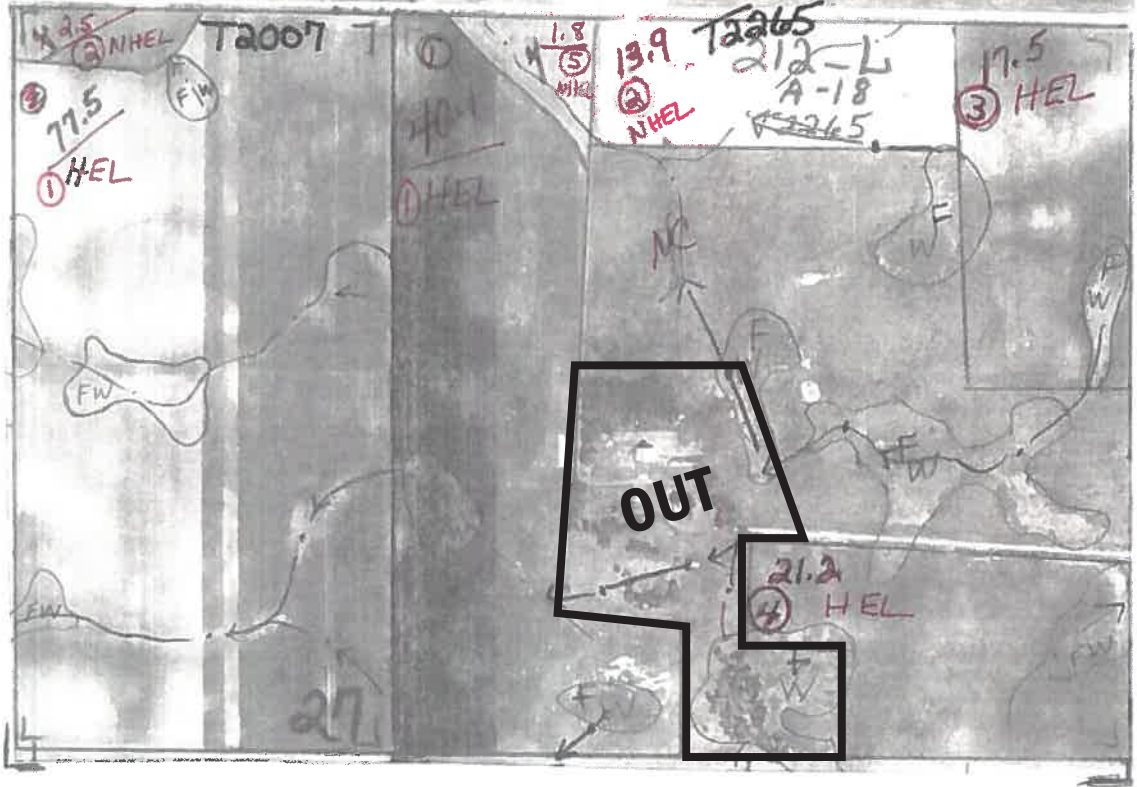
Area Symbol: SD602, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	95.61	43.6%	IIIe		69
EtC2	Ethan-Betts loams, 6 to 9 percent slopes, eroded	36.56	16.7%	VIe		49
CdB	Clarno loam, 2 to 6 percent slopes	28.12	12.8%	IIe		82
Te	Tetonka silt loam, 0 to 1 percent slopes	25.49	11.6%	IVw		56
Tw	Tetonka and Whitewood silty clay loams	20.24	9.2%	IVw		73
CeB	Clarno-Davison loams, 2 to 4 percent slopes	5.74	2.6%	IIe	IIIe	79
EtD	Ethan-Betts loams, 9 to 15 percent slopes	5.55	2.5%	VIe		30
Cb	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	2.22	1.0%	VIw		34
Weighted Average						65.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NOT TO SCALE



E^2NW^4 & NE^4
27-97-56

South Dakota
 Hutchinson
 Report ID: FSA-156EZ

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

FARM: 11556
 Prepared: 12/14/20 10:49 AM
 Crop Year: 2021
 Page: 1 of 3

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
MARQUARDT FARMS		2018 - 174

Farms Associated with Operator:
 None

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

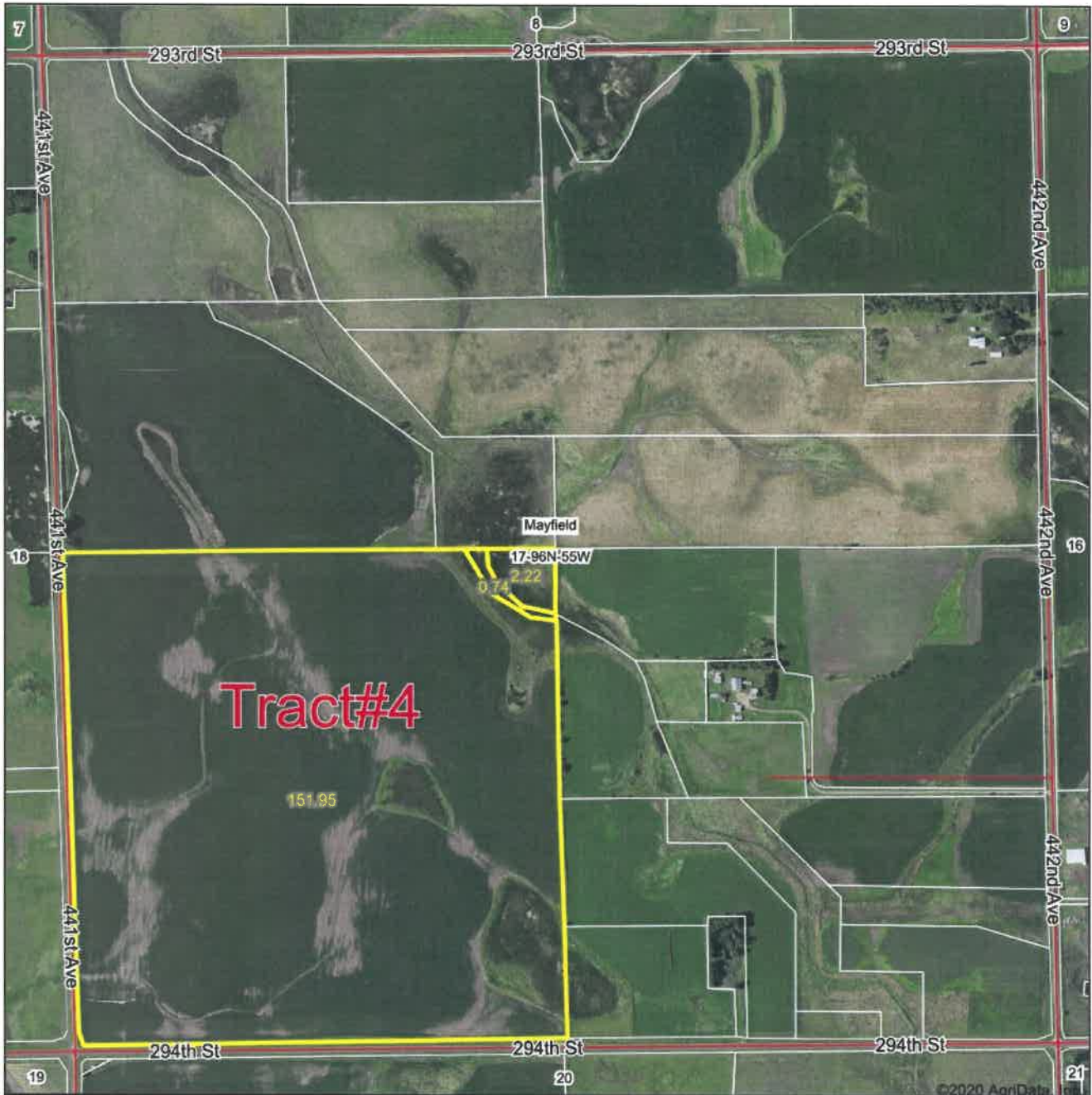
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
215.58	172.99	172.99	0.0	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	172.99	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	NONE	WHEAT, CORN, SOYBN	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	4.5	29	0.00
CORN	82.56	104	0.00
SOYBEANS	48.32	30	0.00
Total Base Acres:	135.38		

Aerial Map



Maps Provided By:



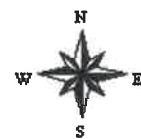
© AgriData, Inc. 2020 www.AgriDataInc.com

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

Map Center: 43° 7' 59.13, -97° 22' 3.5

0ft 823ft 1646ft

17-96N-55W
Yankton County
South Dakota

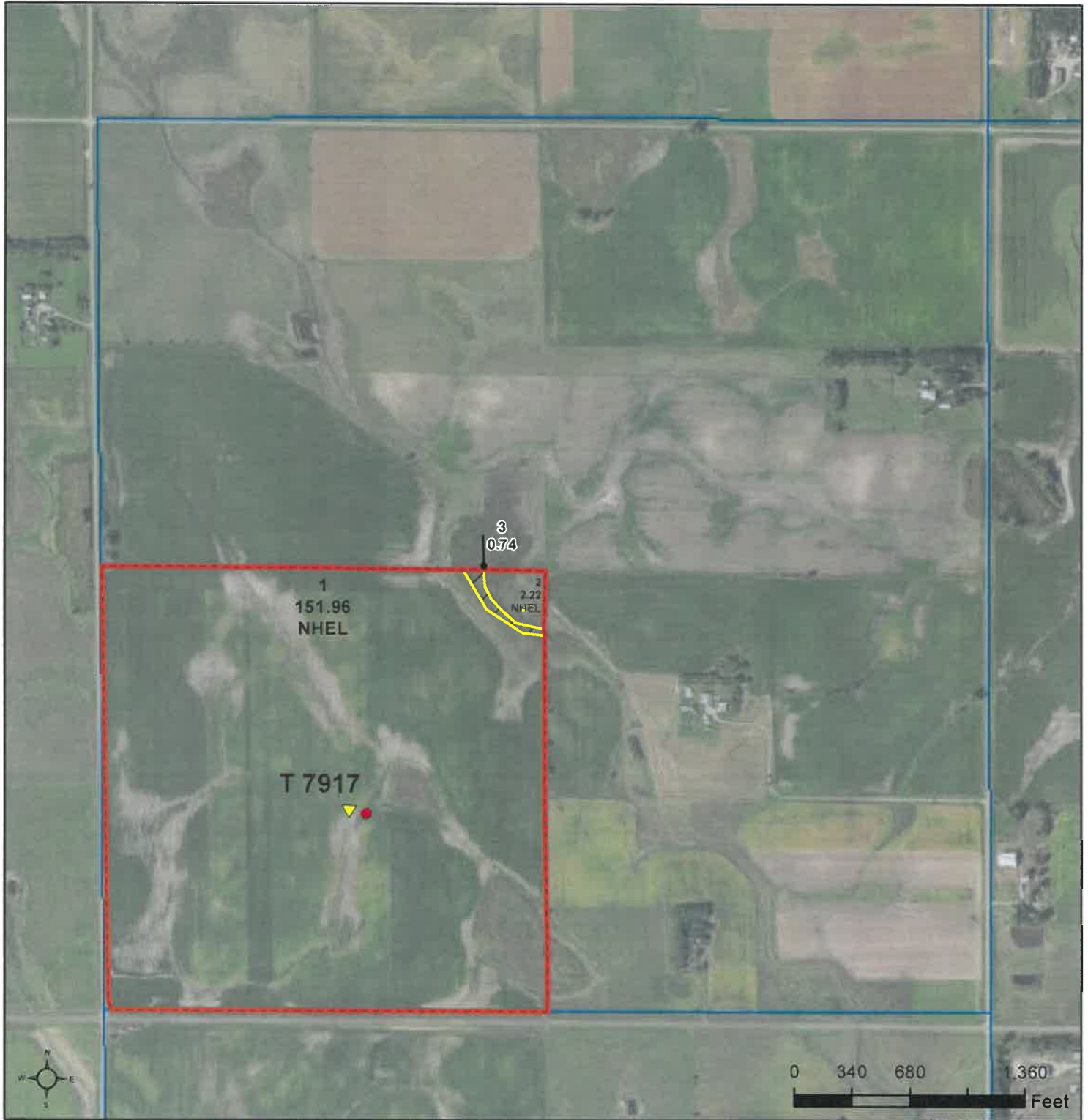


12/18/2020



United States
Department of
Agriculture

Turner County, South Dakota



Common Land Unit

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

2020 Program Year

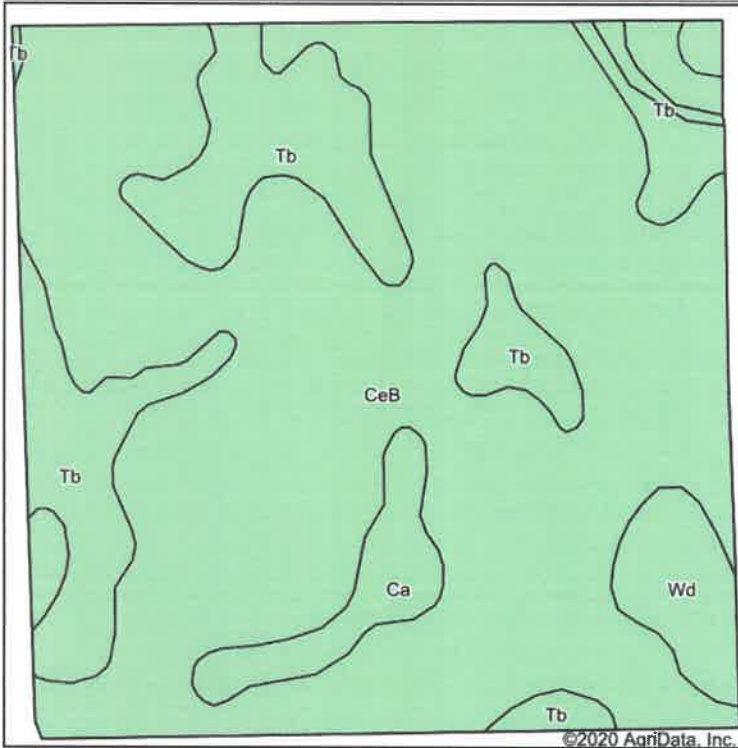
Map Created April 24, 2020

Farm 10078

17-96N-55W-Yankton

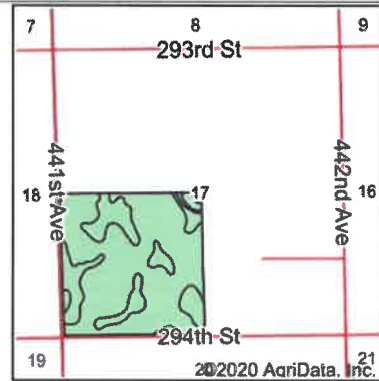
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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.

©2020 AgriData, Inc.



State: **South Dakota**
 County: **Yankton**
 Location: **17-96N-55W**
 Township: **Mayfield**
 Acres: **154.91**
 Date: **12/18/2020**

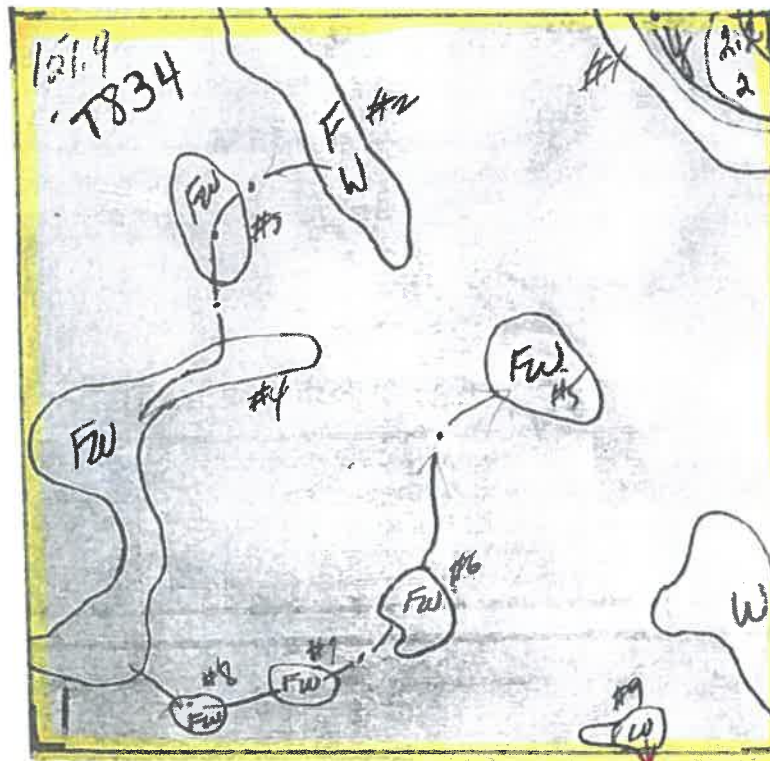


Area Symbol: SD135, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	113.57	73.3%	Ile	84
Tb	Tetonka silt loam, 0 to 1 percent slopes	30.05	19.4%	IVw	56
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	5.74	3.7%	IIw	81
Wd	Worthing silty clay loam, 0 to 1 percent slopes	5.55	3.6%	Vw	30
Weighted Average					76.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

NOT TO SCALE



South Dakota
Turner

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

FARM: 10078
Prepared: 12/14/20 11:23 AM
Crop Year: 2021
Page: 1 of 2

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

CAMERON HUTTERIAN BRETHERN, INC.

Farms Associated with Operator:

9441, 10081

ARC/PLC G/IF Eligibility: Eligible

Transferred From: 46135 - 0007342

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
154.92	154.18	154.18	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	154.18	0.0	0.0	0.0				

ARC/PLC

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	76.66	118	0.00	
SOYBEANS	76.6	36	0.00	0
Total Base Acres:	153.26			

Tract Number: 7917 Description SW 17-96-55

FSA Physical Location : Yankton, SD ANSI Physical Location: Yankton, SD

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

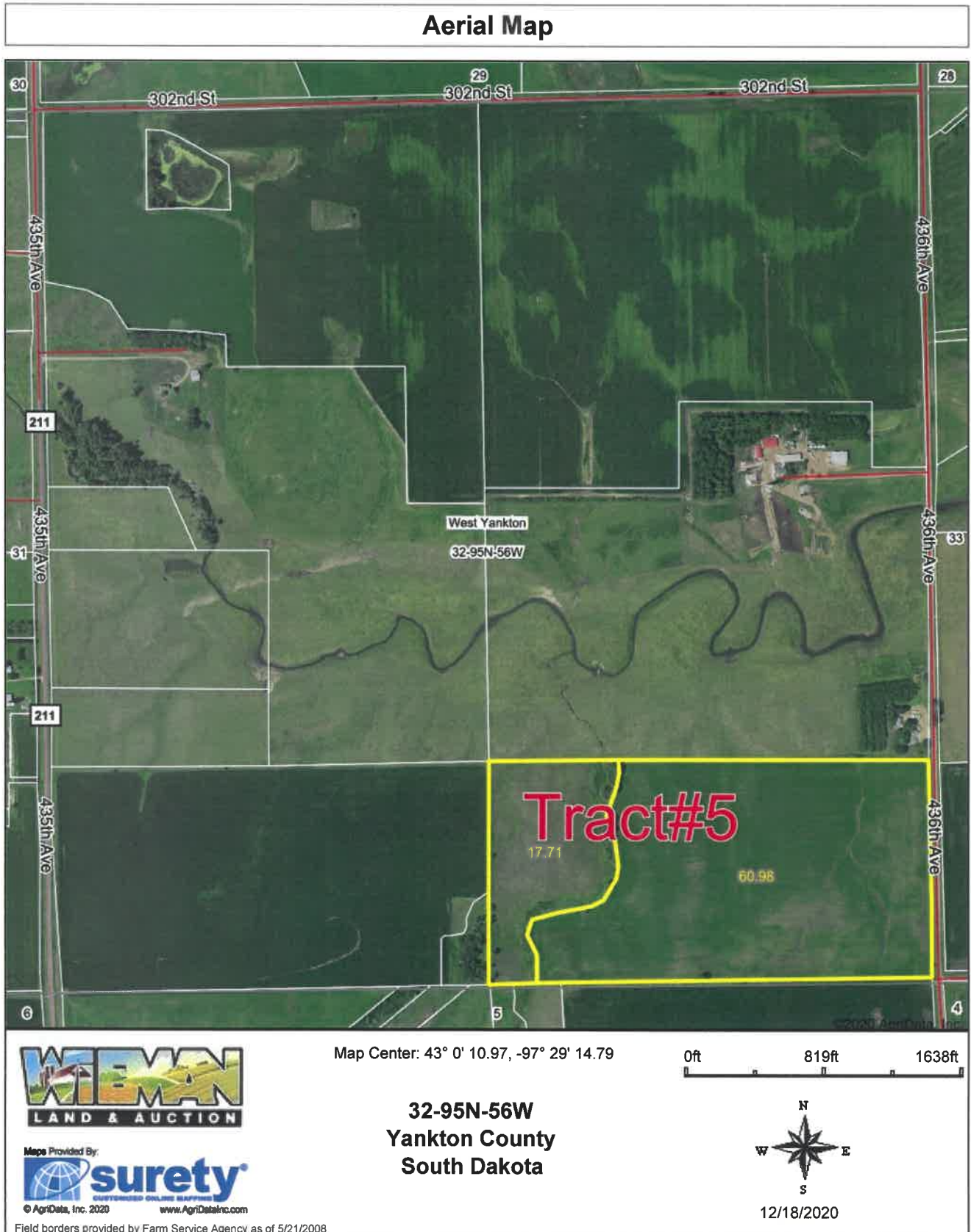
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
154.92	154.18	154.18	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	154.18	0.0	0.0	0.0		

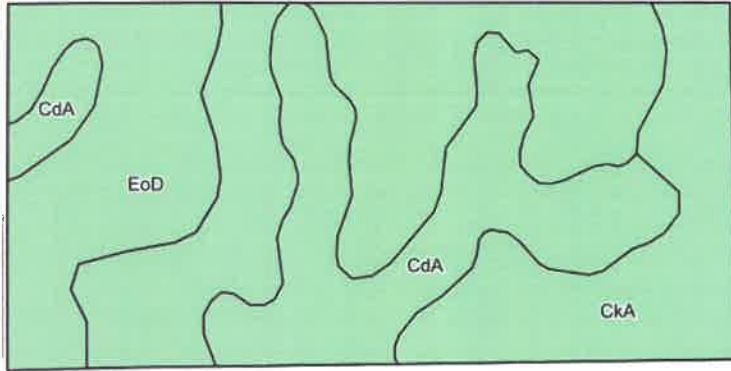
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	76.66	118	0.00
SOYBEANS	76.6	36	0.00
Total Base Acres:	153.26		

Owners: MARQUARDT, RALPH JOHN

MARQUARDT, LUCILLE MAY

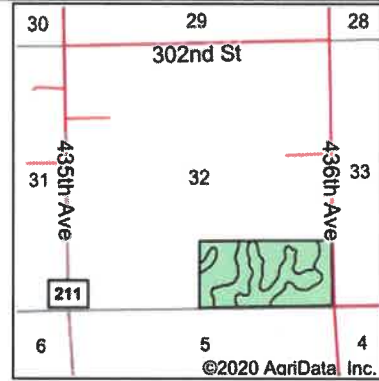


Soils Map



©2020 AgriData, Inc.

Soils data provided by USDA and NRCS.



©2020 AgriData, Inc.

State: **South Dakota**
 County: **Yankton**
 Location: **32-95N-56W**
 Township: **West Yankton**
 Acres: **78.69**
 Date: **12/18/2020**



Area Symbol: SD135, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EoD	Ethan-Davis loams, 9 to 15 percent slopes	42.38	53.9%	V1e	42
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	20.95	26.6%	IIc	88
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	15.36	19.5%	IIc	82
Weighted Average					62.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.







Common Land Unit  Tract Boundary
 Non-Cropland
 Cropland
 PLSS

2020 Program Year

Map Created July 21, 2020

Farm 7413

Wetland Determination
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

32 -95N -56W

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
YANKTON
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 7413
Prepared : 12/14/20 10:49 AM
Crop Year : 2021

Tract 1379 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	0.32	0.00	54
Corn	58.68	0.00	93
Soybeans	12.80	0.00	32
Barley	0.52	0.00	43
TOTAL	72.32	0.00	

NOTES

Tract Number : 1385
 Description : SSE 32-95-56
 FSA Physical Location : SOUTH DAKOTA/YANKTON
 ANSI Physical Location : SOUTH DAKOTA/YANKTON
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : RALPH JOHN MARQUARDT, LUCILLE MAY MARQUARDT
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.69	60.98	60.98	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	60.98	0.00	0.00	0.00	0.00	0.00

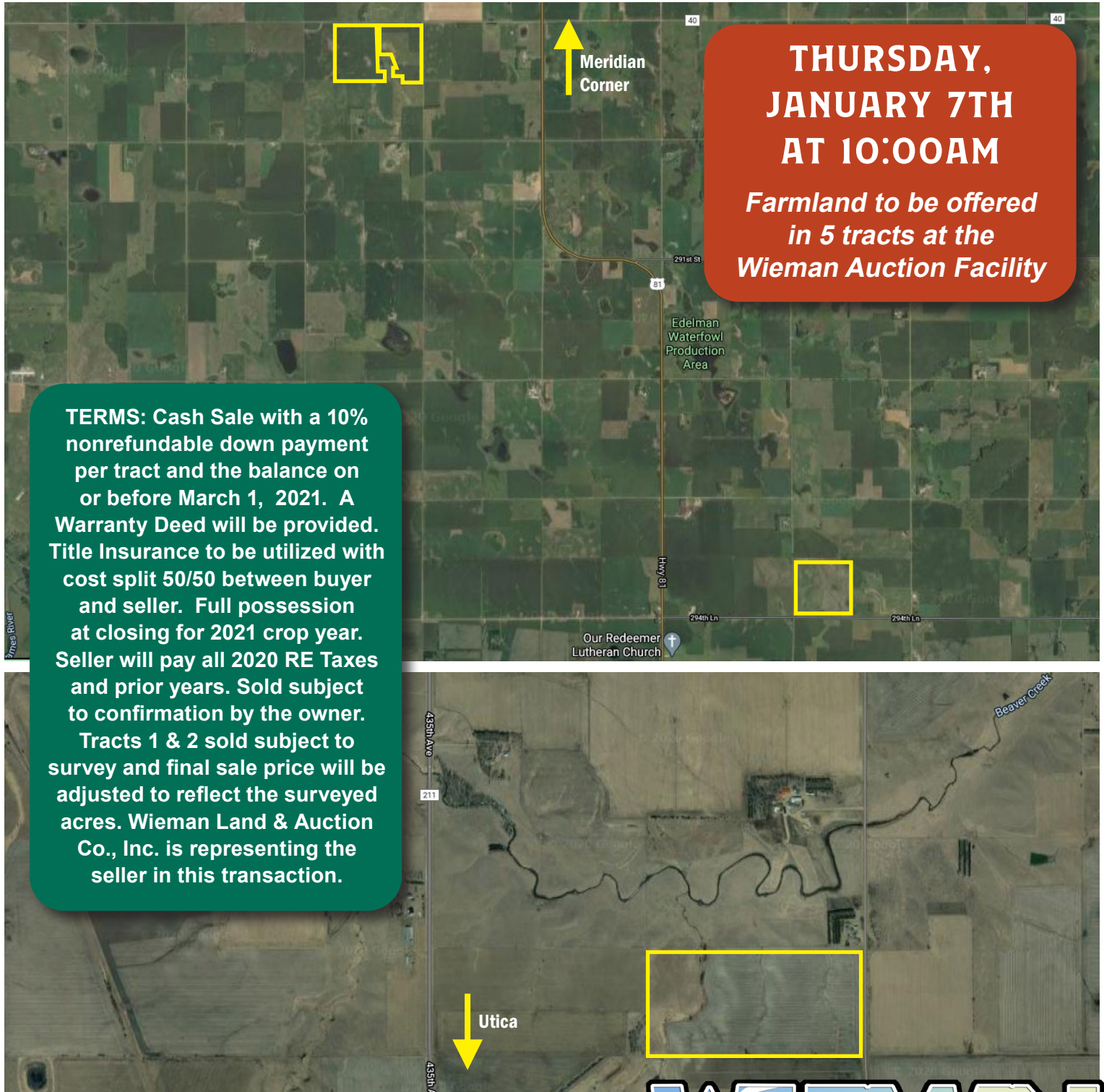
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	0.17	0.00	54
Corn	30.70	0.00	93
Soybeans	6.70	0.00	32
Barley	0.27	0.00	43
TOTAL	37.84	0.00	

NOTES

445 ACRES

HUTCHINSON & YANKTON COUNTY LAND



"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

