

166.24 ACRES

DOUGLAS COUNTY LAND

- FRIDAY, FEBRUARY 26TH AT 10:30AM -

Auction will be held on the property, come prepared to buy!



DIANE | LISA
WYNTHEN & COX
OWNERS
★ ★ ★

"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



+ - 166.24 ACRES CLARK TOWNSHIP DOUGLAS COUNTY TILLABLE LAND AT AUCTION
FRIDAY FEBRUARY 26TH
10:30 A.M.

166.24 acres of tillable ground in the tightly held Clark Township of Douglas County, SD. Land has excellent soil ratings with several challenging areas in wetter years. Auction will be held on the property, come prepared to buy!

LEGAL: The SE 1/4 of Section 20, Township 99N Range 66W Douglas County, SD

LOCATION: From Dakota Christian School, go ½ mile south on west side of road or from SD Hwy 44 and 376th Ave, go ½ mile south.

- +- 166.24 acres of tillable non-improved farmland (final acres subject to survey)
- Soil production rating of 75.1. Predominant soils include Eakin-Ethan complex, Highmore-Walke silt loams, Tetonka silt loams and others
- Land is under lease for 2021 and buyer will receive all cash rent for the 2021 crop year and will gain full possession for 2022 crop year
- Annual Real Estate Taxes are \$2,605.82

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Buyers packets can be mailed out by calling the auctioneers at 800-251-3111 or visit www.wiemanauktion.com for a buyers packet and view drone video footage of the property.

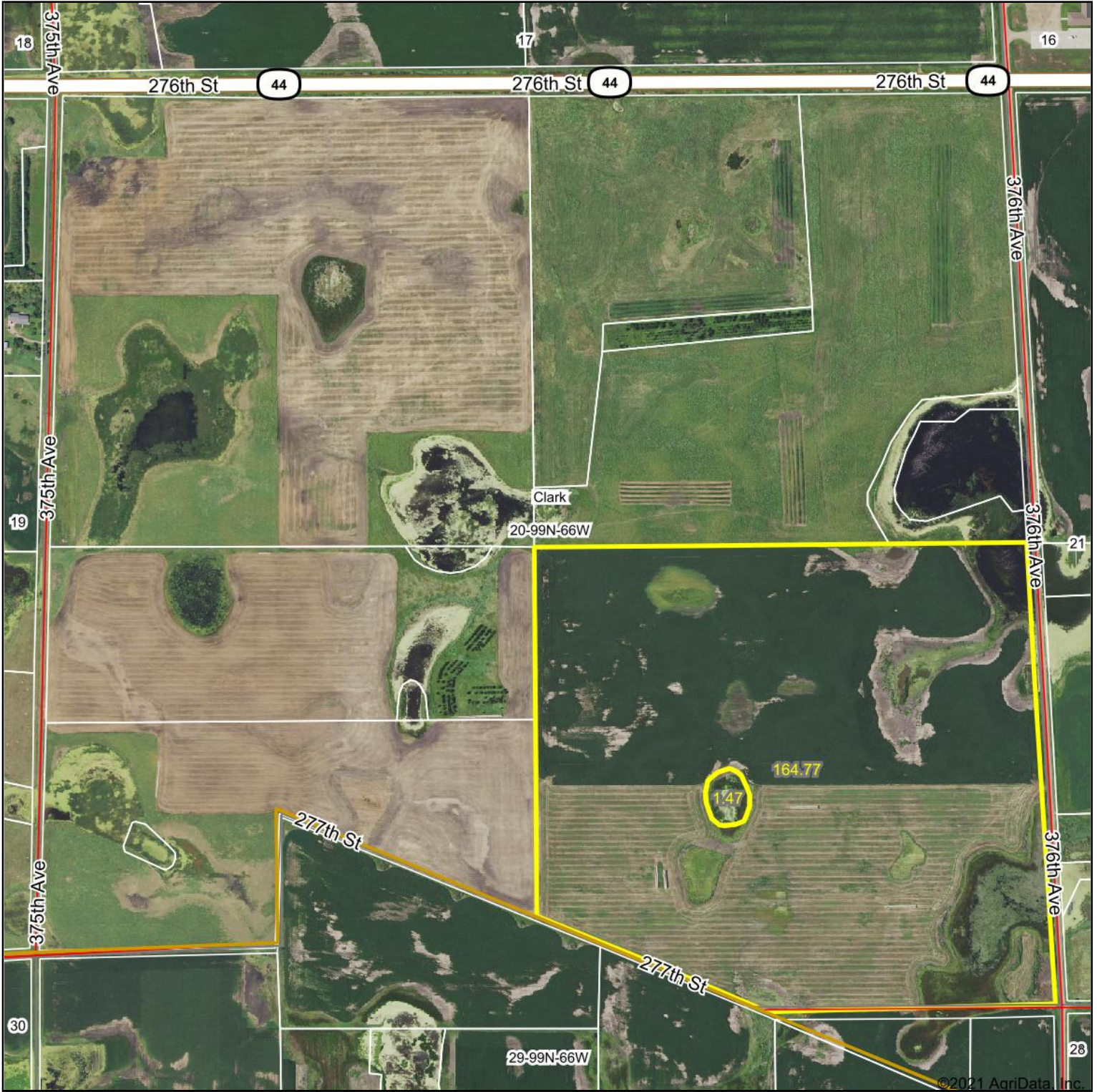
TERMS: Cash sale with 10% non-refundable down payment auction day with the balance on or before April 9, 2021. Warranty Deed to be granted with the cost of title insurance split 50-50 between the buyer and seller. Sellers to pay the 2020 taxes due in 2021 in full, with buyer responsible for all 2021 taxes. Sold subject to owners approval and all easements and restrictions of record if any. Auctioneers represent the sellers in this transaction. Buyer will receive 1st half rent at closing and 2nd half rent will be paid directly from current tenant to new buyer by October 1st. Remember the auction sale will be held on the property.

DIANE WYNTHEIN & LISA COX – OWNERS

Wieman Land & Auction Co. Inc.
Marion, SD 800-251-3111
wiemanauktion.com

Kerner Law Office
Closing Attorney
605-724-2313

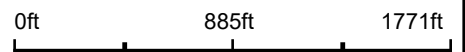
Aerial Map



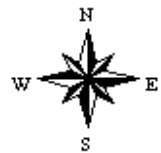
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Map Center: 43° 22' 38.07, -98° 40' 29.51



20-99N-66W
Douglas County
South Dakota



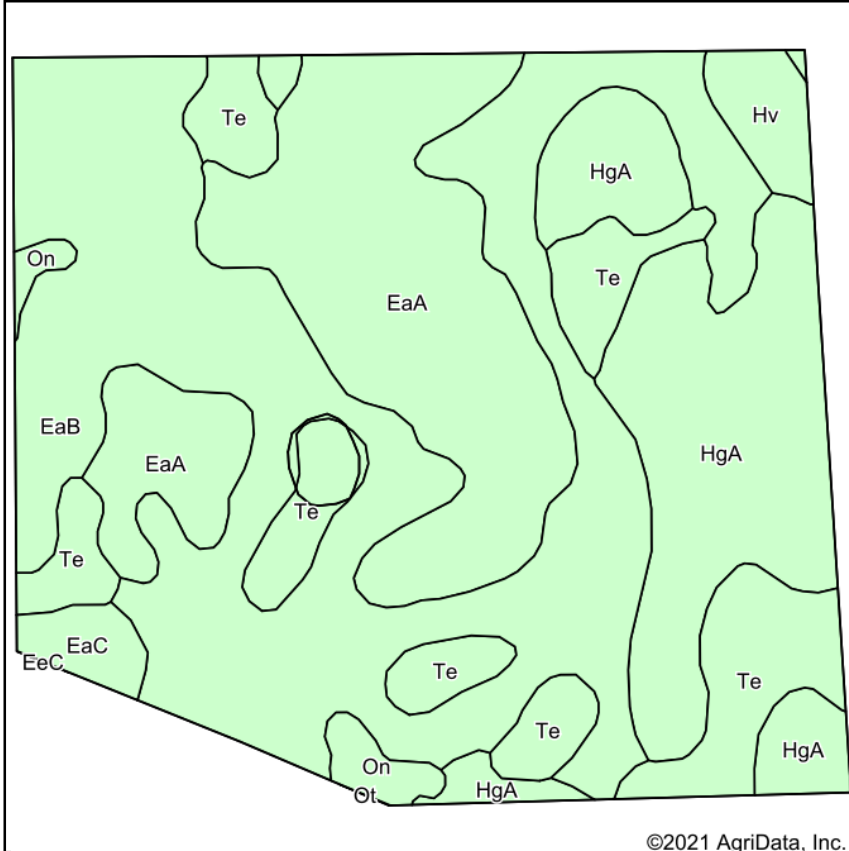
1/14/2021

Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING

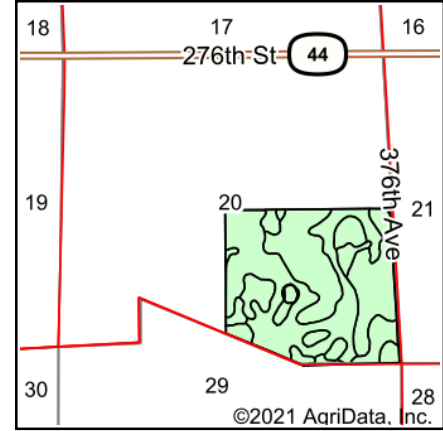
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Douglas**
 Location: **20-99N-66W**
 Township: **Clark**
 Acres: **166.24**
 Date: **1/14/2021**



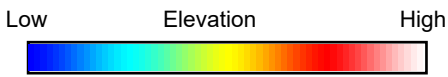
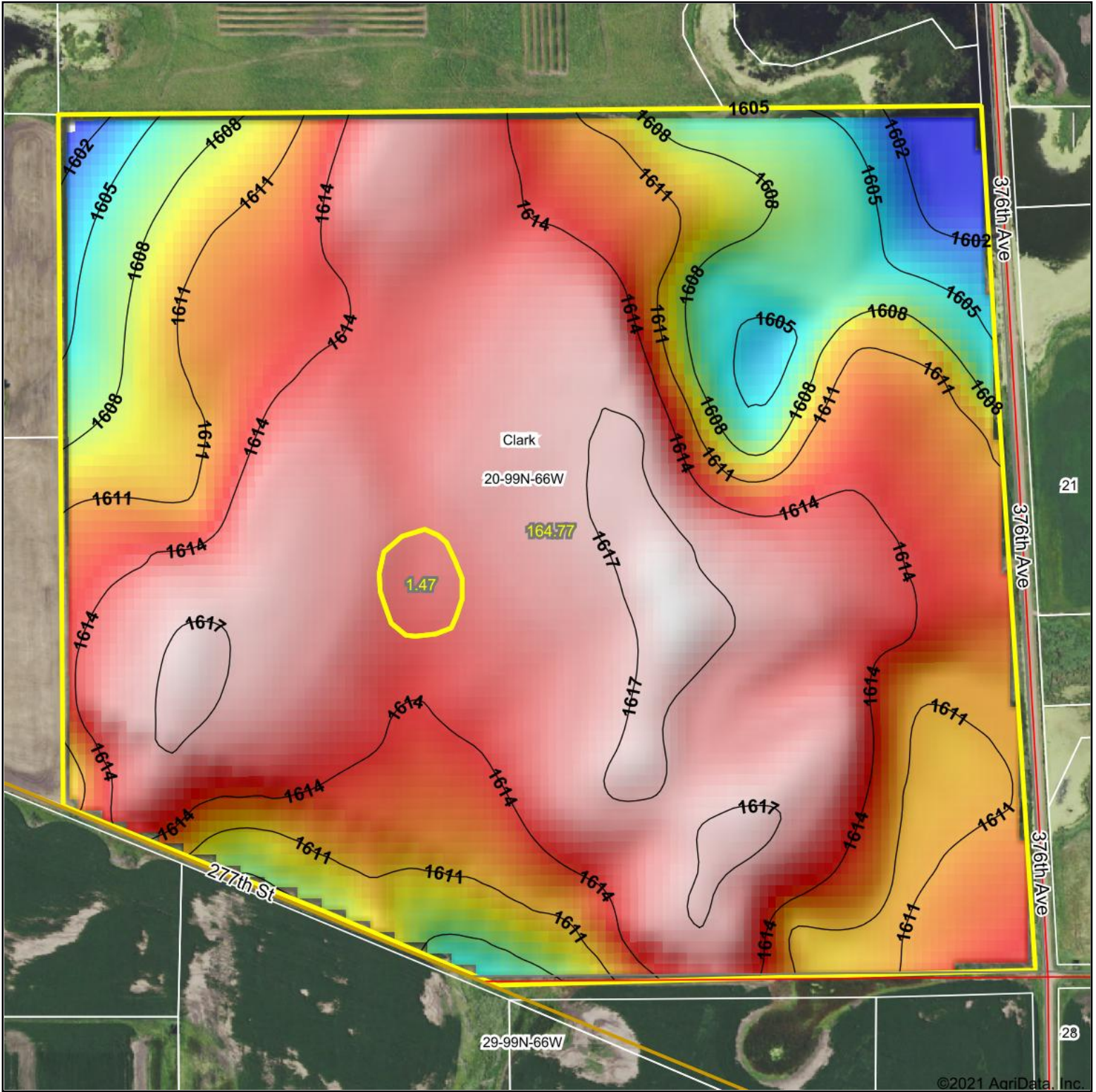
Maps Provided By



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EaB	Eakin-Ethan complex, 2 to 6 percent slopes	67.27	40.5%	Ile	75
EaA	Eakin-Ethan complex, 0 to 3 percent slopes	37.33	22.5%	Ilc	84
HgA	Highmore-Walke silt loams, 0 to 2 percent slopes	31.49	18.9%	Ilc	85
Te	Tetonka silt loam, 0 to 1 percent slopes	22.13	13.3%	IVw	56
Hv	Hoven silt loam, 0 to 1 percent slopes	3.25	2.0%	Vis	15
On	Onita-Tetonka silt loams	2.39	1.4%	Ilc	77
EaC	Eakin-Ethan complex, 6 to 9 percent slopes	2.38	1.4%	IIle	67
Weighted Average					75.1

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

Topography Hillshade



Maps Provided By:



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

Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,600.9

Max: 1,618.0

Range: 17.1

Average: 1,612.9

Standard Deviation: 3.71 ft

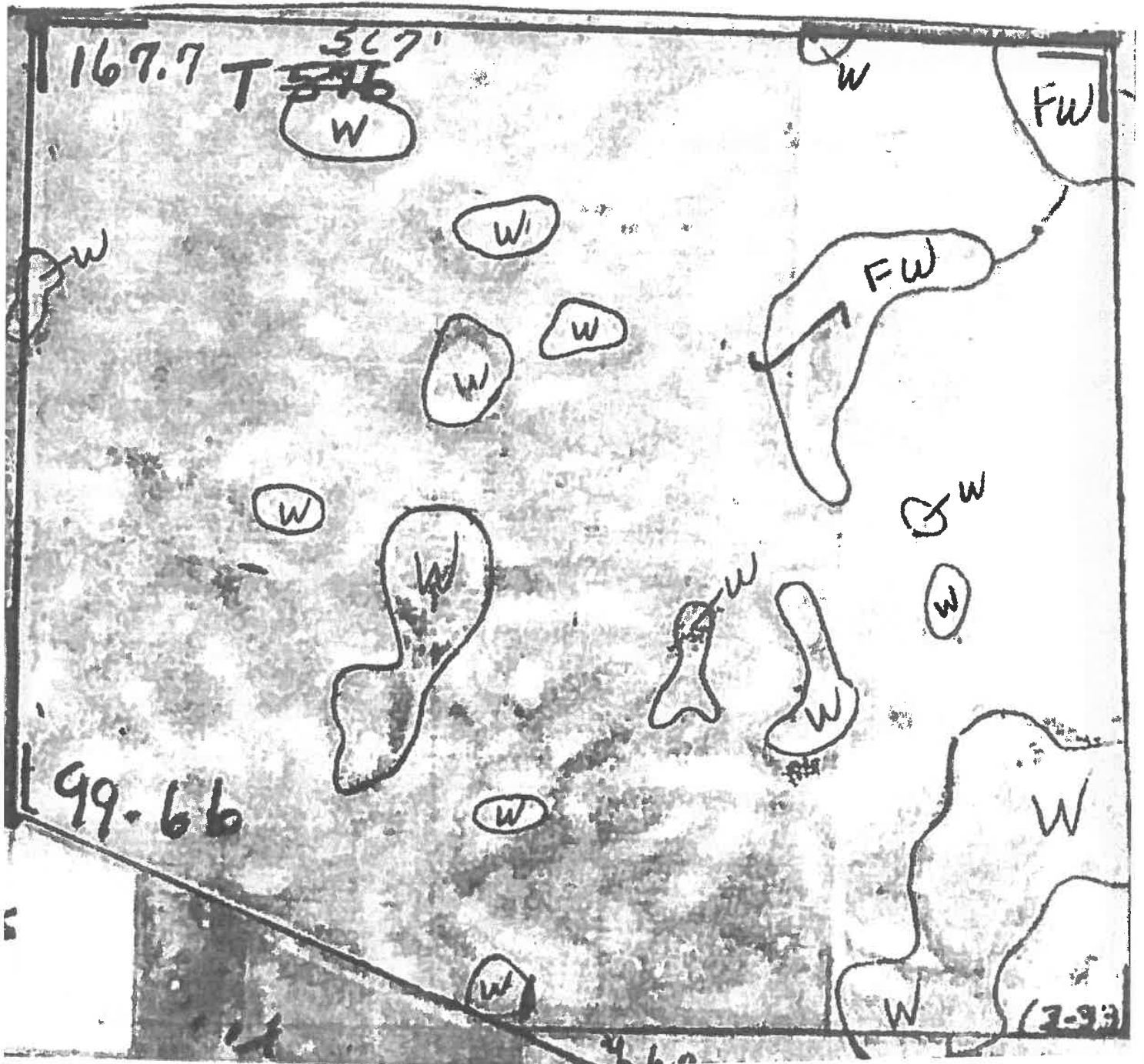
0ft 472ft 945ft



1/14/2021

20-99N-66W
Douglas County
South Dakota

map center: 43° 22' 38.07, -98° 40' 29.51



Tract Number : 567

Description : SE4 20-99-66

FSA Physical Location : SOUTH DAKOTA/DOUGLAS

ANSI Physical Location : SOUTH DAKOTA/DOUGLAS

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : DIANE WYNTHEIN, LISA COX

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
166.25	166.25	166.25	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	166.25	0.00	0.00	0.00	0.00	0.00

SOUTH DAKOTA
DOUGLAS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1279
Prepared : 1/11/21 11:20 AM
Crop Year : 2021

DCP Crop Data

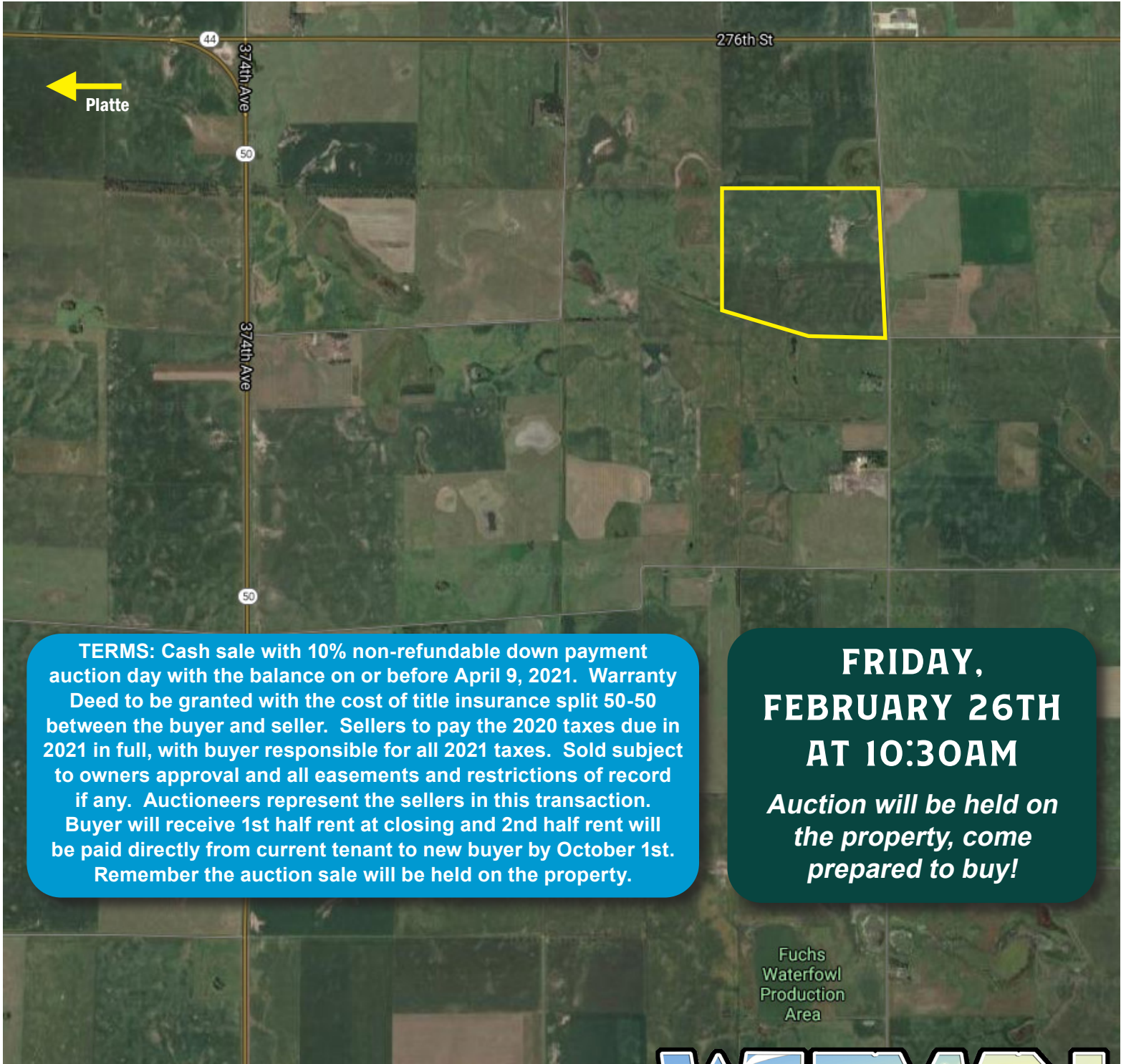
Tract 567 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	12.60	0.00	53
Corn	82.90	0.00	116
Soybeans	70.70	0.00	36
TOTAL	166.20	0.00	

NOTES

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