

320 ACRES

HAND COUNTY LAND

- WEDNESDAY, JULY 6TH AT 10:30AM -



"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



320 ACRES OF HAND COUNTY LAND AT AUCTION

It is our privilege to offer the following land at public auction on:

WEDNESDAY JULY 6TH 10:30 AM

Note: Both tracts will be sold at the Tract 1 location.

Here is an excellent opportunity for any farmer or investor to add highly productive tillable land to your portfolio. Both tracts are rented for the 2022 crop year. The new buyer will receive 100% of the rent for 2022 and will have the right to farm or renegotiate the land contract for 2023. Rental information and terms will be available in the auction info packet. For an information packet, go to www.wiemanauktion.com or call 800-251-3111 to have one mailed to you. We invite you to drive out and view these parcels at your convenience. Please respect the fact that these farms are planted and don't drive out on the fields!

TRACT 1: 160 Acres – Riverside Township

Property Location: From SD Hwy 14 & 349th Ave. (just NW of Ree Heights, SD) go 1 mile north to the curve and ¼ mile east. Property is located on the north side.

LEGAL: SE4 of Section 36-113-70, Hand County, SD.

- The FSA shows this tract almost all tillable with a soil rating of 57.9.
- This parcel has great eye appeal with a slightly rolling topography. The tract is almost 100% farmable except for a 3-acre wet spot in the NE corner.
- 2021 RE taxes payable in 2022 are \$1,369.38. Miller Area School District 29-4

TRACT 2: 160 Acres - Greenleaf Township

Property Location: From SD Hwy 14 & 349th Ave. (just NW of Ree Heights, SD) go 2 mile north thru the curve to 195th St. and 4.5 mile east, or from Miller, SD go 5 miles west to 355th Ave, then 2 miles north thru the curve to 195th St., and 1 mile west. Property is located on the south side.

LEGAL: NE4 of Section 34-113-69, Hand County, SD.

- The FSA shows this tract with 154.13 acres tillable and a soil rating of 45.9.
- This land has great eye appeal and lays gently rolling.
- This tract is all farmable other than a waterway and a small wet spot in the NE corner.
- 2021 RE taxes payable in 2022 are \$1,272.22. Miller Area School District 29-4

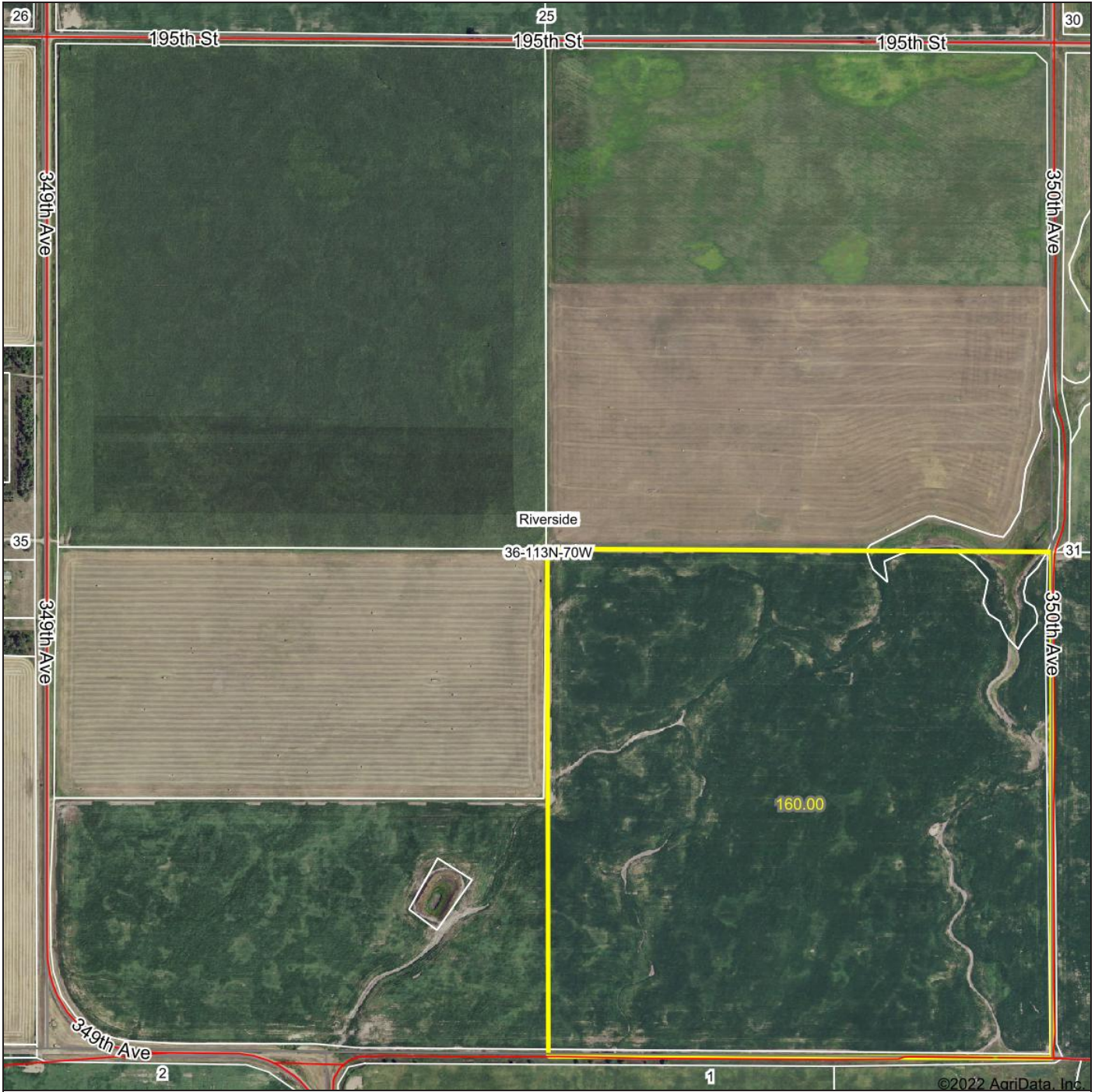
TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before August 12, 2022. A warranty deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Buyer will receive landlord's possession at closing. Sold subject to the 2022 cash rent lease. Seller will pay the 2021 RE taxes due in 2022. Buyer responsible for all 2022 taxes due in 2023. Closing fee to be 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.

NOTE: Auction will be held on the land at the Tract 1 location, northwest of Ree Heights, SD. Come prepared to buy!

MICHAEL H. PETTIT – OWNER

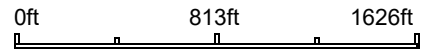
Wieman Land & Auction Co., Inc.
Marion SD 800-251-3111
Auctioneers/RE Brokers
www.wiemanauktion.com

Aerial Map



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Map Center: 44° 33' 17.21, -99° 12' 5.22



Maps Provided By:



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36-113N-70W
Hand County
South Dakota



5/26/2022

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



Common Land Unit Tract Boundary PLSS

Non-Cropland
 Cropland

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

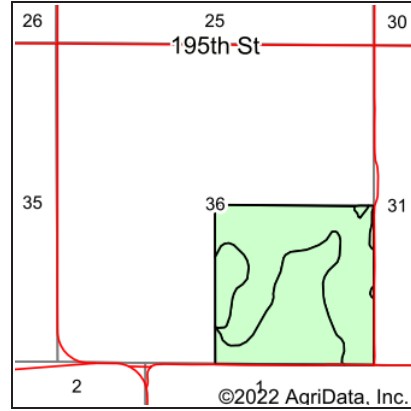
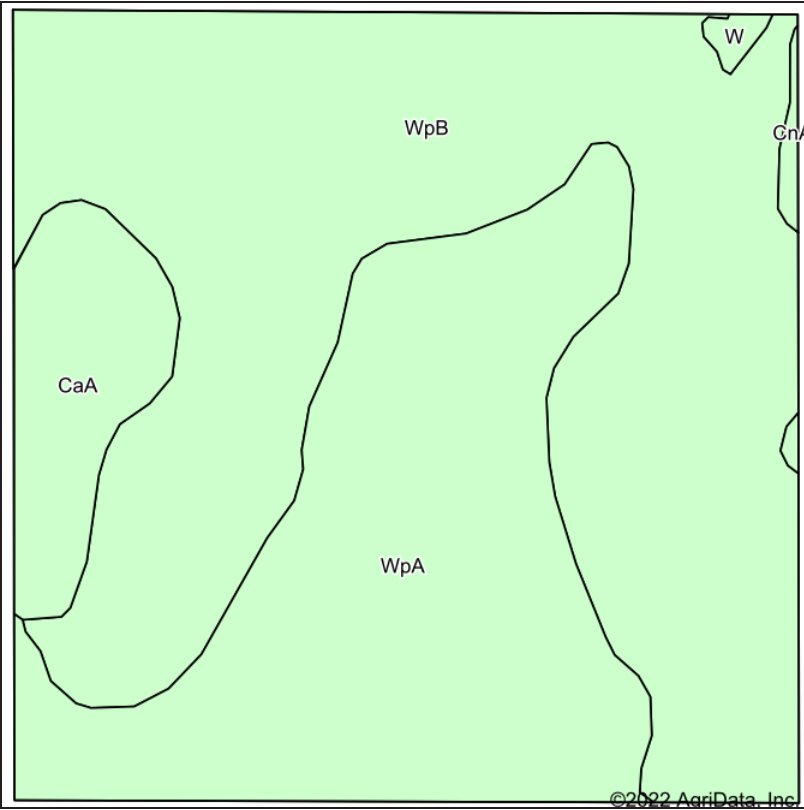
Map Created May 18, 2022

Farm **2339**

36-113N-70W-Hand

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Soils Map



State: **South Dakota**
 County: **Hand**
 Location: **36-113N-70W**
 Township: **Riverside**
 Acres: **160**
 Date: **5/26/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD059, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
WpB	Glenham-Cavo loams, undulating	92.11	57.6%	Ile	58
WpA	Glenham-Cavo loams, nearly level	54.67	34.2%	Iic	63
CaA	Dudley silt loam, nearly level	11.76	7.4%	IVs	37
CnA	Cavo-Glenham loams, nearly level	0.85	0.5%	IVs	59
W	Water	0.61	0.4%	VIII	0
Weighted Average				2.18	57.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NOT TO SCALE

153.2

159.9

113-70
M.4

3291
T 2969

T 1182

153.2

36 152.5

T 2541

N1 4.8ac

75.2

N1 8ac

T 1168 FW=2
W=7

N1 1.6ac

233.0
-1.9
-1.9
238.9

113-70
M.4

Abbreviated 156 Farm Record

Tract Number : 5314
Description : SE & S2SW 36-113-70 (C13)
FSA Physical Location : SOUTH DAKOTA/HAND
ANSI Physical Location : SOUTH DAKOTA/HAND
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 : MICHAEL H PETTIT
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
233.18	228.83	228.83	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	228.83	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	145.84	0.00	46
Corn	25.02	0.00	121
Sunflowers	37.81	0.00	1772
Soybeans	19.21	0.00	33
TOTAL	227.88	0.00	

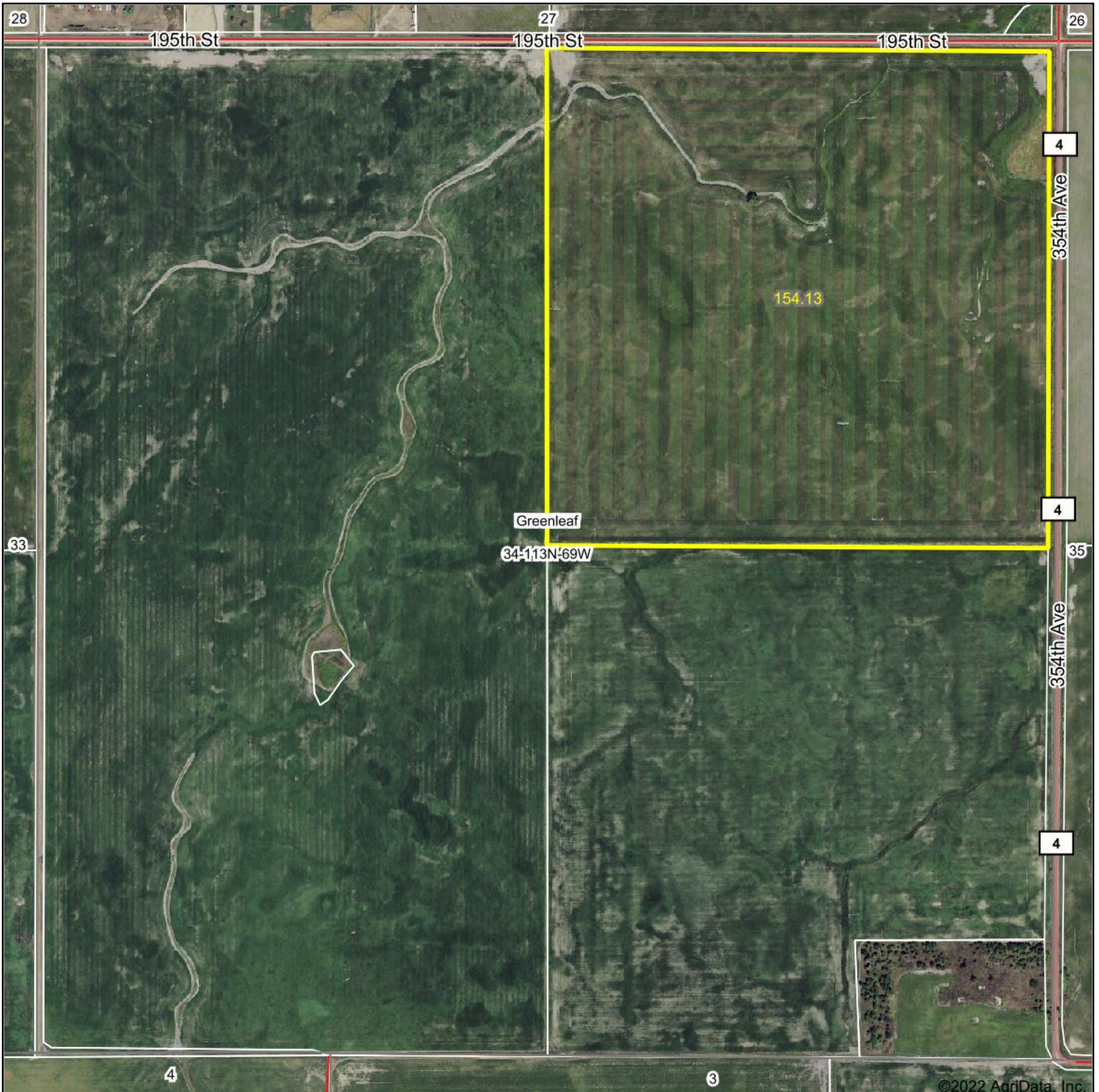
NOTES

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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Aerial Map



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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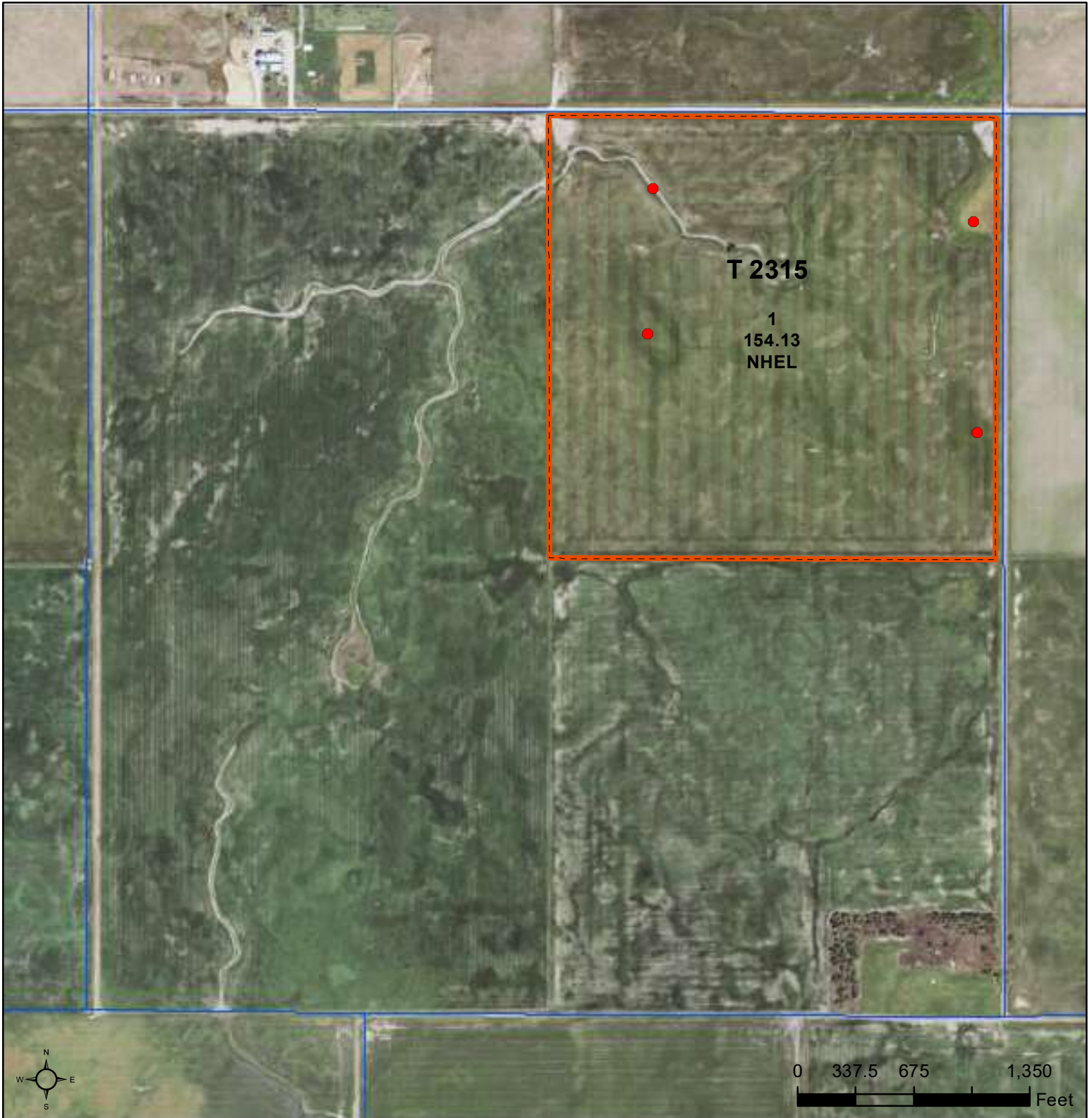
Map Center: 44° 33' 16.8, -99° 7' 14.03



34-113N-69W
Hand County
South Dakota



5/25/2022



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

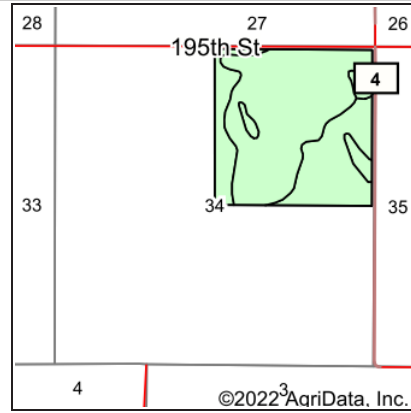
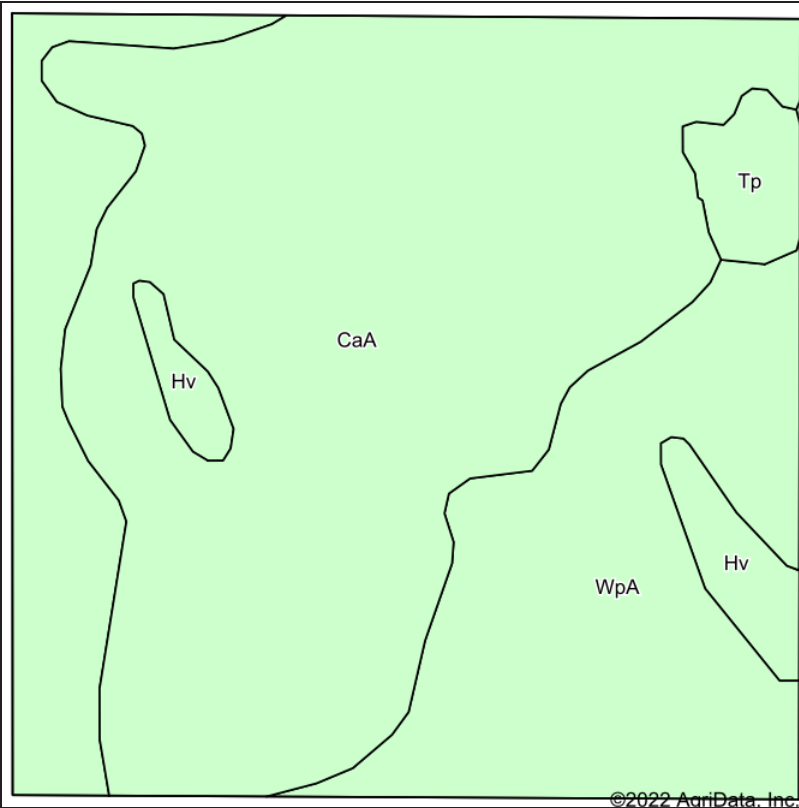
Map Created May 18, 2022

Farm **2339**

34-113N-69W-Hand

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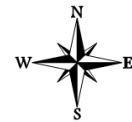
Soils Map



State: **South Dakota**
 County: **Hand**
 Location: **34-113N-69W**
 Township: **Greenleaf**
 Acres: **154.13**
 Date: **5/25/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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www.AgriDataInc.com

Area Symbol: SD059, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CaA	Dudley silt loam, nearly level	89.85	58.3%	IVs	37
WpA	Glenham-Cavo loams, nearly level	54.80	35.6%	IIc	63
Hv	Hoven silt loam, 0 to 1 percent slopes	5.59	3.6%	VIIs	15
Tp	Tetonka silt loam, 0 to 1 percent slopes	3.89	2.5%	IVw	56
Weighted Average				3.36	45.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

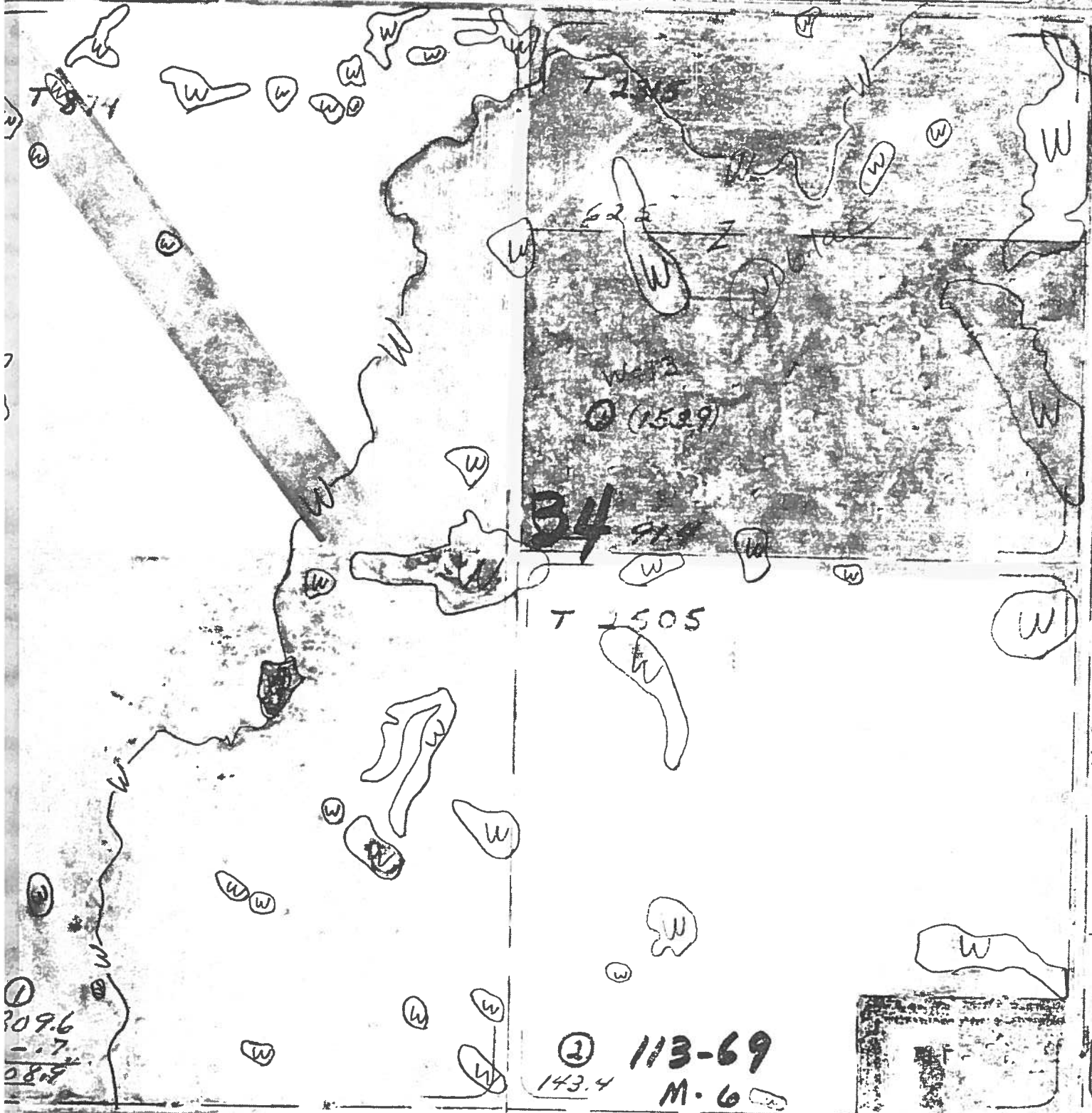
Soils data provided by USDA and NRCS.

NOT TO SCALE

NE4

156.4
- 5.3
151.1

113.69
M.6



①
209.6
- .7
08.4

② 113-69
143.4 M.6

206.4

207.5



Abbreviated 156 Farm Record

Operator Name :
 Farms Associated with Operator :
 CRP Contract Number(s) :
 Recon ID :
 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
693.91	680.57	680.57	0.00	0.00	0.00	0.00	0.00	Active	3
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	680.57	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	433.79	0.00	46	
Corn	74.42	0.00	121	0
Sunflowers	112.45	0.00	1772	
Soybeans	57.14	0.00	33	0
TOTAL	677.80	0.00		

NOTES

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Tract Number : 2315

Description : NE 34-113-69 (E13)
 FSA Physical Location : SOUTH DAKOTA/HAND
 ANSI Physical Location : SOUTH DAKOTA/HAND
 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 : MICHAEL H PETTIT
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
154.13	154.13	154.13	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	154.13	0.00	0.00	0.00	0.00	0.00

Abbreviated 156 Farm Record

Tract 2315 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	98.21	0.00	46
Corn	16.85	0.00	121
Sunflowers	25.46	0.00	1772
Soybeans	12.94	0.00	33
TOTAL	153.46	0.00	

NOTES

LAND RENT INFORMATION

TRACT 1 – 160 ACRES – RIVERSIDE TOWNSHIP

2022 RENTAL CONTRACT

- TENANT – KOECK BROTHERS
- RENT: 160 ACRES X \$80/ACRE = \$12,800

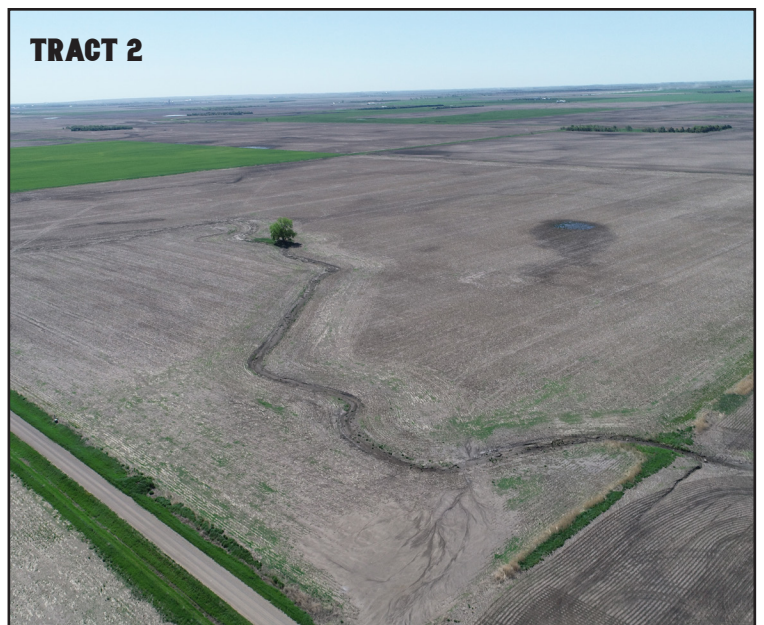
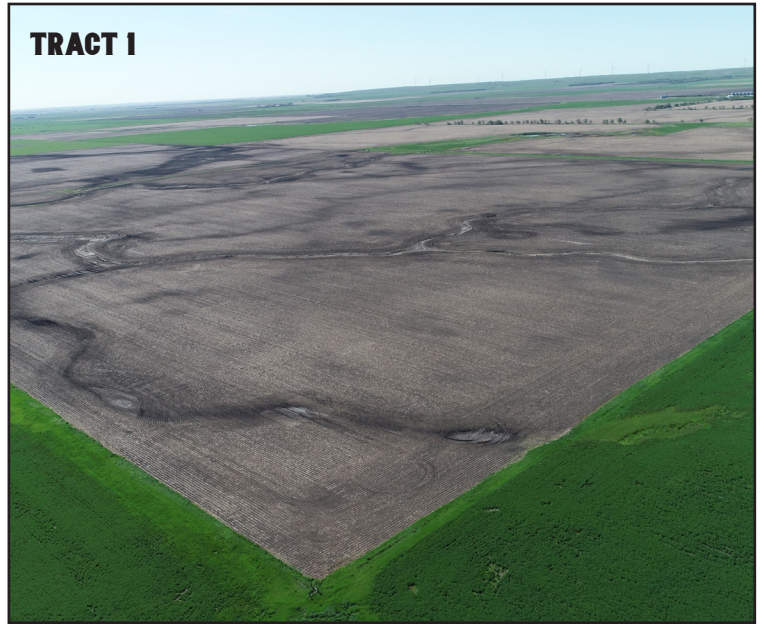
- RENT PAYMENTS: \$6,400 on 4/1/22 & \$6,400 on 10/1/22
- NEW BUYER TO RECEIVE 100% of 2022 RENT
 - SELLER WILL CREDIT THE FIRST HALF RENT AT CLOSING
- CONTRACT EXPIRATION: 12/31/2022

TRACT 2 – 160 ACRES – GREENLEAF TOWNSHIP

2022 RENTAL CONTRACT

- TENANT – KOECK BROTHERS
- RENT: 160 ACRES X \$80/ACRE = \$12,800

- RENT PAYMENTS: \$6,400 on 4/1/22 & \$6,400 on 10/1/22
- NEW BUYER TO RECEIVE 100% of 2022 RENT
 - SELLER WILL CREDIT THE FIRST HALF RENT AT CLOSING
- CONTRACT EXPIRATION: 12/31/2022



320 ACRES HAND COUNTY LAND

**WEDNESDAY,
JULY 6TH
AT 10:30AM**

*Auction will be held on the
land at the Tract 1 location,
northwest of Ree Heights, SD*

TRACT 1

TRACT 2

MILLER →

TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before August 12, 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. Buyer will receive landlord's possession at closing. Sold subject to the 2022 cash rent lease. Seller will pay the 2021 RE taxes due in 2022. Buyer responsible for all 2022 taxes due in 2023. Closing fee to be 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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