

Davison County Land

230 Acres!

All tillable, highly productive
land being offered in 3 tracts!



Wednesday November 25th at 1:30 PM



PO BOX 148

44628 SD HWY 44, MARION SD

PHONE: 800-251-3111

WEB: WIEMANAUCTION.COM

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**230 ACRES UNIMPROVED FARMLAND DAVISON COUNTY
AUCTION**

To settle the estate, we will offer the following farmland at public auction in the American Legion Building on Main Street in Parkston SD on

WEDNESDAY, NOVEMBER 25TH 1:30 PM

TRACT # 1 80 ACRES

This tract is located from Dimock Cheese, Dimock SD, 1 ½ North, 2 West and 1 ½ North This choice tract consists of 80 acres (+ / -) of unimproved farmland. The FSA Office indicates that it is all tillable. The predominate soil types are Houdek-Stickney Complex and Tetonka Silt Loam and it has a 74.3 soil productivity rating. The land lays very level and has excellent eye appeal. This is a choice, productive tract that would make an excellent add on unit for farmer or investor. The annual real estate taxes are \$1404.00. We invite you to examine this tract at your convenience. It had soybeans on it for 2020.

Legal: The S ½ of the NE ¼ of Section 29-101-60, Davison County, South Dakota

TRACT # 2 150 ACRES

This tract is located from Dimock Cheese, Dimock SD, 1 ½ North, 2 West, 1 North & ½ West This tract consists of 150 acres (+ or -) of unimproved farmland. The FSA Office reports that this tract is all tillable, but can 5-10 acres that is hard to farm in wet years. The predominate soil types are Houdek-Stickney Complex and Tetonka Silt Loam and it has a 74.8 soil productivity rating. This is a choice, highly productive, level tract of land. This tract has excellent access to the property and it had soybeans on it for 2020 crop year. This would make an excellent add on unit for farmer or investor. The annual real estate taxes are \$2563. We invite you to examine this land at your convenience.

Legal: The SW ¼ except Weiss Tract # 1 in Section 29-101-60, Davison County, South Dakota

TRACT # 3 230 ACRES

This is a combination of Tracts 1 & 2

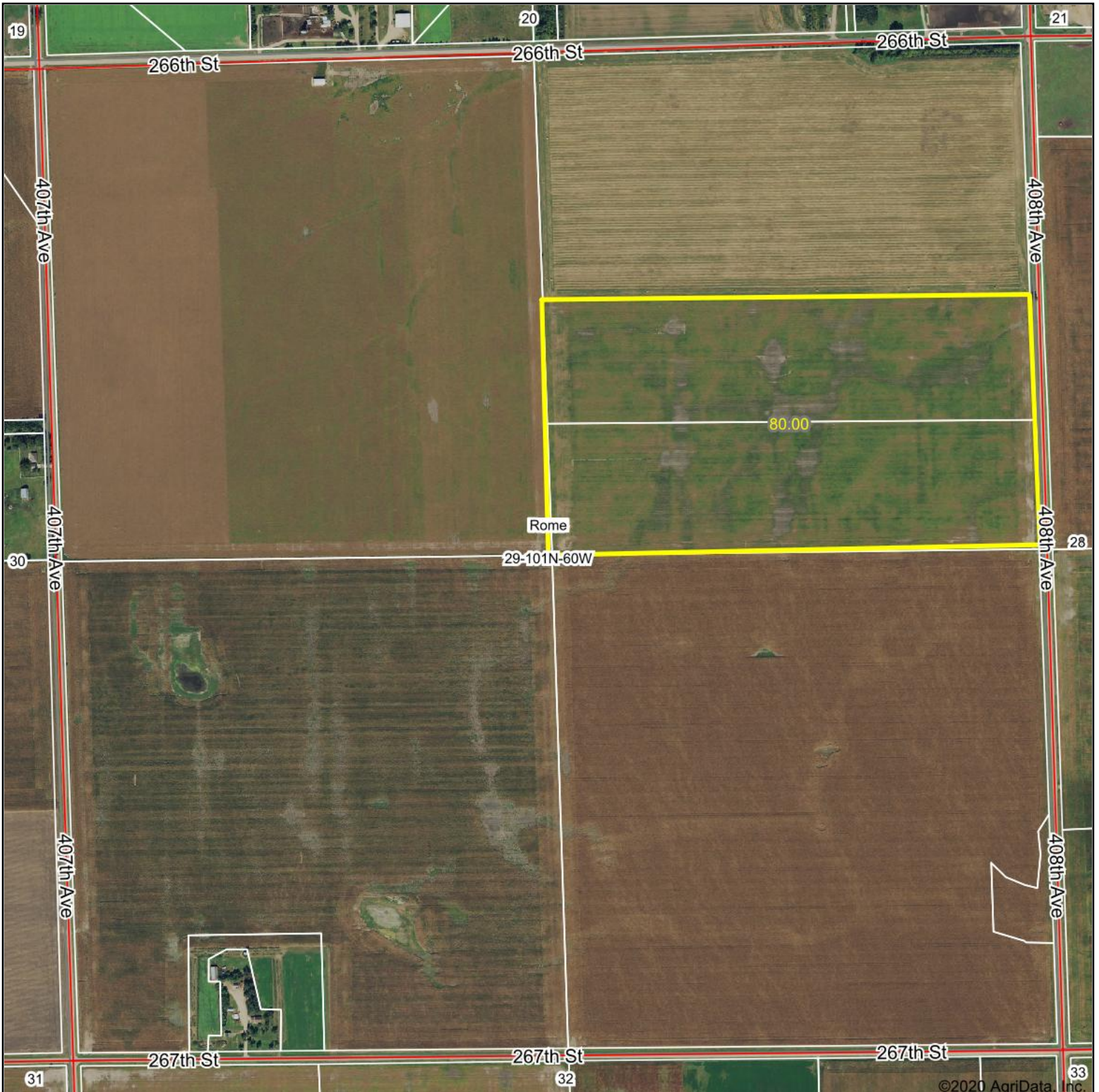
TERMS: Cash Sale with a 15% downpayment the day of the sale and the balance on January 15, 2021. Title Insurance will be utilized with the cost split 50/50 between buyer and seller. A Warranty Deed will be provided. Possession granted upon final settlement for the 2021 crop year. All 2019 & 2020 RE Taxes paid by the seller. Sold subject to confirmation by the POA. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction. Sorry no buyer brokerage offered on this auction. For pictures, drone footage and info packet, visit our website at wiemanauction.com or call 800-251-3111 and we will send one to you.

**HEIRS OF ANNA WEISS
LEROY WEISS, POA**

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

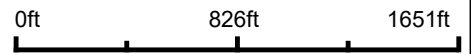
Braley Law Office
Michael Braley
Parkston SD
605-928-7958

Aerial Map

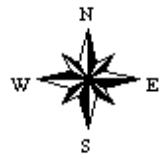


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Map Center: 43° 31' 13.7, -98° 3' 15.94



29-101N-60W
Davison County
South Dakota

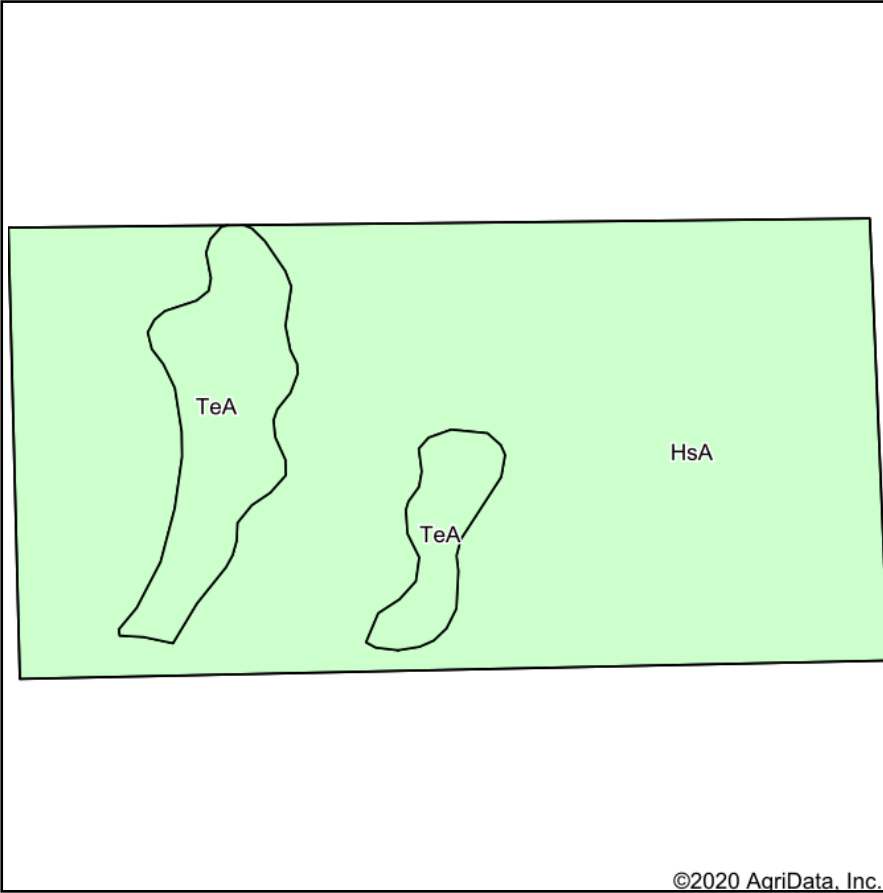


10/19/2020

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.

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State: **South Dakota**
 County: **Davison**
 Location: **29-101N-60W**
 Township: **Rome**
 Acres: **80**
 Date: **10/19/2020**



Maps Provided By:



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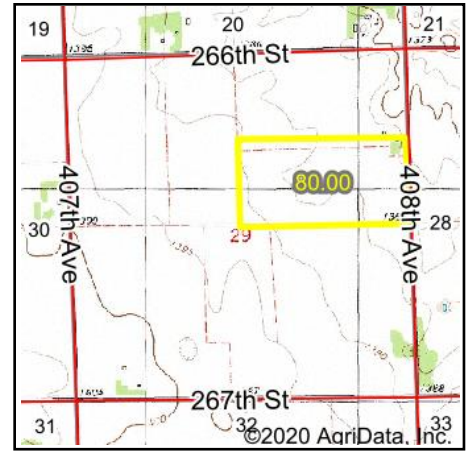
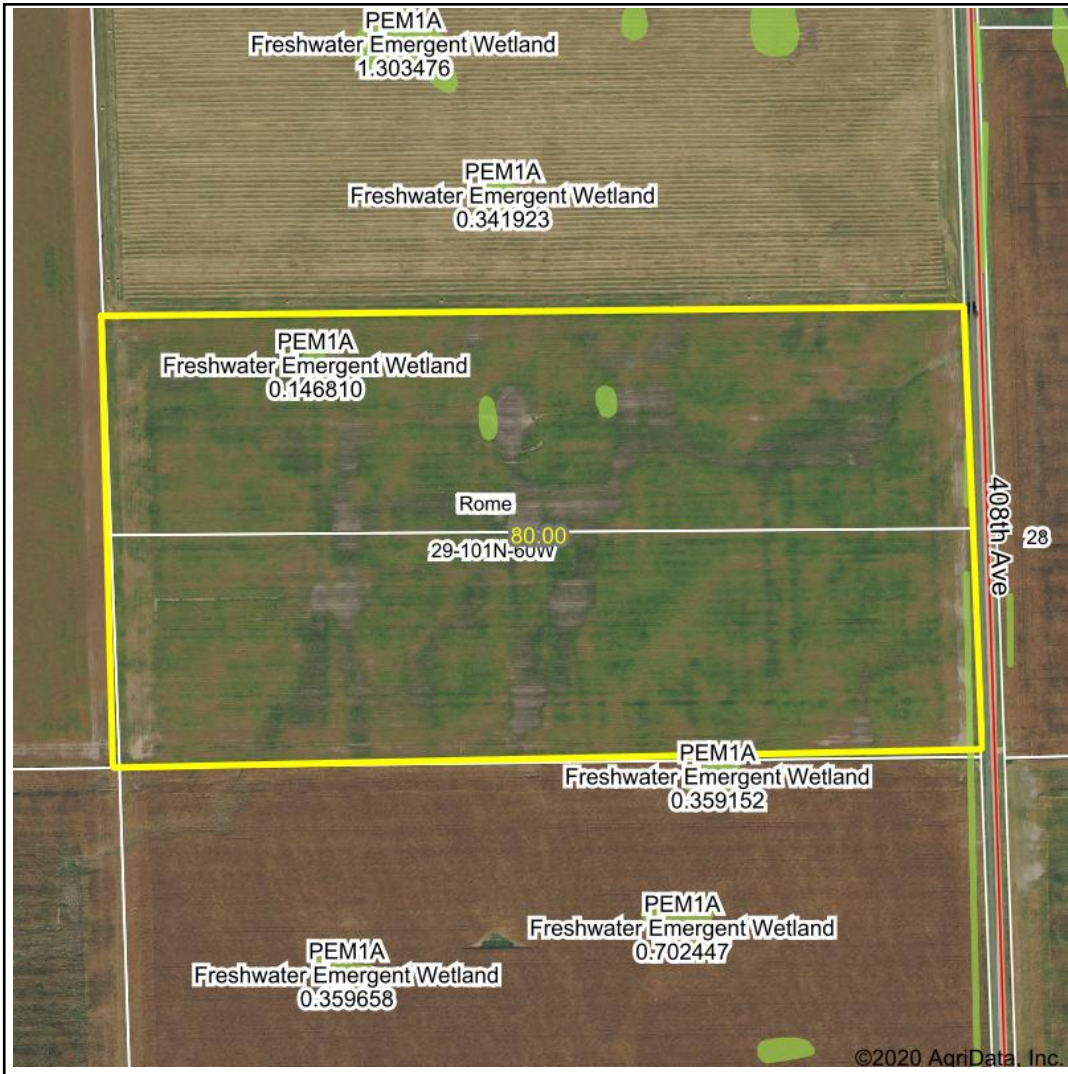


Area Symbol: SD035, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HsA	Houdek-Stickney complex, 0 to 2 percent slopes	69.55	86.9%	IIc	77
TeA	Tetonka silt loam, 0 to 1 percent slopes	10.45	13.1%	IVw	56
Weighted Average					74.3

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

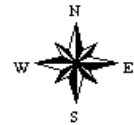
Wetlands Map



State: **South Dakota**
 Location: **29-101N-60W**
 County: **Davison**
 Township: **Rome**
 Date: **10/19/2020**



Maps Provided By:



0ft 661ft 1322ft

Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	0.41
PEM1Cx	Freshwater Emergent Wetland	0.33
Total Acres		0.74

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Tract 1



South Dakota
Davison

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

FARM: 4749
Prepared: 11/4/20 11:29 AM
Crop Year: 2021
Page: 1 of 3

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	Recon Number
		2018 - 31

Farms Associated with Operator:

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
226.09	226.09	226.09	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	226.09	0.0	0.0	0.0				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	NONE	CORN , SORGH, SOYBN	NONE	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	87.0	127	0.00
GRAIN SORGHUM	1.2	52	0.00
SOYBEANS	110.2	28	0.00
Total Base Acres:	198.4		

Tract Number: 2067 Description G13 SW 29 101 60 LESS IT1
 FSA Physical Location : Davison, SD ANSI Physical Location: Davison, SD
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Wetland determinations not complete
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
145.65	145.65	145.65	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	145.65	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	55.7	127	0.00
GRAIN SORGHUM	1.2	52	0.00

South Dakota
Davison

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

FARM: 4749
Prepared: 11/4/20 11:29 AM
Crop Year: 2021
Page: 2 of 3

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.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	70.5	28	0.00
Total Base Acres:	127.4		

Owners: WEISS, ANNA

Other Producers:

NI.

Tract Number: 2196 Description G13 S S NE 29 101 60

FSA Physical Location : Davison, SD ANSI Physical Location: Davison, 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
41.02	41.02	41.02	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	41.02	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	15.6	127	0.00
SOYBEANS	19.9	28	0.00
Total Base Acres:	35.5		

Owners: WEISS, ANNA

Other Producers:

South Dakota
 Davison
 Report ID: FSA-156EZ

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

FARM: 4749
 Prepared: 11/4/20 11:29 AM
 Crop Year: 2021
 Page: 3 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.

Tract Number: 2197 Description G13 N S NE 29 101 60
 FSA Physical Location : Davison, SD ANSI Physical Location: Davison, 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
39.42	39.42	39.42	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	39.42	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	15.7	127	0.00
SOYBEANS	19.8	28	0.00
Total Base Acres:	35.5		

Owners: WEISS, ANNA
 Other Producers:

NOT TO SCALE

NO WET
INV

63.9

W

66.3

76.1
T-1730

11-2
A-B

80.5
T-516

29

90.0

119.7

9.5

8.6

5.0

18.8

101-60

39.8
T-1731

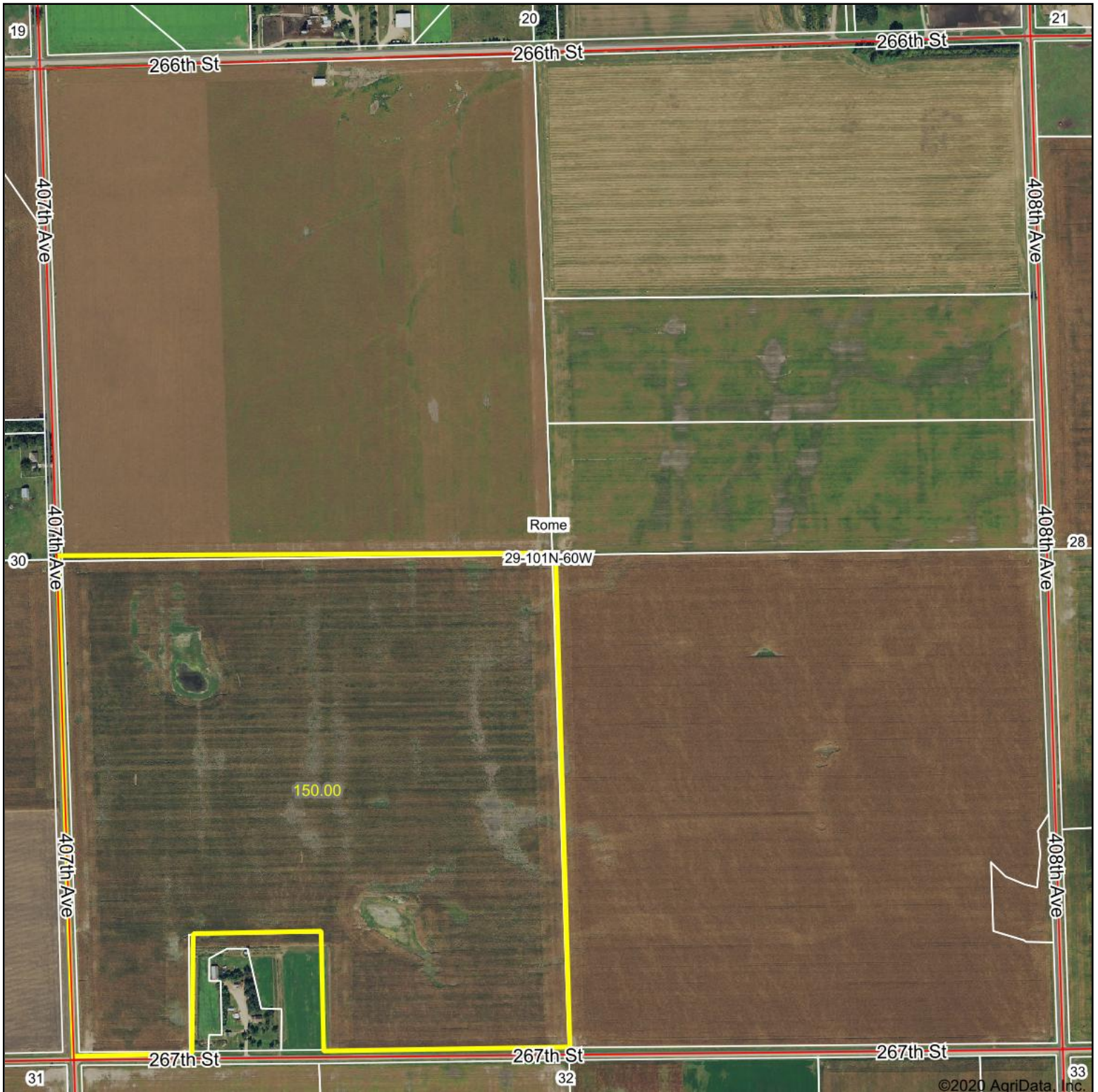
159.0
T-1151

60.2
T-474

31.3

13.8

Aerial Map

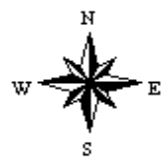


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Map Center: 43° 31' 13.7, -98° 3' 15.94



29-101N-60W
Davison County
South Dakota



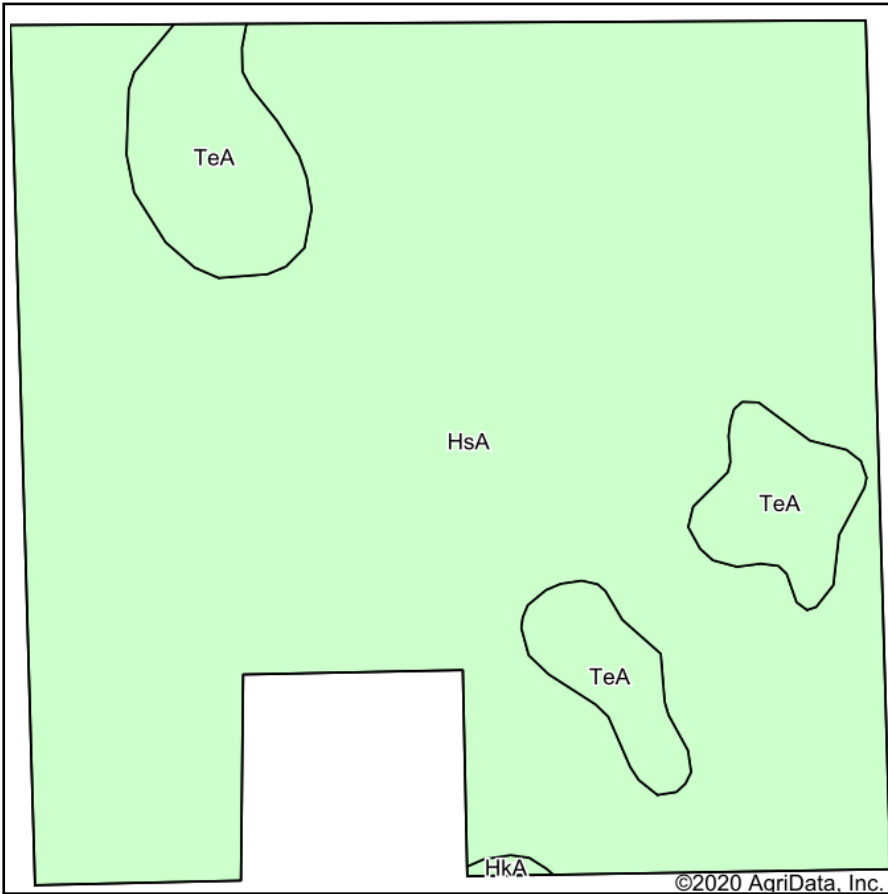
10/19/2020

Maps Provided By:

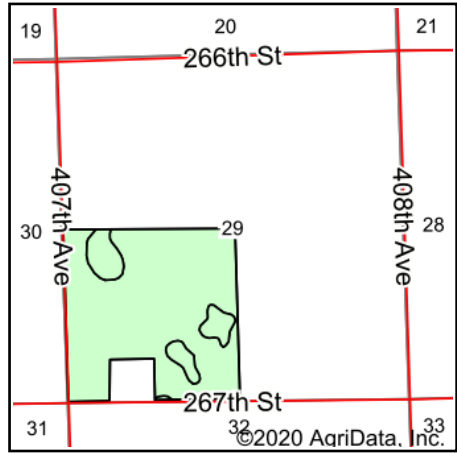
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Davison**
 Location: **29-101N-60W**
 Township: **Rome**
 Acres: **150**
 Date: **10/19/2020**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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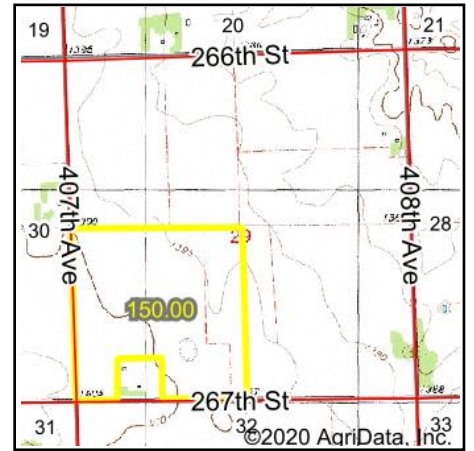
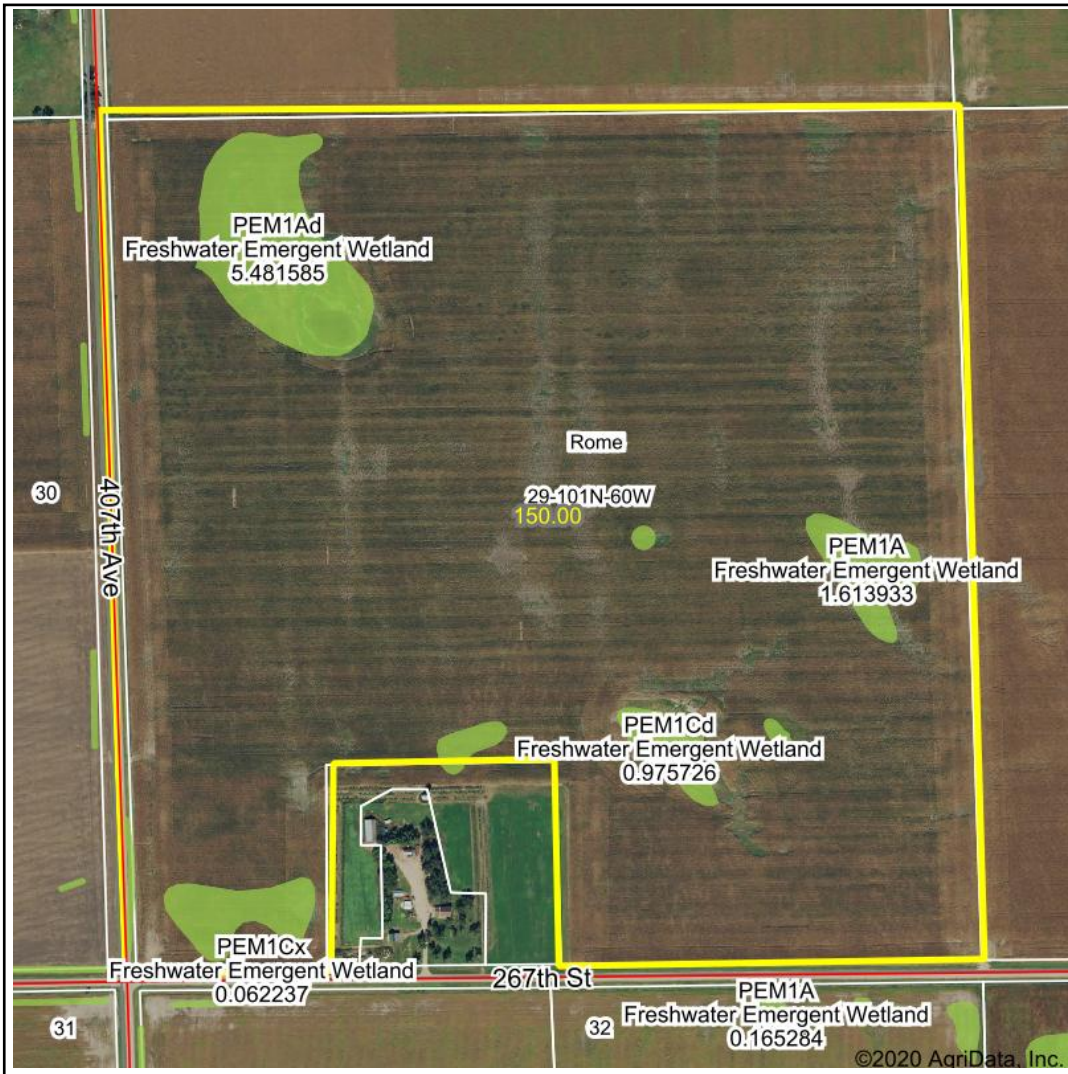


Area Symbol: SD035, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HsA	Houdek-Stickney complex, 0 to 2 percent slopes	133.89	89.3%	IIc	77
TeA	Tetonka silt loam, 0 to 1 percent slopes	15.83	10.6%	IVw	56
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	0.28	0.2%	IIc	88
Weighted Average					74.8

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

Wetlands Map



State: **South Dakota**
 Location: **29-101N-60W**
 County: **Davison**
 Township: **Rome**
 Date: **10/19/2020**



Maps Provided By:



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0ft 677ft 1353ft

Classification Code	Type	Acres
PEM1Ad	Freshwater Emergent Wetland	5.85
PEM1A	Freshwater Emergent Wetland	3.44
PEM1Cd	Freshwater Emergent Wetland	0.98
PEM1Cx	Freshwater Emergent Wetland	0.32
Total Acres		10.59

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Tract 2

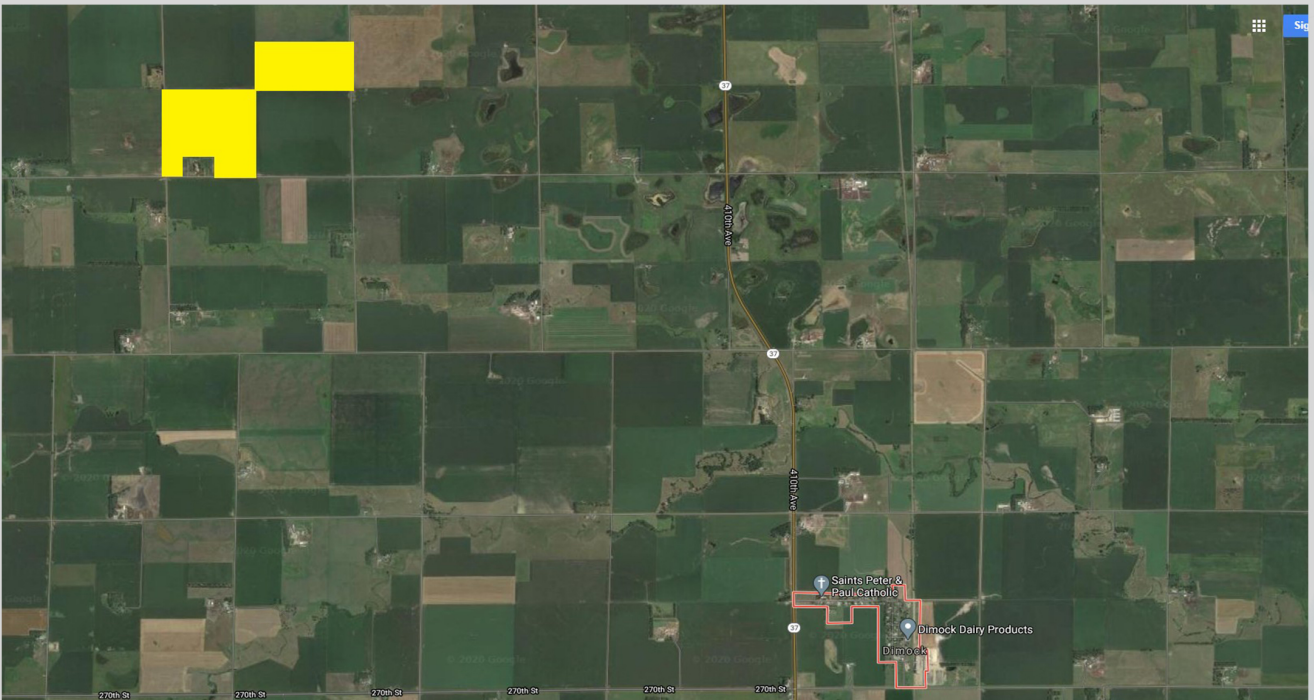


NOTES

Davison County Land

230 ACRES!

Auction will be held at the American
Legion Building - Main St, Parkston SD



TERMS: Cash Sale with a 15% downpayment the day of the sale and the balance on January 15, 2021. Title Insurance will be utilized with the cost split 50/50 between buyer and seller. A Warranty Deed will be provided. Possession granted upon final settlement for the 2021 crop year. All 2019 & 2020 RE Taxes paid by the seller. Sold subject to confirmation by the POA. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction. Sorry no buyer brokerage offered on this auction. For pictures, drone footage and info packet, visit our website at wiemanauction.com or call 800-251-3111 and we will send one to you.

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