

# AUCTION

TUESDAY OCTOBER 29<sup>TH</sup> AT 10:30 AM

**160 ACRES TAYLOR TOWNSHIP,  
HANSON COUNTY, SD LAND  
TILLABLE AND CRP NEAR EMERY SD**

Owner:

ROBERT AND JOANN  
WEBER FAMILY TRUST AND  
WEBER PROPERTIES LLC



208 N Broadway, Marion SD  
*web:* [wiemanauction.com](http://wiemanauction.com)

*phone:* 800-251-3111  
*fax:* 605-648-3102

***"WE SELL THE EARTH AND EVERYTHING ON IT!"***

**AT AUCTION**  
**160 ACRES TAYLOR TOWNSHIP, HANSON COUNTY, SD LAND**  
**TILLABLE AND CRP NEAR EMERY SD**

To be held at the land site located from Emery SD (west edge), go 2 South on 429 Ave (Oil Road) then 2 ½ West on 263 St (North side of road) on

**TUESDAY, OCTOBER 29<sup>TH</sup> 10:30 AM**

**REAL ESTATE**

Consists of 160 Acres of Bare Land that has approximately 150.05 acres of tillable land and the balance in old building site, waterway, low ground and road right of way. The topography is mostly level to gently rolling. At present time, the south 80 has 28 acres in CRP until September 30, 2017 and pays \$88.79 per acre or \$2486. annual payment with yearly taxes of \$886.28. The north 80 has 22 acres in the CRP program until September 30, 2017 and pays \$95.88 per acre or \$2109. annual payment and yearly taxes of \$993.16, and is in the Bridgewater-Emery School District.

According to Agri Data Inc., this farm has a weighted productivity rating of 68 with predominate soils including: HmB – Henkin Fine Sandy Loam, CdB – Clarno Loams, CeB - Clarno-Davison Loams, HaB - Hand Loams. It appears that with work (after the CRP contract is up) this tract could be made mostly all tillable! This tract has been owned by the Weber family since the 1950's.

If you are a Sportsman – Hunter, check out this great tract which is home to pheasants, deer and other wildlife, and neighbors other wildlife land. FARMERS – INVESTORS – HUNTERS - check this land tract out! For an informational auction packet call our office at 800-251-3111 or visit [www.wiemanauktion.com](http://www.wiemanauktion.com)

**LEGAL DESCRIPTION:** SW ¼ of Section 4-101-57 (Taylor Township), Hanson County, South Dakota

**TERMS:** Cash Sale with 15% downpayment on sale day and the balance on December 16, 2013. Full possession for 2014 crop year. Warranty title to be given and owner's title insurance will be used. The sellers to pay the 2013 taxes due in 2014. Sold subject to any easements or restrictions of record. Sold subject to the owner's confirmation! Come prepared to buy! Wieman Land & Auction Co., Inc. is working for the sellers. For Information Call, Bob Weber 605-449-4210

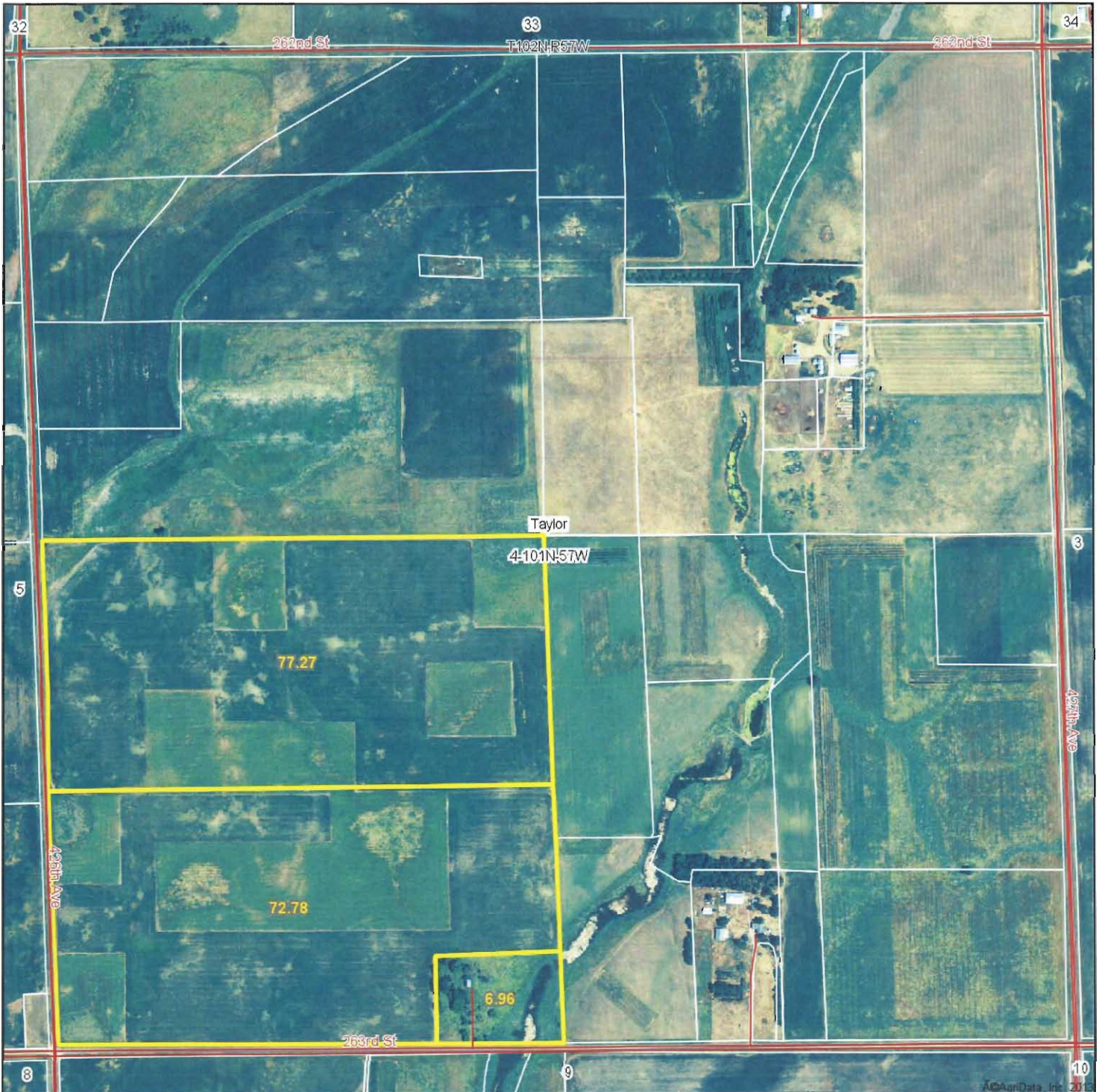
**ROBERT AND JOANN WEBER FAMILY TRUST AND**  
**WEBER PROPERTIES LLC, OWNERS**

Wieman Land & Auction Co., Inc.  
Gary and Rich Wieman, Brokers  
Kevin, Mike & Derek Wieman and  
Ron Leitheiser, Assoc. Brokers  
800-251-3111 Marion SD

Dale Strasser  
Closing Attorney  
Freeman SD  
605-925-7745



# Aerial Map



Maps provided by:



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www.AgriDataInc.com

**4-101N-57W**  
**Hanson County**  
**South Dakota**

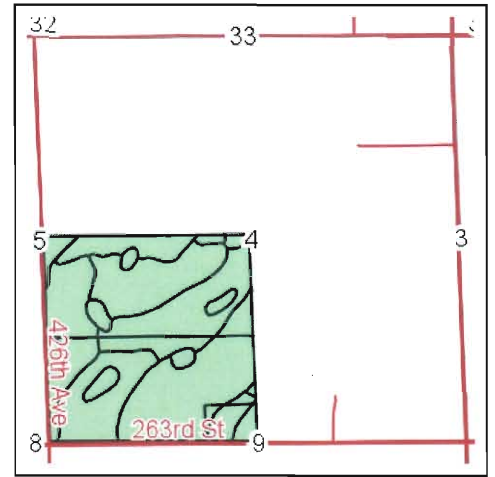
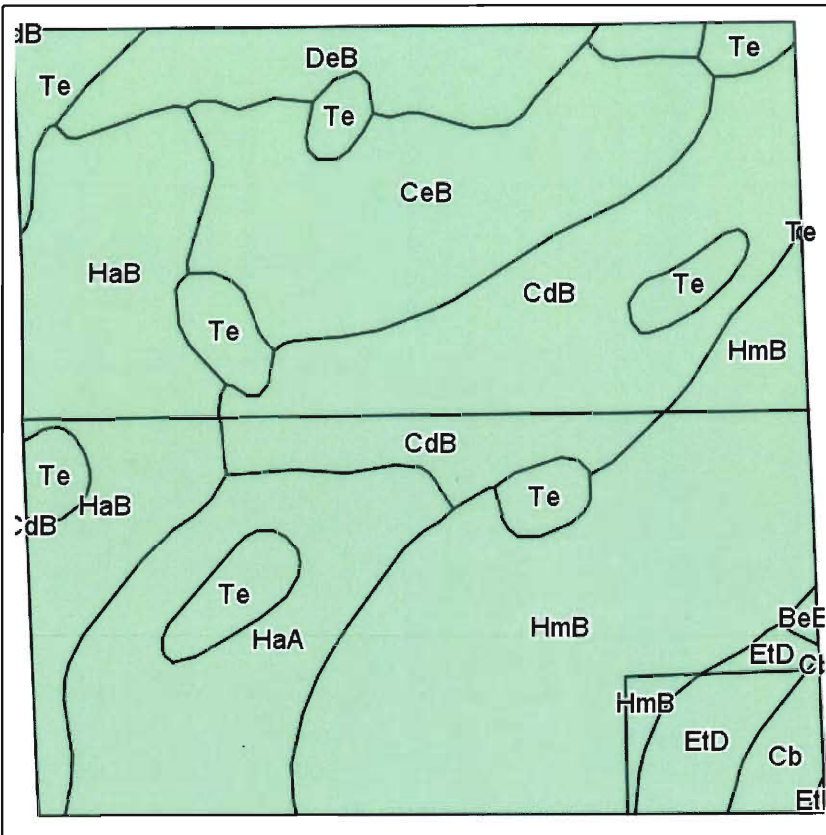
map center: 43° 34' 46.04, 97° 40' 38.32  
scale: 8538



9/23/2013

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

# Soils Map



State: **South Dakota**  
 County: **Hanson**  
 Location: **4-101N-57W**  
 Township: **Taylor**  
 Acres: **157.01**  
 Date: **9/23/2013**



Maps provided by:



©AgriData, Inc 2013  
 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.  
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans	
HmB	Henkin fine sandy loam, 2 to 6 percent slopes	37.76	24.0%	IIIe		55	2.3	54	42	52	18	
CdB	Clarno loam, 3 to 6 percent slopes	27.30	17.4%	IIe	IIIe	81	3.1	72	54	75	27	
CeB	Clarno-Davison loams, 2 to 4 percent slopes	22.12	14.1%	IIe	IIIe	79	3.1	72	54	75	27	
HaB	Hand loam, 3 to 6 percent slopes	21.09	13.4%	IIe		79	3.1	75	59	72		
HaA	Hand loam, 0 to 3 percent slopes	18.84	12.0%	IIc		84	3.1	77	60	76		
Te	Tetonka silty clay loam	13.05	8.3%	IVw		58						
DeB	Delmont loam, 3 to 6 percent slopes	9.75	6.2%	IVe		40	1.6	32	25	39	13	
EtD	Ethan-Betts loams, 9 to 15 percent slopes	4.59	2.9%	VIe		36						
Cb	Chaska silt loam, channeled	2.22	1.4%	VIw		35						
BeE	Betts and Ethan loams, 15 to 40 percent slopes	0.29	0.2%	VIIe		14						
<b>Weighted Average</b>							<b>68</b>	<b>2.4</b>	<b>56.9</b>	<b>43.8</b>	<b>57.3</b>	<b>13.6</b>



This form is available electronically.

<b>CRP-1</b> (03-26-04)  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>  <small>NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.</small>	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 46-061	2. SIGN-UP NUMBER 31
		3. CONTRACT NUMBER 345B	4. ACRES FOR ENROLLMENT 22.0
7. COUNTY OFFICE ADDRESS (Include Zip Code):  Davison-Hanson County FSA Office 1820 North Kimball Suite A Mitchell SD 57301-6100  TELEPHONE NUMBER (Include Area Code): (605) 996-1564	5. FARM NUMBER 3327	6. TRACT NUMBER(S) 9124	8. OFFER (Select one)  GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>
		9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 11-01-2006 09-30-2017	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre	\$	95.88	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment	\$	2,109.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$	1,930.00	9124	1	CP27	5.5	463
(Item 10C applicable only to continuous signup when the first year payment is prorated.)			9124	1	CP28	16.5	694

**12. PARTICIPANTS**

A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): Weber Properties LLC 3205 Hillview Rd. Spearfish SD 57783-6012	(2) SHARE 100%	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <i>By Michael P. ...</i> (If more than three individuals are signing, continue on attachment.)	DATE (MM-DD-YYYY) 4-23-2010
B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE	DATE (MM-DD-YYYY)
C(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE	DATE (MM-DD-YYYY)

13. CCC USE ONLY - Payments according to the shares are approved.	A. SIGNATURE OF CCC REPRESENTATIVE <i>Delmar D. Muella</i>	B. DATE (MM-DD-YYYY) 5-4-10
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**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, D. C. 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

# Conservation Plan Map

Date: 4/25/2006

Customer(s): MYRON D WEBER  
District: HANSON COUNTY CONSERVATION DISTRICT  
Approximate Acres: 77.2  
Legal Description: SW4 4 - 101 - 57

Field Office: MITCHELL SERVICE CENTER  
Agency: NRCS  
Assisted By: Clarimer Hernández-Vargas



## Legend



Consplan



This form is available electronically.

<b>CRP-1</b> (02-04-03)  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>  <small>NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.</small>	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 46-061	2. SIGN-UP NUMBER 31
	7. COUNTY OFFICE ADDRESS (Include Zip Code):  Davison-Hanson County FSA Office 1820 North Kimball - Suite A Mitchell, SD 57301-1114		3. CONTRACT NUMBER 344	4. ACRES FOR ENROLLMENT 28.0
TELEPHONE NUMBER (Include Area Code): (605) 996-1564		5. FARM NUMBER 2508	6. TRACT NUMBER(S) 9125	
		8. OFFER (Select one)  GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 11/01/06 9-30-2017	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "Owner", "Operator", and "Tenant", respectively) on the farm identified above. The undersigned person or persons may hereafter collectively be referred to as "the Participant". The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto, CRP-201, CRP-202, if applicable; and, if applicable, CRP-15.

COPY

10A. Rental Rate Per Acre	\$	88.79	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment	\$	2,486.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$		9125	1	CP27	7.0	588
(Item 10C applicable only to continuous signup when the first year payment is prorated.)			9125	1	CP28	21.0	882

12. OWNERS, OPERATORS, AND TENANTS		
A(1). OPERATOR NAME AND ADDRESS (Include Zip Code):	(2) SHARE	(3) SOCIAL SECURITY NUMBER:
	%	(4) SIGNATURE
		DATE (MM-DD-YYYY)
B(1). OWNER NAME AND ADDRESS (Include Zip Code): Robert Weber 130 S 7th St. Emery SD 57332-2116	(2) SHARE 100 %	(3) SOCIAL SECURITY NUMBER:
		(4) SIGNATURE <i>RE Weber</i>
		DATE (MM-DD-YYYY) 5-15-06
C(1). NAME AND ADDRESS (Include Zip Code):	(2) SHARE	(3) SOCIAL SECURITY NUMBER:
	%	(4) SIGNATURE
		DATE (MM-DD-YYYY)

13. CCC USE ONLY - Payments according to the shares are approved.	A. SIGNATURE OF CCC REPRESENTATIVE <i>Delmar J Mueller</i>	B. DATE (MM-DD-YYYY) 5-18-06
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**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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Original - County Office Copy     
  Owner's Copy     
  Operator's Copy

# Conservation Plan Map

Date: 4/25/2006

Customer(s): ROBERT E WEBER  
District: HANSON COUNTY CONSERVATION DISTRICT  
Approximate Acres: 72.7  
Legal Description: SW4 4 - 101N - 57W

Field Office: MITCHELL SERVICE CENTER  
Agency: NRCS  
Assisted By: Clarimer Hernández-Vargas



## Legend



Consplan

