

TURNER COUNTY LAND AUCTION

80 ACRES - OFFERED IN THREE TRACTS

FRIDAY, FEBRUARY 22ND 2013 - 1:30 PM

HELD AT THE WIEMAN AUCTION FACILITY AT 44628 SD HWY 44, MARION SD



**Owners:
Heirs Of Christina Davis**



LAND & AUCTION

Phone: 1-800-251-3111

www.wiemanauktion.com

"We sell the earth and everything on it!"

**80 ACRES TURNER COUNTY LAND
AUCTION**

We will offer the following land at auction at the Wieman Auction Facility located from Marion SD, 1 South and ½ West on

FRIDAY, FEBRUARY 22 1:30 PM

To be offered in 3 Tracts (63 Acres Farmland - 17 Acre Acreage w/ Buildings – and 80 Acre Combination Unit) land located from Parker Steakhouse, ½ East and 1 South

80 ACRES IMPROVED

This tract consists of 80 Acres (more or less) farm land with building site and improvements. It has 46.44 acres tillable, 12.8 acres in CRP until 9-2015 receiving \$ 79.40 per acre and the balance in pasture/building site. The building site includes an older 1 ½ story home, older barn, 50' x 74' Open Front Machine Shed, 28' x 36' Shop w/ 18' x 12' Overhead Door and 30' x 40' Open Front Hog Building, several other older buildings, Sioux 14,000 Bu Grain Dryer Bin, Behlen 9,600 Bu Grain Storage Bin, small Grain Bin, several wooden grain bins, TM Rural Water and a nice shelterbelt. The predominate soil types are Clarno-Ethan Loam and Clarno-Bonilla Loam and has a productivity index rating of 63.9. The annual real estate taxes are \$1,691.26. Potential buyers are invited to view the land at their convenience and to view buildings call Wieman Land & Auction Co. 800-251-3111 or 605-648-3111. This is an excellent opportunity to acquire an acreage with choice location and a perfect spot for a new home and land for investment, please check it out.

LEGAL: The N ½ of the NW ¼ of Section 28-99-53, Turner County, South Dakota

TERMS: Cash Sale with 15% downpayment the day of the sale and the balance on or before April 1, 2013. Warranty Deed will be provided and title insurance will be utilized and cost split 50/50 between buyer and seller. Full Possession of land for 2013 Crop Year and possession of building site on or before May 1, 2013. If property is sold in two tracts, it is subject to being surveyed. Seller will pay all 2012 RE Taxes due in 2013. Sold subject to confirmation by the owners. Wieman Land & Auction Co. is representing the sellers in this transaction.

**HEIRS OF CHRISTINA DAVIS, OWNERS
JAMES DAVIS & RICHARD DAVIS**

Wieman Land & Auction Co., Inc.
Marion SD 800-251-3111
Gary and Rich Wieman, Brokers
Website: www.wiemanauktion.com

Aerial Map



Maps provided by:



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www.AgriDataInc.com

28-99N-53W
Turner County
South Dakota

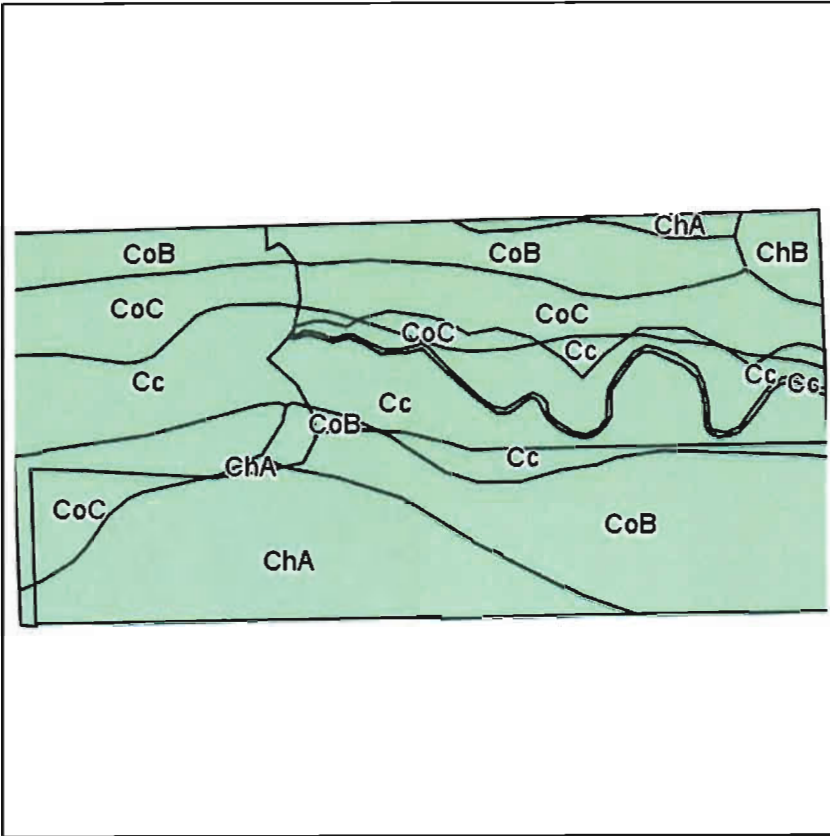
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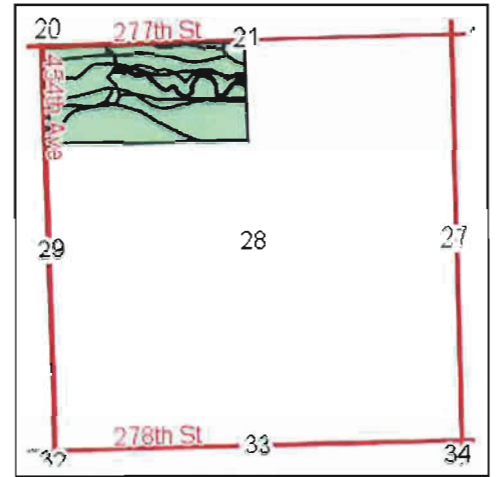


1/28/2013

Soils Map



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



State: **South Dakota**
County: **Turner**
Location: **28-99N-53W**
Township: **Parker**
Acres: **77.1**
Date: **1/28/2013**



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
CoB	Clarno-Ethan loams, 2 to 6 percent slopes	22.8	29.6%	Ile	76	3.4	42	68	7.9	40	52	26	33
Cc	Chaska loam, channeled	20.8	27.0%	Vlw	35	0.5	9	35	4.1	21	11	14	5
CoC	Clarno-Ethan loams, 5 to 9 percent slopes	16.9	21.9%	IIle	60	3	35	55	6.3	32	44	21	28
ChA	Clarno-Bonilla loams, 0 to 2 percent slopes	15.1	19.5%	IIc	88	4	48	82	9.5	48	61	32	39
ChB	Clarno-Bonilla loams, 1 to 6 percent slopes	1.5	2.0%	IIc	83	3.8	45	76	8.8	44	57	30	36
Weighted Average					63.9	2.7	32.8	59.1	6.9	34.8	41	22.9	25.6



United States Department of Agriculture
Farm Service Agency

September 16, 2011

PLSS: 28_99N_53W
Farm: 8021

Turner County, SD

1:8,813



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

Common Land Units

//// Non Cropland

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

2008 Ortho-Photography - Not to Scale

South Dakota
 Turner
 Report ID: FSA-156EZ

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

FARM: 8021
 Prepared: 1/16/13 9:12 AM
 Crop Year: 2013
 Page: 4 of 4

Tract Number: 4186 **Description:** NNW 28 99 53
BIA Range Unit Number:
HEL Status: Classified as not HEL
Wetland Status: Tract contains a wetland or farmed wetland
WL Violations: None

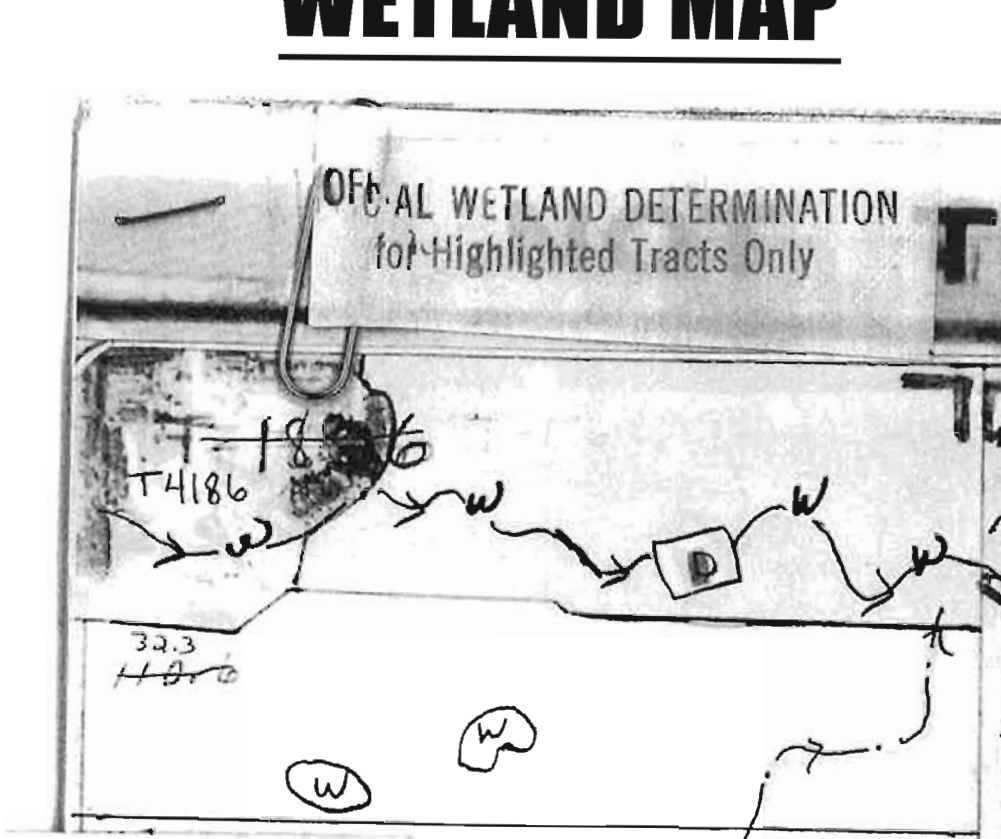
**FAV/WR
 History**
 N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
77.1	46.5	46.5	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	46.5	0.0	12.8		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	15.9	129	129	0.0
SOYBEANS	13.6	34	34	0.0
Total Base Acres:	29.5			

Owners: CHRISTINA DAVIS
Other Producers: None

WETLAND MAP



CRP-1
(03-26-04)

U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

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.

7. COUNTY OFFICE ADDRESS (Include Zip Code):

Turner County FSA Office
Box 159
Parker, SD 57053

TELEPHONE NUMBER (Include Area Code): 605 297 5564

1. ST. & CO CODE & ADMIN. LOCATION 46 125 2	2. SIGN-UP NUMBER 30
3. CONTRACT NUMBER 506A	4. ACRES FOR ENROLLMENT 12.8
5. FARM NUMBER 4316 8021	6. TRACT NUMBER(S) 4186
8. OFFER (Select one) GENERAL ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 11 1 2004 TO: (MM-DD-YYYY) 09 30 2015

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 \$ 79.40	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment \$ 10,160.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment \$ 929.00	4186		CP30	12.8	0
(Item 10C applicable only to continuous signup when the first year payment is prorated.)					

12. PARTICIPANTS

A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): James J Davis 45557 277th St Parker, SD 57053	(2) SHARE 100	(3) SOCIAL SECURITY NUMBER: %	(4) SIGNATURE James J Davis	DATE (MM-DD-YYYY) 9-23-04
B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): Christina Davis % Tieszen Home Marion, SD 57043	(2) SHARE 0	(3) SOCIAL SECURITY NUMBER: %	(4) SIGNATURE See attached	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 Denny Fured John Joseph	B. DATE (MM-DD-YYYY) 3/25/2010 10-26-04
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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 114m; 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, 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.

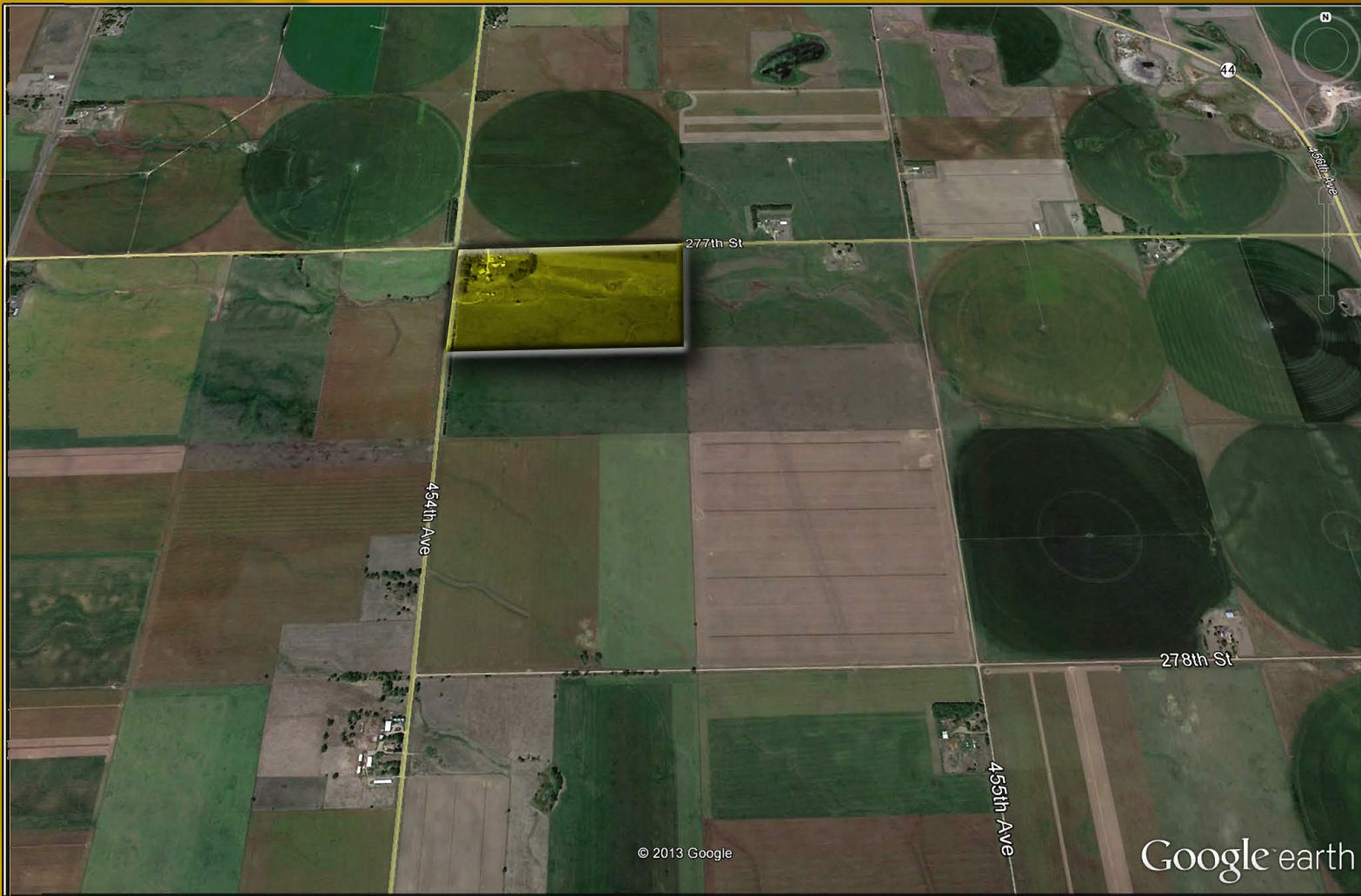
Original - County Office Copy Owner's Copy Operator's Copy

12.8 x 10.00 x 10 = 1280.00
D.S. 10-26-04
00089901
10/26/04

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