

AUCTION

THURSDAY OCTOBER 3RD AT 10:00 AM

520 ACRES MC COOK – HANSON HUTCHINSON COUNTY LAND



Owner:

KATY GLANZER ESTATE

Rosella Glanzer,

Personal Representative



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**520 ACRES MC COOK – HANSON – HUTCHINSON COUNTY LAND
AUCTION**

In order to settle the Katy Glanzer Estate, we will offer the following land at auction. The auction will be held at the Wieman Auction Facility located 1 South & ½ West of Marion SD on:

THURSDAY, OCT. 3RD 10:00 AM

TRACT # 1 80 ACRES MC COOK COUNTY

Tract # 1 is located from Bridgewater SD 1 ½ East on Hwy 42, 2 South on 437th Ave. and ¼ East. This tract consists of 80 (+ or -) acres of unimproved farm land. The FSA office reports that it has 77.08 acres tillable and the balance in road right of way and trees. The predominate soil types are Crossplain-Clarno Complex and Tetonka Silt Loam and it has a productivity index rating of 75.9. This is a choice-desirable tract of land that would make an excellent add on unit for farmer or investor. The annual real estate taxes are \$ 1,522.32.

LEGAL: The E ½ of the NW ¼ of Section 32-101-55, McCook County SD

TRACT # 2 153.67 ACRES MC COOK COUNTY

Tract # 2 is located from Bridgewater SD 5 miles West on Hwy 42 South Side

This tract consists of a highly productive 153.67 (+ or -) acres of farm land. The FSA office indicated that this parcel has 143.29 acres tillable and the balance in old building site with older barn, trees, low ground and road right of way. The predominate soil types are Hand-Bonilla Loams, Clarno-Bonilla Loams, Crossplain Clay Loam and Tetonka-Canisteo Complex and it has a productivity index rating of 80.7. This is a choice tract that can be improved upon. The annual real estate taxes are \$ 2,922.66.

LEGAL: Government Lots 1 & 2 and SE ¼ of the NW ¼ and the NE ¼ of the NW ¼ of Section 19-101-56 McCook County SD

TRACT # 3 145.86 ACRES HANSON COUNTY

Tract # 3 is located from Bridgewater SD 5 ½ miles West on Hwy 42 (Just NW of Tract # 2)

This tract consists of 145.86 (+ or -) acres of unimproved farm land. The FSA office reports that it has 129.26 acres under cultivation and the balance in pasture, trees and road right of way. It layes generally level and borders Hwy 42 the acreage in the SE corner is not included. The predominate soil types are Clarno Loam, Tetonka Silty Clay Loam, Hand Loam, Enet Loam and it has a productivity index rating of 77.1. The annual real estate taxes are \$ 1,986.28.

LEGAL: The SE ¼ Less the East 643' of the South 771' and Lot H-1 in Section 13-101-57 Hanson County SD

TRACT # 4 80 ACRES HANSON COUNTY SD

Tract # 4 is located from Alexandria SD 10 miles South on 421 Ave. and ¾ East on 268th Street or from (Jct of Hwy 42 and 421st go 3 South and ¾ East)

This tract consists of 80 (+ or -) acres of unimproved farm land. The FSA office indicated that it has 68 acres tillable and the balance in wetlands and road right of way. The predominate soil types are Clarno-Davison Loams, Clarno Loam, Tetonka Silty Clay Loam, Hand-Davison Loams and it has a productivity index rating of 76. This land layes level to gently rolling with the possibilities of improving farm ability by ditching and tilling. The annual real estate taxes are \$ 997.44.

LEGAL: The SE ¼ of the SE ¼ and the NE ¼ of the SE ¼ of Section 34-101-58 Hanson County SD

TRACT # 5 59.14 ACRES HUTCHINSON COUNTY SD

Tract # 5 is located from Emery SD 7 South on 430th Ave. and ¼ East on 268th (Jct Hwy 42 & 430th Ave. go 3 South & ¼ East) or from Clayton SD 4 North & 2 East

This tract consists of 59.14 (+ or -) acres of unimproved farm land. The FSA office tells us that it has 57.36 acres crop land and the balance in ditches and road right of way. This parcel layes generally very level and has an excellent crop on it. The predominate soil types are Clarno Loam, Clarno-Davison Loams, Hand Loam, Tetonka Silty Clay Loam and it has a productivity index rating of 76. The annual real estate taxes are \$839.84.

LEGAL: Government Lot 4 (AKA: W ½ NW ¼) of Section 8-100-57 Hutchinson County SD

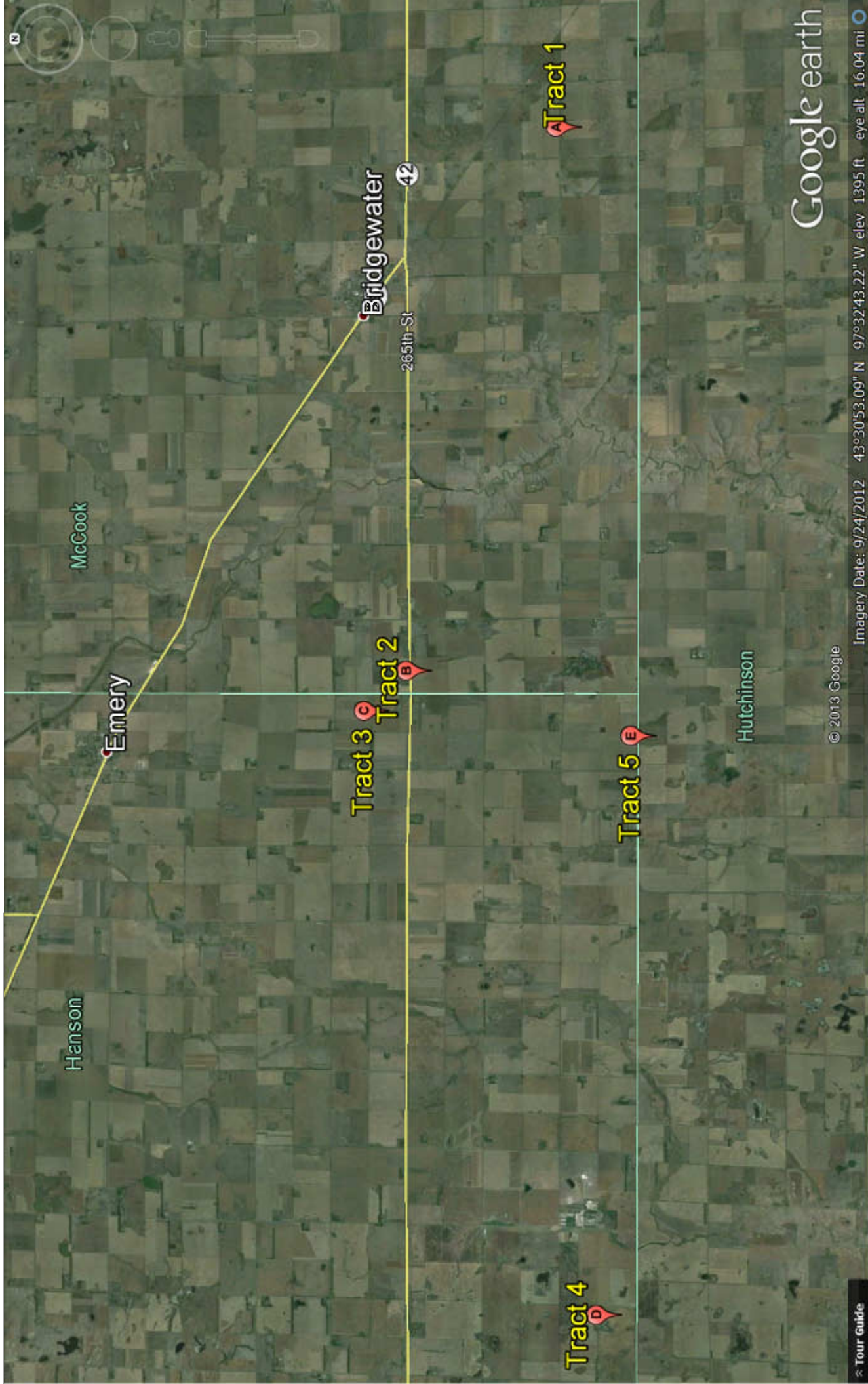
TERMS: Cash Sale with 15% down payment per tract the day of sale and the balance on Jan.6, 2014. Title insurance will be utilized with cost split 50/50 between buyer and seller and a Personal representatives Deed will be provided. Full possession for 2014 crop year granted upon final settlcmnt. Estate will pay all 2012 & 2013 RE Taxes. Buyer will be responsible for 2014 RE Taxes. Sold subject to confirmation by the Personal Representative. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

Auctioneers Note: This is your opportunity to acquire quality land in 3 counties. Make plans to attend this auction. Visit our website www.wiemanauktion.com for buyer's info packet or call 800-251-3111 and we will send you one. We invite you to examine this land at your convenience.

**KATY GLANZER ESTATE
Rosella Glanzer, Personal Representative**

Wieman Land & Auction Co., Inc.
Marion SD 800-251-3111
Richard & Gary Wieman, Brokers
Kevin, Mike & Derek Wieman and Ron Leitheiser, Assoc. Brokers
Website: www.wiemanauktion.com

Kenneth D. Bertsch
Menno SD 605-387-5658
Attorney for Estate
Closing Agent



Hanson

McCook

Emery

Tract 3

Tract 2

Bridgewater

42

265th St

Tract 1

Tract 4

Tract 5

Hutchinson

Google earth

© 2013 Google

Imagery Date: 9/24/2012 43°30'53.09" N 97°32'43.22" W elev. 1395 ft eye alt. 16.04 mi

Tour Guide

Aerial Map



Maps provided by:



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32-101N-55W
McCook County
South Dakota

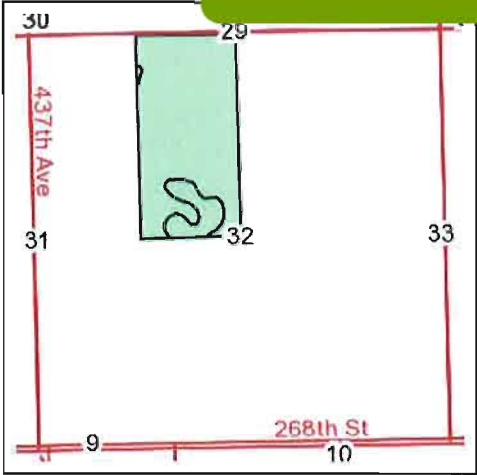
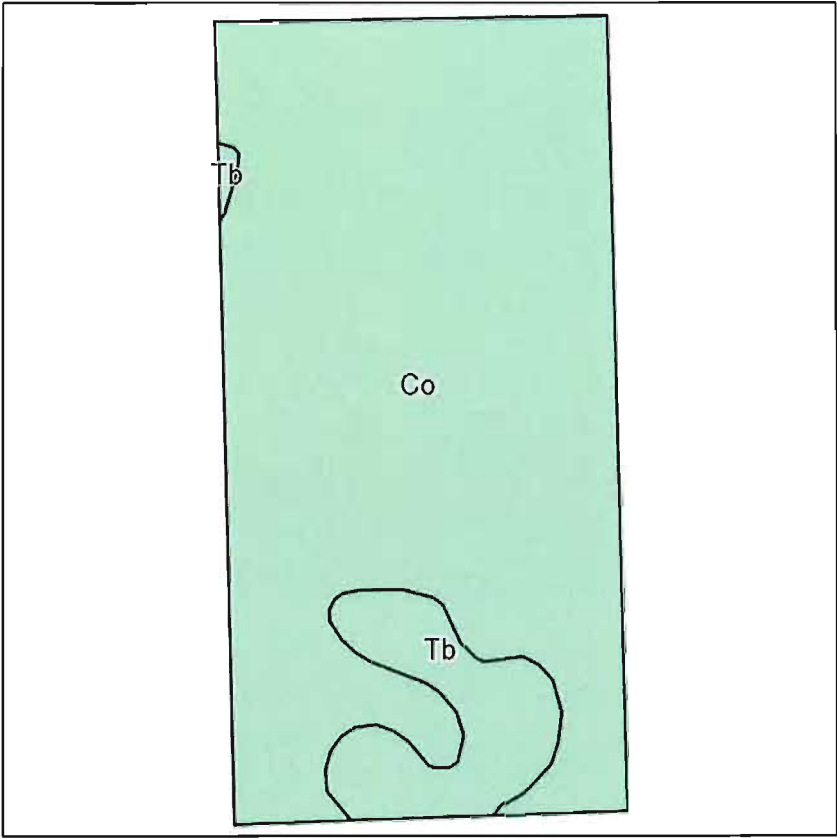
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scale: 8697



8/27/2013

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: **McCook**
 Location: **32-101N-55W**
 Township: **Union**
 Acres: **77.08**
 Date: **8/27/2013**



Maps provided by:



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	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
Co	Crossplain-Clarno complex	68.89	89.4%	IIc	78	2.6	42	75	8.4	44	53	29	33
Tb	Tetonka silt loam	8.19	10.6%	IVw	58	0.5	17	52	5.9	31	21	21	8
Weighted Average					75.9	2.4	39.3	72.6	8.1	42.6	49.6	28.1	30.3



Abbreviated 156 Farm Record

State : SOUTH DAKOTA

Farm Number : 1294

County MCCOOK

Tract Number : 2224

Description : E14 E NW 32 101 55

FAV/WR History : No

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

Owners KATY GLANZER

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
77.08	77.08	77.08	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	77.08	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Oats	0.00	0.00	0.00	0	0
Corn	38.60	0.00	0.00	62	114
Soybeans	38.50	0.00	0.00	32	38
Barley	0.00	0.00	0.00	0	0

NOT TO SCALE

101-55

80.3 T639

A-5
T2224

T629W

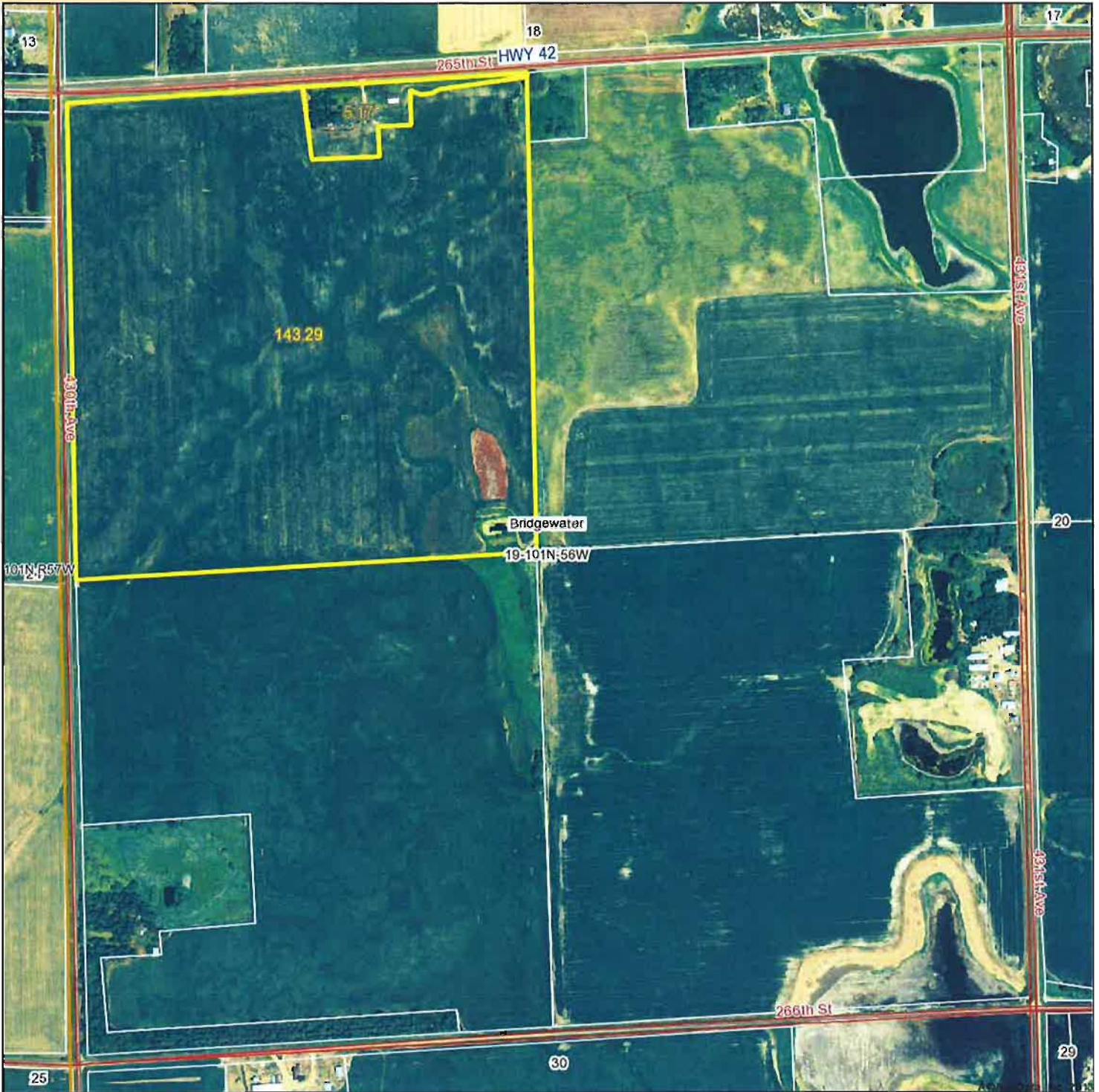


OFFICIAL WETLAND DETERMINATION
for Highlighted Tracts Only

101-55

HUTCHINSON

Aerial Map



map center: 43° 32' 8.66, 97° 35' 49.82

scale: 8927



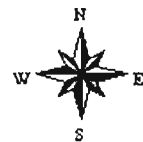
Maps provided by:



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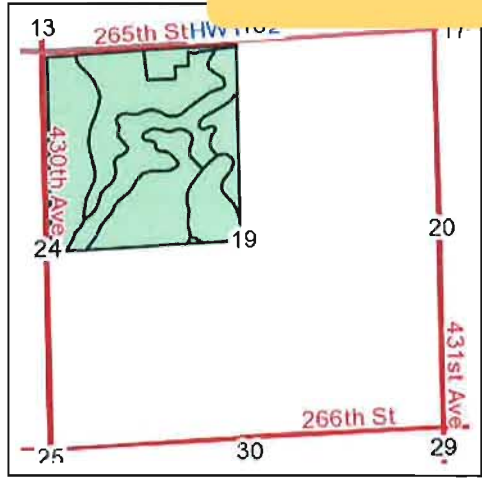
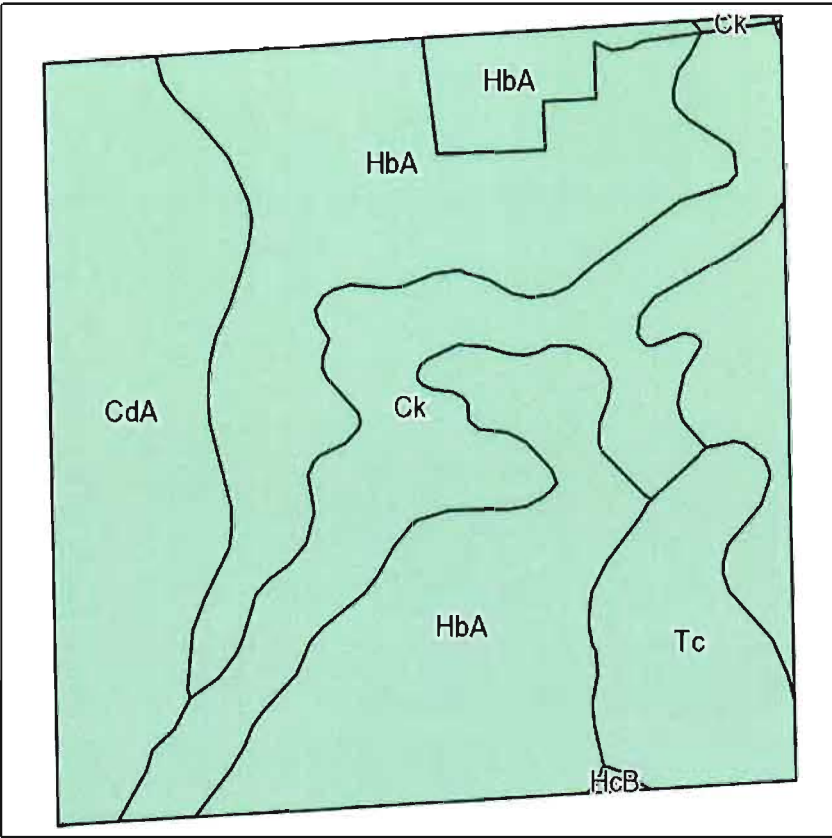
19-101N-56W
McCook County
South Dakota



8/27/2013

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: **McCook**
 Location: **19-101N-56W**
 Township: **Bridgewater**
 Acres: **148.46**
 Date: **8/27/2013**



Maps provided by:



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	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
HbA	Hand-Bonilla loams, 0 to 3 percent slopes	66.89	45.1%	IIc	85	3.7	50	82	9.1	47	63	32	39
CdA	Clarno-Bonilla loams, 0 to 3 percent slopes	39.11	26.3%	IIc	84	3.7	50	81	9.1	47	62	32	39
Ck	Crossplain clay loam	28.87	19.4%	IIw	77	1.8	37	73	8.1	42	46	28	28
Tc	Tetonka-Canisteo complex	13.37	9.0%	IIIw	58	1.3	25	60	6.7	35	31	22	15
HcB	Hand-Davison loams, 2 to 5 percent slopes	0.22	0.1%	Ile	70	3	42	69	7.7	40	52	26	33
Weighted Average					80.7	3.1	45.2	78	8.7	44.9	56.5	30.3	34.7

Abbreviated 156 Farm Record

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
	Transfer from McCook	

Farms Associated with Operator:
303, 2715, 3060

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
349.04	329.91	329.91	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	ACRE Contract
0.0	0.0	329.91	0.0	0.0			N	None

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	145.5	65	102	0.0
SOYBEANS	180.2	25	30	0.0
Total Base Acres:	325.7			

Tract Number: 42746 **Description:** NW 19-101-56 McCook

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History
N

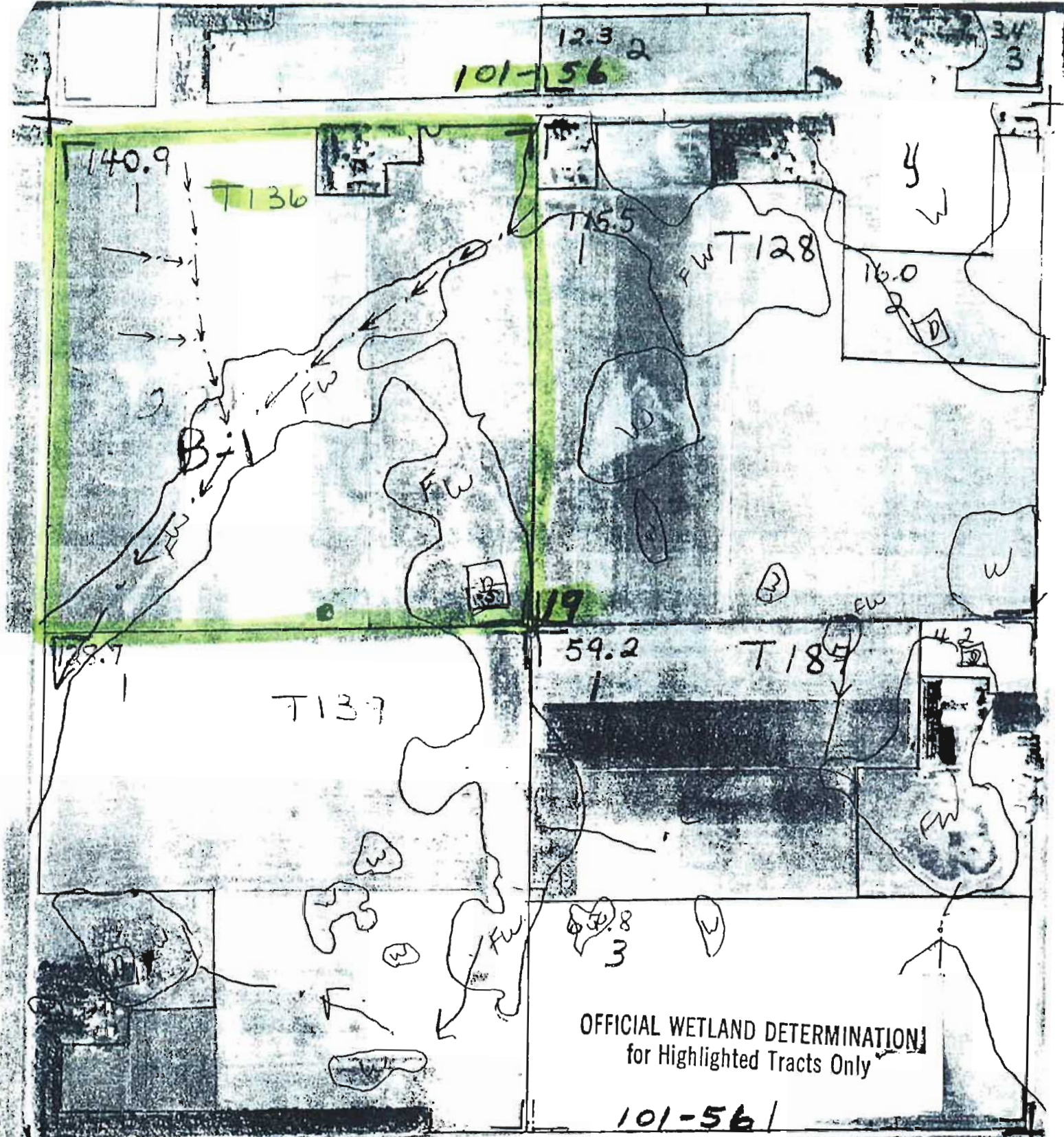
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
148.46	143.29	143.29	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	143.29	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	62.7	65	102	0.0
SOYBEANS	77.7	25	30	0.0
Total Base Acres:	140.4			

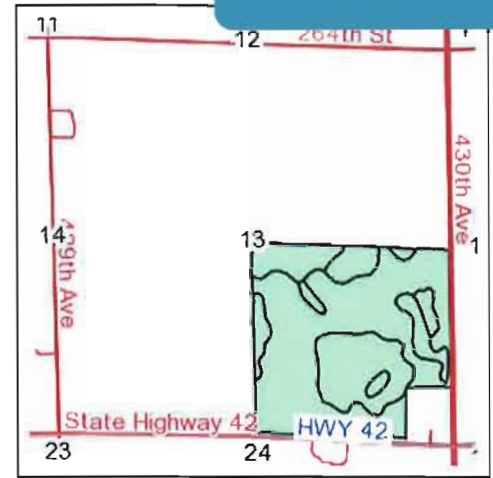
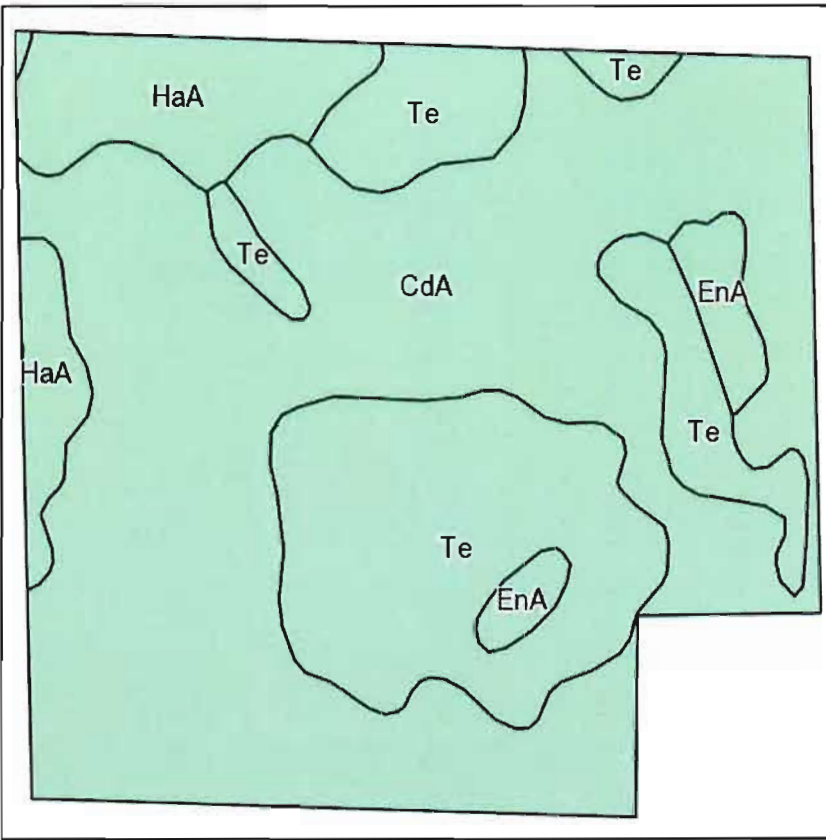
Owners: KATY GLANZER

Other Producers: GARY ZANTER

NOT TO SCALE



Soils Map



State: **South Dakota**
 County: **Hanson**
 Location: **13-101N-57W**
 Township: **Taylor**
 Acres: **142.76**
 Date: **8/27/2013**



Maps provided by:



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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	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
CdA	Clarno loam, 0 to 3 percent slopes	87.70	61.4%	IIc	85	3.1	76	59	76	28
Te	Tetonka silty clay loam	37.63	26.4%	IVw	58					
HaA	Hand loam, 0 to 3 percent slopes	13.52	9.5%	IIc	84	3.1	77	60	76	
EnA	Enet loam, 0 to 2 percent slopes	3.91	2.7%	IIIc	59	2.5	54	41	62	27
Weighted Average					77.1	2.3	55.5	43	55.6	17.9

Hutchinson

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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: 42748 Description: SE 13 101 57 McCook

FAV/WR
History

BIA Range Unit Number:

N

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

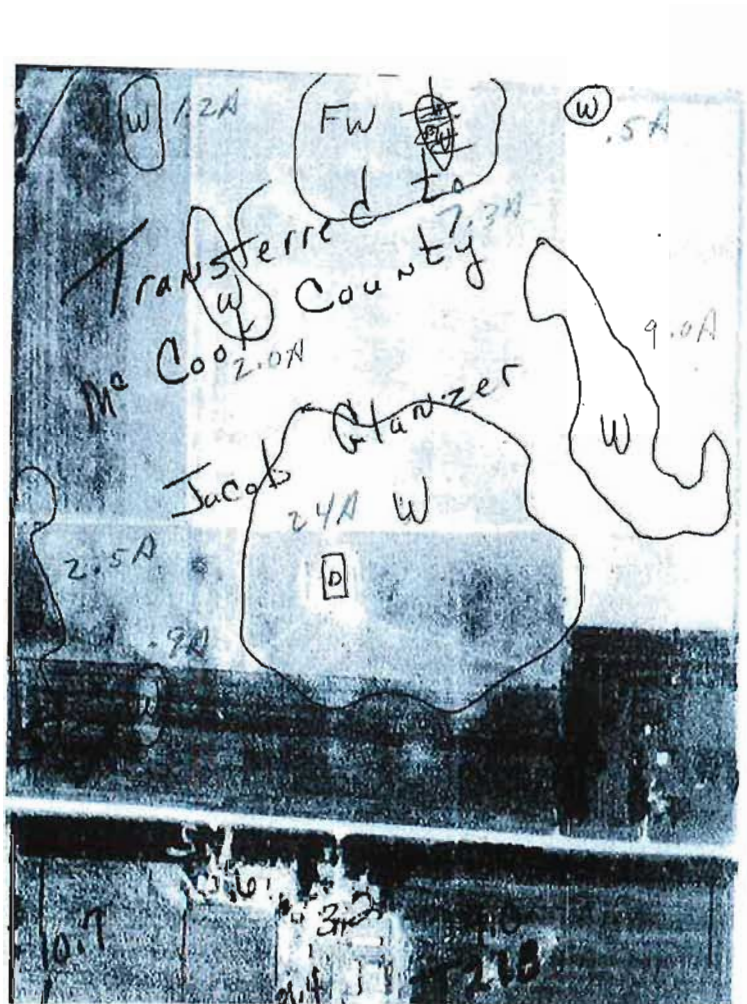
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
143.22	129.26	129.26	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	129.26	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	57.3	65	102	0.0
SOYBEANS	70.9	25	30	0.0
Total Base Acres:	128.2			

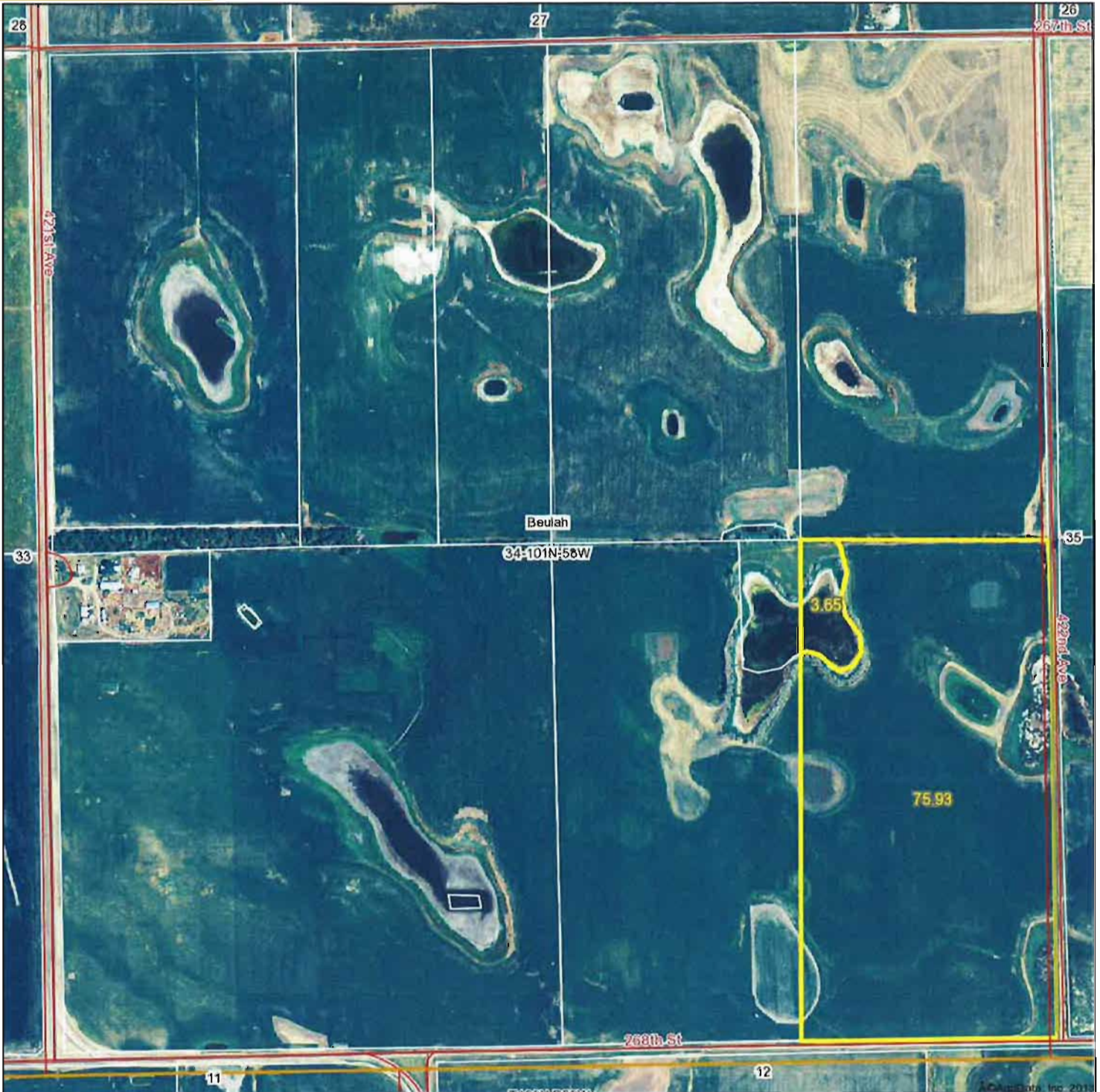
Owners: KATY GLANZER

Other Producers: GARY ZANTER

WETLANDS MAP



Aerial Map



Maps provided by:



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34-101N-58W
Hanson County
South Dakota

map center: 43° 30' 25.4, 97° 46' 34.52

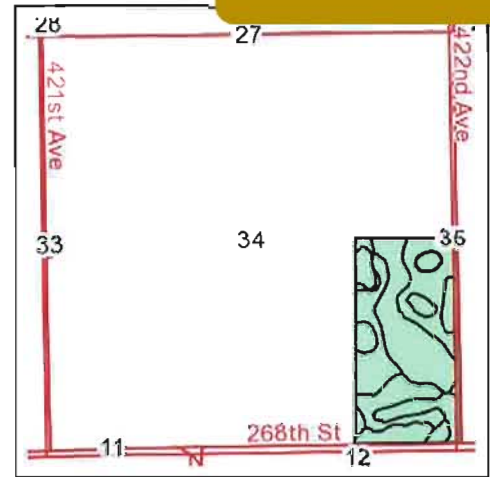
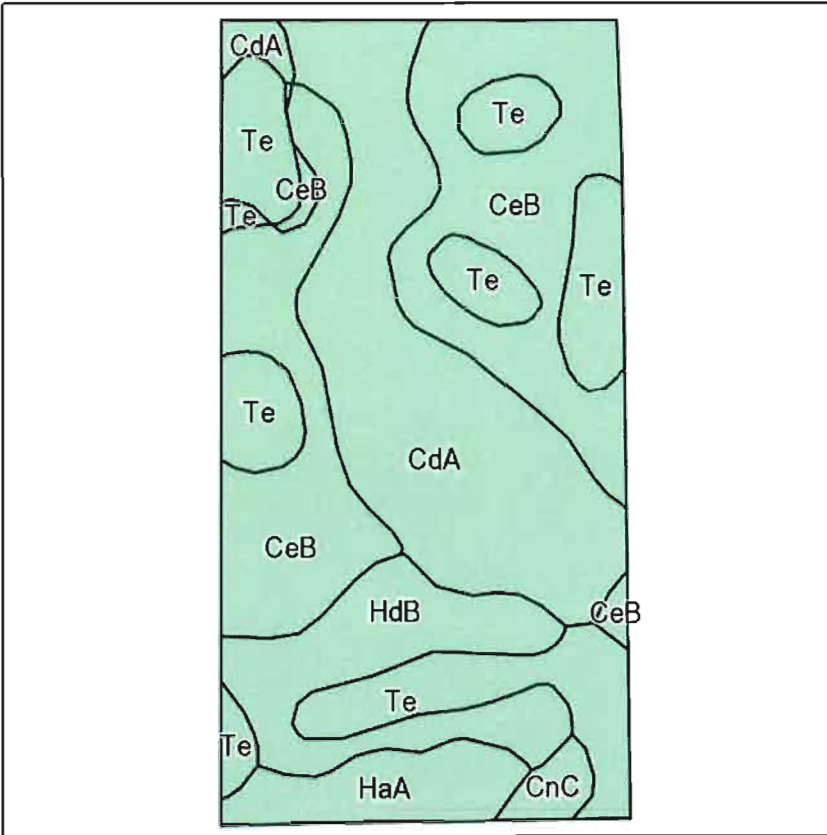
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8/27/2013

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: **34-101N-58W**
 Township: **Beulah**
 Acres: **79.58**
 Date: **8/27/2013**



Maps provided by:



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
CeB	Clarno-Davison loams, 2 to 4 percent slopes	25.21	31.7%	Ile	IIle	79	3.1	72	54	75	27
CdA	Clarno loam, 0 to 3 percent slopes	22.02	27.7%	Ilc		85	3.1	76	59	76	28
Te	Tetonka silty clay loam	17.17	21.6%	IVw		58					
HdB	Hand-Davison loams, 3 to 6 percent slopes	9.50	11.9%	Ile		78	3.1	75	59	72	
HaA	Hand loam, 0 to 3 percent slopes	4.51	5.7%	Ilc		84	3.1	77	60	76	
CnC	Clarno-Ethan loams, 6 to 9 percent slopes	1.17	1.5%	IIIe		62	2.9	64	48	67	22
Weighted Average						76	2.4	58.1	44.6	58.7	16.6



Abbreviated 156 Farm Record

State : SOUTH DAKOTA

Farm Number : 2224

County : HANSON

Tract Number : 8927

Description : F12 E SE 34 101 58

FAV/WR History : No

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 :

Owners : KATY GLANZER

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
79.60	75.94	75.94	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	75.94	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Corn	37.60	0.00	0.00	49	108
Soybeans	38.30	0.00	0.00	30	36

NOTES

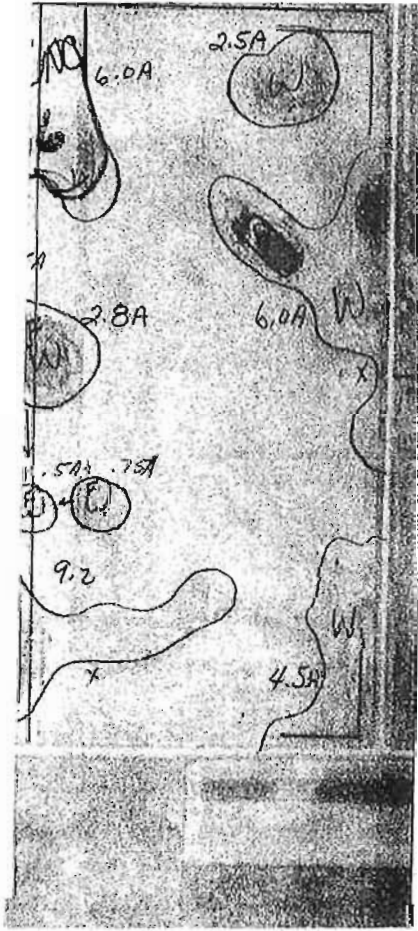
State : SOUTH DAKOTA

Farm Number : 2224

County : HANSON

Tract Number : 8928

WETLAND MAPS



TRACT FIVE:

59.14 ACRES HUTCHINSON COUNTY

Aerial Map



Maps provided by:



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8-100N-57W
Hutchinson County
South Dakota

map center: 43° 29' 36.62, 97° 36' 36.2

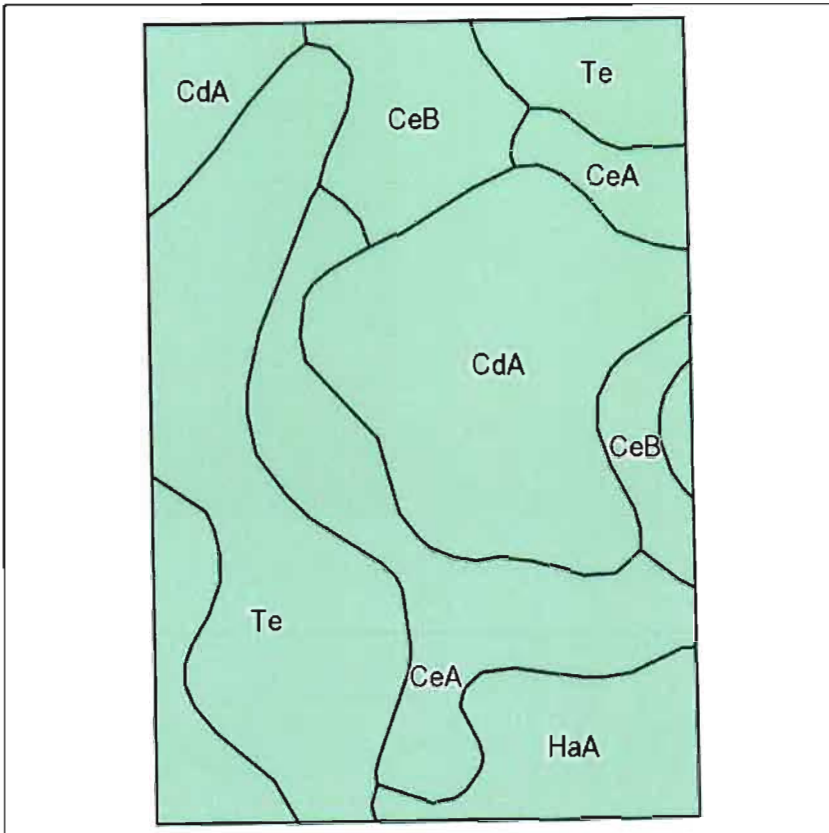
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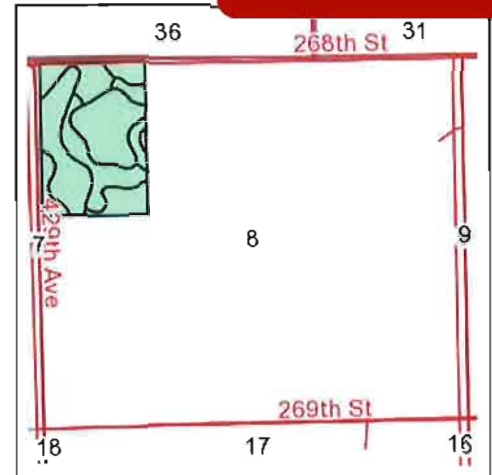
8/27/2013

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

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: **Hutchinson**
Location: **8-100N-57W**
Township: **Pleasant**
Acres: **57.36**
Date: **8/27/2013**



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
Te	Tetonka silty clay loam	16.76	29.2%	IVw		58					
CdA	Clarno loam, 0 to 3 percent slopes	15.80	27.5%	IIc		85	3.1	76	59	76	28
CeA	Clarno-Davison loams, 0 to 2 percent slopes	10.88	19.0%	IIe		83	3.1	76	59	76	28
HaA	Hand loam, 0 to 3 percent slopes	7.74	13.5%	IIc		84	3.1	77	60	76	
CeB	Clarno-Davison loams, 2 to 4 percent slopes	6.18	10.8%	IIe	IIIe	79	3.1	72	54	75	27
Weighted Average						76	2.2	53.5	41.4	53.7	15.9

TRACT FIVE:

59.14 ACRES HUTCHINSON COUNTY

FARM: 9493

Prepared: 8/27/13 12:43 PM

Crop Year: 2013

Page: 2 of 2

South Dakota

Hutchinson

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

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: 42747 Description: Lot 4 in NE 8-100-57

FAV/WR
History

BIA Range Unit Number:

N

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
57.36	57.36	57.36	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	57.36	0.0	0.0		

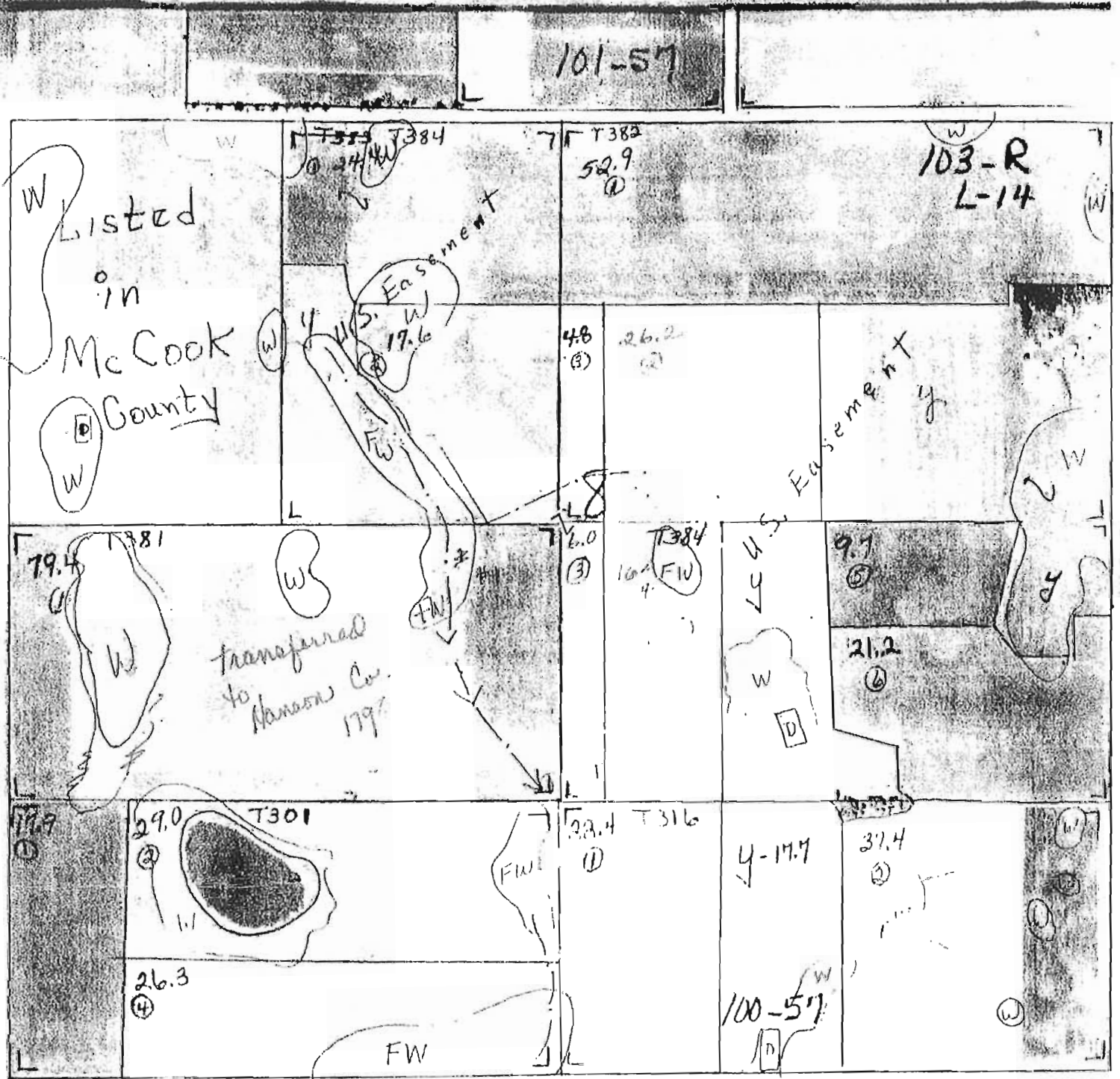
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	25.5	65	102	0.0
SOYBEANS	31.6	25	30	0.0
Total Base Acres:	57.1			

Owners: KATY GLANZER

Other Producers: GARY ZANTER

Edwin & Lynn Schultz 7/10/90

NOT TO SCALE



T 381 F(1) FW=2.8 W=8.8

AUCTION NOTES



208 N Broadway, Marion SD
web: wiemanauction.com

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

"WE SELL THE EARTH AND EVERYTHING ON IT!"