

LAND LEASE AUCTION

TUESDAY, SEPTEMBER 17TH AT 10:30 AM

456.67 ACRES
CHOICE POWERFUL - ALL TILLABLE LAND
CHARLES MIX COUNTY, SOUTH DAKOTA



Owner:
MARY G. HUGHES
TRUST



Since 1949



"We sell the earth and everything on it!"
Marion SD 800-251-3111
www.wiemanauktion.com

LAND LEASE AUCTION
456.67 ACRES – CHOICE POWERFUL ALL TILLABLE LAND
CHARLES MIX COUNTY, SOUTH DAKOTA

This auction to be held at the Tract # 1 location which is from Ravinia, SD go 4 East, then 1 ½ South on Hwy 50-281 (west side) or from Wagner SD, go 3 ½ North – NW on Hwy 50-281 on

TUESDAY, SEPTEMBER 17TH 10:30 AM
Note: All tracts offered from Tract # 1 Location

TRACT # 1: 307.93 Acres Dry Land Tillable Land

This is a choice, level, high producing tract that has lots of eye appeal. According to Agri Data Surety, this tract has a “weighted productivity rating” of 86.2% - “powerful soils”. This is all being farmed except 2 Acres (cut for hay). All in soybeans presently. Located at the Jct of Hwy 50 and 294 St.

LEGAL: E ½ of Section 24-96N-64W, Plain Center Township

TRACT # 2: 78.72 Acres Tillable Land

Located (from Tract # 1) go 6 North on Hwy 281, then 2 West on 288 Street, then ½ North on 390 Ave (east side); or from Jct of 288 St and 390 Ave, go ½ mile North.

This is an outstanding level tract that has a productivity rating of 87.7% and also has great eye appeal and great production capabilities! All in soybeans presently.

LEGAL: S ½ NW ¼ of Section 14-97N-64W, Howard Township

TRACT # 3: 70.02 Acres Tillable and Alfalfa Land

Located from Wagner, SD, go 6 miles East on Hwy 46, then 4 North on 401 Ave (Delmont oil road) east side; or about 10 miles NE from Tract # 1; or at the Jct of 293 St and 401 Ave.

This tract is gently rolling with a waterway and a productivity rating of 72.2%. Presently all in soybeans and a small tract of alfalfa.

LEGAL: NW ¼ of SW ¼ and SW ¼ SW ¼ less LR7 in Section 10-96N-62W, Choteau Creek Township

TRACT # 4: 456.67 Total Acres

This is all 3 tracts as one unit! All acres with great crop producing soils – certainly a fantastic opportunity for an aggressive farmer-operator.

TERMS AND CONDITIONS: This will be a one year cash rent lease (for crop year 2014). On sale day, the successful bidder will pay 35% of total 2014 cash rent, then 65% on February 1, 2014. A written lease will be utilized with standard usual requirements. Wieman Land & Auction Co., Inc. is working for the owner-landlord. Sold subject to the Trustee confirmation – Come Prepared to Bid!

Auctioneers Note: An exceptional opportunity to lease excellent crop land with great production capabilities! Consider this land to add to your present farm portfolio! For an informational packet, call our office at 800-251-3111 or visit www.wiemanauktion.com We invite you to inspect these tracts at any time. To be offered on per acre basis x the acre amounts! There will be signs on each tract. See you at the auction – Thank you.

For information, call Larry Hughes (son) 703-984-9468

MARY G. HUGHES TRUST
Camilla Sparks, Trustee

Wieman Land & Auction Co., Inc.
800-251-3111
Marion SD

Gary and Rich Wieman
Land Brokers
www.wiemanauktion.com

Charles Mix Assessor's Office
605 487-7382
Joanne

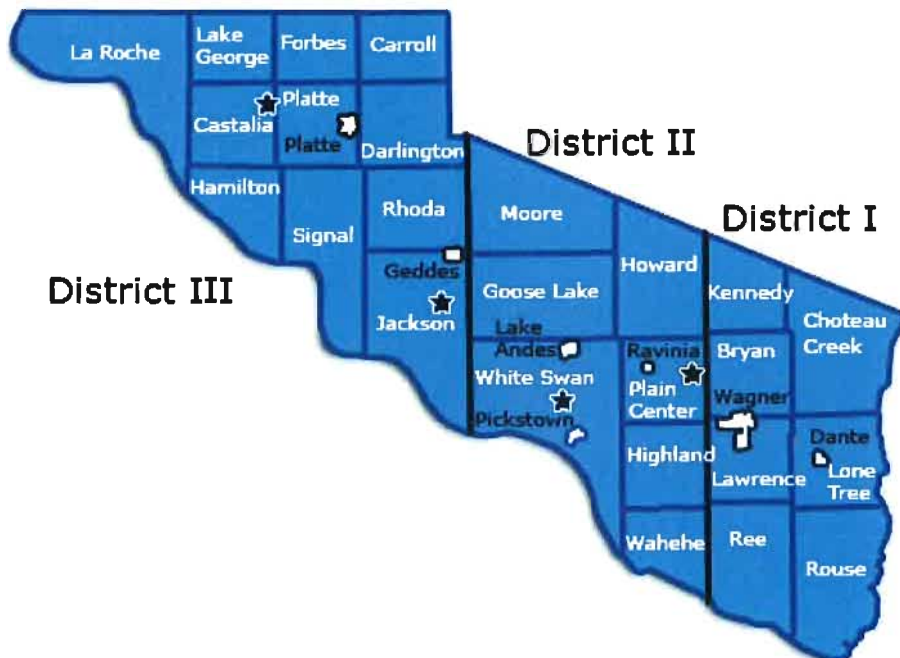
The half section is in two parcels:

Plain Center Township 320 acres
NE 1/4 Section 24 Township 96 Range 64
SE 1/4 Section 24 Township 96 Range 64

The two 80 acres are as follows:

80 acres
Howard Township 80 acres
S 1/2 of the NW 1/4 Section 14 Township 97 Range 64

80 acres
Choteau Creek Township 80 acres
Section 10 Township 96 Range 62
NW 1/4 of SW 1/4, SW 1/4 of SW 1/4
Less right of way 1/R/7, 1.01 acres (assessed at 78.99 acres)



PLAIN CENTER TWP

LAND OWNER

T 96 N

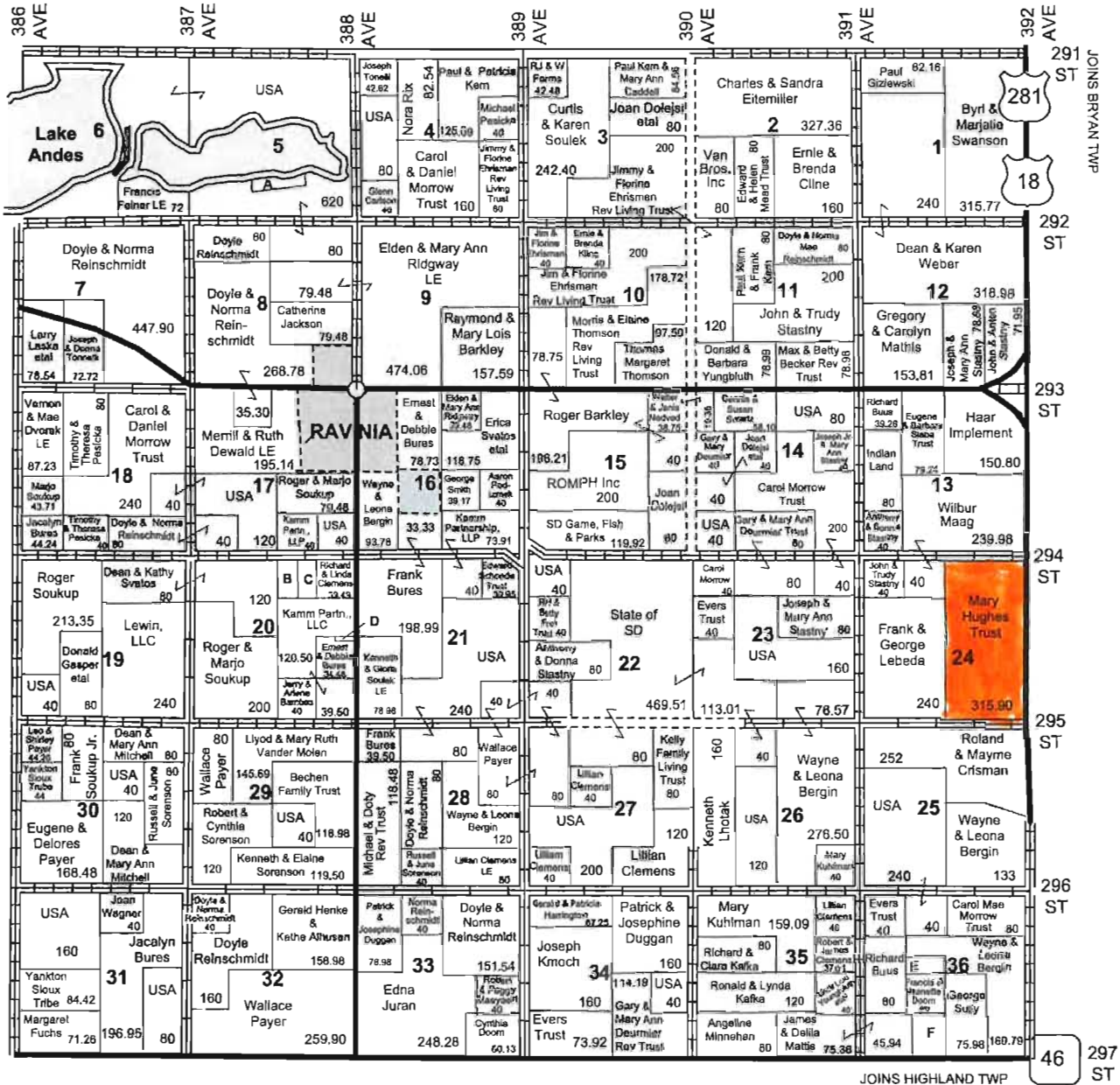
R 64 W

JOINS HOWARD TWP

LAND OWNER & RURAL RESIDENT MAPS

JOINS "EAST" WHITE SWAN TWP

JOINS BRYAN TWP



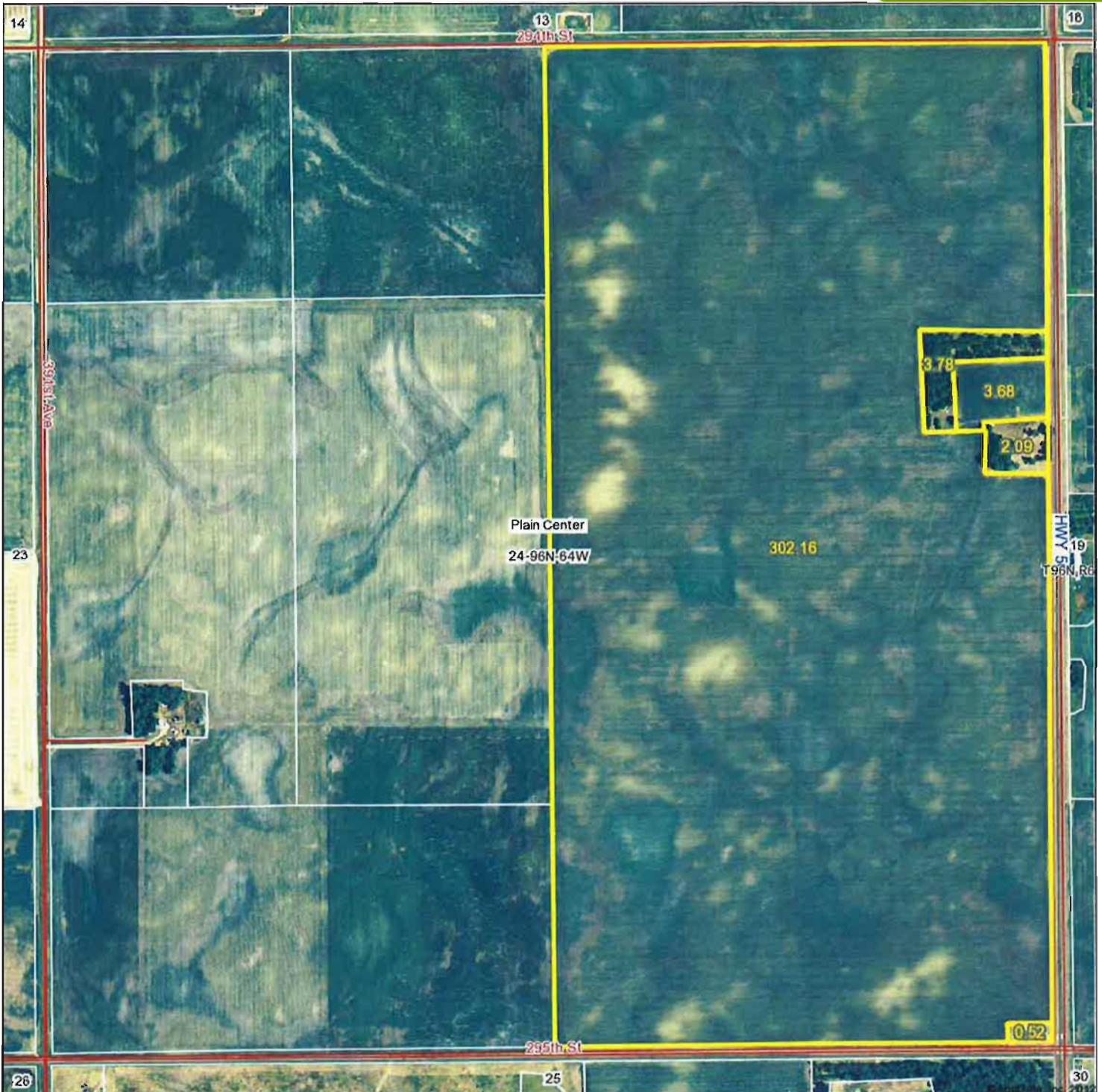
JOINS HIGHLAND TWP



Small Tracts

- Section 5 **A** Paul Kern - 18.47
- Section 20 **B** Robert & Roberta Clemens - 21
- C** James Clemens - 20
- D** Frank Bures - 5
- Section 36 **E** Carol Mae Morrow Trust - 20
- F** Jeff & Melonie Juffer - 27.57

Aerial Map



Maps provided by:



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24-96N-64W
Charles Mix County
South Dakota

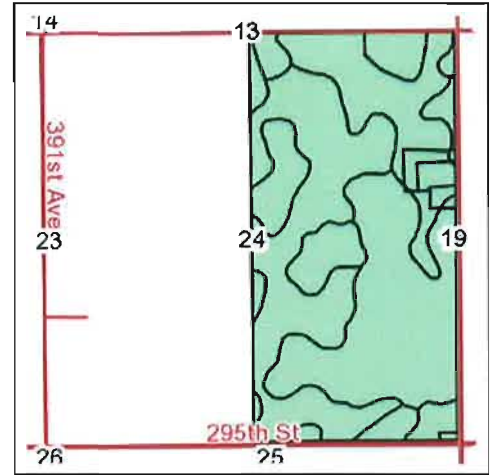
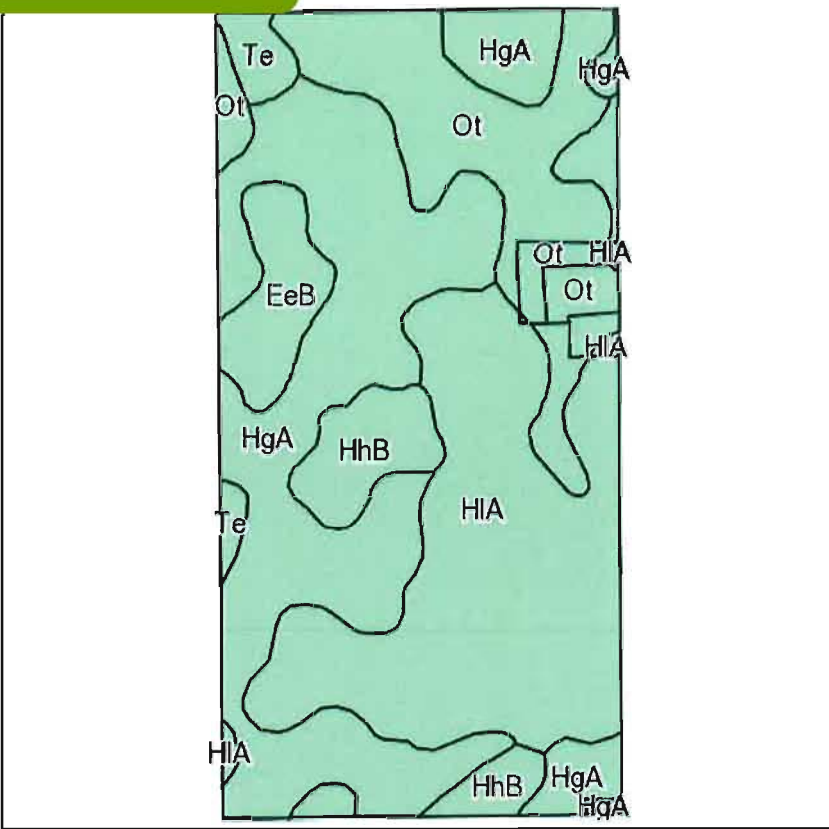
map center: 43° 7' 5.84, 98° 21' 27.01
scale: 8632



6/18/2013

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: **Charles Mix**
 Location: **24-96N-64W**
 Township: **Plain Center**
 Acres: **312.2**
 Date: **6/18/2013**



Maps provided by:



©AgriData, Inc 2012
 www.AgrDataInc.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	Productivity Index	Alfalfa hay	Com	Grain sorghum	Oats	Winter wheat
HgA	Highmore silt loam, 0 to 2 percent slopes	115.6	37.0%	IIC	90	2.7	55	60	64	35
HIA	Highmore-Walke silt loams, 0 to 2 percent slopes	99.1	31.8%	IIS	87	2.7	55	60	64	35
Ot	Onita-Tetonka silt loams	56.6	18.1%	IIIW	85	3.1	66	67	70	37
HhB	Highmore-Eakin silt loams, 2 to 6 percent slopes	19.6	6.3%	IIE	83	2.7	53	57	61	33
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	14.7	4.7%	IIE	74	2.7	51	55	57	33
Te	Tetonka silt loam	6.6	2.1%	IVW	56					
Weighted Average					86.2	2.7	55.5	59.6	63.2	34.4



United States Department of Agriculture
Farm Service Agency

March 04, 2011

PLSS: 24_96N_64W
Farm: 2464

Charles Mix County, SD

1:8,089

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.

2010 Ortho-Photography - Not to Scale

2013 CROP YEAR



Abbreviated 156 Farm Record

County : CHARLES MI

Tract Number : 2749

Description : E 1/2 24 96 64

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 : MARY HUGHES TRUST

Other Producers : ANTHONY LOUIS STASTNY, JOHN GEORGE STASTNY

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
312.23	305.84	305.84	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	305.84	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	72.60	0.00	0.00	54	54
Grain Sorghum	218.10	0.00	0.00	57	57
Soybeans	6.20	0.00	0.00	20	20

NOTES

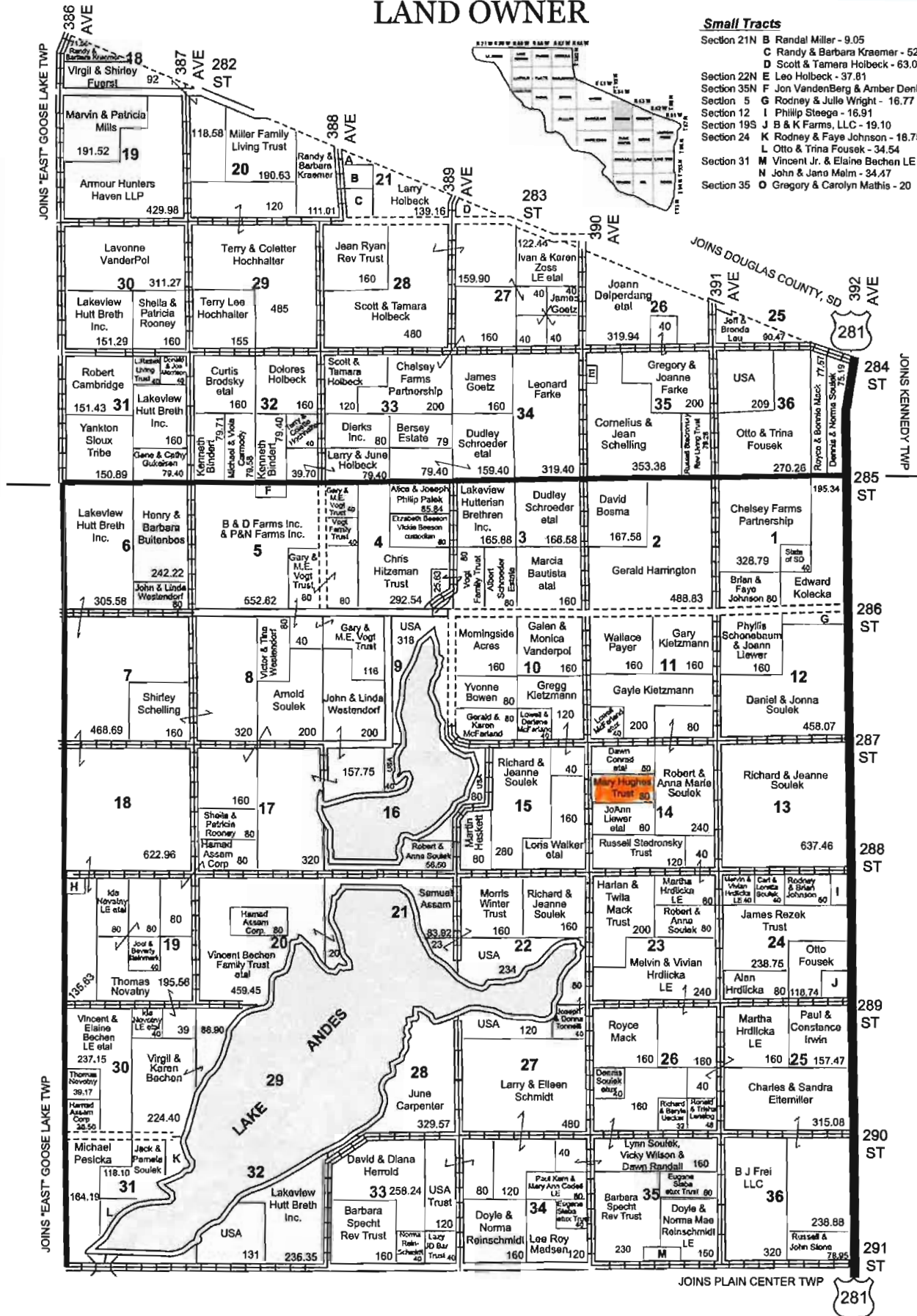
T 98 & 97 N

HOWARD TWP

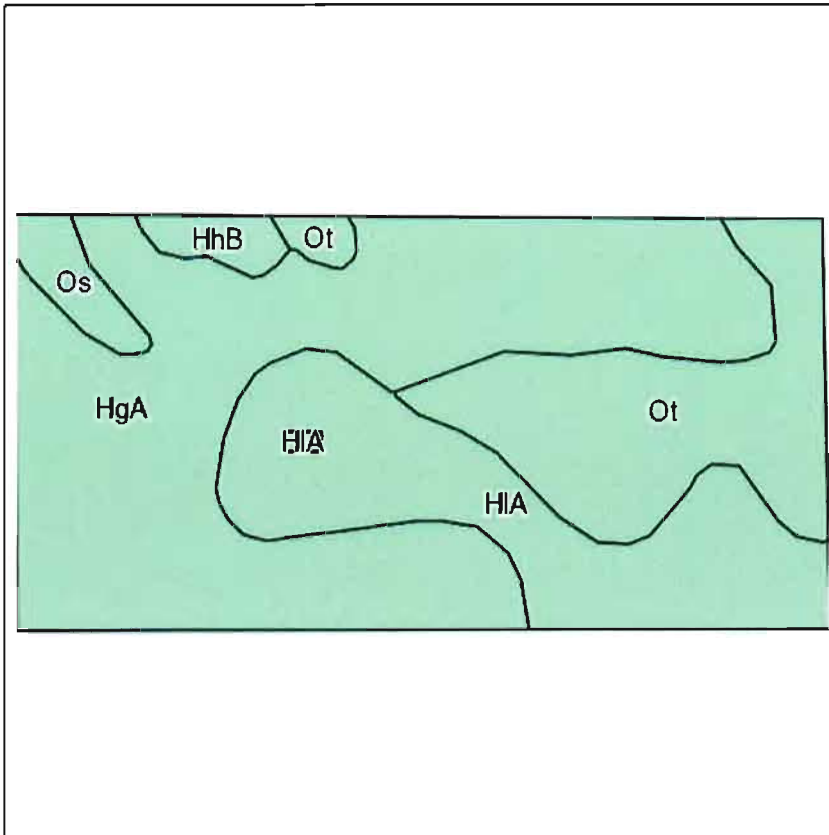
LAND OWNER

TRACT TWO:
78.72 ACRES OF LAND

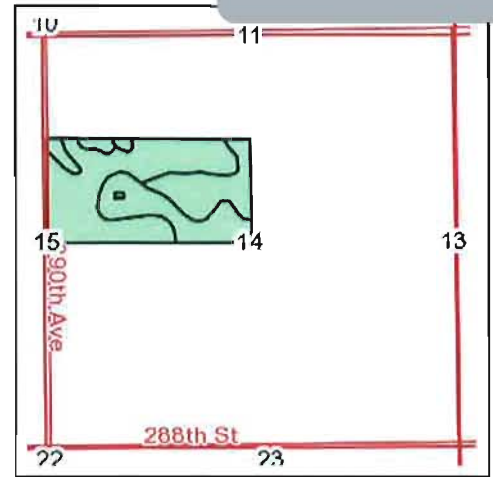
LAND OWNER & RURAL RESIDENT MAPS



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: **Charles Mix**
Location: **14-97N-64W**
Township: **Howard**
Acres: **78.9**
Date: **6/18/2013**



Maps provided by:



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www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat
HgA	Highmore silt loam, 0 to 2 percent slopes	41.5	52.5%	IIc	90	2.7	55	60	64	35
HIA	Highmore-Walke silt loams, 0 to 2 percent slopes	17.9	22.7%	IIs	87	2.7	55	60	64	35
Ot	Onita-Tetonka silt loams	16	20.3%	IIIw	85	3.1	66	67	70	37
Os	Onita-Hoven silt loams	2	2.6%	IIIs	73	3.1	66	67	70	37
HhB	Highmore-Eakin silt loams, 2 to 6 percent slopes	1.5	1.9%	Ile	83	2.7	53	57	61	33
Weighted Average					87.7	2.8	57.5	61.5	65.3	35.4

TRACT TWO:
78.72 ACRES OF LAND



United States Department of Agriculture
Farm Service Agency

March 04, 2011

PLSS: 14_97N_64W
Farm: 2464

Charles Mix County, SD

1:8,103

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Common Land Units

//// Non Cropland

2012 CROP YEAR

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2010 Ortho-Photography - Not to Scale

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program

Date Jul 29, 2013

Abbreviated 156 Farm Record

State : SOUTH DAKOTA

Farm Number : 2464

County : CHARLES MI

Tract Number : 1051

Description : S 1/2 NW 14 97 64

FAV/WR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Welland Status : Tract contains a welland or farmed welland

WL Violations :

Owners : MARY HUGHES TRUST

Other Producers : JOHN GEORGE STASTNY, ANTHONY LOUIS STASTNY

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
78.89	78.72	78.72	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	78.72	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	12.40	0.00	0.00	54	54
Grain Sorghum	37.20	0.00	0.00	57	57
Soybeans	29.00	0.00	0.00	20	20

NOTES

State : SOUTH DAKOTA

Farm Number : 2464

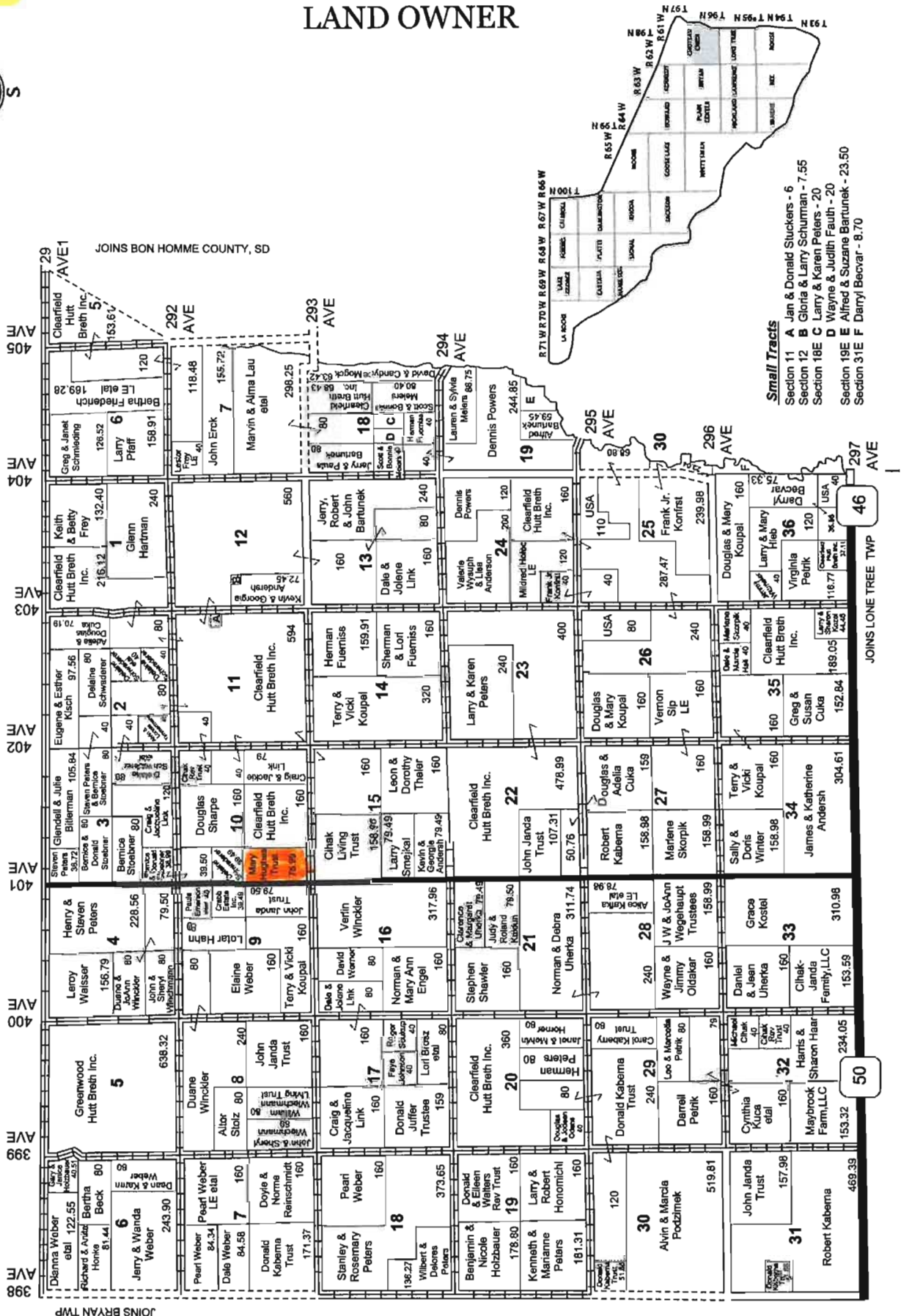
"SOUTH" CHOTEAU CREEK TWP

LAND OWNER



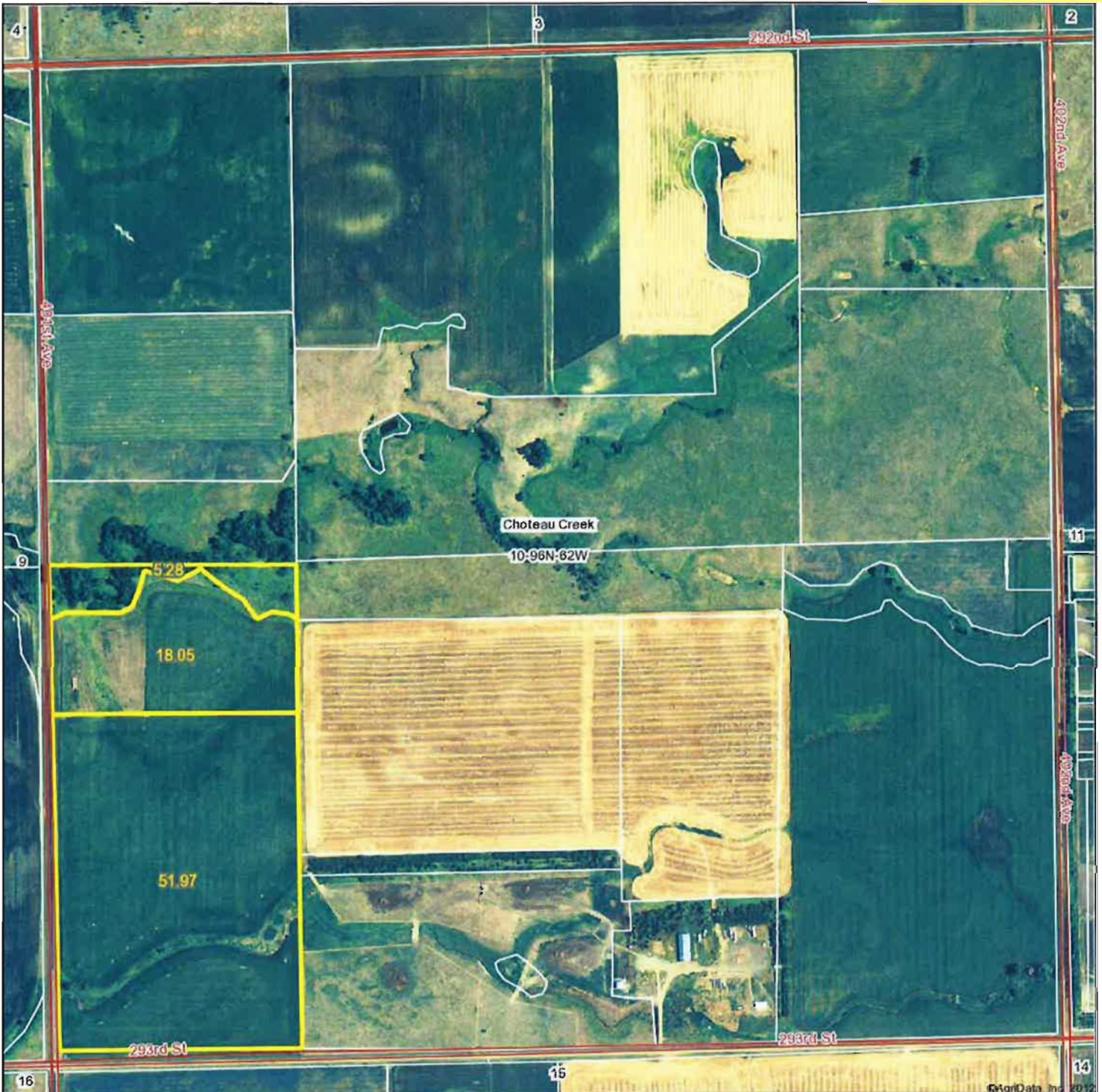
LAND OWNER & RURAL RESIDENT MAPS

T 96 N
R 62 & 61 W
JOINS "NORTH" CHOTEAU CREEK TWP



Small Tracts
 Section 11 A Jan & Donald Stuckers - 6
 Section 12 B Gloria & Larry Schurman - 7.55
 Section 18 C Larry & Karen Peters - 20
 Section 19 E Alfred & Judith Fauth - 20
 Section 31 F Danyl Beovar - 8.70

Aerial Map



Maps provided by:



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www.AgriDataInc.com

10-96N-62W
Charles Mix County
South Dakota

map center: 43° 8' 50.35, 98° 9' 28.88

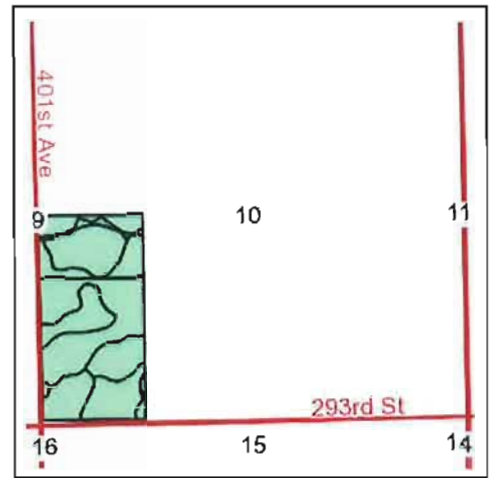
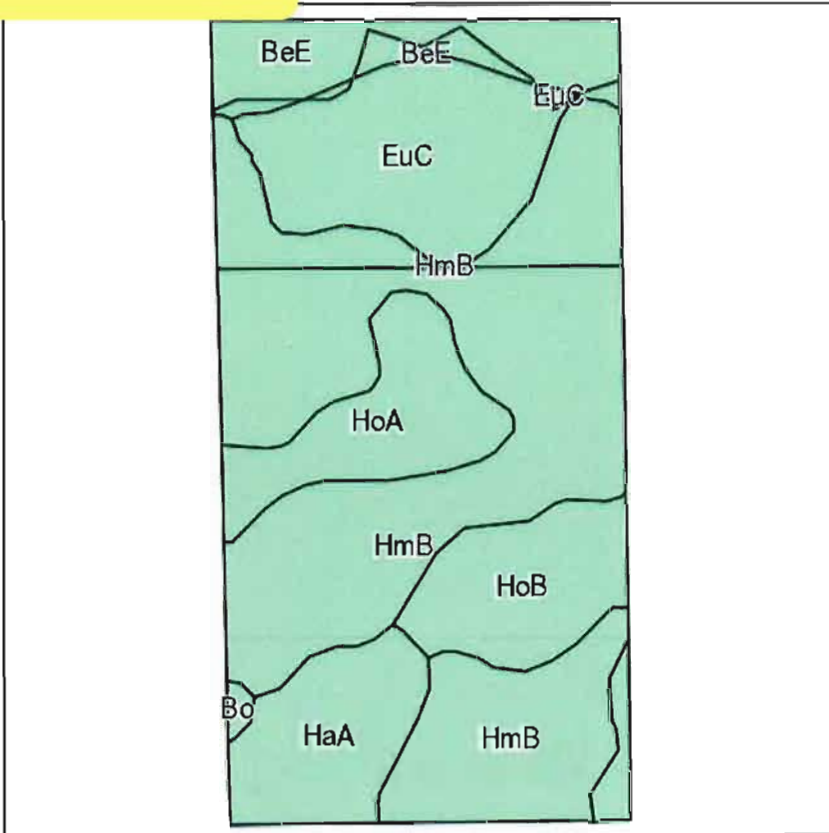
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6/18/2013

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: **Charles Mix**
 Location: **10-96N-62W**
 Township: **Choteau Creek**
 Acres: **75.3**
 Date: **6/18/2013**

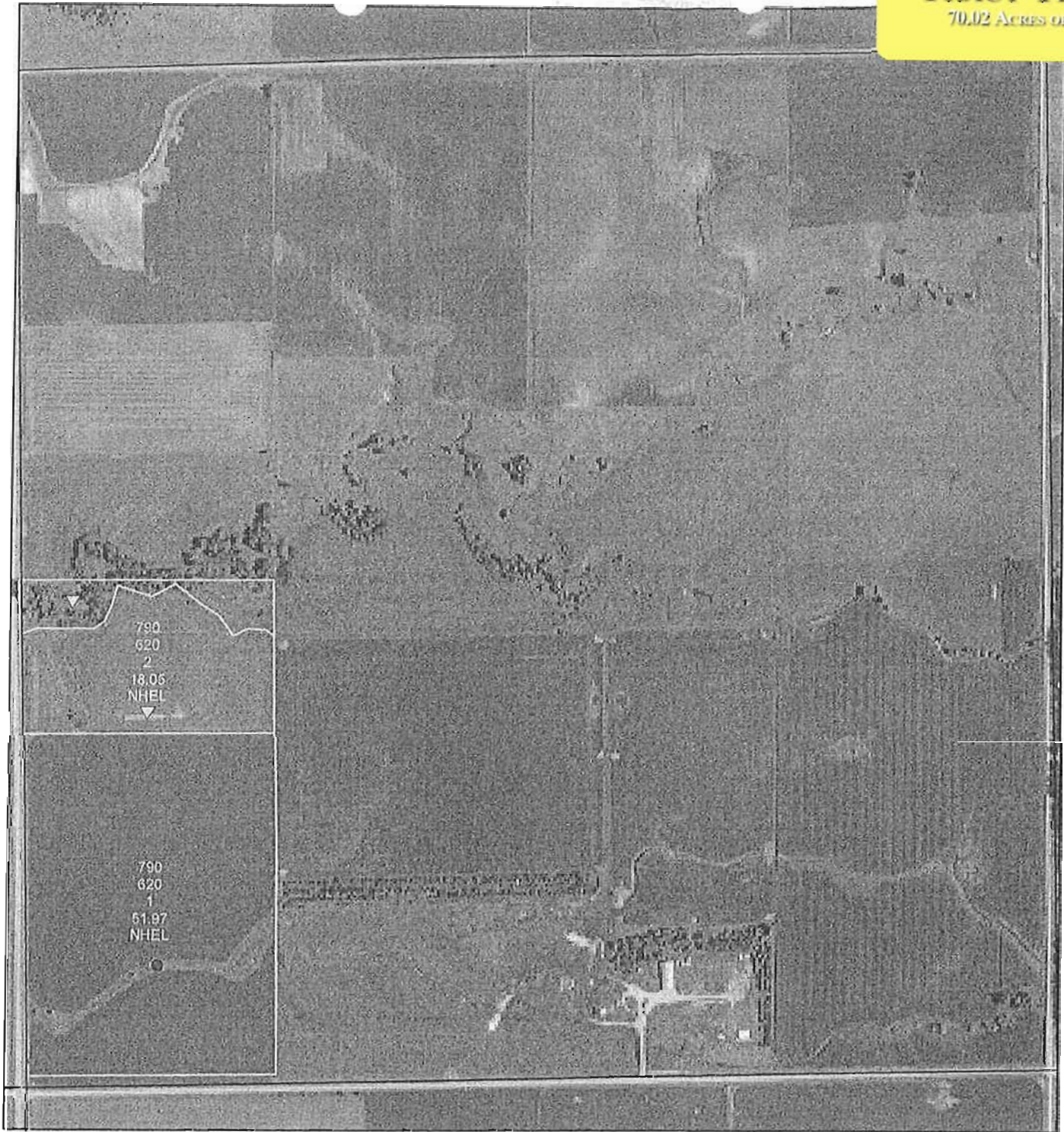


Maps provided by:



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	Corn	Grain sorghum	Oats
HmB	Homme-Ethan-Onita complex, 1 to 6 percent slopes	37.6	49.9%	Ile	77	2.8	61	57	61
EuC	Ethan-Homme complex, 6 to 9 percent slopes	10.7	14.3%	IVe	57	2	37	34	45
HoB	Homme-Onita silty clay loams, 1 to 6 percent slopes	7.4	9.8%	Ile	84	2.8	61	57	61
HoA	Homme-Onita silty clay loams, 0 to 2 percent slopes	6.8	9.1%	Ilc	90	2.9	64	60	64
HaA	Hand loam, 0 to 2 percent slopes	6.4	8.6%	Ilc	85	2.7	60	60	65
BeE	Betts-Ethan loams, 9 to 25 percent slopes	6.1	8.1%	VIe	22				
Bo	Bon silt loam, channeled	0.3	0.4%	VIw	35				
Weighted Average					72.2	2.5	52.7	49.5	54.3



United States Department of Agriculture
Farm Service Agency

March 03, 2011

PLSS: 10_96N_62W
Farm: 790

Charles Mix County, SD

1:8,330

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

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Common Land Units

/// Non Cropland

2010 Ortho-Photography - Not to Scale

2013 CROP YEAR



Abbreviated 156 Farm Record

State : SOUTH DAKOTA

Farm Number : 790

County : CHARLES MI

Tract Number : 620

Description : W 1/2 SW 10 96 62

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations :

Owners : MARY HUGHES TRUST

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
75.30	70.02	70.02	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	70.02	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
Wheat	2.60	0.00	0.00	19	19
Oats	0.00	0.00	0.00	0	0
Corn	39.60	0.00	0.00	54	54
Grain Sorghum	20.30	0.00	0.00	60	60
Soybeans	5.80	0.00	0.00	24	24

NOTES

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