

AUCTION

FRIDAY OCTOBER 11TH AT 10:30 AM

199 ACRES LESTERVILLE TOWNSHIP YANKTON COUNTY LAND OFFERED IN THREE TRACTS



Owner:
ESTATE OF
ERMA M. KREITZINGER



208 N Broadway, Marion SD
web: wiemanauction.com

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

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**199 ACRES LESTERVILLE TOWNSHIP YANKTON COUNTY LAND
POWERFUL TILLABLE, PASTURE, & RECREATIONAL LAND OFFERED IN THREE TRACTS
5-IHC TRACTORS – 91 CHEVY SUBURBAN – ATV - EQUIPMENT – HOUSEHOLD - ANTIQUES**

In order to settle the estate, we will offer the following for sale on site located at 29862 432nd Ave Lesterville, SD or from Lesterville, SD 2-miles east 1 ¼ North, both sides of the road or from Junction of 81 & 46 go 8-miles west turn south on 432nd go 1 ¾ miles both sides of the road on:

**FRIDAY OCTOBER 11TH
10:30 A.M. LAND AUCTION
12:00 PERSONAL PROPERTY**

It is our pleasure to offer the following land found in the tightly held Lesterville Twp. Yankton County. This property has endless possibilities and potential. For livestock-grain farmers looking to add more acres or perhaps those looking to start a hunting lodge or add recreational acres with awesome waterfowl production areas. Please check out this opportunity!

TRACT ONE: 160-ACRES IMPROVED

LEGAL: SW ¼ of Section 11, 95-57 Yankton County, South Dakota.

- 92.68 acres in good tillable land, 23-acre Lake, 16.19 acres in Hayland-sloughs, balance in building site, tree grove and RRW.
- Soil Productivity rating of 63.5. Predominant soil Clarno-Crossplain-Tetonka complex (82) rating.
- Improvements include 1968 Ranch Style 3-bedroom home 992-sq ft main floor, updated Furnace & CA unit, 1000 gallon LP tank Leased thru Ferrell Gas, shingles & siding. Outbuildings include 40 X 60 steel span machine shed, 32 X 48 Quonset building, 20 X 24 detached 2-stall garage, 24 X 60 hog farrowing barn, and a 20 X 56 Hog finishing barn & several other outbuildings!
- Annual Taxes are \$2,641.86. Buyer able to farm-operate or lease out for the 2014 crop year. Full possession of the buildings at closing.
- Base & Yields, wetland maps other info found in Buyers Packet!

TRACT TWO: 39-ACRES PASTURE

LEGAL: The N 1/3 of the E ¼ of the SE ¼ of Section 10, 95-57 Yankton County, SD.

- 39.17 acres of Native pasture with good useable fences, limited weed pressure.
- This tract is located directly to the west of Tract One.
- Livestock Water is provided by stock dam/slough. Soil Rating 62.5.
- Annual Taxes are \$395.86. Buyer to receive full possession on 12-31-13.

TRACT THREE: 199-ACRES COMBINATIONS OF TRACT 1 & 2

- Annual Taxes on entire unit \$3,037.72

TO INSPECT THE PROPERTY: An open house will be held to inspect the home & outbuildings on Thursday September 26th from 5:00 to 7:00 p.m. and on Saturday Oct. 5th from 2:00 to 4:00 p.m. The land can be viewed at your convenience or visit www.wiemanauktion.com for a buyers packet containing all pertinent information or call the auctioneers at 800-251-3111 and a buyers packet can be mailed out.

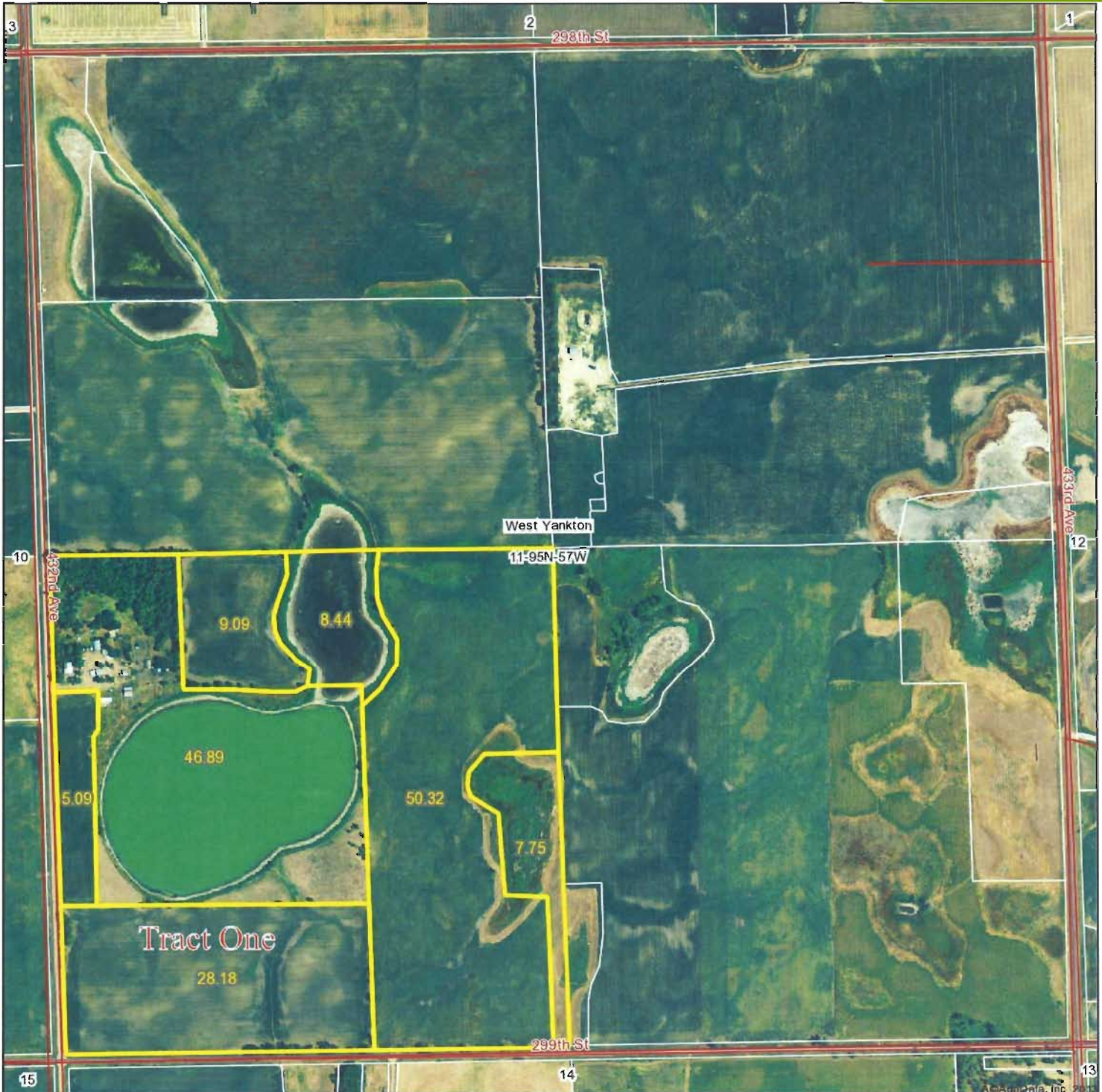
TERMS: Cash sale with 15% (Non-Refundable) down payment auction day with the balance on or before November 29th , 2013. Owners title insurance will be used with cost split 50-50 between buyer & seller. Buyer is responsible for the lender's portion of the title policy. Sellers will pay the 2013 real estate taxes based upon the 2012 Tax Base and all prior Real Estate Taxes. Real Estate is being sold subject to the confirmation of the personal representative pursuant to SD uniform probate code. All easements, restrictions and covenants of record go with the property. Property will be sold in the manner realizing the greatest return to the seller. Come Prepared to Buy!!

**ESTATE OF ERMA M. KREITZINGER – OWNER
SHARON KREITZINGER –PERSONAL REPRESENTATIVE
CALL AFTER 5:30 PM AND WEEKENDS - 605-665-3664**

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

Hosmer Law Office
Closing Attorney
605-665-0494

Aerial Map



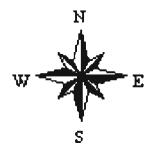
Maps provided by:



©AgriData, Inc. 2012
www.AgriDataInc.com

11-95N-57W
Yankton County
South Dakota

map center: 43° 3' 38.51, 97° 32' 50.49
scale: 8580



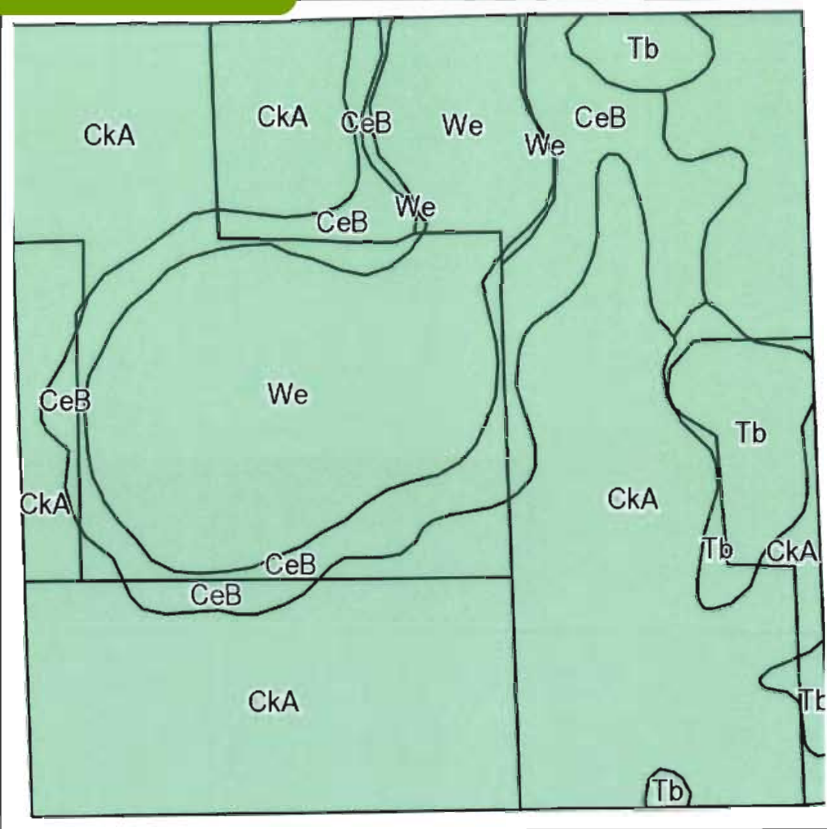
9/16/2013

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

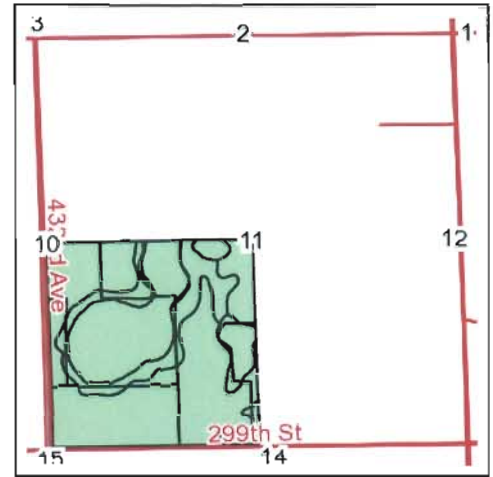
TRACT ONE:

160 ACRES YANKTON COUNTY

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: **Yankton**
Location: **11-95N-57W**
Township: **West Yankton**
Acres: **155.8**
Date: **7/22/2013**



Maps provided by:



©AgriData, Inc 2013
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
CkA	Clarno-Crossplain-Tetonka complex, 0 to 3 percent slopes	89.6	57.5%	IIc	82	3.1	76	59	76	28
We	Worthing silty clay loam, ponded	33.6	21.6%	VIIIw	5					
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	22.4	14.4%	IIc	80	3.1	72	54	75	27
Tb	Tetonka silt loam	10.2	6.5%	IVw	57					
Weighted Average					63.5	2.2	54.1	41.7	54.5	20

**ESTATE OF ERMA KREITZINGER LAND AUCTION
ADDITIONAL INFORMATION**

DETAILS REGARDING THE HOME:

1. NEW SHINGLES INSTALLED IN 2011 AND NEW WATER HEATER
2. SIDING REPLACED APPROX. 2003
3. FURNACE & CENTRAL AIR REPLACED IN 2008
4. 30" Gas Stove in Kitchen to stay in the home
5. 1000-gal. LP tank is Leased thru Ferrell Gas

ROOM SIZES OF THE HOME

KITCHEN 12 ½ X 12 ½ BIRCH CABINETS
LIVING/DINNING ROOM: 12 ½ X 18 ½
MASTER BEDROOM: 10 ½ X 12 ½ W/CLOSET
2ND BEDROOM: 9 X 12 ½ W/CLOSET
3RD BEDROOM: 9 ½ X 14 W/CLOSET
BATHROOM 5 X 9
REAR ENTRY/MUD ROOM
FULL BLOCK BASEMENT NO-FINISH, DRY & CLEAN

HOME WAS BUILT IN 1968 DIMENSIONS ARE 26 X 40 OR 1040 SQ. FT MAIN FLOOR. COURTHOUSE REFLECTS 992 SQ. FT AS THEY SUBTRACT THE AREA OF THE REAR ENTRY OR 48-SQ. FT.

OUTBUILDINGS ON THE PROPERTY INCLUDE THE FOLLOWING:

1. 1981 STEEL SPAN 40 X 60 MACHINE SHED SLIDING DOORS
2. 1994 20 X 56 HOG FINISHING BARN WITH CONCRETE FEEDING FLOORS
3. 1988 20 X 48 FARROWING BARN
4. 1958 24 X 48 HOG BARN
5. 1983 24 X 60 HOG BARN
6. 1963 32 X 48 QUONSET BUILDING
7. 1961 20 X 24 DETACHED 2-STALL GARAGE
8. 1970 SIOUX 1500 BU. STORAGE BIN
9. 3000 BUSHEL 2-COMPARTMENT GRAINERY
10. 2-STEEL CORN CRIBS
11. OTHER LIVESTOCK BUILDINGS

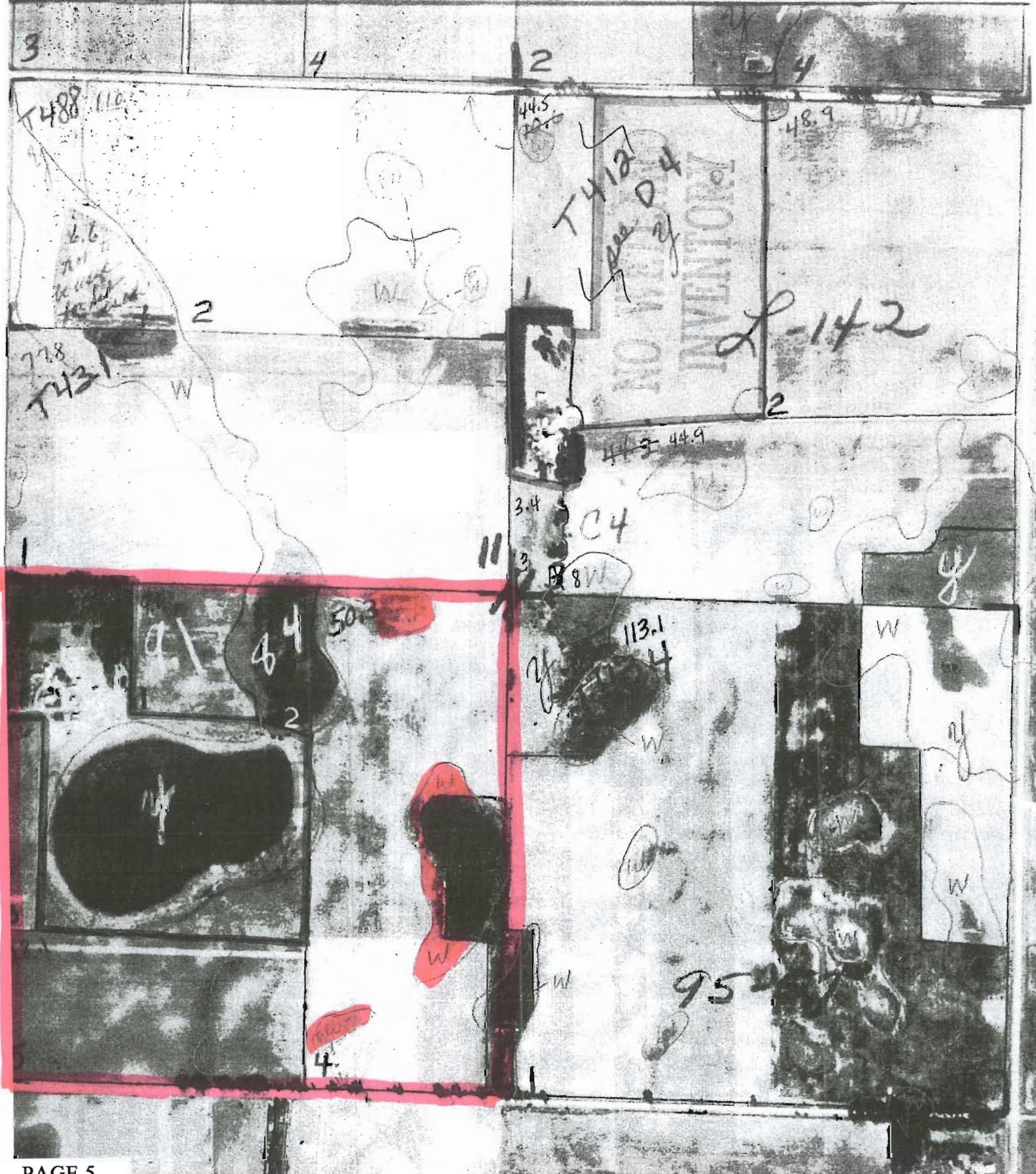
WELL ON THE PROPERTY IS 6" X 160' AND WAS DRILLED IN 1988. AT PRESENT A WATER LINE IS DUG AND ATTACHED TO A HYDRANT THAT PROVIDES WELL WATER TO LIVESTOCK IN THE PASTURE ACROSS THE ROAD IN TRACT #2. NEW BUYERS WILL HAVE TO DETERMINE IF THIS WATER USE WILL CONTINUE.

AS THE PROPERTY IS HELD BY AN ESTATE THE HOME AND OUTBUILDINGS ARE BEING SOLD IN AS IS CONDITION WITH NO WARRANTIES.



NOT TO SCALE

11-95-57



Aerial Map



Maps provided by:



©AgriData, Inc. 2012
www.AgriDataInc.com

10-95N-57W
Yankton County
South Dakota

map center: 43° 3' 38.44, 97° 34' 1.83

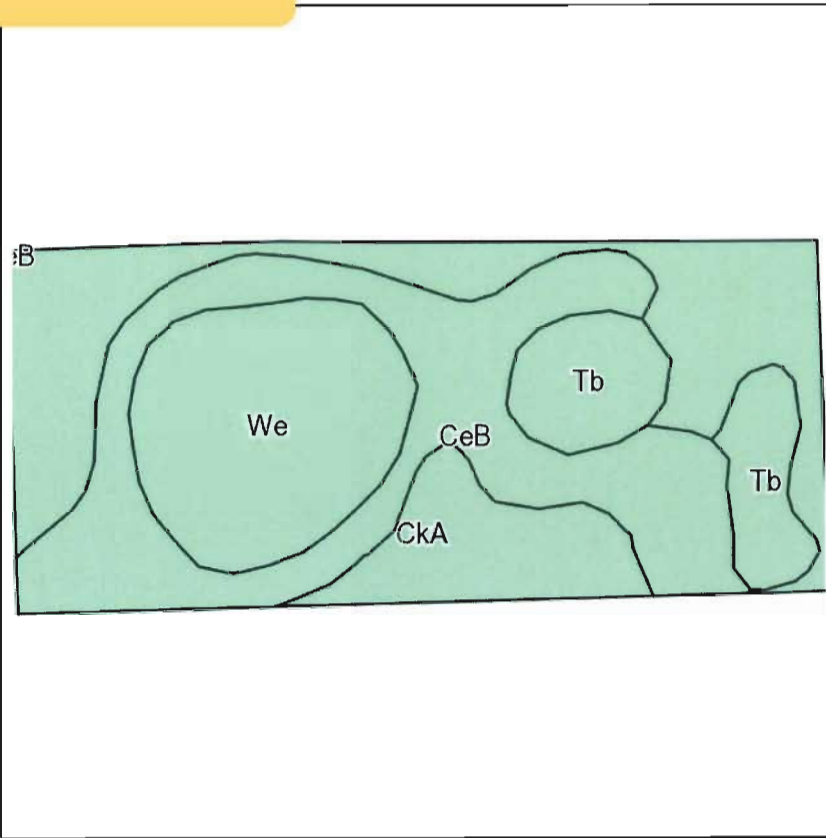
scale: 8604



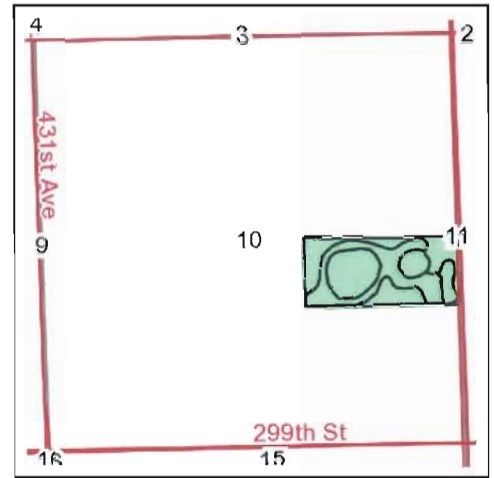
9/16/2013

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: **Yankton**
Location: **10-95N-57W**
Township: **West Yankton**
Acres: **39.2**
Date: **7/22/2013**



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
CkA	Clarno-Crossplain-Tetonka complex, 0 to 3 percent slopes	13.8	35.3%	IIc	82	3.1	76	59	76	28
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	12.8	32.7%	IIc	80	3.1	72	54	75	27
We	Worthing silty clay loam, ponded	8.2	20.8%	VIIIw	5					
Tb	Tetonka silt loam	4.4	11.2%	IVw	57					
Weighted Average					62.5	2.1	50.4	38.5	51.4	18.7

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year 2013

Date Sep 3, 2013

Abbreviated 156 Farm Record

State : SOUTH DAKOTA

Farm Number : 207

County : YANKTON

Operator Name :

Farm Associated with operators :

46-135-207, 46-135-215, 46-135-5807

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts
194.93	101.12	101.12	0.00	0.00	0.00	0.00	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag-Related Activity
0.00	0.00	101.12	0.00	0.00	0.00	No	No	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	44.20	0.00	0.00	67	79
Soybeans	50.00	0.00	0.00	22	26

NOTES



Abbreviated 156 Farm Record

State : SOUTH DAKOTA

Farm Number : 207

County : YANKTON

Tract Number : 422

Description : N 1/3 E 3/4 SE-10; SW 11-95-57

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 : ERMA KREITZINGER

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
194.93	101.12	101.12	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	101.12	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PYPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Oats	0.00	0.00	0.00	0	0
Corn	44.20	0.00	0.00	67	79
Soybeans	50.00	0.00	0.00	22	26

NOTES