

# TURNER COUNTY LAND AUCTION

80 ACRES - ALL TILLABLE, POWERFUL, PARKER TWP.

WEDNESDAY, FEBRUARY 27<sup>TH</sup> - 10:30 AM

AUCTION HELD ON SITE: JUNCTION OF 273RD STREET & HWY 19



Owners:  
Greg & Elaine Schimkat



LAND & AUCTION

Phone: 1-800-251-3111  
[www.wiemanauktion.com](http://www.wiemanauktion.com)

"We sell the earth and everything on it!"



**80-ACRES ALL TILLABLE, POWERFUL, PARKER TOWNSHIP  
TURNER COUNTY LAND AT AUCTION**

I will offer the following land for sale at public auction located at the junction of 273<sup>rd</sup> Street & Hwy. 19 or from Parker, SD go 2-miles north on Hwy. 19 turn west on 273<sup>rd</sup> Street ¼ mile south side of the road on:

**WEDNESDAY FEBRUARY 27<sup>TH</sup>  
10:30 A.M.**

It is our privilege to offer this all tillable, choice, and highly productive tract of land in the tightly held Parker Twp. Top quality land with great eye appeal that anyone would be proud to own best describes this property. If you are a farmer or investor looking to add more acres check this property out!

**LEGAL: The W ½ of the NE ¼ of Section 5, 99-53 Turner County, SD**

- 79-acres tillable balance found in RROW.
- Buyer able to farm or lease out for the 2013 crop year
- Soil rating of 75.6. Predominant Soils Clarno-Ethan Loams (76) and Clarno Bonilla Loams (88)
- At closing buyer to reimburse seller \$3200 for fall applied fertilizer.
- Annual Taxes estimated at \$1197/year. Seller to have land surveyed to establish proper east boundary line.
- Property is being sold without any building eligibilities as they are being transferred off.
- Base & Yield info, wetland maps, and other pertinent information found in the buyers packet.

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience or visit [www.wiemanauktion.com](http://www.wiemanauktion.com) for a buyers packet or contact the auctioneers at 800-251-3111 and a packet can be mailed out.

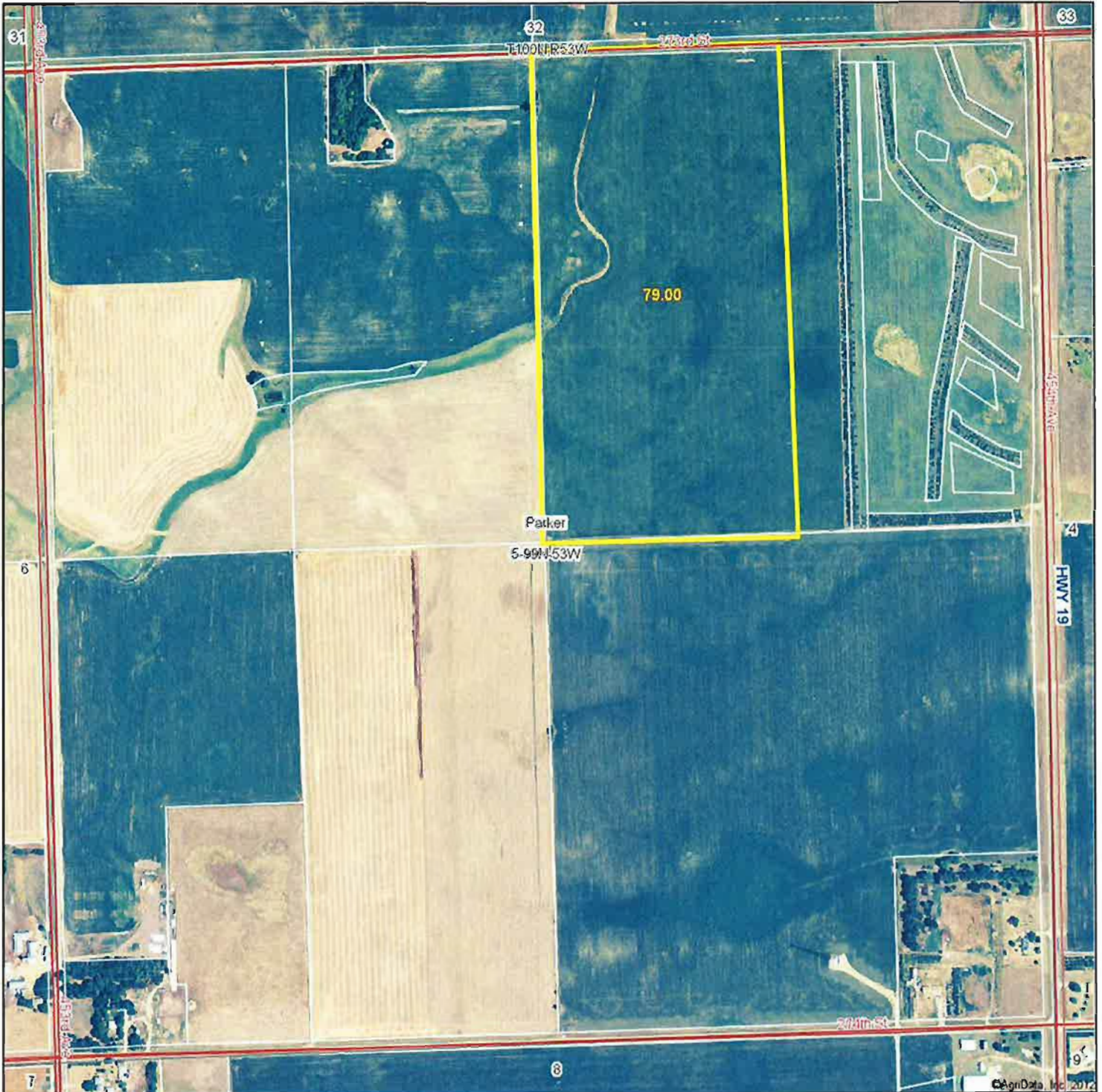
**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before March 27, 2013. Trustees deed to be granted with the cost of title insurance split 50-50 between buyer & seller. Sellers to pay the 2012 taxes in full, buyer to pay all 2013 taxes due in 2014. Sold subject to owners approval, and buyer paying \$3200 for fall applied fertilizer, no building eligibilities will transfer with sale, and all easements, restrictions, and reservations of record. Come take a look at a great piece of Turner County Land.

**GREG & ELAINE SCHIMKAT – OWNER**

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

Eich Law Office  
Closing Attorney  
605-297-4809

# Aerial Map



Maps provided by:



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www.AgnDataInc.com

**5-99N-53W**  
**Turner County**  
**South Dakota**

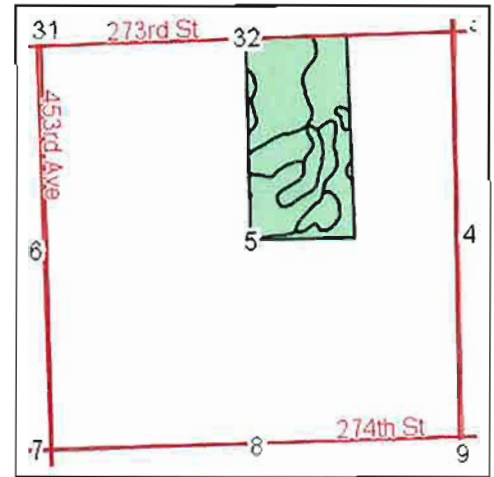
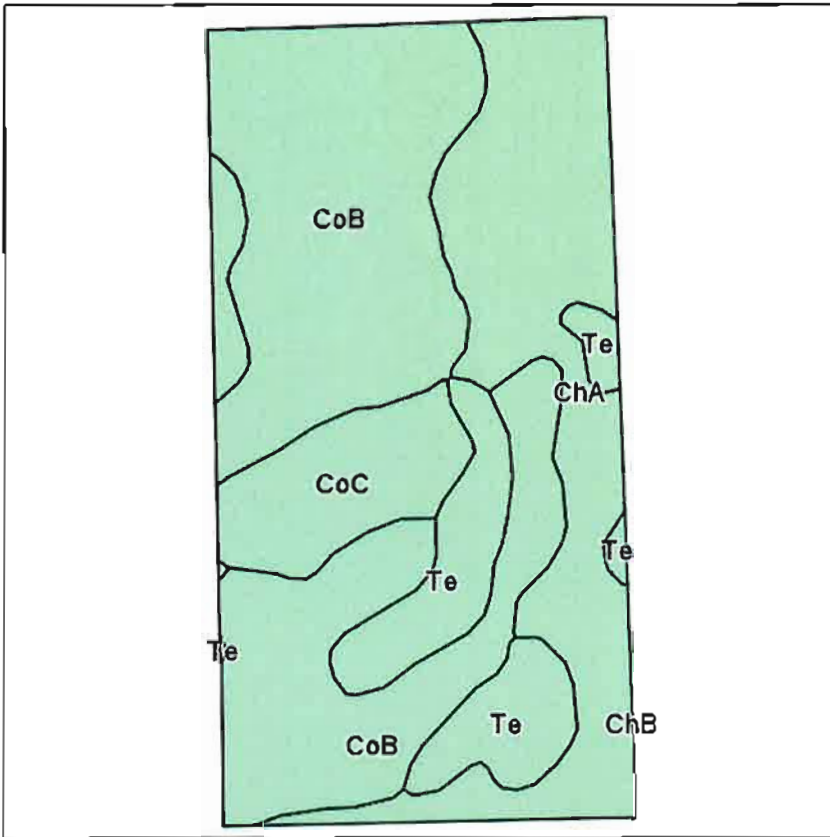
map center: 43° 25' 24.25, 97° 7' 55.11

scale: 8672



1/30/2013

# Soils Map



State: **South Dakota**  
 County: **Turner**  
 Location: **5-99N-53W**  
 Township: **Parker**  
 Acres: **79**  
 Date: **1/30/2013**



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
CoB	Clarno-Ethan loams, 2 to 6 percent slopes	38.1	48.2%	Ile	75	3.4	42	68	7.9	40	52	26	33
ChA	Clarno-Bonilla loams, 0 to 2 percent slopes	22.1	28.0%	Iic	88	4	48	82	9.5	48	61	32	39
Te	Tetonka silt loam	10	12.6%	IVw	60	0.6	18	57	6.6	34	22	22	8
CoC	Clarno-Ethan loams, 5 to 9 percent slopes	8.8	11.2%	IIIe	60	3	35	55	6.3	32	44	21	28
<b>Weighted Average</b>					<b>75.6</b>	<b>3.2</b>	<b>39.9</b>	<b>69.1</b>	<b>8</b>	<b>40.6</b>	<b>49.8</b>	<b>26.6</b>	<b>31</b>





United States Department of Agriculture  
Farm Service Agency

November 29, 2010

PLSS: 5\_99N\_53W **Turner County, SD**  
Farm: 6410  
1:8,232



**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

South Dakota  
 Turner  
 Report ID: FSA-156EZ

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

**FARM: 6410**  
 Prepared: 2/4/13 8:31 AM  
 Crop Year: 2013  
 Page: 2 of 2

Tract Number: 5419      Description: NE 5 99 53

FAV/WR  
 History  
 N

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
150.6	150.6	150.6	0.0	0.0	50.6	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	100.0	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	64.6	70	114	0.0
SOYBEANS	35.4	27	33	0.0
<b>Total Base Acres:</b>	<b>100.0</b>			

Owners: GREGORY SCHIMKAT PROFIT SHARING TRUST

Other Producers: None

**SCHIMKAT LAND AUCTION  
ADDITIONAL INFORMATION**

**TURNER COUNTY FSA OFFICE 605-297-4482**

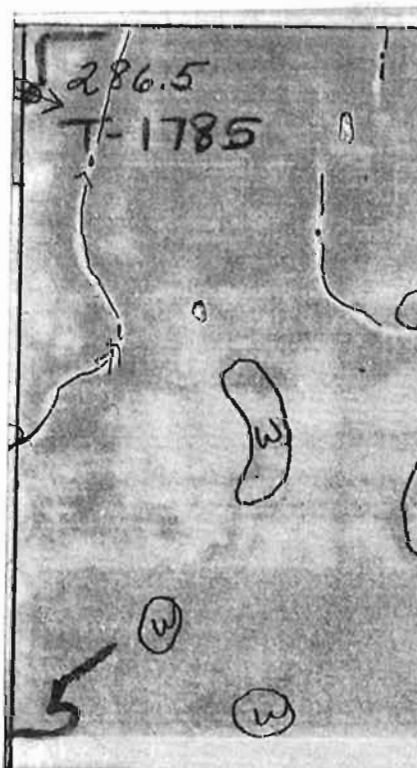
FSA office does not have the split out for the west 80-acres. 156 EZ attached is for the entire NE ¼ or 150.6 acres. FSA estimated the base acres as CORN 54.1 acres SOYBEANS 24.9 total of 79. New buyer will need to complete the breakout for this tract.

NEW BUYER WILL BE REQUIRED TO REIMBURSE SELLER AT CLOSING \$40/ACRE OR \$3200 FOR FALL APPLIED FERTILIZER. NEW BUYER ABLE TO FARM OR OPERATE FOR THE 2013 CROP YEAR.

**TURNER COUNTY PLANNING & ZONING 605-297-3424**

A public hearing will be held on March 12<sup>th</sup> @ 10:30 for a conditional use permit to allow the seller to transfer the two building eligibilities off this property. **PROPERTY IS BEING SOLD WITHOUT ANY ELGIBILITIES.** If the buyer wants to retain a building eligibility, for an additional fee (negotiated between buyer & seller) buyer must notify in writing prior to March 5, 2013. This would be in addition to the amount paid at public auction.

**WETLAND MAP FOUND BELOW**





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