

AUCTION

FRIDAY NOVEMBER 15TH AT 10:00 AM

**638.43 ACRES OF BRULE COUNTY LAND
WITH 4000 HEAD CATTLE FEEDLOT
AND 4 BEDROOM 2 STORY HOME**



Owner:

YEATON FARM LAND

BERGNER & YEATON

FEEDLOT



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**638.43 ACRES OF OUTSTANDING BRULE COUNTY LAND
WITH 4000 HEAD CATTLE FEEDLOT W/ 4 BEDROOM 2 STORY HOME & FULL SET OF OUTBUILDINGS - CHOICE
FARM LAND – POSSIBLE LARGE SCALE HUNTING REFUGE
AUCTION**

In order to settle an Estate and split our Partnership, we will offer at auction the following land with improvements at the AmericInn at Jct I-90 & Exit 265 in Chamberlain SD on:

FRIDAY, NOVEMBER 15TH 10:00 AM

To be offered in 4 Parcels (#1 – 319.93 Acres Improved w/Feedlot; #2 – 160 Acres; #3 – 158.5 Acres; #4 – Combination (#1,2 & 3) 638.43 Acres) We invite you to view these properties at your convenience.

PARCEL # 1 319.93 ACRES IMPROVED WITH 4000 HEAD FEEDLOT

Located at 34358 – 254 Street from Chamberlain SD Exit # 265 on I-90 go South 4 ½ miles to 254th Street

LEGAL: The S ½ of Section 22-103-71 Brule County SD

This tract consists of 319.93 acres of which the FSA office reports that it has approximately 186 acres tillable and the balance in cattle feedlot licensed for 4000 head. It has 20 larger lots and 6 smaller lots which contain concrete fenceline feedbunks, waterers, dirt mounds, guard rail and continuous fence and 2 open lagoons used to control runoff and irrigate out of them. The balance of the land is in trees, grass and building site. The improvements include a remodeled 4+ bedroom 2 story home which had a new basement installed in 2003. The floor plan includes a kitchen w/oak built in cabinets, dining room/living room combination, laundry room w/ washer & dryer hookups, ½ bath, front porch. The 2nd floor has 4 bedrooms and a full bathroom. It has a full basement with ¾ bath, bedroom, family/rec room, office and workroom. It has dual electric heat pumps w/ central air, supplemental electric baseboard heaters, newer windows, rural water and lots of sq. ft. of living area. A very comfortable home. The improvements include a 30' x 50' 3 stall garage; 40' x 80' heated Quonset machine shed w/ 16' x 14' overhead door; 50' x 100' pole machine shed; 40' x 80' pole cattle working building w/heated vet room; 2 horse stalls; loading chute; concrete floor w/swing tub & alley w/hyd. squeeze chute; 40' x 40' pole cattle working building w/concrete floor swing tub; alleyway and hyd. squeeze chute; 8' x 16' heated room w/bathroom; older 32' x 60 metal Quonset machine/cattle shed; 36' x 50' Quonset commodity shed; older 48' x 60' wood frame metal clad barn; (2) – 24' x 200' cement silage bunkers; 42,500 bu. grain storage facility with Renn #24 stationary roller mill and 12,000 gallon liquid storage tanks and (2) – Sioux 6 ton bulk feed bins. This is an excellent setup for Farmer-Rancher-Investor. You must see to appreciate. The annual real estate taxes are \$ 3,177.60.

To View The Buildings: Call Kenneth Yeaton 605-680-0176 or 605-234-6194 or Visit Our Open House On: Monday, Oct. 28th 3 – 5 PM and Monday, Nov. 4th 2 – 4 PM

PARCEL # 2 160 ACRES UNIMPROVED

LEGAL: The NW ¼ of Section 22-103-71 Brule County SD

This tract consists of 160 (+ or -) acres of choice unimproved farm land. The FSA indicates that it has 145 acres tillable and the balance in trees and road right of way. The land lays generally level and does have several ditches that pass through it. The predominate soil types are Highmore-Mobridge Silt Loams, Mobridge-Plankinton Silt Loams, Highmore-Java Complex and it has a productivity index of 86.3. The fences are not on the correct boundary line. This is a choice desirable high producing tract of land. The annual real estate taxes are \$ 1,464.12.

PARCEL # 3 158.5 ACRES UNIMPROVED

LEGAL: The NE ¼ Except Tract F in Section 22-103-71 Brule County SD

This tract consists of 158.5 (+ or -) acres of unimproved farm land. The FSA office reports that it has approximately 72.5 acres under cultivation and the balance in grass, trees and low ground which is a "Bed & Breakfast" for Wildlife, the perfect tract for the hunting enthusiast or Farmer-Investor. The predominate soil types are Plankinton Silt Loam, Highmore-Mobridge Silt Loam, Highmore-Java Complex and Mobridge-Plankinton Silt Loam and it has a combined productivity index rating of 69.2. The tillable acres have a productivity index rating of 80.2. The annual real estate taxes are \$ 1,382.14.

PARCEL # 4 638.43 ACRES IMPROVED

This is the Combination of Parcels #1, #2 & #3

LEGAL: Section 22-103-71 Except Tract F in the NE ¼ of Said Section.

TERMS: Cash sale with 15% down payment the day of sale and the balance on or before Jan. 3, 2014. Warranty title will be passed, title insurance to be utilized and cost split 50/50 between buyer and seller. Full possession for 2014 crop year granted at closing. The 2012 and 2013 RE Taxes will be paid by seller. The fences are not on the internal boundaries of tracts, if land is split buyers will be responsible for fencing according to South Dakota Codified Law. Seller will assist buyer in transferring permits for feedlot. Sold subject to confirmation by the owners. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

Auctioneers Note: This is possibly a once in a lifetime opportunity to purchase high quality land with feedlot. Whether you are a Farmer-Rancher-Investor or Hunting Enthusiast you must take a look at this, you do not normally get an opportunity to buy a section of land in one parcel with possibilities that are endless. Visit our website for pictures and buyer info packet or call our office @ 800-251-3111 and we will send one to you.

YEATON FARM LAND – BERGNER & YEATON FEEDLOT, OWNERS

Wieman Land & Auction Co., Inc.

Marion SD 800-251-3111

Rich & Gary Wieman, Brokers

Kevin, Mike & Derek Wieman and Ron Leitheiser, Assoc. Brokers

Website: www.wiemanauktion.com E-mail: wiemanauction@yahoo.com

Dale L. Strasser

Attorney at Law – Freeman SD

605-925-7745

Closing Agent

Aerial Map



map center: 43° 42' 34.47, 99° 19' 18.75
scale: 8636



Maps provided by:



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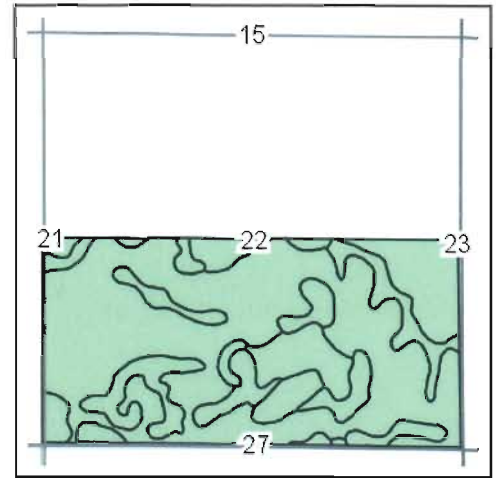
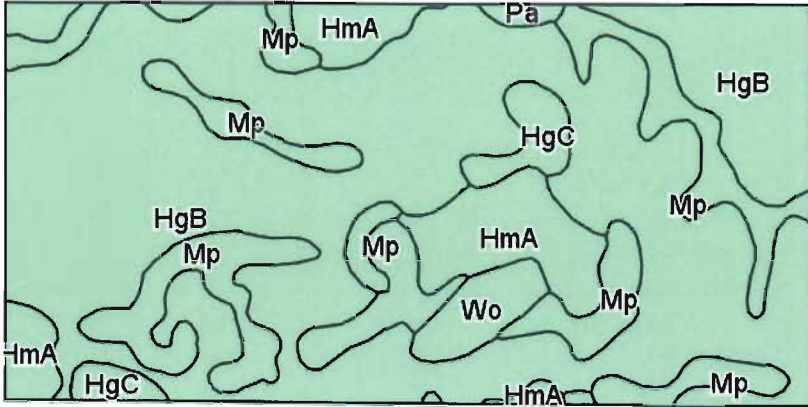
22-103N-71W
Brule County
South Dakota



10/2/2013

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: **Brule**
 Location: **22-103N-71W**
 Township: **Brule**
 Acres: **320.45**
 Date: **10/2/2013**



Maps provided by:

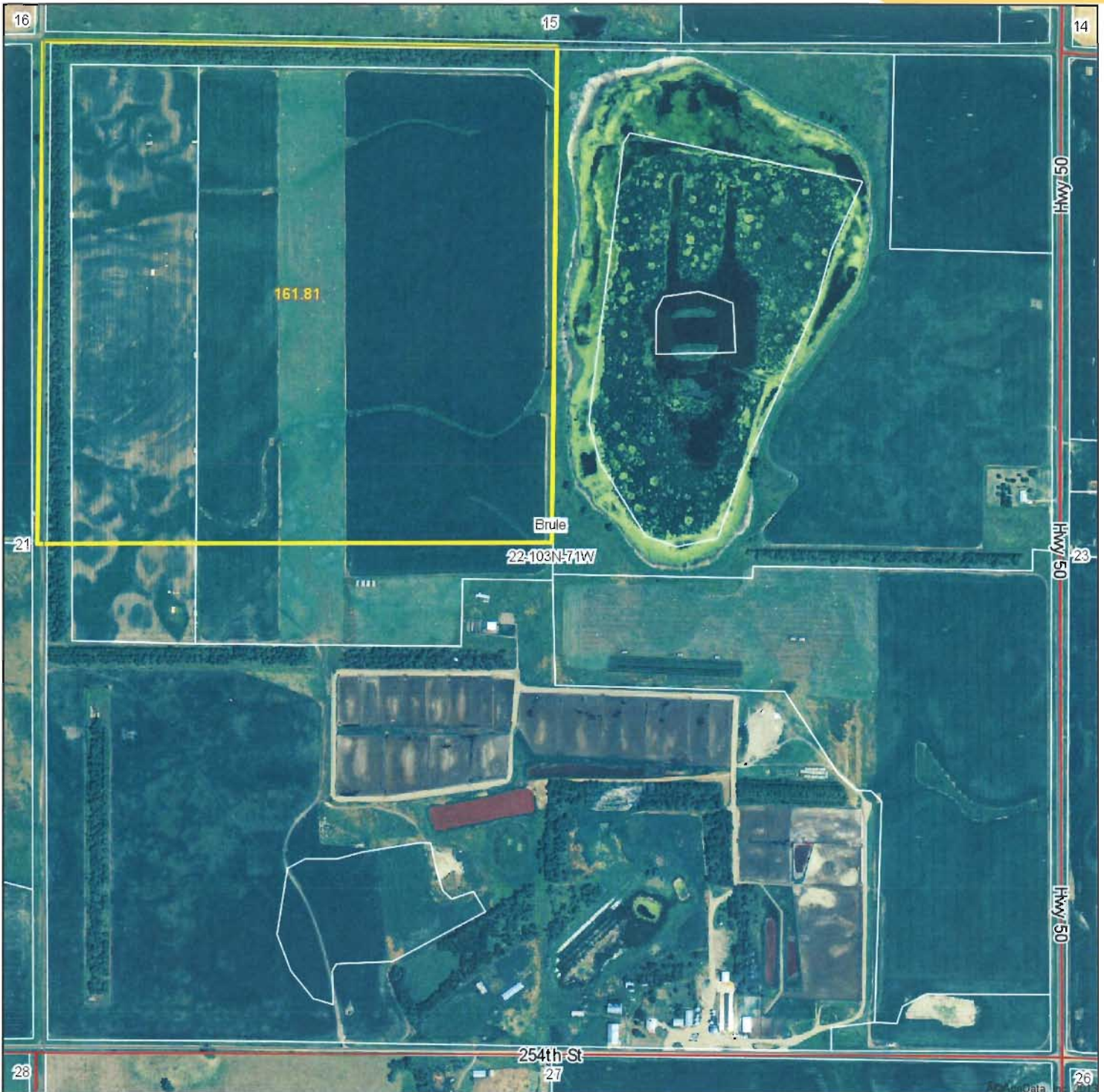


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Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat
HgB	Highmore-Java complex, 1 to 5 percent slopes	213.63	66.7%	Ile	76	2.7	53	57	61	33
Mp	Mobridge-Plankinton silt loams	58.21	18.2%	IIIw	86	3	64	70	70	45
HmA	Highmore-Mobridge silt loams, 0 to 4 percent slopes	28.13	8.8%	IIc	87	2	51	55	61	35
HgC	Highmore-Java complex, 5 to 9 percent slopes	11.43	3.6%	IIIe	64	2.3	44	49	56	28
Wo	Worthing silty clay loam	7.58	2.4%	Vw	29					
Pa	Plankinton silt loam	1.47	0.5%	IVw	54		22	15	22	
Weighted Average					77.1	2.6	53.1	57.4	60.8	34.2

Aerial Map



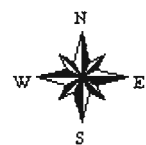
Maps provided by:



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22-103N-71W
Brule County
South Dakota

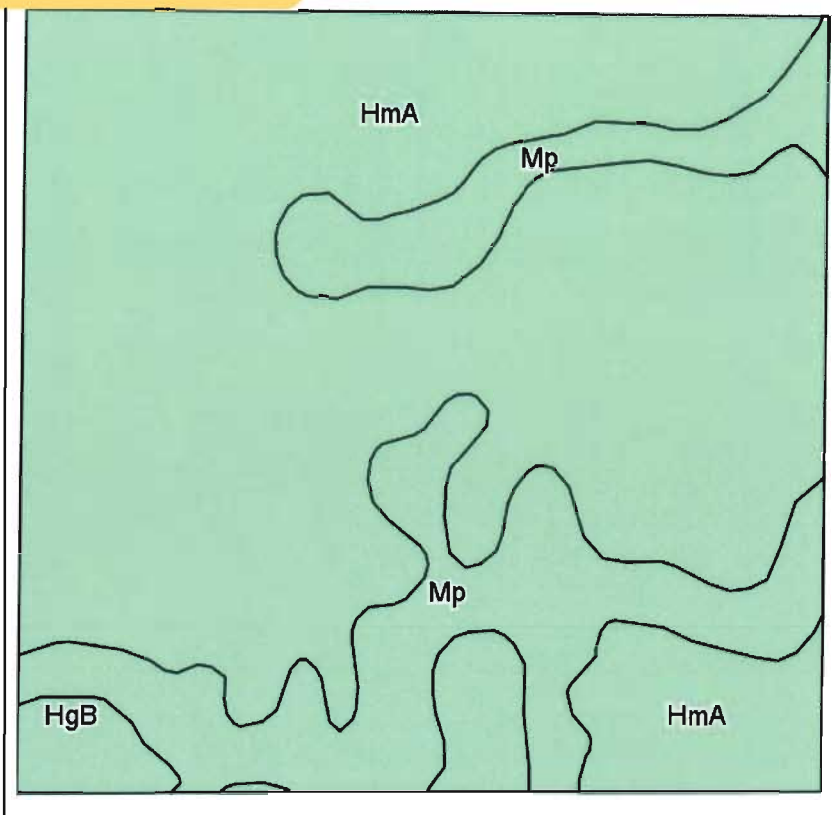
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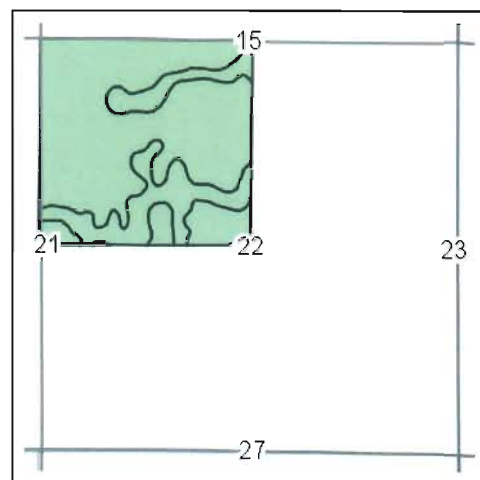
10/2/2013

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: **Brule**
Location: **22-103N-71W**
Township: **Brule**
Acres: **161.81**
Date: **10/2/2013**



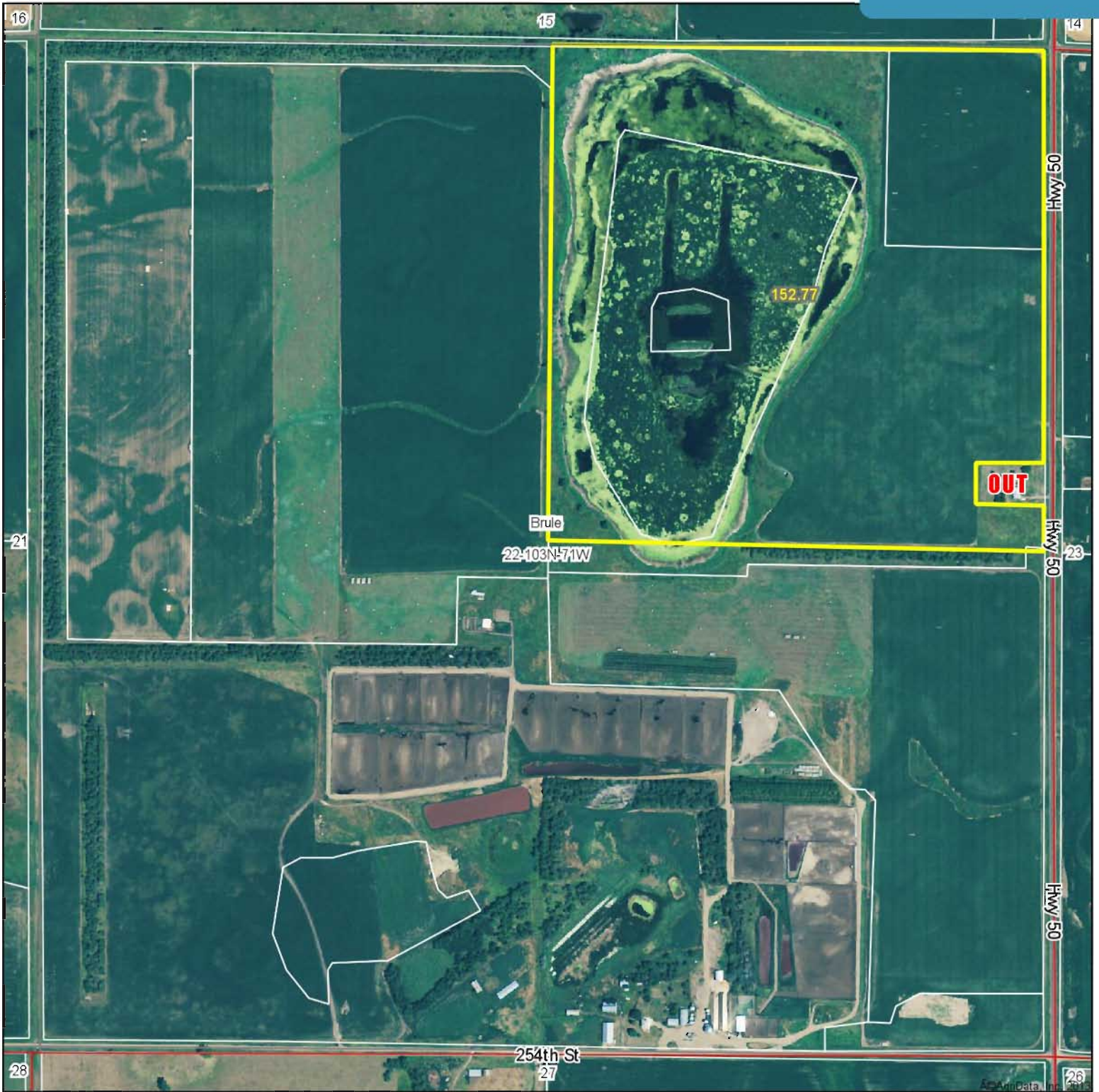
Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat
HmA	Highmore-Mobridge silt loams, 0 to 4 percent slopes	119.79	74.0%	IIc	87	2	51	55	61	35
Mp	Mobridge-Plankinton silt loams	35.19	21.7%	IIIw	86	3	64	70	70	45
HgB	Highmore-Java complex, 1 to 5 percent slopes	6.83	4.2%	Ile	76	2.7	53	57	61	33
Weighted Average					86.3	2.2	53.9	58.3	63	37.1

Aerial Map

TRACT THREE:
158.5 ACRES BRULE COUNTY



Maps provided by:



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22-103N-71W
Brule County
South Dakota

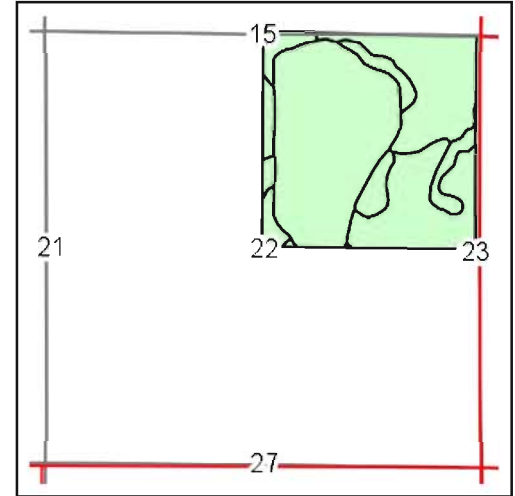
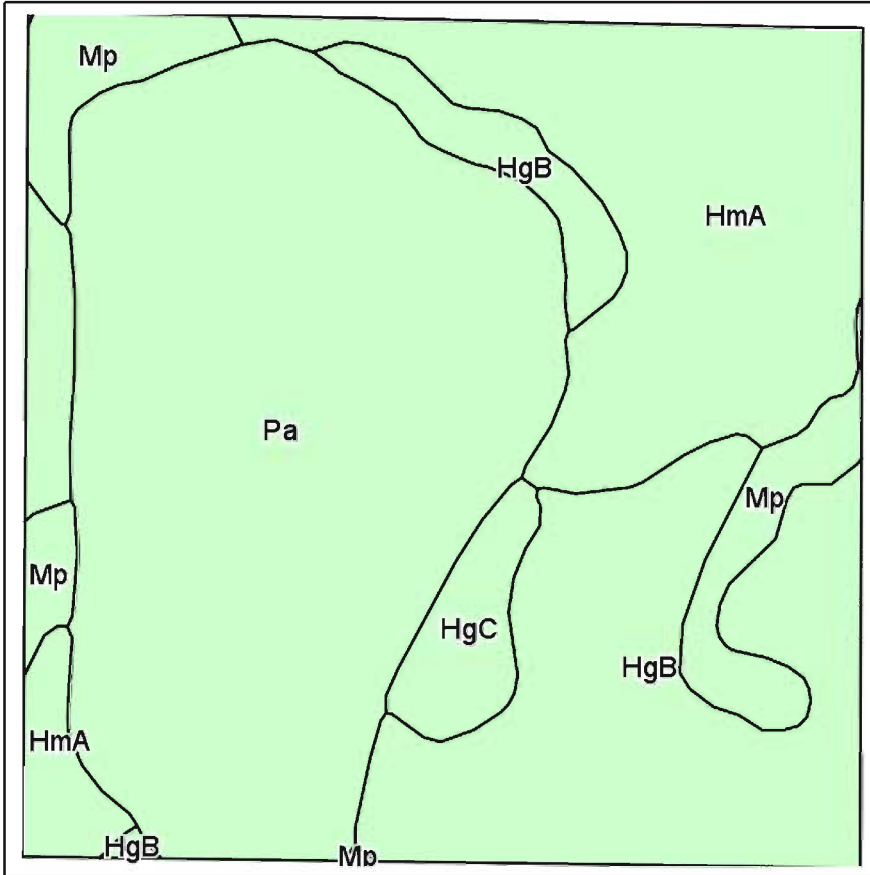
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10/21/2013

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: **Brule**
 Location: **22-103N-71W**
 Township: **Brule**
 Acres: **157.20**
 Date: **10/21/2013**



Maps provided by:



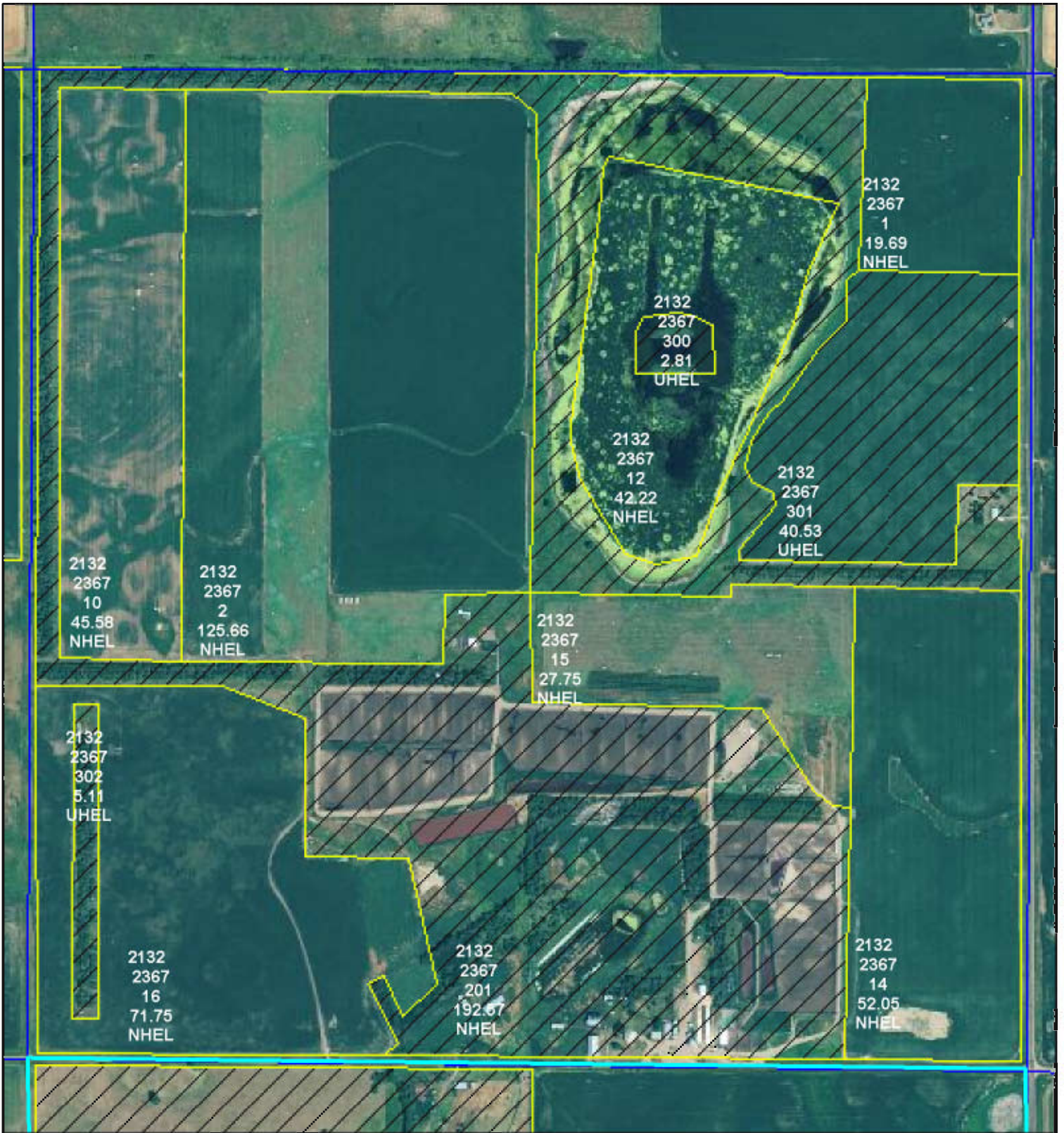
Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat
Pa	Plankinton silt loam	68.75	43.7%	IVw	54		22	15	22	
HmA	Highmore-Mobridge silt loams, 0 to 4 percent slopes	37.60	23.9%	IIc	87	2	51	55	61	35
HgB	Highmore-Java complex, 1 to 5 percent slopes	35.78	22.8%	Ile	76	2.7	53	57	61	33
Mp	Mobridge-Plankinton silt loams	10.49	6.7%	IIIw	86	3	64	70	70	45
HgC	Highmore-Java complex, 5 to 9 percent slopes	4.58	2.9%	IIIe	64	2.3	44	49	56	28
Weighted Average					69.3	1.4	39.4	38.8	44.4	19.7

NOT TO SCALE



CERTIFIED WETLAND DETERMINATION FOR HIGHLIGHTED TRACTS ONLY
DATE T2132 4-16-97 1785



United States Department of Agriculture
Farm Service Agency

July 24, 2013

PLSS: 22_103N_71W
Farm: 2367

Brule County

1 inch equals 718 feet

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Common Land Units
- CRP
- 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.

2012 Ortho-Photography - Not to Scale





Abbreviated 156 Farm Record

State : SOUTH DAKOTA

Farm Number : 2367

County : BRULE

Tract Number : 2132

Description : SEC 22-103-71

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations :

Owners : KENNETH YEATON , KAREN YEATON

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
625.72	384.70	384.70	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	384.70	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	18.40	0.00	0.00	28	46
Oats	1.90	0.00	0.00	46	41
Corn	84.70	0.00	0.00	49	95
Grain Sorghum	4.80	0.00	0.00	53	48
Soybeans	13.00	0.00	0.00	23	28
TOTAL	122.80	0.00	0.00		

NOTES

AUCTION NOTES



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