

AUCTION

WEDNESDAY NOVEMBER 5TH AT 10:30 AM

80 ACRES GRANT TOWNSHIP MC COOK COUNTY – MOSTLY TILLABLE LAND



208 N Broadway, Marion SD
web: wiemanauction.com

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

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**AT AUCTION
80 ACRES GRANT TOWNSHIP – MC COOK COUNTY
MOSTLY TILLABLE LAND**

To be held indoors at the Wieman Auction Facility, 1 South and ½ West of Marion SD on:

WEDNESDAY, NOVEMBER 5TH 10:30 AM

This land is located from Jct of Canistota Oil and Hwy 42 go 2 west then 1 ½ south on 444 Ave.; or Stanley Corner (Jct of Hwy 42 – 81) go 3 east then 1 ½ south on 444 Ave.; from Marion SD go 5 north to county line then 3 west on 268th St. then 1 ¼ miles north on 444 Ave. (west side) signs on property.

This 80 acre tract of bare land currently has 61.56 acres being farmed (in 2 fields) and the balance in rolling pasture with a waterway running through it. The productivity rating is 68.4 with Clarno Bonilla and Clarno Loams being the predominate soils. The tillable land is mainly level with great eye appeal and is a clean-well farmed tract (all in soybeans). Current taxes are \$ 1,737.84 and is in the Canistota School District.

Note: This tract has been in continuous ownership by the Thomas and Dick families since the early 1940's and never before offered for sale! Check this land tract out! Access to the west tillable portion of this tract is across the south 80 that joins this tract the very west boundary.

LEGAL DESC: N ½ SE ¼ of Section 29-101-54 Grant Twp, McCook County South Dakota

TERMS: Cash Sale with 15% down payment on sale day and the balance on December 22, 2014. Full possession of the tillable land for 2015 and the pasture is rented for the 2015 crop year to Wayne Waltner. Warranty title to be given and owner's title insurance will be used (cost split equally to buyer and seller). Sold subject to any easement of record if any! Come prepared to buy – sold subject to owner's approval. Wieman Land & Auction Co., Inc. is working for the sellers. For an information and buyers packet call 800-251-3111 or visit www.wiemanauktion.com

Note: The Auction will be held indoors at the Wieman Auction Facility!

**TOMMY AND JEAN L. THOMAS – DOYLE DICK REVOCABLE TRUST
MALOYE AND MARGARET THOMAS
OWNERS**

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

Dale L. Strasser
Closing Attorney
Freeman SD
605-925-7745

Aerial Map



Maps Provided By:



29-101N-54W
McCook County
South Dakota

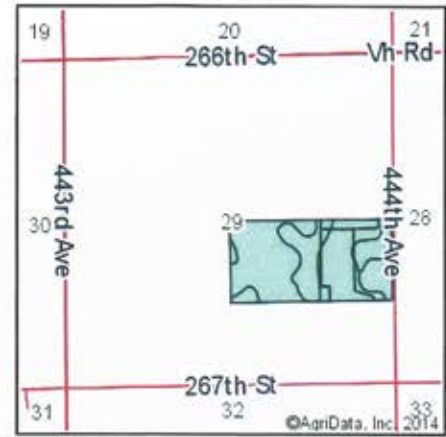
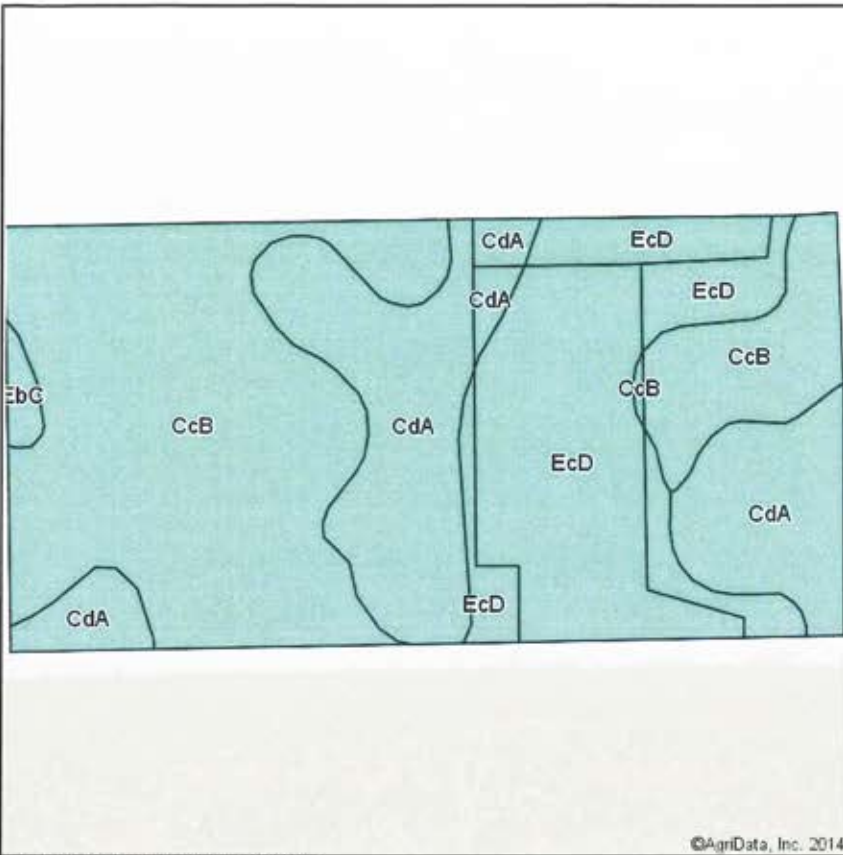
map center: 43° 31' 17.74, 97° 20' 17.38

scale: 9439



8/18/2014

Soil Map



State: **South Dakota**
 County: **McCook**
 Location: **29-101N-54W**
 Township: **Grant**
 Acres: **78.84**
 Date: **8/18/2014**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2014 www.AgriDataInc.com

Area Symbol: SD087 Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
CcB	Clarno loam, 3 to 6 percent slopes	35.79	45.4%	Ile	81	3.3	45	71	7.9	41	56	28	35
CdA	Clarno-Bonilla loams, 0 to 3 percent slopes	21.17	26.9%	IIc	84	3.7	50	81	9.1	47	62	32	39
EcD	Ethan-Betts loams, 9 to 15 percent slopes	21.17	26.9%	VIe	32	2	22	29	3.2	17	27	10	17
EbC	Ethan loam, 6 to 9 percent slopes	0.71	0.9%	IVe	53	2.5	32	47	5.3	28	39	17	25
Weighted Average					68.4	3.1	40	62.2	6.9	36	49.7	24.1	31.2

Area Symbol: SD087, Soil Area Version: 15

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

Certified Wetland Determination

Field Office: Salem FO
 Certified By: Dan Mehlhaf
 Legal Desc: N 1/2 SE 29-101-54

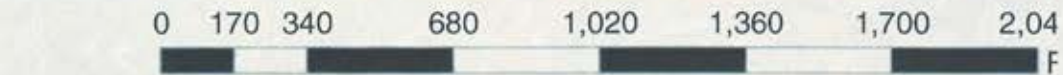
Agency: USDA-NRCS
 Certified Date: 7/23/2012
 Tract: 740 Turner Co.



Legend

Certified Wetland Determination Boundary

- Wetlands
- Wetlands
- Ditch
- NI
- NR Ditch
- Tile



W Wetland
 FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
 PC Prior Converted
 NW Non Wetland
 NI Not Inventoried Potential Waters of the US
 See NRCS CPA-O26E for definitions and additional info.





See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : SOUTH DAKOTA

Farm Number : 7610

County : TURNER

Operator Name : DENNIS J DICK

Farms Associated with Operator : 46-125-6173, 46-125-7609, 46-125-7610, 46-125-7611, 46-125-8218, 46-125-8452

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status			Number Of Tracts
78.84	64.62	64.62	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	64.62	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
Corn	34.90	0.00	0.00	67	116
Soybeans	27.40	0.00	0.00	25	30
TOTAL	62.30	0.00	0.00		

NOTES

State : SOUTH DAKOTA

Farm Number : 7610

County : TURNER

Tract Number : 746

Description : NSE 29 101 54 (McCook)

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 : MALOYE THOMAS , TOMMY THOMAS , DOYLE DICK REVOCABLE TRUST

Other Producers : WAYNE ALAN WALTNER

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP				
78.84	64.62	64.62	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	64.62	0.00	0.00	0.00	0.00	0.00			

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