

McCOOK COUNTY LAND AUCTION

22.78 ACRES PASTURE & TREES NEAR CANISTOTA
FRIDAY, AUGUST 1ST - 4:30 PM

**AUCTION HELD ON SITE: CANISTOTA SD OIL AND HWY 42 JCT, GO 1 WEST,
THEN 2 ½ NORTH ON 445 AVE**

Owners:
JULIE GREGG, MARY CARR, DIANE SLATER,
KAY BLANKENFELD & DOUGLAS TYLER



LAND & AUCTION

Phone: 1-800-251-3111
www.wiemanauktion.com

"We sell the earth and everything on it!"

**AT AUCTION
22.78 ACRES PASTURE & TREES NEAR
CANISTOTA – MC COOK COUNTY, SD**

To be held on the land site located from Canistota SD (NW corner), go ¼ west on 261st Street, then 1 ½ South on 445 Ave (east side) or from Canistota SD Oil and Hwy 42 Jct, go 1 west, then 2 ½ North on 445 Ave on

FRIDAY, AUGUST 1ST 4:30 PM

REAL ESTATE

Consists of a 22.78 Acre mainly level tract of grass-pasture with trees-shelterbelt. This tract is fenced and could be an ideal location for your new home, or could be made into choice farmland with tree removal. This tract is approximately 374' wide and 2627' long! Feel free to inspect at any time. The predominate soil is Co – Crossplain Clarno Complex with a productivity rating of 75.7%. Current taxes are \$1206.82. TM Rural Water does go past this land tract and is available to hookup!

LEGAL DESC: Lot 1 of the Subdivision of the SW ¼ of Section 3-101-54, McCook County, South Dakota.

TERMS: Cash Sale with \$10,000. Down payment on sale day and the balance on or before September 2, 2014. Immediate possession to graze pasture. Warranty title to be given and Owner's Title Insurance will be utilized (cost split equally). Taxes to be prorated to sale day! Sold subject to the Owner's Confirmation. Wieman Land & Auction Co., Inc. is working for the sellers. For more information, call our office for an auction packet or visit www.wiemanauktion.com

Note: This Tract has 1 building eligibility with it! For more information call Tracie at Director of Equalization Salem SD 605-425-2681. For more information regarding TM Rural Water – call their office at 605-297-3334

**JULIE GREGG, MARY CARR, DIANE SLATER,
KAY BLANKENFELD & DOUGLAS TYLER, OWNERS**

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

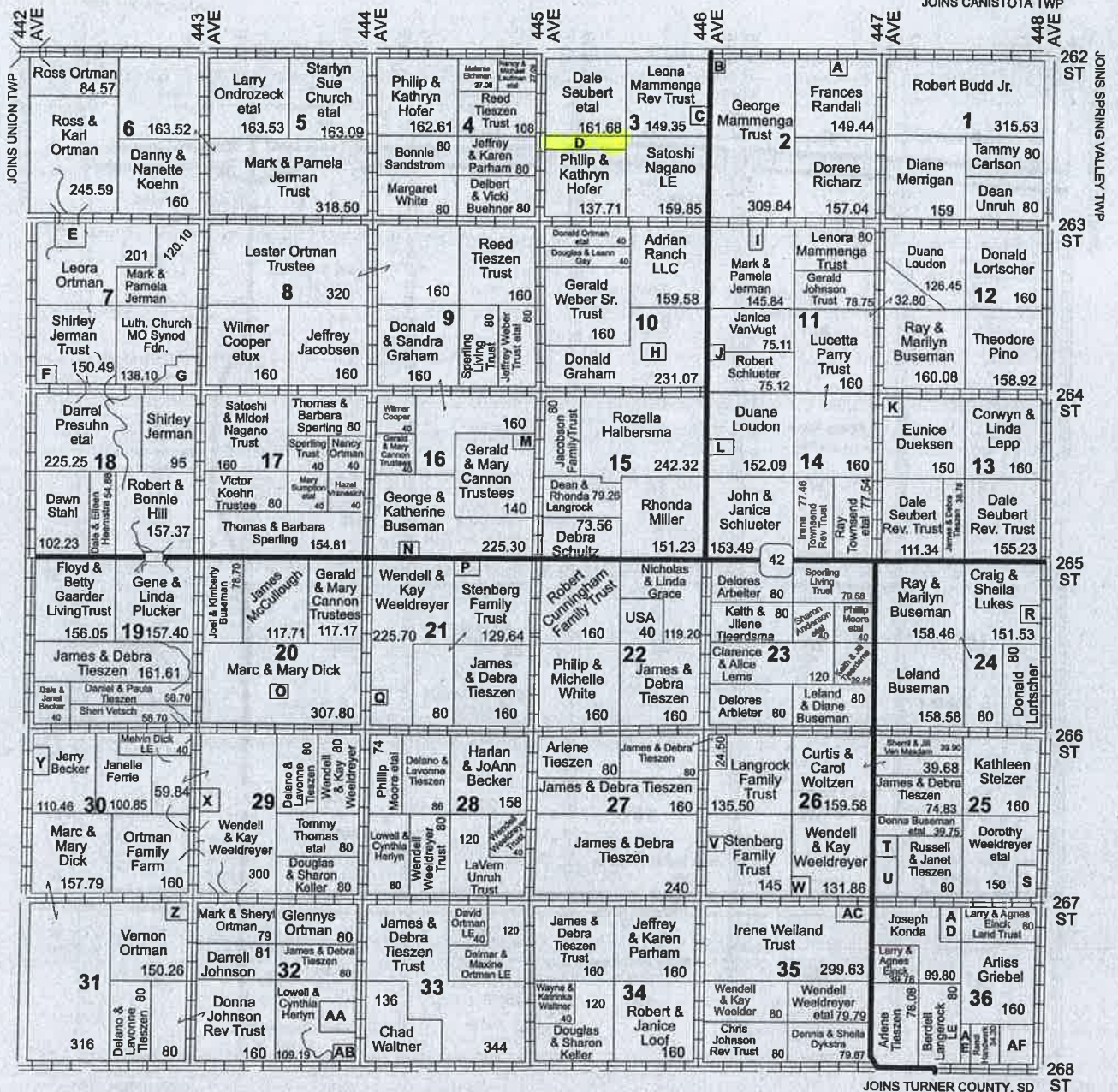
GRANT TWP

LAND OWNER

T 101 N

R 54 W

JOINS CANISTOTA TWP



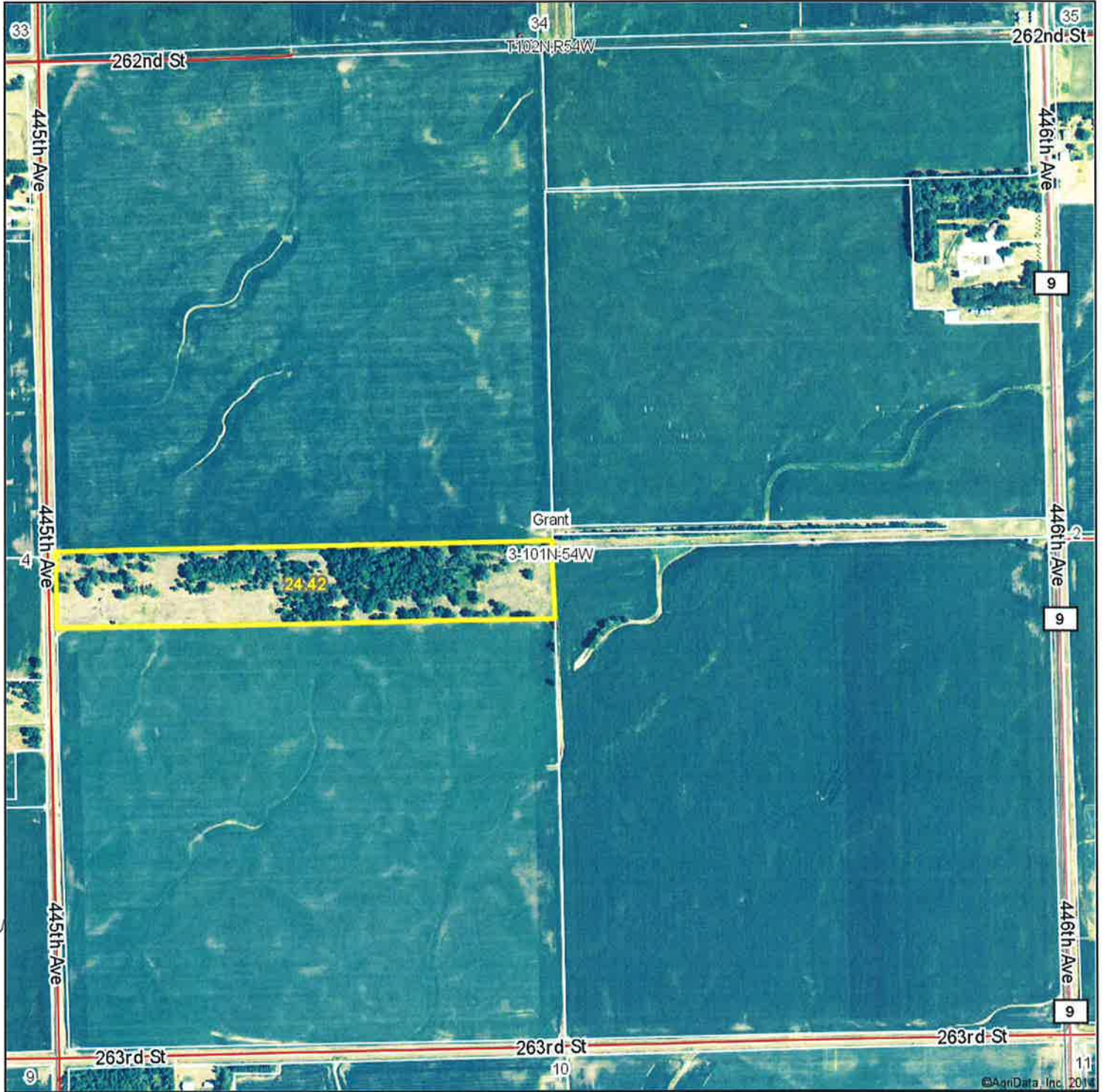
Small Tracts

R 56 W	R 55 W	R 54 W	R 53 W
PEARL	SUN PRAIRIE	BROOKFIELD	RAMSEY
BENTON	SALEM	RICHLAND	MONTROSE
JEFFERSON	EMERY	CANISTOTA	GREENLAND
BRIDGEWATER	UNION	GRANT	SPRING VALLEY

- Section 2 **A** Dorothy Townsend - 8.07
- Section 2 **B** Bradley & Susan Schroeder - 10
- Section 3 **C** Paul Petersen Family Trust - 11.43
- Section 3 **D** Douglas Tyler etal - 22.29
- Section 7 **E** Dareus & Della Montreal - 11.46
- Section 7 **F** James Chabane - 10.11
- Section 7 **G** Wilmer Cooper - 21.90
- Section 10 **H** Richarz Properties LLC - 8.51
- Section 11 **I** Shirley Ziebarth Trustee - 13.74
- Section 11 **J** Delbert & Vicki Buehner - 9.35
- Section 13 **K** Bruce Otto - 10
- Section 14 **L** Deeann Matthaei - 7.50
- Section 16 **M** Roger & Maureen Heyd - 20
- Section 16 **N** Joshua & Angela Sperling - 7.37
- Section 20 **O** Justin Remein - 10.05

- Section 21 **P** Candy Hinrickson etal - 29.29
- Section 24 **R** Richard Johnson - 8.10
- Section 25 **S** Clint Spielman - 10
- Section 25 **T** Phillip Moore etal - 29.78
- Section 25 **U** James & Michelle Axelson - 9.90
- Section 26 **V** James & Debra Tieszen - 15
- Section 26 **W** Thomas & Karen Whitehead - 25.70
- Section 29 **X** K&W Farm Inc. - 20
- Section 30 **Y** Janelle Ferrie - 7
- Section 31 **Z** Janet French - 9.74
- Section 32 **AA** B.B. Smith - 37
- Section 32 **AB** Wayne & Katrinka Walther - 13.39
- Section 35 **AC** Gary & Rita Lemon - 19.95
- Section 36 **AD** Joe & Karen Knoda - 20
- Section 36 **AE** Berdell Langerock LE - 5.70
- Section 36 **AF** Douglas & Sandra Schaefer - 40

Aerial Map



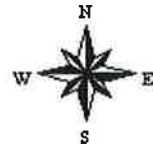
Maps Provided By:



3-101N-54W
McCook County
South Dakota

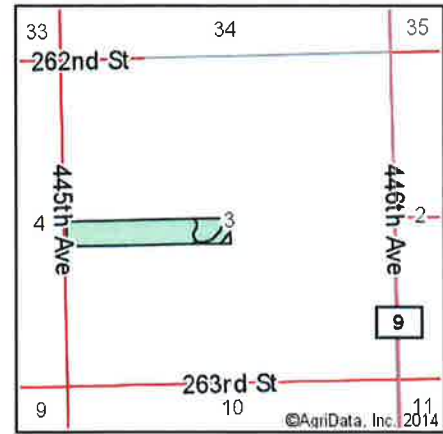
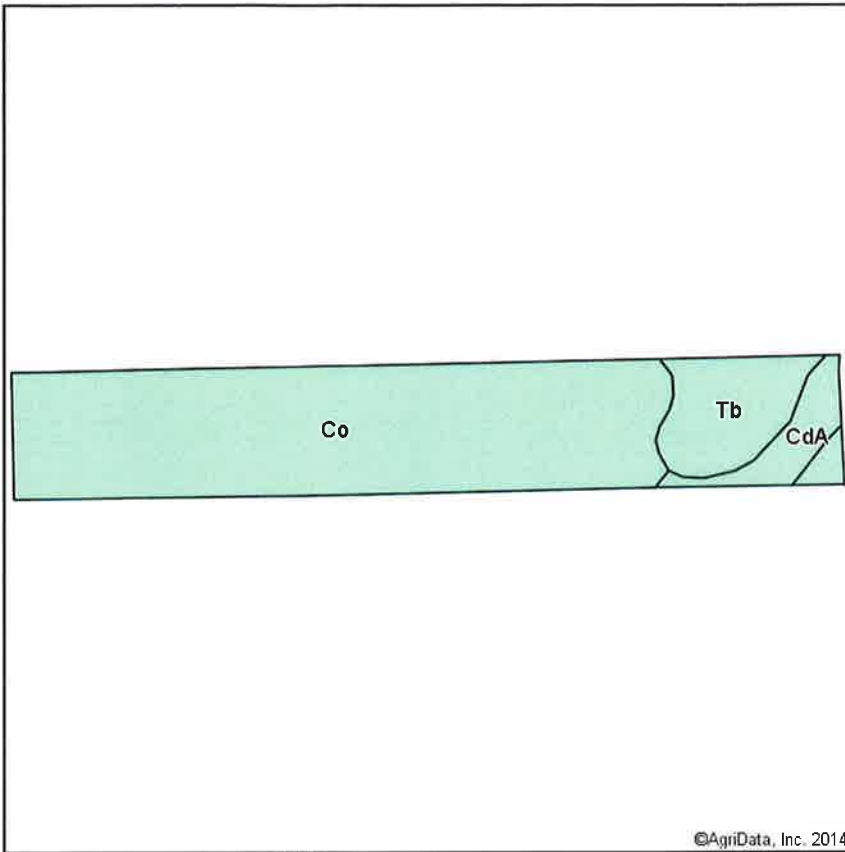
map center: 43° 34' 46.71, 97° 17' 51.96

scale: 9406



6/2/2014

Soil Map



State: **South Dakota**
 County: **McCook**
 Location: **3-101N-54W**
 Township: **Grant**
 Acres: **24.42**
 Date: **6/2/2014**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
Co	Crossplain-Clarno complex	19.58	80.2%	IIc	78	2.6	42	75	8.4	44	53	29	33
Tb	Tetonka silt loam	3.26	13.3%	IVw	58	0.5	17	52	5.9	31	21	21	8
CdA	Clarno-Bonilla loams, 0 to 3 percent slopes	1.58	6.5%	IIc	84	3.7	50	81	9.1	47	62	32	39
Weighted Average					75.7	2.4	39.2	72.3	8.1	42.5	49.3	28.1	30.1

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

