

AUCTION

45.8 ACRES LAKE COUNTY LAND – LAKE MADISON
THURSDAY, NOVEMBER 5th AT 10:00 AM

OWNER:

KRISTINE CASTILLO
KAREN FLETCHER
ELIZABETH MUILENBURG



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**45.8 ACRES LAKE COUNTY LAND – LAKE MADISON
AUCTION**

We will offer the following land at auction on the land located at 23640 464 Ave. or 1 ¼ mile south of Jct Hwy 34 & 461st Ave. or from Wentworth SD, 1 south, 1 west & 1 ¼ south on:

THURSDAY, NOV. 5TH 10:00 AM

This tract consists of 45.8 acres (+ or -) of unimproved farm land with choice building sites or development potential. The FSA reports that this tract nearly all tillable and it layes level to gently rolling. The predominate soil types are Egan-Ethan Complex, Egan-Beadle Complex, and has a soil productivity index rating of 65.5. This would make an excellent add on unit for farmer, investor or developer, with excellent location overlooking the North shoreline of Lake Madison near the Broadwater Resort. We invite you to view this land at your convenience. The annual RE Taxes will be approx. \$ 800.00.

For Buyers Info Packet visit our website: wiemanauction.com or Call 800-251-3111.

LEGAL: Block 1 of Wentworth Line Addition, in Section 30-106-51, Lake County SD

TERMS: Cash Sale with a 10% non-refundable down payment the day of sale and the balance on or before Feb., 5, 2016. A warranty deed will be provided, title insurance will be utilized and the cost split 50% to buyer and 50% to seller. Full possession for 2016 crop year. 2014 & 2015 RE Taxes paid by seller. Sold subject to confirmation by the owners. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

**KRISTINE CASTILLO – KAREN FLETCHER
ELIZABETH MUILENBURG, OWNERS**

Wieman Land & Auction Co., Inc.
Rich & Gary Wieman, Brokers
Kevin, Mike, Derek, Ryan Wieman and
Ron Leitheiser, Assoc. Brokers
Marion SD 800-251-3111
Website: wiemanauction.com

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



United States
Department of
Agriculture

Lake County, South Dakota



Common Land Unit
 Other Ag
 Cropland
 Tract Boundary
 PLSS

Wetland Determination Identifiers
● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation
■ Compliance Provisions



2015 Program Year

Map Created March 18, 2015

Farm 1193

30 -106N -51W

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Aerial Map



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Maps Provided By:
 **surety**
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Lake County
South Dakota

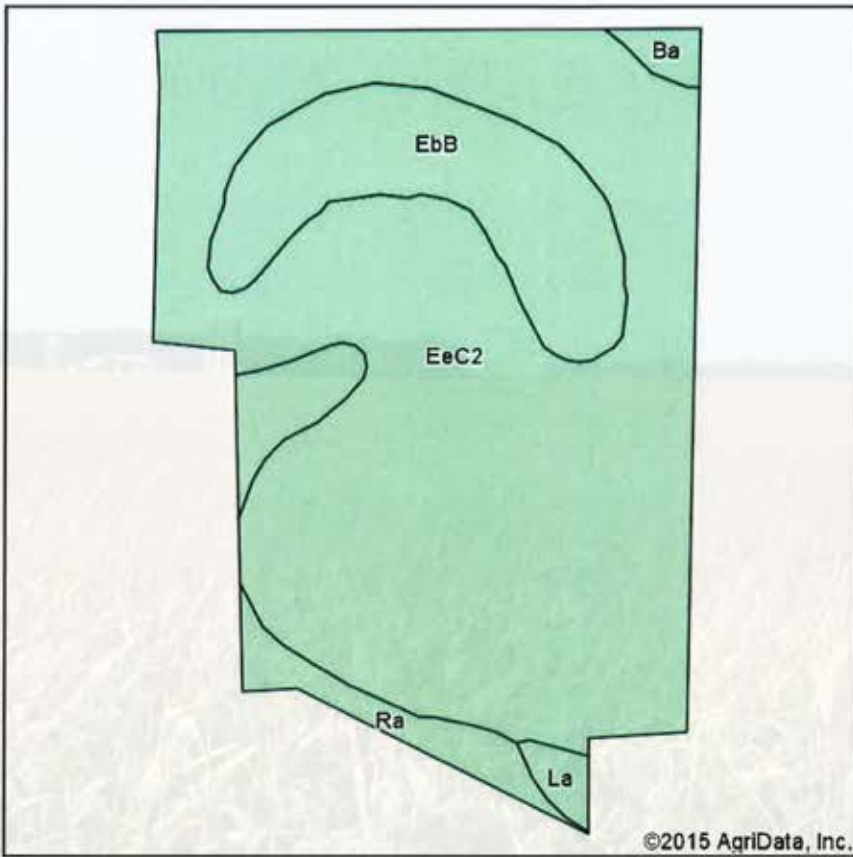
map center: 43° 57' 32.31, 96° 59' 57.45

scale: 9151

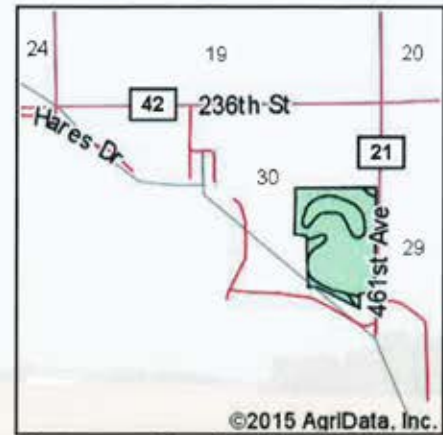


7/30/2015

Soil Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Lake**
 Location: **43° 57' 32.31, 96° 59' 57.45**
 Township: **Wentworth**
 Acres: **45.1**
 Date: **7/30/2015**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD079, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
EeC2	Egan-Ethan complex, 6 to 9 percent slopes, eroded	34.13	75.7%	IIIe	66	2.9	41	65	7	38	51	23	31
EbB	Egan-Beadle complex, 2 to 6 percent slopes	7.05	15.6%	IIe	78	3.3	49	81	8.7	47	61	30	37
Ra	Rauville silty clay loam	2.98	6.6%	Vw	30		4	26	2.8	16	5	8	1
La	Lamo silty clay loam	0.48	1.1%	IIw	68	1.3	36	72	7.8	43	44	23	26
Ba	Badus silty clay loam	0.46	1.0%	IVw	64	0.6	31	67	7.2	40	35	21	20
Weighted Average					65.5	2.7	39.7	65	7	38	49.3	23.1	29.8

Area Symbol: SD079, Soil Area Version: 17

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

FARM: 1193

South Dakota
Lake

U.S. Department of Agriculture
Farm Service Agency

Prepared: 9/3/15 2:10 PM
Crop Year: 2015

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier Recon Number

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
67.91	56.18	56.18	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	56.18	0.0	0.0	0.0		N	

ARC/PLC

ARC-IC NONE

ARC-CO WHEAT, CORN, SOYBN

PLC NONE

PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	1.88		27	0.0
CORN	53.4		150	0.0
SOYBEANS	0.9		35	0.0
Total Base Acres:	56.18			

Tract Number: 1739 Description: K10 SNE & LOTS 3&4 30-106-51

FAV/WR History
N

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
67.91	56.18	56.18	0.0	0.0	0.0	0.0
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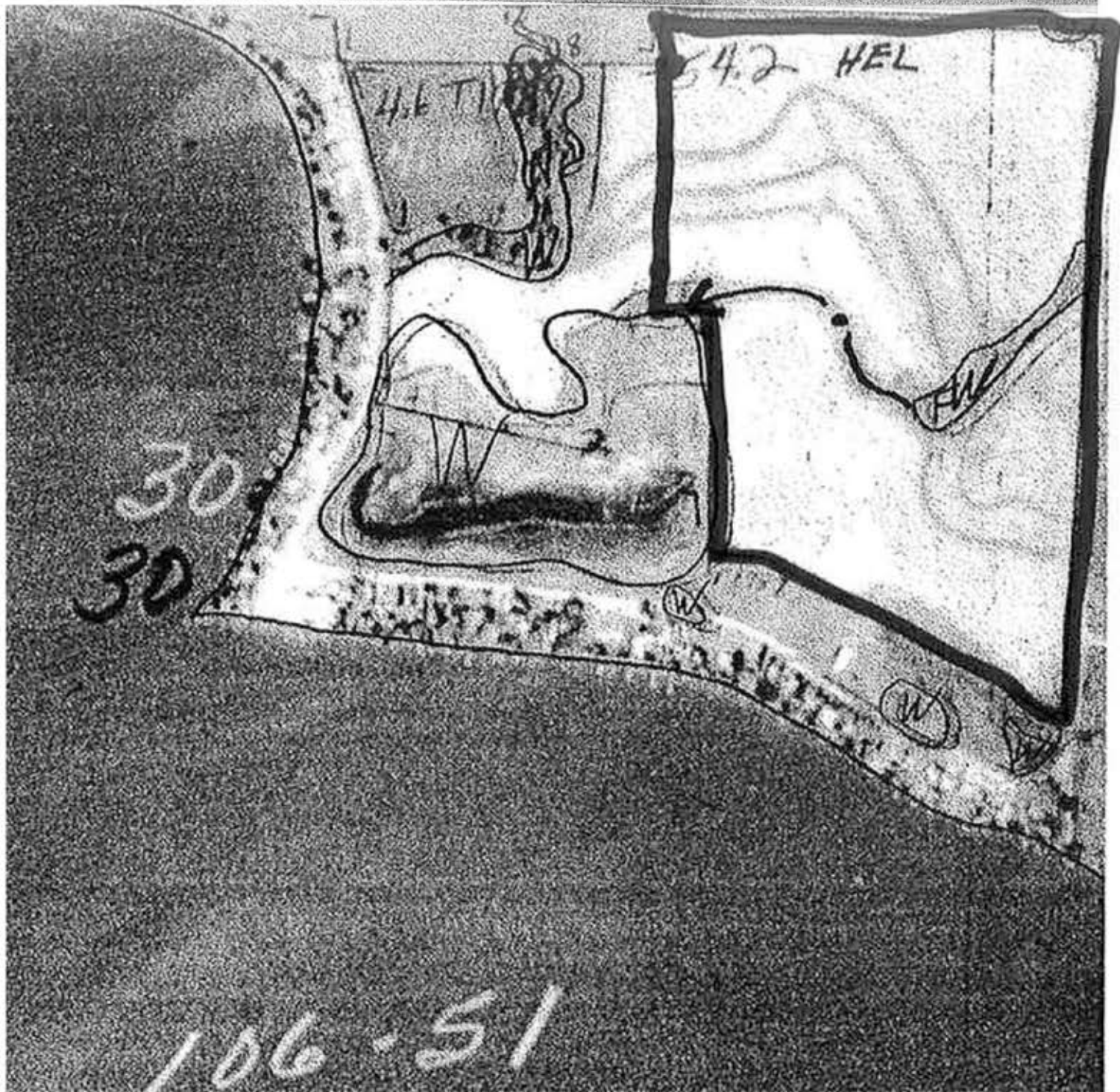
Owners: THOMAS H MUILENBURG
KRISTINE CASTILLO

HAROLD J FLETCHER
REYNALDOS CASTILLO

Other Producers: None

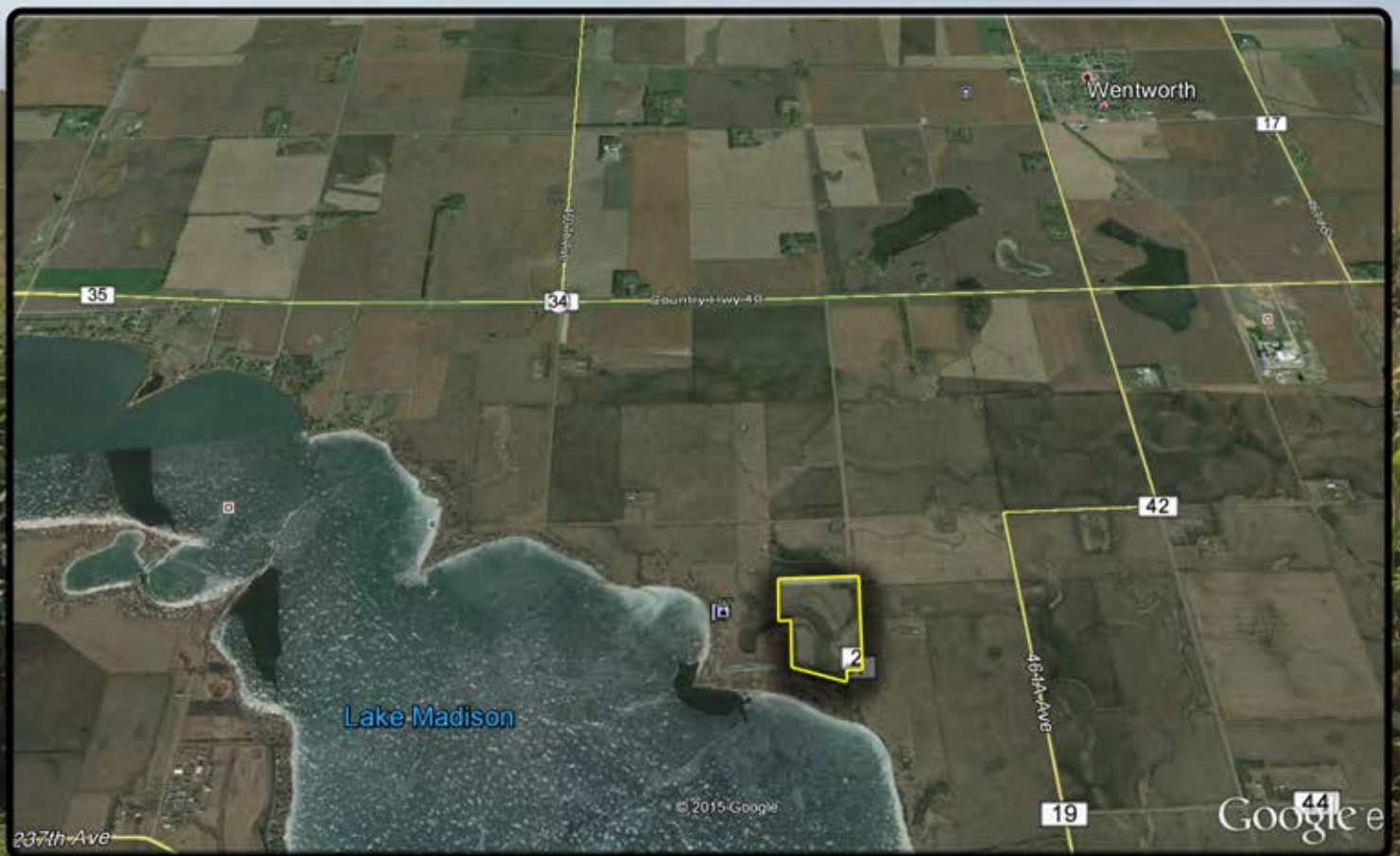
OFFICIAL WETLAND MAP

- (W) Wetland
- (FW) Ditched or Tiled prior to 12/23/85, but still wetland
- (PC) Wetland converted prior to 12/23/85
- (CW + year) Wetland converted after 12/23/85
- (---) Ditched prior to 12-23-85
- (---) Tiled prior to 12-23-85



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