

# AUCTION

117.5 ACRES IRRIGATED YANKTON COUNTY LAND  
TUESDAY, JANUARY 19<sup>TH</sup> AT 10:00 AM



OWNER:

**WAYNE & SHELLY  
HECKENLAIBLE**

434th Ave



208 N Broadway, Marion SD

web: [wiemanauction.com](http://wiemanauction.com)

phone: 800-251-3111

fax: 605-648-3102

*"WE SELL THE EARTH AND EVERYTHING ON IT!"*

**117.5 ACRES IRRIGATED YANKTON COUNTY LAND  
AUCTION**

We will offer the following land at auction in the Lesterville Community Center on Main Ave in Lesterville SD on

**TUESDAY, JANUARY 19<sup>TH</sup> 10:00 AM**  
**Sold in Lesterville SD Community Center**

**117.5 Acres Irrigated Unimproved Land**

Located from Lesterville SD, 3 North, 3 East and ¼ North or from Junction of Highways 81 and 46, 7 miles West and ¼ North or from Jct Hwy 46 and 433<sup>rd</sup> Ave, go ¼ mile North

The real estate consists of 117.5 Acres of irrigated farm land. The FSA Office reports that this tract has 115.47 Acres tillable and the balance in low ground. The irrigation system consists of a 2013 Valley 8000 Center Pivot 7 Tower 1360 Ft System, low pressure, top nozzles, electric drives, oversized tires, 100' end overhang with 120' end gun with 2 Hp booster pump, VFD (Variable Frequency Drive); 260' well 12" casing with 75 Hp electric submersible pump that delivers 900 GPM, the system is powered by a 100 KW diesel powered generator with low hrs and 300 gallon fuel tank,. The land lays generally rolling to level and the predominate soil types are Clarno-Bonilla Loams, Thurman-Ethan Complex, Ethan-Bonilla Loams, Blendon-Thurman Complex, Chancellor Silty Clay Loam and it has a 69.1 soil productivity index rating. This would make an excellent add on unit for farmer or investor with good hunting potential. The annual real estate taxes are \$1723.96. We invite you to view this tract at your convenience. If you have any questions, call Wayne Heckenlaible 605-660-1207 or for buyer's info packet, call Wieman Land & Auction Co. at 800-251-3111 or visit our website: [www.wiemanauktion.com](http://www.wiemanauktion.com)

**LEGAL:** The N ½ of the SW ¼ and the SE ¼ of the NW ¼ except 1.5 Acres all in Section 36-96-57, Yankton County, South Dakota

**TERMS:** Cash Sale with a 10% nonrefundable down payment the day of sale and the balance on or before March 1, 2016. A Warranty Deed will be provided. Title Insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Full Possession granted at closing for the 2016 crop year. Seller will pay all 2014 and 2015 RE Taxes. Seller will assist buyer in transferring the irrigation permit. Sold subject to confirmation by the owners. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. The seller does not warrant that all fencelines are on the true and correct boundary lines. Sold subject to all easements on record.

**WAYNE & SHELLY HECKENLAIBLE, OWNERS**  
**605-660-1207**

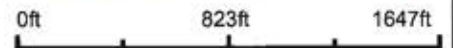
Wieman Land & Auction Co., Inc.  
Marion SD 800-251-3111  
Rich & Gary Wieman, Brokers  
Kevin, Mike, Derek & Ryan Wieman  
& Ron Leitheiser, Assoc. Brokers  
Website: [www.wiemanauktion.com](http://www.wiemanauktion.com)

Kenneth Bertsch  
Menno SD  
605-387-5658  
Attorney At Law  
Closing Agent

# Aerial Map



map center: 43° 5' 22.37, 97° 31' 40.89

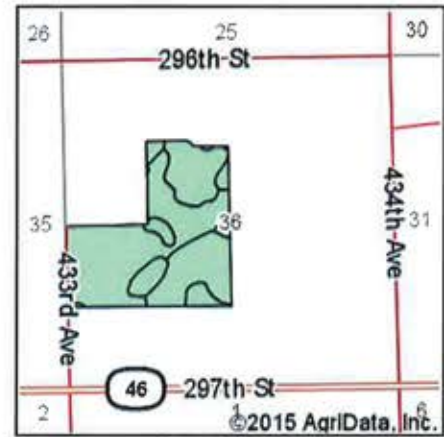
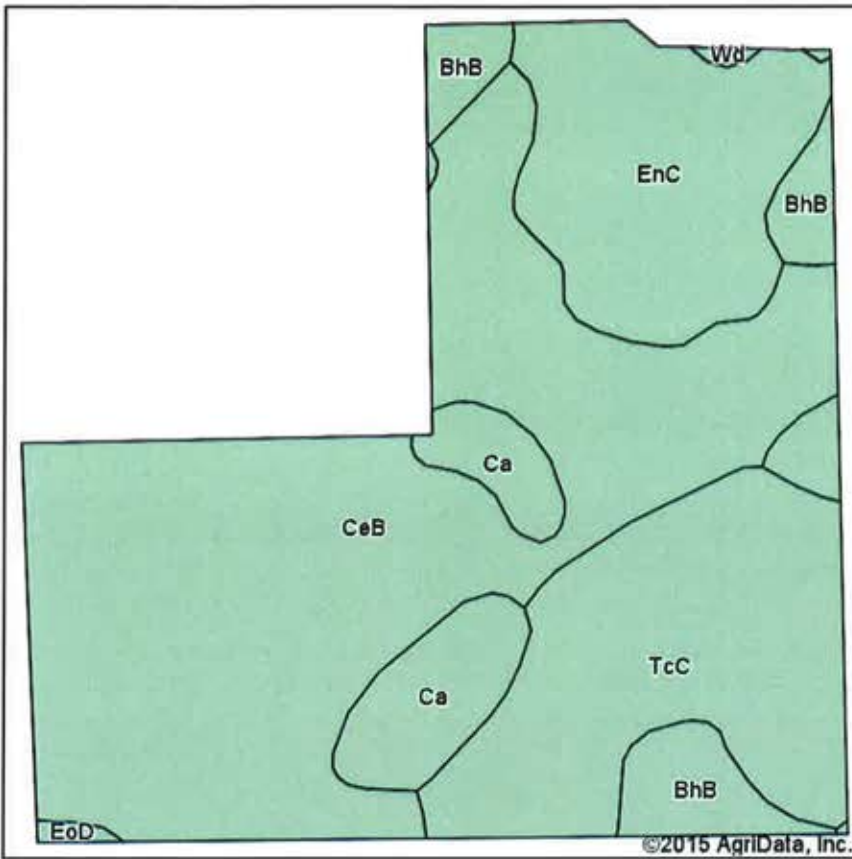


36-96N-57W  
Yankton County  
South Dakota



1/4/2016

# Soil Map



State: **South Dakota**  
 County: **Yankton**  
 Location: **36-96N-57W**  
 Township: **West Yankton**  
 Acres: **117.45**  
 Date: **1/4/2016**



Area Symbol: SD135, Soil Area Version: 17

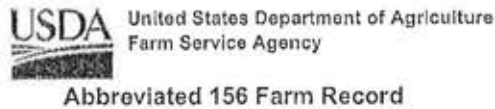
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	58.64	49.9%	Ile	80	3.1	72	54	75	27
TcC	Thurman-Ethan complex, 2 to 9 percent slopes	23.93	20.4%	IVe	47	1.3	50		30	
EnC	Ethan-Bonilla loams, 3 to 9 percent slopes	18.05	15.4%	IVe	64	2.8	50	43	53	19
Ca	Chancellor silty clay loam	8.09	6.9%	IIw	80	3.4	77	65	74	29
BhB	Blendon-Thurman complex, 0 to 6 percent slopes	8.06	6.9%	IIIe	64	2.1	63	57	56	19
EoD	Ethan-Davis loams, 9 to 15 percent slopes	0.42	0.4%	VIe	42					
Wd	Worthing silty clay loam, 0 to 1 percent slopes	0.26	0.2%	Vw	30					
<b>Weighted Average</b>					<b>69.5</b>	<b>2.6</b>	<b>63.4</b>	<b>42</b>	<b>60.6</b>	<b>19.7</b>

Area Symbol: SD135, Soil Area Version: 17

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SOUTH DAKOTA  
YANKTON  
Form: FSA-156EZ



FARM : 6510  
Prepared : Dec 22, 2015  
Crop Year : 2016

Tract 1120 Continued ...

NOTES

Tract Number : 7337  
 Description : SENW;NSW 36-96-57 FAV/WR History : No  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Tract contains a wetland or farmed wetland  
 WL Violations : None  
 Owners : MR WAYNE ALLEN HECKENLAIBLE, SHELLY LYNN HECKENLAIBLE  
 Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
118.54	115.47	115.47	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	115.47	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	58.60	0.00	0	119
Soybeans	55.90	0.00	0	41
<b>TOTAL</b>	<b>114.50</b>	<b>0.00</b>		

NOTES

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United States  
Department of  
Agriculture

# Yankton 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

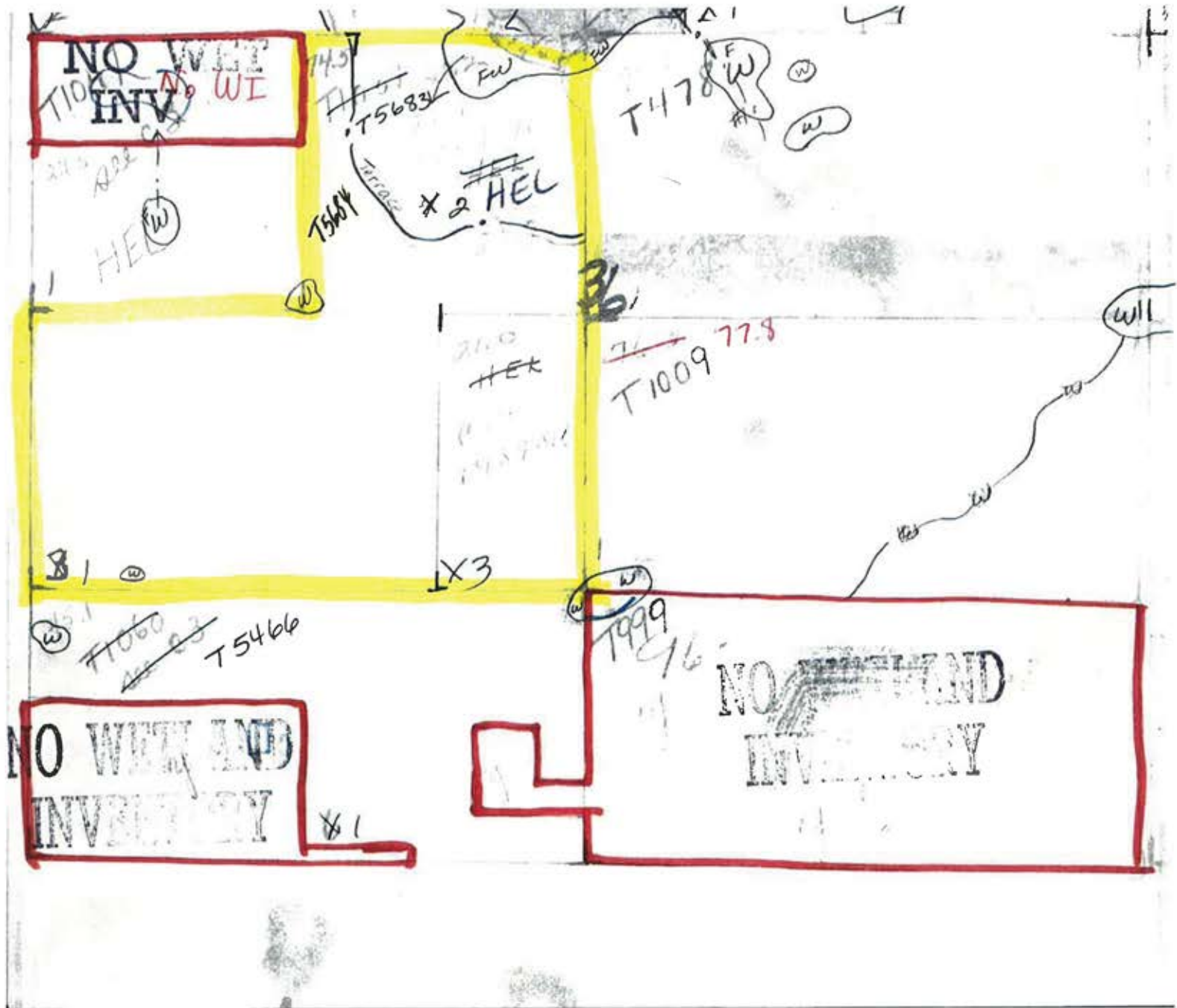
Map Created March 31, 2015

**Farm 6510**

**36 -96N -57W**

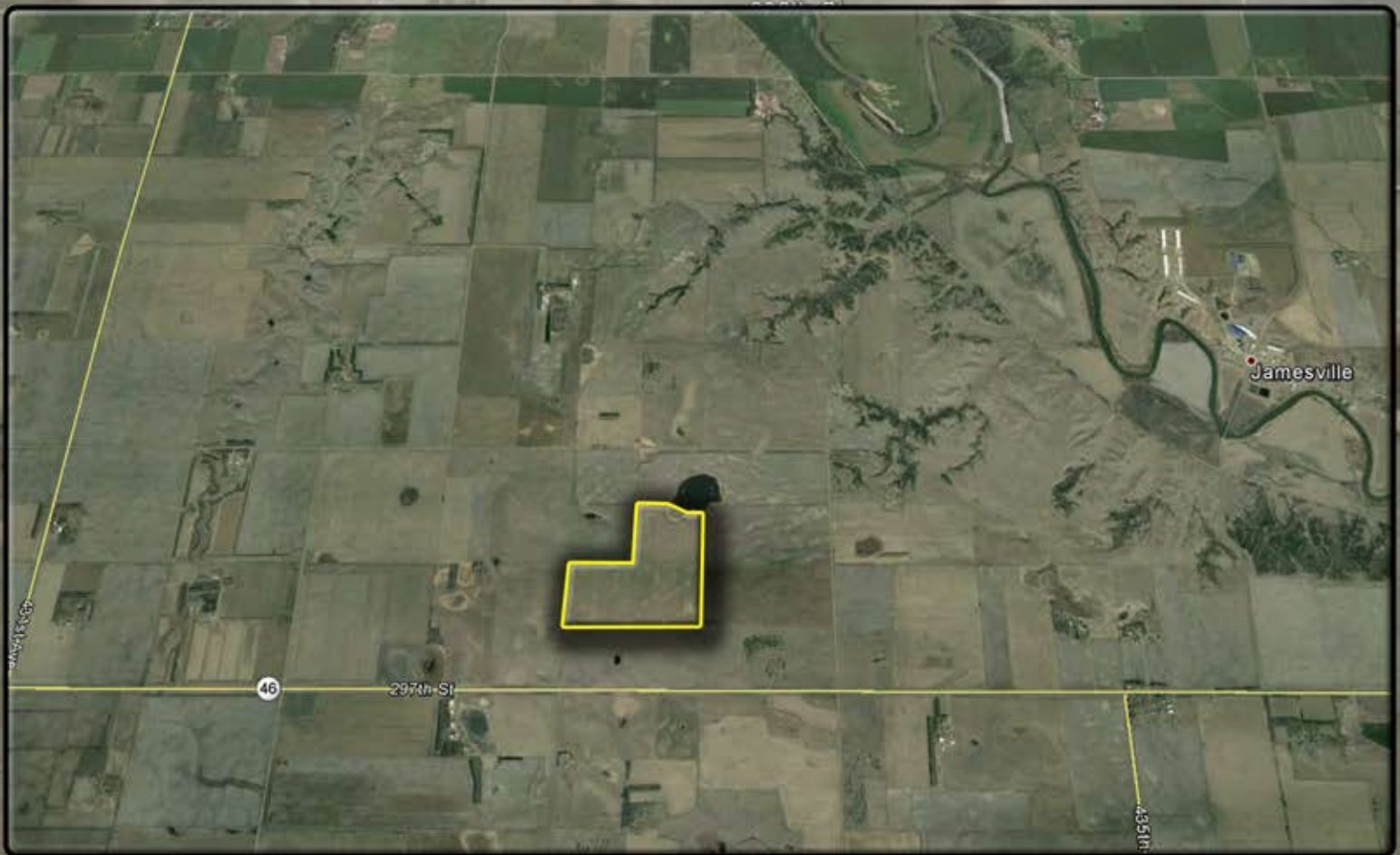
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# WETLAND MAP



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