

AUCTION

79 ACRES OF POWERFUL UTICA TOWNSHIP YANKTON COUNTY
WEDNESDAY APRIL 6TH AT 10:30 AM

OWNER:

GEORGE & DEB CWACH



44628 SD Hwy 44, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT"

**79 ACRES OF POWERFUL UTICA TOWNSHIP
YANKTON COUNTY LAND
AT AUCTION**

We will offer this high quality farm at public auction, located from Walmart in Yankton, SD go 1 mile west and 2 ½ miles north on:

WEDNESDAY, APRIL 6TH 10:30 AM

It is our privilege to offer this quality, highly productive, land located moments north of Yankton, SD. The new buyer will receive immediate possession for spring tillage and have the right to farm this tract in 2016. This powerful tract would be a great addition for any farmer-operator or investor.

- This 79 Acres (subject to survey) has 79.23 acres tillable according to the FSA info.
- This tract has great eye appeal with a topography that is level to gently rolling
- Soil Types are Clarno-Crossplain-Tetonka complex & Clarno-Bonilla loams
- These soils carry a Productivity index of 81.4
- This tract is enrolled in ARC-CO and the 2015 taxes are \$1,849.66

LEGAL: The N ½ of the SE ¼ in Section 23-94N-56W, Yankton County, SD.

TERMS: Cash Sale with 15 % nonrefundable down payment on Sale Day and the balance on or before May 31, 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. New Buyer will receive full possession for the 2016 Crop Year. Seller will pay the 2014 & 2015 RE Taxes. Sold subject to the owner's confirmation and any easement of record – Come prepared to buy! Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

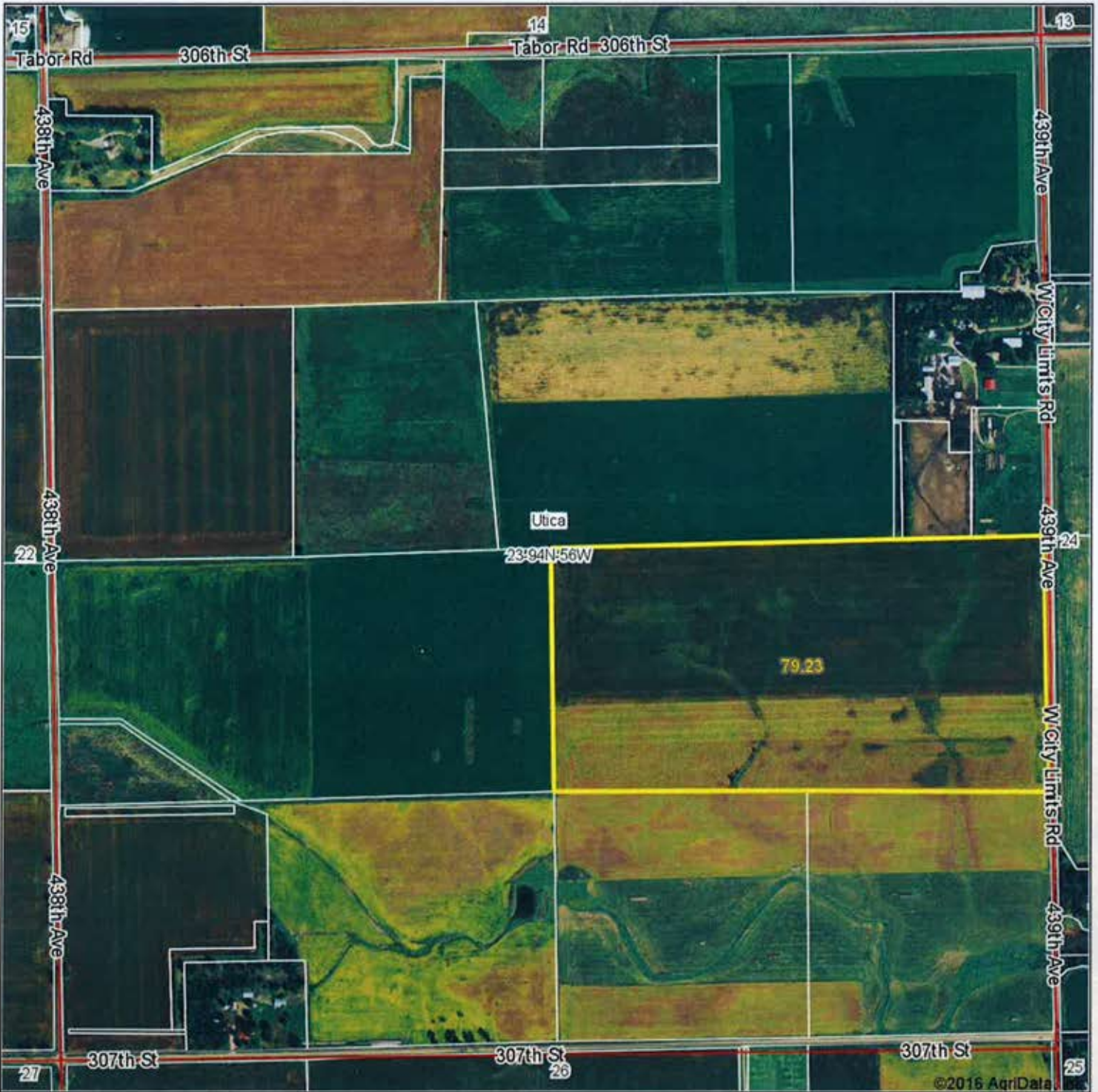
Note: If a land purchase is in your plans – please check out this great tract. We invite you to view this parcel of land at your convenience. For an information packet, go to www.wiemanauktion.com or call our office at 800-251-3111. Auction will be held on site. Come prepared to buy!

GEORGE & DEB CWACH – OWNERS

Wieman Land & Auction Co., Inc.
800-251-3111 Marion SD
Gary & Rich Wieman, Brokers
Kevin, Mike, Derek, & Ryan Wieman
& Ron Leitheiser – Assoc Brokers
www.wiemanauktion.com

Closing Agent
Yankton County Title
219 West 3rd St.
Yankton, SD
605-665-5775

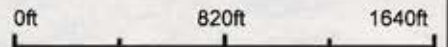
Aerial Map



©2016 AgriData



map center: 42° 56' 42.32, 97° 25' 38.15



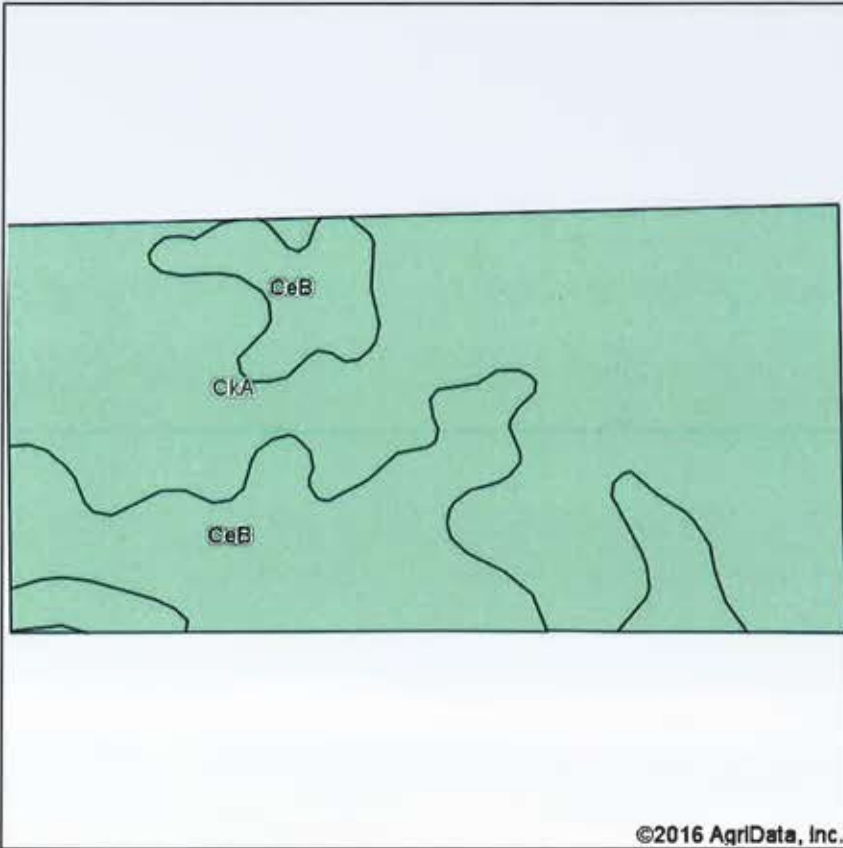
23-94N-56W
Yankton County
South Dakota



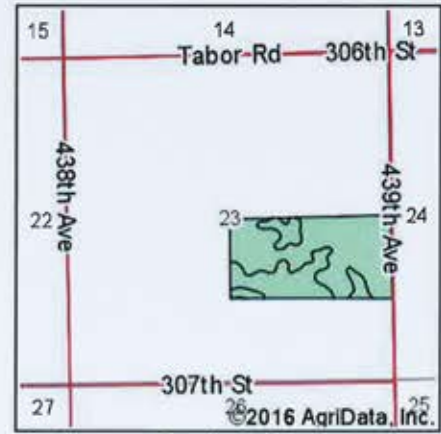
3/16/2016

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Yankton**
 Location: **23-94N-56W**
 Township: **Utica**
 Acres: **79.23**
 Date: **3/16/2016**



Maps Provided By:



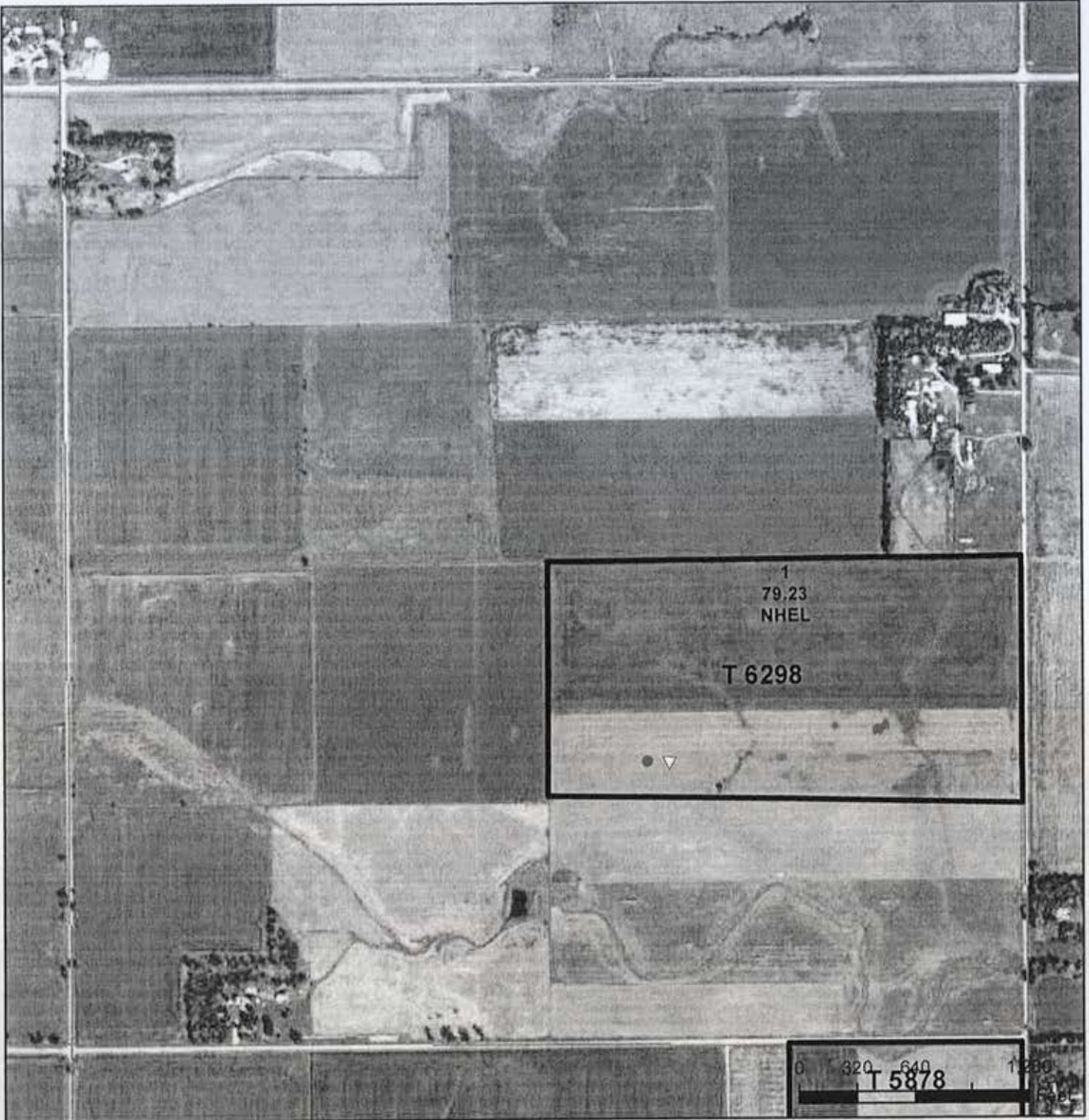
Area Symbol: SD135, Soil Area Version: 17

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index | Alfalfa hay | Com | Grain sorghum | Oats | Soybeans |
|-------------------------|--|-------|------------------|------------------|--------------------|-------------|-------------|---------------|-------------|-------------|
| CkA | Clarno-Crossplain-Tetonka complex, 0 to 3 percent slopes | 54.69 | 69.0% | Ilc | 82 | 3.1 | 76 | 59 | 76 | 28 |
| CeB | Clarno-Bonilla loams, 1 to 6 percent slopes | 24.54 | 31.0% | Ile | 80 | 3.1 | 72 | 54 | 75 | 27 |
| Weighted Average | | | | | 81.4 | 3.1 | 74.8 | 57.5 | 75.7 | 27.7 |

Area Symbol: SD135, Soil Area Version: 17

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Common Land Unit Tract Boundary
 Common Land Unit PLSS
 Cropland

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



2016

2015 Program Year

Map Created March 31, 2015

Farm 5324

23 -94N -56W

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 a 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).

NOTES

Tract Number : 6298
 Description : N1/2 SE1/4 23-94-56 FAVWR History : No
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : GEORGE JAMES CWACH
 Other Producers : None

Tract Land Data

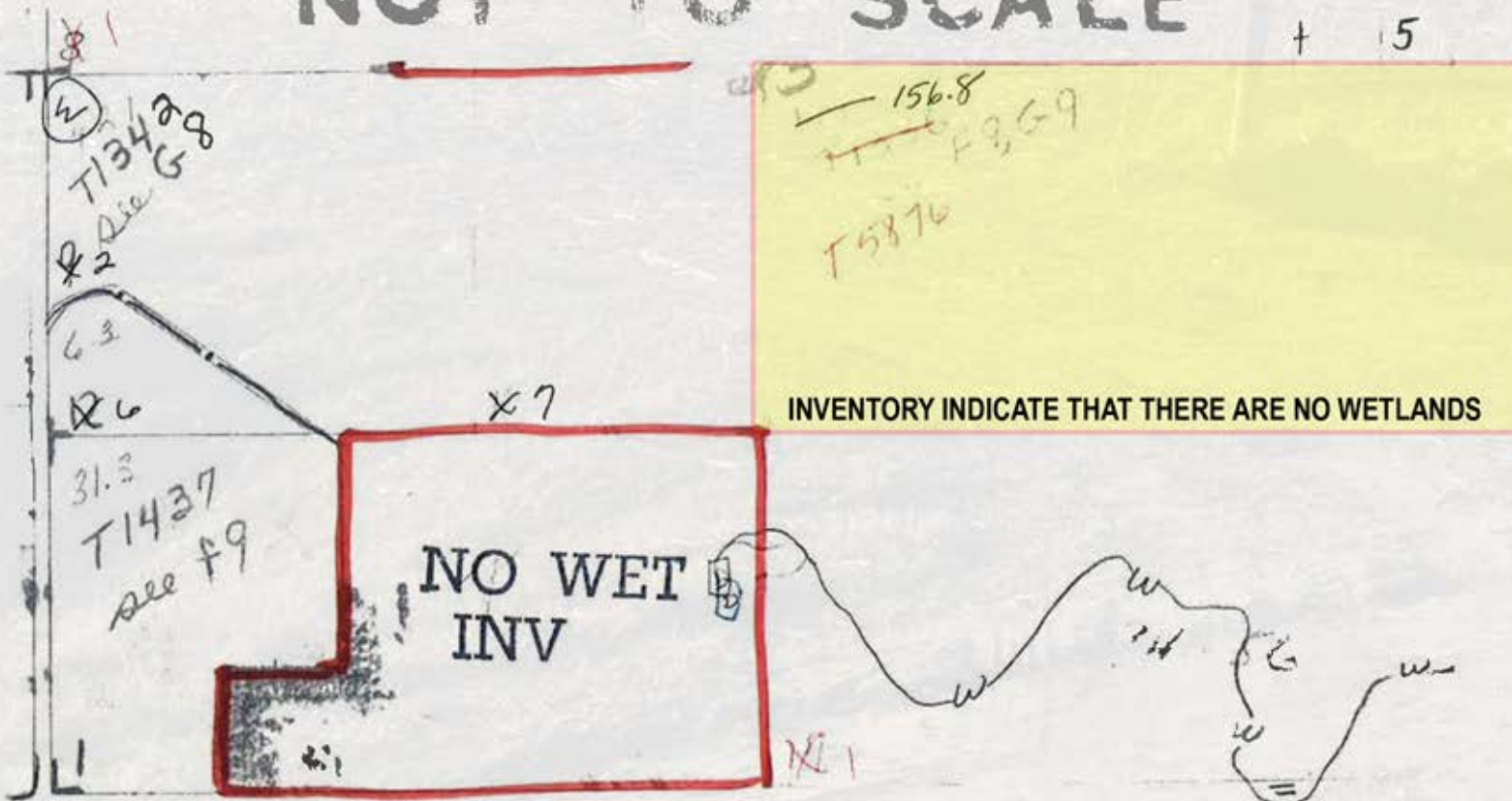
| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|--------------------------|-----------|
| 79.23 | 79.23 | 79.23 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL | EWP | DCP Ag. Related Activity | |
| 0.00 | 0.00 | 79.23 | 0.00 | 0.00 | 0.00 | 0.00 | |

DCP Crop Data

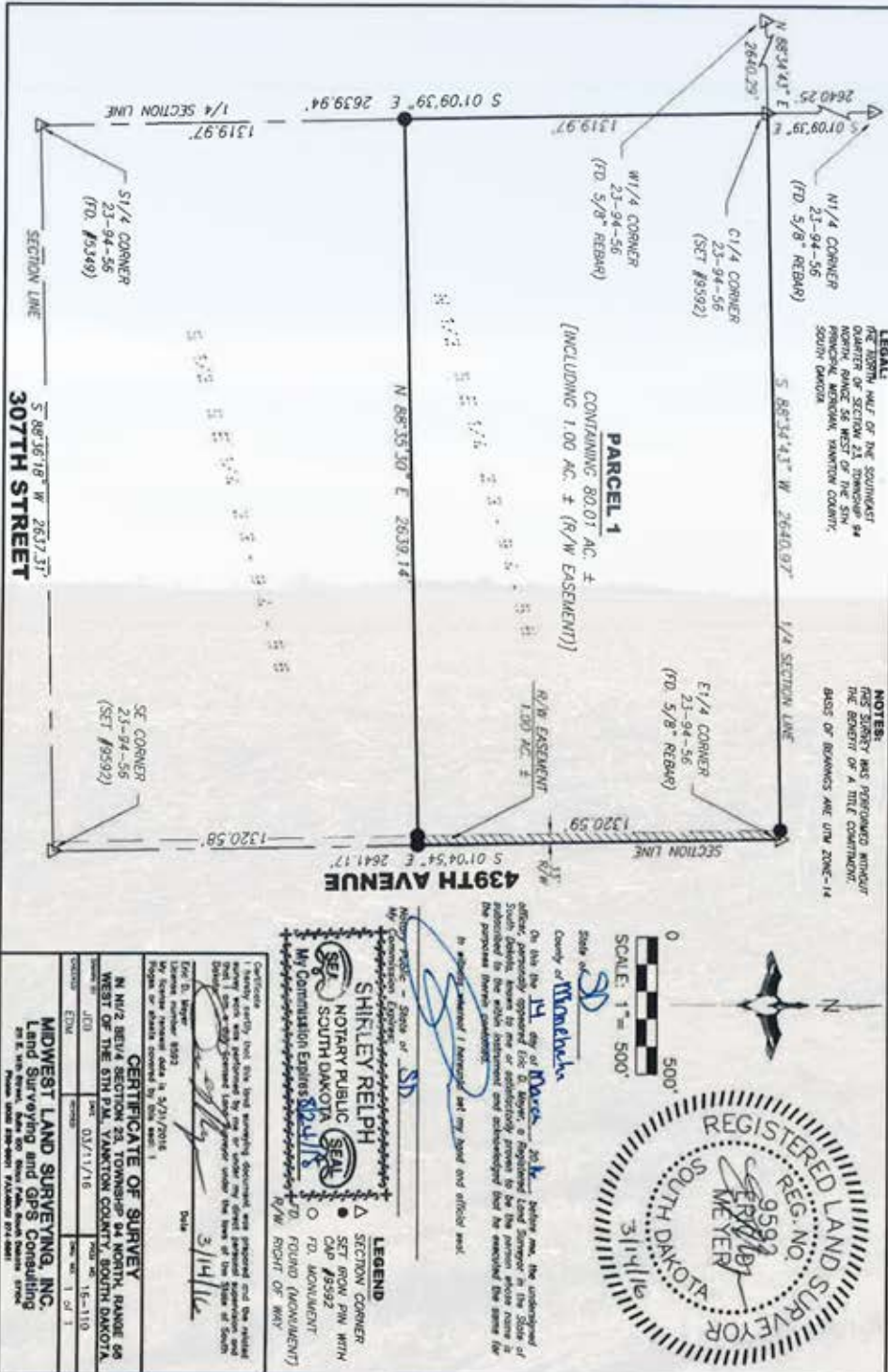
| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield |
|--------------|--------------|-----------------------------|------------|-----------|
| Corn | 33.90 | 0.00 | 0 | 108 |
| Soybeans | 35.20 | 0.00 | 0 | 31 |
| TOTAL | 69.10 | 0.00 | | |

WETLANDS MAP

NOT TO SCALE



Prepared by:
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