

Kingsbury County
**FARMLAND
AUCTION**

**160
Acres**

Wednesday
October 24th
at 10:30 AM

OWNER:

**GENEVIEVE L. WATTS
TRUST**



44628 SD HWY, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**160 ACRES OF POWERFUL BAKER TOWNSHIP
KINGSBURY COUNTY LAND
AT AUCTION**

To settle the Genevieve L. Watts Estate, we will sell this high quality farm land at public auction located 1 ½ mile west and ½ mile south of Lake Preston, SD on:

WEDNESDAY, OCTOBER 24TH 10:30 AM

It is our privilege to offer this quality, highly productive, land located just 2 mile southwest of Lake Preston, SD. The new buyer will receive possession for spring tillage on 3/1/2019 and have the right to farm this tract in 2019. This powerful tract would be a great addition for any farmer-operator or investor. It has good eye appeal with a topography that is gently rolling and according to the FSA, there are 156.73 acres tillable. The tract has strong soils that carry a productivity index of 76.2. The current assessed value is \$441,647 and the 2017 taxes are \$3,326.94

LOCATION: From Lake Preston go 1 ½ miles west on US Hwy 14 then ½ mile south on 440th Ave.

LEGAL: The NW ¼ in Section 11-110N-55W, Kingsbury County, SD.

TERMS: Cash Sale with a 10% non-refundable down payment on Sale Day and the balance on or before December 14, 2018. A trustee's 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 2019 Crop Year. Seller will credit the new buyer at closing for the 2018 RE Taxes due in 2019. Sold subject to the trustee's confirmation and any easement of record – Come prepared to buy! Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

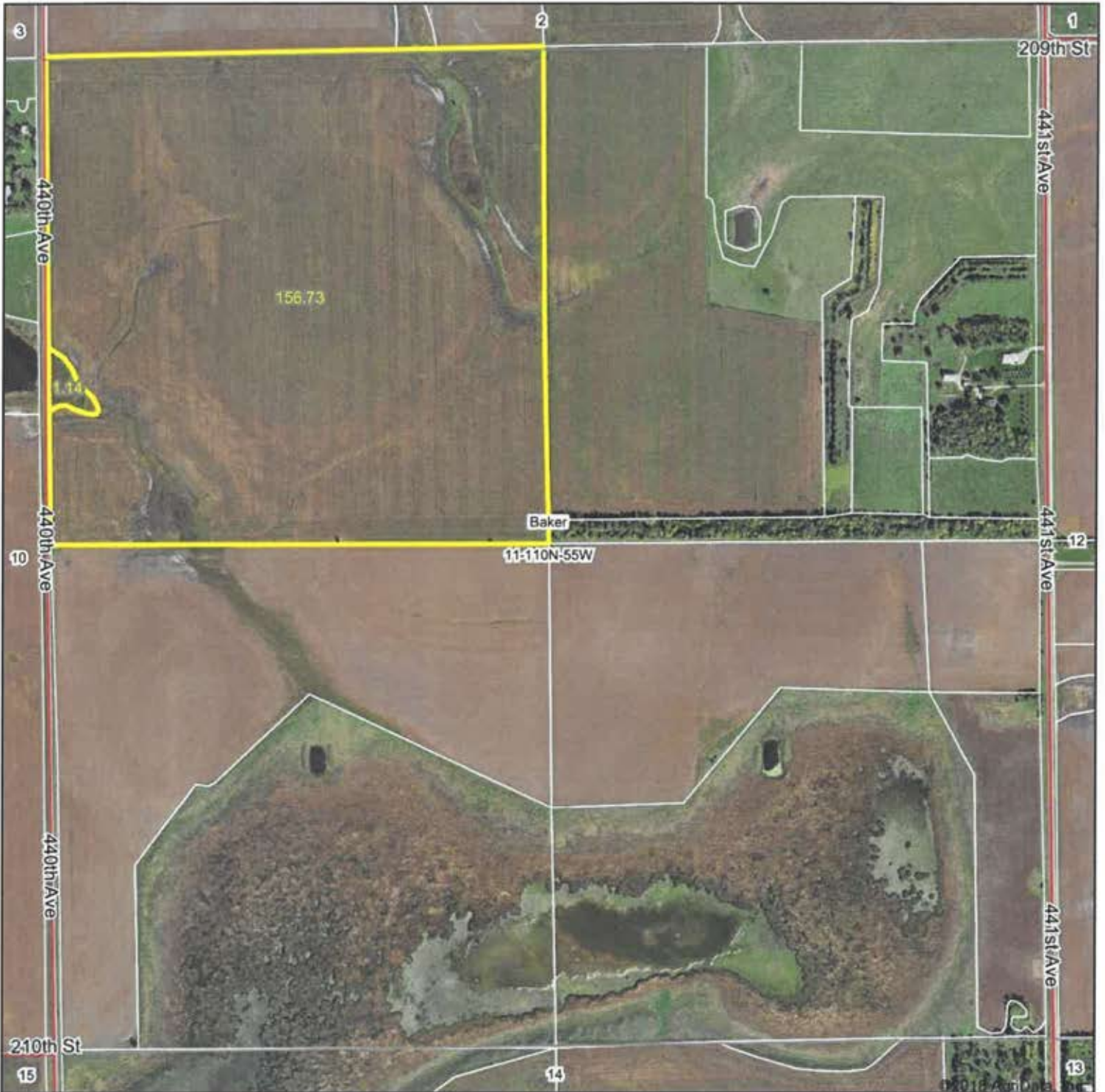
If a land purchase is in your plans – please check out this great tract. We invite you to view this parcel of land at your convenience. Property is currently leased for the 2018 crop year until March 1, 2019. For an information packet, go to www.wiemanauktion.com or call our office at 800-251-3111. Auction will be held on the land. Come prepared to buy!

**GENEVIEVE L. WATTS TRUST - OWNER
John Massey - Trustee**

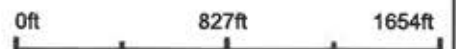
Wieman Land & Auction Co., Inc.
800-251-3111 Marion SD
Rich, Kevin, Mike, Derek, & Ryan Wieman
& Ron Leitheiser – Land Brokers
www.wiemanauktion.com

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

Aerial Map



map center: 44° 20' 48.7, -97° 24' 3.37



11-110N-55W
Kingsbury County
South Dakota



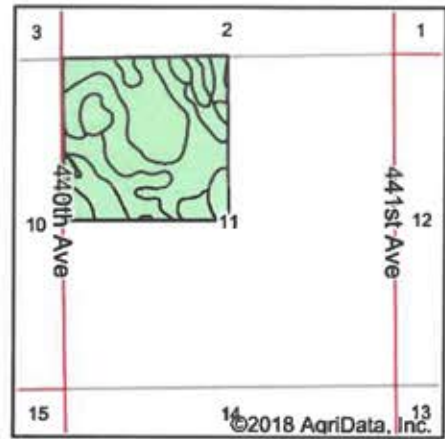
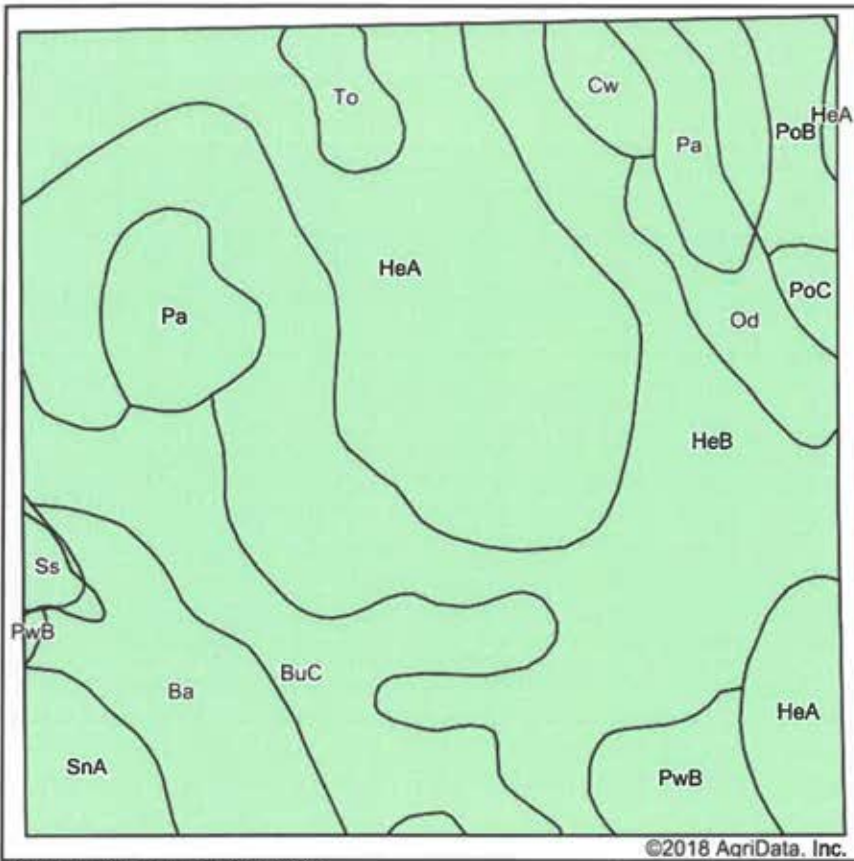
9/14/2018



Maps Provided By:



Soils Map



State: **South Dakota**
 County: **Kingsbury**
 Location: **11-110N-55W**
 Township: **Baker**
 Acres: **157.87**
 Date: **9/14/2018**



Soils data provided by USDA and NRCS.

Area Symbol: SD077, Soil Area Version: 21

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	NCCPI Overall	NCCPI Corn	NCCPI Small Grains	NCCPI Soybeans
HeB	Hetland silty clay loam, 2 to 6 percent slopes	50.71	32.1%	Ile	84									60	60	47	56
HeA	Hetland silty clay loam, 0 to 2 percent slopes	40.50	25.7%	Is	89									60	60	47	57
BuC	Buse-Barnes loams, 6 to 9 percent slopes	18.06	11.4%	Ive	60	2.5	39	55	5.8	32	48	20	29	51	40	34	51
Ba	Badger silty clay loam, 0 to 1 percent slopes	11.57	7.3%	Ilw	80									45	45	32	39
Pa	Parnell silty clay loam	9.53	6.0%	Vw	34		5	28	3	17	7	11	1	6	2	6	2
Od	Oldham silty clay loam	4.87	3.1%	Vw	34		5	28	3	17	6	10	1	27	12	27	20
Cw	Cubden-Tonka silty clay loams, coteau, 0 to 2 percent slopes	4.82	3.1%	Ils	71									51	39	27	49
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	4.67	3.0%	Ile	89									73	63	52	73

Maps Provided By:

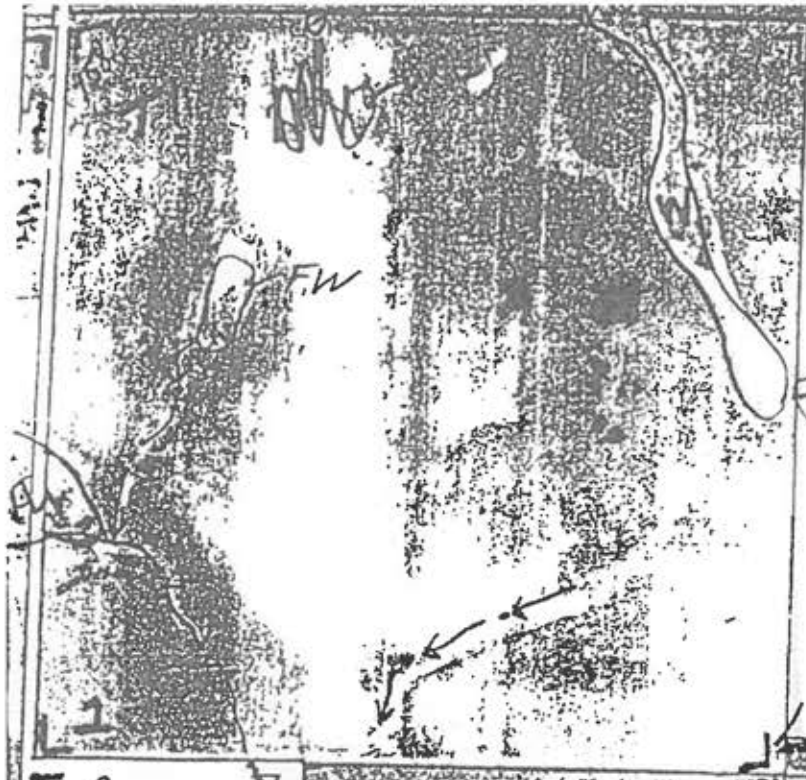


SnA	Sinai silty clay, 0 to 2 percent slopes	4.49	2.8%	lIs	81	3.1	51	78	8.3	45	62	30	37	44	30	37	44
PoB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	3.70	2.3%	lle	81									70	61	47	70
To	Tonka silty clay loam, 0 to 1 percent slopes	2.65	1.7%	IVw	58									16	16	13	11
PoC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	1.22	0.8%	llle	69									68	59	46	68
Ss	Southam silty clay loam, 0 to 1 percent slopes	1.08	0.7%	Vllw	10									6	3	6	2
Weighted Average					76.2	0.4	6.4	11.1	1.2	6.5	7.9	4.1	4.5	52.4	49.1	39.7	49.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

WETLANDS MAP





United States
Department of
Agriculture

Kingsbury County, South Dakota



- Common Land Unit**
- Non-Cropland
 - Cropland
 - Tract Boundary
 - PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

2018 Program Year

Map Created April 05, 2018

Farm 131

11 -110N -55W

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).

South Dakota
 Kingsbury
 Report ID: FSA-156EZ

U.S. Department of Agriculture
 Farm Service Agency
 Abbreviated 156 Farm Record

FARM: 131
 Prepared: 8/29/18 2:27 PM
 Crop Year: 2018
 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
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Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
157.87	156.73	156.73	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	156.73	0.0	0.0	0.0			

ARC/PLC			
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	76.64		106	0.0
SOYBEANS	77.16		33	0.0
Total Base Acres:	153.8			

Tract Number: 1 Description: NW 11-110-55

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
157.87	156.73	156.73	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	156.73	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	76.64		106	0.0
SOYBEANS	77.16		33	0.0
Total Base Acres:	153.8			

Owners: GENEVIEVE L WATTS TRUST AGREEMENT DATED OCTOBER 7,

Other Producers: None

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**FARMLAND
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**160
Acres**



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