

Hutchinson County

FARM LAND AUCTION

**39.49
Acres**

Tuesday
January 15th
at 10:30 AM

OWNER:

**LEO KIRSCHENMAN
TRUST**



44628 SD HWY 44, Marion SD phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**39.49 ACRES IN SWEET TOWNSHIP
HUTCHINSON COUNTY LAND!!
AT AUCTION**

To settle the Leo Kirschenman Estate, we will sell this high quality land at public auction in the Wieman Auction Facility at Marion, SD on:

TUESDAY, JANUARY 15th 10:30 AM

It is our privilege to offer this quality and highly productive land at auction. This tract is conveniently located along SD State Hwy 18, which affords the new buyer endless possibilities for farming, grain storage, commercial ventures, or even the possibility of a new home! The new buyer will receive full possession for the 2019 crop year. This powerful tract would be a great addition for any farmer-operator or investor. It has great eye appeal with topography that is level to gently rolling and according to the FSA, this tract has 39 acres tillable with a productivity index of 87.1. The current assessed value is \$111,040 and the 2017 taxes were \$897.42.

PROPERTY LOCATION: From Mettler Fertilizer on the east edge of Menno, SD go approx. 1 mile east on SD Hwy 18, south side of the road. (Watch for signs)

LEGAL: The NE ¼ NW ¼ of Section 11-97N-57W, Hutchinson County, SD.

TERMS: Cash Sale with a \$25,000 nonrefundable down payment on Sale Day and the balance on or before March 1, 2019. 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. Buyer will receive full possession for the 2019 Crop Year. Buyer will pay all 2019 real estate taxes due in 2020. Closing fee will be split 50/50 between buyer and seller. 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. For an information packet, go to www.wiemanauktion.com or call our office at 800-251-3111. **Auction will be held in our heated facility on Hwy 44 near Marion, SD.** Come prepared to buy!

**LEO KIRSCHENMAN TRUST – OWNERS
Steve Pietila – Trust & Investments Officer
First Dakota National Bank Trust & Investments Department**

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
Kenneth D. Bertsch
Menno, SD
605-387-5658

Aerial Map



map center: 43° 14' 1.45, -97° 32' 53.9



11-97N-57W
Hutchinson County
South Dakota

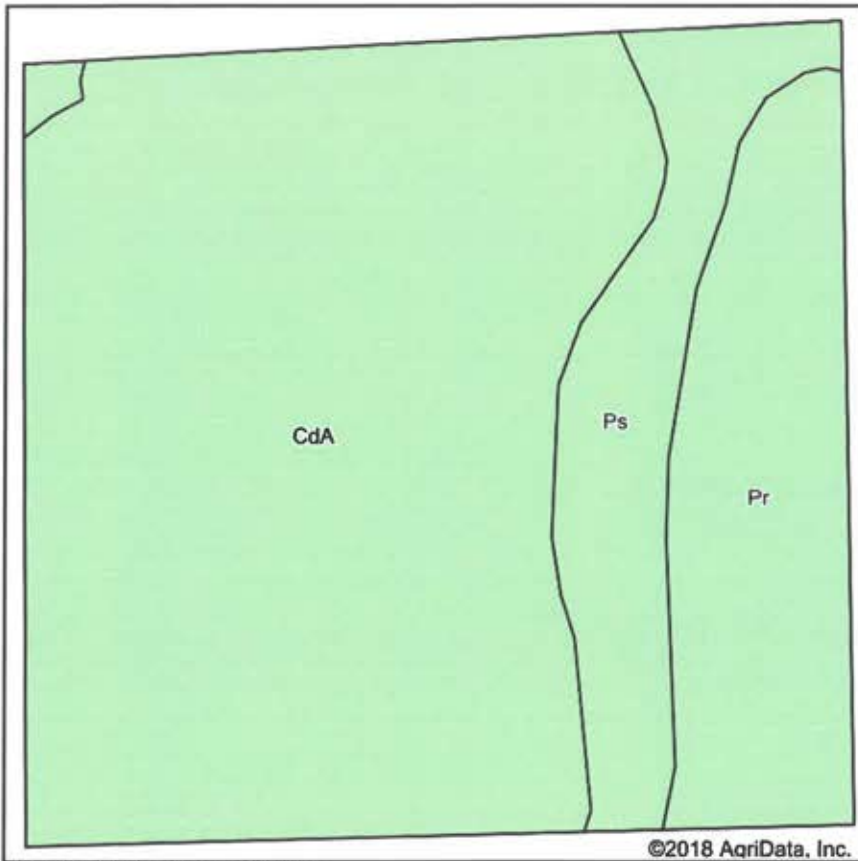


12/17/2018

Maps Provided By:

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hutchinson**
 Location: **11-97N-57W**
 Township: **Sweet**
 Acres: **39**
 Date: **12/17/2018**



Maps Provided By:

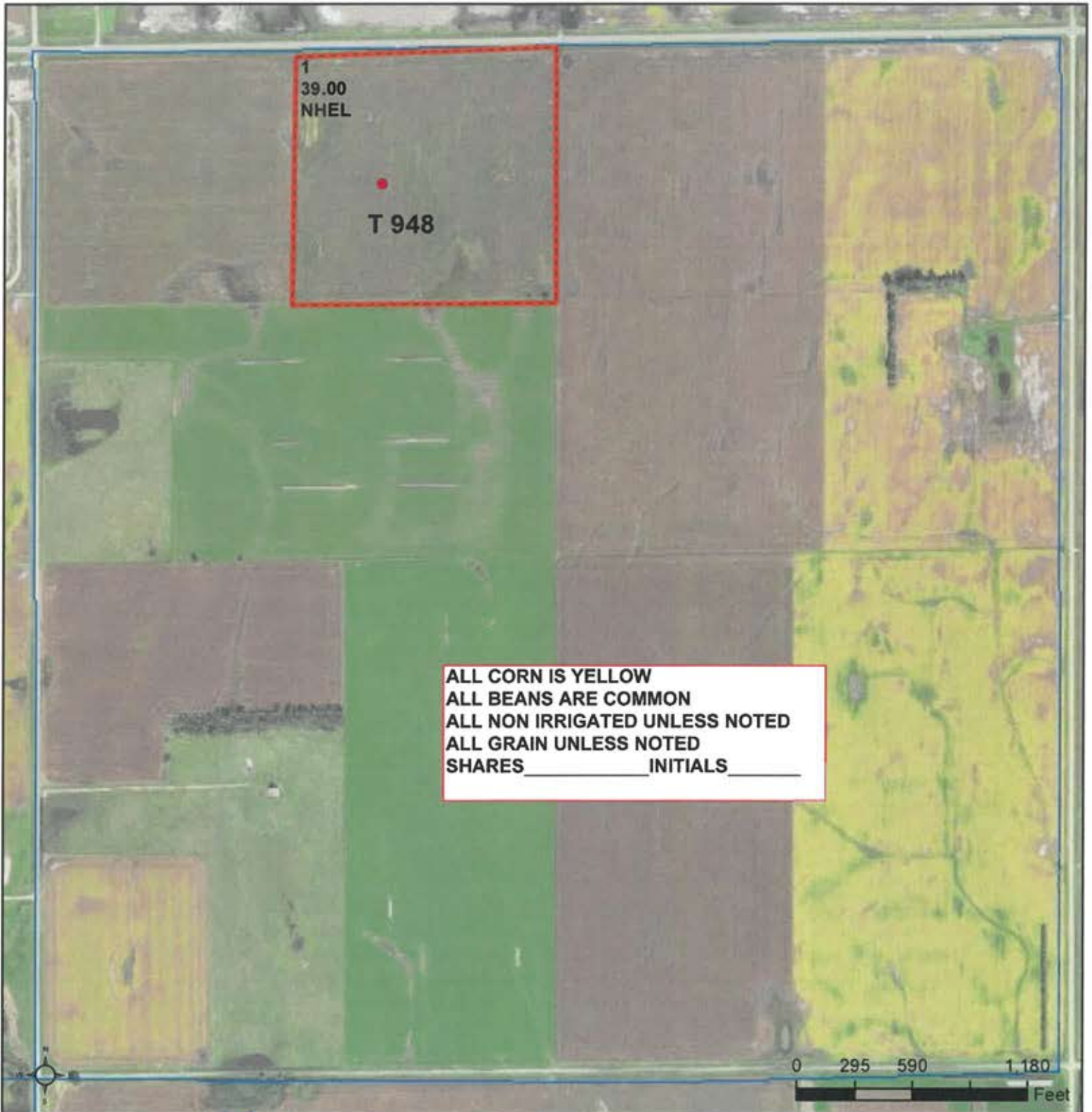


Area Symbol: SD602, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	26.75	68.6%	IIc	88
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	7.22	18.5%	IIc	85
Ps	Prosper and Crossplain complex	5.03	12.9%	IIw	85
Weighted Average					87.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

2018 Program Year
Map Created September 21, 2017

Farm 3510

11 -97N -57W

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).

NOT TO SCALE

97-57

388 T998

W NHEL

NE⁴ NW⁴

11-97-57

W

South Dakota
Hutchinson

U.S. Department of Agriculture
Farm Service Agency

Prepared: 12/11/18 9:00 AM
Crop Year: 2019

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
	NONE	

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
39.0	39.0	39.0	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	39.0	0.0	0.0	0.0			

ARC/PLC

ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	19.4		169	0.0
SOYBEANS	19.4		36	0.0
Total Base Acres:	38.8			

Tract Number: 948 Description: I19R/NENW 11-97-57

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
39.0	39.0	39.0	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	39.0	0.0	0.0	0.0	

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CORN	19.4		169	0.0
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Total Base Acres:	38.8			

Owners: TH KIRSCHENMAN TRUST

Other Producers: None

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