

# 107.28 ACRES

## HUTCHINSON & TURNER COUNTY LAND

- THURSDAY, MARCH 12TH AT 10:30 AM -



**"We Sell The Earth And Everything On It!"**

800.251.3111 | Marion, SD | [WiemanAuction.com](http://WiemanAuction.com)

Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

# HUTCHINSON & TURNER COUNTY TILLABLE FARMLAND AT AUCTION

We will offer the following real estate at public auction at the Wieman Auction Facility by Marion, SD on:

**THURSDAY MARCH 12<sup>TH</sup> 10:30 AM**

## **TRACT # 1 76.28 ACRES HUTCHINSON COUNTY FARMLAND**

**This tract is located at Meridian Corner (Jct. of US Hwy 81 & US Hwy 18)**

This great tract consists of 76.28 acres (+ / -) of tillable farmland. Situated on the Corner of 2 US Highways, the possibilities are endless! A great site for an Agri Business, Truck Stop, Grain Handling Facility, or even a new home! It is not every day you find a tract of land with access and visibility like this. This farm is mostly tillable with a soil productivity rating of 73. The land is level to gently rolling and with a little work could be almost 100% tillable. The annual real estate taxes are \$1,690.94

**LEGAL:** The E ½ of the NE ¼ of Section 11-97-56, Hutchinson County, South Dakota

## **TRACT # 2 31 ACRES TURNER COUNTY FARMLAND**

**This tract is located from Meridian Corner (Jct. of US Hwy 81 & US Hwy 18) south of Freeman SD, go 4 miles east to 443<sup>rd</sup> Ave., then 1 mile south.**

This farm consists of 31 acres (+ / -) of unimproved farmland. The FSA Office indicates that it is almost all tillable with a powerful soil productivity rating of 87! This is a nearly level tract that is highly productive. This would be a great tract to add to your operation with powerful soils and great access along a county black top road. The annual real estate taxes are \$883.62.

**LEGAL:** The NE ¼ of the NE ¼ except Tract 2 of Svartoien Addition in Section 16-97-55, Turner County, South Dakota.

**AUCTION TERMS:** Cash sale with 10% nonrefundable downpayment on the day of sale and the balance on or before April 24, 2026. A Warranty Deed will be provided. Closing Fee and Owner's Title Insurance will be split 50/50 between buyer and seller. Seller will pay all the 2025 RE taxes due in 2026 at closing. Full possession granted upon final settlement. Buyers will get to farm the land for the 2026 crop year! All property sold in AS-IS Condition and subject to confirmation by the owners. For more information and buyer's info packet, visit our website at [www.wiemanauktion.com](http://www.wiemanauktion.com) or call 800-251-3111 and our office will send one to you.

**HAFFNER FARMS, LLP**

Wieman Land & Auction Co., Inc.

Marion SD 800-251-3111

[www.wiemanauktion.com](http://www.wiemanauktion.com)

# Aerial Map



©2024 AgriData, Inc.

Boundary Center: 43° 14' 16.68, -97° 25' 18.62

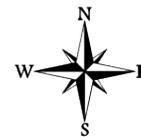


Maps Provided By:



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**11-97N-56W**  
**Hutchinson County**  
**South Dakota**

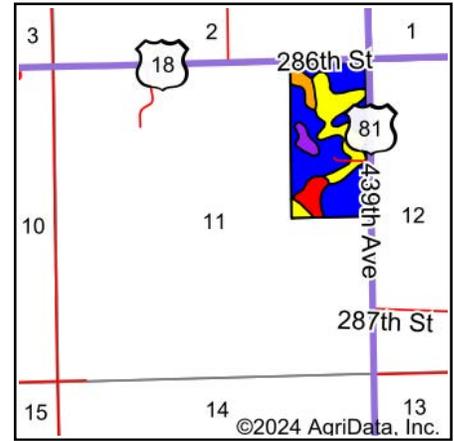
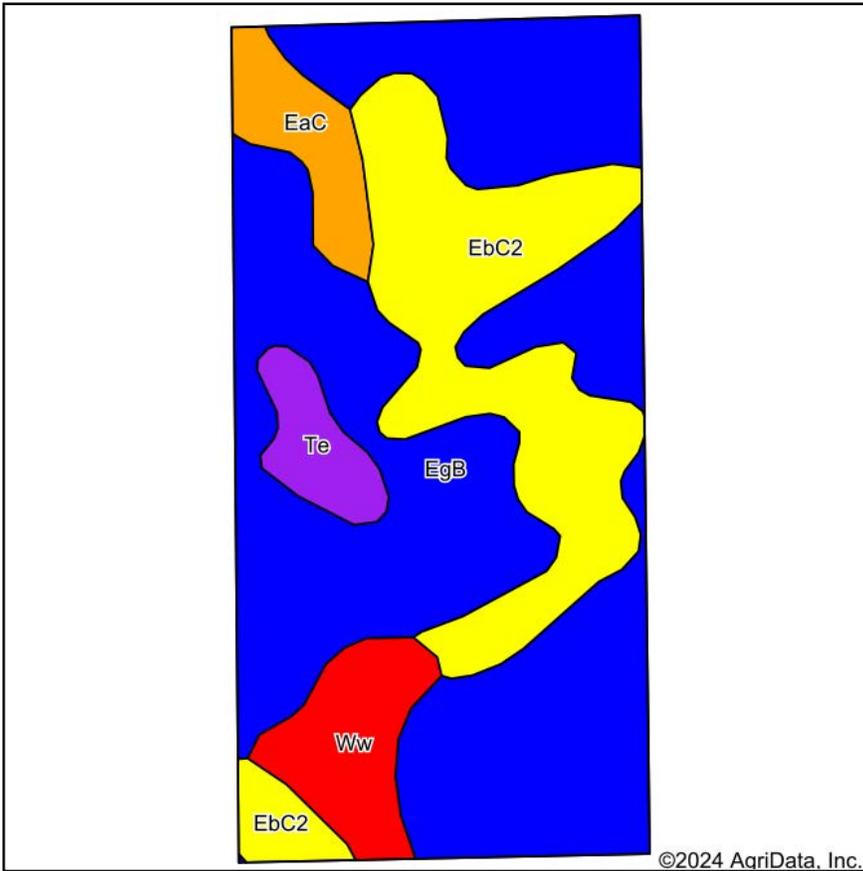


11/1/2024

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

**TRACT**

# Soils Map



State: **South Dakota**  
 County: **Hutchinson**  
 Location: **11-97N-56W**  
 Township: **Molan**  
 Acres: **75.42**  
 Date: **11/1/2024**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

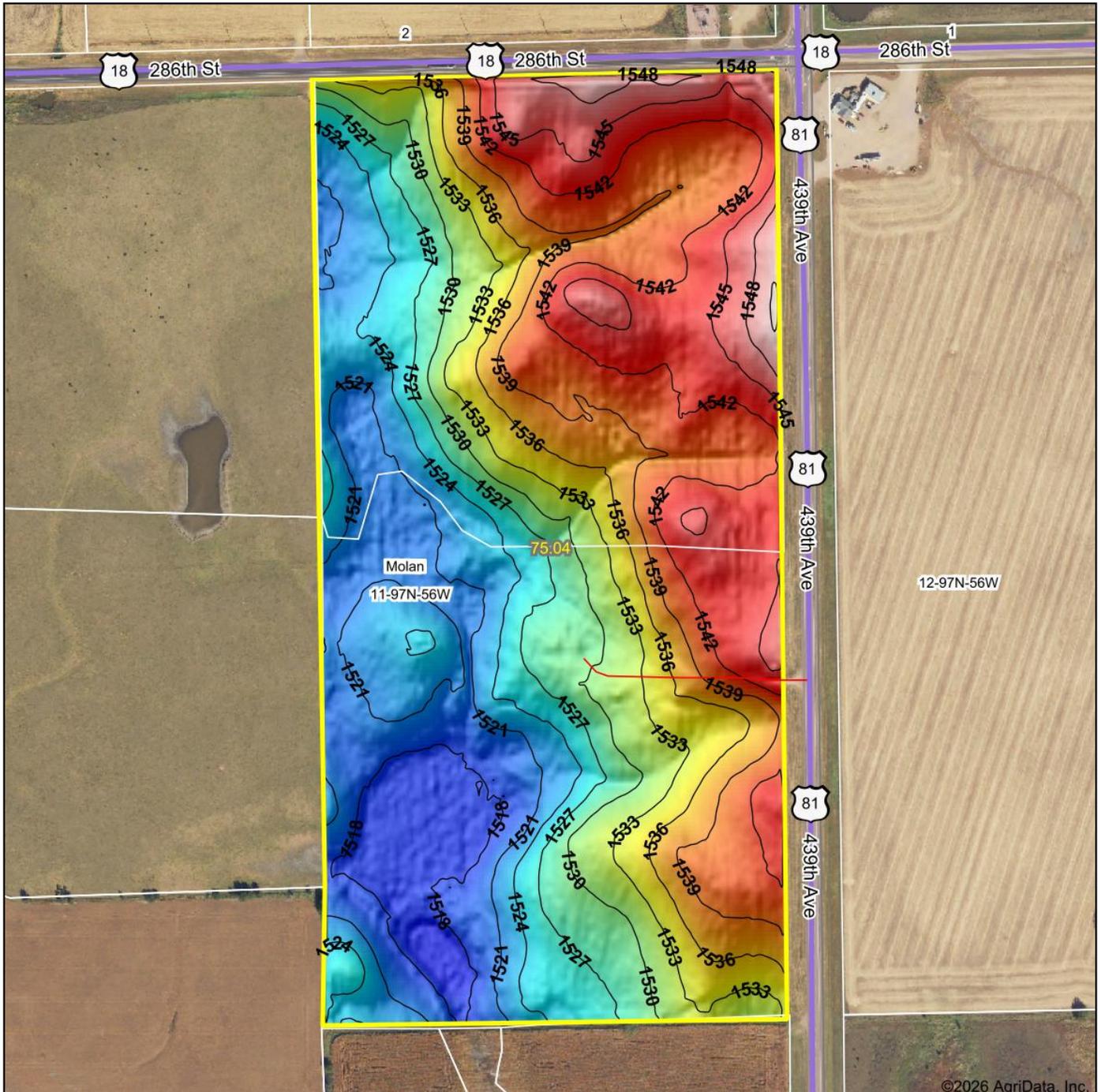
Area Symbol: SD602, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	44.92	59.6%		Ile	84
EbC2	Egan-Betts complex, 3 to 9 percent slopes, eroded	18.81	24.9%		IIIe	62
Ww	Worthing silty clay loam, 0 to 1 percent slopes	5.16	6.8%		Vw	30
EaC	Egan silty clay loam, 6 to 11 percent slopes	3.77	5.0%		IIIe	72
Te	Tetonka silt loam, 0 to 1 percent slopes	2.76	3.7%		IVw	56
<b>Weighted Average</b>					<b>2.58</b>	<b>73.2</b>

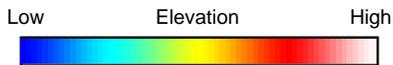
\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Topography Hillshade



©2026 AgriData, Inc.



Source: USGS 3 meter dem



Interval(ft): 3

Min: 1,516.4

Max: 1,551.9

Range: 35.5

Average: 1,531.7

Standard Deviation: 9.28 ft



2/4/2026

**11-97N-56W**  
**Hutchinson County**  
**South Dakota**

Boundary Center: 43° 14' 16.71, -97° 25' 18.64



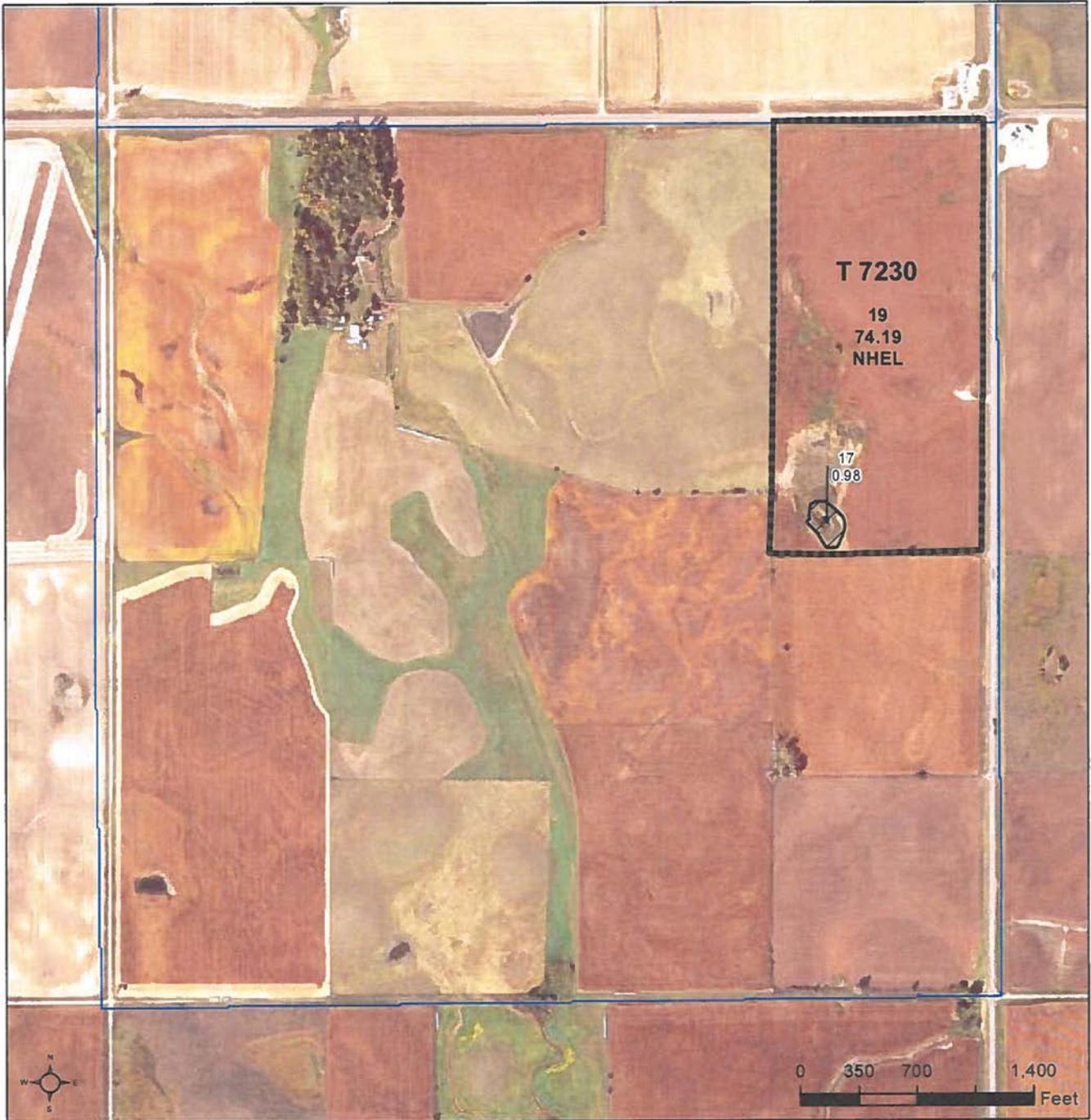
Maps Provided By:



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

**TRACT 1**



**Common Land Unit**

**Wetland Determination Identifiers**

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

Unless otherwise noted, crops listed below are:

Non-irrigated Intended for Grain  
 Corn = Yellow  
 Soybeans = Common  
 Wheat - HRS or HRW  
 Sunflowers = Oil or Non

Producer initial \_\_\_\_\_  
 Date \_\_\_\_\_

2024 Program Year

Map Created May 08, 2024

Farm 6563

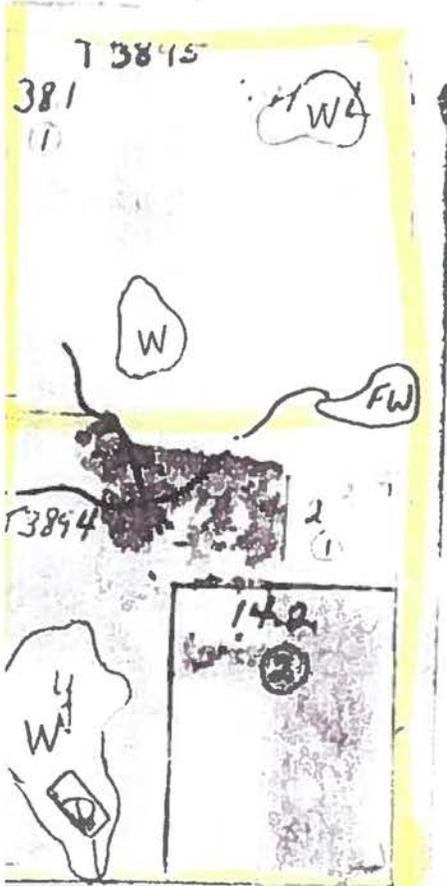
11 -97N -56W

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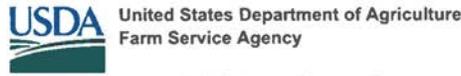
TRACT 1

LE

77 56



SOUTH DAKOTA  
YANKTON  
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 6563  
Prepared : 11/12/24 8:09 AM CST  
Crop Year : 2025

**Tract Number** : 7230  
**Description** : ENE 11-97-56 HUTCHINSON CO LAND  
**FSA Physical Location** : SOUTH DAKOTA/HUTCHINSON  
**ANSI Physical Location** : SOUTH DAKOTA/HUTCHINSON  
**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** : HAFFNER FARMS LLP  
**Other Producers** : None  
**Recon ID** : 46-135-2011-105

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
75.17	74.19	74.19	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	74.19	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	33.23	0.00	85
Soybeans	19.25	0.00	25
<b>TOTAL</b>	<b>52.48</b>	<b>0.00</b>	

NOTES

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*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.*

*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

TRACT 1

# Aerial Map



©2024 AgriData, Inc.

Boundary Center: 43° 13' 32.59, -97° 20' 28.52

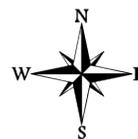


Maps Provided By:



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**16-97N-55W**  
**Turner County**  
**South Dakota**

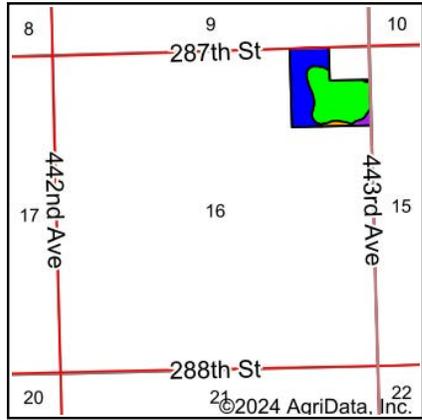
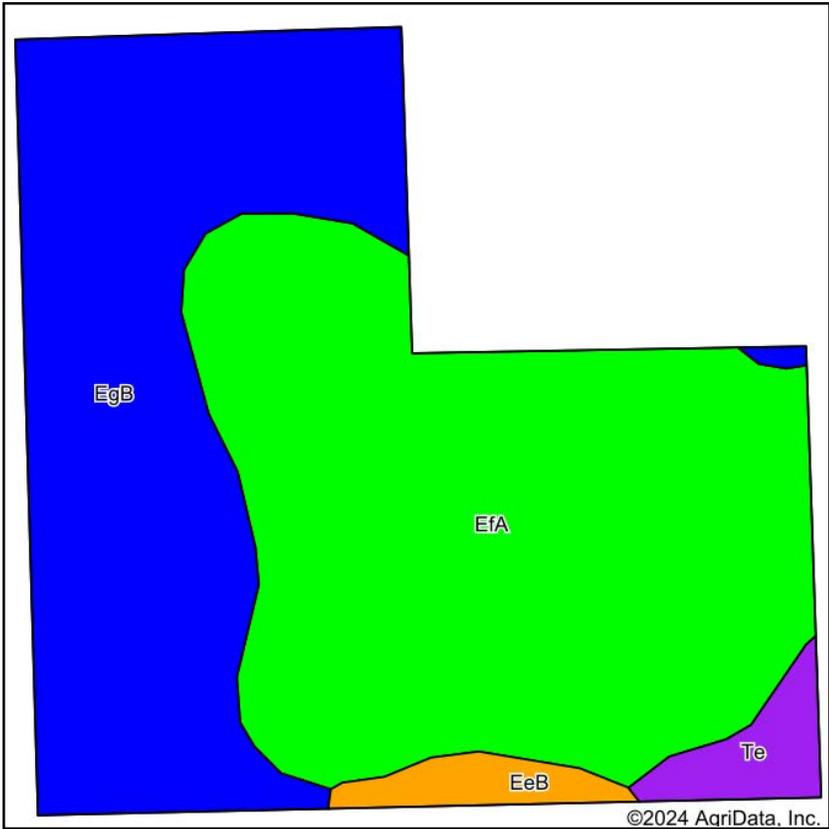


11/1/2024

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

**TRACT 2**

# Soils Map



State: **South Dakota**  
 County: **Turner**  
 Location: **16-97N-55W**  
 Township: **Salem**  
 Acres: **31.19**  
 Date: **11/1/2024**



Soils data provided by USDA and NRCS.

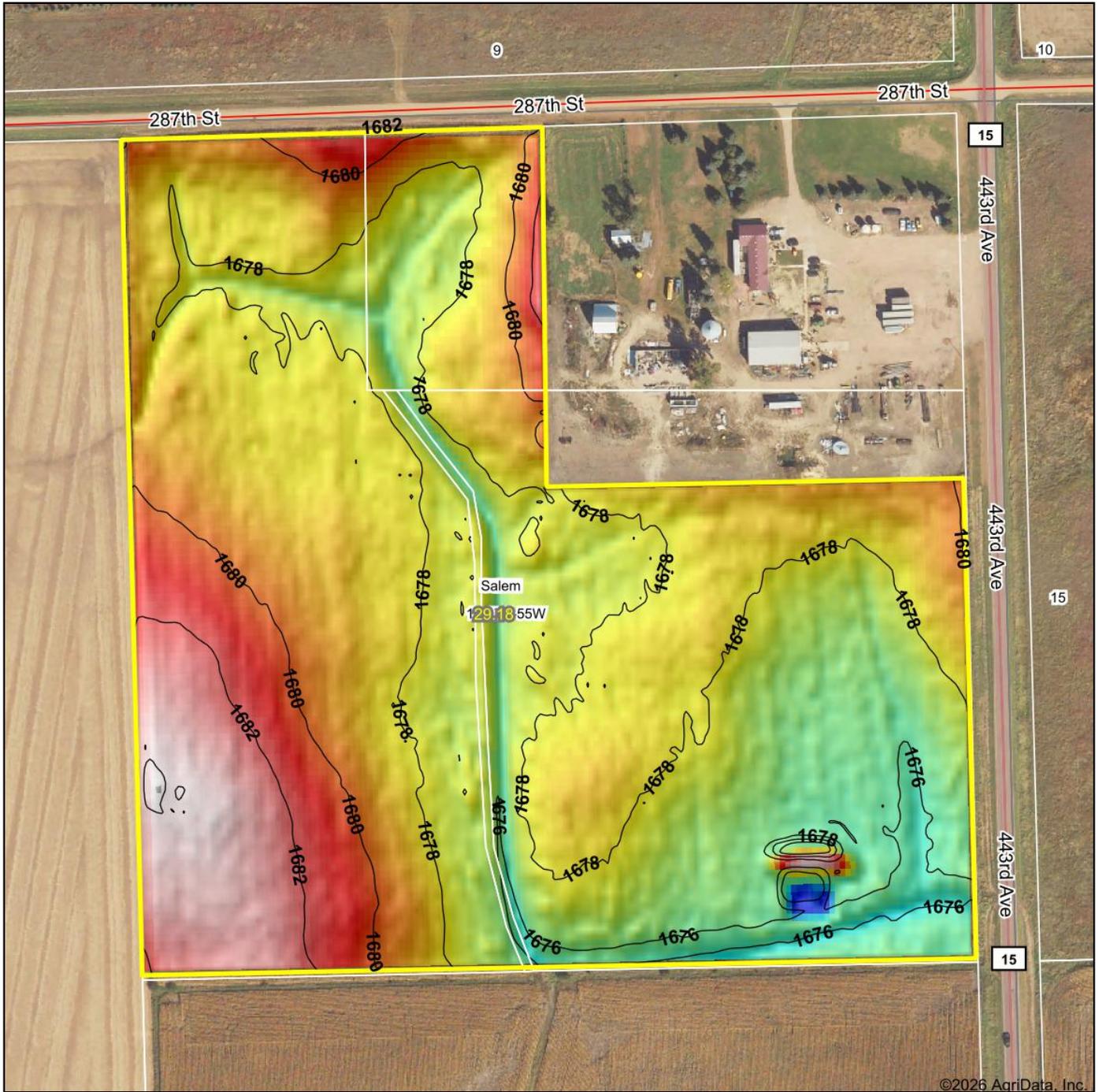
Area Symbol: SD125, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Efa	Egan-Trent silty clay loams, 0 to 2 percent slopes	16.88	54.1%		Is	92
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	12.65	40.6%		Ile	84
Te	Tetonka silt loam, 0 to 1 percent slopes	0.91	2.9%		IVw	56
EeB	Egan-Ethan complex, 2 to 6 percent slopes	0.75	2.4%		Ile	77
<b>Weighted Average</b>					<b>1.52</b>	<b>87.3</b>

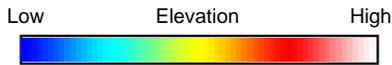
\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Topography Hillshade



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Maps Provided By:



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

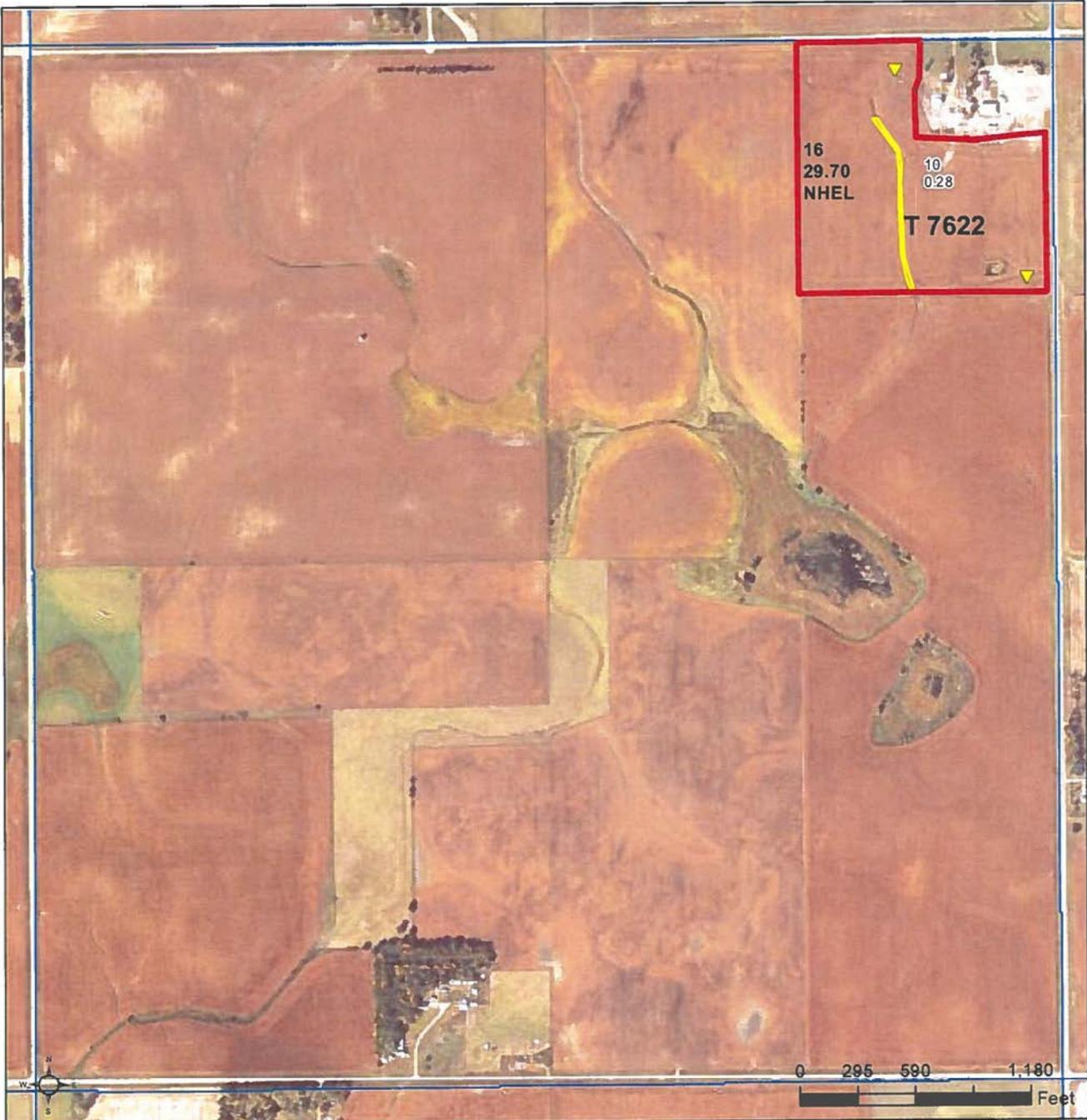
Source: USGS 3 meter dem  
 Interval(ft): 2  
 Min: 1,672.0  
 Max: 1,684.2  
 Range: 12.2  
 Average: 1,678.6  
 Standard Deviation: 1.87 ft



**16-97N-55W**  
**Turner County**  
**South Dakota**

Boundary Center: 43° 13' 32.48, -97° 20' 28.84

**TRACT 2**



**Common Land Unit** Tract Boundary PLSS

Non-Cropland  
 Cropland

**Wetland Determination Identifiers**

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

Unless otherwise noted, crops listed below are:  
 Non-Irrigated Intended for Grain  
 Corn = Yellow  
 Soybeans = Common  
 Wheat - HRS or HRW  
 Sunflowers = Oil or Non

Producer Initial \_\_\_\_\_  
 Date \_\_\_\_\_

2024 Program Year

Map Created April 23, 2024

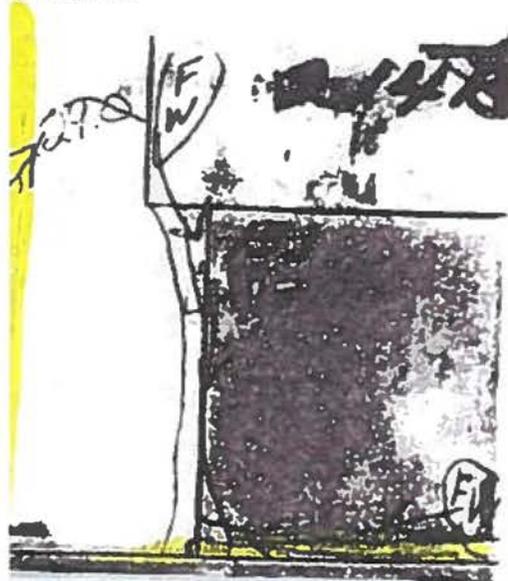
Farm 9690

16-97N-55W-Turner

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TRACT2

12-23-85 but still wetland  
12-23-85  
-23-85  
or to 12-23-85  
to 12-23-85  
a channel



SOUTH DAKOTA  
TURNER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

FARM : 9690

Prepared : 11/12/24 8:12 AM CST

Crop Year : 2025

Operator Name : DEREK DONALD HAFFNER  
 CRP Contract Number(s) : None  
 Recon ID : 46-125-2017-47  
 Transferred From : None  
 ARCPLC G//F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
29.98	29.70	29.70	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	29.70	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	13.32	0.00	105	0
Soybeans	12.06	0.00	37	0
<b>TOTAL</b>	<b>25.38</b>	<b>0.00</b>		

**NOTES**

Tract Number : 7622

Description :  
 FSA Physical Location : SOUTH DAKOTA/TURNER  
 ANSI Physical Location : SOUTH DAKOTA/TURNER  
 BIA Unit Range Number :  
 HEL Status : HEL determinations not completed for all fields on the tract  
 Wetland Status : Tract contains a wetland or farmed wetland  
 WL Violations : None  
 Owners : DEREK DONALD HAFFNER  
 Other Producers : None  
 Recon ID : 46-125-2017-46

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
29.98	29.70	29.70	0.00	0.00	0.00	0.00	0.0





TRACT 1



TRACT 2

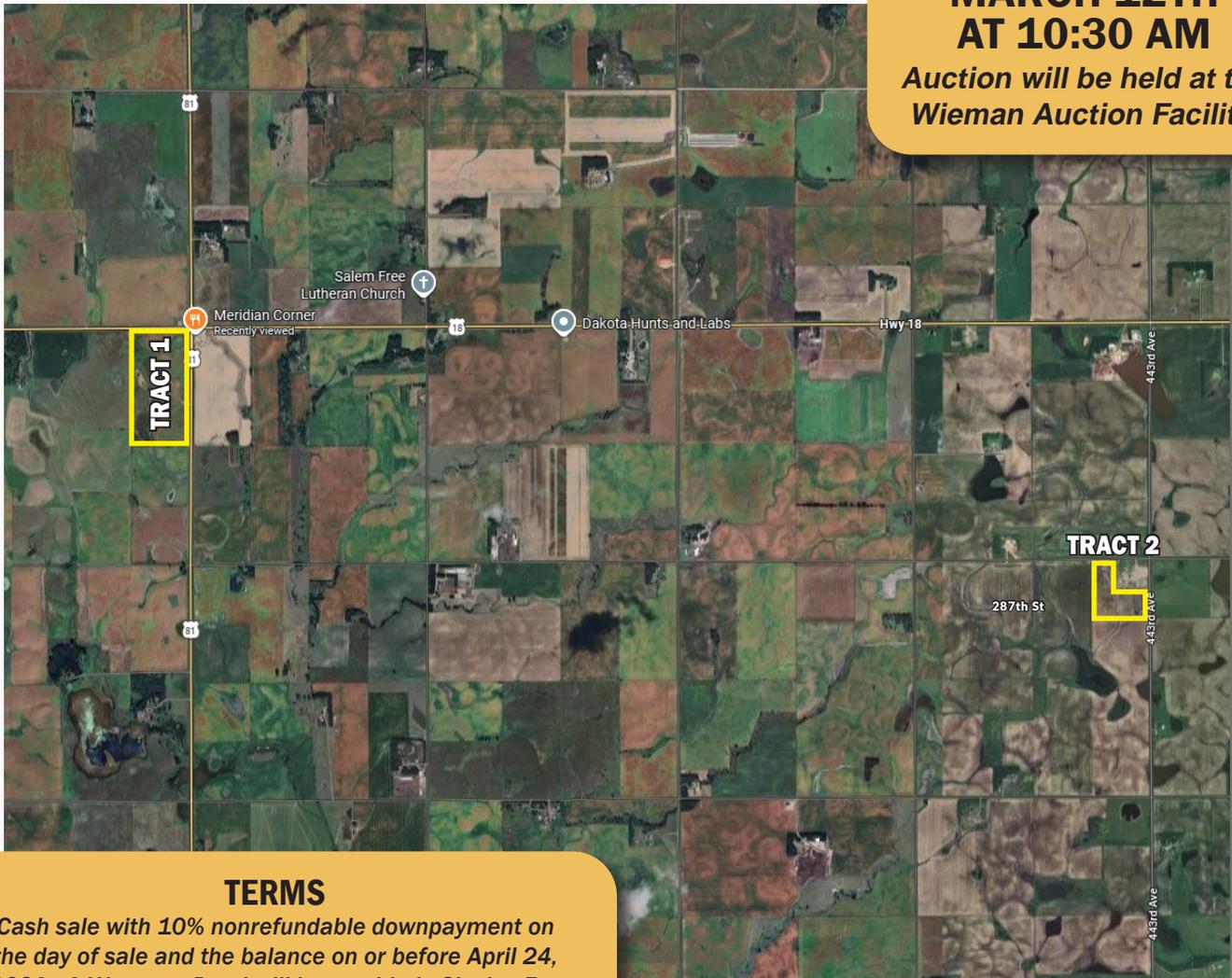


# 107.28 ACRES

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### TERMS

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Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

