

LAND LEASE AUCTION

THURSDAY, SEPTEMBER 26TH AT 10:30 AM

**160 Acres Molan Township
Hutchinson County Land**



Owner:
Warren Carter
(605) 770-5017



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LAND LEASE AUCTION
160 ACRES MOLAN TOWNSHIP – HUTCHINSON COUNTY

This auction to be held at the land site located from Meridian Corner (Jct of Hwys 18-81), go 2 South and 1 West on 288 Street, or about 9 miles SE on Menno SD; on

THURSDAY, SEPTEMBER 26TH 10:30 AM
Offered as West 80 Acres – East 80 Acres or 160 Acre Unit

This 160 Acres currently has the east 80 acres being farmed (corn – 2013) and the west 80 acres in pasture with stock dam. The pasture has been tilled-farmed at one time and reseeded to grass. The renter has the option to farm this 80 as well. The topography is mainly gently rolling. The predominate soils include Clarno-Ethan Loams and Ethan-Betts Loams. We invite you to inspect this land tract opportunity at your leisure!

LEGAL: SE ¼ of Section 15-97N-56W, Molan Township, Hutchinson County, South Dakota

TERMS: A 3 year cash rent lease (for 2014, 2015 and 2016) crop years. Offered by the acre X 160 Acres. A written lease will be utilized. On sale day, 35% of the first years rent to be paid and 65% on March 1, 2014. For 2015 and 2016 crop years, 100% payment on March 1st of each year. Sold subject to the owner's confirmation. Come prepared to bid. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. This fall possession – when the crop is harvested. For maps, visit www.wiemanauktion.com

WARREN CARTER, OWNER
MT. VERNON SD 605-770-5017

Wieman Land & Auction Co., Inc.
Gary & Rich Wieman – Brokers
Marion SD
800-251-3111

Aerial Map



Maps provided by:



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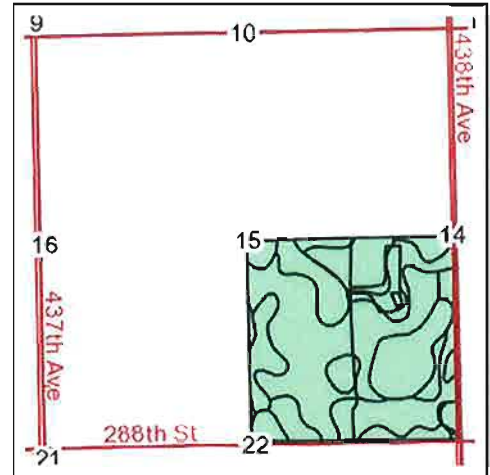
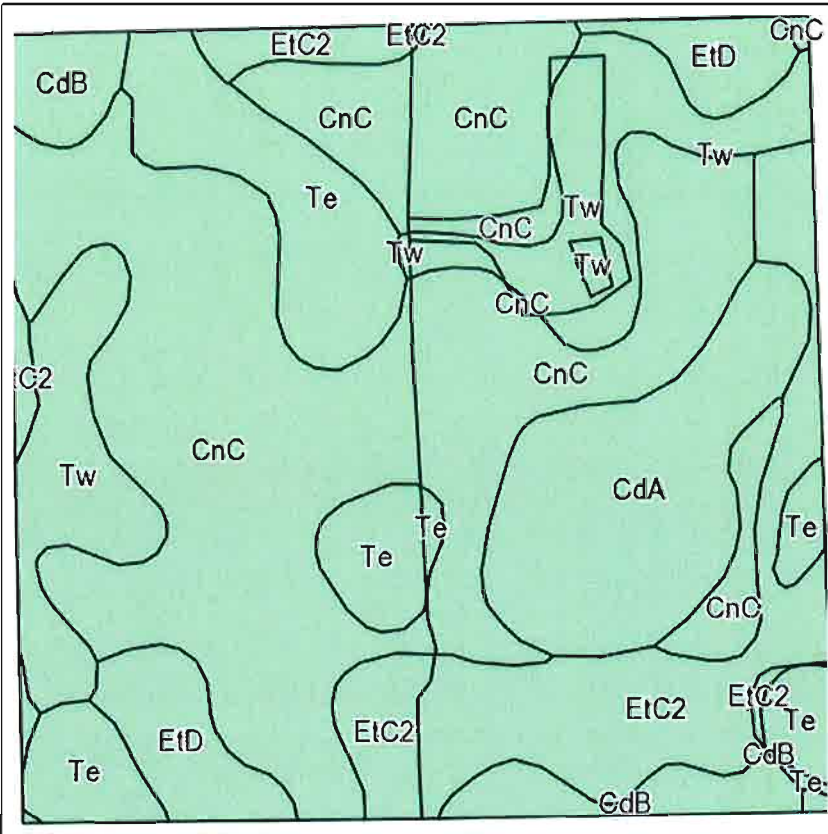
15-97N-56W
Hutchinson County
South Dakota

map center: 43° 13' 11.35, 97° 26' 58.12
scale: 8626



8/16/2013

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **15-97N-56W**
 Township: **Molan**
 Acres: **157.1**
 Date: **8/16/2013**



Maps provided by:

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Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
CnC	Clarno-Ethan loams, 6 to 9 percent slopes	66.9	42.6%	IIIe		62	2.9	64	48	67	22
EIC2	Ethan-Betts loams, 6 to 9 percent slopes, eroded	21.6	13.8%	Ve		49					
Te	Tetonka silty clay loam	19.1	12.2%	IVw		58					
Tw	Tetonka and Whitewood silty clay loams	18.8	11.8%	IIIw		74					
CdA	Clarno loam, 0 to 3 percent slopes	16.8	10.7%	IIc		85	3.1	76	59	76	28
EtD	Ethan-Betts loams, 9 to 15 percent slopes	7.8	5.0%	VIe		36					
CdB	Clarno loam, 3 to 6 percent slopes	6.3	4.0%	IIe	IIIe	81	3.1	72	54	75	27
Weighted Average						63.1	1.7	38.3	28.9	39.7	13.4