

# AUCTION

173.93 ACRES MINNEHAHA COUNTY LAND

WEDNESDAY NOVEMBER 25th AT 10:00 AM



OWNER:

HENRY CARLSON COMPANY



208 N Broadway, Marion SD

web: [wiemanauction.com](http://wiemanauction.com)

phone: 800-251-3111

fax: 605-648-3102

*"WE SELL THE EARTH AND EVERYTHING ON IT!"*



## 173.93 ACRES MINNEHAHA COUNTY LAND

### AUCTION

We will offer the following land at auction located from Renner, 1 north & ½ west or at the Junction of 475<sup>th</sup> Ave. & 257<sup>th</sup> Street on:

**WED., NOV. 25<sup>TH</sup> 10:00 AM**

**To Be Sold On Site**

The real estate consists of 173.93 Acres (+ or -) of unimproved farm land. The FSA Office reports that this tract has approximately 140 acres tillable and the balance in grass, waterway, low ground and hunting land. The land layes generally level, the predominate soil types are Bon Loam, Flandreau Loam, Clarno Silty Clay, Baltic Silty Clay Loam and Chaska Loam, channeled. It has a soil productivity index rating of 60.8 and the annual real estate taxes are \$ 3,078.52. This tract has an irrigation well with pump that is currently not being used. This would make an excellent add on unit for farmer, investor/hunter with excellent hunting potential for deer and other wildlife. We invite you to view this property at your convenience. **For Buyers Info Packet visit our website: [www.wiemanauktion.com](http://www.wiemanauktion.com) or call 800-251-3111 and we will send one to you.**

**LEGAL:** The N ½ of the NE ¼ except Lot H-1 and except Silver Creek Estate Addition and part of the W ½ of the NW ¼ East of Road Right of Way and the E ½ of the NW ¼ (except 2 rods on south side and except the north 33' lying south and adjacent to Lot 4 except the east 178.3' of Lot 4 Nesson's Subdivision of Tract #1 in Section 4-102-49) all in Section 9-102-49 Minnehaha County SD

**TERMS:** Cash Sale with 10% non-refundable down payment the day of sale and the balance on or before February 1, 2016. A warranty deed will be provided, title insurance will be utilized and cost split ½ to buyer and ½ to seller. Full possession granted for the 2016 crop year. 2014 and 2015 RE Taxes paid by seller. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. Seller does not guarantee that all fences are on the true and correct property line. Property is subject to any and all easements of record.

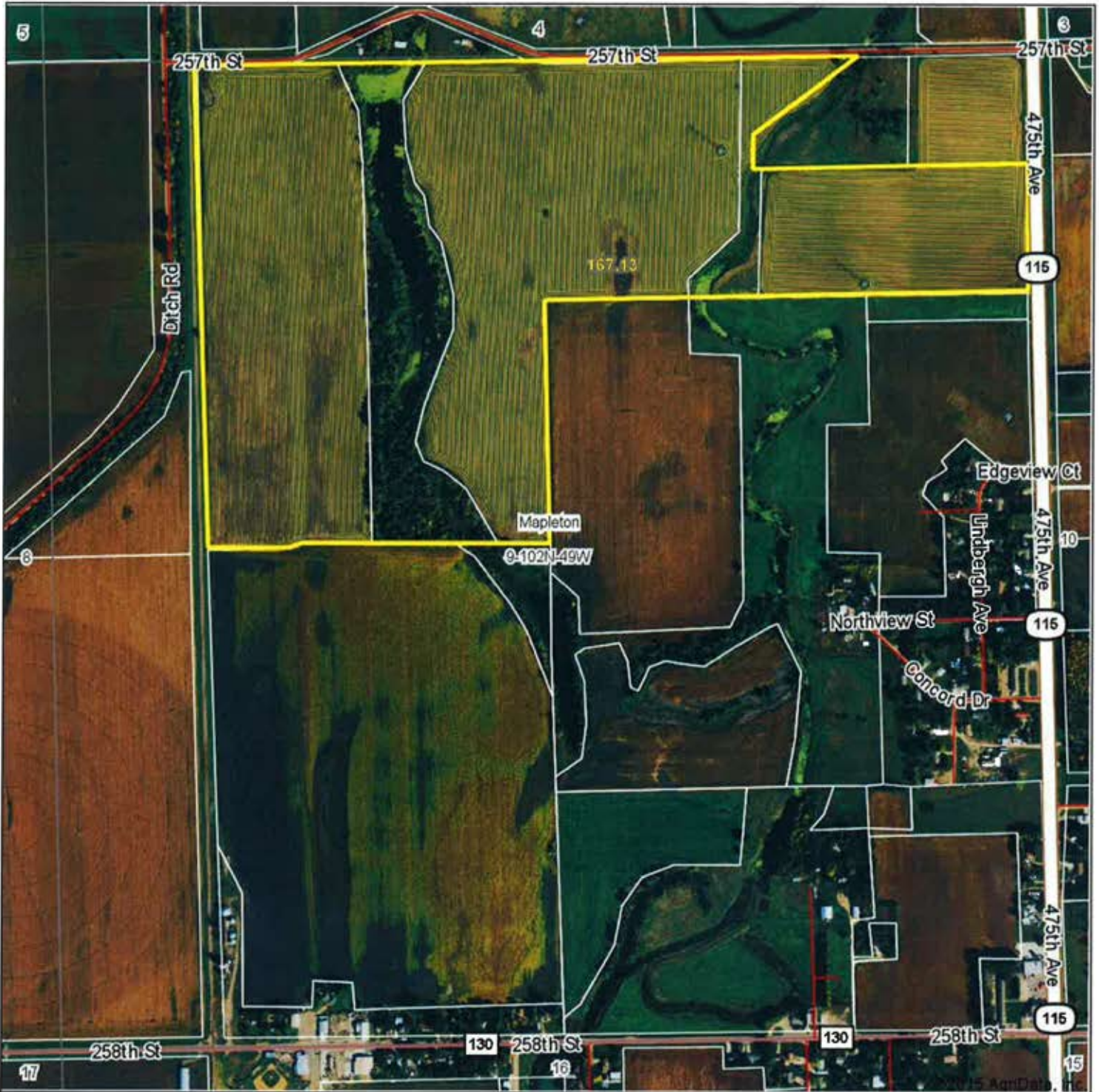
**HENRY CARLSON COMPANY, OWNER**

**CHIP CARLSON**

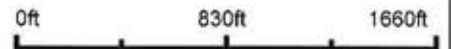
Wieman Land & Auction Co., Inc.  
Richard and Gary Wieman, Brokers  
Kevin, Mike, Derek, & Ryan Wieman and  
Ron Leitheiser, Assoc. Brokers  
Marion SD 800-251-3111  
Auctioneers & RE Brokers  
Website: [www.wiemanauktion.com](http://www.wiemanauktion.com)



# Aerial Map



map center: 43° 39' 9.26, 96° 43' 17.29

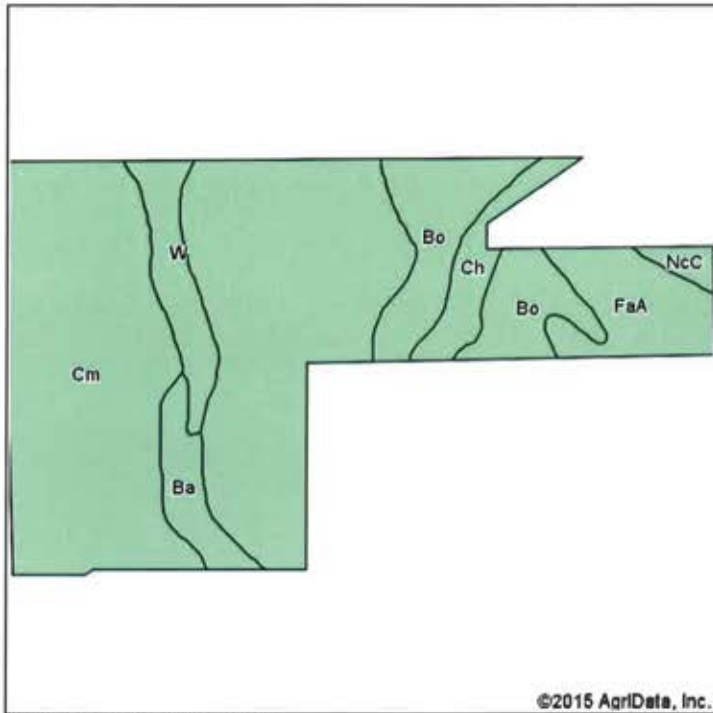


9-102N-49W  
Minnehaha County  
South Dakota



10/29/2015

# Soil Map



Soils data provided by USDA and NRCS.



State: South Dakota  
 County: Minnehaha  
 Location: 9-102N-49W  
 Township: Mapleton  
 Acres: 167.12  
 Date: 10/29/2015



Maps Provided By  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2015 www.AgriDataInc.com



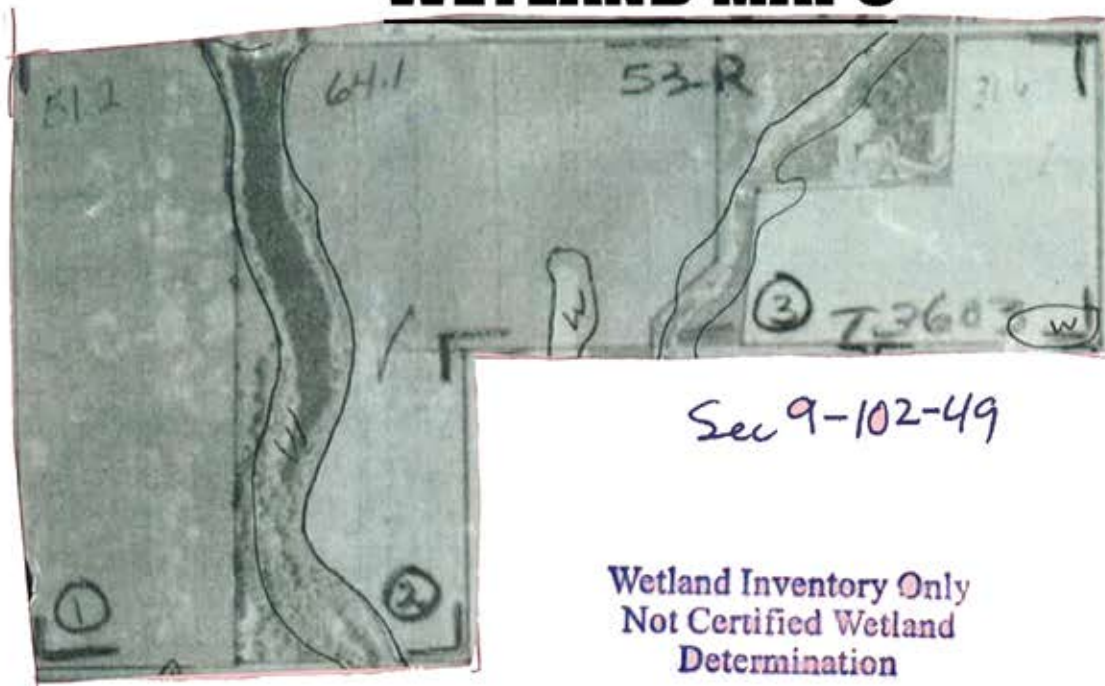
Area Symbol: SD099, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Barley	Cor n	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
Cm	Clamo silty clay, 0 to 1 percent slopes	109.69	65.6%	IVw		82	0.6	22	68	7.9	40	27	25	8
Bo	Bon loam, 0 to 2 percent slopes	20.96	12.5%	Iw		85	3.7	50	100	11.5	58	62	36	39
FaA	Flandreau loam, 0 to 2 percent slopes	12.55	7.5%	IIs		76	3.9	50	87	10.3	51	61	32	39
W	Water	8.78	5.3%			0								
Ch	Chaska loam, channeled	6.67	4.0%	VIw		43	0.5	9	40	4.6	24	11	14	6
Ba	Baltic silty clay loam, 0 to 1 percent slopes	6.64	4.0%	Vw		30		5	30	3.2	18	6	10	1
NcC	Nora-Crofton complex, 6 to 9 percent slopes	1.83	1.1%	IIIe	IVe	68								
<b>Weighted Average</b>						<b>60.7</b>	<b>1.2</b>	<b>25</b>	<b>66.5</b>	<b>7.7</b>	<b>39</b>	<b>30.8</b>	<b>24.3</b>	<b>13.4</b>

Area Symbol: SD099, Soil Area Version: 17

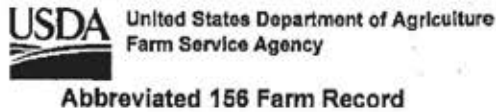
\*c: Using Capabilities Class Dominant Condition Aggregation Method

## WETLAND MAPS





SOUTH DAKOTA  
 MINNEHAHA  
 Form: FSA-156EZ  
 See Page 2 for non-discriminatory Statements.



FARM : 12222  
 Prepared : Oct 27, 2015  
 Crop Year : 2018

Abbreviated 156 Farm Record

Operator Name :  
 Farms Associated with Operator :  
 CRP Contract Number(s) : None

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
184.45	151.14	151.14	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAVWR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	151.14	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN	None

DCP Crop Data					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	0.30	0.00	0	30	
Corn	7.80	0.00	0	103	
<b>TOTAL</b>	<b>8.10</b>	<b>0.00</b>			

NOTES

Tract Number : 3803  
 Description : NW1/4 & N1/2NE1/4-9-102-49 FAVWR History : No  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : HENRY CARLSON COMPANY  
 Other Producers :

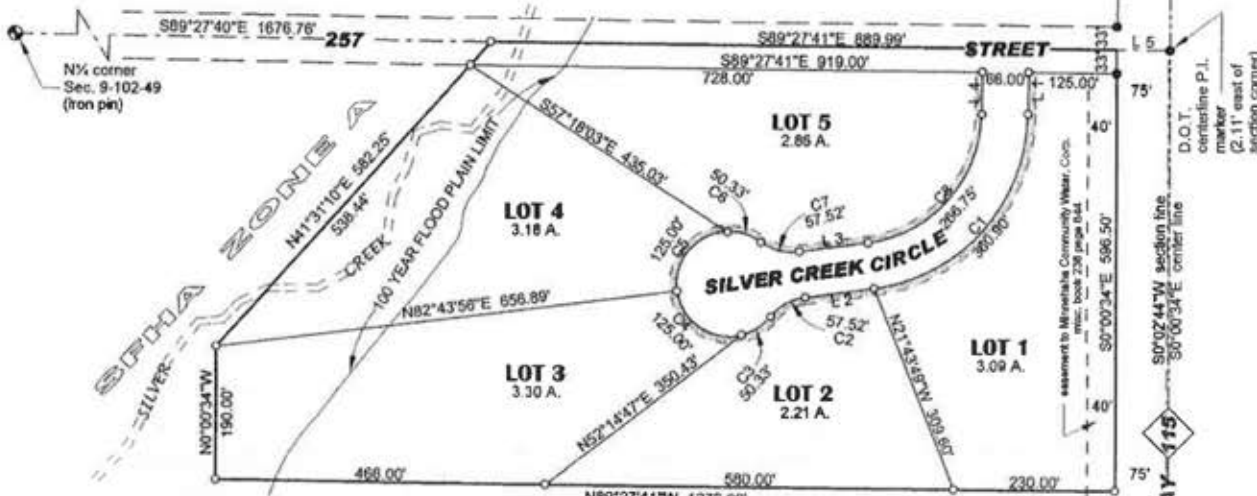
Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
184.45	151.14	151.14	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	151.14	0.00	0.00	0.00	0.00	

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	0.30	0.00	0	30
Corn	7.80	0.00	0	103
<b>TOTAL</b>	<b>8.10</b>	<b>0.00</b>		

NOTES

**AN ADDITION IN THE NE¼ OF THE NE¼ OF SECTION 9, T102N, R49W, 5th P.M.,  
MINNEHAHA COUNTY, SOUTH DAKOTA**

**16.49 Acres**



**SHORT LINE TABLE**

Line	Bearing	Distance
L1	S0°32'21"W	59.59'
L2	S82°16'14"W	98.74'
L3	N82°16'14"E	98.74'
L4	N0°32'21"E	59.59'
L5	S89°31'17"E	75.00'

**CURVE TABLE**

Curve	Delta Angle	Radius	Arc	Chord	Chord Bearing
C1	81°43'56"	253.00	360.90	331.07	S41°24'17"W
C2	43°56'44"	75.00	57.52	56.12	S60°17'53"W
C3	38°27'09"	75.00	50.33	49.39	S57°33'06"W
C4	95°29'35"	75.00	125.00	111.03	N55°28'33"W
C5	95°29'35"	75.00	125.00	111.03	N40°01'03"E
C6	38°27'09"	75.00	50.33	49.39	S73°00'36"E
C7	43°56'44"	75.00	57.52	56.12	S75°45'23"E
C8	81°43'56"	187.00	266.75	244.71	N41°24'17"E



**SITE LOCATION**

prepared by C. Hanson  
**HANSON LAND SURVEYING SERVICES, LTD.**  
 4308 SOUTH CHICAGO AVE.  
 SIOUX FALLS, SOUTH DAKOTA 57103  
 (605) 334-0035



1 inch = 200 feet  
 ○ = set #5 x 24" rebar  
 ● = found iron pin  
 [Symbol] = 10 ft. wide utility easement adjacent to all interior street rights-of-way  
 bearings are based on GPS observation (WGS84)  
 date of survey: 03/28/2013

**OWNERS' CERTIFICATE**

This is to certify that Henry Carlson Company, Inc., a South Dakota corporation, is the owner of all land included in this plat, and that said plat has been made at our request and in accordance with our instructions for description purposes, and that the development of this land conforms to all existing applicable zoning, subdivision and erosion and sediment control regulations. This land so platted shall hereafter be known and described as SILVER CREEK ESTATES, AN ADDITION, IN THE NE¼ OF THE NE¼ OF SECTION 9, T102N, R49W, 5th P.M., MINNEHAHA COUNTY, SOUTH DAKOTA, AND THE LOTS ARE NUMBERED (THRU 5 BOTH INCLUSIVE) - ~~OR~~

We also certify that the private roadway shown on this plat shall be owned and maintained by the owners of the lots in said SILVER CREEK ESTATES ADDITION. We also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone and any other public utility lines or services under, on, or over those strips of land as designated on this plat.

We further grant and certify that the private roadway shown on this plat is hereby created as a perpetual common easement for the purpose of vehicular and pedestrian access to the abutting property. We understand that we, our lessees and assignees are responsible for maintaining said private roadway, and shall at our own cost and expense keep it in good repair and clear of snow and other obstructions. No improvements may be erected within the easement area, and no obstructions may be left therein which may interfere with the proper maintenance, use, repair, reconstruction and patrolling thereof. This covenant shall remain in effect until such time as a public entity may accept the roadway as a public dedication.

HENRY CARLSON COMPANY, INC.  
 By:   
 HENRY CARLSON III PRESIDENT

State of South Dakota } ss  
 County of Minnehaha }

On this 9th day of April, 2013, before me the undersigned officer, personally appeared Henry Carlson III who acknowledged himself to be president of Henry Carlson Company, Inc., a South Dakota corporation, and that he as president, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as president.

In witness whereof I hereunto set my hand and official seal.  
  
 NOTARY PUBLIC  
 Commission expires 2/21/2015  
**PAMELA S. COX**

**STATEMENT BY HIGHWAY AUTHORITY**

Re: SDCL 1-3-12.1  
 There is no direct access to State Highway No. 115 proposed on this plat.

Area Engineer, SD Department of Transportation

**SURVEYOR'S CERTIFICATE**

I hereby certify that on March 28, 2013, I surveyed a part of the Northeast Quarter of the Northeast Quarter of Section 9, Township 102 North, Range 49 West, 5th Principal Meridian, containing 16.49 acres and more particularly described as follows:

Beginning at the intersection of the north line of said Section 9 with the westerly right-of-way line of South Dakota Highway No. 115, a.k.a. 475th Street; thence South 0 degree 00 minutes 34 seconds East on said westerly line, 629.50 feet; thence leaving said westerly line and bearing North 89 degrees 27 minutes 41 seconds West, 1276.00 feet; thence North 0 degree 00 minutes 34 seconds West, 190.00 feet; thence North 41 degrees 31 minutes 10 seconds East, 582.25 feet to the north line of said Northeast Quarter of Section 9; thence South 89 degrees 27 minutes 41 seconds East 889.94 feet to the point of beginning; and at the request and under the direction of the owner thereof I divided said land into five lots and a private roadway as shown on the accompanying plat. Upon approval of this plat said land is to be known as SILVER CREEK ESTATES, AN ADDITION IN THE NE¼ OF THE NE¼ OF SECTION 9, T102N, R49W, 5th P.M., MINNEHAHA COUNTY, SOUTH DAKOTA, AND THE LOTS ARE NUMBERED (THRU 5 BOTH INCLUSIVE) - ~~OR~~

I further certify that this plat is correct in all respects as I verily believe, and that I am a duly licensed Land Surveyor in the State of South Dakota.

Dated this 4th day of APRIL, 2013.

CHARLES M. HANSON  
 Reg. No. 2961



DEPARTMENT of ENVIRONMENT  
and NATURAL RESOURCES

JOE FOSS BUILDING  
PMB 2020  
523 EAST CAPITOL  
PIERRE SOUTH DAKOTA 57501-3182  
www.denr.sd.gov

RECEIVED  
NOV 26 2012

November 20, 2012

4034B-3

Henry Carlson Company  
1205 W Russell St  
Sioux Falls SD 57104

Dear Sir:

I am writing to acknowledge receipt of the transfer form and filing fee you submitted for changing ownership on Water Right No. 4034B-3. The water right, formerly held by Kathleen A and Mary Pat Sweetman, is now listed in the name of "Henry Carlson Company".


Our records show the land described in the water right is in the Conservation Reserve Program through 2017. For informational purposes, SDCL 46-5-37.2, Exceptions to forfeiture for nonuse, the provisions of § 46-5-37 notwithstanding, no water right or permit may be forfeited for nonuse if land authorized for irrigation by a permit or right is placed under an acreage reserve or production quota program or otherwise withdrawn from use as required for participation in any federal program, if:

- the water source is not fully appropriated
- if the withdrawal from use does not prevent approval of new permits from the same source, and
- if the appropriated water has been applied to beneficial irrigation use prior to participation in a federal program.

We will hold up on mailing the annual irrigation questionnaire to you for this property until the land comes out of CRP. If our records are in error and the land is not in CRP, please let me know.

In the event you do not have one, I am enclosing a copy of the water right for your records. The receipt for the filing fee for the ownership change is being forwarded to Getty Abstract in Sioux Falls.

Sincerely,

  
Genny McMath  
Water Rights Program  
(605) 773-3352  
email: genny.mcmath@state.sd.us

enclosure

c: Getty Abstract - Midwest Title w/Receipt No. 05694



# AUCTION

173.93 ACRES MINNEHAHA COUNTY LAND

WEDNESDAY NOVEMBER 25th AT 10:00 AM



**TERMS:** Cash Sale with 10% non-refundable down payment the day of sale and the balance on or before February 1, 2016. A warranty deed will be provided, title insurance will be utilized and cost split 1/2 to buyer and 1/2 to seller. Full possession granted for the 2016 crop year. 2014 and 2015 RE Taxes paid by seller. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. Seller does not guarantee that all fences are on the true and correct property line. Property is subject to any and all easements of record.