

AUCTION

TUESDAY JANUARY 17TH, 2017 AT 10:00 A.M.

49.35 ACRES IN 2 TRACTS HUTCHINSON COUNTY LAND



OWNER:

SCOTT AKINS &
SHARON LANGFORD



44628 SD HWY 44, Marion SD
web: wiemanauction.com

phone: 800-251-3111
fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**49.35 ACRES IN 2 TRACTS HUTCHINSON COUNTY LAND
AUCTION**

We will offering the following farmland at auction at the Wieman Auction Facility located at 44628 SD Hwy 44 Marion SD, 1 South and ½ West of Marion SD on

TUESDAY, JANUARY 17TH 10:00 AM

TRACT #1 39.35 ACRES

This tract is located from Freeman SD (Fensel's Corner), go 8 miles west and ¾ North on west side of road.

This tract consists of 39.35 acres (more or less) of unimproved farmland. The FSA Office reports that this tract was all tillable except for approximately 5 acres of trees. The land lays basically level with waterway passing through it. The predominate soil types are Prosper-Clarno Loam, Prosper-Stickney Complex, Tetonka Silt Loam, Clarno Loam and it has a soil productivity index rating of 79.8. It currently has 11 acres in CRP grass. The annual real estate taxes are \$768.08.

LEGAL: The NE ¼ of NE ¼ of Section 28-99-57, Hutchinson County, South Dakota

TRACT # 2 10 ACRES

This tract is located from Freeman SD (Fensel's Corner) 9 West and ¼ North.

This tract consists of 10 acres (more or less) of unimproved farmland. The FSA Office indicates that it has 3.45 acres tillable and the balance in trees. This is a level tract of land and the predominate soil type is Clarno Loam. It has a soil productivity rating of 85. This is a choice hunting tract or with some tree removal it could be all tillable. The annual real estate taxes are \$202.16.

LEGAL: The S ½ of the NW ¼ of the SW ¼ of Section 28-99-57, Hutchinson County, South Dakota

We invite prospective buyers to view the property at their convenience. For buyer's information packet, visit our website at www.wiemanauktion.com or call our office at 800-251-3111 and we will send you one.

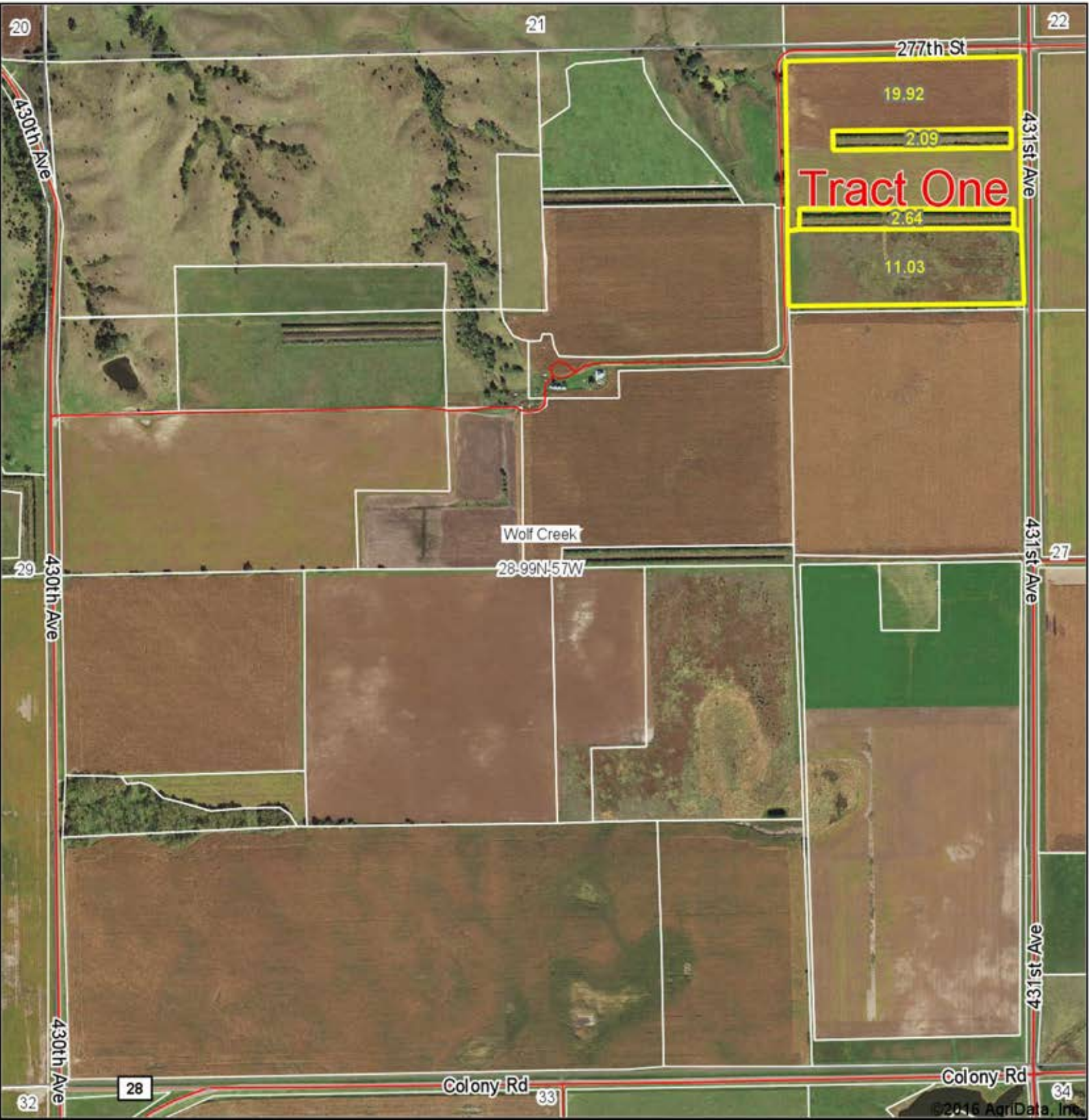
TERMS: Cash sale with a 15% nonrefundable downpayment on sale day per tract and the balance on February 28, 2017. A warranty deed will be provided and title insurance utilized with cost split 50/50 between buyer and seller. Full possession granted at closing for 2017 crop year. Seller will pay 2016 RE taxes, buyer to pay all 2017 RE taxes. Sold subject to confirmation by the owners. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

SCOTT AKINS & SHARON LANGFORD, OWNERS

Wieman Land & Auction Co., Inc.
Marion SD 800-251-3111
Rich & Gary Wieman, Brokers
Kevin, Mike, Derek Wieman &
Ron Leitheiser, Assoc. Brokers

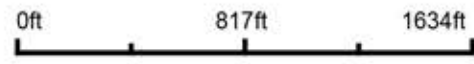
Dale L. Strasser
Freeman SD
605-925-7745
Closing Agent

Aerial Map



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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map center: 43° 21' 51.29, -97° 35' 22.89

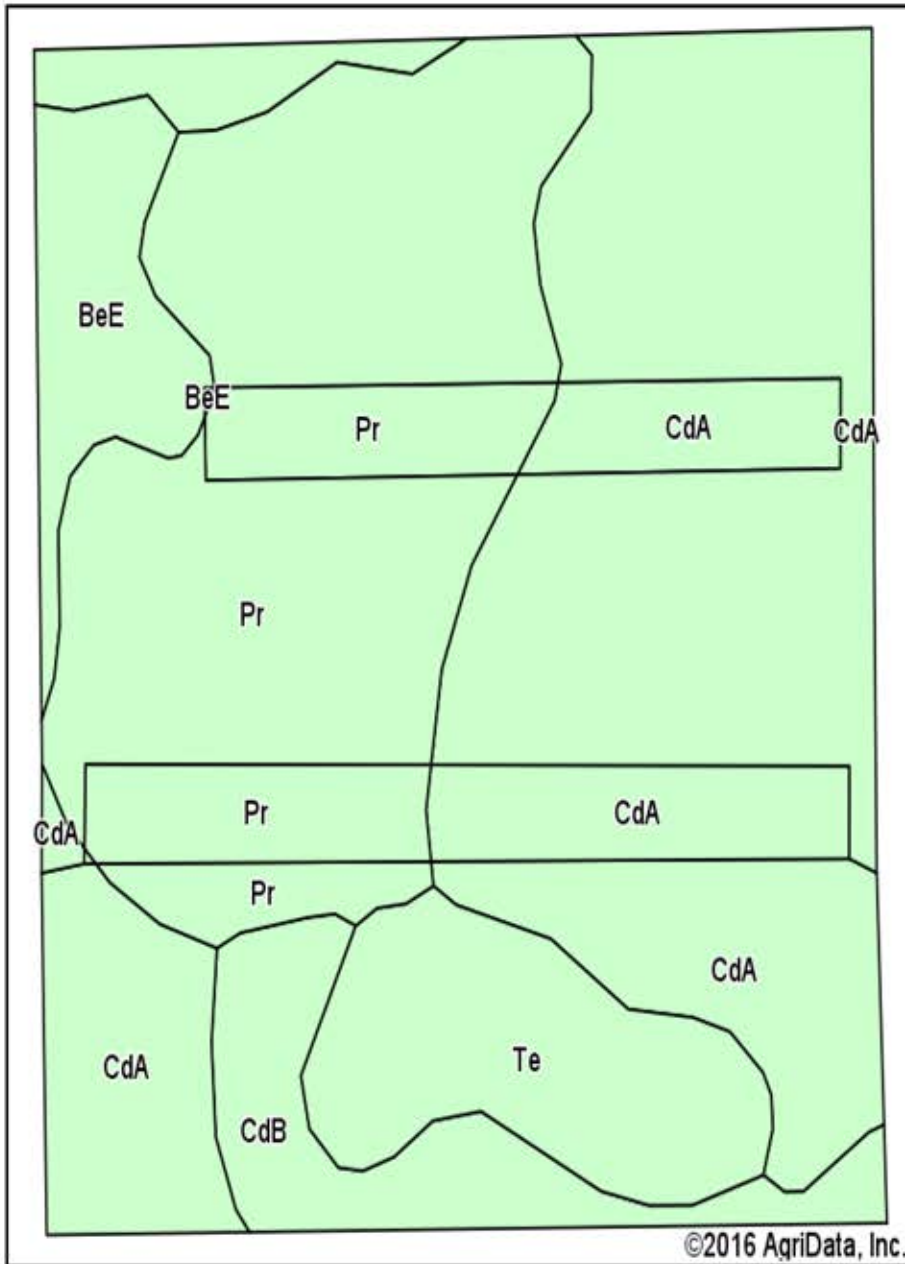


28-99N-57W
Hutchinson County
South Dakota



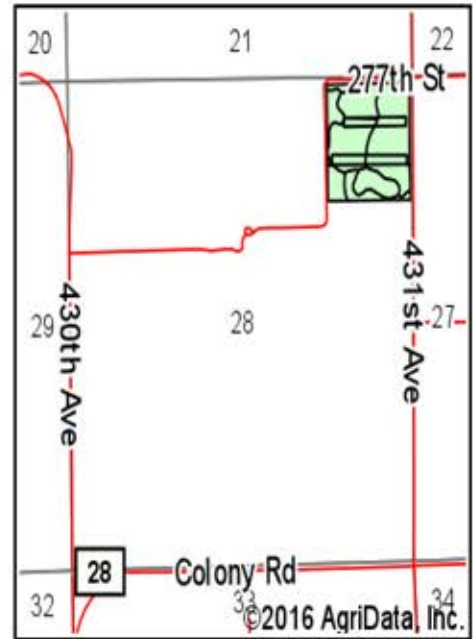
12/20/2016

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**

County: **Hutchinson**

Location: **28-99N-57W**

Township: **Wolf Creek**

Acres: **35.68**

Date: **12/20/2016**



Maps Provided By:



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Area Symbol: SD602, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
CdA	Clamo-Bonilla loams, 0 to 2 percent slopes	16.45	46.1%	IIc	88					
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	11.67	32.7%	IIc	85	3.5	77	67	84	30
Te	Tetonka silt loam, 0 to 1 percent slopes	3.28	9.2%	IVw	56					
CdB	Clamo loam, 2 to 6 percent slopes	2.38	6.7%	IIe	82					
BeE	Betts and Ethan loams, 15 to 40 percent slopes	1.90	5.3%	VIe	14					
Weighted Average					79.7	1.1	25.2	21.9	27.5	9.8

Area Symbol: SD602, Soil Area Version: 18

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

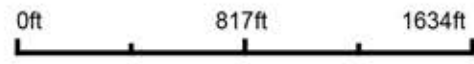
Aerial Map



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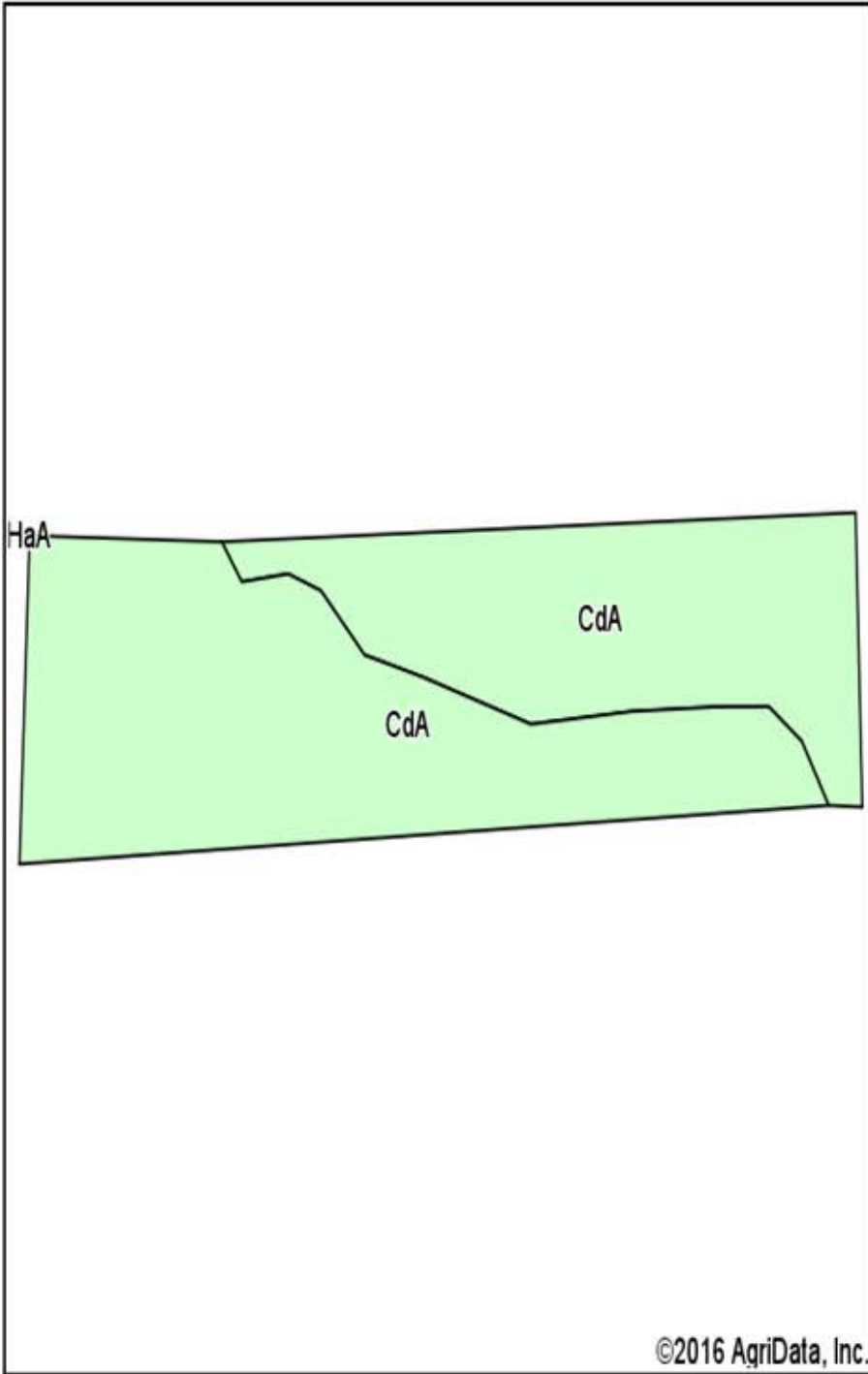


28-99N-57W
Hutchinson County
South Dakota



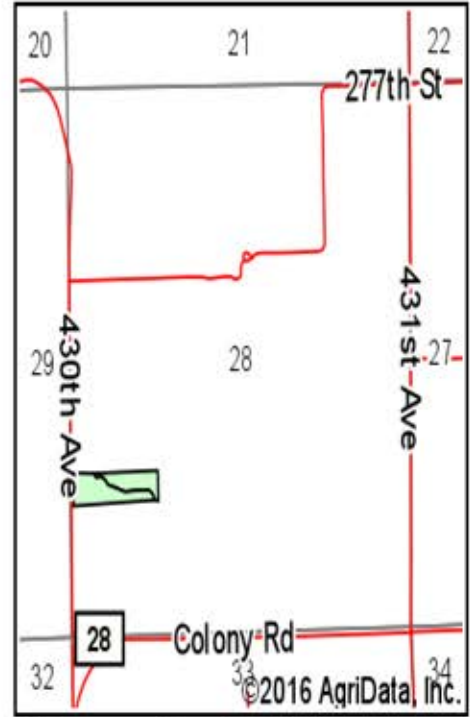
12/20/2016

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**

County: **Hutchinson**

Location: **28-99N-57W**

Township: **Wolf Creek**

Acres: **8.61**

Date: **12/20/2016**



Maps Provided By:



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Area Symbol: SD602, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats
CdA	Clamo-Bonilla loams, 0 to 2 percent slopes	8.61	100.0%	IIc	88				
Weighted Average					88	*	*	*	*

Area Symbol: SD602, Soil Area Version: 18

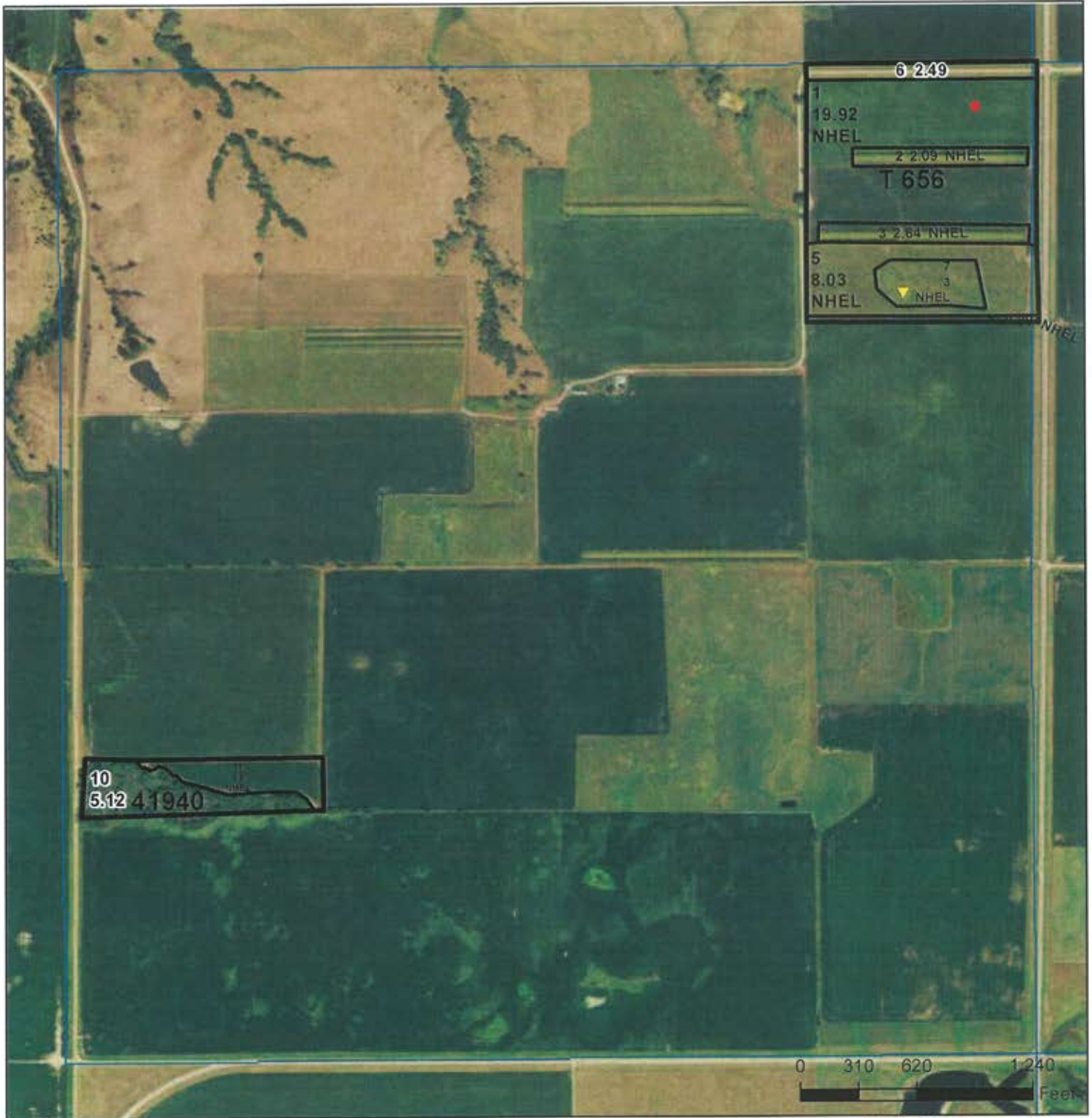
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Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Hutchinson County, South Dakota



Common Land Unit
 Other Ag
 Cropland
 PLSS
 Tract Boundary

Wetland Determination Identifiers

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



2017 Program Year

Map Created October 25, 2016

Farm 7676

28 -99N -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).

See Page 2 for non-discriminatory Statements.

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
47.68	40.07	40.07	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	40.07	0.00		0.00	No	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	CTAP Yield	PLC Yield	HIP
Corn	15.50	0.00	0	100	
Soybeans	8.00	0.00	0	32	
TOTAL	23.50	0.00			

NOTES

Tract Number : 656
Description : I5L/NENE 28-99-57
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : SCOTT A AKINS, SHARON LANGFORD
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.06	36.57	36.57	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	36.57	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	13.60	0.00	0	100
Soybeans	6.40	0.00	0	32
TOTAL	20.00	0.00		

NOTES

Abbreviated 156 Farm Record

Tract Number	: 41940
Description	: I5L/S1/4TH OF THE NWSW 28-99-57
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract contains a wetland or farmed wetland
WL Violations	: None
Owners	: SCOTT A AKINS
Other Producers	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
8.62	3.50	3.50	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	3.50	0.00	0.00	0.00	0.00	

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	1.90	0.00	0	100
Soybeans	1.60	0.00	0	32
TOTAL	3.50	0.00		

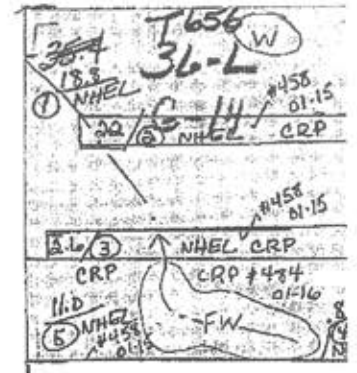
NOTES

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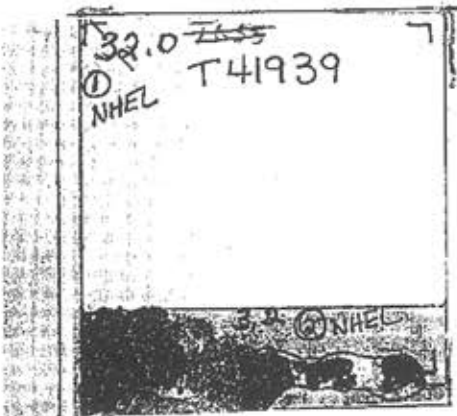
Wetlands Map

NE 1/4 - NE 1/4



28-99-57

NW 1/4 - SW 1/4





AUCTION

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Terms and Conditions: Cash sale with a 15% nonrefundable downpayment on sale day per tract and the balance on February 28, 2017. A warranty deed will be provided and title insurance utilized with cost split 50/50 between buyer and seller. Full possession granted at closing for 2017 crop year. Seller will pay 2016 RE taxes, buyer to pay all 2017 RE taxes. Sold subject to confirmation by the owners. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.