

Turner County
**FARMLAND
AUCTION**

**160
Acres**

Thursday
December 7th
at 10:00 AM

OWNER:

**RALPH & LUCILLE
MARQUARDT**

WIEMAN
LAND & AUCTION

44628 SD HWY, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**20 ACRE IMPROVED ACREAGE, 30 ACRES UNIMPROVED PASTURE LAND, 110 ACRES UNIMPROVED
FARM LAND OR 160 ACRES IMPROVED
TURNER COUNTY LAND AUCTION**

We will offer the following land at auction at the Wieman Auction Facility, 44628 SD Hwy 44, Marion SD or 1 South & ½ mile west of Marion on

THURSDAY, DECEMBER 7TH 10:00 am
(Auction to be held indoors)

Land to be offered in 4 tracts – Tract # 1 - 20 Acre Improved Acreage; Tract # 2 - 30 Acres Unimproved Pasture Land; Tract # 3 - 110 Acres Unimproved Farm Land; Tract # 4 - 160 Acres (Combination of Tracts 1, 2 & 3)

Land located at 44422 – 288th Street, Viborg SD or from Jct Hwy 18 & Marion Oil (447th Ave & 286th St), 4 West, 2 South and 1 ¼ East or from Hwy 81 & 18 Jct, 4 East, 2 South & 1 ¼ East

The tract consists of 160 acres (more or less) of improved farmland. The improvements include a remodeled 5 Bedroom, 2 Story Home, Detached Double Garage, 2 Barns, several hog buildings, B-Y Rural Water, 17,500 Bu of Grain Storage Bins, Silo and large shelterbelt. Nice building site with lots of potential possibilities. The annual real estate taxes are \$4,604.50. The predominate soil types are Egan-Ethan Complex, Ethan-Egan Complex, Egan-Wentworth Complex, Worthing Silty Clay Loam and it has a soil productivity rating of 71.9. It has approximately 100 acres tillable with several waterways passing through it and the balance in pasture and building site. It is possible that more of the pasture could be farmed. We invite you to view the farmland at any time. To view home and buildings, come to Open Houses. For buyers info packet and pictures, visit our website at www.wiemanauktion.com or call 800-251-3111.

Open House to View Improvements: Wednesday, November 15th 3:00 – 5:00 and Wednesday, November 22nd 2:30 – 4:30 PM

LEGAL: The SW ¼ of Section 14-97-55, Turner County, South Dakota

Terms: Cash Sale with a 10% nonrefundable down payment the day of the sale and the balance on January 15, 2018. Warranty Deed will be provided. Title insurance to be utilized with cost split 50/50 between buyer and seller. Possession of land and buildings upon final settlement. Seller will pay all 2017 RE Taxes. Buyer to pay all 2018 RE Taxes. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. Land is subject to survey if sold in separate tracts.

RALPH & LUCILLE MARQUARDT, OWNERS

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

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

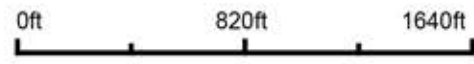
Aerial Map



Maps Provided By:

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map center: 43° 13' 12.96, -97° 18' 31.49



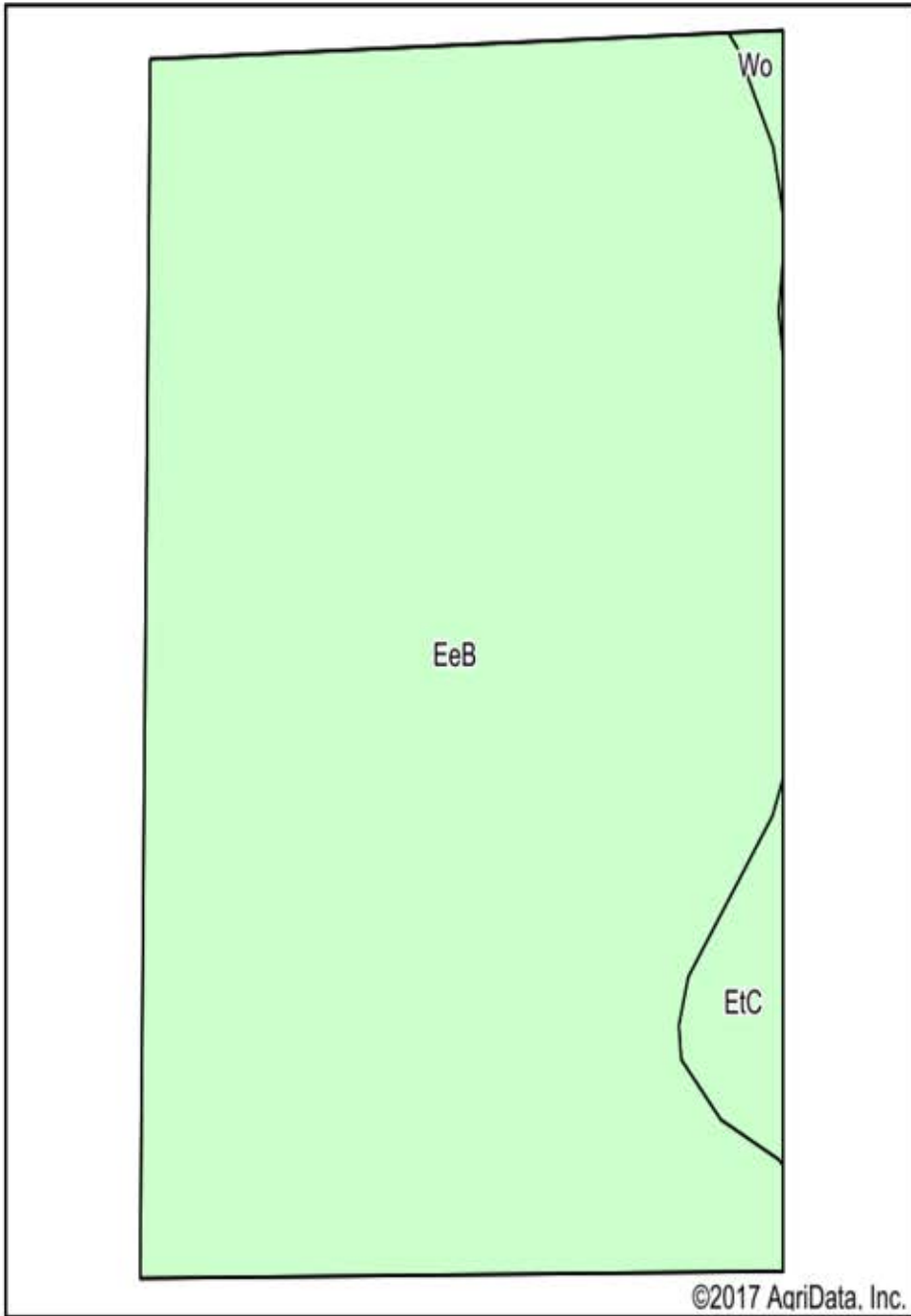
14-97N-55W
Turner County
South Dakota



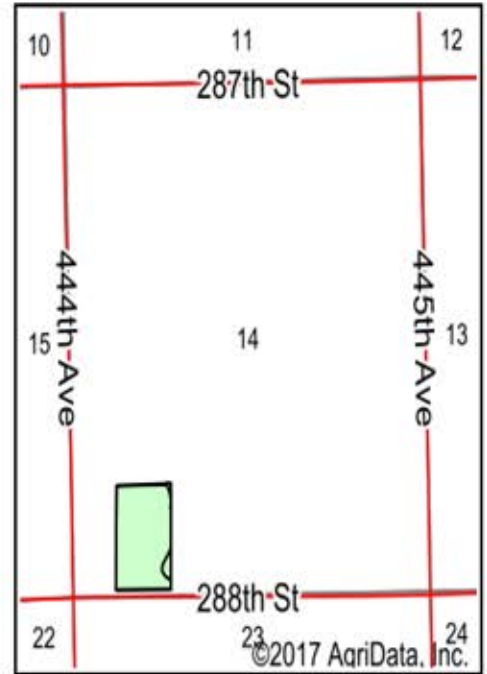
11/8/2017

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

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Turner**
 Location: **14-97N-55W**
 Township: **Salem**
 Acres: **20.01**
 Date: **11/8/2017**



Maps Provided By:



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Area Symbol: SD125, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
EeB	Egan-Ethan complex, 2 to 6 percent slopes	19.31	96.5%	Ile	77	4	47	77	8.9	45	58	29	35
EtC	Ethan-Egan complex, 5 to 9 percent slopes	0.60	3.0%	Ive	61	3.4	38	60	6.9	35	47	22	29
Wo	Worthing silty clay loam, 0 to 1 percent slopes	0.10	0.5%	Vw	30								
Weighted Average					76.3	4	46.5	76.1	8.8	44.5	57.4	28.6	34.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

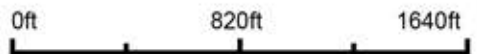


Aerial Map



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map center: 43° 13' 12.96, -97° 18' 31.49



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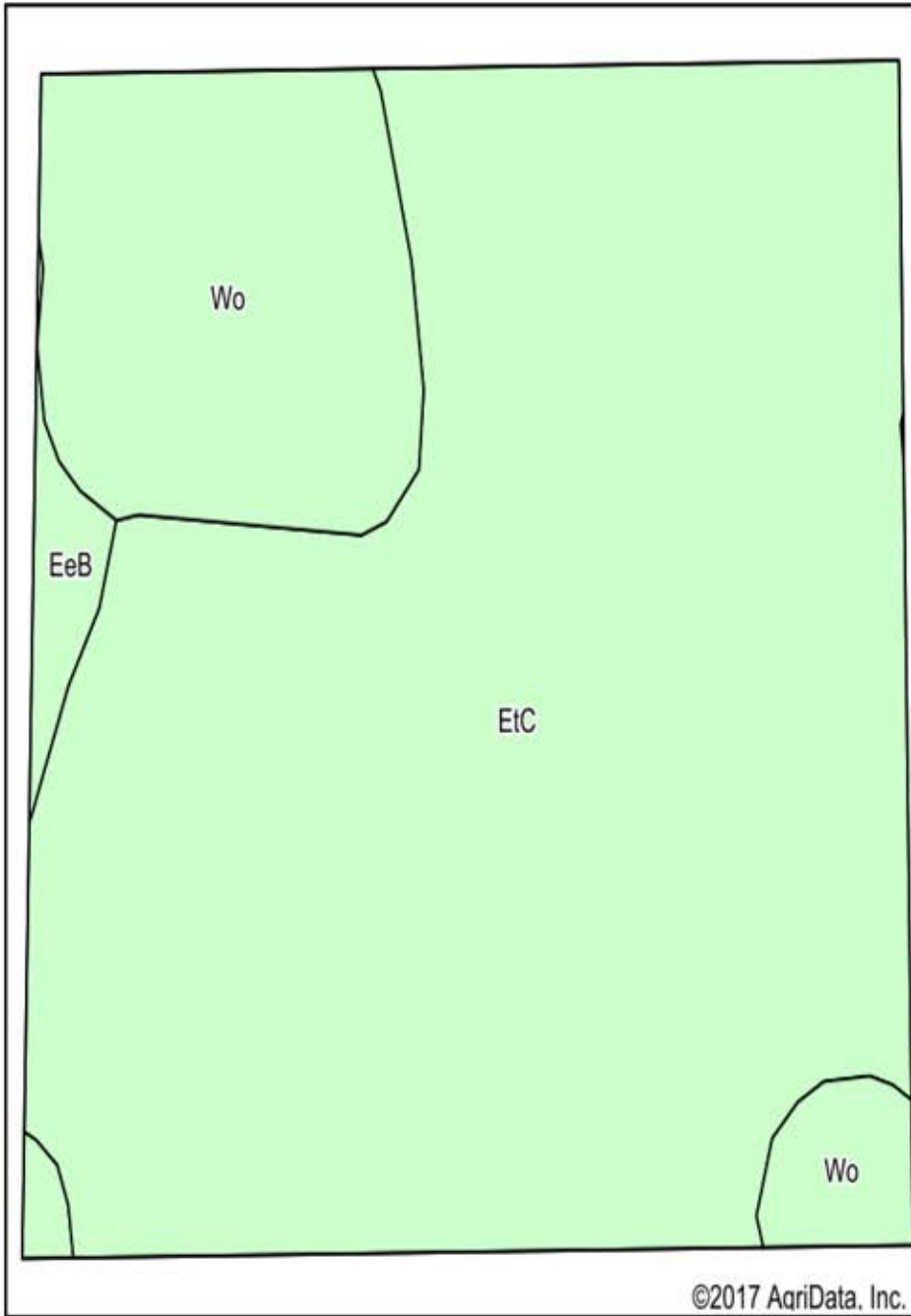
14-97N-55W
Turner County
South Dakota



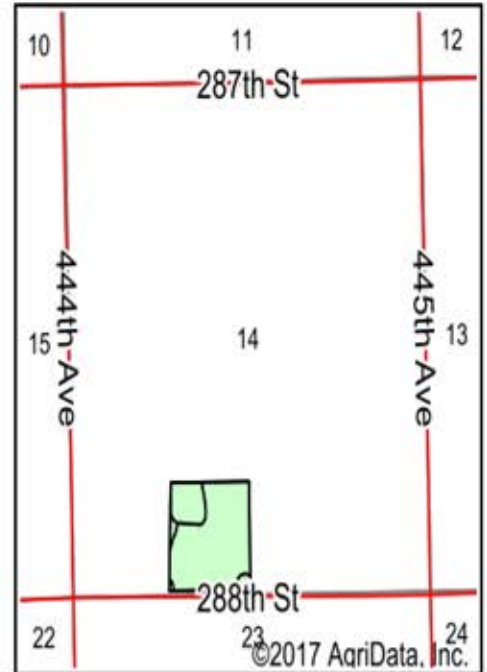
11/8/2017

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

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**

County: **Turner**

Location: **14-97N-55W**

Township: **Salem**

Acres: **30**

Date: **11/8/2017**



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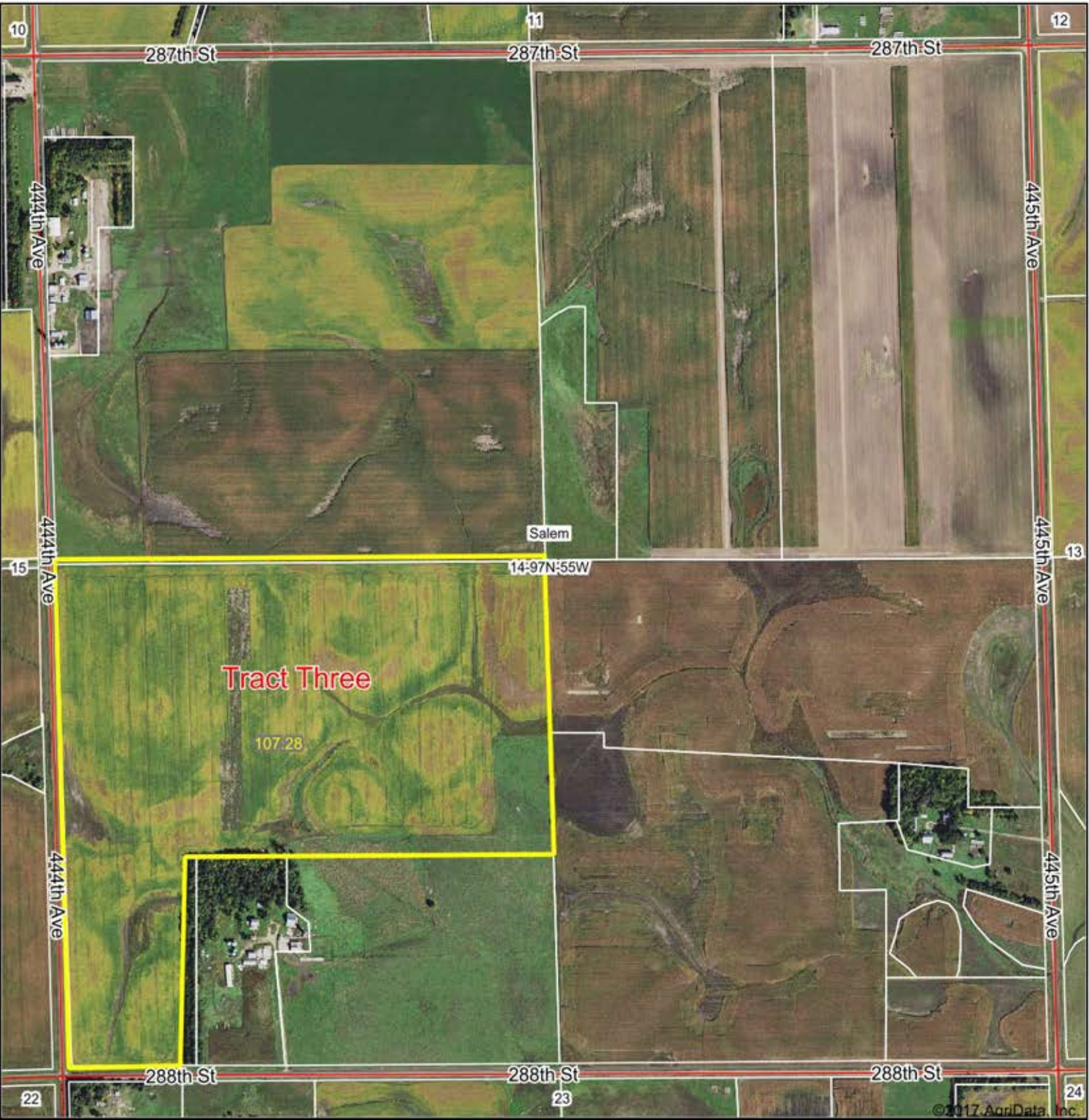
Area Symbol: SD125, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
EtC	Ethan-Egan complex, 5 to 9 percent slopes	23.98	79.9%	Ive	61	3.4	38	60	6.9	35	47	22	29
Wo	Worthing silty clay loam, 0 to 1 percent slopes	5.37	17.9%	Vw	30								
EeB	Egan-Ethan complex, 2 to 6 percent slopes	0.65	2.2%	Ile	77	4	47	77	8.9	45	58	29	35
Weighted Average					55.8	2.8	31.4	49.6	5.7	29	38.8	18.2	23.9

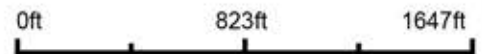
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



map center: 43° 13' 12.97, -97° 18' 31.92



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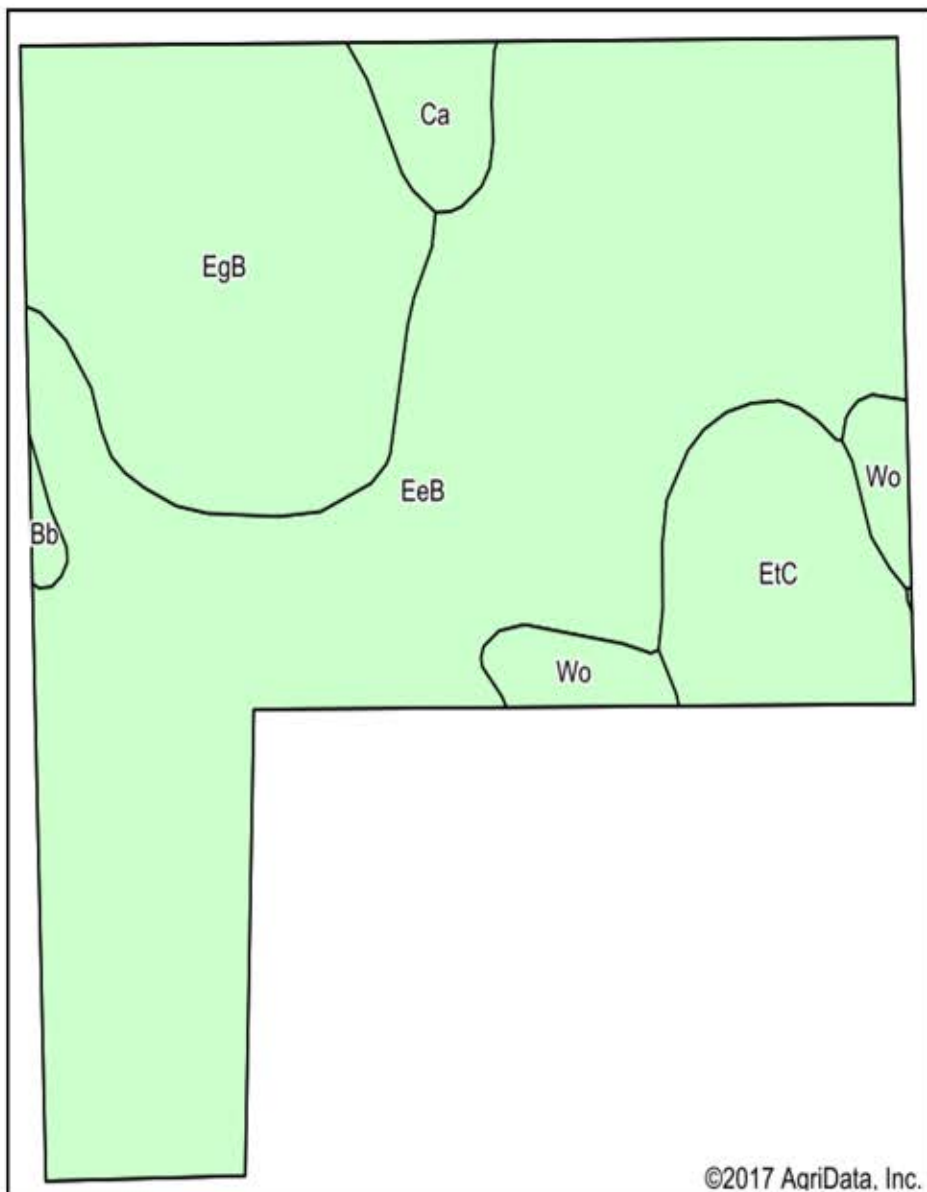
14-97N-55W
Turner County
South Dakota



11/8/2017

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

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**

County: **Turner**

Location: **14-97N-55W**

Township: **Salem**

Acres: **107.28**

Date: **11/8/2017**



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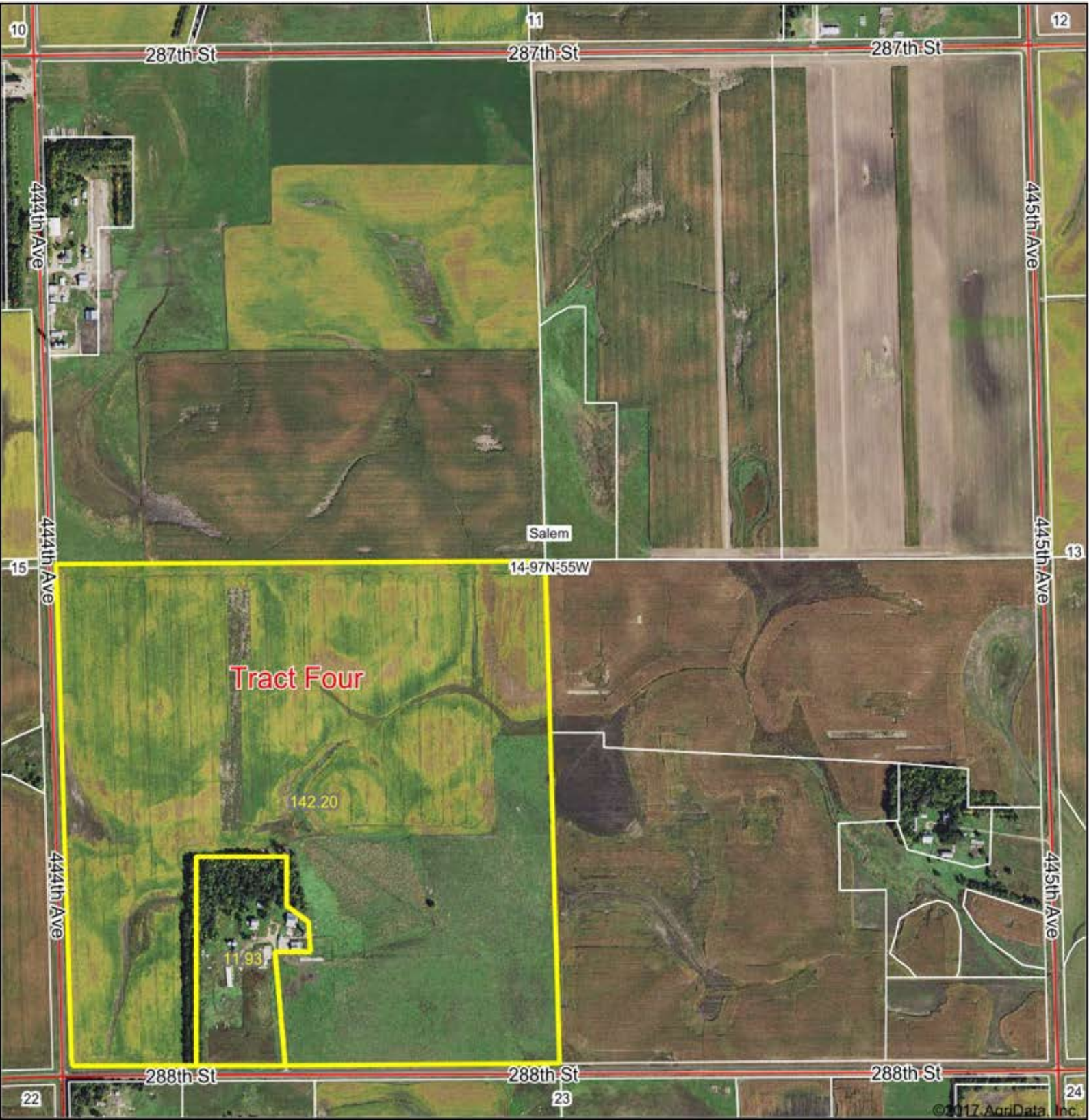
Area Symbol: SD125, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
EeB	Egan-Ethan complex, 2 to 6 percent slopes	66.05	61.6%	Ile	77	4	47	77	8.9	45	58	29	35
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	24.99	23.3%	Ile	84								
EtC	Ethan-Egan complex, 5 to 9 percent slopes	9.73	9.1%	IVe	61	3.4	38	60	6.9	35	47	22	29
Wo	Worthing silty clay loam, 0 to 1 percent slopes	3.29	3.1%	Vw	30								
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	2.74	2.6%	IIw	81								
Bb	Baltic silty clay loam, ponded	0.48	0.4%	VIIIw	10		1	5	0.6	3	1	2	
Weighted Average					75.5	2.8	32.4	52.9	6.1	30.9	40	19.9	24.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

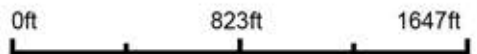
Soils data provided by USDA and NRCS.

Aerial Map



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map center: 43° 13' 12.97, -97° 18' 31.92



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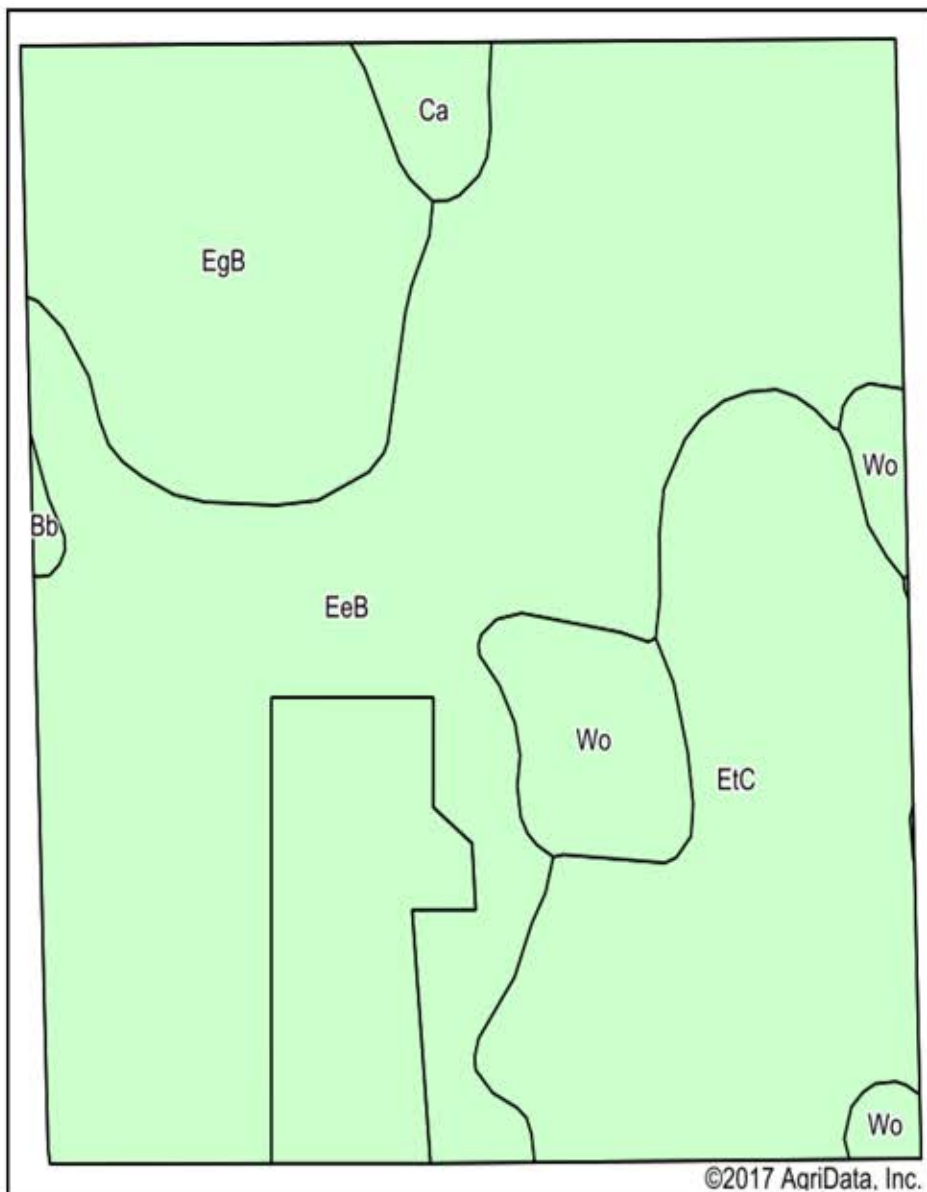
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14-97N-55W
Turner County
South Dakota



11/8/2017

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**

County: **Turner**

Location: **14-97N-55W**

Township: **Salem**

Acres: **154.13**

Date: **11/8/2017**



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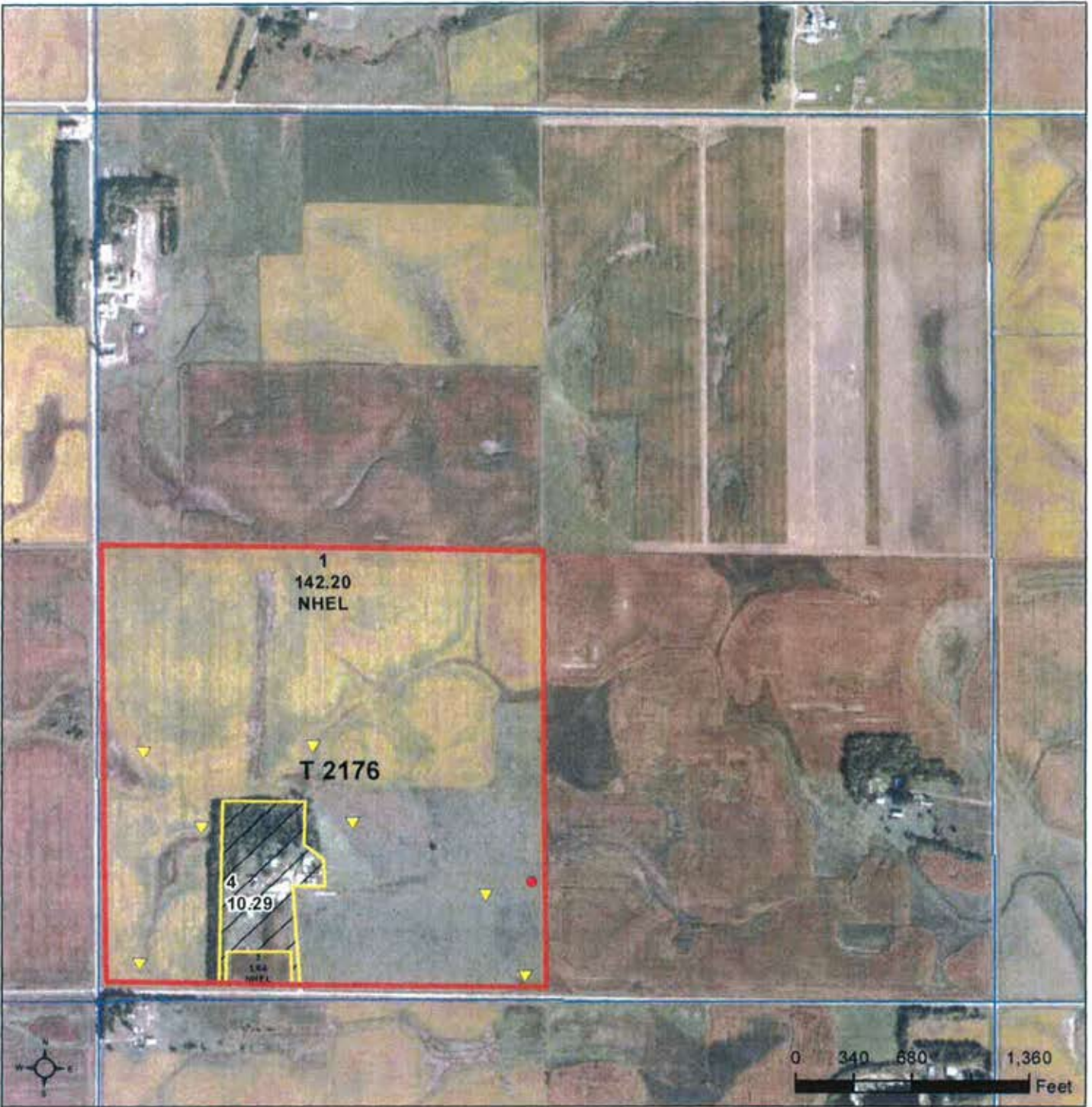


Area Symbol: SD125, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
EeB	Egan-Ethan complex, 2 to 6 percent slopes	84.62	54.9%	Ile	77	4	47	77	8.9	45	58	29	35
EtC	Ethan-Egan complex, 5 to 9 percent slopes	33.93	22.0%	IVe	61	3.4	38	60	6.9	35	47	22	29
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	24.32	15.8%	Ile	84								
Wo	Worthing silty clay loam, 0 to 1 percent slopes	8.36	5.4%	Vw	30								
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	2.49	1.6%	Ilw	81								
Bb	Baltic silty clay loam, ponded	0.41	0.3%	VIIIw	10		1	5	0.6	3	1	2	
Weighted Average					71.9	2.9	34.2	55.5	6.4	32.4	42.2	20.8	25.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



- Common Land Unit**
- Tract Boundary
 - PLS
 - Non-Cropland
 - Cropland
- Wetland Determination Identifiers**
- Restricted Use
 - ▲ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

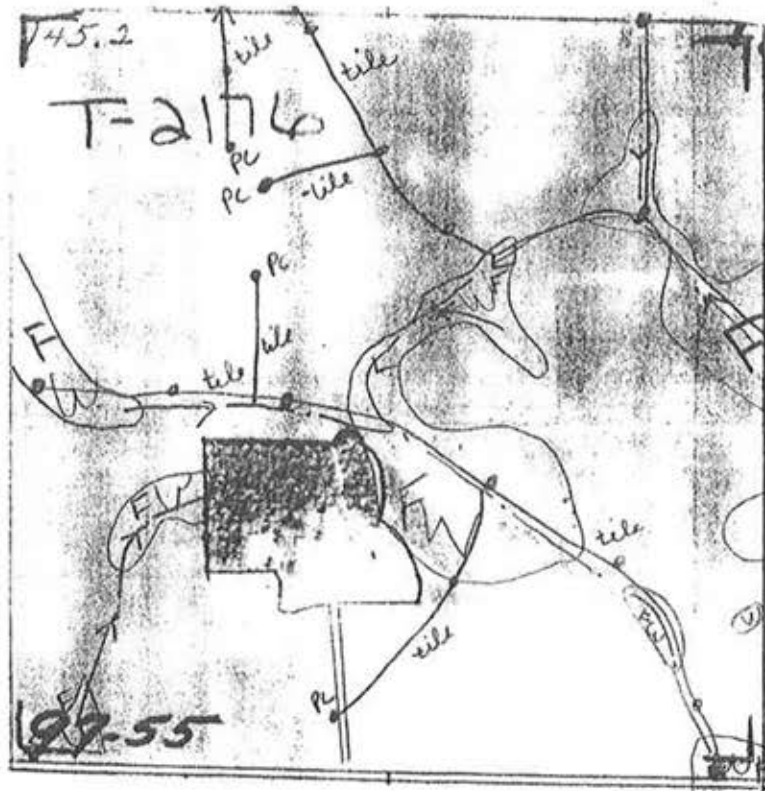
2018 Program Year

Map Created October 27, 2017

Farm 5407

14 -97N -55W

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SW 1/4 14-97-55

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 : 5407

Prepared: Nov 3, 2017

Crop Year: 2018

Operator Name : PATRICK J ONDERSTAL

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
154.13	143.84	143.84	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	143.84	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	CTAP Yield	PLC Yield	HIP
Corn	50.50	0.00	0	125	
Soybeans	52.60	0.00	0	33	
TOTAL	103.10	0.00			

NOTES

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Tract Number : 2176

Description : SW 14 97 55

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 : MARQUARDT FAMILY LIMITED PARTNERSHIP

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
154.13	143.84	143.84	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	143.84	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	50.50	0.00	0	125
Soybeans	52.60	0.00	0	33
TOTAL	103.10	0.00		

Turner County
**FARMLAND
AUCTION**

**160
Acres**



Thursday
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at 10:00 AM



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