

Turner County

FARM LAND AUCTION

**80
Acres**

Monday
April 15th
at 10:30 AM

OWNER:

**BOMHOFF
FAMILY TRUST**

WIEMAN
LAND & AUCTION

44628 SD HWY 44, Marion SD phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**80 ACRES UNIMPROVED TURNER COUNTY LAND
AUCTION**

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

MONDAY APRIL 15TH 10:30 AM

Land is located from Marion SD (Donlan's Foodland), 3 miles west on south side or from Freeman SD, 3 north, 5 east and 1 north.

The real estate consists of 80 (+ or -) acres of unimproved farmland. The FSA Office indicates that this tract has 73.34 acres tillable and the balance in trees, ditch/waterway and road right of way. The land lays generally level and the predominate soil types are Clarno-Crossplain Davison Complex and Tetonka Silt Loam and it has a soil productivity index rating of 81.1. The land is located in the Marion School District and the annual real estate taxes are \$1984.94. This would make an excellent add on unit for farmer or investor. Take a serious look at this tract. You may view this tract at your convenience.

For Buyer's Info Packet visit our website www.wiemanauktion.com or call 800-251-3111 and we will send one to you.

LEGAL: Lot A and the East 40 Acres of Lot B in the N ½ of the N ½ of Section 10-99-55, Turner County, South Dakota

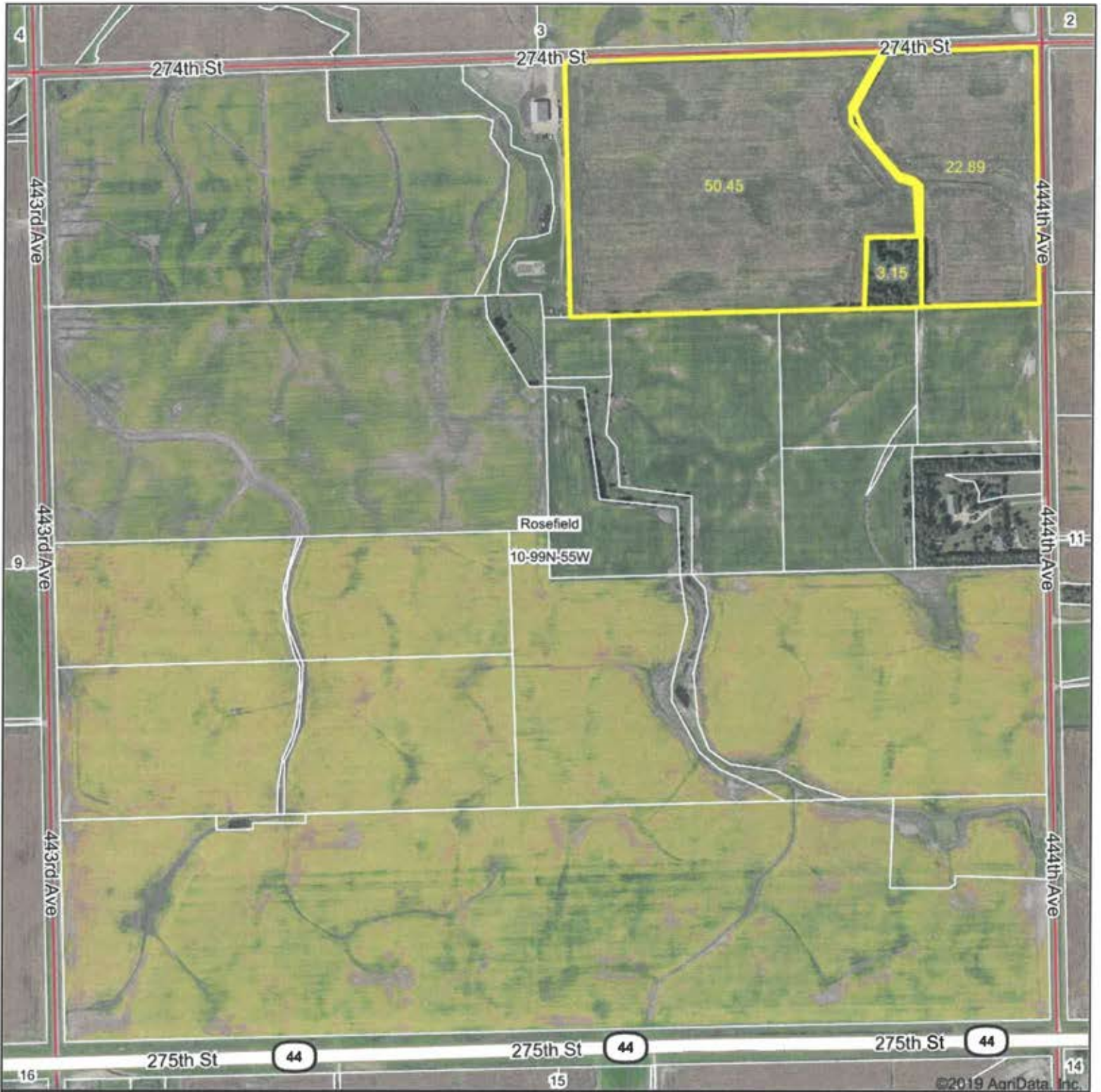
TERMS: Cash sale with 10% nonrefundable down payment the day of the sale and the balance on May 15, 2019. A Trustee's Deed will be provided. Title insurance will be utilized with cost of Owner's Policy split 50/50 between buyer and seller. The buyer will receive immediate possession of land on sale date for the 2019 crop year. Seller will pay all RE taxes for 2018 due in 2019. Buyer will pay all 2019 RE Taxes due in 2020. The property is sold subject to confirmation by the owners and subject to any easements on record. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

**BOMHOFF FAMILY TRUST
HOWARD & VINETTE BOMHOFF, TRUSTEES**

Wieman Land & Auction Co., Inc.
Rich, Kevin, Mike, Ryan &
Derek Wieman, RE Brokers/Auctioneers
Marion SD 800-251-3111

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

Aerial Map



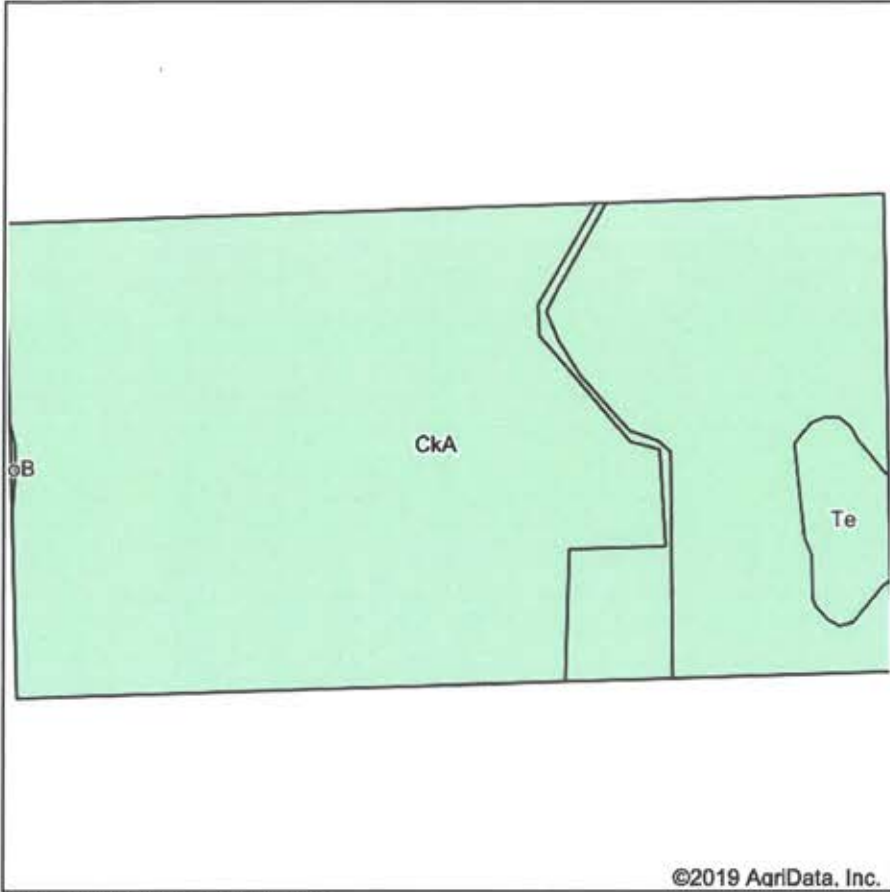
Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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map center: 43° 24' 29.7, -97° 19' 47.47

10-99N-55W
Turner County
South Dakota

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: **10-99N-55W**
 Township: **Rosefield**
 Acres: **76.49**
 Date: **3/21/2019**



Area Symbol: SD125, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	73.75	96.4%	IIc	82
Te	Tetonka silt loam, 0 to 1 percent slopes	2.74	3.6%	IVw	56
Weighted Average					81.1

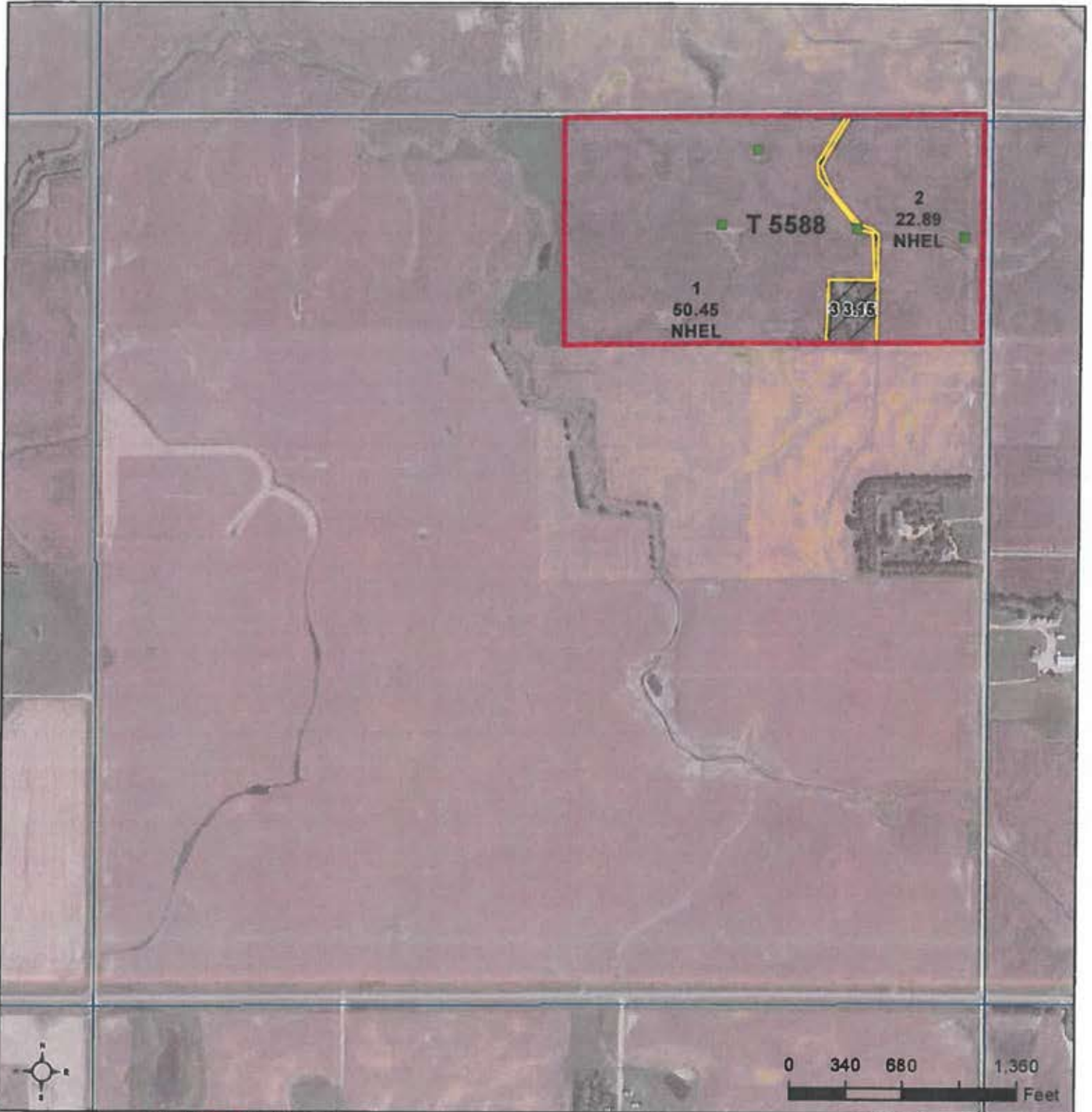
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Turner County, South Dakota



Common Land Unit Tract Boundary
 Non-Cropland PLSS
 Cropland

Wetland Determination Identifiers

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

2018 Program Year

Map Created October 27, 2017

Farm 6788

10 -99N -55W

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).

Certified Wetland Determination

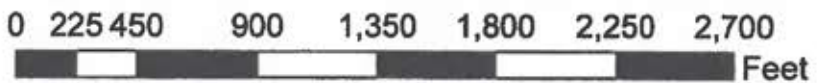
Field Office: Madison Field Office
 Certified By: Jeremy Todoroff
 Legal Desc: N2NE4 10-99-55

Agency: USDA-NRCS
 Certified Date: 5/5/2015
 Tract: 5588



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI/Ditch
- Tile



- W Wetland
- FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
- PC Prior Converted
- NW Non Wetland
- NI Not Inventoried Potential Waters of the US

See NRCS CPA-O26E for definitions and additional info.



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 : 6788

Prepared : Mar 25, 2019

Crop Year : 2019

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
76.49	73.34	73.34	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.Rel. Activity	Broken From Native Sod
0.00	0.00	73.34	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	72.50	0.00	0	118	
TOTAL	72.50	0.00			

NOTES

Empty box for notes.

Tract Number : 5588
Description : NNE 10 99 55
FSA Physical Location : SOUTH DAKOTA/TURNER
ANSI Physical Location : SOUTH DAKOTA/TURNER
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 : HOWARD BOMHOFF, VINETTE BOMHOFF
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
76.49	73.34	73.34	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	73.34	0.00	0.00	0.00	0.00	0.00

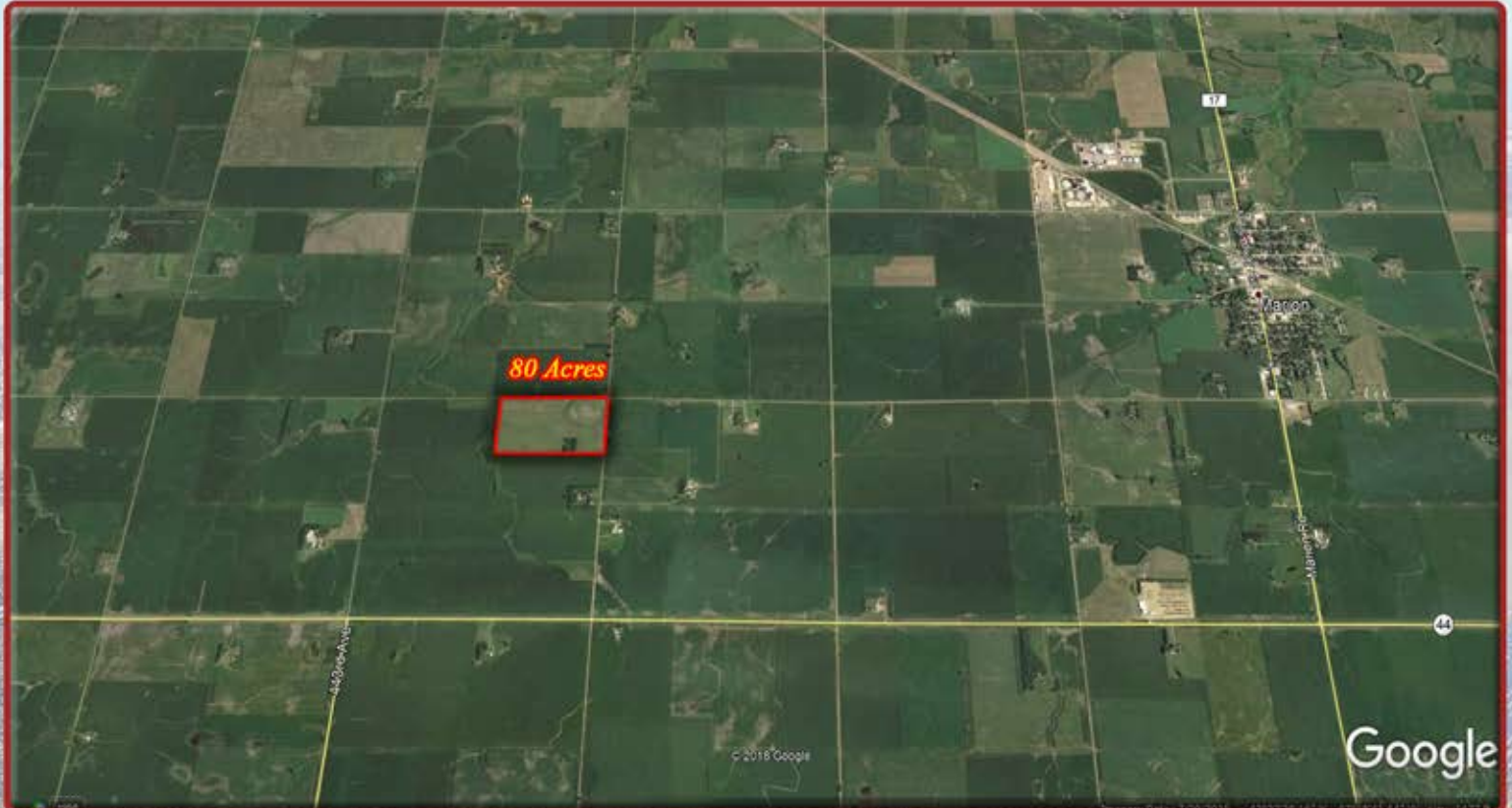
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Acres



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