

# 320 ACRES

## McCOOK COUNTY LAND

- TUESDAY, JUNE 7TH AT 1:00PM -

OWNER

# BL2, LLC



*"We Sell The Earth And Everything On It!"*

800.251.3111 | Marion, SD | [WiemanAuction.com](http://WiemanAuction.com)

Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043



# 320 ACRES OF MCCOOK COUNTY LAND AT AUCTION

It is our privilege to offer the following land at public auction on:

**TUESDAY JUNE 7<sup>TH</sup> 1:00 PM**

**Note:** Both tracts will be sold at the Tract 1 location.

These tracts have been in the Hallas and Jensen family for 75+ years! Here is an excellent opportunity for any farmer or investor to add highly productive tillable land to your portfolio. Both tracts are rented for the 2022 crop year. The new buyer will receive 100% of the rent for 2022 and will have the right to farm or renegotiate the land contract for 2023. Rental information and terms will be available in the auction info packet. For an information packet, go to [www.wiமானuction.com](http://www.wiமானuction.com) or call 800-251-3111 to have one mailed to you. We invite you to drive out and view these parcels at your convenience. Please respect the fact that these farms are planted and don't drive out on the fields!

## **TRACT 1: 160 Acres – Richland Township**

**Property Location:** From the west edge of Montrose, SD go 3 mile west on SD 38 then 2 miles north on 448<sup>th</sup> Ave. Property is located on the west side of the road.

**LEGAL:** NE4 of Section 12-103-54, McCook County, SD.

- The FSA shows this tract with 150.85 acres tillable and a soil rating of 76.7. The balance of the land in roadways and small grassland area in the NE corner.
- This parcel has great eye appeal with slightly rolling topography. The tract is almost 100% farmable except for a small area in the NE corner and the 3 highline towers on the property.
- 2021 RE taxes payable in 2022 are \$3,169.76. Montrose School District 43-2

## **TRACT 2: 160 Acres - Pearl Township**

**Property Location:** From the 4 way stop in Canova, SD go 3 miles south on 435<sup>th</sup> Ave. then a ½ miles west on 245<sup>th</sup> St. Property is located on the south side of the road.

**LEGAL:** NW4 of Section 11-104-56, McCook County, SD.

- The FSA shows this tract with 156.24 acres tillable and a soil rating of 66.4.
- This land has great eye appeal and lays flat to slightly rolling from the east to the west.
- This tract is all farmable from end to end other than a dugout in the SW corner.
- 2021 RE taxes payable in 2022 are \$2,929.44. McCook Central School District 43-7

**TERMS:** Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before July 15, 2022. A warranty deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Buyer will receive landlord's possession at closing. Sold subject to the 2022 cash rent lease. Seller has paid the 2021 RE taxes due in 2022. Buyer responsible for all 2022 taxes due in 2023. Closing fee to be split 50/50 between the buyer and seller. Sold subject to confirmation of the owner and any easement of record. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

**NOTE:** Auction will be held on the land at the Tract 1 location, northwest of Montrose, SD. Come prepared to buy!

**BL2, LLC – OWNER**

Wieman Land & Auction Co., Inc.  
Marion SD 800-251-3111  
Auctioneers/RE Brokers  
[www.wiமானuction.com](http://www.wiமானuction.com)



United States  
Department of  
Agriculture

# McCook County, South Dakota



**Common Land Unit**

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

**Wetland Determination Identifiers**

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

**2022 Program Year**

Map Created May 03, 2022

**Farm 1406**

**12-103N-54W-McCook**

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).

# NOT TO SCALE

HEL

37.9  
1 H  
CRP-  
86-9  
37.9

T1480 T1557 T1565

OFFICIAL WETLAND DETERMINATION  
for Highlighted Tracts Only

111.6

W

W

W

FW

FW

52.7 T2313

T2314

98.4

FW

13-54

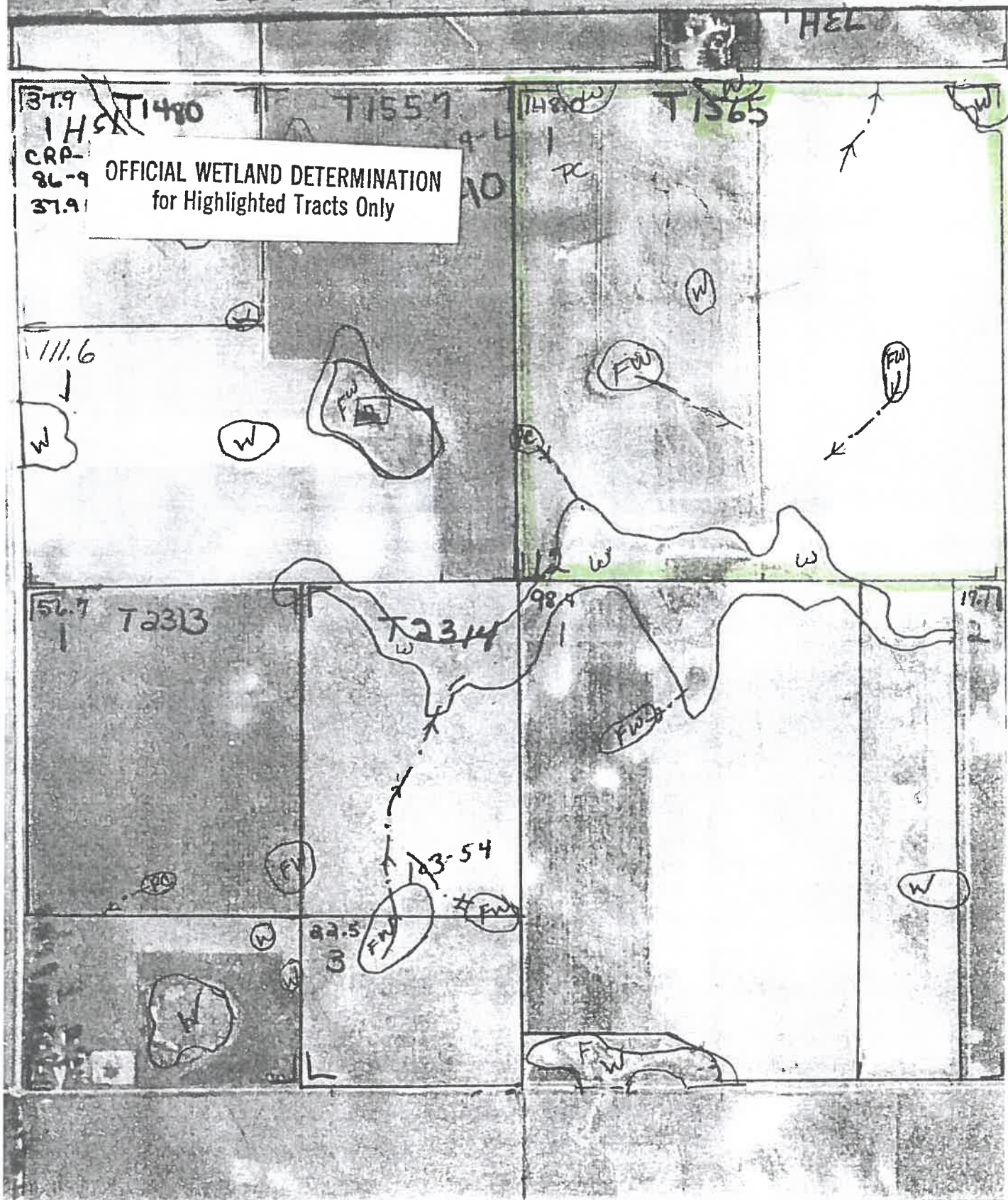
82.5  
3

FW

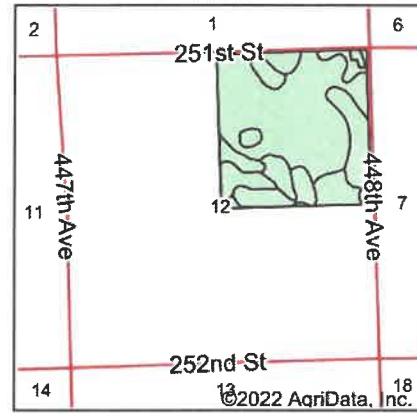
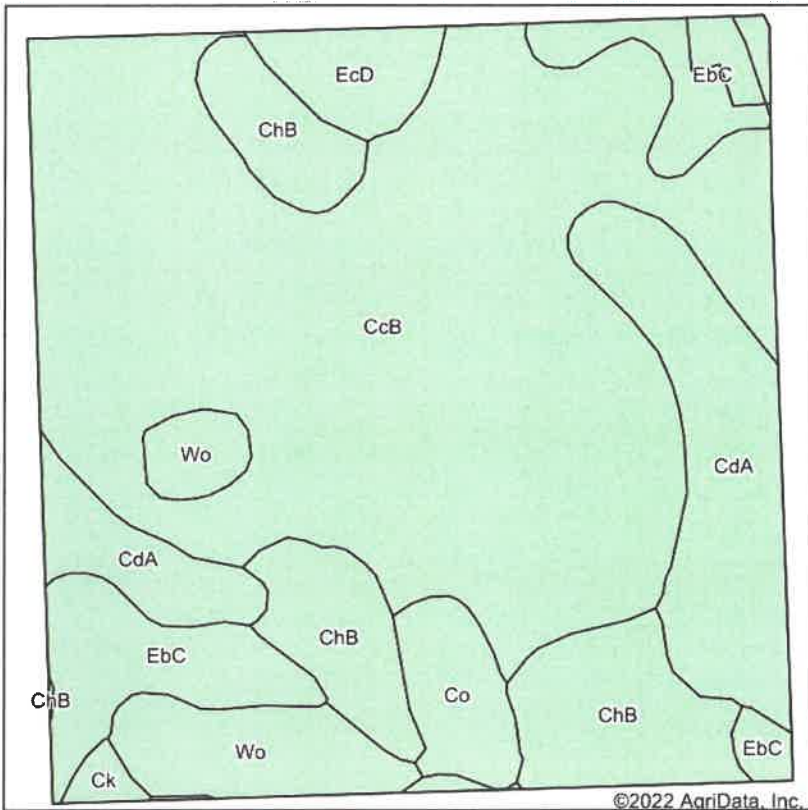
#FW

W

FW



# Soils Map



State: **South Dakota**  
 County: **McCook**  
 Location: **12-103N-54W**  
 Township: **Richland**  
 Acres: **152.39**  
 Date: **5/24/2022**



Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CcB	Clarno loam, 2 to 6 percent slopes	83.13	54.6%	Ile	82
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	19.45	12.8%	IIc	88
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	18.07	11.9%	Ile	78
EbC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	13.22	8.7%	IIIe	69
Wo	Worthing silty clay loam, 0 to 1 percent slopes	8.61	5.6%	Vw	30
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	4.58	3.0%	IIc	82
EcD	Ethan-Betts loams, 9 to 15 percent slopes	4.48	2.9%	VIe	30
Ck	Crossplain clay loam	0.85	0.6%	IIw	77
<b>Weighted Average</b>				<b>2.37</b>	<b>76.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



## Abbreviated 156 Farm Record

Operator Name :  
 Farms Associated with Operator :  
 CRP Contract Number(s) : None  
 Recon ID : None  
 Transferred From : None  
 ARCPLC G//F Eligibility : Eligible

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
152.39	150.85	150.85	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	150.85	0.00		0.00		0.00	0.00	0.00

## Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	76.21	0.00	143	
Soybeans	71.59	0.00	45	
<b>TOTAL</b>	<b>147.80</b>	<b>0.00</b>		

## NOTES

Tract Number : 1565

Description : J5 NE 12 103 54  
 FSA Physical Location : SOUTH DAKOTA/MCCOOK  
 ANSI Physical Location : SOUTH DAKOTA/MCCOOK  
 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 : BL2 LLC  
 Other Producers : None  
 Recon ID : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
152.39	150.85	150.85	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	150.85	0.00	0.00	0.00	0.00	0.00

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	76.21	0.00	143
Soybeans	71.59	0.00	45
<b>TOTAL</b>	<b>147.80</b>	<b>0.00</b>	



United States  
Department of  
Agriculture

# McCook County, South Dakota



**Common Land Unit**   PLSS

- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

**2022 Program Year**

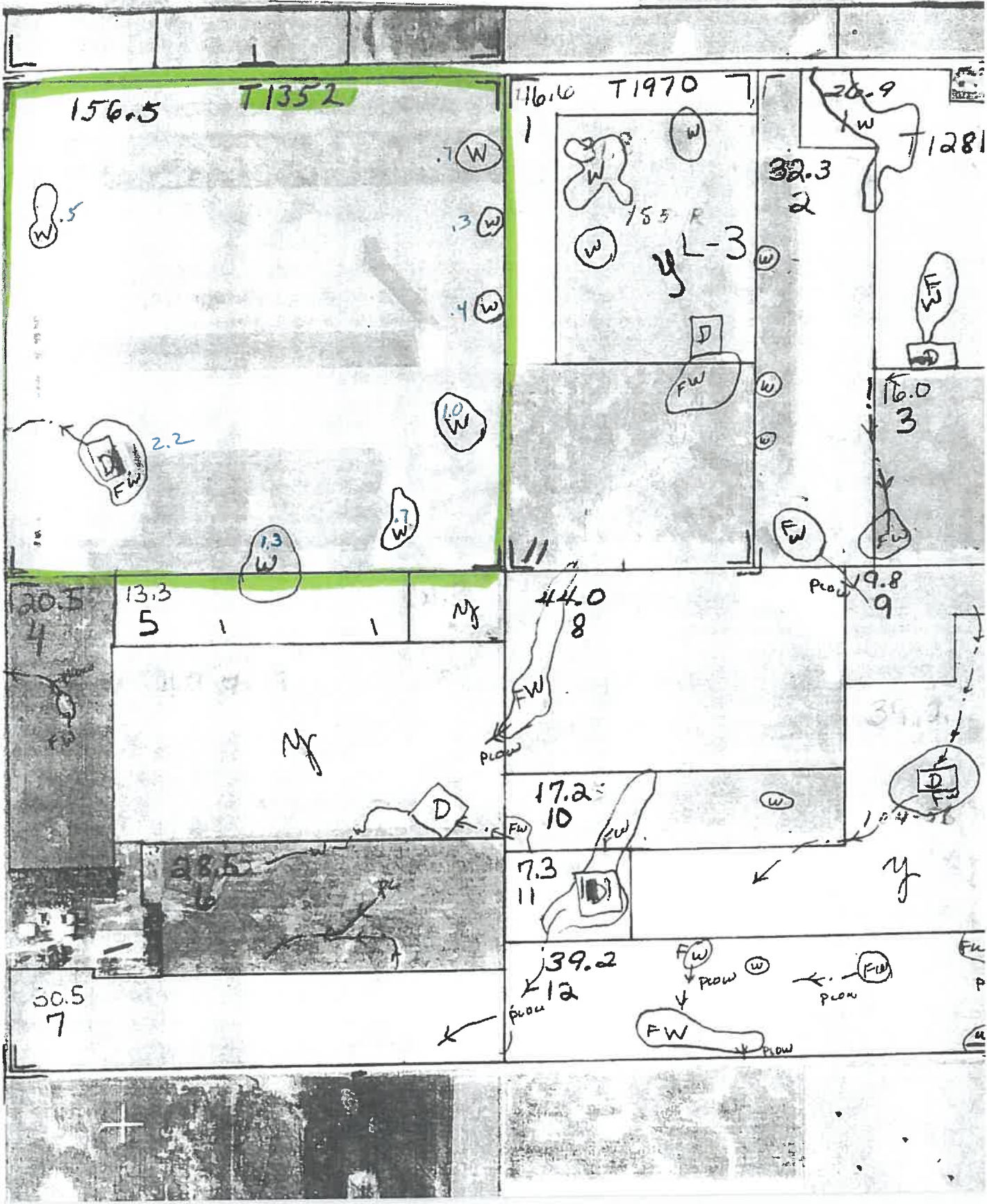
Map Created May 03, 2022

**Farm 7838**

**11-104N-56W-McCook**

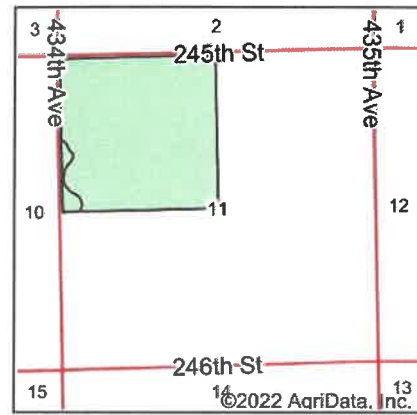
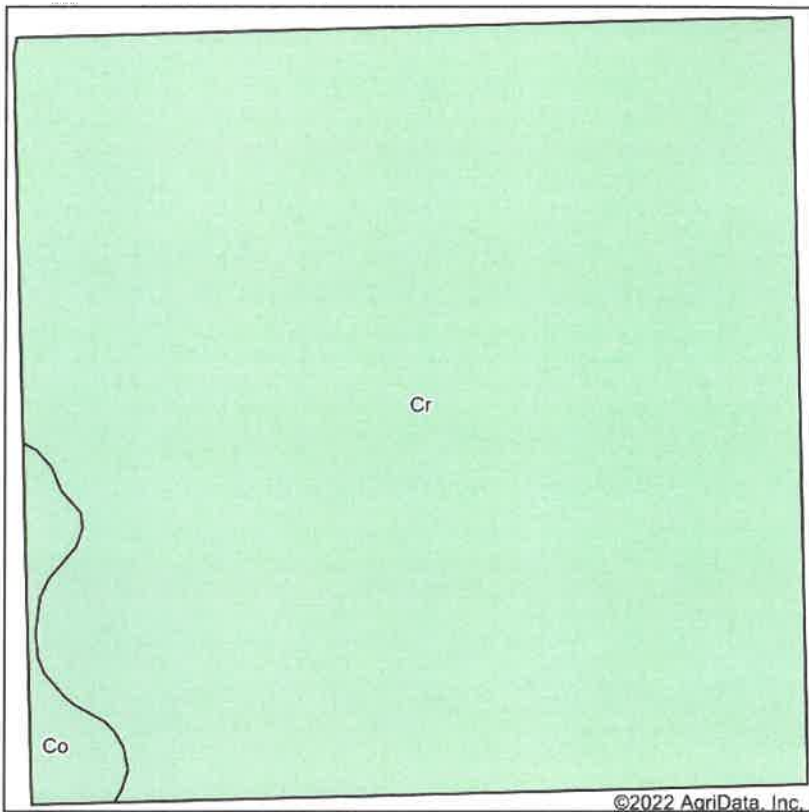
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

N OFFICIAL WETLAND DETERMINATION  
for Highlighted Tracts Only SCALE





# Soils Map



State: **South Dakota**  
 County: **McCook**  
 Location: **11-104N-56W**  
 Township: **Pearl**  
 Acres: **156.24**  
 Date: **5/24/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.

© AgriData, Inc. 2021

www.AgrIDataInc.com

Area Symbol: SD087, Soil Area Version: 23					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Cr	Crossplain-Dudley complex	152.14	97.4%	IIw	66
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	4.10	2.6%	IIc	82
<b>Weighted Average</b>				<b>2.00</b>	<b>66.4</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name :  
Farms Associated with Operator :  
CRP Contract Number(s) : None  
Recon ID : 46-087-2021-56  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.24	156.24	156.24	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	156.24	0.00		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	PLC Yield	HIP
Corn	78.02	0.00	87	
Soybeans	78.08	0.00	35	
<b>TOTAL</b>	<b>156.10</b>	<b>0.00</b>		

**NOTES**

--

Tract Number : 1352  
Description : C2 NW 11 104 56  
FSA Physical Location : SOUTH DAKOTA/MCCOOK  
ANSI Physical Location : SOUTH DAKOTA/MCCOOK  
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 : BL2 LLC  
Other Producers :  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.24	156.24	156.24	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	156.24	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	78.02	0.00	87
Soybeans	78.08	0.00	35
<b>TOTAL</b>	<b>156.10</b>	<b>0.00</b>	

# LAND RENT INFORMATION

## TRACT 1 – 160 ACRES – RICHLAND TOWNSHIP

### 2022 RENTAL CONTRACT

- TENANT – KEN KROUSE
- RENT: 160 ACRES X \$160/ACRE = \$25,600
  
- RENT PAYMENTS: \$12,800 on 4/15/22 & \$12,800 on 10/15/22
- NEW BUYER TO RECEIVE 100% of 2022 RENT
  - SELLER WILL CREDIT THE FIRST HALF RENT AT CLOSING
- CONTRACT EXPIRATION: 2/28/2023

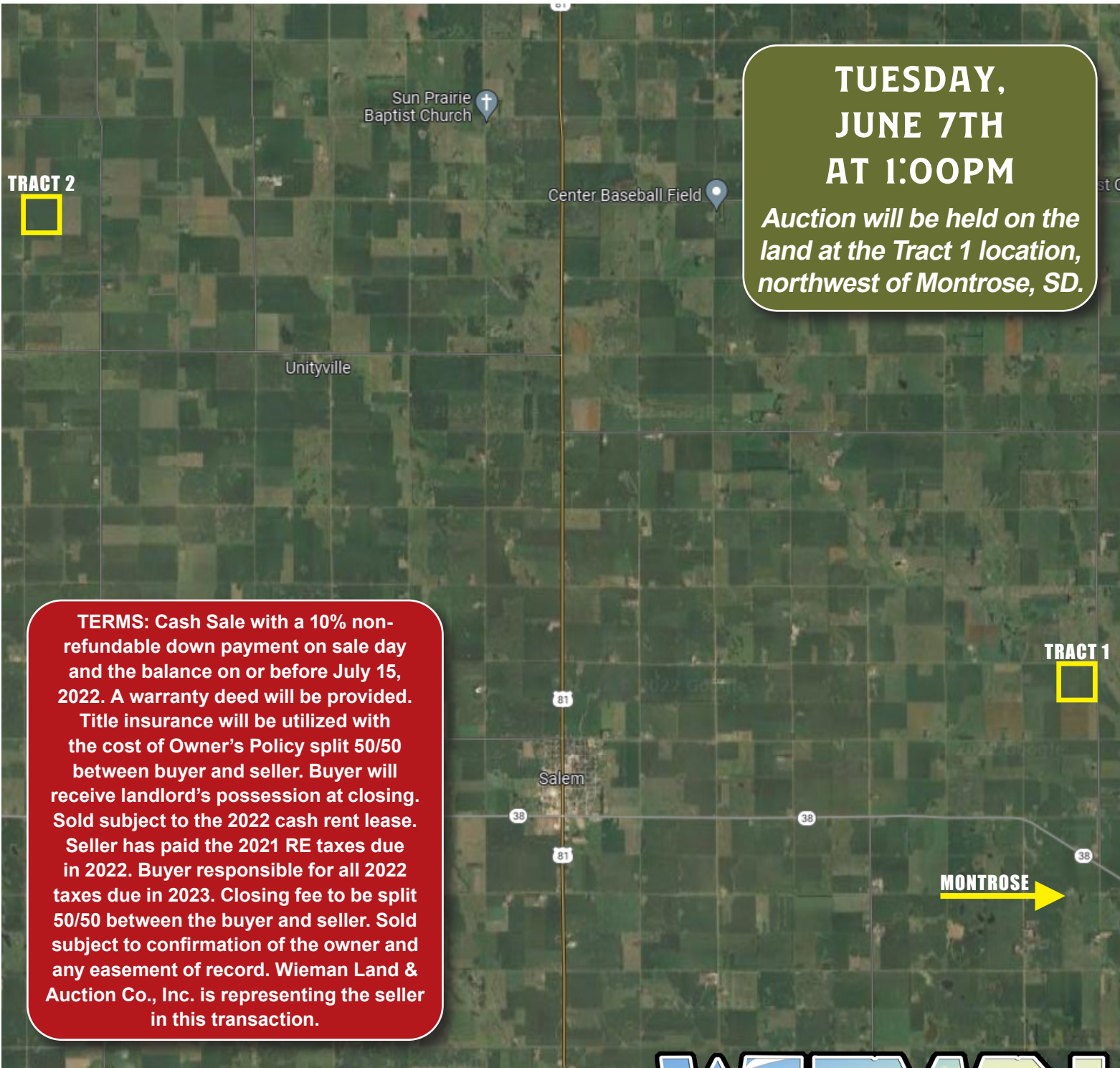
## TRACT 2 – 160 ACRES – PEARL TOWNSHIP

### 2022 RENTAL CONTRACT

- TENANT – JORGENSON BROTHERS
- RENT: 160 ACRES X \$155/ACRE = \$24,800
  
- RENT PAYMENTS: \$12,400 on 4/15/22 & \$12,400 on 10/15/22
- NEW BUYER TO RECEIVE 100% of 2022 RENT
  - SELLER WILL CREDIT THE FIRST HALF RENT AT CLOSING
- CONTRACT EXPIRATION: 2/28/2023

# 320 ACRES

## McCOOK COUNTY LAND



**TUESDAY,  
JUNE 7TH  
AT 1:00PM**

*Auction will be held on the land at the Tract 1 location, northwest of Montrose, SD.*

**TERMS:** Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before July 15, 2022. A warranty deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Buyer will receive landlord's possession at closing. Sold subject to the 2022 cash rent lease. Seller has paid the 2021 RE taxes due in 2022. Buyer responsible for all 2022 taxes due in 2023. Closing fee to be split 50/50 between the buyer and seller. Sold subject to confirmation of the owner and any easement of record. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

*"We Sell The Earth And Everything On It!"*

800.251.3111 | Marion, SD | [WiemanAuction.com](http://WiemanAuction.com)

Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

