

# 80 ACRES

## McCOOK COUNTY LAND

- FRIDAY, NOVEMBER 19TH AT 1:30PM -

MIKE & WENDY  
**FESTE**  
OWNERS

*"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



**80 ACRES IN MONTROSE TOWNSHIP  
MCCOOK COUNTY LAND  
AT AUCTION**

**FRIDAY, NOVEMBER 19<sup>TH</sup> 1:30 PM**

**PROPERTY LOCATION:** From the southwest edge of Montrose, SD go 2 miles west on SD Hwy 38, then ½ mile south on 449<sup>th</sup> Ave., west side of the road. (Watch for signs) **Note: Auction will be held in the American Legion Building in Montrose, SD.**

**LEGAL:** The N ½ SE ¼ in Section 30-103N-53W, McCook County, SD.

- It is our privilege to offer this quality and highly productive land that has been in the Stohr/Berg family for over 80 years!
- This property affords the new buyer endless production possibilities and even the possibility of a new home with 2 rural housing eligibilities!
- The buyer will receive full possession for the 2022 crop year.
- This unique tract would be a great addition for any farmer-operator, investor, or acreage seeker.
- Drive out and inspect this property and you will find it has great eye appeal with topography that is gently rolling. Surety Maps report a productivity index of 75.9.
- The current real estate taxes are \$1,792.84. Located in Montrose School District

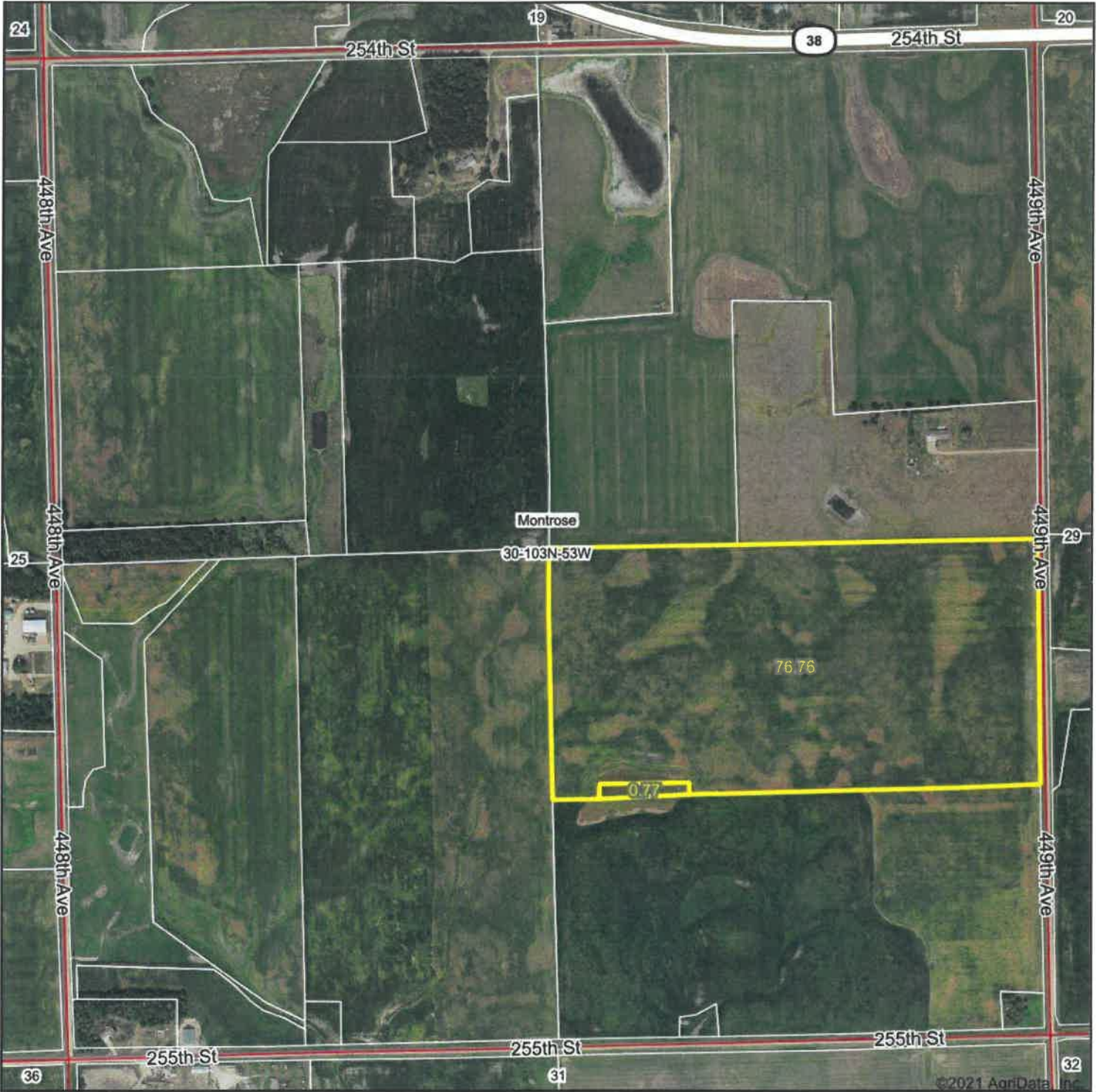
**TERMS:** Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before December 23<sup>rd</sup>, 2021. A warranty deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Buyer will receive full possession for the 2022 Crop Year. Seller will credit the buyer for all estimated 2021 real estate taxes due in 2022. Buyer will be responsible for all subsequent year's taxes. A title policy will be available for review prior to the auction. Sold subject to the owner's confirmation and any easement of record – Come prepared to buy! Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

If a land purchase is in your plans – please check out this great tract. We invite you to view this parcel of land at your convenience. For an information packet, go to [www.wiemanauktion.com](http://www.wiemanauktion.com) or call our office at 800-251-3111. **Auction will be held in the American Legion Building downtown Montrose, SD.** Come prepared to buy!

**MIKE & WENDY FESTE – OWNERS**

Wieman Land & Auction Co., Inc.  
800-251-3111 Marion SD  
Rich, Kevin, Mike, Derek, & Ryan Wieman  
& Ron Leitheiser – Land Brokers  
[www.wiemanauktion.com](http://www.wiemanauktion.com)

# Aerial Map



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Maps Provided By:



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Map Center: 43° 41' 43.09, -97° 14' 19.87



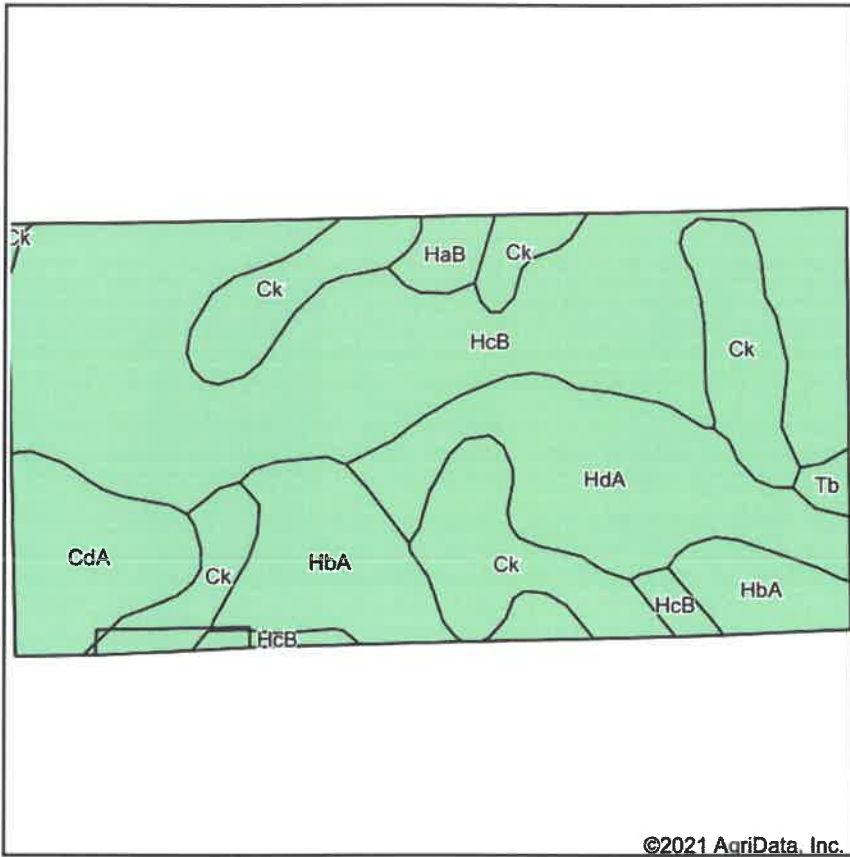
**30-103N-53W**  
**McCook County**  
**South Dakota**



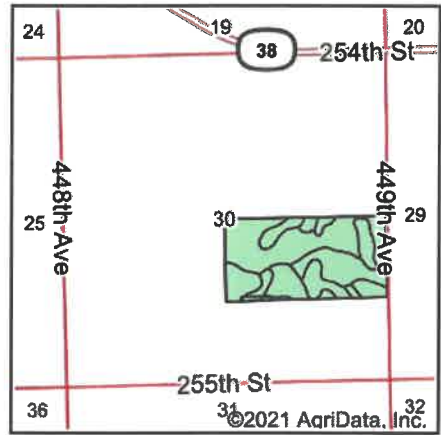
10/8/2021

Field borders provided by Farm Service Agency as of 5/21/2006

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **McCook**  
 Location: **30-103N-53W**  
 Township: **Montrose**  
 Acres: **77.53**  
 Date: **10/8/2021**



Area Symbol: SD087, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HcB	Hand-Davison loams, 2 to 5 percent slopes	32.67	42.1%	Ile	70
Ck	Crossplain clay loam	16.06	20.7%	IIw	77
HdA	Hand-Davison-Crossplain complex, 0 to 2 percent slopes	11.54	14.9%	Ile	78
HbA	Hand-Bonilla loams, 0 to 3 percent slopes	9.68	12.5%	Ilc	85
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	5.81	7.5%	Ilc	88
HaB	Hand loam, 2 to 6 percent slopes	1.23	1.6%	Ile	81
Tb	Tetonka silt loam, 0 to 1 percent slopes	0.54	0.7%	IVw	56
<b>Weighted Average</b>				<b>2.01</b>	<b>75.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



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

2021 Program Year

Map Created April 19, 2021

**Farm 686**

**30 -103N -53W**

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).

Tract Number: 1180 Description: J7 N SE 30 103 53

FSA Physical Location: McCook, SD

ANSI Physical Location: McCook, SD

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

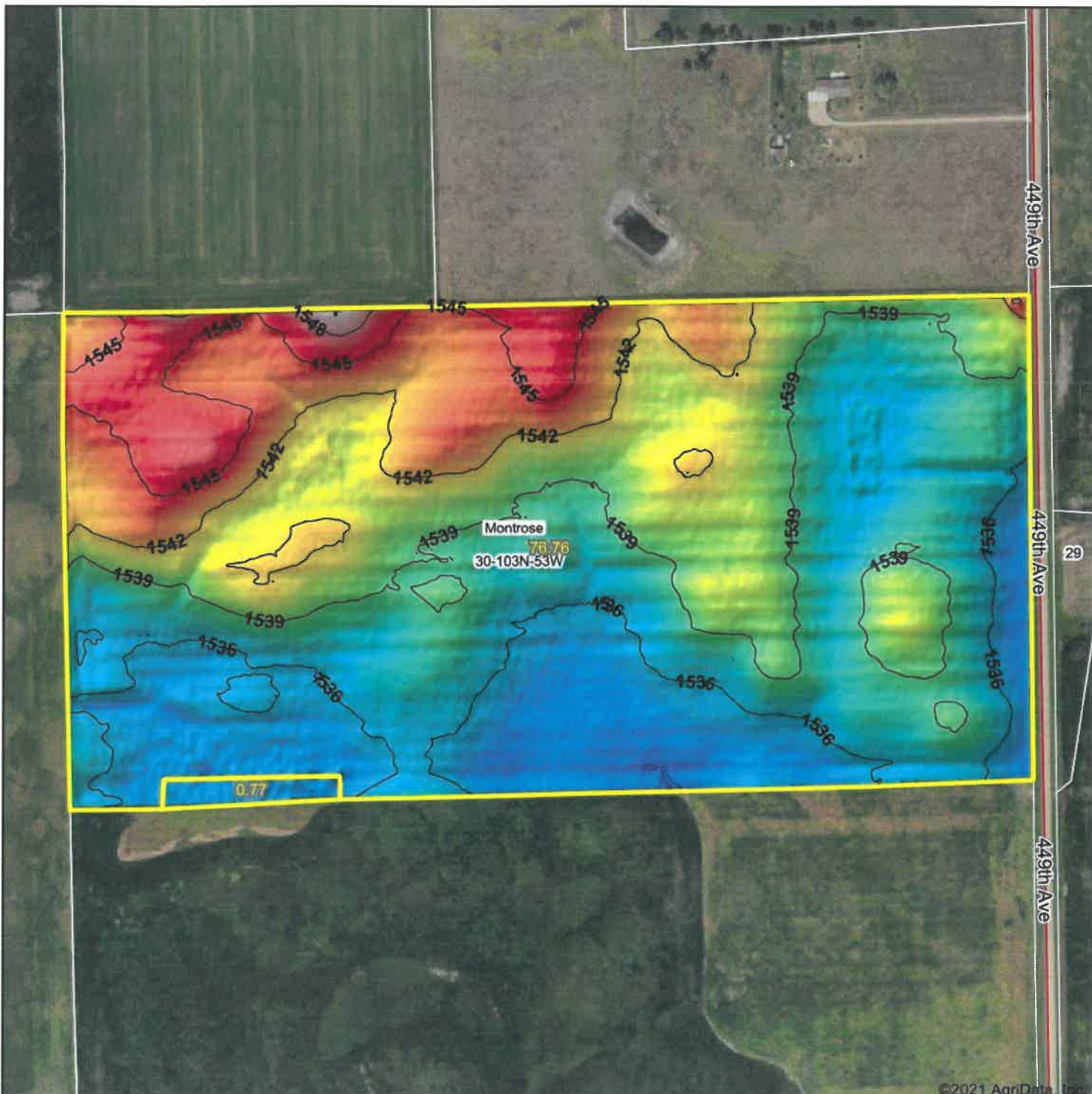
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
77.53	77.53	77.53	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPLIFWP	Native Sod		
0.0	0.0	77.53	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	38.9	140	0.00
SOYBEANS	37.7	46	0.00
Total Base Acres:	76.6		

Owners: FESTE, WENDY

FESTE, MICHAEL M

# Topography Hillshade



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Maps Provided By



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

Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 1,532.6  
 Max: 1,550.4  
 Range: 17.8  
 Average: 1,539.2  
 Standard Deviation: 3.38 ft



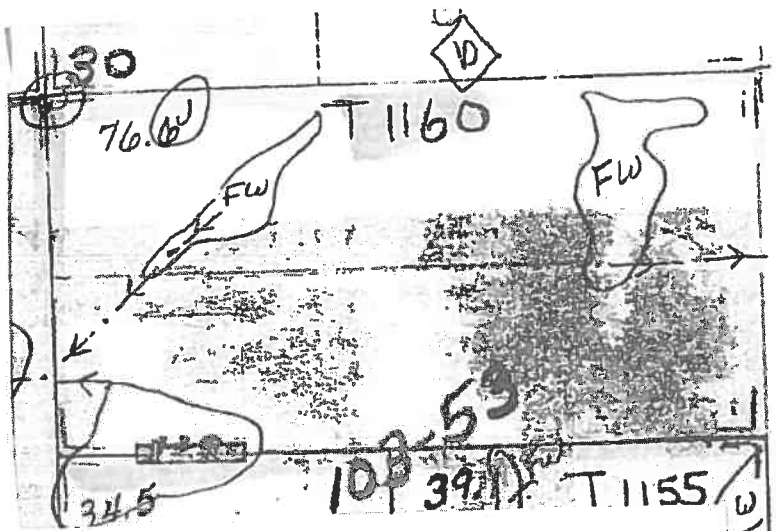
10/8/2021

**30-103N-53W**  
**McCook County**  
**South Dakota**

map center: 43° 41' 43.09, -97° 14' 19.87

NOT TO SCALE

OFFICIAL WETLAND DETERMINATION  
for Highlighted Tracts Only



79.2 T1208

77.2 T1206

22.1







## NOTES

# 80 ACRES

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**MONTROSE** →

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