

Douglas County

160 ACRES FARMLAND

The land is located from Delmont, SD,
Northwest Corner, go 1 West and 3 ½ North
Will be sold online at WiemanBid2Buy.com



Tuesday, November 10th at 10:30 AM



PO BOX 148

44628 SD HWY 44, MARION SD

PHONE: 800-251-3111

WEB: WIEMANAUCTION.COM

"WE SELL THE EARTH AND EVERYTHING ON IT!"

160 ACRES DOUGLAS COUNTY FARMLAND

AT ONLINE ONLY AUCTION

We will offer the following land at online only auction on WiemanBid2Buy.com The land is located from Delmont, SD, Northwest Corner, go 1 West and 3 ½ North on

TUESDAY, NOVEMBER 10TH BIDDING STARTS CLOSING AT 10:30 AM

The real estate consists of 160 acres (more or less) of unimproved farmland. The FSA Office reports that it has 109.24 acres tillable and the balance in pasture, low ground and trees. The predominate soil types are Clarno-Ethan-Bonilla Loam, Delmont-Enet Loam, Bon Loam, Delmont-Talmo Loam and Clarno-Ethan-Prosper Loam and it has a soil productivity index rating of 63.8. The land lays level to gently rolling. The pasture land has a stock dam in it. The pasture could possibly be tilled which would make this tract nearly all tillable. The annual real estate taxes are \$2909.86. We invite you to view this tract at your convenience. For Buyer's info packet, visit our website at www.wiemanauktion.com or call 1-800-251-3111 and we will send one to you. To bid on this tract, visit www.wiemanbid2buy.com

Auctioneers will be present on auction day on the property to assist buyers with bidding.

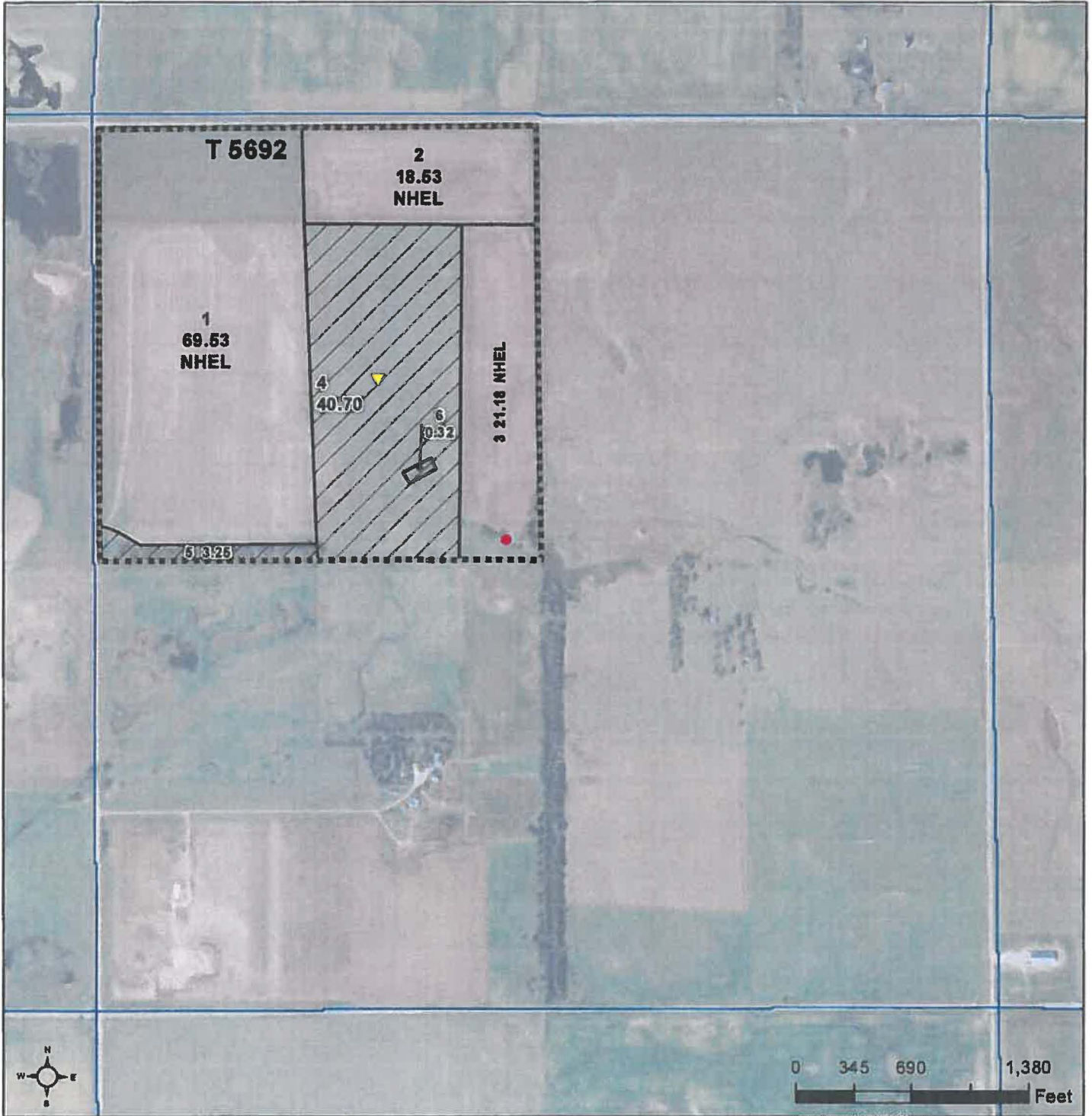
Legal: The NW ¼ of Section 9-98-62, Douglas County, South Dakota

Terms: Cash sale with a 10% nonrefundable downpayment made within 24 hours of the close of auction and the balance on January 15, 2021. Buyer must make downpayment and sign documents at the office of Keith Goehring, Attorney At Law in Parkston SD. 605-928-3356. A Warranty Deed will be provided. Title Insurance will be utilized with cost split 50/50 between buyer and seller. Possession granted upon final settlement for 2021 crop year. All taxes for 2020 and prior years are paid by seller. Sold subject to confirmation by the owners. Wieman Land & Auction Co. Inc. is representing the sellers in this transaction.

DAVE GOEHRING – CARLA BECK – PATTI GOEHRING, OWNERS

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

Keith Goehring
Attorney At Law
Parkston SD 605-928-3356
Closing Agent



Common Land Unit
 [Hatched Box] Non-Cropland
 [White Box] Cropland
 [Dashed Box] Tract Boundary
 [Blue Box] PLSS

Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

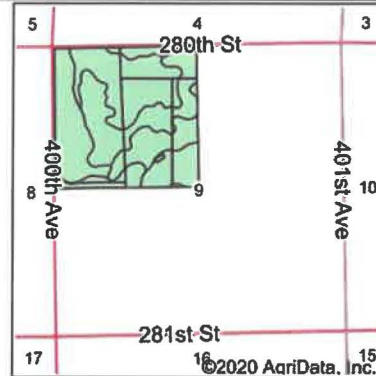
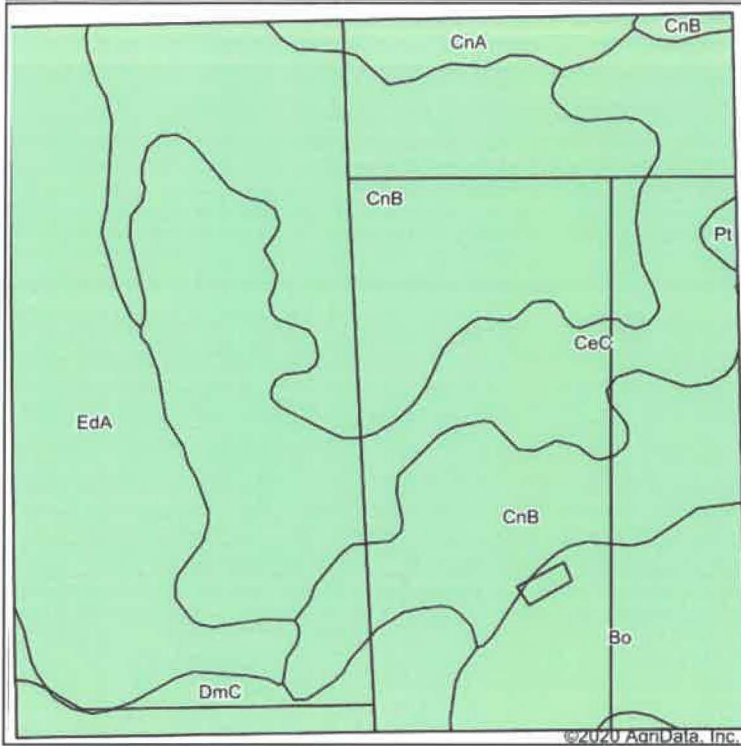
SHARES _____

2020 Program Year
 Map Created October 17, 2019
Farm 2193

9-98N-62W-Douglas

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).

Soils Map



State: **South Dakota**
 County: **Douglas**
 Location: **9-98N-62W**
 Township: **Belmont**
 Acres: **153.51**
 Date: **9/25/2020**



Soils data provided by USDA and NRCS.

Area Symbol: SD043, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CnB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	58.42	38.1%	Ile	78
CeC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	38.46	25.1%	IIIe	69
EdA	Delmont-Enef loams, 0 to 2 percent slopes	28.37	18.5%	IVs	50
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	14.40	9.4%	VIw	34
DmC	Delmont-Talmo loams, 2 to 9 percent slopes	8.85	5.8%	IVe	31
CnA	Clarno-Ethan-Prosper loams, 0 to 3 percent slopes	4.51	2.9%	IIc	80
Pt	Prosper-Tetonka complex	0.50	0.3%	IIc	78
Weighted Average					63.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SOUTH DAKOTA

DOUGLAS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

FARM : 2193

Prepared : 9/21/20 2:38 PM

Crop Year : 2020

Abbreviated 156 Farm Record

Tract Number : 5692

Description : NW4 9-98-62

FSA Physical Location : SOUTH DAKOTA/DOUGLAS

ANSI Physical Location : SOUTH DAKOTA/DOUGLAS

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : DAVID GOEHRING, PATRICIA GOEHRING, CARLA BECK

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
153.51	109.24	109.24	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Re/ Activity	Broken From Native Sod
0.00	0.00	109.24	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Tract 5692 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	13.34	0.00	45
Oats	27.63	0.00	63
Corn	46.18	0.00	95
Soybeans	4.65	0.00	37
TOTAL	91.80	0.00	

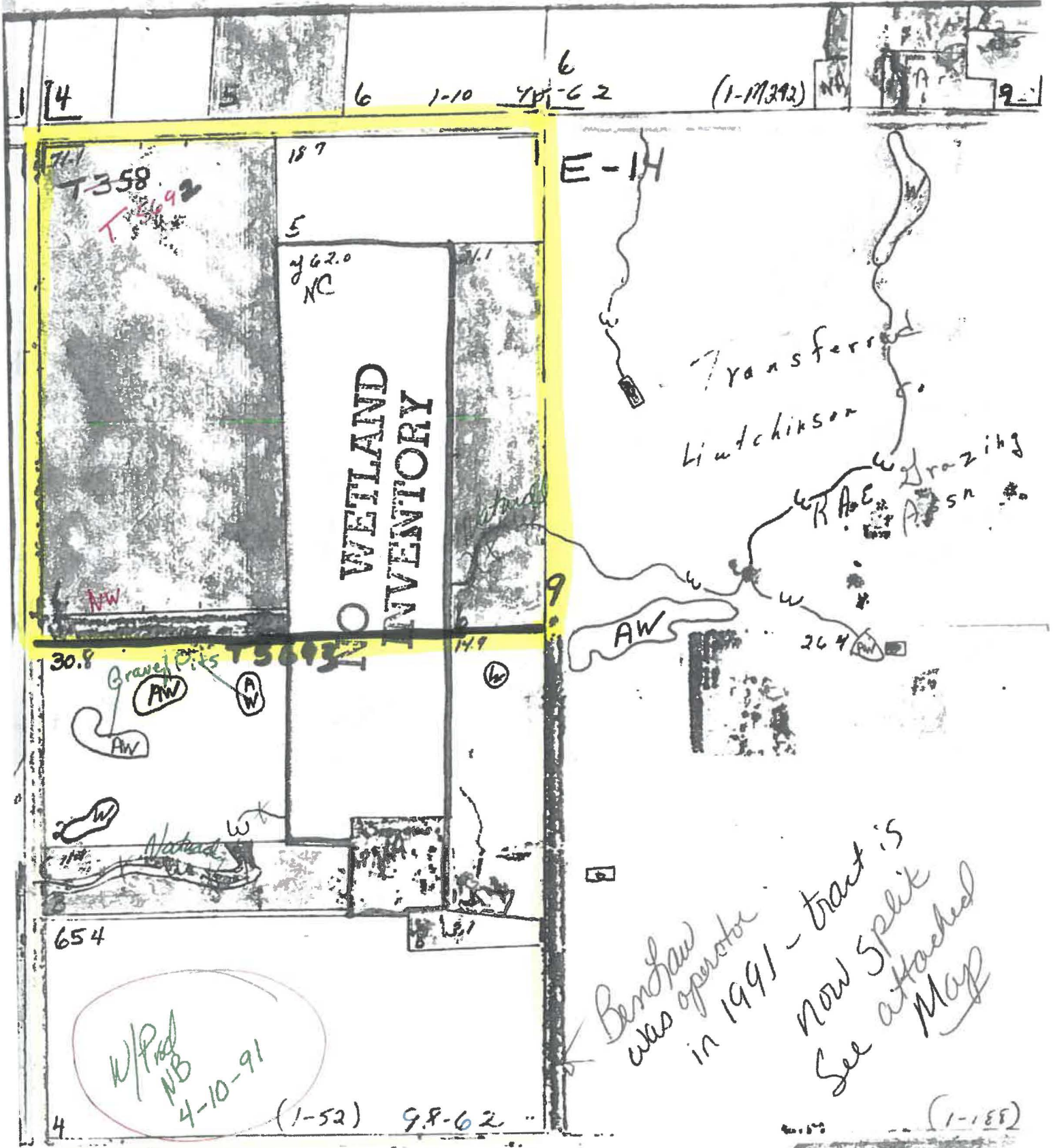
NOTES

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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.asc.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-8992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

NOT TO SCALE



Bentlaw was operator in 1991 - tract is now split See attached Map

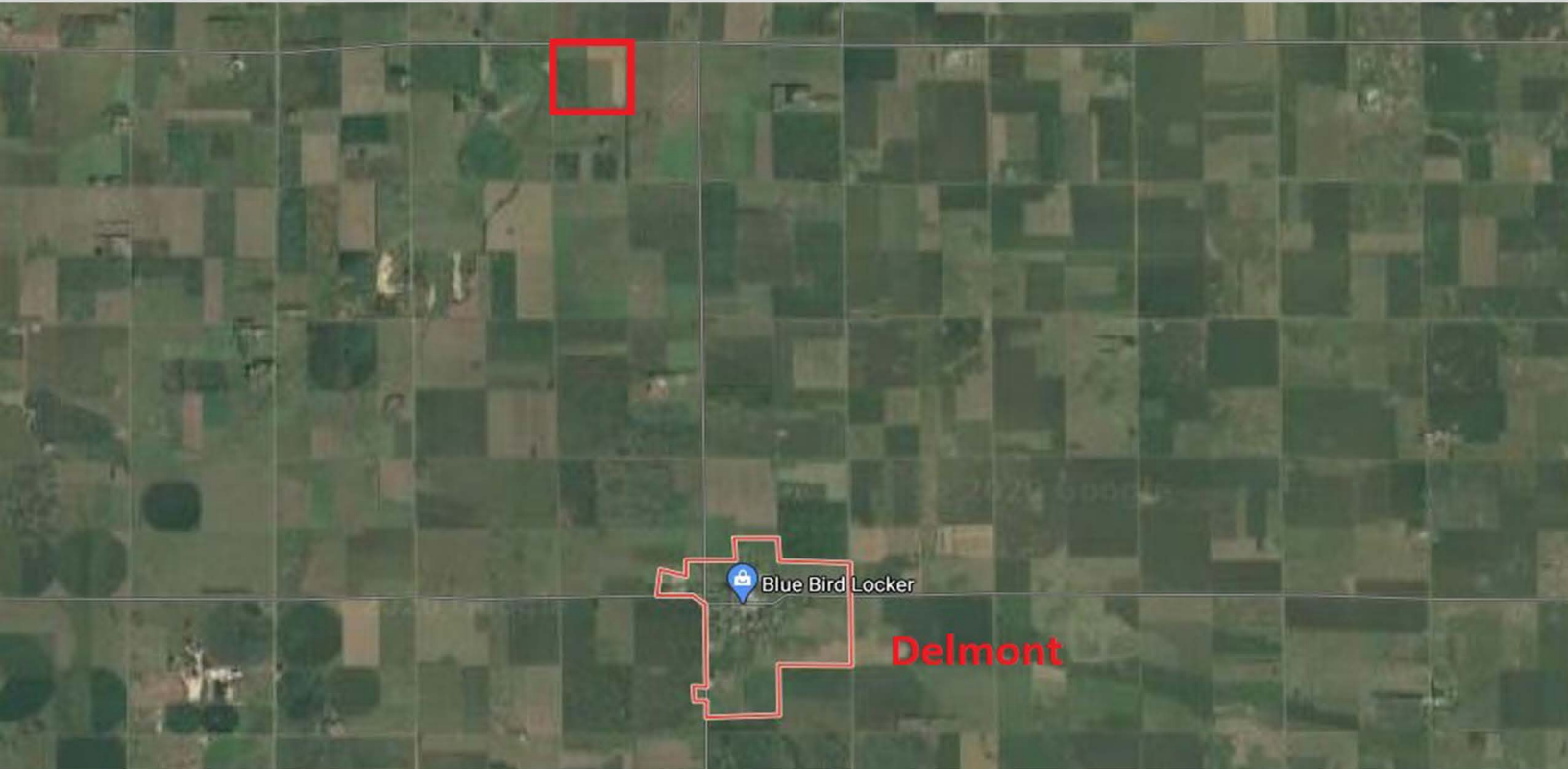
Balm

Notes

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