

Yankton County

79 ACRES!

Farm land just 2 1/4 miles south
of Center Point, SD!



Tuesday, December 1st at 10:30am



PO BOX 148

44628 SD HWY 44, MARION SD

PHONE: 800-251-3111

WEB: WIEMANAUCTION.COM

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**79 ACRES OF TURKEY VALLEY TOWNSHIP
YANKTON COUNTY TILLABLE LAND
AT AUCTION**

We will sell the following land at auction at the Wieman Auction Facility at 44628 SD Hwy 44, Marion SD or 1 South and ½ West of Marion SD on:

TUESDAY DECEMBER 1ST 10:30 AM

It is our privilege to offer this farm located just a 2 ¼ miles south of Center Point, SD in Turkey Valley Township. The new buyer will have the right to farm this tract for the 2021 crop year. This tract would be a great addition for any farmer-operator, investor, or acreage seeker. Come check out the possibilities!

LAND LOCATION: From Center Point, SD go 2 ¼ miles south on 448th Ave or from Irene, SD go approx. 4 miles west on SD Hwy 46 & 3 ½ mile north on 448th Ave.

- FSA shows approx. 75.5 acres tillable with the balance in roadways.
- Currently approx. 27 acres is enrolled in CRP at \$151/acre.
- Approx. 48.5 acres will be available to farm or lease out for the 2021 crop year.
- The predominant soil type is Egan-Ethan-Trent complex with a productivity index of 81.2
- According to the Yankton County treasurer, the 2019 taxes due in 2020 were \$2,099.18
- Property is located in the Irene-Wakonda School District 13-3.

LEGAL: The S ½ NE ¼ in Section 17-96N-54W, Yankton County, SD.

TERMS: Cash Sale with 15% nonrefundable down payment on sale day and the balance due on or before Jan 15, 2021. A warranty deed will be provided. Title insurance will be utilized with the cost of an Owner's Policy split 50/50 between the buyer and seller. New buyer will receive full possession for the 2021 Crop Year. Seller will pay all 2020 RE Taxes due in 2021. New buyer to pay all subsequent taxes thereafter. Buyer may be required to sign additional documents at closing as this property will be part of a 1031 exchange for the seller. Buyer will receive 2021 CRP payment and be responsible for transferring and complying with the CRP contract. Property is enrolled in a wind energy contract with Orion Renewable Resources, LLC. Property sold subject to any easement of record and a title commitment will be available to review upon request. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

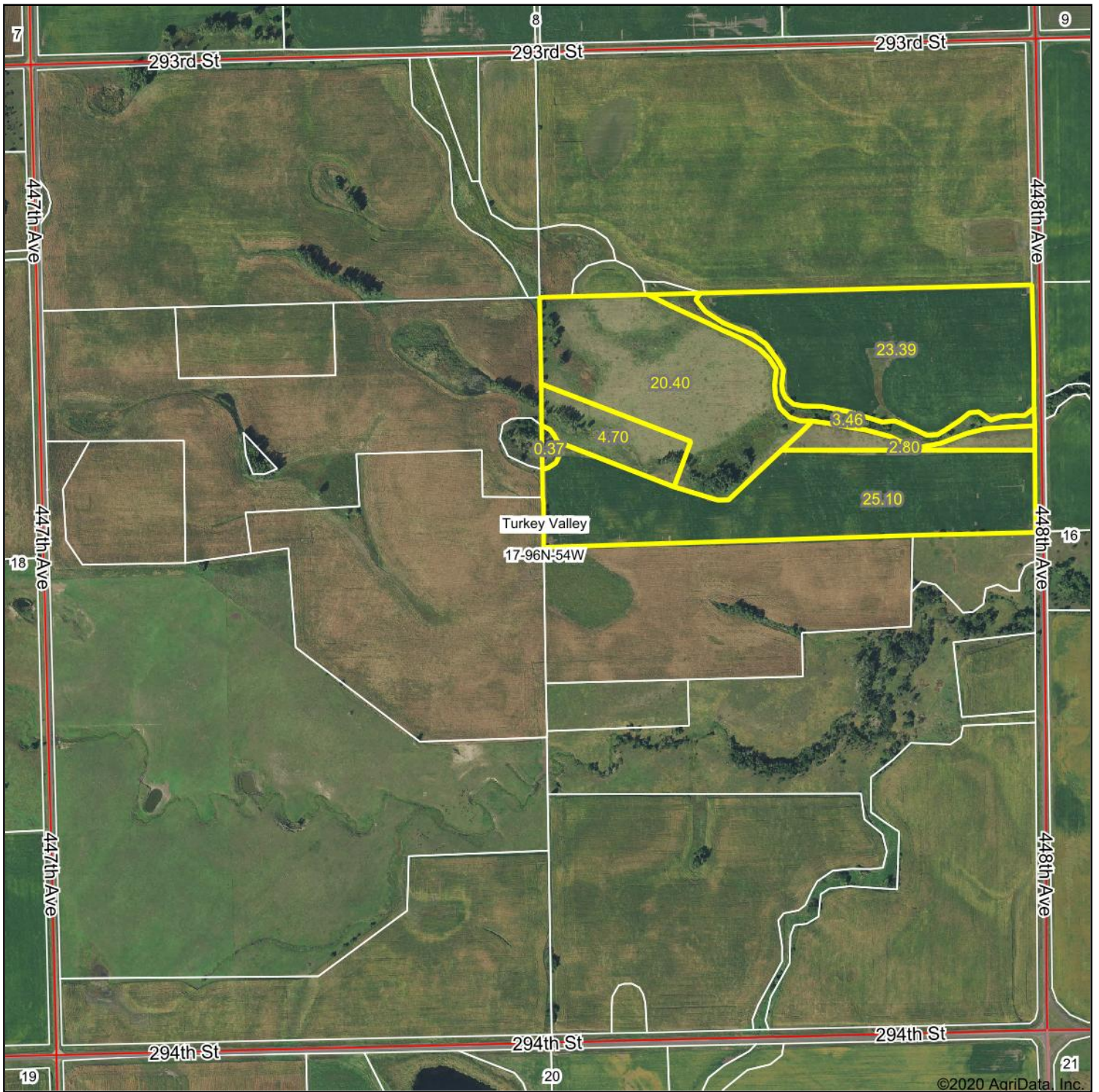
NOTE: If a land purchase is in your plans – please check out this great tract. We invite you to view this parcel of land at your convenience. For an information packet, go to www.wiemanauktion.com or call our office at 800-251-3111. Auction will be held in the heated Wieman Auction Facility near Marion, SD. Come prepared to buy!

WAYNE & WANDA HELGAGER – OWNERS

Wieman Land & Auction Co., Inc.
800-251-3111 Marion SD
Rich, Kevin, Mike, Derek, & Ryan Wieman
Nathan Timmermans, & Ron Leitheiser – Land Brokers
www.wiemanauktion.com

Gary Ward
Closing Attorney
Viborg, SD
605-326-5282

Aerial Map

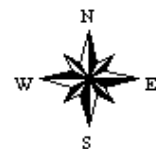


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Map Center: 43° 8' 0.69, -97° 14' 57.19



17-96N-54W
Yankton County
South Dakota



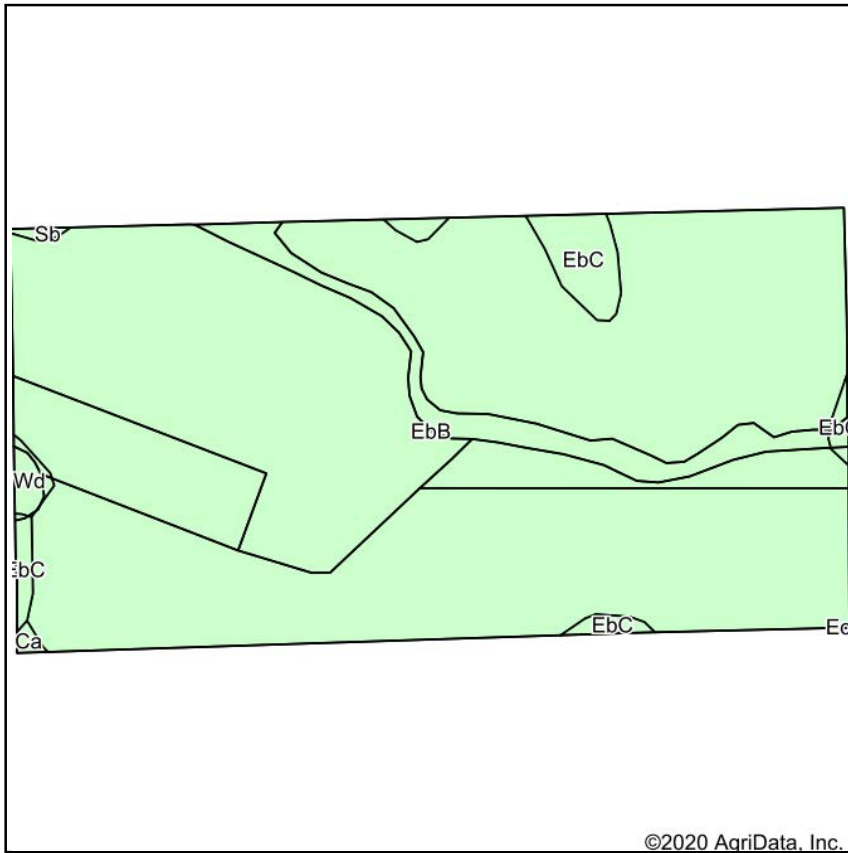
10/29/2020



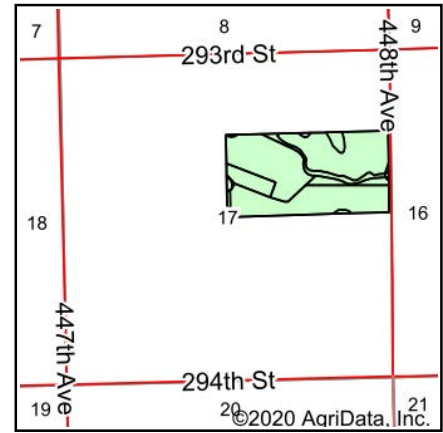
© AgriData, Inc. 2020 www.AgriDataInc.com

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

Soils Map



Soils data provided by USDA and NRCS.

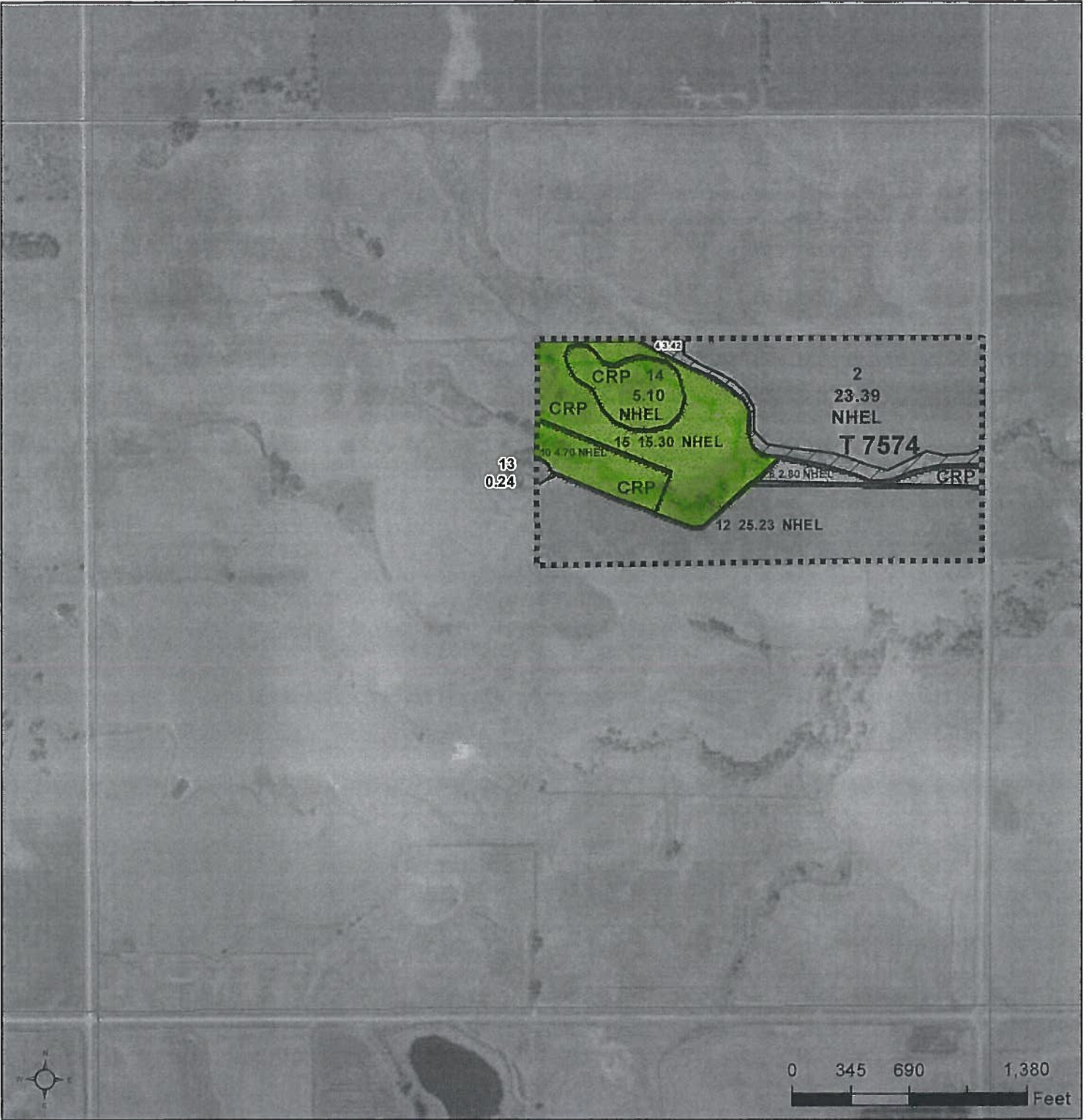


State: **South Dakota**
 County: **Yankton**
 Location: **17-96N-54W**
 Township: **Turkey Valley**
 Acres: **80.22**
 Date: **10/29/2020**



| Area Symbol: SD135. Soil Area Version: 22 | | | | | |
|---|---|-------|------------------|------------------|--------------------|
| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
| EbB | Egan-Ethan-Trent complex, 1 to 6 percent slopes | 76.94 | 95.9% | Ile | 82 |
| EbC | Egan-Ethan-Trent complex, 2 to 9 percent slopes | 2.56 | 3.2% | IIIe | 70 |
| Wd | Worthing silty clay loam, 0 to 1 percent slopes | 0.47 | 0.6% | Vw | 30 |
| Ca | Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded | 0.13 | 0.2% | IIw | 81 |
| Sb | Salmo silty clay loam | 0.12 | 0.1% | IVw | 38 |
| Weighted Average | | | | | 81.2 |

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



Common Land Unit

| | | | |
|--|--------------|--|----------------|
| | Non-Cropland | | CRP |
| | Cropland | | Tract Boundary |
| | | | PLSS |

Wetland Determination Identifiers

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

2019 Program Year
 Map Created April 05, 2019
Farm 6936

17 -96N -54W

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).

| | | |
|---|---|--|
| CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT | 1. ST. & CO CODE & ADMIN. LOCATION 46 135 | 2. SIGN-UP NUMBER 52 |
| | 3. CONTRACT NUMBER 11215 | 4. ACRES FOR ENROLLMENT 25.10 |
| 7A. COUNTY OFFICE ADDRESS (Include Zip Code) YANKTON COUNTY FARM SERVICE AGENCY 2914 BROADWAY YANKTON, SD 57078-0000 | 5. FARM NUMBER 0006936 | 6. TRACT NUMBER(S) 0007574 |
| 7B. TELEPHONE NUMBER (Include Area Code): (605) 665-2662 | 8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/> | 9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2019 09-30-2029 |

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. **The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.**

| | | | | | |
|--|--|--------------|-----------------|----------|-------------------------------|
| 10A. Rental Rate Per Acre \$ 152.33 | 11. Identification of CRP Land (See Page 2 for additional space) | | | | |
| 10B. Annual Contract Payment \$ 3,823 | A. Tract No. | B. Field No. | C. Practice No. | D. Acres | E. Total Estimated Cost-Share |
| 10C. First Year Payment \$ | 0007574 | 0014 | CP27 | 5.10 | \$ 153 |
| (Item 10C applicable only to continuous signup when the first year payment is prorated.) | 0007574 | 0016 | CP28 | 20.00 | \$ 600 |

| | | | |
|---|--------------------------|--|--|
| 12. PARTICIPANTS (If more than three individuals are signing, see Page 3.) | | | |
| A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): WANDA M HELGAGER 7101 S WITZKE PL SIOUX FALLS, SD 57108-5923 | (2) SHARE 0.00% | (3) SIGNATURE <i>Wanda M Helgager</i> | (4) DATE (MM-DD-YYYY) <i>08-16-2019</i> |
| B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): WAYNE G HELGAGER 7101 S WITZKE PL SIOUX FALLS, SD 57108-5923 | (2) SHARE 100.00% | (3) SIGNATURE <i>Wayne Helgager</i> | (4) DATE (MM-DD-YYYY) <i>8-16-19</i> |
| C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): | (2) SHARE % | (3) SIGNATURE | (4) DATE (MM-DD-YYYY) |

| | | |
|-------------------------|--|--|
| 13. CCC USE ONLY | A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i> | B. DATE (MM-DD-YYYY) <i>9-18-19</i> |
|-------------------------|--|--|

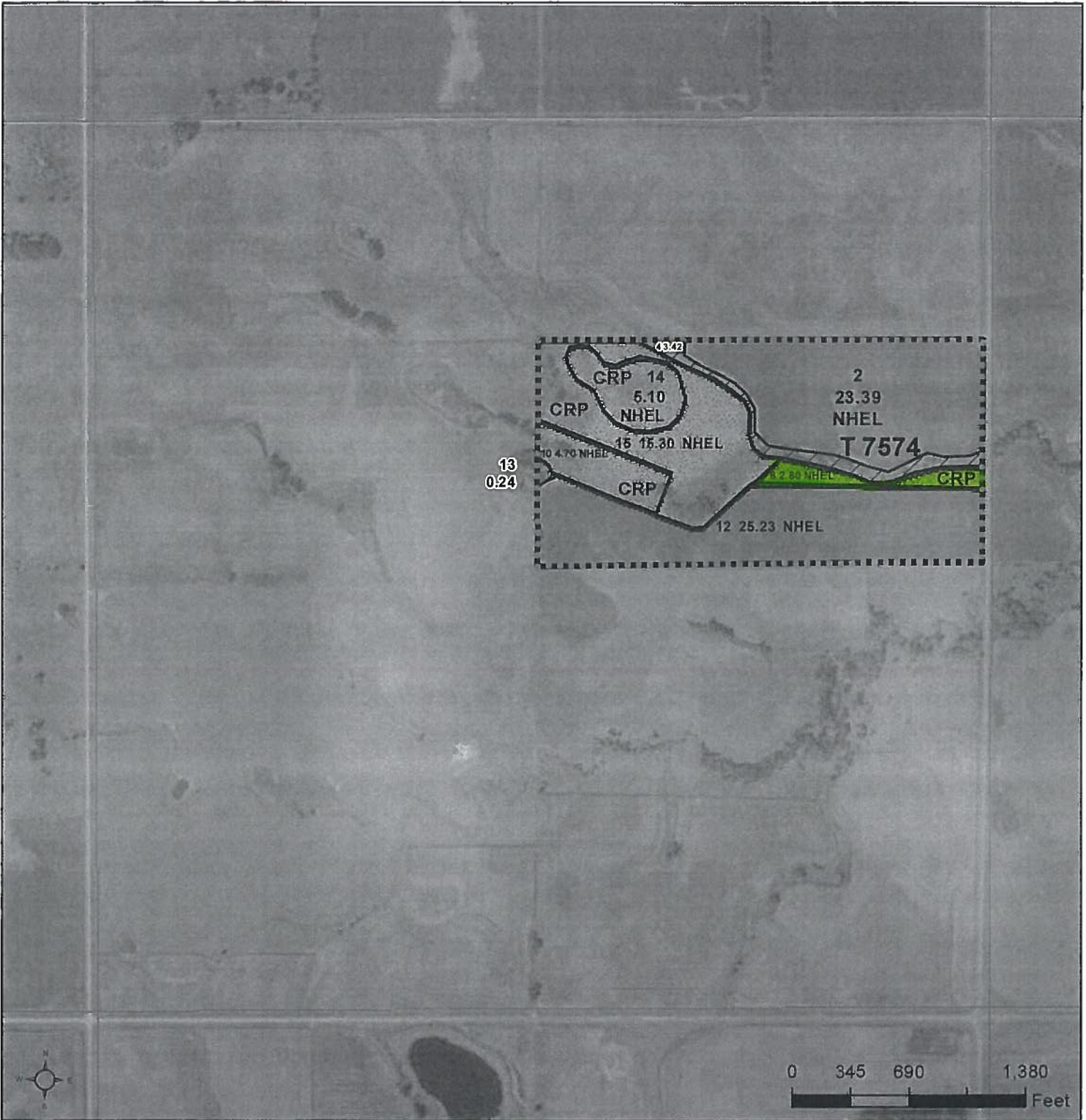
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

Original – County Office Copy
 Owner's Copy
 Operator's Copy



Common Land Unit

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|--|--------------|--|----------------|
| | Non-Cropland | | CRP |
| | Cropland | | Tract Boundary |
| | | | PLSS |

Wetland Determination Identifiers

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

2019 Program Year

Map Created April 05, 2019

Farm 6936

17 -96N -54W

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| | 3. CONTRACT NUMBER 11214 | 4. ACRES FOR ENROLLMENT 2.80 |
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|--|--|--------------|-----------------|----------|-------------------------------|
| 10A. Rental Rate Per Acre \$ 153.00 | 11. Identification of CRP Land (See Page 2 for additional space) | | | | |
| 10B. Annual Contract Payment \$ 428 | A. Tract No. | B. Field No. | C. Practice No. | D. Acres | E. Total Estimated Cost-Share |
| 10C. First Year Payment \$ | 0007574 | 0006 | CP21 | 2.80 | \$ 84 |
| (Item 10C applicable only to continuous signup when the first year payment is prorated.) | | | | | |

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Original – County Office Copy
 Owner's Copy
 Operator's Copy

South Dakota
Yankton

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 6936
Prepared: 11/10/20 4:02 PM
Crop Year: 2021
Page: 1 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

Transferred From: 46027 - 0005520

CRP Contract Number(s): 11214, 11215

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|-------------|------------------|
| 80.18 | 76.52 | 76.52 | 0.0 | 0.0 | 0.0 | 27.9 | 0.0 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | | | |
| 0.0 | 0.0 | 48.62 | 0.0 | 0.0 | 0.0 | | | | |

| ARC/PLC | | | | | |
|---------|--------|--------------|-------------|----------------|----------------|
| PLC | ARC-CO | ARC-IC | PLC-Default | ARC-CO-Default | ARC-IC-Default |
| NONE | NONE | CORN , SOYBN | NONE | NONE | NONE |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| CORN | 38.1 | 103 | 0.00 |
| SOYBEANS | 10.52 | 32 | 27.20 |
| Total Base Acres: | 48.62 | | |

Tract Number: 7574 Description SNE 17-96-54 - Yankton Co
 FSA Physical Location : Yankton, SD ANSI Physical Location: Yankton, 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 |
|--------------------------|--------------------|------------------------|-----------------------|---------|------------|--------------|-----|
| 80.18 | 76.52 | 76.52 | 0.0 | 0.0 | 0.0 | 27.9 | 0.0 |
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| SOYBEANS | 10.52 | 32 | 27.20 | | | | |
| Total Base Acres: | 48.62 | | | | | | |

Owners: HELGAGER, WAYNE GARY HELGAGER, WANDA MARIE

Other Producers: None

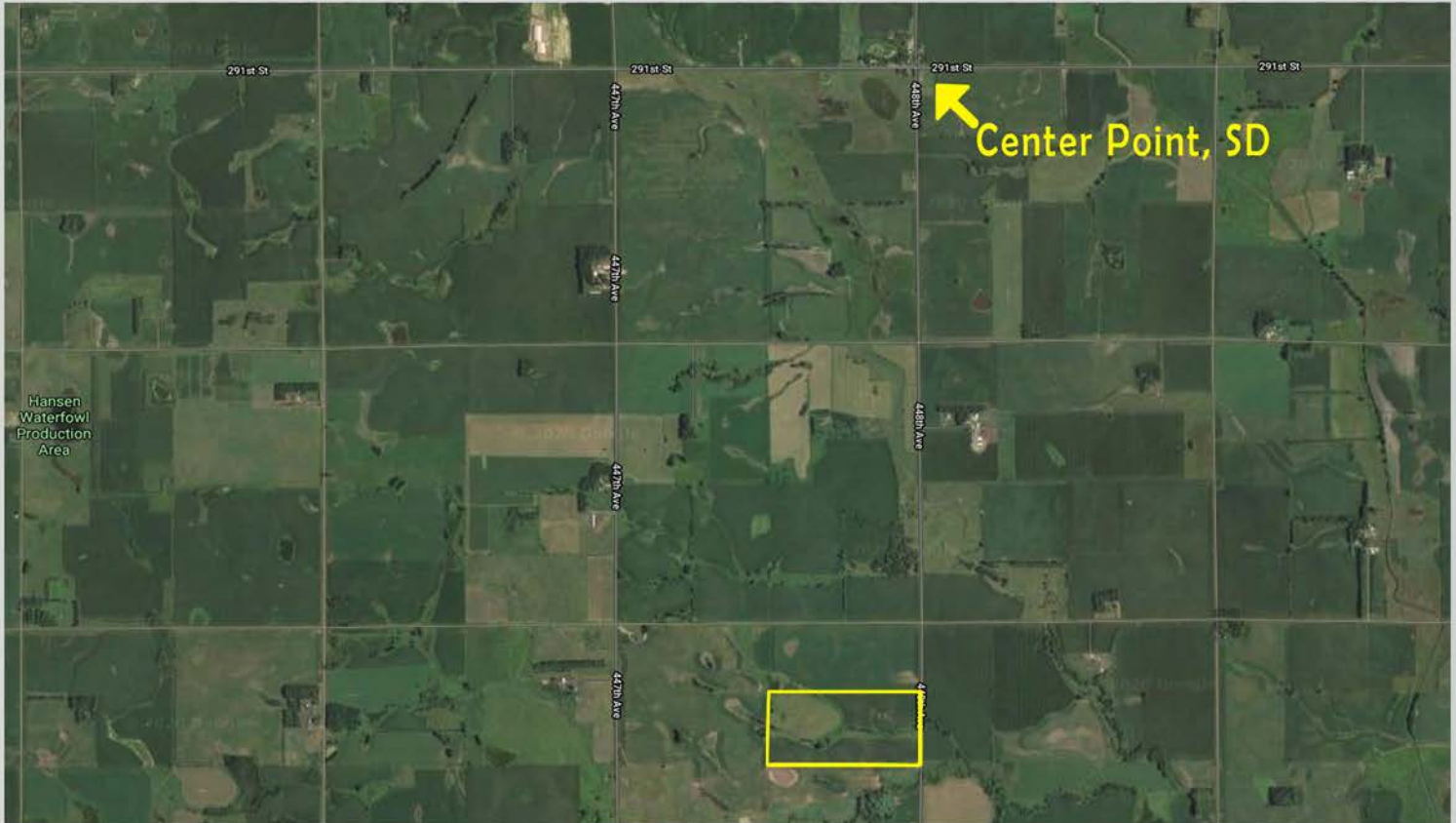


NOTES

Yankton County

79 ACRES!

Farm land just 2 1/4 miles south
of Center Point, SD!



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Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

Tuesday
December 1st
at 10:30am



44628 SD HWY 44, MARION SD

PHONE: 800-251-3111

WIEMANAUCTION.COM

FAX: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"