

80 ACRES

LINCOLN COUNTY LAND

- THURSDAY, DECEMBER 1ST AT 10:30AM -

PATRICIA
KROGER
OWNER
★ ★ ★



"We Sell The Earth And Everything On It!"

800.251.3111 | Marion, SD | WiemanAuction.com

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

**80 ACRES OF GRANT TOWNSHIP
LINCOLN COUNTY LAND
AT AUCTION**

We will offer this farmland at public auction, located at the Wieman Auction Facility at Marion, SD on:

THURSDAY, DECEMBER 1ST 10:30 AM

It is our privilege to offer this desirable & highly productive farmland located just 4 mile south of Lennox, SD. The new buyer will have the right to farm this tract for the 2023 crop year. This powerful tract would be a great addition for any farmer-operator, investor, or acreage seeker. Come check out the possibilities!

LAND LOCATION: From SD 44 & SD 17 in Lennox, SD go 4 miles south to 283rd St., then ½ mile west to the property.

LEGAL: The N ½ NW ¼ in Section 29-98-51, Lincoln County, SD.

- This 80-acre tract has approx. 74.5 acres of tillable, 2.6 acres of CRP and the balance in roadway.
- This tract has great eye appeal with the tillable acres lying level to gently rolling.
- Soil Types are Wentworth-Chancellor silty clay loams and Chancellor-Tetonka complex
- This tract carries a weighted productivity index average of 83.6!
- According to the Lincoln County treasurer, the 2021 taxes due in 2022 were \$1,817.42
- Property located in the Lennox School District 41-4 and has 2 building eligibilities.

TERMS: Cash Sale with 10% nonrefundable down payment on Sale Day and the balance on or before December 30, 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 full possession for the 2023 Crop Year. Buyer to reimburse the previous tenant \$5,933.44 for the fall fertilizer applied in 2022. Seller to credit the buyer for all the 2022 RE Taxes due in 2023 at closing. Sold subject to the owner's confirmation and any easement of record – Come prepared to buy! Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

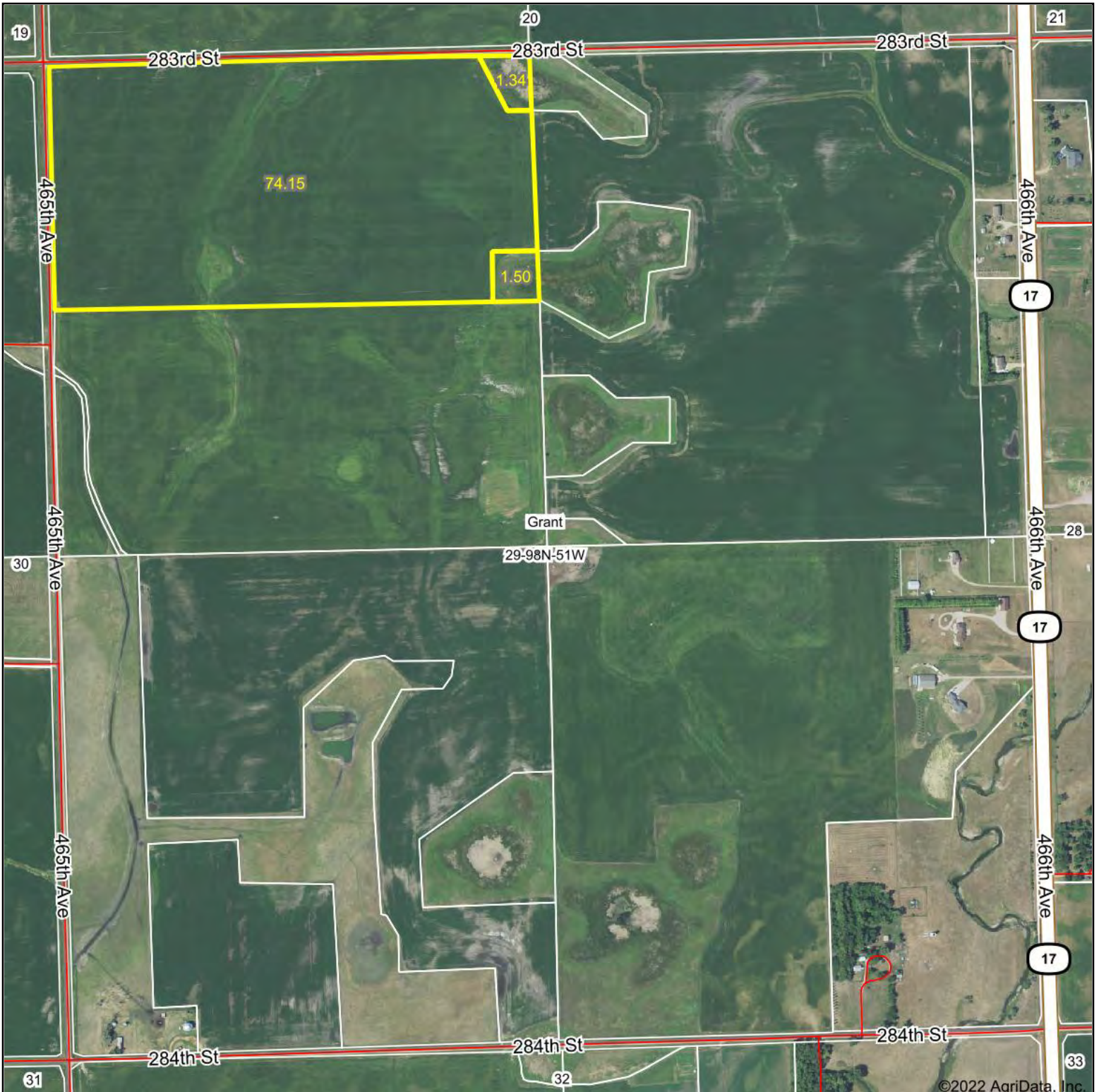
Note: If a land purchase is in your plans – please check out this great tract. We invite you to view this parcel of land at your convenience. For an information packet, go to www.wiemanauktion.com or call our office at 800-251-3111. Auction will be held in the Wieman Auction Facility near Marion, SD.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

PATRICIA KROGER – OWNER

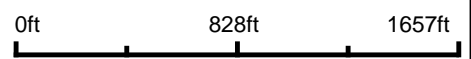
Wieman Land & Auction Co., Inc.
800-251-3111 Marion SD
Rich, Kevin, Mike, Derek, & Ryan Wieman
Nathan Timmermans – Land Brokers
www.wiemanauktion.com

Friberg, Nelson, Ask, LLP
Brenda Ask - Closing Attorney
Canton, SD 605-987-2686

Aerial Map



Map Center: 43° 16' 46.78, -96° 53' 44.93



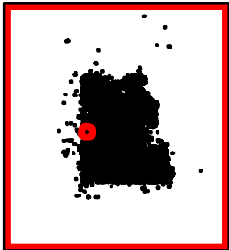
29-98N-51W
Lincoln County
South Dakota



11/10/2022

Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

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



Program
Year 2022

United States Department of Agriculture
Lincoln County, SD

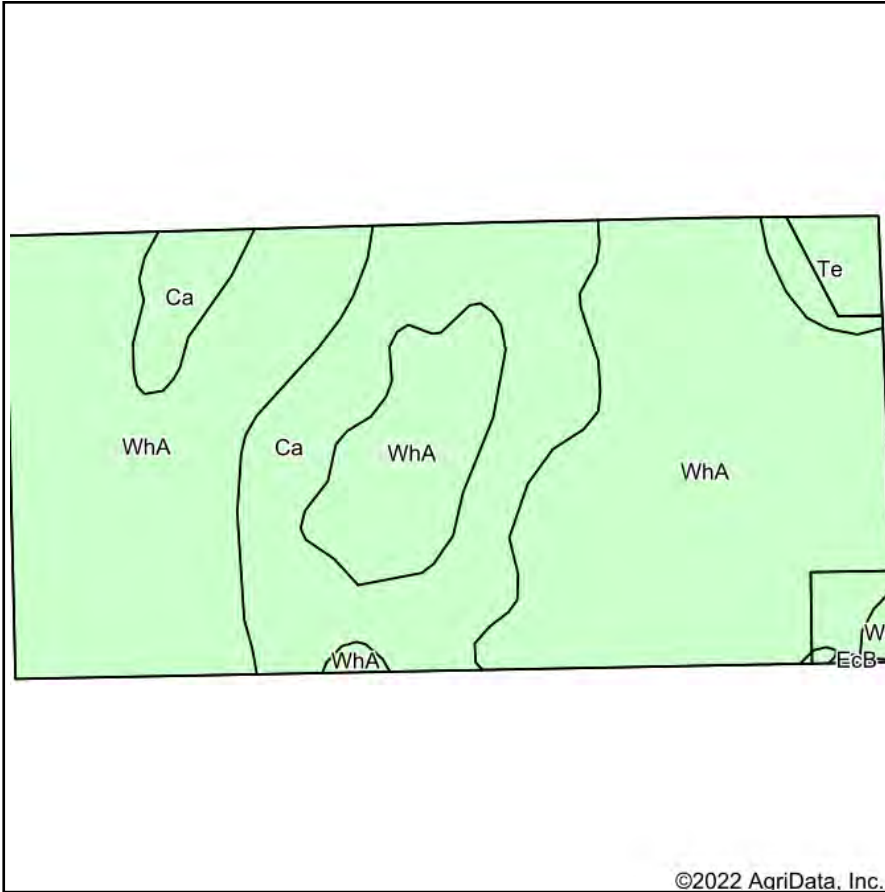
PLSS: 29_98N_51W
Farm: 7234

1 inch equals 692 feet

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
 - Common Land Units
 - Non Cropland

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 by the producer and/or National Agricultural Imagery Program (NAIP). 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 NRCS.

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Lincoln**
 Location: **29-98N-51W**
 Township: **Grant**
 Acres: **76.99**
 Date: **11/10/2022**



Maps Provided By:



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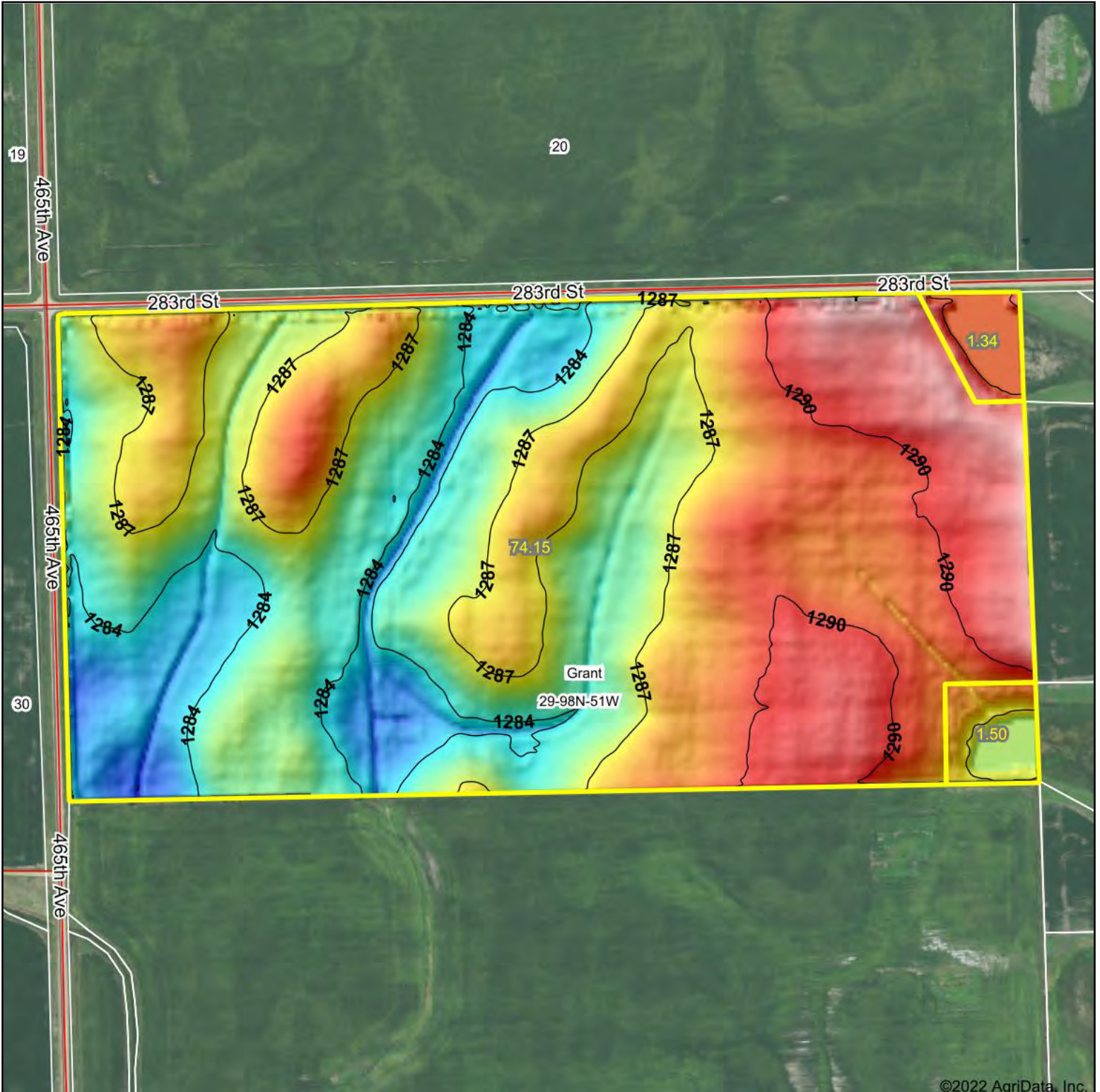


Area Symbol: SD083, Soil Area Version: 24

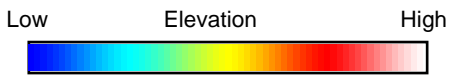
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	54.84	71.2%	Iw	88
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	19.49	25.3%	IIw	75
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	2.23	2.9%	IVw	59
Ws	Worthing silty clay loam, 0 to 1 percent slopes	0.35	0.5%	Vw	30
EcB	Egan-Chancellor silty clay loams, 0 to 4 percent slopes	0.08	0.1%	Ile	83
Weighted Average				1.36	83.6

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

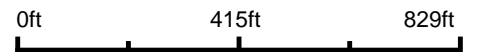
Topography Hillshade



©2022 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,280.9
 Max: 1,293.2
 Range: 12.3
 Average: 1,287.0
 Standard Deviation: 2.56 ft



29-98N-51W
Lincoln County
South Dakota

map center: 43° 16' 46.78, -96° 53' 44.93



Maps Provided By:



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

Certified Wetland Determination

Field Office: Canton FO
 Certified By: Wayne Bachman
 Legal Desc: N2NW4 Section 29 98-51

Agency: USDA-NRCS
 Certified Date: 9-14-05
 Tract: 4903



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.



Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : ██████████
CRP Contract Number(s) : 11040
Recon ID : 46-083-2015-5
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
77.00	77.00	77.00	0.00	0.00	2.60	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	74.40	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	2.24	0.00	35	
Oats	0.64	0.00	56	
Corn	63.31	0.00	129	
Soybeans	3.86	0.00	39	
TOTAL	70.05	0.00		

NOTES

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Tract Number : 4903
Description : N2 NW4 29 98 51
FSA Physical Location : SOUTH DAKOTA/LINCOLN
ANSI Physical Location : SOUTH DAKOTA/LINCOLN
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 : PATRICIA KROGER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
77.00	77.00	77.00	0.00	0.00	2.60	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	74.40	0.00	0.00	0.00	0.00	0.00

Abbreviated 156 Farm Record

DCP Crop Data

Tract 4903 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	2.24	0.00	35
Oats	0.64	0.00	56
Corn	63.31	0.00	129
Soybeans	3.86	0.00	39
TOTAL	70.05	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.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) 632-9992. 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.

CRP-1
(07-23-10)

U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

1. ST. & CO. CODE & ADMIN. LOCATION 46083	2. SIGN-UP NUMBER 47
3. CONTRACT NUMBER 11040	4. ACRES FOR ENROLLMENT 2.60
5. FARM NUMBER 0007234	6. TRACT NUMBER(S) 0004903
8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10/01/2015 TO: (MM-DD-YYYY) 9/30/2025

7. COUNTY OFFICE ADDRESS (Include Zip Code):

LINCOLN COUNTY FARM SERVICE AGENCY
801 E 5TH ST
CANTON, SD 57013-1920

TELEPHONE NUMBER (Include Area Code): (605)987-4332

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be 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 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 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre \$304.81	11. Identification of CRP Land (See Page 2 for additional space)																									
B. Annual Contract Payment \$793	<table border="1"> <thead> <tr> <th>A. Tract No.</th> <th>B. Field No.</th> <th>C. Practice No.</th> <th>D. Acres</th> <th>E. Total Estimated Cost-Share</th> </tr> </thead> <tbody> <tr> <td>0004903</td> <td>0003</td> <td>CP27</td> <td>0.90</td> <td>\$27.00</td> </tr> <tr> <td colspan="5"><i>(Item 10C applicable only to continuous signup when the first year payment is prorated.)</i></td> </tr> <tr> <td>0004903</td> <td>0003</td> <td>CP28</td> <td>0.40</td> <td>\$12.00</td> </tr> <tr> <td>0004903</td> <td>0004</td> <td>CP27</td> <td>0.30</td> <td>\$9.00</td> </tr> </tbody> </table>	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	0004903	0003	CP27	0.90	\$27.00	<i>(Item 10C applicable only to continuous signup when the first year payment is prorated.)</i>					0004903	0003	CP28	0.40	\$12.00	0004903	0004	CP27	0.30	\$9.00
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0004903	0004	CP27	0.30	\$9.00																						
C. First Year Payment																										

12. PARTICIPANTS	
A PARTICIPANT'S NAME AND ADDRESS (Zip Code): PATRICIA KROGER 1304 Tahoe Trail Sioux Falls, SD 57110	(2) SHARE: 100.00% (3) SOCIAL SECURITY NUMBER: (4) SIGNATURE: <i>Pat Kroger</i> DATE (MM-DD-YYYY): 9-23-15 <i>(If more than three individuals are signing, continue on attachment.)</i>
B PARTICIPANT'S NAME AND ADDRESS (Zip Code): N/A	(2) SHARE: % (3) SOCIAL SECURITY NUMBER: (4) SIGNATURE: DATE (MM-DD-YYYY) <i>(If more than three individuals are signing, continue on attachment.)</i>
C PARTICIPANT'S NAME AND ADDRESS (Zip Code): N/A	(2) SHARE: % (3) SOCIAL SECURITY NUMBER: (4) SIGNATURE: DATE (MM-DD-YYYY) <i>(If more than three individuals are signing, continue on attachment.)</i>
13. CCC USE ONLY - Payments according to the shares are approved.	A. SIGNATURE OF CCC REPRESENTATIVE: <i>[Signature]</i> B. DATE (MM-DD-YYYY): 9-24-15

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L.99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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



80 ACRES

LINCOLN COUNTY LAND

**THURSDAY,
DECEMBER 1ST
AT 10:30AM**

*Auction will be held at the
Wieman Auction Facility
near Marion, SD*

282nd St 282nd St 282nd St

466th Ave

LENNOX

466th Ave

34

TERMS: Cash Sale with 10% nonrefundable down payment on Sale Day and the balance on or before December 30, 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. Closing Fee to be split 50/50 between buyer and seller. Buyer will receive full possession for the 2023 Crop Year. Buyer to reimburse the seller \$5,933.44 for the fall fertilizer applied in 2022. Seller to credit the buyer for all the 2022 RE Taxes due in 2023 at closing. Sold subject to the owner's confirmation and any easement of record – Come prepared to buy! Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

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