

80 ACRES

HUTCHINSON COUNTY LAND

- TUESDAY, NOVEMBER 15TH AT 1:30PM -

FAMILY
OF ROGER

MENSCH

OWNERS



"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 IN SWEET TOWNSHIP
HUTCHINSON COUNTY LAND
AT AUCTION**

We will sell this high-quality land at public auction in the Wieman Auction Facility at Marion, SD on:

TUESDAY, NOVEMBER 15th 1:30 PM

It is our privilege to offer this quality and highly productive land at auction. This tract is conveniently located just southwest of Menno, SD, which affords the new buyer endless possibilities for farming, grain storage, commercial ventures, or even the possibility of a new home! The new buyer will receive full possession for the 2023 crop year. This powerful tract would be a great addition for any farmer-operator or investor. It has excellent eye appeal with topography that is level to gently rolling and according to the FSA, this tract has 79.22 acres tillable with a productivity index of 85.2! Property is in the Menno School District 33-2 and the current taxes are \$1,634.88.

PROPERTY LOCATION: From Klautdt Service on SD Hwy 18 in Menno, SD go 1 mile south on 431st Ave, then ¼ mile west on 287th St. (Watch for signs)

LEGAL: The W ½ NE ¼ of Section 16-97N-57W, Hutchinson County, SD.

TERMS: Cash Sale with 15% nonrefundable down payment on Sale Day and the balance on or before December 21, 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. Seller will credit the buyer for all 2022 real estate taxes due in 2023, at closing. Closing fee will be split 50/50 between buyer and seller. 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.

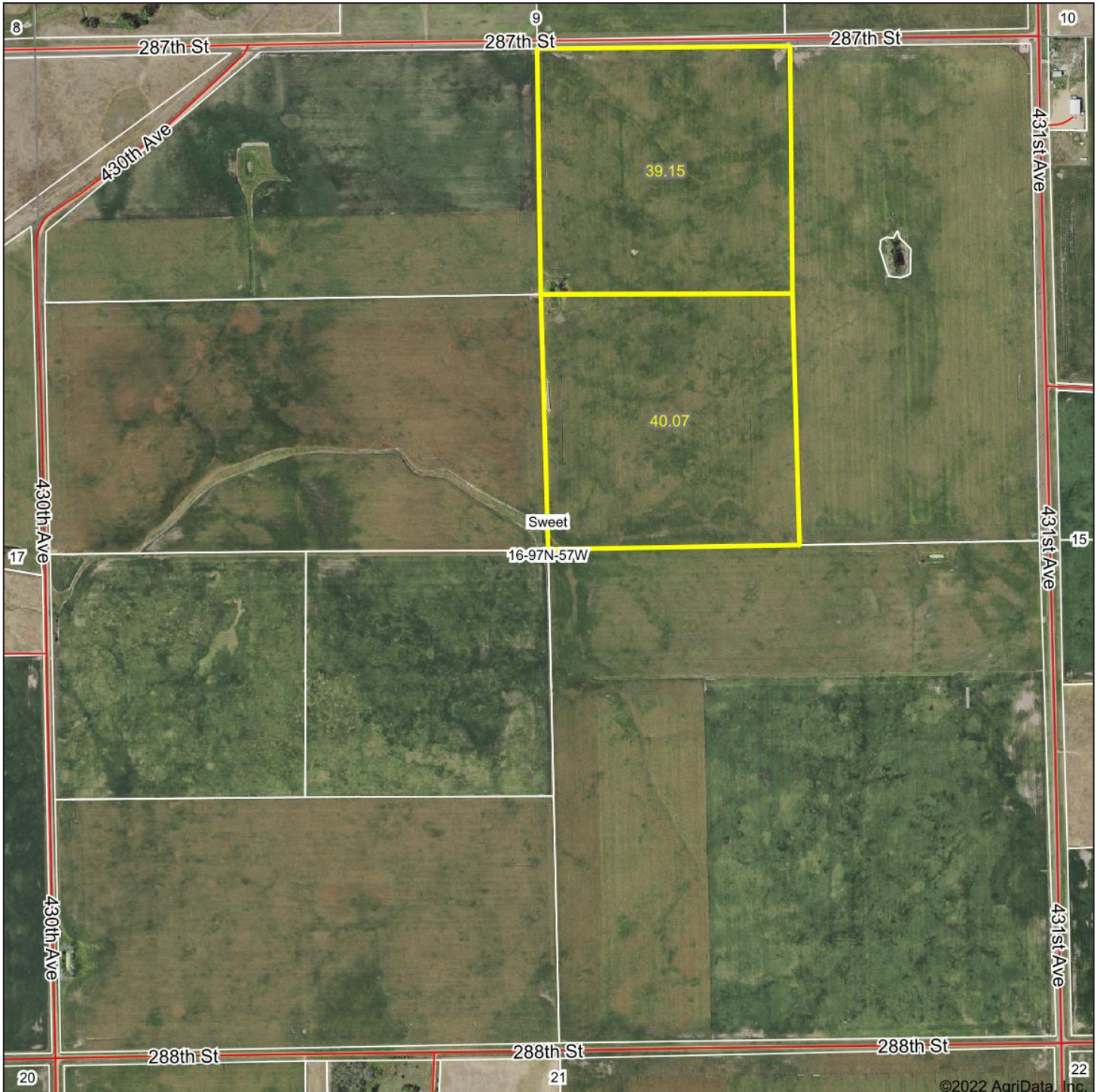
If a land purchase is in your plans – please check out this great tract. We invite you to view this parcel of land at your convenience. For an information packet, go to www.wiemanauktion.com or call our office at 800-251-3111 and we will mail you one. **Auction will be held in the heated Wieman Auction facility on Hwy 44 near Marion, SD.** Come prepared to buy!

FAMILY OF ROGER MENSCH - OWNERS

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

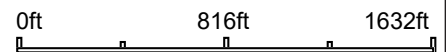
Closing Attorney
Kenneth D. Bertsch
Menno, SD
605-387-5658

Aerial Map



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Map Center: 43° 13' 9.4, -97° 35' 15.84



Maps Provided By:

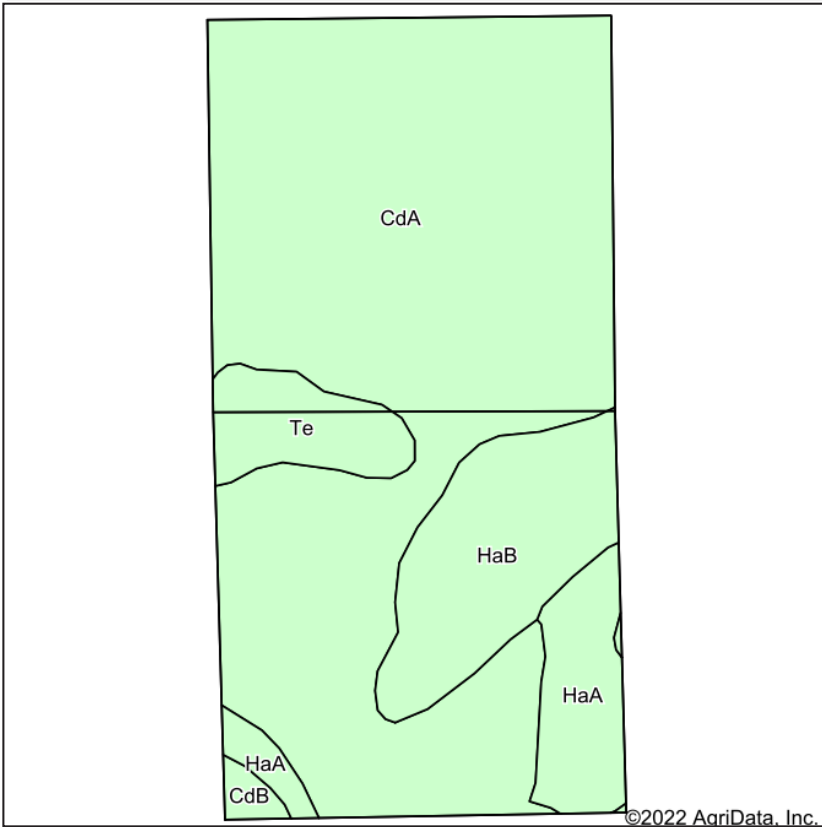


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16-97N-57W
Hutchinson County
South Dakota

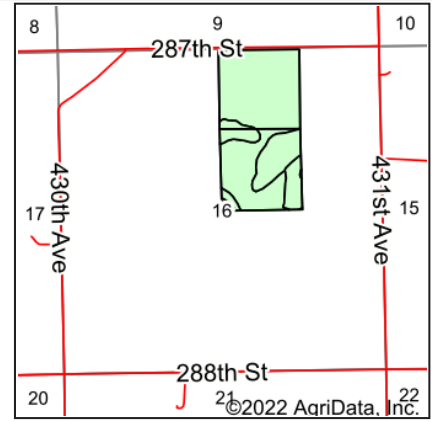
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Hutchinson**
 Location: **16-97N-57W**
 Township: **Sweet**
 Acres: **79.22**
 Date: **10/14/2022**



Maps Provided By:

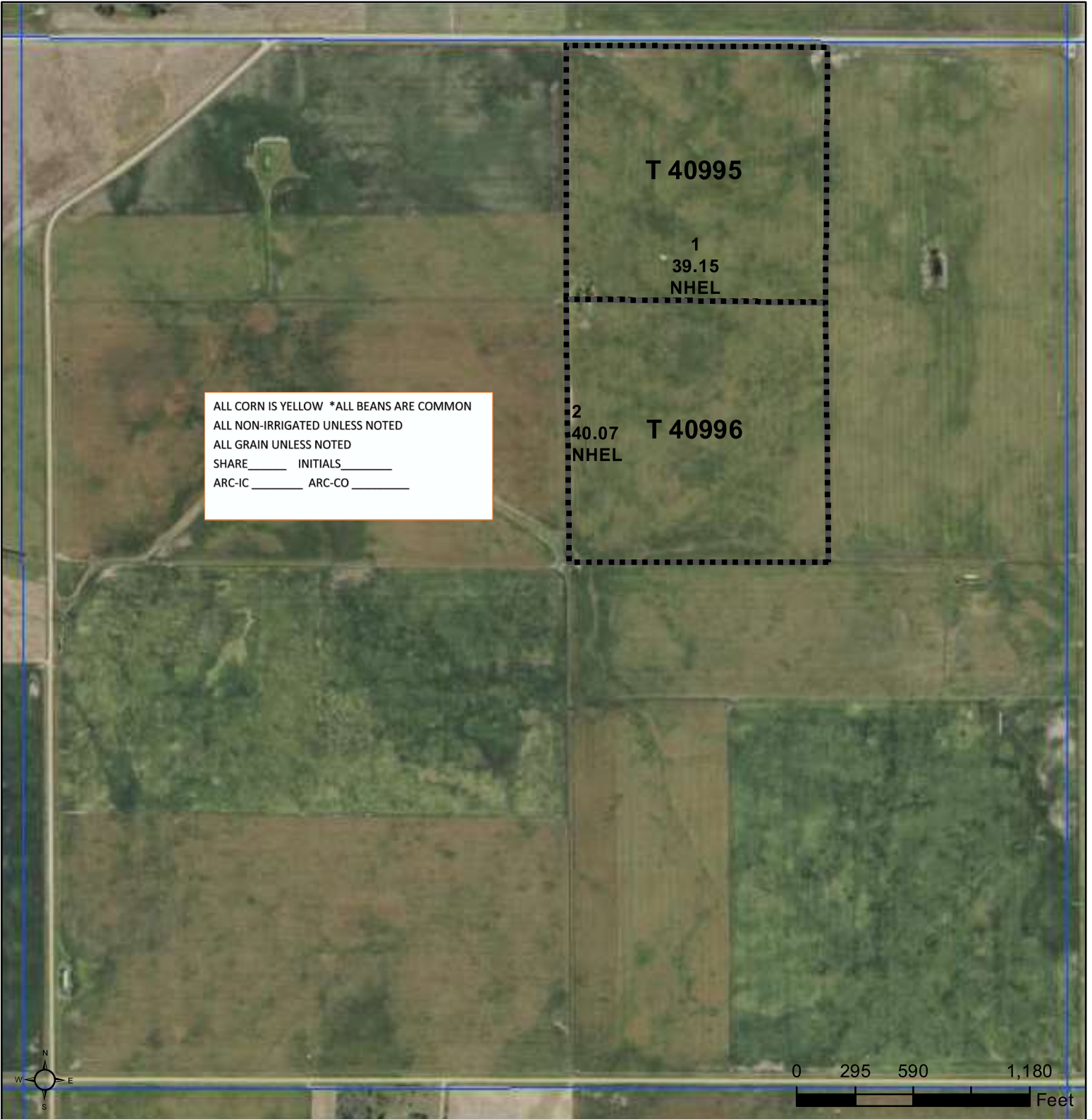


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Area Symbol: SD602, Soil Area Version: 23					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	58.09	73.3%	IIc	88
HaB	Hand loam, 2 to 6 percent slopes	10.39	13.1%	IIe	81
HaA	Hand loam, 0 to 2 percent slopes	5.88	7.4%	IIc	86
Te	Tetonka silt loam, 0 to 1 percent slopes	4.20	5.3%	IVw	56
CdB	Clarno loam, 2 to 6 percent slopes	0.66	0.8%	IIe	82
Weighted Average				2.11	85.2

*c: Using Capabilities Class Dominant Condition Aggregation Method



ALL CORN IS YELLOW *ALL BEANS ARE COMMON
 ALL NON-IRRIGATED UNLESS NOTED
 ALL GRAIN UNLESS NOTED
 SHARE _____ INITIALS _____
 ARC-IC _____ ARC-CO _____

Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

2022 Program Year

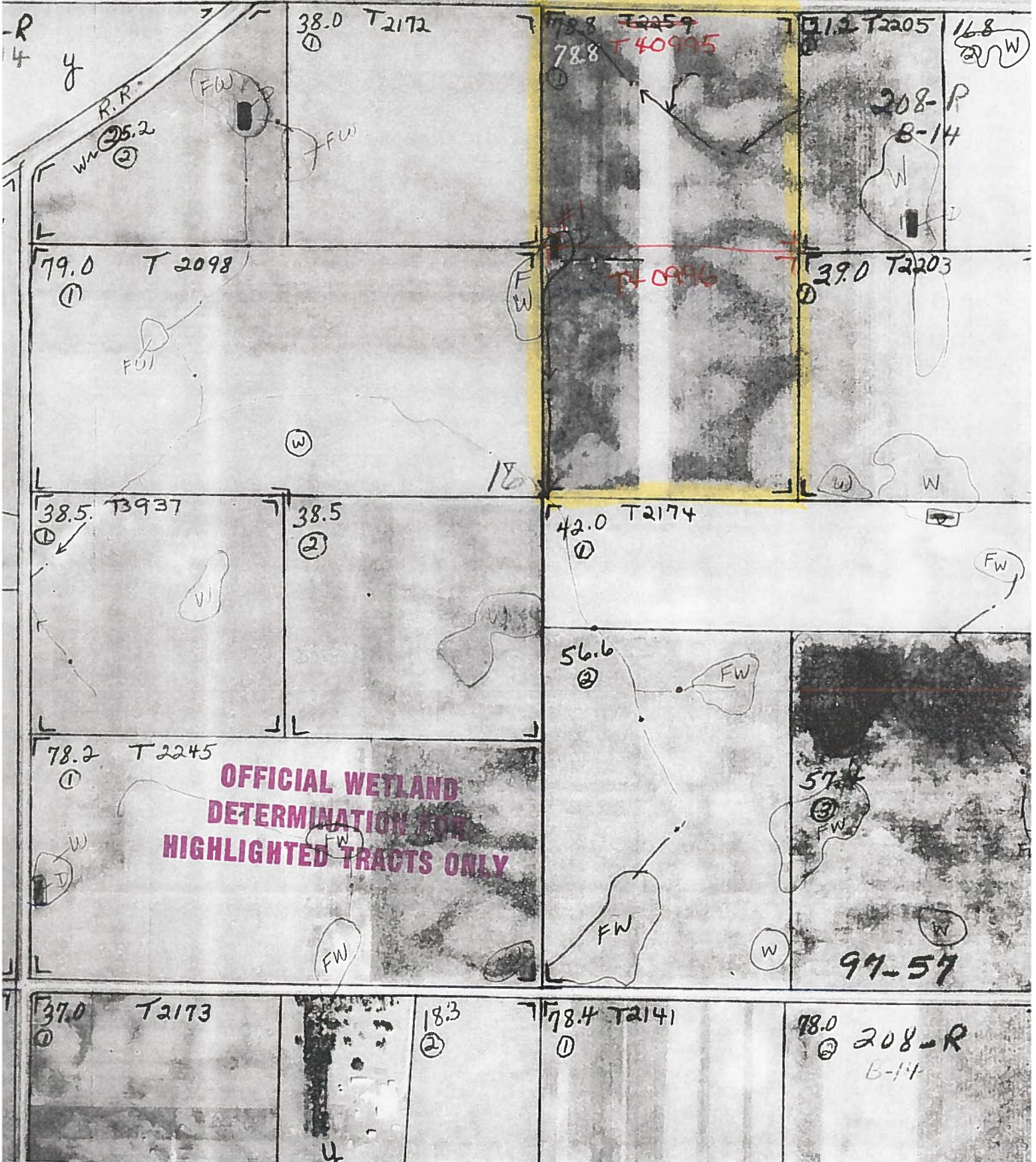
Map Created December 27, 2021

Farm 12034

16-97N-57W-Hutchinson

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NOT TO SCALE



South Dakota

Hutchinson

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 12034

Prepared: 10/14/22 1:33 PM

Crop Year: 2023

Page: 1 of 2

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	Recon Number
		2020 - 118

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
79.22	79.22	79.22	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	79.22	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, CORN, SOYBN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	6.1	38	0.00	
CORN	29.1	143	0.00	0
SOYBEANS	38.5	44	0.00	0
Total Base Acres:	73.7			



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