

Davison County Land Auction

**158.51
Acres**

Tuesday
October 22
at 10:00 A.M.

OWNER:

**Mark & Barbara
Meier**



44628 SD HWY 44, Marion SD phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**87 ACRES FARMLAND & 71.51 ACRES FARMLAND DAVISON COUNTY LAND
AUCTION**

We will sell the following land at auction located 2 ¾ miles north of Mt Vernon Exit on I90, Mt Vernon, SD on

TUESDAY, OCTOBER 22 10:00 AM

TRACT # 1 87 ACRES

Located 2 ¼ miles north of I-90 Mt Vernon Exit / or ½ mile north of Mt Vernon SD
This tract consists of 87 acres (more or less) of unimproved farmland. The FSA Office indicates that it is all tillable with the exception of the old stock dam. This land lays generally level and has 2 access points for ingress and egress that are dedicated easements. The predominate soil types are Blendon-Firesteel Complex, Clarno-Bonilla Loams, Clarno-Ethan-Bonilla Loams, Firesteel Silt Loam and it has a rating of 70.5 soil productivity index. The annual real estate taxes are \$1852.18.
LEGAL: Lot 2 of MAB Addition in the Northwest Quarter (NW ¼) and the Southwest Quarter (SW ¼) of Section 15-103-62, Davison County, South Dakota.

TRACT # 2 71.51 ACRES

Located 2 ½ miles north of I-90 Mt Vernon Exit / or 1 mile north of Mt Vernon SD
This tract consists of 71 acres of unimproved farmland. The FSA Office reports that it has approximately 43 acres tillable and the balance in grass and low ground. This is an excellent tract for hunter, farmer or investor. The predominate soil types are Firesteel Silt Loam, Salmo Loam, Houdek-Prosper Loams, Blendon-Firesteel Complex and it has a soil productivity index rating of 66.6. The annual real estate taxes are \$917.24.

LEGAL: The South 1183' of the SW ¼ less Lot H-1 of Section 10-103-62, Davison County, South Dakota

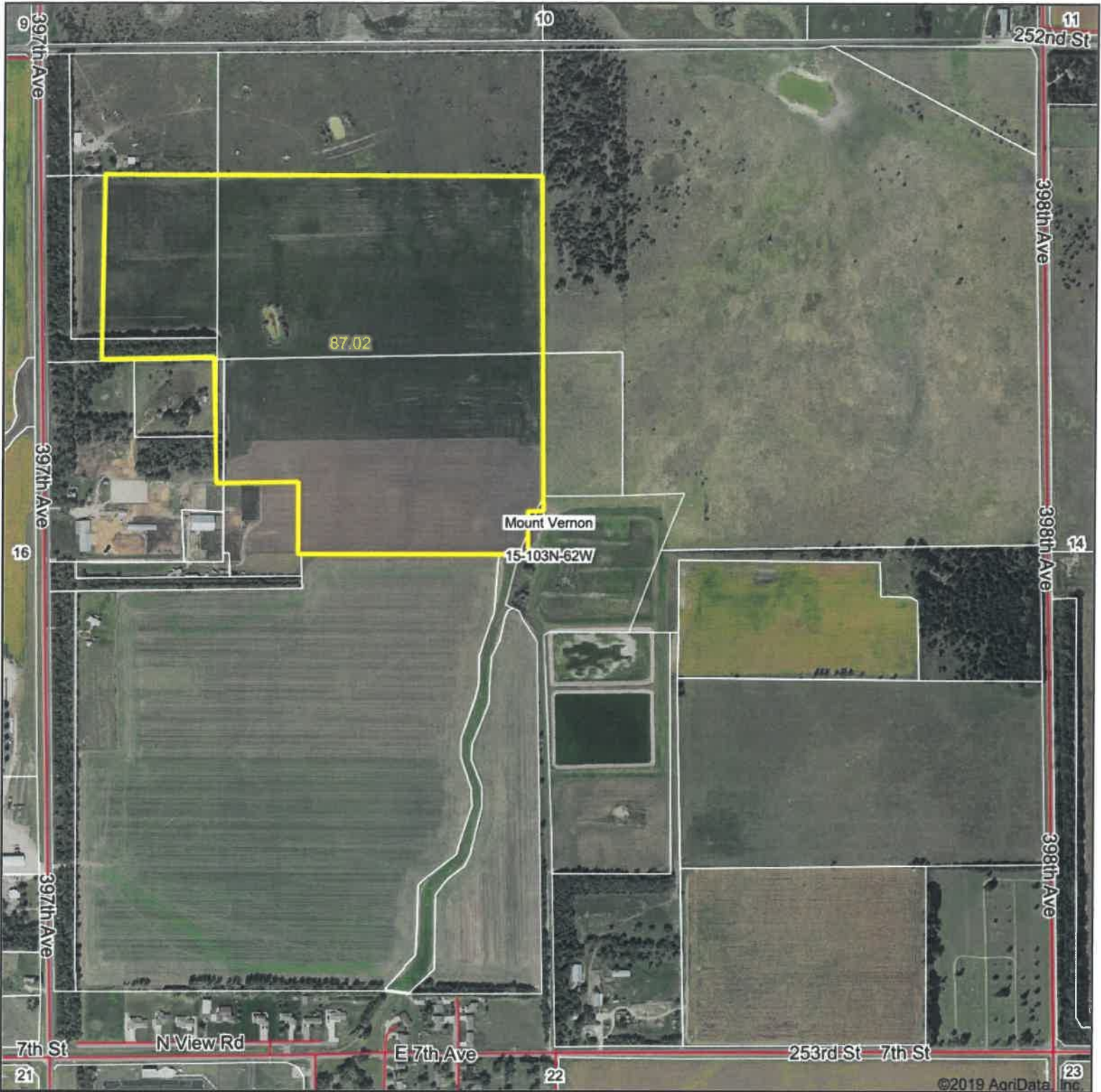
Terms: Cash sale with a 10% nonrefundable downpayment the day of the sale and the balance on November 19, 2019. A Warranty Deed will be provided. Title Insurance will be utilized with cost split 50/50 between buyer and seller. All real estate taxes for 2018 and 2019 to be paid by the seller. Possession granted at closing, subject to removal of 2019 crops. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. Sorry no buyer brokerage offered on this transaction. For Buyer's Info Packet, visit our website www.wiemanauktion.com or call 800-251-3111 and we will send one to you.

**MARK & BARBARA MEIER, OWNER
605-999-5679**

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

Dale Strasser
Freeman SD
605-925-7745
Closing Agent

Aerial Map

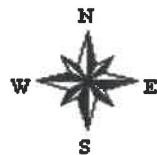


Map Center: 43° 43' 26.54, -98° 15' 21.22

0ft 817ft 1634ft



15-103N-62W
Davison County
South Dakota



9/30/2019

Maps Provided By:

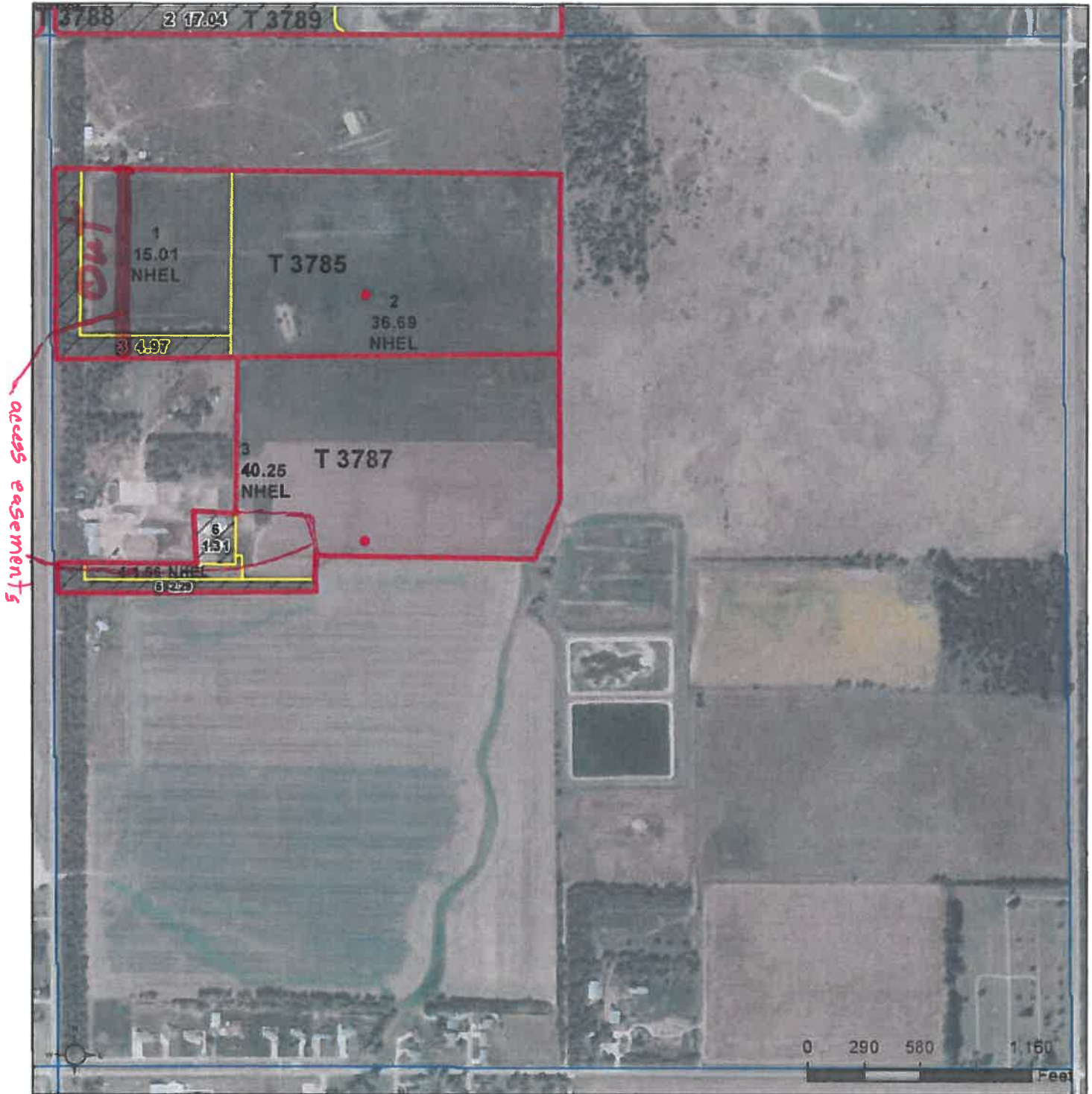
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.



United States
Department of
Agriculture

Aurora County, South Dakota



access easements

Common Land Unit Tract Boundary
 Non-Cropland PLSS
 Cropland

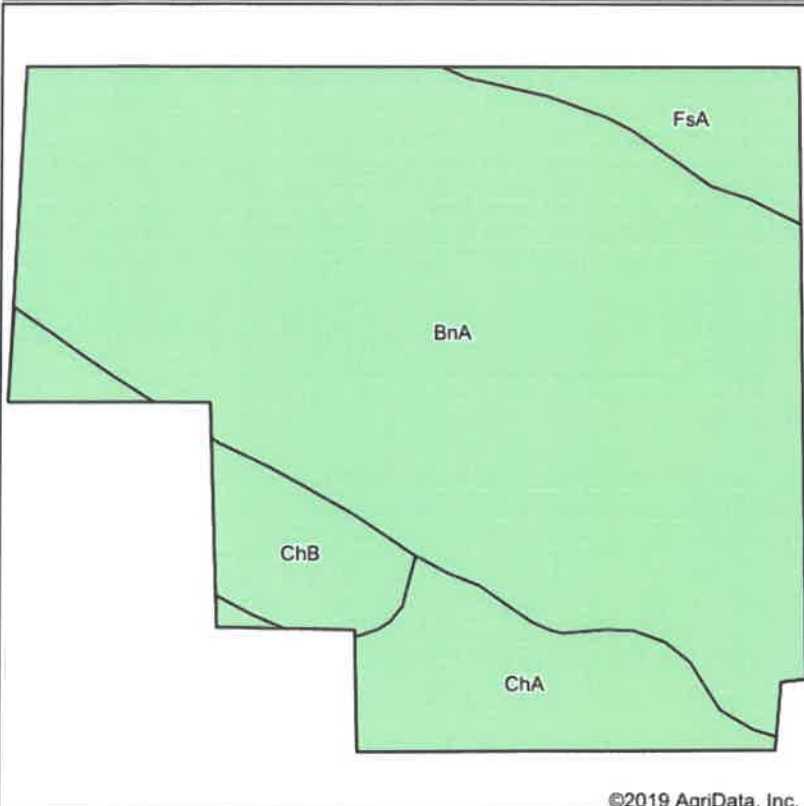
Wetland Determination Identifiers
● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation
■ Compliance Provisions

2019 Program Year
 Map Created April 18, 2019
Farm 4474

15 -103N -62W

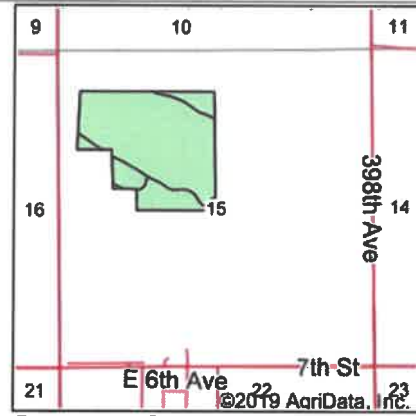
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Soils Map



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Soils data provided by USDA and NRCS.



State: **South Dakota**

County: **Davison**

Location: **15-103N-62W**

Township: **Mount Vernon**

Acres: **87.02**

Date: **9/30/2019**



Maps Provided By:



Area Symbol: SD035, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
BnA	Blendon-Firesteel complex, 0 to 3 percent slopes	66.25	76.1%	IIIe	67
ChA	Clarno-Bonilla loams, 0 to 2 percent slopes	9.76	11.2%	IIc	88
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	6.22	7.1%	Ile	78
FsA	Firesteel silt loam, 0 to 2 percent slopes	4.79	5.5%	IIIs	74
Weighted Average					70.5

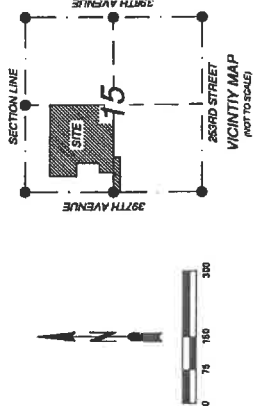
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



SURVEYOR'S NOTES:

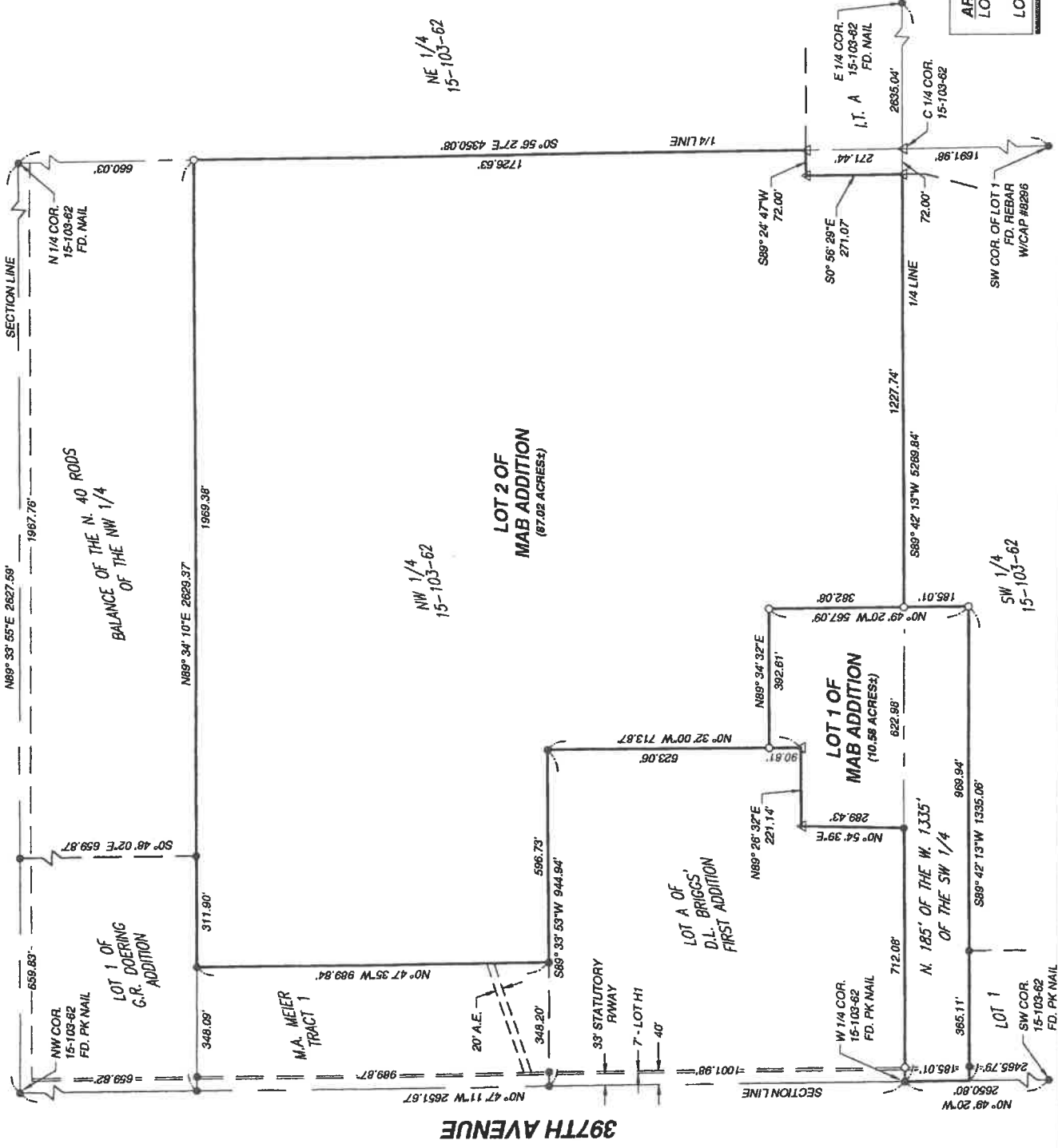
1. BASIS OF BEARING IS UTM 14 NORTH.
2. ALL DISTANCES ARE GROUND DISTANCES.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. CORNER LOCATIONS SHOWN FOR IRREGULAR TRACT A, RECORDED IN P.B.K. 7, PG. 145, COULD NOT BE FOUND OR SET DUE TO THE LOCATIONS BEING WITHIN A WETLAND. LOCATIONS ARE SHOWN AS CALCULATED.
5. CORNER LOCATIONS SHOWN FOR LOT A OF D.L. BRIGGS' FIRST ADDITION, RECORDED IN P.B.K. 16, PG. 61, COULD NOT BE FOUND OR SET DUE TO THE LOCATIONS BEING WITHIN A FENCED AREA WITH NO ACCESS. LOCATIONS ARE SHOWN AS CALCULATED.



LEGEND

- PROPOSED PROPERTY LINE
- SECTION LINE
- EXISTING R/WAY LINE
- A.E. ACCESS EASEMENT
- FOUND SURVEY MONUMENT
- SET NO. 6 REBAR W/CAP RLS NO. 12467 UNLESS NOT
- △ CALCULATED POSITION

AREA CALCULATIONS:
 LOT 1 = 10.58 ACRES± (INCL. 0.14 ACRES± R/WAY EASEMENT)
 (EXCL. 0.03 ACRES± R/WAY LOT H1)
 LOT 2 = 87.02 ACRES±



Tract Number : 3787

Description : N185' W1335' OF SW & S 74 A LESS LT A 15-103-62
FSA Physical Location : SOUTH DAKOTA/DAVISON
ANSI Physical Location : SOUTH DAKOTA/DAVISON
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 : MARK ALLEN MEIER, BARBARA ANN MEIER

Tract 3787 Continued ...

Other Producers : None
Recon ID : 46-003-2018-30

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
45.41	41.81	41.81	0.00	0.00	0.00	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	41.81	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	14.30	0.00	100
Soybeans	25.30	0.00	43
TOTAL	39.60	0.00	

NOTES

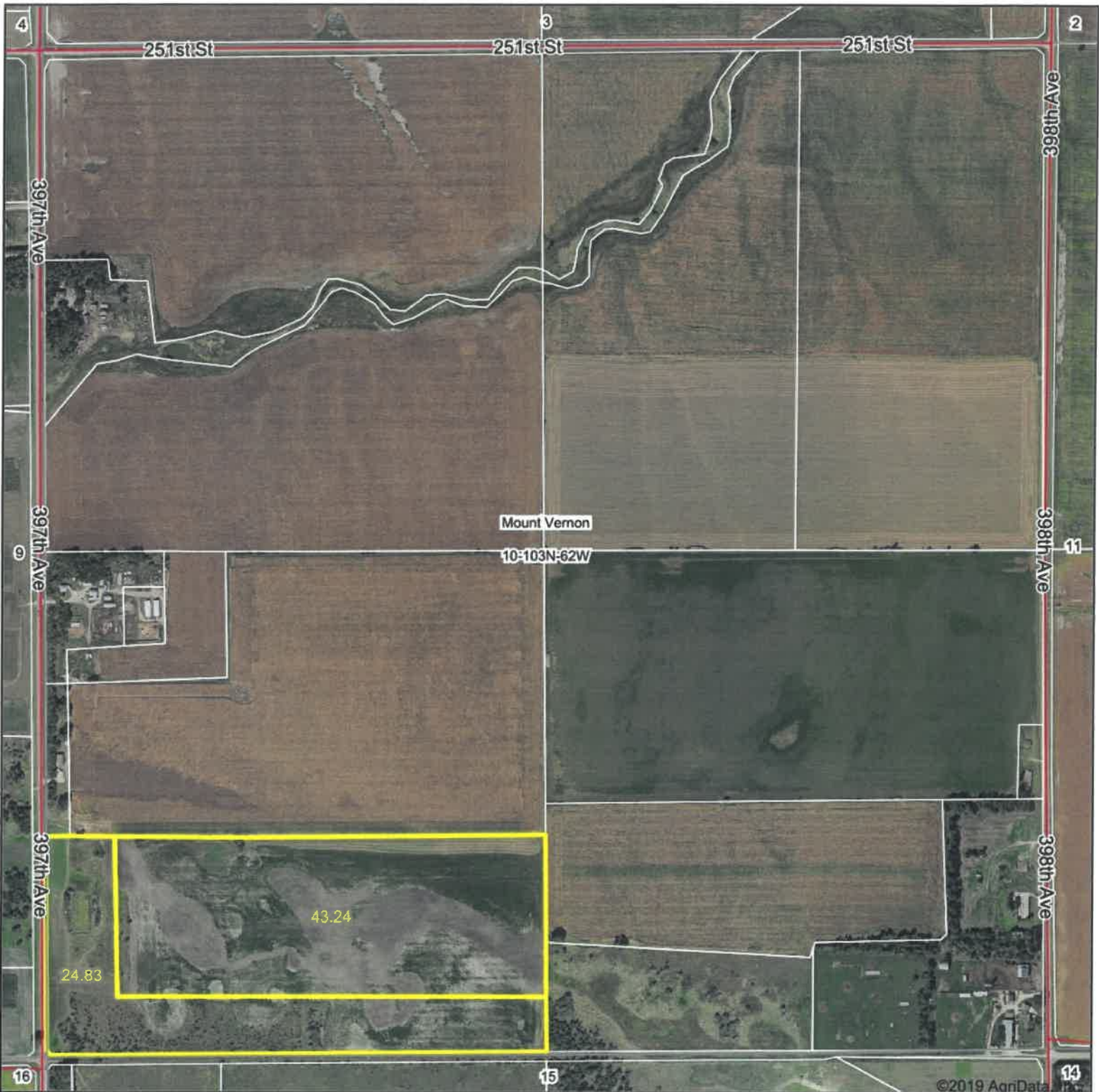
Tract Number : 3785

Description : N 100 Rds less N N NW-15-103-62 DAVISON
FSA Physical Location : SOUTH DAKOTA/DAVISON
ANSI Physical Location : SOUTH DAKOTA/DAVISON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARK ALLEN MEIER, BARBARA ANN MEIER
Other Producers : None
Recon ID : 46-003-2018-30

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
56.67	51.70	51.70	0.00	0.00	0.00	0.00	0.00

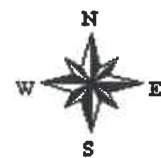
Aerial Map



Map Center: 43° 44' 18.84, -98° 15' 21.33



10-103N-62W
Davison County
South Dakota



9/30/2019



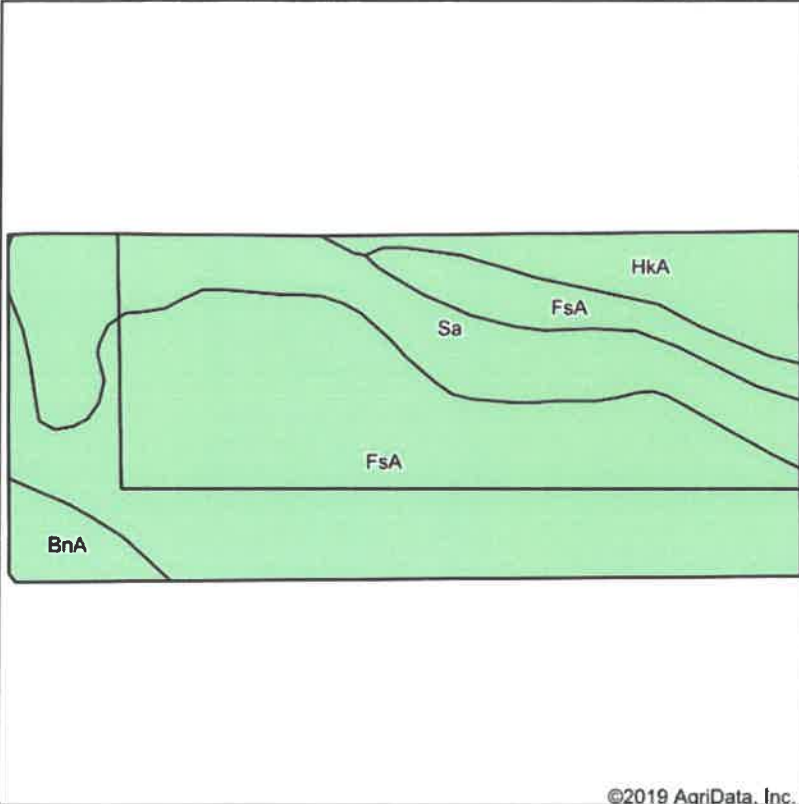
Maps Provided By:



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

Soils Map



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Soils data provided by USDA and NRCS.



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State: **South Dakota**
 County: **Davison**
 Location: **10-103N-62W**
 Township: **Mount Vernon**
 Acres: **68.07**
 Date: **9/30/2019**



Maps Provided By:



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Area Symbol: SD035, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
FsA	Firesteel silt loam, 0 to 2 percent slopes	43.79	64.3%	IIIs	74
Sa	Salmo silt loam	15.27	22.4%	IVw	36
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	6.59	9.7%	IIc	88
BnA	Blendon-Firesteel complex, 0 to 3 percent slopes	2.42	3.6%	IIIe	67
Weighted Average					66.6

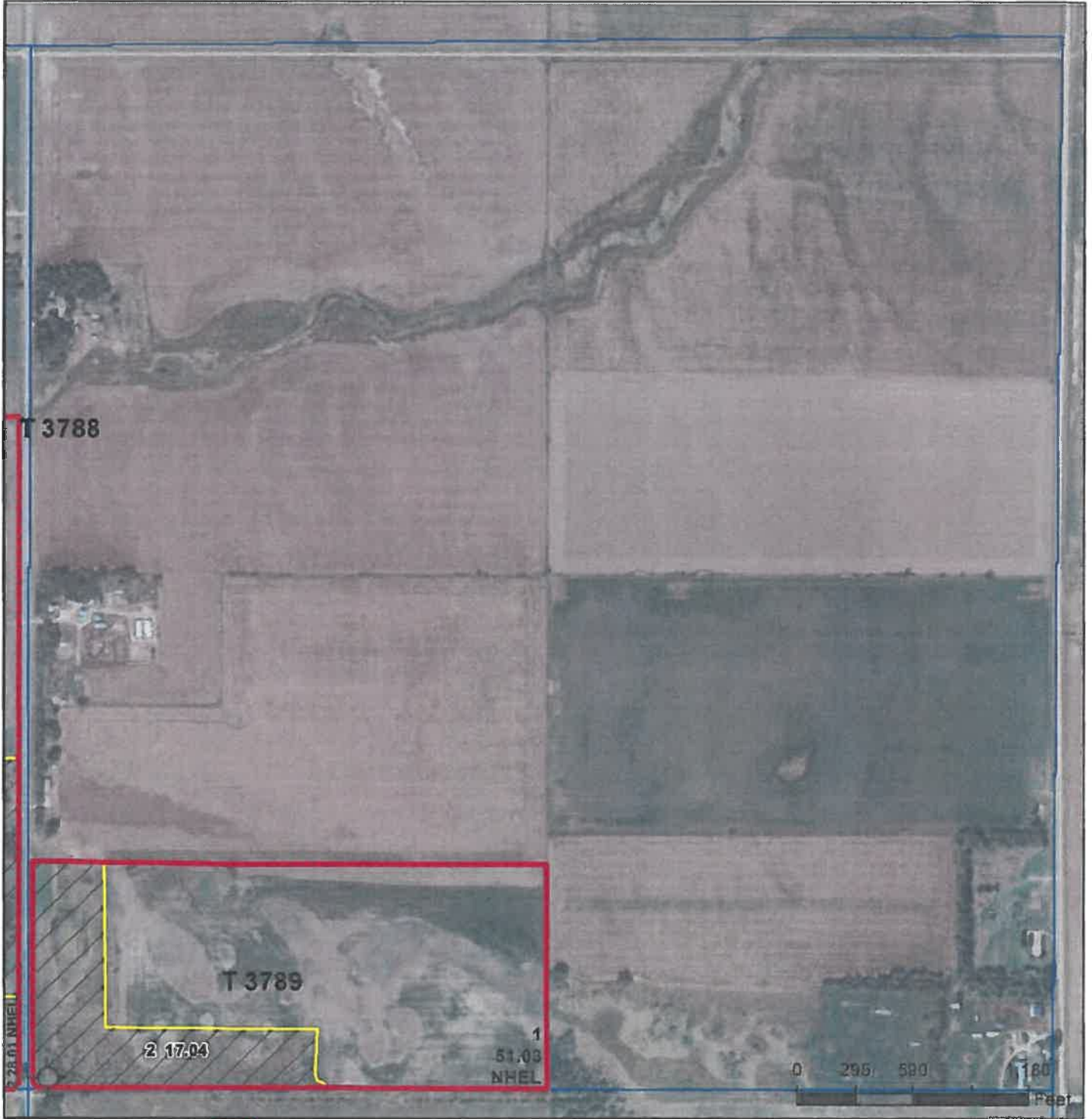
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Aurora County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

2019 Program Year

Map Created April 18, 2019

Farm 4474

10 -103N -62W

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SOUTH DAKOTA
 AURORA
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 4474
 Prepared : Oct 1, 2019
 Crop Year : 2020

Abbreviated 156 Farm Record

Tract Number : 3789
Description : S 1183' SW-10-103-62 DAVISON
FSA Physical Location : SOUTH DAKOTA/DAVISON
ANSI Physical Location : SOUTH DAKOTA/DAVISON
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 : MARK ALLEN MEIER, BARBARA ANN MEIER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
68.07	51.03	51.03	0.00	0.00	0.00	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	51.03	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	2.40	0.00	54
Corn	0.50	0.00	51
Soybeans	3.20	0.00	20
TOTAL	6.10	0.00	

NOTES

Davison County
**LAND
AUCTION**

158.51
Acres

Tract 2

Tract 1

Mt Vernon, SD

TERMS: Cash sale with a 10% nonrefundable downpayment the day of the sale and the balance on November 19, 2019. A Warranty Deed will be provided. Title Insurance will be utilized with cost split 50/50 between buyer and seller. All real estate taxes for 2018 and 2019 to be paid by the seller. Possession granted at closing, subject to removal of 2019 crops. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. Sorry no buyer brokerage offered on this transaction.

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