

# Aurora County

## 710.54 ACRES PLANKINTON TOWNSHIP

Land will be offered in 2 tracts at the  
Aurora County 4H in Plankinton SD



**Thursday, November 12th at 10:30 AM**



PO BOX 148

44628 SD HWY 44, MARION SD

PHONE: 800-251-3111

WEB: [WIEMANAUCTION.COM](http://WIEMANAUCTION.COM)

**"WE SELL THE EARTH AND EVERYTHING ON IT!"**

**710.54 ACRES OF PLANKINTON TOWNSHIP, AURORA COUNTY LAND  
OFFERED IN TWO TRACTS AT PUBLIC AUCTION**

On behalf of the Shelly Schuh Revocable Trust, it is our privilege to offer these two large tracts of land via public live auction at the Aurora County 4H Building in Plankinton on:

**THURSDAY NOVEMBER 12<sup>TH</sup>  
10:30 A.M.**

Attention producers, investors, and hunters! Tract 1 is 217 acres which includes 122.21 acres of tillable land with the balance in pasture and ROW located just NW of Plankinton, SD. Tract 2 is 493.54 acres of contiguous hay ground and pasture located just SW of Plankinton, SD. The New buyer will be able to farm, graze or lease out for the 2021 crop year. Check out our website for full buyer's packet or call us at 1-800-251-3111 to have one mailed to you or to set up a showing!

**Tract 1**

217 acres consisting of 122.21 in tillable land and the balance in pasture and ROW.

**LEGAL:** The NW ¼ of Section 10-T103-R64 Aurora County, SD.

**LOCATION:** From Hwy 16 in Plankinton, go 1 mile West and 2.5 North. This will put you at the SW corner of the property. Look for the Wieman Auction signs!

- Tillable ground has mainly Houdek-Dudley complex soil type with a weighted average productivity rating of 57.3
- Ground lays very flat with a good drainage ditch running through the property
- Pasture is fenced and includes a dugout and a well that was operational, but needs a power supply
- Tract 1 does include a US Fish and Wildlife wetland easement

**Tract 2**

493.54 acres consisting of a mixture of hay ground and pasture. This tract spans 2 sections of contiguous land and has a lot of opportunity for the cow-calf producer, farmer/rancher, investor and/or hunter!

**LEGAL:** NE ¼ of Section 29-T103-R64, less Carbajal Tract 2 in Section 29-103-64; NW ¼ less Lot A of P.C.A. subdivision and less Carbajal Tract 1 & 2 in section 29-103-64; SW ¼ less Lot 1 in Section 29-103-64 and SE ¼ Section 30-T103-R64, all in Aurora County, SD.

**LOCATION:** From Plankinton Exit on I-90, go ½ Mile South and 2 West. This will put you at the NE corner of the property. Look for the Wieman Auction signs!

- Pasture includes rural water with 2 hydrants
- This tract does have US Fish & Wildlife easements. The NE ¼ of Section 29 has a wetlands easement (less restrictive) and the balance is covered by a grassland easement (more restrictive).
- Access is only granted from the North and East boundaries of the property
- NE ¼ Section 29 does have FSA crop basis on 126.67 acres (see buyer's packet for more info)

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience or contact the auctioneers to set up a showing. Buyer's packets and drone footage can be found at [www.WiemanAuction.com](http://www.WiemanAuction.com) or call us at 1-800-251-3111 and we can mail one to you.

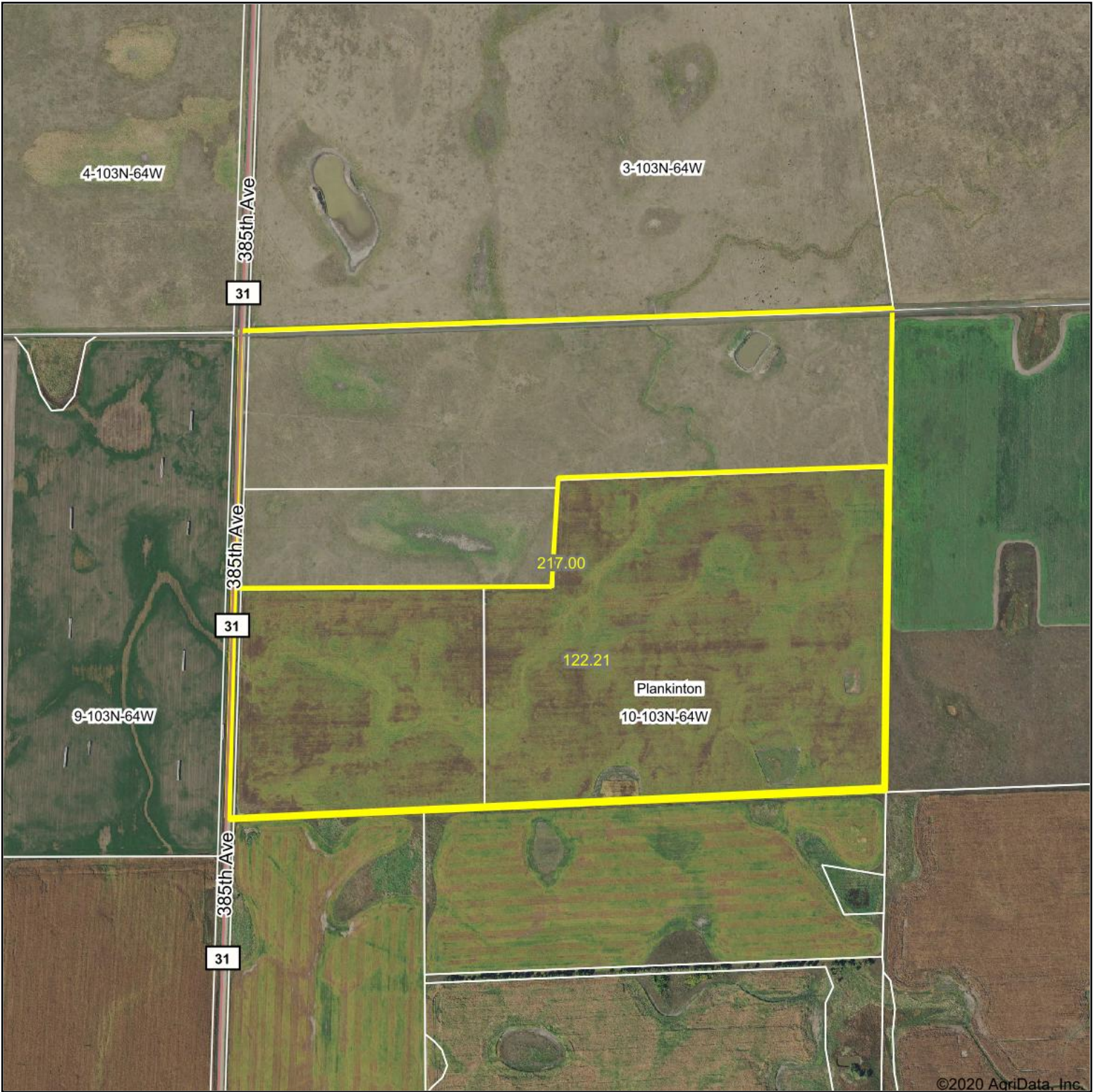
**TERMS:** Cash sale with 10% non-refundable down payment auction day with the balance on or before December 30<sup>th</sup>, 2020. Trustee's Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2020 taxes in full. Buyer responsible for all the 2021 taxes payable in 2022. Sold subject to confirmation of the owner and all easements and restrictions of record. Auctioneers and closing attorney represent the sellers in this transaction. Acres are based on current county records and fences are assumed, but not guaranteed to be located on the true property lines.

**SHELLY SCHUH REVOCABLE TRUST – OWNER**

Wieman Land & Auction Co. Inc.  
Marion, SD 800-251-3111

Mairose & Steele, Prof. LLC  
Closing Attorneys  
605-942-7725

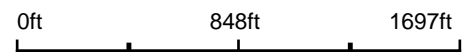
# Tract 1 - Aerial Map



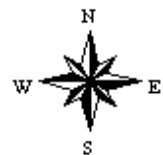
©2020 AgriData, Inc.



Map Center: 43° 44' 30.99, -98° 30' 1.6



**10-103N-64W**  
**Aurora County**  
**South Dakota**

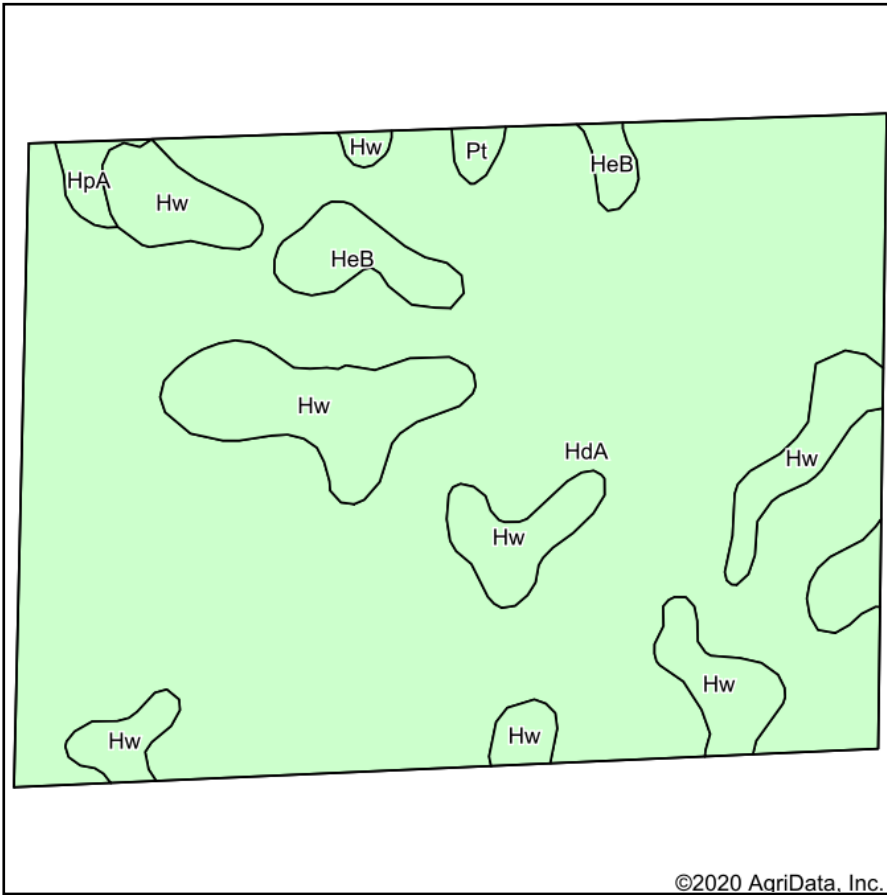


Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2020 www.AgriDataInc.com

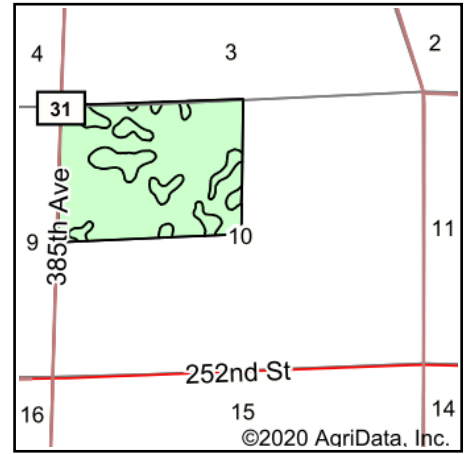
9/28/2020

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

# Tract 1 - Soil Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Aurora**  
 Location: **10-103N-64W**  
 Township: **Plankinton**  
 Acres: **217**  
 Date: **9/28/2020**



Maps Provided By:



Area Symbol: SD003. Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	
HdA	Houdek-Dudley complex, 0 to 2 percent slopes	176.19	81.2%	IIc	61	
Hw	Hoven-Plankinton silt loams	32.89	15.2%	VIs	36	
HeB	Houdek-Ethan loams, 2 to 6 percent slopes	5.62	2.6%	IIe	70	
HpA	Houdek-Prosper loams, 0 to 2 percent slopes	1.43	0.7%	IIc	88	
Pt	Plankinton-Prosper complex	0.87	0.4%	IVw	67	
<b>Weighted Average</b>					<b>57.6</b>	

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

# Tract 1 – FSA Data

SOUTH DAKOTA AURORA Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	FARM : 4429 Prepared : 9/29/20 8:51 AM Crop Year : 2021
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**Tract Number** : 1305

**Description** : NW-10-103-64

**FSA Physical Location** : SOUTH DAKOTA/AURORA

**ANSI Physical Location** : SOUTH DAKOTA/AURORA

**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** : SHELLY SCHUH REVOCABLE TRUST

**Other Producers** : None

**Recon ID** : None

### Tract Land Data

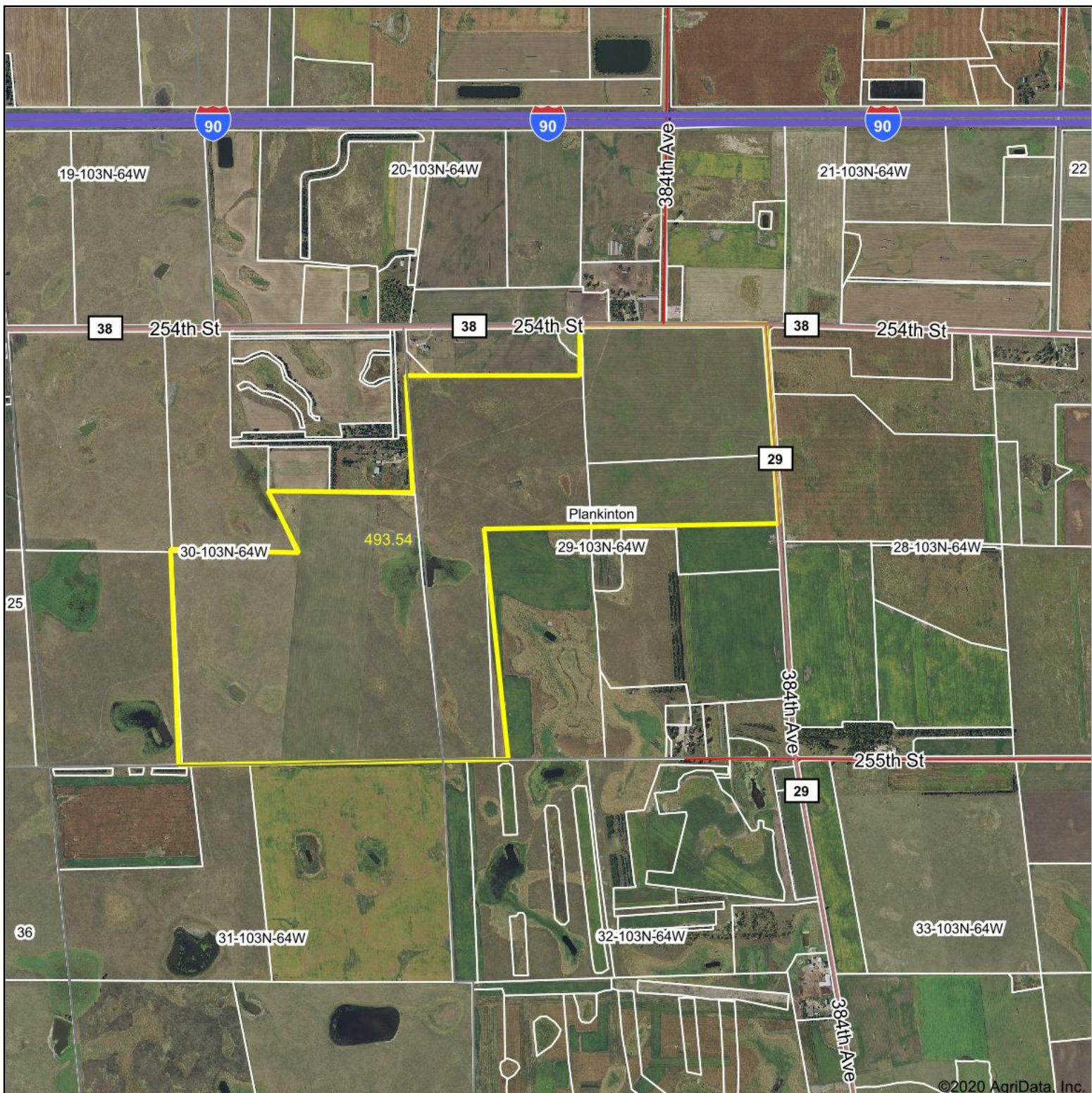
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
214.02	143.61	143.61	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	143.61	0.00	0.00	0.00	0.00	0.00

Tract 1305 Continued ...

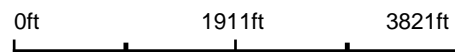
### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	9.70	0.00	24
Oats	33.80	0.00	38
Corn	61.60	0.00	39
Grain Sorghum	30.60	0.00	42
Barley	5.50	0.00	35
<b>TOTAL</b>	<b>141.20</b>	<b>0.00</b>	

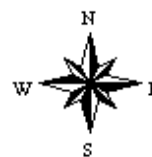
# Tract 2 - Aerial Map



Map Center: 43° 41' 38.08, -98° 31' 57.02



**29-103N-64W**  
**Aurora County**  
**South Dakota**



10/5/2020



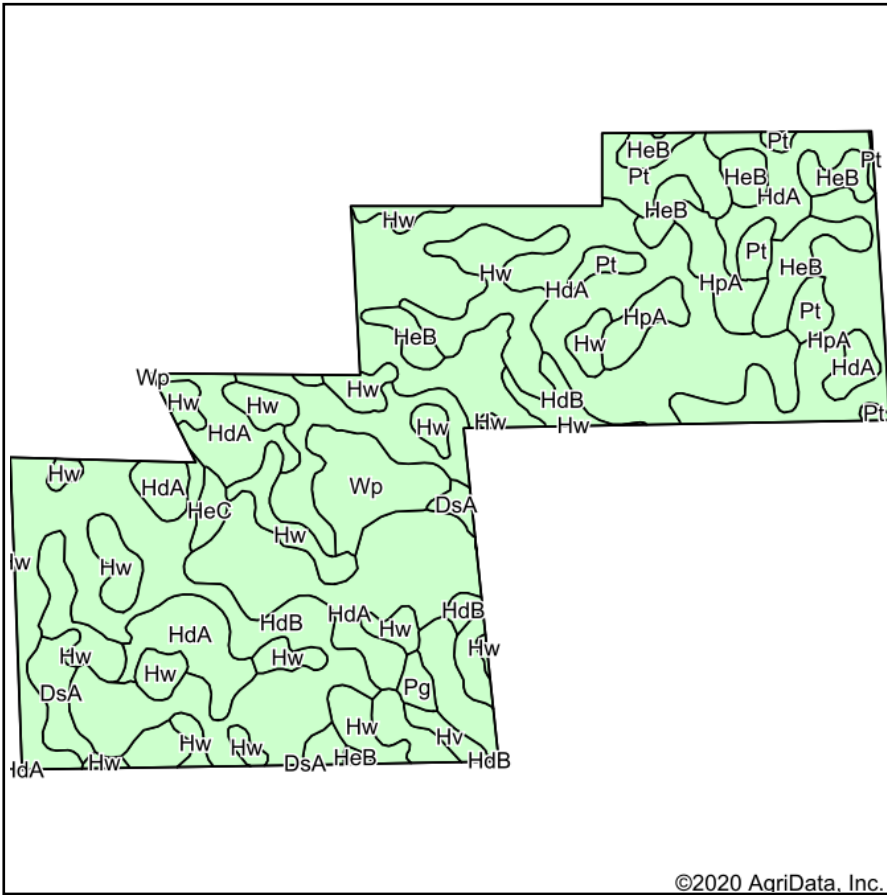
Maps Provided By:



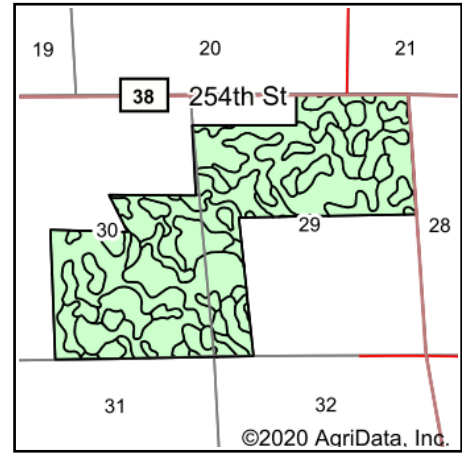
© AgriData, Inc. 2020 www.AgriDataInc.com

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

# Tract 2 - Soil Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Aurora**  
 Location: **29-103N-64W**  
 Township: **Plankinton**  
 Acres: **493.54**  
 Date: **10/5/2020**



Maps Provided By:



Area Symbol: SD003. Soil Area Version: 26					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HdA	Houdek-Dudley complex, 0 to 2 percent slopes	179.76	36.4%	IIc	61
HdB	Houdek-Dudley complex, 2 to 6 percent slopes	102.80	20.8%	IIe	63
Hw	Hoven-Plankinton silt loams	74.76	15.1%	VIIs	36
HeB	Houdek-Ethan loams, 2 to 6 percent slopes	40.46	8.2%	IIe	70
HpA	Houdek-Prosper loams, 0 to 2 percent slopes	40.35	8.2%	IIc	88
Pt	Plankinton-Prosper complex	21.27	4.3%	IVw	67
Wp	Worthing silty clay loam, ponded, 0 to 1 percent slopes	16.55	3.4%	VIIIw	10
DsA	Dudley-Jerauld silt loams, 0 to 2 percent slopes	9.15	1.9%	IVs	28
HeC	Houdek-Ethan loams, 6 to 9 percent slopes	3.00	0.6%	IIIe	58
Hv	Hoven silt loam, 0 to 1 percent slopes	2.93	0.6%	VIIs	15
Pg	Orthents, gravelly	2.51	0.5%	VIIIIs	0
<b>Weighted Average</b>					<b>57.9</b>

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

# Tract 2 – FSA Data

SOUTH DAKOTA AURORA Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 4429</b> Prepared : 9/29/20 8:51 AM Crop Year : 2021
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**Tract 2767 Continued ...**

Other Producers : SHELTON SCHUH  
 Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
140.18	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

**NOTES**

**Tract Number : 3866**

Description : NE-29-103-64  
 FSA Physical Location : SOUTH DAKOTA/AURORA  
 ANSI Physical Location : SOUTH DAKOTA/AURORA  
 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 : SHELLY SCHUH REVOCABLE TRUST  
 Other Producers : None  
 Recon ID : 46-003-2018-13

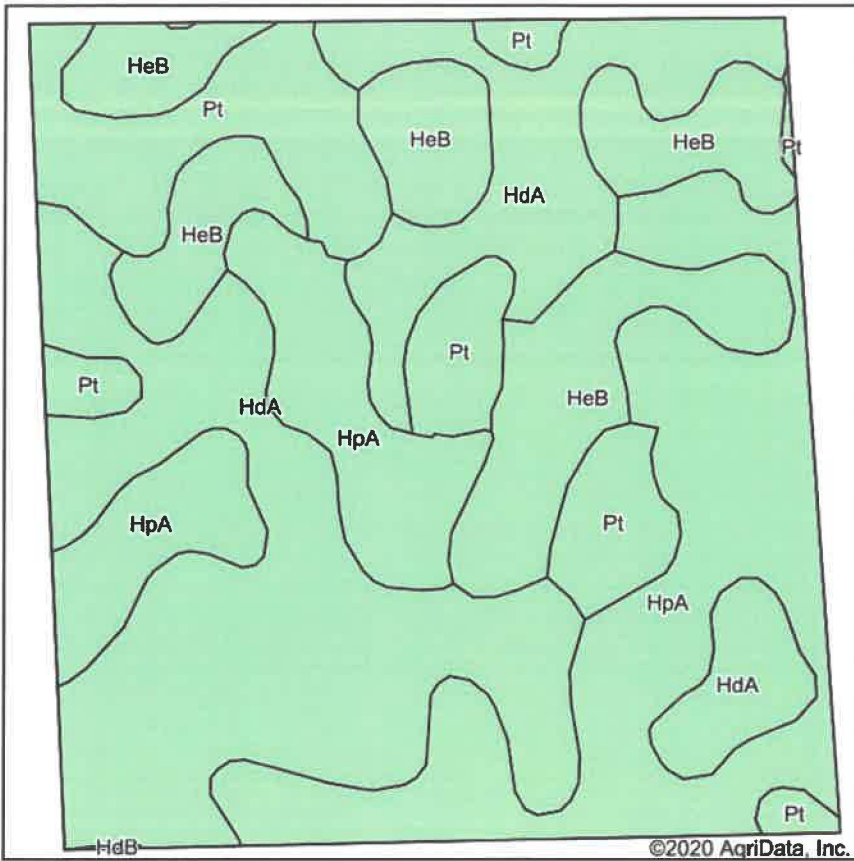
Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
126.67	126.67	126.67	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	126.67	0.00	0.00	0.00	0.00	0.00

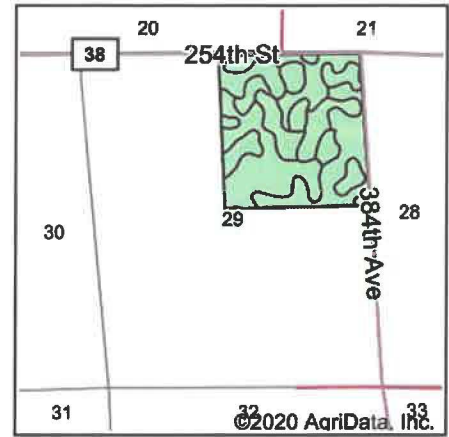
DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.50	0.00	24
Oats	7.23	0.00	38
Corn	69.65	0.00	39
Grain Sorghum	34.66	0.00	42
Barley	13.63	0.00	35
<b>TOTAL</b>	<b>126.67</b>	<b>0.00</b>	



# Tract 1 - NE Corner Section 29 (wetland easement only)



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Aurora**  
 Location: **29-103N-64W**  
 Township: **Plankinton**  
 Acres: **126.67**  
 Date: **10/6/2020**



Maps Provided By:

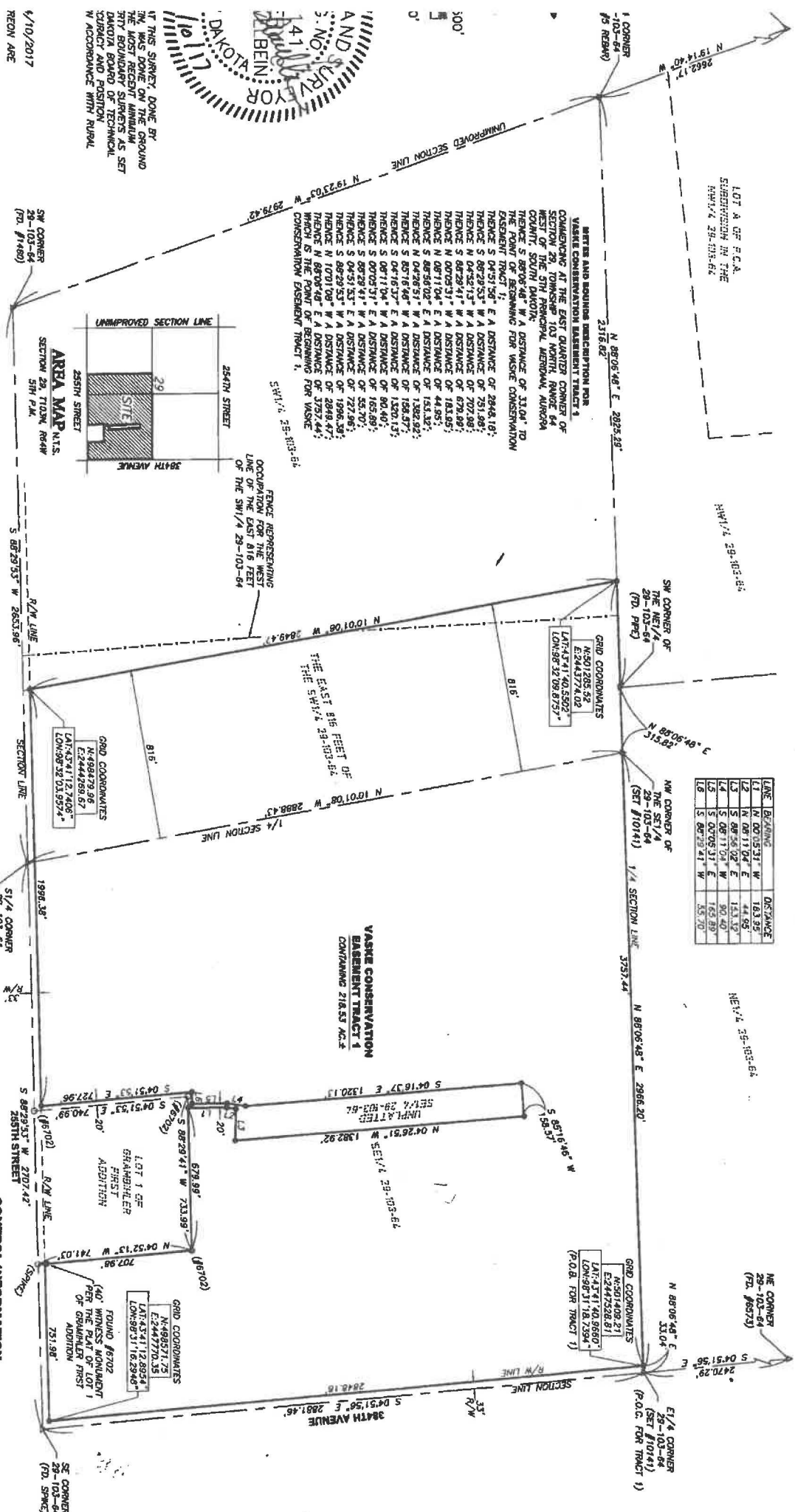


Area Symbol: SD003_Soil Area Version: 26					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HdA	Houdek-Dudley complex, 0 to 2 percent slopes	46.90	37.0%	IIc	61
HpA	Houdek-Prosper loams, 0 to 2 percent slopes	38.39	30.3%	IIc	86
HeB	Houdek-Ethan loams, 2 to 6 percent slopes	23.06	18.2%	Ile	70
Pt	Plankinton-Prosper complex	18.32	14.5%	IVw	67
<b>Weighted Average</b>					<b>71.7</b>

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

# PLAT OF VASKE CONSERVATION EASEMENT TRACT 1

IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 103 NORTH, RANGE 64 WEST OF THE 5TH PRINCIPAL MERIDIAN, AURORA COUNTY, SOUTH DAKOTA.



LINE	BEARING	DISTANCE
L1	N 00°05'31" W	183.95
L2	N 08°11'04" E	44.59
L3	S 88°56'02" E	153.13
L4	S 08°11'04" W	90.40
L5	S 00°05'31" E	163.80
L6	S 88°29'41" W	55.70

DAKOTA SURVEYOR  
41 BEIN  
41

4/10/2017  
REC'D ARE  
ORDINANCES ARE  
IN THE SOUTH ZONE  
WITH THE  
INMENT.  
2016  
ERE NOT  
T SHOWN  
180189M  
1 VASKE

LEGEND:  
● SET 5/8" 2" LONG REBAR W/ CAP #10141  
○ FOUND MONUMENT (AS NOTED)  
△ SECTION CORNER (AS NOTED)  
AC. ACRES  
R/W RIGHT-OF-WAY  
PREVIOUSLY PLATTED LINE  
N.T.S. NOT TO SCALE  
P.O.B. POINT OF BEGINNING  
(P.O.C.) POINT OF COMMENCEMENT

PREPARED BY:  
**Land Surveying and GPS Consulting, Inc.**  
211 E. 14th Street Suite 100  
Sioux Falls, South Dakota 57104  
Phone: (605) 339-8901 FAX: (605) 274-8951

TITLE EXCEPTIONS  
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.  
FILE NUMBER SW-45  
COMMITMENT DATE MAY 28, 2006  
SCHEMPLER N, SECTION 1 EXCEPTIONS.  
NO PLOTTABLE EXCEPTIONS.

CONTROL INFORMATION  
SCALE FACTOR=1.000163823241  
(NAD83) (GEOID08)  
APPLIED AT SOUTH DAKOTA STATE  
PLANE COORDINATE SYSTEM SOUTH ZONE  
GRID COORDINATE LOCATION OF:  
N: 493216.09  
E: 2446819.79  
METHOD OF ESTABLISHING SOUTH DAKOTA STATE  
PLANE SOUTH ZONE COORDINATES ON SITE WAS  
ACHIEVED THROUGH RTK POSITION FROM THE  
ADJUSTED VNS NETWORK.



GRAPHIC SCALE

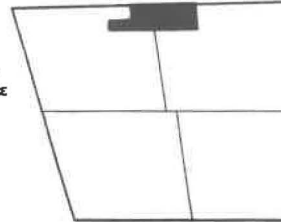


( IN FEET )  
1 inch = 300 ft.

LEGEND

- - FOUND IRON MONUMENT
- - SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8702
- 100' (P) - PLATTED BEARING OR DISTANCE
- 100' - MEASURED BEARING OR DISTANCE
- - SET NAIL
- ▲ - SET SURVEY SPIKE
- 4.00 CH (P) - PLATTED DISTANCE IN CHAINS
- - FOUND NAIL
- ◇ - SET 3/8" X 12" SPIKE W/WASHER P.W.-8702
- WM - WITNESS MONUMENT

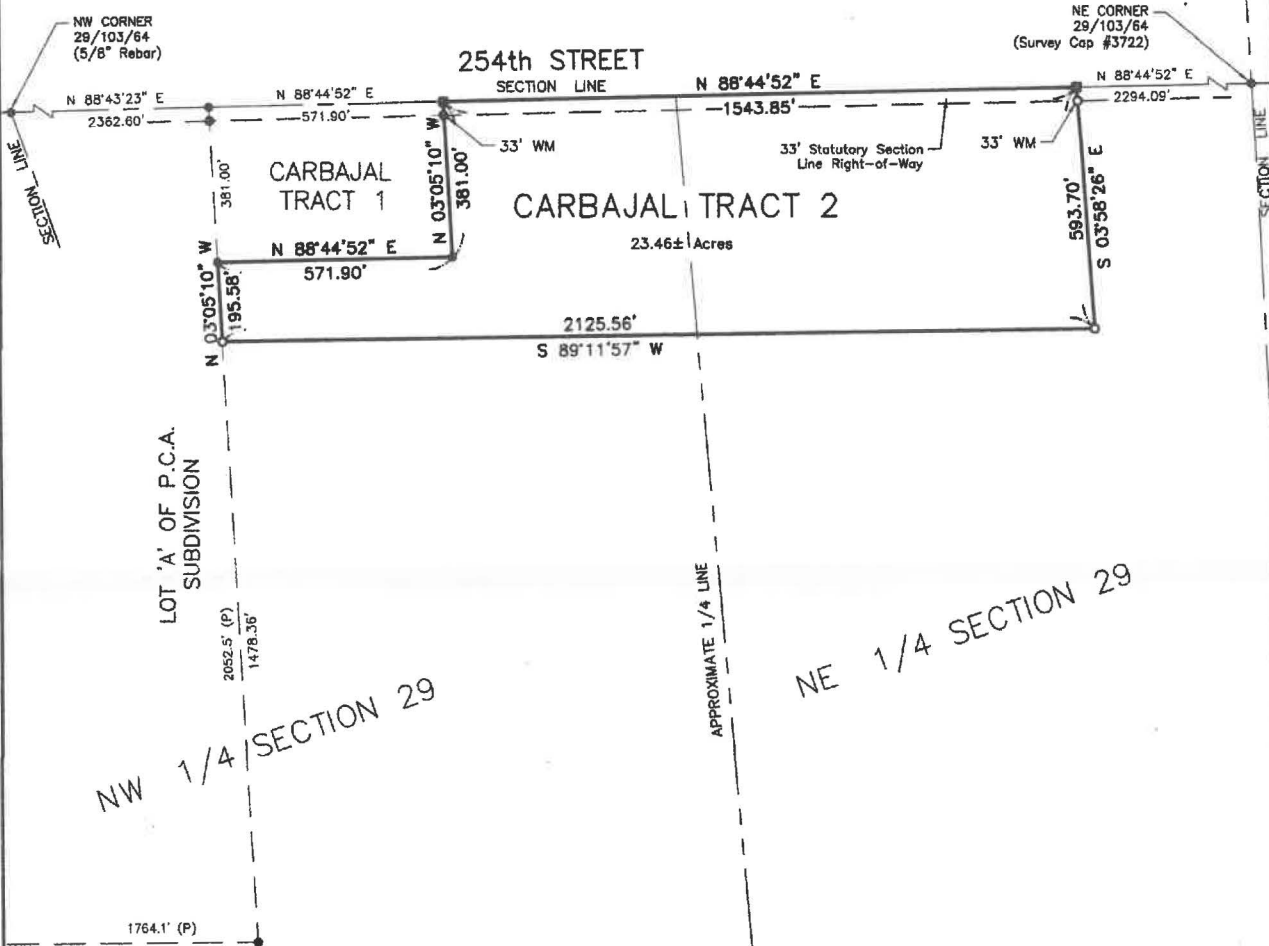
SEC. 29, T 103 N, R 64 W



LOCATION MAP

SCALE: 1" = 3000'  
PREPARED BY: PAUL J. REILAND, R.L.S.  
2100 NORTH SANBORN BLVD. - P.O. BOX 398  
MITCHELL, SOUTH DAKOTA 57301  
PHONE: (605) 996-7761

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE - NORTH AMERICAN DATUM 1983 - GRID 12A.  
GRID BEARINGS AND GRID DISTANCES ARE SHOWN.



A PLAT OF CARBAJAL TRACT 2 IN THE NORTH 1/2 OF SECTION 29, T 103 N, R 64 W OF THE 5TH P.M., AURORA COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Shelton G. Schuh, Trustee of the Shelly Schuh Revocable Trust, dated April 26, 2016, and under his direction for purposes indicated therein, I did on or prior to September 14, 2017, survey those parcels of land described as follows: CARBAJAL TRACT 2 IN THE NORTH 1/2 OF SECTION 29, T 103 N, R 64 W OF THE 5TH P.M., AURORA COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct, and was done on the ground in accordance with the most recent South Dakota laws relating to rural boundary surveys.

Dated this 22<sup>nd</sup> day of SEPTEMBER, 2017.

Registered Land Surveyor #SD6702



**SPN**

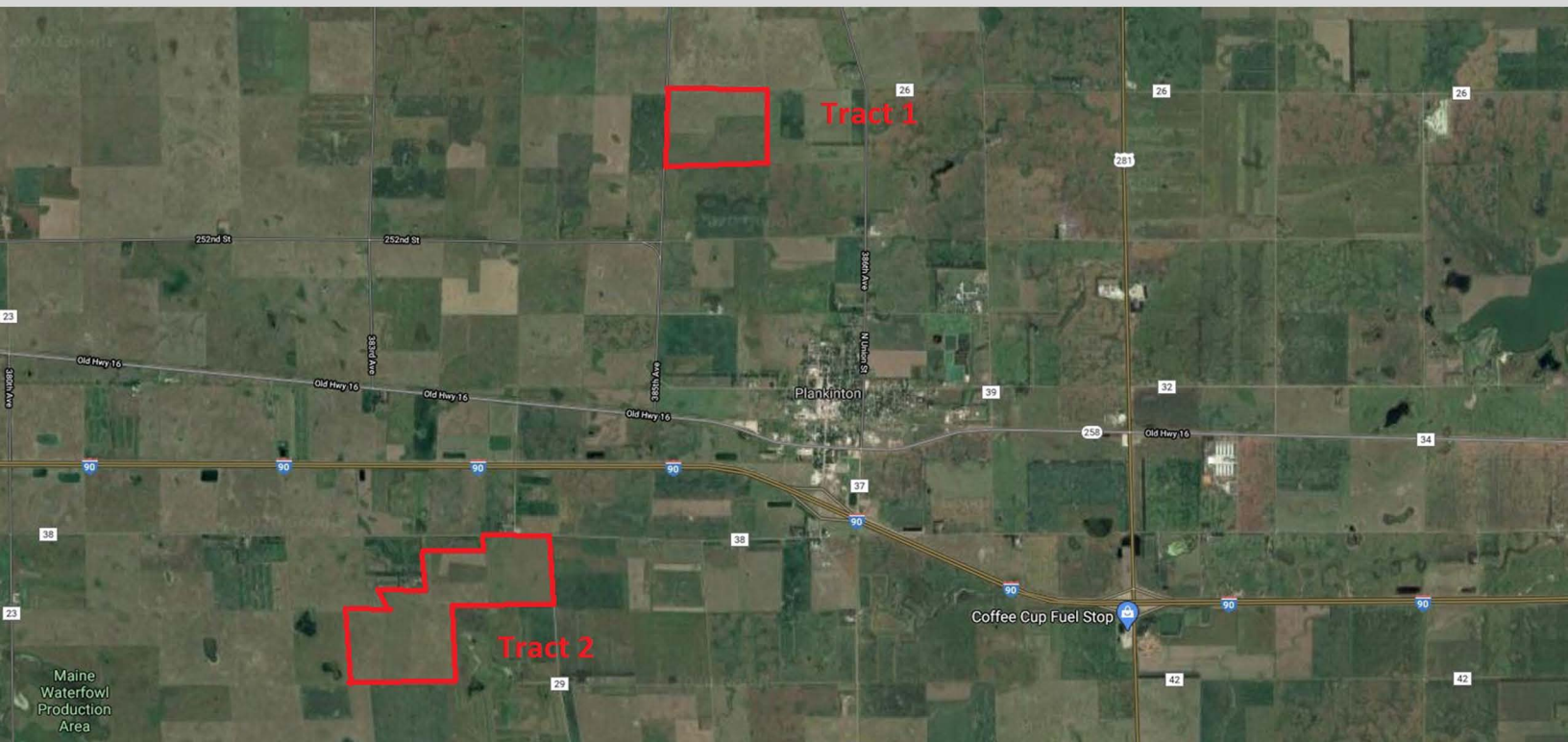
**& Associates**  
Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301  
Phone: (605) 996-7761 Fax: (605) 996-0015

# Aurora County

## 710.54 ACRES PLANKINTON TOWNSHIP

Land will be offered in 2 tracts at the  
Aurora County 4H in Plankinton SD



Cash sale with 10% non-refundable down payment auction day with the balance on or before December 30th, 2020. Trustee's Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2020 taxes in full. Buyer responsible for all the 2021 taxes payable in 2022. Sold subject to confirmation of the owner and all easements and restrictions of record. Auctioneers and closing attorney represent the sellers in this transaction. Acres are based on current county records and fences are assumed, but not guaranteed to be located on the true property lines.

Thursday  
**November 12th**  
at 10:30 AM



44628 SD HWY 44, MARION SD

PHONE: 800-251-3111

WIEMANAUCTION.COM

FAX: 605-648-3102

**"WE SELL THE EARTH AND EVERYTHING ON IT!"**