

120 ACRES

DOUGLAS COUNTY LAND

- THURSDAY, DECEMBER 15TH AT 10:30AM -



"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

120 ACRES DOUGLAS COUNTY LAND AUCTION

We will offer the following property at public auction located at the Blue Moon in Armour SD on:

THURSDAY, DECEMBER 15th - 10:30 AM

The real estate consists of 120+- acres of unimproved farm ground. The FSA Office indicates that this tract has 111.8 acres tillable and the balance in low areas/grass, and ROW. This parcel is located between 2 active gravel pits and has gravel mining potential. An engineering exploratory report is available with 11 bores done across the property. The weighted average soil productivity rating of the ground is 41.1 with the majority being Delmont loams. The property has 2 wells and formerly had an irrigation pivot on the some of the tillable acres. Currently 56.36 acres is enrolled in CRP with an annual payment of \$5,876 with 17.86 acres expiring in 2027 and 38.5 acres expiring in 2026. The annual real estate taxes are \$1,139.40. We invite you to view this land at any time and contact auctioneers for the full engineering exploratory report. For the buyer information packet, visit our website at www.wiமானuction.com or call us and we will send one to you!

LEGAL: The NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 8-98-62, Douglas County, South Dakota

TERMS: Cash Sale with a 15% nonrefundable down payment the day of the sale and the balance on or before January 31, 2023. Title insurance will be utilized with the cost split 50/50 between buyer and seller and title passed by Warranty Deed. The seller will pay all 2022 taxes due in 2023. Buyer will be responsible for all 2023 taxes. New buyer will take possession March 1, 2023. Sold subject to confirmation by the owners. Wieman Land & Auction Co. is representing the seller in this transaction. Remember the auction will be held at the Blue Moon in Armour SD!

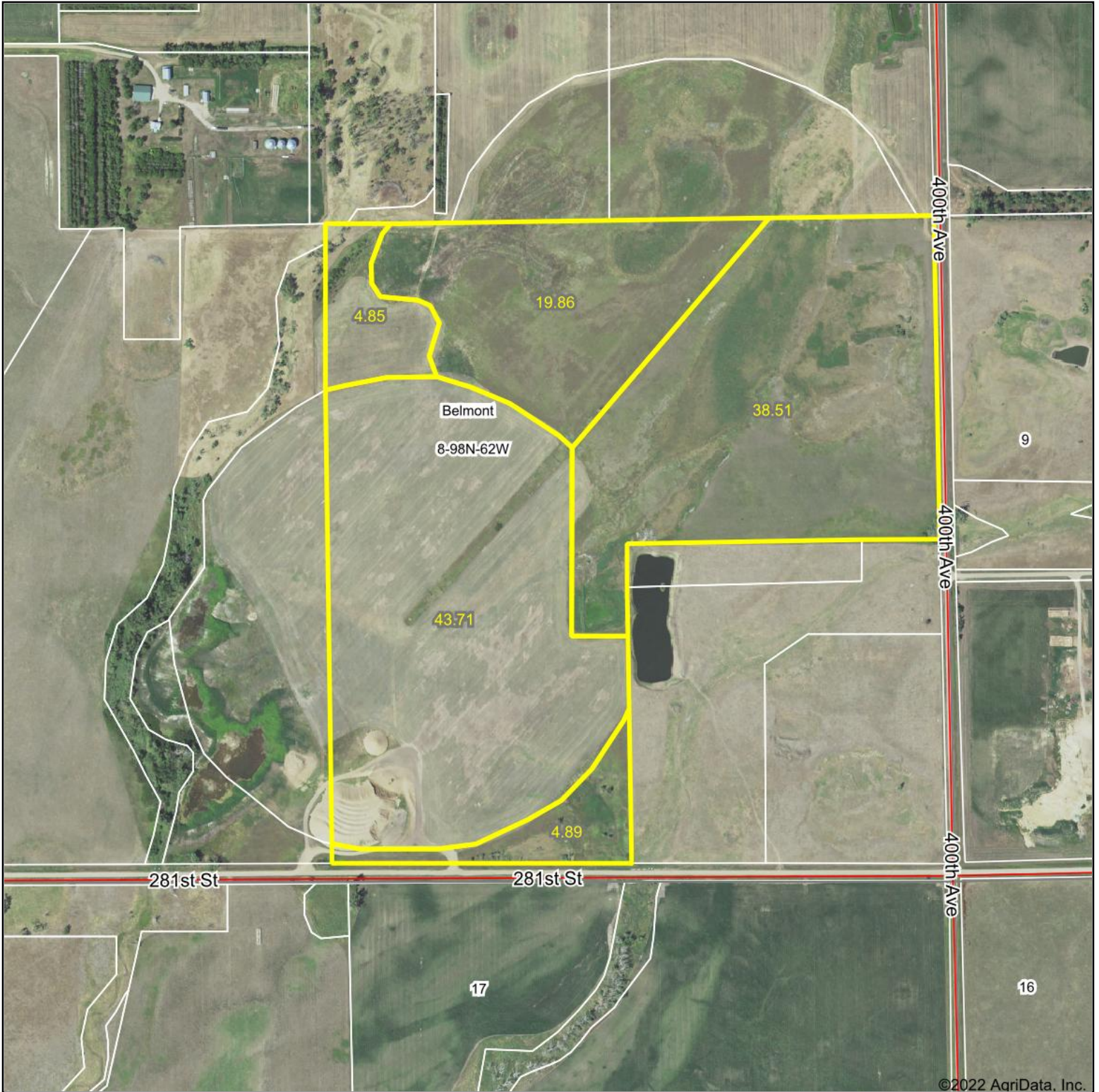
Virginia Gunderson, Valrae Schwaderer, Van Spease, Vincent Spease - OWNERS

Wieman Land & Auction Co. Inc.

Marion SD 800-251-3111

www.WiemanAuction.com

Aerial Map



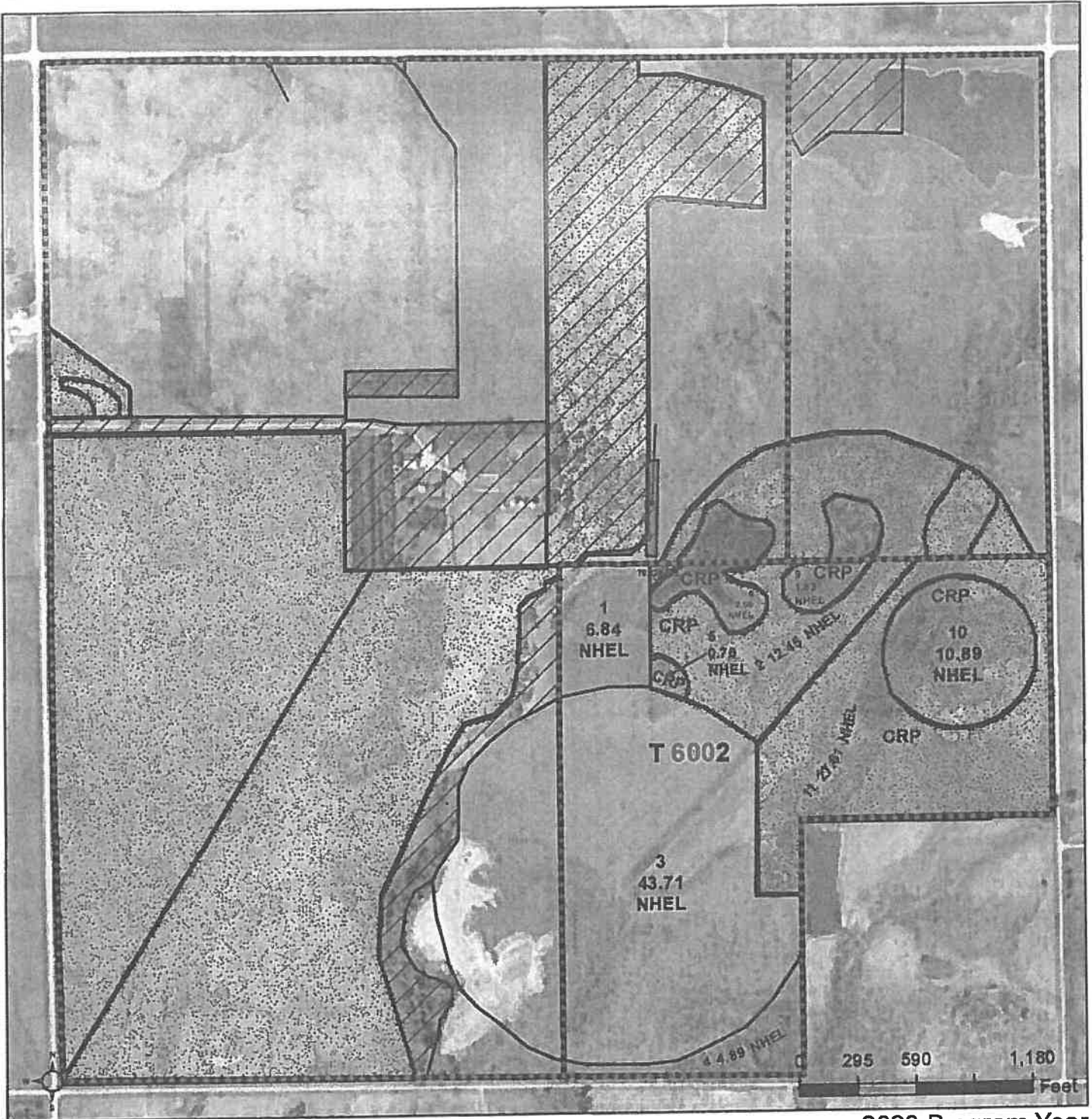
Map Center: 43° 18' 55.8, -98° 11' 44.32



8-98N-62W
Douglas County
South Dakota



10/31/2022



Common Land Unit

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

Wetland Determination Identifiers

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

Unless otherwise noted, crops listed below are:
 Non-irrigated Intended for Grain
 Corn = Yellow
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non-oil

Producer Initial _____
 Date _____

SHARES _____

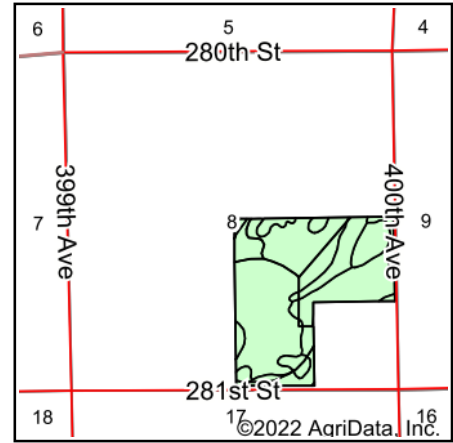
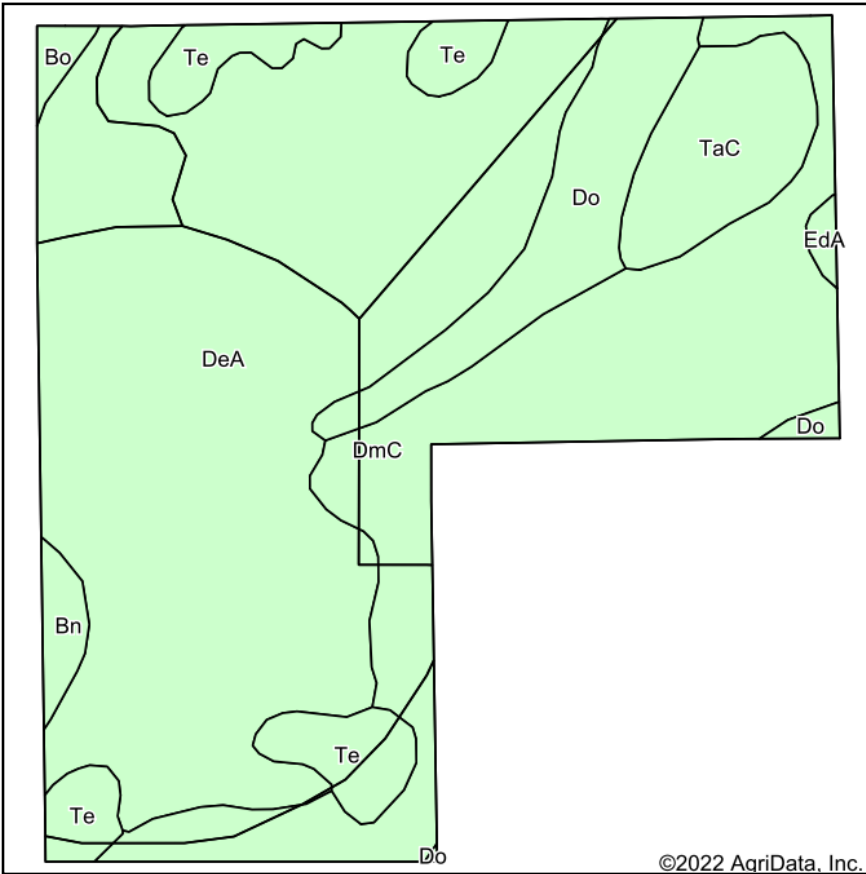
2023 Program Year
 Map Created September 20, 2022

Farm 1667

8-98N-62W-Douglas

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).

Soils Map



State: **South Dakota**

County: **Douglas**

Location: **8-98N-62W**

Township: **Belmont**

Acres: **111.82**

Date: **10/31/2022**



Maps Provided By:



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Soils data provided by USDA and NRCS.

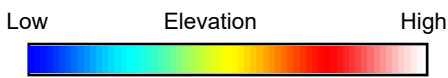
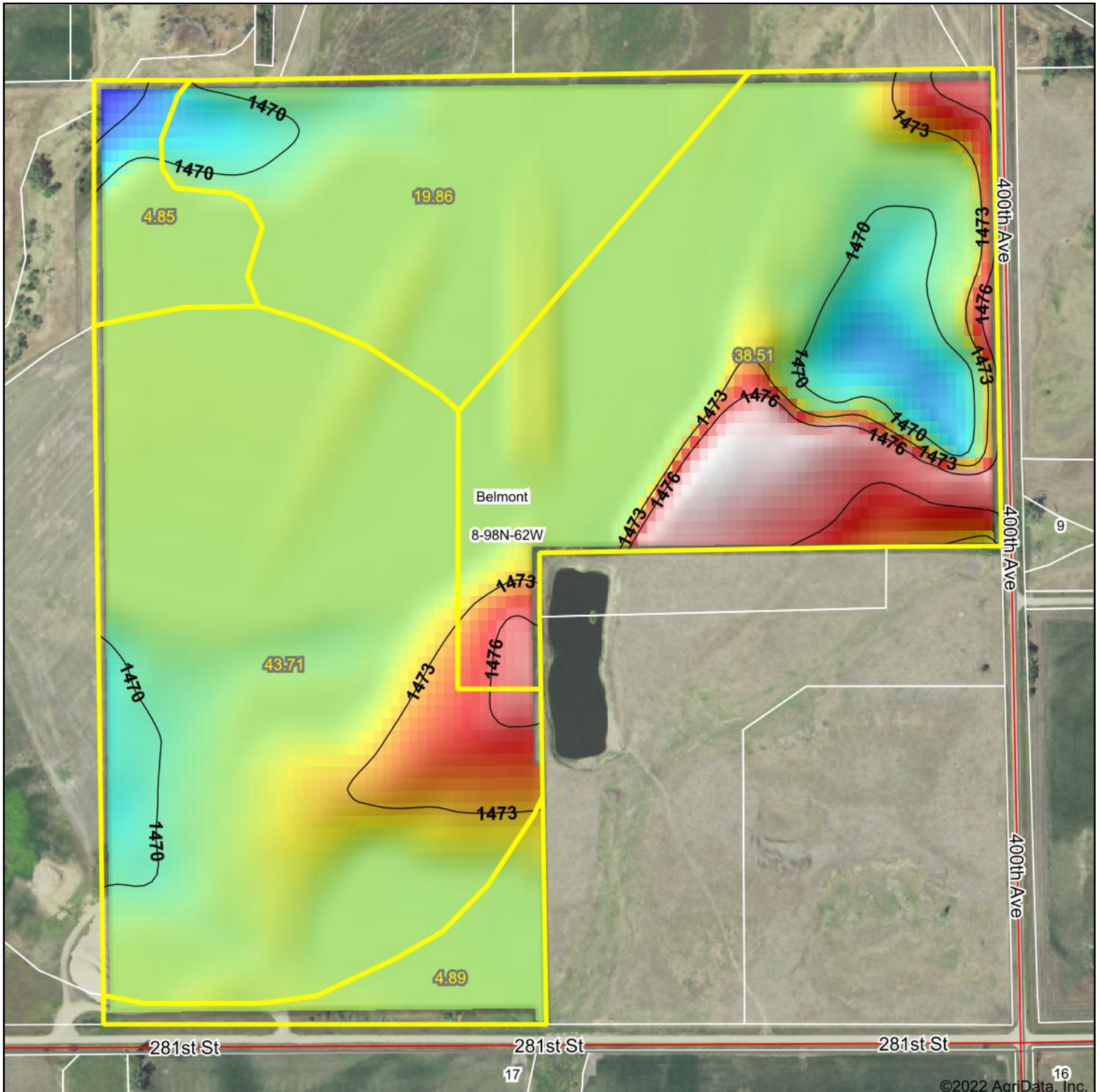
Area Symbol: SD043, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
DeA	Delmont loam, 0 to 2 percent slopes	61.98	55.4%	IVs	41
DmC	Delmont-Talmo loams, 2 to 9 percent slopes	25.33	22.7%	IVe	31
Do	Dimo loam	8.48	7.6%	IIIs	77
Te	Tetonka silt loam, 0 to 1 percent slopes	7.07	6.3%	IVw	56
TaC	Talmo gravelly sandy loam, 2 to 9 percent slopes	6.58	5.9%	VIIs	10
Bn	Bon loam, 0 to 2 percent slopes, rarely flooded	1.31	1.2%	IIc	84
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	0.65	0.6%	VIw	34
EdA	Delmont-Enet loams, 0 to 2 percent slopes	0.42	0.4%	IVs	50
Weighted Average				4.03	41.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,465.7
 Max: 1,478.5
 Range: 12.8
 Average: 1,471.5
 Standard Deviation: 1.84 ft



10/31/2022
8-98N-62W
Douglas County
South Dakota
 map center: 43° 18' 55.8, -98° 11' 44.32



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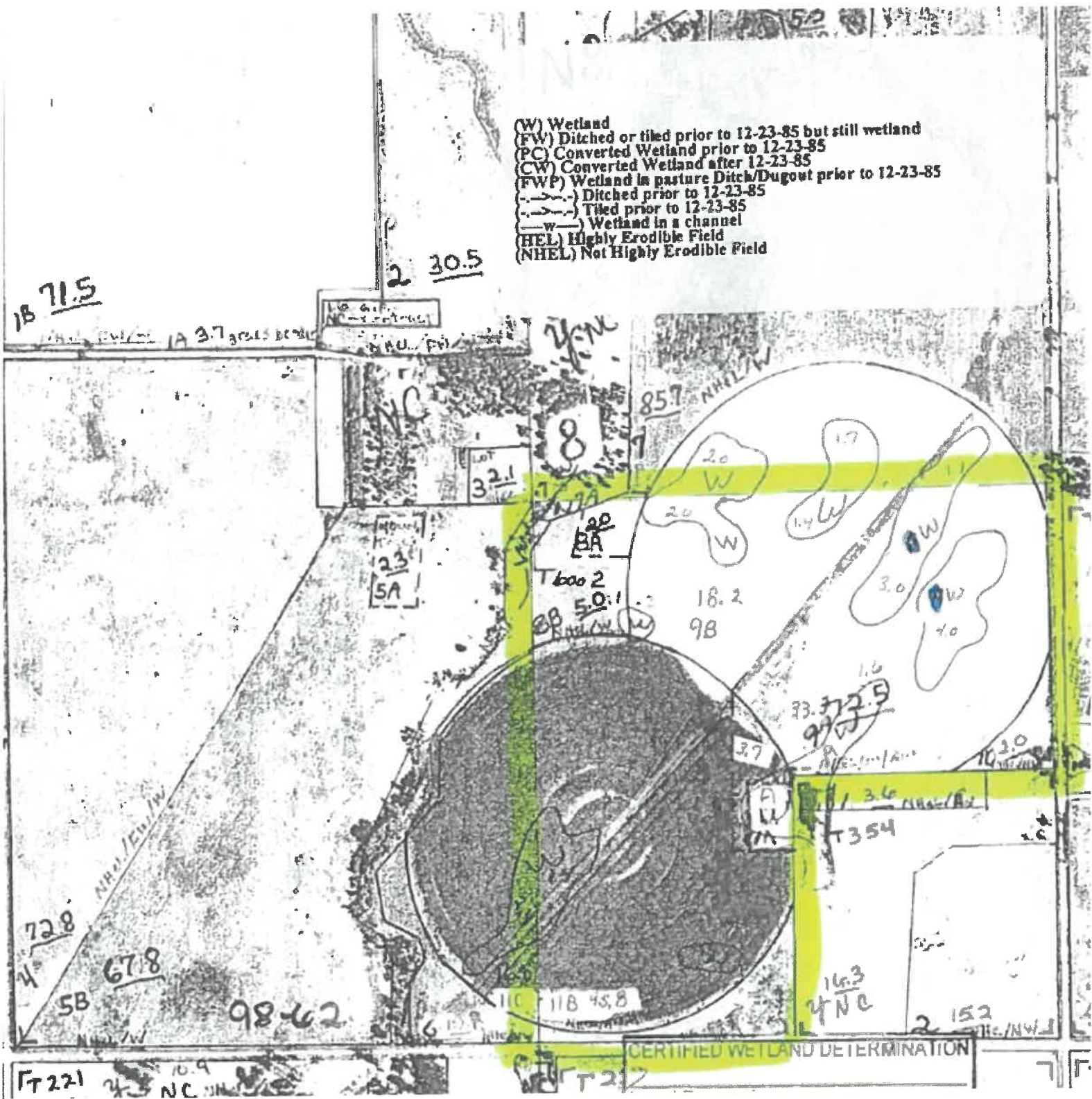
Field borders provided by Farm Service Agency as of 5/21/2008.

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- (W) Wetland
- (FW) Ditched or tiled prior to 12-23-85 but still wetland
- (PC) Converted Wetland prior to 12-23-85
- (CW) Converted Wetland after 12-23-85
- (FWP) Wetland in pasture Ditch/Dugout prior to 12-23-85
- (---) Ditched prior to 12-23-85
- (---) Tiled prior to 12-23-85
- (-w-) Wetland in a channel
- (HEL) Highly Erodible Field
- (NHEL) Not Highly Erodible Field

18 71.5

2 30.5



CERTIFIED WETLAND DETERMINATION

T 221

T 21

SOUTH DAKOTA
DOUGLAS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1667
Prepared : 9/30/22 10:21 AM CST
Crop Year : 2023

Tract Number : 6002
Description : N8 W2/SE4; NE4/SE4 8-98-62
FSA Physical Location : SOUTH DAKOTA/DOUGLAS
ANSI Physical Location : SOUTH DAKOTA/DOUGLAS
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 : VIRGINIA GUNDERSON, VALRAE SCHWADERER, VAN SPEASE, VINCENT SPEASE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
111.80	111.80	111.80	0.00	0.00	56.36	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	55.44	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	52.00	0.00	131
Soybeans	3.40	0.00	43
Barley	0.04	10.46	50
TOTAL	55.44	10.46	

NOTES

This form is available electronically.

CRP-1 U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO CODE & ADMIN. LOCATION 46 043	2. SIGN-UP NUMBER 48
	3. CONTRACT NUMBER 11069A	4. ACRES FOR ENROLLMENT 38.50
7A. COUNTY OFFICE ADDRESS (Include Zip Code) DOUGLAS COUNTY FARM SERVICE AGENCY PO BOX 399 ARMOUR, SD 57313-0399	5. FARM NUMBER 7-1-22 1667 7-1-22 <i>Initial: [Signature] Date: [Signature]</i>	6. TRACT NUMBER(S) 6002
7B. TELEPHONE NUMBER (Include Area Code): (605) 724-2846	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2016 TO: (MM-DD-YYYY) 09-30-2026

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	\$ 113.39	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 4,366	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	\$	6002	10	CP27	10.89	\$ 327
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		6002	11	CP28	27.61	\$ 828

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)			
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): VAN SPEASE PO BOX 634 ARMOUR, SD 57313-0634	(2) SHARE 25.00%	(3) SIGNATURE <i>Van Spease</i>	(4) DATE (MM-DD-YYYY) 5-21-18
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): VALRAE SCHWADERER PO BOX 156 DELMONT, SD 57330-0156	(2) SHARE 25.00%	(3) SIGNATURE See Attached	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): VINCENT SPEASE 3710 MICHIGAN AVE RAPID CITY, SD 57701-7557	(2) SHARE 25.00%	(3) SIGNATURE See Attached	(4) DATE (MM-DD-YYYY)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	B. DATE (MM-DD-YYYY) 7/12/17
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 U.S.C. 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.**

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.esor.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write to the Office of the Inspector General, U.S. Department of Agriculture, Director, Office of Adjudication, 1418 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

Do _____ County FSA

RECEIVED
MAY 21 2018
Douglas County FSA

This form is available electronically.

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO CODE & ADMIN. LOCATION 46 043	2. SIGN-UP NUMBER 42
	3. CONTRACT NUMBER 602B	4. ACRES FOR ENROLLMENT 17.86
7A. COUNTY OFFICE ADDRESS (Include Zip Code) DOUGLAS COUNTY FARM SERVICE AGENCY PO BOX 399 ARMOUR, SD 57313-0399	5. FARM NUMBER 1-1-22 1-1-22 1-1-22	6. TRACT NUMBER(S) 6002
7B. TELEPHONE NUMBER (Include Area Code): (605) 724-2846	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2012 TO: (MM-DD-YYYY) 09-30-2027

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	\$ 84.54	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 1,510	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	\$	6002	2	CP28	12.45	\$ 0
(Item 10C applicable only to continuous sign-up when the first year payment is prorated.)		6002	5	CP41	0.70	\$ 0
		6002	7	CP28	0.22	\$ 0

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)			
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13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE Cero		B. DATE (MM-DD-YYYY) 7/12/18

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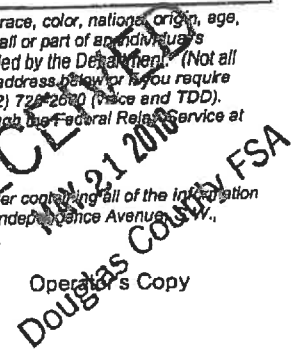
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 Owner's Copy
 Operator's Copy

Douglas County FSA



The elevations of the test borings were estimated using Google Earth. It should be noted that the accuracy is limited estimating elevations from Google Earth.

Water Levels

Measurements to record the groundwater levels were made at the test boring locations. The time and level of the groundwater readings are recorded on the boring logs. Groundwater was measured at depths varying from 5 feet to 10 feet at the majority of the boring locations. Groundwater did not enter the boreholes at borings 9 and 10 at the time of our measurements.

Subsurface Conditions

The subsurface conditions encountered at the boring location consisted of topsoil materials overlying fine alluvium soils, mixed alluvium soils, coarse alluvium soils and glacial till soils. The topsoil materials consisted of lean clay (CL). The fine alluvium soils consisted of lean clay (CL), lean clay with sand (CL) and sandy lean clay (CL). The mixed alluvium soils consisted of clayey sand soils (SC). The coarse alluvium soils consisted of clayey sand (SC), clayey gravel (GC), sand with silt (SP-SM) and gravel with silt and sand (GP-GM). The glacial till soils consisted of lean clay with sand (CL) and sandy lean clay (CL).

Laboratory Testing

Select samples from the test borings were submitted to the laboratory for testing. The tests consisted of 13 full sieve analyses and 5 partial sieve analyses. Tests were performed from the bag samples that were collected at the boring locations. The testing was performed on samples collected from above and below the water table. It should be noted that samples taken above the groundwater table will provide a more accurate representation of the particle size within the soil profile than samples taken beneath the groundwater table.

The sieve analysis tests were performed in accordance with ASTM procedures. The results of the full sieve analyses are shown in the Sieve Analysis Test Reports. The results of the partial sieve analyses are shown in the boring logs.

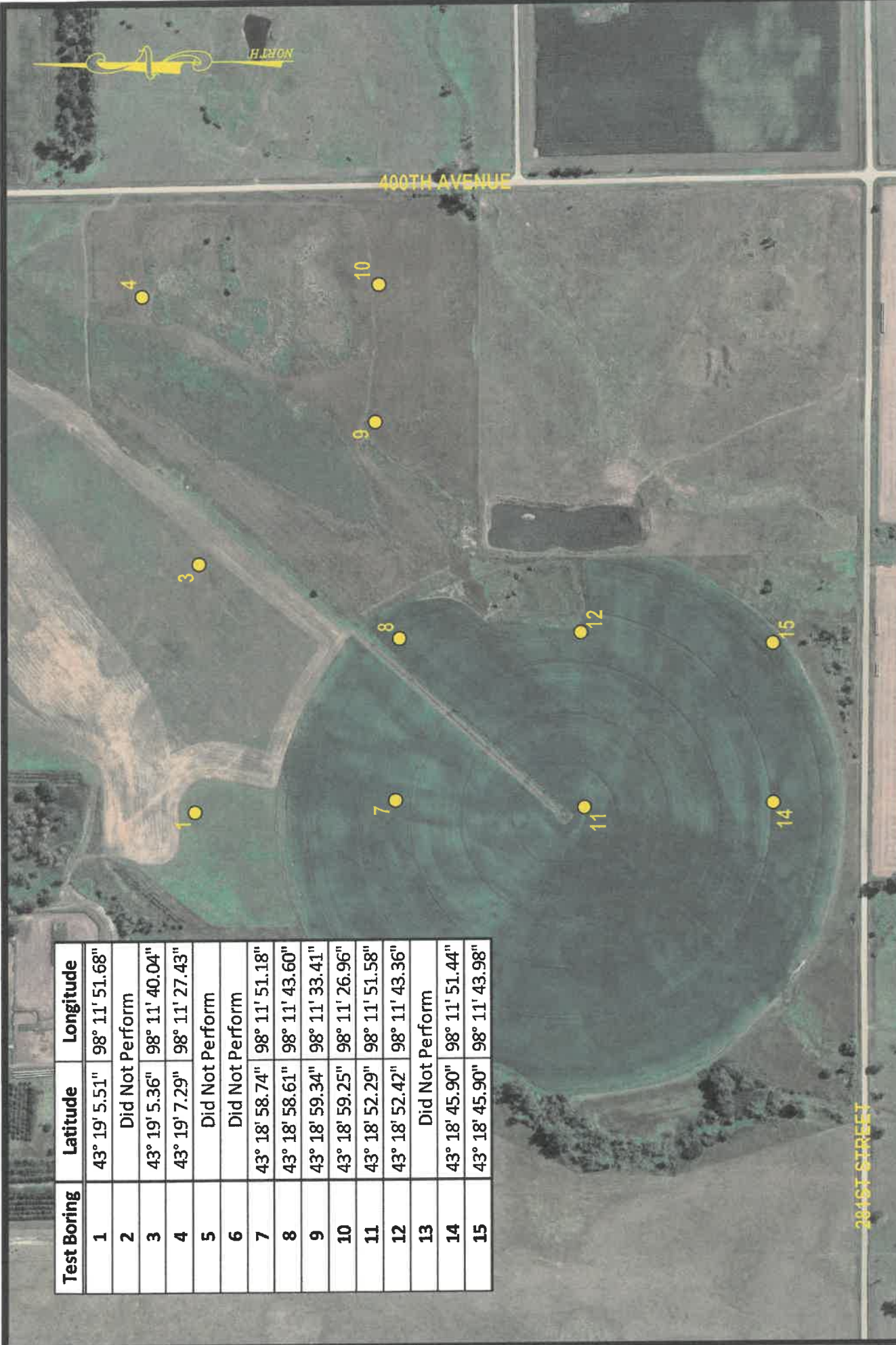
Conclusions

In general, based on the sieve analyses performed, it is our opinion that the coarse alluvium soils could be considered for use as base and surfacing material for street and highway projects after crushing, processing and screening has occurred. Portions of the coarse alluvium soils could also be considered for use as pit-run material for various construction projects with limited processing and screening.

Standard of Care

Our services for your project were performed in a manner consistent with that level of care and skill ordinarily exercised by members of the engineering profession currently practicing at this time and area.

Test Boring	Latitude	Longitude
1	43° 19' 5.51"	98° 11' 51.68"
2	Did Not Perform	
3	43° 19' 5.36"	98° 11' 40.04"
4	43° 19' 7.29"	98° 11' 27.43"
5	Did Not Perform	
6	Did Not Perform	
7	43° 18' 58.74"	98° 11' 51.18"
8	43° 18' 58.61"	98° 11' 43.60"
9	43° 18' 59.34"	98° 11' 33.41"
10	43° 18' 59.25"	98° 11' 26.96"
11	43° 18' 52.29"	98° 11' 51.58"
12	43° 18' 52.42"	98° 11' 43.36"
13	Did Not Perform	
14	43° 18' 45.90"	98° 11' 51.44"
15	43° 18' 45.90"	98° 11' 43.98"



GEOTEK ENGINEERING & TESTING SERVICES, INC.
 909 East 50th Street North
 Sioux Falls, South Dakota 57104
 605-335-5512 Fax 605-335-0773



PROJECT#: 21-L81
 DRAWN BY: MAB

FIGURE 2
 BORING LOCATION MAP
 SAND & GRAVEL EXPLORATION
 281ST STREET & 400TH AVENUE
 NEAR DELMONT, SD
 ACAD/GEOTEK/BRENNEN/21-L81



**GEOTEK ENGINEERING
& TESTING SERVICES, INC.**
 909 East 50th Street North
 Sioux Falls, South Dakota 57104
 605-335-5512 Fax 605-335-0773
 www.geotekeng.com

REPORTED TO:

Spease Acres
 PO Box 156
 Delmont, SD 57330

PROJECT: 21-L81

Sand & Gravel Exploration
 281st Street & 400th Avenue
 Near Delmont, SD

COPIES TO:

DATE REPORTED: 12/8/2021

Sample Information

Sample Method: Flight Auger

Date Sampled: 11/17/2021

Material Type: Sand and Gravel

Date Tested: 12/1/2021

Tested By: GeoTek Engineering & Testing

Test: Sieve Analysis (ASTM C136)

Sieve Size	Test Boring Location / Depth (ft)						
	1	1	3	4	7	8	8
	2 - 10	10 - 18	5 - 15	10 - 23	5 - 15	5 - 15	15 - 25
Percent Passing							
3"	100	100	100	100	100	100	100
2 1/2"	100	100	100	100	100	100	100
2"	100	100	100	100	100	100	100
1 1/2"	92	100	100	100	100	100	100
1"	85	100	99	100	99	87	98
3/4"	81	97	96	97	98	81	96
5/8"	77	94	93	94	95	76	96
1/2"	72	88	88	89	91	69	90
3/8"	66	80	83	82	85	63	81
#4	52	58	66	65	70	51	55
#8	41	44	55	52	56	43	40
#10	38	41	52	50	53	41	37
#16	31	32	43	41	41	36	29
#40	18	18	25	25	20	25	16
#50	14	14	19	20	16	21	13
#80	12	11	13	16	13	17	10
#100	11	10	11	15	12	16	10
#200	9.7	8.9	9.5	12.9	11.0	14.7	8.9

Remarks: Bag samples were collected every 5 feet from the flight auger. The samples are composite samples from the bags.

By: 

Brennen Ahlers, PE



**GEOTEK ENGINEERING
& TESTING SERVICES, INC.**
 909 East 50th Street North
 Sioux Falls, South Dakota 57104
 605-335-5512 Fax 605-335-0773
 www.geotekeng.com

REPORTED TO:

Spease Acres
 PO Box 156
 Delmont, SD 57330

PROJECT: 21-L81

Sand & Gravel Exploration
 281st Street & 400th Avenue
 Near Delmont, SD

COPIES TO:

DATE REPORTED: 12/8/2021

Sample Information

Sample Method: Flight Auger

Date Sampled: 11/17/2021

Material Type: Sand and Gravel

Date Tested: 12/1/2021

Tested By: GeoTek Engineering & Testing

Test: Sieve Analysis (ASTM C136)

Sieve Size	Test Boring Location / Depth (ft)					
	9	11	12	14	14	15
	5 - 14	10 - 25	1.5 - 13	4 - 15	15 - 30	3 - 8
Percent Passing						
3"	100	100	100	100	100	100
2 1/2"	100	100	100	100	100	100
2"	100	100	100	100	100	100
1 1/2"	100	100	99	100	100	100
1"	97	98	91	97	99	99
3/4"	87	94	84	92	99	98
5/8"	79	91	80	88	97	95
1/2"	72	81	74	79	93	90
3/8"	64	72	66	70	85	85
#4	47	59	47	47	53	68
#8	38	53	37	33	35	62
#10	36	52	35	30	33	60
#16	30	48	30	23	26	55
#40	21	39	23	16	17	43
#50	19	32	20	15	14	35
#80	17	21	17	13	11	28
#100	16	18	16	12	10	27
#200	14.8	15.2	14.4	10.2	9.1	23.8

Remarks: Bag samples were collected every 5 feet from the flight auger. The samples are composite samples from the bags.

By: 

Brennen Ahlers, PE

120 ACRES

DOUGLAS COUNTY LAND

**THURSDAY,
DECEMBER 15TH
AT 10:30AM**

*Auction will be held
at the Blue Moon in
Armour, SD*

ARMOUR

TERMS: Cash Sale with a 15% nonrefundable down payment the day of the sale and the balance on or before January 31, 2023. Title insurance will be utilized with the cost split 50/50 between buyer and seller and title passed by Warranty Deed. The seller will pay all 2022 taxes due in 2023. Buyer will be responsible for all 2023 taxes. New buyer will take possession March 1, 2023. Sold subject to confirmation by the owners. Wieman Land & Auction Co. is representing the seller in this transaction. Remember the auction will be held at the Blue Moon in Armour, SD!



"We Sell The Earth And Everything On It!"

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