

Hutchinson County
**FARMLAND
AUCTION**

**91.80
Acres**

Wednesday
May 30th
at 10:30 AM

OWNER:

**RON SPOMER &
ROBERT SPOMER**

WIEMAN
LAND & AUCTION

44628 SD HWY, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

91.80 ACRES HUTCHINSON COUNTY LAND

AUCTION

We will sell the following land at auction on the farm located ½ mile east of Kaylor SD on

WEDNESDAY, MAY 30TH 10:30 AM

The real estate consists of 91.80 acres (more or less) of unimproved farmland. The FSA Office indicates that this tract has 83.12 acres tillable. At the present time, there is 33.68 acres in alfalfa, 41.68 acres in row crop, 7.76 acres in CRP until June 2020, receiving \$101.74 per acre or \$790. per year and 7.77 acres in grass and low ground. The predominate soil types are Clarno-Bonilla Loam, Hand Loam, Tetonka Silt Loam, Worthing Silty Clay Loam, Prosper-Stickney Complex and it has a 78.9 soil productivity index rating. The land lays generally very level with good access on oil road. The annual real estate taxes are \$1723.14. The buyer will receive landlord's possession at closing. Land is rented for the 2018 crop year by Frey Brothers on a cash rent basis on tillable acres at \$125. per acre or \$9,420.00.

LEGAL: Tract 1 in Spomer's Addition in the SW ¼ and the SE ¼ of Section 28-97-59, Hutchinson County, South Dakota aka the NE ¼ SW ¼ and Lot 4 of the SE ¼ SW ¼ and the West 10 acres of NW ¼ SE ¼ and West 10 acres of SW ¼ SE ¼ in Section 28-97-59, Hutchinson County, South Dakota

TERMS: Cash sale with 15% nonrefundable downpayment the day of the sale and the balance on July 10, 2018. Title insurance will be utilized with cost split 50/50 between buyer and seller and Warranty Deed will be provided. The buyer will receive landlord's possession at closing and receive all rent for 2018 and pro-rated share of 2018 CRP payment. The new buyers are required to keep property enrolled in CRP Program until completion of contract in 2020. This property is involved in a 1031 Exchange. Buyer to pay all 2018 RE Taxes. Sold subject to confirmation by the owners. Wieman Land & Auction Co., Inc. and Glenn L. Roth are representing the sellers in this transaction. For buyer's info packet and pictures/video, visit our website: wiemanauction.com or call and we will send one in the mail.

RON SPOMER & ROBERT SPOMER, OWNERS

208-866-5421 320-212-9714

Wieman Land & Auction Co., Inc.
Rich & Gary Wieman, Brokers
Kevin, Mike, Ryan & Derek Wieman, Assoc. Brokers
Marion SD 800-251-3111
Website: www.wiemanauction.com
Auctioneers

Glenn L. Roth
Freeman & Olivet, SD
605-925-7681
Closing Agent

Aerial Map



map center: 43° 11' 26.53, -97° 49' 29.14

0ft 817ft 1634ft

28-97N-59W
Hutchinson County
South Dakota



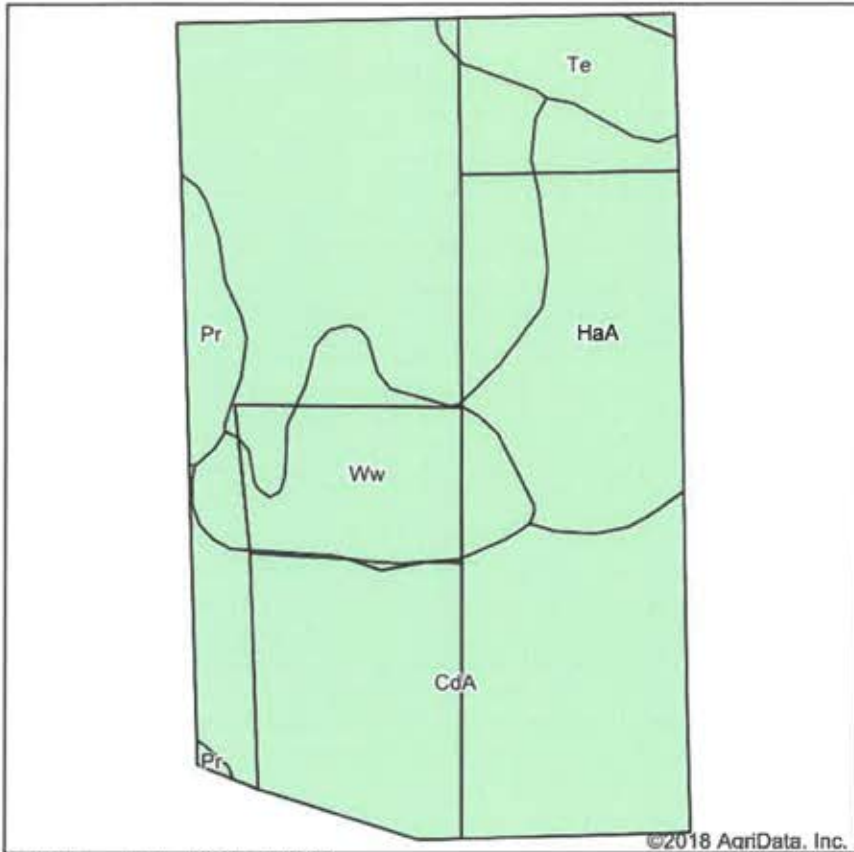
5/7/2018



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2018 www.AgriDataInc.com

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

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **28-97N-59W**
 Township: **Kaylor**
 Acres: **90.89**
 Date: **5/7/2018**



Maps Provided By:



Area Symbol: SD602, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	58.27	64.1%	IIc	88						66	50	45
HaA	Hand loam, 0 to 3 percent slopes	14.68	16.2%	IIc	84	3.1	77	60	76		49	36	42
Ww	Worthing silty clay loam, 0 to 1 percent slopes	10.79	11.9%	Vw	30						4	2	4
Te	Tetonka silt loam, 0 to 1 percent slopes	4.38	4.8%	IVw	56						13	13	10
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	2.77	3.0%	IIc	85	3.5	77	67	84	30	49	38	39
Weighted Average					78.8	0.6	14.8	11.7	14.8	0.9	52.8	39.9	37.8

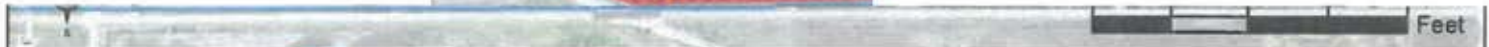
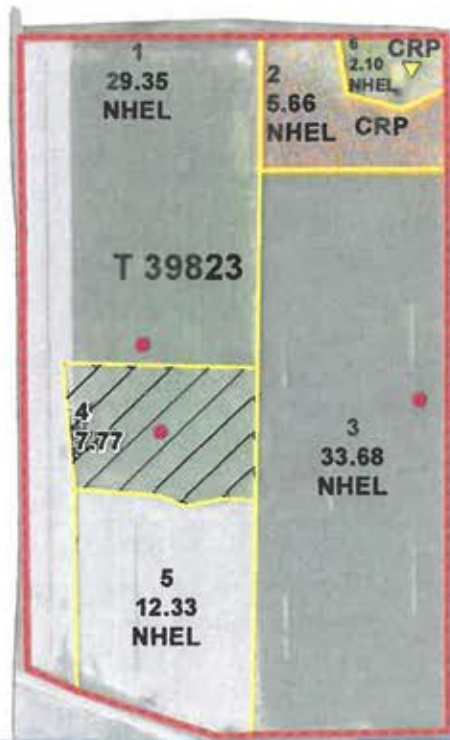
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Hutchinson County, South Dakota



- Common Land Unit**
- CRP
 - Tract Boundary
 - PLSS
 - Non-Cropland
 - Cropland

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

2018 Program Year

Map Created October 24, 2017

Farm 7963

28 -97N -59W

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).



Abbreviated 156 Farm Record

Tract 1483 Continued ...

Soybeans	2.30	21.30	0	0
TOTAL	32.90	21.30		

NOTES

Tract Number : 39823
 Description : E11R/ ESW 28-97-59
 FSA Physical Location : SOUTH DAKOTA/HUTCHINSON
 ANSI Physical Location : SOUTH DAKOTA/HUTCHINSON
 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 : ROBERT SPOMER, RONALD SPOMER
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
90.89	83.12	83.12	0.00	0.00	7.76	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	75.36	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	9.80	0.00	0	51
Corn	34.40	0.00	0	117
Soybeans	31.10	5.50	0	28
TOTAL	75.30	5.50		

NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 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.

This form is available electronically.

CRP-1 (03-26-04) CONSERVATION RESERVE PROGRAM CONTRACT	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 46-067-6	2. SIGN-UP NUMBER 31
	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 is 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.			3. CONTRACT NUMBER 246
7. COUNTY OFFICE ADDRESS (Include Zip Code): Hutchinson County FSA Office 701 Plum St., Suite 1 Parkston SD 57366			5. FARM NUMBER 7963	6. TRACT NUMBER(S) 39823
TELEPHONE NUMBER (Include Area Code): (605) 928-7925			8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 3-1-2006 to 2-28-2010

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 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 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre \$ 101.74		11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment \$ 794	C. First Year Payment \$ 465	A. Tract No. 39823 (Item 10C applicable only to continuous signup when the first year payment is prorated.)	B. Field No. 16 2	C. Practice No. CP27 CP28	D. Acres 2.1 5.7	E. Total Estimated Cost-Share 0 354

12. PARTICIPANTS		
A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): Robert Spomer 5380 132nd Ave NE Spicer MN 56288-9343	(2) SHARE 50 %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE Robert Spomer DATE (MM-DD-YYYY) 1-19-06
B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): Ronald Spomer 8495 North Old State Road 1454 Shepards Dr Bloomington IN 47408 Boise ID 83712-6657	(2) SHARE 50 %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE Ronald Spomer DATE (MM-DD-YYYY) 1-20-06
C(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): Frey Brothers Partnership PO Box 23 Kaylor SD 57354-0023	(2) SHARE 0 %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE Frey Brothers Partnership DATE (MM-DD-YYYY) 2-28-06

13. CCC USE ONLY - Payments according to the shares are approved.	A. SIGNATURE OF CCC REPRESENTATIVE [Signature]	B. DATE (MM-DD-YYYY) 2/28/06
---	---	---------------------------------

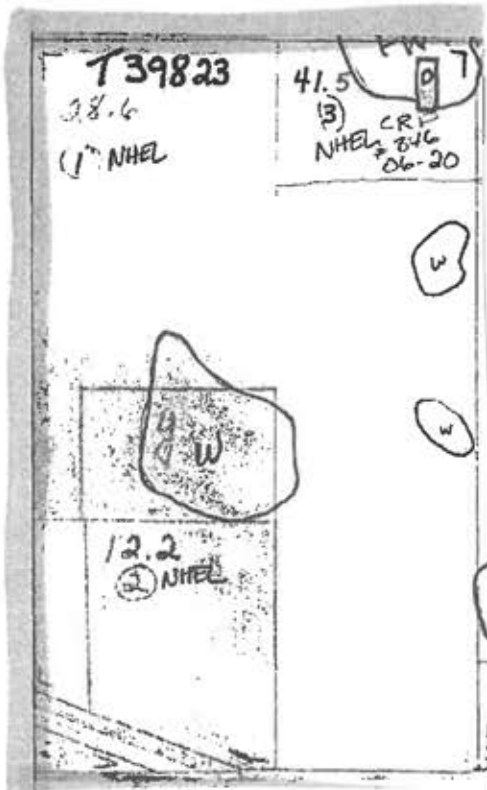
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment 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.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, D. C. 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

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

NOT TO SCALE

28-97-59



Hutchinson County **FARMLAND AUCTION**

91.80 Acres



TERMS: Cash sale with 15% nonrefundable downpayment the day of the sale and the balance on July 10, 2018. Title insurance will be utilized with cost split 50/50 between buyer and seller and Warranty Deed will be provided. The buyer will receive landlord's possession at closing and receive all rent for 2018 and pro-rated share of 2018 CRP payment. The new buyers are required to keep property enrolled in CRP Program until completion of contract in 2020. This property is involved in a 1031 Exchange. Buyer to pay all 2018 RE Taxes. Sold subject to confirmation by the owners. Wieman Land & Auction Co., Inc. and Glenn L. Roth are representing the sellers in this transaction. For buyer's info packet and pictures/video, visit our website: wiemanauction.com or call and we will send one in the mail.

Wednesday
May 30th
at 10:30 AM



44628 SD HWY, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"