

*Yankton County*  
**FARMLAND  
AUCTION**

**158  
Acres**

*Wednesday*  
**September 27**  
*at 10:30 AM*

OWNER:

**CALVIN & ALICE  
SCHAEFFER**



44628 SD HWY, Marion SD

web: [wiemanauction.com](http://wiemanauction.com)

fax: 605-648-3102

*"We Sell The Earth And Everything On It!"*

**158 ACRES OF YANKTON COUNTY  
LESTERVILLE TWP LAND – TILLABLE – PASTURE – WATER  
AT AUCTION**

It is our privilege to offer this unique property that provides for awesome waterfall game – hunting – plus tillable land with other possibilities. Auction to be conducted at the Lesterville Community Center, located 1 Block north of the elevator in Lesterville, SD on

**WEDNESDAY, SEPTEMBER 27<sup>TH</sup> 10:00 AM**

**REAL ESTATE**

The land is located from Lesterville, 1 west on 300<sup>th</sup> Street, then 1 north on 429<sup>th</sup> Ave or at the Jct of 429 Ave and 299 St.

Hunters and cattlemen check out this opportunity. On the pasture, there are 3 dugouts which sometimes turns into a small lake. This property could be developed into a top-notch hunting paradise for waterfowl, pheasants, and big game. Large body of water than maintains a good water level through most years and provides awesome waterfowl production. 81.94 acres is currently under cultivation but would be a great area to enroll in CRP. On this tract, there are 3 electric transmission towers/lines. Come take a look.

At present time, this 158 acres has 81.94 acres being tilled (farmed) and balance in pasture-grass and small lake. The topography is level to low and maybe the ideal tract for sportsmen/hunter – investor – or farmer! According to AgriData, this farm has weighted productive rating of 56.4. Current taxes are \$2272.12 and assessed value is \$269,885. This tract has been in the Schaeffer/Gall families since the 1940's. Come have a look! Lots of possibilities.

**LEGAL:** The Southeast Quarter (SE ¼) of Section 7-95-57, Yankton County, South Dakota

**TERMS:** Cash Sale with 15% down payment, non-refundable on sale day and the balance on or before November 16, 2017. Full possession for crop year of 2018. Warranty title to be given and owner's title insurance to be used. Closing costs split equally to buyer/seller. Seller to pay the 2017 taxes due in 2018. Sold subject to any easements of record and the owner's confirmation. Come prepared to buy this land. Wieman Auction represents the sellers! Yankton Title Company will be the closing agent.

**Note:** For more information, maps, etc., visit [www.wiemanauktion.com](http://www.wiemanauktion.com). Call our office for an auction packet.

**CALVIN & ALICE SCHAEFFER, OWNERS  
ALICE SCHAEFFER – CONSERVATOR FOR CALVIN**

Wieman Land & Auction Co., Inc.

Gary & Rich Wieman, Brokers

Kevin, Mike, Ryan & Derek Wieman, Assoc. Brokers

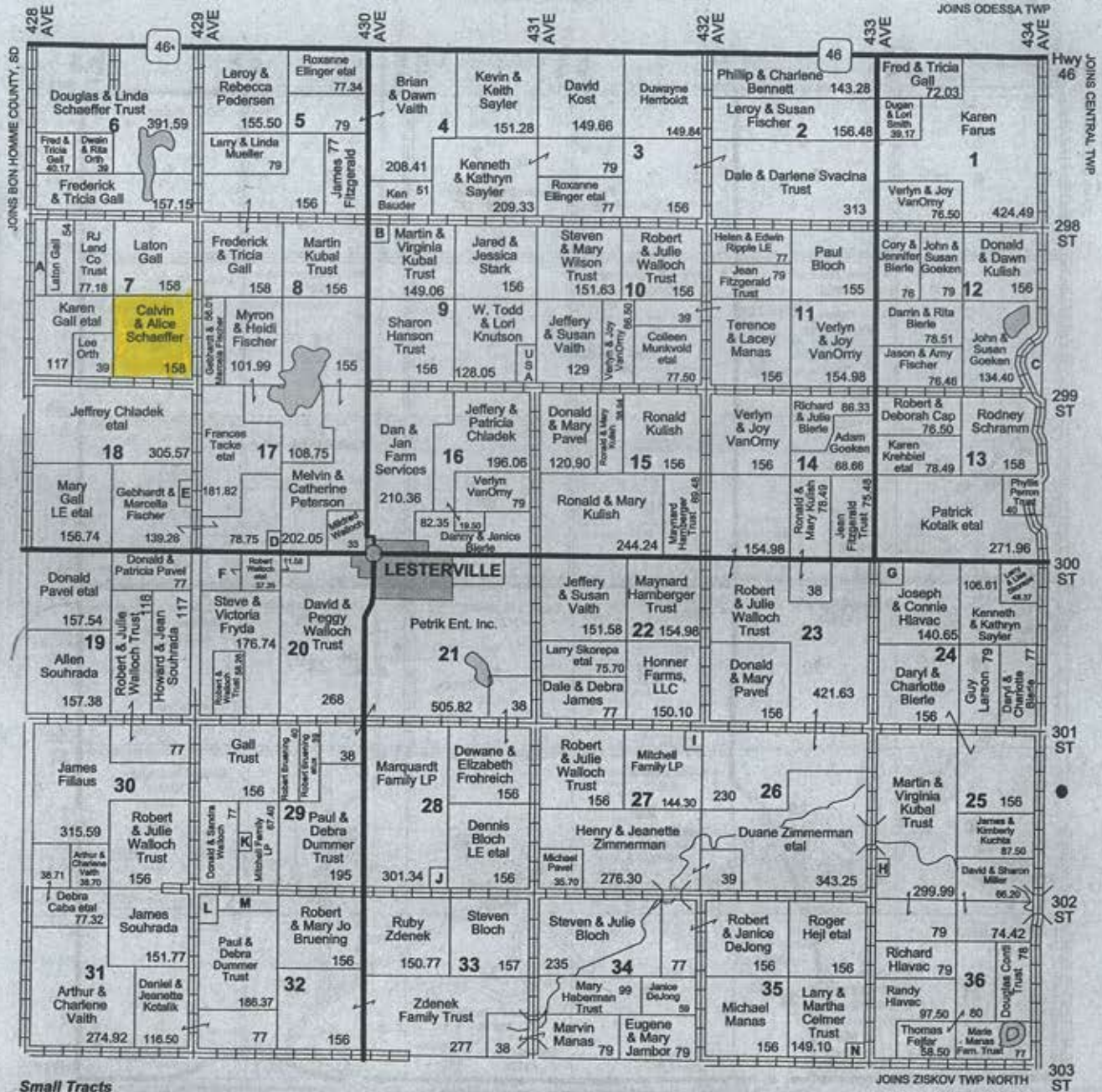
Marion SD 800-251-3111

# LESTERVILLE TWP

T 95 N

LAND OWNER

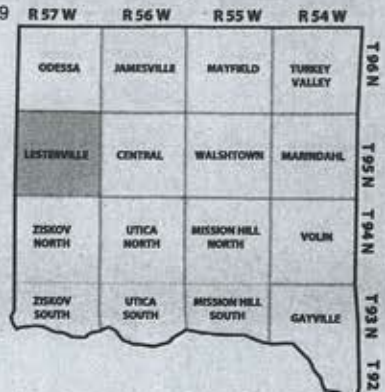
R 57 W



**Small Tracts**

- Section 7 A Vernon & Frederick Gall - 27
- Section 9 B Michael & Tammy Pommerville - 10
- Section 12 C USA - 21
- Section 17 D Douglas & Lynette Auch - 10
- Section 18 E Myron & Heidi Fischer - 11.74
- Section 20 F Robert & Julie Walloch Trust - 37.25
- Section 24 G Craig & Michelle Hlavac - 15.33
- Section 25 H Kenneth & Tamara Schanche - 6.91

- Section 27 I Robert & Linda Lawrence - 10
- Section 28 J Ralph & Lucille Marquardt - 10.66
- Section 29 K Casey & Christine Kruse - 11.60
- Section 32 L Anthony & Renee Hochhalter - 20.49
- Section 35 N Lorinda Pullen - 6



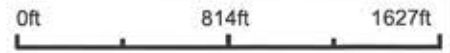
# Aerial Map



2017 AgriData, Inc.



map center: 43° 3' 38.46, -97° 37' 35.69



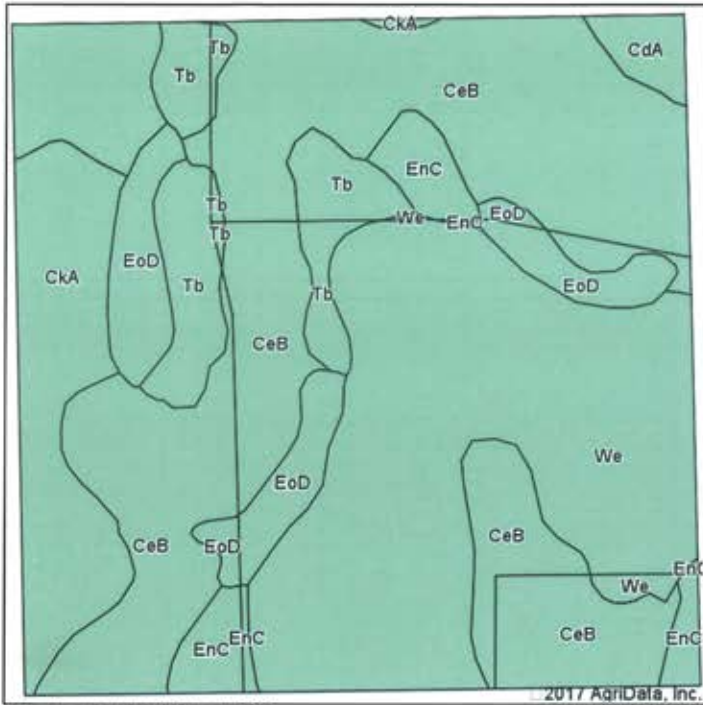
7-95N-57W  
Yankton County  
South Dakota



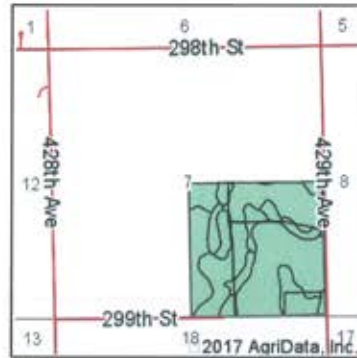
5/10/2017

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

## Soils Map



Soils data provided by USDA and NRCS.



State: South Dakota  
 County: Yankton  
 Location: 7-95N-57W  
 Township: West Yankton  
 Acres: 154.51  
 Date: 5/10/2017

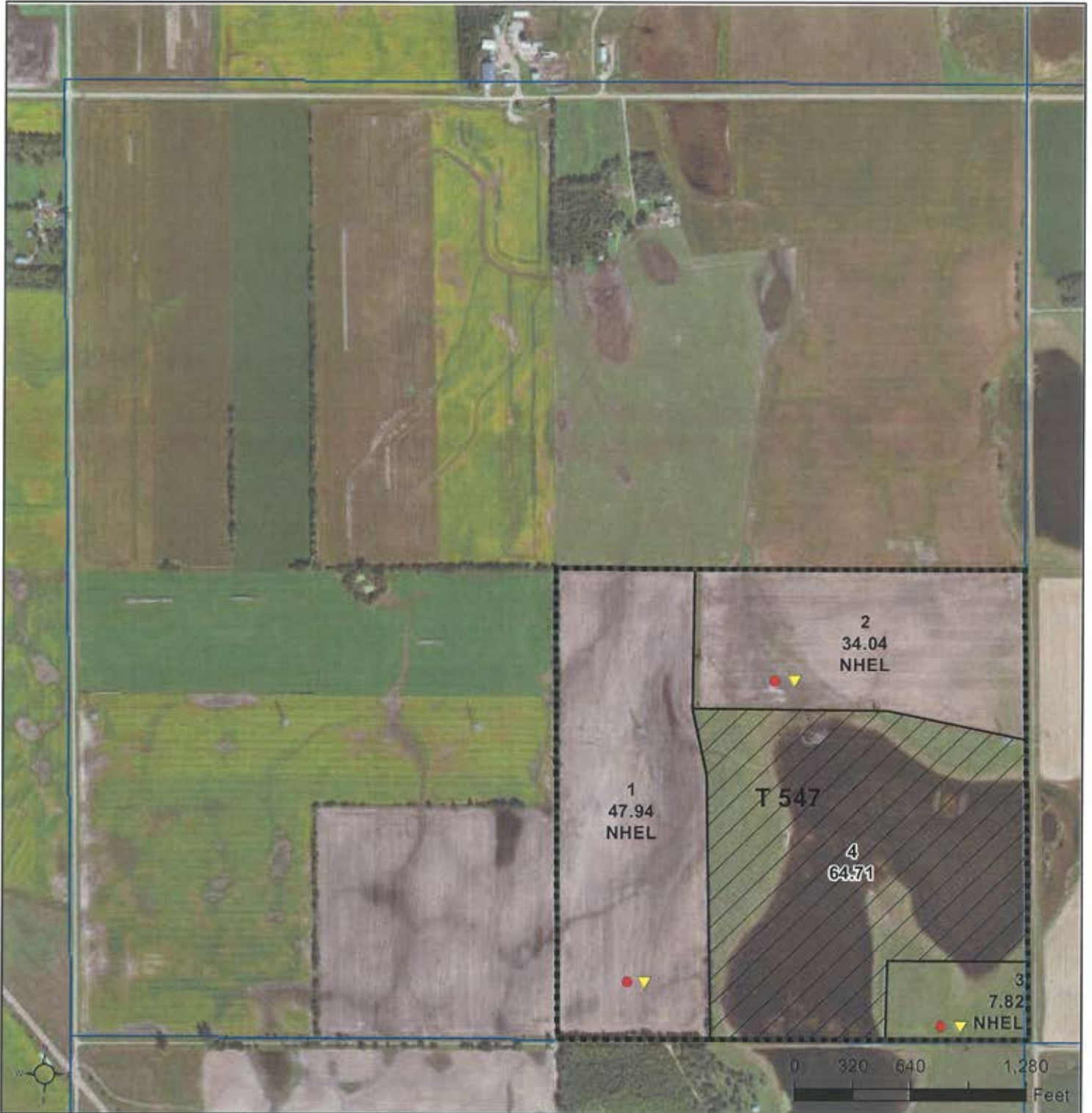


Area Symbol: SD135, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	64.13	41.5%	Ile	84					
We	Worthing silty clay loam, ponded, 0 to 1 percent slopes	45.62	29.5%	VIIIw	10					
CkA	Clarno-Crossplain-Tetonka complex, 0 to 3 percent slopes	14.72	9.5%	Ilc	82	3.1	76	59	76	28
Tb	Tetonka silt loam, 0 to 1 percent slopes	11.38	7.4%	IVw	56					
EoD	Ethan-Davis loams, 9 to 15 percent slopes	10.81	7.0%	VIe	42					
EnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	5.84	3.8%	IIIe	69					
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	2.01	1.3%	Ilc	88					
<b>Weighted Average</b>					<b>56.4</b>	<b>0.3</b>	<b>7.2</b>	<b>5.6</b>	<b>7.2</b>	<b>2.7</b>

## WETLANDS MAP





**Common Land Unit**

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

**Wetland Determination Identifiers**

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

**2017 Program Year**

Map Created January 09, 2017

## Farm 256

### 7 -95N -57W

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

Operator Name :  
Farms Associated with Operator :  
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
154.51	89.80	89.80	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	89.80	0.00		0.00	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	43.70	0.00	0	129	
Soybeans	37.50	0.00	0	33	
<b>TOTAL</b>	<b>81.20</b>	<b>0.00</b>			

NOTES

Tract Number : 547  
Description : SE 7-95-57  
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 : CALVIN SCHAEFFER  
Other Producers : MR JEFFREY LINN CHLADEK

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
154.51	89.80	89.80	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	89.80	0.00	0.00	0.00	0.00	

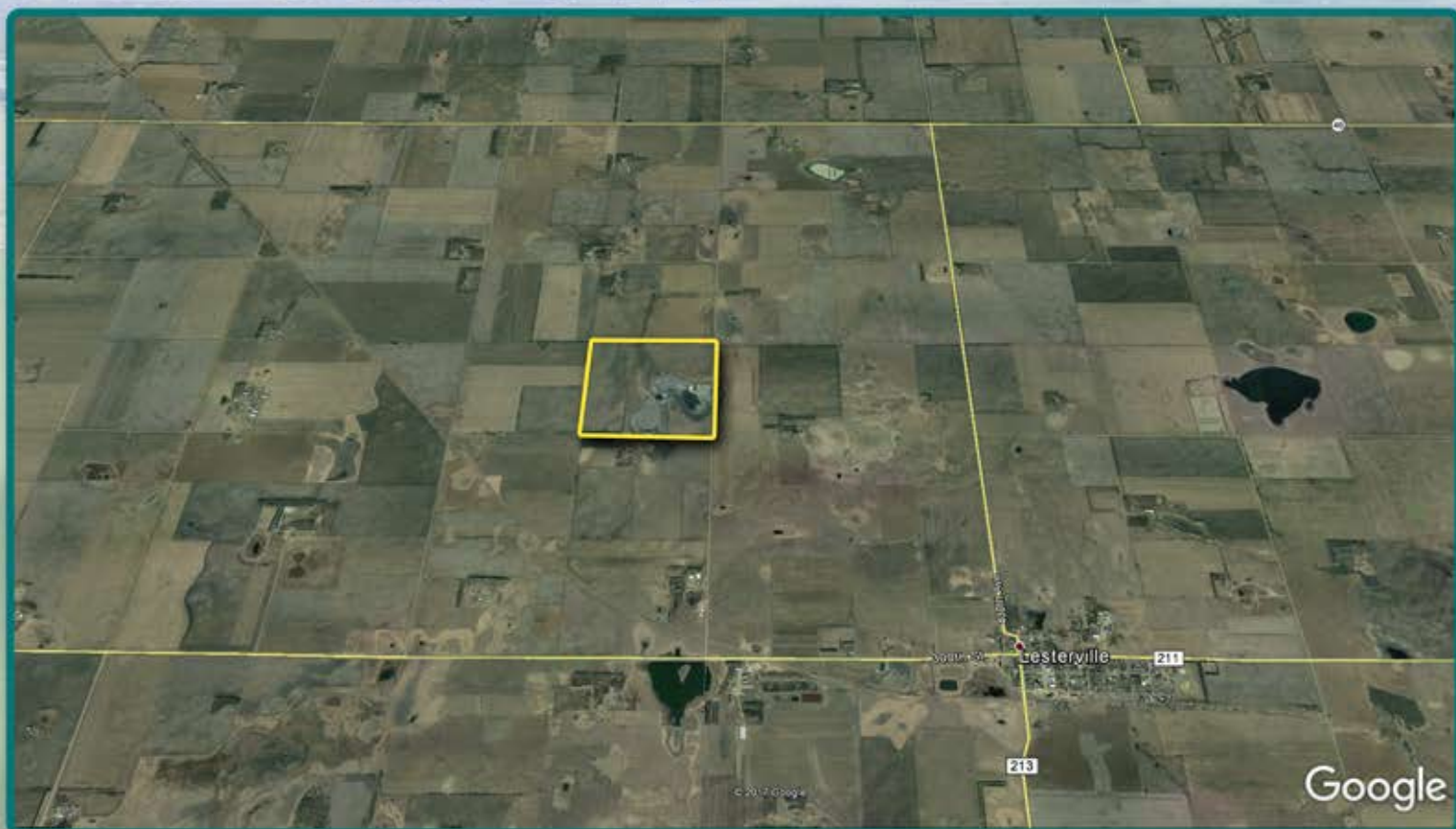
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