

330.68 ACRES

JERAULD COUNTY LAND

- WEDNESDAY, NOVEMBER 27TH 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

330.68 ACRES OF EXCELLENT TILLABLE & HUNTING LAND IN JERAULD COUNTY AT AUCTION

We will offer the following land at live public auction located at the farmland on:

WEDNESDAY NOVEMBER 27TH 10:30 AM

AUCTIONEERS NOTE: This may be one of the best hunting tracts of land we have offered at auction. A piece of South Dakota hunting land at its finest with a great mix of tillable acres, mature trees, grassland, and water. This tract provides excellent habitat for large deer, pheasant, and waterfowl. You truly need to see this land in person to appreciate the setup. Auction will be held right on the land. For an information packet, go to www.wiமானuction.com or call 800-251-3111 and we will mail one to you. We invite you to inspect this great parcel of Jerauld County land at your convenience. As you know, great tracts like this don't come along very often. If buying excellent hunting land was ever in your plans, don't miss this auction!

Property Location: From Jct. of SD 281 & SD 34, go 3 miles north to 226th St., then go 1 mile west. Watch for signs.

LEGAL: The NE ¼ & E ½ NW ¼ & N ½ SE ¼ in 2-107N-64W, Jerauld County, SD.

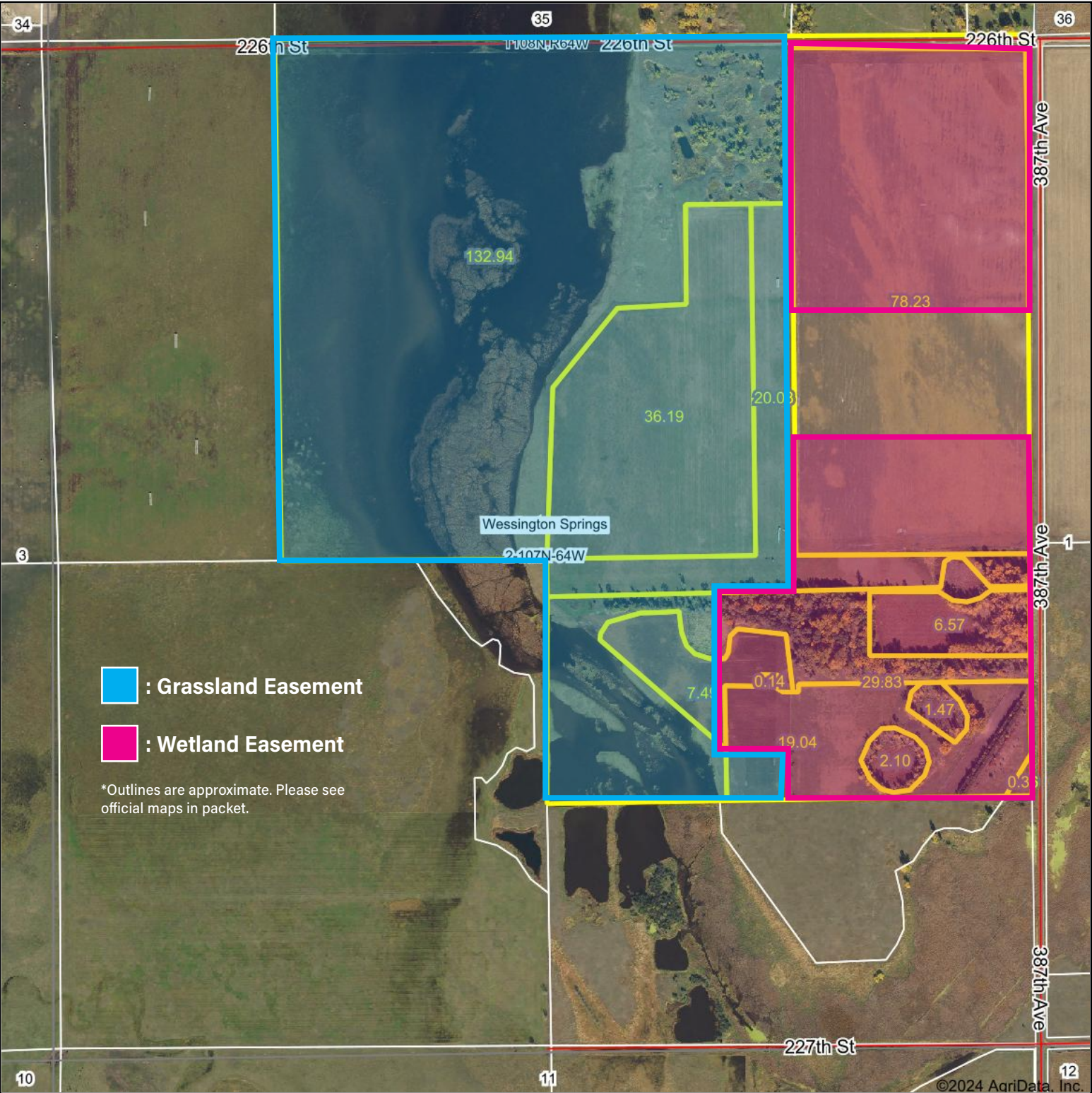
- This property has good income potential with 80 acres of quality tillable with a soil rating of 63.
- The balance of the land is set up for hunting with mature trees, grassland, and food plot areas.
- Approx 200 acres are enrolled in a US Fish & Wildlife grassland easement, which provides excellent habitat and nesting areas. Please note that the CRP acres have expired in 2024.
- Property is hooked up and serviced by Mid-Dakota Rural Water.
- 2023 RE taxes payable in 2024 are \$2,767.50.
- Property in the Wessington Springs School District 36-2

TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before December 30, 2024. A trustee's deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Buyer will receive full possession for the 2025 crop year. Seller will credit the buyer at closing for the 2024 taxes due in 2025. Sold subject to confirmation of the owner and all easements of record. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. Come prepared to buy!

DANIEL VERNE ENSZ REVOCABLE TRUST – OWNER

Wieman Land & Auction Co., Inc.
Marion SD 800-251-3111
Auctioneers/RE Brokers
www.wiமானuction.com

Aerial Map



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 44° 6' 20.49, -98° 28' 46.94

2-107N-64W
Jerauld County
South Dakota



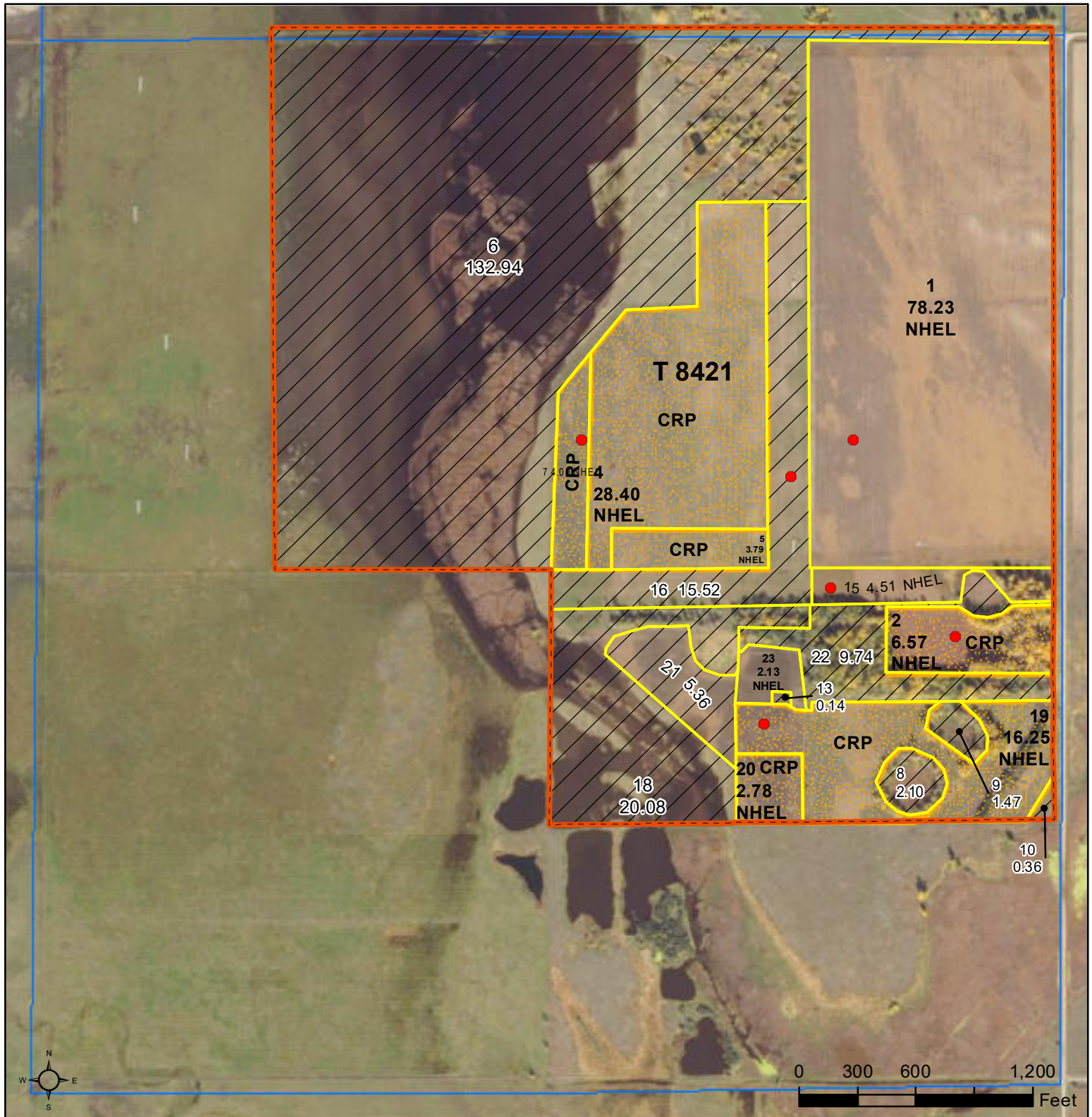
10/31/2024

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



United States
Department of
Agriculture

Turner County, South Dakota



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

Producer initial _____
Date _____

2024 Program Year

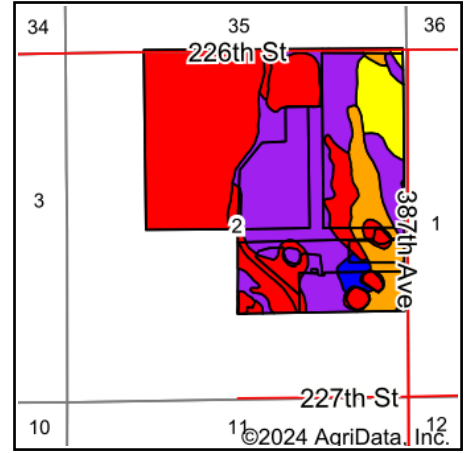
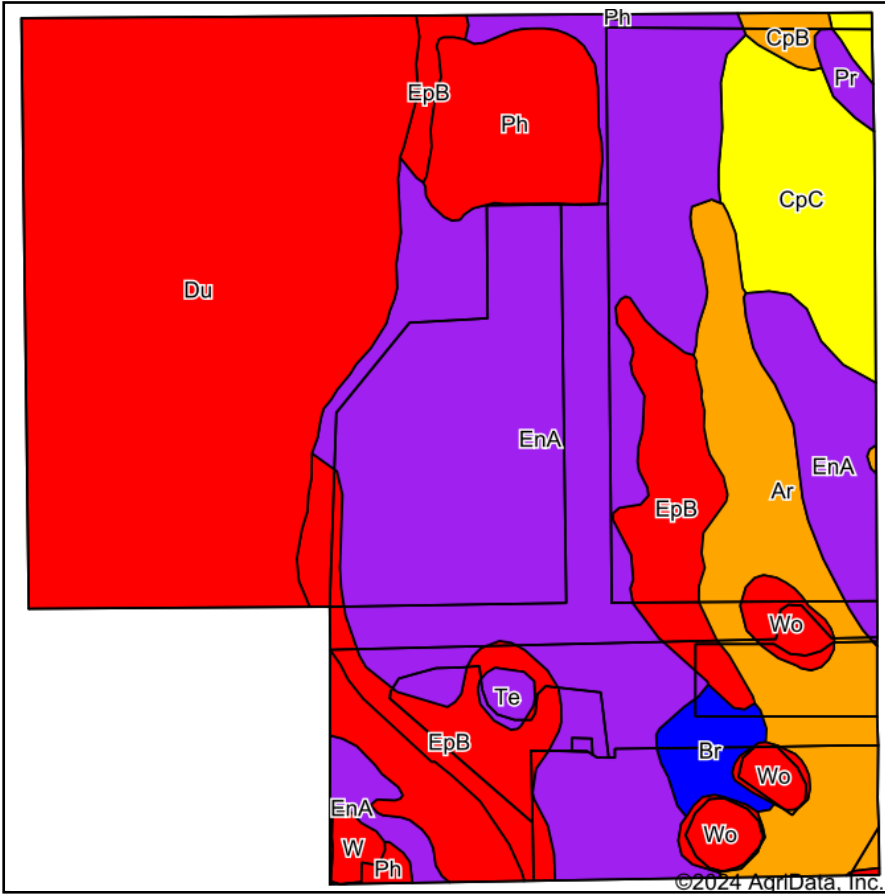
Map Created April 23, 2024

Farm **10758**

2-107N-64W-Jerauld

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Soils Map



State: **South Dakota**
 County: **Jerauld**
 Location: **2-107N-64W**
 Township: **Wessington Springs**
 Acres: **334.39**
 Date: **10/31/2024**



Maps Provided By:

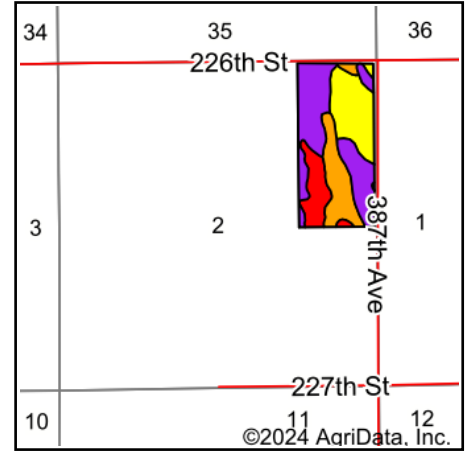
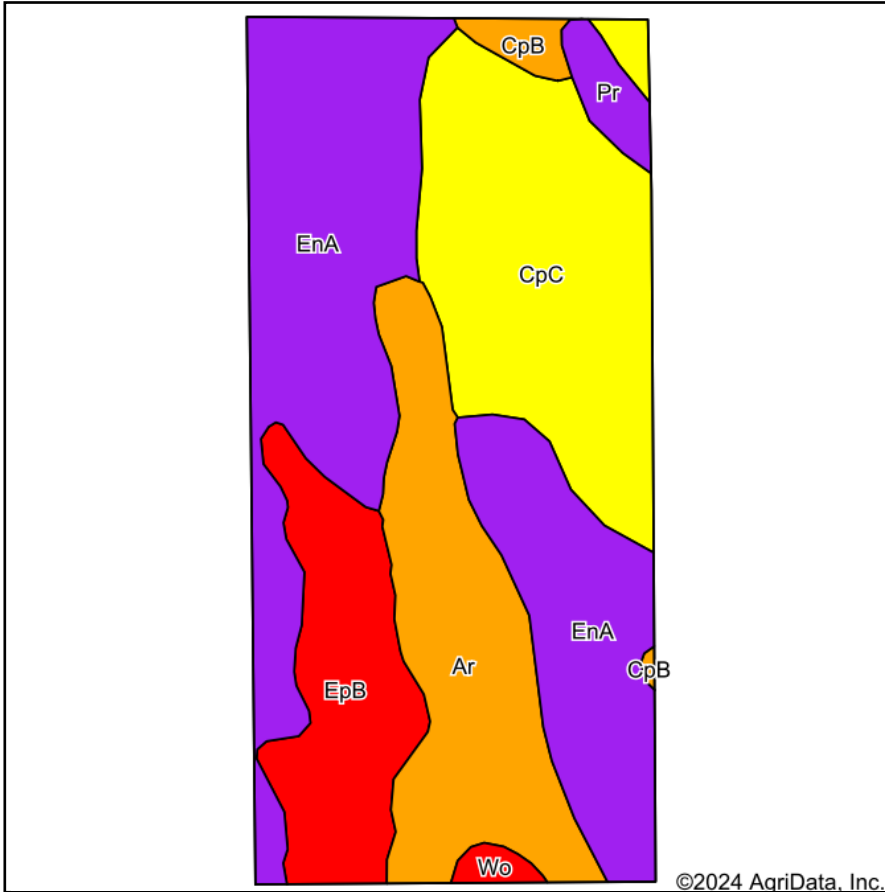


Soils data provided by USDA and NRCS.

Area Symbol: SD073, Soil Area Version: 27						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EnA	Enet loam, 0 to 2 percent slopes	114.08	34.1%		IIIIs	60
Du	Durrstein silt loam	110.05	32.9%		VIIs	10
Ar	Artesian silty clay	28.87	8.6%		IIlw	77
EpB	Delmont-Enet loams, 2 to 6 percent slopes	28.17	8.4%		IVe	44
CpC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	19.88	5.9%		IIIe	69
Ph	Pits, gravel	15.24	4.6%		VIIIIs	0
Wo	Worthing silty clay loam, 0 to 1 percent slopes	7.38	2.2%		Vw	30
Br	Bon loam, 0 to 2 percent slopes, rarely flooded	4.54	1.4%		IIc	84
CpB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	1.84	0.6%		IIe	78
Pr	Plankinton-Crossplain complex	1.56	0.5%		IVw	59
W	Water	1.43	0.4%		VIII	0
Te	Tetonka silt loam, 0 to 1 percent slopes	1.35	0.4%		IVw	56
Weighted Average					4.27	41

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils Map



State: **South Dakota**
 County: **Jerauld**
 Location: **2-107N-64W**
 Township: **Wessington Springs**
 Acres: **78.23**
 Date: **10/31/2024**



Maps Provided By:



Area Symbol: SD073, Soil Area Version: 27						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EnA	Enet loam, 0 to 2 percent slopes	30.65	39.1%		IIIIs	60
CpC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	19.52	25.0%		IIIle	69
Ar	Artesian silty clay	14.61	18.7%		IIlw	77
EpB	Delmont-Enet loams, 2 to 6 percent slopes	10.17	13.0%		IVe	44
Pr	Plankinton-Crossplain complex	1.56	2.0%		IVw	59
CpB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	1.12	1.4%		Ile	78
Wo	Worthing silty clay loam, 0 to 1 percent slopes	0.60	0.8%		Vw	30
Weighted Average					2.96	63.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

T603

58R
NO WETLAND
INVENTORY

WETLAND
INVENTORY

134.7
①

W.8

W.1

W.3

W.2

W.6

W.4

W.1

NO WETLAND
INVENTORY

14.5

W.5

UNITED STATES DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE
EXHIBIT "A"

MAP 1 of 1

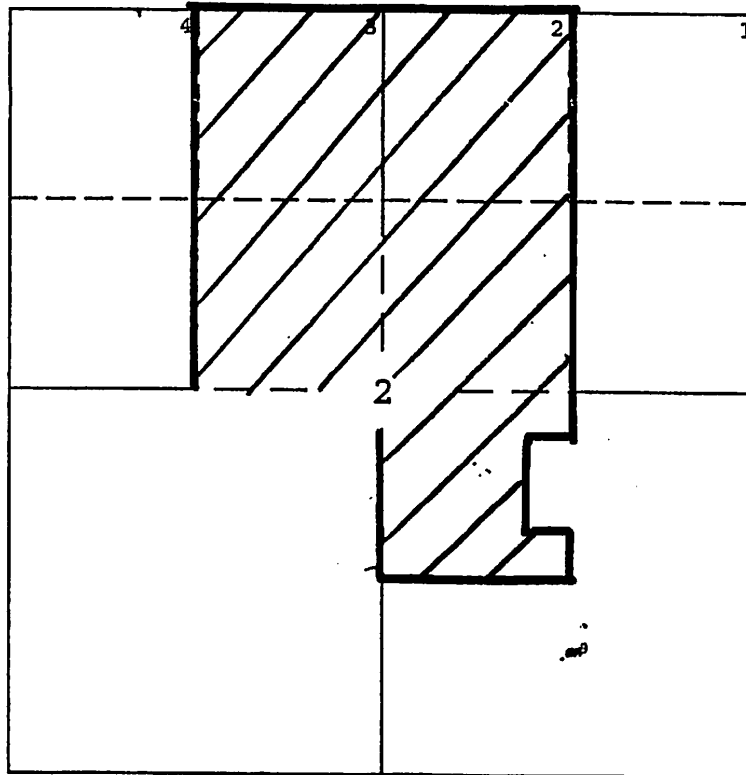
TRACT (169G)

ENSZ, Daniel V.

WILDLIFE MANAGEMENT AREA Jerauld COUNTY, STATE OF South Dakota

T. 107 N., R. 64 W., 5th PRINCIPAL MERIDIAN

Section 2, Lots 2 and 3, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$.



LOT TABLE

1	43.67
2	43.56
3	43.45
4	43.34

Scale: 4 Inches = 1 Mile


This map delineates lands referred to in the easement conveyance dated 4-27-99 which the parties of the first part agree to maintain as a Wildlife Management Area.

Daniel V. Ens

Louis Ens

Landowner Signatures

LEGEND

 Boundary of Easement Description

 Lands covered by provisions of the easement

Prepared by: William R. Mulvaney

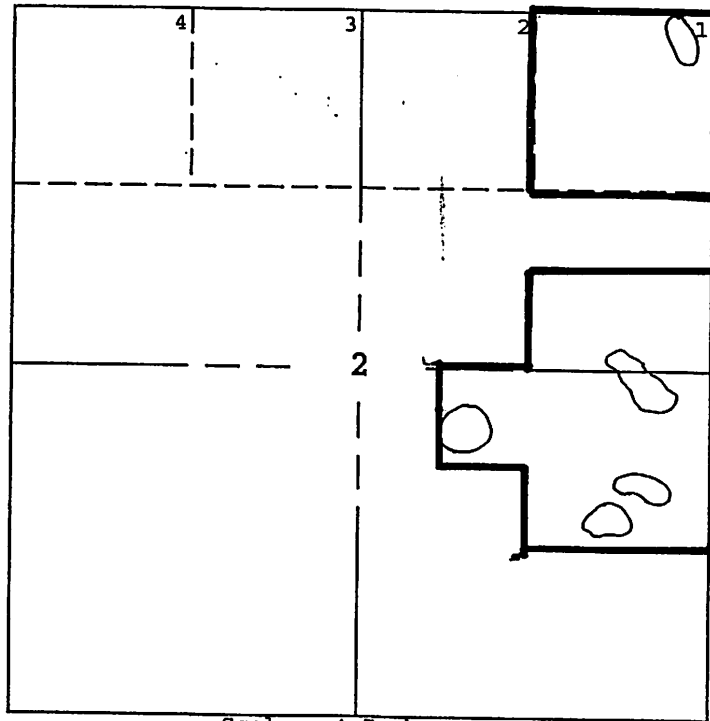
Date: 10-29-98

UNITED STATES DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE
EXHIBIT "A"

MAP 1 of 1

TRACT (169X,1)

ENSZ, Daniel V.
WATERFOWL PRODUCTION AREA Jerauld COUNTY, STATE OF South Dakota
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 107 N., R. 64 W., 5th PRINCIPAL MERIDIAN
Section 2, Lot 1, S½SE½NE½, NE½SE½, NE½NW½SE½.



LOT TABLE

<u>Lot</u>	<u>Acres</u>
1	43.67
2	43.56
3	43.45
4	43.34

Scale: 4 Inches = 1 Mile

This map delineates wetlands referred to in the easement conveyance dated 4-28-99 which the parties of the first part agree to maintain as a waterfowl production area. The lands covered by this conveyance include any enlargement of the delineated wetland areas resulting from normal or abnormal increased water.

Daniel V. Ens

David Ens

Landowner Signatures

LEGEND



Easement Boundary



Wetlands covered by provisions of the easement

Prepared by: William R. Mulvaney, Realty Specialist Date: 10-29-98

Operator Name :

CRP Contract Number(s) : 11566

Recon ID : None

Transferred From : 2024-46-073-0002325

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
334.37	146.66	146.66	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	84.87		0.00		61.79	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	39.10	0.00	87	0
Grain Sorghum	39.10	0.00	79	
TOTAL	78.20	0.00		

NOTES

Tract Number : 8421

Description : NE 2, N SE2, E-NW 2-107-64 EASEMENT

FSA Physical Location : SOUTH DAKOTA/JERAULD

ANSI Physical Location : SOUTH DAKOTA/JERAULD

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 : DANIEL V ENSZ REVOCABLE TRUST

Other Producers : DANIEL V ENSZ, RICHARD DUNSMORE

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
334.37	146.66	146.66	0.00	0.00	0.00	0.00	0.0

Tract 8421 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	84.87	0.00	61.79	0.00	0.00	0.00

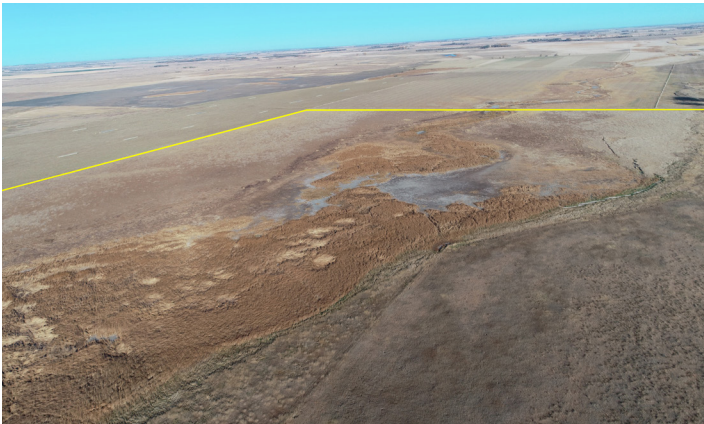
DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	39.10	0.00	87
Grain Sorghum	39.10	0.00	79
TOTAL	78.20	0.00	

NOTES

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330.68 ACRES

JERAULD COUNTY LAND

**WEDNESDAY,
NOVEMBER 27TH
AT 10:30AM**

*Auction will be held live
on-site at the land
location!*

Zink
Waterfowl
Production
Area-Jerauld...

387th Ave

226th St

281

Hwy-281

Hwy-281

34

34

34

Lane Cafe

Lane

TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before December 30, 2024. A trustee's deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Buyer will receive full possession for the 2025 crop year. Seller will credit the buyer at closing for the 2024 taxes due in 2025. Sold subject to confirmation of the owner and all easements of record. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. Come prepared to buy!

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