

99 ACRES

YANKTON COUNTY LAND

- TUESDAY, OCTOBER 1ST AT 11:00AM -



OWNER
MARY C.
HABERMAN
REVOCABLE
TRUST

GIRARD
AUCTION & LAND BROKERS, INC.

"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

**99 ACRES OF YANKTON COUNTY PASTURELAND
AT AUCTION**

We will offer the following pastureland at public auction located at the Robert & Janice DeJong farmyard at 30226 432nd Ave. or from Lesterville, SD: go 2-Miles South, 2-Miles East, 1/4-mile South on:

TUESDAY OCTOBER 1ST 11:00 AM

AUCTIONEERS NOTE: Auction will be held at the Robert & Janice DeJong farmyard and will be sold immediately following the 292 Acre - DeJong Land Auction. Please note that this pasture does connect to the 292-acre parcel of DeJong's. Don't miss this rare opportunity to add a great tract of pasture to your grazing rotation. Come prepared to buy!

Pasture Location: From Lesterville, SD go 2-Miles South, 1-Mile East, 1/2-mile South. Property is on the east side of the road. Watch for signs.

LEGAL: The N ½ SW ¼ & West 20 Acres in N ½ SE ¼ all in 34-95-57, Yankton County, SD.

- This is a nice square pasture unit a powerful pasture soil rating of 61.
- It is hard to find these nice larger grazing units with good access and decent fences.
- The 2023 RE taxes payable in 2024 were \$1,614.06.
- Property is located in the Yankton School District 63-3

TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before November 15, 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 landlord's possession at closing. Property sold subject to the 2024 lease. Seller will give credit to the buyer for all the 2024 taxes due in 2025 at closing. Closing to be held at Yankton County Title Co. with closing fee split 50/50 between the buyer and seller. Sold subject to confirmation of the trustee and any easement of record. Girard Auction & Land Brokers, Inc. and Wieman Land & Auction Co., Inc. are representing the seller in this transaction.

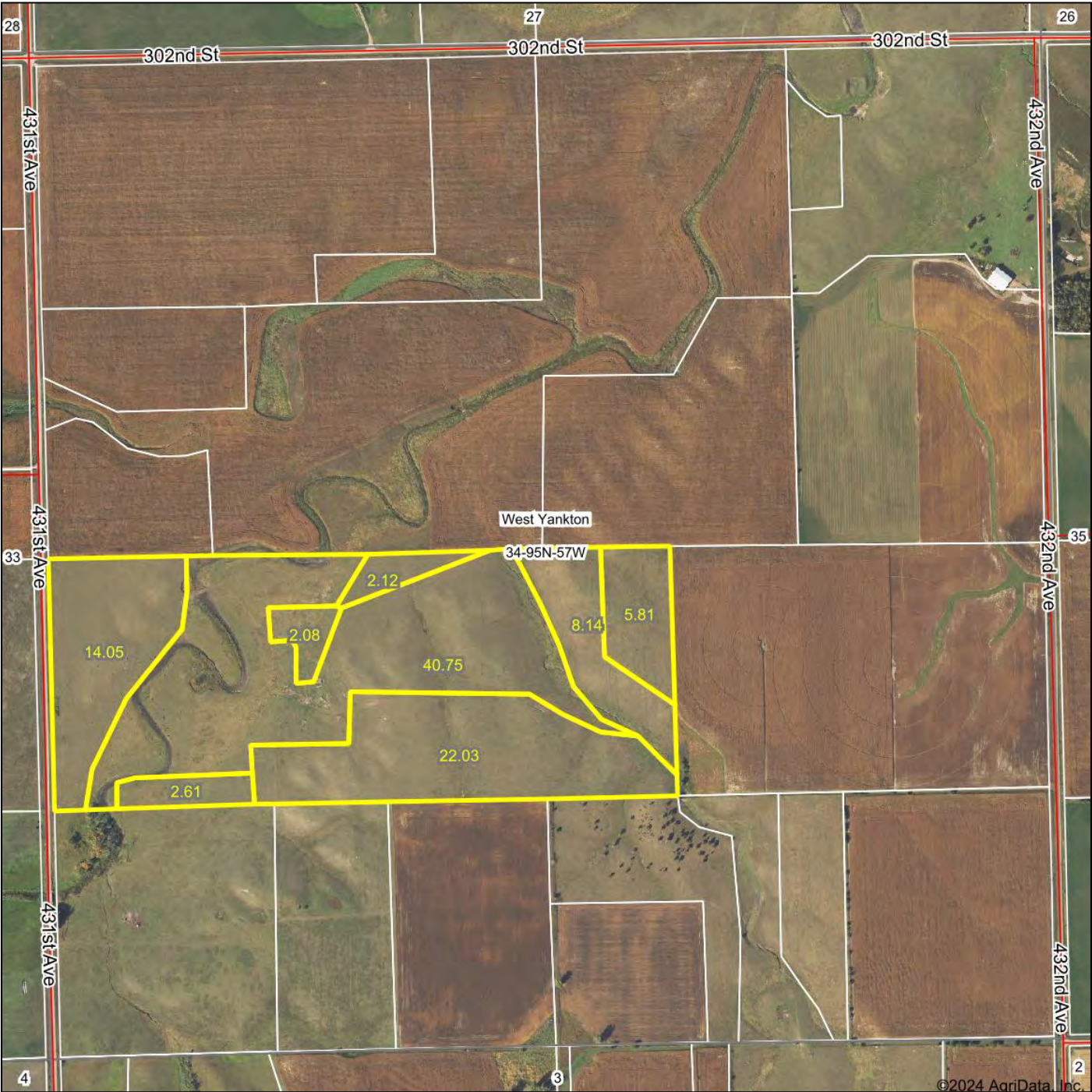
For an information packet, go to www.girardauction.com or www.wiemanauktion.com or feel free to call 800-251-3111 and we will mail one to you. We invite you to inspect this great parcel of Yankton County land at your convenience.

**MARY C. HABERMAN REVOCABLE TRUST – OWNER
First Dakota National Bank Wealth & Trust - Steve Pietila - Trustee**

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

Girard Auction & Real Estate Brokers
Wakonda, SD – 605-267-2421

Aerial Map



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Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Boundary Center: 43° 0' 4.64, -97° 34' 12.31

34-95N-57W
Yankton County
South Dakota

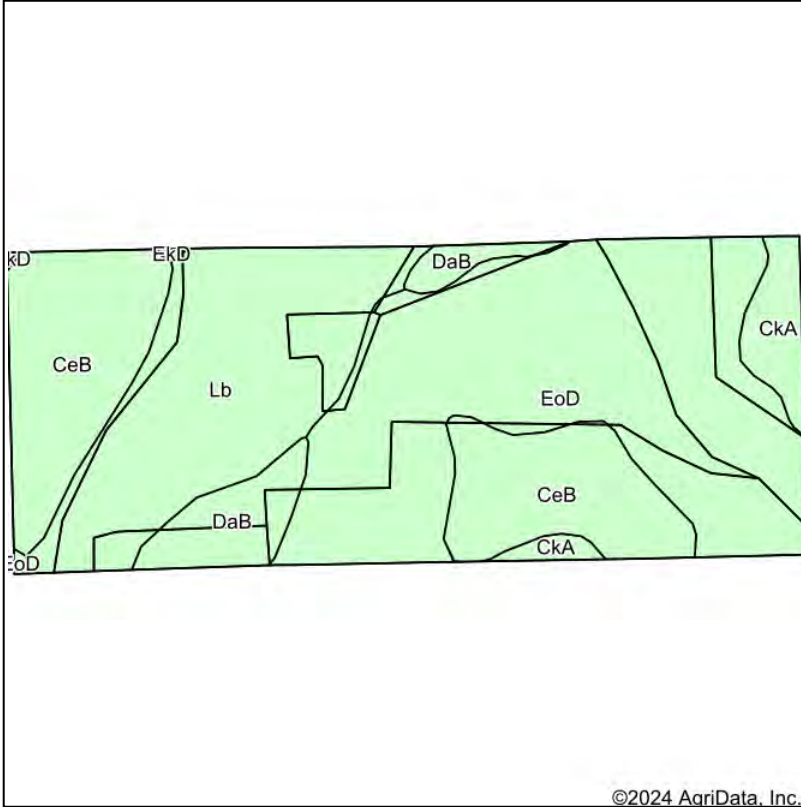
0ft 815ft 1630ft



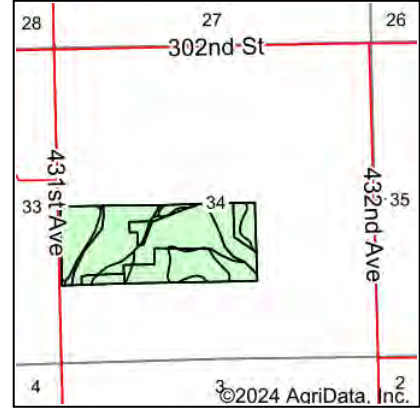
7/31/2024

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: **34-95N-57W**
 Township: **West Yankton**
 Acres: **97.59**
 Date: **7/31/2024**



Maps Provided By:



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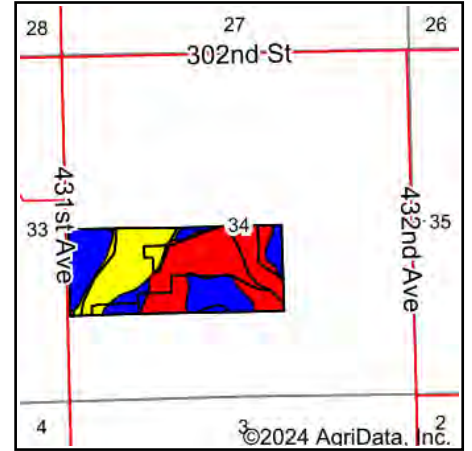
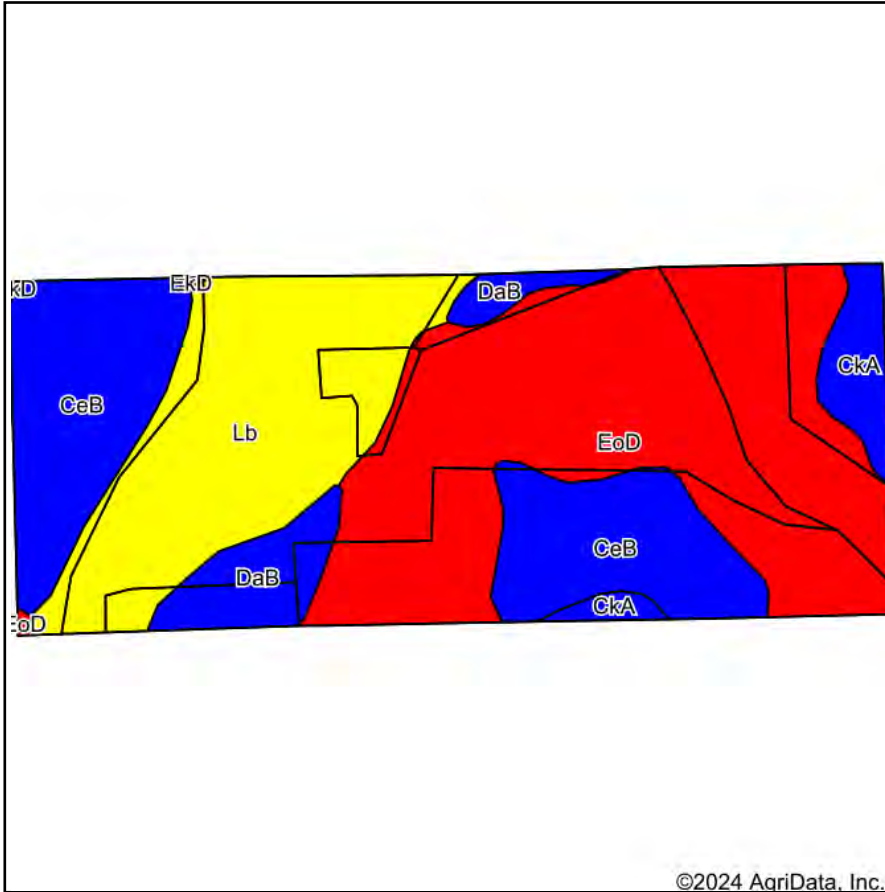


Area Symbol: SD135, Soil Area Version: 25					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EoD	Ethan-Davis loams, 9 to 15 percent slopes	42.05	43.1%	VIe	42
Lb	Lamo silty clay loam	23.43	24.0%	IIw	65
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	22.19	22.7%	Ile	84
DaB	Davis silt loam, 2 to 9 percent slopes	5.80	5.9%	Ile	84
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	3.97	4.1%	IIc	82
EkD	Ethan stony loam, 3 to 25 percent slopes	0.15	0.2%	VIIIs	1
Weighted Average				3.73	61.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



State: **South Dakota**
 County: **Yankton**
 Location: **34-95N-57W**
 Township: **West Yankton**
 Acres: **97.59**
 Date: **9/9/2024**



Maps Provided By:



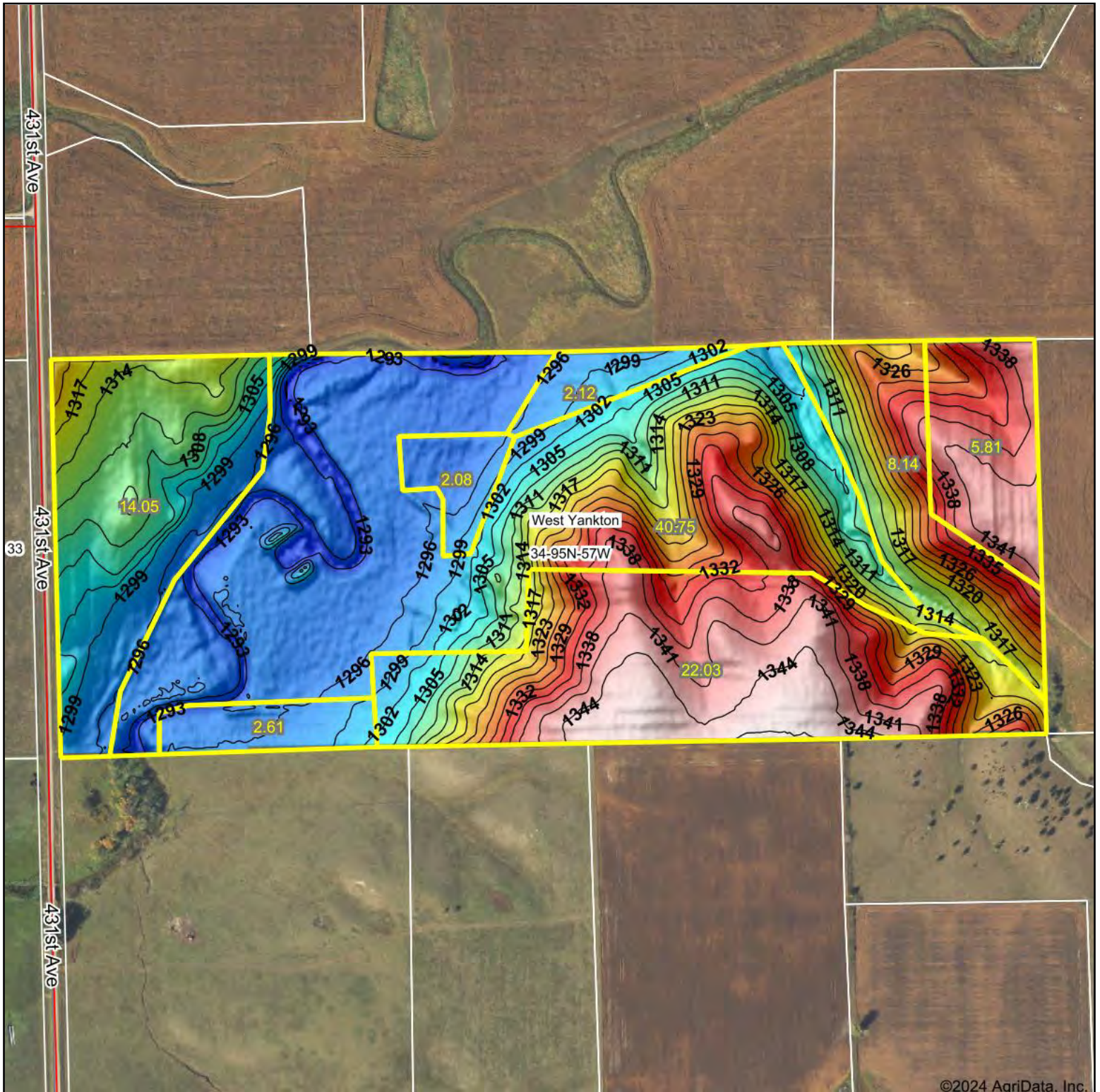
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CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	22.19	22.7%		Ile	84
DaB	Davis silt loam, 2 to 9 percent slopes	5.80	5.9%		Ile	84
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	3.97	4.1%		IIc	82
EkD	Ethan stony loam, 3 to 25 percent slopes	0.15	0.2%		Vlls	1
Weighted Average					3.73	61.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



©2024 AgriData, Inc.

Low Elevation High



Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,288.9

Max: 1,347.6

Range: 58.7

Average: 1,314.3

Standard Deviation: 17.45 ft

0ft 515ft 1030ft



9/9/2024

34-95N-57W
Yankton County
South Dakota

Boundary Center: 43° 0' 4.64, -97° 34' 12.31



Maps Provided By:



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



Abbreviated 156 Farm Record

Operator Name

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
97.59	56.84	56.84	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	56.84	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

Tract Number : 417

Description : NSW; W NWSE 34-95-57

FSA Physical Location : SOUTH DAKOTA/YANKTON

ANSI Physical Location : SOUTH DAKOTA/YANKTON

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : MARY - HABERMAN REV TRUST C HABERMAN

Other Producers

Recon ID : None

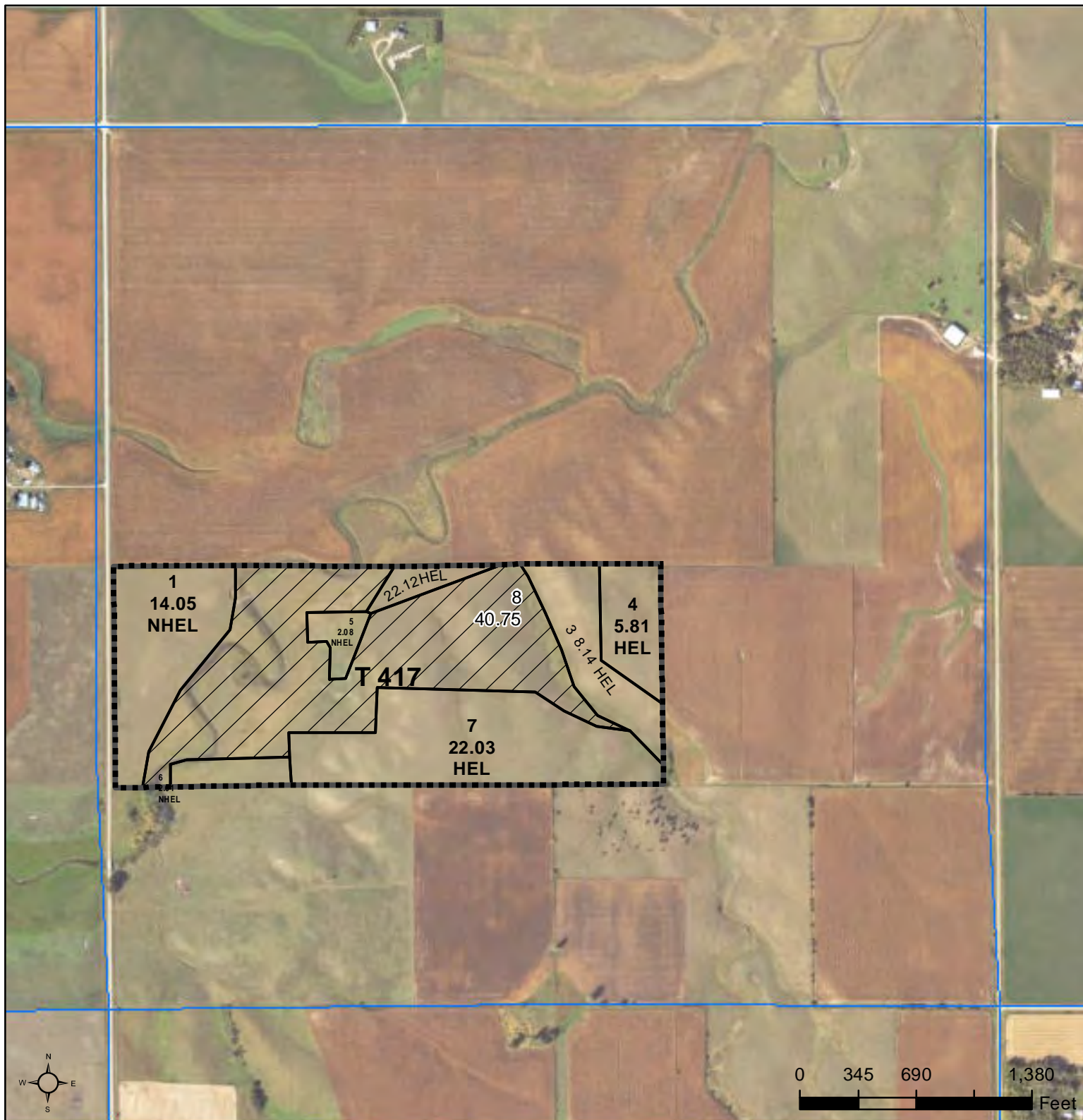
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
97.59	56.84	56.84	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	56.84	0.00	0.00	0.00	0.00	0.00







United States
Department of
Agriculture

Yankton County, South Dakota



Common Land Unit  Tract Boundary
 Non-Cropland  PLSS
 Cropland

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 May 08, 2024

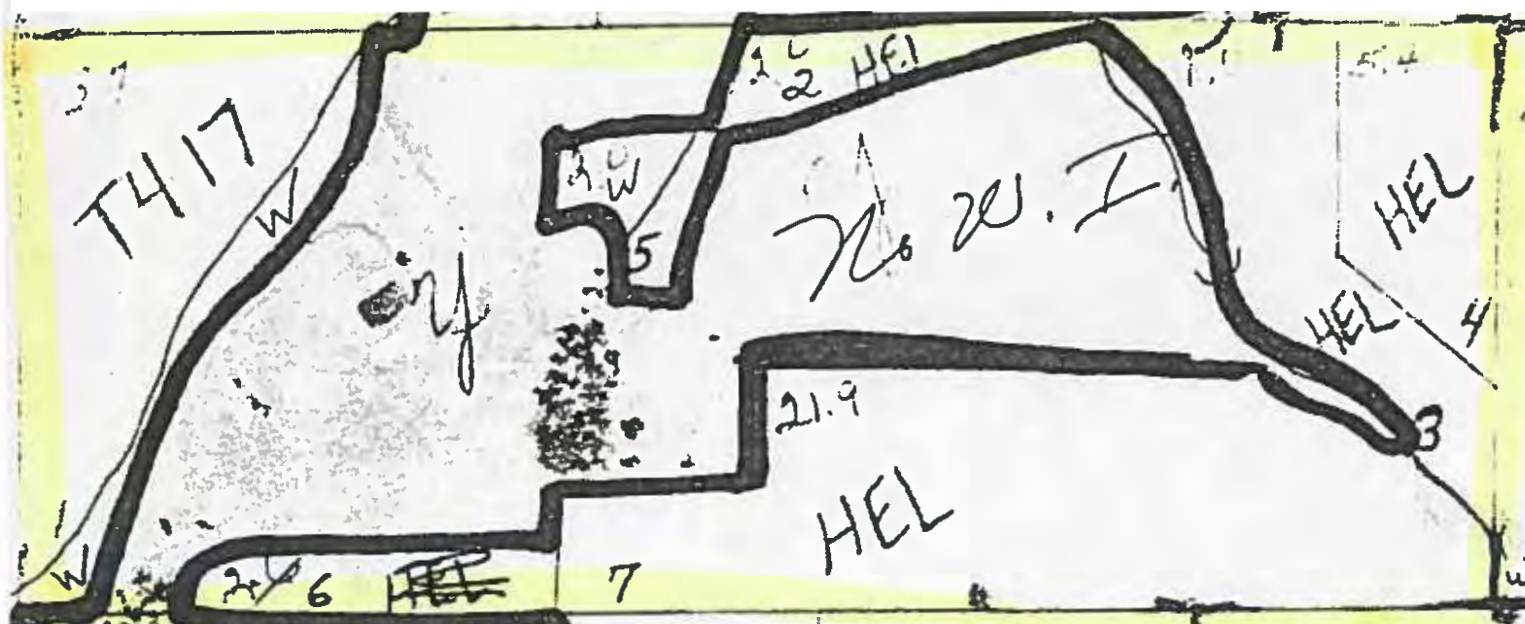
Farm 202

34 -95N -57W

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NOT TO SCALE

OFFICIAL WETLAND
DETERMINATION FOR
HIGHLIGHTED TRACTS







99 ACRES

YANKTON COUNTY LAND

**TUESDAY,
OCTOBER 1ST
AT 11:00AM**

*Auction will be held
on-site at 30226 432nd
Ave., Lesterville, SD*

LESTERVILLE

302nd St

★ Auction held here!

432nd Ave

430th Ave

430th Ave

304th St

304th St

430th Ave

304th St

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