

# 80 ACRES

## MCCOOK COUNTY LAND

- FRIDAY, MARCH 14TH AT 10:30AM -



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

800.251.3111 | Marion, SD | [WiemanAuction.com](http://WiemanAuction.com)

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





**80-ACRES BROOKFIELD TOWNSHIP – McCOOK COUNTY LAND  
AT AUCTION**

Our family has decided to offer the following land for sale at public auction on the land site located from Salem, SD go 5-miles north on Hwy. 81 turn east on 247<sup>th</sup> go 2-miles turn north on 443<sup>rd</sup> Ave go ¼ mile north, east side of the road or 1 ½ miles south of Center, SD on:

**FRIDAY MARCH 14<sup>TH</sup> 2025**

**10:30 A.M.**

It is our privilege to offer this mostly all tillable tract of land located in the tightly held Brookfield Twp of McCook County in partnership with Salem Reality. Property is in an excellent farming area where land is rarely available for sale. Potential for gravel and rock excavation exists with bore tests available from Geotek. Come and check it out!

**LEGAL:** The N ½ of the SW ¼ of Section 17, 104-54 McCook County, South Dakota

**LOCATION:** Land auction held on site near the junction of 247<sup>th</sup> St. and 443<sup>rd</sup> Ave.

- 75.54 acres tillable balance in waterway, grass, and road right of ways.
- Planted to winter wheat and is subject to cash lease for 2025 crop year. Buyer to receive \$150/acre or \$12,000 at closing
- Soil Production rating of 57.3 overall. East ½ of the property has all class 2 soils with 77-88 ratings. 2-Building eligibilities transfer with property.
- Results of Geotek bore tests are available on our website. Reflects some gravel deposits with ample large rocks
- Base & Yield Info and other pertinent info found in the buyers packet

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience. Buyers Packet & drone video footage can be viewed at [wiemanauction.com](http://wiemanauction.com). Property is planted to winter wheat and drive on inspections can only be done if ground is froze.

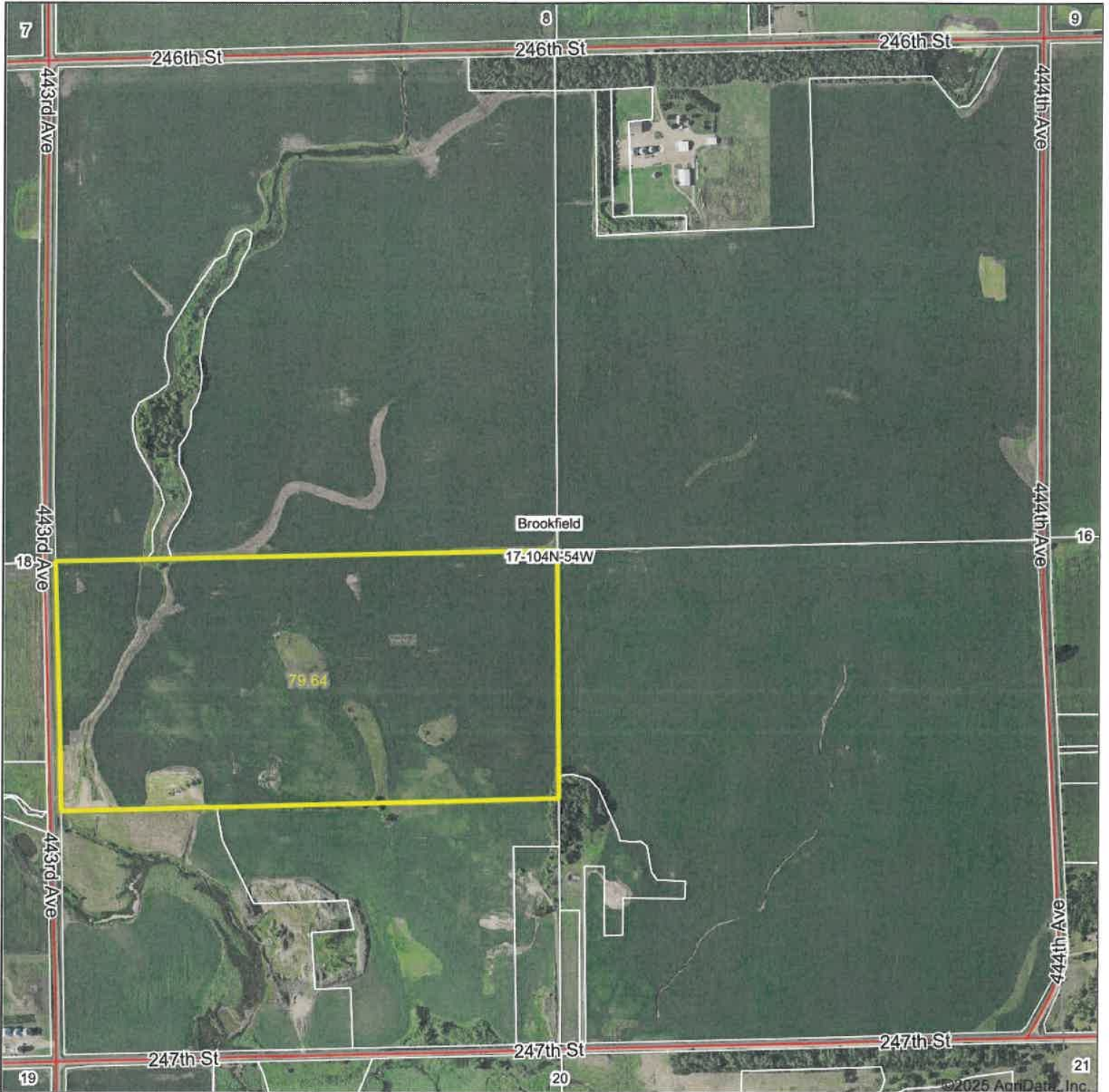
**TERMS:** Cash sale with 15% (non-refundable) down payment sale day with the balance on or before April 25, 2025. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay all 2024 taxes. Buyer to pay all 2025 taxes. Sold subject to owners approval and all easements and restrictions of record. Wieman Auction and Salem Reality (Darwin Müller) represent the sellers. Remember land auction held on the land site.

**ROBERT & VICKI JACKSON -OWNERS  
LEANNE OYEN -OWNER**

Wieman Land & Auction Co. Inc.  
Marion, SD 800-251-3111  
[www.wiemanauction.com](http://www.wiemanauction.com)

The Title Company  
Closing Agent  
605-996-3270

# Aerial Map



Maps Provided By:



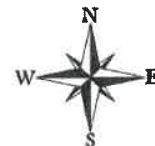
© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 43° 48' 33.98, -97° 20' 40.07

**17-104N-54W**  
**McCook County**  
**South Dakota**

0ft 824ft 1647ft



1/31/2025

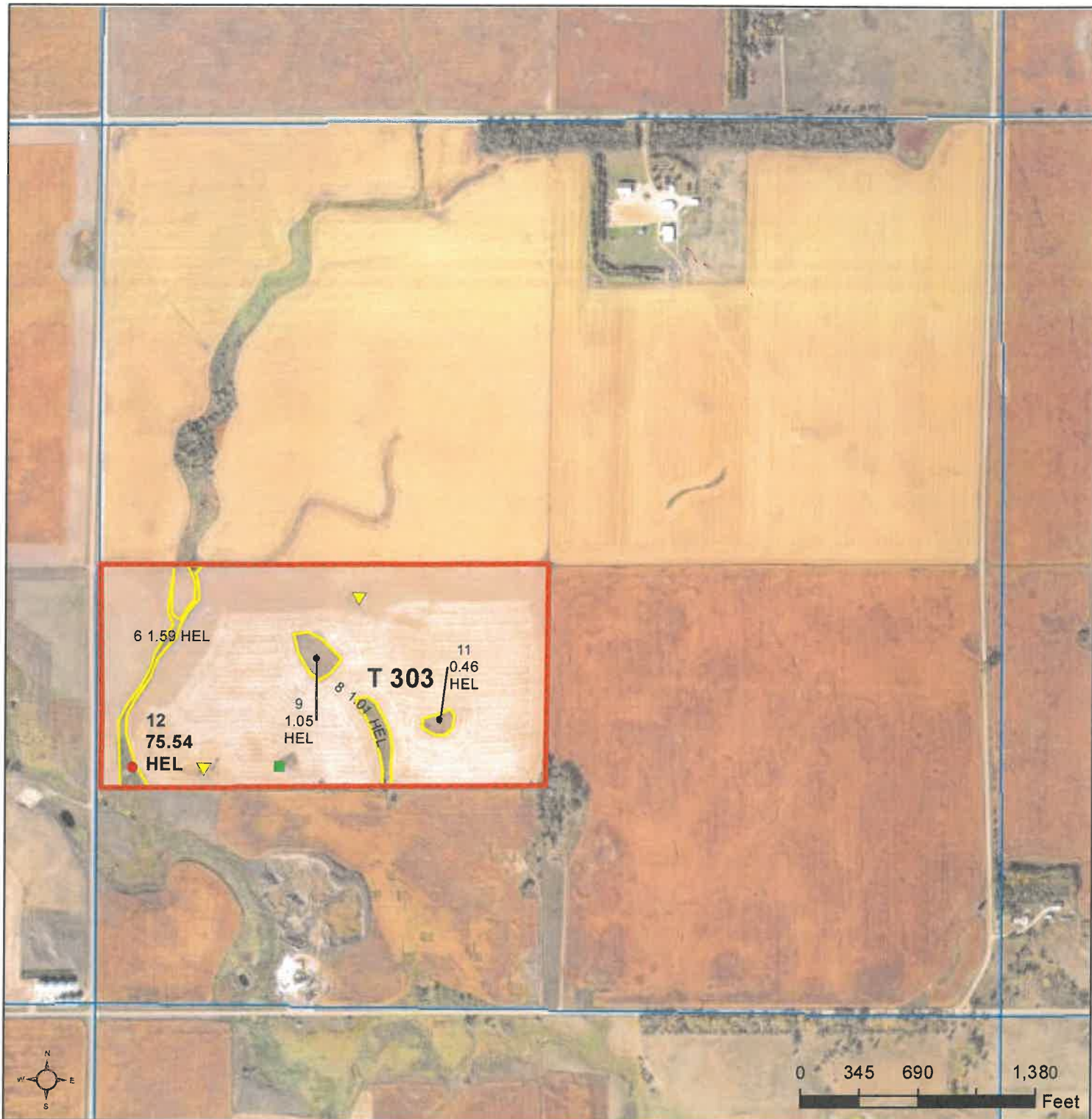
Field borders provided by Farm Service Agency as of 5/21/2008.





United States  
Department of  
Agriculture

## McCook County, South Dakota



**Common Land Unit**   PLSS

- Cropland
- Tract Boundary

**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 \_\_\_\_\_

**2025 Program Year**

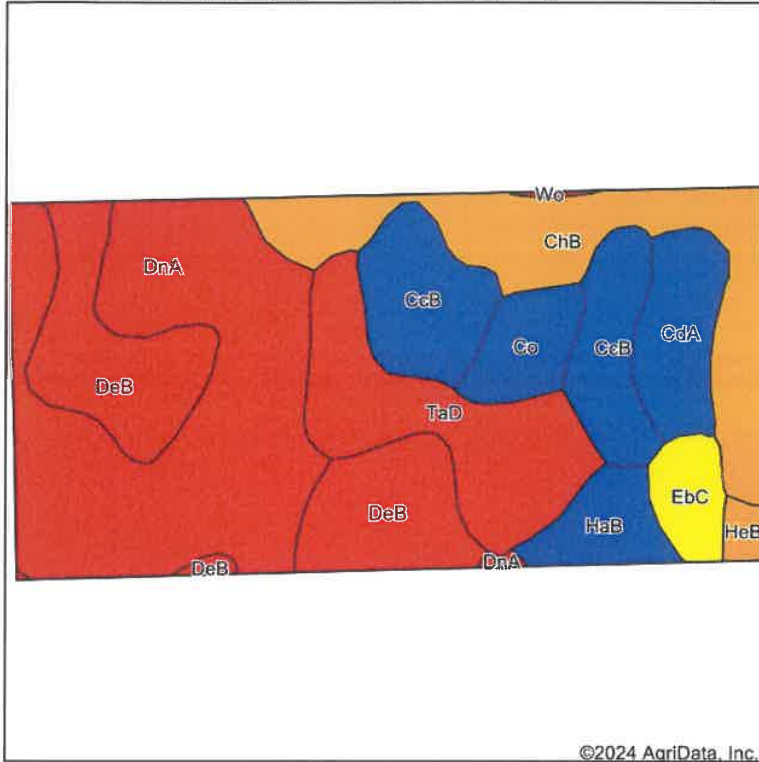
Map Created December 06, 2024

**Farm 1958**

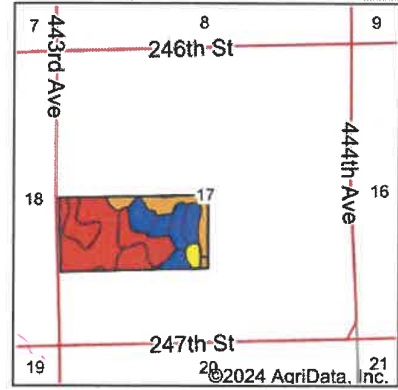
**17-104N-54W-McCook**

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



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **McCook**  
 Location: **17-104N-54W**  
 Township: **Brookfield**  
 Acres: **79.64**  
 Date: **11/29/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



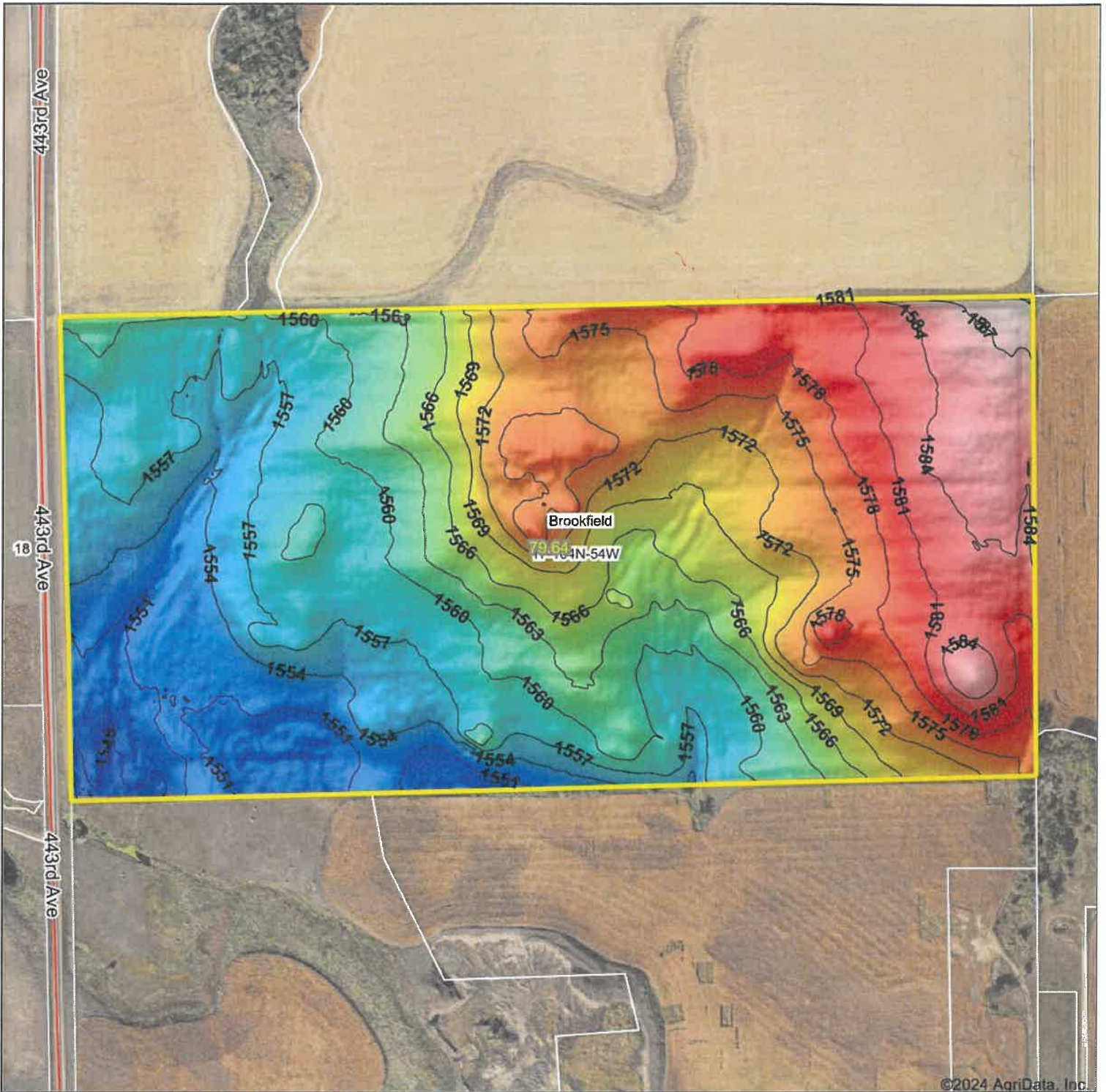
Area Symbol: SD087, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
DnA	Delmont-Enet loams, 0 to 2 percent slopes	23.69	29.7%		IVs	50
DeB	Delmont loam, 2 to 6 percent slopes	12.51	15.7%		IVe	39
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	11.33	14.2%		Ile	78
TaD	Talmo-Betts loams, 6 to 15 percent slopes	9.71	12.2%		VIIs	19
CcB	Clarno loam, 2 to 6 percent slopes	9.20	11.6%		Ile	82
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	4.32	5.4%		Ile	88
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	2.94	3.7%		Ile	82
HaB	Hand loam, 2 to 6 percent slopes	2.87	3.6%		Ile	81
EbC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	2.28	2.9%		IIle	69
HeB	Hand-Ethan loams, 3 to 6 percent slopes	0.68	0.9%		Ile	77
Wo	Worthing silty clay loam, 0 to 1 percent slopes	0.11	0.1%		Vw	30
<b>Weighted Average</b>					<b>3.43</b>	<b>57.3</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Topography Hillshade



Low Elevation High



Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,547.4

Max: 1,590.4

Range: 43.0

Average: 1,565.9

Standard Deviation: 10.73 ft

0ft 425ft 850ft



11/29/2024

**17-104N-54W**  
**McCook County**  
**South Dakota**

Boundary Center: 43° 48' 33.98, -97° 20' 40.07



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

©2024 AgriData, Inc.

SOUTH DAKOTA  
MCCOOK

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1958

Prepared : 12/18/24 2:18 PM CST

Crop Year : 2025

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.65	79.65	79.65	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	79.65	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	0.50	0.00	27	
Corn	63.40	0.00	132	
Soybeans	14.60	0.00	42	
TOTAL	78.50	0.00		

NOTES

--

Tract Number : 303

Description : H3 N SW 17 104 54  
FSA Physical Location : SOUTH DAKOTA/MCCOOK  
ANSI Physical Location : SOUTH DAKOTA/MCCOOK  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : DELORES JACKSON  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.65	79.65	79.65	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA  
MCCOOK  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1958  
Prepared : 12/18/24 2:18 PM CST  
Crop Year : 2025

Tract 303 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	79.65	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.50	0.00	27
Corn	63.40	0.00	132
Soybeans	14.60	0.00	42
<b>TOTAL</b>	<b>78.50</b>	<b>0.00</b>	

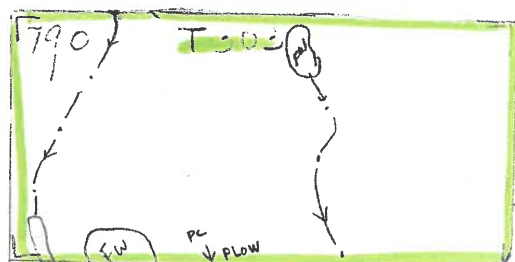
NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

OFFICIAL WETLAND DETERMINATION  
for Highlighted Tracts Only





**SCHEDULE B, PART I - Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - a. Warranty Deed from VICKI JACKSON and ROBERT JACKSON and LEANNE OYEN, a/k/a LEANNE L. OYEN to TO BE DETERMINED
5. Requirements may be included as Special Exceptions on SCHEDULE B, PART II.
6. Marital status of any Grantor &/or Mortgagor must be stated on the documents to be insured by the policies (Ownership Deed and/or Mortgage). If married, spouses must sign documents.
7. Termination of the Life Estate Interest of Eunice Delores Jackson a/k/a Delores Jackson, a widow.
8. ANY COPIES ARE AVAILABLE UPON REQUEST.

**SCHEDULE B, PART II - Exceptions**

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. General Exceptions:
  1. Rights or claim of parties in possession not shown by the public records.\*
  2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and physical inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.\*
  3. Easements, or claims of easements, not shown by the public records.\*
  4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.\*
  5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water

*This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(TI-9830.PFD/TI-9830/2)

**SCHEDULE B**  
(Continued)

rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.\*

6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.\*

7. Any service, installation or connection charge for sewer, water or electricity.\*

8. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.\*

Special Exceptions:

3. Any charges for municipal &/or rural services (i.e. water, sewer, correction of nuisance conditions, etc.) are the responsibility of the parties to this transaction. For information regarding the existence of any such bills, contact the appropriate municipal office.
4. Accrued taxes and assessments for the year 2025 and subsequent years, not yet due or delinquent.
5. 2024 Real Estate Taxes payable in 2025 are:  
Parcel # 02.17.4001 ————— \$1,346.62  
1st 1/2 ————— \$673.31 Due 04/30/2025  
2nd 1/2 ————— \$673.31 Due 10/31/2025
6. This preliminary & informational commitment provides no title insurance. Once a buyer and purchase amount is available, contact our office to update and issue an "official" commitment. Additional Requirements & Exceptions may apply at that time.
7. Rights of tenants in possession under the terms of unrecorded leases.
8. TELEPHONE COMPANY RIGHT-OF-WAY EASEMENT executed by Gladys H. Nelson -to- McCook Cooperative Telephone Co., a cooperative corporation; dated April 21, 1969; FILED August 5, 1981 at 2:08 P.M. and recorded in Book 144 of Deeds, Page 122. (Describes SW1/4 17-104-54)
9. TELEPHONE COMPANY RIGHT-OF-WAY EASEMENT executed by Arthur Anderson -to- McCook Cooperative Telephone Co., a cooperative corporation; dated April 15, 1969; FILED August 5, 1981 at 2:09 P.M. and recorded in Book 144 of Deeds, Page 122. (Describes N1/2SW1/4 17-104-54)
10. VESTED DRAINAGE RIGHT executed by Ronald J. Feterl and Mary A. Feterl, as Trustees -to- The Public; dated May 9, 1991; FILED May 10, 1991 at 3:30 P.M. and recorded in Book 156 of Deeds, Pages 114-115. (Describes SW1/4 17-104-54 as the servient estate)
11. TELEPHONE COMPANY RIGHT-OF-WAY EASEMENT executed by Delores Jackson Life Estate -to- McCook Cooperative Telephone Co., a cooperative corporation; dated March 1, \_\_\_\_\_; FILED August 19, 1991 at 11:10 A.M. and recorded in Book 156 of Deeds, Page 548-549. (Describes N1/2SW1/4 17-104-54)
12. VESTED DRAINAGE RIGHT executed by David Eichacker and Gerald Eichacker -to- The Public; dated June 18, 1992; FILED June 24, 1992 at 12:35 P.M. and recorded in Book 159 of Deeds, Pages 252-254. (Describes SW1/4 17-104-54 as the servient estate)

*This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(TI-9830.PFD/TI-9830/2)





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

January 9, 2025

Wieman Land & Auction  
44628 SD Highway 44  
PO Box 148  
Marion, South Dakota 57043

Attn: Kevin Wieman

Subj: Sand & Gravel Exploration  
443<sup>rd</sup> Avenue  
McCook County, South Dakota  
GeoTek #24-2234

### **Introduction**

We are submitting this correspondence to present our written report detailing the sand and gravel exploration for the referenced project. Our work was performed in accordance with your authorization.

### **Site Location & Description**

The site (80 acres) is located along the east side of 443<sup>rd</sup> Avenue (north of 247<sup>th</sup> Street) in McCook County, South Dakota. The town of Salem is located about 6 miles south/southwest of the site.

### **Borings & Ground Surface Elevations**

We performed 6 borings on January 3, 2025. The borings were advanced using 6-inch diameter flight auger to depths of 15 feet and 20 feet. The subsurface conditions encountered at the boring locations are illustrated by means of the attached boring logs. Figure 1 is attached showing the relative location of the borings. The ground surface elevations at the boring locations were estimated from Google Earth.

### **Water Levels**

Measurements to record the groundwater levels were made at the boring locations. The time and level of the groundwater readings are recorded on the boring logs. Groundwater was measured at depths varying from 4 ½ feet to 9 feet at test borings 1, 3 and 5. Long term groundwater monitoring was not included in our work scope.

### **Subsurface Conditions**

The subsurface profile at the boring locations consisted of the following soil types: topsoil materials, fine alluvium soils, coarse alluvium soils, glacial till soils and glacial fluvial soils. The coarse alluvium soils (sand and gravel material) were encountered at the following borings: boring 1 from 8 feet to 13 feet, boring 5 from 1 foot to 6 feet and boring 5 from 11 feet to 16 feet. In our opinion, limited sand and gravel was encountered at the boring locations.

The topsoil materials consisted of lean clay (CL). The fine alluvium soils consisted of lean clay (CL) and fat clay (CH). The coarse alluvium soils consisted of clayey sand (SC) and sand with silt (SP-SM). The glacial till soils consisted of lean clay with sand (CL) and sandy lean clay (CL). The glacial fluvial soils consisted of lean clay (CL).

### **Laboratory Testing**

No laboratory tests were performed on the collected samples.

### **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.

### **Remarks**

We trust this report provides you with the necessary information for the project. Please note that the samples will be discarded 30 days from the reporting date. If you have any questions or require additional information, please contact our office.

GeoTek Engineering & Testing Services, Inc.

*Jared Haskins*

Jared Haskins, PE  
Geotechnical Manager



Legend

**Figure 1**  
Boring Location Map  
Sand & Gravel Exploration  
443rd Avenue  
McCook County, SD



Google Earth



**GEOTEK ENGINEERING  
& TESTING SERVICES, INC.**  
909 E 50th St N, Sioux Falls, SD  
57104  
605-335-5512 Fax

# GEOTECHNICAL TEST BORING LOG

GEOTEK # 24-2234

BORING NO. 1 (1 of 1)

PROJECT Sand & Gravel Exploration, 443rd Avenue, McCook County, SD

PROJECT Sand & Gravel Exploration, 4404 Avenue, Moscow, Idaho						SAMPLE		LABORATORY TESTS				
DEPTH in FEET	DESCRIPTION OF MATERIAL		GEOLOGIC ORIGIN	N	WL	NO.	TYPE	WC	D	LL	PL	QU
	SURFACE ELEVATION 1554 ft											
1	LEAN CLAY: very dark brown, frozen, (CL)		TOPSOIL			1	FA					
	LEAN CLAY WITH SAND: a little gravel, brown, moist, (CL)		GLACIAL TILL									
8	SAND WITH SILT: a little gravel, medium grained, brown, waterbearing, (SP-SM)		COARSE ALLUVIUM			3	FA					
	LEAN CLAY WITH SAND: a little gravel, dark gray, moist, (CL)		GLACIAL TILL									
20	Bottom of borehole at 20 feet.											
WATER LEVEL MEASUREMENTS						START 1-3-25	COMPLETE 1-3-25 9:10 am					
DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER LEVEL	METHOD 6" Flight Auger						
1-3-25	9:10 am	20	--	6	4.5							
--	--	--	--	--	--							
--	--	--	--	--	--							
--	--	--	--	--	--	CREW CHIEF Roy Hanson						

GEOTECHNICAL TEST BORING 24-2234.GPJ GEOTEKENG.GDT 1/9/25





**GEOTEK ENGINEERING  
& TESTING SERVICES, INC.**  
909 E 50th St N, Sioux Falls, SD  
57104  
605-335-5512 Fax

## GEOTECHNICAL TEST BORING LOG

GEOTEK # 24-2234

BORING NO. 2 (1 of 1)

PROJECT Sand & Gravel Exploration, 443rd Avenue, McCook County, SD

PROJECT Sand & Gravel Exploration, 443rd Avenue, McCook County, SD												
DEPTH in FEET	DESCRIPTION OF MATERIAL		GEOLOGIC ORIGIN	N	WL	SAMPLE		LABORATORY TESTS				
						NO.	TYPE	WC	D	LL	PL	QU
	SURFACE ELEVATION 1563 ft											
1	<u>LEAN CLAY</u> : very dark brown, frozen, (CL)		TOPSOIL									
	<u>LEAN CLAY</u> : dark brown, moist, (CL)		FINE ALLUVIUM			1	FA					
5	<u>LEAN CLAY WITH SAND</u> : a trace of gravel, dark brown, moist, (CL)		GLACIAL TILL			2	FA					
8	<u>LEAN CLAY WITH SAND</u> : a little gravel, brown, moist, (CL)		GLACIAL TILL			3	FA					
12	<u>LEAN CLAY</u> : gray, moist, (CL)		GLACIAL FLUVIAL			4	FA					
15	Bottom of borehole at 15 feet.											
WATER LEVEL MEASUREMENTS				START 1-3-25		COMPLETE 1-3-25 9:40 am						
DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER LEVEL	METHOD 6" Flight Auger						
1-3-25	9:40 am	15	--	15	none							
--	--	--	--	--	--							
--	--	--	--	--	--							
--	--	--	--	--	--	CREW CHIEF Roy Hanson						

GEOTECHNICAL TEST BORING 24-2234.GPJ GEOTEKENG.GDT 1/9/25



**GEOTEK ENGINEERING  
& TESTING SERVICES, INC.**  
909 E 50th St N, Sioux Falls, SD  
57104  
605-335-5512 Fax

# GEOTECHNICAL TEST BORING LOG

GEOTEK # **24-2234**

BORING NO. **3 (1 of 1)**

PROJECT **Sand & Gravel Exploration, 443rd Avenue, McCook County, SD**

DEPTH in FEET	DESCRIPTION OF MATERIAL	GEOLOGIC ORIGIN	N	WL	SAMPLE		LABORATORY TESTS				
					NO.	TYPE	WC	D	LL	PL	QU
	SURFACE ELEVATION <u>1559 ft</u>										
1	<b>LEAN CLAY:</b> very dark brown, frozen, (CL)	TOPSOIL									
	<b>LEAN CLAY:</b> dark brown, moist, (CL)	FINE ALLUVIUM			1	FA					
4											
	<b>SANDY LEAN CLAY:</b> with gravel, brown, moist, (CL)	GLACIAL TILL			2	FA					
10											
	<b>LEAN CLAY WITH SAND:</b> a little gravel, dark gray, moist, (CL)	GLACIAL TILL			3	FA					
15	Bottom of borehole at 15 feet.										

## WATER LEVEL MEASUREMENTS

START 1-3-25 COMPLETE 1-3-25 10:10 am

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER LEVEL	METHOD
1-3-25	10:10 am	15	--	15	9	6" Flight Auger
--	--	--	--	--	--	
--	--	--	--	--	--	
--	--	--	--	--	--	
						CREW CHIEF Roy Hanson

GEOTECHNICAL TEST BORING 24-2234.GPJ GEOTEKENG.GDT 1/9/25





**GEOTEK ENGINEERING  
& TESTING SERVICES, INC.**  
909 E 50th St N, Sioux Falls, SD  
57104  
605-335-5512 Fax

## GEOTECHNICAL TEST BORING LOG

GEOTEK # **24-2234**

BORING NO. **4 (1 of 1)**

PROJECT **Sand & Gravel Exploration, 443rd Avenue, McCook County, SD**

DEPTH in FEET	DESCRIPTION OF MATERIAL	GEOLOGIC ORIGIN	N	WL	SAMPLE		LABORATORY TESTS										
					NO.	TYPE	WC	D	LL	PL	QU						
	SURFACE ELEVATION <u>1565 ft</u>																
1	<b>LEAN CLAY:</b> very dark brown, frozen, (CL)	TOPSOIL															
	<b>LEAN CLAY WITH SAND:</b> a little gravel, dark brown, moist, (CL)	GLACIAL TILL			1	FA											
5	<b>LEAN CLAY WITH SAND:</b> a little gravel, brown, moist, (CL)	GLACIAL TILL			2	FA											
					3	FA											
15	Bottom of borehole at 15 feet.																
WATER LEVEL MEASUREMENTS				START	1-3-25	COMPLETE	1-3-25 10:30 am										
DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER LEVEL	METHOD											
1-3-25	10:30 am	15	--	15	none	6" Flight Auger											
--	--	--	--	--	--												
--	--	--	--	--	--												
--	--	--	--	--	--	CREW CHIEF	Roy Hanson										

GEOTECHNICAL TEST BORING 24-2234.GPJ GEOTEKENG.GDT 1/9/25



**GEOTEK ENGINEERING  
& TESTING SERVICES, INC.**  
909 E 50th St N, Sioux Falls, SD  
57104  
605-335-5512 Fax

## GEOTECHNICAL TEST BORING LOG

GEOTEK # **24-2234**

BORING NO. **5 (1 of 1)**

PROJECT **Sand & Gravel Exploration, 443rd Avenue, McCook County, SD**

PROJECT Sand & Gravel Exploration, North House, West												
DEPTH in FEET	DESCRIPTION OF MATERIAL		GEOLOGIC ORIGIN	N	WL	SAMPLE		LABORATORY TESTS				
						NO.	TYPE	WC	D	LL	PL	QU
	SURFACE ELEVATION 1564 ft											
1	LEAN CLAY: very dark brown, frozen, (CL)		TOPSOIL									
	CLAYEY SAND: a little gravel, medium grained, brown, dry, (SC)		COARSE ALLUVIUM			1	FA					
6	LEAN CLAY WITH SAND: a little gravel, brown, moist, (CL)		GLACIAL TILL			2	FA					
11	CLAYEY SAND: with gravel, medium to coarse grained, brown, waterbearing, (SC)		COARSE ALLUVIUM			3	FA					
16	LEAN CLAY WITH SAND: a little gravel, dark gray, moist, (CL)		GLACIAL TILL			4	FA					
20	Bottom of borehole at 20 feet.											
WATER LEVEL MEASUREMENTS					START	1-3-25		COMPLETE	1-3-25 11:35 am			
DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER LEVEL	METHOD 6" Flight Auger						
1-3-25	11:35 am	20	--	7.5	6							
--	--	--	--	--	--							
--	--	--	--	--	--							
--	--	--	--	--	--	CREW CHIEF Roy Hanson						

GEOTECHNICAL TEST BORING 24-2234.GPJ GEOTEKENG.GDT 1/9/25



**GEOTEK ENGINEERING  
& TESTING SERVICES, INC.**  
909 E 50th St N, Sioux Falls, SD  
57104  
605-335-5512 Fax

## GEOTECHNICAL TEST BORING LOG

GEOTEK # 24-2234

BORING NO. 6 (1 of 1)




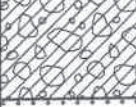
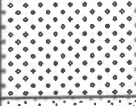
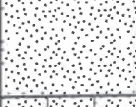
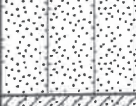

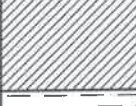


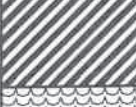
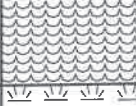

PROJECT Sand & Gravel Exploration, 443rd Avenue, McCook County, SD

PROJECT Sand & Gravel Exploration, 4400 Avenue, Missoula County, MT						SAMPLE		LABORATORY TESTS					
DEPTH in FEET	DESCRIPTION OF MATERIAL		GEOLOGIC ORIGIN	N	WL	SAMPLE		WC	D	LL	PL	QU	
						NO.	TYPE						
	SURFACE ELEVATION 1580 ft												
1	FAT CLAY: very dark brown, frozen, (CH)		TOPSOIL										
	LEAN CLAY: dark brown, moist, (CL)		FINE ALLUVIUM			1	FA						
4	LEAN CLAY WITH SAND: a little gravel, brown, moist, (CL)		GLACIAL TILL			2	FA						
12	LEAN CLAY WITH SAND: a little gravel, dark gray, moist, (CL)		GLACIAL TILL			3	FA						
15	Bottom of borehole at 15 feet.												
WATER LEVEL MEASUREMENTS						START 1-3-25	COMPLETE 1-3-25 10:55 am						
DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	WATER LEVEL	METHOD 6" Flight Auger							
1-3-25	10:55 am	15	--	15	none								
--	--	--	--	--	--								
--	--	--	--	--	--								
--	--	--	--	--	--	CREW CHIEF Roy Hanson							

GEOTECHNICAL TEST BORING 24-2234.GPJ GEOTEKENG.GDT 1/9/25



# SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COARSE GRAINED SOILS  MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS  MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS  (LITTLE OR NO FINES)		<b>GW</b>	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				<b>GP</b>	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES  (APPRECIABLE AMOUNT OF FINES)		<b>GM</b>	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
	SAND AND SANDY SOILS  MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	CLEAN SANDS  (LITTLE OR NO FINES)		<b>SW</b>	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				<b>SP</b>	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES  (APPRECIABLE AMOUNT OF FINES)		<b>SM</b>	SILTY SANDS, SAND - SILT MIXTURES
				<b>SC</b>	CLAYEY SANDS, SAND - CLAY MIXTURES
		FINE GRAINED SOILS  MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS  LIQUID LIMIT LESS THAN 50		
				<b>CL</b>	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				<b>OL</b>	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
SILTS AND CLAYS  LIQUID LIMIT GREATER THAN 50				<b>MH</b>	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				<b>CH</b>	INORGANIC CLAYS OF HIGH PLASTICITY
				<b>OH</b>	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
	HIGHLY ORGANIC SOILS				<b>PT</b>

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

# BORING LOG SYMBOLS AND DESCRIPTIVE TERMINOLOGY

## SYMBOLS FOR DRILLING AND SAMPLING

<u>Symbol</u>	<u>Definition</u>
Bag	Bag sample
CS	Continuous split-spoon sampling
DM	Drilling mud
FA	Flight auger; number indicates outside diameter in inches
HA	Hand auger; number indicates outside diameter in inches
HSA	Hollow stem auger; number indicates inside diameter in inches
LS	Liner sample; number indicates outside diameter of liner sample
N	Standard penetration resistance (N-value) in blows per foot
NMR	No water level measurement recorded, primarily due to presence of drilling fluid
NSR	No sample retrieved; classification is based on action of drilling equipment and/or material noted in drilling fluid or on sampling bit
SH	Shelby tube sample; 3-inch outside diameter
SPT	Standard penetration test (N-value) using standard split-spoon sampler
SS	Split-spoon sample; 2-inch outside diameter unless otherwise noted
WL	Water level directly measured in boring
▼	Water level symbol

## SYMBOLS FOR LABORATORY TESTS

<u>Symbol</u>	<u>Definition</u>
WC	Water content, percent of dry weight; ASTM:D2216
D	Dry density, pounds per cubic foot
LL	Liquid limit; ASTM:D4318
PL	Plastic limit; ASTM:D4318
QU	Unconfined compressive strength, pounds per square foot; ASTM:D2166

## DENSITY/CONSISTENCY TERMINOLOGY

<u>Density</u> <u>Term</u>	<u>N-Value</u>	<u>Consistency</u> <u>Term</u>
Very Loose	0-4	Soft
Loose	5-8	Firm
Medium Dense	9-15	Stiff
Dense	16-30	Very Stiff
Very Dense	Over 30	Hard

## PARTICLE SIZES

<u>Term</u>	<u>Particle Size</u>
Boulder	Over 12"
Cobble	3" – 12"
Gravel	#4 – 3"
Coarse Sand	#10 – #4
Medium Sand	#40 – #10
Fine Sand	#200 – #40
Silt and Clay	passes #200 sieve

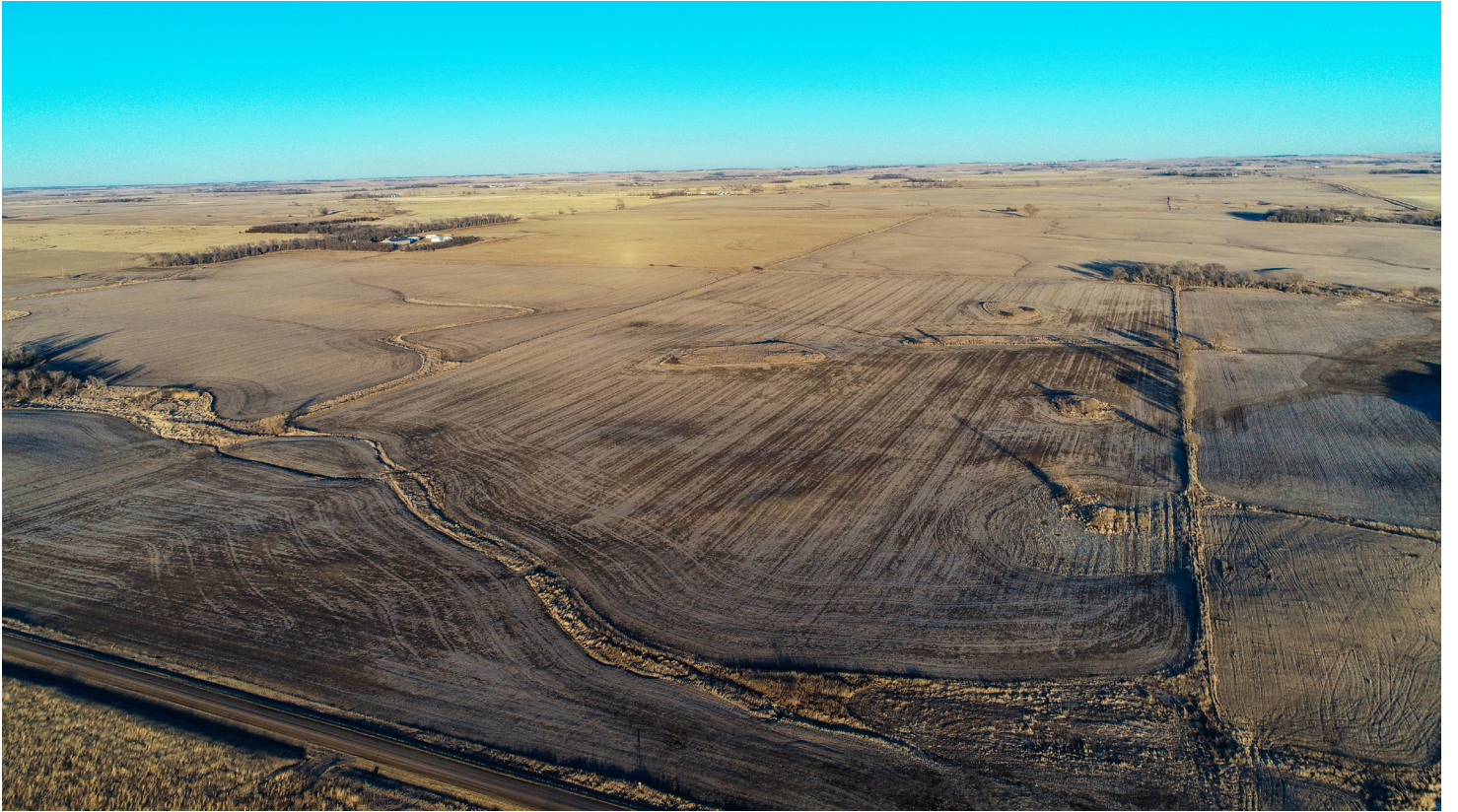
## DESCRIPTIVE TERMINOLOGY

<u>Term</u>	<u>Definition</u>
Dry	Absence of moisture, powdery
Frozen	Frozen soil
Moist	Damp, below saturation
Waterbearing	Pervious soil below water
Wet	Saturated, above liquid limit
Lamination	Up to 1/2" thick stratum
Layer	1/2" to 6" thick stratum
Lens	1/2" to 6" discontinuous stratum

## GRAVEL PERCENTAGES

<u>Term</u>	<u>Range</u>
A trace of gravel	2-4%
A little gravel	5-15%
With gravel	16-50%







# 80 ACRES

## MCCOOK COUNTY LAND

**FRIDAY,  
MARCH 14TH  
AT 10:30AM**

*Auction will be held on the  
property.*

443rd Ave

443rd Ave

247th St

**SALEM**



### TERMS

Cash sale with 15% (non-refundable) down payment sale day with the balance on or before April 25, 2025. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay all 2024 taxes. Buyer to pay all 2025 taxes. Sold subject to owners approval and all easements and restrictions of record. Wieman Auction and Salem Reality (Darwin Miller) represent the sellers. Remember land auction held on the land site.

**“We Sell The Earth And Everything On It!”**

800.251.3111 | Marion, SD | [WiemanAuction.com](http://WiemanAuction.com)

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

