

360(+/-) ACRES

GREGORY COUNTY LAND

- TUESDAY, MARCH 25TH AT 11:00AM -



"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

**+/-360 ACRES OF GREGORY COUNTY SD FARMLAND & PASTURE
WITH 2 HOMES & PREMIER CATTLE FEEDING FACILITIES AT AUCTION**

As Arlyn & Sandi have retired, sold their machinery, and moved out west, we are excited to offer their farm at live public auction located at 35515 298th St, Bonesteel SD 57317 or from Bonesteel SD, go 6 miles west on SD Hwy 18 and ¼ mile North or from St. Charles SD, go 1 mile east on SD Hwy 18 and ¼ mile north. Signs will be posted on the properties.

TUESDAY, MARCH 25TH 2025 - 11:00 AM CST

AUCTIONEERS NOTE: ATTENTION - SD, Nebraska & Other Cattle Feeders Seeking a Modern Mono Slope Cattle Feeding Facility, 2 Residences & Other Improvements along with Cropland & Pasture Acres! Furthermore, the buyer may have the option to lease additional cropland acres owned by the sellers! It is our privilege to offer this amazing property that will appeal to the farmer, cattle feeder, and sportsman! If you have been looking for excellent cattle feeding facility with extra support acres for your operation, Look no Further! This property offers high quality tillable land, 2 highly developed building sites, excellent access to US Hwy 18, rolling pasture/grassland, & a private dam! Located just 30 minutes west of Ft. Randall Dam and just minutes south of the Majestic Missouri River! This is a rare and excellent opportunity to purchase an amazing property with South Dakota paradise located all around you. Check out the drone video footage or better yet make a drive and see it in person.

TRACT # 1: +/-40 ACRES - ACREAGE & FARMLAND – ELLSTON TOWNSHIP – LEGAL DESC.: The NW ¼ NW ¼ of Section 1-95-70, Gregory County, South Dakota

This tract consists of 40 acres with a nicely improved building site including an updated 1977 4 Bedroom ranch-style home, livestock facilities, open cattle yards, and great access to US Hwy 18. Go to wiemanauction.com or suttonauction.com for pictures and detailed information on the buildings and home!

TRACT # 2: +/-320 ACRES - HOME, FARMLAND & MONO SLOPE CATTLE BARN – ST. CHARLES TOWNSHIP - LEGAL DESC.: S ½ of Section 36-96-70, Gregory County, South Dakota.

This tract consists of 320 acres with a nice mix of tillable land and pasture with a large stock dam. This property features a remodeled 1 ½ Story home and an improved farm site with premier cattle feeding facilities including an 80'x 300' Mono Slope Cattle Barn built in 2013 that was designed to accommodate approx. 500 head of feeder cattle! There are several other livestock buildings, open cattle yards, and improvements on this tract to accommodate the cattle feeding operation. There will be approx. 600 bales of corn stalks and bean stubble that will be included for bedding with this tract. The buyer will also have the option to purchase approx. 2,000 bales of grass and alfalfa, if needed, to get the operation going this spring. Check out the websites for more details!

TRACT # 3: +/-360 ACRES - COMBINATION OF TRACTS 1 & 2 - This tract consists of +/-360 acres all contiguous with 2 well established building sites, excellent cattle feeding facilities, and excellent crop land. The FSA Office indicates a total of 248.63 acres tillable. According to Surety Data, this land has a soil productivity index rating of 69.6. All the tillable acres have been operated under an excellent manure management plan with soil samples available in the auction packet. It is not very often well-managed, highly developed tracts of land come available. The property can accommodate up to 1000 head of cattle on feed with established feedyards and the 500 head Mono Slope Barn. Both properties are serviced with a well and Tripp County Rural Water.

The new buyer may also have the option to rent up to an additional +/- 440 acres on a 3-year lease subject to owners' approval. Potentially, there may be an additional 100 acres that may or may not be available for lease, although if it should become available, the buyer would also have the option to lease this parcel as well, subject to owners' approval. Don't miss this great opportunity to expand your operation!

VIEWING THE PROPERTY: Please feel free to view the land and outbuildings at your leisure! To view the homes, call Arlyn at 605-491-4748 or the auctioneers to setup a time.

AUCTION TERMS: Cash sale with 15% nonrefundable downpayment on the day of sale and the balance on May 9th, 2025. A Warranty Deed will be provided. Closing agent fee and Owner's Title Insurance will be split 50/50 between buyer and seller. The seller will pay all the 2024 RE taxes due in 2025. The buyer will be responsible for the full 2025 taxes due in 2026. Buyers will get the right to farm the land for the 2025 crop year! Crop land possession for 2025 will be granted upon acceptance of down payment on sale day. Full possession will be granted upon final settlement. If the properties are sold in separate parcels, the buyer of Tract 2 will have the first right of refusal to rent the remaining 440 acres of Arlen & Sandi's land on a 3-year contract starting in 2025! The terms of the rental are the auction packet. Please contact the auctioneers for more details! The seller does not guarantee or warranty that the existing perimeter fence lines lie on the true and correct boundary lines. All property is sold in AS-IS Condition. Property is sold subject to confirmation by the owners. For more information and buyer's info packet, visit our website at www.wiemanauktion.com or www.suttonauktion.com or feel free to call 800-251-3111 and we will mail one to you.

NOTE: Wieman Land & Auction Co., Inc and Sutton Auctioneers & Land Brokers LLC are excited to offer these great tracts at auction! Please make a note that this auction will be held at the farm site near St. Charles, SD. Come prepared to buy!

ARLYN & SANDI JONS, OWNER
605-491-4748

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

Sutton Auctioneers & Land Brokers, LLC
Sioux Falls, SD 605-336-6315
www.suttonauktion.com

TRACT 1 – 40 Acres

1977 Ranch Style 4 Bedroom Home with 1484 sq ft on the main level

- 3 Bedrooms on the main floor; living room; dining room; Kitchen with French door refrigerator, gas stove, & dishwasher; full bathroom; & rear entry w/laundry hookups. Includes washer & dryer
- Walk-out basement with approx. 1,300 additional sq ft finished
 - 4th bedroom, LP gas fireplace w/stone hearth, full bath w/stone walk in shower/jetted tub
- Attached tuck under 22'x46' garage with 22'x22' storage room above.
- Front deck and rear patio area with privacy fence & pergola
- Electric water heater, water softener, & well with pressure tank
- Home has 2 PTAC units for Heat & A/C along with electric baseboard heat in all the rooms.

Outbuilding & Improvements

- 50'x70' hoop barn, ground mount w/concrete floor, tool room, new cover in 2023
- 30'x60' commodity shed built in 2013, 8' concrete walls, 4 compartments, steel (red iron) building construction, and concrete floor and apron.
- 50'x200' American steel (red iron) building construction - dairy barn, full concrete, loafing area with 60' center line bunk/belt feeder, waterer, cattle working area w/Big Valley cattle chute, outside concrete manure holding area, milking equipment has been removed, and milk room has been converted to a heated workshop area.
- 20'x66' concrete silo, not currently in use
- 24'x48' hay/machine shed w/20'lean-to with concrete cattle load out area.
- 30'x60' hoop shed, stub wall, with new vinyl rollup door
- 3 Grain Bins with air floors & sweeps (Sioux 35k with unloader, 7k, & 5k).
- This tract has 2 cattle feed yards
 - The cattle yard to the west of the dairy barn has 2 waterers
 - The water along the western boundary is serviced by a well from the property across the road that Arlyn is not selling. If different buyers purchase Tracts 1 & 2, arrangements will need to be made to keep that waterer in service.
- 2 – 500-gallon LP tanks; 1 for House & 1 for Dairy Barn
- FSA Office reports 31.92 acres tillable with a 65.2 soil productivity rating.
- Located in South Central School District 26-5.
- Property is serviced with Tripp County rural water and a private well.
- The land is gently rolling with great access to US Hwy 18.

TRACT 2 – 320 Acres

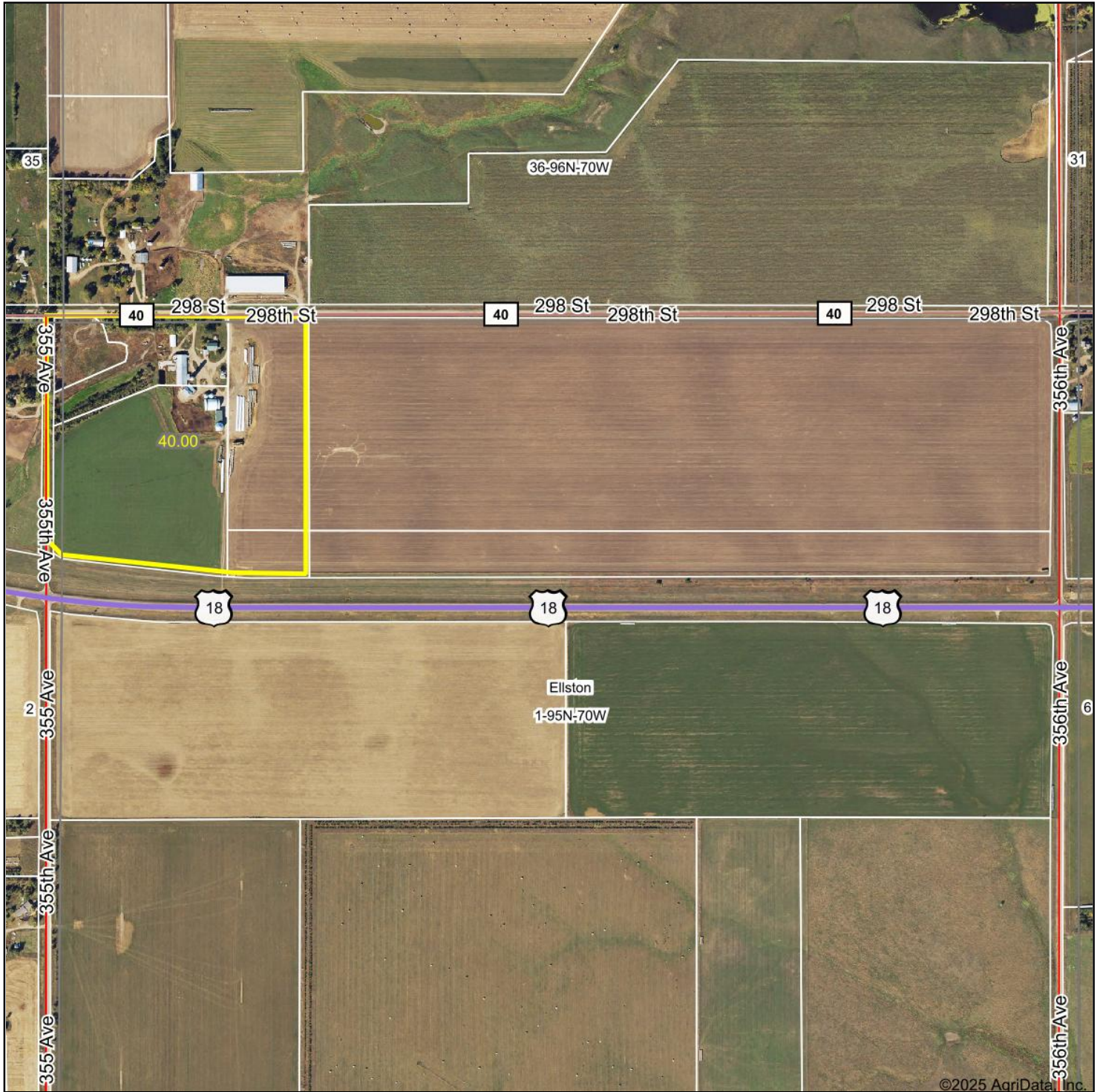
Renovated 1 ½ Story home and detached double garage

- Spent \$70k on new siding, windows, steel roof, electrical service, and furnace
- Main floor includes a kitchen, full bath with claw foot tub, living room & front entry w/hardwood floors, large bedroom w/closet, smaller bedroom w/closet, & rear entry/laundry
- 2nd Floor of the home has started to be renovated and just needs to be finished.
- 22'x24' detached garage, new siding & steel roof, 2 – 9'x7' OH doors, cement floor

Outbuildings & Improvements

- 80' x 285' Mono slope Cattle Barn built in 2013 with 15'x60' working room
 - Steel (red iron) construction -Bed pack barn with cement floor
 - Ceiling is spray foamed
 - Split in 3 Large pins with center manure holding area
 - 250' Cement bunks & guard rail over bunks & Ritchie water in every pin
 - Big Valley/Silencer electric/hydraulic chute with 24' Pierson Alley in work room
 - Teslaa Gates & Security Camera System
 - The building cost \$650k to build in 2013. Estimated to cost \$1.1mm to replace in 2025!
- 54'x80'x18' hay shed built in 2008, dirt floor
- 44'x62' Machinery Quonset, reinforce to handle snow load
- 26'x42' barn converted for calves, with newer roof.
- Outside feed yard with 130' concrete apron and concrete feed bunks.
 - 48'x60' livestock barn set up for cattle
 - 2 waters & Alley way to Mono slope barn
- An additional feed yard with 30' concrete apron and concrete feed bunks.
 - 60'x80' livestock barn set up for cattle
 - Working area with Powder River working chute
 - 2 waterers & Alley way to Mono slope barn
- 3,000 Bushel Bins with air floor & sweep
- There will be approx. 600 bales of corn stalks and bean stubble that will be included for bedding with this tract. (510 corn stalk bales & 90 Bean stubble bales)
- The buyer also has the option to purchase approx. 2,000 bales of grass and alfalfa to get the operation going this spring.
- This property is serviced with Tripp County rural water and a private well.
- Located in South Central School District 26-5.
- The FSA Office indicates 248.63 acres tillable with a total farm soil productivity index of 62.7.

Aerial Map



Maps Provided By:



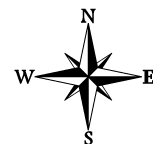
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 43° 4' 49.74, -99° 4' 39.57

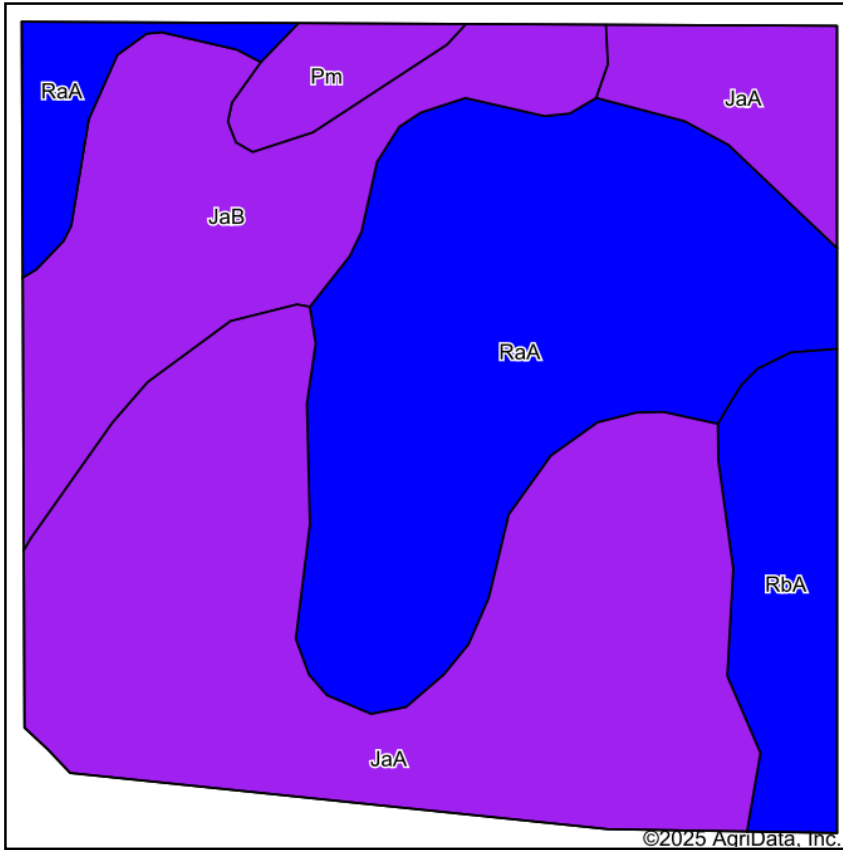
1-95N-70W
Gregory County
South Dakota

0ft 808ft 1616ft

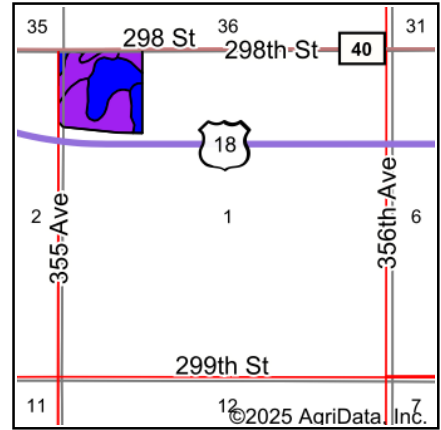


2/26/2025

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Gregory**
 Location: **1-95N-70W**
 Township: **Ellston**
 Acres: **40**
 Date: **2/26/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD053, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
JaA	Jansen loam, 0 to 2 percent slopes	16.12	40.3%		IIIs	IIIs	53
RaA	Ree loam, 0 to 3 percent slopes	13.24	33.1%		IIc	Is	84
JaB	Jansen loam, 2 to 6 percent slopes	6.58	16.4%		IIIe	IIIe	53
RbA	Ree loam, gravelly substratum, 0 to 2 percent slopes	3.04	7.6%		IIc		86
Pm	Platte loam	1.02	2.6%		IVw	IVw	55
Weighted Average					2.22	*-	65.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Topographic map showing elevation contours and a specific point labeled '40:00'. The map is overlaid on an aerial photograph. The area is bounded by a yellow line. Contour lines are labeled with elevations: 2052, 2054, 2056, 2058, 2060, 2062, and 2064. A red dot marks a point labeled '40:00'. The map is surrounded by roads: 298th St, 355th Ave, and Highway 18. A copyright notice for AgriData, Inc. is in the bottom right corner.



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CUSTOMIZED ONLINE MAPPING

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Boundary Center: 43° 4' 49.59, -99° 4' 39.25



United States
Department of
Agriculture

Gregory County, South Dakota



Common Land Unit

- Non-Cropland
- 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

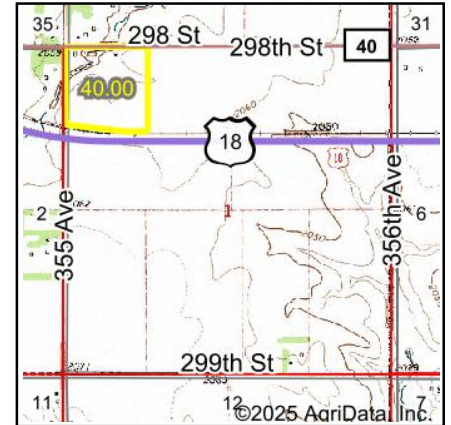
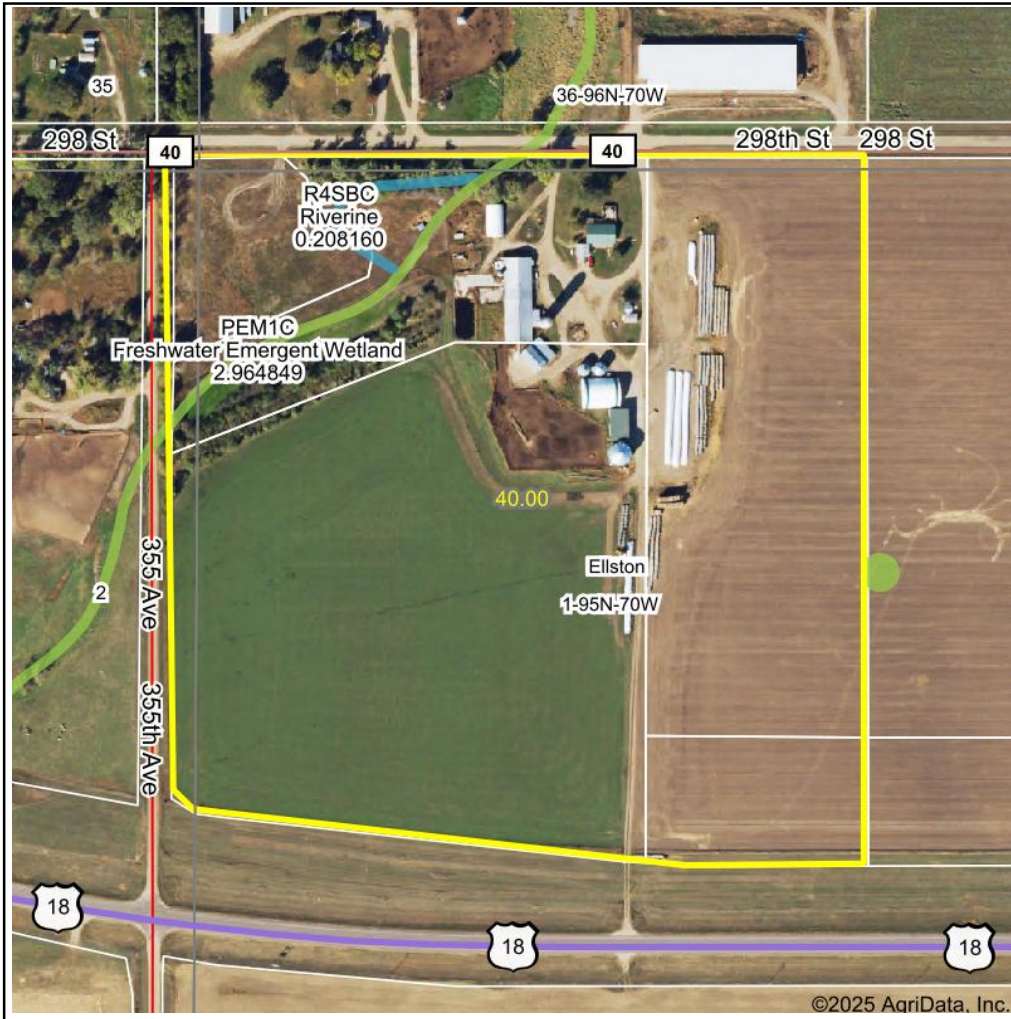
Map Created April 24, 2024

Farm 4351

1-95N-70W-Gregory

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Wetlands Map



State: **South Dakota**
 Location: **1-95N-70W**
 County: **Gregory**
 Township: **Ellston**
 Date: **2/28/2025**

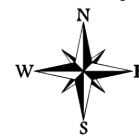


Maps Provided By:



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0ft 399ft 799ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	0.39
R4SBC	Riverine	0.21
PEM1A	Freshwater Emergent Wetland	0.00
Total Acres		0.60

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Tract Number : 3368

Description : NWNW 1, 95-70

FSA Physical Location : SOUTH DAKOTA/GREGORY

ANSI Physical Location : SOUTH DAKOTA/GREGORY

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : ARLYN JONS

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
40.04	31.92	31.92	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	31.92	0.00	0.00	0.00	0.00	0.00

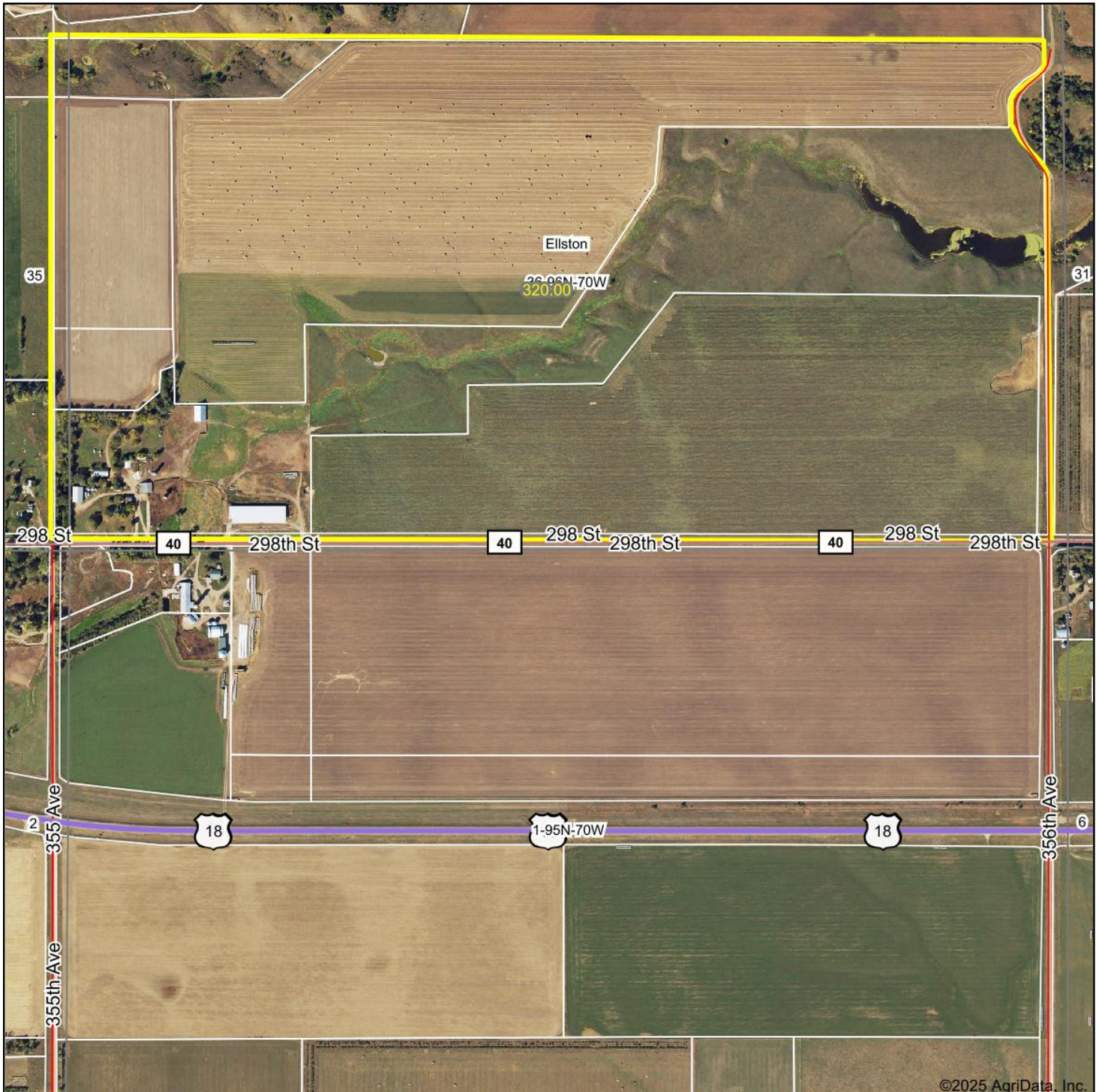
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	6.00	0.00	117
Soybeans	8.10	0.00	39

TOTAL 14.10 0.00

NOTES

Aerial Map



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Boundary Center: 43° 5' 9.76, -99° 4' 13.17

0ft 823ft 1646ft

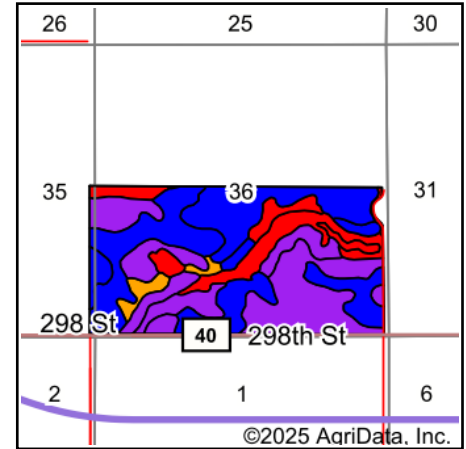
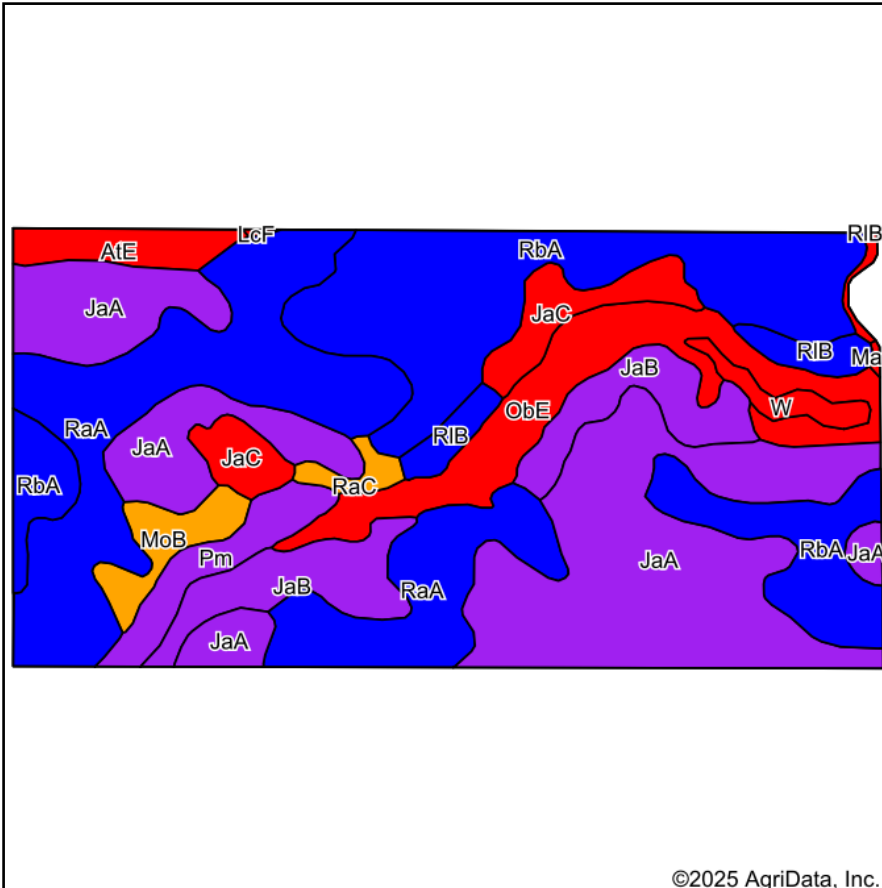
36-96N-70W
Gregory County
South Dakota



2/26/2025

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

Soils Map



State: **South Dakota**
 County: **Gregory**
 Location: **36-96N-70W**
 Township: **St. Charles**
 Acres: **320**
 Date: **2/26/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

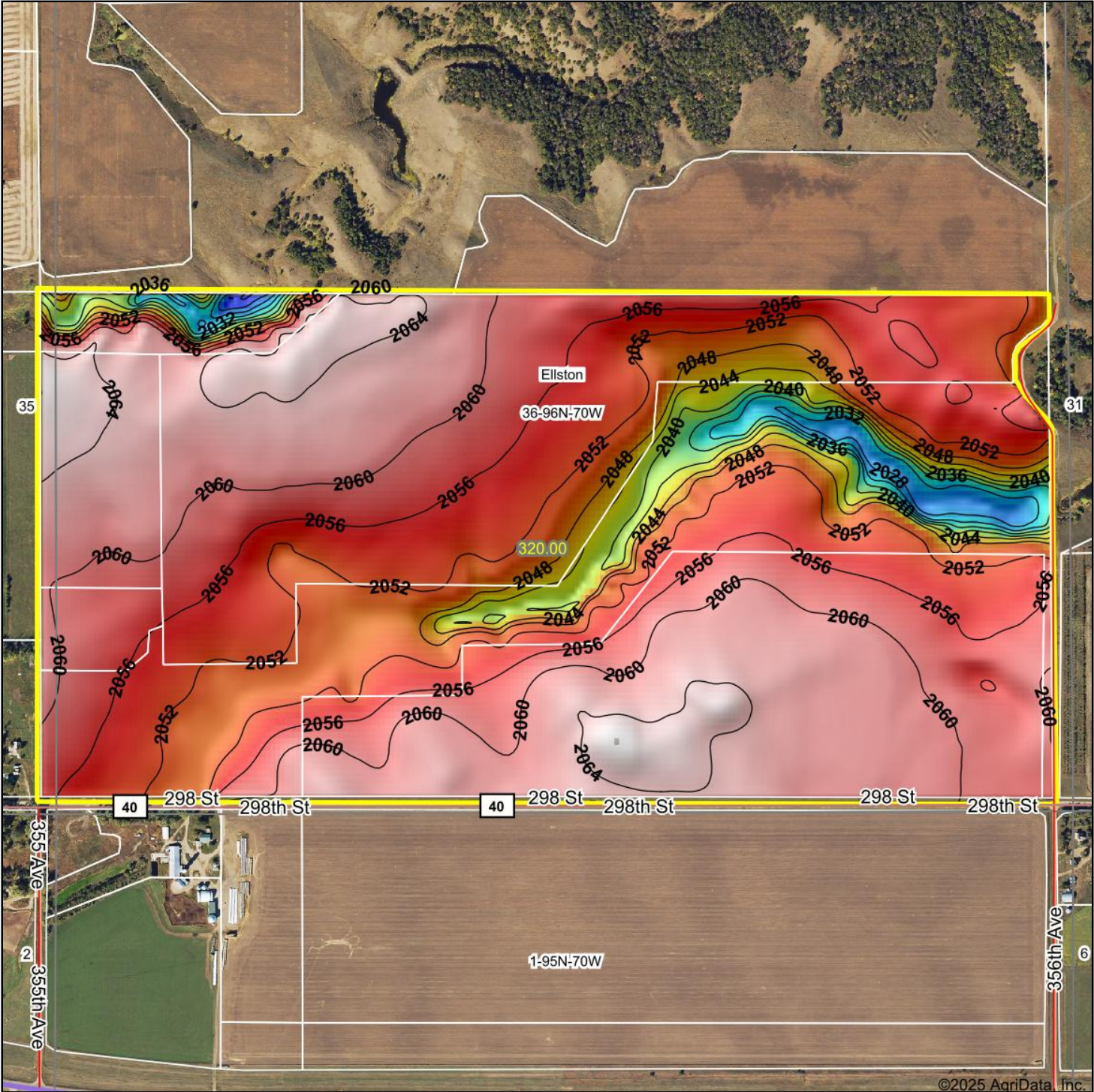
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Area Symbol: SD053, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
JaA	Jansen loam, 0 to 2 percent slopes	87.29	27.2%		IIIs	IIIs	53
RbA	Ree loam, gravelly substratum, 0 to 2 percent slopes	67.63	21.1%		IIc		86
RaA	Ree loam, 0 to 3 percent slopes	67.45	21.1%		IIc	Is	84
ObE	Okaton-Lakoma silty clays, 15 to 40 percent slopes	27.38	8.6%		VIIe	VIIe	13
JaB	Jansen loam, 2 to 6 percent slopes	22.92	7.2%		IIIe	IIIe	53
JaC	Jansen loam, 6 to 9 percent slopes	12.47	3.9%		IVe	IVe	38
Pm	Platte loam	8.71	2.7%		IVw	IVw	55
MoB	Millboro silty clay, 3 to 6 percent slopes	6.71	2.1%		IIIe	IIIe	79
AtE	Anselmo-Tassel fine sandy loams, 6 to 25 percent slopes	6.65	2.1%		VIe		13
RIB	Reliance silty clay loam, 3 to 6 percent slopes	6.52	2.0%		Ile	Ile	89
W	Water	3.49	1.1%		VIII		0
RaC	Ree loam, 6 to 9 percent slopes	2.43	0.8%		IIIe	Ile	72
MaD	Mariaville loam, 6 to 15 percent slopes	0.21	0.1%		VIIs		15
LcF	Labu-Sansarc silty clays, 9 to 35 percent slopes	0.14	0.0%		VIe		33
Weighted Average					2.81	*-	62.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

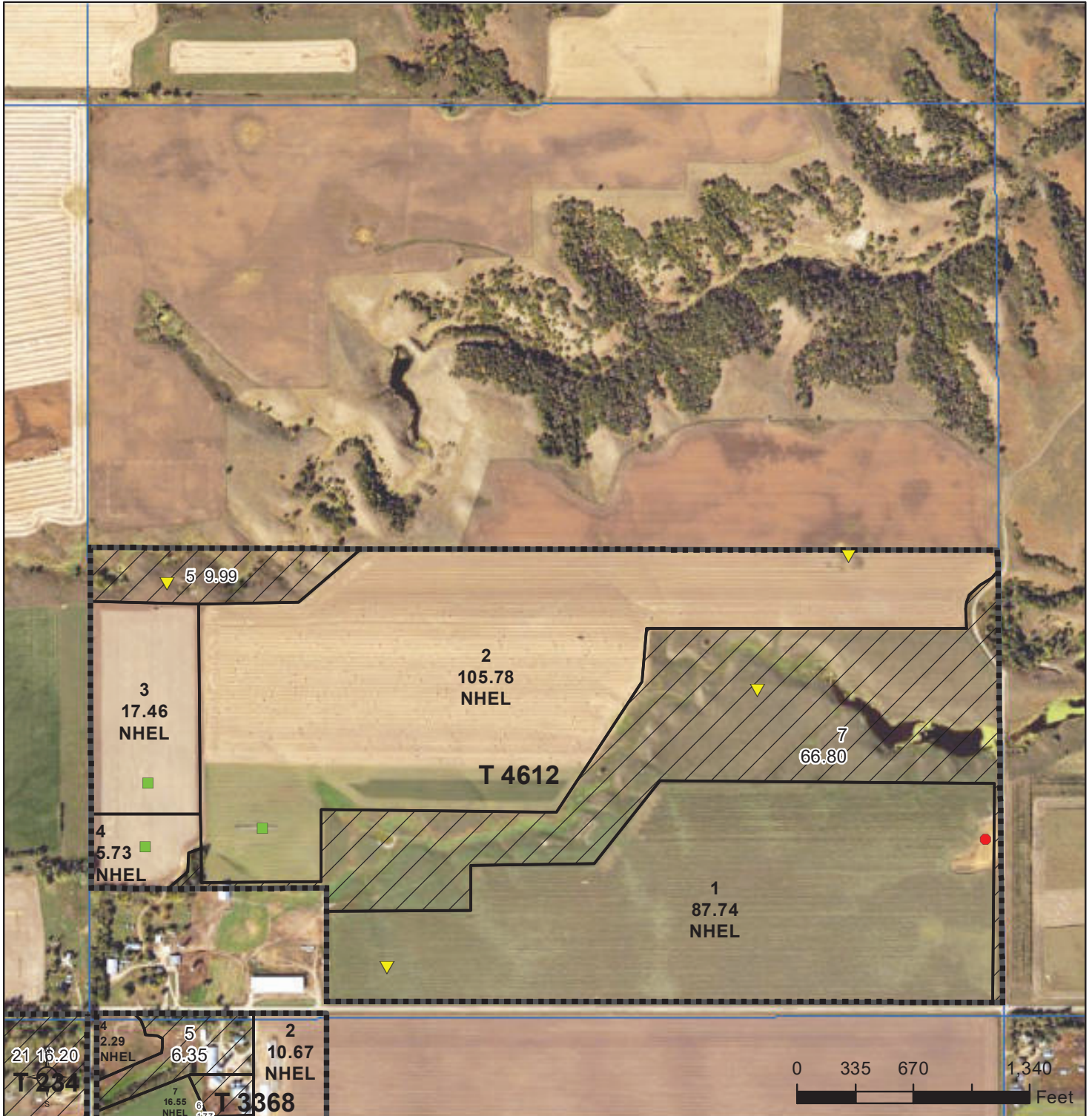
Topography Hillshade





United States
Department of
Agriculture

Gregory County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Unless otherwise noted,
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Non-irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non

Producer initial _____
Date _____

2024 Program Year

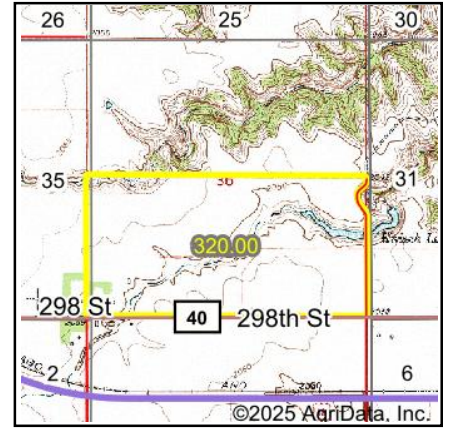
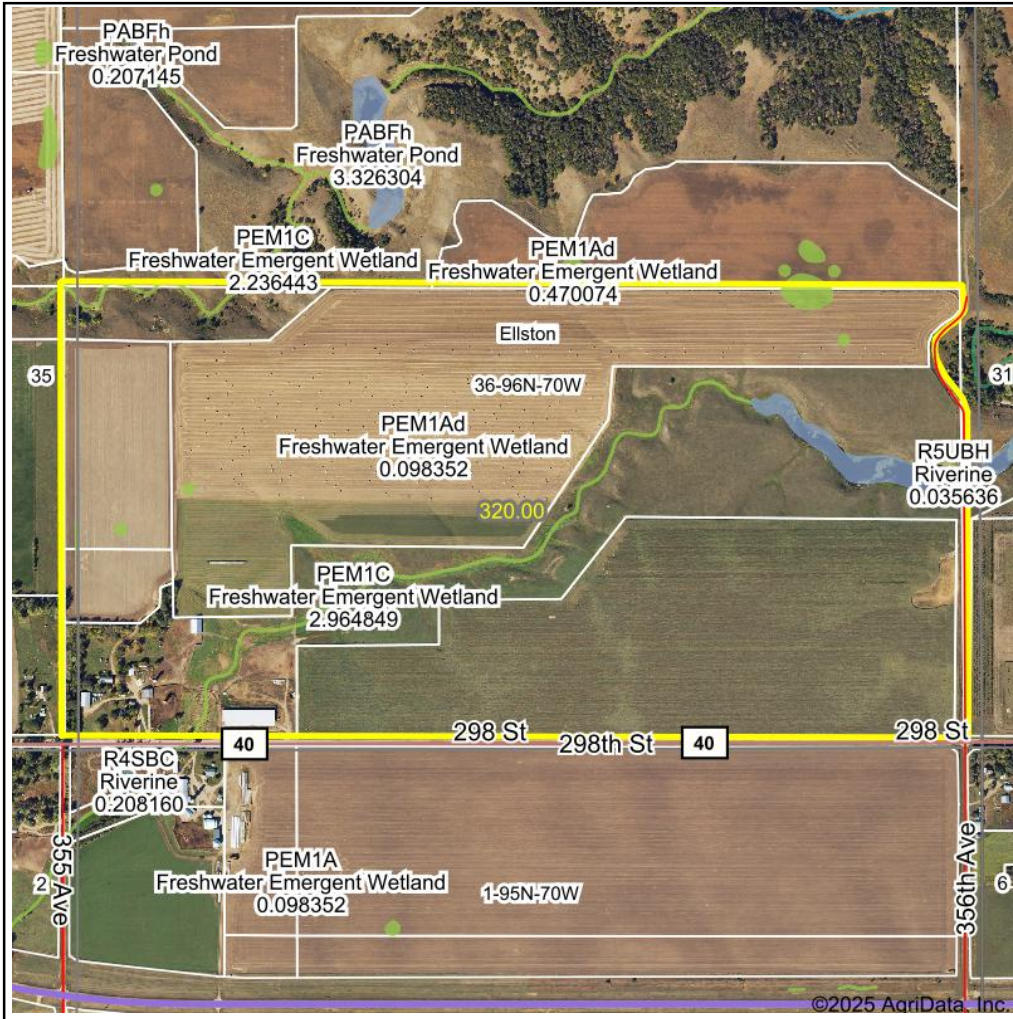
Map Created April 24, 2024

Farm 4351

36-96N-70W-Gregory

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Wetlands Map



State: **South Dakota**
 Location: **36-96N-70W**
 County: **Gregory**
 Township: **St. Charles**
 Date: **2/28/2025**



Maps Provided By:



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0ft 1222ft 2443ft

Classification Code	Type	Acres
PABFh	Freshwater Pond	3.66
PEM1C	Freshwater Emergent Wetland	2.65
PEM1A	Freshwater Emergent Wetland	0.97
PEM1Ad	Freshwater Emergent Wetland	0.39
R5UBH	Riverine	0.04
R4SBC	Riverine	0.02
	Total Acres	7.73

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

SOUTH DAKOTA
GREGORY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4351
Prepared : 2/11/25 4:33 PM CST
Crop Year : 2025

Tract Number : 4612

Description : S1/2 36-96-70 Less SW 20.3 Acres;
FSA Physical Location : SOUTH DAKOTA/GREGORY
ANSI Physical Location : SOUTH DAKOTA/GREGORY
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ARLYN JONS
Other Producers : None
Recon ID : 46-053-2013-1

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
293.50	216.71	216.71	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	216.71	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	95.60	0.00	117
Soybeans	27.90	0.00	39
TOTAL	123.50	0.00	

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.

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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 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. USDA is an equal opportunity provider, employer, and lender.

Tract 1



Tract 1



Tract 2



Tract 2



Tract 1



Tract 2



Tract 2





Notes



 Notes

360(+/-) ACRES

GREGORY COUNTY LAND

**TUESDAY,
MARCH 25TH
AT 11:00 AM**

*Auction will be held at the
farm site near St. Charles.*

BONESTEEL →

TRACT 2

298th St

TRACT 1

355th Ave

18

TERMS

Cash sale with 15% nonrefundable downpayment on the day of sale and the balance on May 9th, 2025. A Warranty Deed will be provided. Closing agent fee and Owner's Title Insurance will be split 50/50 between buyer and seller. The seller will pay all the 2024 RE taxes due in 2025. The buyer will be responsible for the full 2025 taxes due in 2026. Buyers will get the right to farm the land for the 2025 crop year! Crop land possession for 2025 will be granted upon acceptance of down payment on sale day. Full possession will be granted upon final settlement. If the properties are sold in separate parcels, the buyer of Tract 2 will have the first right of refusal to rent the remaining 440 acres of Arlen & Sandi's land on a 3-year contract starting in 2025! The terms of the rental are the auction packet. Please contact the auctioneers for more details! The seller does not guarantee or warranty that the existing perimeter fence lines lie on the true and correct boundary lines. All property is sold in AS-IS Condition. Property is sold subject to confirmation by the owners.

"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

