

80 ACRES

TURNER COUNTY LAND

- FRIDAY, APRIL 21ST AT 10:30AM -

RICHARD & SHARI

JUSTICE

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



80 ACRES IN TURNER COUNTY HOME – TILLABLE - PASTURE AT AUCTION

As dad has moved off the farm, we will offer the following land at public auction located at the Wieman Auction Facility at Marion, SD on:

FRIDAY APRIL 21ST 10:30 AM

Property Location: From Parker, SD go 5 miles north on SD 19; 1 mile east on 270th St; & 3/8 mile south on 455th Ave. Property is located on the east side of the road.

LEGAL: S2 NW4 in 22-100-53, Turner County, SD. - 80 Acres – Brothersfield Township

- The FSA reports 41.55 acres tillable with a powerful soil rating of 86.9 and the balance of the land utilized as an improved acreage site and pasture.
- If you are looking for a great acreage site with a mix of good tillable, pasture, and trees – This is the one!
- Improvements include an older 3-bedroom 1.5 story home, detached 24 x 26 garage, 24 x 34 storage shed, 2 older barns, & 4 older grain bins.
- New underground electrical service in 2022 into the property along with TM rural water!
- Driving down the driveway into the acreage, you will be drawn in by all the mature trees and a secluded setting with beautiful panoramic views. Update the existing home or bring your new house plans for that perfect spot you have always dreamed about!
- A perfect property for a beginning grain/livestock producer, avid outdoorsman, and nature lovers. You will have a hard time finding another tract quite like this one!
- 2022 RE taxes payable in 2023 are \$2,882.06 Property in the Parker School District 60-4

TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before June 30, 2023. A warranty deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. On sale day, the new buyer will receive immediate possession of the 41.55 acres of tillable land for the 2023 crop year. Seller will retain possession of the farmyard and pastureland until closing. Wieman Auction will conduct a farm machinery and personal property auction in the farmyard once the weather cooperates this spring! Buyer will receive full possession of the property once the machinery auction has been conducted and we successfully close on the property. Seller will pay all 2022 RE taxes due in 2023. Buyer will be responsible for all 2023 taxes due in 2024. The home has been lived in and heat has always been on but the house is starting to need updating and repairs. Property will be sold in As-Is condition as all the buildings on this property need some TLC. Closing to be held at Gary Ward Law Office with closing fee split 50/50 between the buyer and seller. Sold subject to confirmation of the owner and any easement of record. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

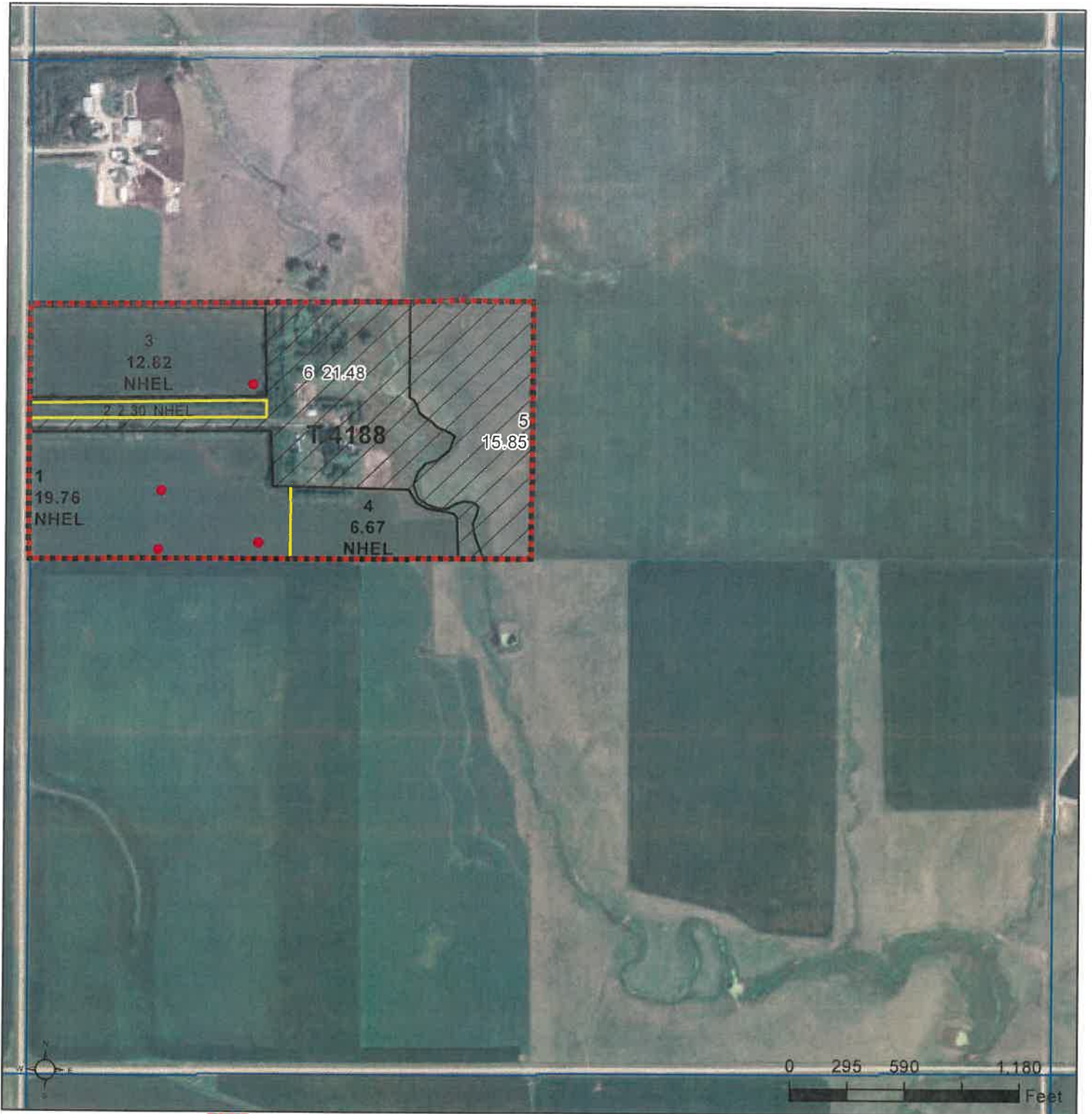
For an information packet, go to www.wiemanauktion.com or call Wieman Land & Auction at 800-251-3111 if you would like us to mail you a color brochure. We invite you to check out this great parcel at your convenience. With excessive snow this winter, make sure to plan accordingly, when inspecting the property. We may not be there to plow the snow immediately after the next snowstorm! Please feel free to call the auctioneers with any questions or for a personal showing of the property.

NOTE: Auction will be held at the Wieman Auction Facility near Marion, SD. Come prepared to buy!

RICHARD & SHARI JUSTICE – OWNERS

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

Gary Ward
Closing Attorney
Viborg, SD 605-326-5282



- Common Land Unit**
- Non-Cropland
 - Cropland
 - Tract Boundary
 - PLSS

Wetland Determination Identifiers

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

2022 Program Year
Map Created February 09, 2022

Farm 4191

22-100N-53W-Turner

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).

Aerial Map



Map Center: 43° 28' 1.56, -97° 5' 33.07



Maps Provided By:

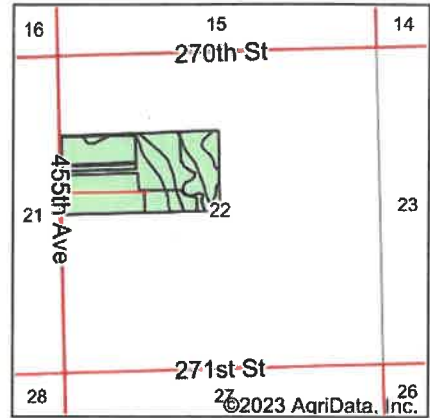
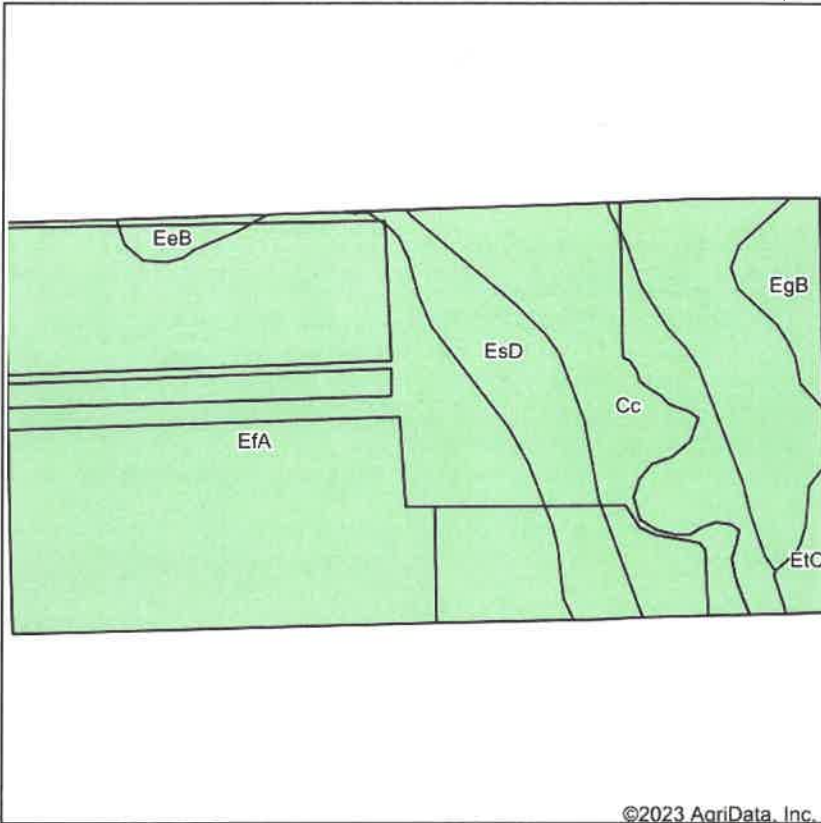


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22-100N-53W
Turner County
South Dakota

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

Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **22-100N-53W**
 Township: **Brothersfield**
 Acres: **78.88**
 Date: **1/16/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

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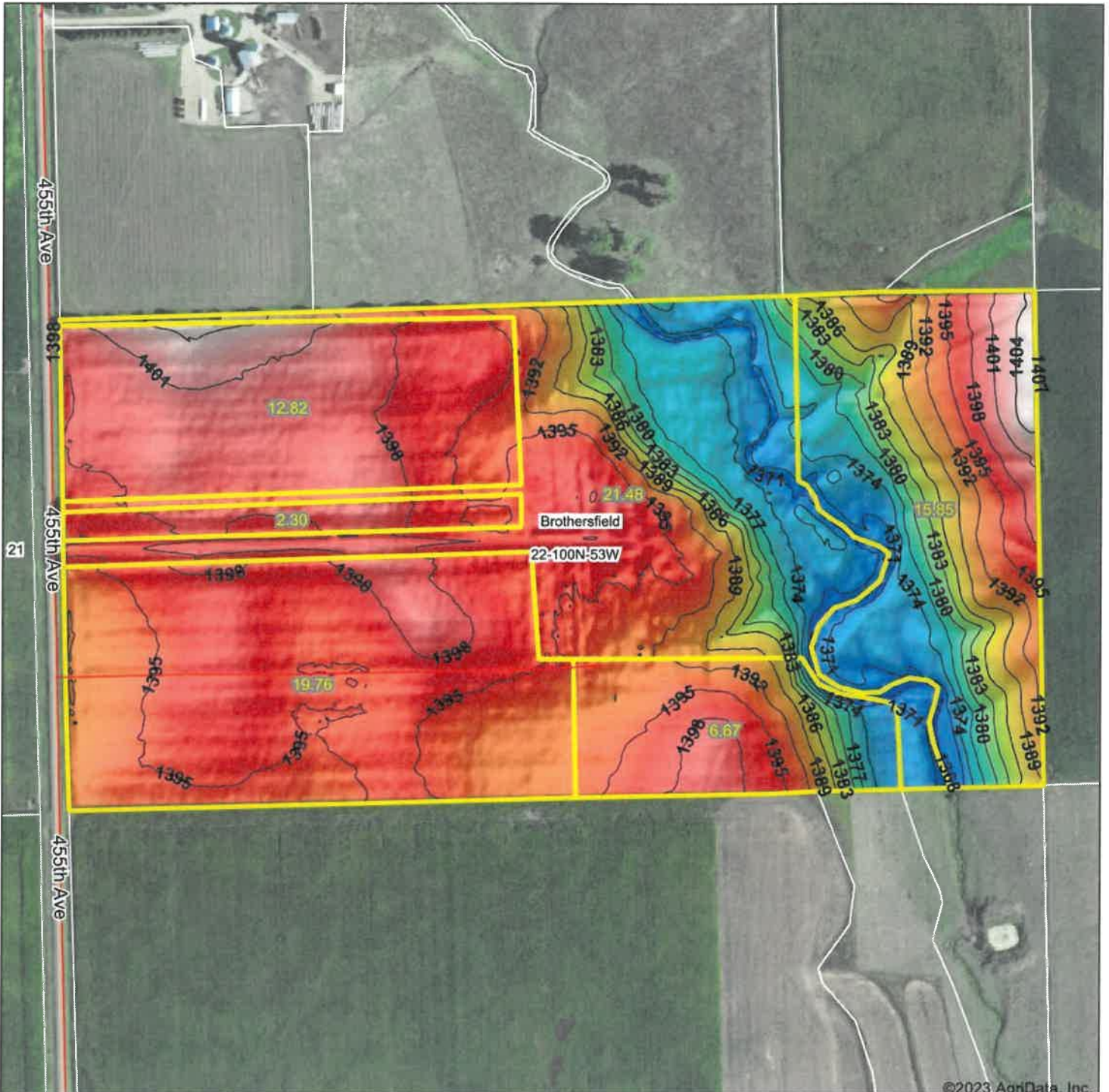
Area Symbol: SD125, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	45.30	57.4%	Is	92
EsD	Ethan-Betts loams, 9 to 15 percent slopes	14.96	19.0%	VIe	30
Cc	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	14.12	17.9%	VIw	34
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	2.53	3.2%	IIe	84
EtC	Ethan-Egan complex, 5 to 9 percent slopes	1.01	1.3%	IVe	61
EeB	Egan-Ethan complex, 2 to 6 percent slopes	0.96	1.2%	IIe	77
Weighted Average				2.93	69

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



©2023 AgriData, Inc.



Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,366.4

Max: 1,406.2

Range: 39.8

Average: 1,391.0

Standard Deviation: 9.25 ft



1/16/2023

22-100N-53W
Turner County
South Dakota

map center: 43° 28' 1.56, -97° 5' 33.07

Certified Wetland Determination

Field Office: Parker FO

Certified By: M. Miller

Legal Desc: S2 NW4 22-100-53

Agency: USDA-NRCS

Certified Date: 8/10/2012

Tract: 4188



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI/Ditch
- Tile



- W Wetland
- FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
- PC Prior Converted
- NW Non Wetland
- NI Not Inventoried Potential Waters of the US

See NRCS CPA-O26E for definitions and additional info.



SOUTH DAKOTA

TURNER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

FARM : 4191

Prepared : 1/17/23 10:11 AM CST

Crop Year : 2023

Abbreviated 156 Farm Record

Operator Name : RICHARD HAROLD JUSTICE JR
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
78.88	41.55	41.55	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.Rel. Activity	Broken From Native Sod
0.00	0.00	41.55	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	11.20	0.00	69	
Soybeans	30.30	0.00	36	0
TOTAL	41.50	0.00		

NOTES

Empty box for notes.

Tract Number : 4188

Description : SNW 22 100 53
 FSA Physical Location : SOUTH DAKOTA/TURNER
 ANSI Physical Location : SOUTH DAKOTA/TURNER
 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 : RICHARD HAROLD JUSTICE JR
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.88	41.55	41.55	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	41.55	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	11.20	0.00	69

SOUTH DAKOTA
TURNER
Form: FSA-156EZ



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Abbreviated 156 Farm Record

Tract 4188 Continued ...

Soybeans	30.30	0.00	36
TOTAL	41.50	0.00	

NOTES

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