

Turner County
**LAND
AUCTION**

**160
Acres**

Monday
November 25th
at 10:30 AM

OWNER:

**William Lange &
Lisa Lange**



44628 SD HWY 44, Marion SD phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**160 ACRES OF IRRIGATED FARM LAND
HURLEY TOWNSHIP - TURNER COUNTY
AT AUCTION**

We will offer this farm land at public auction, at the Wieman Auction Facility at Marion, SD on:

MONDAY NOVEMBER 25TH 10:30 AM

It is our privilege to offer this irrigated & highly productive farm land located just a ½ mile off SD Hwy 19 in Hurley Township. The new buyer will have the right to farm this tract for the 2020 crop year. This powerful tract would be a great addition for any farmer-operator, investor, or acreage seeker. Property is sold without reserve! Come check out the possibilities!

LAND LOCATION: From Parker, SD go approx. 5 miles south on SD Hwy 19 to 279th St. & ½ mile east or from Hurley, SD go 4 miles north and ½ mile east.

- FSA shows approx. 151.23 acres tillable with the balance in marshland and roadway.
- Soil Types are Delmont-Enet loams, Dimeo clay loam, & Baltic silty clay loam.
- This tract carries a weighted Productivity index average of 50.5
- Irrigation includes an older 7 tower pivot with a 120' well. Water permit available upon request.
- According to the Turner County treasurer, the 2018 taxes due in 2019 are \$2,265.38
- Property is located in the Viborg-Hurley School District.

LEGAL: The NE ¼ in Section 2-98N-53W, Turner County, SD.

TERMS: Cash Sale with 10% nonrefundable down payment on sale day and the balance due on or before January 31, 2020. A warranty deed will be provided. Title insurance will be utilized with the cost of an Owner's Policy split 50/50 between the buyer and seller. New buyer will receive full possession for the 2020 Crop Year. Seller will pay all 2019 RE Taxes due in 2020. New buyer to pay all subsequent taxes thereafter. If you are the successful bidder at the end of the auction, Lisa Lange reserves the right to raise the final bid by a minimum of three percent (3%). Ms. Lange's right to raise the final bid shall expire by 4:00 P.M. on the day of the auction. If Ms. Lange does not execute her option to purchase, the successful high bidder at the auction will remain the purchaser. This is an unreserved auction and the property will sell regardless of price, subject to Ms. Lange's option. Property is sold subject to any easement of record and a title commitment will be available to review upon request. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

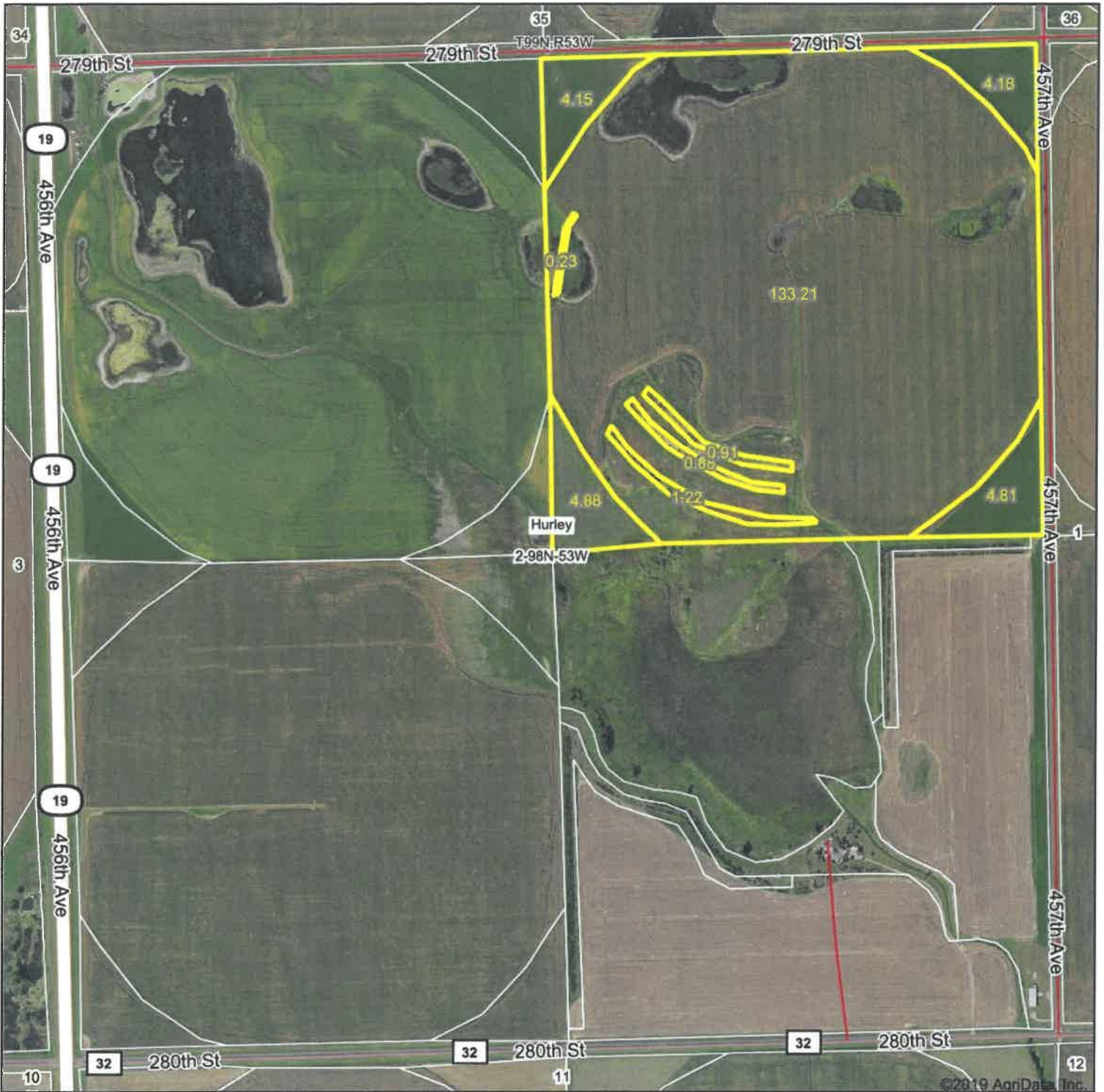
Note: If a land purchase is in your plans – please check out this great tract. We invite you to view this parcel of land at your convenience. For an information packet, go to www.wiemanauktion.com or call our office at 800-251-3111. Auction will be held at the heated Wieman Auction Facility near Marion, SD. Come prepared to buy!

WILLIAM LANGE & LISA LANGE – OWNERS

Wieman Land & Auction Co., Inc.
800-251-3111 Marion SD
Rich, Kevin, Mike, Derek, & Ryan Wieman
Nathan Timmermans, & Ron Leitheiser – Land Brokers
www.wiemanauktion.com

Glenn Roth
Closing Attorney
Freeman, SD
605-925-7681

Aerial Map

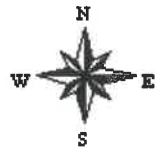


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Map Center: 43° 20' 12.63, -97° 4' 20.65



2-98N-53W
Turner County
South Dakota



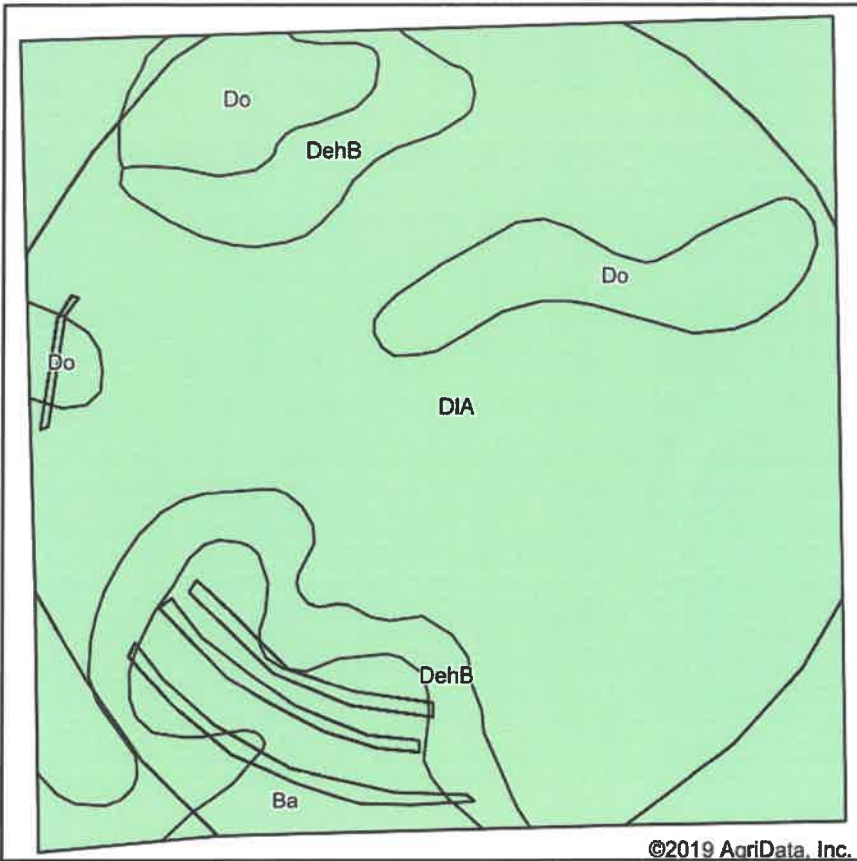
Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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10/29/2019

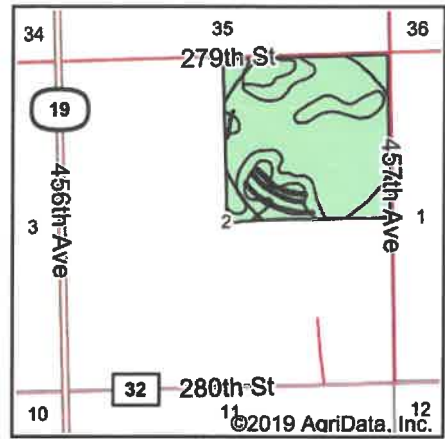
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**

County: **Turner**

Location: **2-98N-53W**

Township: **Hurley**

Acres: **154.47**

Date: **10/29/2019**



Maps Provided By:



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Area Symbol: SD125. Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
DIA	Delmont-Enet loams, high precipitation, 0 to 2 percent slopes	106.02	68.6%	IIIs	50
DehB	Delmont-Enet loams, high precipitation, 2 to 6 percent slopes	19.24	12.5%	IVs	44
Do	Dimo clay loam	16.20	10.5%	IIs	72
Ba	Baltic silty clay loam	13.01	8.4%	Vw	37
Weighted Average					50.5

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.



Common Land Unit Tract Boundary
 Non-Cropland PLSS
 Cropland

Wetland Determination Identifiers

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

2019 Program Year

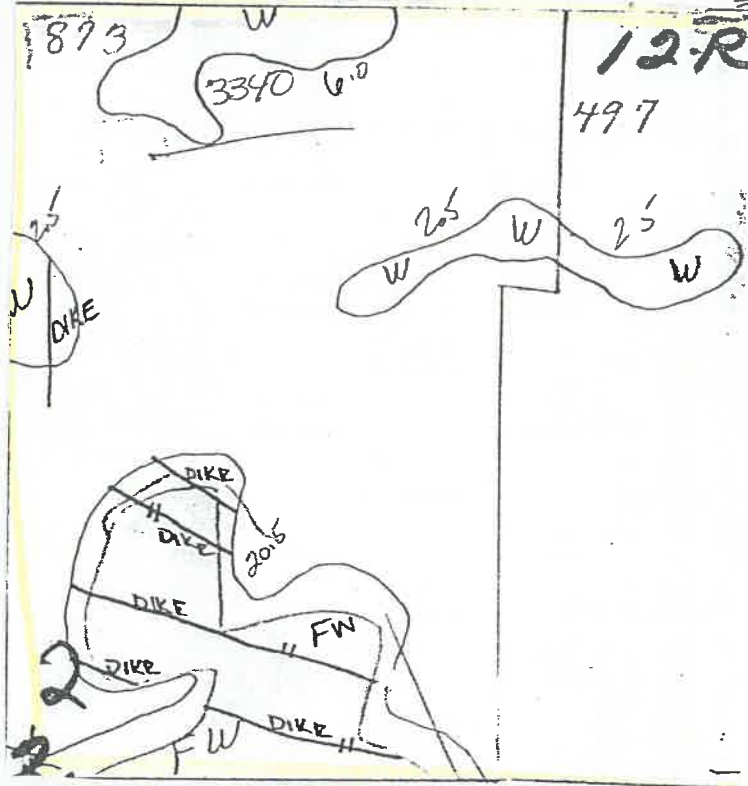
Map Created May 22, 2019

Farm 2771

2 -98N -53W

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- W) Wetland
- W) Ditched or tilled prior to 12-23-85 but still wetland
- C) Converted Wetland prior to 12-23-85
- W) Converted Wetland after 12-23-85
-) Ditched prior to 12-23-85
-) Tilled prior to 12-23-85
- W---) Wetland in a channel



South Dakota

U.S. Department of Agriculture

FARM: 2771

Turner

Farm Service Agency

Prepared: 10/31/19 10:51 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2020

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
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Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
154.47	151.23	151.23	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod			
0.0	0.0	151.23	0.0	0.0	0.0			

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	NONE	NONE	NONE	CORN , SOYBN	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	136.22	169	0.0
SOYBEANS	9.88	34	0.0
Total Base Acres:	146.1		

Tract Number: 3340 Description NE 2 98 53

FSA Physical Location : Turner, SD

ANSI Physical Location: Turner, SD

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
154.47	151.23	151.23	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod	
0.0	0.0	151.23	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	136.22		169	0.0
SOYBEANS	9.88		34	0.0
Total Base Acres:	146.1			

Owners: LANGE, LISA

LANGE, WILLIAM

Turner County **LAND AUCTION**

160 Acres



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