

McCook County

LAND/ACREAGE AUCTION

**60
Acres**

Wednesday
October 30th
at 1:00 PM

OWNER:

Douglas Morrison

WIEMAN
LAND & AUCTION

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!"

**60 ACRES OF GREENLAND TOWNSHIP
MCCOOK COUNTY LAND
AT AUCTION**

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

WEDNESDAY, OCTOBER 30TH 1:00 PM

It is our privilege to offer this desirable & highly productive farm land located just moments north of Lake Vermillion Recreational Area. The new buyer will receive immediate possession for 2019 fall tillage and 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. Located only a ¼ mile off an oil road and just 2 ½ miles south of I-90, this tract would make a great spot for a new home. Come check out the possibilities!

LAND LOCATION: From I-90 & the Montrose Exit go 2 ½ miles south to 259th St. & ¼ mile west or from the Bait Shop at Lake Vermillion go 3 miles north and ¼ mile west.

- This 60 acre tract has approx. 46.77 acres tillable with the balance in marshes and roadway.
- This tract has great eye appeal with the tillable acres lying level to gently rolling hills.
- Soil Types are Clarno-Ethan-Bonilla loams & Crossplain clay loam
- This tract carries a weighted Productivity index average of 69.6
- According to the McCook County treasurer, the 2018 taxes due in 2019 are \$1,258
- Property is located in the Canistota School District and has 1 building eligibility.

LEGAL: The W 3/8 of the NE ¼ in Section 21-102N-53W, McCook County, SD.

TERMS: Cash Sale with 15 % nonrefundable down payment on Sale Day and the balance on or before December 10, 2019. 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. New Buyer will receive full possession for the 2020 Crop Year. Seller will credit buyer at closing for all 2019 RE Taxes due in 2020. Sold subject to the owner's confirmation and any easement of record – Come prepared to buy! Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

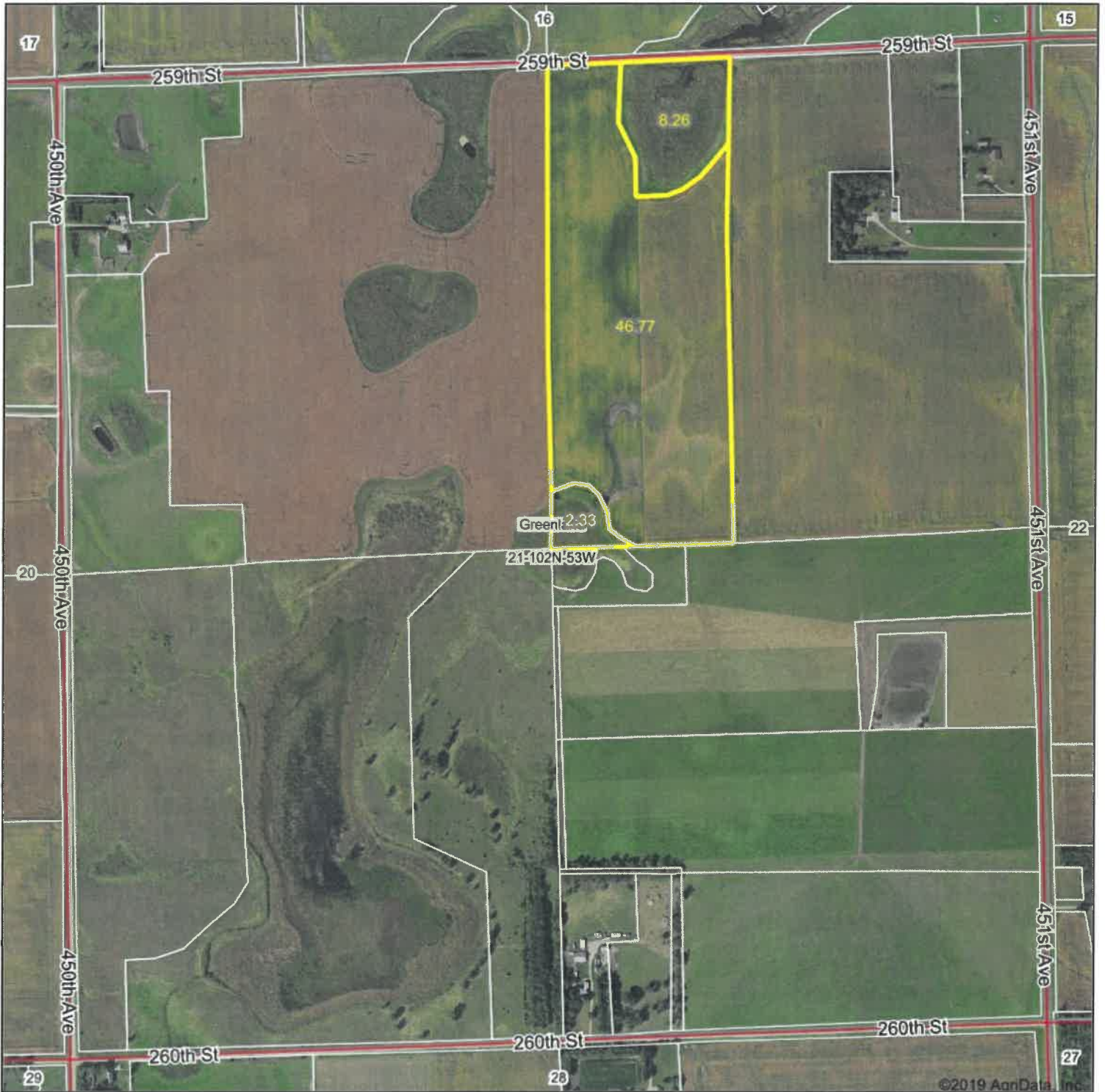
Note: If a land purchase is in your plans – please check out this great tract. We invite you to view this parcel of land at your convenience. For an information packet, go to www.wiemanauktion.com or call our office at 800-251-3111. Auction will be held at the heated Wieman Auction Facility near Marion,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

DOUGLAS MORRISON – OWNER

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

Kristi Laber
Attorney for Seller
Cadwell, Sanford, Deibert
& Garry, LLP
Sioux Falls, SD

Aerial Map



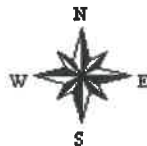
©2019 AgriData, Inc.



Map Center: 43° 37' 22.89, -97° 11' 55.77



21-102N-53W
McCook County
South Dakota

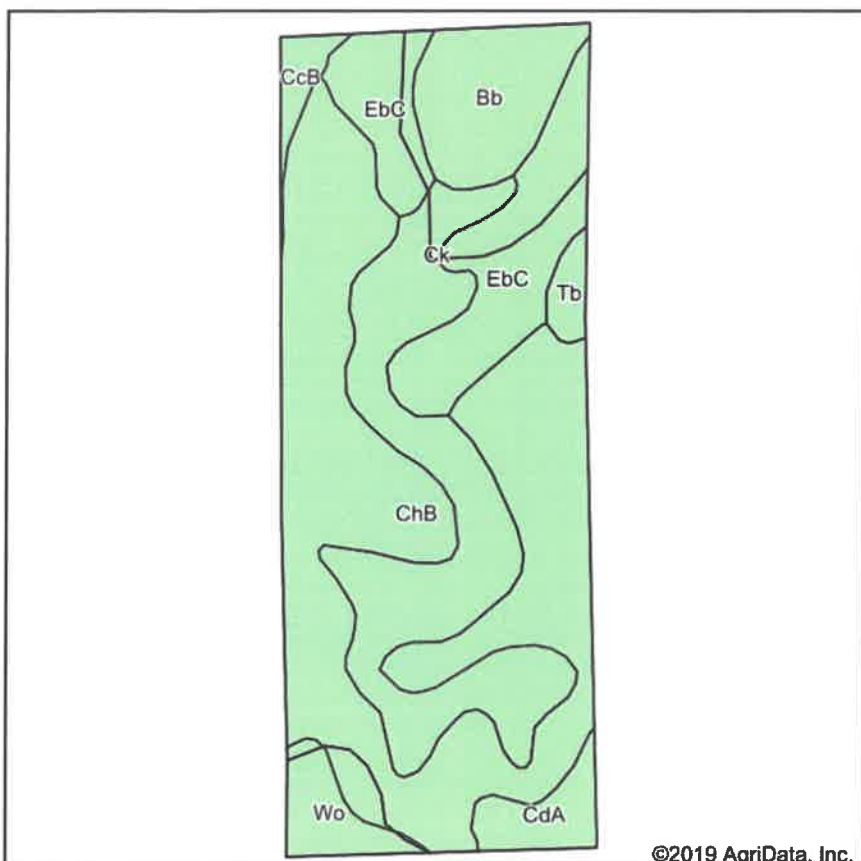


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2019 www.AgrIDataInc.com

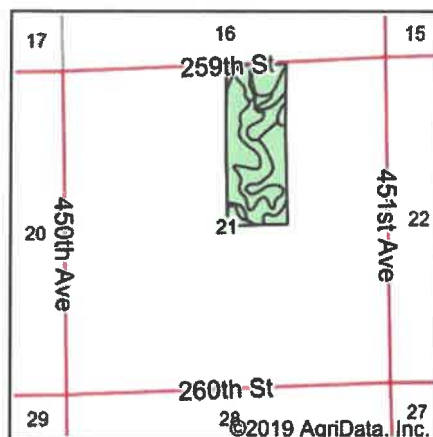
10/2/2019

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

Soils Map



Soils data provided by USDA and NRCS.

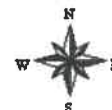


State: **South Dakota**
 County: **McCook**
 Location: **21-102N-53W**
 Township: **Greenland**
 Acres: **57.36**
 Date: **10/2/2019**



Maps Provided By

 © AgriData, Inc. 2019 www.AgriDataInc.com



Area Symbol: SD087, Soil Area Version: 20

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|---|-------|------------------|------------------|--------------------|
| ChB | Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes | 25.91 | 45.2% | Ile | 78 |
| Ck | Crossplain clay loam | 12.63 | 22.0% | IIw | 77 |
| EbC | Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes | 8.87 | 15.5% | IIIe | 69 |
| Bb | Baltic silty clay loam, ponded | 4.65 | 8.1% | VIIIw | 12 |
| Wo | Worthing silty clay loam, 0 to 1 percent slopes | 1.86 | 3.2% | Vw | 30 |
| CdA | Clarno-Bonilla loams, 0 to 2 percent slopes | 1.74 | 3.0% | IIC | 88 |
| CcB | Clarno loam, 2 to 6 percent slopes | 0.93 | 1.6% | Ile | 82 |
| Tb | Tetonka silt loam, 0 to 1 percent slopes | 0.77 | 1.3% | IVw | 56 |
| Weighted Average | | | | | 69.6 |

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



United States
Department of
Agriculture

McCook County, South Dakota



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

Wetland Determination Identifiers

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

2019 Program Year

Map Created June 03, 2019

Farm 3856

21 -102N -53W

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).



Abbreviated 156 Farm Record

Operator Name : ██████████
 Farms Associated with Operator : ██████████
 CRP Contract Number(s) : None
 Recon ID : None
 ARCPLC G/IF Eligibility : Eligible

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|---------------|-----------|----------------------|------------------------|
| 57.36 | 49.10 | 49.10 | 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 | 49.10 | 0.00 | | 0.00 | | 0.00 | 0.00 | 0.00 |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|--------------------------|----------------------|-------------------------------|
| None | None | None |
| ARC Individual - Default | ARC County - Default | Price Loss Coverage - Default |
| None | CORN, SOYBN | None |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|--------------|-----------------------------|-----------|-----|
| Corn | 23.40 | 0.00 | 117 | |
| Soybeans | 23.40 | 0.00 | 33 | |
| TOTAL | 46.80 | 0.00 | | |

NOTES

| |
|--|
| |
|--|

Tract Number : 919
 Description : K9 W 60 A. NE 21 102 53
 FSA Physical Location : SOUTH DAKOTA/MCCOOK
 ANSI Physical Location : SOUTH DAKOTA/MCCOOK
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : DOUG MORRISON
 Other Producers : None
 Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------------------------|
| 57.36 | 49.10 | 49.10 | 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 | 49.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |



Abbreviated 156 Farm Record

DCP Crop Data

Tract 919 Continued ...

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Corn | 23.40 | 0.00 | 117 |
| Soybeans | 23.40 | 0.00 | 33 |
| TOTAL | 46.80 | 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.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, 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 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.

McCook County

LAND/ACREAGE AUCTION

**60
Acres**



TERMS: Cash Sale with 15 % nonrefundable down payment on Sale Day and the balance on or before December 10, 2019. 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. New Buyer will receive full possession for the 2020 Crop Year. Seller will credit buyer at closing for all 2019 RE Taxes due in 2020. Sold subject to the owner's confirmation and any easement of record – Come prepared to buy! Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

Wednesday
October 30th
at 1:00 P.M.



44628 SD HWY44, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"