

**80 ACRES IN CLEAR LAKE TOWNSHIP
MINNEHAHA COUNTY LAND
AT AUCTION**

WEDNESDAY, FEBRUARY 20TH 10:30 AM

PROPERTY LOCATION: From the north edge of Humboldt, SD go 3 mile north on SD Hwy 19, then 1 mile east on 255th St., north side of the road. (Watch for signs) **Note: Auction will be held in Humboldt, SD Fire Hall.**

LEGAL: The S ½ SW ¼ in Section 26-103N-52W, Minnehaha County, SD.

- It is our privilege to offer this quality and highly productive land, which affords the new buyer endless production possibilities and even the possibility of a new home!
- Property currently has 2 housing eligibilities!
- The new buyer will receive full possession for the 2019 crop year.
- This unique tract would be a great addition for any acreage seeker, farmer-operator, or investor.
- It has good eye appeal with topography that is gently rolling. According to the FSA, this tract is almost 100% tillable with a productivity index of 69.
- The 2018 taxes are \$1,018.46. West Central School District

TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before March 29th, 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. Buyer will receive full possession for the 2019 Crop Year. Buyer will pay all 2019 real estate 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.

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 in Humboldt, SD Fire Hall.** Come prepared to buy!

DUANE “Butch” & BONNIE STRUCK – OWNER

Butch's cell# 605-940-5355

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

www.wiemanauktion.com

Closing Attorney
Dale Strasser
Freeman, SD
605-925-7745

Aerial Map



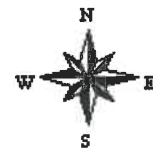
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map center: 43° 41' 45.78, -97° 2' 23.49

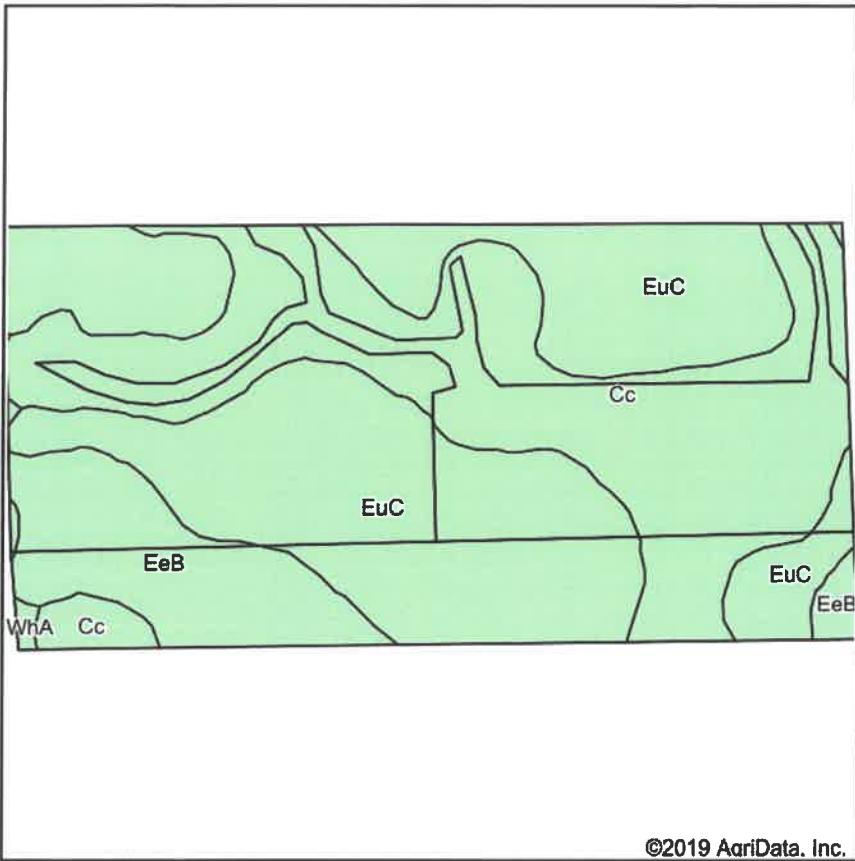


26-103N-52W
Minnehaha County
South Dakota



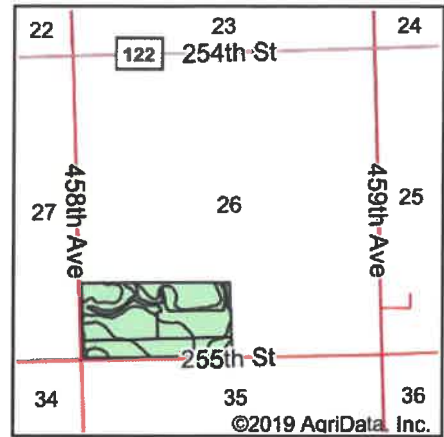
2/5/2019

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Minnehaha**
 Location: **26-103N-52W**
 Township: **Clear Lake**
 Acres: **75.92**
 Date: **2/5/2019**



Maps Provided By:



Area Symbol: SD099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EuC	Ethan-Egan complex, 6 to 9 percent slopes	37.17	49.0%	Ive	61
Cc	Chancellor-Tetonka complex, 0 to 2 percent slopes	28.90	38.1%	IIw	75
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	9.52	12.5%	Ile	81
WhA	Wentworth-Trent complex, 0 to 2 percent slopes	0.33	0.4%	I	95
Weighted Average					69

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract Number : 10467

Description : S1/2SW1/4-26-103-52

FSA Physical Location : SOUTH DAKOTA/MINNEHAHA

ANSI Physical Location : SOUTH DAKOTA/MINNEHAHA

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : DUANE GLEN STRUCK

Other Producers : None

Recon ID : None

Tract Land Data

Tract 10467 Continued ...

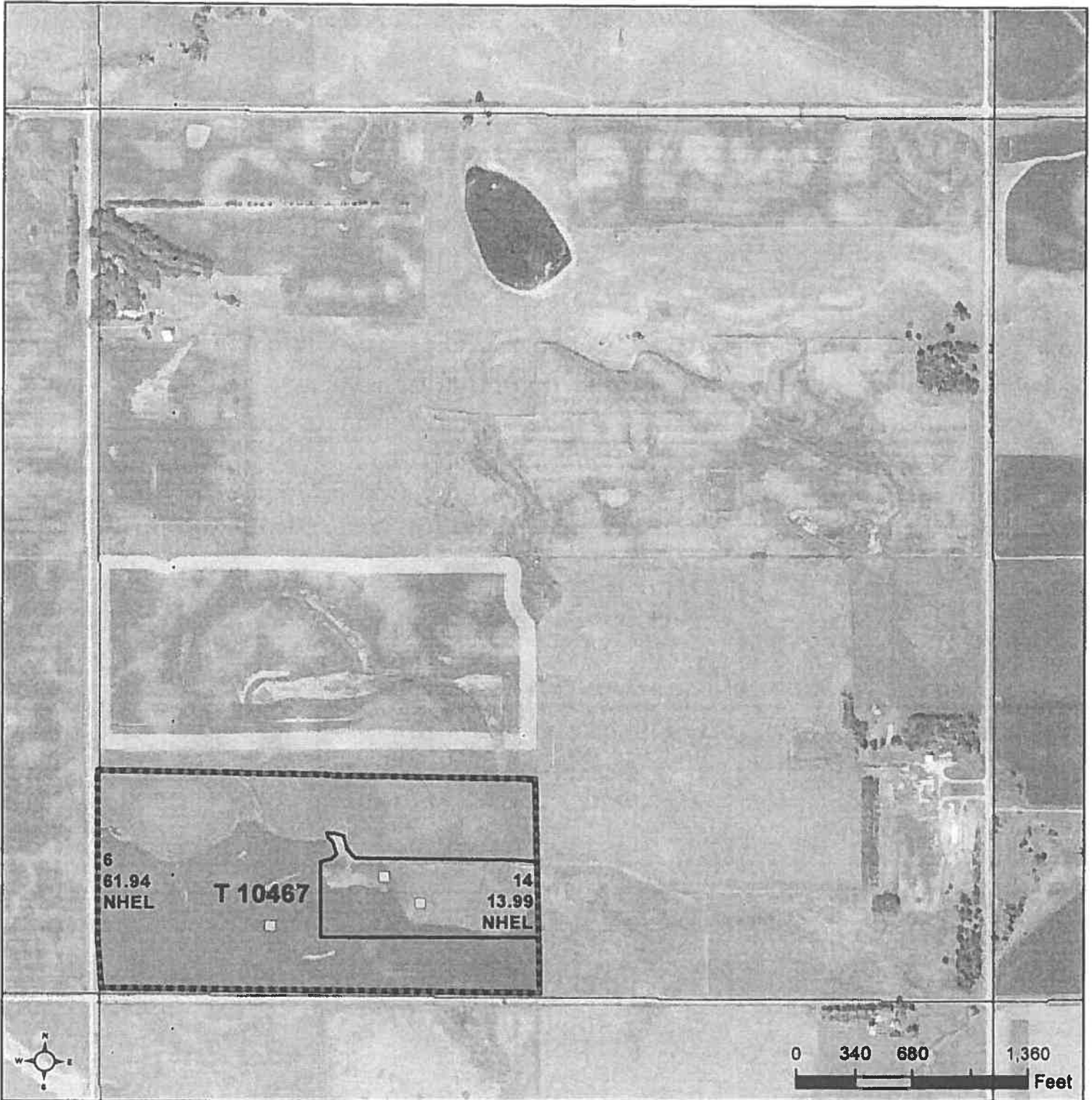
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
75.93	75.93	75.93	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	75.93	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 GRP Reduction Acres	CTAP Yield	PLC Yield
Corn	27.40	0.00	0	136
Soybeans	32.49	0.00	0	36
TOTAL	59.89	0.00		

NOTES

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Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

2019 Program Year

Map Created January 31, 2019

Farm 11076

26 -103N -52W

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-028 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



United States Department
of Agriculture

Natural Resources
Conservation Service

NRCS-CPA-026E
9/12/2012

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:	Duane G Struck 25681 457th Avenue Humboldt, SD 57035-6227	Request Date:	10/25/12	County:	Minnehaha
Agency or Person Requesting Determination:	Farm Service Agency	Tract No:	10467	FSA Farm No.:	11076

Section I - Highly Erodible Land (Y/N)

Is a soil survey now available for making a highly erodible land determination?

Are there highly erodible soil map units on this farm?

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an

Field(s)	HEL(Y/N)	Sodbust(Y/N)	Acres	Determination Date

The Highly Erodible Land determination was completed in the

Section II - Wetlands

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland d

Field(s)	Wetland Label*	Occurrence Year (CW)	Acres	Determination Date	Certification Date
All	NW		76	5/9/13	6-10-13
All	PC		0.7	5/9/13	6-10-13
All	PC/NW		0.4	5/9/13	6-10-13

The wetland determination was completed in the Field It was mailed to the person on 5/9/13

Remarks:

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

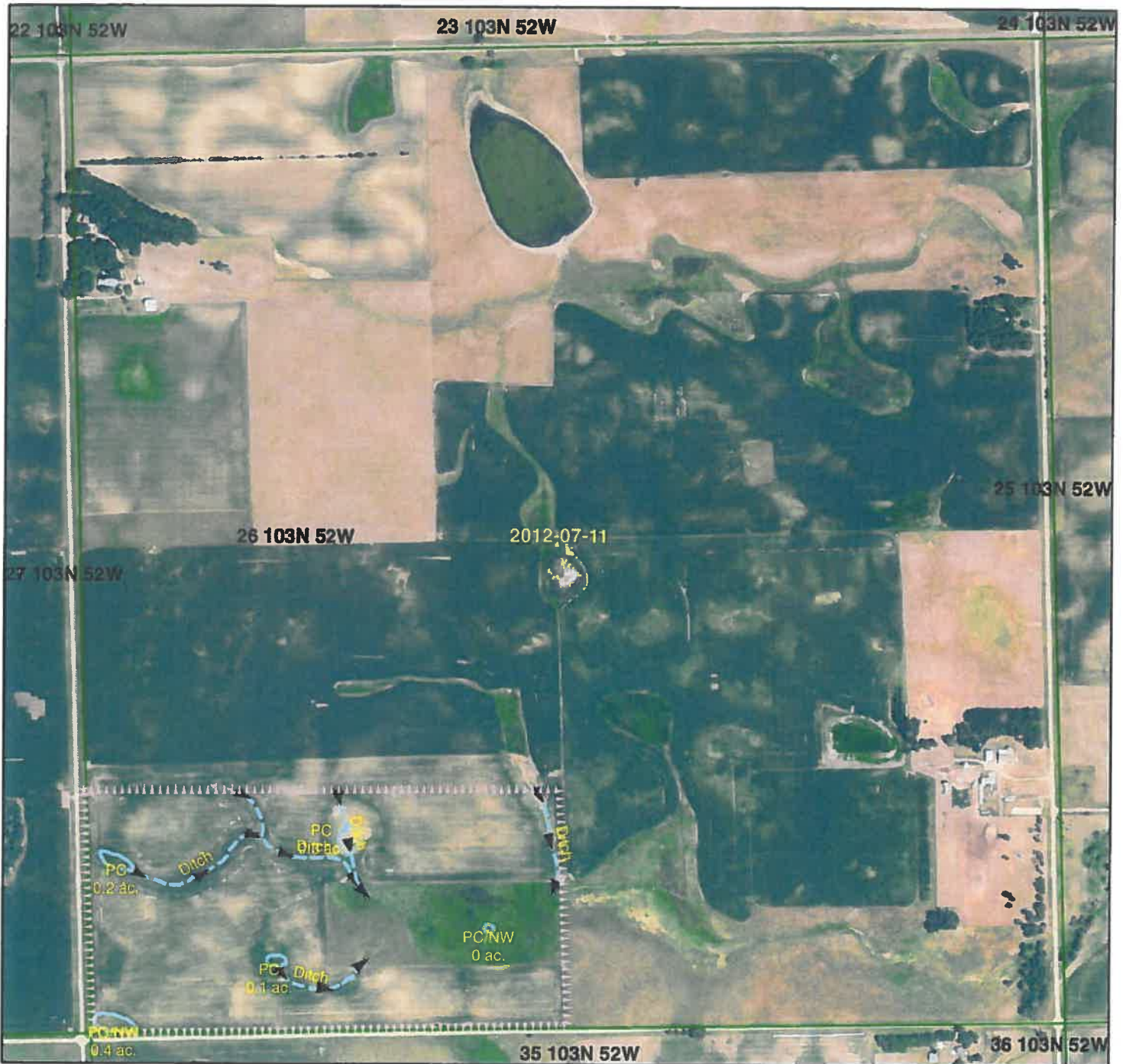
Signature	Designated Conservationist	Date
		5/9/2013

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Certified Wetland Determination

Field Office: Sioux Falls FO
 Certified By: Nathan Blankers
 Legal Desc: S 26, T 103N, R 52W

Agency: USDA-NRCS
 Date: 5/9/13
 Tract: 10467



Legend

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



- W Wetland
- FW Farmed Wetland Drained or modified & cropped prior to 12-23-85, but still meets wetland criteria
- PC Prior Converted
- NW Non Wetland

See NRCS CPA-026E for definitions and additional information

