

*McCook County*  
**LAND  
AUCTION**

**150.82  
Acres**

*Tuesday*  
**December 3rd**  
*at 10:30 AM*

OWNER:

**Morris & Bruce Terveen  
Linda Kranzler  
Muriel Kolbeck**

**WIEMAN**  
LAND & AUCTION

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

web: [wiemanauction.com](http://wiemanauction.com)

fax: 605-648-3102

*"We Sell The Earth And Everything On It!"*

**150.82 ACRES FARMLAND JEFFERSON TOWNSHIP MCCOOK COUNTY**

**AUCTION**

We will offer the following farmland at auction at the Wieman Auction Facility at 44628 SD Hwy 44 or from Marion SD, 1 South and ½ West on

**TUESDAY, DECEMBER 3<sup>RD</sup> 10:30 AM**

Land is located from Emery SD, 1 ½ miles East on 261<sup>st</sup> St and 2 North and ¾ East on south side of road. This land will be sold indoors at the Wieman Auction Facility by Marion SD.

The real estate consists of 150.82 acres (+ or -) of unimproved farmland. The FSA Office indicates that it has 143.51 acres tillable and the balance in grass and trees. Approximately 32 acres can be affected by waterfall that passes through it in wetter years. The predominate soil types are Clarno-Crossplain Complex, Clarno-Davison Loam, Clarno-Crossplain-Davison Complex, Tetonka-Canisteo Complex, Clarno-Bonilla Loam, Crossplain Clay Loam and it has a soil productivity index rating of 75.7. The land lays generally level and is in a strong area where the opportunity to purchase land does not prevail itself very often. The annual real estate taxes are \$3726.36. We invite you to view this tract at your convenience. For a buyer's info packet, visit our website, [www.wiemanauktion.com](http://www.wiemanauktion.com) or call 800-251-3111 and we will send one to you.

**Legal:** The NE ¼ except the North 483' of the East 828' of the NE ¼ of the NE ¼ in Section 20-102-56, McCook County, South Dakota

**Terms:** Cash sale with a 10% nonrefundable downpayment the day of the sale and the balance on March 2, 2020. A Warranty Deed will be provided. Title Insurance will be utilized with the cost split 50-50 between buyer and seller. Possession granted upon final settlement. 2018 and 2019 Real Estate taxes paid by sellers. 2020 RE Taxes paid by buyers. Sold subject to confirmation by the owners. Wieman Land & Auction Co., Inc. is representing the seller in this transaction and sorry no "Buyer Broker" offered on this transaction.

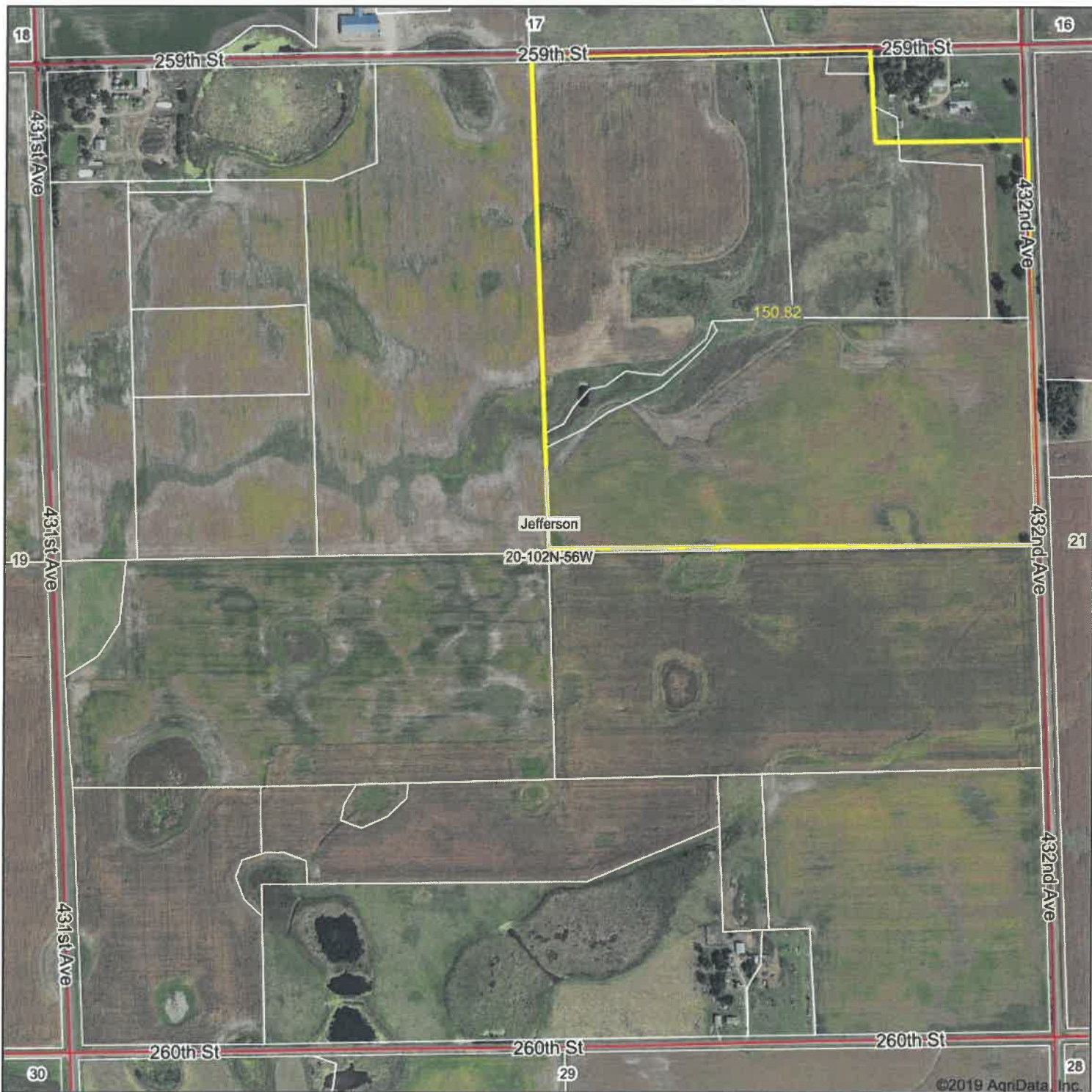
**MORRIS TERVEEN – BRUCE TERVEEN**

**LINDA KRANZLER – MURIEL KOLBECK**

Wieman Land & Auction Co., Inc.  
Rich, Kevin, Mike, Ryan & Derek Wieman  
& Nathan Timmermans, RE Brokers  
Marion SD 800-251-3111  
Auctioneers & RE Brokers

Dale L. Strasser  
Freeman SD  
605-925-7745  
Closing Agent

# Aerial Map



Map Center: 43° 37' 20.49, -97° 34' 39.06



**20-102N-56W**  
**McCook County**  
**South Dakota**

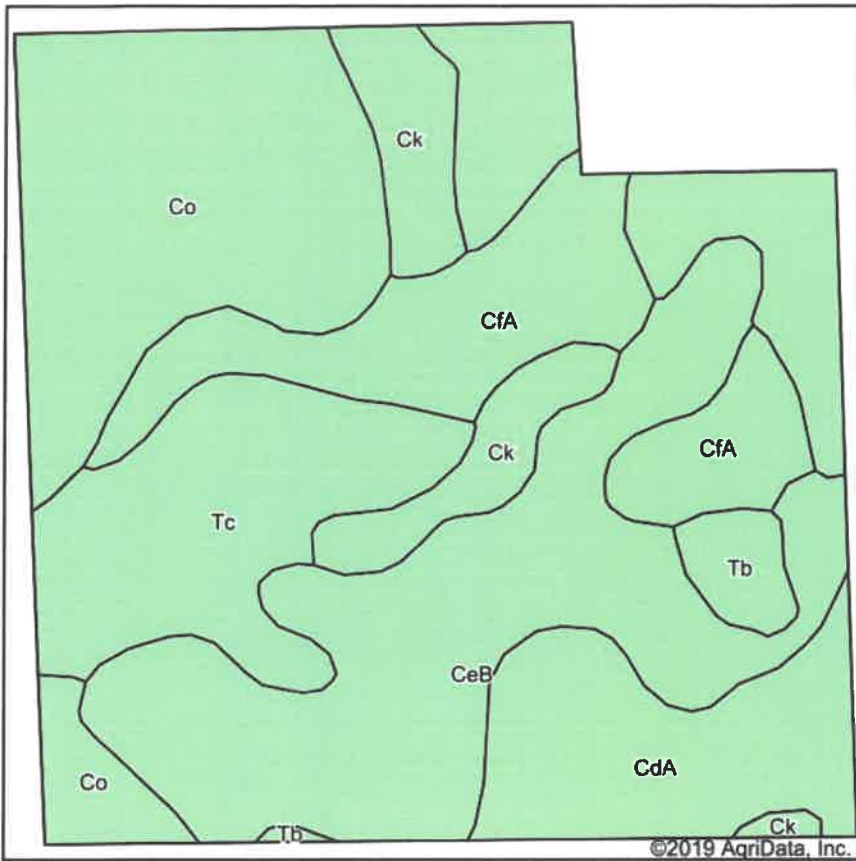


Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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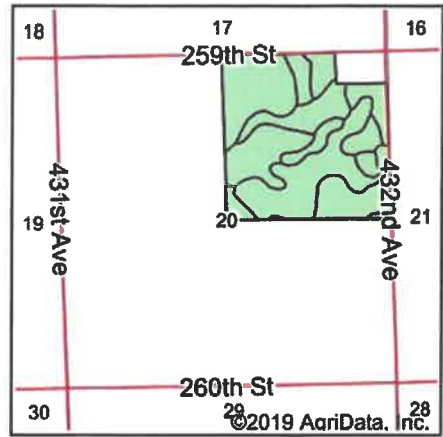
10/17/2019

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: **20-102N-56W**  
 Township: **Jefferson**  
 Acres: **150.82**  
 Date: **10/17/2019**



Maps Provided By:



Area Symbol: SD087, Soil Area Version: 20

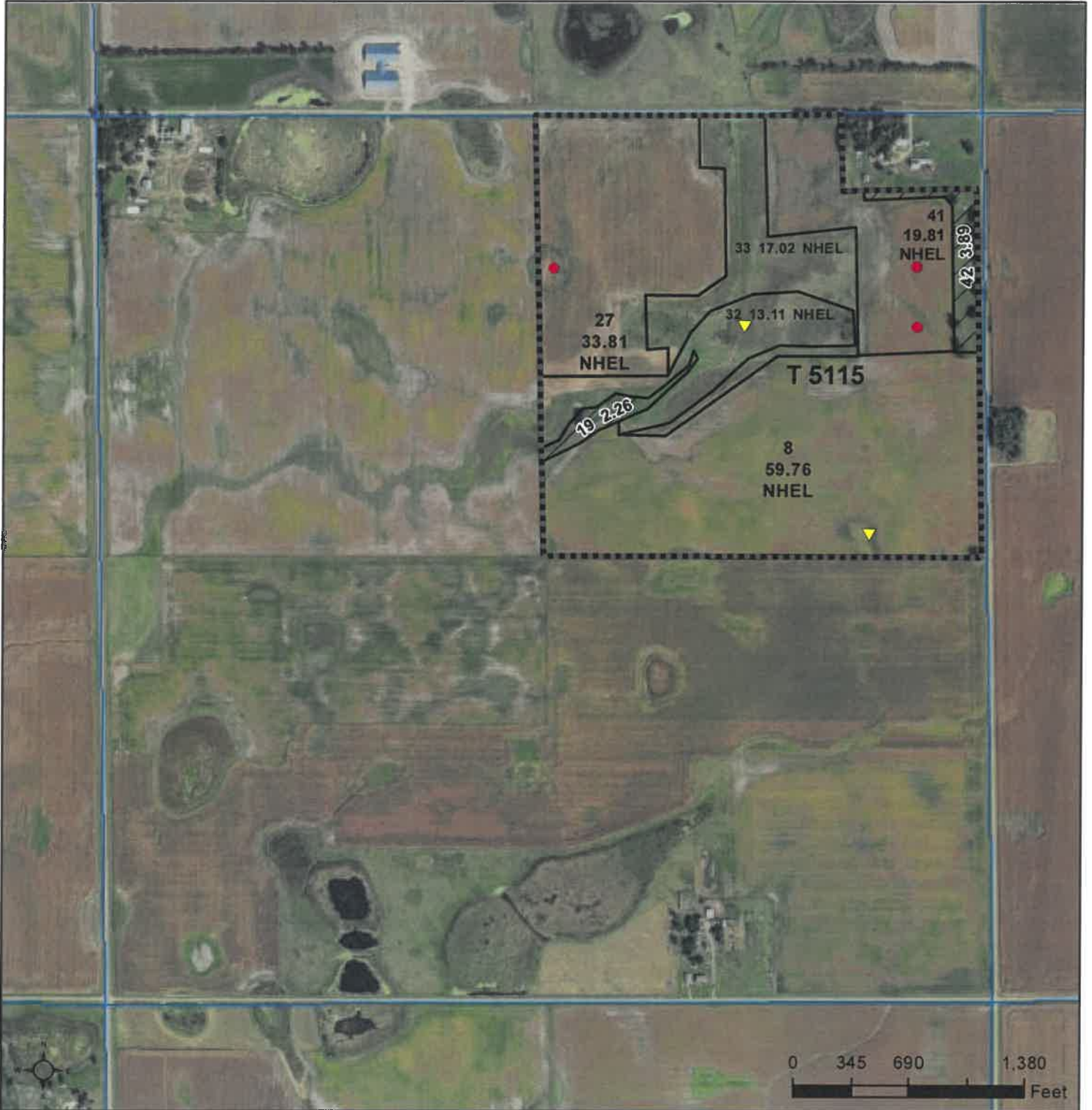
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Co	Clamo-Crossplain complex, 0 to 2 percent slopes	44.75	29.7%	IIc	82
CeB	Clamo-Davison loams, 2 to 5 percent slopes	37.84	25.1%	IIe	70
CfA	Clamo-Crossplain-Davison complex, 0 to 2 percent slopes	20.02	13.3%	IIc	82
Tc	Tetonka-Canisteo complex	19.22	12.7%	IVw	58
CdA	Clamo-Bonilla loams, 0 to 2 percent slopes	15.58	10.3%	IIc	88
Ck	Crossplain clay loam	10.52	7.0%	IIw	77
Tb	Tetonka silt loam, 0 to 1 percent slopes	2.89	1.9%	IVw	56
<b>Weighted Average</b>					<b>75.7</b>

\*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**

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

**Wetland Determination Identifiers**

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

**2020 Program Year**  
Map Created October 02, 2019  
**Farm 7301**

**20 -102N -56W**

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).

SOUTH DAKOTA  
MCCOOK



United States Department of Agriculture  
Farm Service Agency

FARM : 7301

Prepared : Oct 11, 2019

Crop Year : 2020

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : BRUCE ELLIOT TERVEEN  
 Farms Associated with Operator : 46-061-534, 46-061-3626, 46-061-4169, 46-061-4170, 46-061-4173, 46-087-7301, 46-087-7303, 46-087-7556  
 CRP Contract Number(s) : None  
 Recon ID : 46-087-2017-101  
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
149.66	143.51	143.51	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	143.51	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

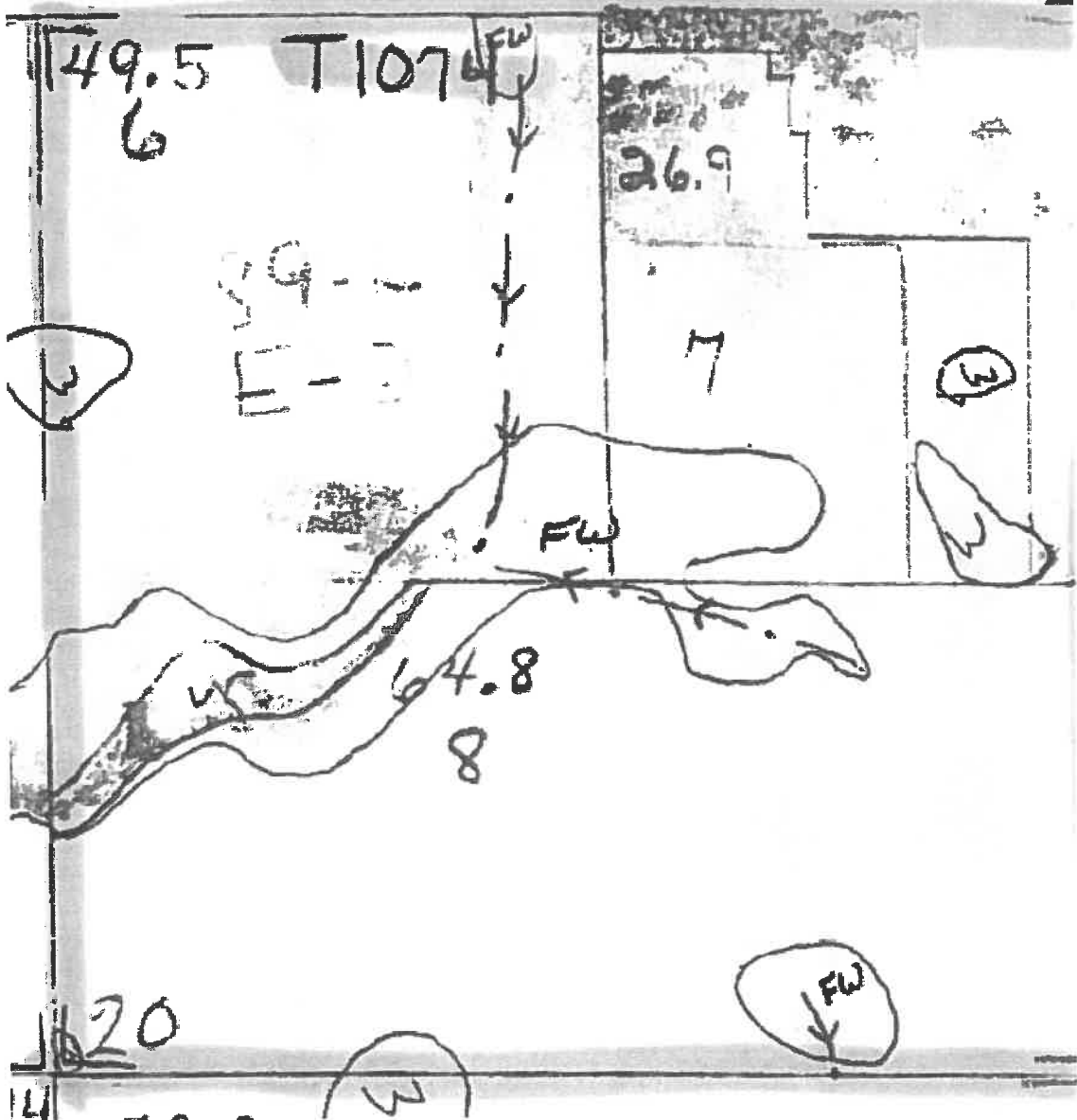
ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	11.90	0.00	23	
Corn	58.02	0.00	135	
Soybeans	31.86	0.00	38	
<b>TOTAL</b>	<b>101.78</b>	<b>0.00</b>		

NOTES

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