

159 ACRES

CHARLES MIX COUNTY LAND

- TUESDAY, OCTOBER 22ND AT 10:30AM -



DEBRA
VAN ZEE
OWNER

CELEBRATING **75** YEARS
WIEMAN
LAND & AUCTION
AND FOUR GENERATIONS

"We Sell The Earth And Everything On It!"

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Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

**159-ACRES CARROLL TOWNSHIP - CHARLES MIX COUNTY LAND
AT AUCTION**

I will offer the following land for sale at public auction located at the Platte Area Community Center on:

**TUESDAY OCTOBER 22ND 2024
10:30 A.M.**

It is our privilege to offer this powerful, mostly all tillable tract of land located in the tightly held Carroll Township. Powerful soils with predictable yield potential, good access, and the new buyer will be able to farm or lease out for the 2025 growing season. Come take a look at a piece of South Dakota hunting heaven northeast of Platte, SD.

LEGAL: SE ¼ except the East 435.6' of the North 100' thereof in Section 25, 100-67 Charles Mix County, South Dakota

LOCATION: From Platte, SD 4-way stop go 7-miles east on Hwy. 44 turn north on 374th Ave go 4-miles west side of the road or from the Junc. of Hwy. 44 & 50 (Geddes Corner) go 4-miles north on 374th Ave

- 143.78 Acres tillable with 5-acre slough and the balance in RROW.
- Soil production rating of 77. Predominant soils include Eakin-Ethan and Highmore-Walke. Good access with 272nd St. to the south 374th Ave to east.
- New buyer able to farm or lease out for the 2025 growing season. Farm is under lease for the hunting rights until 1-31-25.
- Fish & Wildlife Easement in place that covers 60-acres in the SW corner
- Aerial & Soil maps, Base & Yield info and other pertinent info found in the buyers packet

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Drone video footage and buyers packet can be viewed by visiting www.wiemanauktion.com or contact the auctioneers at 800-251-3111 and packets can be mailed out.

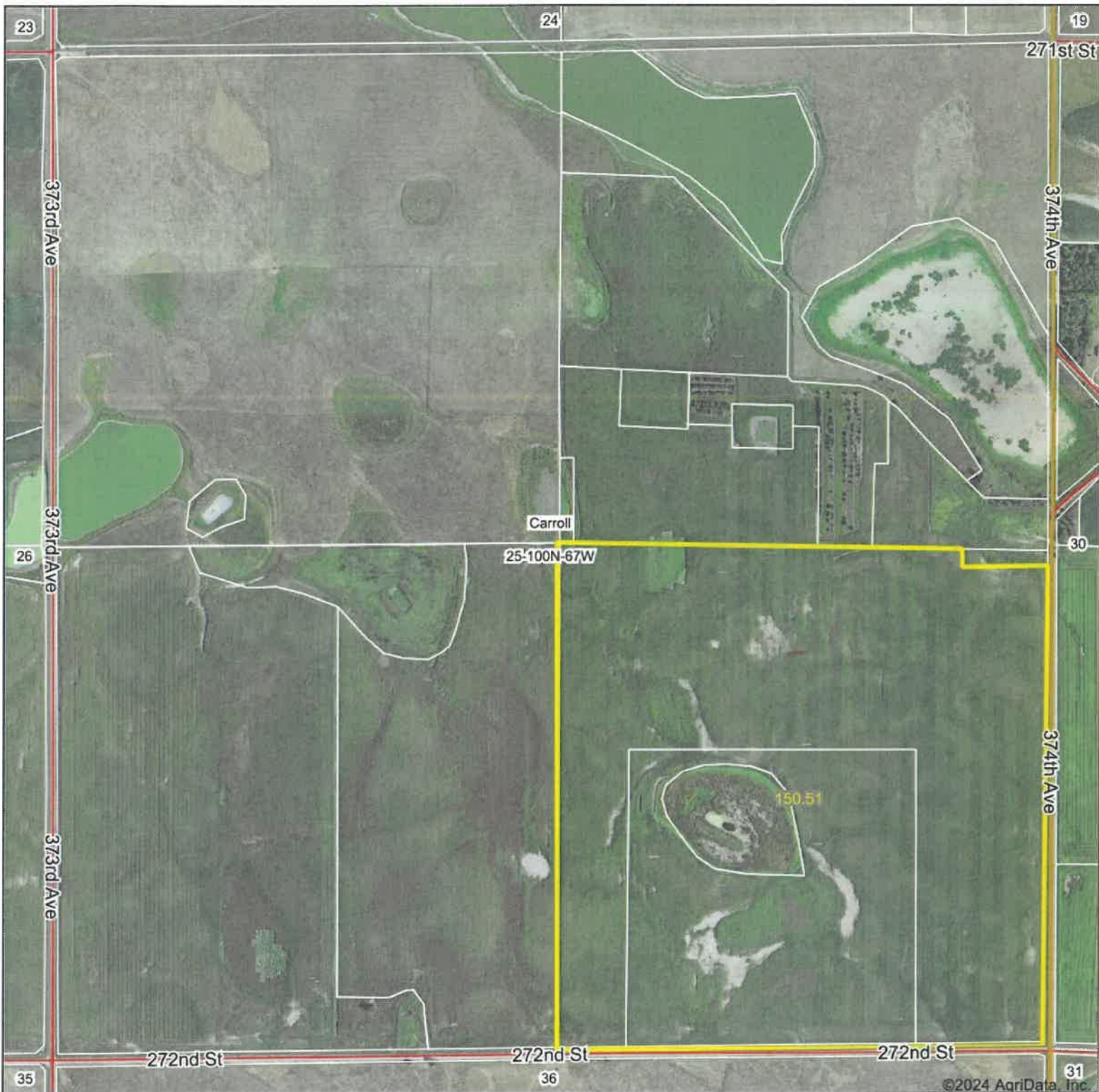
TERMS: Cash sale with 15% (non-refundable) down sale day with the balance on or before December 5th, 2024. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2024 taxes in full. New buyer will pay all 2025 taxes. Sold subject to owners approval and all easements of record. Remember land auction held indoors at the Platte Community Center.

DEBRA VAN ZEE – OWNER

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

Fink Law Office
Closing Attorney
605-729-2552

Aerial Map



Maps Provided By:

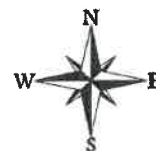


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Boundary Center: 43° 26' 45.84, -98° 42' 43.14

0ft 809ft 1617ft

25-100N-67W
Charles Mix County
South Dakota



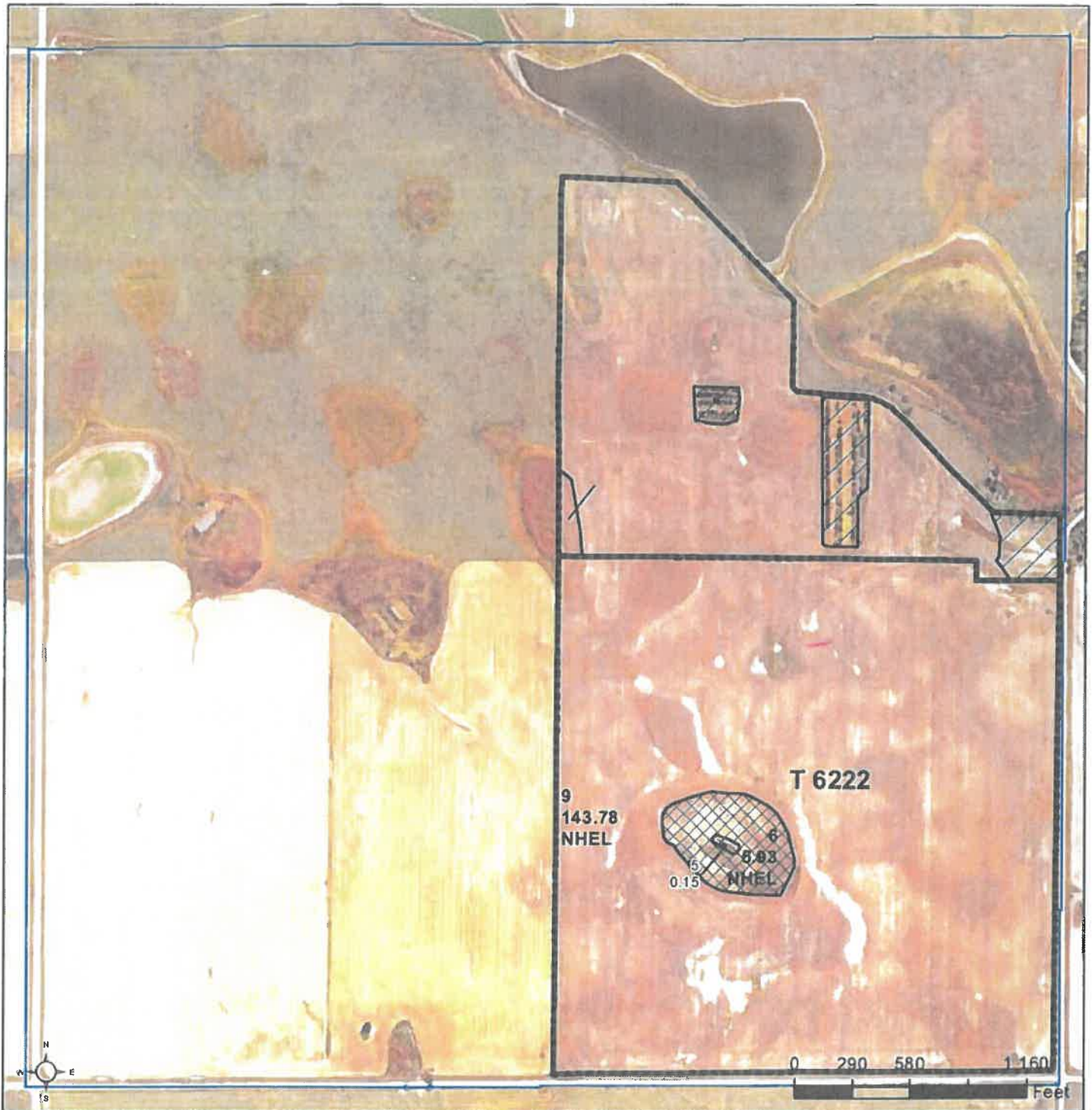
8/7/2024

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



United States
Department of
Agriculture

Douglas County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland

- native_sod_SD043
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

SHARES

Unless otherwise noted,
crops listed below are:
Non-irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non

Producer Initial
Date

2024 Program Year

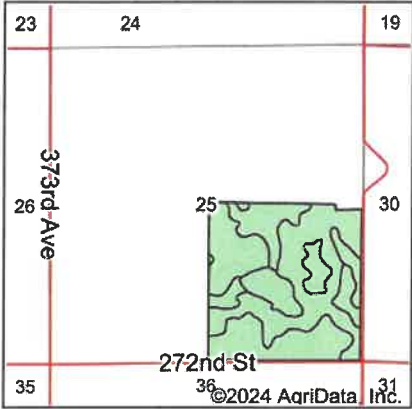
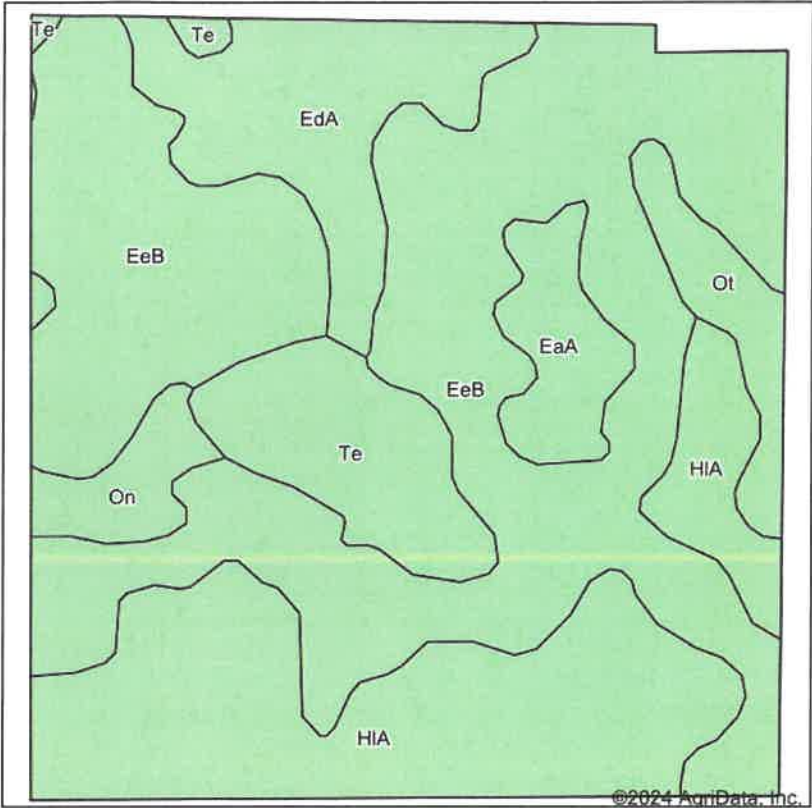
Map Created July 17, 2024

Farm 4515

25-100N-67W-Charles Mix

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Soils Map



State: **South Dakota**
County: **Charles Mix**
Location: **25-100N-67W**
Township: **Carroll**
Acres: **150.51**
Date: **8/7/2024**



Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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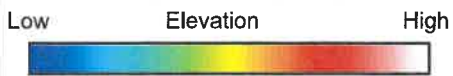
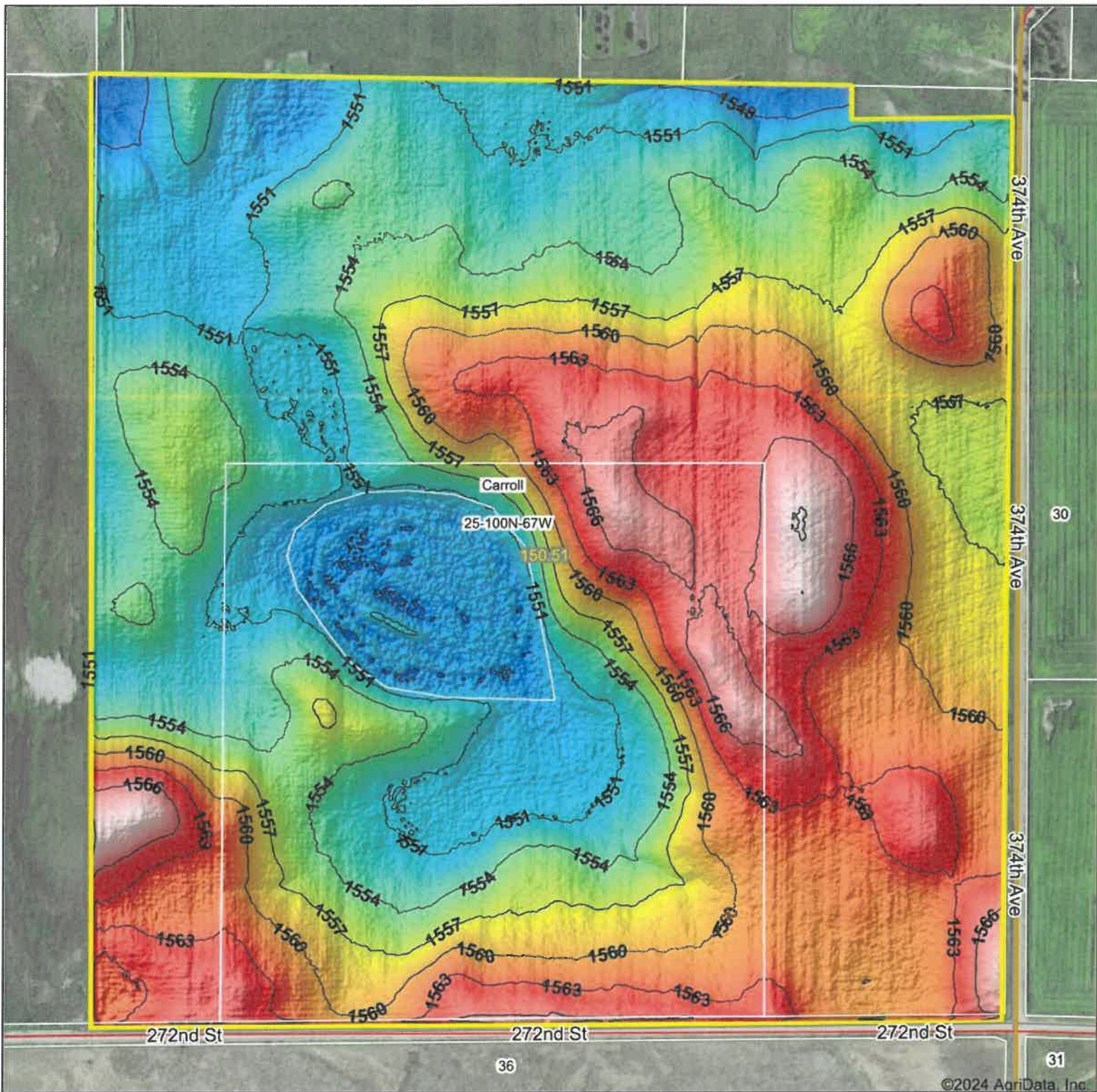
Soils data provided by USDA and NRCS.

Area Symbol: SD023, Soil Area Version: 31					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	74.45	49.6%	Ile	75
HIA	Highmore-Walke silt loams, 0 to 2 percent slopes	34.97	23.2%	Ilc	85
EdA	Eakin-DeGrey silt loams, 0 to 4 percent slopes	14.66	9.7%	Ile	72
Te	Tetonka silt loam, 0 to 1 percent slopes	11.13	7.4%	IVw	56
EaA	Eakin silt loam, 0 to 2 percent slopes	5.88	3.9%	Ilc	88
Ot	Onita-Tetonka silt loams	5.16	3.4%	Ilc	85
On	Mobridge silt loam, 0 to 2 percent slopes	4.26	2.8%	Ilc	94
Weighted Average				2.15	77

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,545.1
Max: 1,570.0
Range: 24.9
Average: 1,556.9
Standard Deviation: 5.58 ft

0ft 430ft 860ft



8/7/2024

25-100N-67W
Charles Mix County
South Dakota

Boundary Center: 43° 26' 45.84, -98° 42' 43.14

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

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SOUTH DAKOTA
DOUGLAS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4515
Prepared : 7/17/24 2:31 PM CST
Crop Year : 2024

NOTES

Tract Number : 6222
Description : SE4 25-100-67 LESS E435.6' N100'
FSA Physical Location : SOUTH DAKOTA/CHARLES MIX
ANSI Physical Location : SOUTH DAKOTA/CHARLES MIX
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 : DEBRA VANZEE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
149.86	149.71	149.71	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	149.71	0.00	0.00	0.00	0.00	5.93

DCP Crop Data

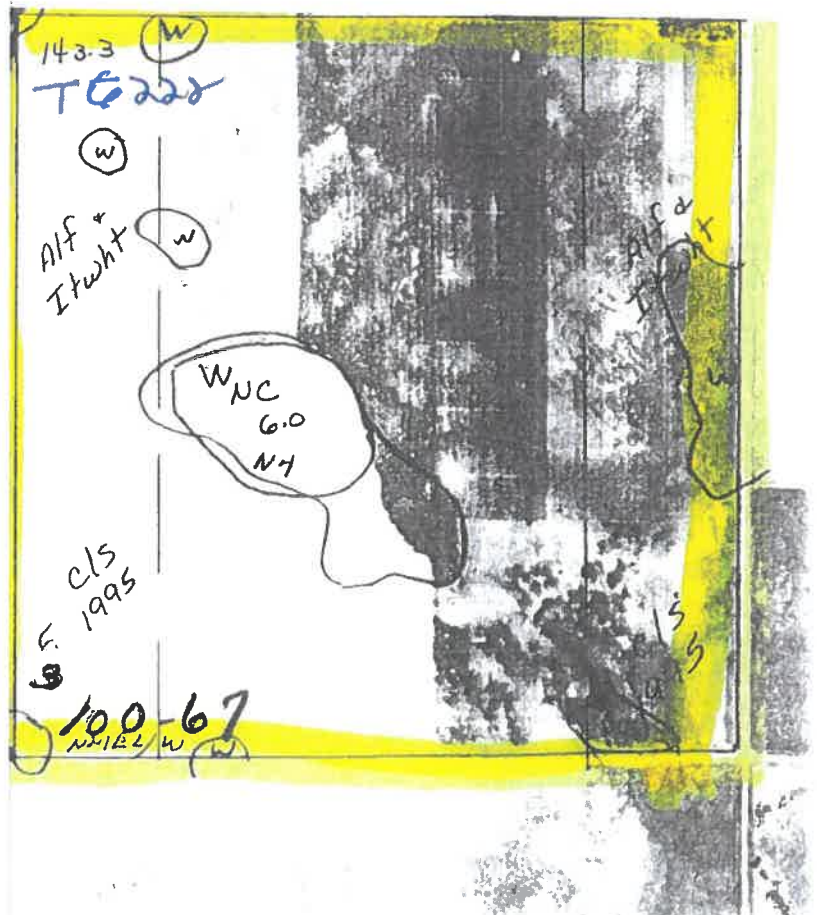
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	55.70	0.00	119
Soybeans	41.20	0.00	38
TOTAL	96.90	0.00	

NOTES

NOT TO SCALE

100-67

4



UNITED STATES DEPARTMENT OF THE INTERIOR
U. S. FISH AND WILDLIFE SERVICE
BUREAU OF SPORT FISHERIES AND WILDLIFE
CONVEYANCE OF EASEMENT FOR WATERFOWL MANAGEMENT RIGHTS 34x,1

THIS INDENTURE, by and between Lloyd R. Van Zee and Elmira Van Zee, his wife, of Platte, South Dakota, and Nick Feenstra and Dorothy Feenstra, his wife, of Harrison, South Dakota parties of the first part, and the UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior or his authorized representative, party of the second part.

WITNESSETH:

WHEREAS, section 4 of the Migratory Bird Hunting Stamp Act of March 16, 1934, as amended by section 3 of the Act of August 1, 1958 (72 Stat. 486, 16 U.S.C. sec. 718d (c)), authorizes the Secretary of the Interior to acquire small wetland or pothole areas suitable for use as waterfowl production areas:

WHEREAS, the lands described below contain or include small wetland or pothole areas suitable for use as waterfowl production areas:

NOW, THEREFORE, for and in consideration of the sum of three hundred fifty Dollars (\$ 350.00), the parties of the first part hereby convey to the United States, commencing with the acceptance of this indenture by the Secretary of the Interior or his authorized representative which acceptance must be made within six months of the execution of this indenture by the parties of the first part, or any subsequent date as may be mutually agreed upon during the term of this option, an easement or right of use for the maintenance of the land described below as a waterfowl production area in perpetuity, including the right of access thereto by authorized representatives of the United States:

T. 100 N., R. 67 W., 5th P.M. Charles Mix County, South Dakota
Section 25, West 12.0 Chns. of the south 15.0 chns. of the NE $\frac{1}{4}$,
west 25.0 chns. of the south 24.0 chns. of the SE $\frac{1}{4}$.

Subject, however, to all existing rights-of-way for highways, roads, railroads, pipelines, canals, laterals, electrical transmission lines, telegraph and telephone lines, and all out-standing mineral rights.

The parties of the first part, for themselves and for their heirs, successors and assigns, covenant and agree that they will cooperate in the maintenance of the aforesaid lands as a waterfowl production area by not draining or permitting the draining, through the transfer of appurtenant water rights or otherwise, of any surface water including lakes, ponds, marshes, sloughs, swales, swamps, or potholes, now existing or reoccurring due to natural causes on the above-described tract, by ditching or any other means; by not filling in with earth or any other material or leveling, any part or portion of the above-described tract on which surface water or marsh vegetation is now existing or hereafter reoccurs due to natural causes; and by not burning any areas covered with marsh vegetation. It is understood and agreed that this indenture imposes no other obligations or restrictions upon the parties of the first part and that neither they nor their successors, assigns, lessees, or any other person or party claiming under them shall in any way be restricted from carrying on farming practices such as grazing, hay cutting, plowing, working and cropping wetlands when the same are dry of natural causes, and that they may utilize all of the subject lands in the customary manner except for the draining, filling, leveling, and burning provisions mentioned above. Except for certain drainage ditches which the parties of the first part may maintain and/or wetlands which are deleted from the provisions of this easement. The above exceptions are shown on a map certified by the Regional Director at the time of acceptance.

1. This indenture shall not be binding upon the UNITED STATES OF AMERICA until accepted on behalf of the United States by the Secretary of the Interior or his authorized representative, although this indenture is acknowledged by the parties of the first part to be presently binding upon the parties of the first part and to remain so until the expiration of said period for acceptance, as hereinabove described, by virtue of the payment to parties of the first part, by the UNITED STATES OF AMERICA, of the sum of One Dollar, the receipt of which is hereby expressly acknowledged by parties of the first part.

2. Notice of acceptance of this agreement shall be given the parties of the first part by certified mail addressed to Lloyd R. Van Zee at Platte, South Dakota, and such notice shall be binding upon all the parties of the first part without sending a separate notice to each.

3. The parties of the first part warrant that no person or selling agency has been employed or retained to solicit or secure this contract upon agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by the vendors for the purpose of securing business. For breach or violation of this warranty the United States shall have the right to annul this contract without liability or in its discretion to deduct from the contract price or consideration the full amount of such commission, percentage, brokerage, or contingent fee.

3a. The vendors agree that payment for this indenture shall be made to Lloyd R. Van Zee at Platte, S. Dak.
4. It is further mutually agreed that no Member of or Delegate to Congress, or Resident Commissioner, shall be admitted to any share or part of this contract, or to any benefit to arise thereupon. Nothing, however, herein contained shall be construed to extend to any incorporated company, where such contract is made for the general benefit of such incorporation or company.

5. Payment of the consideration will be made by Disbursing Officers check after acceptance of this indenture by the Secretary of the Interior or his authorized representative, and after the Attorney General or in appropriate cases, the Field Solicitor of the Department of the Interior shall have approved the easement interest thus vested in the United States.

IN WITNESS WHEREOF the parties of the first part have hereunto set their hands and seals this 14th day of September 1966.

Contract No. 14-16-0003-17111

Lloyd R. Van Zee (L. S.)

Elmira Van Zee (L. S.)

Nick Feenstra (L. S.)

Dorothy Feenstra (L. S.)

(Witness) (L. S.)

(L. S.)

ACKNOWLEDGEMENT

STATE South Dakota } ss.
COUNTY OF Charles Mix

On this 14th day of September, in the year 1966, before me personally appeared Lloyd R. Van Zee and Elmira Van Zee his wife, known to me to be the persons described in and who executed the foregoing instrument and acknowledged to me that they (he) executed the same as their (her) free act and deed.

(Seal)

Robert A. Hietikko

Notary Public

(Official Title)

My commission expires August 27, 1971.

ACCEPTANCE

This indenture is accepted on behalf of the United States this 12 day of October, 1966, under the authority contained in section 4 of the Migratory Bird Hunting Stamp Act, as amended, and pursuant to authority delegated by 210 DM 1.3, Commissioner of Fish and Wildlife Order No. 4, and 4 AM 4.5D(1).

THE UNITED STATES OF AMERICA

By W. P. Schaefer

(Title) Acting Regional Director
Bureau of Sports Fisheries and Wildlife

State of South Dakota, County of Charles Mix. ss.

I certify the within instrument was filed of record the 18 day of October, 1966 at 11:00 o'clock A.M. and recorded in book 22 of Misc. Record and page 626.

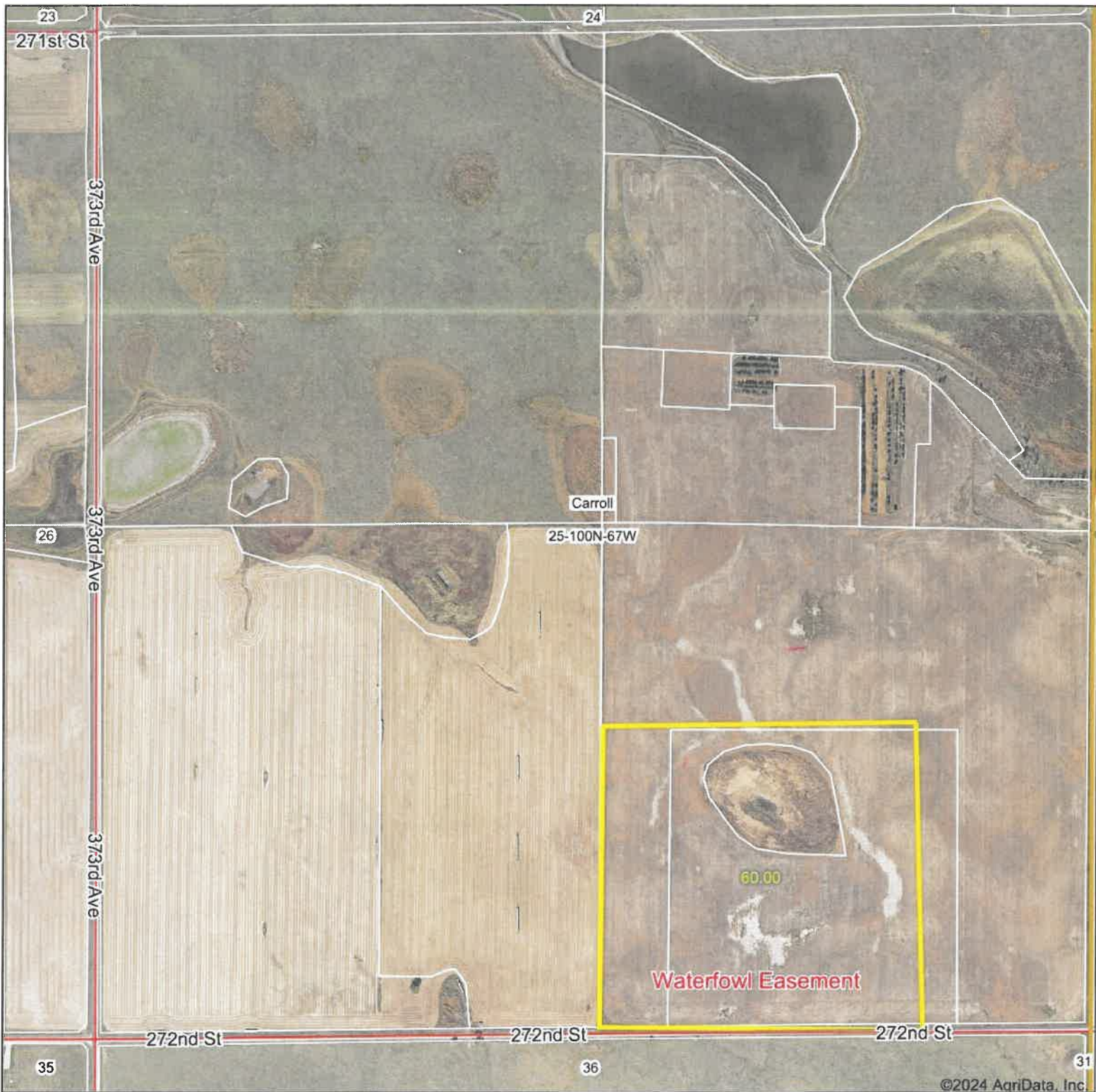
By Leona Mead Deputy

Register of Deeds

ACKNOWLEDGEMENT: STATE OF SOUTH DAKOTA) COUNTY OF CHARLES MIX) ss.
On this 15th day of September, in the year 1966, before me personally appeared Nick Feenstra and Dorothy Feenstra, his wife, known to me to be the persons described in and who executed the within instrument and acknowledged to me that they executed the same as their free act and deed.
My commission expires Aug. 27, 1971.
Robert A. Hietikko
Notary Public



Aerial Map



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Maps Provided By:



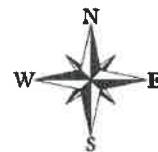
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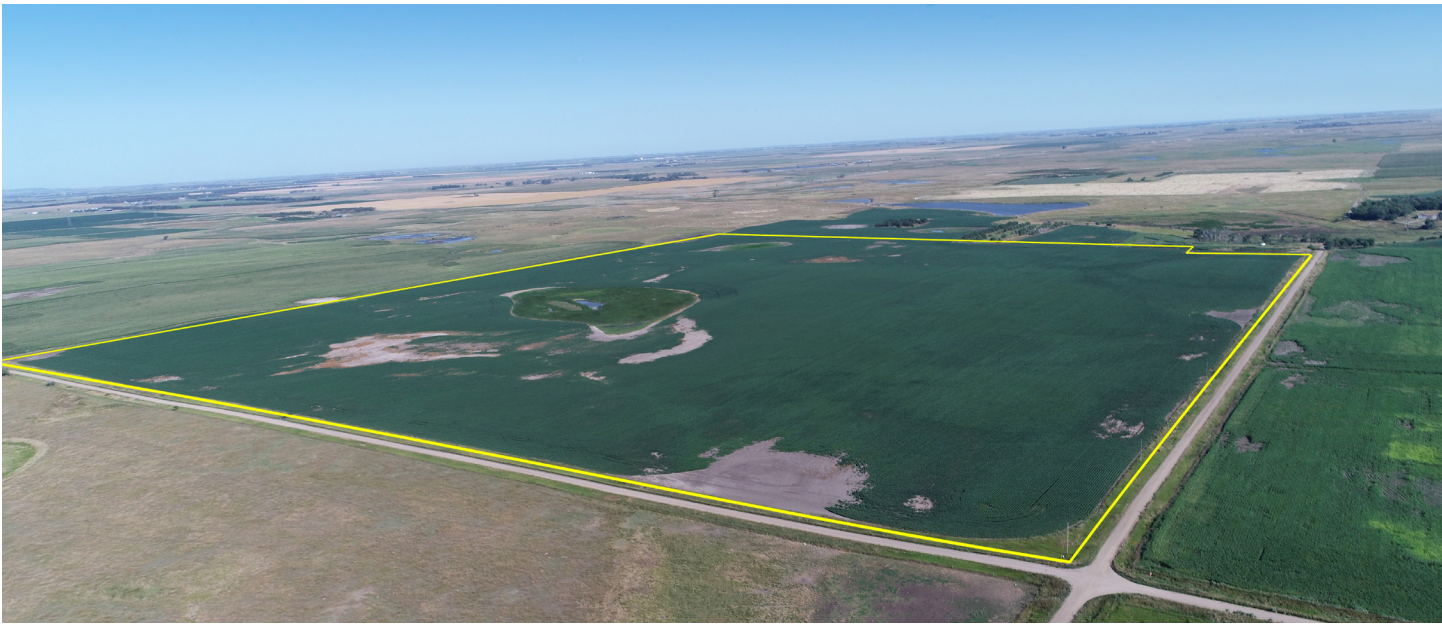
25-100N-67W
Charles Mix County
South Dakota

0ft 809ft 1617ft



7/19/2024

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



159 ACRES

CHARLES MIX COUNTY LAND

**TUESDAY,
OCTOBER 22ND
AT 10:30AM**

*Auction will be held at the
Platte Area Community
Center in Platte, SD*

Van Zee
Waterfowl
Production
Area

TERMS: Cash sale with 15% (non-refundable) down sale day with the balance on or before December 5th, 2024. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2024 taxes in full. New buyer will pay all 2025 taxes. Sold subject to owners approval and all easements of record. Remember land auction held indoors at the Platte Community Center.

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