

80(+/-) ACRES

HUTCHINSON COUNTY LAND

- FRIDAY, MARCH 5TH AT 10:30AM -



"We Sell The Earth And Everything On It!"

800.251.3111 | Marion, SD | WiemanAuction.com

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

**80 (+/-) ACRES OF HIGHLY PRODUCTIVE
HUTCHINSON COUNTY LAND
AT AUCTION**

It is a privilege to offer this great tract of land in Grandview Township at public auction in the Wieman Auction facility on:

WEDNESDAY, MARCH 5th, 2025 - 10:30 AM CST

LEGAL: The N ½ NE ¼ of Section 25-99-56, Hutchinson County, South Dakota

- This tract consists of approx. 80 Acres, (exact acres are subject to survey)
- FSA reports this tract to be almost 100% tillable less a small stock dam and drainage ditch in the Northeast corner.
- Soil Production Rating of 79. Predominate soils are Clarno-Bonilla Loams, Clarno-Crossplain-Davison Complex, Clarno-Davison Loams, and Tetonka Silt Loam.
- Annual Real Estate Taxes on this tract are \$1,788.
- New Buyer will get full possession at closing and be able to farm the land for 2025 crop year!

TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before April 18, 2025. 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 at closing. Seller will pay the 2024 RE taxes due in 2025 at closing. Buyer responsible for all 2025 taxes due in 2026. Closing to be held at Strasser Law Office with closing fee split 50/50 between the buyer and seller. Property will be surveyed prior to closing. Property will be sold by the acre, and final price will be based on the surveyed acres. Sold subject to confirmation of the owner and any easement of record. This property will be part of an IRS 1031 Exchange for the Sellers. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

We invite you to check this property at your convenience. For an information packet, go to www.wiemanauktion.com or call 800-251-3111 and we will mail one to you. We invite you to inspect these great parcels of Hutchinson County land at your convenience.

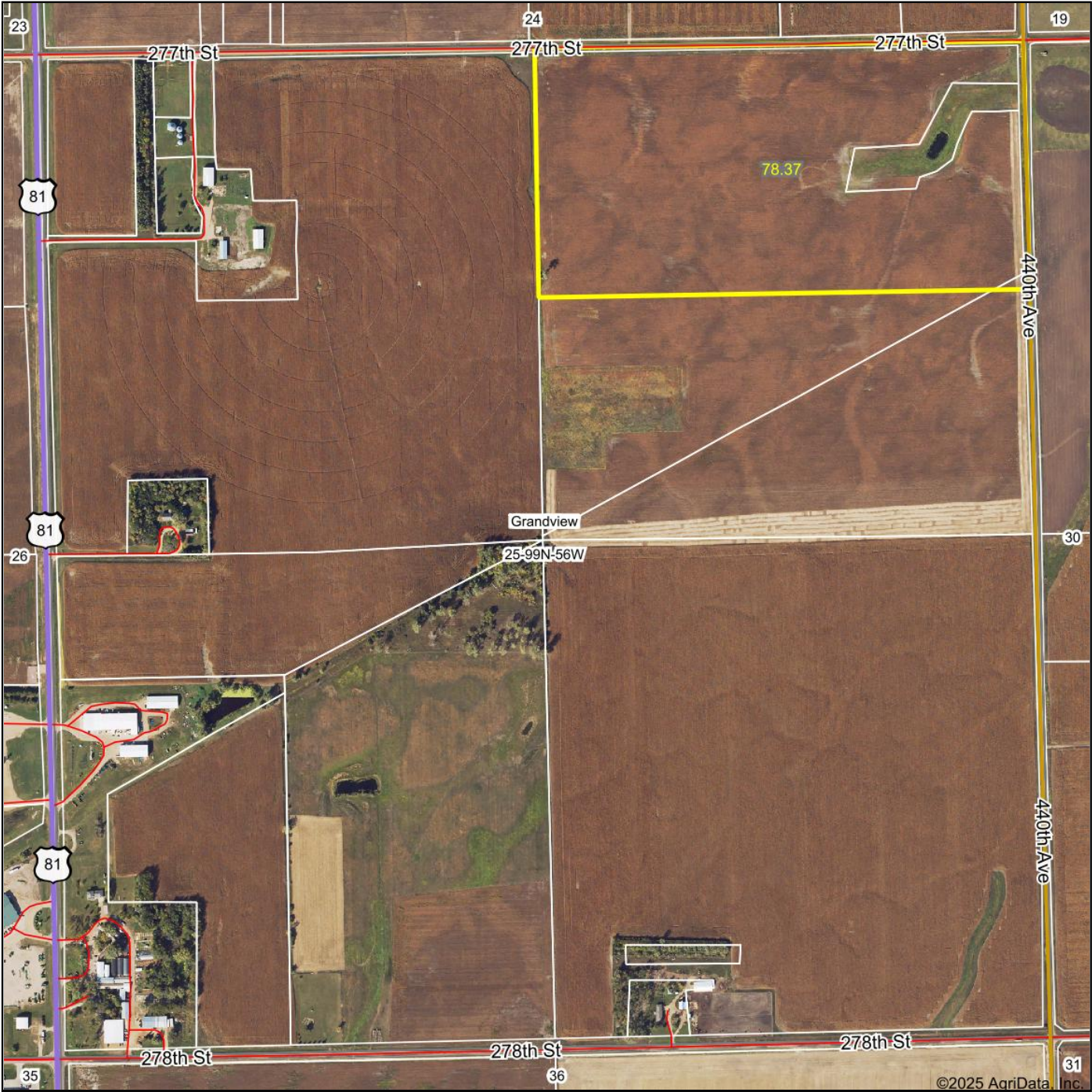
NOTE: Auction will be held at the Wieman Auction Facility near Marion, SD. Come prepared to buy!

EVERETT & MARGIE WALTNER, OWNER

Wieman Land & Auction Co., Inc.
Auctioneers – RE Brokers
Marion SD 800-251-3111

Strasser Law Office
Closing Attorney
Freeman, SD - 605-925-7745

Aerial Map



©2025 AgriData, Inc.



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Boundary Center: 43° 22' 12.03, -97° 24' 20.51

25-99N-56W
Hutchinson County
South Dakota

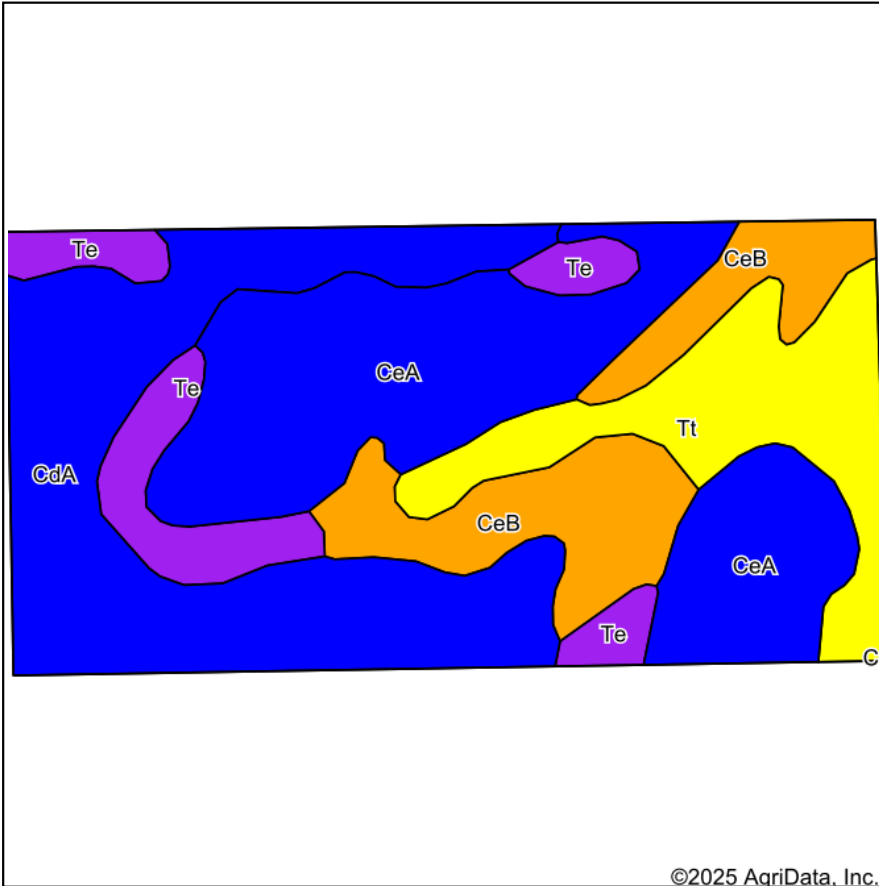
0ft 821ft 1643ft



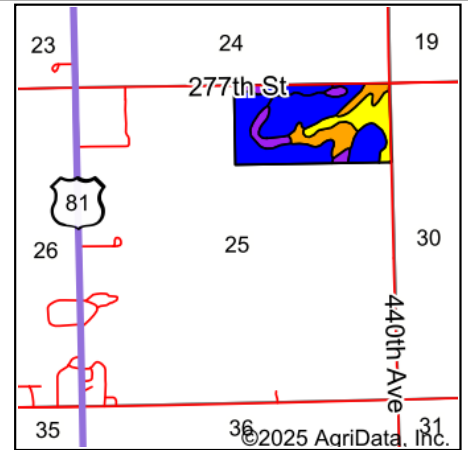
2/14/2025

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: **Hutchinson**
 Location: **25-99N-56W**
 Township: **Grandview**
 Acres: **78.37**
 Date: **2/14/2025**



Maps Provided By:

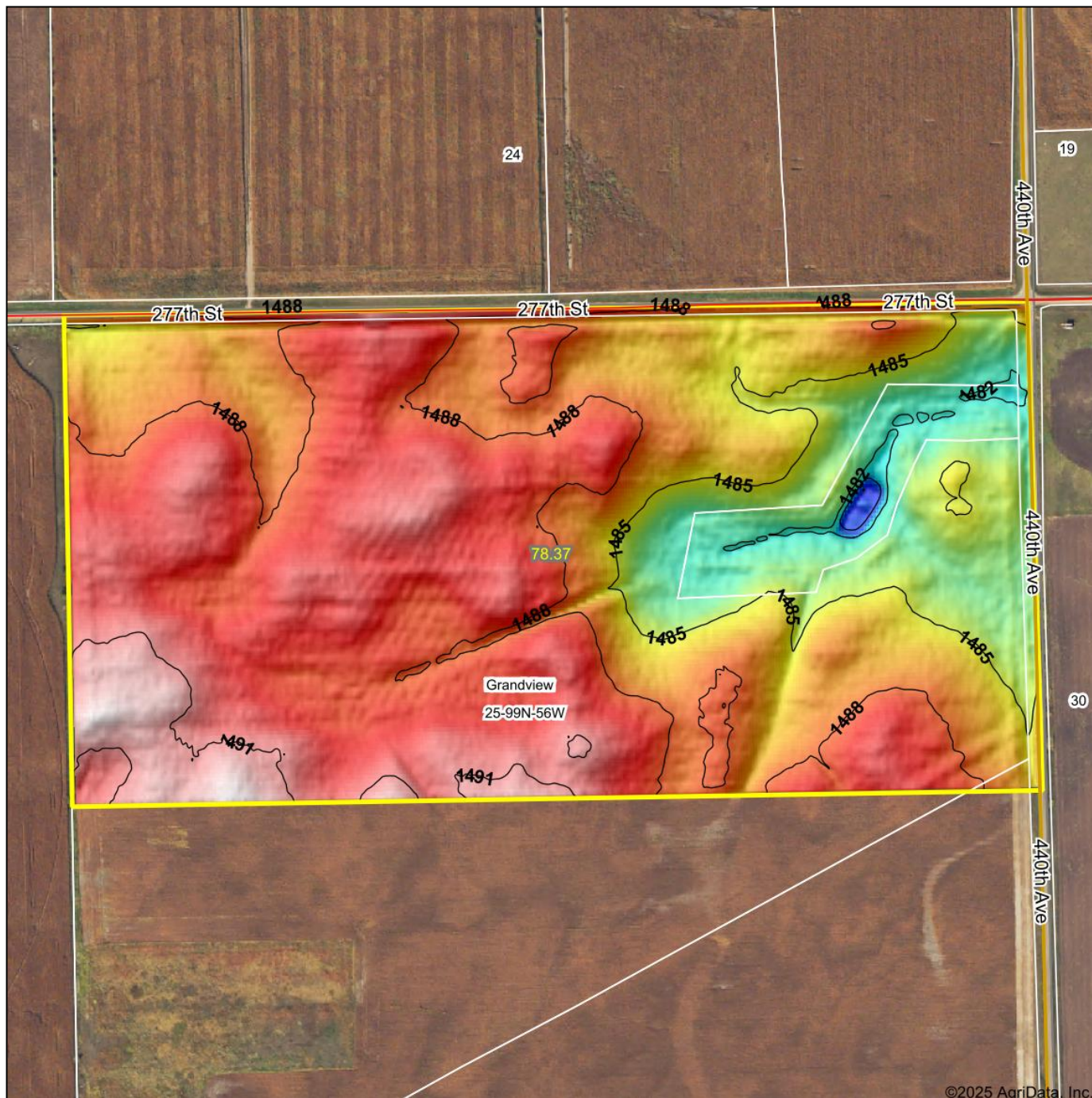


Area Symbol: SD602, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
CeA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	24.21	30.9%			IIc	82
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	24.01	30.6%			IIc	88
CeB	Clarno-Davison loams, 2 to 4 percent slopes	11.44	14.6%			IIe IIIe	79
Tt	Tetonka-Harps complex	11.26	14.4%			IVw	67
Te	Tetonka silt loam, 0 to 1 percent slopes	7.45	9.5%			IVw	56
Weighted Average					2.48	*-	78.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Topography Hillshade



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Low Elevation High



Maps Provided By:



CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,477.8

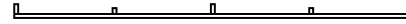
Max: 1,492.7

Range: 14.9

Average: 1,487.4

Standard Deviation: 2.49 ft

0ft 419ft 838ft



2/14/2025

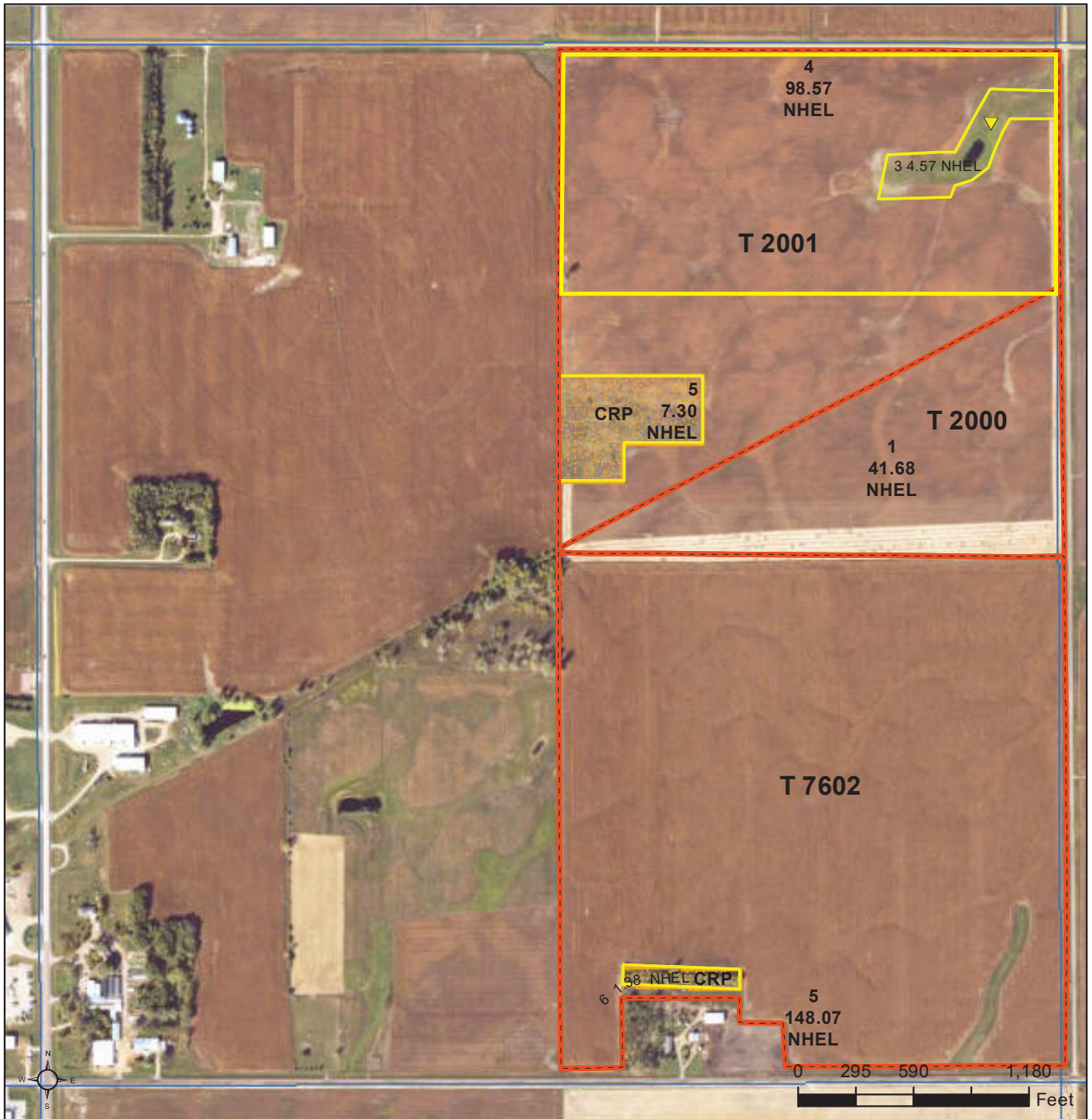
25-99N-56W
Hutchinson County
South Dakota

Boundary Center: 43° 22' 12.03, -97° 24' 20.51



United States
Department of
Agriculture

Turner County, South Dakota



Common Land Unit Tract Boundary
 Cropland PLSS
 CRP

Wetland Determination Identifiers

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

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 April 23, 2024

Farm 9672

25-99N-56W-Hutchinson

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).

NE4

Certified Wetland Determination

Field Office: Parkston FO
 Certified By: Hobbick
 Legal Desc: NE1/4 of 25-99-56

Agency: USDA-NRCS
 Certified Date: 10/12/11
 Tract: 2001



Legend

Certified Wetland
 Determination Boundary

Wetlands

Wetlands

▶ ▶ ▶
 Ditch
 N
 NADitch
 Tile

0 225 450 900 1,350 1,800 2,250 2,700
 Feet

W Wetland
 FW Farmed Wetland Drained or modified & cropped
 prior to 12-23-1985, but still meets wetland criteria
 PC Prior Converted
 NW Non Wetland
 NI Not Inventoried Potential Waters of the US
 See NRCS CPA-O26E for definitions and additional info.



Tract Number : 2001

Description : NE 117A IN 25 99 56 (Hutchinson)

FSA Physical Location : SOUTH DAKOTA/HUTCHINSON

ANSI Physical Location : SOUTH DAKOTA/HUTCHINSON

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 : MARGIE B WALTNER

Other Producers : EVERETT K WALTNER

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
110.44	110.44	110.44	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	103.14	0.00	7.30	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	47.23	0.00	132
Soybeans	50.01	0.00	41

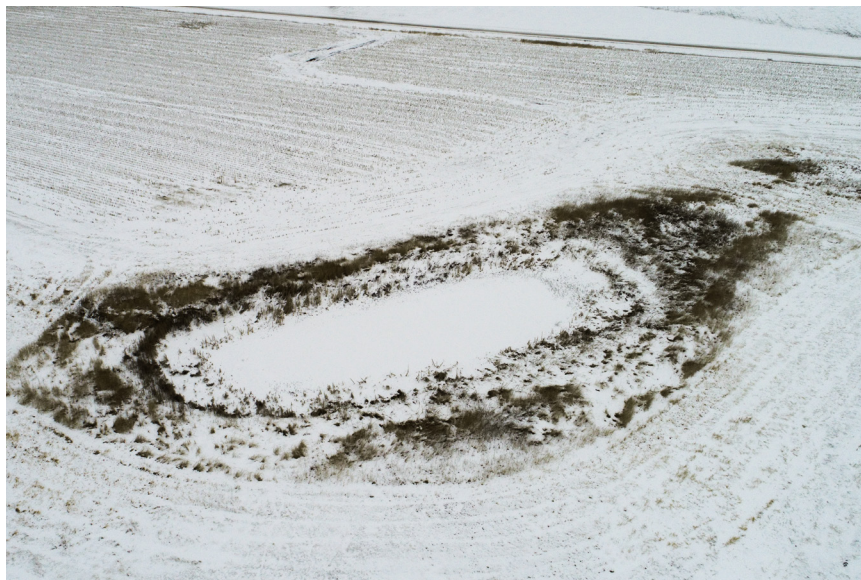
TOTAL

97.24

0.00

NOTES

Pointed Southwest



Pointed Southeast



Pointed Northwest



Pointed Northeast

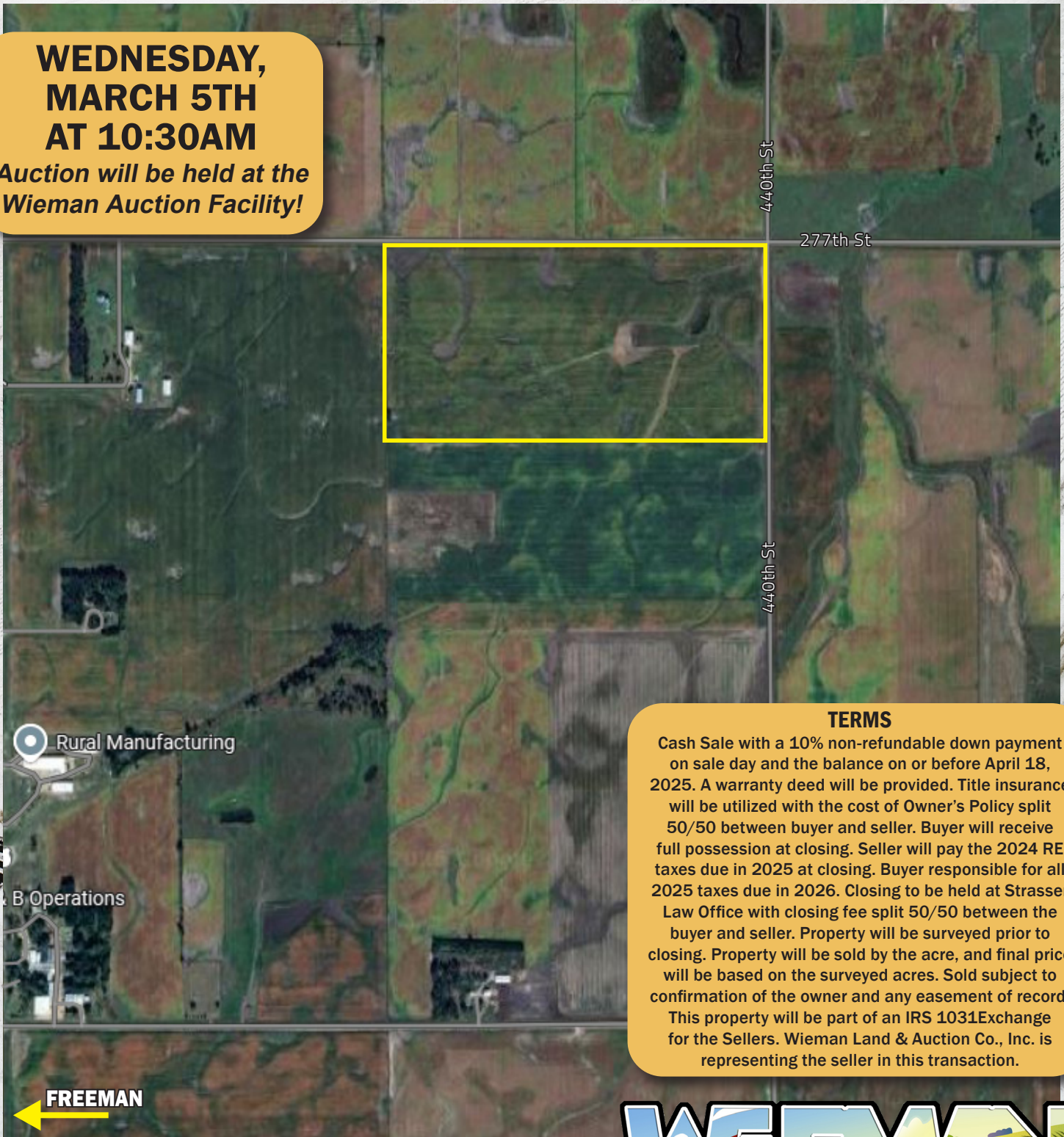


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