

# AUCTION

THURSDAY AUGUST 29<sup>TH</sup> AT 10:00 AM

**150.62 ACRES OF MAYFIELD TOWNSHIP  
YANKTON COUNTY LAND**



HEIRS OF  
CLYDE AND  
ELEANOR PEARSON



Since 1949

“We sell the earth and everything on it!”  
Marion SD 800-251-3111  
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**AT AUCTION**  
**150.62 ACRES OF MAYFIELD TOWNSHIP - YANKTON COUNTY LAND**  
**MOSTLY TILLABLE – GREAT PRODUCER**

To be held at the farm site located at 29135 – 444 Ave or from Pearson Corner Jct of 291 St and 444 Ave, go ¼ mile South on

**THURSDAY, AUGUST 29<sup>TH</sup> 10:00 AM**

**REAL ESTATE**

Consists of 150.62 acres that currently has 143.9 acres being tilled and the balance in old farm site, low ground and Road Right of Way. The topography is gently rolling, is currently all planted to beans and has great eye appeal. According to Agri Data Inc., this tract has a 77.8% productivity weighted rating with the predominate soils including EaB – Egan Chancellor Silty Clay Loams and EbC – Egan Ethan Trent Complex. FSA states that there is 147.91 crop acres with a 64.4 acre corn base and 22.52 acre bean base. Part of this tract was in “CRP” and this is the first crop year – so very fertile ground. This tract also has an old vacant building site with some trees and buildings and rural water to farm site (not hooked up). This tract borders two good oil roads and also borders Turner County on the north side and is located in an excellent farming community. There are 2 electric transmission towers on this tract. An excellent add-on tract for either farmer or investor. Current taxes are \$2697.12 yearly with an assessed value of \$280,676. and is in the Viborg-Hurley School District. This tract has been in the Pearson Family since 1955, and never been offered to the public! Powerful production capabilities!

**Note:** For an informational packet, call 800-251-3111 or visit [www.wiemanauktion.com](http://www.wiemanauktion.com)

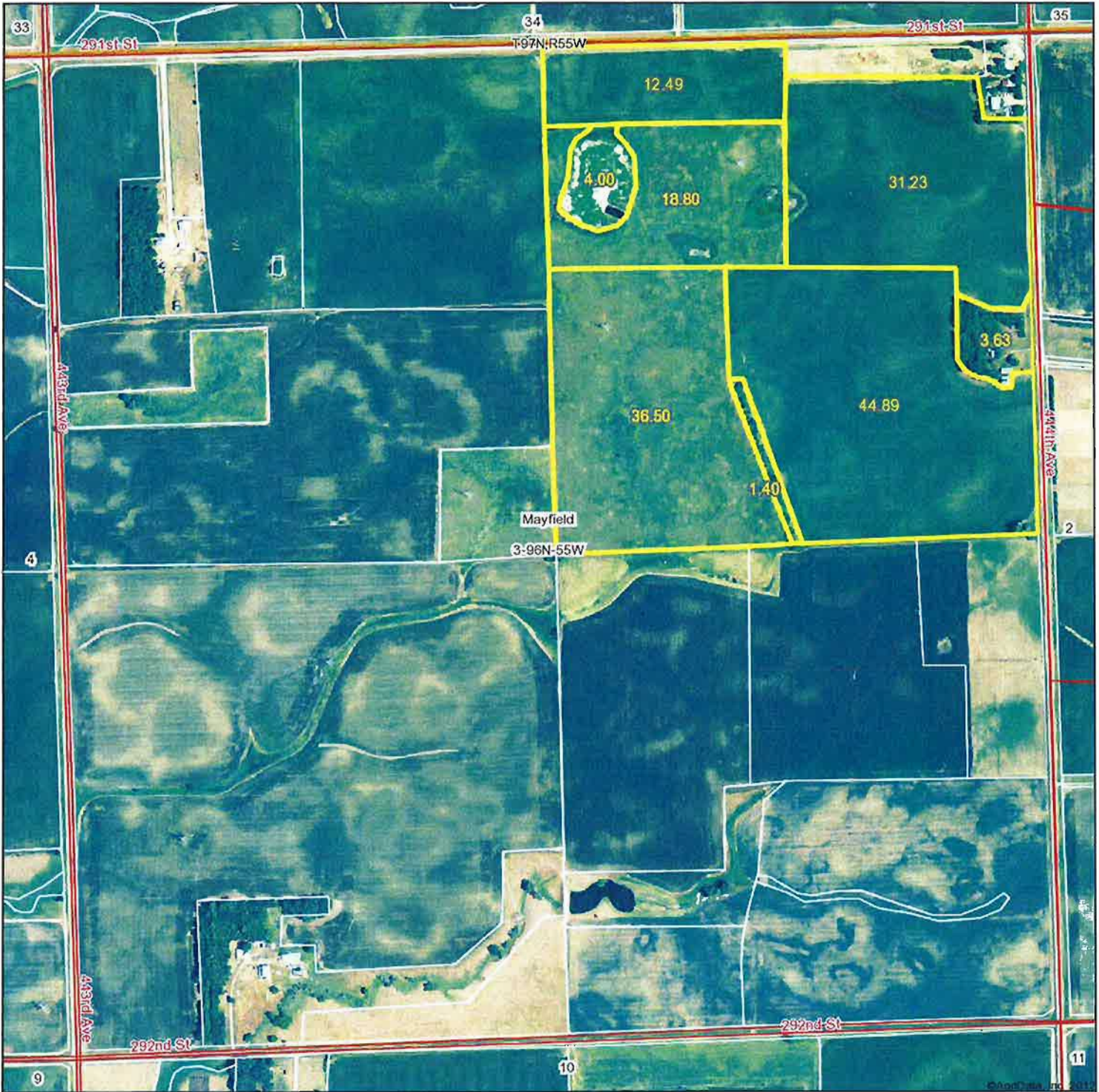
**LEGAL:** S ½ NE ¼ and the NW ¼ NE ¼ except Lot R-26 and Lot L in NE ¼ NE ¼ and except the South 162.5’ of the North 232.5’ and except the East 268’ of Lot L and except .5 Acres in the NE ¼ corner of Lot L, Section 3-96-55, Mayfield Township, Yankton County, South Dakota.

**TERMS:** Cash Sale with 15% Downpayment on sale day and the balance on December 2, 2013 with full possession of land for 2014 crop year. Owner’s Title Insurance and closing costs (to split equally and Warranty title given. Seller to pay the 2013 taxes due and payable in 2014. Sold subject to any existing easements of record and subject to owner’s confirmation! Come prepared to buy! Wieman Land & Auction Co., Inc. is representing the sellers!

**HEIRS OF CLYDE AND ELEANOR PEARSON, OWNERS**

Wieman Land & Auction Co., Inc.  
Marion SD 800-251-3111  
Gary and Rich Wieman, Land Brokers  
[www.wiemanauktion.com](http://www.wiemanauktion.com)

# Aerial Map



Maps provided by:



©AgriData, Inc. 2012  
www.AgrIDataInc.com

**3-96N-55W**  
**Yankton County**  
**South Dakota**

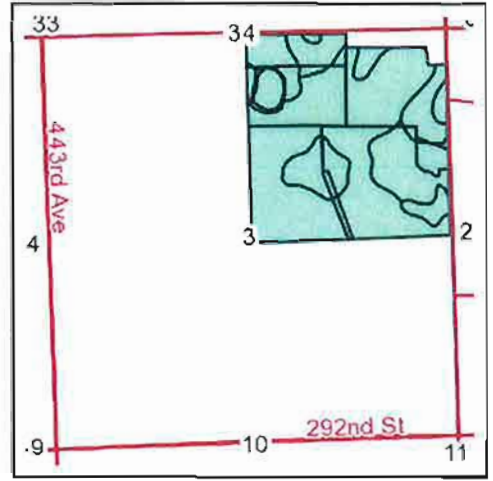
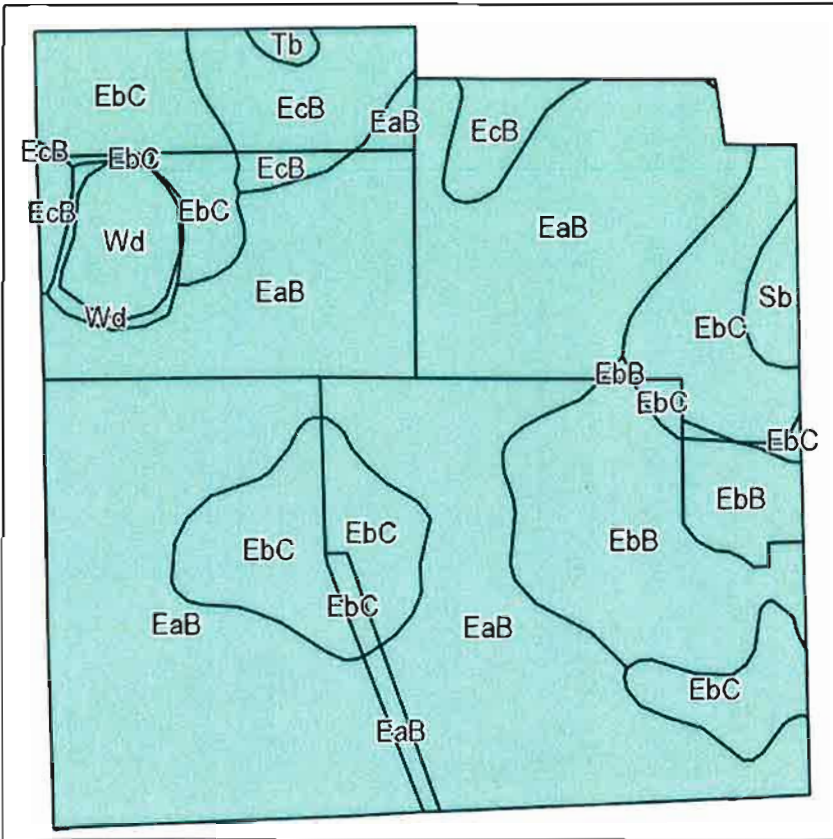
map center: 43° 9' 43.64, 97° 19' 41.67  
scale: 8847



7/2/2013



# Soils Map



State: South Dakota  
 County: Yankton  
 Location: 3-96N-55W  
 Township: Mayfield  
 Acres: 152.9  
 Date: 7/2/2013



Maps provided by:  
  
 ©AgriData, Inc 2012  
 www.AgrDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.  
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans	
EaB	Egan-Chancellor silty clay loams, 1 to 6 percent slopes	88.2	57.7%	IIw	82	3.5	80	72	80	29	
EbC	Egan-Ethan-Trent complex, 2 to 9 percent slopes	30.2	19.8%	IIe	70	3.2	69	61	67	26	
EbB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	17.2	11.3%	IIe	82	3.5	80	72	80	29	
EcB	Egan-Wentworth silty clay loams, 2 to 6 percent slopes	10.2	6.7%	IIe	85	3.5	80	72	80	29	
Wd	Worthing silty clay loam	4.8	3.1%	Vw	36						
Sb	Salmo silty clay loam	1.8	1.1%	IVw	38	2.6	40		47		
Tb	Telonka silt loam	0.5	0.3%	IVw	57						
<b>Weighted Average</b>						<b>77.8</b>	<b>3.3</b>	<b>74.7</b>	<b>66.6</b>	<b>74.3</b>	<b>27.1</b>



**Abbreviated 156 Farm Record**

State : SOUTH DAKOTA

Farm Number : 415

County : YANKTON

Tract Number : 724

**Description** : NEEXLTK(N7AC)&EXS162'N232'E268'OF LT L 3-96-55 **FAV/WR History** : No

BIA Unit Range Number :

HEL Status : Undetermined

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations :

Owners : GERALD A PEARSON,FRANCES G PEARSON,GARLAND R PEARSON,KAYLEEN J PEARSON,KENNETH C PEARSON,MARILYN J PEARSON

Other Producers :

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
152.94	147.91	147.91	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	147.91	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Oats	0.00	0.00	0.00	0.00	0.00
Corn	64.40	0.00	0.00	68.00	68.00
Soybeans	22.50	0.00	0.00	21.00	21.00

**NOTES**

TIM RUDD

#415

Ken & Marilyn Pearson, Garland & Kayleen Pearson and Gerald & Frances Pearson - OW's



United States Department of Agriculture  
Farm Service Agency

October 10, 2012

PLSS: 3\_96N\_55W  
Farm: 415

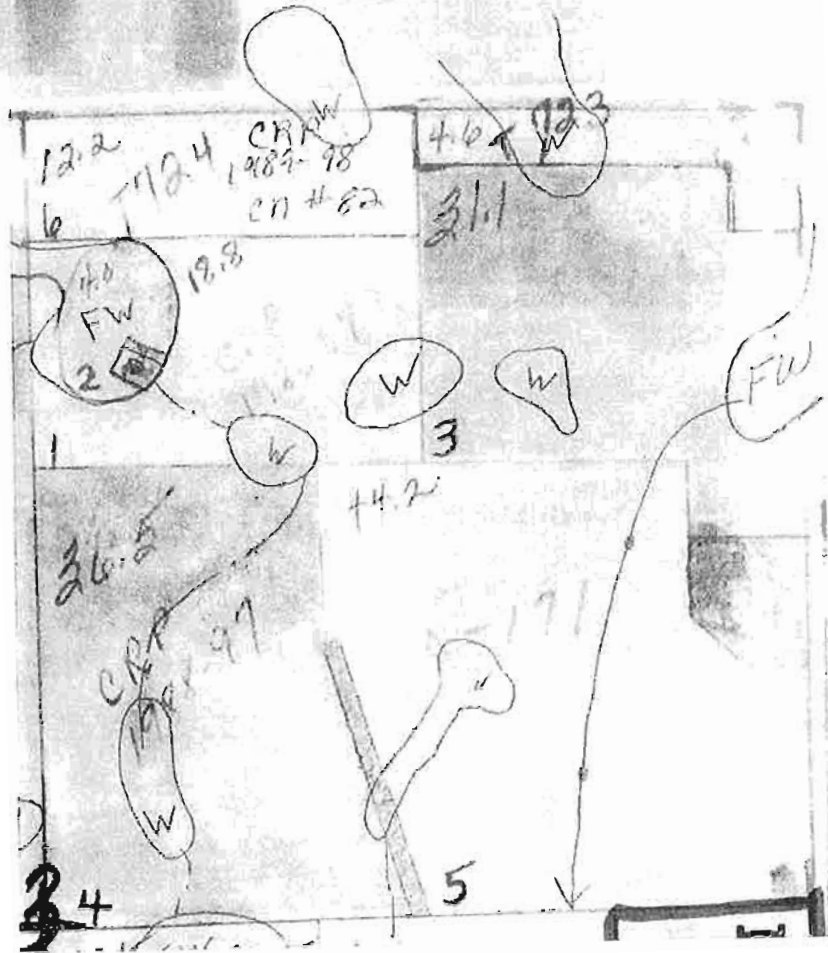
**Yankton County, SD**  
1:8,797



2013

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

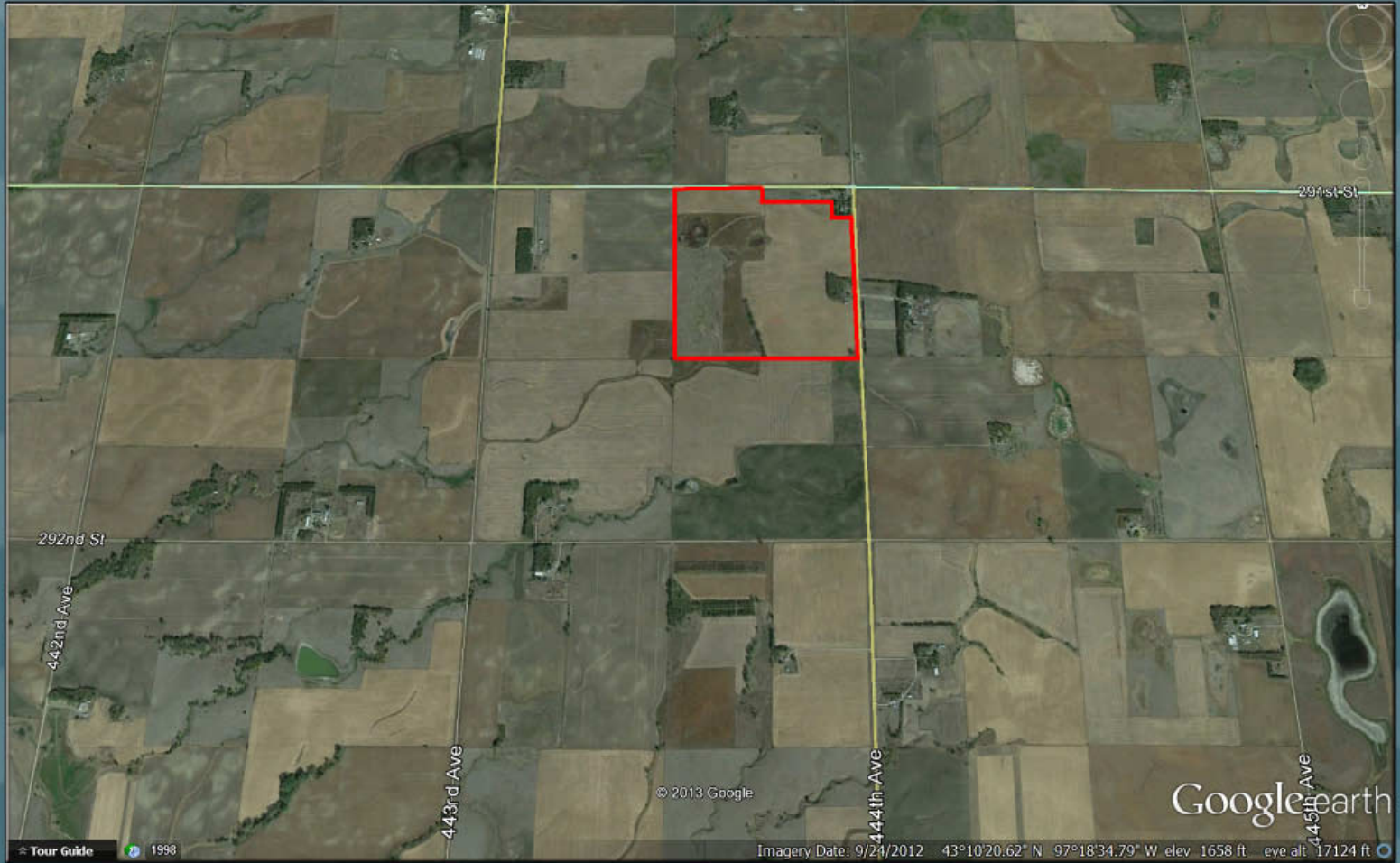
# NOT TO SCALE





# 150.62 ACRES YANKTON COUNTY LAND THURSDAY, AUGUST 29<sup>TH</sup> - 10:00 AM

**AUCTION HELD ON SITE**



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