

HEISER TRUST ESTATE LAND AUCTION

LINCOLN COUNTY SD LAND

Offering 160.0 Acres of Extremely High Producing Lincoln Twp., Lincoln County, SD Farmland

We will offer this Choice Lincoln Twp. farm located at the intersection of 291st St. (C Rd 146) and 474th Ave. (C Rd 121); or from the I-29 Viborg Exit #53, 3 miles east on 291st St; or from Norway Center, go 5 miles west on 294th St., then 3 miles north on 474th Ave.; or from Beresford SD, go 2 miles east on SD Hwy 46, then 6 miles north on 474th Ave.

TUESDAY, APRIL 18th, 2017 Sale Time: 10:00 am

This auction presents an opportunity to purchase some very productive and well located Pleasant Twp., Lincoln County SD farm land that has been in this family since 1967 and operated by the same tenant for 30 years.

This land consists of 160.0 acres of gently rolling, productive cropland. According to County FSA information there are 155.5 Farmland acres having 153.4 Crop Land acres which has a 109.1 acres corn base with 164 bushel PLC yield and a 44.1 acre soybean base with 37 bu. PLC yield. This is a 100% base acres with strong yields. The farm is currently enrolled in the County ARC program. According to the Lincoln County Assessor the primary soils found are Wentworth-Chancellor silty clay loam (Class I soil); Egan silty clay loam and Egan-Chancellor silty clay loam and Chancellor-Viborg silty clay loam, all Class II soils; and two other incidental soils. The County soil rating is .852 while similar information from Surety Agri-Data states a Productivity Index of 83.9. The topography of this land is level to slightly rolling and virtually all tillable. This land is sold with a current one year lease for the 2017 crop year with a purchaser to receive a Seller's enhanced 2017 cash rent in the amount of \$46,020.00 (\$300 x 153.4 cropland acres) to be credited at closing. This property is well located as it lies adjacent to two major County gravel roads and only 7 miles from Beresford SD, 14 miles from Canton SD and with easy access to the I-29 Corridor. Property is sold with 4 rural housing eligibilities. If you are in the market for a high producing, well located Lincoln County SD farm property; whether a farm operator or land investor, make plans to inspect and attend this once in a lifetime land auction. Contact Souvignier RE & Auctions for any additional information.

LEGAL DESC: SE 1/4, Sec. 34, Twp. 97N, R. 50W (Lincoln Twp.), Lincoln Co., SD

TERMS: CASH. A 15% non-refundable earnest money payment sale day & balance due on or before May 31st, 2017 with Landlord's possession. A clear deed and Owner's title insurance policy will be provided with the cost of the title policy and closing agent's fee (Frieberg, Nelson and Ask LLP) to be split 50/50 between the buyer and seller. All of the 2016 RE Taxes in the amount of \$3,590.66 due in 2017 will be paid by the sellers with the buyer to assume the 2017 RE Taxes due on 2018. Property is sold by the stated acres recorded at the County with the acres understood to be "more or less" and in "AS IS" condition subject to any existing easements, restrictions, reservations or highways of record, if any. FSA yields, bases and payments and other information are estimated and not guaranteed and are subject to county committee approval. Licensees/Auctioneers in this transaction are acting solely as agents for the Seller. Property is sold subject to confirmation of the Trustee.

CAROLYNN C. HEISER TRUST ESTATE, OWNER
Ms. Staci Taggart, Geogetown TX, Trustee
Robert B. Frieberg, Attorney for Trust

Tom Souvignier, RE Auctioneer & Broker Assoc., Canton SD (605) 987-2404
Chuck Sutton, Auctioneer & Land Broker, Sioux Falls SD (605) 336-6315
Ted Souvignier, RE Auctioneer & Broker Assoc., Canton SD (605) 660-3962
Jared Sutton, RE Auctioneer, Flandreau SD (605) 864-8527



USDA United States Department of Agriculture
 Farm Service Agency

October 11, 2016

Lincoln County, SD

PLSS: 34_97N_50W
Farm: 1268

1 inch equals 700 feet

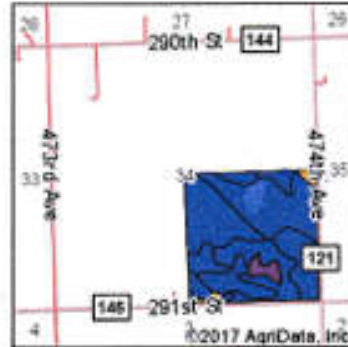
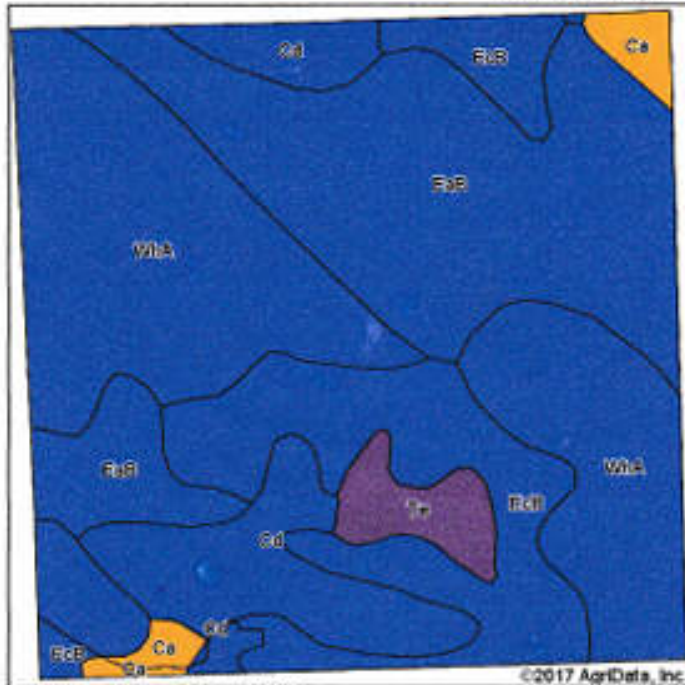
Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provision
- Common Land Units
- Non Cropland

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 by the producer and/or National Agricultural Imagery Program (NAIP). 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 NRCS.

2016 Ortho-Photography - Not to Scale

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **34-97N-50W**
 Township: **Lincoln**
 Acres: **155.44**
 Date: **3/13/2017**



Soils data provided by USDA and NRCS.

Area Symbol: SD083, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Bromegrass hay	Bromegrass alfalfa	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Spring wheat	Sunflowers	Winter wheat
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	50.03	32.2%		lw	88	4.1	51	4.4	4.7	98	11.6	57	64	37	36	1460	39
EaB	Egan silty clay loam, 3 to 6 percent slopes	47.71	30.7%		lw	82	4.5	50	4	4.7	90	10.7	52	63	34	35	1340	39
EcB	Egan-Chancellor silty clay loams, 0 to 4 percent slopes	32.97	21.2%		lw	83	3.8	46	4.3	4.5	89	10.5	52	58	33	33	1330	35
Cd	Chancellor-Viborg silty clay loams	16.78	10.8%		lw	87	3.7	47	4.6	4.7	94	11.1	55	59	35	33	1400	36
To	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	4.58	2.9%		I/w	59												
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	3.39	2.2%		lw	75												
Weighted Average						83.9	3.9	46.6	4.1	4.4	88.2	10.4	51.3	58.6	33.1	32.9	1314.3	35.8

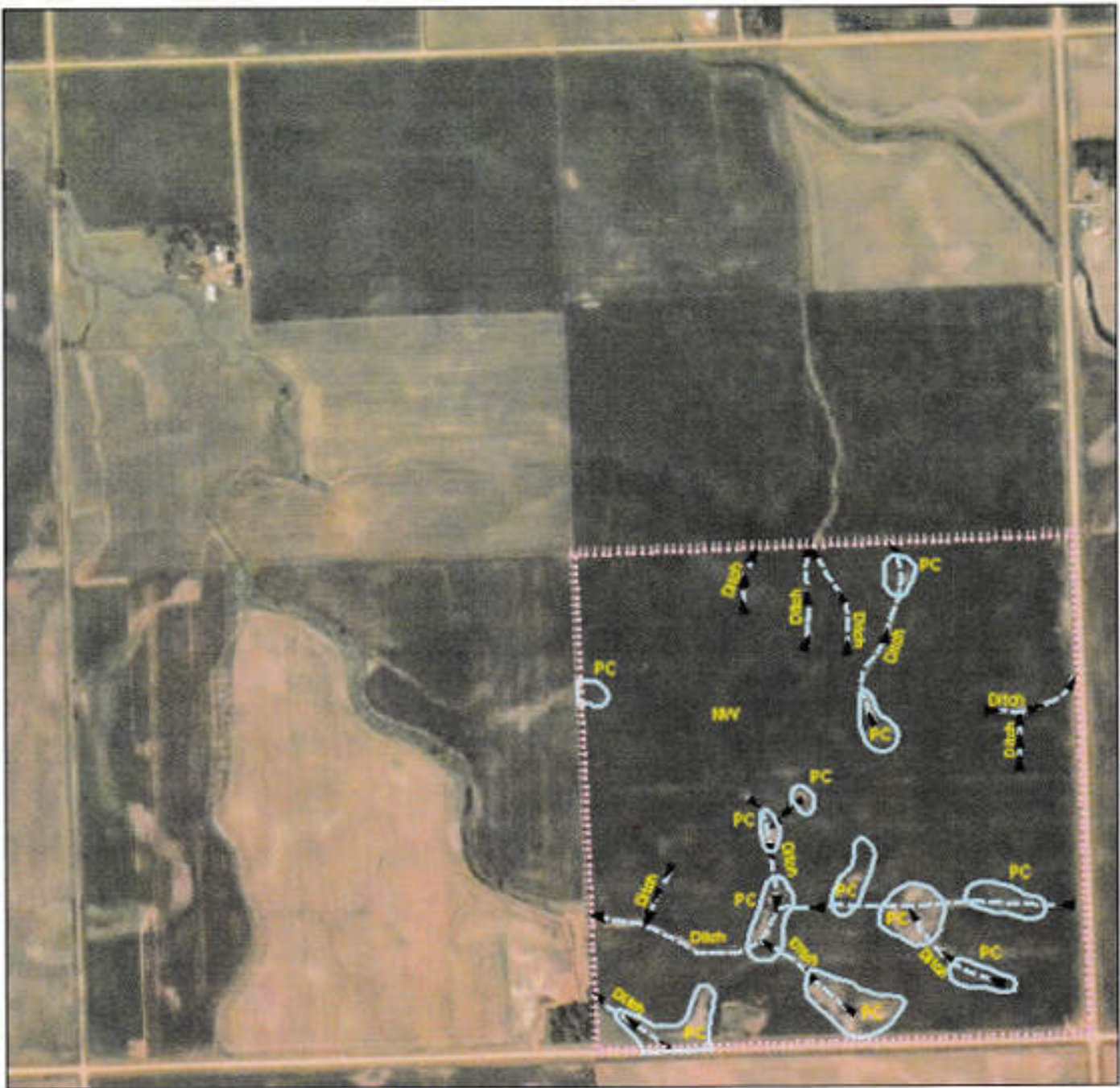
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Certified Wetland Determination

Field Office: Canton FO
 Certified By: Wayne Bachman
 Legal Desc: SE4 Section 34 97-50

Agency: USDA-NRCS
 Certified Date: 5-13-10
 Tract: 975



Legend

- Certified Wetland Determination Boundary
- Wetland
- Ditch
- KI
- Tie



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-026E for definitions and additional info.



LINCOLN TWP

LAND OWNER

T 97 N

R 50 W

JOHN LYNN TWP

470 AVE	471 AVE	472 AVE	473 AVE	474 AVE	475 AVE	478 AVE
JOHN DELAWARE TWP						JOHN PLEASANT TWP
Alan Ruzd 149.26	Hyonimus Farms Inc. 136.35	Evelyn Fischer 147.82	Roman & Janice Sung 238.76	George Ginnoff 159.85	Dean Johnson 240.20	Larry & Dean Johnson 147.92
Luxella Hyonimus 149.80	David & Linda Turfand 141.41	Donald & Coryll Weeg 180	Gary & Sofie Moon 140.99	Saddle Creek Farm Inc. 180	Mario & Iona Carlson 80	Larry Johnson 180
Steven & Helene Carlson 330.13	Allen & Angela Andrews 138.35	Dennis Stengel 80	Spencer Wombourne 80	Miles & Lisa Beacom Trust 180	Douglas & Vicki Carlson 180	Barbara Willis Trust 155.28
Pederson Ag. LLC 78.57	Sonoma Harvest Farms LP 129.80	Gar Wombourne 80	Gar Wombourne 80	Douglas & Janice VanMeeteren 180	Duane & Marilyn Clay 180	Barbara Willis Trust 155.28
29	18	17	16	15	14	13
Ambur Trust 152.80	Darin & Carol Hazel 155.28	Saddle Creek Farm Inc. 180	Margaret Soger 180	Lounsbury Living Trust 180	Nancy Tripp 180	Gregg Fossum 180
Marilyn & Richard Hyonimus 136.73	Reynolds Family Farms LLC 180	Leslie & Iris Hammington 80	Leslie & Iris Hammington 77.87	Dennis & Lynette Hardy 180	David Herbert 180	Joanne Shelum 180
19	20	21	22	23	24	25
Marilyn Ambur 146.61	Christina Olsen 136.68	Hyonimus Farms Inc. 180	George & Dolores Clay 180	Vernon Jelima 150.27	Mark Shelum 180	Dennis & Lynette Hardy 180
William & Cherie Johnson 78.12	Daniel & Joyce Hazel 311.71	Duane & Marilyn Clay 180	Rausch Family Trust 180	Kathryn Hanson et al 80	Robert & Karen Sproul 144.44	Neel & Mary Anderson 245.67
Harold & Dora Clay 152.28	30	29	28	27	26	25
Dale & Marlene Vandenberg 152.28	Daniel & Joyce Clay 141.44	Karen Lounsbury 180	Larry Lounsbury 180	Steven & Patricia Clay 180	Delores Twila Trust 153.42	Dorothy Swanson 180
14	13	12	11	10	9	8
WFB Farms LLC 142.31	L. Nora Bylander 140.77	Darin & Carol Hazel 154.75	Arthur & Janet Finck 153.75	Lester Schmidt 180	Mark & Joyce Horstman 180	John & Shannon Iverson 180
Louis Jr. & Carol Vandenberg 130.42	31	32	33	34	35	36
130.42	Karen Lounsbury 134.69	Louis Jr. & Carol Vandenberg 180	Darin & Carol Hazel 113.44	Thomas & Terri Kennedy 80	Neal & Marilyn Anderson 180	Earl Horstman 155.17

Small Tracts

- Section 1 A Lyle & Sandra Oakland - 10.48
- Section 1 B Brian & Jennifer Qualseth - 15.12
- Section 3 C Ernest & Joanne Stratmeyer - 7
- Section 3 D Jon & Cynthia Johnson - 12.48
- Section 4 E Gregory Hammington - 5
- Section 5 F Raggdal & Jari Gibbons - 9.29
- Section 7 G Joel & Vickie Westra - 11.79
- Section 8 H South Lincoln Rural Water - 9
- Section 9 I Ryan Vakkal - 17.75
- Section 11 J Barbara Brainbridge - 10
- Section 11 K Michael Haddolick - 9
- Section 12 L Paul & Janella Thom - 10.79
- Section 12 M Donald Hubert - 6.87
- Section 13 N Ronald & Jill McKenney - 10.96
- Section 13 O Gary Peterson - 10
- Section 16 P Michael & Sheila Pederson - 7.59
- Section 16 Q Douglas & Vicki Carlson - 45.52
- Section 16 R Alexander & Coleen Ruiz - 5.51
- Section 16 S Josiah & Cara Brunz - 8
- Section 16 T Garo & Rhoda Oswald - 7.88
- Section 18 U Joel & Vicki Westra - 7.47
- Section 18 V Hyonimus Farms Inc. - 10
- Section 18 W Rausser SD Properties - 34.80
- Section 18 X Long Creek Steel LLC - 11.30
- Section 18 Y Long Creek Farms LLC - 18.28
- Section 20 Z Fred Eitelner - 8.29
- Section 22 AA Kenneth Varballegooyen - 9.73
- Section 23 AB Tharon & Erin Ockengs - 8
- Section 23 AC Loren Jr. & Joan Myers - 10
- Section 23 AD Harry Minor - 15.52
- Section 24 AE Randy & Stacy Hammings - 9.33
- Section 24 AF David & Rita Myers - 5.28
- Section 24 AG Ryan Wynis - 8.07
- Section 25 AH David & Deanna Brouwer - 11.64
- Section 25 AI Lyle & Geraldine Bryan - 7.33
- Section 25 AJ Arland Rusten - 5
- Section 29 AK D.C. Inc. - 10
- Section 31 AL William & Renee Schultz - 10
- Section 31 AM Todd & Mary Vandenberg - 20
- Section 33 AN Chad Johnson - 6.05
- Section 33 AO Eric & Rachel Aashim - 6.56
- Section 33 AP Christopher & Amy Farley - 8.45
- Section 33 AQ Craig Daggatt - 13.04
- Section 34 AR Wayne & Norma Ohara - 13.24
- Section 35 AS Alan & Laura Homes - 8
- Section 35 AT Robert & Jan Schroeder - 6.22





NOTES