

**NORTHWESTERN**  
FARM MANAGEMENT CO.

301 S. O'Connell St., Marshall, MN 56258  
507-523-5120 • [www.nfmco.com](http://www.nfmco.com)

# 1,000 ± Contiguous Acres Grant County, SD Sealed Bid Auction

PRST-STD  
U.S. POSTAGE  
PAID  
Clear Lake, IA  
PERMIT NO. 20





# Peterson Sealed Bid Land Auction

**Legal Description:**

**Parcel 1** – West half (W ½) of Section 10, The East half (E ½) and the Northeast Quarter of the Southwest Quarter (NE ¼, SW ¼) of Section 9 all in Stockholm Township 119 North, Range 50 West, Grant County, SD.

**Parcel 2** – The North half (N ½) of Section 15, in Stockholm Township 119 North, Range 50 West, Grant County, SD.

**Farm Information:** Land is located approx. 1 mi North of Stockholm, SD.

**Parcel 1** – ± 680 acres, approx. 308 tillable acres with a Crop Productivity Index (CPI) of 68.9, 267 acres of pasture with good fence, 42 acres of hay ground and approx. 63 acres of non-cropped prime wildlife habitat, building site and roads.

**Parcel 2** – ± 320 acres, approx. 232 tillable acres with a Crop Productivity Index (CPI) of 68.1, 88 acres of non-cropped prime wildlife habitat, hay land, building site and roads.

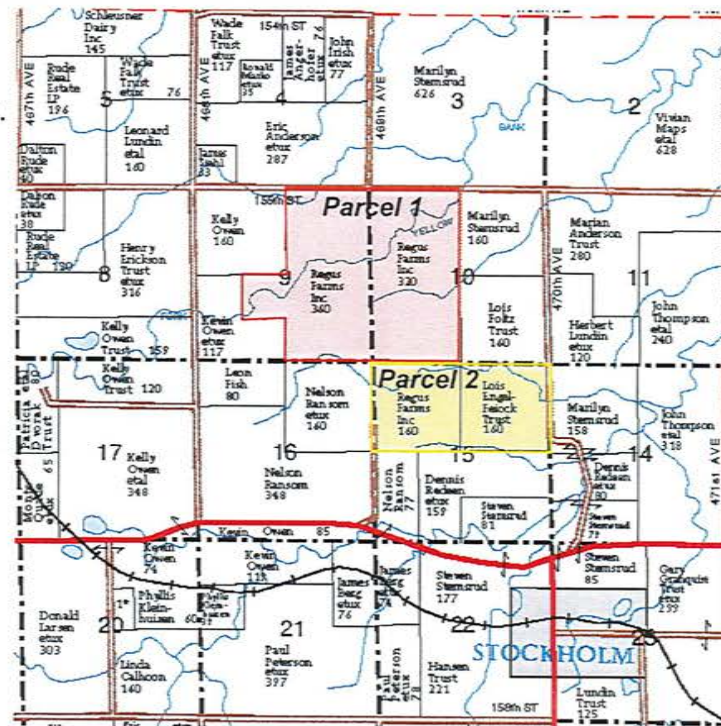
**Combination Parcel** – ± 1,000 Contiguous acres = Parcel 1 + Parcel 2

**Date & Time:** Sealed bids due at the office of Northwestern Farm Management by noon on Friday March 19th, 2021. Live auction for registered participants to follow on Tuesday, March 23rd, 2021 at 10:30 AM. Location to be determined at a later date.

**Terms:** Bidders must be registered to attend and participate in the live auction. Bidding sheet, instructions and more farm information are available online at [www.nfmco.com](http://www.nfmco.com) or by calling Dallas Mahoney, salesperson at 507-532-5120.

**Sellers:** Regus Farms Inc and The Lois Engel-Feiock Rev. Trust

This information provided herein is received from other sources and is believed to be correct NORTHWESTERN FARM MANAGEMENT COMPANY, Broker does not warrant its accuracy. We strongly suggest you contact the appropriate sources to confirm this information.



**NORTHWESTERN**  
FARM MANAGEMENT CO.  
BROKER

Farm Management • Farm Sales • Farm Appraisals  
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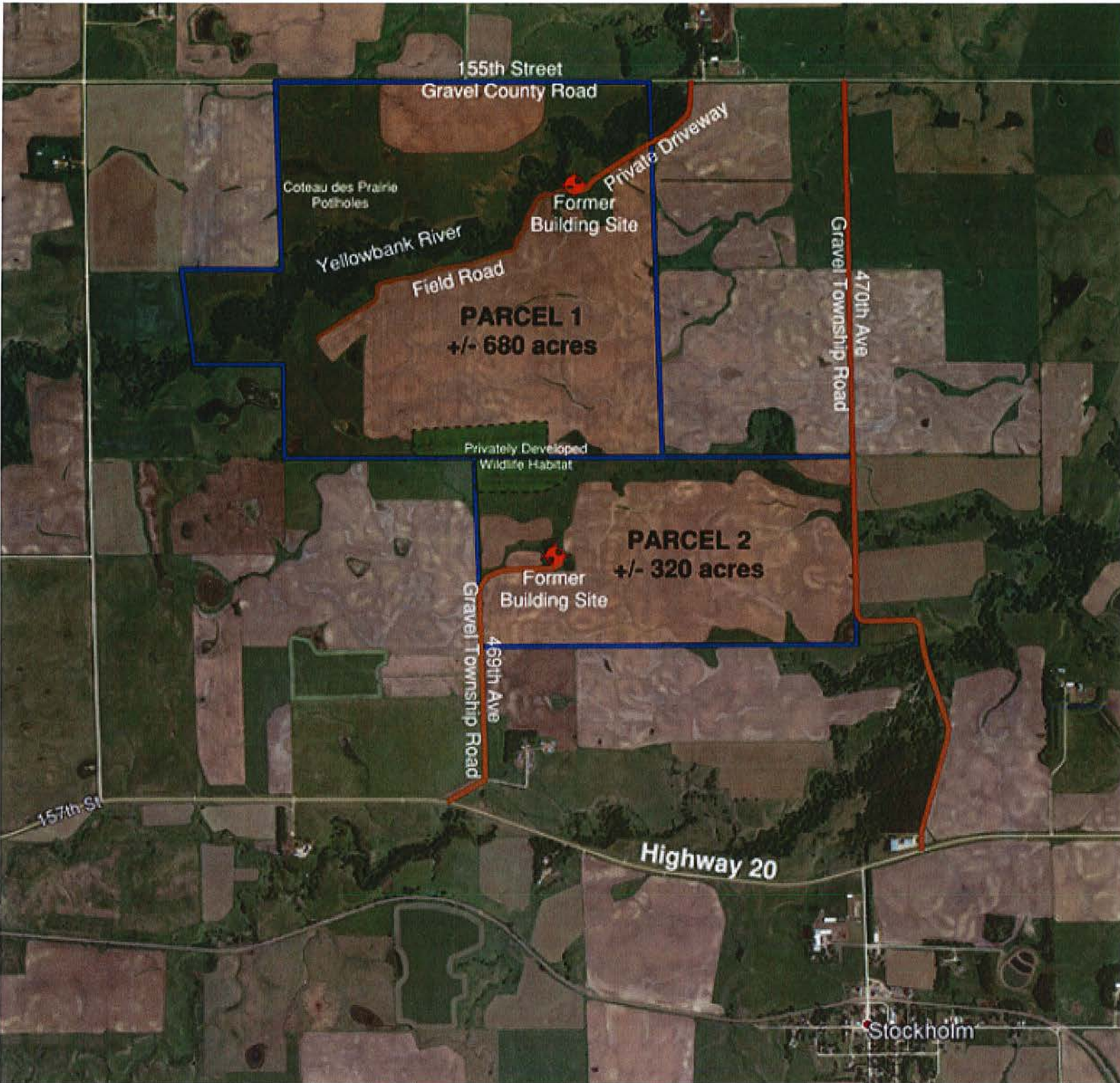
Contact Dallas Mahoney  
Office: 507-532-5120  
Fax: 507-532-0293

dallas@nfmco.com  
land@nfmco.com • www.nfmco.com



60 years in business serving  
all of Minnesota, Iowa, South,  
and North Dakota.





155th Street  
Gravel County Road

Coteau des Prairie  
Potholes

Former  
Building Site

Yellowbank River

Field Road

**PARCEL 1**  
+/- 680 acres

Private Driveway

Gravel Township Road

470th Ave

Privately Developed  
Wildlife Habitat

**PARCEL 2**  
+/- 320 acres

Former  
Building Site

Gravel Township Road

459th Ave

157th St

Highway 20

Stockholm

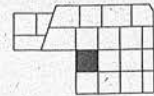


# Who Says...Nothing Is Free Anymore?

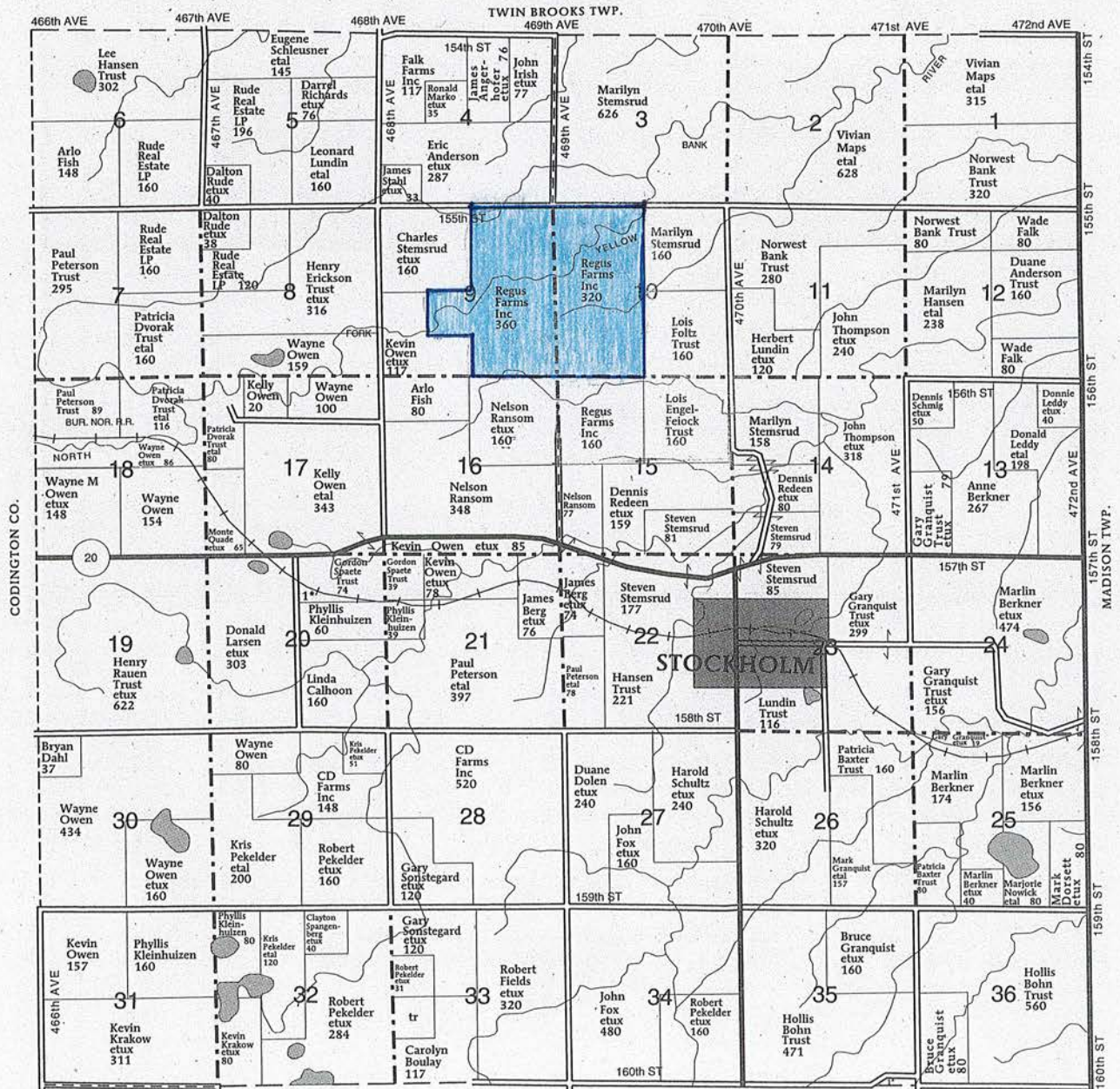
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 just for reviewing township directory maps for correct information before we publish the next issue.  
 (The Free book may be of any county in any state printed by FHP for that year.)  
 Contact **FHP UPDATING DEPARTMENT AT 800-685-7432-EXT. 2605**  
 Or email: [amanda.engebretson@farmandhomepublishers.com](mailto:amanda.engebretson@farmandhomepublishers.com)

T-119-N

## STOCKHOLM PLAT



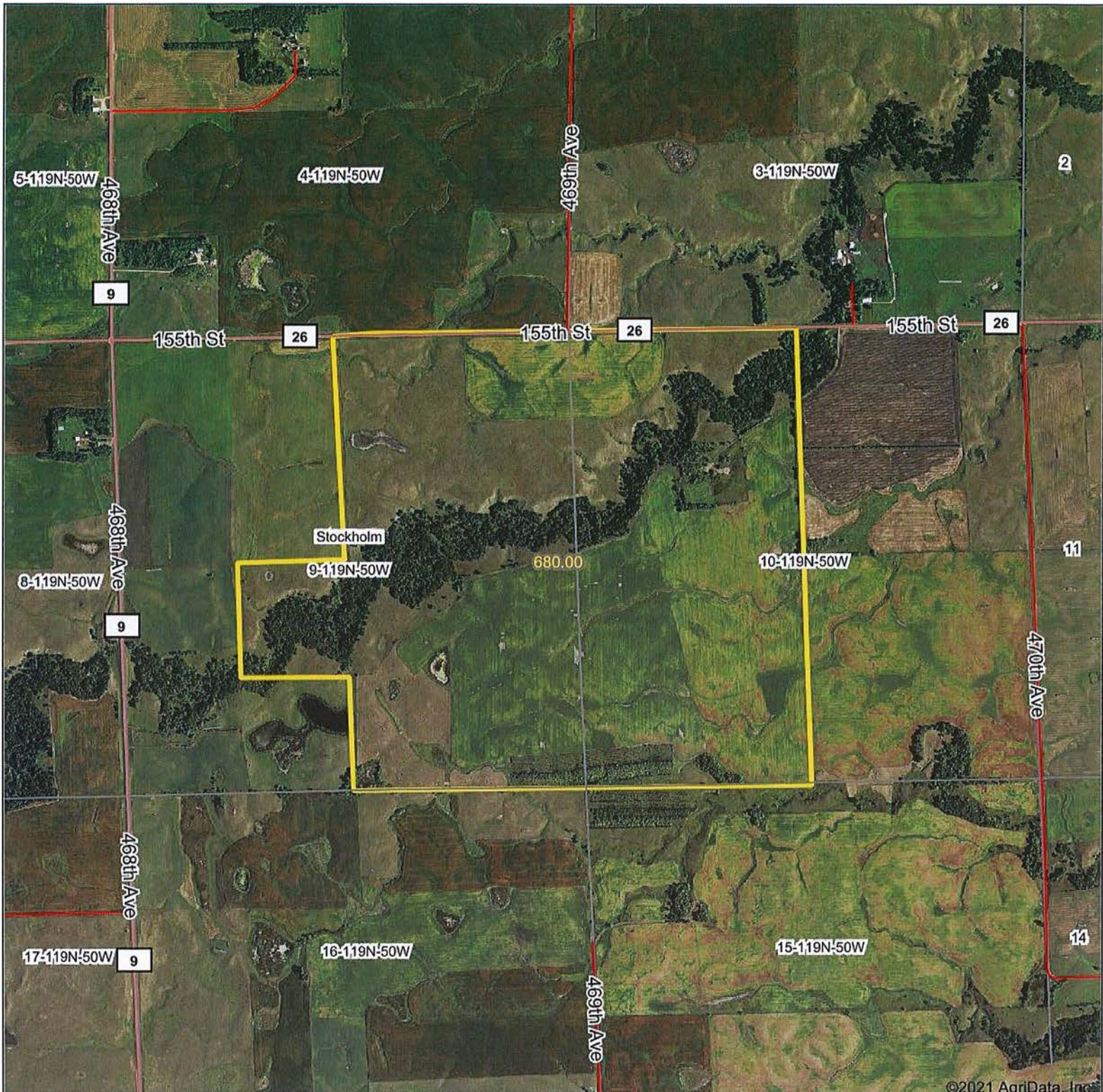
R-50-W



**STOCKHOLM TOWNSHIP**  
**SECTION 20**  
 1. Waldner, Ronnie 19  
**SECTION 35**  
 1. Granquist, Bruce 7



# Aerial Map



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Map Center: 45.128991, -96.823847

0ft 1801ft 3603ft



**9-119N-50W**  
**Grant County**  
**South Dakota**

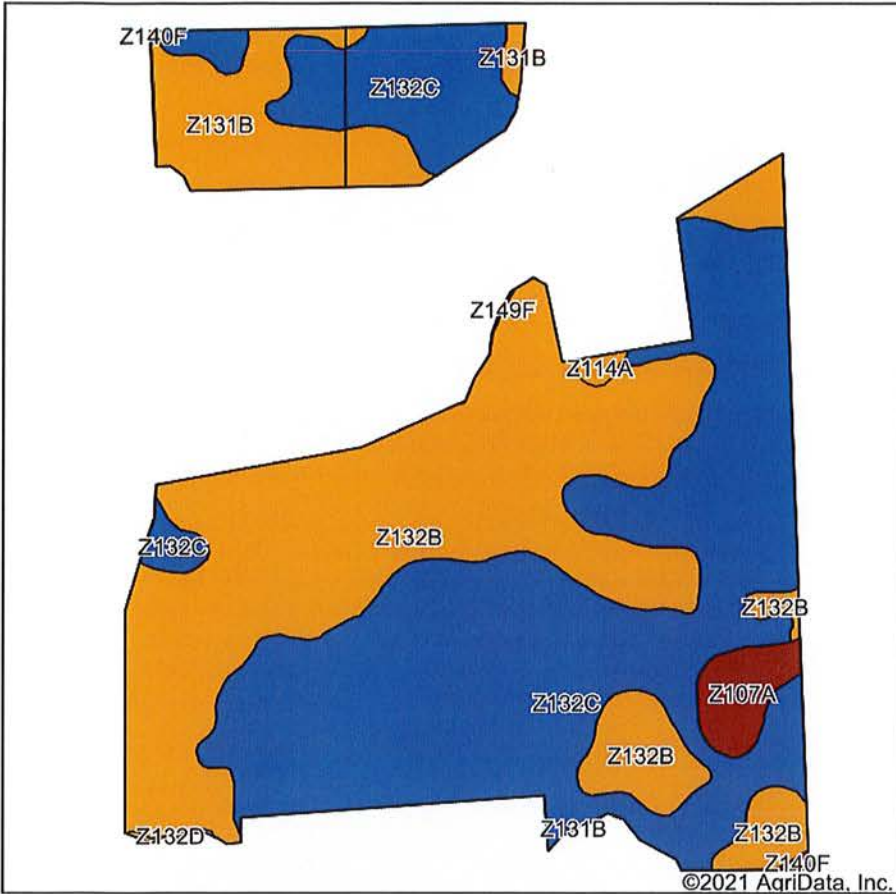


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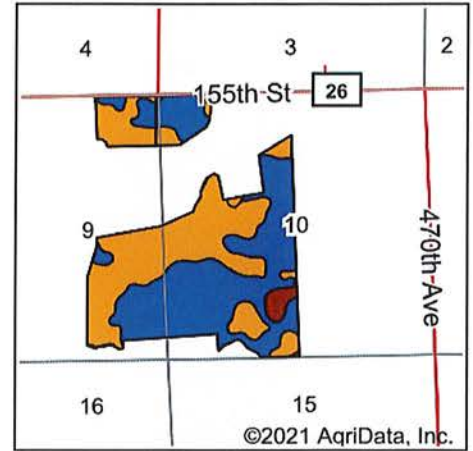
2/15/2021



# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Grant**  
 Location: **9-119N-50W**  
 Township: **Stockholm**  
 Acres: **306.51**  
 Date: **2/5/2021**



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
Z132C	Forman-Buse-Aastad loams, coteau, 2 to 9 percent slopes	157.07	51.2%		IIIe	6
Z132B	Forman-Buse-Aastad loams, coteau 1 to 6 percent slopes	117.49	38.3%		Ile	7
Z131B	Forman-Aastad loams, coteau, 1 to 6 percent slopes	23.55	7.7%		Ile	8
Z107A	Parnell silty clay loam, coteau, 0 to 1 percent slopes	6.76	2.2%		Vw	3
Z114A	Hamerly-Tonka complex, coteau, 0 to 2 percent slopes	0.99	0.3%		IIs	6
Z140F	Buse-Langhei complex, coteau, 15 to 40 percent slopes	0.32	0.1%		VIIe	1
Z132D	Forman-Buse-Aastad loams, coteau, 2 to 15 percent slopes	0.23	0.1%		IVe	5
Z149F	Buse-Langhei, very stony-La Prairie, channeled, occasionally flooded, complex, 0 to 60 percent slopes	0.10	0.0%		VIIe	1
<b>Weighted Average</b>						<b>68.</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

SOUTH DAKOTA

GRANT

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 4268

Prepared : 11/18/20 8:36 AM

Crop Year : 2021

## Operator Name

## Farms Associated with Operatr

CRP Contract Number(s) : None  
 Recon ID : None  
 Transferred From : None  
 ARCPLC G/IF Eligibility : Eligible

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
664.98	333.68	333.68	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	333.68	0.00		0.00		0.00	0.00	0.00

## Crop Election Choice

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

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	36.39	0.00	59	
Corn	66.17	0.00	116	
Soybeans	41.44	0.00	31	
<b>TOTAL</b>	<b>144.00</b>	<b>0.00</b>		

## NOTES

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Tract Number : 1909

Description : E, NESW 9; W 10 119 50  
 FSA Physical Location : SOUTH DAKOTA/GRANT  
 ANSI Physical Location : SOUTH DAKOTA/GRANT  
 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 : REGUS FARMS INC  
 Other Producers : ERIC ANDERSON  
 Recon ID : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
664.98	333.68	333.68	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	333.68	0.00	0.00	0.00	0.00	0.00

SOUTH DAKOTA  
GRANT  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 4268  
Prepared : 11/18/20 8:36 AM  
Crop Year : 2021

Abbreviated 156 Farm Record

DCP Crop Data

Tract 1909 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	36.39	0.00	59
Corn	66.17	0.00	116
Soybeans	41.44	0.00	31
<b>TOTAL</b>	<b>144.00</b>	<b>0.00</b>	

NOTES

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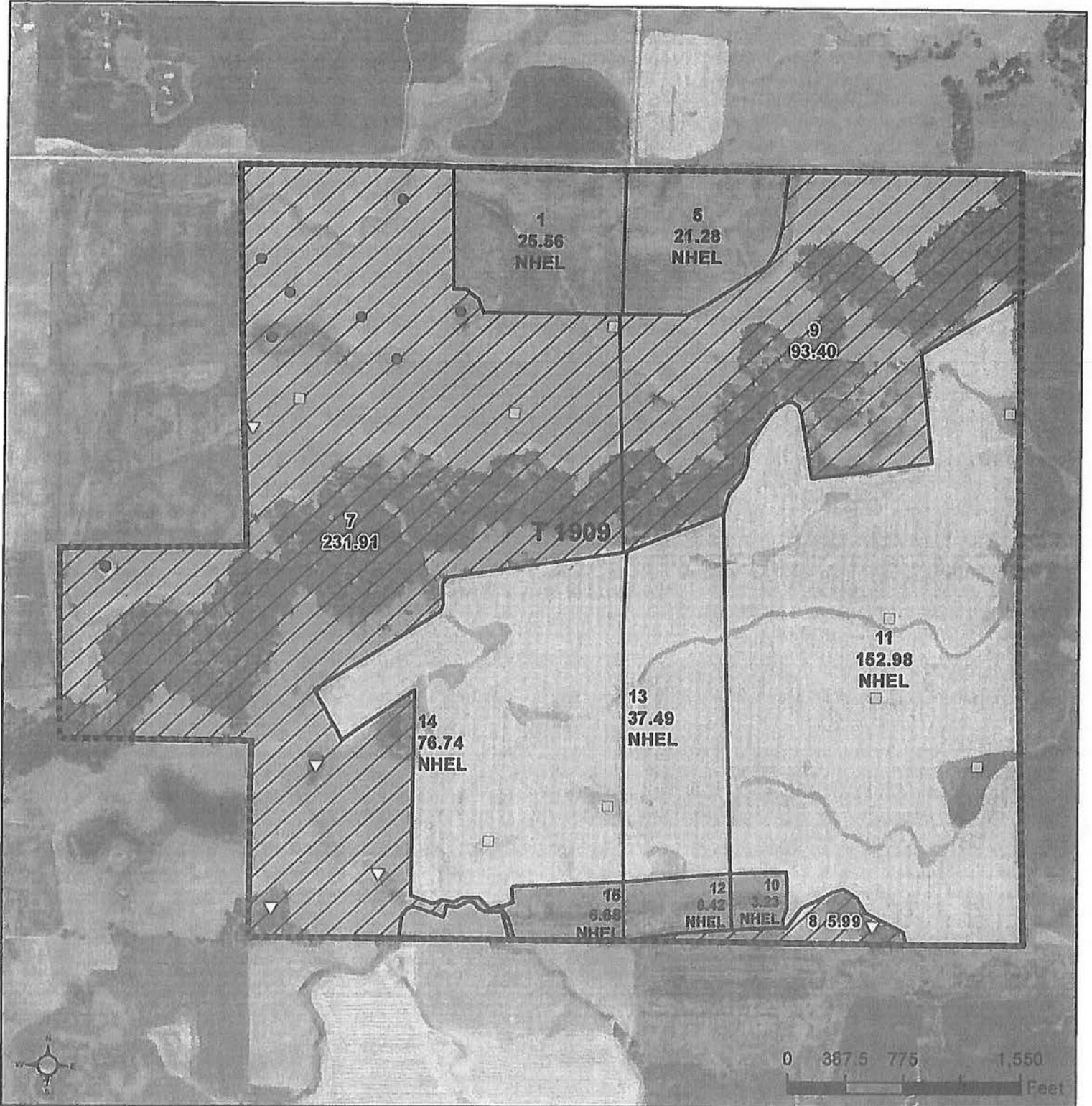
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United States  
Department of  
Agriculture

# Grant County, South Dakota



**Common Land Unit** Tract Boundary  
 Non-Cropland  
 Cropland  
 PLSS

**Wetland Determination**  
 ● Restricted Use  
 ▽ Limited Restrictions  
 □ Exempt from Conservation  
 □ Compliance Provisions

**2020 Program Year**

Map Created April 28, 2020

**Farm 4268**

**Tract 1909**

**Tract Cropland Total: 333.68 acres**

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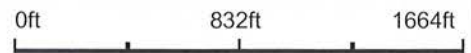




# Aerial Map



Map Center: 45.114124, -96.812418



15-119N-50W  
Grant County  
South Dakota

Maps Provided By:



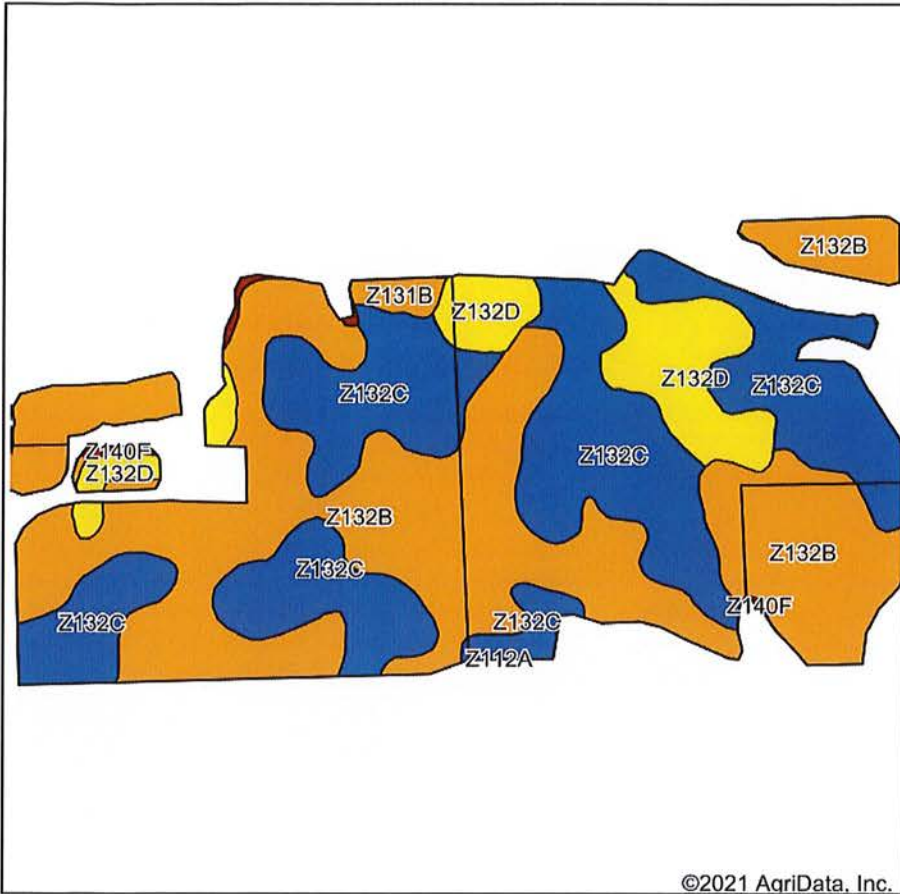
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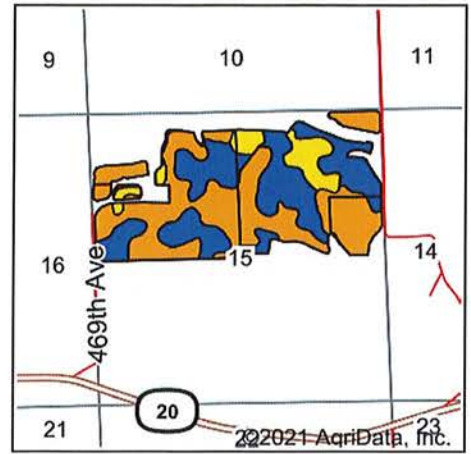
2/15/2021



# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Grant**  
 Location: **15-119N-50W**  
 Township: **Stockholm**  
 Acres: **231.72**  
 Date: **2/5/2021**



Maps Provided By:



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
Z132B	Forman-Buse-Aastad loams, coteau 1 to 6 percent slopes	114.18	49.3%		Ile	7
Z132C	Forman-Buse-Aastad loams, coteau 2 to 9 percent slopes	91.18	39.3%		IIle	6
Z132D	Forman-Buse-Aastad loams, coteau 2 to 15 percent slopes	22.85	9.9%		IVe	5
Z131B	Forman-Aastad loams, coteau 1 to 6 percent slopes	2.25	1.0%		Ile	8
Z140F	Buse-Langhei complex, coteau 15 to 40 percent slopes	1.26	0.5%		VIIe	1
<b>Weighted Average</b>						<b>68.</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



SOUTH DAKOTA

GRANT

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4267

Prepared : 11/18/20 8:35 AM

Crop Year : 2021

Operator Name : F. M. ...

Farms Associated with Operator :

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
315.21	246.51	246.51	0.00	0.00	0.00	0.00	0.00	Active	2
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	246.51	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	52.50	0.00	52	
Soybeans	52.50	0.00	36	0
<b>TOTAL</b>	<b>105.00</b>	<b>0.00</b>		

NOTES

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Tract Number : 3302

Description : NW 15 119 50  
 FSA Physical Location : SOUTH DAKOTA/GRANT  
 ANSI Physical Location : SOUTH DAKOTA/GRANT  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : REGUS FARMS INC  
 Other Producers : None  
 Recon ID : None

Tract Land Data

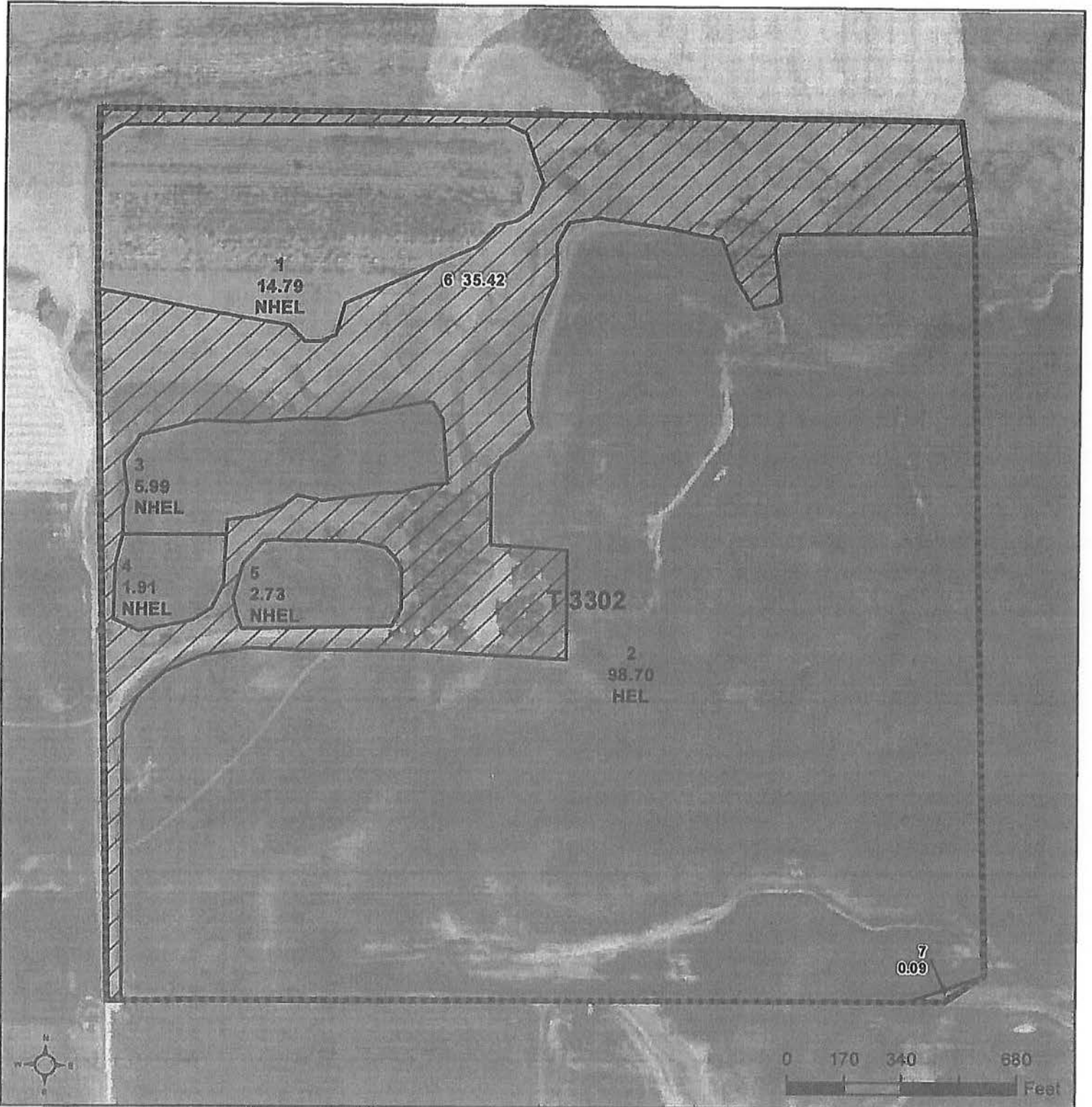
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
159.63	124.12	124.12	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	124.12	0.00	0.00	0.00	0.00	0.00





United States  
Department of  
Agriculture

# Grant County, South Dakota



**Common Land Unit** Tract Boundary  
 Non-Cropland  
 Cropland  
 PLSS

**2020 Program Year**

Map Created April 28, 2020

**Farm 4267**

**Tract 3302**

**Wetland Determination**

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

**Tract Cropland Total: 124.12 acres**

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SOUTH DAKOTA  
GRANT  
Form: FSA-156EZ



FARM : 4267  
Prepared : 11/16/20 12:24 PM  
Crop Year : 2021

Abbreviated 156 Farm Record

DCP Crop Data

Tract 3302 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	26.43	0.00	52
Soybeans	26.43	0.00	36
<b>TOTAL</b>	<b>52.86</b>	<b>0.00</b>	

NOTES

Tract Number : 3303

Description : NE 15 119 50  
 FSA Physical Location : SOUTH DAKOTA/GRANT  
 ANSI Physical Location : SOUTH DAKOTA/GRANT  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : LOIS ENGEL FEIOCK REVOCABLE TRUST  
 Other Producers : None  
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
155.58	122.39	122.39	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	122.39	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	26.07	0.00	52
Soybeans	26.07	0.00	36
<b>TOTAL</b>	<b>52.14</b>	<b>0.00</b>	

NOTES

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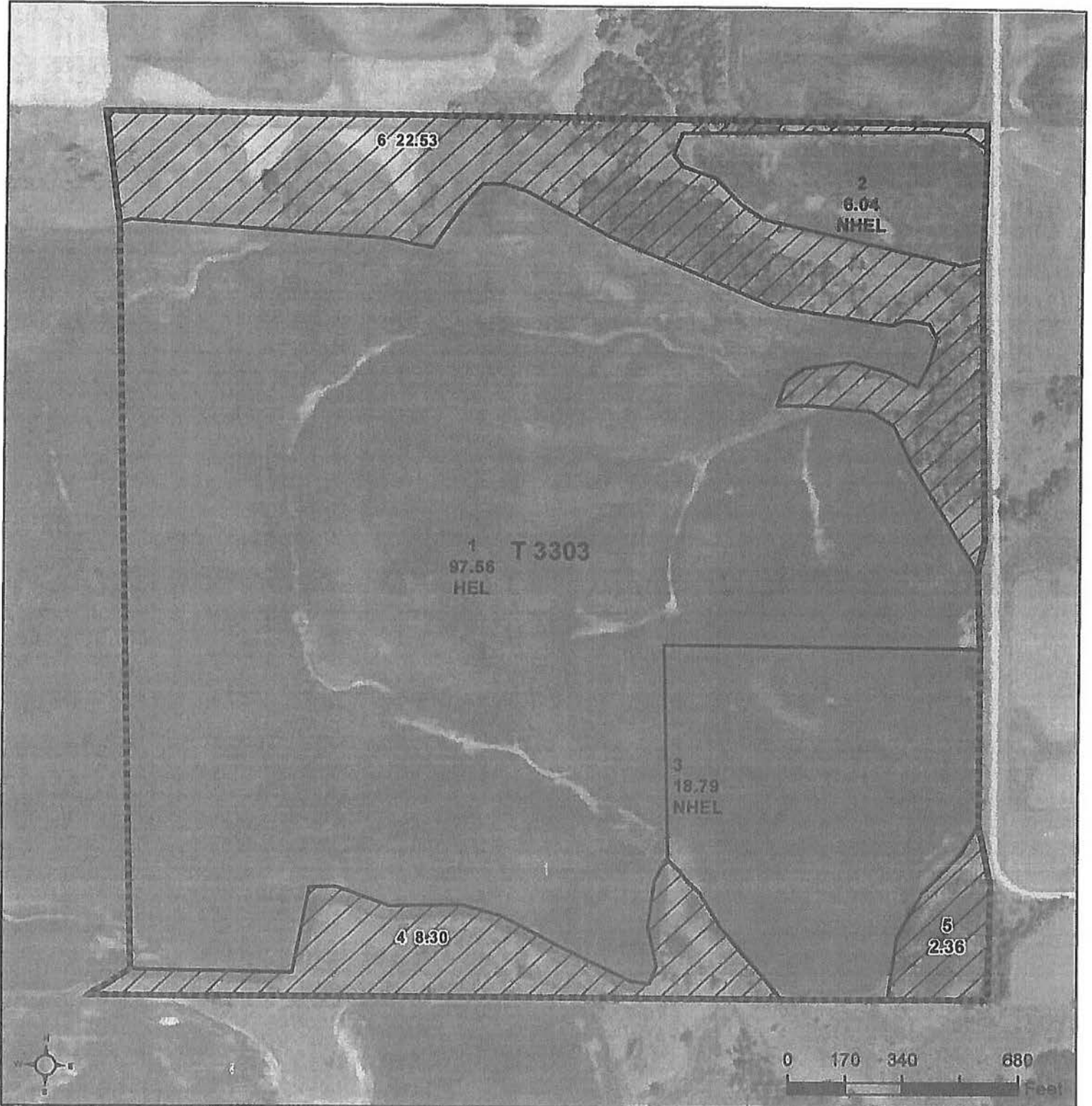
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United States  
Department of  
Agriculture

# Grant County, South Dakota



**Common Land Unit** Tract Boundary  
 Non-Cropland  
 Cropland  
 PLSS

**Wetland Determination**

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

**Tract Cropland Total: 122.39 acres**

**2020 Program Year**

Map Created April 28, 2020

**Farm 4267**

**Tract 3303**

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