

**160 ACRES BEADLE COUNTY LAND**

# **AUCTION**

**LIVE AUCTION!** **FEBRUARY 25<sup>TH</sup> • 11 AM**

**Auction Held at the  
Huron Event Center in Huron, SD**



**Owner: Josh J. McNames**

**For more information go to [www.benmeyerauctions.com](http://www.benmeyerauctions.com)**

**MEYER AUCTION  
SERVICE, LLC**

Auctioneers: Ben Meyer CAI #13234 • Huron, SD | Cell: 605-350-0316  
Kevin Wieman agents for seller



# **160 Acres of Prime Beadle County Farmland – Auction Opportunity**

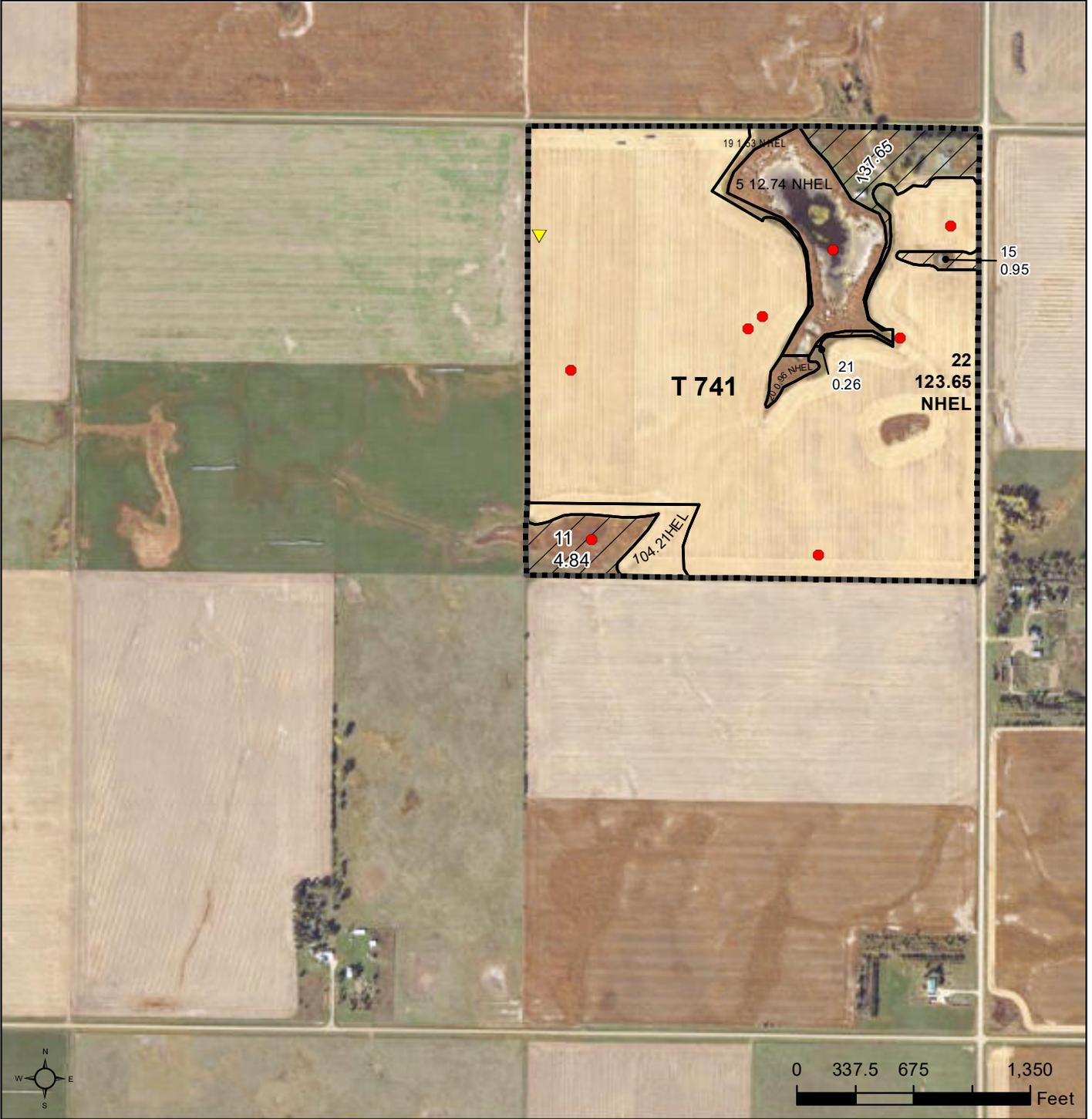
***Attention Farmers, Investors, and Outdoor Enthusiasts:  
An excellent opportunity awaits just 4.5 miles north of Cavour,  
South Dakota in Cavour Township, Beadle County. We are  
offering 160 acres of quality farmland at public auction.***

160 acres of prime Beadle County farmland will be offered at auction, presenting an excellent opportunity for farmers, investors, and outdoor enthusiasts. Located just 4.5 miles north of Cavour, South Dakota in Cavour Township, this property includes 156.79 farmland acres and 143.09 effective DCP cropland acres, with a corn base of 32.62 acres (PLC yield 113) and a soybean base of 33.07 acres (PLC yield 36). The overall Surety Agri Data soil rating is 63.6, which increases to 70 when excluding the 15-acre lowland area of water and cattails in the north-central portion. The tillable acres consist of approximately 45 acres of Houdek Class II soils and 73 acres of Carthage fine sandy loam Class III soils. In addition to quality farm ground, the land offers excellent recreational opportunities for pheasant, waterfowl, and deer hunting. The owner of this land had recently explored the idea of US Fish & Wildlife Easements on this land and although he chose not to enroll in any programs as the new owner you have that potential to pursue attractive financial incentives. This land does not currently have US Fish & Wildlife Easements. **Buyer will receive full possession for the 2026 crop season upon closing.**

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**LEGAL:** NE 1/4 9-111-60 Cavour Twp. Beadle County SD 160 Acres more or less AKA: 20305 409th Ave

**TERMS:** 10% nonrefundable earnest money due down day of auction with balance due at closing. Closing on or before 45 days. Title insurance and closing service fees split 50/50 between buyer and seller. Seller pays 2025 taxes. New owner responsible for 2026 taxes due in 2027. 2025 taxes due in 2026 \$1881.02 Fences may or may not lie on true boundary. Sold by legal description. Sold subject to owner confirmation. No buyer contingencies, have financial arrangements secured prior to bidding. Come prepared to buy!



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

**Wetland Determination Identifiers**

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

**2025 Program Year**

Map Created April 01, 2025

**Farm 9575**

**9-111N-60W-Beadle**

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).

# Aerial Map

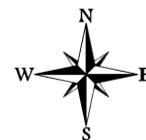


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Boundary Center: 44° 26' 17.04, -98° 2' 17.26



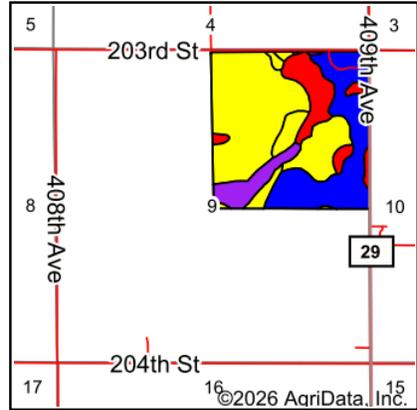
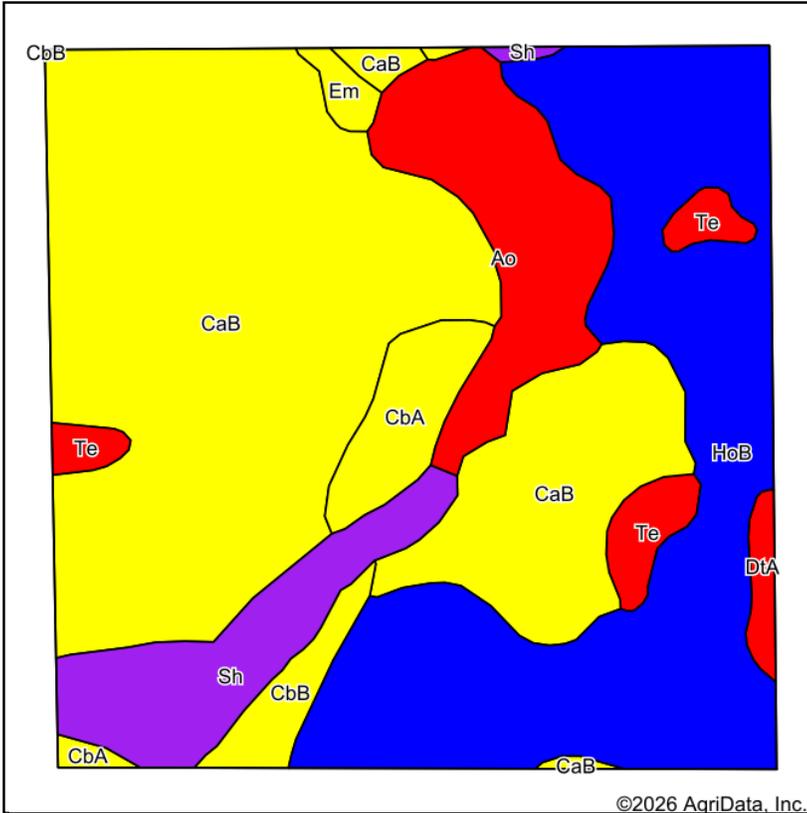
**9-111N-60W**  
**Beadle County**  
**South Dakota**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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1/27/2026

# Soils Map



State: **South Dakota**  
 County: **Beadle**  
 Location: **9-111N-60W**  
 Township: **Cavour**  
 Acres: **160**  
 Date: **1/27/2026**

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

Area Symbol: SD005, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
CaB	Carthage fine sandy loam, 2 to 6 percent slopes	73.76	46.1%		IIIe	62	44
HoB	Houdek-Prospers loams, 1 to 6 percent slopes	45.39	28.4%		Ile	87	63
Ao	Worthing silty clay loam, ponded, 0 to 1 percent slopes	14.14	8.8%		VIIIw	10	4
Sh	Shue loamy fine sand	11.16	7.0%		IVw	54	39
CbA	Carthage-Blendon fine sandy loams, 0 to 2 percent slopes	5.62	3.5%		IIIe	66	44
Te	Tetonka-Hoven silt loams	4.32	2.7%		IVw	48	9
CbB	Carthage-Blendon fine sandy loams, 2 to 6 percent slopes	3.03	1.9%		IIIe	62	44
DTA	Dudley-Tetonka silt loams	1.36	0.8%		IVs	43	23
Em	Elsmere loamy fine sand, loamy substratum	1.22	0.8%		IVe	67	31
<b>Weighted Average</b>					<b>3.27</b>	<b>63.6</b>	<b>*n 44.3</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

SOUTH DAKOTA

BEADLE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9575

Prepared : 1/26/26 9:06 AM CST

Crop Year : 2026

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 46-005-2021-117  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.79	143.09	143.09	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	143.09	0.00		0.00	0.00	0.00	2.49	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	32.62	0.00	113	0
Soybeans	33.07	0.00	36	0
<b>TOTAL</b>	<b>65.69</b>	<b>0.00</b>		

NOTES

Empty box for notes.

Tract Number : 741

Description : NE 9-111-60  
FSA Physical Location : SOUTH DAKOTA/BEADLE  
ANSI Physical Location : SOUTH DAKOTA/BEADLE  
BIA Unit Range Number :  
CRP Contract Number(s) : None  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : JOSHUA J MCNAMES  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.79	143.09	143.09	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA  
 BEADLE  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9575  
 Prepared : 1/26/26 9:06 AM CST  
 Crop Year : 2026

Tract 741 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	143.09	0.00	0.00	0.00	0.00	2.49

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	32.62	0.00	113
Soybeans	33.07	0.00	36
<b>TOTAL</b>	<b>65.69</b>	<b>0.00</b>	

NOTES

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Old Republic National Title Insurance Company

**SCHEDULE B - PART II**  
ALTA COMMITMENT

Office File Number: 03-26-00033

**Exceptions From Coverage**

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Easements, or claims of easements, or roads and highways, not shown by the public records.
3. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
4. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
5. Any Service, installation or connection charge for sewer, water or electricity.
6. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, or other hydrocarbons.
7. Coverage extends only to filings in the records of the Register of Deeds, Treasurer and Clerk of Courts in Beadle County, SD.
8. Rights and claims of parties in possession.
9. Construction, Mechanic's Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
10. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
11. All 2025 real estate taxes due and payable in 2026 in the amount of \$1,881.02, unpaid. ID: 3094
12. Rights of tenants in possession, if any.

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Schedule B2 - ALTA Commitment 2021 v. 01.00  
07/01/2021

(03-26-00033.PFD/03-26-00033/3)

**SCHEDULE B - PART II**  
**EXCEPTIONS**  
(Continued)

Office File Number: 03-26-00033

13. Subject to unrecorded leases, if any.
14. Statutory section line right-of-way 33 feet wide on each side of each section line, pursuant to SDCL, chapter 31-18.
15. Vested Drainage Right Form filed April 17, 1992 in Book 482, Page 76.
16. Right of Way Easement filed Oct. 27, 2004 in Disk 1g, # 257d, grants to Mid-Dakota Rural Water System, Inc., its successors and assigns, a perpetual easement over, across and through SW 1/4 of Sec. 3 in T111N R60W; NE 1/4 of Sec. 9 in T111N R60W, Beadle Co., SD (and other land), with the right to erect, construct, install and lay, and thereafter perpetually use, operate, inspect, repair, maintain, replace, and remove water pipes, connections, valves and all other devices used in connection with the operation of a rural water system. (See recorded document for further details).
17. Mortgage:  
Dated: April 6, 2021.  
Filed: April 15, 2021 at 1:15 PM.  
Disk: M1g # 566W.  
Mortgagor: Brigitte A McNames, Trustee for Bridgitte McNames Revocable Trust Dated June 19, 2020.  
Mortgagee: Farm Credit Services of America, FLCA, Omaha, NE.
18. Subject to further exceptions as more information is disclosed.

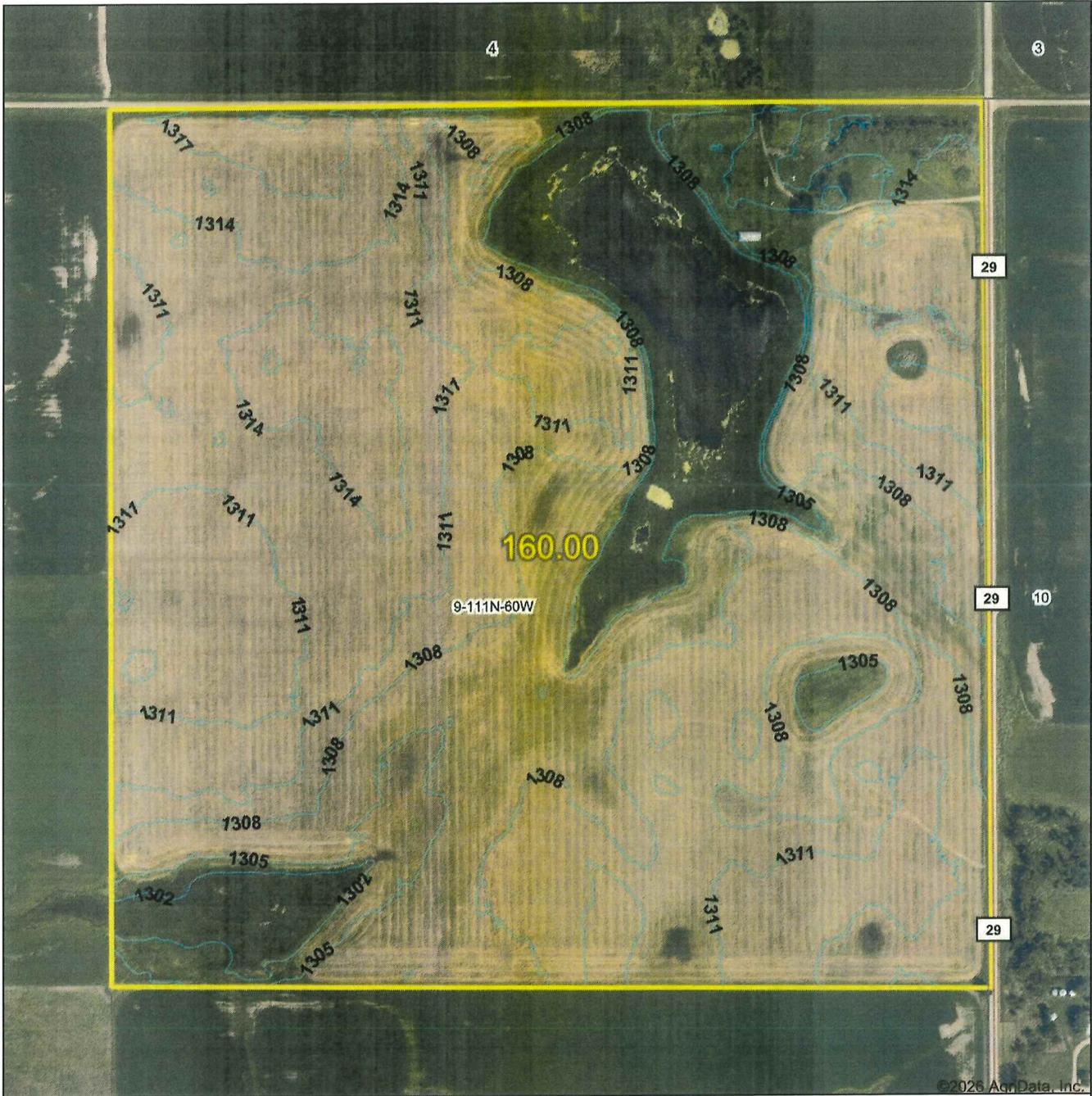
**END OF SCHEDULE B - PART II**

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07/01/2021

(03-26-00033.PFD/03-26-00033/3)

# Topography Contours



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,301.3

Max: 1,320.9

Range: 19.6

Average: 1,309.4

Standard Deviation: 3.64 ft



2/5/2026

**9-111N-60W**  
**Beadle County**  
**South Dakota**

Boundary Center: 44° 26' 17.19, -98° 2' 17.33

Maps Provided By:



NOT TO SCALE

①

111-60

56

②

③

64.3  
T-741

12.7

6.2

36.7

3.1

