

Minnehaha County

ACREAGE AUCTION

22.06
Acres

Thursday
September 5th
at 11:00 AM

OWNER:

Virgil Meyer



44628 SD HWY 44, Marion SD phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

22.06 ACRE ACREAGE – TRACTORS – MACHINERY – COLLECTIBLES – FARM MISC.

ABSOLUTE AUCTION

As I have moved to smaller accommodations, I will sell my acreage and personal property at auction on the farm at 25220 457th Ave, Humboldt SD or from Humboldt SD, 5 ¼ miles north on Hwy 19 or from Montrose, 6 miles east and 1 ¾ north on Hwy 19 or from Colton SD, 7 miles west and 4 ¼ miles south on Hwy 19 on

THURSDAY, SEPTEMBER 5TH 11:00 AM

RE Sold First & Personal Property immediately after RE

The real estate consists of 22.06 acres with a 4 bedroom, 1 ½ story home with full basement. The floor plan includes kitchen with oak built-in cabinets, dining room area, living room, front entrance, bedroom w/ closet, full bathroom and rear entrance. The 2nd floor has 3 bedrooms. The home was built in 1930 and has 1404 sq ft of living area. The home is in need of some updating. The improvements include a 21 x 28 double garage, 48 x 86 pole machine shed, 44 x 80 cattle shed, large barn, (3) 16 x 40 silos and a silo shed. Excellent location on Hwy 19, nice shelterbelt, rural water, LP Gas High Efficiency forced air furnace. This is a must see acreage that is in need of handyman touches and clean up. The annual real estate taxes are \$2058.52.

To View The Property: Visit our Open Houses: Thursday, August 22nd 5-7:00 PM or Thursday, August 29th 5-7:00 PM. For Buyer's Info Packet, pictures and video of the property, visit our website: www.wiமானuction.com or call 800-251-3111 and we will send a packet to you.

LEGAL: Tract 3, except Lot H2 of Meyer's Addition in the NW ¼ and the W ½ NE ¼ of Section 15-103-52, Minnehaha County, South Dakota

TERMS: Cash Sale with a \$25,000. nonrefundable downpayment the day of the sale and the balance on or before October 4, 2019. A Warranty Deed will be provided. Title Insurance will be utilized with cost split 50/50 between buyer and seller. Closing fee will be split 50/50. Real Estate Taxes will be prorated to date of possession. Possession granted upon final settlement. Property to be sold to the highest bidder. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. No Buyer Brokerage is offered on this transaction.

VIRGIL MEYER, OWNER

605-595-8244

Wieman Land & Auction Co., Inc.

Marion SD 800-251-3111

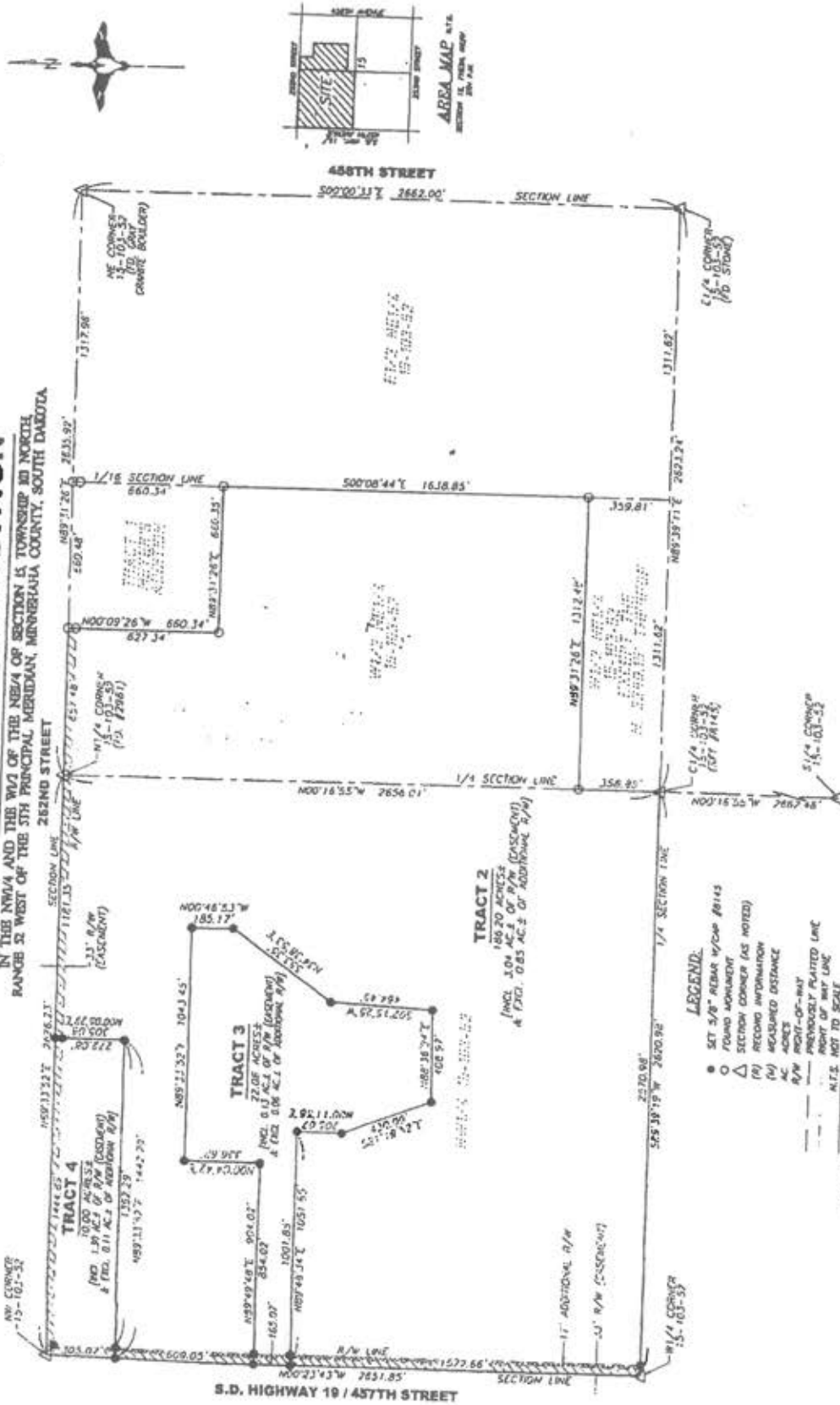
Rich, Kevin, Mike, Ryan & Derek Wieman

& Nathan Timmermans, RE Brokers

Auctioneers & RE Brokers

PLAT OF MEYER'S ADDITION

IN THE NW1/4 AND THE W1/2 OF THE NE1/4 OF SECTION 15, TOWNSHIP 10 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEAPOLIS COUNTY, SOUTH DAKOTA



- LEGEND:**
- SET 5/8" REBAR W/CAN #8145
 - FOUND MONUMENT
 - △ SECTION CORNER (AS NOTED)
 - (M) RECORD INFORMATION
 - (M) MEASURED DISTANCE
 - AC ACRES
 - R/W RIGHT-OF-WAY
 - PREVIOUSLY PLATTED L&C
 - - - - - RIGHT OF WAY LINE
 - N.T.S. NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, Paul A. Sanderson, of Midwest Land Surveying, Inc., a Registered Land Surveyor in the State of South Dakota, do hereby state that I did, on or before this date, survey the NW1/4 and a portion of the NE1/2 of the NE1/4 of Section 15, Township 10 North, Range 32 West of the 5th Principal Meridian, Minnehaha County, South Dakota, and platted the same into Tract 2, Tract 3 and Tract 4 of Meyer's Addition in the NW1/4 and the W1/2 of the NE1/4 of Section 15, Township 10 North, Range 32 West of the 5th Principal Meridian, Minnehaha County, South Dakota, as shown on the foregoing plat. The same shall be known and described as TRACT 2, TRACT 3 AND TRACT 4 OF MEYER'S ADDITION IN THE NW1/4 AND THE W1/2 OF THE NE1/4 OF SECTION 15, TOWNSHIP 10 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEAPOLIS COUNTY, SOUTH DAKOTA.

W832668 REGISTER OF DEEDS

Filed for record this 13th day of November 20 08, at 8:40 o'clock, — m., and recorded in Book 10 of Plats on Page 302

Lucy D. Birt
REGISTER OF DEEDS
Minnehaha County, South Dakota

PLATS NEAR OF DEEDS
STEARL
MINNEAPOLIS COUNTY, S.D.

Aerial Map



Maps Provided By



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www.AgriDataInc.com

Map Center: 43° 43' 30.56, -97° 3' 35.48

0ft 823ft 1647ft

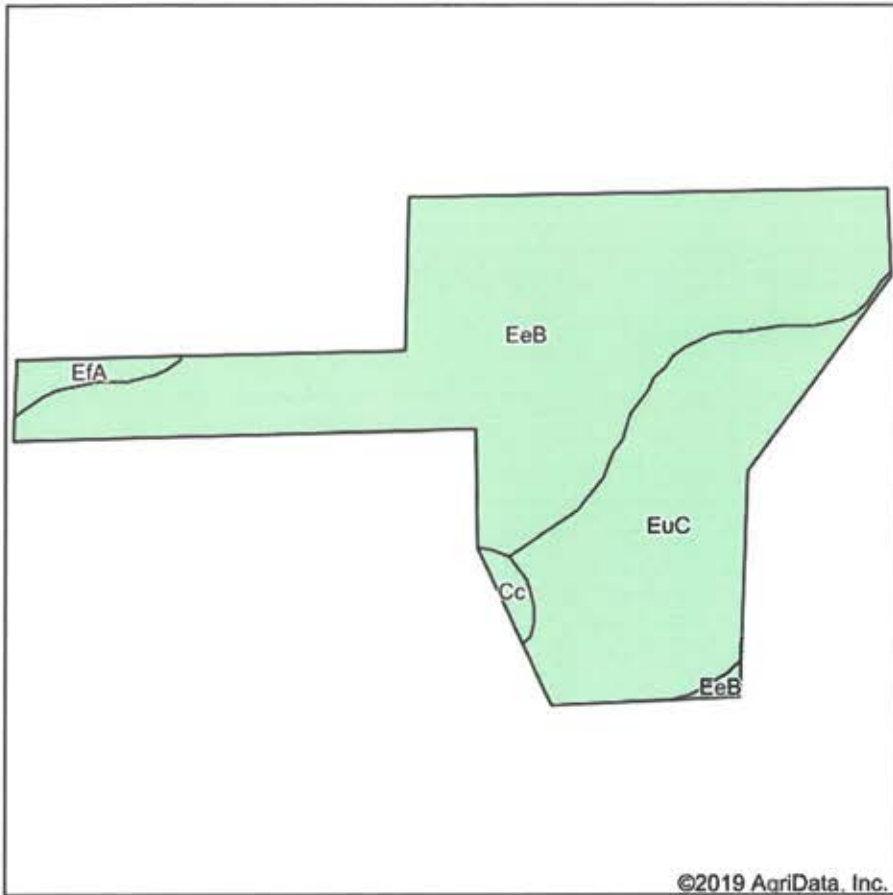
15-103N-52W
Minnehaha County
South Dakota



8/14/2019

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: **Minnehaha**
 Location: **15-103N-52W**
 Township: **Clear Lake**
 Acres: **22.06**
 Date: **8/14/2019**



Maps Provided By

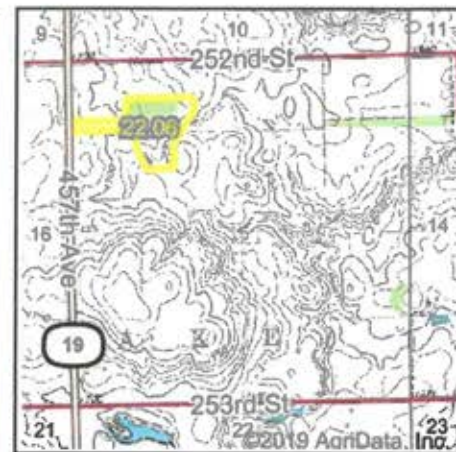


Area Symbol: SD099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	14.09	63.9%	Ile	
EuC	Ethan-Egan complex, 6 to 9 percent slopes	7.23	32.8%	IVe	
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	0.48	2.2%	Ie	
Cc	Chancellor-Tetonka complex, 0 to 2 percent slopes	0.26	1.2%	IIw	
Weighted Average					7.4

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

Wetlands Map



State: **South Dakota**
 Location: **15-103N-52W**
 County: **Minnehaha**
 Township: **Clear Lake**
 Date: **8/14/2019**



Maps Provided By
surety
 CUSTOMER ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgriDataInc.com



0ft 1201ft 2402ft

Classification Code	Type	Acres
PFOC	Freshwater Forested/Shrub Wetland	0.40
PEM1C	Freshwater Emergent Wetland	0.12
PEM1A	Freshwater Emergent Wetland	0.09
Total Acres		0.61

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

(This disclosure shall be completed by the seller. This is a disclosure required by law. If you do not understand this form, seek legal advice.)

Seller Virgil Ernest Meyer and Lisa K. Meyer Property Address 25220 457th Ave, Humboldt SD 57035

This Disclosure Statement concerns the real property identified above situated in the City of N/A
County of Minnehaha, State of South Dakota.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 43-4-38. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PARTIES MAY WISH TO OBTAIN.

Seller hereby authorizes any agent representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

IF ANY MATERIAL FACT CHANGES BEFORE CONVEYANCE OF TITLE TO THIS PROPERTY, THE SELLER MUST DISCLOSE SUCH MATERIAL FACT WITH A WRITTEN AMENDMENT TO THIS DISCLOSURE STATEMENT.

I. LOT OR TITLE INFORMATION

1. When did you purchase or build the home? 1992

If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.

2. Were there any title problems when you purchased the property? Yes ☐ No ☒

3. Are there any recorded liens or financial instruments against the property, other than a first mortgage?
Yes ☐ No ☒

4. Are there any unrecorded liens or financial instruments against the property, other than a first mortgage; or have any materials or services been provided in the past one hundred twenty days that would create a lien against the property under chapter 44-9? Yes ☐ No ☒ Unknown ☐

5. Are there any easements which have been granted in connection with the property (other than normal utility easements for public water and sewer, gas and electric service, telephone service, cable television service, drainage, and sidewalks)? Yes ☐ No ☒ Unknown ☐

6. Are there any problems related to establishing the lot lines/boundaries? Yes ☐ No ☒ Unknown ☐

7. Do you have a location survey in your possession or a copy of the recorded plat? If yes, attach a copy.
Yes ☒ No ☐ Unknown ☐

8. Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)? Yes ☐ No ☒

9. Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law? If yes, attach a copy of the covenants and restrictions. Yes ☐ No ☒

10. Are you aware of any current or pending litigation, foreclosure, zoning, building code or restrictive covenant violation notices, mechanic's liens, judgments, special assessments, zoning changes, or changes that could affect your property?
Yes ☐ No ☒

11. Is the property currently occupied by the owner? Yes ☐ No ☒

12. Does the property currently receive the owner occupied tax reduction pursuant to SDCL 10-13-39? Yes ☒ No ☐

13. Is the property currently part of a property tax freeze for any reason? Yes ☐ No ☒ Unknown ☐

14. Is the property leased? Yes ☐ No ☒

15. If leased, does the property use comply with local zoning laws? Yes ☐ No ☐

16. Does this property or any portion of this property receive rent? Yes ☐ No ☒
If yes, how much \$ and how often ?

17. Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?
 Yes ___ No ☒
 If yes, what are the fees or assessments? \$ ___ per ____ (i.e. annually, semi-annually, monthly)
 Payable to whom: _____ For what purpose? _____
18. Are you aware if the property has ever had standing water in either the front, rear, or side yard more than forty-eight hours after heavy rain? Yes ___ No ☒
19. Is the property located in or near a flood plain? Yes ___ No ☒ Unknown ___
20. Are wetlands located upon any part of the property? Yes ___ No ☒ Unknown ___
21. Are you aware of any private transfer fee obligations, as defined pursuant to § 43-4-48, that would require a buyer or seller of the property to pay a fee or charge upon the transfer of the property, regardless of whether the fee or charge is a fixed amount or is determined as a percentage of the value of the property?
 Yes ___ No ☒ Unknown ___
 If yes, what are the fees or charges? \$ _____ per _____ (i.e. annually, semi-annually, monthly)

II. STRUCTURAL INFORMATION

If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.

1. Are you aware of any water penetration problems in the walls, windows, doors, basement, or crawl space? Yes ___ No ☒
2. What water damage related repairs, if any, have been made? none
 If any, when? _____
3. Are you aware if drain tile is installed on the property? Yes ___ No ☒
4. Are you aware of any interior cracked walls or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas? Yes ☒ No ___
 What related repairs, if any, have been made? _____
5. Are you aware of any roof leakage, past or present? Yes ___ No ☒
 Type of roof covering: asph/flt roof Age: 8 yrs old?
 What roof repairs, if any, have been made, when and by whom? _____
- Describe any existing unrepaired damage to the roof: _____
6. Are you aware of insulation in:
 the ceiling/attic? Yes ☒ No ___ the walls? Yes ☒ No ___ the floors? Yes ___ No ☒
7. Are you aware of any pest infestation or damage, either past or present? Yes ___ No ☒
8. Are you aware of the property having been treated for any pest infestation or damage?
 Yes ___ No ☒ If yes, who treated it and when? _____
9. Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?
 Yes ___ No ☒ If yes, describe the work: _____
 Was a permit obtained? Yes ___ No ___ Was the work approved by an inspector? Yes ___ No ☒
10. Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?
 Yes ☒ No ___ If yes, describe Rein Cement
 Have any insurance claims been made? Yes ___ No ☒ Unknown ___
 Was an insurance payment received? Yes ___ No ☒ Unknown ___
 Has the damage been repaired? Yes ___ No ☒ If yes, describe in detail: _____
11. Are you aware of any problems with sewer blockage or backup, past or present? Yes ___ No ☒
12. Are you aware of any drainage, leakage, or runoff from any sewer, septic tank, storage tank, or drain on the property into any adjoining lake, stream, or waterway? Yes ___ No ☒ If yes, describe in detail: _____

III. SYSTEMS/UTILITIES INFORMATION

	None/Not Included	Working	Not Working
1. 220 Volt Service		X	
2. Air Exchanger	X		
3. Air Purifier	X		
4. Attic Fan	X		
5. Burglar Alarm & Security System	X		
6. Ceiling Fan		X	
7. Central Air- Electric	X		
8. Central Air - Water Cooled	X		
9. Cistern			
10. Dishwasher		X	X
11 Disposal	X		
12. Doorbell	X		
13. Fireplace	X		
14 Fireplace Insert	X		
15. Garage Door/Opener Control(s)		X	
16. Garage Wiring		X	
17. Heating System		X	
18. Hot Tub, Whirlpool, and Controls	X		
19. Humidifier	X		
20 Intercom	X		
21. Light Fixtures		X	
22. Microwave/Hood		X	
23. Plumbing and Fixtures		X	
24. Pool and Equipment	X		
25. Propane Tank		X	500gallon owned
26. Radon System	X		
27 Sauna	X		
28. Septic/Leaching Field		X	
29. Sewer Svstms/Drtiins		X	
30. Smoke/Fire Alarm	X		X
31. Solar House - Heating	X		
32. Sump Pump(s)	X		
33. Switches and Outlets		X	
34. Underground Sprinkler and Heads	X		
35. Vent Fan		X	
36. Water Heater <u>Electric</u> or Gas		X	
37. Water Purifier	X		
38. Water Softener - Leased or Owned	X		
39. Well and Pump			X
40. Wood Burning Stove	X		

IV. HAZARDOUS CONDITIONS

Are you aware of any existing hazardous conditions of the property and are you aware of any tests having been performed?

	Existing Conditions		Tests Performed	
	Yes	No	Yes	No
1 Methane Gas		X		X
2 Lead Paint	X			X
3 Radon Gas (House)		X		X
4 Radon Gas (Well)		X		X
5 Radioactive Materials		X		X
6 Landfill, Mineshaft		X		X
7 Expansive Soil		X		X
8 Mold		X		X
9 Toxic Materials		X		X
10. Urea Formaldehyde Foam Insulations		X		X
11. Asbestos Insulation		X		X
12. Buried Fuel Tanks		X		X
13. Chemical Storage Tanks		X		X
14. Fire Retardant Treated Plywood		X		X
15. Production of Methamphetamines		X		X

If the answer is yes to any of the questions above, please explain in additional comments or on an attached separate sheet.

V. MISCELLANEOUS INFORMATION

1. Is the street or road located at the end of the driveway to the property public or private? Public ☒ Private
2. Is there a written road maintenance agreement? Yes _____ No ☒
If yes, attach a copy of the maintenance agreement.
3. When was the fireplace/wood stove/chimney flue last cleaned? not used
4. Within the previous twelve months prior to signing this document, are you aware of any of the following occurring on the subject property?
 - a. A human death by homicide or suicide? Yes _____ No ☒
If yes, explain: _____
 - b. Other felony committed against the property or a person on the property? Yes _____ No ☒
If yes, explain: _____
5. Is the water source (select one) ☒ public or _____ private?
6. If private, what is the date and result of the last water test? _____
7. Is the sewer system (select one) _____ public or ☒ private?
8. If private, what is the date of the last time the septic tank was pumped? 1 year ago
9. Are there broken window panes or seals? Yes _____ No ☒
If yes, specify: _____
10. Are there any items attached to the property that will not be left, such as: towel bars, mirrors, swag lamps and hooks, curtain rods, window coverings, light fixtures, clothes lines, swing sets, storage sheds, ceiling fans, basketball hoops, mail boxes, etc. Yes _____ No ☒
If yes, please list _____
11. Are you aware of any other material facts or problems that have not been disclosed on this form?
Yes _____ No _____ If yes, explain: _____

VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES IF NECESSARY)

CLOSING SECTION

The Seller hereby certifies that the information contained herein is true and correct to the best of the Seller's information, knowledge, and belief as of the date of the Seller's signature below. If any of these conditions change before conveyance of title to this property, the change will be disclosed in a written amendment to this disclosure statement.

x Virgil Ernest Meyer x Lisa K Meyer 8-5-19
Seller Date Seller Date

THE SELLER AND THE BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO OBTAIN A TRUE REPORT AS TO THE CONDITION OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN ANY CONTRACT OF SALE AS NEGOTIATED BETWEEN THE SELLER AND THE BUYER WITH RESPECT TO SUCH PROFESSIONAL ADVICE AND INSPECTIONS.

I/We acknowledge receipt of a copy of this statement on the date appearing beside my/our signature(s) below. Any agent representing any party to this transaction makes no representations and is not responsible for any conditions existing in the property.

Buyer Date Buyer Date

SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

UEM (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

UEM ☒ Known Lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☐ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

UEM (b) Records and reports available to the seller (check one below):

UEM ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

☐ (c) Purchaser has received copies of all information listed above.

☐ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

☐ (e) Purchaser has (check on below):

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

RDW (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge, that the information provided by the signatory is true and accurate.

Virgil Ernest Meyer 8-5-19

Seller Date

Buyer

Date

Lisa K Meyer 8-5-19

Seller Date

Buyer

Date

RDW

Agent Date

Agent

Date

Prepared by: Deb

SCHEDULE A

COMMITMENT

Application No. SF92153

GETTY ABSTRACT & TITLE COMPANY
5800 S Remington Pl, Ste #120
SIOUX FALLS, SD 57108
(605) 336-0490 FAX (605) 336-2837

Agent for: STEWART TITLE GUARANTY COMPANY

1. Commitment Date: August 5, 2019 at 07:30 AM.

2. Policy (or Policies) to be issued:

(a)	Owner's Policy (ALTA Own. Policy (6/17/06))	Policy Amount \$100.00
	Proposed Insured:	

To Be Determined

(b)	Loan Policy (ALTA Loan Policy (6/17/06))	Policy Amount \$
	Proposed Insured:	

(c)		Policy Amount \$
	Proposed Insured:	

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:

VIRGIL ERNEST MEYER aka VIRGIL E MEYER and LISA K MEYER, BOTH SINGLE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

4. The land referred to in the Commitment is described as follows:

TRACT 3 OF MEYER'S ADDITION IN THE NORTHWEST QUARTER (NW1/4) AND THE WEST HALF OF THE NORTHEAST QUARTER (W1/2 NE1/4) OF SECTION 15, TOWNSHIP 103 NORTH, RANGE 52 WEST OF THE 5TH PM, MINNEHAHA COUNTY, SOUTH DAKOTA, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT LOTS H-1 AND H-2 CONTAINED THEREIN

PROPERTY ADDRESS: 25220 457th Ave Humboldt, SD 57035

Prepared for:
To Be Determined

SCHEDULE B - SECTION II

COMMITMENT

Application No. SF92153

EXCEPTIONS

This commitment does not republish any covenant, condition, restriction or limitation contained in any document referred to in this commitment, or to the extent that the specific covenant, condition, restriction or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status or national origin.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following exceptions unless they are cleared to the satisfaction of the Company.

1. STANDARD EXCEPTIONS:

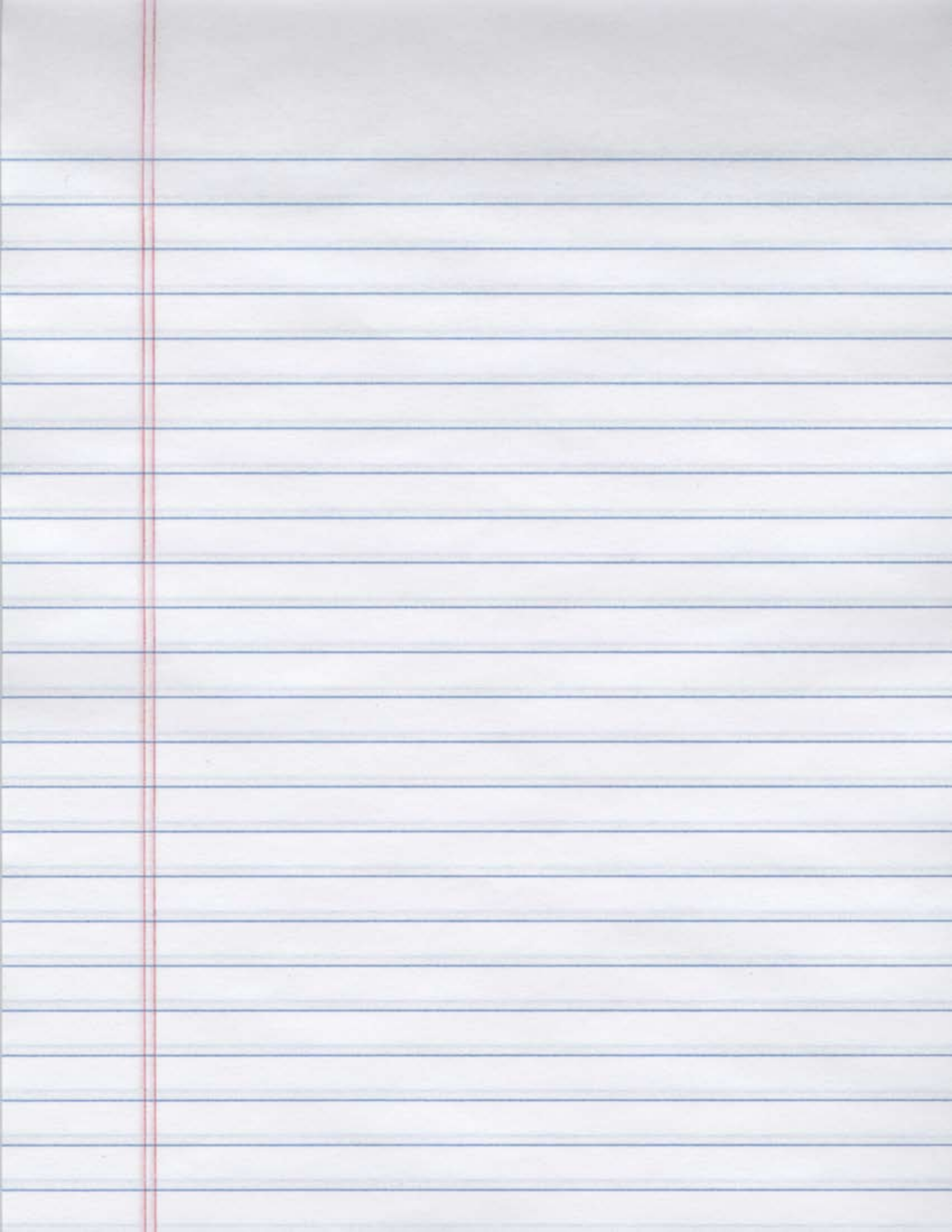
- (a) Any defect, lien, encumbrance, adverse claim or other matter that appears for the first time in the Public Records, or is created, attaches, or is disclosed between the Commitment date and the date on which all of the Schedule B-Part I – Requirements are met.
- (b) Rights or claims of parties in possession not shown by the public records.
- (c) Easements, or claims of easements, where no notice thereof appears in the public records.
- (d) Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- (e) Any Lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records

2. Taxes or special taxes and assessments which are not shown as existing liens by the public records.

General and special taxes and assessments as hereafter listed, if any, shown to be liens against tax parcel number 018131 (all amounts shown being exclusive of interest, penalties and costs).

2018 Real Estate Taxes, due and payable in 2019, in the full sum of \$2,058.52, are first 1/2 paid. Second 1/2 due but not delinquent.

- 3.
4. Right of Way Easement in favor of Minnehaha Community Water Corp. filed for record October 10, 1975, at 3:00, and recorded in Book 120 of Misc., on page 687, granting the right to construct, install, use, operate, inspect, maintain, replace and remove water lines and appurtenant facilities over, under and upon NW1/4 15-103-52. For further details refer to the recorded instrument.
5. Right of Way Easement in favor of Minnehaha Community Water Corp., dated May 9, 2007, filed for record June 27, 2007, at 12:00, and recorded in Book 257 of Misc., on page(s) 157, granting the right to construct, install, use, operate, inspect, maintain, replace and remove water lines and appurtenant facilities over, under and upon NW1/4 15-103-52. First part of said Easement shall be occupied by mainline distribution pipe which shall be located within an area 40 feet in width running immediately adjacent to the public right of way line along the entire North boundary, and Second part shall be occupied only by a water service connection line located along a route 20 feet in width, the center line of which shall be the water service connection line as constructed. For further details refer to the recorded instrument.
6. Subject to Section-Line Highways by Operation of Law, SDCL 31-18-1.
7. NOTE: This Commitment is issued for an amount "TO BE DETERMINED". Until such time as the Company is informed of and accepts the liability amount for the proposed policy to be issued, its liability under this Commitment is limited to \$100.00. The applicant agrees and understands that by accepting this Commitment it accepts the limit of liability imposed for itself and any person relying on this Commitment.



Minnehaha County

ACREAGE AUCTION

**22.06
Acres**



TERMS: Cash Sale with a \$25,000, nonrefundable downpayment the day of the sale and the balance on or before October 4, 2019. A Warranty Deed will be provided. Title Insurance will be utilized with cost split 50/50 between buyer and seller. Closing fee will be split 50/50. Real Estate Taxes will be prorated to date of possession. Possession granted upon final settlement. Property to be sold to the highest bidder. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. No Buyer Brokerage is offered on this transaction.

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