

Turner County

# FARMLAND AUCTION

**309.47  
Acres**

*Tuesday*  
**October 30th**  
*at 10:30 AM*

OWNER:

**FAMILY OF  
LILLIAN GLANZER**

**WIEMAN**  
LAND & AUCTION

44628 SD HWY, Marion SD

phone: 800-251-3111

web: [wiemanauction.com](http://wiemanauction.com)

fax: 605-648-3102

*"We Sell The Earth And Everything On It!"*

**309.47 ACRES MARION TOWNSHIP TURNER COUNTY LAND OFFERED IN 3-TRACTS  
POWERFUL TILLABLE LAND – PASTURE AT AUCTION**

After 73 years in the Glanzer Family, the family has decided to offer the following land for sale at public auction in the Wieman Auction Facility located 1-mile south and ½ mile west of Marion on Hwy. 44 on:

**TUESDAY OCTOBER 30<sup>TH</sup>  
10:30 A.M.**

It is our privilege to offer this well balanced mix of powerful, high quality tillable land and pasture land located in the tightly held Marion Township of Turner County. Property is bordered by two oil roads and close proximity to major grain markets. 7 – Building eligibilities will transfer to the new buyer allowing for several great new home/acreage site locations. Farmers – Investors – Developers come take a look!

**TRACT ONE: 149.47 ACRES**

**LEGAL:** The NW ¼ except Glanzer's Tract, an add. in the NW ¼ of Section 26, 99-54 Turner County, SD.

**LOCATION:** From Marion go 3-miles south 3-miles east south side of the road or from Parker (SW Corner) go 1-mile south on 453<sup>rd</sup> Ave turn west and go 2 ½ miles on 277<sup>th</sup> St south side of the road or at the junction of 277<sup>th</sup> St and 450<sup>th</sup> Ave.

- 122 acres tillable with 24-acres in pasture balance in RROW.
- Acreage on north end is out not included. Bordered on two sides by oil roads
- Soil production index of 66.9. Predominant soils Clarno-Ethan loams, Worthing & Tetonka
- Annual taxes estimated at \$3,052.94. New buyer able to farm or lease out for the 2019 crop year. If sold in separate tracts sellers will have the property surveyed.
- Base & Yield info, wetland maps, and title insurance found in the buyers packet.
- 3-Building eligibilities will transfer to the new buyer.

**TRACT TWO: 160-ACRES**

**LEGAL:** The SW ¼ of Section 26, 99-54 Turner County, South Dakota.

**LOCATION:** Directly south of Tract One or at the junction of 278<sup>th</sup> St and 450<sup>th</sup> Ave.

- 122.64 acres of tillable land, 33.57 acres in pasture balance in RROW
- Soil production rating of 74.7. Predominant soils Clarno-Ethan-Bonilla loams, and Clarno Bonilla loams, and Worthing silt loam.
- Oil road borders to west, gravel township to the south. Pasture has stock dam for water supply.
- Annual Taxes estimated at \$3,036.80. New buyer able to farm or lease out for the 2019 crop year.
- 4-Building eligibilities will transfer with this property. If sold separate seller will have the property surveyed to establish north boundary line.
- Base & Yield info, wetland maps, and title insurance found in buyers packet

**TRACT THREE: 309.47 ACRES COMBINATION OF TRACTS 1 & 2**

**LEGAL:** The W ½ of Section 26, except Glanzer's Tract an addition in the NW ¼ 99-54 Turner County, SD

- 247 acres of tillable land, 55.82 acres in pasture, balance in RROW.

- Soil production rating on entire unit of 71.2. With some work and expense the pasture could be broke and drain tile installed to the natural blue line in the pasture making this property almost 100% tillable.
- Annual taxes on the entire unit are \$6,089.66. If the property is sold as one unit no surveys will be completed and buyer will settle on taxable acres.

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience. Cattle are in the pasture please do not enter. Buyers packets along with drone video footage is available at

[www.wiemanauktion.com](http://www.wiemanauktion.com)

**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 14, 2018. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2018 taxes in full. Sold subject to owners approval and easements of record. Remember auction held indoors at the Wieman Auction Facility.

**FAMILY OF LILLIAN GLANZER – OWNER**

Wieman Land & Auction Co. Inc.

Marion, SD 800-251-3111

[www.wiemanauktion.com](http://www.wiemanauktion.com)

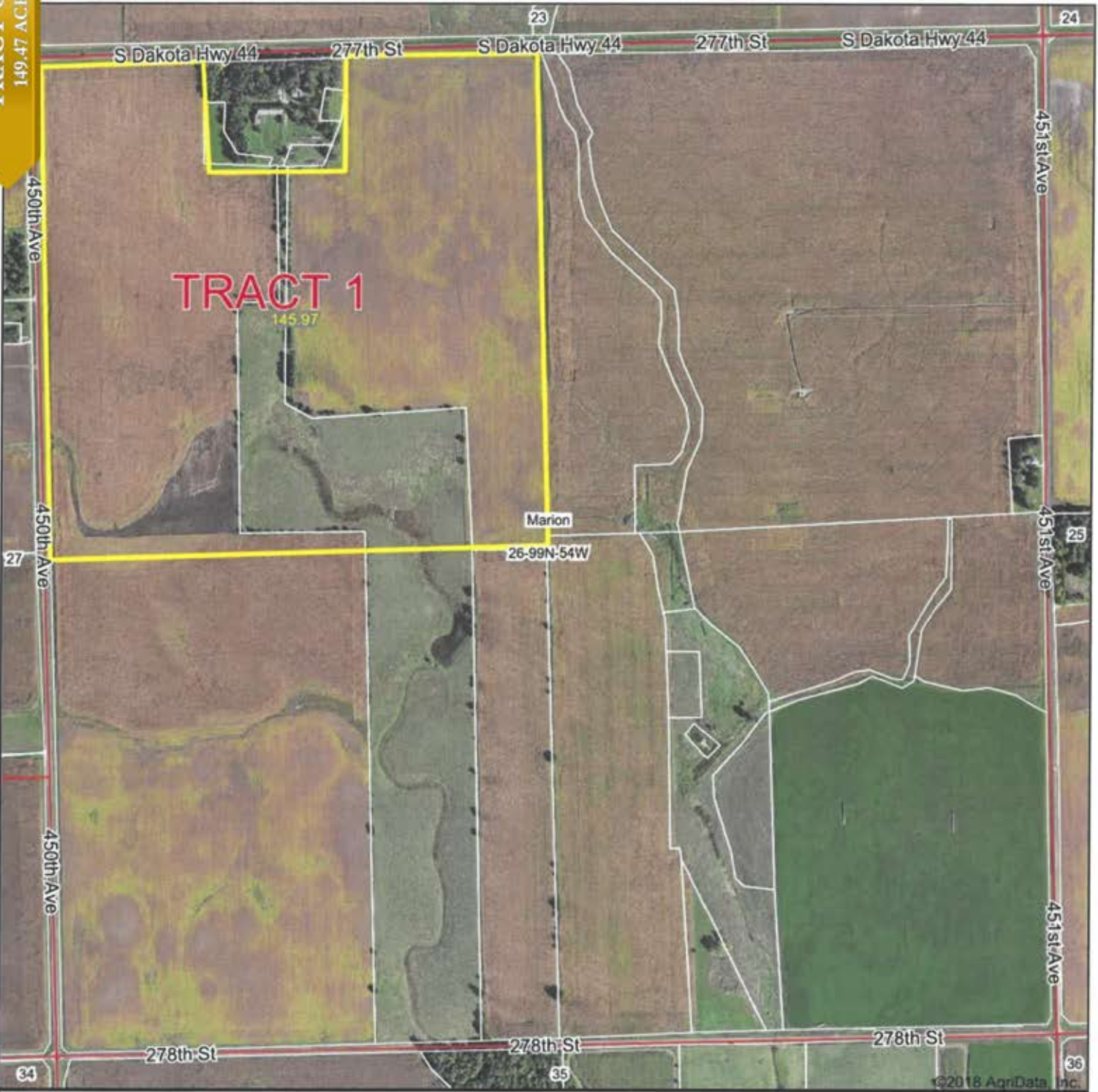
Dale Strasser

Closing Attorney

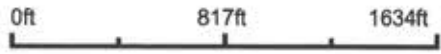
605-925-7745

TRACT ONE  
149.47 ACRES

# Aerial Map



map center: 43° 21' 54.34, -97° 11' 28.84



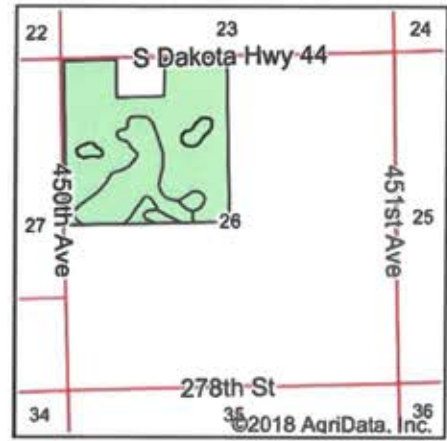
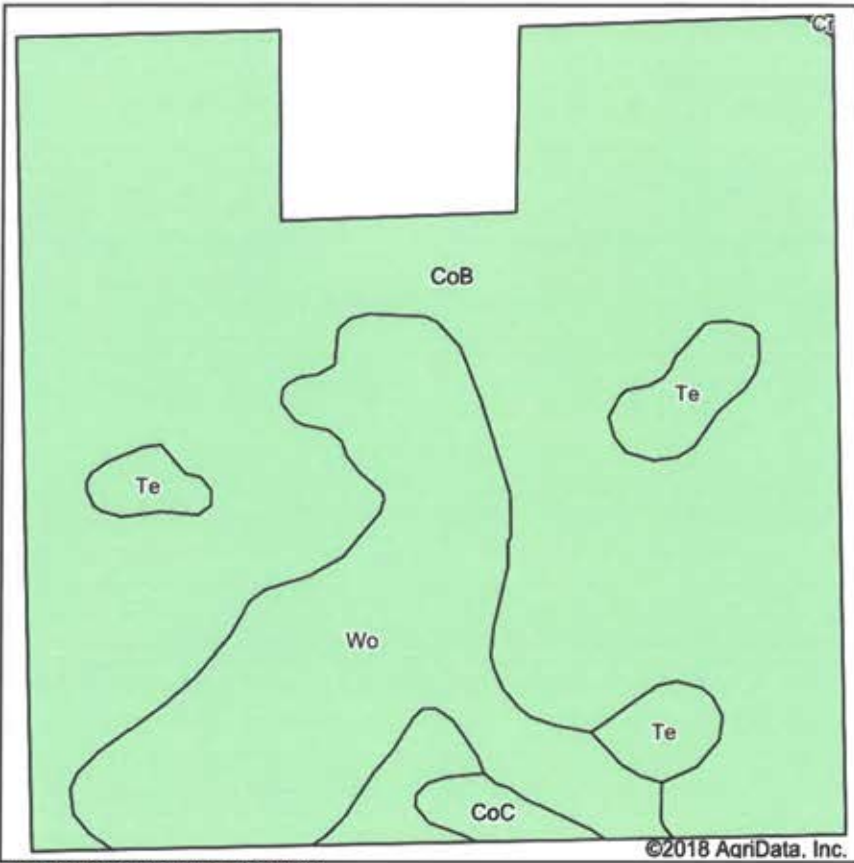
**26-99N-54W**  
**Turner County**  
**South Dakota**



9/18/2018

Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



State: **South Dakota**  
 County: **Turner**  
 Location: **26-99N-54W**  
 Township: **Marion**  
 Acres: **145.3**  
 Date: **9/18/2018**

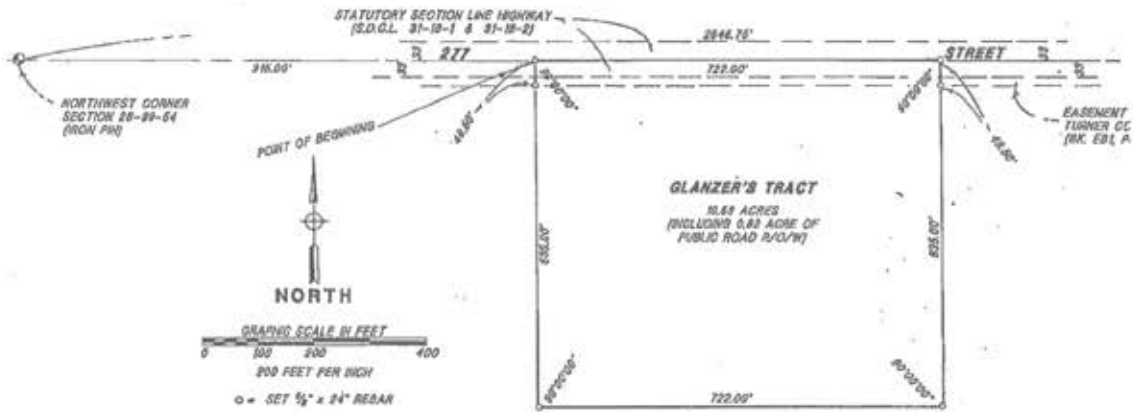


**Area Symbol: SD125, Soil Area Version: 19**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CoB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	106.96	73.6%	Ile	78
Wo	Worthing silty clay loam, 0 to 1 percent slopes	30.28	20.8%	Vw	30
Te	Tetonka silt loam, 0 to 1 percent slopes	6.23	4.3%	IVw	56
CoC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	1.76	1.2%	IIle	69
Cr	Crossplain clay loam	0.07	0.0%	IIw	78
<b>Weighted Average</b>					<b>66.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Know all men by these p described in the foregoi of this land conforms t regulations, and that i of description. This lani ADDITION IN THE NW1 DAKOTA". It is further are hereby, or have bee

*Lillian C. Glanzer*  
LILLIAN C. GLANZER

State of South Dakota  
County of TURNER

On this 18th day of July,  
C. Glanzer, known to m instrument, and acknow

In witness whereof I hen set my hand and offic

**SURVEYOR'S CERTIFICATE**

On the 5th day of July 1995 I surveyed a tract of land in the Northwest Quarter of Section 26, Township 99 North in Range 54 West of the 6th Principal Meridian, containing 10.63 acres and more particularly described as follows:

Commencing at the northwest corner of said Section 26-99-54, thence running in an easterly direction on the north line of said Section 26, 915.00 feet to the point of beginning marked with an iron pin thence continuing easterly on said north line, 722.00 feet to an iron pin; thence leaving said north line and bearing in a southerly direction, perpendicular to said north line, 635.00 feet to an iron pin; thence bearing in a westerly direction, parallel to said north line, a distance of 722.00 feet to an iron pin; thence in a northerly direction, perpendicular to said north line, 635.00 feet to the point of beginning.

In compliance with the provisions of S.D.C.L. 11-3-4 I certify that to the best of my knowledge this plat is in all respects correct.

Dated this 10th day of July, 1995.

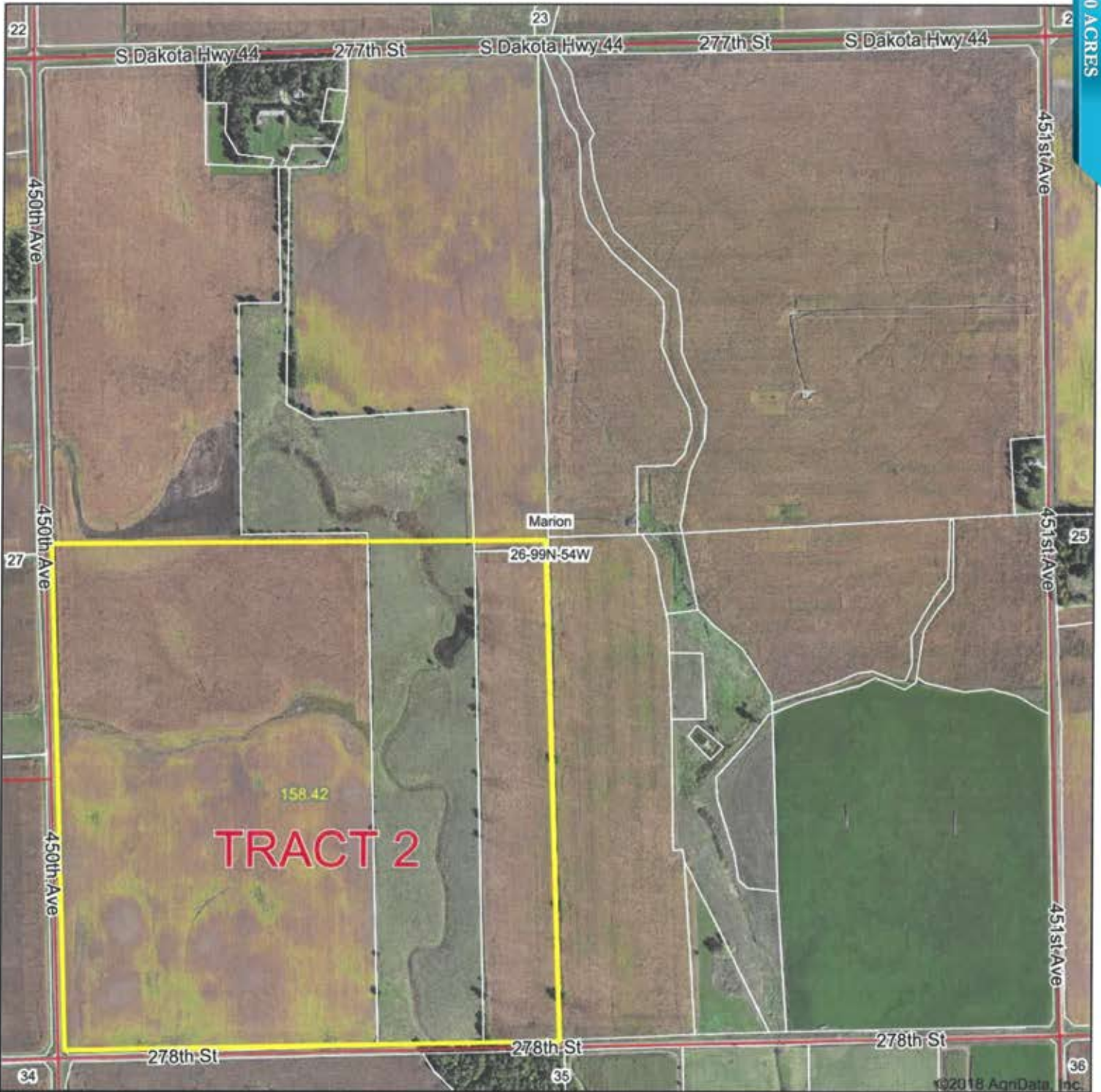
*Charles M. Hanson*  
CHARLES M. HANSON Reg. No. 2961



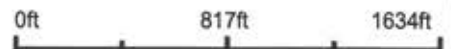
prepared by  
D. Hanson  
4308 S. Chicago Ave.  
Sioux Falls, SD 57103  
(605)534-0035

# Aerial Map

TRACT TWO  
160 ACRES



map center: 43° 21' 54.34, -97° 11' 28.84



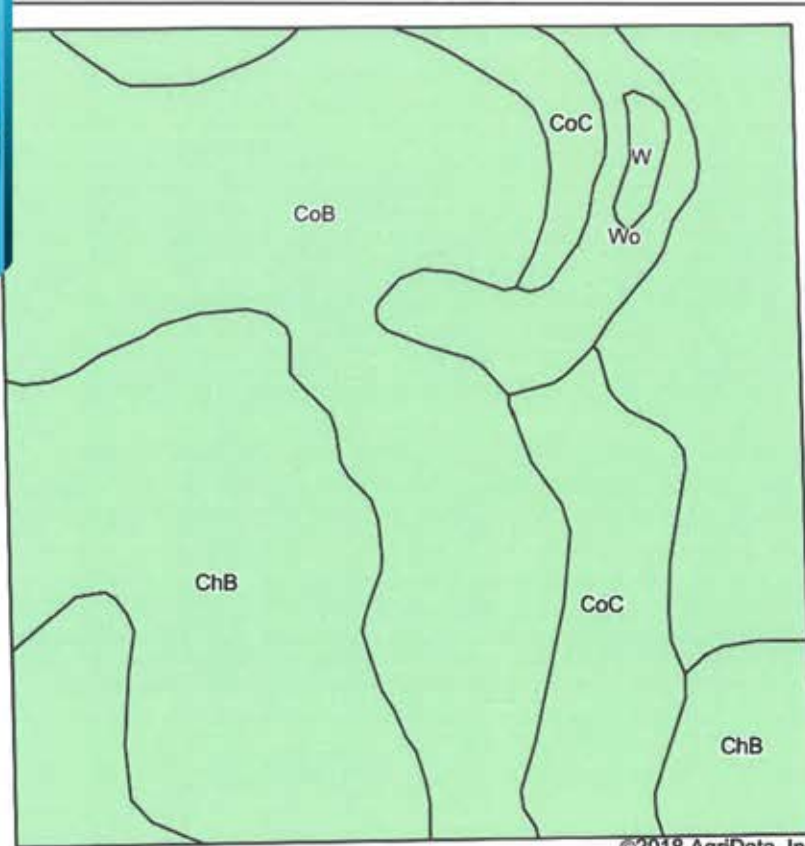
26-99N-54W  
Turner County  
South Dakota



9/18/2018

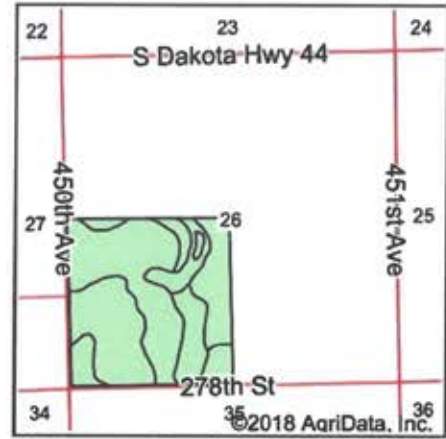
Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.



State: **South Dakota**  
 County: **Turner**  
 Location: **26-99N-54W**  
 Township: **Marion**  
 Acres: **158.42**  
 Date: **9/18/2018**



Maps Provided By:



**Area Symbol: SD125, Soil Area Version: 19**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CoB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	83.80	52.9%	Ile	78
ChB	Clarno-Bonilla loams, 1 to 6 percent slopes	43.82	27.7%	Ile	84
CoC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	18.48	11.7%	IIle	69
Wo	Worthing silty clay loam, 0 to 1 percent slopes	11.19	7.1%	Vw	30
W	Water	1.13	0.7%		0
<b>Weighted Average</b>					<b>74.7</b>

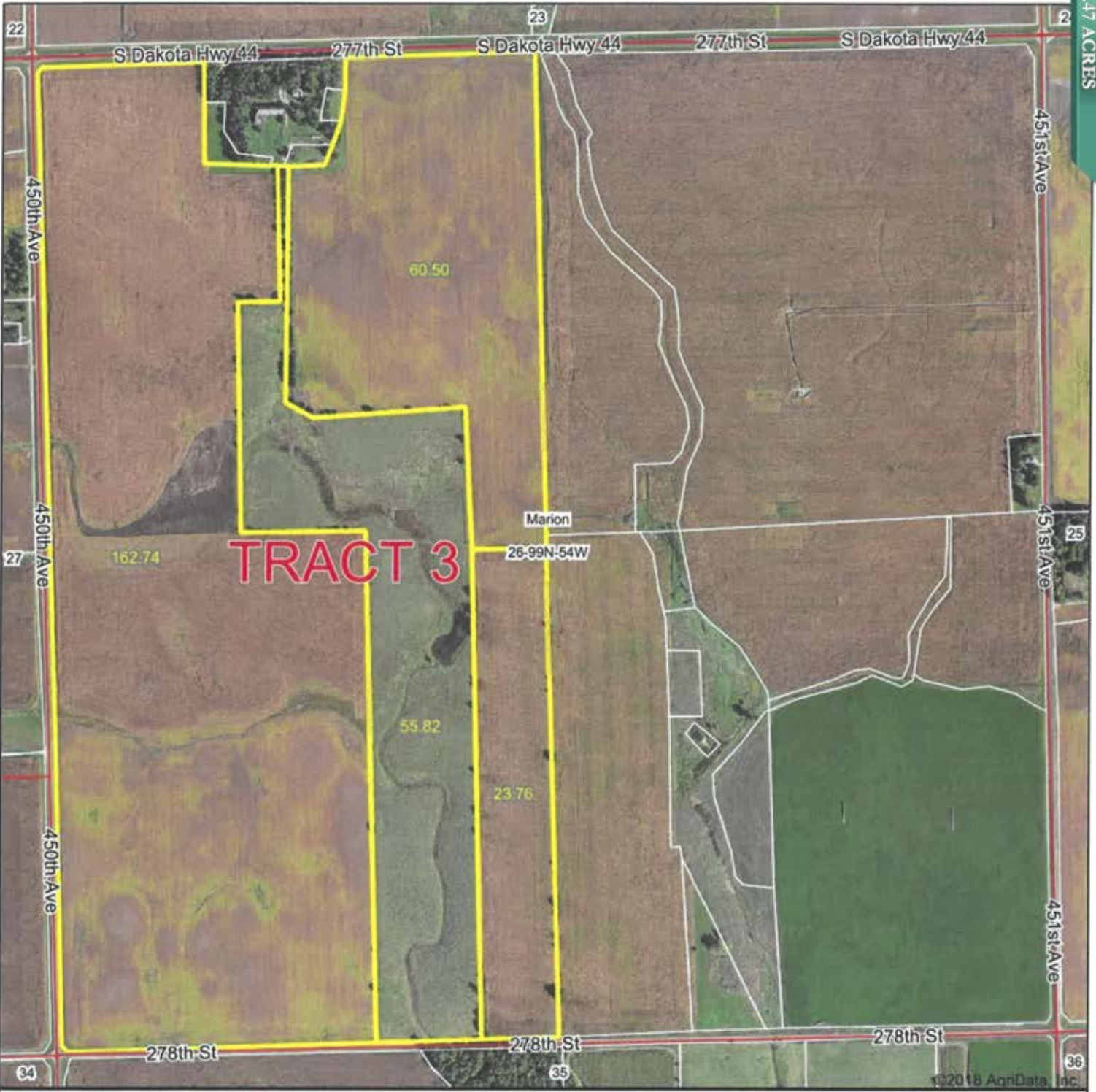
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

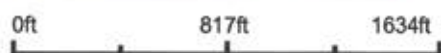


# Aerial Map

TRACT THREE  
309.47 ACRES



map center: 43° 21' 54.34, -97° 11' 28.84



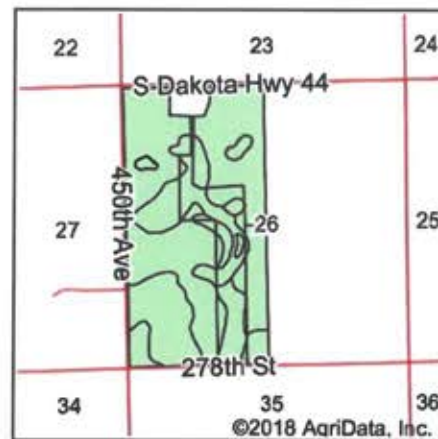
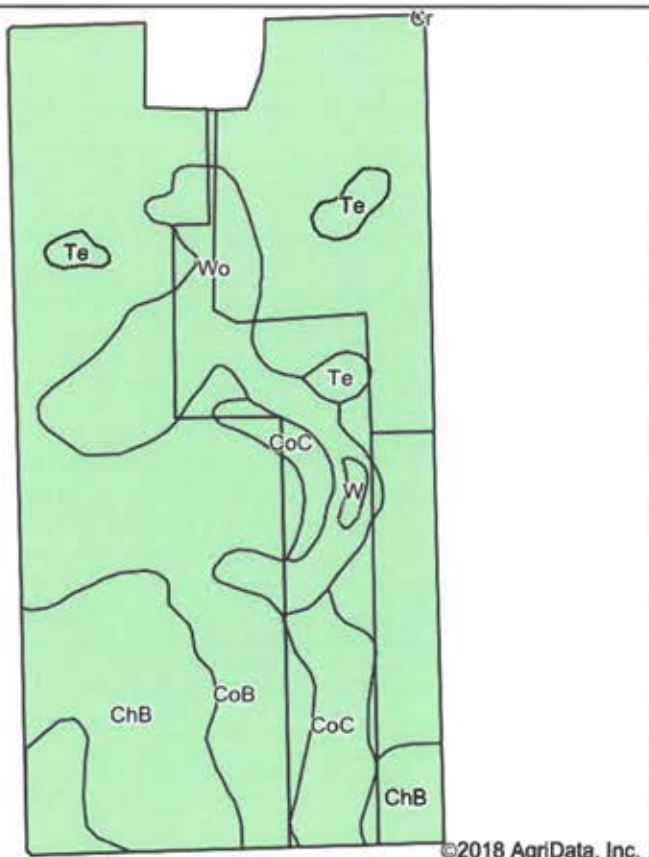
26-99N-54W  
Turner County  
South Dakota



9/18/2018

Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



State: **South Dakota**  
 County: **Turner**  
 Location: **26-99N-54W**  
 Township: **Marion**  
 Acres: **302.82**  
 Date: **9/18/2018**



Soils data provided by USDA and NRCS.

Area Symbol: SD125, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CoB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	191.51	63.2%	Ile	78
ChB	Clarno-Bonilla loams, 1 to 6 percent slopes	44.25	14.6%	Ile	84
Wo	Worthing silty clay loam, 0 to 1 percent slopes	39.99	13.2%	Vw	30
CoC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	19.71	6.5%	IIle	69
Te	Tetonka silt loam, 0 to 1 percent slopes	6.23	2.1%	IVw	56
W	Water	1.13	0.4%		0
<b>Weighted Average</b>					<b>71.2</b>

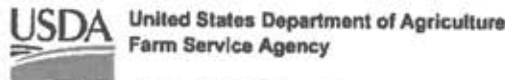
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SOUTH DAKOTA  
TURNER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements



Abbreviated 156 Farm Record

FARM : 5205

Prepared : Sep 7, 2018

Crop Year : 2018

Operator Name : STEVEN CHRISTENSEN  
 Farms Associated with Operator :  
 CRP Contract Number(s) : None  
 Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
302.82	247.00	247.00	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	247.00	0.00		0.00		0.00	0.00	0.00

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	CTAP Yield	PLC Yield	HIP
Corn	122.40	0.00	0	104	
Soybeans	124.60	0.00	0	34	
<b>TOTAL</b>	<b>247.00</b>	<b>0.00</b>			

NOTES

Tract Number : 4808  
 Description : W 26 99 54 LESS ACREAGE  
 FSA Physical Location : SOUTH DAKOTA/TURNER  
 ANSI Physical Location : SOUTH DAKOTA/TURNER  
 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 : LILLIAN GLANZER  
 Other Producers : ALVIN HAAN  
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
302.82	247.00	247.00	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	247.00	0.00	0.00	0.00	0.00	0.00

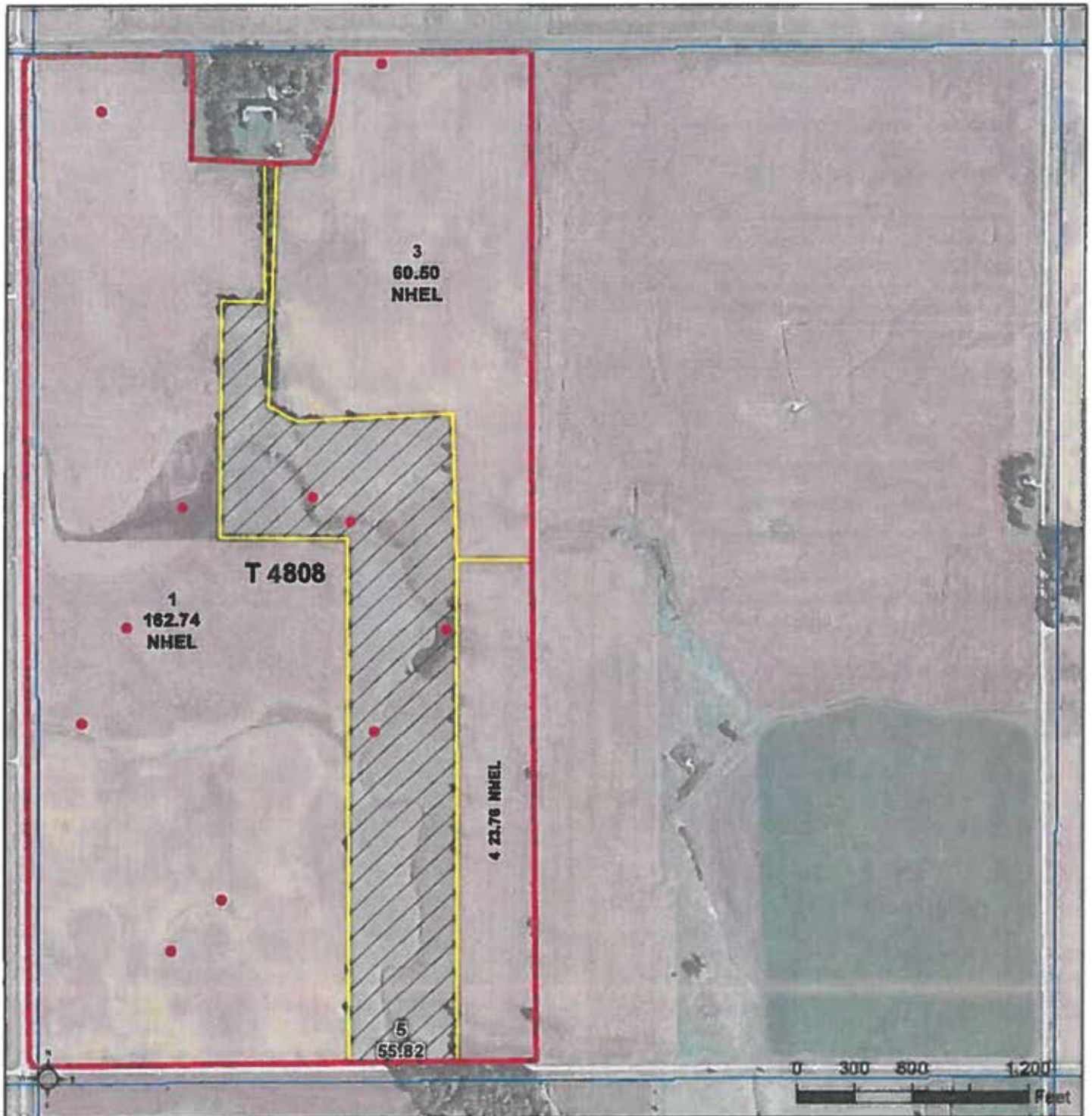
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	122.40	0.00	0	104
Soybeans	124.60	0.00	0	34



United States  
Department of  
Agriculture

# Turner County, South Dakota



**Common Land Unit**

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

**Wetland Determination Identifiers**

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

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).

2018 Program Year

Map Created October 27, 2017

**Farm 5205**

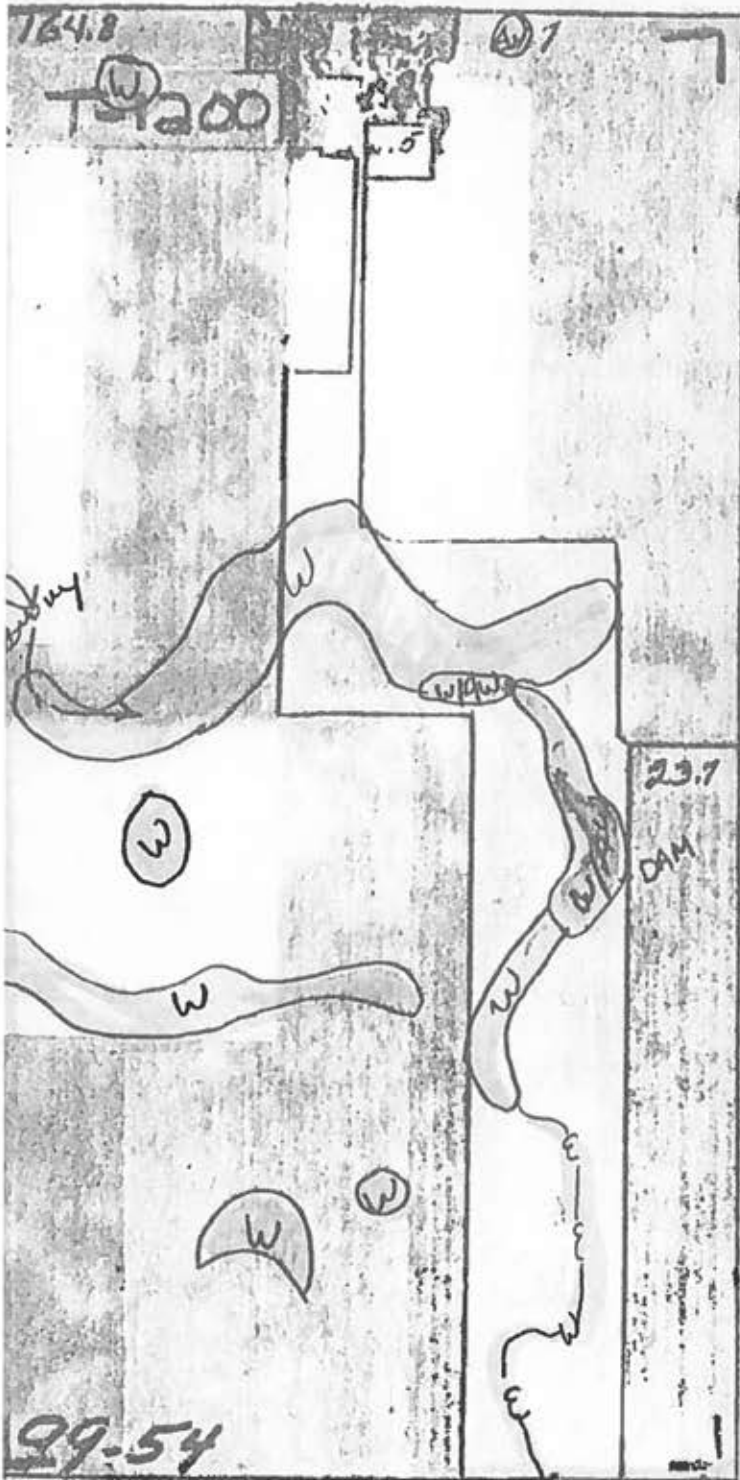
**26 -99N -54W**

77 24 00

OFFICIAL WETLAND DETERMINATION  
for Highlighted Tracts Only

NOT

ALE



26  
26

Issuing Agent: Turner County Title Company  
Issuing Office File Number: 18-TI-11792

**SCHEDULE A**

- 1. Commitment Date: September 10, 2018 at 08:00 AM
- 2. Policy or policies to be issued:
  - a. ALTA Own. Policy (08/01/16)  
 Standard Coverage     Extended Coverage  
 Proposed Insured: TO BE DETERMINED  
 Proposed Policy Amount: \$ 1,000.00
  - b. ALTA Loan Policy (08/01/16)  
 Standard Coverage     Extended Coverage  
 Proposed Insured:  
 Proposed Policy Amount: \$ 0.00
- 3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
- 4. Title to the estate or interest in the Land is at the Commitment Date vested in Elroy Glanzer, Joanne Nickel, Janet Parnell, Arden Glanzer, LaDean Silberhorn and Loren Glanzer subject to the life estate of Lillian Glanzer, aka Lillian C. Glanzer.
- 5. The Land is described as follows:  
 The West Half of Section Twenty-Six (26), Township Ninety-Nine, Range Fifty-Four (54) except Glanzer's Tract, an Addition in the Northwest Quarter (NW 1/4) of Section Twenty-Six (26), Township Ninety-Nine (99) North, Range Fifty-Four (54) West of the 5th P.M., Turner County, South Dakota, according to the recorded plat thereof.

**DAKOTA HOMESTEAD TITLE INSURANCE COMPANY**

By:   
Turner County Title Company

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SCHEDULE B, PART I  
Requirements

File Number: 18-TI-11792

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - a. from Elroy Glanzer, Joanne Nickel, Janet Parnell, Arden Glanzer, LaDean Silberhorn and Loren Glanzer subject to the life estate of Lillian Glanzer, aka Lillian C. Glanzer to TO BE DETERMINED
  - b. Mortgage from TO BE DETERMINED to TO BE DETERMINED, securing the principal amount of \$
5. THE COMPANY requires the life estate interest of Lillian Glanzer, aka Lillian C. Glanzer be terminated of record.
6. THE COMPANY requires Elroy Glanzer, Joanne Nickel, Janet Parnell, Arden Glanzer, LaDean Silberhorn and Loren Glanzer, the Grantors to terminate their "Right-of-First Refusal" as granted to them in a Warranty Deed, dated August 13, 2008, filed August 15, 2008 @ 8:30 A.M. and recorded in Book 112 of Deeds, page 263, Turner County Records. Said "Right-of-First Refusal" may also be terminated through a Deed which includes the transfer of ALL, RIGHT, TITLE and INTEREST from the Grantors to the Purchaser of said property.
7. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land. We may make additional requirements and exceptions.

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**SCHEDULE BI & BII**  
(Continued)

File Number: 18-TI-11792

**SCHEDULE B, PART II**  
**Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT 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 cleared to the satisfaction of the Company:

- 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. General Exceptions:
  - 1. Rights or claims of parties in possession not shown by the public records.\*
  - 2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.\*
  - 3. Easements, or claims of easements, not shown by the public records.\*
  - 4. 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.\*
  - 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.\*
  - 6. 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.\*
  - 7. Any Service, installation or connection charge for sewer, water or electricity.\*
  - 8. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.\*

\*Paragraphs 1, 2, 3, 4, 5, 6, 7 and 8 will not appear as printed exceptions on extended coverage policies, except as to such parts thereof which may be typed as a Special Exception.

- C. Special Exceptions:
  - 1. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the final title policy.
  - 2. WARRANTY DEED, dated February 3, 1931, filed August 29, 1938 @ 4:50 P.M. and recorded in Book 69 of Deeds, page 119, Turner County Records, conveys to Turner County, South Dakota .13 acres for round corner, NW 1/4 Sec 26-99-54.

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**SCHEDULE BI & BII**  
(Continued)

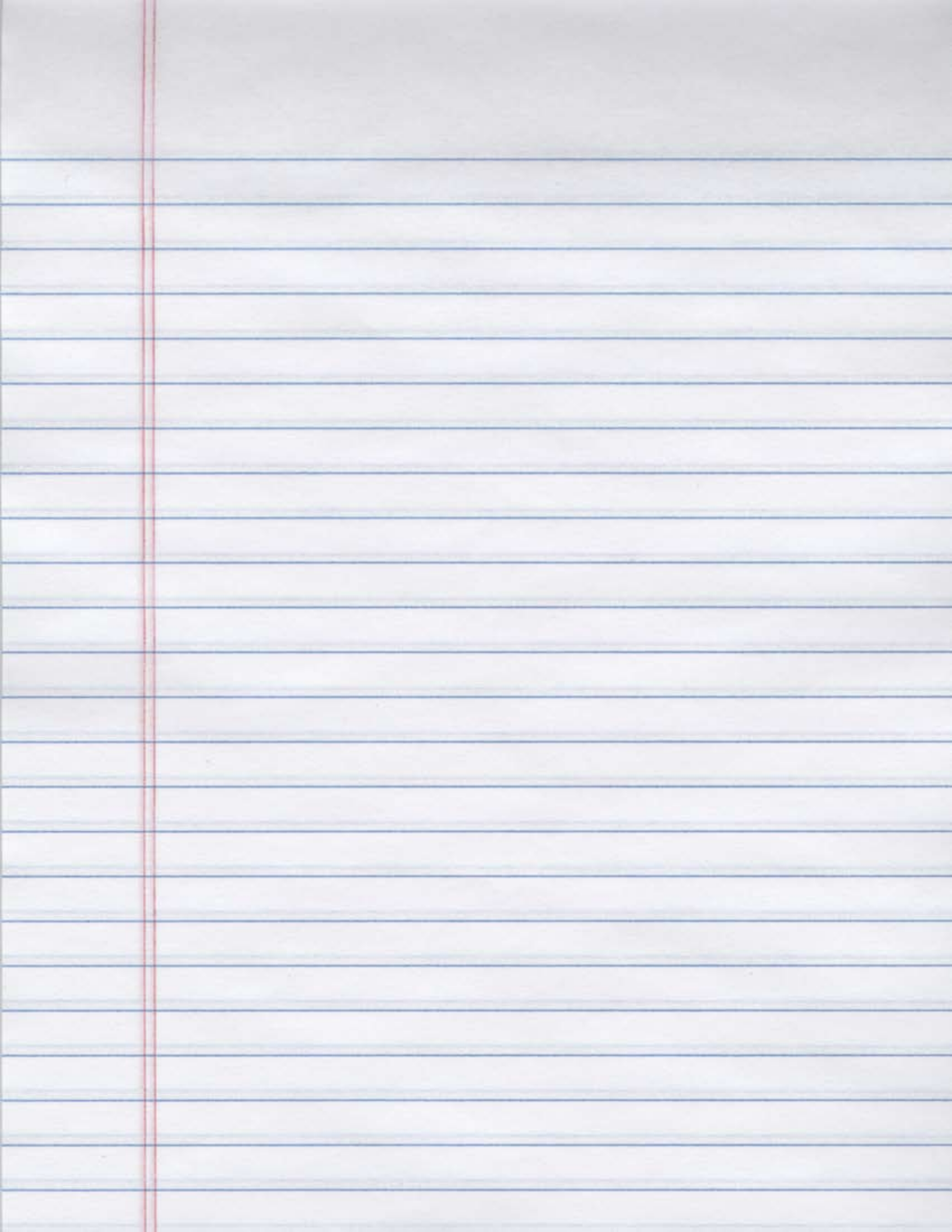
File Number: 18-TI-11792

3. EASEMENT, dated October 4, 1973, filed October 10, 1974 @ 3:30 P.M. and recorded in Book 1 of Easements, page 295, Turner County Records, grants unto County of Turner, State of South Dakota, a permanent easement and right-of-way for highway purposes a parcel of land parallel to and adjacent to the regular public road right-of-way along the West side of the SW 1/4 NW 1/4 and SW 1/4 Sec 26-99-54; said parcel of land being 16 1/2 Feet wide and 240 Rods, more or less long and containing 1.5 acres more or less plus .17 acres for borrow and cut slopes.
4. EASEMENT, dated October 4, 1973, filed October 10, 1974 @ 3:30 P.M. and recorded in Book 1 of Easements, page 431, Turner County Records, grants unto County of Turner, State of South Dakota, a permanent easement and right-of-way for highway purposes over a strip of land 16 1/2 feet in addition to any existing right-of-way along the North and West side of the N 1/2 NW 1/4 of Sec 26-99-54.
5. RIGHT-OF-WAY EASEMENT, dated May 8, 1984, filed June 14, 1984 @ 10:00 A.M. and recorded in Book 37 of Misc., page 185, Turner County Records, grants unto TM Rural Water District, it's successors and assigns, a perpetual easement in conjunction with the operation of a rural water system over, under, across and through the W 1/2 Sec 26-99-54.
6. A 20 year right-of refusal beginning August 13, 2008 is granted unto Elroy Glanzer, Joanne Nickel, Janet Parnell, Arden Glanzer, LaDean Silberhorn and Loren Glanzer in the Warranty Deed, dated August 13, 2008, filed August 15, 2008 @ 8:30 A.M. and recorded in Book 112 of Deeds, page 263, Turner County Records.
7. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land. We may make additional requirements and exceptions.,
8. THIS COMMITMENT shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.
9. REAL ESTATE TAXES for the year 2018 and subsequent years which constitute a lien but are not due and payable. Real Estate Taxes for the year 2017 payable in 2018 in the total amount of \$1,534.54 are paid in full on the property described as the N 1/2 NW 1/4 except Glanzer's Addition, Sec 26-99-54. Parcel ID#: 09000-09965-262-00
10. REAL ESTATE TAXES for the year 2018 and subsequent years which constitute a lien but are not due and payable. Real Estate Taxes for the year 2017 payable in 2018 in the total amount of \$4,555.12 are paid in full on the property described as the S 1/2 NW 1/4 and SW 1/4, Sec 26-99-54. Parcel ID#: 09000-09965-262-10
11. Note: Coverage of this Commitment extends only to filings in the records of the Register of Deeds, Treasurer and Clerk of Courts of Turner County. Search was not made of filings in the Central Filing Office of the Secretary of State of South Dakota, and any filings in that office are not covered by this Commitment.

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*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*





Turner County

# FARMLAND AUCTION

**309.47  
Acres**



**309.47 Acres**

**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 14, 2018. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2018 taxes in full. Sold subject to owners approval and easements of record. Remember auction held indoors at the Wieman Auction Facility.

Tuesday  
**OCTOBER 30th**  
at 10:30 AM



44628 SD HWY, Marion SD

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web: [wiemanauction.com](http://wiemanauction.com)

fax: 605-648-3102

*"We Sell The Earth And Everything On It!"*