

AUCTION

THURSDAY FEBRUARY 9TH, 2017 AT 10:30 A.M.

75.19 ACRES DANEVILLE TOWNSHIP TURNER COUNTY LAND



OWNER:

TERRANCE MARK - RANDAL MARK
GARRETT MARK & LISA BERTSCH



44628 SD HWY 44, Marion SD
web: wiemanauction.com

phone: 800-251-3111
fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**75.19 ACRES DANEVILLE TOWNSHIP TURNER COUNTY LAND AT AUCTION
ALL TILLABLE –GREAT SOIL RATING – ABLE TO FARM FOR 2017 CROP YEAR**

Our family has decided to offer the following land for sale at public auction at the Wieman Auction Facility located from Marion, SD 1-mile south and a ½ mile on Hwy. 44 on:

**THURSDAY FEBRUARY 9TH
10:30 A.M.**

It is our privilege to offer this high quality, powerful land located in the tightly held Daneville Twp of Turner County. Great eye appeal with only two soil types creates a property that has predictable yield potential year after year. Great Soil Rating, Great Location, Great Opportunity! Come take a look no disappointments!!

LEGAL: The W ½ of the SE ¼ of Section 10, 96-53 Turner County, South Dakota except the South 465' of the West 450' thereof.

LOCATION: From Viborg, SD go 2-miles south on Hwy. 19 turn west ¼ mile on 293rd St. property is on the north side of the road. Or near the Junction of 293rd St. and Hwy. 19.

- 74.47 acres tillable with the balance in RROW, acreage site in the SW corner is excluded
- Soil Production Rating of 80.6. Predominant Soils are Egan-Ethan and Egan-Trent soils.
- New Buyer able to farm or lease out for the 2017 crop year. Currently enrolled in ARC County with the FSA office.
- Annual Taxes are \$1,905.98. Full Possession to be granted at closing.
- Aerial & Soil Maps, Wetland Maps, Base & Yields and other pertinent info found in the buyers packet. Video of the property available on www.wiemanauktion.com

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Buyers packet are available on our web site www.wiemanauktion.com or contact the auctioneers at 800-251-3111 and a buyers packet can be mailed out.

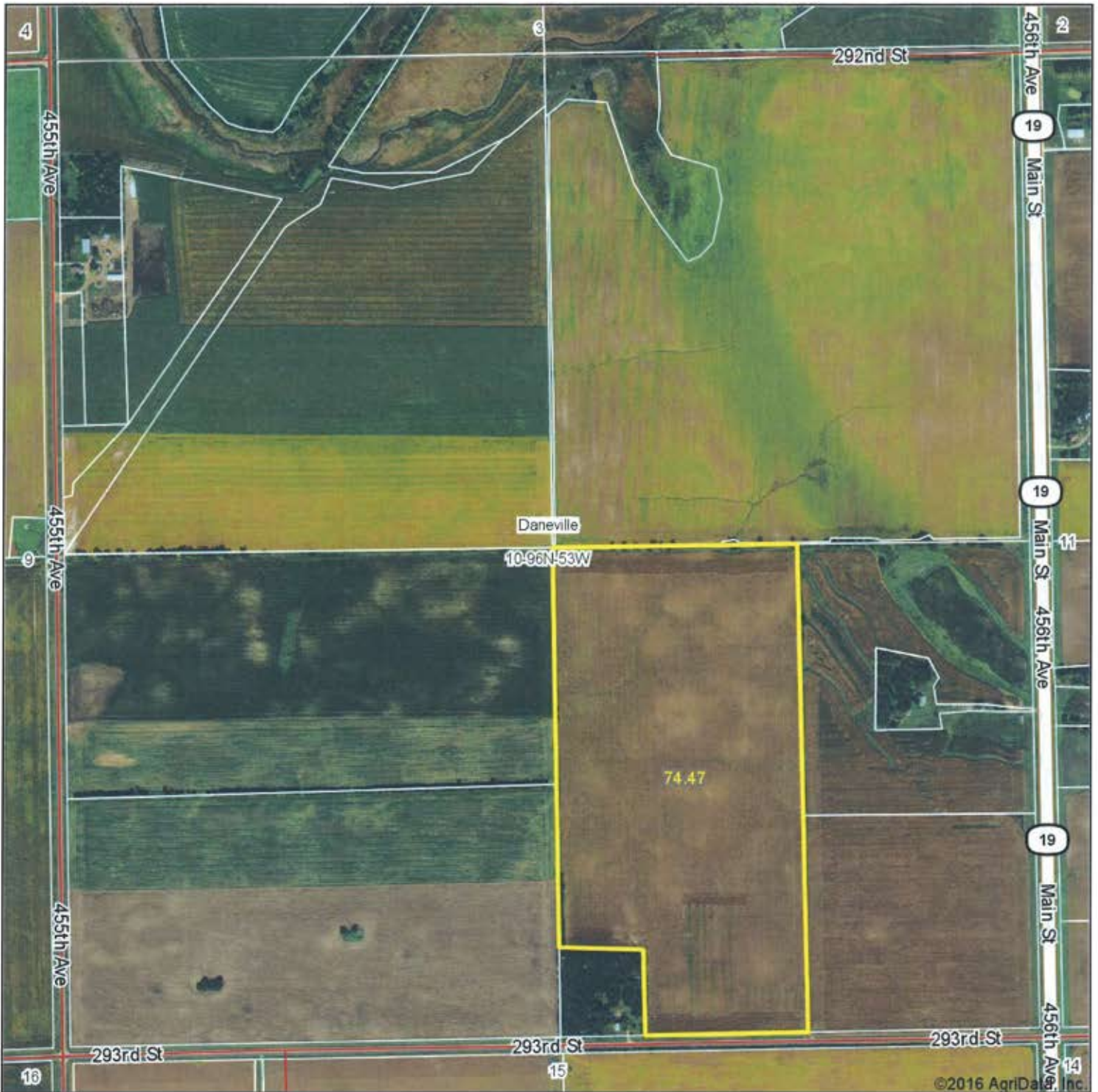
TERMS: Cash Sale with 15% (non-refundable) down payment auction day with the balance on or before March 10, 2017. Warranty Deed to be granted with the cost of Title Insurance split 50-50 between buyer and seller. Sellers to pay all of the 2016 taxes due in 2017. Buyer will be responsible for 2017 taxes due in 2018. Sold subject to owners approval, and all restrictions and reservations of record. Auctioneers are representing the sellers only in this transaction. Remember auction to be held indoors at the Wieman Auction Facility 44628 SD Hwy. 44 Marion, SD.

**TERRANCE MARK - RANDAL MARK - GARRETT MARK - OWNERS
& LISA BERTSCH –OWNERS**

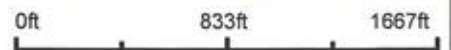
Wieman Land & Auction Co. Inc.
Marion, SD 800-251-3111
Gary & Rich Wieman Brokers

Gary Ward
Closing Attorney
605-326-5282

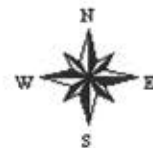
Aerial Map



map center: 43° 8' 55.01, -97° 5' 29.23



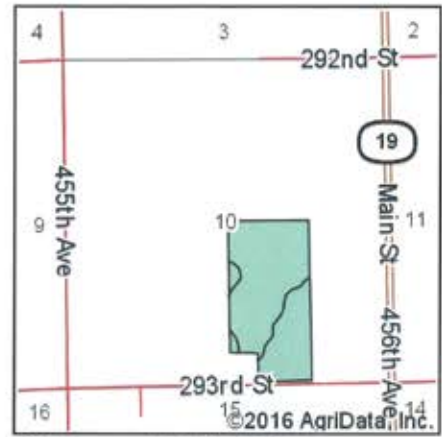
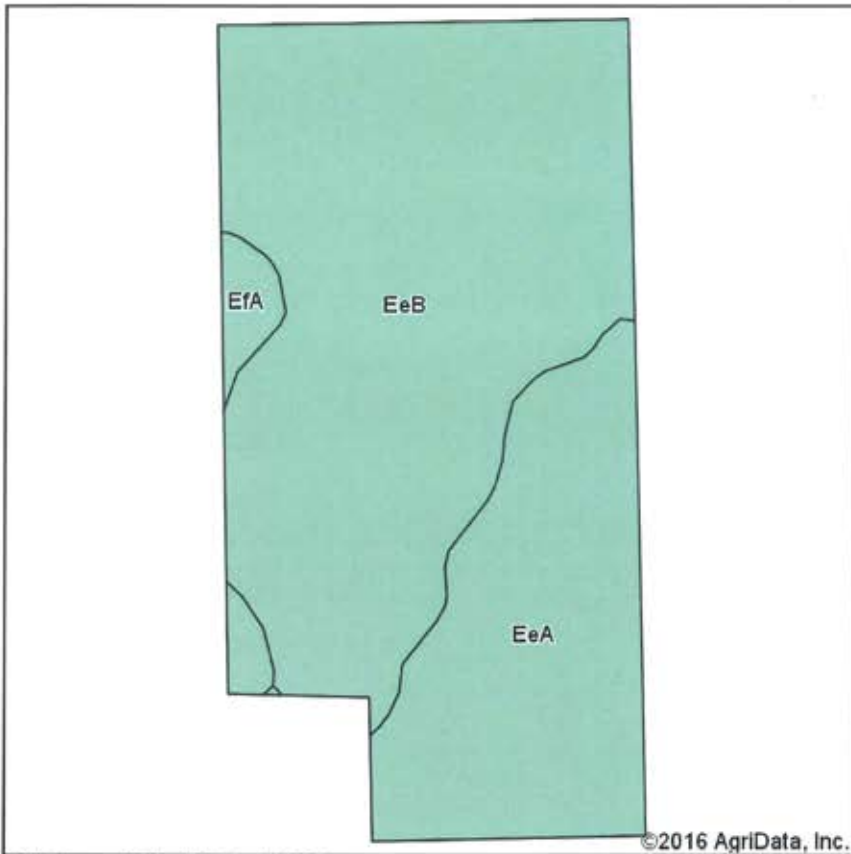
10-96N-53W
Turner County
South Dakota



12/9/2016

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **10-96N-53W**
 Township: **Daneville**
 Acres: **74.47**
 Date: **12/9/2016**



Soils data provided by USDA and NRCS.

Area Symbol: SD125, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
EeB	Egan-Ethan complex, 2 to 6 percent slopes	49.20	66.1%	Ile	77	4	47	77	8.9	45	58	29	35
EeA	Egan-Ethan complex, 0 to 2 percent slopes	22.84	30.7%	Ie	87	4.2	50	85	9.8	49	62	33	38
EeA	Egan-Trent silty clay loams, 0 to 2 percent slopes	2.43	3.3%	Is	92	4.7	55	94	10.8	54	68	36	41
Weighted Average					80.6	4.1	48.2	80	9.2	46.5	59.6	30.5	36.1

Area Symbol: SD125, Soil Area Version: 17

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Abbreviated 156 Farm Record

Operator Name : ROBBY DRESSEN

Farms Associated with Operator :

CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.35	74.47	74.47	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. Related Activity	
0.00	0.00	74.47	0.00		0.00	No	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	33.00	0.00	0	136	
Soybeans	22.20	0.00	0	48	
TOTAL	55.20	0.00			

NOTES

Tract Number : 541

Description : WSE 10 96 53

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 : DONNA J MARK

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.35	74.47	74.47	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	74.47	0.00	0.00	0.00	0.00	

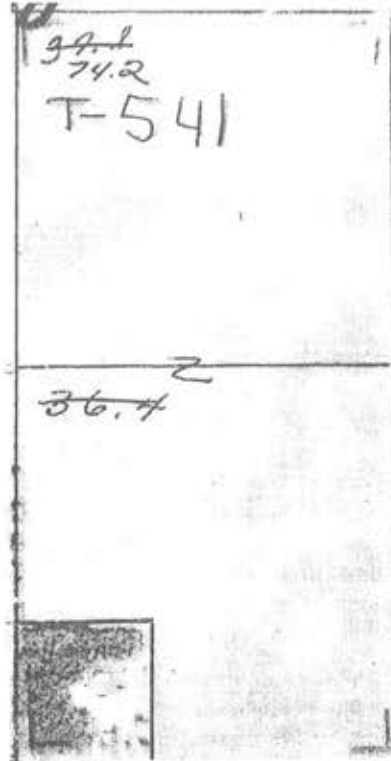
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NOTES

WETLANDS MAP

"Official"



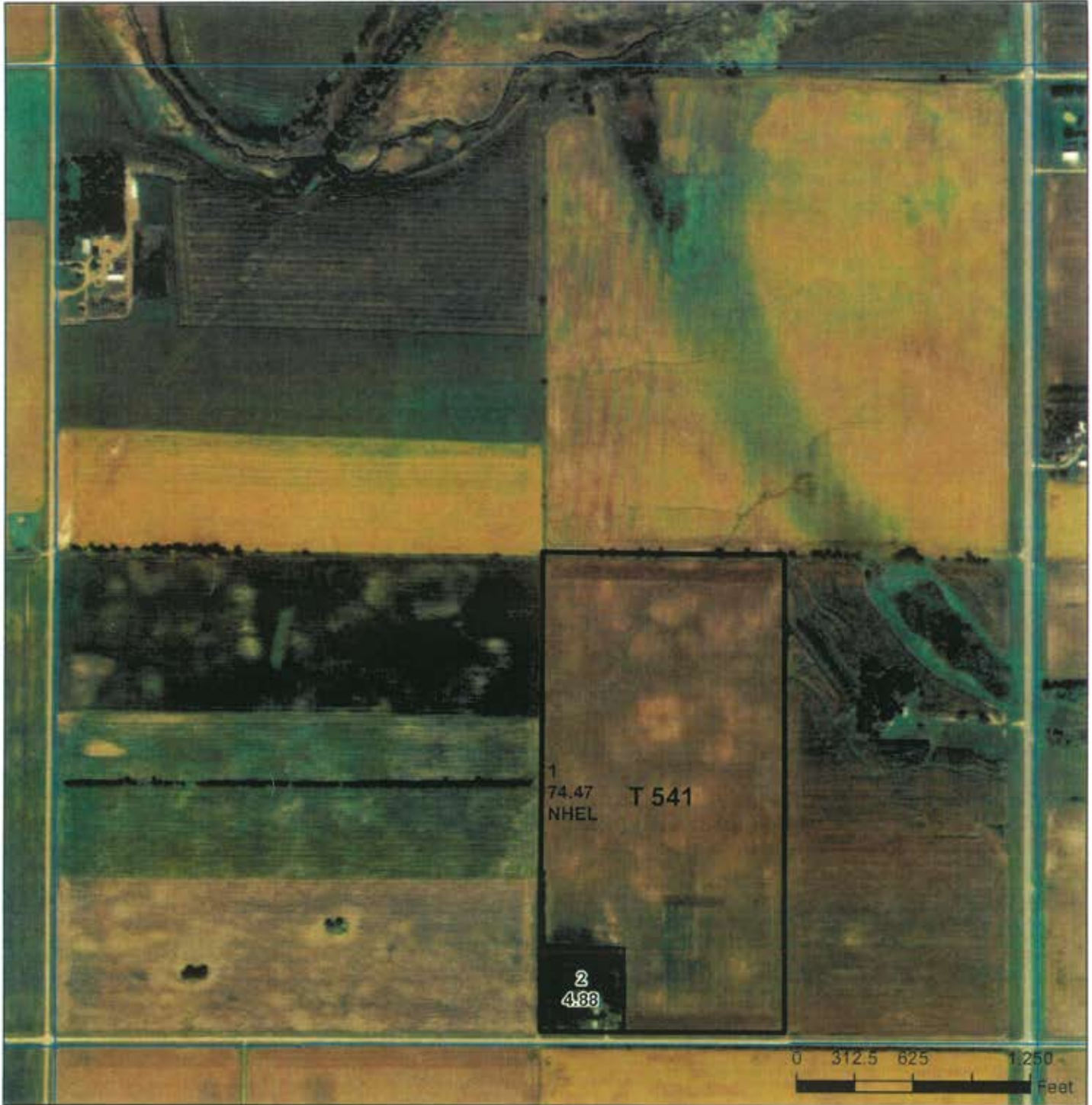
W¹/₂ SE¹/₄

10-96-53



United States
Department of
Agriculture

Turner County, South Dakota



Common Land Unit
 Other Ag
 Cropland
 Tract Boundary
 PLSS

Wetland Determination Identifiers
● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation
■ Compliance Provisions



2016 Program Year

Map Created February 12, 2016

Farm 8420

10 -96N -53W

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)

Dakota Homestead Title Insurance Company

315 S. Phillips Avenue, Sioux Falls, SD 57104-6318
(605)336-0388 FAX (605)336-5649

SCHEDULE A

Issued by: Turner County Title Company
255 North Main, P.O. Box 489
Parker, SD 57053

File No.: 17-TI-11069
Applicant Order No.:

Loan No.:

1. Effective date: January 3, 2017 at 07:30 AM

2. Policy or Policies to be issued:		Policy Amount
(a) Owner's Policy	(ALTA Own. Policy (06/17/06))	\$ 1,000.00
Proposed Insured:	(X) Standard Coverage () Extended Coverage	
TO BE DETERMINED		
(b) Loan Policy	(ALTA Loan Policy (06/17/06))	\$ 0.00
Proposed Insured:	() Standard Coverage () Extended Coverage	
TO BE DETERMINED		

3. The estate or interest in the land described or referred to in this Commitment is:
Fee Simple

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:
Terrance Mark, Garrett Mark, Randal Mark and Lisa Bertsch

5. The land referred to in this Commitment is described as follows:

The West Half of the Southeast Quarter (W 1/2 SE 1/4) of Section Ten (100, Township Ninety-Six (96) North, Range Fifty-Three (53) West of the 5th P.M, Turner County, South Dakota, except the South 465 Feet of the West 450 Feet thereof.

**SCHEDULE B - SECTION I
REQUIREMENTS**

1. THE COMPANY requires that a Warranty Deed be executed and recorded conveying title from Terrance Mark, Garrett Mark, Randal Mark and Lisa Bertsch to the purchaser of said property. The spouses of Terrance Mark, Garrett Mark, Randal Mark and Lisa Bertsch are not disclosed by public records, however, their homestead interests must be extinguished at time of conveyance by joining vestees in the conveyance or by reciting in deed of conveyance a separate disclaimer of homestead rights.
2. 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.
3. Documents in insurable form and satisfactory to us must be signed, delivered and duly filed of record.
4. Payment to Turner County Title for the Policy premiums, fees and/or charges.

END OF SCHEDULE B - SECTION I

**SCHEDULE B - SECTION II
EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the company:

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 lien 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, minerals rights or related matters, including but not limited to oil, gas, coal and other hydrocarbons.
9. 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.
10. RIGHT-OF-WAY EASEMENT, dated May 17, 2001, filed May 29, 2001 @ 8:30 A.M. and recorded in Book 44 of Misc., page 734, 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 SE 1/4 except the West 450 Feet of the South 465 Feet of Sec 10-96-53.
11. 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.,
12. REAL ESTATE TAXES for the year 2017 and subsequent years which constitute a lien but are not due and payable. Real Estate Taxes for the year 2016 payable in 2017 in the total amount of \$1,881.58 are unpaid. Parcel ID#: 04000-09653-104-00
13. 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.

END OF SCHEDULE B - SECTION II

AUCTION

THURSDAY FEBRUARY 9TH, 2017 AT 10:30 A.M.



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