

AUCTION

WEDNESDAY MARCH 15TH AT 10:30 A.M.

**128.52 ACRES TURNER TOWNSHIP TURNER COUNTY LAND
WITH POWERFUL RIVER BOTTOM LAND – GREAT HUNTING HABITAT**



OWNER:

SANDRA I. SWENSON



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!"

**128.52 ACRES TURNER TOWNSHIP TURNER COUNTY LAND AT AUCTION
WITH POWERFUL RIVER BOTTOM LAND – GREAT HUNTING HABITAT**

I have decided to offer the following real estate for sale by public auction located at the Wieman Auction Facility located 1-mile south and a ½ mile west of Marion, SD on Hwy. 44 on:

**WEDNESDAY MARCH 15TH
10:30 A.M.**

It is our privilege to offer this land found in the tightly held Turner Township of Turner County, SD. This property has something for almost any buyer. 95 acres of powerful river bottom tillable land with 22-acres of large mature trees with native hay meadows that offer awesome habitat for deer, turkeys, pheasants, and waterfowl. The Vermillion River borders the property to the south which attracts and maintains wildlife. Come take a look at a property that offers great wildlife habitat as well as good income potential just minutes from Sioux Falls.

LEGAL: The W ½ of the NE ¼ and the E ½ of the NW ¼ except Tracts 1 & 2 of Swenson Add all in Section 10, 97-52 Turner County, South Dakota.

LOCATION: From Davis, SD go ¼ mile east on Hwy. 18 turn south 1-mile on 461st Ave turn east on 286th St go ¼ mile property is on the south side of the road or near the junction of 286th St and 461st Ave.

- 95.13 Acres tillable with 22.32 acres in trees and grass balance found in RROW and Vermillion River riparian areas.
- Soil Production Rating of 58.8. Predominant soil Clamo Silty loams (62) Bon loam (34) and Roxbury silty loam (86)
- New Buyer able to Farm or Lease out for 2017 crop year. Annual Real Estate Taxes are \$2,584.56.
- 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.
- Property currently enrolled in ARC County with the FSA office

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

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before April 17, 2017. Warranty Deed to be granted with the cost of Title Insurance split 50-50 between buyer and seller. Seller to pay all of the 2016 taxes due in 2017. Buyer will be responsible for all 2017 taxes due in 2018. Sold subject to owners approval, and all restrictions and reservations of record if any. Auctioneers are representing the seller only in this transaction. Remember auction to be held indoors at the Wieman Auction Facility 44628 SD Hwy. 44 Marion, SD.

SANDRA I. SWENSON – OWNER

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

Turner County Title
Closing Agent

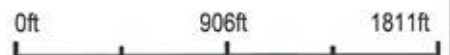
Aerial Map



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map center: 43° 14' 11.56, -96° 58' 24.93



10-97N-52W
Turner County
South Dakota

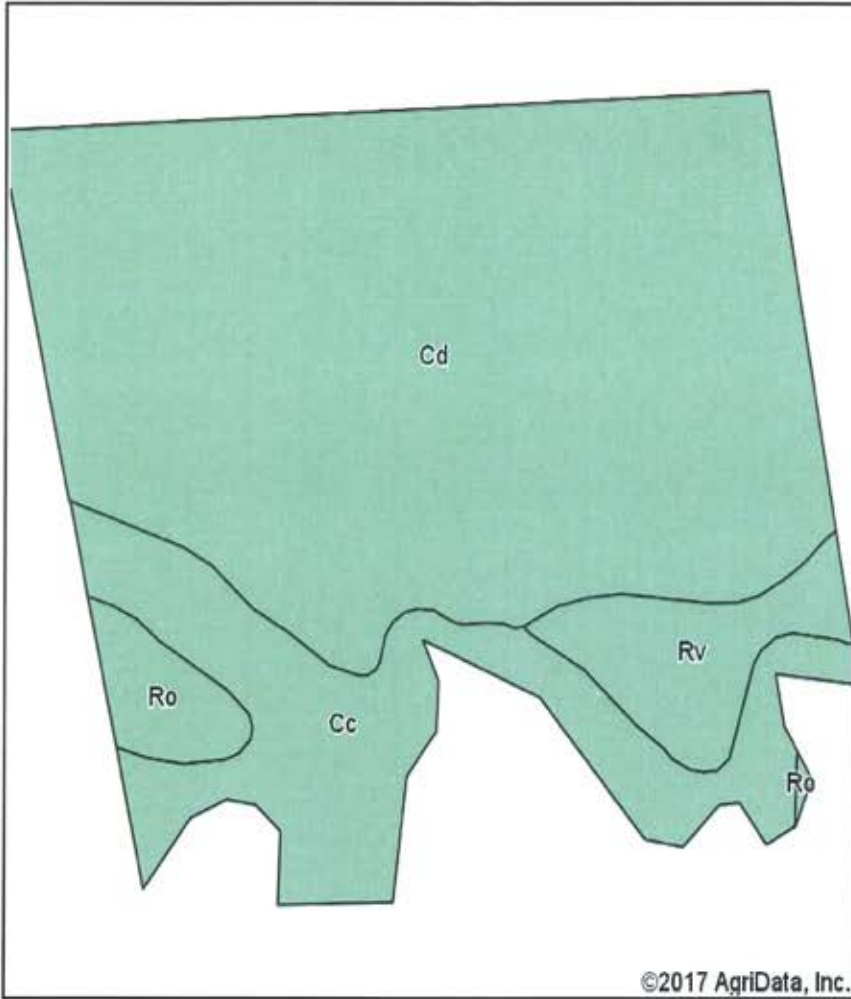


1/31/2017

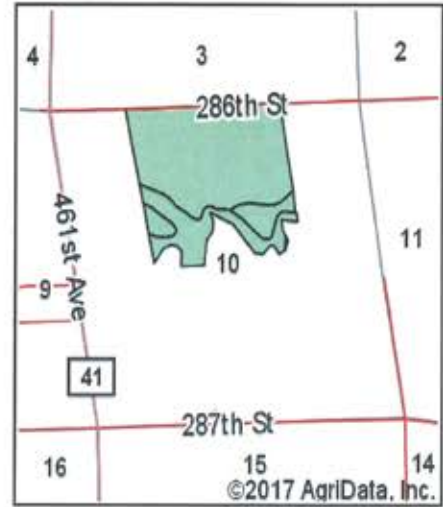


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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Turner**
 Location: **10-97N-52W**
 Township: **Turner**
 Acres: **124.98**
 Date: **1/31/2017**



Area Symbol: SD125, Soil Area Version: 18													
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
Cd	Clamo silty clay	89.57	71.7%	IVw	62	0.6	21	60	7	35	25	23	8
Cc	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	23.94	19.2%	VIw	34								
Rv	Roxbury variant silt loam	7.64	6.1%	Iw	86	4.2	49	91	10.6	53	60	35	37
Ro	Bon loam, 0 to 2 percent slopes, rarely flooded	3.83	3.1%	IIc	84								
Weighted Average					58.8	0.7	18	48.6	5.7	28.3	21.6	18.6	8

Area Symbol: SD125, Soil Area Version: 18

*c: Using Capabilities Class Dominant Condition Aggregation Method

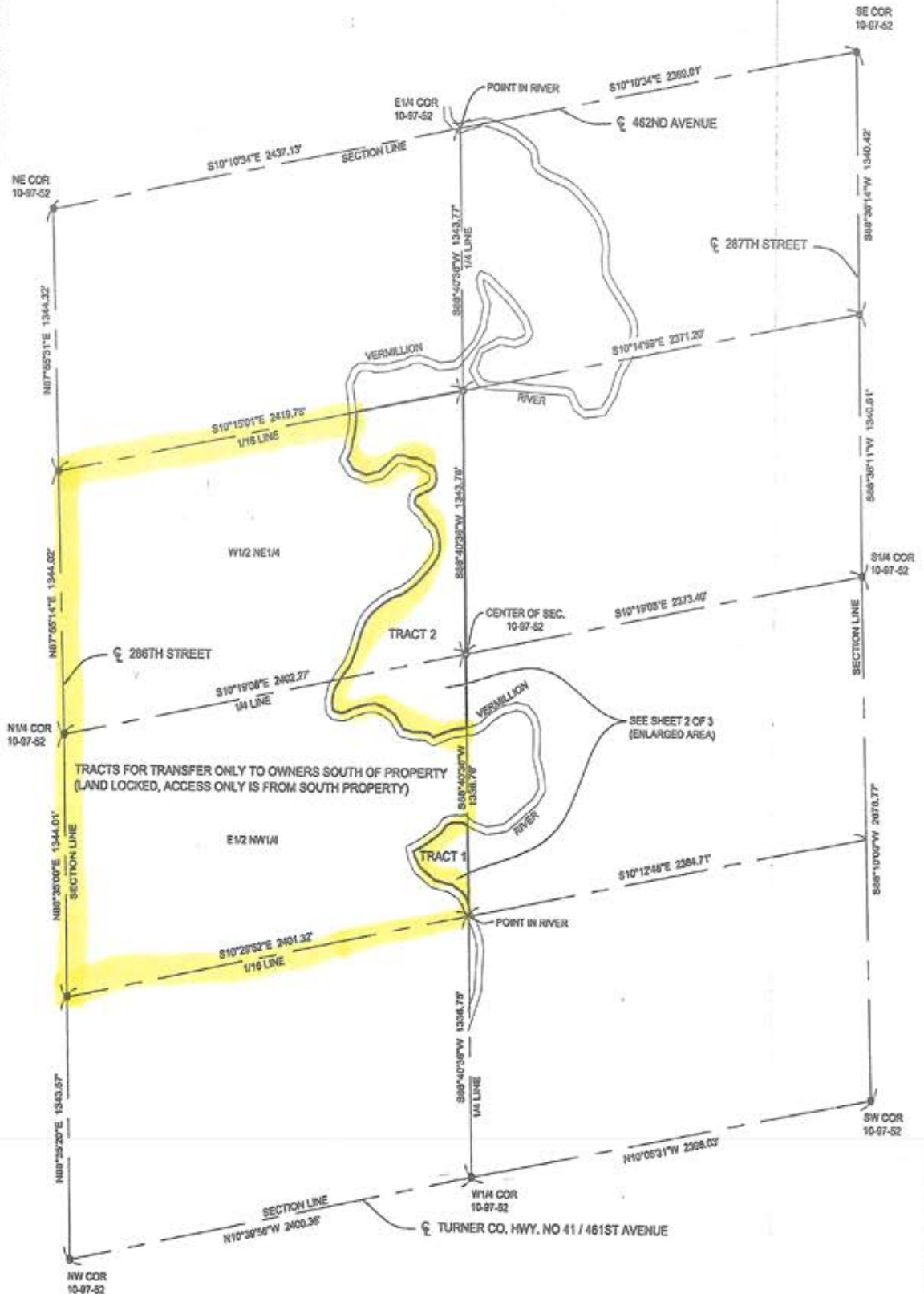
Soils data provided by USDA and NRCS.

W1/2NE1/4 & E1/2NW1/4, EXCEPT TRACTS 1 & 2 OF SECTION 36



03/12/2015

TRACTS 1 & 2 OF SWENSON ADDITION IN THE W1/2 OF THE NE1/4 AND IN THE E1/2 OF THE NW1/4 OF SECTION 10, TOWNSHIP 97 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, TURNER COUNTY, SOUTH DAKOTA.



Note:
The bearing system for this plat is based on the UTM Zone 14 North.

- Legend**
- - Denotes 5/8 inch by 18 inch rebar set and marked by License No. 4478
 - - Denotes found monument
 - - Denotes 5/8 inch by 18 inch rebar Witness Corner set and marked by License No. 4478
 - (R) - Record Distance
 - (M) - Measured Distance



Total Area Surveyed:
19.478 Acres±



SOUTH DAKOTA

LINCOLN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

FARM : 7340

Prepared : Jan 24, 2017

Crop Year : 2017

Abbreviated 156 Farm Record

Operator Name : SAMUEL MCCAIN EIESLAND

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
116.90	95.10	95.10	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	95.10	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	51.17	0.00	0	127	
Soybeans	43.93	0.00	0	33	
TOTAL	95.10	0.00			

NOTES

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Tract Number : 6229

Description : ENW;WNE 10 97 52 - turner Cty

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 : SANDRA I SWENSON

Other Producers : None

Tract Land Data

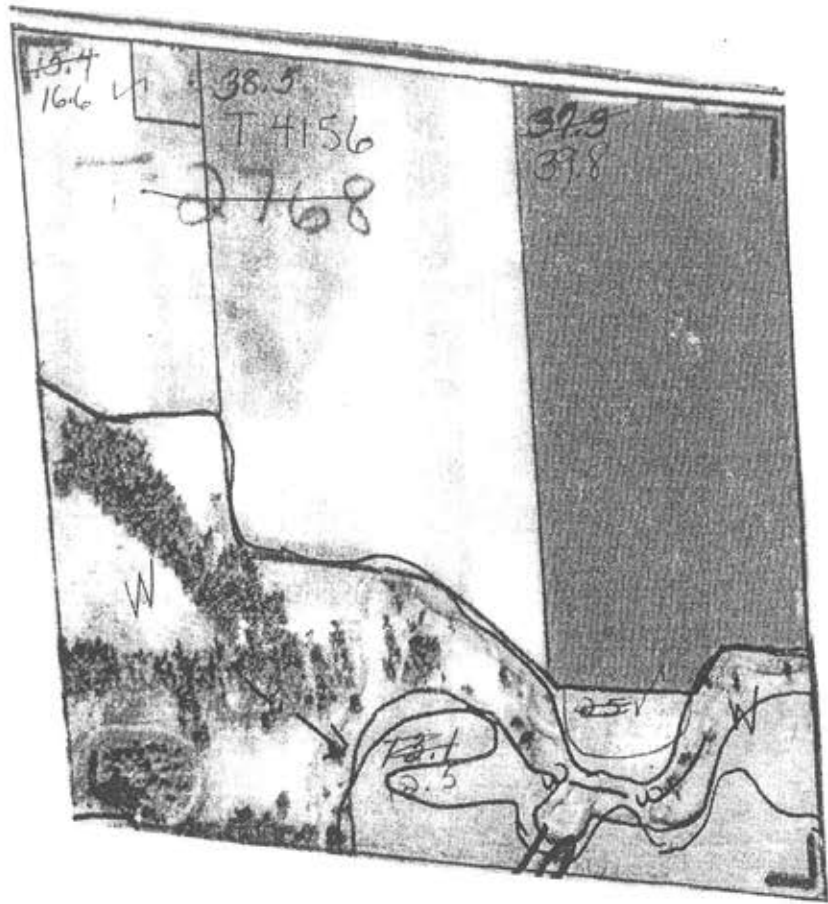
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
116.90	95.10	95.10	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	95.10	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	51.17	0.00	0	127
Soybeans	43.93	0.00	0	33
TOTAL	95.10	0.00		

NOTES

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Official map only

Dakota Homestead

315 South Phillips Avenue, Sioux Falls, SD 57104-6318

SCHEDULE A

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

File No.: 17-TI-11082
Applicant Order No.:

Loan No.:

1. Effective date: January 27, 2017 at 08:00 AM

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

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:
Sandra I. Swenson, f/k/a Sandra I. Schneiderman

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

The West Half of the Northeast Quarter (W 1/2 NE 1/4) and the East Half of the Northwest Quarter (E 1/2 NW 1/4) except Tracts One (1) and Two (2) of Swenson Addition, all in Section Ten (10), Township Ninety-Seven (97) North, Range Fifty-Two (52) West of the 5th P.M., Turner County, South Dakota, according to the recorded plat thereof.

**SCHEDULE B - SECTION I
REQUIREMENTS**

1. THE COMPANY requires that a Warranty Deed be executed and recorded conveying title from Sandra I. Swenson, f/k/a Sandra I. Schneiderman to the purchaser of the property. The spouse of Sandra I. Swenson, f/k/a Sandra I. Schneiderman is not disclosed by public records, however, his homestead interest must be extinguished at time of conveyance by joining vestee 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. THE COMPANY requires the complete "MAILING" address of the Buyers so that we may issue their final policy to them.
4. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
5. 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. WARRANTY DEED, dated March 13, 1937, filed July 12, 1938 @ 10:30 A.M. and recorded in Book 69 of Deeds, page 89, Turner County Records, grants unto Turner County, South Dakota, a municipal corporation, a strip of land parallel to and adjacent to the regular public road right-of-way along the West side of Sec 10-97-52, said strip of land being 8 1/4 feet wide and 5,214 feet more or less long and extending from the North boundary line of the regular public road right-of-way along the South side of Sec 10 to the South boundary line of the regular public road right-of-way along the North side of said Sec 10, being a part of the W 1/2 W 1/2 Sec 10-97-52.
11. RIGHT-OF-WAY EASEMENT, dated July 30, 1984, filed March 30, 1987 @ 8:30 A.M. and recorded in Book 38 of Misc., page 474, Turner County Records, grants unto TM Rural Water District, its 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 NE 1/4 Sec 10-97-52 and the E 1/2 NW 1/4 Sec 10-97-52.
12. VESTED DRAINAGE RIGHT FORM, dated May 27, 1988, filed June 1, 1988 @ 4:30 P.M. and recorded in Book 39 of Misc., page 181, Turner County Records, claims the right of drainage from the SW 1/4 Sec 3-97-52 through two ditches onto the NW 1/4 Sec 10-97-52.

SCHEDULE B - SECTION II
EXCEPTIONS
(Continued)

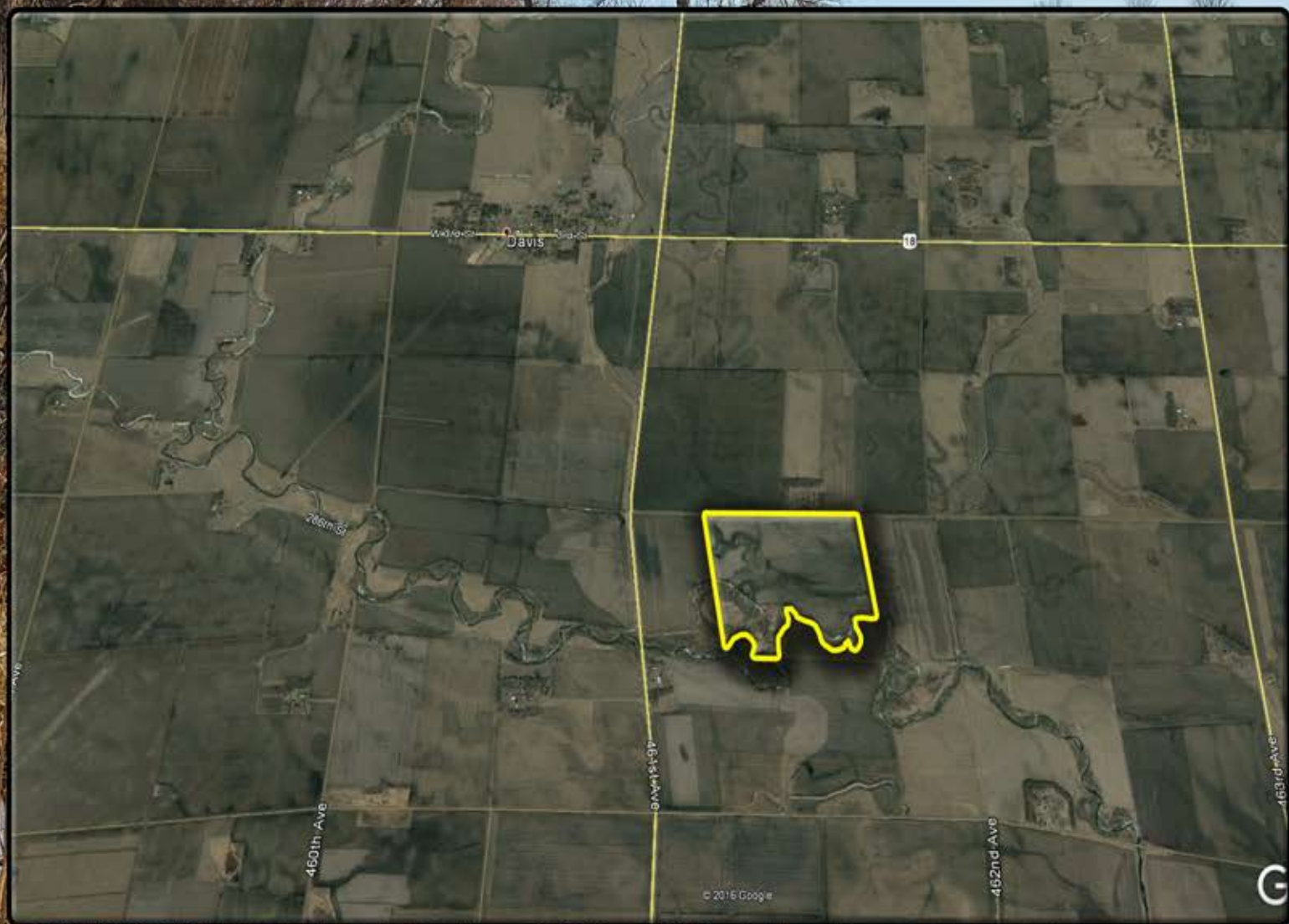
13. THIS COMMITMENT/POLICY does not insure against or cover the rights of the insured, the United States, the State of South Dakota and/or the public in general, if any, in and to the waters of the Vermillion River, the bed of said river and/or any portion of the insured land and lying between the ordinary high water mark and the bed or ordinary low water mark of the Vermillion River, which may be subject to public use.
14. THIS Commitment/Policy does not insure or cover riparian rights of the owner or insured, if any, or claims of riparian rights by adjacent owners if any.
15. THIS Commitment/Policy does not insure or cover the effects of erosion, accretion, reliction, avulsion or any changes to the course of / shoreline to the Vermillion River whether previous current or subsequent to date of Policy; any boundary of the insured land that is formed by the Vermillion River is not covered under this Commitment/Policy.
16. 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 \$2,605.74 are unpaid. Parcel ID#: 18000-09752-101-10
17. 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

WEDNESDAY MARCH 15TH AT 10:30 A.M.



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