

Charles Mix County
**FARMLAND
AUCTION**

**239.8
Acres**

Tuesday
October 24th
at 10:30 AM

OWNER:

**FRED D. KOCER & ALICE M.
KOCER LIVING TRUST**



44628 SD HWY, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**239.8 ACRES HIGHLAND & LAWRENCE TOWNSHIP – CHARLES MIX COUNTY LAND
OFFERED IN 3-TRACTS – TILLABLE LAND – PASTURE – DEVELOPMENT LAND AT AUCTION**

In order to settle the Trust, we will offer the following land for sale at public auction located in the American Legion Wagner, SD on:

TUESDAY OCTOBER 24TH

10:30 A.M.

It is our pleasure to offer this well balanced property that provides the opportunity to purchase good quality tillable land, pasture & hayland some with development potential just south of Wagner, SD. Each Tract will be sold individually and will not be tied together or sold as one unit. Come take a look!

TRACT ONE: 40-ACRES

LEGAL: SE ¼ of the SE ¼ of Section 25, 95-64 Charles Mix County, South Dakota.

LOCATION: From the West edge of Wagner, SD on Hwy. 46 go 2-miles west, 5-miles south west side of the road or at the junction of 392nd Ave and 302nd St. Note the last mile to the property is located on a minimum maintenance road. Travel when soil conditions are proper.

- 36 Acres tillable with .76 acres in low ground balance found in RROW
- Property recently surveyed to establish west boundary line. New buyer able to farm/operate or lease out for 2018 crop year.
- Annual Taxes \$562.86. Great soils with predictable yield potential year after year.
- Currently enrolled in ARC-County with the FSA office. Base & Yield info, aerial and soil maps, along with other pertinent info found in the buyers packet.

TRACT TWO: 80.35 ACRES

LEGAL: The S ½ of the NE ¼ of Section 25, 95-64 Charles Mix County, South Dakota.

LOCATION: ¼ Mile north of Tract One or near the junction of 301 St. & 392 Ave.

- 31.21 Acres tillable with 47.16 acres in pasture with flowing creek and stock dam for water supply balance found in RROW.
- Property recently surveyed to establish south boundary line. New buyer able to farm/operate or lease out for the 2018 crop year.
- Annual Taxes are \$841.66. Great tract for cow-calf operator that can utilize the pasture or great add-on tract to adjoining land owner.
- Currently enrolled in ARC-County with FSA office. Base & Yield info, aerial and soil maps, along with other pertinent info found in the buyers packet.

TRACT THREE: 119.37 ACRES

LEGAL: The NW ¼ except Lot J-1 in the NE ¼ of the NW ¼ and Lot C-1 in the NE ¼. Except Lot K-1 in the NW ¼ of the NW ¼ in the NE ¼ of the NW ¼ and in the SW ¼ of the NE ¼; all in Section 9, 95-63 Charles Mix County, South Dakota.

LOCATION: This property is located on the south side of the Wagner Municipal Airport, (south side of Wagner, SD) near the junction of 298th St. and 394th Ave.

- At present this entire tract is seeded to grass and utilized as hayland and pasture. Property is bordered to the north and east by the Wagner Municipal Airport.
- Lots of potential uses for the property for commercial development, pasture, or portions could be broke and planted. Property currently has a Randall Community Water Pasture tap to supply water to grazing livestock.
- This property has Clear Zone Avigation Easements in place that regulate the size of any structures, towers, or anything that would interrupt the transition areas and radio contact to the airport.
- Annual Taxes are \$1,363.24. New buyer able to farm/operate or lease out for the 2018 crop year. This tract has 114.62 acres enrolled in the ARC-County with the FSA office.

TO VIEW THE PROPERTY: We invite you to inspect the property at your convenience. Buyers packet is available on our web-site at www.wiemanauktion.com or contact the auctioneers at 800-251-3111 and a packet can be mailed out. Video of the property can be viewed on our web-site as well.

TERMS: Cash sale with 15% (non-refundable) down payment on auction day, with the balance on or before December 4, 2017. Trustees Deed to be granted with the cost of the title insurance split 50-50 between buyer and seller. Seller to pay all of the 2017 taxes due. New buyer will be responsible for the 2018 taxes due in 2019. Sold subject to Trustees Approval and all easement and restrictions or record. Remember auction held indoors at the Wagner American Legion.

**FRED D. KOCER & ALICE M. KOCER LIVING TRUST – OWNER
KENNETH KOCER & MADONNA WOODS SUCCESSOR CO-TRUSTEES**

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

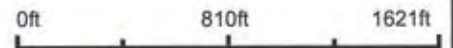
Steve Pier-Closing Attorney
& Attorney for Trust
322 Walnut Yankton, SD 57078
605-665-3000

Aerial Map

TRACT ONE
40 ACRES



map center: 43° 0' 59.5, -98° 21' 28.63



25-95N-64W
Charles Mix County
South Dakota



9/11/2017

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: **Charles Mix**
 Location: **25-95N-64W**
 Township: **Highland**
 Acres: **36.71**
 Date: **9/11/2017**



Area Symbol: SD023. Soil Area Version: 23

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index | Alfalfa hay | Corn | Grain sorghum | Oats | Winter wheat |
|-------------------------|--|-------|------------------|------------------|--------------------|-------------|-------------|---------------|-------------|--------------|
| HhB | Highmore silt loam, 2 to 6 percent slopes | 17.47 | 47.6% | Ile | 91 | | | | | |
| EeB | Eakin-Ethan complex, 2 to 6 percent slopes | 15.89 | 43.3% | Ile | 74 | 2.7 | 51 | 55 | 57 | 33 |
| On | Mobridge silt loam, 0 to 2 percent slopes | 3.35 | 9.1% | Iic | 94 | | | | | |
| Weighted Average | | | | | 83.9 | 1.2 | 22.1 | 23.8 | 24.7 | 14.3 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

South Dakota
Charles Mix
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 7107
Prepared: 8/3/17 7:56 AM
Crop Year: 2017
Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 1792 Description: SE SE 25 95 64

BIA Range Unit Number:

HEL Status: NHEL no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 36.71 | 35.95 | 35.95 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | |
| 0.0 | 0.0 | 35.95 | 0.0 | 0.0 | 0.0 | |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------------|-----------|-----------------------|
| CORN | 15.3 | | 151 | 0.0 |
| GRAIN SORGHUM | 7.6 | | 58 | 0.0 |
| SOYBEANS | 2.1 | | 42 | 0.0 |
| Total Base Acres: | 25.0 | | | |

Owners: FRED D KOECER AND ALICE M KOECER LIVING TRUST

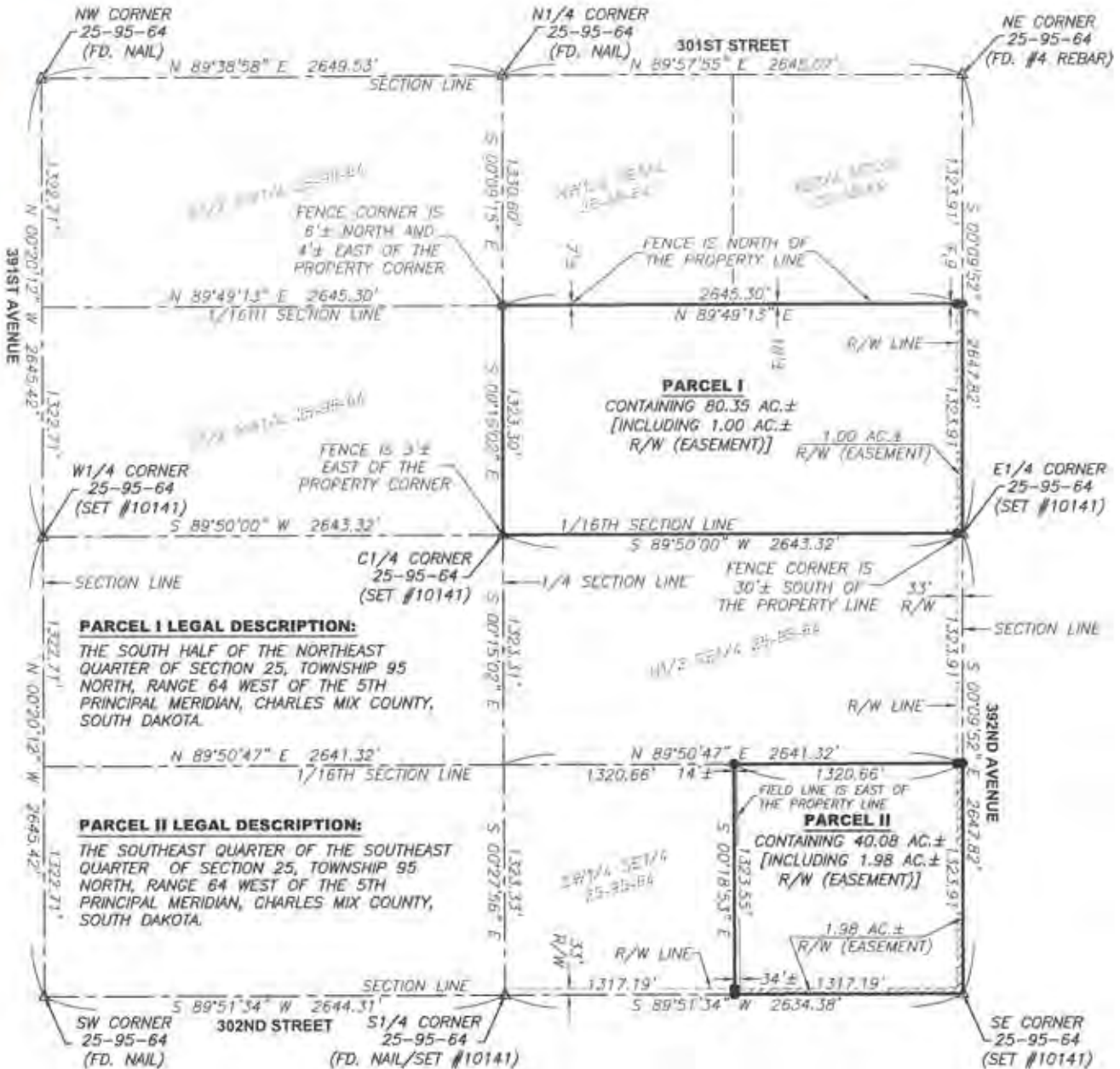
Other Producers: None

WETLANDS MAP



SALE DRAWING - PARCEL I AND PARCEL II

IN SECTION 25 TOWNSHIP 95 NORTH, RANGE 64 WEST OF THE 5TH P.M., CHARLES MIX COUNTY, SOUTH DAKOTA.



OWNERS: KOCER LIVING TRUST
CLIENT: WIEMAN LAND AND AUCTION

PARCEL I LEGAL DESCRIPTION:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 95 NORTH, RANGE 64 WEST OF THE 5TH PRINCIPAL MERIDIAN, CHARLES MIX COUNTY, SOUTH DAKOTA.

PARCEL II LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 95 NORTH, RANGE 64 WEST OF THE 5TH PRINCIPAL MERIDIAN, CHARLES MIX COUNTY, SOUTH DAKOTA.

TOTAL ACRES FOR PARCE I AND II

120.43 ACRES±
[INCLUDING 2.98 AC.± OF R/W (EASEMENT)]



PREPARED BY:



Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX: (605) 274-8951

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14,
PROJECT #17-227
DRAWN BY: AJR

- LEGEND:**
- SET PROPERTY CORNER
 - △ SECTION CORNER
 - AC. ACRES
 - R/W RIGHT-OF-WAY
 - - - RIGHT OF WAY LINE

SALE DRAWING - PARCEL I AND PARCEL II

IN SECTION 25 TOWNSHIP 95 NORTH, RANGE 64 WEST OF THE 5TH P.M., CHARLES MIX COUNTY, SOUTH DAKOTA.

TRACT ONE
40 ACRES



OWNERS: KOCER LIVING TRUST
CLIENT: WIEMAN LAND AND AUCTION

PARCEL I LEGAL DESCRIPTION:

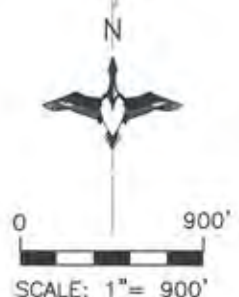
THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 95 NORTH, RANGE 64 WEST OF THE 5TH PRINCIPAL MERIDIAN, CHARLES MIX COUNTY, SOUTH DAKOTA.

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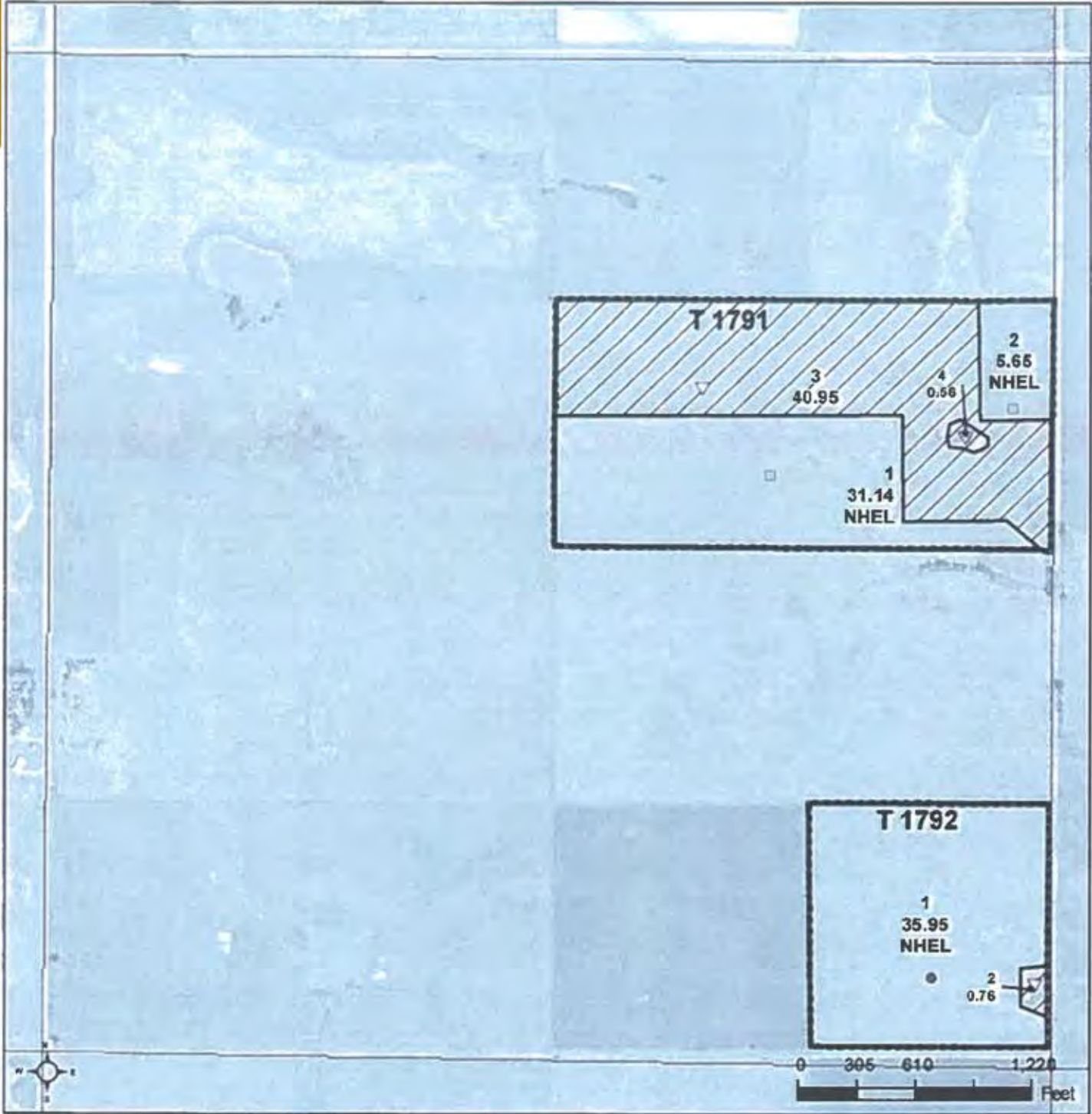
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Phone: (605) 339-8901 FAX:(605) 274-8951

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DRAWN BY: AJR

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 - R/W RIGHT-OF-WAY
 - RIGHT OF WAY LINE



- Common Land Unit**
- Non-Cropland
 - Cropland
 - Tract Boundary
 - PLSS
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

2017 Program Year

Map Created April 12, 2017

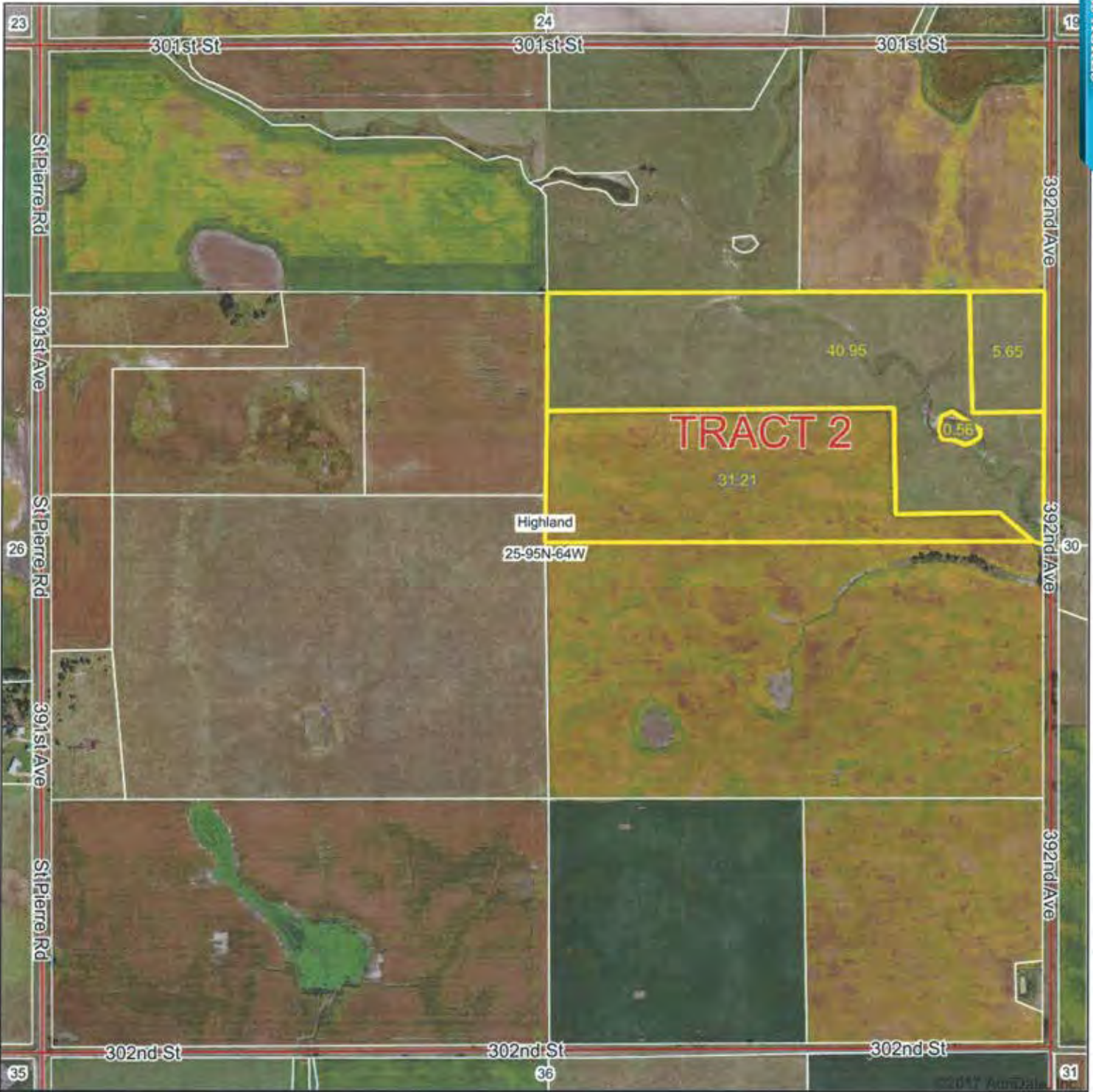
Farm 7107

25-95N-64W

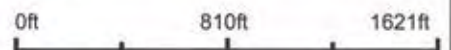
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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

TRACT TWO
80.35 ACRES



map center: 43° 0' 59.5, -98° 21' 28.63



25-95N-64W
Charles Mix County
South Dakota



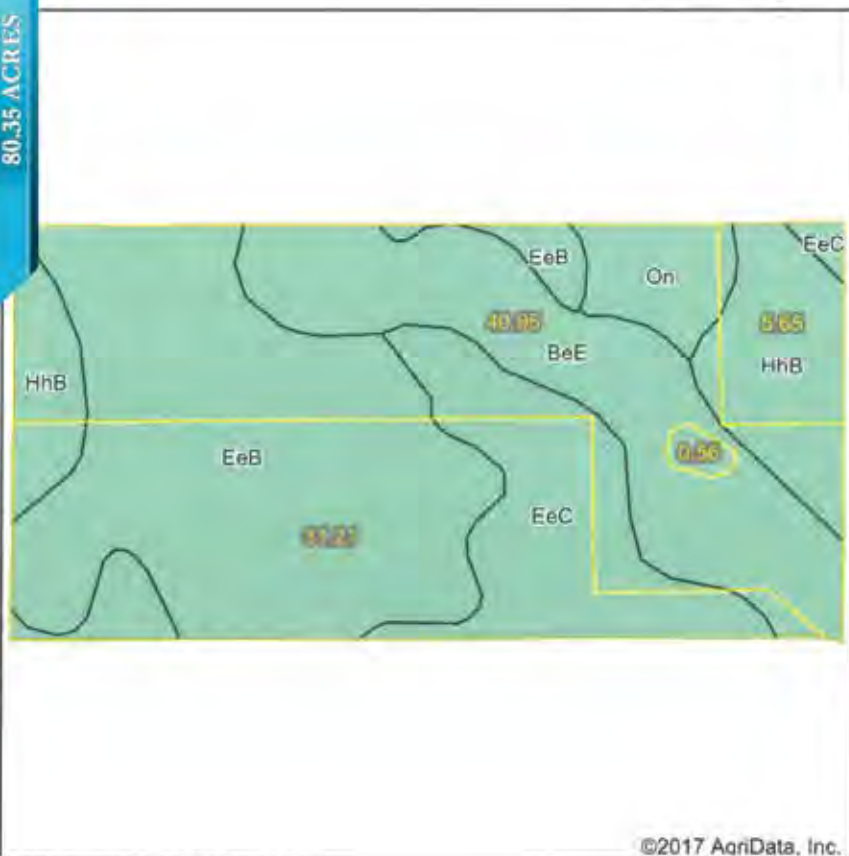
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2017 www.AgrDataInc.com

9/11/2017

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

TRACT TWO
80.35 ACRES

Soils Map



State: **South Dakota**
 County: **Charles Mix**
 Location: **25-95N-64W**
 Township: **Highland**
 Acres: **78.37**
 Date: **9/11/2017**



Area Symbol: SD023. Soil Area Version: 23

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index | Alfalfa hay | Corn | Grain sorghum | Oats | Winter wheat |
|-------------------------|--|-------|------------------|------------------|--------------------|-------------|-------------|---------------|-------------|--------------|
| EeB | Eakin-Ethan complex, 2 to 6 percent slopes | 32.85 | 41.9% | Ile | 74 | 2.7 | 51 | 55 | 57 | 33 |
| BeE | Betts-Ethan loams, 9 to 25 percent slopes | 17.70 | 22.6% | VIe | 22 | | | | | |
| EeC | Eakin-Ethan complex, 6 to 9 percent slopes | 12.36 | 15.8% | IIIe | 67 | 2.3 | 43 | 47 | 50 | 32 |
| HhB | Highmore silt loam, 2 to 6 percent slopes | 11.88 | 15.2% | Ile | 91 | | | | | |
| On | Mobridge silt loam, 0 to 2 percent slopes | 3.58 | 4.6% | IIc | 94 | | | | | |
| Weighted Average | | | | | 64.6 | 1.5 | 28.2 | 30.5 | 31.8 | 18.9 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract Number: 1791 Description: S1 2 NE 25 95 64

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 78.3 | 36.79 | 36.79 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | |
| 0.0 | 0.0 | 36.79 | 0.0 | 0.0 | 0.0 | |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-595 CRP Reduction |
|--------------------------|--------------|-----------------|-----------|-----------------------|
| CORN | 14.4 | | 151 | 0.0 |
| GRAIN SORGHUM | 7.2 | | 58 | 0.0 |
| SOYBEANS | 2.7 | | 42 | 0.0 |
| Total Base Acres: | 24.3 | | | |

Owners: FRED D KOCER AND ALICE M KOCER LIVING TRUST

Other Producers: DON KOCER

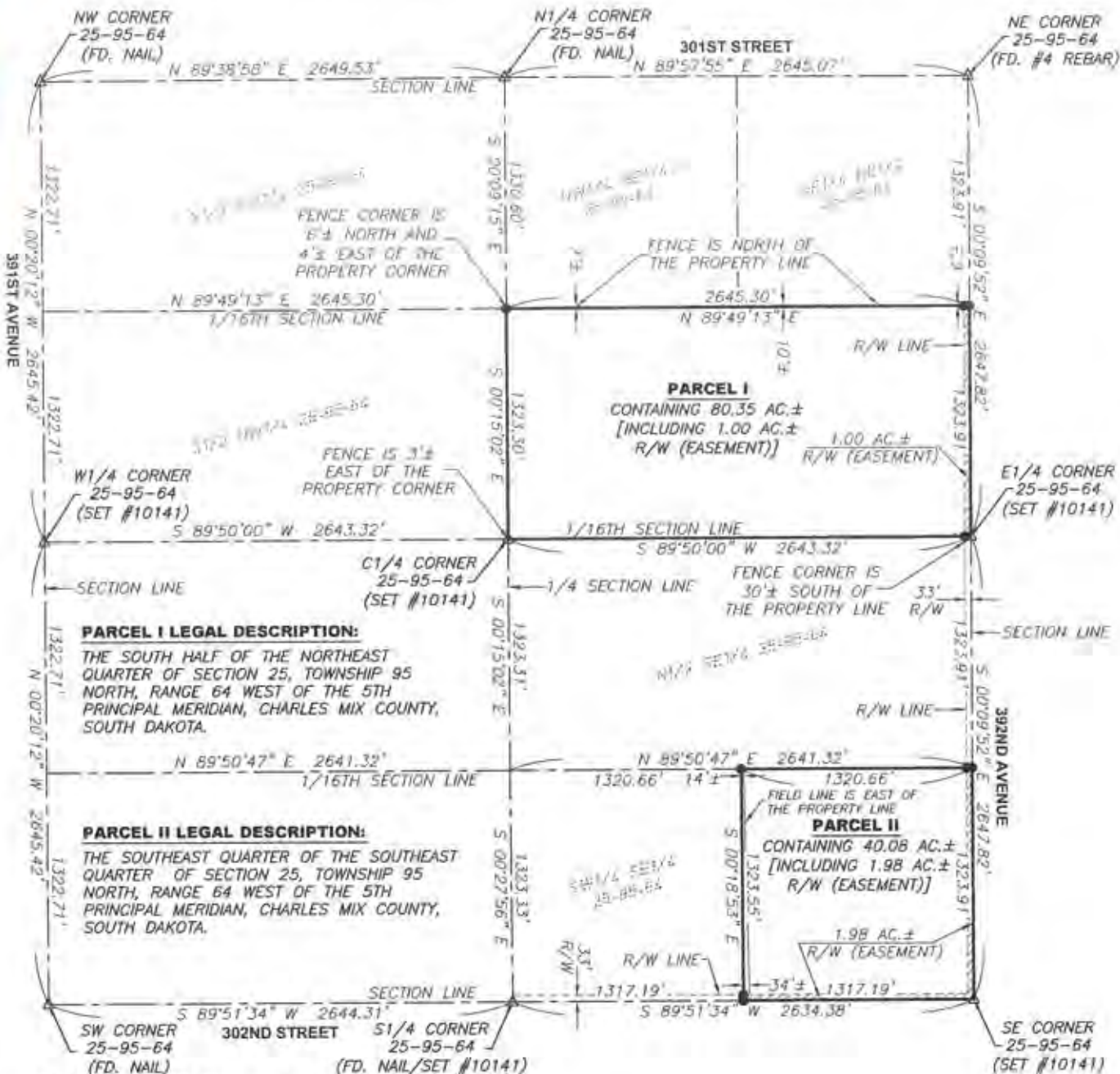
WETLANDS MAP



SALE DRAWING - PARCEL I AND PARCEL II

IN SECTION 25 TOWNSHIP 95 NORTH, RANGE 64 WEST OF THE 5TH P.M., CHARLES MIX COUNTY, SOUTH DAKOTA.

TRACT TWO
80.35 ACRES



OWNERS: KOCER LIVING TRUST
CLIENT: WIEMAN LAND AND AUCTION

PARCEL I LEGAL DESCRIPTION:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 95 NORTH, RANGE 64 WEST OF THE 5TH PRINCIPAL MERIDIAN, CHARLES MIX COUNTY, SOUTH DAKOTA.

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TOTAL ACRES FOR PARCE I AND II
120.43 ACRES±
[INCLUDING 2.98 AC.± OF R/W (EASEMENT)]



PREPARED BY:



Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104

- LEGEND:**
- SET PROPERTY CORNER
 - △ SECTION CORNER
 - AC. ACRES
 - R/W RIGHT-OF-WAY
 - RIGHT OF WAY LINE

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #17-227
DRAWN BY: AJR

SALE DRAWING - PARCEL I AND PARCEL II

IN SECTION 25 TOWNSHIP 95 NORTH, RANGE 64 WEST OF THE 5TH P.M., CHARLES MIX COUNTY, SOUTH DAKOTA.

TRACT TWO
80.35 ACRES



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PARCEL I
CONTAINING 80.35 AC.±
[INCLUDING 1.00 AC.±
R/W (EASEMENT)]

PARCEL II
CONTAINING 40.08 AC.±
[INCLUDING 1.98 AC.±
R/W (EASEMENT)]

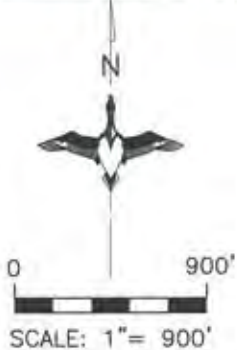
OWNERS: KOCER LIVING TRUST
CLIENT: WIEMAN LAND AND AUCTION

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TOTAL ACRES FOR PARCE I AND II

120.43 ACRES±
[INCLUDING 2.98 AC.± OF R/W (EASEMENT)]



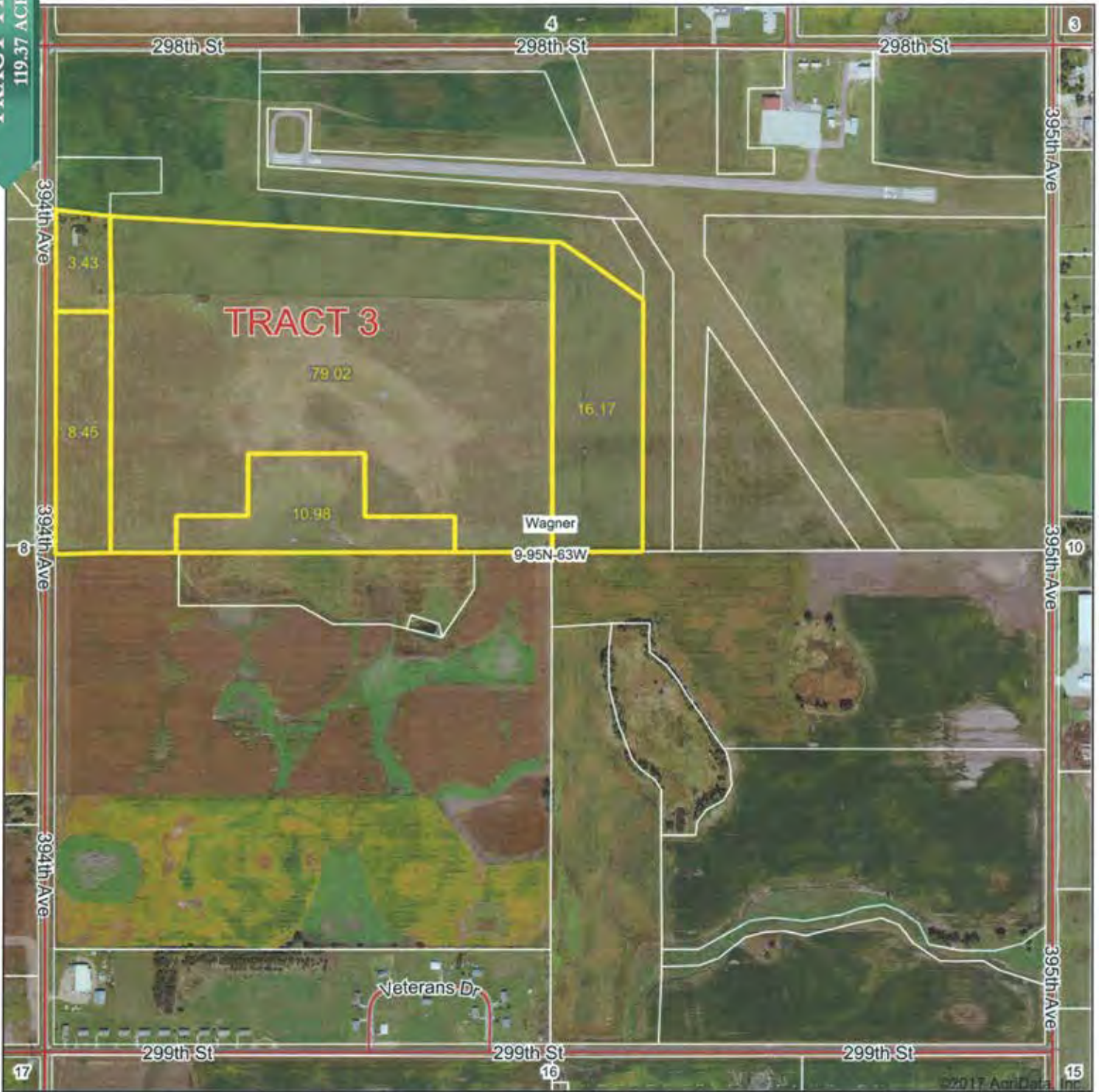
PREPARED BY:

Midwest
Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104

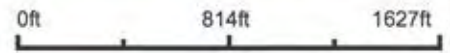
- LEGEND:**
- SET PROPERTY CORNER
 - △ SECTION CORNER
 - AC. ACRES
 - R/W RIGHT-OF-WAY
 - RIGHT OF WAY LINE

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #17-227
DRAWN BY: AJR

Aerial Map



map center: 43° 3' 34.51, -98° 17' 54.08



9-95N-63W
Charles Mix County
South Dakota



9/11/2017

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

Soils Map



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.



State: **South Dakota**
 County: **Charles Mix**
 Location: **9-95N-63W**
 Township: **Wagner**
 Acres: **118.05**
 Date: **9/11/2017**



Area Symbol: SD023, Soil Area Version: 23

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index | Alfalfa hay | Corn | Grain sorghum | Oats | Winter wheat |
|-------------------------|--|-------|------------------|------------------|--------------------|-------------|------------|---------------|------------|--------------|
| HgA | Highmore silt loam, 0 to 2 percent slopes | 55.41 | 46.9% | IIC | 92 | | | | | |
| Hv | Hoven silt loam, 0 to 1 percent slopes | 35.21 | 29.8% | VI5 | 15 | | | | | |
| EeB | Eakin-Ethan complex, 2 to 6 percent slopes | 13.36 | 11.3% | IIE | 74 | 2.7 | 51 | 55 | 57 | 33 |
| HIA | Highmore-Walke silt loams, 0 to 2 percent slopes | 10.75 | 9.1% | IIC | 85 | | | | | |
| Te | Tetonka silt loam, 0 to 1 percent slopes | 3.15 | 2.7% | IVW | 56 | | | | | |
| HhB | Highmore silt loam, 2 to 6 percent slopes | 0.10 | 0.1% | IIE | 91 | | | | | |
| EaA | Eakin silt loam, 0 to 2 percent slopes | 0.07 | 0.1% | IIC | 88 | 2.7 | 53 | 58 | 60 | 35 |
| Weighted Average | | | | | 65.4 | 0.3 | 5.8 | 6.3 | 6.5 | 3.8 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

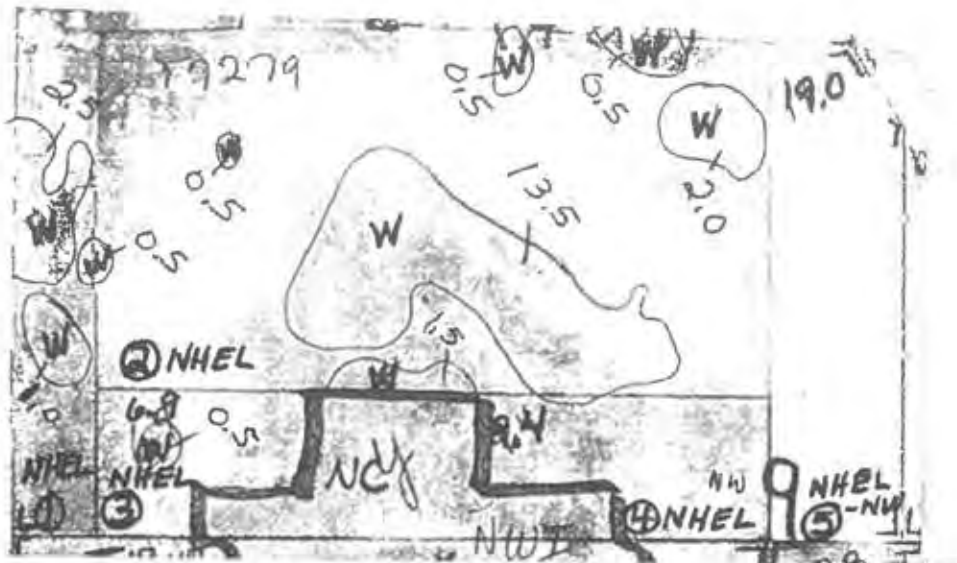
Soils data provided by USDA and NRCS.

TRACT THREE
109.37 ACRES



Property includes a 24' X 56' pole shed with steel siding and cement floor.

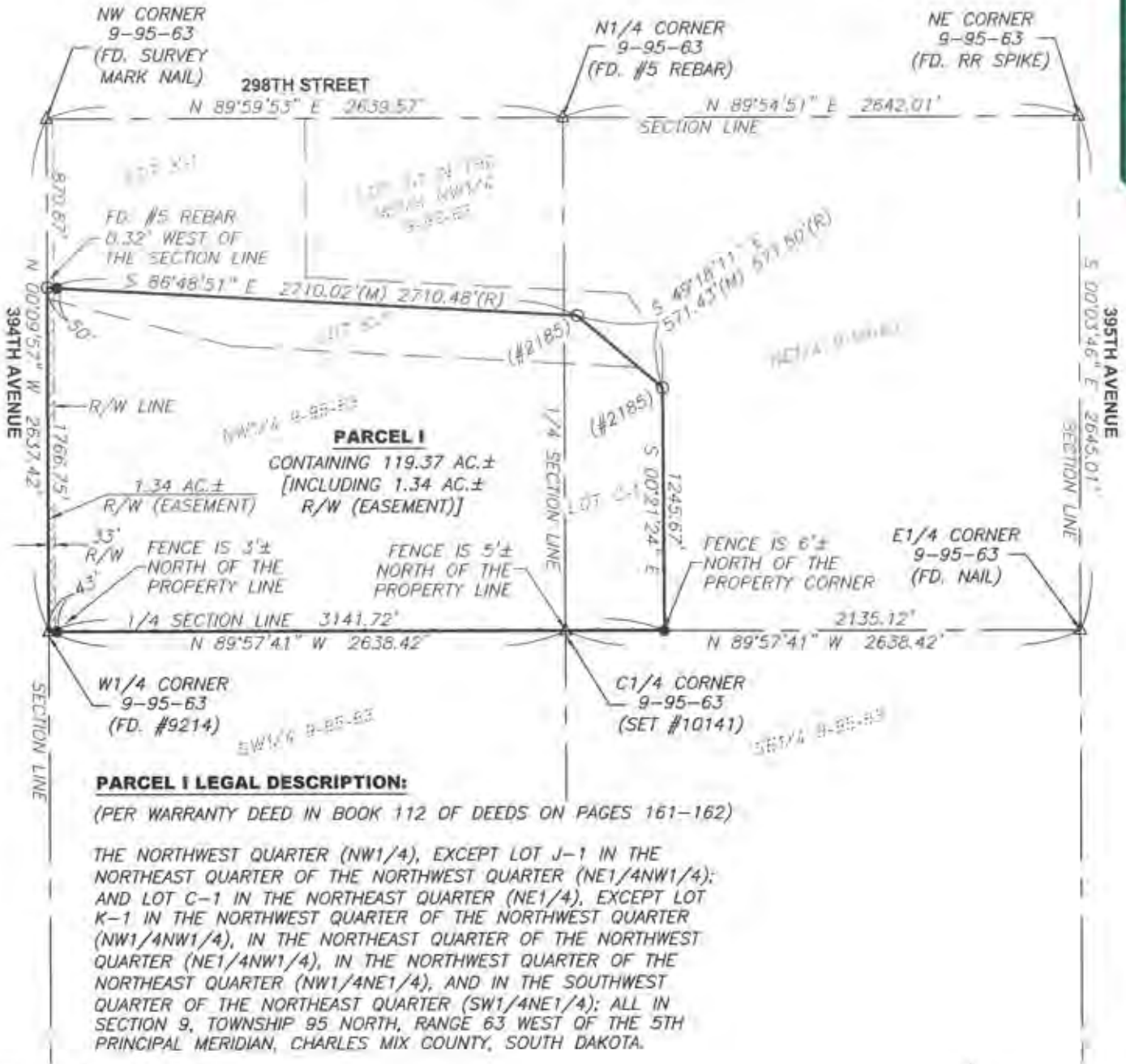
WETLANDS MAP



SALE DRAWING - PARCEL I

IN SECTION 9, TOWNSHIP 95 NORTH, RANGE 63 WEST OF THE 5TH P.M., CHARLES MIX COUNTY, SOUTH DAKOTA.

TRACT THREE
109.37 ACRES



PARCEL I LEGAL DESCRIPTION:

(PER WARRANTY DEED IN BOOK 112 OF DEEDS ON PAGES 161-162)

THE NORTHWEST QUARTER (NW1/4), EXCEPT LOT J-1 IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4); AND LOT C-1 IN THE NORTHEAST QUARTER (NE1/4), EXCEPT LOT K-1 IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4), IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4), IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4NE1/4), AND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4NE1/4); ALL IN SECTION 9, TOWNSHIP 95 NORTH, RANGE 63 WEST OF THE 5TH PRINCIPAL MERIDIAN, CHARLES MIX COUNTY, SOUTH DAKOTA.

OWNERS: KOCER

CLIENT: WIEMAN LAND AND AUCTION

TOTAL ACRES FOR PARCEL I

119.37 ACRES±
[INCLUDING 1.34 AC.± OF R/W (EASEMENT)]



PREPARED BY:



Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104

LEGEND:

- SET PROPERTY CORNER
- FOUND PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #17-228
DRAWN BY: AJR

SALE DRAWING - PARCEL I

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OWNERS: KOCER

CLIENT: WIEMAN LAND AND AUCTION

TOTAL ACRES FOR PARCEL I

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[INCLUDING 1.34 AC.± OF R/W (EASEMENT)]

PREPARED BY:

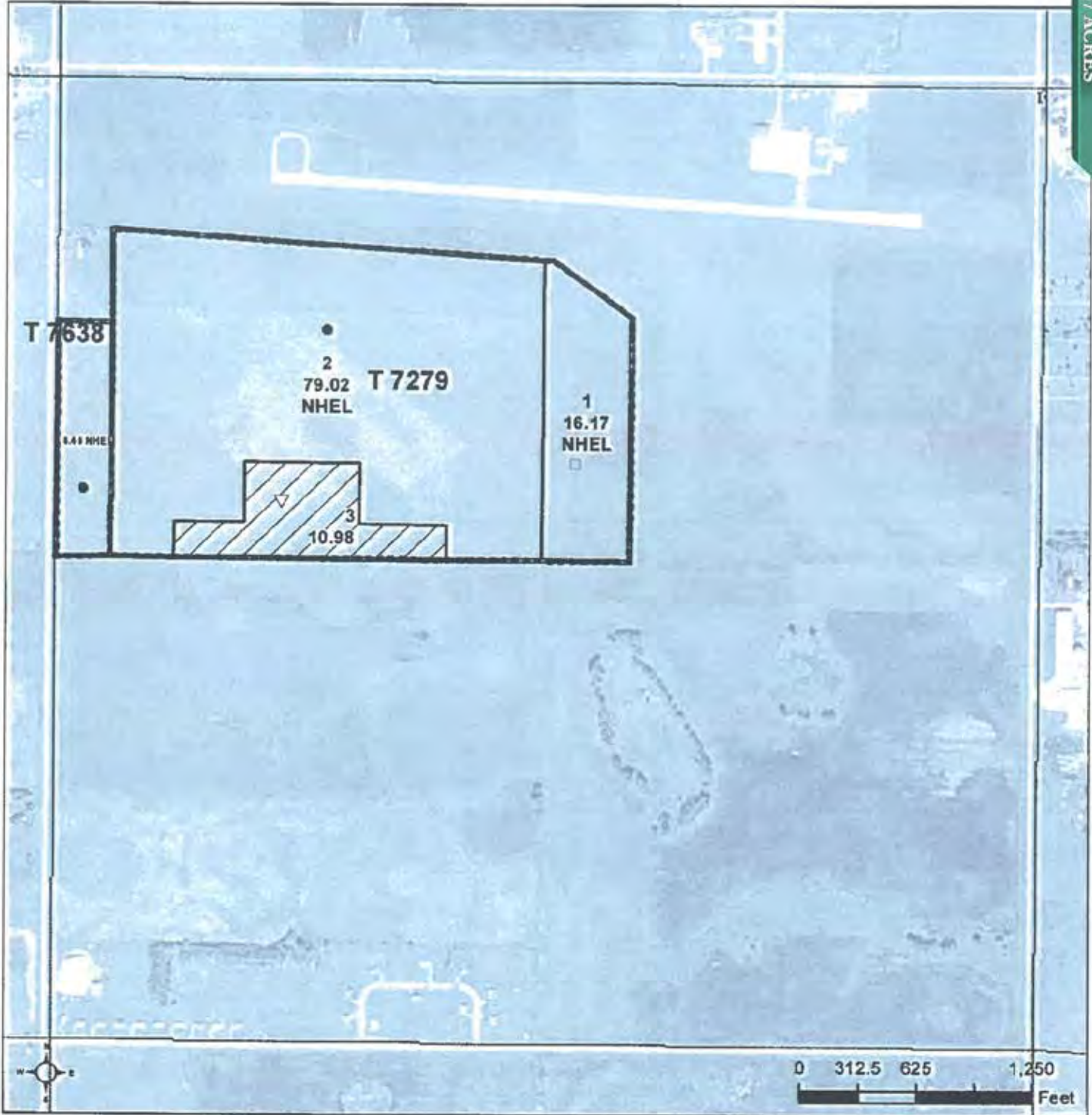
**Midwest
Land Surveying, Inc.**
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 Sioux Falls, South Dakota 57104



LEGEND:

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- FOUND PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- - - - - RIGHT OF WAY LINE

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BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #17-228
DRAWN BY: AJR



- Common Land Unit**
- Non-Cropland
 - Cropland
 - Tract Boundary
 - PLSS
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

2017 Program Year

Map Created April 27, 2017

Farm 8932

9-95N-63W

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).

South Dakota
Charles Mix
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 8932
Prepared: 8/3/17 7:56 AM
Crop Year: 2017
Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Owners: FRED D KOGER AND ALICE M KOGER LIVING TRUST
Other Producers: None

Tract Number: 7638 Description: W 1/2 W 1/2 SW NW 16 9 95 63

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 8.45 | 8.45 | 8.45 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | |
| 0.0 | 0.0 | 8.45 | 0.0 | 0.0 | 0.0 | |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------------|-----------|-----------------------|
| WHEAT | 0.25 | | 45 | 0.0 |
| OATS | 0.25 | | 52 | 0.0 |
| CORN | 3.38 | | 99 | 0.0 |
| SOYBEANS | 3.38 | | 33 | 0.0 |
| Total Base Acres: | 7.26 | | | |

Owners: FRED D KOGER AND ALICE M KOGER LIVING TRUST
Other Producers: None

Tract Number: 7279 Description: S 1/2 NW LES B.9, S 1/2 S 1/2 N 1/2 NW 16, 2 A, 9 95 63

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 106.17 | 95.19 | 95.19 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | |
| 0.0 | 0.0 | 95.19 | 0.0 | 0.0 | 0.0 | |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------------|-----------|-----------------------|
| WHEAT | 2.86 | | 45 | 0.0 |
| OATS | 2.86 | | 52 | 0.0 |
| CORN | 38.06 | | 99 | 0.0 |
| SOYBEANS | 38.06 | | 33 | 0.0 |
| Total Base Acres: | 81.84 | | | |



ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE

Issued By
CHICAGO TITLE INSURANCE COMPANY

Commitment No.: CM-4282 (17-0245)

SCHEDULE A

1. Effective Date: March 23, 2017 at 08:00 AM

2. Policy or Policies to be issued:

Amount

a. ALTA Owners Policy (06/17/06)

TBD

Proposed Insured: To Be Determined

b. ALTA Loan Policy (06/17/06)

TBD

Proposed Insured: To Be Determined, its successors and/or assigns as their respective interests may appear.

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:

Fred D. Kocer and Alice M. Kocer, as Trustees of the FRED D. KOCER AND ALICE M. KOCER LIVING TRUST

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

Parcel 1:

The northwest quarter (NW¼) and Lot C-1 in the northeast quarter (NE¼), less Lot J-1 in the NE¼NW¼, and less Lot K-1 in the NW¼NW¼, NE¼NW¼, NW¼NE¼ and SW¼NE¼; all in Section nine (9), Township ninety-five (95) North, Range sixty-three (63) West of the Fifth Principal Meridian, Charles Mix County, South Dakota;

Parcel 2:

The south one-half of the northeast quarter (S½NE¼), Section twenty-five (25), Township ninety-five (95) North, Range sixty-four (64) West of the Fifth Principal Meridian, Charles Mix County, South Dakota;

Parcel 3:

The southeast quarter of the southeast quarter (SE¼SE¼), Section twenty-five (25), Township ninety-five (95) North, Range sixty-four (64) West of the Fifth Principal Meridian, Charles Mix County, South Dakota.

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SCHEDULE B

SCHEDULE B

1. Requirements:

- a. A properly executed Affidavit and General Indemnity Agreement must be properly executed by the Sellers and Buyers and returned to our office. Documents will be provided once insured parties are determined.
- b. As this property is vested in trustees, (Fred D. Kocer and Alice M. Kocer, as Trustees of the FRED D. KOCER AND ALICE M. KOCER LIVING TRUST) it is subject to the provisions of the trust and the following must be provided:

(a) An original of the trust must either be placed of record or a fully executed copy entitled to be recorded be deposited with the Charles Mix County Title Company, with the authority to record the same if necessary to prove the marketability of title;

(b) The trust must provide that the trustee has authority to convey the property;

(c) A properly executed Trustee's Warranty Deed to the proposed insured must be placed of record; and

(d) An affidavit must be furnished to the Charles Mix County Title Company that indicates that the trust has not been revoked or canceled, and that there are no other amendments, additions, or modifications to the trust.

NOTE: Pursuant to SDCL 55-4-51, the CERTIFICATE OF TRUSTEE (attached hereto) may be executed in lieu of a, b and d above. The document must be properly executed simultaneously or after the Trustee's Deed and the original provided to the Charles Mix County Title Company.

- c. The record discloses no transfers within the last 24 months. The last transfers of record are:

1) Estate of Joel R. Johannsen, Deceased, to Fred Kocer, by Executor's or Administrator's Deed, dated December 19, 1978, filed December 28, 1978, at 10:00 o'clock A.M., recorded in Book 95 of Deeds, page 140, pertaining to Parcel 1.

2) Fred D. Kocer and Alice M. Kocer, husband and wife, to Fred D. Kocer and Alice M. Kocer, husband and wife, as joint tenants with right of survivorship and not as tenants in common, by Warranty Deed, dated January 24, 1979, filed January 26, 1979, at 10:00 o'clock A.M., recorded in Book 96 of Deeds, page 245, pertaining to Parcel 1.

3) Josephine Burian Bartunek, a single woman, to Fred D. Kocer and Alice M. Kocer, husband and wife, as joint tenants with right of survivorship and not as tenants in common, by Warranty Deed, dated March 14, 1980, filed June 5, 1980, at 11:15 o'clock A.M., recorded in Book 97 of Deeds, page 216, pertaining to Parcel 2.

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SCHEDULE B
(Continued)

4) Arlene Frances Martindale and Richard F. Martindale, wife and husband, to Fred Kocer and Alice Kocer, as joint tenants with right of survivorship and not as tenants in common, by Warranty Deed, dated February 6, 1970, filed February 18, 1973, at 10:00 o'clock A.M., recorded in Book 86 of Deeds, page 587, pertaining to Parcel 3.

5) Fred D. Kocer aka Fred Kocer and Alice M. Kocer aka Alice Kocer, husband and wife, to Fred D. Kocer and Alice M. Kocer, as Trustees of the FRED D. KOCER AND ALICE M. KOCER LIVING TRUST, by Warranty Deed - State Form, dated April 28, 1997, filed May 8, 1997, at 10:15 o'clock A.M., recorded in Book 112 of Deeds, pages 161-162, pertaining to Parcels 1, 2 and 3, along with other property.

6) Estate of Alice M. Kocer, deceased - Affidavit For Termination of Life Estate Interest and Certificate of Death - dated September 15, 2003, filed September 16, 2003, at 10:10 o'clock A.M., recorded in Book 47 of Miscellaneous Records, page 193, pertaining to Parcels 1, 2 and 3, along with other property.

- c. The mortgage we are asked to insure must be properly executed by and placed of record.
 - e. The assignment, if any, we are asked to insure must be properly executed and placed of record.
 - f. We have not made any search in regard to mobile home/manufactured homes. Subsequently, we are not liable for any liens, judgments and/or taxes, current or delinquent, which would apply to the same.
 - g. Please be advised that the Tax Reform Act of 1986 requires that the following information be provided at closing:
 - A) Seller's Tax Identification Number or Social Security Number.
 - B) Seller's full address after the closing.
2. 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:
- a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
 - b. Rights or claims of parties in possession not shown by the public records.
 - c. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - d. Easements or claims of easements not shown by the public records.

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SCHEDULE B
(Continued)

- 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.
- f. Taxes or special assessments which are not shown as existing liens by the public records.
- g. The 2016 real estate taxes due and payable in 2017 are due and payable as follows:
- NW $\frac{1}{4}$ less Lot J-1 in NE $\frac{1}{4}$ NW $\frac{1}{4}$; Lot C-1 in NE $\frac{1}{4}$; less Lot K-1 in N $\frac{1}{2}$ (33.58 A), Section 9-95-63 (119.98 A), assessed to Fred D. & Alice M. Kocer Living Trust, PO Box 197, Pickstown, SD, Parcel #15.09.2000, tax in the total amount of \$1,363.24-----\$ PAID
- S $\frac{1}{2}$ NE $\frac{1}{4}$, Section 25-95-64 (60 A), assessed to Fred D. & Alice M. Kocer Living Trust, PO Box 197, Pickstown, SD, Parcel #09.25.1030, tax in the total amount of \$841.66-----\$ PAID
- SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 25-95-64 (40 A), assessed to Fred D. & Alice M. Kocer Living Trust, PO Box 197, Pickstown, SD, Parcel #09.25.4040, tax in the total amount of \$562.86-----\$ PAID
- Subject to real estate taxes subsequent to the 2016 tax year which are not yet due and payable.
- h. We have not made any search for coal, metals, asphalt, oil gas and other minerals and are not insuring any such interests, rights or reservations.
- i. Easements, reservations, and restrictions contained in patents and deeds from any government entity.
- j. Any law, statute, ordinance, regulation or right of any governmental entity exercising jurisdiction in the area in which the property described herein is located.
- k. Any existing easements, deeds and all instruments of transfer whether or not shown by public record or specifically set out in this title policy for roads, highways, ditches, canals, laterals and power and transmission lines, utility easements, railroad right of ways, and the right of the public and any governmental entity to that portion of the subject property used for such purposes.
- l. Clear Zone Avigation Easement (Including Transitions) - executed by Joel Johannsen, a single man, and Ann Eggers, grantors, to the City of Wagner, grantee, dated August 30, 1968, filed October 9, 1968, at 11:00 o'clock A.M., recorded in Book 23 of Miscellaneous Records, pages 300-301, pertaining to Parcel 1. See copy attached.
- m. Clear Zone Avigation Easement (Including Transitions) - executed by Joel Johannsen, a single man, and Ann Eggers, grantors, to the City of Wagner, grantee, dated August 30, 1968, filed October 9, 1968, at 11:00 o'clock A.M., recorded in Book 23 of Miscellaneous Records, pages 302-303, pertaining to Parcel 1. See copy attached.

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SCHEDULE B
(Continued)

- n. Right-of-Way Easement - executed by Joel Johannsen & Eleanor Johannsen, grantors, to Randall Community Water District, grantee, dated June 10, 1975, filed March 14, 1977, at 4:00 o'clock P.M., recorded in Book 27 of Miscellaneous Records, page 147, pertaining to Parcel 1. See copy attached.
- o. Buried Exchange Facility Easement - executed by Fred D. Kocer, owner, to Northwestern Bell Telephone Company, an Iowa corporation, dated February 22, 1983, filed March 7, 1983, at 10:00 o'clock A.M., recorded in Book 29 of Miscellaneous Records, pages 997-998, pertaining to Parcel 1. See copy attached.
- p. Clear Zone Avigation Easement (Including Approach and Longitudinal Transitions) - executed by Fred D. and Alice M. Kocer, grantors, to the City of Wagner, grantee, dated December 29, 1993, filed February 2, 1994, at 9:30 o'clock A.M., recorded in Book 40 of Miscellaneous Records, pages 138-143, pertaining to Parcel 1. See copy attached.
- q. Transmission Line Right-of-Way Easement - executed by Fred Kocer & Alice M. Kocer, husband and wife, to East River Electric Power Co-Operative, Inc., a cooperative corporation, dated February 17, 1982, filed March 23, 1982, at 8:30 o'clock A.M., recorded in Book 31 of Miscellaneous Records, page 827, pertaining to Parcels 2 and 3. See copy attached.
- r. Order To Vacate - executed by The Board of Township Supervisors for Highland Township, dated June 14, 1993, filed June 30, 1993, at 10:20 o'clock A.M., recorded in Book 39 of Miscellaneous Records, pages 829-830, pertaining to Parcel 3, along with other property. See copy attached.
- s. Affidavit executed by Michael J. Whalen, attorney for Charles Mix Electric Association, Inc., referring to numerous unrecorded original Right-of-Way Easements, dated October 12, 2010, filed December 20, 2010, at 8:35 o'clock A.M., recorded in Book 54 of Miscellaneous Records, page 237, pertaining to Parcels 1, 2 and 3, along with other property. See copy attached.
- t. Matters concerning the proposed insured which do or may affect title to the subject premises.
- u. As the proposed insured has not been determined, we reserve the right to add additional exceptions.
- v. Any adverse claim to title made by or on behalf of an Indian Allottee or the heirs of such Allottee based upon the assertion that such land was improperly removed from the United States Government Trust Protection, pertaining to Parcels 2 and 3.
- w. Statutory Easements for highways along the section line or lines bounded or within the land herein described.
- x. Subject to such further matters as may appear of record at the time the final policy is issued.

END OF SCHEDULE B.

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Charles Mix County
**FARMLAND
AUCTION**

**239.8
Acres**



TERMS: Cash sale with 15% (non-refundable) down payment on auction day, with the balance on or before December 4, 2017. Trustees Deed to be granted with the cost of the title insurance split 50-50 between buyer and seller. Seller to pay all of the 2017 taxes due. New buyer will be responsible for the 2018 taxes due in 2019. Sold subject to Trustees Approval and all easement and restrictions or record. Remember auction held indoors at the Wagner American Legion.

Tuesday
October 24th
at 10:30 AM



44628 SD HWY, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"