

Turner County

FARMLAND AUCTION

**60
Acres**

Wednesday

April 18th

at 10:30 AM

OWNER:

**JASON & ALICIA
KNUTSON**

WIEMAN
LAND & AUCTION

44628 SD HWY, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

60-ACRES ALL TILLABLE LAND IN SWAN LAKE TOWNSHIP TURNER COUNTY AT AUCTION

As we have purchased other land we will offer the following land at public auction on the land site located from 4-way stop in Viborg, SD go 2-miles east on 291st St. turn north 1 ½ miles on 458th Ave. west side of the road on:

WEDNESDAY APRIL 18TH
10:30 A.M.

It is our privilege to offer this all tillable tract of land found in the tightly held Swan Lake Township of Turner County. New buyer will receive immediate possession auction day. Come take a look lots of possibilities for new acreage site, or additional acres for the farmer or investor.

LEGAL: The North 60-acres of the SE ¼ of Section 25, 97-53 Turner County, South Dakota.

- 59.97 acres tillable with the balance found in RROW. Planted to corn in 2017 and fall tillage was completed.
- Soil production rating of 75.7. Predominant soils include Egan-Trent (92) and Egan-Ethan (77) Baltic silty loam (37)
- Annual Taxes are \$1,378.66. Seller will have the south boundary line pinned by a surveyor. New fence if needed will be paid by the buyer pursuant to SD fencing laws.
- Aerial & Soil Maps, wetland maps, base & yield info and other pertinent info can be found in the buyers packet.
- Property has a 12" non-perforated clay tile located on the west end.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Buyers packets can be mailed out by calling the auctioneers at 800-251-3111. Drone video footage and a copy of the buyers packet can be viewed at www.wiமானuction.com.

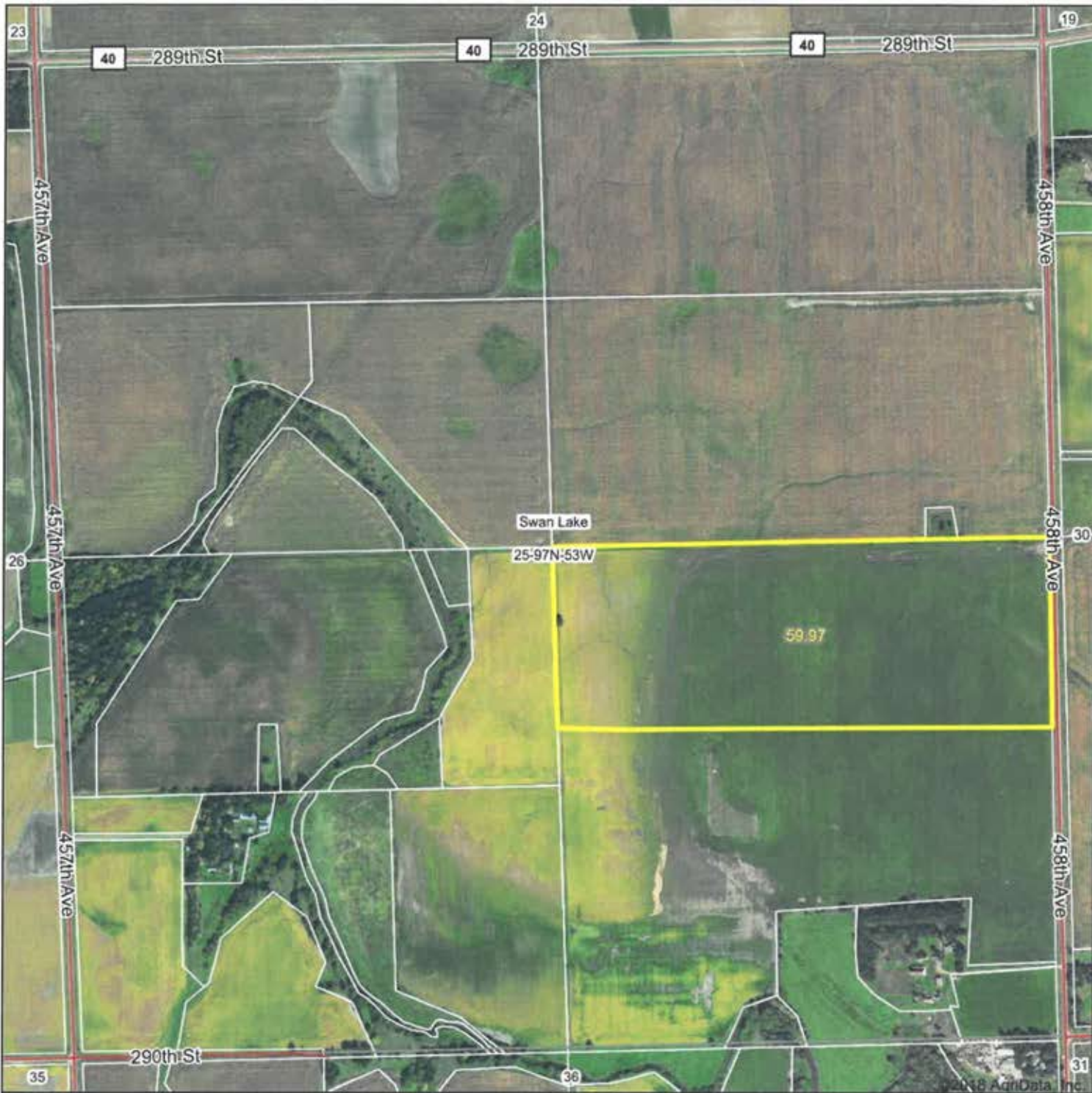
TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before May 23, 2018. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Buyer to pay all of the 2018 taxes due in 2019. Possession to be given upon making the non-refundable down payment, and buyer can begin field work. Failure to close as per the purchase agreement, shall result in forfeiture of down payment and crop planted. Please have your financing in order. Remember land auction held on site.

JASON & ALICIA KNUTSON – OWNERS
605-530-1723

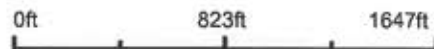
Wieman Land & Auction Co. Inc.
Marion, SD 800-251-3111
www.wiமானuction.com

Turner County Title
Closing Agent
605-297-5555

Aerial Map



map center: 43° 11' 31.76, -97° 3' 7.87



25-97N-53W
Turner County
South Dakota

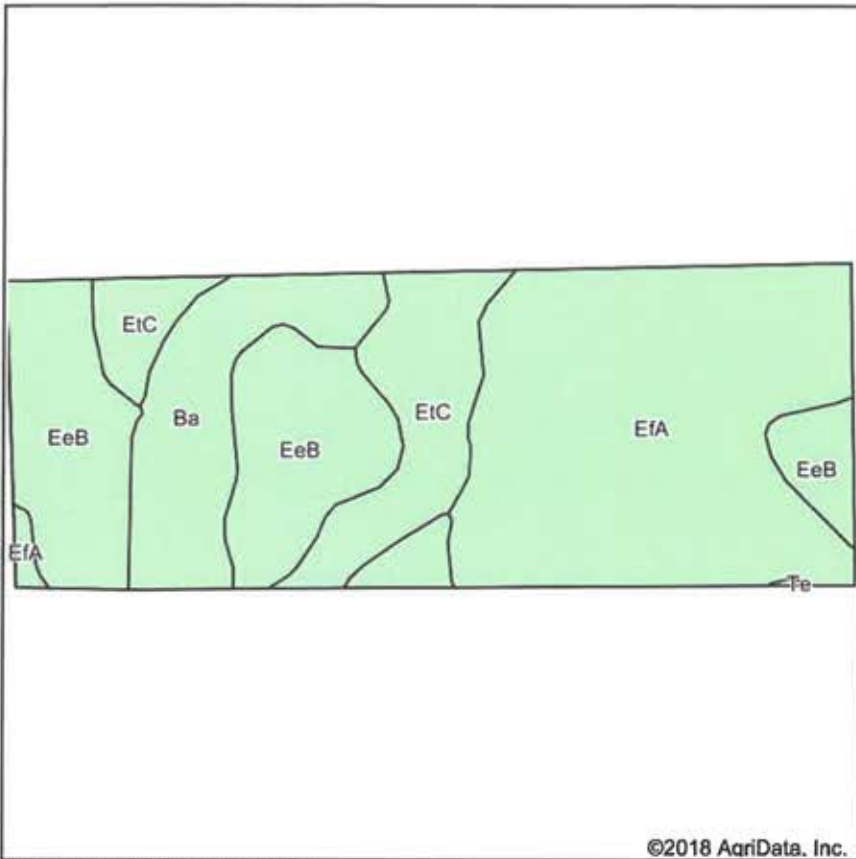


3/15/2018

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgridataInc.com

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: **25-97N-53W**
 Township: **Swan Lake**
 Acres: **59.97**
 Date: **3/2/2018**



Maps Provided By:



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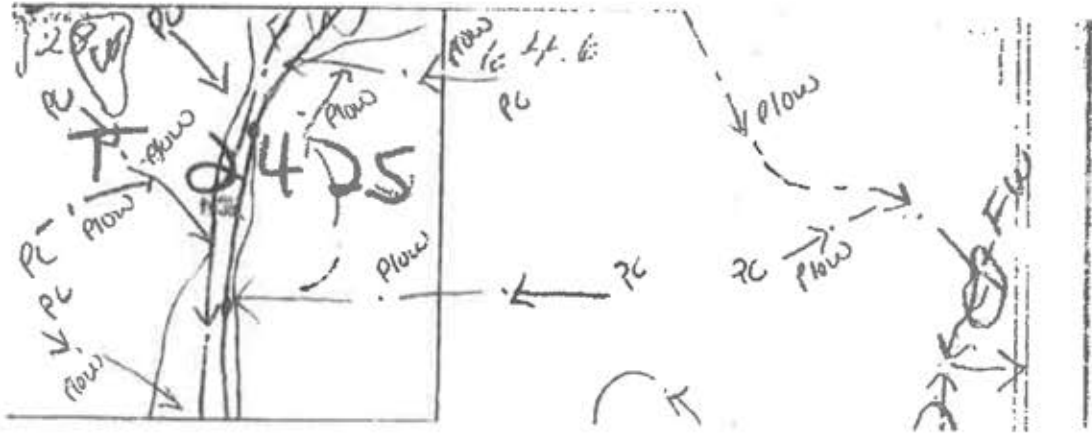
Area Symbol: SD125, Soil Area Version: 19

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	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
EeA	Egan-Trent silty clay loams, 0 to 2 percent slopes	26.10	43.5%	Is	92	4.7	55	94	10.8	54	68	36	41	61	53	46
EeB	Egan-Ethan complex, 2 to 6 percent slopes	16.90	28.2%	Ile	77	4	47	77	8.9	45	58	29	35	58	49	44
EtC	Ethan-Egan complex, 5 to 9 percent slopes	8.69	14.5%	IVe	61	3.4	38	60	6.9	35	47	22	29	56	47	41
Ba	Baltic silty clay loam	8.28	13.8%	Vw	37		5	29	3.4	17	6	10	1	9	8	6
Weighted Average					75.7	3.7	43.4	75.3	8.7	43.6	53.6	28.4	32	52.3	44.8	39.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Wetlands Map



SOUTH DAKOTA
TURNER
Form: FSA-156EZ



FARM : 8490
Prepared : Mar 12, 2018
Crop Year : 2018

Tract 5731 Continued ...

Soybeans	58.80	0.00	0	41
TOTAL	141.70	0.00		

NOTES

Tract Number : 5734
 Description : N 60 ACRES SE 25 97 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 : ALICIA ANN KNUTSON, JASON RODNEY KNUTSON
 Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
59.97	59.97	59.97	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	59.97	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	4.50	0.00	0	54
Corn	27.90	0.00	0	137
Soybeans	23.00	0.00	0	41
TOTAL	55.40	0.00		

NOTES

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.: 18-TI-11548
Applicant Order No.:

Loan No.:

1. Effective date: March 7, 2018 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	

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:
Jason Knutson and Alicia Knutson, husband and wife, as joint tenants with right of survivorship and not as tenants in common

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

The North 60 acres of the Southeast Quarter (SE 1/4) of Section Twenty-Five (25), Township Ninety-Seven (97) North, Range Fifty-Three (53) West of the 5th P.M., Turner County, South Dakota.

**SCHEDULE B - SECTION I
REQUIREMENTS**

1. THE COMPANY requires a Warranty Deed be executed and recorded conveying title from Jason Knutson and Alicia Knutson, husband and wife to the purchaser of the property.
2. The enclosed Seller's and Buyer's Affidavits must be completed and returned to our office. NOTE: THIS will required at the time of Closing.
3. ALL open mortgages must be satisfied of record.
4. 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.
5. Documents in insurable form and satisfactory to us must be signed, delivered and duly filed of record.
6. 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. REAL ESTATE MORTGAGE executed by Jason R. Knutson, a/k/a Jason Knutson and Alicia A. Knutson, a/k/a Alicia Knutson, husband and wife, to Farm Credit Services of America, FLCA, Omaha, NE, in the face amount of \$ _____ dated December 7, 2011, filed December 7, 2011 @ 1:30 P.M. and recorded in Book 175 of Mortgages, page 597, Turner County Records.
11. VESTED DRAINAGE RIGHT FORM, dated June 29, 1992, filed June 29, 1992 @ 1:30 P.M. and recorded in Book 41 of Misc., page 722, Turner County Records, claims the right of drainage from the SE 1/4 Sec 25-97-53 onto the SW 1/4 Sec 30-97-52.
12. RIGHT-OF-WAY EASEMENT, dated December 7, 1998, filed December 14, 1998 @ 8:30 A.M. and recorded in Book 43 of Misc., page 867, 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 SE 1/4 Sec 25-97-53.
13. 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.
14. 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.

SCHEDULE B - SECTION II
EXCEPTIONS
(Continued)

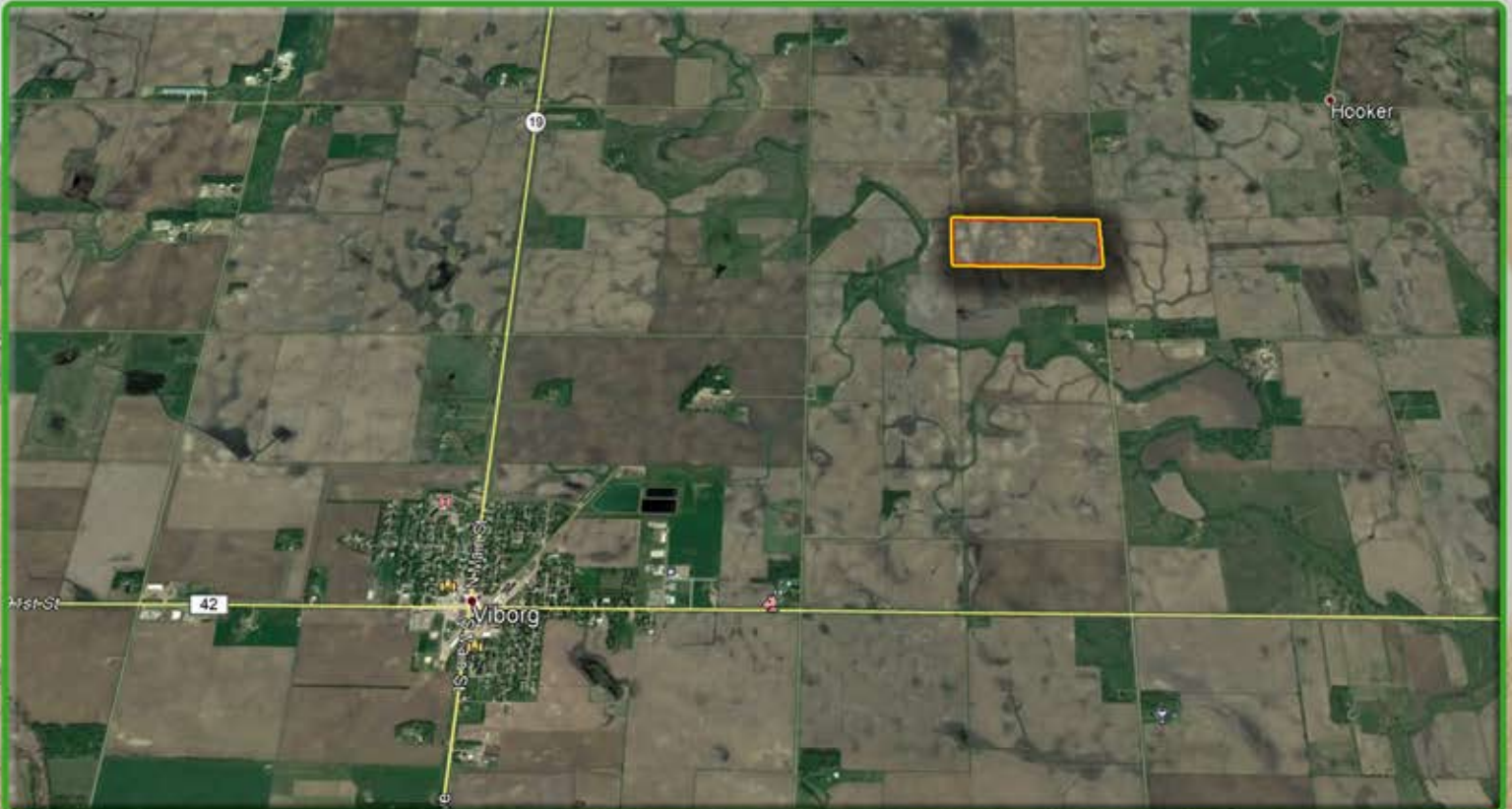
15. REAL ESTATE TAXES FOR THE YEAR 2018 and subsequent years which constitute a lien but are not due and payable. Real Estate Taxes for the year 2017 payable in 2018 in the total amount of \$1,378.86 are paid in full. Parcel #: 17000-09753-254-10
16. Note: Coverage of this Commitment extends only to 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

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