

Turner County

FARMLAND AUCTION

38
Acres

Friday
October 19th
at 10:30 AM

OWNER:
WORLD ACQUISITIONS LLC



44628 SD HWY, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**38 ACRES DOLTON TOWNSHIP TURNER COUNTY ALL TILLABLE LAND
AT AUCTION**

As we are dissolving our LLC we will offer the following land for sale at public auction in the Wieman Auction Facility located 1-mile south and ½ mile west of Marion, SD on Hwy. 44 on:

**FRIDAY OCTOBER 19TH
10:30 A.M.**

It is our privilege to offer this all tillable tract of land located in the tightly held Dolton Twp of Turner County. Powerful soil rating with only two soil types to manage makes this a great add-on piece for the farmer or investor or even a new home acreage site. New buyer able to farm or lease out for the 2019 crop year. Come take a look!

LEGAL: The N ½ of the N ½ of the NW ¼ lying east of the road right of way in Section 35, 100-55 Turner County, SD.

LOCATION: From Central Farmers Coop (NW corner of Marion) go 2-miles west on 273rd St. turn north ¾ mile on 444th Ave east side of the road or at the junction of 272nd St. and 444th Ave.

- 38-taxable acres of land with 34.92 acres tillable balance in grass and RROW.
- Soil Production rating of 74.9. Only two soil types to manage Clarno-Bonilla loams, and Ethan-Betts loams. Eastern ½ of property has 0-2% slopes, western half begins to roll
- New buyer able to farm or lease out for the 2019 crop year. Annual Taxes \$757.40.
- Base & Yield info, wetland maps, title insurance and other pertinent info found in the buyers packet.
- Great add on piece bordered on two sides by gravel township roads and only ¾ of a mile from oil road. Close proximity to major grain markets.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Buyer packets can be mailed out by calling the auctioneers at 800-251-3111 or can be viewed along with drone video footage at www.wiemanauktion.com.

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before November 30th, 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. Buyer to receive landlord's possession at closing and full possession on March 1, 2019. Remember auction held indoors at the Wieman Auction Facility.

WORLD ACQUISITIONS LLC – OWNER

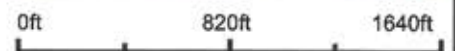
Wieman Land & Auction Co. Inc.
Marion, SD 800-251-3111
www.wiemanauktion.com

Dale Strasser
Closing Attorney
605-925-7745

Aerial Map



map center: 43° 26' 13.78, -97° 18' 36.65

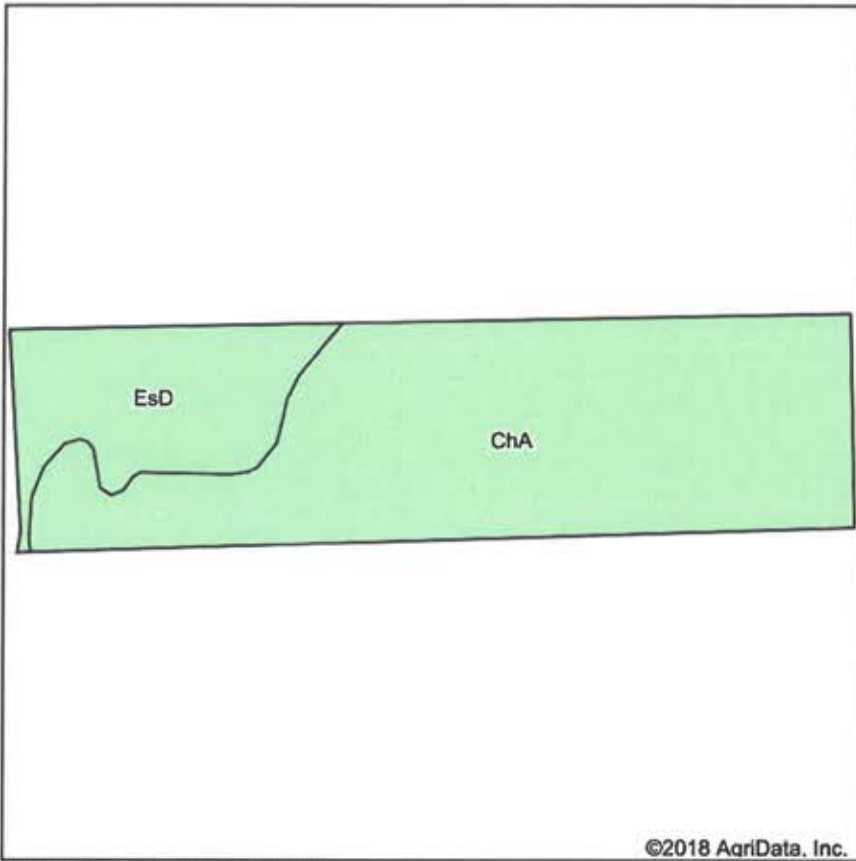


35-100N-55W
Turner County
South Dakota



8/16/2018

Soils Map



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.



State: **South Dakota**
 County: **Turner**
 Location: **35-100N-55W**
 Township: **Dolton**
 Acres: **34.92**
 Date: **8/16/2018**



Maps Provided By:



Area Symbol: SD125, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	NCCPI Overall	NCCPI Corn	NCCPI Small Grains	NCCPI Soybeans
ChA	Clarno-Bonilla loams, 0 to 2 percent slopes	27.05	77.5%	IIc	88	66	50	45	66
EsD	Ethan-Betts loams, 9 to 15 percent slopes	7.87	22.5%	VIe	30	57	44	33	57
Weighted Average					74.9	64	48.6	42.3	64

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Turner County, South Dakota



Common Land Unit PLSS

Cropland
 Tract Boundary

Wetland Determination Identifiers

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

2018 Program Year

Map Created October 27, 2017

Farm 9495

35 -100N -55W

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
TURNER
Form: FSA-156EZ



FARM : 9495
Prepared : Aug 24, 2018
Crop Year : 2018

Abbreviated 156 Farm Record

Tract 6178 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	138.14	0.00	0	120
Soybeans	76.60	0.00	0	39
TOTAL	214.74	0.00		

NOTES

Tract Number : 6409
Description : NNNW 35 100 55
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 : WORLD ACQUISITIONS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
34.92	34.92	34.92	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	34.92	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	15.80	0.00	0	88
Soybeans	14.40	0.00	0	25
TOTAL	30.20	0.00		

NOTES

Tract Number : 6410
Description : SE 26 100 55
FSA Physical Location : SOUTH DAKOTA/TURNER
ANSI Physical Location : SOUTH DAKOTA/TURNER
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : WORLD ACQUISITIONS LLC
Other Producers : None

WETLANDS MAP



N¹/₂ N¹/₂ NW¹/₄

35-100-55

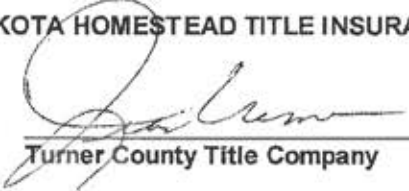


Issuing Agent: Turner County Title Company
Issuing Office File Number: 18-TI-11790

SCHEDULE A

- 1. Commitment Date: September 7, 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 World Acquisitions, LLC, a South Dakota Limited Liability Company.
- 5. The Land is described as follows:
The North Half of the North Half of the Northwest Quarter (N 1/2 N1/2 NW 1/4) of Section Thirty-Five (35), Township One Hundred (100) North, Range Fifty-Five (55) West of the 5th P.M., Turner County, South Dakota.

DAKOTA HOMESTEAD TITLE INSURANCE COMPANY

By: 
Turner County Title Company

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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.

SCHEDULE B, PART I
Requirements

File Number: 18-TI-11790

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 World Acquisitions, LLC, a South Dakota Limited Liability Company to TO BE DETERMINED
 - b. Mortgage from TO BE DETERMINED to TO BE DETERMINED, securing the principal amount of \$
5. THE COMPANY requires the enclosed South Dakota Data Breach Notification Law Compliance Forms be completed by the Sellers and Buyers and returned to our office.
6. OUR COMPANY requires a copy of Certificate of Good Standing in regards to World Acquisitions, LLC, a South Dakota Limited Liability Company or other evidence of corporate existence from the Secretary of State of the state of it's incorporation.
7. THE COMPANY requires a written showing in the form of an Operating Agreement or an internal document that identifies the managers/members authorized to convey the property of World Acquisitions, LLC, a South Dakota Limited Liability Company or in the alternative, the company requires a written statement in the form of a resolution that authorizes the proposed sale and designates the managers/members to sign the Deed. The written statement should be signed by all of the managers/members of World Acquisitions, LLC, a South Dakota Limited Liability Company.
8. 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-11790

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. VESTED DRAINAGE RIGHT FORM, dated June 24, 1991, filed June 24, 1991 @ 2:10 P.M. and recorded in Book 40 of Misc., page 496, Turner County Records, claims the right of drainage from the N 1/2 N 1/2 NW 1/4 East of Road Sec 35-100-55 through ditch onto the SE 1/4 except railroad right-of-way Sec 26-100-55.

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SCHEDULE BI & BII
(Continued)

File Number: 18-TI-11790

3. THE COMPANY does not insure any claims or liabilities arising from consequences of the failure of the Seller, World Acquisitions, LLC, a South Dakota Limited Liability Company, to exist as a legal entity of record capable of holding title to real property in the State of South Dakota.
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. 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.
6. 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 first half of 2017 payable in 2018 in the amount of \$378.20 have been paid; the last half of the 2017 Real Estate Taxes payable in 2018 in the amount of \$378.20 are unpaid on the property described as the N 1/2 N 1/2 NW 1/4 East of Road, Sec 35-100-55. Parcel ID#: 05000-10055-352-00
7. 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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Acres

38 Acres



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