

McCook County

FARMLAND AUCTION

**73.79
Acres**

Monday
October 29th
at 10:30 AM

OWNER:

**ARLENE DAMON
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!"

**73.79 ACRES EMERY TOWNSHIP McCOOK COUNTY LAND
AT AUCTION**

In order to settle the Trust, 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 on Hwy. 44 on:

**MONDAY OCTOBER 29TH
10:30 A.M.**

This auction marks the first time this land has ever been available for sale, since it was homesteaded by the Damon Family. Powerful soils, with great location, along Hwy. 81 makes this an outstanding add on piece for the farmer or investor. New buyer able to farm/lease out for the 2019 crop year. We invite you to inspect the property!

LEGAL: The S ½ of the NE ¼ of Section 35, 102-55 except Lot H-2 and except Tract 1 of Damon's Add in the NE ¼ therein all in McCook County, SD.

LOCATION: From the junction of Hwy 81 and 42 (Stanley Corner) go 3 ½ miles north on Hwy 81 west side of the road or near the junction of Hwy. 81 & 261st St.

- 71.82 acres of tillable land with the balance found in RROW.
- Soil production rating of 70.9. Predominant soils include Clarno loam, Worthing silty loams Clarno-Ethan-Bonilla loams, and others.
- New buyer able to farm or lease out for the 2019 crop year. Annual Real Estate taxes are \$1,519.74
- Base & yield info, wetland maps and title insurance can be found in buyers packet
- One building eligibility will transfer with this property. All fences have been removed sellers will have property surveyed to determine boundary lines.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Buyer's packets and drone video footage can be viewed on www.wiemanauktion.com.

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 5th 2018. Trustee's Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2018 taxes in full. Buyer will receive landlord's possession at closing and full possession on 3-1-19. Sold subject to Trustee's approval. Remember land auction held in the Wieman Auction Facility.

**ARLENE DAMON LIVING TRUST – OWNER
SANDRA RINEHART & DEBORAH JONAS CO-TRUSTEES**

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

Dale Strasser
Closing Attorney
605-925-7745

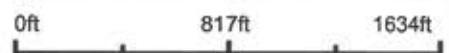
Aerial Map



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map center: 43° 35' 38.01, -97° 23' 53.56



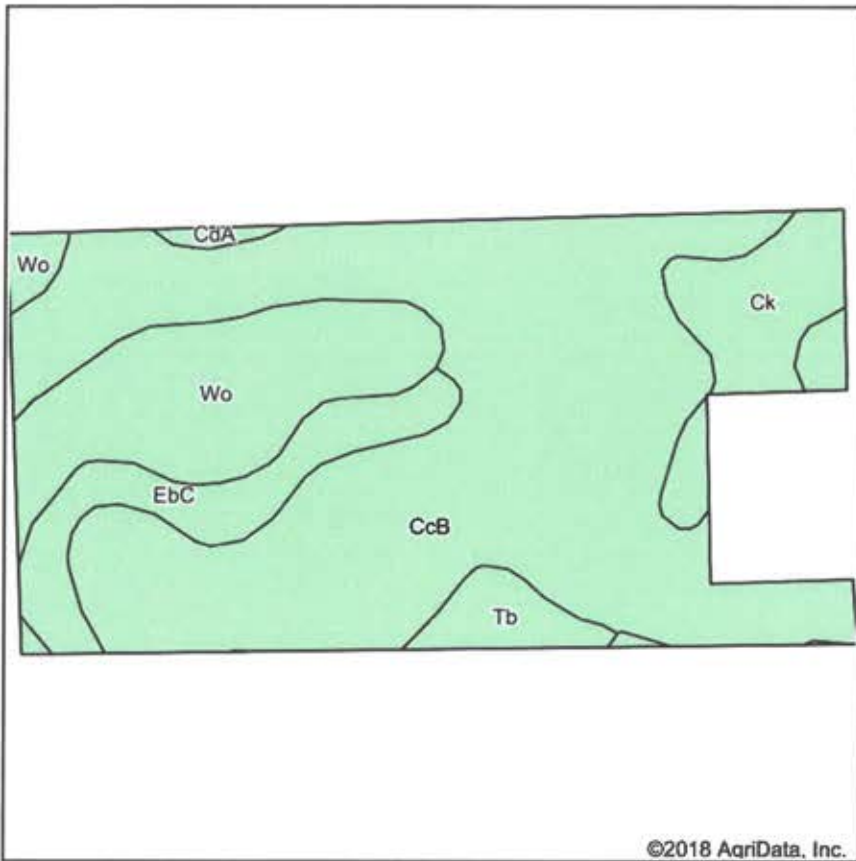
35-102N-55W
McCook County
South Dakota



8/6/2018

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

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **McCook**
 Location: **35-102N-55W**
 Township: **Emery**
 Acres: **71.82**
 Date: **8/6/2018**



Maps Provided By:



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www.AgriDataInc.com



Area Symbol: SD087, 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	NCCPI Small Grains	NCCPI Soybeans
CcB	Clamo loam, 2 to 6 percent slopes	45.23	63.0%	Ile	82									65	49	44	65
Wo	Worthing silty clay loam, 0 to 1 percent slopes	12.13	16.9%	Vw	30									4	2	4	2
EbC	Clamo-Ethan-Bonilla loams, 2 to 9 percent slopes	6.16	8.6%	IIle	69									64	48	41	64
Ck	Crossplain clay loam	5.71	8.0%	IIw	77	1.8	37	73	8.1	42	46	28	28	32	27	22	32
Tb	Telonka silt loam, 0 to 1 percent slopes	2.19	3.0%	IVw	56									13	13	10	9
CdA	Clamo-Bonilla loams, 0 to 2 percent slopes	0.40	0.6%	IIc	88									66	50	45	66
Weighted Average					70.9	0.1	2.9	5.8	0.6	3.3	3.7	2.2	2.2	50.4	38.1	34.2	49.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

McCook County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

2018 Program Year

Map Created May 15, 2018

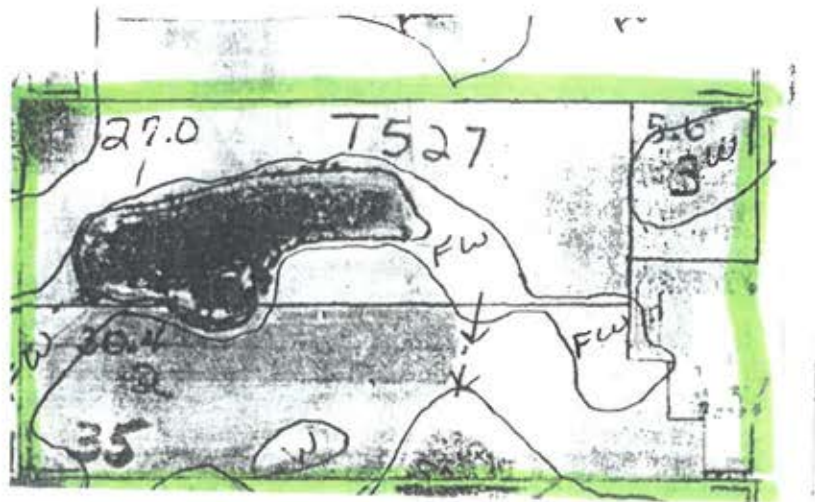
Farm 6599

35 -102N -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).

S ½ NE ¼ except Lot H2 and except Tract 1 of Damon's Addn in NE ¼ of Sec 35-102-55 and a strip of land parallel to and adjacent to the regular public road ROW along east side of Sec 35, said strip being 17' wide and 1326.10' more or less long and extending from east and west 1/16 line of NE ¼ of said Sec 35 to the east and west ¼ line of said Sec 35-102-55

OFFICIAL WETLAND DETERMINATION
for Highlighted Tracts Only





Abbreviated 156 Farm Record

Operator Name : THOMAS WALTER PAPENDICK
 Farms Associated with Operator : 46-087-4857, 46-087-5905, 46-087-6599, 46-087-7202, 46-087-7524, 46-087-7525
 CRP Contract Number(s) : None
 Recon ID : 46-087-2013-34

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
73.24	70.35	70.35	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.Rel. Activity	Broken From Native Sod
0.00	0.00	70.35	0.00		0.00		0.00	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	31.89	0.00	0	162	
Soybeans	32.01	0.00	0	35	
TOTAL	63.90	0.00			

NOTES

Tract Number : 4661
 Description : S NE 35-102-55 exc Tract 1
 FSA Physical Location : SOUTH DAKOTA/MCCOOK
 ANSI Physical Location : SOUTH DAKOTA/MCCOOK
 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 : ARLENE DAMON LIVING TRUST
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
73.24	70.35	70.35	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	70.35	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	31.89	0.00	0	162
Soybeans	32.01	0.00	0	35

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data for reference only:

Issuing Agent: McCook County Abstract & Title Insurance, Ltd.
Issuing Office: 401 N. Nebraska St., P.O. Box 506, Salem, SD 57058
ALTA® Universal ID:
Loan ID Number:
Commitment Number: TI-8253
Issuing Office File Number: TI-8253
Property Address: Not applicable for coverage,,

SCHEDULE A

1. Commitment Date: July 16, 2018 at 07:00AM
2. Policy to be issued:
 - (a) ALTA Own. Policy (06/17/06)
Proposed Insured: TO BE DETERMINED
Proposed Policy Amount: \$ 1,000.00
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 Commitment Date vested in:
ARLENE DAMON LIVING TRUST dated September 25, 2014
5. The Land is described as follows:
THE SOUTH HALF OF THE NORTHEAST QUARTER (S1/2NE1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP ONE HUNDRED TWO (102) NORTH, RANGE FIFTY FIVE (55) West of the 5th P.M., EXCEPT LOT H-2; and EXCEPT TRACT ONE (1) OF DAMON'S ADDITION IN THE NE1/4 THEREIN; and EXCEPT LAND DEEDED FOR ROAD IN BOOK 104 OF DEEDS, PAGE 152, McCook County, South Dakota.

Subject to easements, restrictions, and reservations of record, if any.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

By: Tim Wagoner
McCook County Abstract & Title Insurance, Ltd.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B, PART I
Requirements

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.
5. Requirements may be included as Special Exceptions on SCHEDULE B, PART II.
6. Marital status of any Grantor &/or Mortgagor must be stated on the documents to be insured by the policies (Ownership Deed and/or Mortgage). If married, spouses must sign documents.
7. Seller/Mortgagor Affidavit and/or Purchaser Affidavit (PROVIDED WITH THIS COMMITMENT) to be executed and returned to McCook County Abstract & Title.

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:

1. 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.
2. General Exceptions:
 1. Rights or claim 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 and physical 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.*

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AMERICAN
LAND TITLE
ASSOCIATION



SCHEDULE B
(Continued)

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.

Special Exceptions:

3. Any charges for municipal &/or rural services (i.e. water, sewer, correction of nuisance conditions, etc.) are the responsibility of the parties to this transaction. For information regarding the existence of any such bills, contact the appropriate municipal office.
4. Accrued taxes and assessments for the year 2018 and subsequent years, not yet due or delinquent.
NOTE: 2017 Real Estate Taxes payable in 2018—\$1,519.74—are PAID IN FULL
Parcel #11.35.1002
5. The land described in the Commitment/Policy does not insure amount of acres.
6. This preliminary & informational commitment provides no title insurance. Once a buyer and purchase amount is available, contact our office to update and issue an "official" commitment.
7. RIGHT OF WAY EASEMENT executed by Arlene A. Damon -to- TM Rural Water District, dated April 6, 2001; FILED August 8, 2001 at 2:00 P.M., and recorded in Book 176 of Deeds, Page 394. (SEE ATTACHED COPY.)
8. Statutory Easement for highway along the section line (or lines) bounding (or within) the land herein described.

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Acres**



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