

151.28 ACRES

McCOOK COUNTY LAND

- MONDAY, OCTOBER 3RD AT 10:30AM -

JENNIE M.

KRIER

IRREVOCABLE TRUST



"We Sell The Earth And Everything On It!"

800.251.3111 | Marion, SD | WiemanAuction.com

Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043



151.28 ACRES CANISTOTA TOWNSHIP
McCOK COUNTY LAND AT AUCTION - POWERFUL TILLABLE LAND - GREAT SOIL RATING

In order to settle the Trust, we have decided to offer the following land for sale at public auction located at the Wieman Auction Facility located 1-mile south and ½ mile west of Marion, SD on Hwy. 44 on:

MONDAY OCTOBER 3RD
10:30 A.M.

It is our privilege to offer this powerful tract of land located in the tightly held Canistota Twp of McCook County. Heavy soils with predictable yield potential bordered by I-90 to the north and only 2 ½ miles east of Hwy. 81 provides great access & location. With some work and expense of removing trees and installing drain tile this would be a premier tract of land for any operator or investor! Come take a look!

LEGAL: The SE ¼ of Section 5, 102-54 Except Lot H-1 in 102-54 McCook County, South Dakota.

LOCATION: From the Junction of Hwy. 81 and I-90 (Exit 364) Salem, go ½ mile south turn east on 257th St. go 2 ½ miles north side of the road or at the junction of 257th St. and 444th Ave.

- 147.39 acres tillable, 2.93 acres in trees from former building site, balance in RROW.
- Soil Production rating of 79.7. Predominant soils Clarno-Crossplain (82) and Clarno (82)
- Annual Real Estate Taxes \$3,522.46. New buyer able to farm or lease out for the 2023 crop year. Buyer will settle on taxable acres. No survey's to be completed.
- Base & Yield info, wetland maps, title insurance, and other pertinent info can be found in the buyers packet.
- Planted to both corn and beans in 2022. Gravel township road to the south minimum maintenance road to the east.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience or you may view drone video footage and buyers packets on www.wiemanauktion.com or packets can be mailed out by calling the auctioneers at 800-251-3111.

TERMS: Cash sale with 15% non-refundable down payment auction day with the balance on or before November 15, 2022. Trustee's Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2022 taxes in full. New buyer will pay all 2023 taxes due in 2024. Sold subject to Trustee's approval and all easements and restrictions of record if any. Remember auction held indoors at the Wieman Auction Facility.

JENNIE M. KRIER IRREVOCABLE TRUST – OWNER
JAN FETERL – TRUSTEE

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

First Dakota Title
Closing Agent
605-338-6505

Aerial Map

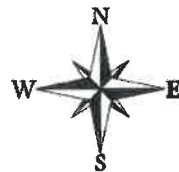


Map Center: 43° 39' 58.74, -97° 20' 16.46



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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5-102N-54W
McCook County
South Dakota



8/22/2022



United States
Department of
Agriculture

McCook County, South Dakota



- Common Land Unit**
- Tract Boundary
 - PLSS
 - Non-Cropland
 - Cropland

Wetland Determination Identifiers

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

2022 Program Year

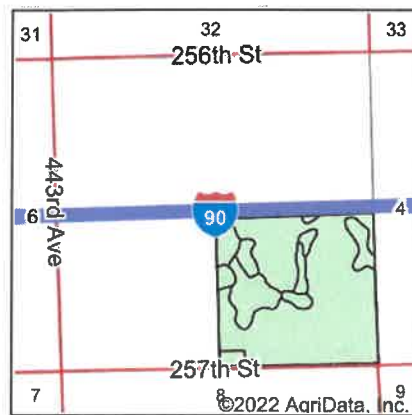
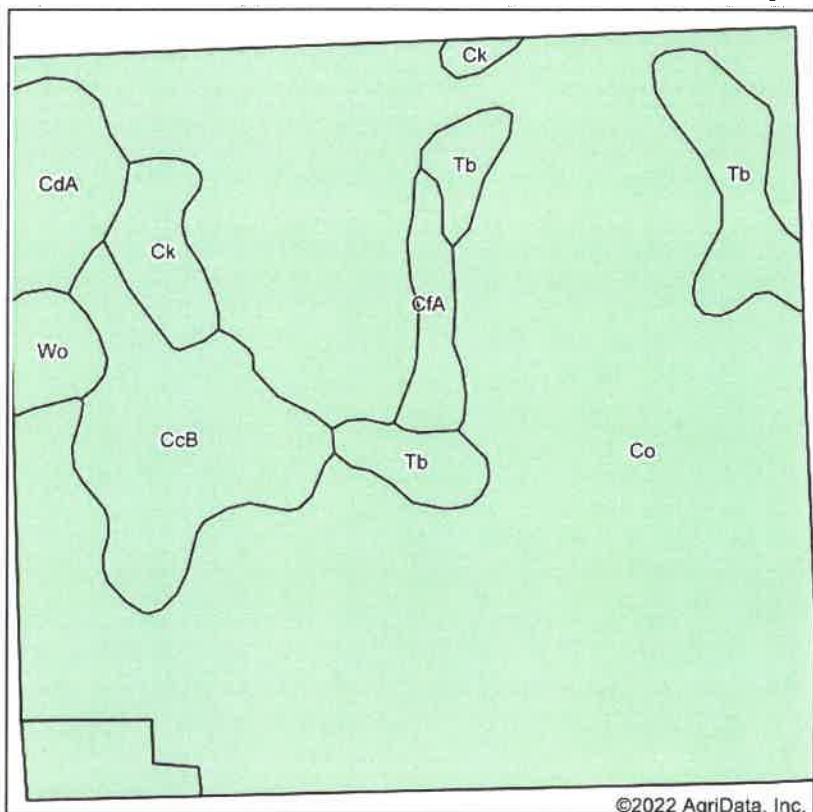
Map Created May 03, 2022

Farm 4940

5-102N-54W-McCook

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).

Soils Map



State: **South Dakota**
 County: **McCook**
 Location: **5-102N-54W**
 Township: **Canistota**
 Acres: **150.32**
 Date: **8/22/2022**



Soils data provided by USDA and NRCS.

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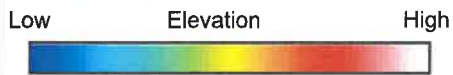
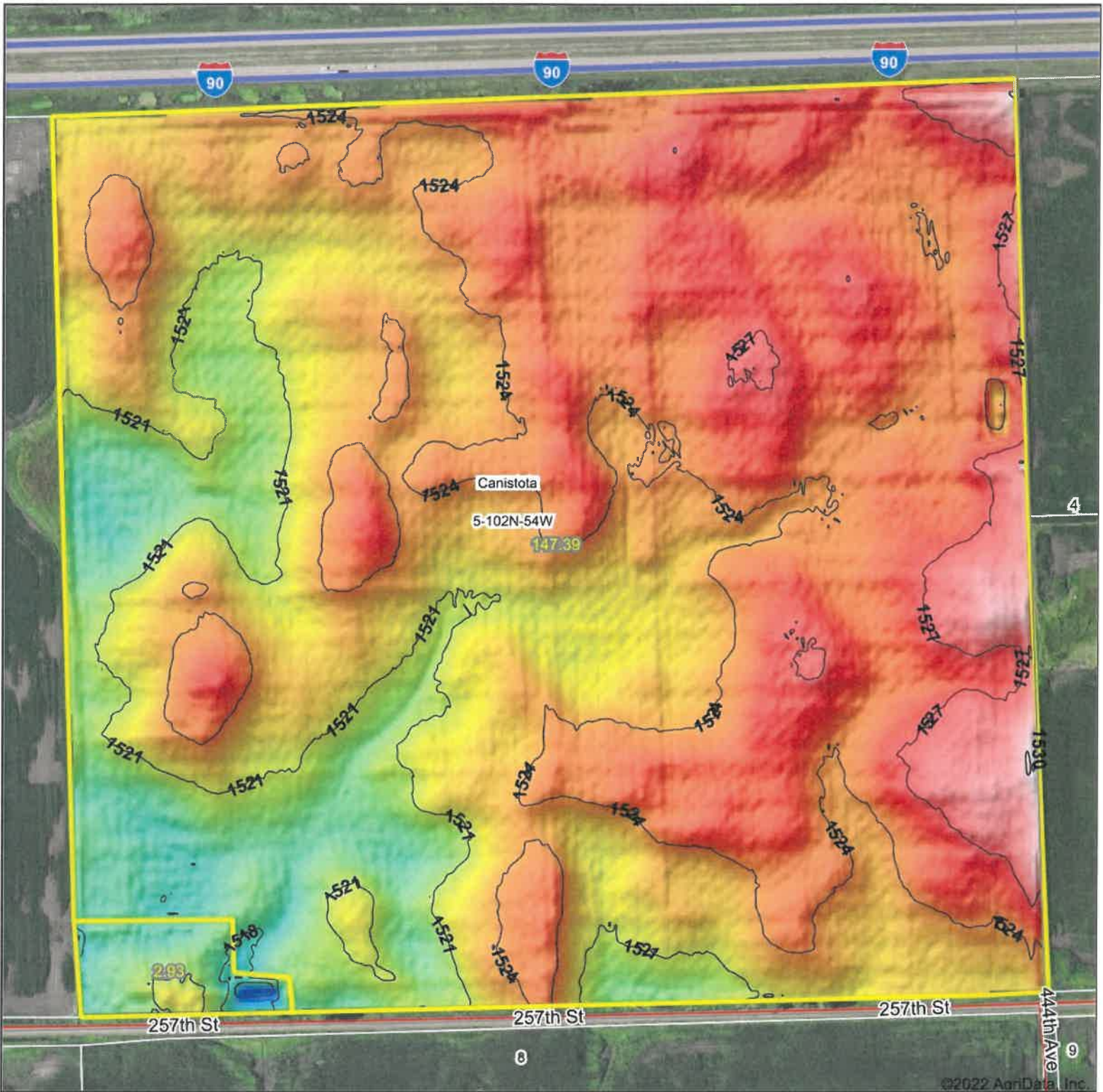
Area Symbol: SD087, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	114.86	76.4%	IIc	82
CcB	Clarno loam, 2 to 6 percent slopes	12.19	8.1%	IIe	82
Tb	Tetonka silt loam, 0 to 1 percent slopes	9.02	6.0%	IVw	56
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	5.24	3.5%	IIc	88
Ck	Crossplain clay loam	3.92	2.6%	IIw	77
CfA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	2.74	1.8%	IIc	82
Wo	Worthing silty clay loam, 0 to 1 percent slopes	2.35	1.6%	Vw	30
Weighted Average				2.17	79.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,512.7
 Max: 1,530.7
 Range: 18.0
 Average: 1,523.4
 Standard Deviation: 2.36 ft



5-102N-54W
McCook County
South Dakota

map center: 43° 39' 58.74, -97° 20' 16.46



Maps Provided By:



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

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SOUTH DAKOTA
MCCOOK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4940
Prepared : 8/19/22 1:07 PM
Crop Year : 2022

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
150.32	147.39	147.39	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	147.39	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	94.20	0.00	114	
Soybeans	35.30	0.00	34	
TOTAL	129.50	0.00		

NOTES

Tract Number : 601
Description : H8 SE 5 102 54
FSA Physical Location : SOUTH DAKOTA/MCCOOK
ANSI Physical Location : SOUTH DAKOTA/MCCOOK
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 : JENNIE M KRIER TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
150.32	147.39	147.39	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	147.39	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

SOUTH DAKOTA
MCCOOK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4940
Prepared : 8/19/22 1:07 PM
Crop Year : 2022

Abbreviated 156 Farm Record

Tract 601 Continued ...

Corn	94.20	0.00	114
Soybeans	35.30	0.00	34
TOTAL	129.50	0.00	

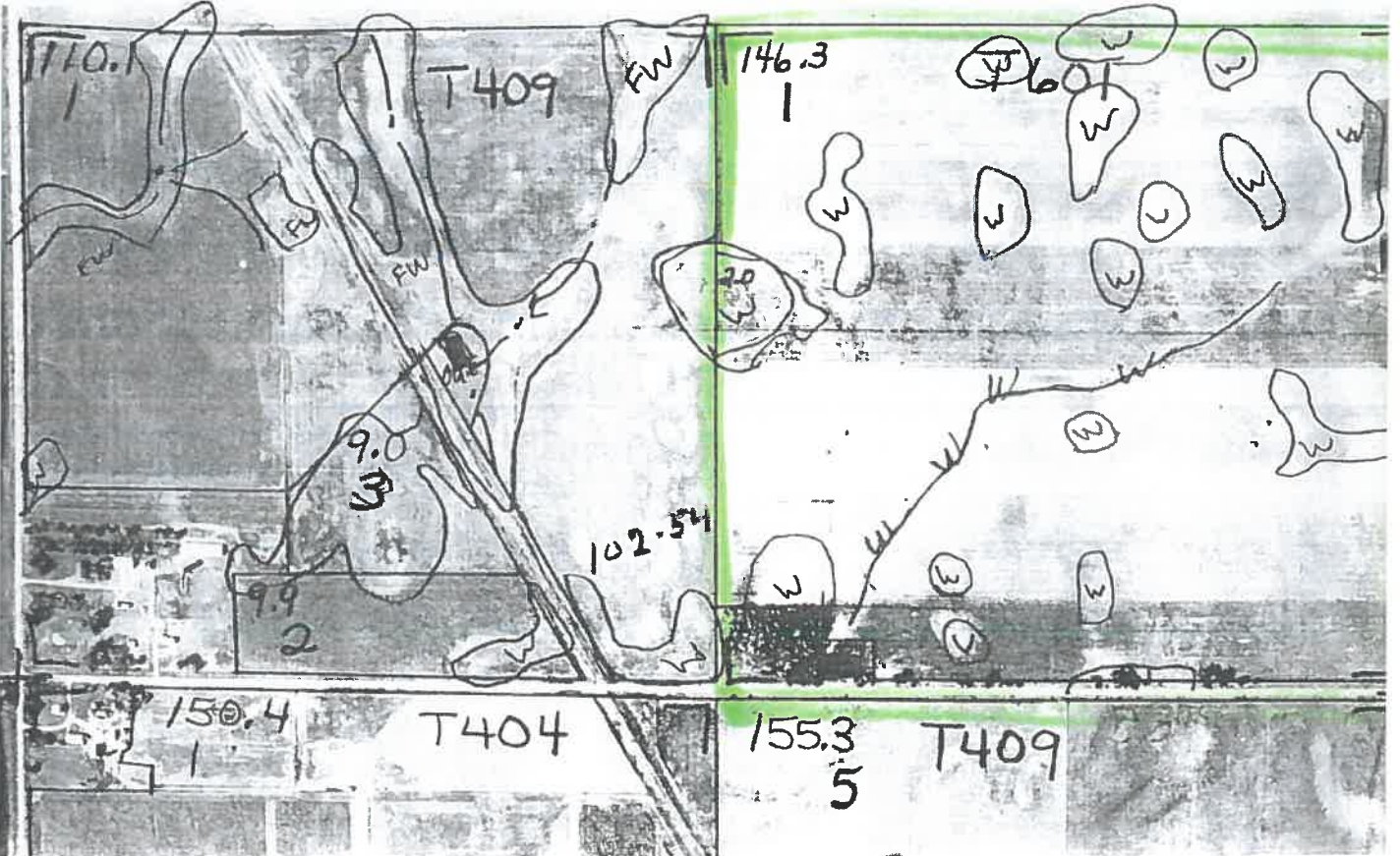
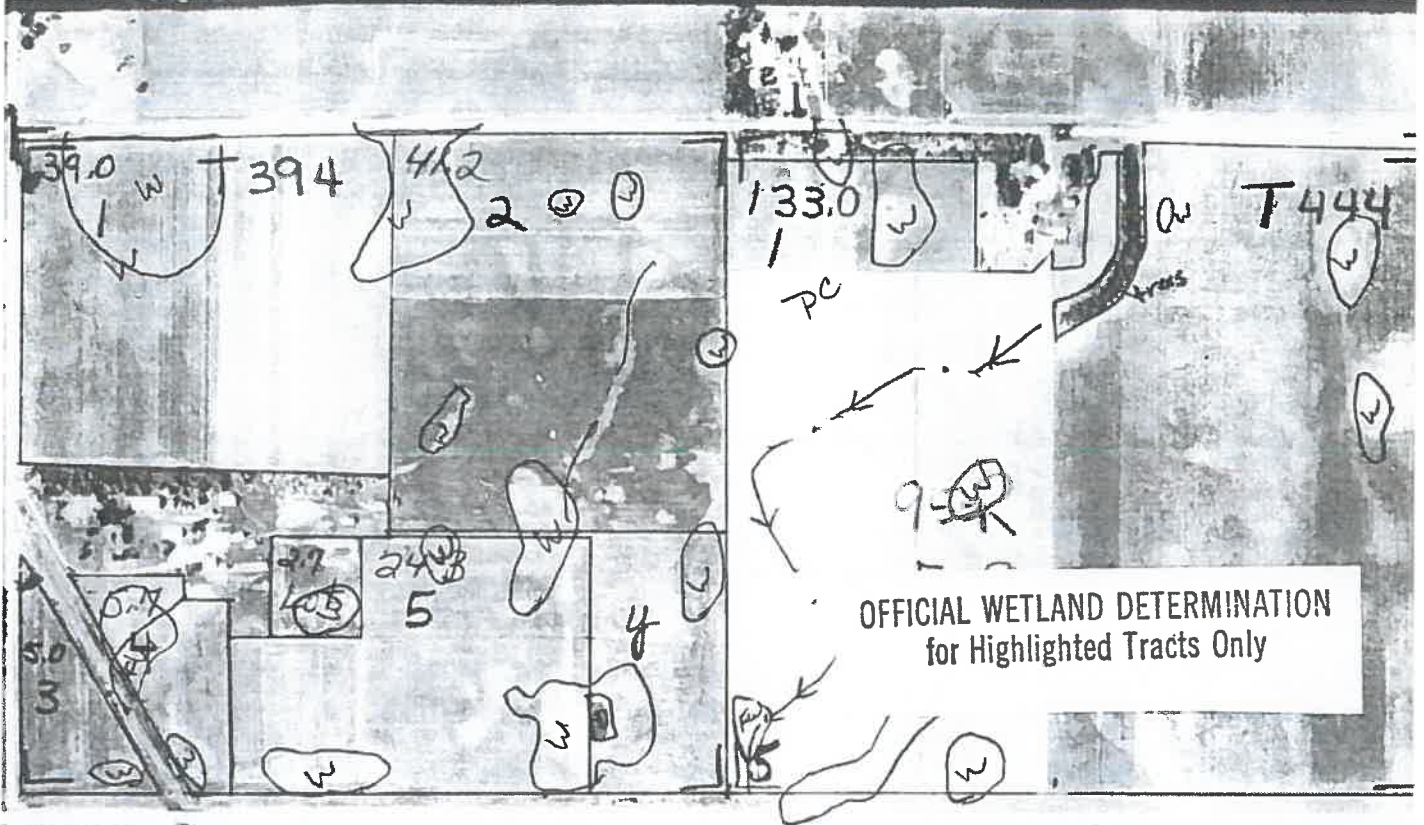
NOTES

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NOT TO SCALE



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
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: TI-9363
Issuing Office File Number: TI-9363
Property Address: Not Applicable for Coverage, ,

SCHEDULE A

1. Commitment Date: August 19, 2022 at 07:00 AM
2. Policy to be issued:
 - (a) ALTA Own. Policy (06/17/06)
Proposed Insured: TO BE DETERMINED
Proposed Policy Amount \$ 50.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:
JAN FETERL, AS TRUSTEE FOR THE JENNIE M. KRIER IRREVOCABLE TRUST
5. The Land is described as follows:

THE SOUTHEAST QUARTER (SE1/4) OF SECTION FIVE (5), TOWNSHIP ONE HUNDRED TWO (102) NORTH, RANGE FIFTY FOUR (54), West of the 5th P.M., EXCEPT LOT H-1, McCook County, South Dakota.

By: 
McCook County Abstract & Title Insurance, Ltd.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by . 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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**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.
 - a. Warranty Deed from JAN FETERL, AS TRUSTEE FOR THE JENNIE M. KRIER IRREVOCABLE TRUST to TO BE DETERMINED
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.
8. A copy of the JENNIE M. KRIER IRREVOCABLE TRUST is required. The company reserves the right is include additional requirements/exceptions upon review and when official commitment is issued.
9. A current Certificate of Trust for the JENNIE M. KRIER IRREVOCABLE TRUST is to be executed and attached to the deed of conveyance for recording.

**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.

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SCHEDULE B
(Continued)

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.*
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.*

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 2022 and subsequent years, not yet due or delinquent.
NOTE: 2021 Real Estate Taxes payable in 2022 (Parcel # 10.05.3000 / \$3,522.46) are PAID IN FULL.
5. Rights of tenants in possession under the terms of unrecorded leases.
6. The Commitment/Policy does not insure amount of acres of land legally described in Schedule A.
7. 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.
8. DAM LOCATION NOTICE executed by Arnold Krier -to- Water Resources Commission of the State of South Dakota; dated November 22, 1967; FILED November 22, 1967 at 2:30 P.M., and recorded in Book 1 of Dam Locations, Page 873.
9. VESTED DRAINAGE RIGHT executed by Jennie Krier -to- The Public; dated June 30, 1992; FILED June 30, 1992 at 10:53 A.M., and recorded in Book 160 of Deeds, Pages 422-423. (Describes SE 1/4 5-102-54 as the dominant estate)
10. Statutory Easement for highway along the section line (or lines) bounding (or within) the land herein described.

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NUMBER

DRAWING NUMBER

DRAWING

EVANS, CALIFORNIA
REGISTERED

PLAN HOLD CORPORATION - EVANS, CALIFORNIA
REGISTERED BY NUMBER 07534

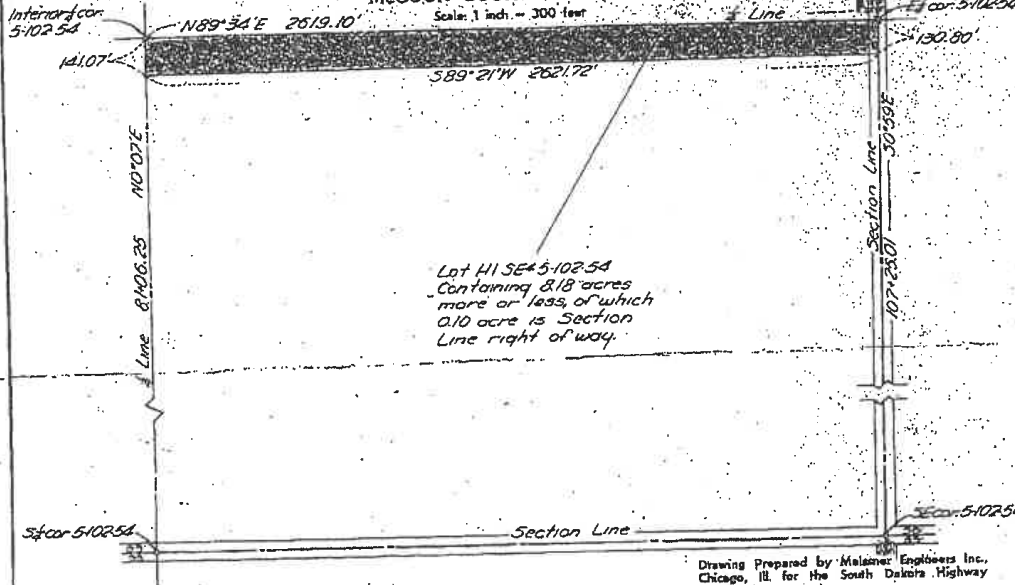
PLAN HOLD CORPORATION
REGISTERED BY PLAN

Parcel No. 22

PLAT OF LOT HI SE⁴ 5-102-54

Showing Right of Way to be acquired for highway purposes
in
SE⁴ of Section 5 - Township 102 North - Range 54 West
for construction of Federal Aid Project No. 190-83-1365
McCOOK COUNTY, SO. DAK.

Scale: 1 inch = 300 feet



Lot HI SE⁴ 5-102-54
Containing 0.18 acres
more or less, of which
0.10 acre is Section
Line right of way.

Drawing Prepared by Malaner Engineers Inc.
Chicago, Ill. for the South Dakota Highway
Commission.
Drawn by Goch Checked by E.T.
Date: JUNE 29, 1962

SURVEYOR'S CERTIFICATE

S.W. Gentile Registered Land Surveyor, do hereby certify that, at the direction of the South Dakota State Highway Commission, I have surveyed the tract of land as shown on the above plat and such tract shall be hereafter known by the lot number designated above. The location and dimensions of the tract are as shown on the plat. In witness whereof, I have set my hand and seal this JUN 13 1962 day of JUN 13 1962 A.D. 19

SEAL SEAL

S.W. Gentile
REGISTERED LAND SURVEYOR

CERTIFICATE BY OWNER

Herbert E. Schuster & Florence C. Schuster owners of SE⁴ of the 15 PM in 54 W Township 102 Range 54 County, South Dakota, do hereby join in and approve the survey and plat of the land and the highway or road as represented and shown on the above plat; and the land therein represented and designated as LOT HI containing 0.18 acres more or less as shown and represented by said survey and plat, is hereby intended for and dedicated to the public for a public highway and road.

Witness own hand S and seal S this 17 day of September 1963

(SEAL) Herbert E. Schuster (SEAL)
(SEAL) Florence C. Schuster (SEAL)
(SEAL) (SEAL)

ACKNOWLEDGEMENT OF OWNER

State of South Dakota
County of McCook

Be it remembered that on this 17 day of September 1963 before me, the undersigned, a Notary Public, within and for the County and State aforesaid, personally appeared Herbert E. Schuster and Florence C. Schuster and known to me to be the person and who are described in and who executed the within and foregoing instrument and certificate and acknowledged to me that they executed the same.

My Commission Expires 8-1-1967 E. F. Mansel NOTARY PUBLIC

SEAL State of South Dakota County

OFFICE OF REGISTER OF DEEDS

State of South Dakota
County of McCook

Filed for record this 3 day of Dec A.D. 1963 at 8:20 AM M.
and recorded in book of Plats 44 therein.

SEAL Ma Schuster by Ma Schuster DEEDS





151.28 ACRES

McCOOK COUNTY LAND

**MONDAY,
OCTOBER 3RD
AT 10:30AM**

*Auction will be held
at the Wieman Auction
Facility near Marion, SD*

Wilber Ellis

TERMS: Cash sale with 15% non-refundable down payment auction day with the balance on or before November 15, 2022. Trustee's Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2022 taxes in full. New buyer will pay all 2023 taxes due in 2024. Sold subject to Trustee's approval and all easements and restrictions of record if any. Remember auction held indoors at the Wieman Auction Facility.



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Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043