174.25 ACRES

HANSON COUNTY LAND

- THURSDAY, NOVEMBER 12TH AT 10:30 AM -

"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

WIEMAN LAND & AUCTION

174.25 SURVEYED ACRES HANSON COUNTY LAND AT PUBLIC AUCTION!

Don't miss this chance to purchase this Hanson County land offered in 3 tracts at public auction at RJ's Party Room at 437 Main St on:

THURSDAY, NOVEMBER 12th - 10:30 A.M.

In order to settle the estate of the Late Wayne and Irene LaDue, we will offer this combination of grass and CRP/tillable ground to the buying public. New buyers able to operate for the 2027 crop year. Come prepared to buy!

TRACT ONE: +-42.38 ACRES

LEGAL: Lot 3A of LaDue Addition in Section (9), Township One Hundred One (101) North, Range Fifty-Eight (58) West of the 5th P.M., Hanson County, South Dakota

LOCATION: From SD Hwy 42 and 421st Ave, go 1 mile North and 1 West on 264th St

- FSA reports 41.4 acres tillable
- Will be sold according to surveyed acres of 42.38
- Soil Rating of 50 with composition being mostly James River bottom silty clay
- CRP Contract on 41.40 acres paying $101.27/acre expires 9/30/2030
- Multitude of options including tillable land, leave it in CRP, hunting ground or convert to grazing acres
- 420th Ave is vacated, but there is a 30' access easement for access to Lot 3A

TRACT TWO: +-131.87 ACRES

LEGAL: Lot 2A of LaDue Addition in Section (9), Township One Hundred One (101) North, Range Fifty-Eight (58) West of the 5th P.M., Hanson County, South Dakota

LOCATION: From SD Hwy 42 and 421st Ave, go 1 mile North and 1/2 West on 264th St

- FSA reports 25.92 tillable acres with the balance in native grass and right of way
- Will be sold according to surveyed acres of 131.87
- Currently the whole unit is utilized as pasture grass.
- Soil rating on the whole unit is 34.3 with the 25 tillable acres that has crop history ranging from 60 - 86
- Rolling river hills with good access and a good dam make it excellent pasture

TRACT THREE: +-174.25 ACRES (Combination of Tracts 1 & 2)
LEGAL: Lots 2A & 3A of LaDue Addition in Section (9), Township One Hundred One (101) North, Range Fifty-Eight (58) West of the 5th P.M., Hanson County, South Dakota

- FSA reports 67.32 tillable acres including the 41.4 acres in the CRP contract and 106.69 acres in native grass.
- Will be sold according to surveyed acres of 174.25
- NO U.S. Fish & Wildlife Easements

TO INPECT THE PROPERTY: We invite you to inspect the property at your convenience. Drone video footage along with buyers packets can be viewed on www.wiemanauction.com or call 605-648-3111 to have one mailed to you.

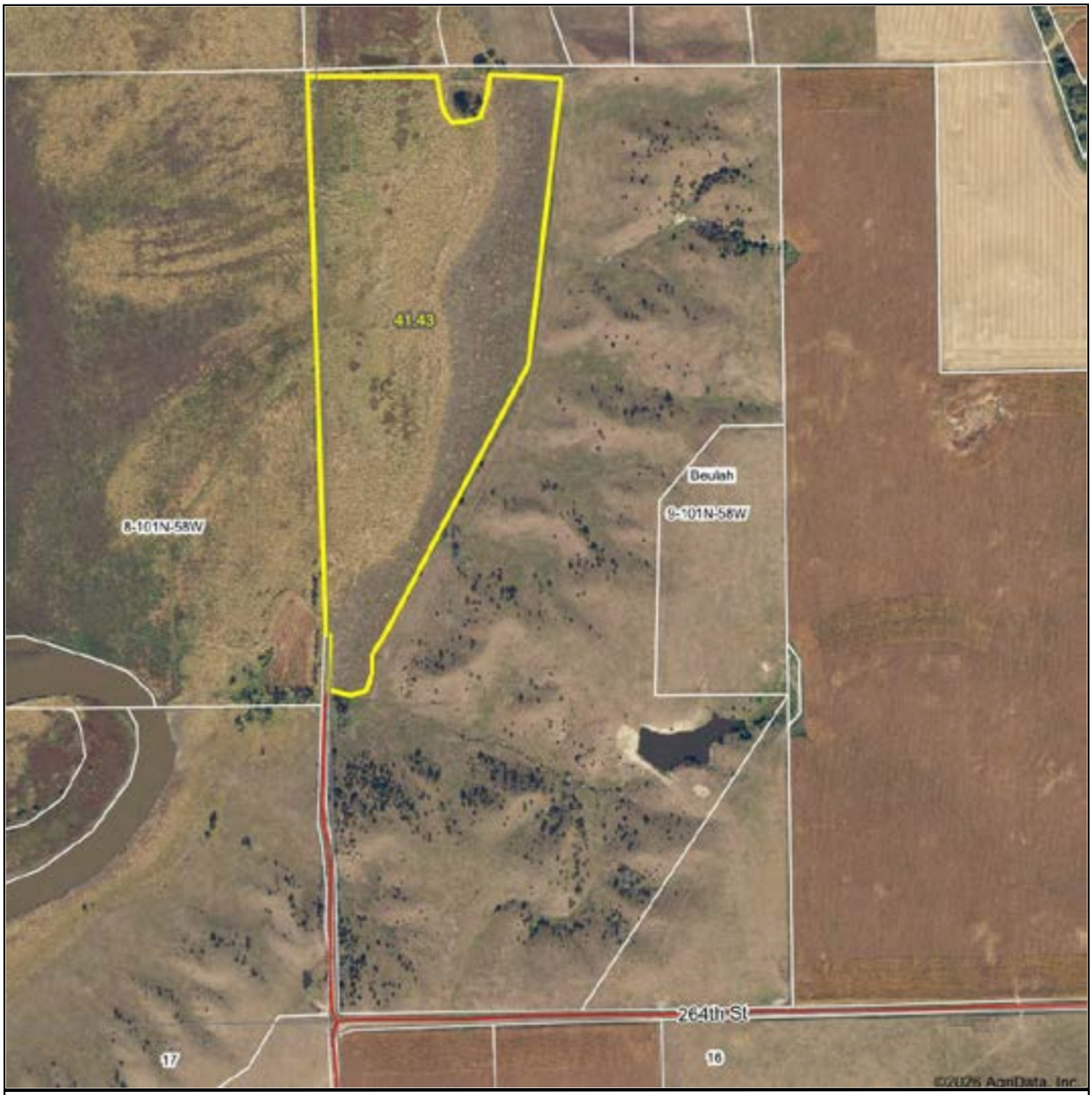
TERMS: Cash sale with 10% non-refundable down payment day of auction with the balance on or before December 31, 2026. Warranty deed to be granted with the cost of title insurance and closing costs split 50-50 between buyer and seller. Sellers will credit buyer for all 2026 taxes payable in 2027 at closing. Possession will be March 1st, 2027. Sold subject to owners approval and all restrictions of record. Auctioneers are representing the sellers in this transaction. Remember the auction will be held at RJ's Party Room on Main Street in Alexandria SD!

Jolene Rose, Peggy A LaDue, Dennis LaDue and Lee Etta LaDue – Owners

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

TRACT
1

Aerial Map



WIEMAN LAND & AUCTION

Maps Provided By surety

© AgriData, Inc 2025 www.AgriDataInc.com

Boundary Center: 43° 33' 53.75, -97° 48' 18.42

0ft 644ft 1289ft

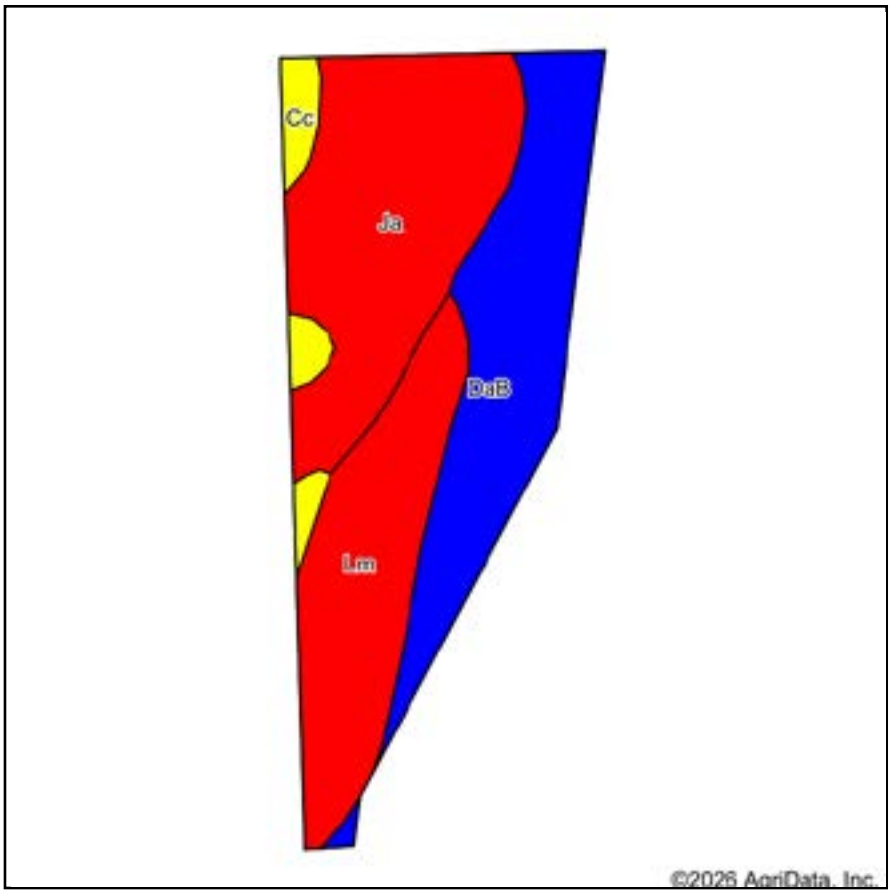
9-101N-58W
Hanson County
South Dakota

N W E S

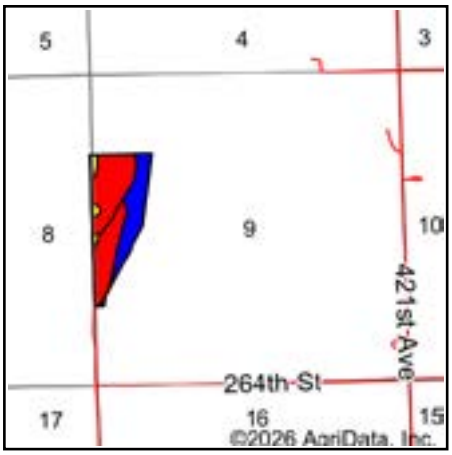
10/29/2026

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: **Hanson**
Location: **9-101N-58W**
Township: **Beulah**
Acres: **42.26**
Date: **9/4/2026**

Maps Provided By surety

© AgriData, Inc. 2025

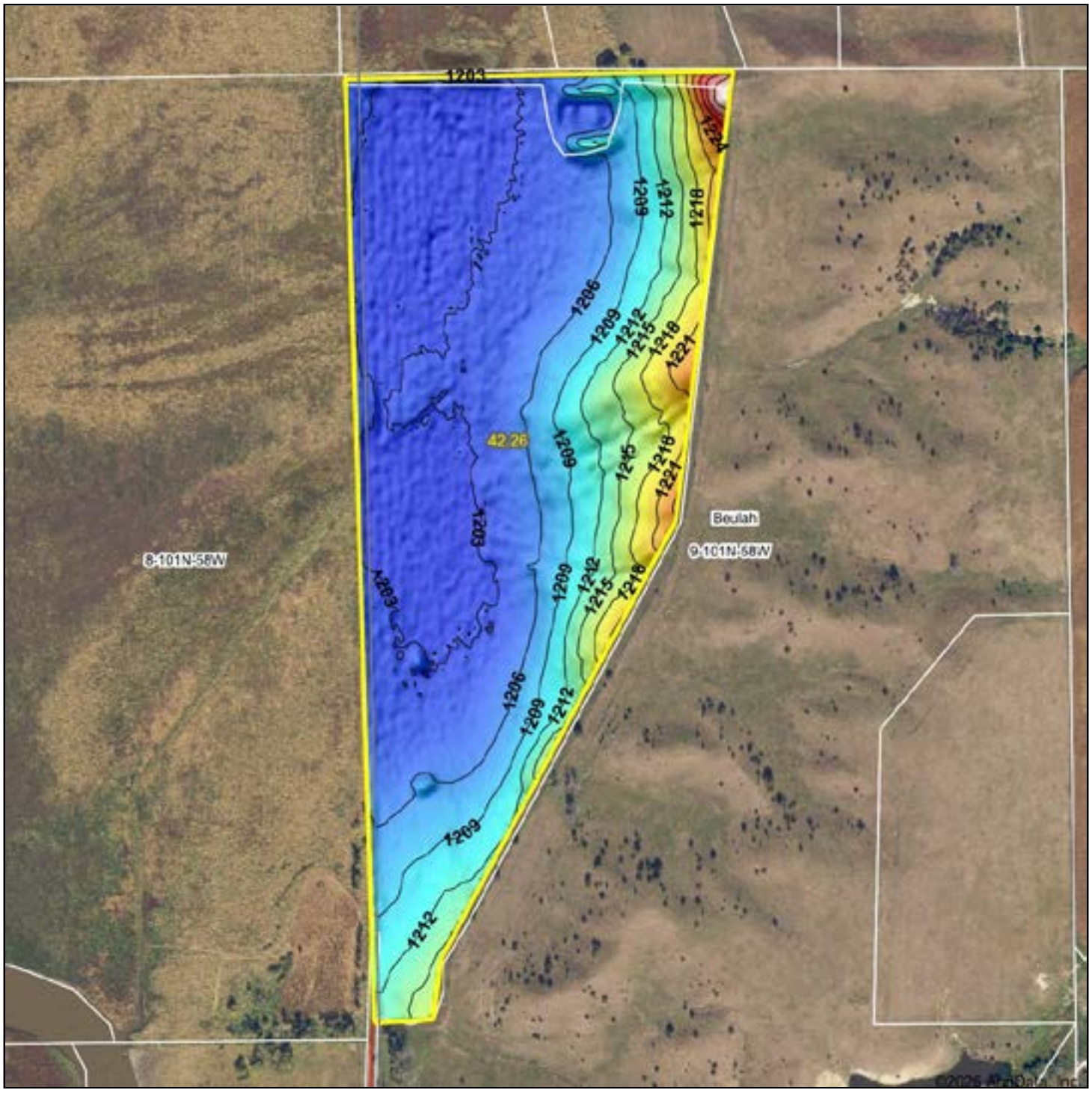
Area Symbol: SD602, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Ja	James silty clay	15.63	36.9%		IVw	29
DaB	Davis loam, 2 to 6 percent slopes	13.30	31.5%		IIe	83
Lm	Lamo-Wann complex, frequently flooded	11.23	26.6%		IVw	38
Cc	Clamo silty clay loam	2.10	5.0%		IVw	62
				Weighted Average	**3.37**	**50**

*c: Using Capabilities Class Dominant Condition Aggregation Method

TRACT
1

Topography Hillshade



Low Elevation High

Source:	USGS 3 meter dem
Interval(ft):	3
Min:	1,201.7
Max:	1,235.1
Range:	33.4
Average:	1,207.1
Standard Deviation:	5.41 ft

0ft 424ft 848ft

9/4/2026

9-101N-58W
Hanson County
South Dakota

Boundary Center: 43° 33' 53.89, -97° 48' 18.38

Maps Provided By surety

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

TRACT 1

CRP-1 (05-06-25) U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

1. ST & CO. CODE & ADMIN. LOCATION	2. SIGN-UP NUMBER
46 061	53
3. CONTRACT NUMBER: 1125JA	4. ACRES FOR ENROLLMENT: 41.40

5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)
DAVISON COUNTY FARM SERVICE AGENCY
1021 NORTH MINNIE SUITE A
MITCHELL, SD 57301 6103

6. TRACT NUMBER	7. CONTRACT PERIOD FROM: (MM-DD-YYYY)	TO: (MM-DD-YYYY)
10091	10-01-2020	09-30-2030

5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (605)995-1564

8. SIGNUP TYPE: Continuous

RECEIVED
SEP 17 2025
DAVISON-HANSON FARM SERVICE AGENCY

INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owner and operator (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in the Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto, and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

		10. Identification of CRP Land (See Page 2 for additional space)				
		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9A. Rental Rate Per Acre	$ 101.27					
9B. Annual Contract Payment	$ 4,193.30	10091	0001	CP23	41.40	$ 0.00
9C. First Year Payment	$					
(Item 9C is applicable only when the first year payment is prorated.)						

11. PARTICIPANTS *(If more than three individuals are signing, see Page 3.)*

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
[redacted]	100.00 %	Jolene Rose	trustee	9-17-25
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	**(2) SHARE**	**(3) SIGNATURE (By)**	**(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY**	**(5) DATE (MM-DD-YYYY)**
	%			
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	**(2) SHARE**	**(3) SIGNATURE (By)**	**(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY**	**(5) DATE (MM-DD-YYYY)**
	%			

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
	[signature]	9-22-25

NOTE: *Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq), the Agriculture Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), and the Conservation Reserve Program (7 CFR Part 1410). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation, and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.*

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).

Non-Discrimination Statement: In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (Voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at https://www.usda.gov/sites/default/files/documents/ad-3027.pdf and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

COPY

Date Printed: 09/17/2025

TRACT
2

Aerial Map

Boundary Center: 43° 33' 47.21, -97° 48' 11.84

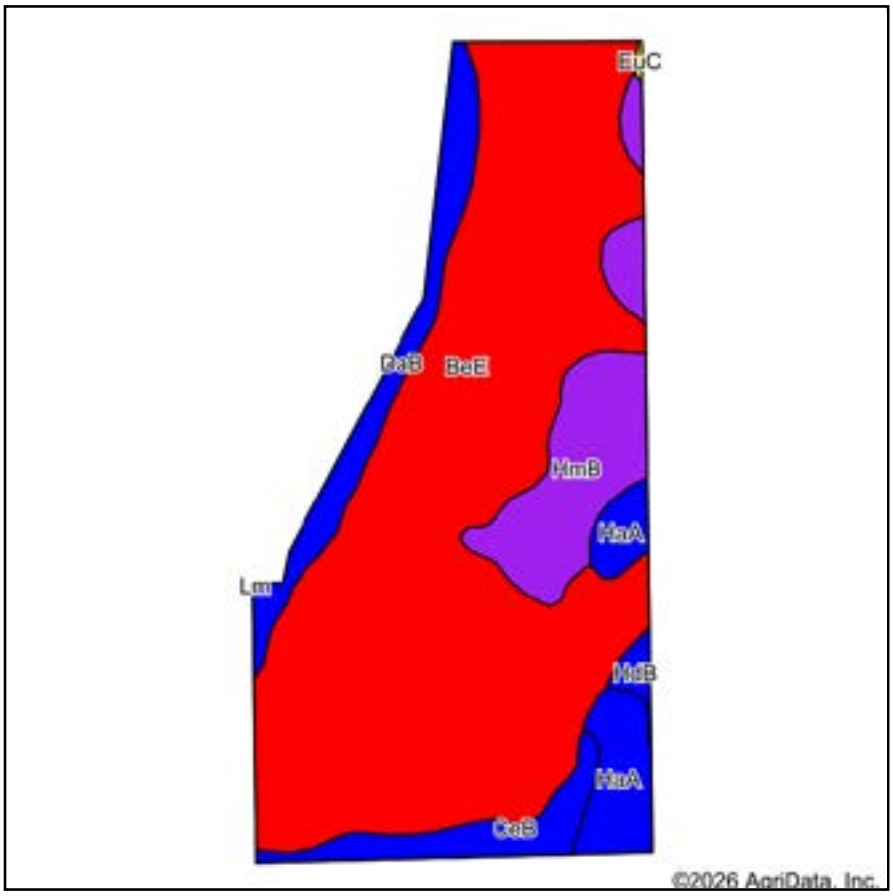
0ft 659ft 1319ft

9-101N-58W
Hanson County
South Dakota

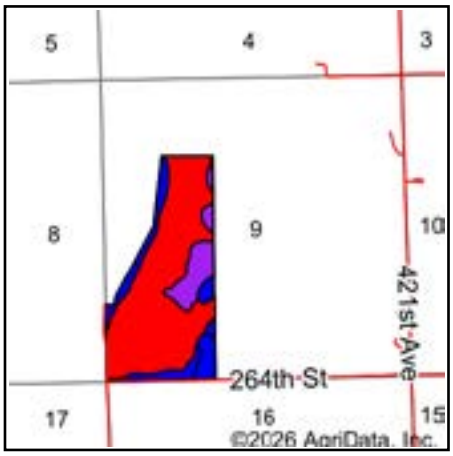
9/4/2026

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: **Hanson**
Location: **9-101N-58W**
Township: **Beulah**
Acres: **132**
Date: **9/4/2026**

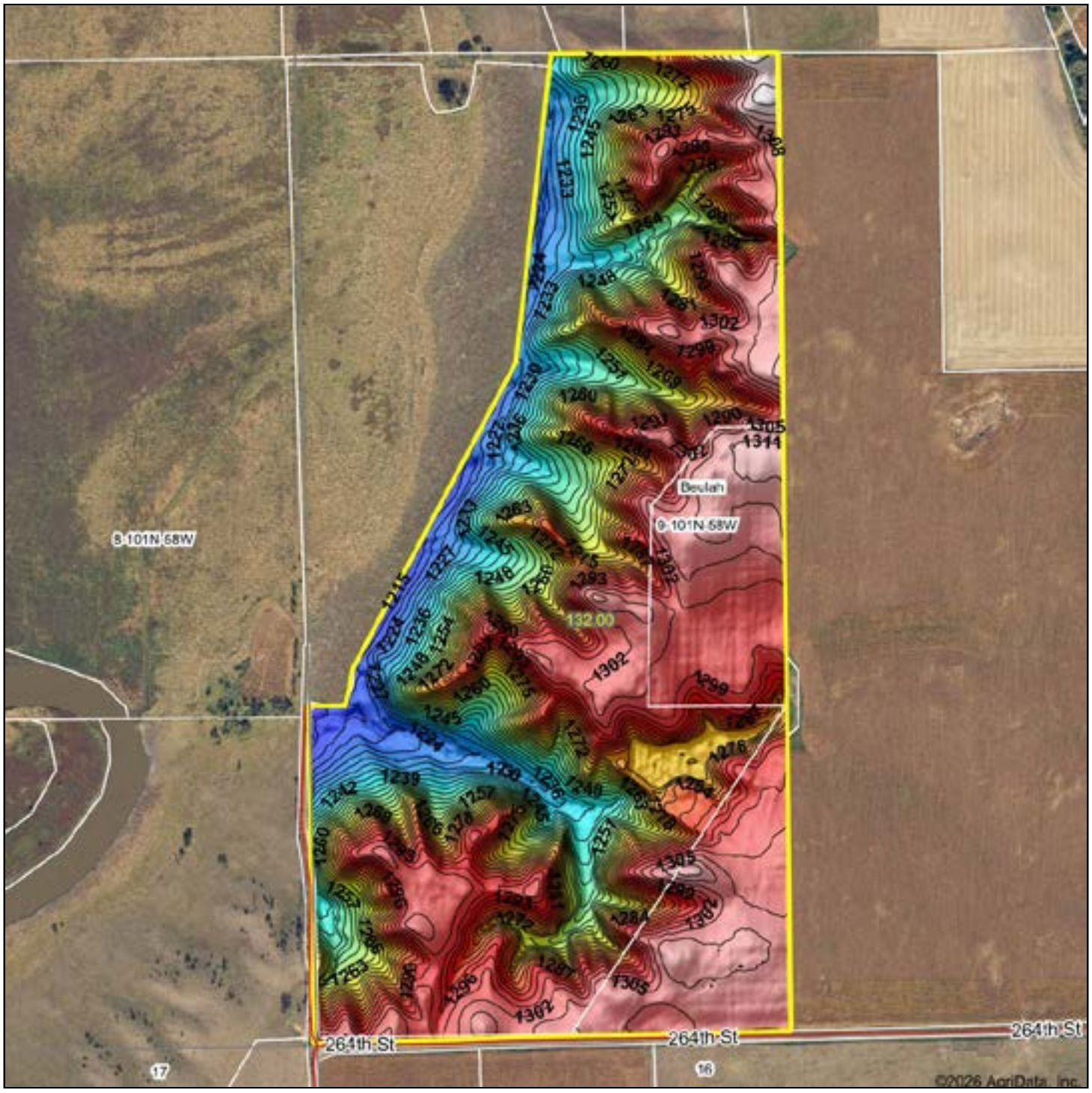
Maps Provided By surety
© AgriData, Inc. 2025 www.AgriDataInc.com

Area Symbol: SD602, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
BeE	Betts-Ethan loams, 15 to 40 percent slopes	93.82	71.0%		VIIe		18
HmB	Henkin fine sandy loam, 2 to 6 percent slopes	14.82	11.2%		IIIe		60
DaB	Davis loam, 2 to 6 percent slopes	8.92	6.8%		IIe		83
HaA	Hand loam, 0 to 2 percent slopes	7.51	5.7%		IIc		86
CeB	Clarno-Davison loams, 2 to 4 percent slopes	5.80	4.4%		IIe	IIIe	81
HdB	Hand-Davison loams, 2 to 6 percent slopes	1.02	0.8%		IIe		84
EuC	Ethan-Clarno loams, 6 to 9 percent slopes	0.11	0.1%		IVe		64
			Weighted Average		**5.67**	***-**	**34.3**

*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

TRACT
2

Topography Hillshade



Low Elevation High

Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,213.1
Max: 1,319.0
Range: 105.9
Average: 1,276.5
Standard Deviation: 26.84 ft

0ft 620ft 1241ft

9/4/2026

9-101N-58W
Hanson County
South Dakota

Boundary Center: 43° 33' 47.21, -97° 48' 11.84

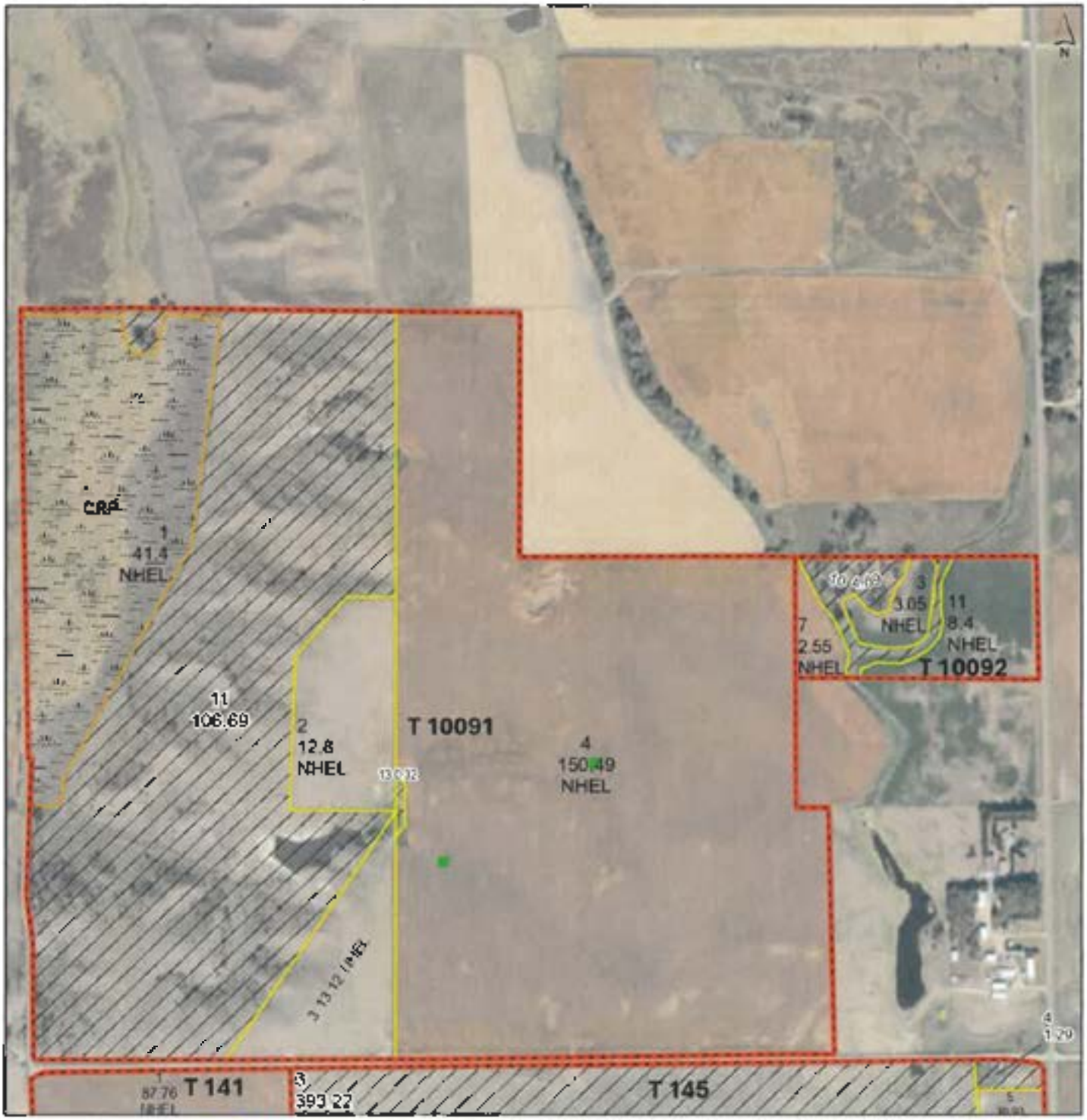
Maps Provided By surety
© AgriData, Inc. 2025 www.AgriDataInc.com

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

USDA United States Department of Agriculture

Hanson County, South Dakota

Farm 4059



Tract Boundary
CRP
Noncropland
Cropland

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless Otherwise noted crops listed below are: Non-Irrigated; Intended for Grain; Crop = Yellow; Soybeans = Common

Producer Initial _____

Date _____

2026 Program Year
Phy. County: Hanson
2025 imagery
S09 T101N R058W

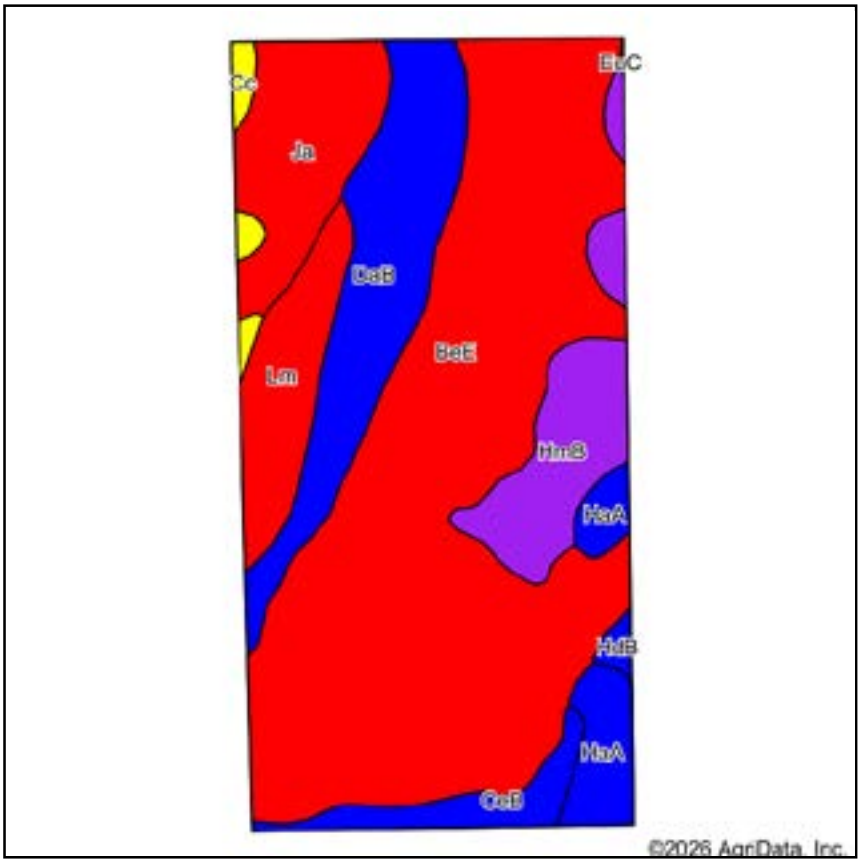
0 350 700 Ft

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). USDA is an equal opportunity provider, employer, and lender.

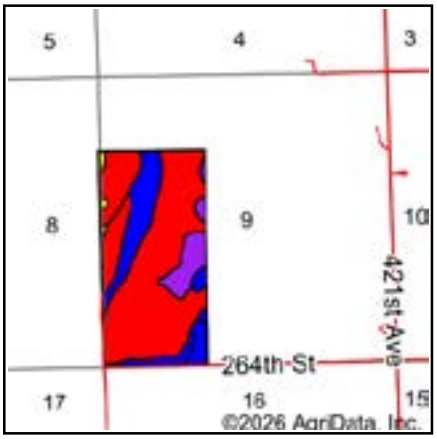
Map Created 05/21/2026

TRACT
3

Soils Map



Soils data provided by USDA and NRCS.



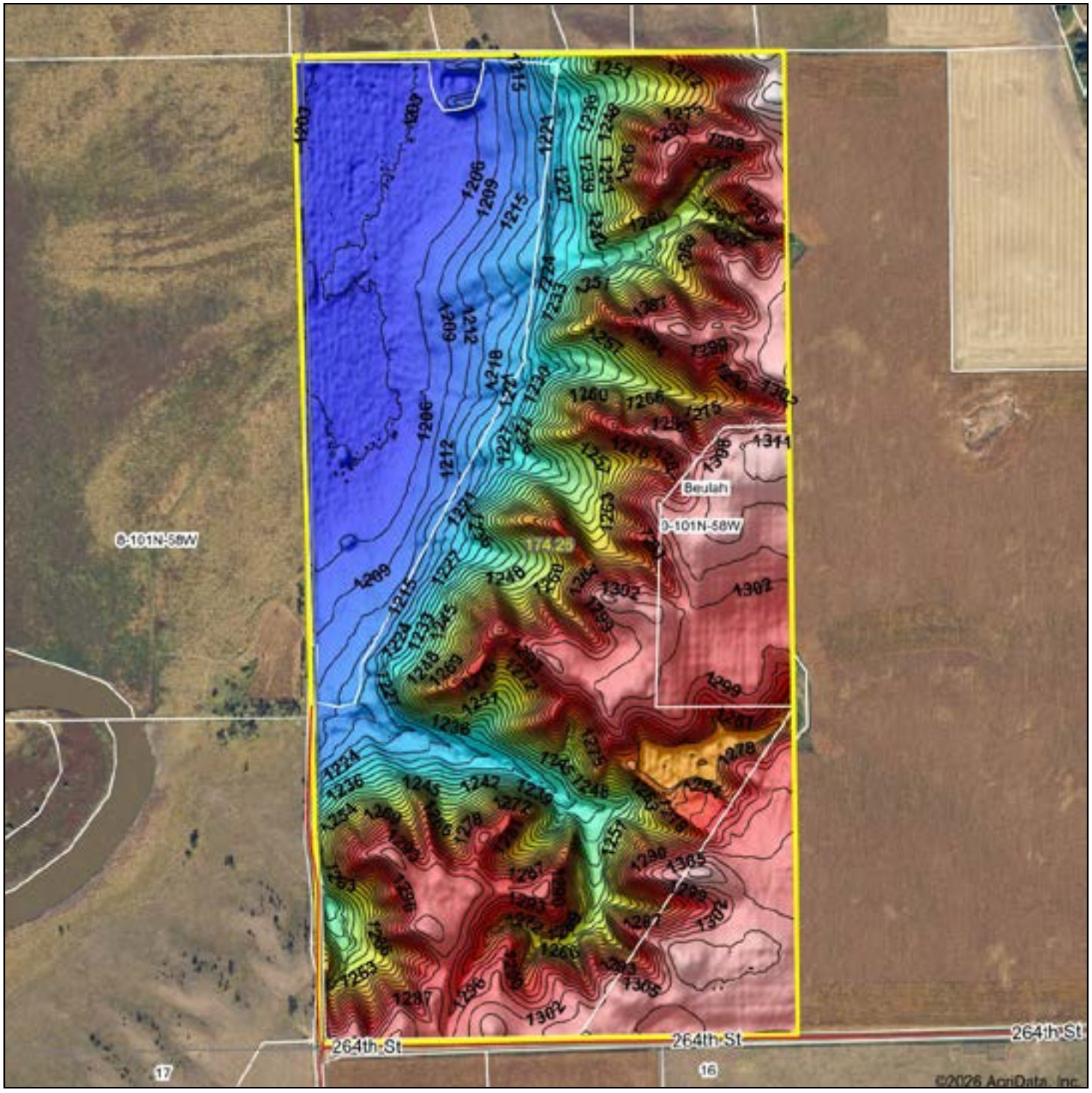
State: **South Dakota**
County: **Hanson**
Location: **9-101N-58W**
Township: **Beulah**
Acres: **174.26**
Date: **9/4/2026**

Maps Provided By surety

Area Symbol: SD602, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
BeE	Betts-Ethan loams, 15 to 40 percent slopes	93.64	53.8%		VIIe		18
DaB	Davis loam, 2 to 6 percent slopes	23.04	13.2%		IIe		83
Ja	James silty clay	15.65	9.0%		IVw		29
HmB	Henkin fine sandy loam, 2 to 6 percent slopes	14.45	8.3%		IIIe		60
Lm	Lamo-Wann complex, frequently flooded	11.34	6.5%		IVw		38
HaA	Hand loam, 0 to 2 percent slopes	7.39	4.2%		IIc		86
CeB	Clarno-Davison loams, 2 to 4 percent slopes	5.67	3.3%		IIe	IIIe	81
Cc	Clamo silty clay loam	2.11	1.2%		IVw		62
HdB	Hand-Davison loams, 2 to 6 percent slopes	0.91	0.5%		IIe		84
EuC	Ethan-Clarno loams, 6 to 9 percent slopes	0.06	0.0%		IVe		64
			Weighted Average		**5.10**	***-**	**38.2**

*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Topography Hillshade



Low Elevation High

Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,201.7
Max: 1,319.0
Range: 117.3
Average: 1,258.8
Standard Deviation: 37.86 ft

0ft 618ft 1236ft

9/4/2026

9-101N-58W
Hanson County
South Dakota

Boundary Center: 43° 33' 47.24, -97° 48' 12.26

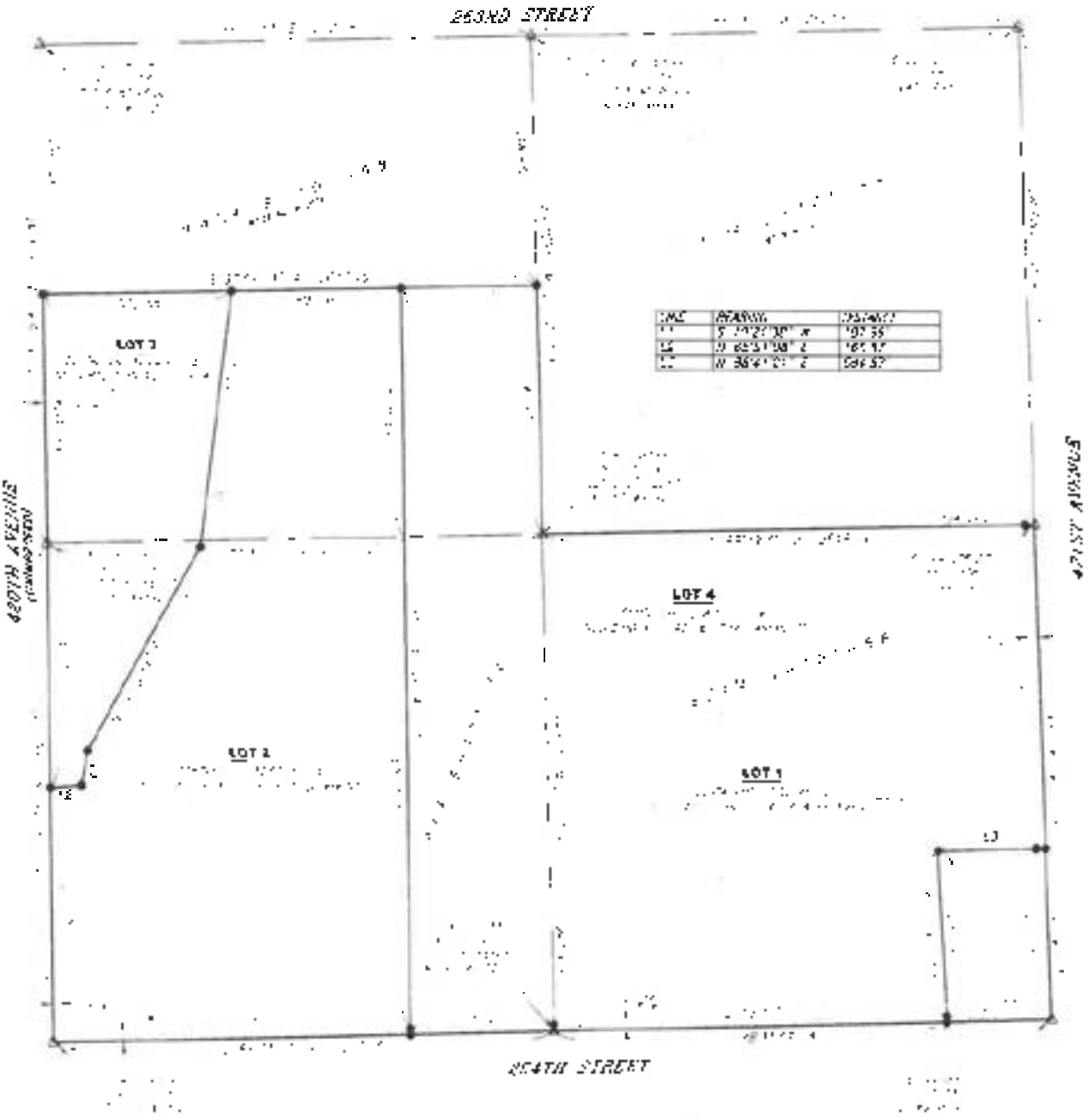
Maps Provided By surety

© AgriData, Inc 2025

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

TRACT
3

THE 5TH PRINCIPAL MERIDIAN, HANSON COUNTY, SOUTH DAKOTA,
THIS PLAT VACATES PLAT BOOK 9P, PAGE 61



LEGEND

SOUTH DAKOTA
HANSON
Form: FSA-156EZ

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4059
Prepared : 8/7/26 7:39 AM CST
Crop Year : 2026

Tract 141 Continued ...

NOTES

Tract Number	:	145
Description	:	NE & E2NW & N2SE & SWSW IB 101 58
FSA Physical Location	:	SOUTH DAKOTA/HANSON
ANSI Physical Location	:	SOUTH DAKOTA/HANSON
BIA Unit Range Number	:	
CRP Contract Number(s)	:	None
HEL Status	:	NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	:	Tract does not contain a wetland
WL Violations	:	None
Owners	:	[redacted]
Other Producers	:	[redacted]
Recon ID	:	None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
493.08	37.77	37.77	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	500-
0.00	0.00	37.77	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	2.60	0.00	39
Corn	20.37	0.00	112
Soybeans	14.80	0.00	35
TOTAL	37.77	0.00	

NOTES

Tract Number	:	10091
Description	:	NW SE & S2NW SE 9 101 58
FSA Physical Location	:	SOUTH DAKOTA/HANSON
ANSI Physical Location	:	SOUTH DAKOTA/HANSON
BIA Unit Range Number	:	
CRP Contract Number(s)	:	11253
HEL Status	:	NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	:	Tract does not contain a wetland
WL Violations	:	None

TRACT 3

SOUTH DAKOTA
HANSON
Form: FSA-156EZ

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM: 4059
Prepared: 6/17/26 7:30 AM CST
Crop Year: 2026

Tract 10091 Continued ...

Owners : L WAYNE LADLE AND IRENE K LADLE JOINT REVOCABLE LIVING TRUST
Other Producers : [redacted]
Recon ID : 46-061-2018-40

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
324.82	217.61	217.61	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	176.11	0.00	41.50	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.63	0.00	35
Corn	65.43	0.00	112
Soybeans	87.00	0.00	36
TOTAL	176.06	0.00	

NOTES

Tract Number : 10092

Description : NENESE 9 101 58
FSA Physical Location : SOUTH DAKOTA/HANSON
ANSI Physical Location : SOUTH DAKOTA/HANSON
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : L WAYNE LADLE AND IRENE K LADLE JOINT REVOCABLE LIVING TRUST
Other Producers : [redacted]
Recon ID : 46-061-2018-41

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
14.69	14.00	14.00	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	14.00	0.00	0.00	0.00	0.00	0.00

Old Republic National Title Insurance Company

SCHEDULE B - PART II
ALTA COMMITMENT

Office File Number: 05-26-00132

Exceptions From Coverage

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions 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. Rights or claims of parties in possession not shown by the public records.
3. 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.
4. Easements, or claims of easements, or roads and highways, not shown by the public records.
5. 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.
6. (A) Unpatented mining claims; (B) reservations or exceptions in patents, or any act 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.
7. 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.
8. Any Service, installation or connection charge for sewer, water or electricity.
9. Any right, title, or interest in minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.
10. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

    2025 real estate taxes due and payable in 2026 in the amount of $465.54 and are paid in full. Tax Bill #1521; Tax ID#101-58-017-003-000-02 (N2SW4 E James River; S10 Rds S2NW4 17-101-58)

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EXCEPTIONS
(Continued)

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11. RIGHT-OF-WAY EASEMENT to Central Electric Cooperative Association filed February 25, 2011 in Book 4E, Pages 382-383. (copy provided upon request)

12. Tenancy rights of parties in possession of all or a portion of the real estate.

    Subject to unrecorded leases, if any.

13. Rights of the public, State of South Dakota, and the U.S. Government, in that part of the premises which lies below the natural high water mark of the James River.

14. Rights of other riparian owners to the uninterrupted flow of navigable water.

15. Rights of owners of abutting land to use that part of premises which lies within the bed of the James River.

16. Consequences of any changes in the location of the James River which forms a boundary line of the premises.

17. Subject to the terms and conditions of the Right of First Refusal held by Jolene and Ron Rose, or the survivor of them, contained within the Trustee's Deed filed May 21, 2026 in Book 207 of Deeds, Pages 377-384, executed by Jolene K. Rose and Peggy A. LaDue, Trustees of the L. Wayne LaDue and Irene K. LaDue Joint Revocable Living Trust dated the 7th day of November, 2013 -to- Jolene K. Rose, a married person, Peggy A. LaDue, a married person, Dennis W. LaDue, a married person and LeeEtta LaDue, a single, as tenants in common. (copy provided upon request)

18. Subject to the terms and conditions of the Ronald E. Rose Revocable Living Trust Agreement dated the 15th day of April, 2014.

19. Subject to the terms and conditions of the Jolene K. Rose Revocable Living Trust Agreement dated the 15th day of April, 2014.

20. Lack of a right of access to and from the land.

END OF SCHEDULE B - PART II

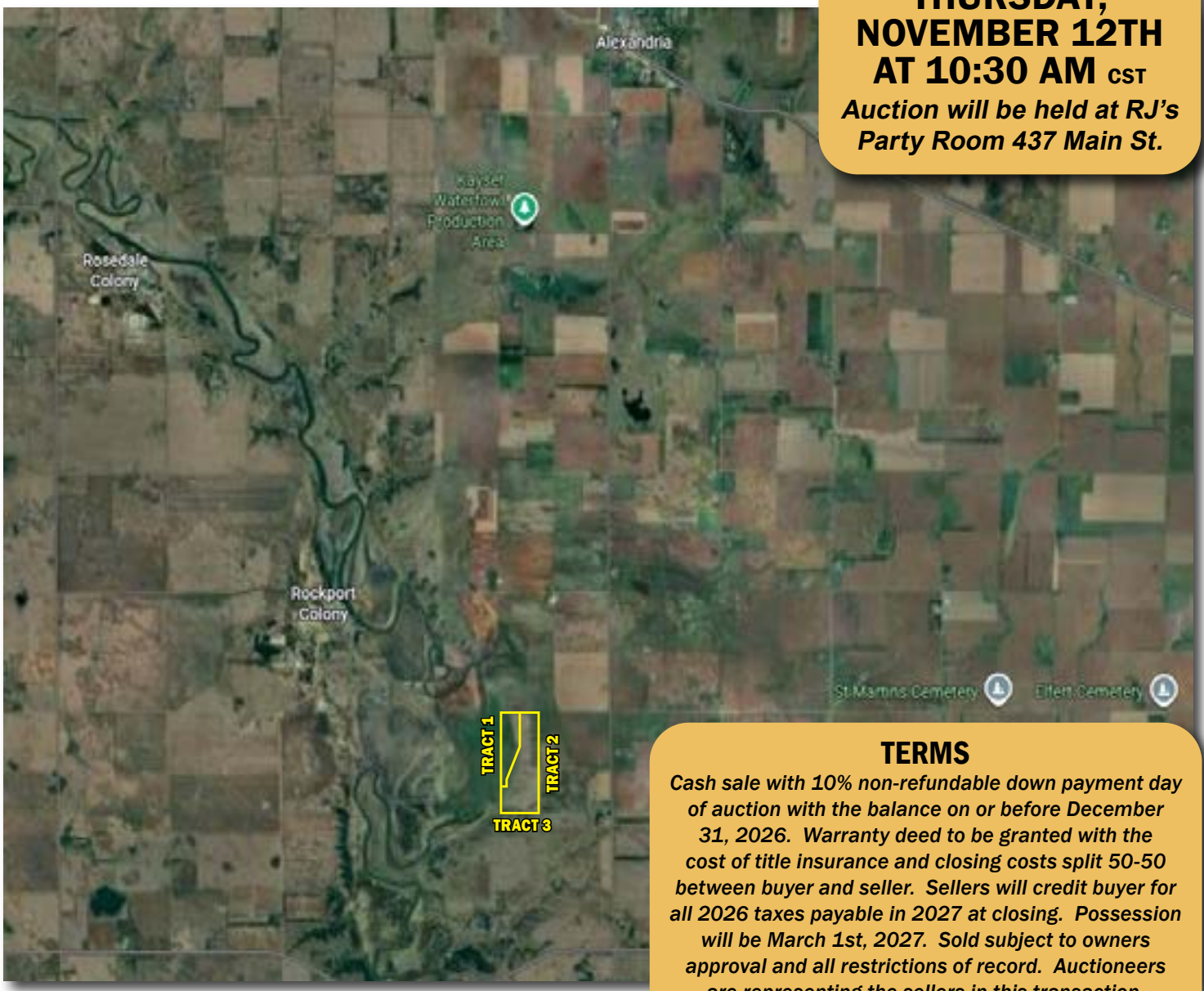
Notes

174.25 ACRES

HANSON COUNTY LAND

THURSDAY, NOVEMBER 12TH AT 10:30 AM CST

Auction will be held at RJ's Party Room 437 Main St.



TERMS

Cash sale with 10% non-refundable down payment day of auction with the balance on or before December 31, 2026. Warranty deed to be granted with the cost of title insurance and closing costs split 50-50 between buyer and seller. Sellers will credit buyer for all 2026 taxes payable in 2027 at closing. Possession will be March 1st, 2027. Sold subject to owners approval and all restrictions of record. Auctioneers are representing the sellers in this transaction. Remember the auction will be held at RJ's Party Room on Main Street in Alexandria SD!

"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

WIEMAN LAND & AUCTION