

Hutchinson County **LAND AUCTION**

**100
Acres**

Thursday
March 19th
at 10:30 A.M.

OWNERS:

**Daughters of
Philip Lang**



44628 SD HWY 44, MARION SD

PHONE: 800-251-3111

WIEMANAUCTION.COM

FAX: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**100 ACRES OF WOLF CREEK TOWNSHIP HUTCHINSON COUNTY LAND AT PUBLIC AUCTION
COMBINATION OF PASTURE & TILLABLE LAND**

Our family has decided to offer the following land for sale by public auction at the Wieman Auction Facility located 1-mile south and ½ mile west of Marion, SD on Hwy. 44 on:

**THURSDAY MARCH 19TH
10:30 A.M.**

It is our privilege to offer this well-balanced tract of land offering both pasture and tillable land located in the tightly held Wolf Creek Twp. west of Freeman. Powerful, high producing, tillable acres broken by pasture ground with good useable fences and working windmill supplying water to livestock are just some of the qualities this property offers. Overlooking the scenic Wolf Creek Valley makes this an outstanding secluded new home/acreage setting. Come take a look!

LEGAL: The East 100 acres of the SE ¼ of Section 34, 99-57 Hutchinson County, South Dakota.

LOCATION: From C&B Operations (JD Store) in Freeman go 6-miles west, ½ mile south on 432nd Ave west side of the road

- FSA reports 73.57 acres tillable with 24.48 acres in pasture balance in RROW
- Soil Production rating of 68.2 over the entire tract. Predominant soil on tillable acres is Clarno-Bonilla loams with a 88 rating!
- Bordered on two sides by gravel township roads. Annual Taxes are \$996.46.
- New buyer able to farm or lease out for the 2020 crop year.
- Base & Yield Info, Soil & Aerial maps, and other information found in the buyers packet
- Great tract for the cow-calf producer come check it out.

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 or visit www.wiemanauktion.com for a buyers packet and to view drone video footage of the property.

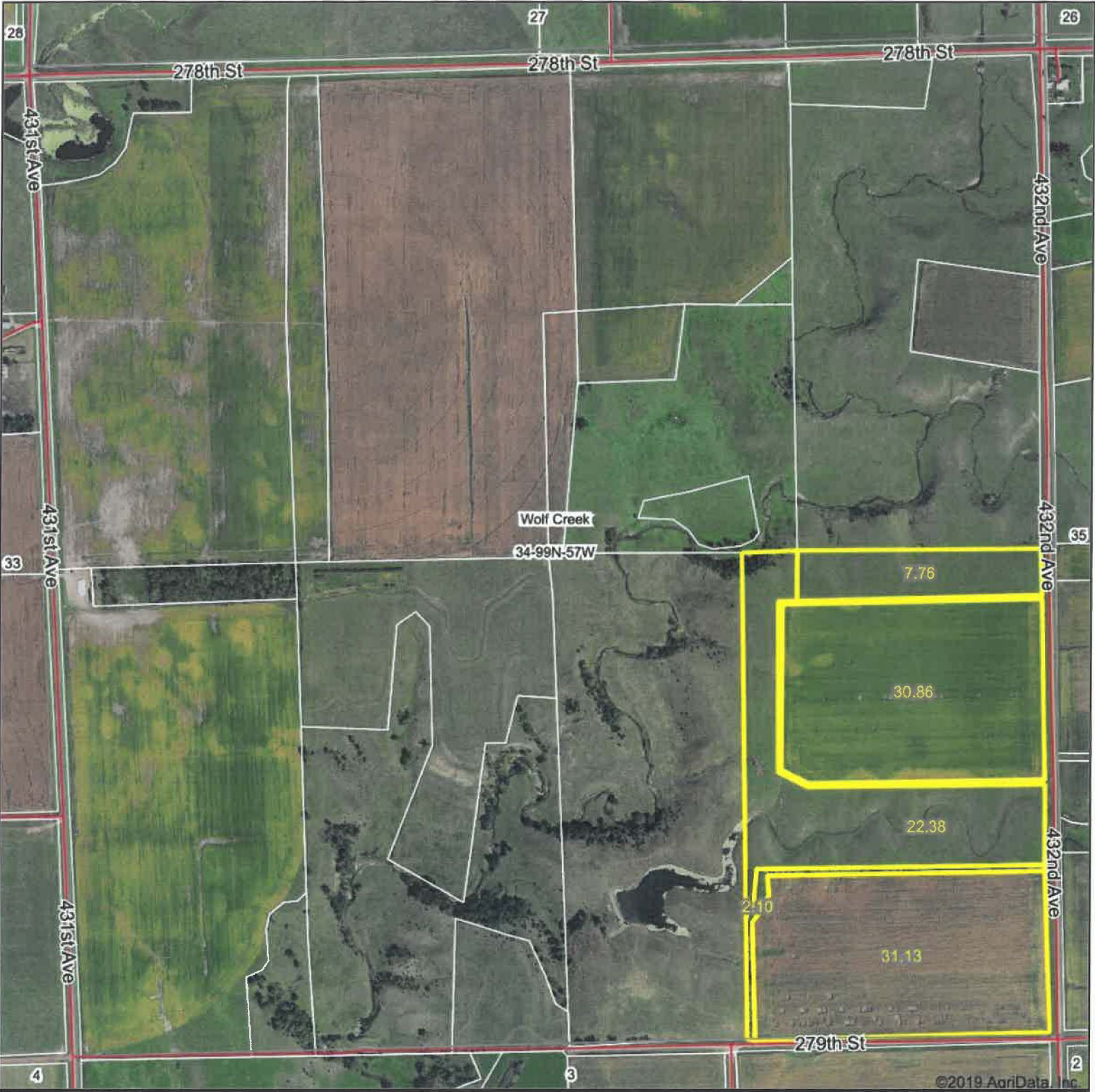
TERMS: Cash sale with 15% non-refundable down payment auction day with the balance on or before April 29, 2020. Warranty deed to be granted with the cost of owner's title insurance split 50-50 between the buyer and seller. Seller pays all of 2019 taxes due and payable in 2020 and buyer pays all of the 2020 taxes due & payable in 2021. Buyer receives full possession upon final settlement. Sold subject to owners approval and all easements and restrictions of record. Wieman Land & Auction Co. Inc. represents the seller in this transaction. Remember auction held at the Wieman Auction Facility.

DAUGHTERS OF PHILLIP LANG – OWNERS

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

Dale Strasser Law Office
Closing Attorney
605-925-7745

Aerial Map



©2019 AgriData, Inc.

Map Center: 43° 20' 59.52, -97° 34' 11.69



34-99N-57W
Hutchinson County
South Dakota



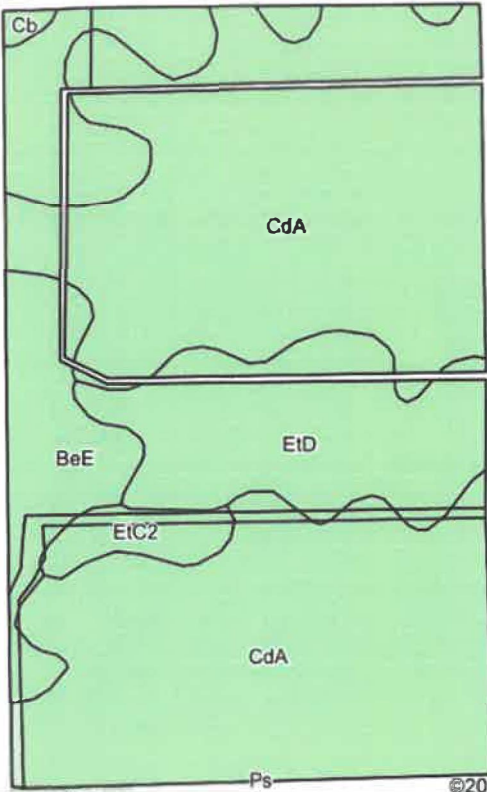
2/10/2020



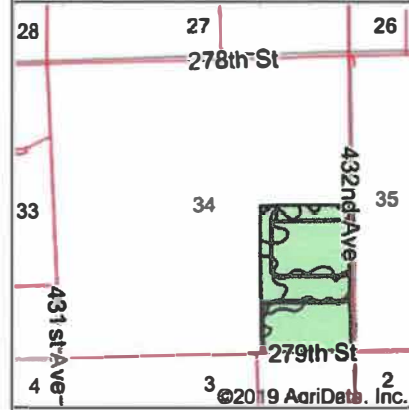
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hutchinson**
 Location: **34-99N-57W**
 Township: **Wolf Creek**
 Acres: **94.23**
 Date: **2/10/2020**



Area Symbol: SD602, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CdA	Clamo-Bonilla loams, 0 to 2 percent slopes	64.19	68.1%	IIc	88
BeE	Betts-Ethan loams, 15 to 40 percent slopes	13.77	14.6%	VIIe	18
EtD	Ethan-Betts loams, 9 to 15 percent slopes	13.61	14.4%	VIe	30
EtC2	Ethan-Betts loams, 6 to 9 percent slopes, eroded	2.31	2.5%	VIe	49
Cb	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	0.35	0.4%	VIw	34
Weighted Average					68.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Hutchinson County, South Dakota



Common Land Unit

- Tract Boundary
- Non-Cropland
- Cropland
- PLSS

Wetland Determination Identifiers

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

2019 Program Year

Map Created March 15, 2019

Farm 1812

34 -99N -57W

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).

Tract Number: 632 Description 19P/ESE/EEW/SE 34-98-57

FSA Physical Location : Hutchinson, ANSI Physical Location: Hutchinson, SD

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

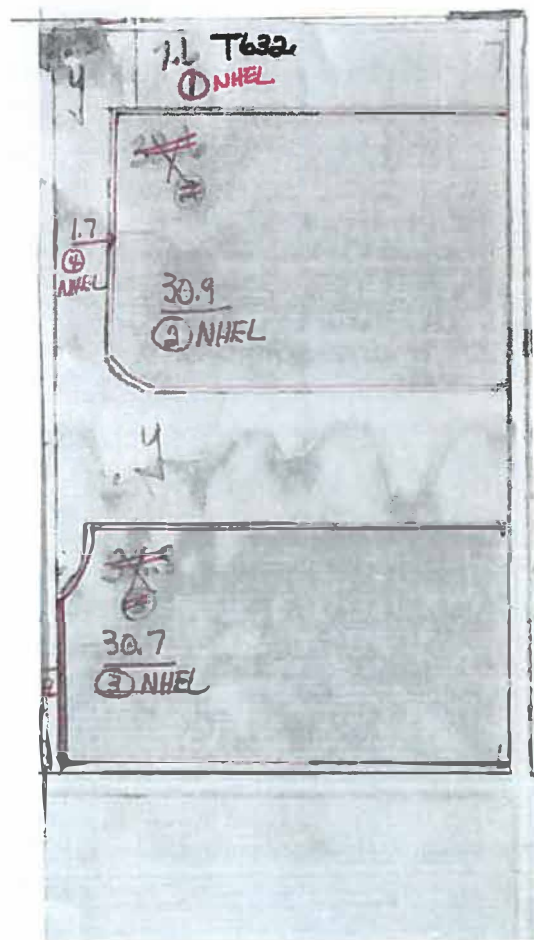
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
95.65	73.57	73.57	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPLFWP	Native Sod	
0.0	0.0	73.57	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	29.3		64	0.0
SOYBEANS	16.6		33	0.0
Total Base Acres:		45.9		

Owners: SCHAEFFER, CONNIE RENEE MORTON, LANA

BERTSCH, LINDA K
 CASTARDO, RUBY
 Other Producers: NEUHARTH, DALE
 GOLDER, PHYLLIS

T632
E 100A SE⁴
34-99-57



**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

Oplinger Abstract & Title, Inc.
PO Box 133
Olivet, SD 57052-0133
Telephone: (605) 387-2335
Fax: (605) 387-2337

Office File No.: TI-4415

1. Effective Date: September 16, 2019, 8 AM

2. Policy or Policies to be issued:

A. Owner's Policy(6/17/06) Standard Coverage Extended Coverage

Amount: \$1,000.00 / To Be Determined.

Proposed Insured: To Be Determined.

B. ALTA Loan Policy(6/17/06) Standard Coverage Extended Coverage

Amount:

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. Title to the FEE SIMPLE estate or interest in said land is at the effective date hereof vested in:

An undivided 1/5 interest is vested in Lana Morton.

An undivided 1/5 interest is vested in Phyllis Golder.

An undivided 1/5 interest is vested in Linda Bertsch.

An undivided 1/5 interest is vested in Ruby Lang, also known as Ruby Castardo.

An undivided 1/5 interest is vested in Connie Schaeffer.

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

The East 100 acres of the SE¼ of Section 34, Township 99 North, Range 57 West 5th P.M.,
Hutchinson County, South Dakota.

Parcel Identification Number: 099.57.34.4010

SCHEDULE A

Commitment – Stewart Title Guaranty Company
0042 ALTA Commitment (6/17/06)

SCHEDULE B-SECTION 1

Office File No.: TI-4415

Page 1

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.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records 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.

C. SPECIAL EXCEPTIONS:

(See Schedule B-Section 2 beginning on next page)

SCHEDULE B-SECTION 1

Commitment – Stewart Title Guaranty Company

SCHEDULE B-SECTION 2

Office File No.: TI-4415

Page 1

SPECIAL EXCEPTIONS:

1. Real Estate Taxes for the second half of year 2018, due and payable in year 2019, in the amount of \$996.46.
2. Rights of the public in and to the statutory easement for section line road right-of-way.
3. Notwithstanding the reference to acreage in the description set forth in Schedule A hereof, this policy does not insure nor guarantee the acreage or quantity of land set forth therein.

----- End of Schedule B -----

This Commitment is not valid without Schedule B-Section 1

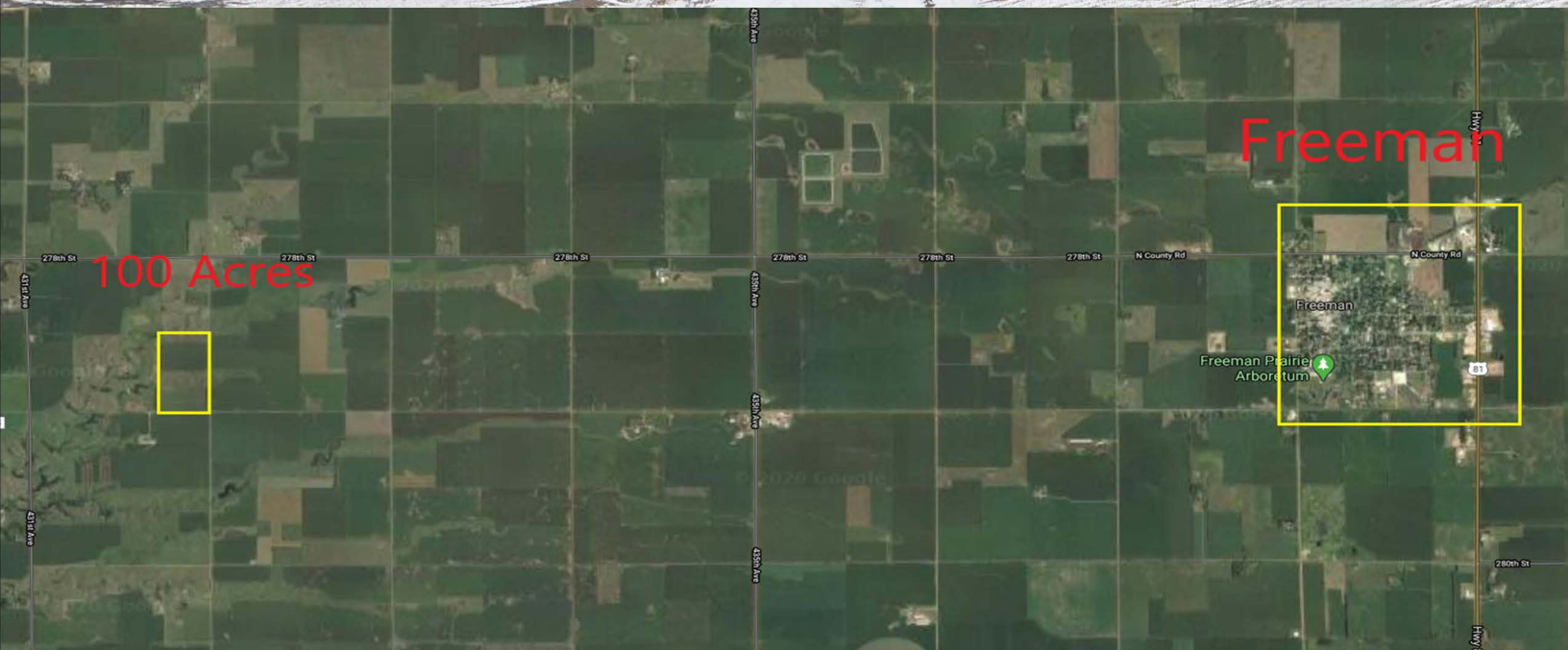
SCHEDULE B-SECTION 2

Commitment - Stewart Title Guaranty Company



Hutchinson County LAND AUCTION

100 Acres



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