

# 18.10 ACRE SECLUDED SCENIC - HOBBY OR LIVESTOCK ACREAGE

## CLAY COUNTY LAND

- FRIDAY, JUNE 5TH AT 4:00 PM -



**"We Sell The Earth and Everything On It!"**

800.251.3111 | Marion, SD | [WiemanAuction.com](http://WiemanAuction.com)

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

**18.10 ACRE SECLUDED – SCENIC – HOBBY OR LIVESTOCK ACREAGE – LOCATED IN GARFIELD TOWNSHIP – CLAY COUNTY, SD AT AUCTION**

**1983 RANCH STYLE 3-BEDROOM HOME – MACHINE SHEDS – GRAIN BINS**

After retiring, we have decided to offer the following acreage for sale at public auction at 46449 Hill St. Vermillion, SD or from the Junction of Hwy. 50 & University Road (Dakota Dome) go 10-miles north on University Road, turn west ½ mile on Hill St. south side of the road or from Dalesburg Lutheran Church (Hub City Jct) go 1 ¼ mile south to Hill St. then ½ mile west south side of the road on:

**FRIDAY JUNE 5<sup>TH</sup> 2026**

**4:00 P.M.**

It is our privilege to offer this outstanding acreage that offers panoramic views of the Vermillion River Bottom just a short drive to Vermillion or Beresford. This acreage is located high on a bluff creating an excellent horse-livestock acreage or an opportunity to own a piece of South Dakota Heaven. Come check it out at the upcoming open houses and let your mind imagine the possibilities.

**LEGAL:** Tract 1 of Lind Addition in the S ½ of the NE ¼ and the N ½ of the SE ¼ of Section 30, 94-51 Clay County, South Dakota.

- 1983 Ranch Style home with 1568 sq ft on the main floor, full unfinished block basement with ¾ bathroom, Updated steel siding & roof, attached 2-stall garage
- Outbuildings include 40 X 80 Pole Machine Shed, 24 X 40 Pole Shed, 32 X 64 Cattle Shed, (3) 20,000 bushel Sioux Grain Bins, 5500 Bu. Dryer Bin, (2) MFS 6000 bu. Bins and 5000 bu storage bin all have auger out.
- Recently surveyed and platted and is all in grass-hay-pasture with several trees. Amazingly quiet & peaceful with panoramic sunrises & sunsets. Excellent hunting opportunities or room for outdoor/power sports recreation.
- Annual Real Estate Taxes are estimated at \$4,700/year. Clay County Rural Water.
- For drone video footage, pictures, room sizes, and additional information please see buyer packet at [www.wiemanauktion.com](http://www.wiemanauktion.com) or call auctioneers at 800-251-3111 and a packet can be mailed out.

**TO INSPECT THE PROPERTY:** We invite you to inspect the property during open houses that will be on Tuesday May 19<sup>th</sup> from 5:00 to 7:00 p.m. and Thursday May 28<sup>th</sup> from 5:00 to 7:00 p.m. or by appointment with auctioneers.

**TERMS:** Cash sale with \$25,000 (non-refundable) down payment auction day with the balance on or before July 15, 2026. Trustees Deed to be granted with the cost of Title Insurance Split 50-50 between buyer and seller. Taxes to be prorated to date of closing. Sold subject to owners approval. Auctioneers represent the sellers only no buyer brokerage offered. Auction held on-site.

**THELMA LIND TRUST & RICHARD LIND FAMILY TRUST – OWNERS**

Wieman Land & Auction Co. Inc.  
Marion, SD 800-251-3111  
[www.wiemanauktion.com](http://www.wiemanauktion.com)

Clay County Abstract & Title  
Closing Agent  
605-624-2068

# Aerial Map



©2026 AgriData, Inc.



Boundary Center: 42° 55' 57.44, -96° 54' 44.91

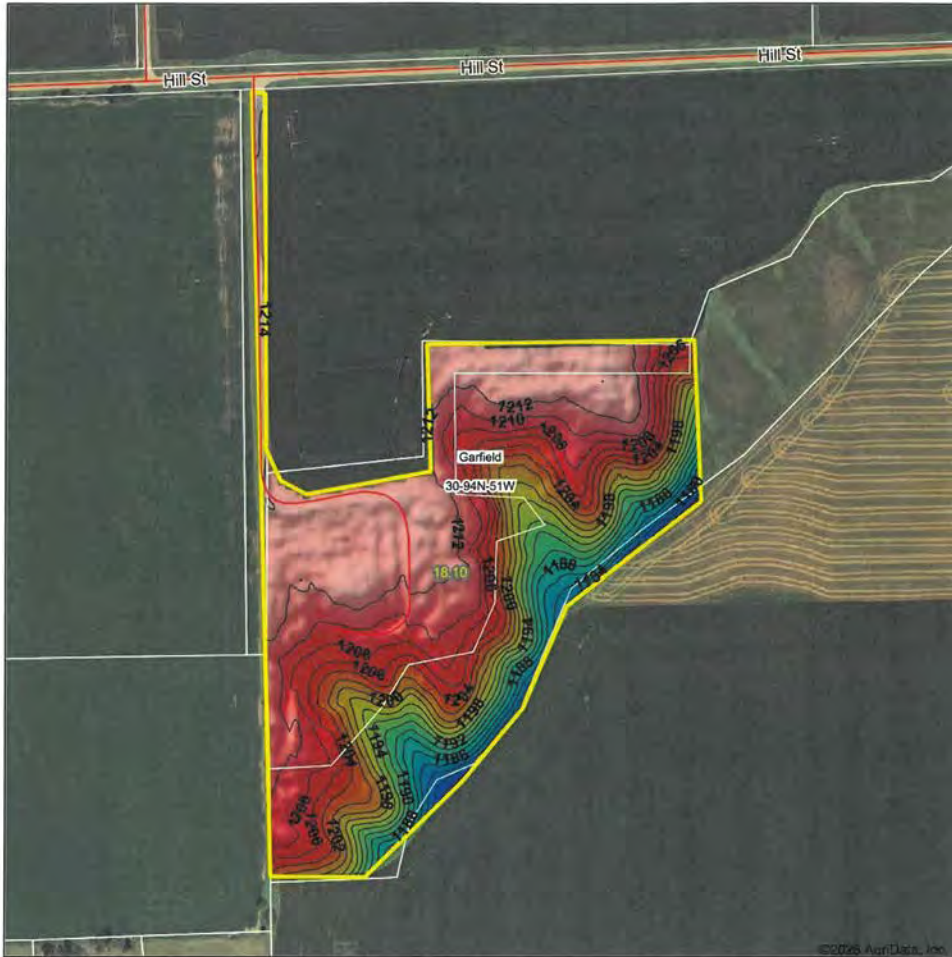


30-94N-51W  
Clay County  
South Dakota



4/23/2026

# Topography Hillshade



Low Elevation High



© AgriData, Inc. 2025 www.AgriDataInc.com  
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem  
Interval(ft): 2  
Min: 1,175.7  
Max: 1,217.6  
Range: 41.9  
Average: 1,204.4  
Standard Deviation: 9.09 ft

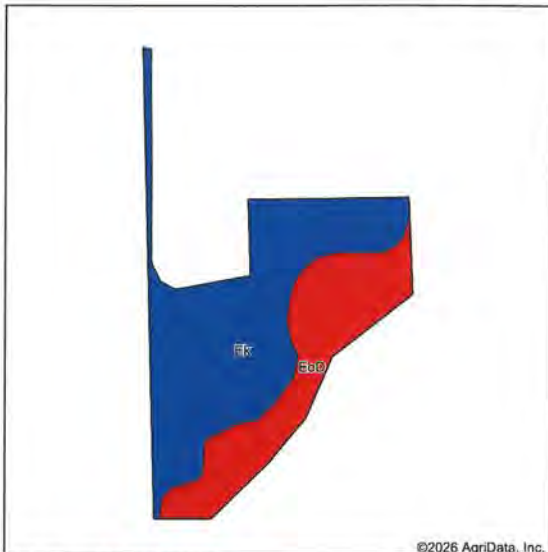
0ft 314ft 628ft



30-94N-51W  
Clay County  
South Dakota

Boundary Center: 42° 55' 57.44, -96° 54' 44.91

# Soils Map



State: South Dakota  
County: Clay  
Location: 30-94N-51W  
Township: Garfield  
Acres: 18.1  
Date: 4/23/2026



© AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

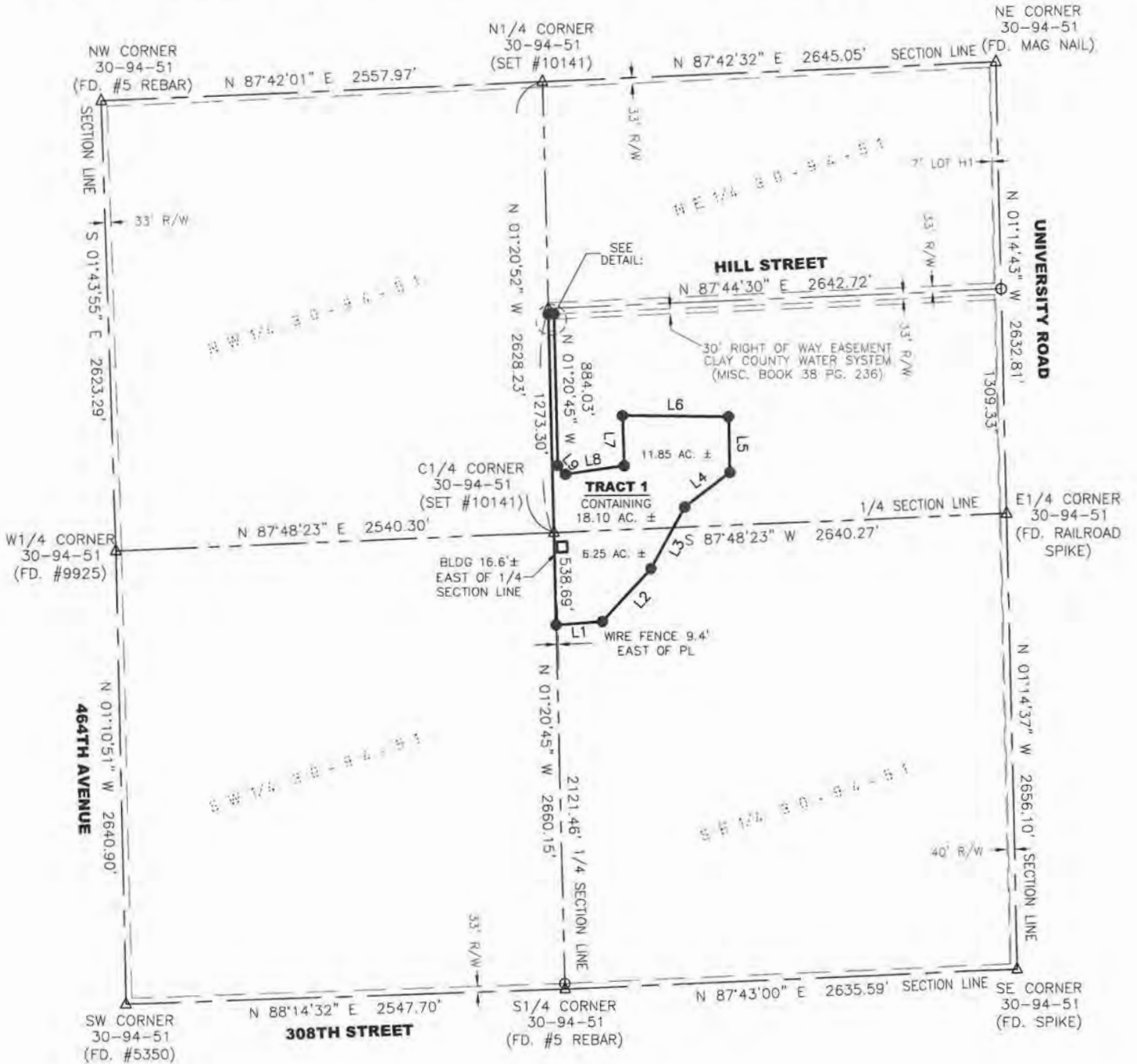
Area Symbol: SD027, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class 'c	Productivity Index
Ek	Egan-Trent-Chancellor silty clay loams, 0 to 2 percent slopes	11.70	64.6%		IW	89
EoD	Ethan-Betts loams, 9 to 15 percent slopes	6.40	35.4%		Vie	46
				<b>Weighted Average</b>	2.77	73.8

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# SALE DRAWING - TRACT 1

IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 30, T94N, R51W, CLEY COUNTY, SOUTH DAKOTA.



**LEGEND:**

- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

NOTES:  
BASIS OF BEARINGS IS  
UTM-ZONE 14.  
PROJECT #26-026  
DRAWN BY: JJW



# SALE DRAWING - TRACT 1

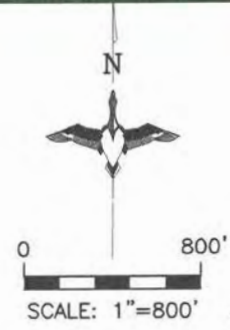
IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 30, T94N, R61W, CLEY COUNTY, SOUTH DAKOTA.



**LEGEND:**

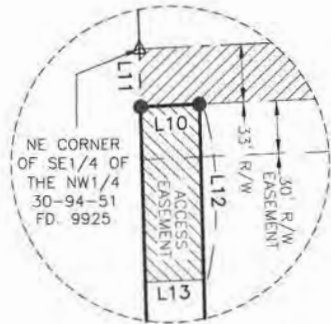
- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

NOTES:  
BASIS OF BEARINGS IS  
UTM-ZONE 14.  
PROJECT #26-026  
DRAWN BY: JJW

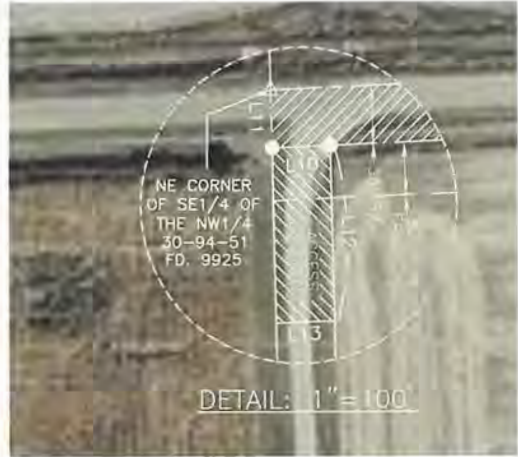


# SALE DRAWING - TRACT 1

IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 30, T94N, R51W, CLEY COUNTY, SOUTH DAKOTA.



DETAIL: 1"=100'



LINE	BEARING	DISTANCE
L1	N 86°00'30" E	272.66'
L2	N 42°34'40" E	417.47'
L3	S 28°52'02" W	407.55'
L4	S 52°17'55" W	328.98'
L5	N 01°20'45" W	326.00'
L6	N 89°11'31" W	612.15'
L7	S 01°56'48" E	292.52'
L8	N 82°00'28" E	348.90'
L9	S 41°30'11" E	67.90'
L10	N 87°44'30" E	33.00'
L11	S 01°20'45" E	33.00'
L12	S 01°20'45" E	100.01'
L13	N 87°44'30" E	33.04'

**OWNERS: THELMA LIND REVOCABLE TRUST**

**CLIENT: WIEMAN LAND AND AUCTION**

**TRACT 1 LEGAL DESCRIPTION:**

TO BE PLATTED AS TRACT 1 OF LIND'S ADDITION IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 94 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, CLAY COUNTY, SOUTH DAKOTA; EXCEPT

**LEGEND:**

- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

**TOTAL ACRES FOR PARCEL 1**  
18.10 ACRES±



0 800'  
SCALE: 1"=800'

NOTES:  
BASIS OF BEARINGS IS  
UTM-ZONE 14.  
PROJECT #26-026  
DRAWN BY: JJW



# SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

(This disclosure shall be completed by the seller. This is a disclosure required by law. If you do not understand this form, seek legal advice.)

Seller The/My Land Recycle Trust Property Address 46449 Hill St

This Disclosure Statement concerns the real property identified above situated in the City of Vermillion  
County of Clay, State of South Dakota.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 43-4-38. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PARTIES MAY WISH TO OBTAIN.

Seller hereby authorizes any agent representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

IF ANY MATERIAL FACT CHANGES BEFORE CONVEYANCE OF TITLE TO THIS PROPERTY, THE SELLER MUST DISCLOSE SUCH MATERIAL FACT WITH A WRITTEN AMENDMENT TO THIS DISCLOSURE STATEMENT.

## I. LOT OR TITLE INFORMATION

1. When did you purchase or build the home? 2001

*If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.*

- 2. Were there any title problems when you purchased the property? Yes \_\_\_ No
- 3. Are there any recorded liens or financial instruments against the property, other than a first mortgage? Yes \_\_\_ No
- 4. Are there any unrecorded liens or financial instruments against the property, other than a first mortgage; or have any materials or services been provided in the past one hundred twenty days that would create a lien against the property under chapter 44-9? Yes \_\_\_ No  Unknown \_\_\_
- 5. Are there any easements which have been granted in connection with the property (other than normal utility easements for public water and sewer, gas and electric service, telephone service, cable television service, drainage, and sidewalks)? Yes  No \_\_\_ Unknown \_\_\_ Clay County Rural Water
- 6. Are there any problems related to establishing the lot lines/boundaries? Yes \_\_\_ No  Unknown \_\_\_
- 7. Do you have a location survey in your possession or a copy of the recorded plat? If yes, attach a copy. Yes  No \_\_\_ Unknown \_\_\_
- 8. Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)? Yes \_\_\_ No
- 9. Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law? If yes, attach a copy of the covenants and restrictions. Yes \_\_\_ No
- 10. Are you aware of any current or pending litigation, foreclosure, zoning, building code or restrictive covenant violation notices, mechanic's liens, judgments, special assessments, zoning changes, or changes that could affect your property? Yes \_\_\_ No
- 11. Is the property currently occupied by the owner? Yes \_\_\_ No
- 12. Does the property currently receive the owner occupied tax reduction pursuant to SDCL 10-13-39? Yes \_\_\_ No
- 13. Is the property currently part of a property tax freeze for any reason? Yes \_\_\_ No  Unknown \_\_\_
- 14. Is the property leased? Yes \_\_\_ No
- 15. If leased, does the property use comply with local zoning laws? Yes \_\_\_ No
- 16. Does this property or any portion of this property receive rent? Yes \_\_\_ No   
If yes, how much \$ \_\_\_ and how often \_\_\_?

2008

17. Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?  
 Yes \_\_\_ No   
 If yes, what are the fees or assessments? \$ \_\_\_ per \_\_\_ (i.e. annually, semi-annually, monthly)  
 Payable to whom: \_\_\_\_\_ For what purpose? \_\_\_\_\_
18. Are you aware if the property has ever had standing water in either the front, rear, or side yard more than forty-eight hours after heavy rain? Yes \_\_\_ No
19. Is the property located in or near a flood plain? Yes \_\_\_ No  Unknown \_\_\_
20. Are wetlands located upon any part of the property? Yes \_\_\_ No  Unknown \_\_\_
21. Are you aware of any private transfer fee obligations, as defined pursuant to § 43-4-48, that would require a buyer or seller of the property to pay a fee or charge upon the transfer of the property, regardless of whether the fee or charge is a fixed amount or is determined as a percentage of the value of the property?  
 Yes \_\_\_ No  Unknown \_\_\_  
 If yes, what are the fees or charges? \$ \_\_\_\_\_ per \_\_\_\_\_ (i.e. annually, semi-annually, monthly)

## II. STRUCTURAL INFORMATION

If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.

1. Are you aware of any water penetration problems in the walls, windows, doors, basement, or crawl space?  
 Yes  No \_\_\_
2. What water damage related repairs, if any, have been made? removed all sheetrock and installed  
 If any, when? new furnace in late 1990s.
3. Are you aware if drain tile is installed on the property? Yes  No \_\_\_
4. Are you aware of any interior cracked walls or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas? Yes  No \_\_\_  
 What related repairs, if any, have been made? \_\_\_\_\_
5. Are you aware of any roof leakage, past or present? Yes \_\_\_ No   
 Type of roof covering: steel roof Age: 2005  
 What roof repairs, if any, have been made, when and by whom? \_\_\_\_\_  
 Describe any existing unrepaired damage to the roof: n/a
6. Are you aware of insulation in:  
 the ceiling/attic? Yes  No \_\_\_ the walls? Yes  No \_\_\_ the floors? Yes \_\_\_ No
7. Are you aware of any pest infestation or damage, either past or present? Yes \_\_\_ No
8. Are you aware of the property having been treated for any pest infestation or damage?  
 Yes \_\_\_ No  If yes, who treated it and when? \_\_\_\_\_
9. Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?  
 Yes \_\_\_ No  If yes, describe the work: \_\_\_\_\_  
 Was a permit obtained? Yes \_\_\_ No \_\_\_ Was the work approved by an inspector? Yes \_\_\_ No \_\_\_
10. Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?  
 Yes \_\_\_ No  If yes, describe \_\_\_\_\_  
 Have any insurance claims been made? Yes \_\_\_ No  Unknown \_\_\_  
 Was an insurance payment received? Yes \_\_\_ No  Unknown \_\_\_  
 Has the damage been repaired? Yes \_\_\_ No \_\_\_ If yes, describe in detail: \_\_\_\_\_
11. Are you aware of any problems with sewer blockage or backup, past or present? Yes \_\_\_ No
12. Are you aware of any drainage, leakage, or runoff from any sewer, septic tank, storage tank, or drain on the property into any adjoining lake, stream, or waterway? Yes \_\_\_ No  If yes, describe in detail: \_\_\_\_\_

DRS

### III. SYSTEMS/UTILITIES INFORMATION

	None/Not Included	Working	Not Working
1. 220 Volt Service		X	
2. Air Exchanger	X		
3. Air Purifier	X		
4. Attic Fan	X		
5. Burglar Alarm & Security System	X		
6. Ceiling Fan	X		
7. Central Air - <u>Electric</u>		X	
8. Central Air - Water Cooled	X		
9. Cistern	X		
10. Dishwasher		X	
11. Disposal	X		
12. Doorbell		X	
13. Fireplace	X		
14. Fireplace Insert	X		
15. Garage Door/Opener Control(s)		X	
16. Garage Wiring		X	
17. Heating System		X	
18. Hot Tub, Whirlpool, and Controls	X		
19. Humidifier	X		
20. Intercom	X		
21. Light Fixtures		X	
22. Microwave/Hood		X	
23. Plumbing and Fixtures		X	
24. Pool and Equipment	X		
25. Propane Tank		X	1000 gal. owned tank
26. Radon System	X		
27. Sauna	X		
28. Septic/Leaching Field		X	
29. Sewer Systems/Drains		X	
30. Smoke/Fire Alarm	X		
31. Solar House - Heating	X		
32. Sump Pump(s)		X	
33. Switches and Outlets		X	
34. Underground Sprinkler and Heads	X		
35. Vent Fan		X	
36. Water Heater - <u>Electric</u> or Gas		X	
37. Water Purifier	X		
38. Water Softener - Leased or Owned			X / legality of test
39. Well and Pump			X / 100' deep not working
40. Wood Burning Stove	X		

### IV. HAZARDOUS CONDITIONS

Are you aware of any existing hazardous conditions of the property and are you aware of any tests having been performed?

	Existing Conditions		Tests Performed	
	Yes	No	Yes	No
1. Methane Gas		✓		✓
2. Lead Paint		✓		✓
3. Radon Gas (House)		✓		✓
4. Radon Gas (Well)		✓		✓
5. Radioactive Materials		✓		✓
6. Landfill, Mineshaft		✓		✓
7. Expansive Soil		✓		✓
8. Mold		✓		✓
9. Toxic Materials		✓		✓
10. Urea Formaldehyde Foam Insulations		✓		✓
11. Asbestos Insulation		✓		✓
12. Buried Fuel Tanks		✓		✓
13. Chemical Storage Tanks		✓		✓
14. Fire Retardant Treated Plywood		✓		✓
15. Production of Methamphetamines		✓		✓

If the answer is yes to any of the questions above, please explain in additional comments or on an attached separate sheet.

H.P. S.



## SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure (initial)

HTS (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known Lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
\_\_\_\_\_

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

HTS (b) Records and reports available to the seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  
\_\_\_\_\_

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgment (initial)

\_\_\_\_\_ (c) Purchaser has received copies of all information listed above.

\_\_\_\_\_ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

\_\_\_\_\_ (e) Purchaser has (check on below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgment (initial)

\_\_\_\_\_ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance

### Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge, that the information provided by the signatory is true and accurate.

<u>Shelina R. Smith</u> Seller	<u>3/4/26</u> Date	Buyer	Date
<u>[Signature]</u> Seller	Date	Buyer	Date
<u>[Signature]</u> Agent	<u>3/4/26</u> Date	Agent	Date

**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: Clay County Abstract & Title Company  
Issuing Office: 121 West Kidder Street, Suite 104  
Vermillion, SD 57069  
Issuing Office's ALTA® Registry ID: 0002655  
Loan ID Number:  
Commitment Number: 7205  
Issuing Office File Number: 7205  
Property Address: 46449 Hill Street, Vermillion, SD 57069  
Revision Number:

**SCHEDULE A**

1. Commitment Date: April 22, 2026 at 8:00 AM
2. Policy to be issued:
  - (a) 2021 ALTA Owner's Policy
 

Proposed Insured:	<b>TO BE DETERMINED</b>
Proposed Amount of Insurance:	<b>\$</b>
The estate or interest to be insured:	<b>fee simple</b>
3. The estate or interest in the Land at the Commitment Date is:  
fee simple
4. The Title is, at the Commitment Date, vested in:  
RICHARD N. LIND AND THELMA R. LIND, AS CO-TRUSTEES OF THE THELMA LIND REVOCABLE TRUST DATED JUNE 11, 2008; and THELMA LIND, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE RICHARD LIND FAMILY TRUST, DATED SEPTEMBER 30, 2013
5. The Land is described as follows:  
See Exhibit A attached hereto and made a part hereof.

**CLAY COUNTY ABSTRACT & TITLE COMPANY**  
121 West Kidder Street, Suite 104, Vermillion, SD  
57069  
Telephone: (605) 624-2068

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**  
P.O. Box 45023, Jacksonville, FL 32232-5023

Countersigned by:

*Jenifer Jammertal*

\_\_\_\_\_  
Jenifer Jammertal  
Clay County Abstract & Title Company, License #18

*[Signature]*

By: \_\_\_\_\_  
President

*[Signature]*

By: \_\_\_\_\_  
Secretary

*This page is only a part of a 2021 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.*



**SCHEDULE B, PART I – Requirements**

All of the following Requirements must be met:

1. The purposed 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. If it is desired that any liens listed on Schedule B-Part II not to be shown on the final policy to be issued, we require a satisfaction for each lien to be obtained and duly filed for record.
6. CERTAIN PAGES OF THE THELMA LIND REVOCABLE TRUST MUST BE FURNISHED TO THIS OFFICE: TITLE PAGE, SIGNATURE PAGE, PAGES NAMING TRUSTEE(S) AND PAGES AUTHORIZING TRUSTEE(S) TO TRANSFER REAL PROPERTY.
7. THE DEED OF CONVEYANCE MUST BE A TRUSTEE'S DEED WITH AN APPROPRIATE FIDUCIARY ACKNOWLEDGMENT.
8. A CERTIFICATE OF TRUST WHICH DESCRIBES THE REAL PROPERTY BEING TRANSFERRED AND WHICH MEETS THE REQUIREMENTS OF SDCL 55-4-51, MUST BE RECORDED IN THE OFFICE OF THE CLAY COUNTY REGISTER OF DEEDS. THE CERTIFICATE OF TRUST MUST BE RECORDED SIMULTANEOUSLY AND SEPARATELY FROM THE TRUSTEE'S DEED.
9. CERTAIN PAGES OF THE RICHARD LIND FAMILY TRUST MUST BE FURNISHED TO THIS OFFICE: TITLE PAGE, SIGNATURE PAGE, PAGES NAMING TRUSTEE(S) AND PAGES AUTHORIZING TRUSTEE(S) TO TRANSFER REAL PROPERTY.
10. THE DEED OF CONVEYANCE MUST BE A TRUSTEE'S DEED WITH AN APPROPRIATE FIDUCIARY ACKNOWLEDGMENT.
11. A CERTIFICATE OF TRUST WHICH DESCRIBES THE REAL PROPERTY BEING TRANSFERRED AND WHICH MEETS THE REQUIREMENTS OF SDCL 55-4-51, MUST BE RECORDED IN THE OFFICE OF THE CLAY COUNTY REGISTER OF DEEDS. THE CERTIFICATE OF TRUST MUST BE RECORDED SIMULTANEOUSLY AND SEPARATELY FROM THE TRUSTEE'S DEED.
12. NOTES:
  1. All of the 2025 real estate taxes of \$5,635.06 are paid in full, (SW1/4 NE1/4, 30-94-51) Parcel ID#: 06000-09451-301-00; and all of the 2025 real estate taxes of \$2,265.16 are paid in full, (NW1/4 SE1/4 & N1/2 SW1/4 SE1/4, 30-94-51) Parcel ID#: 06000-09451-304-00.

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**SCHEDULE B, PART II – Exceptions**

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. Any encroachment, encumbrance, violation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Right-Of-Way Easement given to Clay Rural Water System, Inc. recorded in Book 38 Misc p 135, covers SW1/4 NE1/4 and NW1/4 SE1/4, 30-94-51 and additional real estate.
8. Vested Drainage Right recorded in Book 43 Misc p 25, states water drains from NW1/4 NE1/4, N1/2 of Gov't. Lot 1 of NW1/4 and E1/2 N1/2 of Gov't. Lot 2 of NW1/4, 30-94-51 onto NE1/4, 30-94-51.
9. The 33 foot Easement for Ingress/Egress and the 30 foot Clay County Water System Right-Of-Way Easement as shown in the Plat recorded in Book 8 Plats p 616.
10. Rights or claims of parties in possession under the terms of unrecorded leases.

*This page is only a part of a 2021 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.*



House built in 1983 dimensions 28 x 56 with 28 x 24 two stall garage. 1568 sq ft main floor. 1568 sq ft basement at present all unfinished.



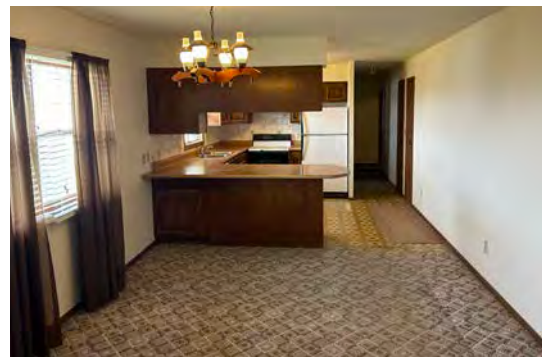
(3) Sioux 20,000 bushel bins all have natural air floors, bin sweep, auger out and were built in 2011 - 2014 - 2016.



All pole sheds had new poles installed and JRK's attached to old poles in 2024. 40x80 shed has new doors and header on the east side.



Clay County Rural Water is servicing the property. Former well is no longer functional and has been disconnected. Pressure tank is still in basement.



**Appliances Included In Sale:** Amana 2-DR Fridge  
Whirlpool 30" Electric Range

Frigidaire Dishwasher  
Kenmore Top Load Washer & Dryer

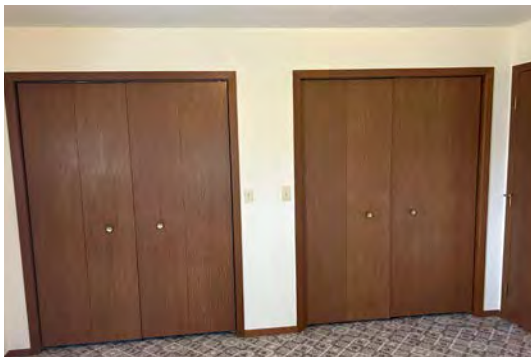
Central Vacuum is not working  
1000-Gal LP Gas Tank is owned



**Main Floor Room Sizes:** Kitchen: 11.5' X 13' Built-in Cabinetry  
Dining Room: 11.5' X 13'  
Living Room: 11.5' X 19'

Bathroom: 7.5' X 9' Full Bath with Shower  
Master Bedroom: 12' x 13.5' Double Closets  
2nd Bedroom: 9' X 11.5'

3rd Bedroom: 9' x 9' w/ Closet  
Office: 7.5 x 11.5"  
Utility Room: 7' X 8.5'





**Basement Room Sizes:** Non-legal Bedroom: 13' X 13'  
3/4 Bathroom: 6' X 10'  
Mechanical Room:

Rheem LP Gas FA Furnace  
Marathon Electric Water Heater  
200 AMP Breaker Panel



Sump pump failed in late 1990's and all sheetrock and flooring was removed and new furnace installed.



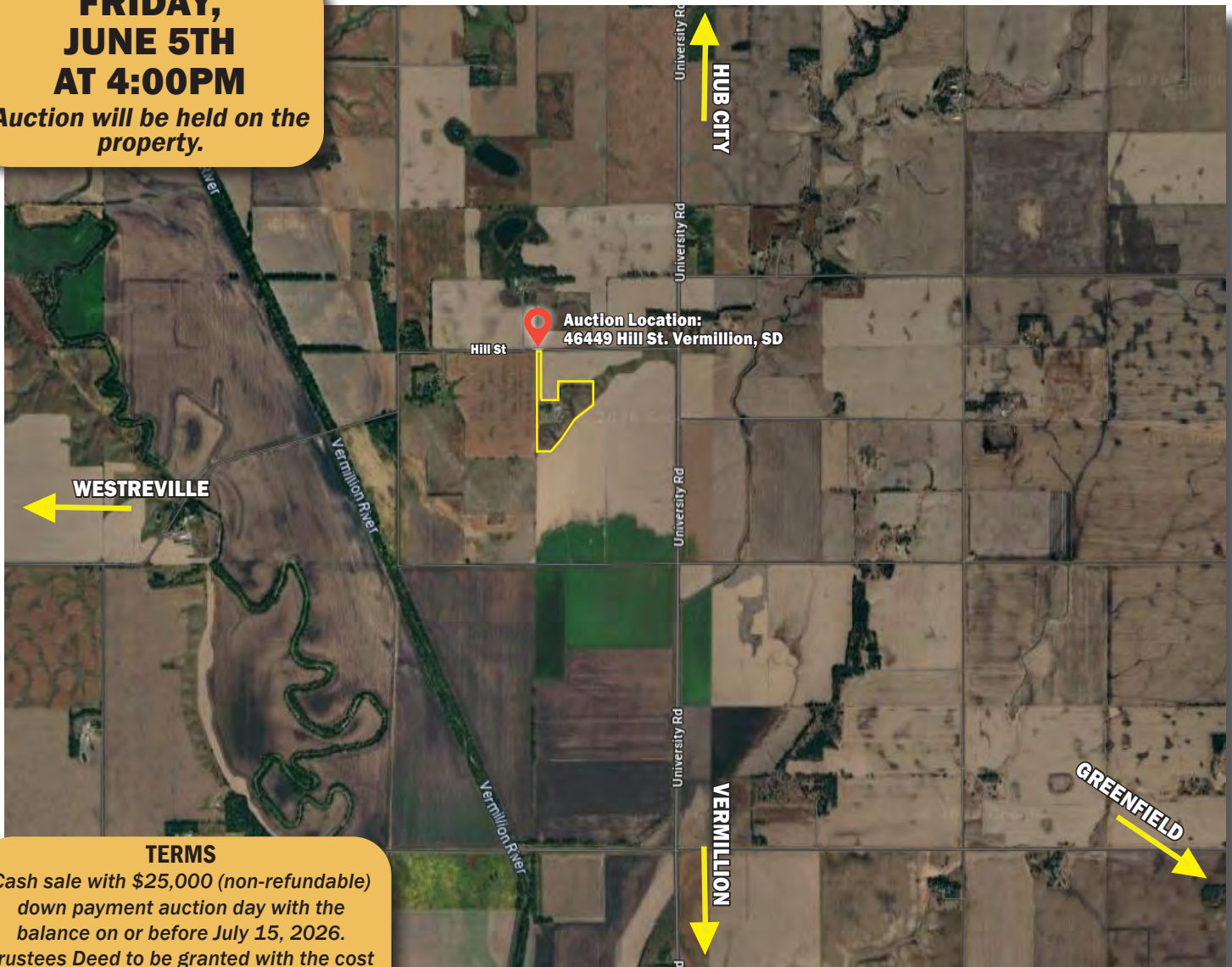


# 18.10 ACRE SECLUDED - SCENIC HOBBY OR LIVESTOCK ACREAGE

## CLAY COUNTY LAND

**FRIDAY,  
JUNE 5TH  
AT 4:00PM**

*Auction will be held on the  
property.*



### TERMS

Cash sale with \$25,000 (non-refundable) down payment auction day with the balance on or before July 15, 2026. Trustees Deed to be granted with the cost of Title Insurance Split 50-50 between buyer and seller. Taxes to be prorated to date of closing. Sold subject to owners approval. Auctioneers represent the sellers only no buyer brokerage offered. Auction held on-site.

**“We Sell The Earth and Everything On It!”**

800.251.3111 | Marion, SD | [WiemanAuction.com](http://WiemanAuction.com)

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

