

# Hanson County

## 160 ACRES TAYLOR TOWNSHIP

Farmland is located in:  
The NE ¼ of Section 7, 101-57 Hanson County



**Friday, November 6th at 10:30 AM**



PO BOX 148  
44628 SD HWY 44, MARION SD  
PHONE: 800-251-3111  
WEB: WIEMANAUCTION.COM

**"WE SELL THE EARTH AND EVERYTHING ON IT!"**

**160-ACRES OF TAYLOR TOWNSHIP – HANSON COUNTY – COMBINATION OF TILLABLE & PASTURE  
LAND AT AUCTION**

In order to settle the estate, we will offer the following land at public auction located at the Wieman Auction Facility 1-mile south and a ½ mile west of Marion on Hwy. 44 on:

**FRIDAY NOVEMBER 6<sup>TH</sup>  
10:30 A.M.**

It is our privilege to offer this well-balanced tract of land offering both powerful tillable and pastureland in the tightly held Taylor Township of Hanson County. New buyer will receive full possession for the 2021 crop year. Come take a look!

**LEGAL:** The NE ¼ of Section 7, 101-57 Hanson County, South Dakota.

**LOCATION:** From the Junction of Hwy. 42 and Emery Oil (429<sup>th</sup> Ave) go 4-miles west, 1 ½ miles north west side of the road or at the junction of 425<sup>th</sup> Ave and 263<sup>rd</sup> St.

- 107.53 acres tillable with 49-acres in pasture, tree grove, former building site and the balance found in RROW.
- Soil production rating of 78.2 with the predominant soils of Hand loam (84) Tetonka silt loam (56) and Clarno-Bonilla loams (88)
- New buyer able to farm or lease out for 2021 crop year. Bordered to the east by 425<sup>th</sup> Ave. and the north by 263<sup>rd</sup> St.
- Annual Taxes are \$2,800.14. Base & Yield info along with aerial & soil maps and other pertinent info found in the buyers packet

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience please remember cattle are grazing on the property. Buyers packets can be mailed out by calling the auctioneers at 800-251-3111 or visit [www.wiemanauktion.com](http://www.wiemanauktion.com) for a colored buyers packet or view drone video footage of the property.

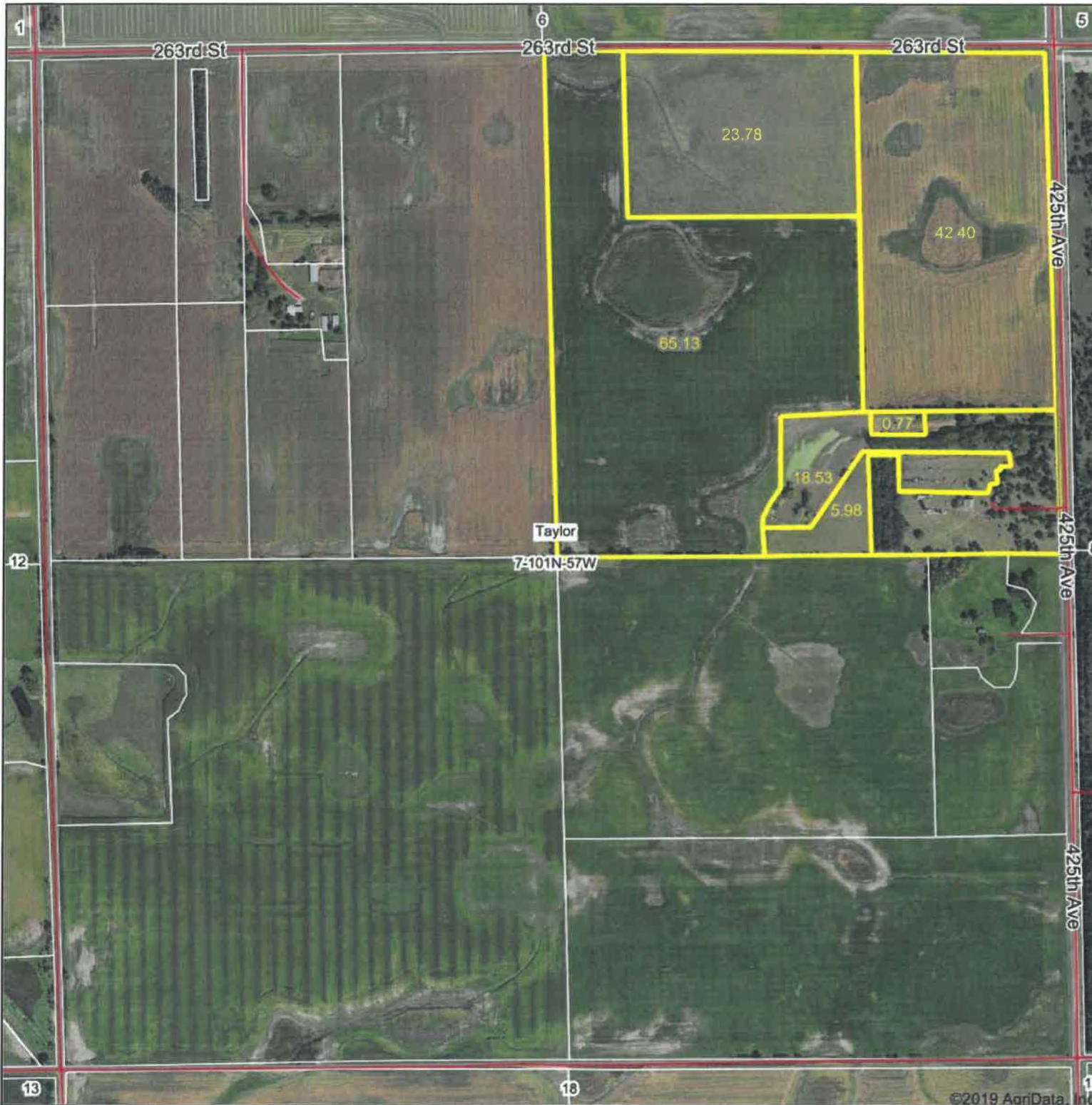
**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 18, 2020. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2020 taxes in full. Sold subject to personal representatives approval and all easements and restrictions of record. Auctioneers represent the sellers in this transaction. Remember auction held in the Wieman Auction Facility.

**MYRON LIPPERT ESTATE – OWNER  
JANET JUCHT – PERSONAL REP.**

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

Keith Goehring – Closing Attorney  
605-928-3356  
Parkston, SD

# Aerial Map



©2019 AgriData, Inc

Map Center: 43° 33' 54.62, -97° 43' 0.87

0ft 817ft 1634ft



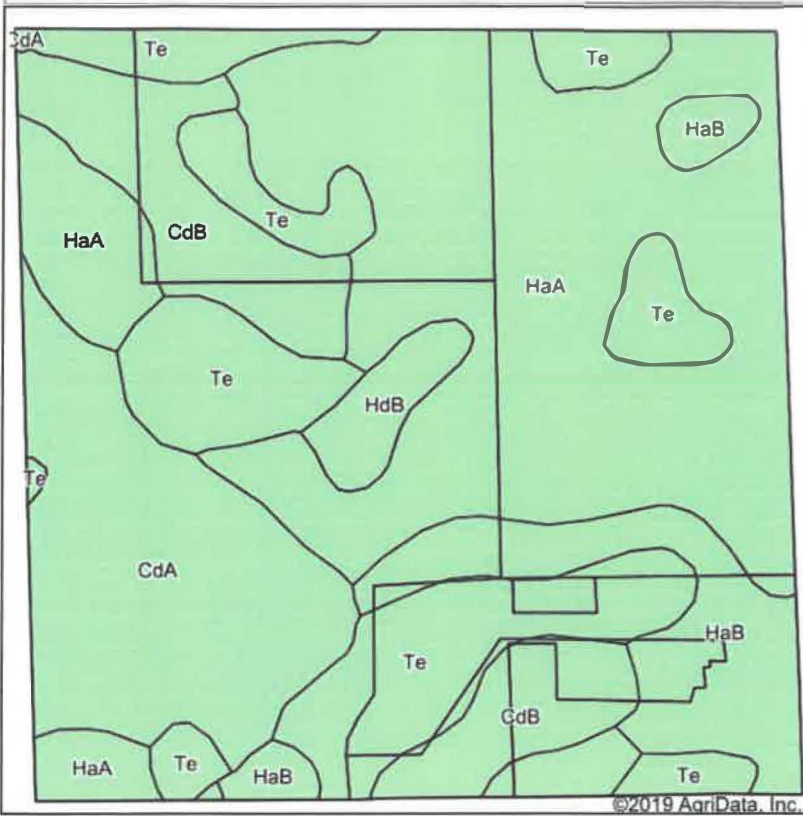
**7-101N-57W**  
**Hanson County**  
**South Dakota**



3/11/2020

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: **7-101N-57W**  
 Township: **Taylor**  
 Acres: **156.59**  
 Date: **3/11/2020**



Maps Provided By:



© AgriData, Inc. 2019

www.AgriDataInc.com



Area Symbol: SD602, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HaA	Hand loam, 0 to 3 percent slopes	64.06	40.9%	IIc	84
Te	Tetonka silt loam, 0 to 1 percent slopes	31.41	20.1%	IVw	56
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	26.26	16.8%	IIc	88
CdB	Clarno loam, 2 to 6 percent slopes	16.28	10.4%	IIe	82
HaB	Hand loam, 3 to 6 percent slopes	15.26	9.7%	IIe	79
HdB	Hand-Davison loams, 3 to 6 percent slopes	3.32	2.1%	IIe	78
<b>Weighted Average</b>					<b>78.2</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States  
Department of  
Agriculture

# Hanson County, South Dakota



**Common Land Unit**

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

**Wetland Determination Identifiers**

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

**Unless otherwise noted:**

- All corn is yellow
- All soybeans are common
- All fields are non-irrigated
- All crops are for grain

**2020 Program Year**  
Map Created April 29, 2020  
**Farm 515**

**7 -101N -57W**

**Initials & Date**

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).

South Dakota  
Hanson  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

FARM: 515  
Prepared: 8/14/20 10:31 AM  
Crop Year: 2020  
Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: WETHOR, MICHAEL G  
Farm Identifier:

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
156.59	114.28	114.28	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	114.28	0.0	0.0	0.0				

Tract Number: 256 Description: G10 NE 7 101 57  
FSA Physical Location: Hanson, SD ANSI Physical Location: Hanson, SD

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

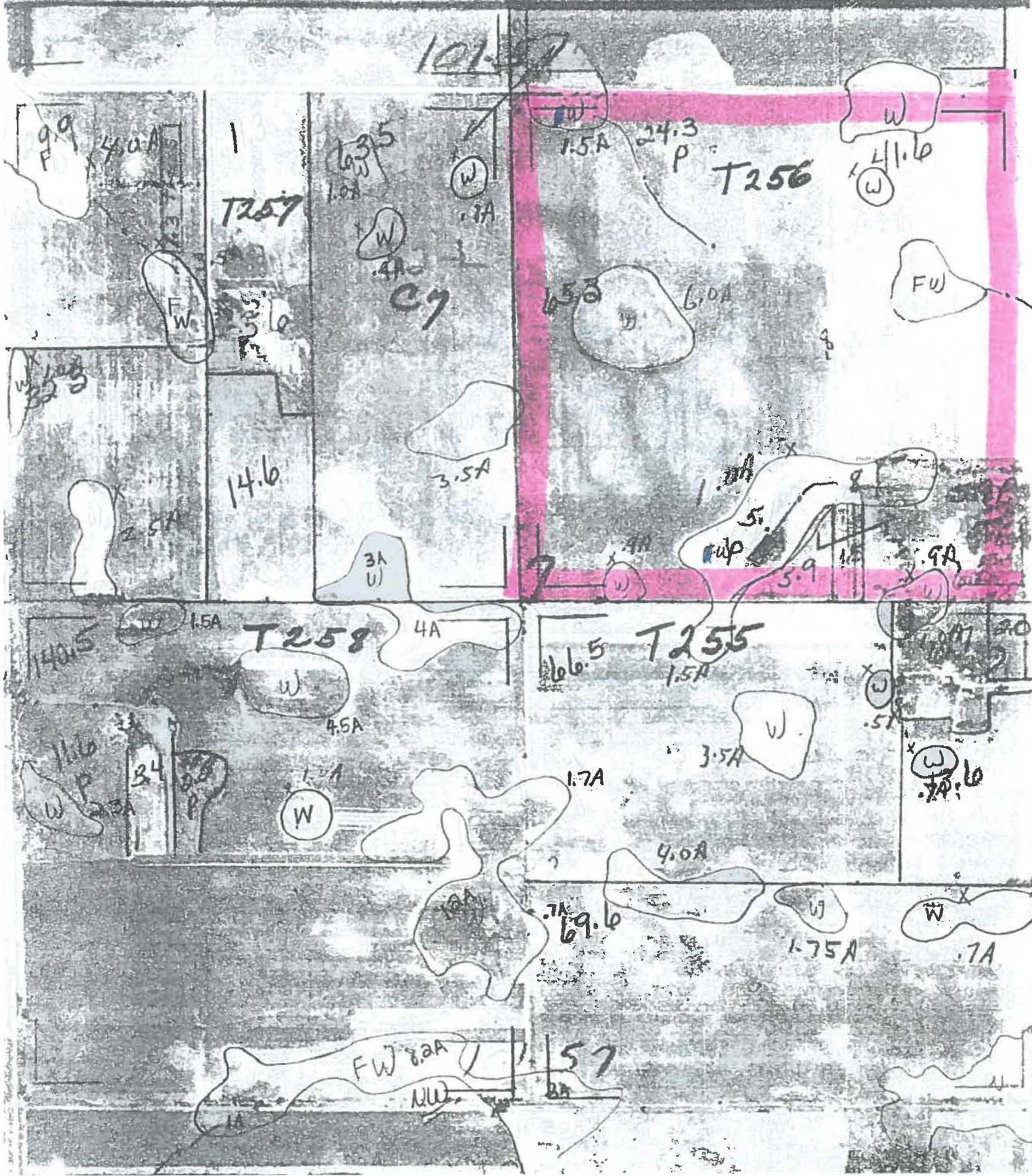
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
156.59	114.28	114.28	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	114.28	0.0	0.0	0.0		

Owners: LIPPERT, MYRON

Other Producers: None

NOT TO SCALE



Chicago Title Insurance Company

**Transaction Identification Data for reference only:**

Issuing Agent: Vernon Holding Co Inc/The Title Company  
Issuing Office: 213 E. 4th Ave., Mitchell, SD 57301  
ALTA® Universal ID: 0032295  
Loan ID Number:  
Commitment Number: 05-20-00157  
Issuing Office File Number: 05-20-00157  
Property Address: farm ground, , SD

**SCHEDULE A**

1. Commitment Date: August 24, 2020 at 07:30 AM
2. Policy to be issued:
  - (a) ALTA Own. Policy (6-17-06)
    - Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below.
    - Proposed Policy Amount:
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:
  - Myron R. Lippert Estate

NOTE: The Estate of Myron R. Lippert is being probated in Davison County, South Dakota in the office of the Davison County Clerk of Courts as Probate File No. 17PRO20000003
5. The Land is described as follows:
  - Northeast Quarter (NE 1/4) of Section Seven (7), Township One Hundred One (101) North, Range Fifty-seven (57) West of the 5th P.M., Hanson County, South Dakota.

**Vernon Holding Co Inc/The Title Company**

By: Kathy Schuldt  
KathyS, Authorized Signatory

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago 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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## Chicago 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. Application for title insurance discloses that Myron R. Lippert is now deceased. The conveyance from Janet Jucht, Personal Representative of the Estate of said decedent must contain the deceased's marital status at the time of death. If decedent was married, the spouse of said decedent must join in on the conveyance. Attached to the Personal Representative's Deed must be a (a) certified copy of the Letters of Appointment stating that said letters are still in full force and affect, and (b) certified copy of the receipt/waiver of federal estate taxes, if any.
5. 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.
6. We require that standard form of affidavit or affidavits, be furnished to us at closing.
7. If it is desired that any liens listed on Schedule B - Part II not be shown on the final policy to be issued, we require a satisfaction/release for each lien be obtained and duly filed of record.

**NOTE:**

The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent herewith when the final amounts are approved.

**NOTE:**

For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under the commitment until it receives a designation for a Proposed Insured, acceptable to the company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

**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.

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**SCHEDULE B**  
(Continued)

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. Rights or claims of parties in possession not shown by the public records.
3. 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.
4. Easements, or claims of easements, 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. Subject to minerals and mineral rights, if any.
7. Taxes or Special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):  
  
2019 real estate taxes due and payable in 2020 in the amount of \$2,800.14 and are paid in full. Tax Bill #1527 Tax ID#101-57-007-001-000-01
9. (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.
10. Statutory easement for highway along the section line (or lines bounding or within) the land herein described together with an additional 17' for road right of way as disclosed in Easement filed August 6, 1973 and recorded in Book 87 of Deeds on page 566.

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**SCHEDULE B**  
(Continued)

THE FOLLOWING NOTE IS FOR INFORMATIONAL PURPOSES ONLY:

The following deed(s) or transfer(s) affecting said land were recorded within twenty-four (24) months of the effective date of this title commitment:  
Warranty Deed dated October 14, 1963, filed October 17, 1963 and recorded in Book 83 on Page 287 executed by Ray W. Lippert and Nettie Lippert, his wife -to- Myron R. Lippert.

NOTE: Myron R. Lippert is now deceased. His estate is being probated in Davison County as File No. 17PRO20000003.

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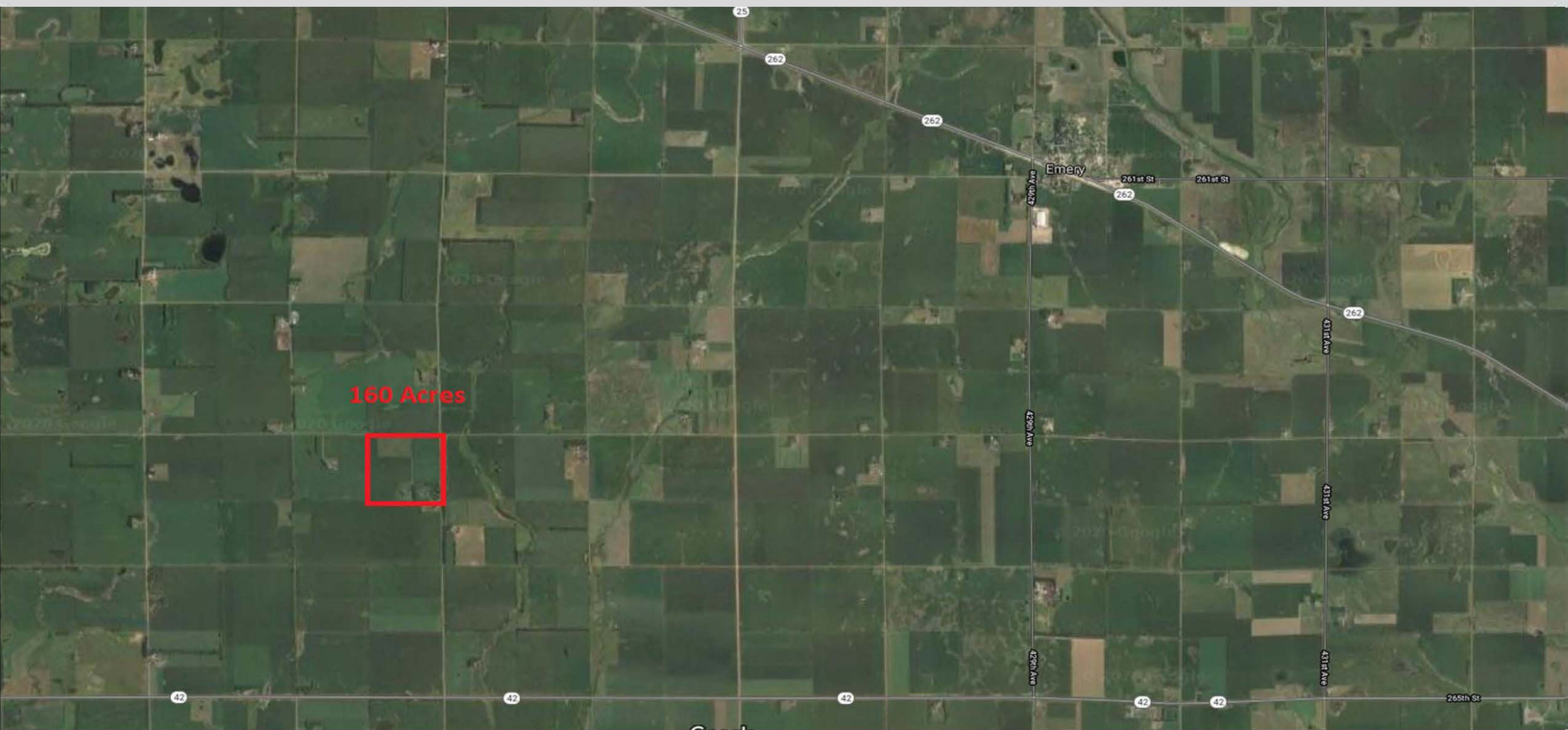
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