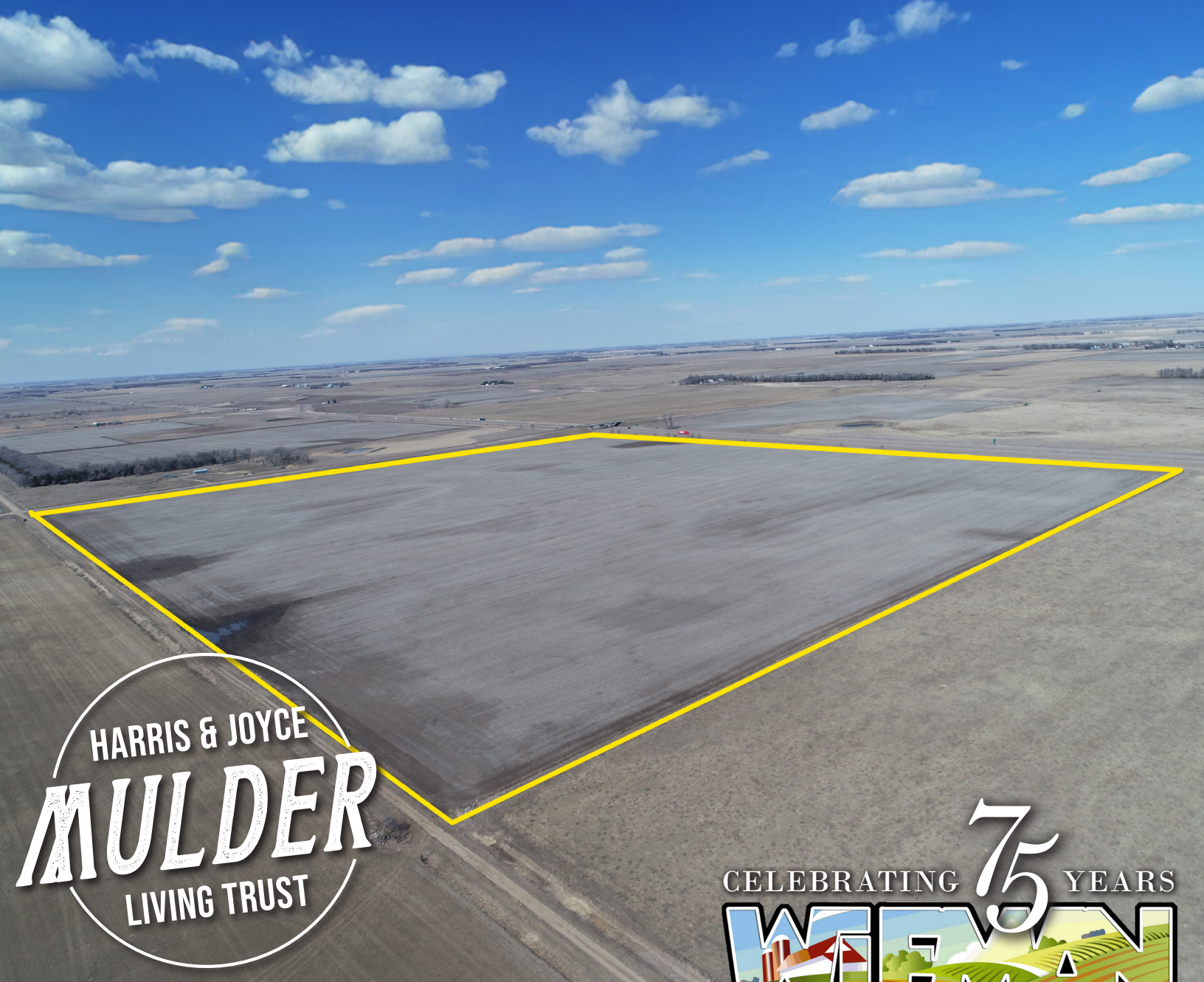


139.17 ACRES

HANSON COUNTY LAND

- WEDNESDAY, APRIL 17TH AT 10:30AM -



HARRIS & JOYCE
MULDER
LIVING TRUST

CELEBRATING **75** YEARS
WIEMAN
LAND & AUCTION
AND FOUR GENERATIONS

"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

**139.17 ACRES PLEASANT TOWNSHIP - HANSON COUNTY LAND
ALL TILLABLE - GREAT EYE APPEAL - AT AUCTION**

As we have purchased other land near our farm operation in Iowa, we will offer the following property for sale at public auction located at the Wieman Auction Facility 1-mile south and ½ mile west of Marion, SD on Hwy. 44 on:

**WEDNESDAY APRIL 17TH 2024
10:30 A.M.**

It is our privilege to offer this outstanding, powerful all tillable tract of land located in the tightly held Pleasant Twp of Hanson County. New buyer will receive Landlord's possession upon closing and is sold subject to the 2024 crop year lease. Come take a look at a great add-on piece for the farmers or investors.

LEGAL: SW ¼ less Lot H-1 of Section 2, 102-57 Hanson County, South Dakota

LOCATION: From I-90 & Hwy. 25 junction or Exit 350 go ½ mile south on Hwy. 25, turn east on 257th St go 1-mile north side of the road

- 133.67 acres tillable balance found in road right of ways and
- Soil production rating of 73.8. Predominant Soils include Hand-Davison (80) Tetonka silt loam (56), Hand Loam (81)
- Farm is rented for the 2024 crop year for \$200/acre. Seller will supercharge the rent and will add \$75/acre payable to the new buyer at closing. Total Rental Income \$275/acre X 133.67= \$36,759
- Property is bordered to the west by 428th Ave. a gravel township road, and 257th St. to the south a minimum maintenance road to the north I-90. Located 1-mile from Hwy. 25 providing excellent farm to market transportation to major grain markets.
- Annual Taxes are \$2,229.64. Base & Yield info along with wetland maps can be found in the buyers packet.

TO INSPECT 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 the auctioneers at 800-251-3111 and packets can be mailed out.

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before June 5th 2024. Trustee's Deed to be granted with the cost of the title insurance split 50-50 between buyer and seller. Buyer will be responsible for all 2024 taxes due in 2025. Sold subject to owners approval and all easements or restrictions or record. Remember land auction held in the Wieman Auction Facility

HARRIS & JOYCE MULDER LIVING TRUST – OWNERS

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

The Title Company
Closing Agent
605-996-4900

Aerial Map



Maps Provided By:

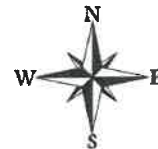


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Boundary Center: 43° 39' 43.13, -97° 38' 28.71



2-102N-57W
Hanson County
South Dakota



3/4/2024



Common Land Unit PLSS

Cropland

Tract Boundary

Wetland Determination Identifiers

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

2024 Program Year

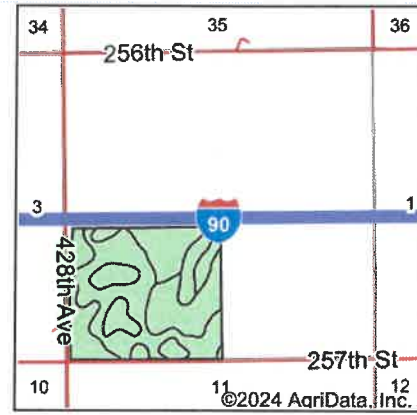
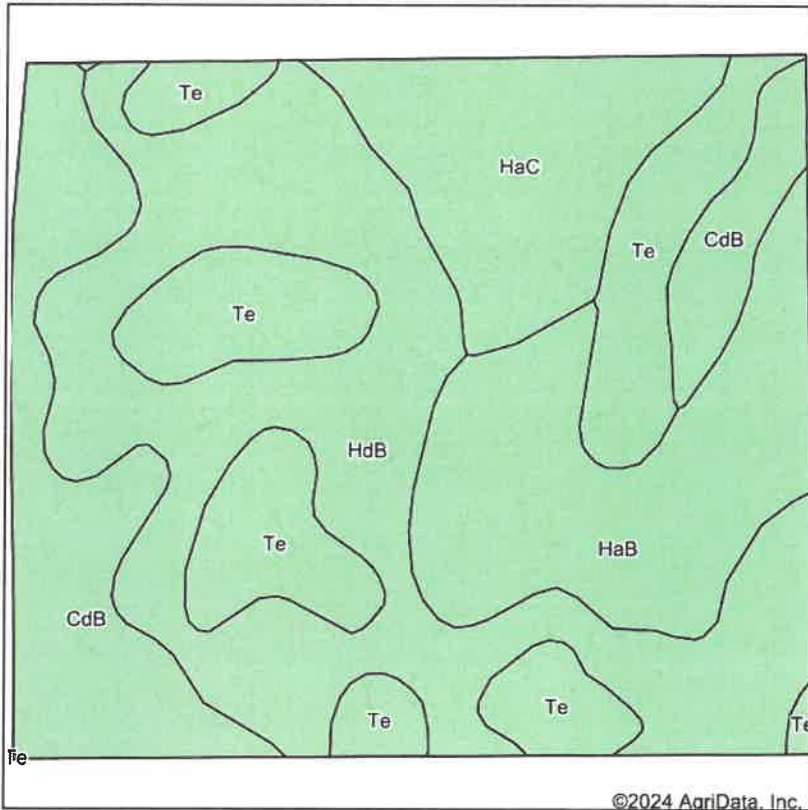
Map Created February 28, 2024

Farm 3739

2-102N-57W-Hanson

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: **Hanson**
 Location: **2-102N-57W**
 Township: **Pleasant**
 Acres: **133.67**
 Date: **3/4/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

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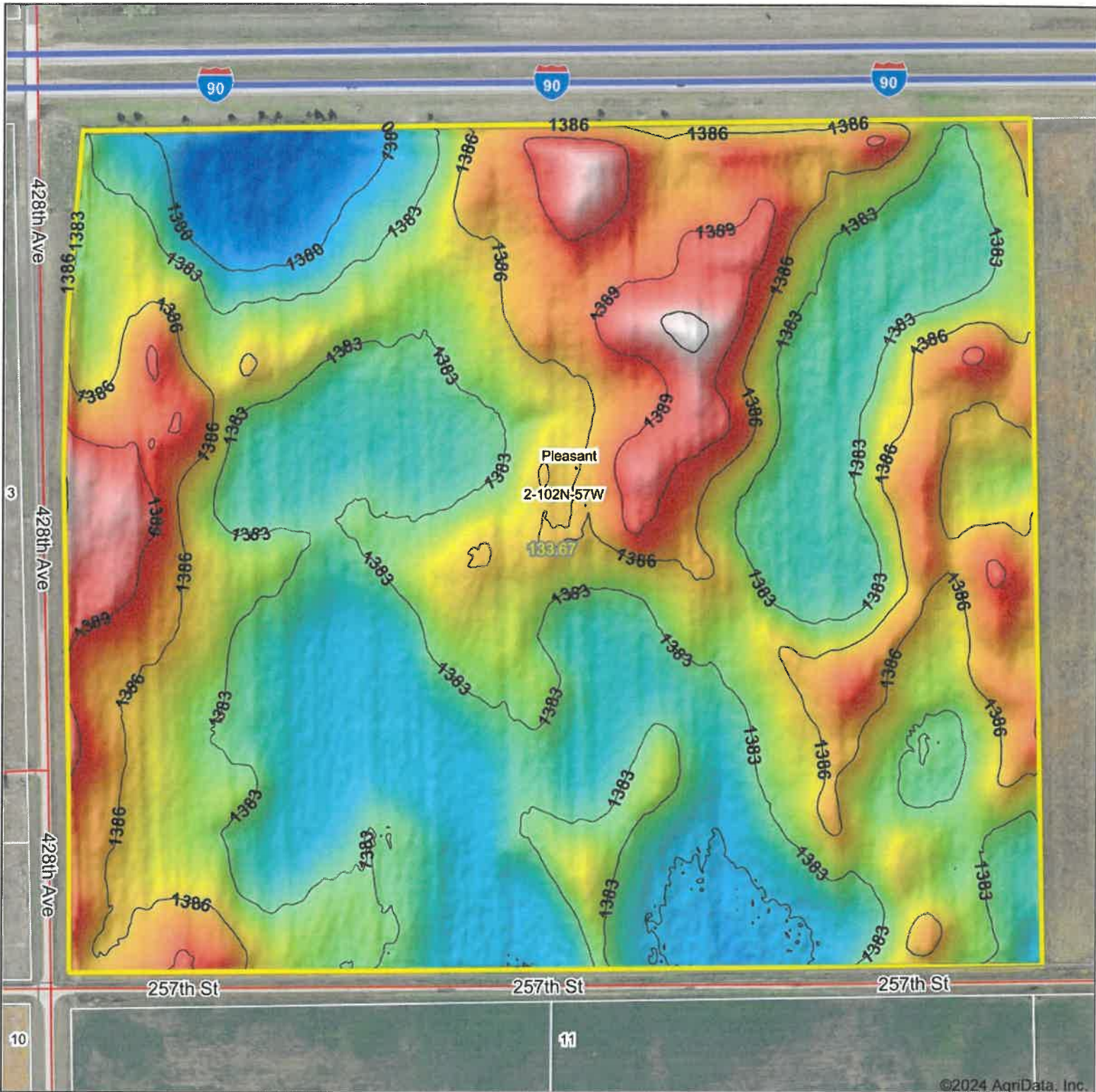
Area Symbol: SD602, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HdB	Hand-Davison loams, 2 to 6 percent slopes	46.09	34.5%	Ile	80
Te	Tetonka silt loam, 0 to 1 percent slopes	26.69	20.0%	IVw	56
HaB	Hand loam, 2 to 6 percent slopes	22.96	17.2%	Ile	81
CdB	Clarno loam, 2 to 6 percent slopes	21.84	16.3%	Ile	82
HaC	Hand loam, 6 to 9 percent slopes	16.09	12.0%	IIle	64
Weighted Average				2.52	73.8

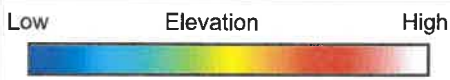
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



©2024 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,377.0
 Max: 1,392.9
 Range: 15.9
 Average: 1,384.2
 Standard Deviation: 2.85 ft



3/4/2024

2-102N-57W
Hanson County
South Dakota

Boundary Center: 43° 39' 43.13, -97° 38' 28.71



Maps Provided By:



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

SOUTH DAKOTA

HANSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

FARM : 3739

Prepared : 3/19/24 10:25 AM CST

Crop Year : 2024

Abbreviated 156 Farm Record

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
133.67	133.67	133.67	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	133.67	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	109.60	0.00	106	
Soybeans	7.40	0.00	42	

TOTAL 117.00 0.00

NOTES

Empty box for notes.

Tract Number : 617

Description : I7 SW 2 102 57
FSA Physical Location : SOUTH DAKOTA/HANSON
ANSI Physical Location : SOUTH DAKOTA/HANSON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JOYCE MULDER, HARRIS J MULDER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
133.67	133.67	133.67	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA
HANSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 3739
Prepared : 3/19/24 10:25 AM CST
Crop Year : 2024

Abbreviated 156 Farm Record

Tract 617 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	133.67	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	109.60	0.00	106
Soybeans	7.40	0.00	42
TOTAL	117.00	0.00	

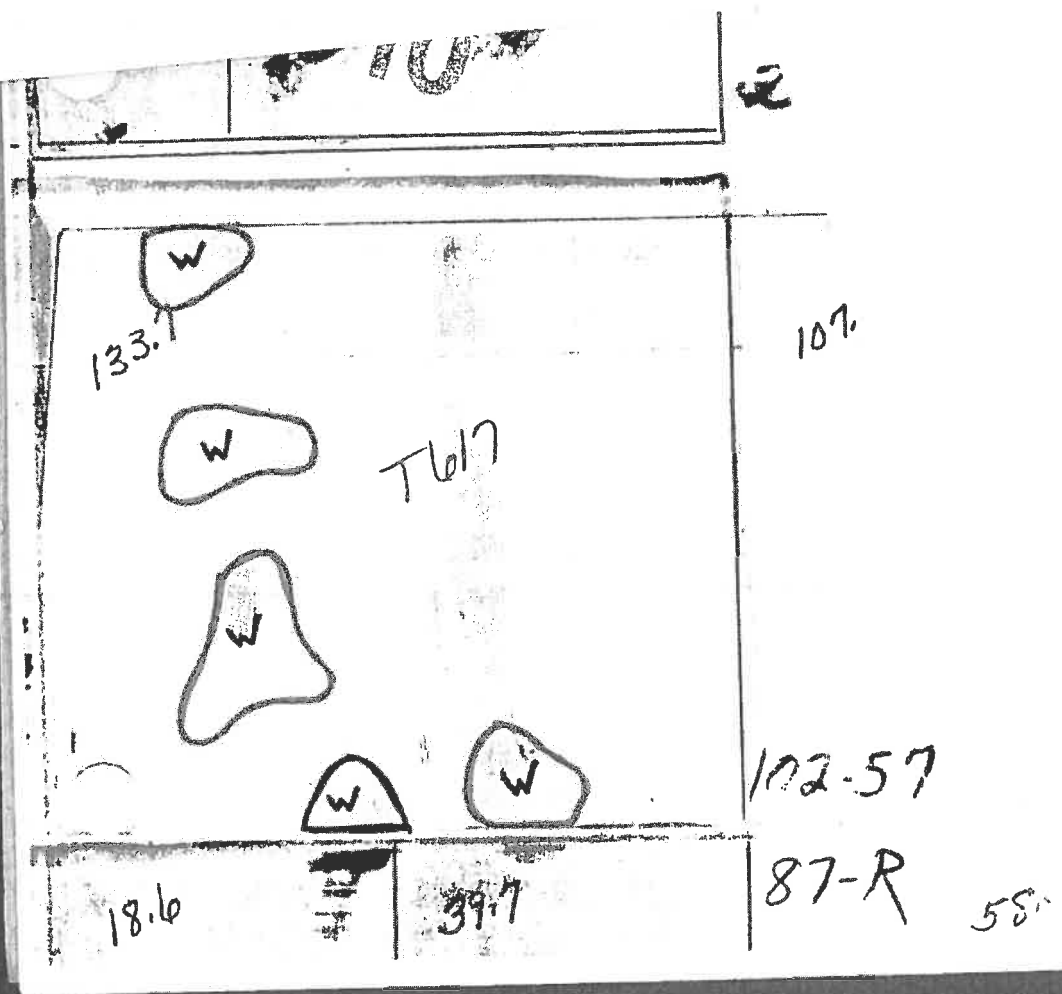
NOTES

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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, gender identity (including gender expression), sexual orientation, 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 responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. 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 http://www.ascr.usda.gov/complaint_filing_cust.html 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 Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



Old Republic National Title Insurance Company

SCHEDULE A

Address reference (not applicable to coverage):
Not Applicable to Coverage , SD

Office File Number: 05-24-00029

1. Commitment Date: March 12, 2024 at 07:30 AM
2. Policy or policies to be issued:
 - a. 2021 ALTA Owner's Policy (07/01/2021)
 Standard Coverage Extended Coverage
 Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below.
 Proposed Amount of Insurance: \$ 10,000.00
 The estate or interest to be insured: Fee Simple
 - b. 2021 ALTA Loan Policy (07/01/2021)
 Standard Coverage Extended Coverage
 Proposed Insured:
 Proposed Amount of Insurance:
 The estate or interest to be insured: Fee Simple
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:
Harris & Joyce Mulder Living Trust, dated June 20, 2013, and any amendments, thereto
5. The Land is described as follows:
The Southwest Quarter (SW1/4) of Section Two (2), Township One Hundred Two (102) North, Range Fifty-seven (57), West of the 5th P.M. Hanson County, South Dakota.

Old Republic National Title Insurance Company

By: 
Vernon Holding Co. Inc./The Title Company
213 E. 4th Avenue., Mitchell, SD 57301
(605)996-4900

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic 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.

Old Republic National Title Insurance Company

SCHEDULE B - PART I

ALTA COMMITMENT

Office File Number: 05-24-00029

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) Trustee's Deed executed by the duly appointed Trustee(s) or Successor Trustee(s) of the Harris & Joyce Mulder Living Trust, dated June 20, 2013, and any amendments, thereto -to- A purchaser with contractual rights under a purchase agreement with the vested owner identified in Schedule A at Item 4.
5. We require that standard form of affidavit or affidavits, be furnished to us at closing.
6. 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.
7. We require that we be furnished with a Certificate of Trust pertaining to the Harris & Joyce Mulder Living Trust, dated June 20, 2013 pursuant to SDCL 55-4-51.3 to be filed with the Hanson County Register of Deeds. We reserve the right to raise further requirements based upon examination of same.
8. 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.
9. 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.

END OF SCHEDULE B - PART I

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Old Republic National Title Insurance Company

SCHEDULE B - PART II
ALTA COMMITMENT

Office File Number: 05-24-00029

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.

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SCHEDULE B - PART II
EXCEPTIONS
(Continued)

Office File Number: 05-24-00029

10. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

2023 real estate taxes due and payable in 2024 in the amount of \$2,229.64 and are unpaid. Tax Bill #1842 Tax ID#102-57-002-003-000-01
11. Statutory easement for highway along the section line (or lines bounding or within) the land herein described.
12. Subject to the rights of the public, County of Hanson and the State of South Dakota in and to the area reserved for highway right -of-way as shown on the Plat of Lot H-1 of SW1/4 2-102-57 filed August 4, 1964 in Book 4, Page 225. (copy provided upon request)
13. Controlled Access as reserved in Warranty Deed filed August 4, 1964 in Book 83, Page 413, executed by Floyd W. Terveen and Myrtle M. Terveen -to- The State of South Dakota. (copy provided upon request)
14. VESTED DRAINAGE RIGHT filed June 7, 1991 in Book 1DR, Pages 690-691. (copy provided upon request)

VESTED DRAINAGE RIGHT filed June 7, 1991 in Book 1DR, Pages 692-693. (copy provided upon request)
15. Subject to tenancy rights of parties in possession of all or a portion of the real estate.

Subject to unrecorded leases, if any.
16. Mortgage dated May 7, 2003, filed May 16, 2003 and recorded in Book 140 on Pages 556-558 and executed by Harris J. Mulder and Joyce A. Mulder, husband and wife, as mortgagor to Farm Credit Services of America, PCA, mortgagee to secure the amount of SW1/4 less Lot H-1 of Sec 2, T102N, R57W of the 5th PM and E1/2NW1/4 and North 657.52' of NW1/4 NW1/4 of Sec 11, T102N, R57W of the 5th PM

Addendum filed June 24, 2013 in Book 168, Page 469.
17. Mortgage dated June 20, 2013, filed June 24, 2013, and recorded in Book 168 on Page 465-468 and executed by Harris John Mulder and Joyce Ann Mulder, husband and wife, as mortgagor to Farm Credit Services of America, FLCA, mortgagee to secure the amount of SW1/4 less Lot H-1 of Sec 2, T102N, R57W of the 5th PM and E1/2NW1/4 and North 657.52' of NW1/4 NW1/4 of Sec 11, T102N, R57W of the 5th PM

Mortgage Modification dated January 13, 2022, filed January 13, 2022 and recorded in Book 195 on Page 104.

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SCHEDULE B - PART II
EXCEPTIONS
(Continued)

Office File Number: 05-24-00029

18. 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 June 20, 2013, filed June 25, 2013 and recorded in Book 170 on page 417, executed by Harris Mulder aka Harris John Mulder and Joyce Mulder aka Joyce Ann Mulder, husband and wife -to- Harris Mulder and Joyce Mulder, Trustees or their successors in trust, under the Harris & Joyce Mulder Living Trust, dated June 20, 2013, and any amendments thereto.

WARRANTY DEED dated July 12, 1996, filed July 15, 1996 and recorded in Book 112 on page 645 executed by Leroy Punt a/k/a Leroy M. Punt, a married person -to- Harris John Mulder and Joyce Ann Mulder, husband and wife as joint tenants with right of survivorship and not as tenants in common.

END OF SCHEDULE B - PART II

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Schedule B2 - ALTA Commitment 2021 v. 01.00
07/01/2021

(05-24-00029.PFD/05-24-00029/7)



139.17 ACRES

HANSON COUNTY LAND

**WEDNESDAY,
APRIL 17TH
AT 10:30AM**

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

257th St

428th Ave

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before June 5th 2024. Trustee's Deed to be granted with the cost of the title insurance split 50-50 between buyer and seller. Buyer will be responsible for all 2024 taxes due in 2025. Sold subject to owners approval and all easements or restrictions or record. Remember land auction held in the Wieman Auction Facility

"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

