

318.70 ACRES

HUTCHINSON COUNTY LAND

- THURSDAY, NOVEMBER 5TH 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

**318.70 ACRES OF KAYLOR & KULM TOWNSHIP
HUTCHINSON COUNTY, SD LAND AT AUCTION**

We have decided to sell the following family land at public auction in the American Legion Hall on South Main St. in Tripp, SD on:

**THURSDAY NOVEMBER 5TH 2026
10:30 A.M.**

It is our privilege to offer 2-outstanding tracts of land in the tightly held Kaylor and Kulm Townships of Hutchinson County. Both tracts are able to be farmed for the 2027 crop year. Powerful, almost all tillable tracts of land, with great access to major grain markets. Come take a look!

TRACT ONE: 158.70 ACRES KULM TOWNSHIP

LEGAL: The SE ¼ of Section 28, 98-61 Hutchinson County, South Dakota.

LOCATION: From the Junction of Hwy. 37 & Delmont Oil (284th St.) go 3-miles west north side of the road or from Delmont, SD go 4 ½ miles east on 284th St. north side of the road.

- 154.60 acres tillable with the balance in road right of ways
- Soil production rating of 76.6 with predominant soils Clarno-Crossplain-Davison complex (82), Clarno-Bonilla(88) and Clarno-Davison loams (81).
- Great access with highway to the south gravel township road (407th Ave) to the east. 3-miles to major grain market. Annual Taxes \$2,861.86. Aerial and Soil Maps, base & yield info, title insurance and topography maps found in buyers packet

TRACT TWO: 160 ACRES KAYLOR TOWNSHIP

LEGAL: The SW ¼ of Section 23, 97-59 Hutchinson County, South Dakota.

LOCATION: From Kaylor, SD go 1-mile north and 2-miles east, north side of the road or from Hwy. 18 and 420th Ave. Junction go 2 ½ miles south east side of the road or at Junction of 289th St. and 420th Ave.

- 136.17 acres tillable with 12.08 in pasture and trees with no production history and the balance in road right of ways.
- Soil production rating of 72.5 with the predominant soils Clarno-Bonilla loams (88) and Delmont Loam (41) and Hand Loam (86)
- Gravel Township roads on 2-sides with close proximity to several grain markets. With some work and expense this tract could be mostly all tillable with the exception of the creek in the NE corner
- Annual Real Estate taxes are \$2,785.20. Aerial & Soil maps, along with FSA information and title insurance found in buyers packet

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Buyers packet and drone video footage can be viewed by visiting www.wiemanauktion.com. Buyers packet can be mailed out by calling the auctioneers at 800-251-3111.

TERMS: Cash sale with 15% (non-refundable) down payment on auction day with the balance on or before December 18, 2026. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2026 real estate taxes in full. Sold subject to owners approval and all easements and restrictions of record. Remember sale held indoors at the American Legion Hall in Tripp, SD.

TARI JAMES – TRACY TSCHETTER – OWNERS

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

Yankton Couty Title
Closing Agent
605-665-5775

Aerial Map



Boundary Center: 43° 16' 18.23, -98° 3' 21.99

28-98N-61W
Hutchinson County
South Dakota

0ft 823ft 1645ft



8/14/2026

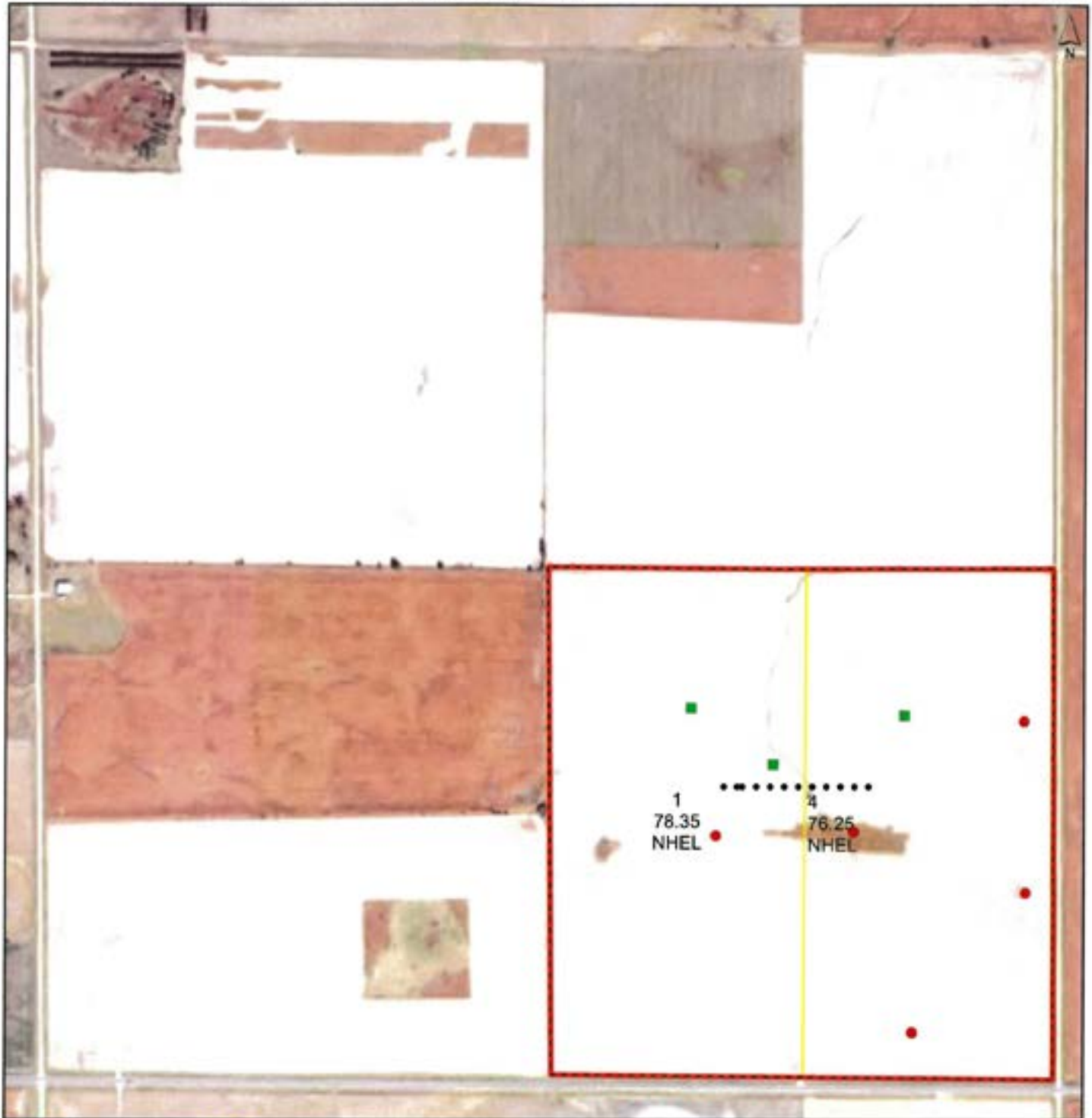
Field borders provided by Farm Service Agency as of 5/21/2008.



United States
Department of
Agriculture

Hutchinson County, South Dakota

Farm 647



 Tract Boundary Cropland

Wetland Determination Identifiers

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

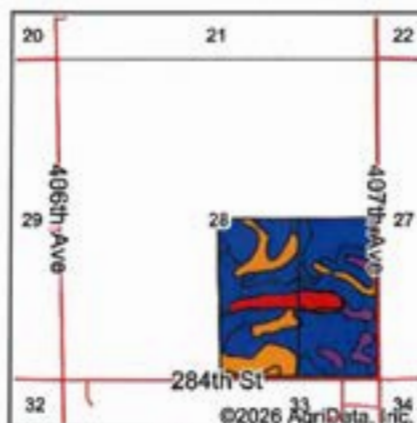
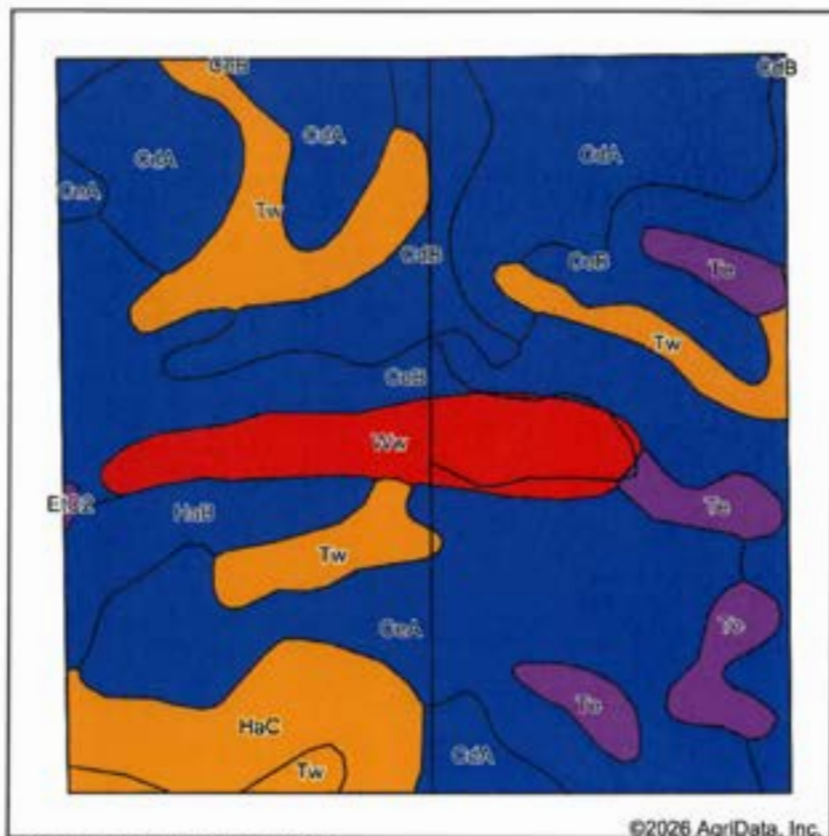
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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 03/23/2026

2026 Program Year
Phy. County: Hutchinson
2025 imagery
S28 T098N R061W

0 340 680
Feet

Soils Map



State: South Dakota
 County: Hutchinson
 Location: 28-98N-61W
 Township: Kulm
 Acres: 154.6
 Date: 7/15/2026



Maps Provided By:
surety
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Soils data provided by USDA and NRCS.

Area Symbol: SD602, Soil Area Version: 27

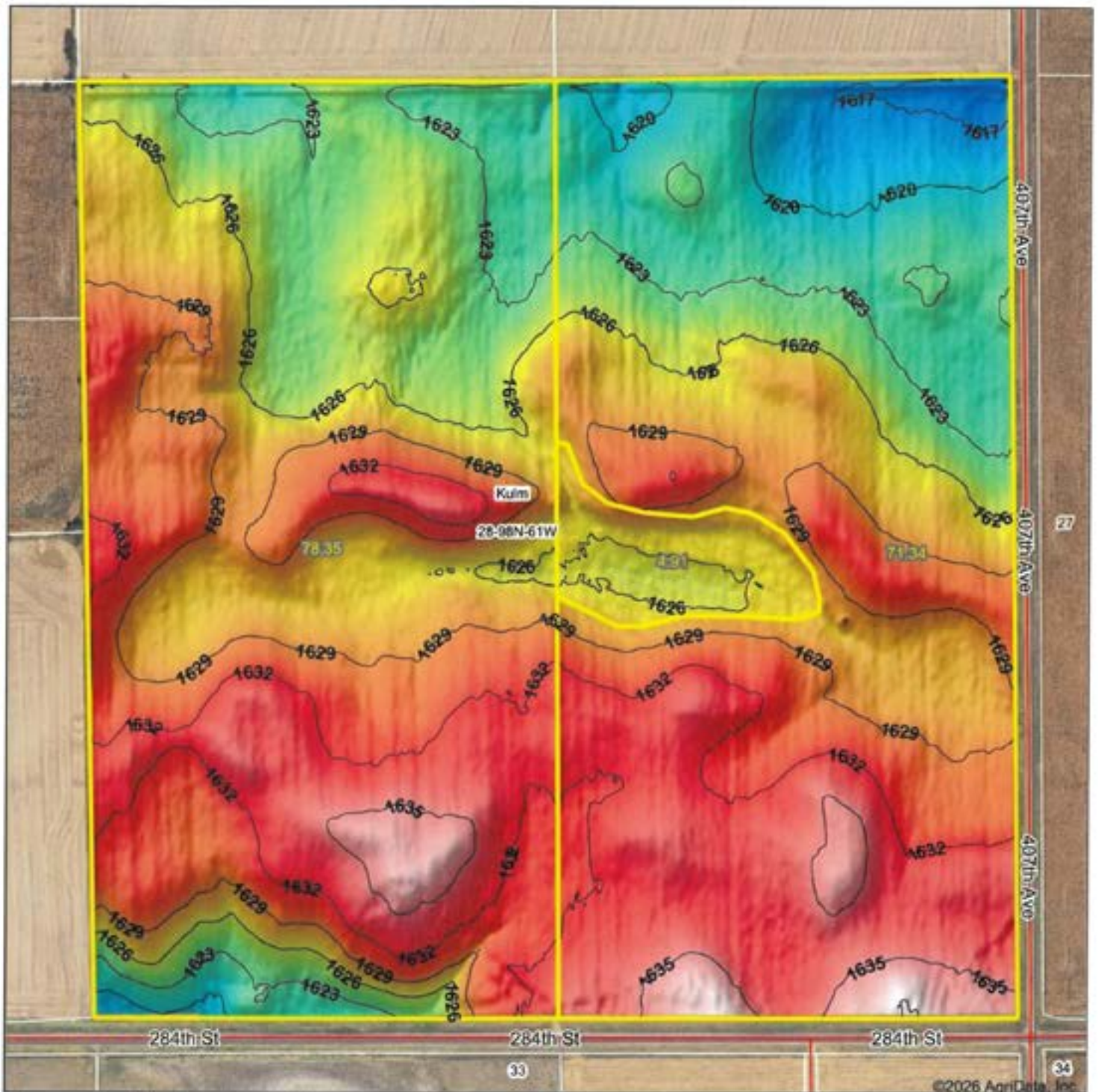
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
CeA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	31.19	20.3%		IIC		82
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	30.96	20.0%		IIC		88
CeB	Clarno-Davison loams, 2 to 4 percent slopes	28.35	18.3%		IIE	IIIE	81
Tw	Tetonka and Whitewood silty clay loams	17.16	11.1%		IVW		73
Ww	Worthing silty clay loam, 0 to 1 percent slopes	11.26	7.3%		VW		30
HaC	Hand loam, 6 to 9 percent slopes	10.59	6.8%		IIIE		79
CdB	Clarno loam, 2 to 6 percent slopes	9.50	6.1%		IIE		82
Te	Tetonka silt loam, 0 to 1 percent slopes	8.78	5.7%		IVW		56
HaB	Hand loam, 2 to 6 percent slopes	6.65	4.3%		IIE		85
EtC2	Ethan-Betts loams, 6 to 9 percent slopes, eroded	0.16	0.1%		VIE		52
Weighted Average					2.63	*,	76.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Topography Hillshade



Low Elevation High



Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,614.2

Max: 1,638.2

Range: 24.0

Average: 1,627.9

Standard Deviation: 4.46 ft

0ft 431ft 861ft



7/15/2026

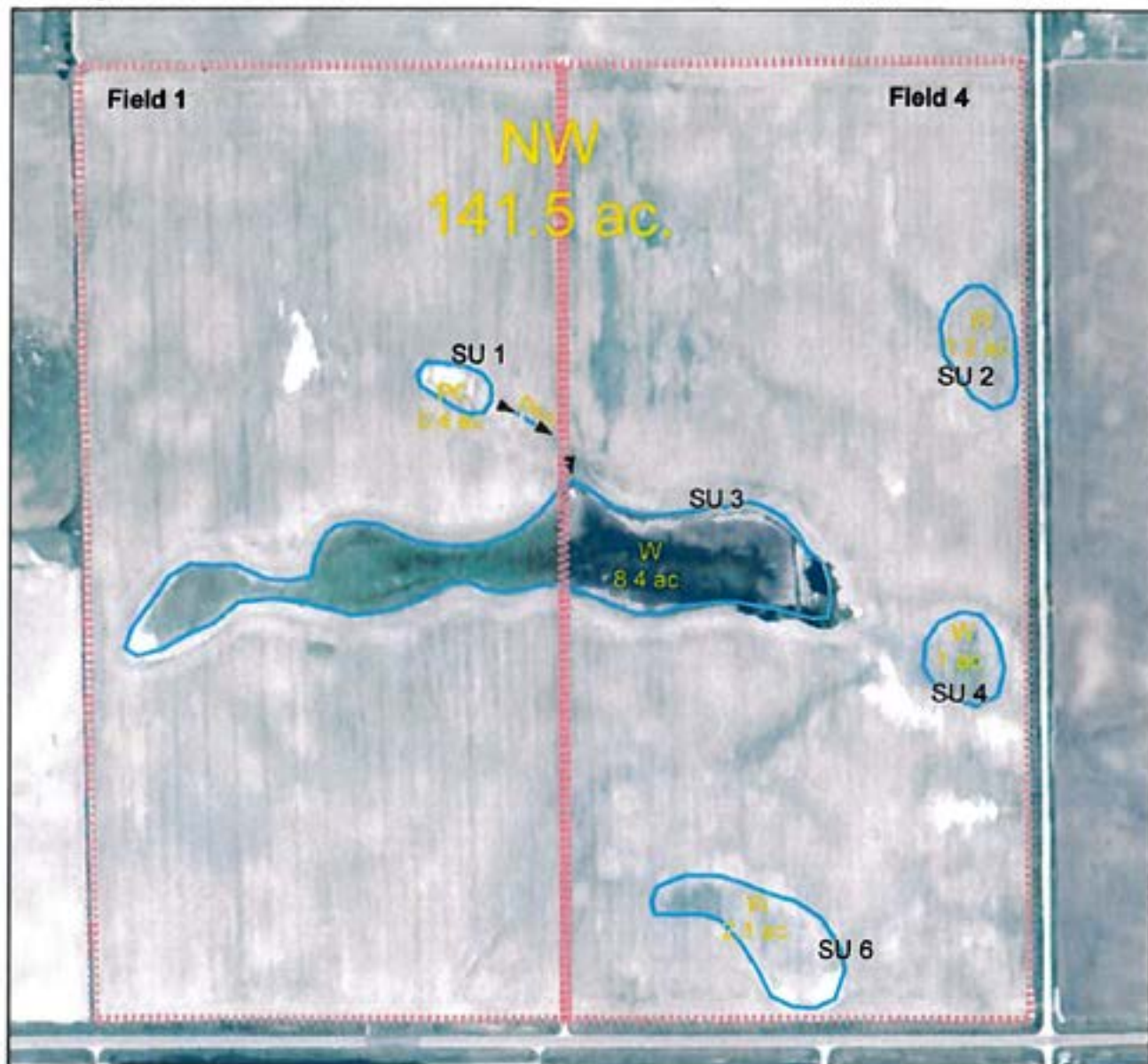
28-98N-61W
Hutchinson County
South Dakota

Boundary Center: 43° 16' 18.23, -98° 3' 21.99

Certified Wetland Determination

Field Office: Parkston FO
 Certified By: B Stemper
 Legal Desc: SE4 28-98-61

Agency: USDA-NRCS
 Certified Date: 12/6/17
 Tract: 1558



W Wetland
 FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
 PC Prior Converted
 NW Non Wetland
 See NRCS CPA-O26E for definitions and additional info.



SOUTH DAKOTA
HUTCHINSONUnited States Department of Agriculture
Farm Service Agency

FARM : 647

Prepared : 7/13/28 10:35 AM CST

Crop Year : 2025

Form: FSA-156EZ

See Page 2 for non-discriminatory statements

Abbreviated 156 Farm Record

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARC/PLC GWP Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WDP	EWP	WRP	ORP	Sugarcane	Farm Status	Number Of Tracts
154.60	154.60	154.60	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	154.60		0.00		0.00	0.00	0.00	0.07

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HP
Corn	74.57	0.00	125	0
Soybeans	75.13	0.00	36	0
TOTAL	149.70	0.00		

NOTES

Tract Number : 1558

Description : AASRC SE 28-98-61

FSA Physical Location : SOUTH DAKOTA/HUTCHINSON

ANSI Physical Location : SOUTH DAKOTA/HUTCHINSON

BIA Unit Range Number :

CRP Contract Number(s) : None

HEL Status : NHEL - No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : TARI ANN PHILLIPS

Other Producers : None

Recon ID : None

SOUTH DAKOTA
KUTCHENSON
Farm FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM - 647

Prepared 11/1/2016 11:11AM CST

Crop Year 2016

Tract Land Data

Tract 1558 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
154.80	154.60	154.60	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	SOB
0.00	0.00	154.60	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC+50% GRP Reduction Acres	PLC Yield
Corn	74.57	0.00	126
Soybeans	75.13	0.00	36
TOTAL	149.70	0.00	

NOTES

It is unlawful for any person to knowingly or recklessly provide false information to the USDA, its agencies, offices, and employees, and institutions conducting its programs. Such programs are authorized from appropriations based on 1996-2001 farm income, crop, county, and disaster type, and other factors. Such income derived from a prior disaster program, periodic disaster relief, or other disaster relief activity, or any program or activity conducted or funded by USDA, or of losses from any of programs, activities and commodity production, or any program or activity.

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**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.: 11-4978

1. Effective Date: July 23, 2026, 8 AM

2. Policy or Policies to be issued:

A. ☒ Owner's Policy (7-1/21) ☐ Standard Coverage ☐ Extended Coverage

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

Proposed Insured: To Be Determined.

B. ☐ ALTA Loan Policy (7-1/21) ☐ 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:

Tari Ann Phillips.

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

The SE 1/4 of Section 28, Township 98 North, Range 61 West 5th P.M.,
Hutchinson County, South Dakota

Parcel Identification Number: 098.61.28.4000

SCHEDULE A

Commitment - Stewart Title Guaranty Company
092 ALTA Commitment (07/01/2021)

SCHEDULE B-SECTION 1

Office File No.: T1-4978

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.: TT-4978

Page 1

SPECIAL EXCEPTIONS:

1. Real Estate Taxes for year 2025, in the amount of \$2,861.86, are paid in full.
2. Rights of the public in and to the following described parcels of land used for road purposes:
 - The statutory easement for section line road right-of-way
 - Lot H-1 in the SW¼SE ¼-28-98-61 and Lot H-2 in the SE ¼SE ¼-28-98-61, as recorded in PC 2-#286(98-61) on January 8, 1996.

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

This Commitment is not valid without Schedule B-Section 1

SCHEDULE B-SECTION 2

Commitment - Stewart Title Guaranty Company

Aerial Map



Maps Provided By:



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Boundary Center: 43° 12' 6.76, -97° 47' 25.11

23-97N-59W
Hutchinson County
South Dakota

0ft 824ft 1648ft



8/14/2026

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



United States
Department of
Agriculture

Hutchinson County, South Dakota

Farm 12844



 Tract Boundary
  Cropland
  Noncropland

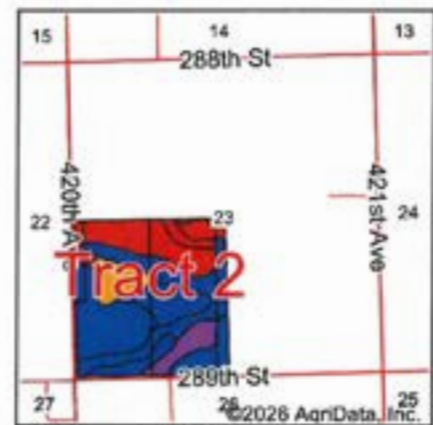
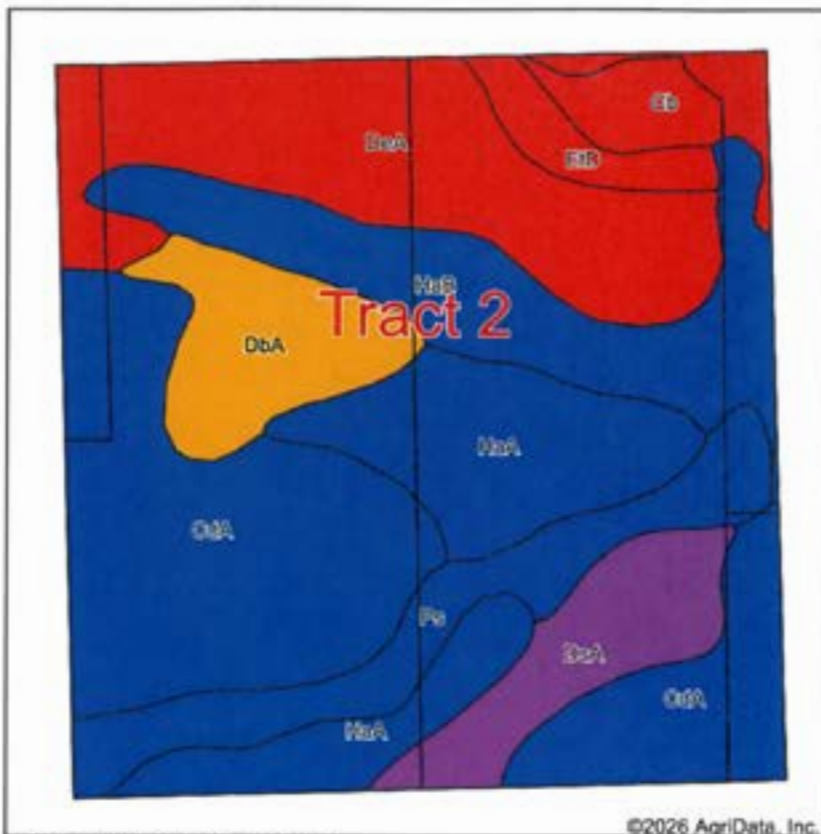
Wetland Determination Identifiers

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

2026 Program Year
Phy. County: Hutchinson
2025 imagery
S23 T097N R059W

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 03/24/2026

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **23-97N-59W**
 Township: **Kaylor**
 Acres: **148.25**
 Date: **8/14/2026**



Maps Provided By:



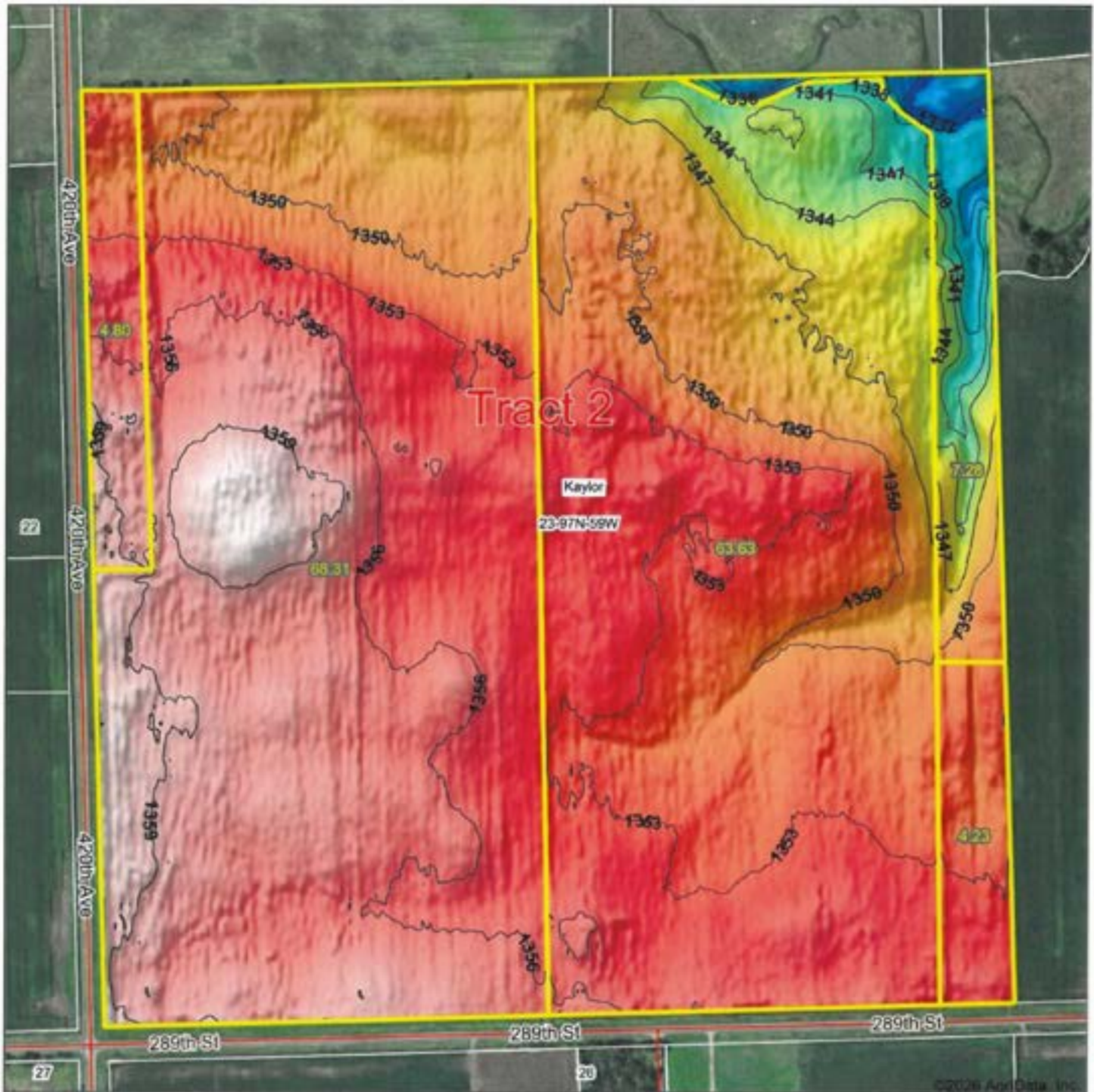
Area Symbol: SD602, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	39.38	26.6%		IIC	88
DeA	Delmont loam, 0 to 2 percent slopes	26.67	18.0%		IVs	41
HaA	Hard loam, 0 to 2 percent slopes	21.11	14.2%		IIC	86
HaB	Hard loam, 2 to 6 percent slopes	18.70	12.6%		Ile	85
Ps	Prosper and Crossplain complex	12.69	8.6%		IIC	86
DbA	Davison loam, 0 to 3 percent slopes	10.19	6.9%		Ile	78
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	9.81	6.6%		IIIs	54
Cb	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	6.00	4.0%		Vlw	34
EtD	Ethan-Betts loams, 9 to 15 percent slopes	3.70	2.5%		Vle	46
Weighted Average					2.69	72.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Low	Elevation	High
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Maps Provided by:



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

Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,329.3
Max: 1,362.0
Range: 32.7
Average: 1,352.7
Standard Deviation: 4.89 ft



8/14/2026

23-97N-59W
Hutchinson County
South Dakota

Boundary Center: 43° 12' 6.76, -97° 47' 25.11

SOUTH DAKOTA

HUTCHINSON

Form FSA-156EZ

See Page 2 for non-disclosure statements

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 12844

Prepared : 7/17/26 10:29 AM CST

Crop Year : 2026

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : 46-067-2023-166
 Transferred From : None
 ARC/PLC QRF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	QRP	Sugarcane	Farm Status	Number Of Tracts
148.25	138.17	138.17	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	BOB	
0.00	0.00	138.17	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HMP
Wheat	15.87	0.00	39	
Corn	75.77	0.00	144	0
Soybeans	42.97	0.00	31	0
TOTAL	133.96	0.00		

NOTES

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Tract Number : 1391

Description : FIELD SW 23 37 53
 FSA Physical Location : SOUTH DAKOTA/HUTCHINSON
 ARSA Physical Location : SOUTH DAKOTA/HUTCHINSON
 BSA Unit Range Number :
 CRP Contract Number(s) : None
 HEL Status : NHIL No agricultural commodity planted on undisturbed lands
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : IRACY BETH TSCHETTER
 Other Producers :
 Recon ID : None

SOUTH DAKOTA
HUTCHINSON
Form: FSA-166EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 12844
Prepared : 1/11/26 10:29 AM CST
Crop Year : 2026

Tract Land Data

Tract 1391 Continued...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
146.25	136.17	136.17	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	NPL	DCP Ag Rel Activity	\$00
0.00	0.00	136.17	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-SQS CRP Reduction Acres	PLC Yield
Wheat	15.82	0.00	39
Corn	75.77	0.00	144
Soybeans	42.37	0.00	34
TOTAL	133.96	0.00	

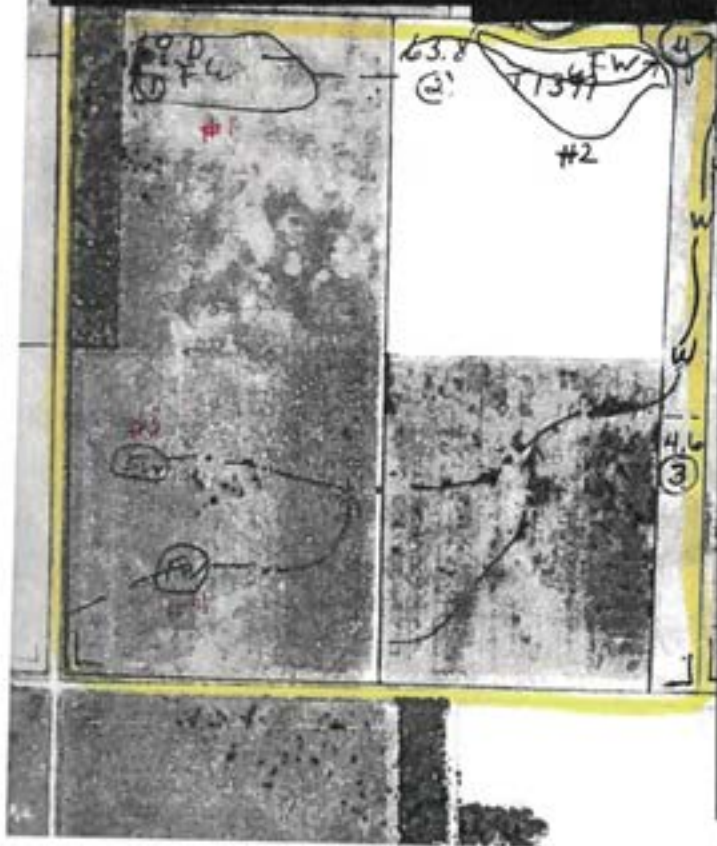
NOTES

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NOT TO SCALE



**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.: T1-4983

1. Effective Date: August 4, 2026, 8 AM

2. Policy or Policies to be issued:

A. ☒ Owner's Policy(7/1/21) ☒ Standard Coverage ☐ Extended Coverage

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

Proposed Insured: To Be Determined.

B. ☐ ALTA Loan Policy(7/1/21) ☐ 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:

Tracy Beth Tschetter.

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

The SW 1/4 of Section 23, Township 97 North, Range 59 West, 5th 2 M.,
Hutchinson County, South Dakota,

Parcel Identification Number: 097.59.23.3000

SCHEDULE A

Commitment - Stewart Title Guaranty Company
0943 ALTA Commitment 07-01-20213

SCHEDULE B-SECTION 1

Office File No.: TI-4983

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

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SPECIAL EXCEPTIONS

1. Real Estate Taxes for the second half of year 2025, due and payable in year 2026, in the amount of \$1,392.60.
2. Rights of the public in and to the statutory easement for section line road right-of-way.
3. Easement for the construction, operation, and maintenance of a telephone line or system and rights incidental thereto as set forth in a document granted to BISON STATE TELEPHONE COMPANY (no representation is made as to the present ownership of said easement) affecting a strip of land 16.5 feet in width with its center line being 58 feet North of the South boundary of the SE1/4 SW1/4-23-97-59, as recorded in Book L2 page 415 on February 20, 1981.
4. Claims of vested drainage rights for the drainage of water and rights incidental thereto as set forth in the following recorded documents:
 - from the SW 1/4-23-97-59 onto the SE1/4-23-97-59 as recorded in Book D1 page 540 on May 6, 1991.
 - from the SW 1/4-23-97-59 onto the SE1/4-23-97-59 as recorded in Book D1 page 541 on May 6, 1991.
5. Easement for the construction, operation, and maintenance of an electric transmission line or system and rights incidental thereto as set forth in a document granted to EAST RIVER ELECTRIC POWER CO-OPERATIVE, INC. (no representation is made as to the present ownership of said easement) affecting the SW 1/4-23-97-59, as recorded in Book E9 page 143 on March 28, 2017.

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

This Commitment is not valid without Schedule B-Section 1

SCHEDULE B-SECTION 2

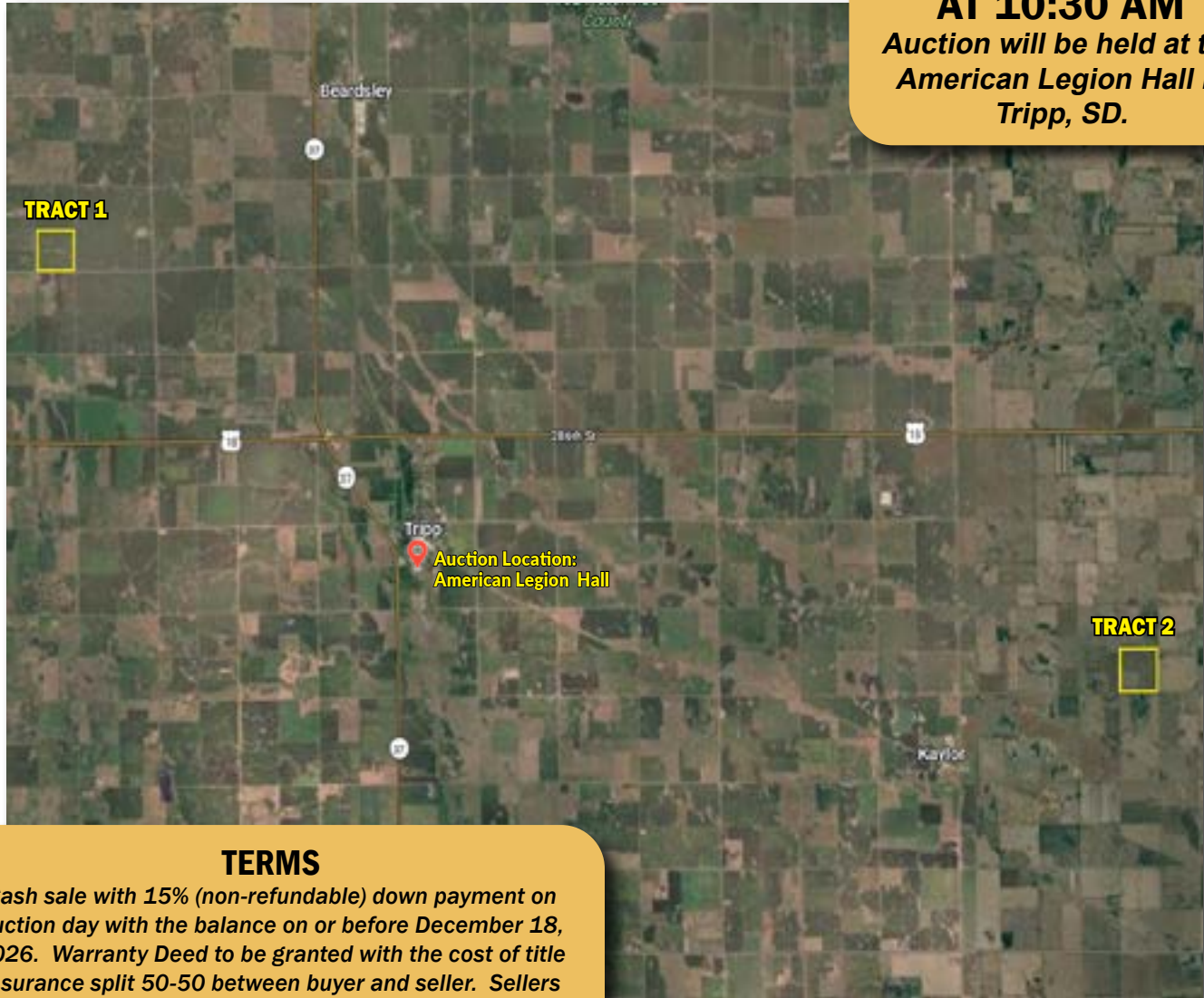
Commitment - Stewart Title Guaranty Company

318.70 ACRES

HUTCHINSON COUNTY LAND

**THURSDAY,
NOVEMBER 5TH
AT 10:30 AM**

*Auction will be held at the
American Legion Hall in
Tripp, SD.*



TERMS

Cash sale with 15% (non-refundable) down payment on auction day with the balance on or before December 18, 2026. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2026 real estate taxes in full. Sold subject to owners approval and all easements and restrictions of record. Remember sale held indoors at the American Legion Hall in Tripp, SD.

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