

226.56 ACRES

HANSON COUNTY LAND

- FRIDAY, NOVEMBER 6TH 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

**226.56 ACRES HANSON TOWNSHIP – HANSON COUNTY, SD LAND
OFFERED IN 2 -TRACTS AT AUCTION – COMBINATION OF POWERFUL TILLABLE LAND –
PASTURE AND CRP – RECREATIONAL LAND**

Our family has decided to offer the following land for sale at public auction located at the Davison County Fairgrounds Complex 3200 West Havens Mitchell, SD on:

FRIDAY NOVEMBER 6TH 2026

10:30 A.M.

It is our privilege to offer the following tracts of land located just east of the Mitchell City limits with Hwy 38 frontage, acreage site development potential, and land that truly offers something for all types of land buyers. Make plans to check out the property and attend the auction.

TRACT ONE: 69.75 ACRES

LEGAL: Lot D of Tuttle's Addition in the SW ¼ of Section 21, 103-59 Hanson County, SD.

LOCATION: From I-90 Exit 335 (Riverside Road) and Hwy. 38 Junction go 1 ¼ mile east, north side of the road or from the Junction of Hwy. 38 and 415th Ave. go ½ mile west north side of the road

- 67.64 acres tillable, balance in trees and road right of ways
- Weighted soil production index of 79.1. Predominant soil Clarno-Bonilla loam (88) Tetonka Silt Loam (56) and Hand Loam (86)
- Property has a US Fish & Wildlife Waterfowl Management Easement, allows for the land to be cultivated but no altering of the drainage, burning or leveling of the property and ½ of the Mineral Rights are reserved by Connecticut General Life Insurance Company.
- New Buyer able to farm or lease out for the 2027 crop year. Annual Taxes are \$1,237.06. Aerial & Soil Maps, and copies of Easements found in Buyer's Packet

TRACT TWO: 156.81 ACRES

LEGAL: The NW ¼ of Section 28, 103-59 Hanson County, South Dakota.

LOCATION: Directly south of Tract 1. Bordered to the north by Hwy. 38 and to the south by I-90. Minimum maintenance section line to the west 414th Ave.

- 78.44 Acres tillable, 51.81 acres in CRP that pays \$114.62/acre and expires 9-30-2030. 24.20 acres in pasture in the SW corner.
- Weighted soil production index of 72.2. Predominant soils include Clarno-Bonilla loam (88) Stickney Dudley (54) and Clarno-Ethan-Bonilla (69).
- Large tree grove in SW corner developed to attract and hold wildlife. Pasture has dug-out for water supply. Unique tract that offers recreational opportunities

plus income potential for the farmer or investor. Several acreage site possibilities in or around the pasture.

- New Buyer able to farm or lease out for the 2027 crop year. Annual Taxes are \$2,483.68. Undivided ½ of the Mineral Rights are reserved by Connecticut General Life Insurance Company.
- Aerial and Soil maps, copy of CRP contract and other pertinent information found in Buyers Packet.
- (3) Lamar signs are located on this tract. Pays approximately \$3,000 annually.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. If cattle are grazing in pasture please close gates. For drone video footage and buyers packets please visit www.wiemanauktion.com or call 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 December 18, 2026. Warranty and Personal Representatives deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2026 taxes in full. Sold subject to owners approval and all easements and restrictions of record. Remember land auction held indoors at the Davison County Fairgrounds Complex.

JOHN R. & NORMA L. TUTTLE – ESTATE OF RAMONA T. PERSAN – OWNERS

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

The Title Company
Closing Agent
605-996-4900

Aerial Map



©2026 AgriData, Inc.



Maps Provided By:



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

Boundary Center: 43° 42' 23.03, -97° 55' 15.3

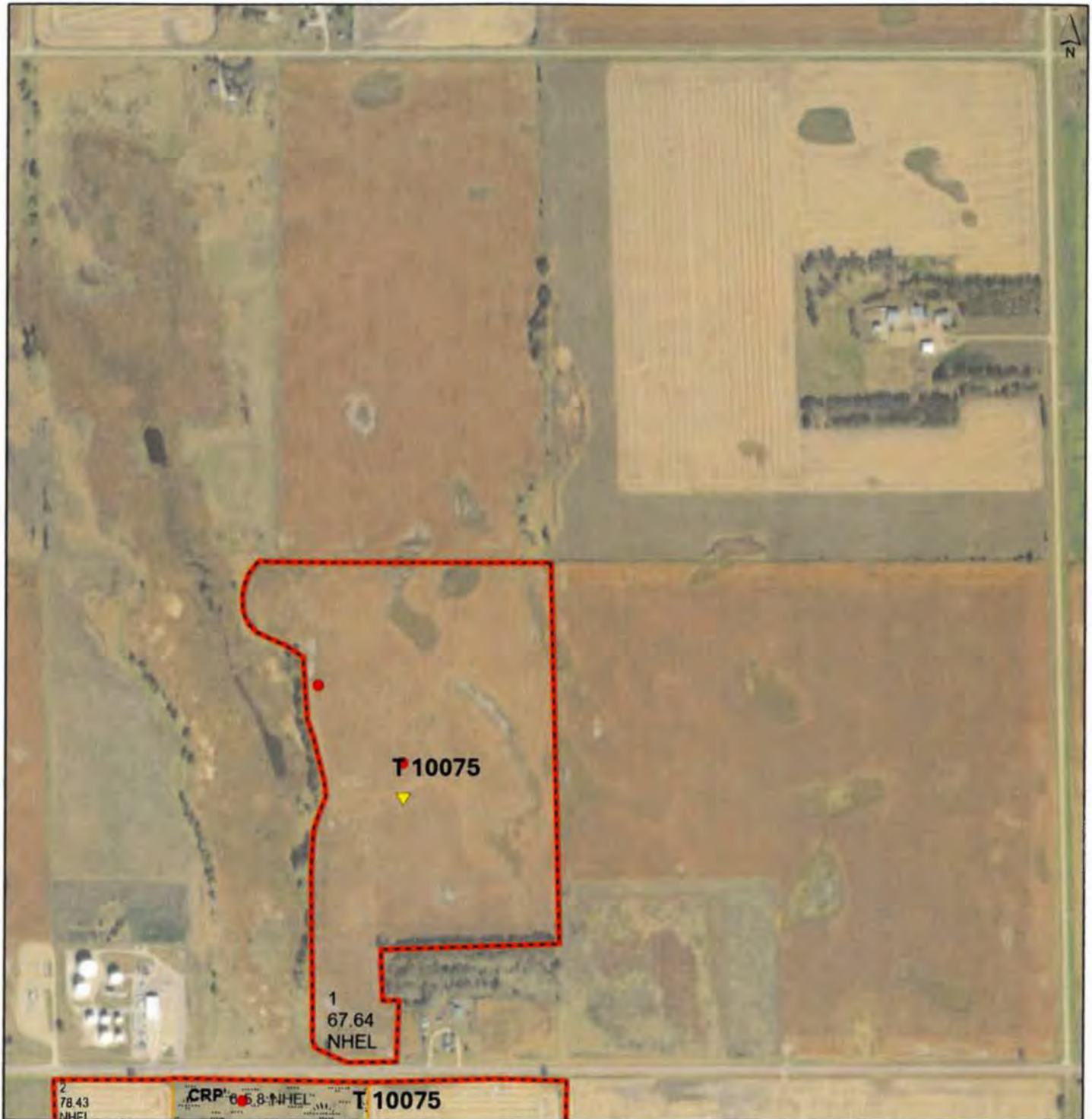
21-103N-59W
Hanson County
South Dakota

0ft 822ft 1645ft



8/26/2026

TRACT 1



Tract Boundary Cropland

Wetland Determination Identifiers

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

Unless Otherwise Noted
crops listed below are: Producer Initial _____
Non-Irrigated
Intended for Grain Date _____
Corn = Yellow
Soybeans = Common

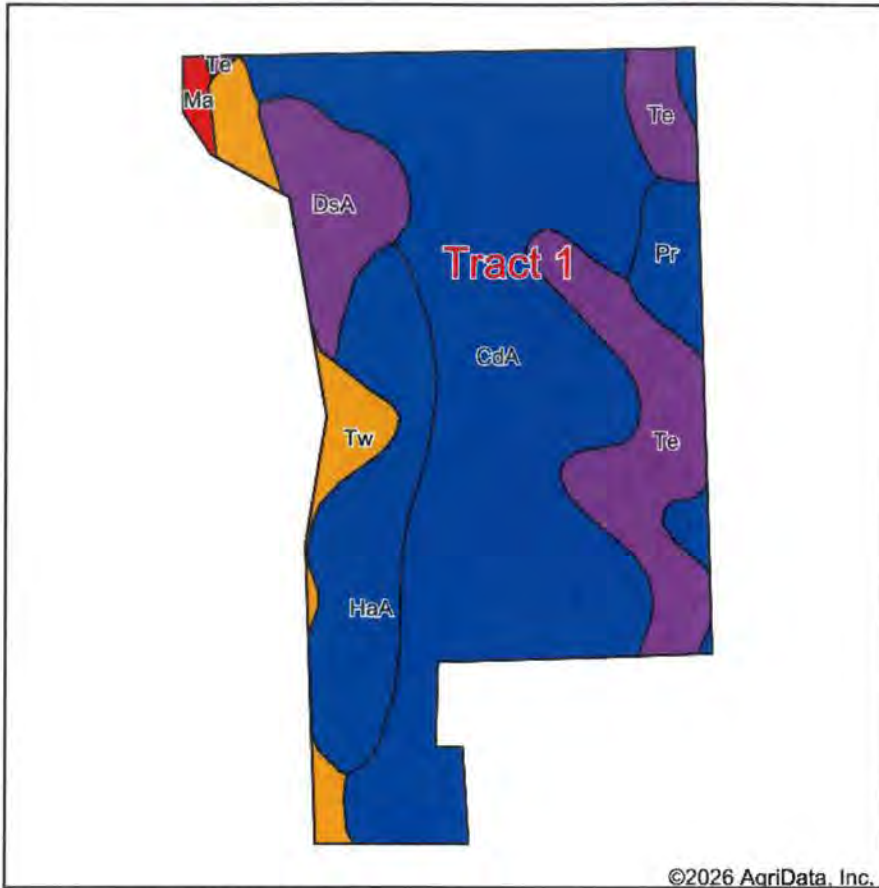
2026 Program Year
Phy. County: Hanson
2025 imagery
S21 T103N R059W

0 350 700
Feet

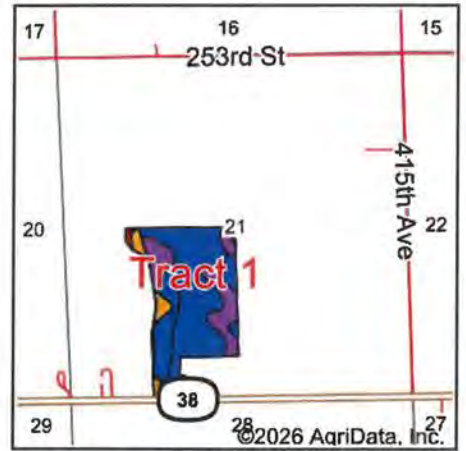
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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 05/21/2026

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hanson**
 Location: **21-103N-59W**
 Township: **Hanson**
 Acres: **69.75**
 Date: **8/26/2026**



Maps Provided By:

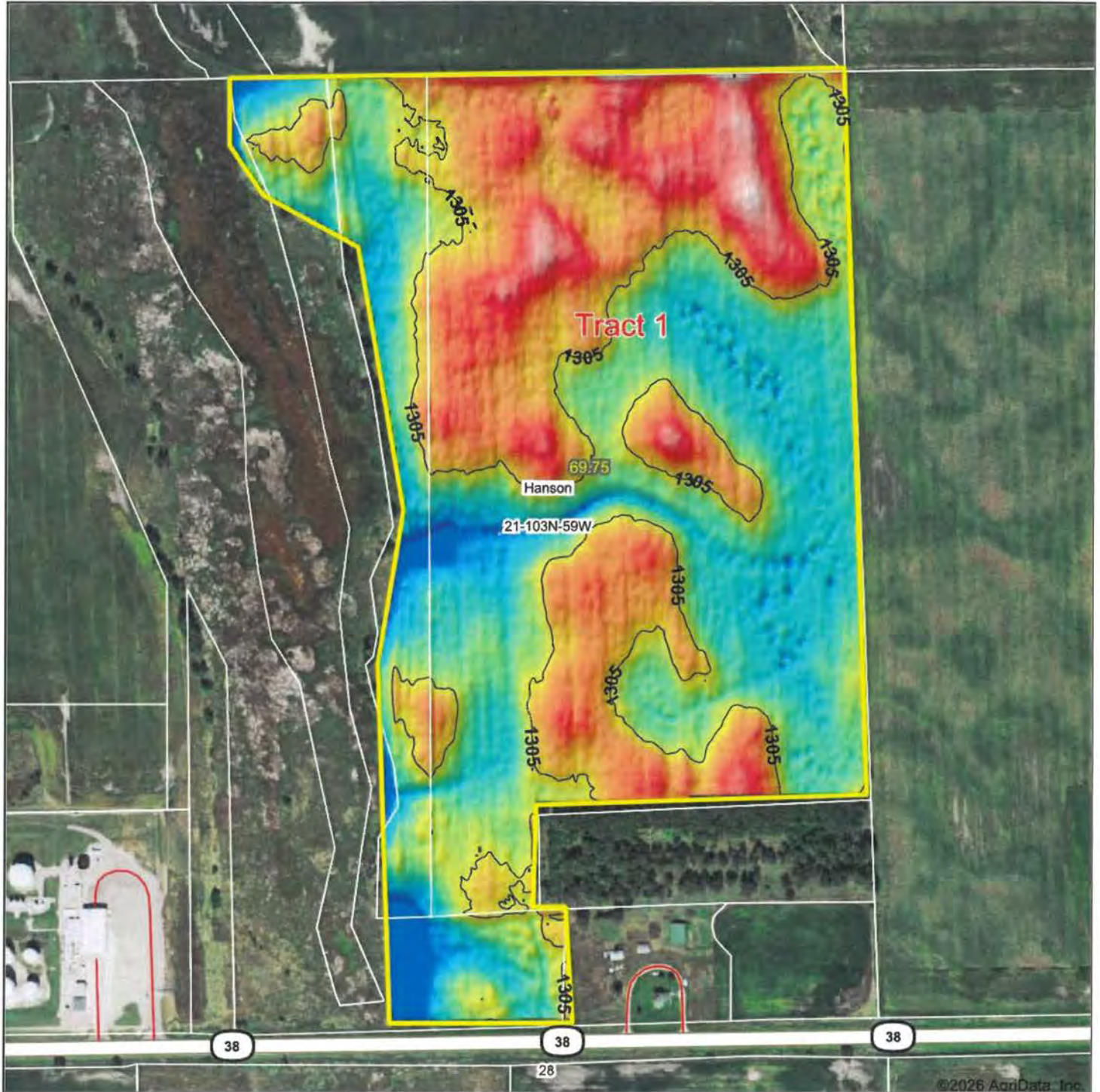


Area Symbol: SD602, Soil Area Version: 27

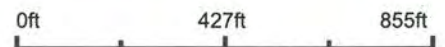
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	37.92	54.4%		IIc	88
Te	Tetonka silt loam, 0 to 1 percent slopes	10.04	14.4%		IVw	56
HaA	Hand loam, 0 to 2 percent slopes	9.64	13.8%		IIc	86
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	5.10	7.3%		IIIs	54
Tw	Tetonka and Whitewood silty clay loams	3.90	5.6%		IVw	73
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	2.60	3.7%		IIc	85
Ma	Worthing silty clay loam, ponded, 0 to 1 percent slopes	0.55	0.8%		VIIIw	10
Weighted Average					2.52	79.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,302.1
Max: 1,307.8
Range: 5.7
Average: 1,304.8
Standard Deviation: 1.05 ft



8/26/2026

21-103N-59W
Hanson County
South Dakota

Boundary Center: 43° 42' 23.03, -97° 55' 15.3



Maps Provided By:



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

TRACT 1

NOT TO SCALE

3

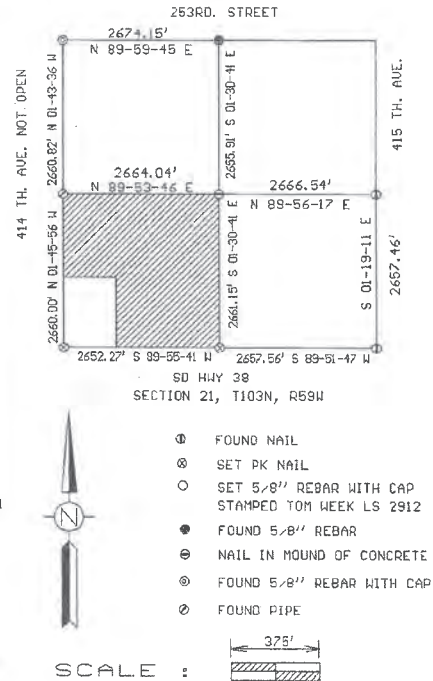
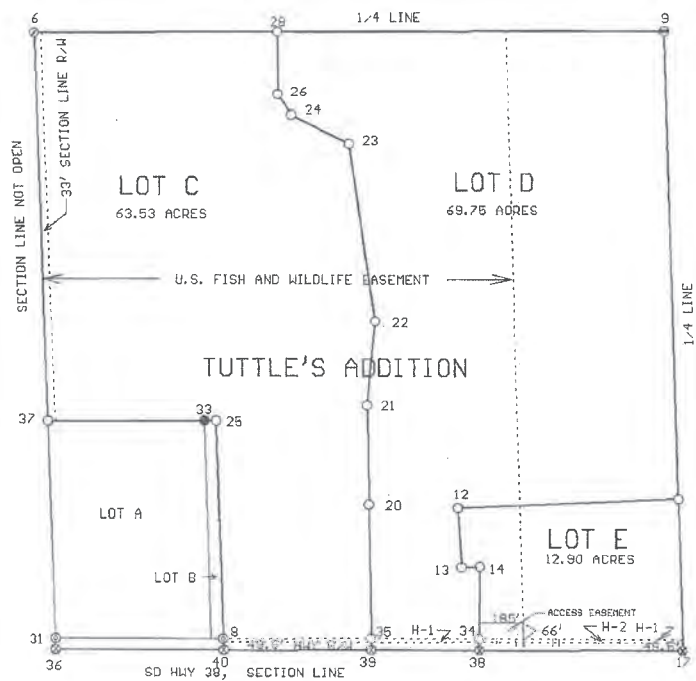
3

4

103-59



PLAT OF LOT C, LOT D AND LOT E, IN TUTTLE'S ADDITION, IN THE S.W.1/4 OF SECTION 21, T103N, R59W OF THE 5TH. P.M., HANSON COUNTY, SOUTH DAKOTA.



- ① FOUND NAIL
- ⊗ SET PK NAIL
- SET 5/8" REBAR WITH CAP STAMPED TOM WEEK LS 2912
- FOUND 5/8" REBAR
- ⊖ NAIL IN MOUND OF CONCRETE
- ⊙ FOUND 5/8" REBAR WITH CAP
- ⊗ FOUND PIPE

SCALE : 375'



LOT "C" CONTAINS 63.53 ACRES OF WHICH 1.98 ACRES IS HIGHWAY R/W

LOT "D" CONTAINS 69.75 ACRES OF WHICH 0.52 ACRES IS HIGHWAY R/W

LOT "E" CONTAINS 12.90 ACRES OF WHICH 0.98 ACRES IS HIGHWAY R/W

LINE	: DISTANCE:	BEARING	: LINE	: DISTANCE:	BEARING	: LINE	: DISTANCE:	BEARING
LOT C								
26-24	: 104.97'	: S 31-26-35 E	06-28	: 1032.06'	: N 89-53-46 E	28-26	: 268.52'	: S 00-10-47 E
22-21	: 363.10'	: S 05-51-23 W	24-23	: 273.98'	: S 62-41-34 E	23-22	: 771.49'	: S 08-09-16 E
35-39	: 49.50'	: S 00-49-13 E	21-20	: 422.09'	: S 00-49-13 E	20-35	: 578.77'	: S 00-49-13 E
08-25	: 934.98'	: N 01-45-56 W	39-40	: 622.95'	: S 89-55-41 W	40-08	: 49.52'	: N 01-45-56 W
37-06	: 1675.50'	: N 01-45-56 W	25-33	: 52.21'	: S 89-55-41 W	33-37	: 661.41'	: S 89-55-41 W
LOT D								
11-12	: 931.08'	: S 87-27-21 W	28-09	: 1631.98'	: N 89-53-46 E	09-11	: 2005.58'	: S 01-30-41 E
14-34	: 311.37'	: S 00-40-21 W	12-13	: 258.01'	: S 03-25-31 E	13-14	: 78.07'	: N 87-34-13 E
39-35	: 49.50'	: N 00-49-13 W	34-38	: 49.50'	: S 00-40-21 W	38-39	: 457.42'	: S 89-55-41 W
21-22	: 363.10'	: N 05-51-23 E	35-20	: 578.77'	: N 00-49-13 W	20-21	: 422.09'	: N 00-49-13 W
24-26	: 104.97'	: N 31-26-35 W	22-23	: 771.49'	: N 08-09-16 W	23-24	: 273.98'	: N 62-41-34 W
LOT E								
17-38	: 858.28'	: S 89-55-41 W	26-28	: 268.52'	: N 00-10-47 W	11-17	: 655.56'	: S 01-30-41 E
14-13	: 78.07'	: S 87-34-13 W	12-11	: 931.08'	: N 87-27-21 E	34-14	: 311.37'	: N 00-40-21 E
			38-34	: 49.50'	: N 00-40-21 E			
			13-12	: 258.01'	: N 03-25-31 W			

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, A REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF LOT C, LOT D AND LOT E, IN TUTTLE'S ADDITION, IN THE S.W.1/4 OF SECTION 21, T103N, R59W OF THE 5TH. P.M., HANSON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 18TH. DAY OF JANUARY, 2017.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE HANSON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING LOT C, LOT D AND LOT E, IN TUTTLE'S ADDITION, IN THE S.W.1/4 OF SECTION 21, T103N, R59W OF THE 5TH. P.M., HANSON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

SHEET 1 OF 3

CHAIRMAN, PLANNING COMMISSION

TRACT 1

Old Republic National Title Insurance Company

SCHEDULE A

Address reference (not applicable to coverage):

Not Applicable to Coverage , SD

Office File Number: 05-26-00129

1. Commitment Date: August 6, 2026 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:
Estate of Ramona Tuttle Persan, a/k/a Ramona T. Persan, Estate of Rodney W. Tuttle a/k/a Rodney Tuttle and John R. Tuttle, shown in public records as tenants in common

NOTE: 30PRO26-000004 Estate of Ramona Tuttle Persan, deceased (probate file in Hanson County)
NOTE: 30PRO25-000005 Estate of Rodney W. Tuttle, deceased (probate file in Hanson County)
5. The Land is described as follows:
Lot D, in Tuttle's Addition, in the S.W.¼ of Section 21, T103N, R59W of the 5th P.M., Hanson County, South Dakota, according to the plat filed in Book 8 of Plats, Page 19 on February 13, 2017 in the office of the Register of Deeds, 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: 05-26-00129

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) Personal Representative's Deed executed by Norma L. Tuttle, Personal Representative of the Estate of Rodney W. Tuttle, deceased -to- Norma L. Tuttle.

NOTE: The requirements for this deed are set out in Schedule B I, Item 7 below.

(B) Access and Maintenance Agreement to be entered into by and between Frederick C. Persan, Personal Representative of the Estate of Ramona Tuttle Persan, Norma L. Tuttle and John R. Tuttle, owners of Lot D Tuttle's Addition and Ryan Degen and Sara Degen, husband and wife, owner's of Lot E of Tuttle's Addition.

NOTE: The location of the access easement is set out on the Plat of Lots C, D & E of Tuttle's Addition in the SW ¼ of Section 20, T 103N, R59 W of the 5th P.M., Hanson County, South Dakota, said plat being filed for record in Book 8 of Plats on Page 19.

(C) Personal Representative's Deed executed by Frederick C. Persan, Personal Representative of the Estate of Ramona Tuttle Persan a/k/a Ramona T. Persan, deceased -to- A To Be Determined Party.

NOTE: The requirements for this deed are set out in Schedule B I, Item 8 below.

(D) Deed executed by Norma L. Tuttle, and spouse, if any and by John R. Tuttle, and spouse, if any -to- A To Be Determined Party.

5. The following Certifications must be provided to us at or prior to closing: Sellers Certification, Buyer Certification, and Property Certification. We reserve the right to make further exceptions and requirements upon examination of said certifications.
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.

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SCHEDULE B
(Continued)

Office File Number: 05-26-00129

7. Application for title insurance discloses that Rodney Tuttle is now deceased. The conveyance from Norma L. Tuttle, 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.

NOTE: A Probate File has been opened in the office of the Clerk of Courts in Hanson County, South Dakota being file No. 30PRO25000005.

8. Application for title insurance discloses that Ramona Tuttle Persan is now deceased. The conveyance from Frederick C. Persan, 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.

NOTE: A Probate File has been opened in the office of the Clerk of Courts in Hanson County, South Dakota being file No. 30PRO26000004

9. 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.
10. Prior to closing, the name of the BUYER must be searched at the courthouse pursuant to the policy of the company. We reserve the right to raise further exceptions based upon review of same.
11. 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.
12. Effective March 1, 2026, the U.S. Department of Treasury's Financial Crimes Enforcement Network ("FinCEN") required that a Real Estate Report ("FinCEN Report") be filed with FinCEN for certain residential real estate transfers (including transfers with no consideration, all cash, without institutional lender financing, or with lenders not holding Anti-Money Laundering oversight,) where at least one buyer or transferee is a legal entity, limited liability company, corporation, partnership, trust, trustee, or other non-natural person. BASED UPON GUIDANCE ISSUED BY FinCEN ON MARCH 20, 2026, reporting persons are not currently required to file real estate reports with FinCEN pending the outcome of a federal court case. In the event FinCEN amends this guidance or there are updates regarding the court proceedings, transactions may need to be reported to FinCEN. If we are acting as the settlement agent and it is determined that this insured transaction is a FinCEN reportable transfer, the buyer(s) and seller(s) must provide all information and documents necessary to complete and file the FinCEN Report. The closing for this transaction may be delayed if reporting is required until such information is provided. Additional information regarding FinCEN's reporting requirements is available at <https://www.fincen.gov/rre/>

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: 05-26-00129

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

2025 real estate taxes due and payable in 2026 in the amount of \$ 1,237.06 and is paid in full. Tax Bill #2182 Tax ID#103-59-021-003-000-03

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SCHEDULE B - PART II
EXCEPTIONS
(Continued)

Office File Number: 05-26-00129

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 State of South Dakota in and to the area reserved for road right-of-way as shown on the Plat of Lot H1 filed August 10, 1932 in Book 3, Pages 94-95; and Lot H2 filed October 7, 1984 in Book 6, page 90. (copies provided upon request)
13. RIGHT-OF-WAY GRANT to Kaneb Pipe Line Company filed May 14, 1964 in Book MO, Page 336. (copy provided)
14. RIGHT-OF-WAY EASEMENT to Hanson Rural Water System, Inc. filed June 15, 1982 in Book 1E, Page 145. (copy provided)
15. MINERAL RESERVATION contained in Statement of Claim filed June 25, 1987 in Book 104, Pages 111-122, executed by Connecticut General Life Insurance Company. (copy provided)

NOTE: No title examination was made regarding and no coverage is afforded hereunder for the minerals or the mineral estate underlying, associated with, or severed from the land described in Schedule A, if any, including rights and easements granted or reserved along therewith or arising by operation of law.

16. CONVEYANCE OF EASEMENT FOR WATERFOWL MANAGEMENT RIGHTS filed December 26, 1989 in Book 104, Pages 447-449. (copy provided)
17. VESTED DRAINAGE RIGHT filed May 2, 1991 in Book 1DR, Pages 620-621. (copy provided)
18. VESTED DRAINAGE RIGHT filed June 30, 1992 in Book 2DR, Pages 697-698. (copy provided)
19. VESTED DRAINAGE RIGHT filed June 30, 1992 in Book 2DR, Pages 699-700. (copy provided)
20. The property to be insured abutts a state/federal highway and may be subject to "controlled access".
21. Subject to tenancy rights of parties in possession of all or a portion of the real estate.

Subject to unrecorded leases, if any.

22. THE FOLLOWING NOTE IS FOR INFORMATIONAL PURPOSES ONLY:

The following is the most recent deed or transfer affecting said land:
WARRANTY DEED dated February 22, 2002, filed February 27, 2002 and recorded in Book 130 on Page 678 executed by Wilma F. Tuttle, a single person -to- Ramona T. Persan, Rodney Tuttle and John R. Tuttle, as tenants in common. Grantor reserves life estate

TERMINATION OF LIFE ESTATE INTEREST of Wilma F. Tuttle, deceased (dod 3/19/2016) filed for record April 19, 2016 and recorded in Book 138 on Page 754/756.

23. NOTE: There is an ACCESS EASEMENT as shown on the plat of Lot C, D and E in Tuttle's Addition in the SW1/4 21-103-59 filed February 13, 2017 in Book 8 of Plats, Page 19. This easement provides access as shown over Lot E to access Lot D (copy provided)

END OF SCHEDULE B - PART II

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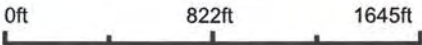
Aerial Map



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 43° 41' 56.08, -97° 55' 20.73

28-103N-59W
Hanson County
South Dakota



8/26/2026

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



- Tract Boundary Noncropland
 CRP Cropland

Wetland Determination Identifiers

- Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

Unless Otherwise Noted
crops listed below are: Producer Initial _____
Non-Irrigated
Intended for Grain Date _____
Corn = Yellow
Soybeans = Common

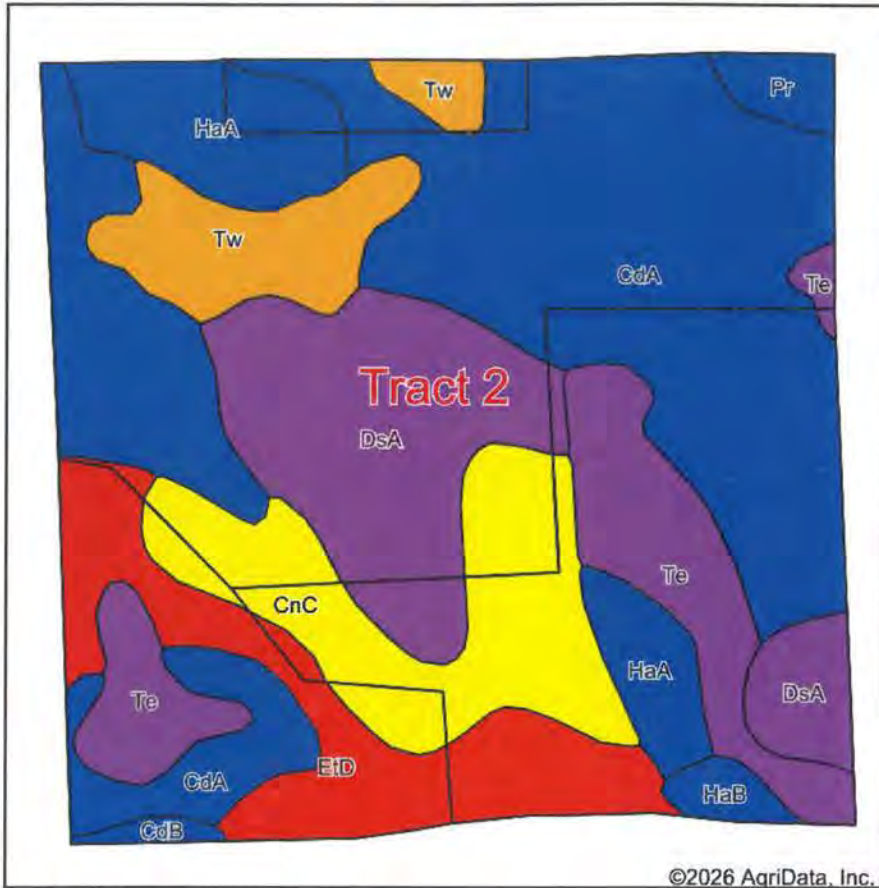
2026 Program Year
Phy. County: Hanson
2025 imagery
S28 T103N R059W

0 350 700
Ft

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 05/21/2026

Soils Map



State: **South Dakota**
 County: **Hanson**
 Location: **28-103N-59W**
 Township: **Hanson**
 Acres: **159.45**
 Date: **8/26/2026**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

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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	59.31	37.1%		IIc	88
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	23.97	15.0%		IIIs	54
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	17.91	11.2%		IIIe	69
EtD	Ethan-Betts loams, 9 to 15 percent slopes	16.19	10.2%		VIe	46
Te	Tetonka silt loam, 0 to 1 percent slopes	15.75	9.9%		IVw	56
HaA	Hand loam, 0 to 2 percent slopes	12.10	7.6%		IIc	86
Tw	Tetonka and Whitewood silty clay loams	9.90	6.2%		IVw	73
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	2.02	1.3%		IIc	85
HaB	Hand loam, 2 to 6 percent slopes	1.55	1.0%		IIe	85
CdB	Clarno loam, 2 to 6 percent slopes	0.75	0.5%		IIe	82
Weighted Average					2.99	72.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

This is a topographic map of a specific tract of land, labeled "Tract 2" in red text. The map features a yellow boundary that defines the tract's extent. Elevation is represented by contour lines with numerical labels such as 1305, 1308, 1311, 1314, 1317, 1320, 1323, 1326, 1329, 1332, 1335, 1338, 1341, and 1344. The map uses a color gradient to indicate elevation, with blue for the highest areas (around 1305 feet) and transitioning through green and yellow to red and orange for the lowest areas (around 1300 feet). A label "Hanson 28-103N-59W" is placed within the tract. Several numerical values are scattered across the map, including 5.80, 78.44, 51.01, and 24.20. The map is overlaid on a grid with section numbers 20, 21, 29, and 38. At the bottom, there are icons for Interstate 90 and a copyright notice for AgriData, Inc. dated 2026.



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

Standard Deviation: 10.5 ft



28-103N-59W
Hanson County
South Dakota

Boundary Center: 43° 41' 56.08, -97° 55' 20.73

TRACT 2

CRP-1 (01-23-26)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST & CO CODE & ADMIN LOCATION 46 061		2. SIGN-UP NUMBER 53	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11259B		4. ACRES FOR ENROLLMENT 51.80	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) DAVISON COUNTY FARM SERVICE AGENCY 1820 NORTH KIMBALL-SUITE A MITCHELL, SD57301-6100				6. TRACT NUMBER 10075		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2020 09-30-2030	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (605) 996-1564				8. SIGNUP TYPE: Continuous			



INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. **BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.**

9A. Rental Rate Per Acre \$ 114.62		10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment \$ 5,937.00	A. Tract No. 10075	B. Field No. 0006	C. Practice No. CP37	D. Acres 5.80	E. Total Estimated Cost-Share \$ 464.00	
9C. First Year Payment \$	10075	0007	CP37	46.00	\$ 3,680.00	
(Item 9C is applicable only when the first year payment is prorated)						

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) NORMA TUTTLE 41403 256TH ST MITCHELL, SD57301-7808	(2) SHARE 33.34 %	(3) SIGNATURE (By) e-Signed by Jennifer Graham For, if applicable: On 2026-05-15 15:01:04 EDT	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY POA	(5) DATE (MM-DD-YYYY) 05-15-2026
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) [REDACTED]	(2) SHARE 33.33 %	(3) SIGNATURE (By) See attached	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) [REDACTED]	(2) SHARE 33.33 %	(3) SIGNATURE (By) See attached	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE 	B. DATE (MM-DD-YYYY) 7-16-26
-------------------------	---	--

NOTE: Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a, as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), Continuing Appropriations, Agriculture, Legislative Branch, Military Construction and Veterans Affairs, and Extensions Act, 2026 (Pub. L. 119-37), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1)

Non-Discrimination Statement: 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, 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 State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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 <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint> 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, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

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COPY

Date Printed 05/15/2026



United States
Department of
Agriculture

Hanson County, South Dakota



#11259
10/01/2020 - 09/30/2030
Midterm 2024-2026
51.80 acres
\$114.62/acre
\$5937 Annual Pmt

#6 - 5.80 ac = CP37
#7 - 46 ac = CP37

- Common Land Unit**
- Non-Cropland
 - Cropland
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

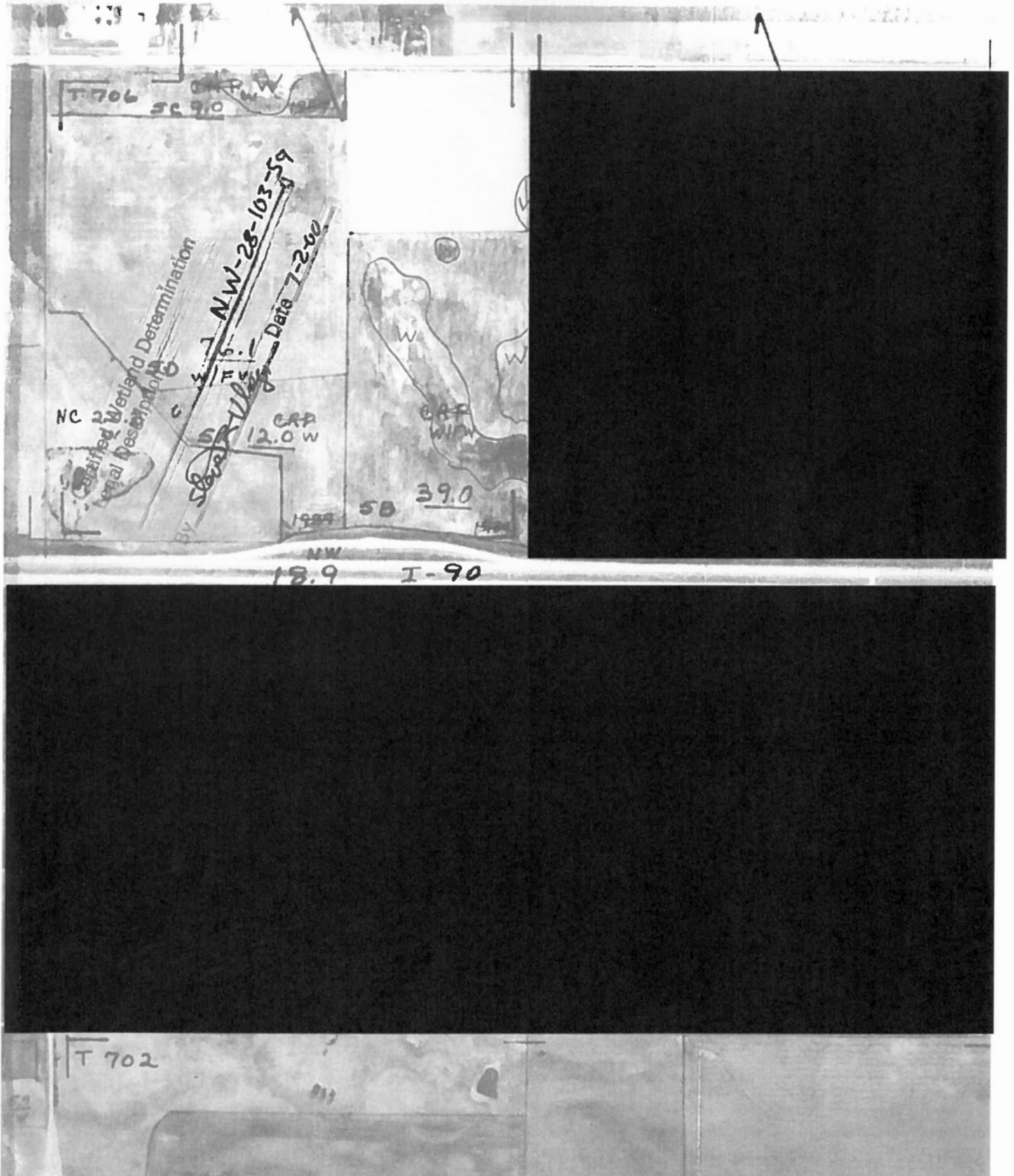
Unless otherwise noted, crops listed below are:
Non-irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non-oil

2022 Program Year
Map Created October 05 2021
Farm 4024

28 -103N -59W

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MAP NOT TO SCALE
THIS IS NOT AN OFFICIAL WETLAND MAP.



SOUTH DAKOTA
HANSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4024
Prepared : 8/6/26 7:33 AM CST
Crop Year : 2026

Tract Land Data

Tract 10075 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
227.08	202.89	202.89	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	SOD
0.00	0.00	151.09	0.00	51.80	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	0.00	19.22	0
Corn	75.30	0.00	130
Soybeans	65.60	0.00	40
TOTAL	140.90	19.22	

NOTES

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, 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 State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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 [How to File a Program Discrimination Complaint](#) 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) Email: 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

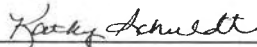
Office File Number: 05-26-00128

1. Commitment Date: August 6, 2026 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:
Estate of Ramona Tuttle Persan, a/k/a Ramona T. Persan, Estate of Rodney W. Tuttle a/k/a Rodney Tuttle and John R. Tuttle, shown in public records as tenants in common

NOTE: 30PRO26-000004 Estate of Ramona Tuttle Persan, deceased (probate file in Hanson County)
NOTE: 30PRO25-000005 Estate of Rodney W. Tuttle, deceased (probate file in Hanson County)
5. The Land is described as follows:
Northwest Quarter (NW¼) of Section Twenty-eight (28), Township One Hundred Three (103) North, Range Fifty-nine (59) 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

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Old Republic National Title Insurance Company

SCHEDULE B - PART I
ALTA COMMITMENT

Office File Number: 05-26-00128

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) Personal Representative's Deed executed by Norma L. Tuttle, Personal Representative of the Estate of Rodney W. Tuttle, deceased -to- Norma L. Tuttle.

NOTE: The requirements for this deed are set out in Schedule B I, Item 7 below.

(B) Personal Representative's Deed executed by Frederick C. Persan, Personal Representative of the Estate of Ramona Tuttle Persan a/k/a Ramona T. Persan, deceased -to- A To Be Determined Party.

NOTE: The requirements for this deed are set out in Schedule B I, Item 8 below.

(C) Deed executed by Norma L. Tuttle, and spouse, if any and by John R. Tuttle, and spouse, if any -to- A To Be Determined Party.

5. The following Certifications must be provided to us at or prior to closing: Sellers Certification, Buyer Certification, and Property Certification. We reserve the right to make further exceptions and requirements upon examination of said certifications.
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. Application for title insurance discloses that Rodney Tuttle is now deceased. The conveyance from Norma L. Tuttle, 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.

NOTE: A Probate File has been opened in the office of the Clerk of Courts in Hanson County, South Dakota being file No. 30PRO25000005.

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SCHEDULE B
(Continued)

Office File Number: 05-26-00128

8. Application for title insurance discloses that Ramona Tuttle Persan is now deceased. The conveyance from Frederick C. Persan, 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.

NOTE: A Probate File has been opened in the office of the Clerk of Courts in Hanson County, South Dakota being file No. 30PRO26000004

9. 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.
10. NOTE: Prior to closing, the name of the BUYER must be searched at the courthouse pursuant to the policy of the company. We reserve the right to raise further exceptions based upon review of same.
11. 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.
12. Effective March 1, 2026, the U.S. Department of Treasury's Financial Crimes Enforcement Network ("FinCEN") required that a Real Estate Report ("FinCEN Report") be filed with FinCEN for certain residential real estate transfers (including transfers with no consideration, all cash, without institutional lender financing, or with lenders not holding Anti-Money Laundering oversight,) where at least one buyer or transferee is a legal entity, limited liability company, corporation, partnership, trust, trustee, or other non-natural person. BASED UPON GUIDANCE ISSUED BY FinCEN ON MARCH 20, 2026, reporting persons are not currently required to file real estate reports with FinCEN pending the outcome of a federal court case. In the event FinCEN amends this guidance or there are updates regarding the court proceedings, transactions may need to be reported to FinCEN. If we are acting as the settlement agent and it is determined that this insured transaction is a FinCEN reportable transfer, the buyer(s) and seller(s) must provide all information and documents necessary to complete and file the FinCEN Report. The closing for this transaction may be delayed if reporting is required until such information is provided. Additional information regarding FinCEN's reporting requirements is available at <https://www.fincen.gov/rre/>

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: 05-26-00128

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

2025 real estate taxes due and payable in 2026 in the amount of \$2,483.68 and are PAID IN FULL. Tax Bill #2183
Tax ID#103-59-028-002-000-01

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SCHEDULE B - PART II
EXCEPTIONS
(Continued)

Office File Number: 05-26-00128

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 State of South Dakota in and to the area reserved for road right-of-way as shown on the Plat of Lot H1 filed February 4, 1965 in Book 4, Page 238 ; and Lot H1 filed August 10, 1932 in Book 3, page 96/97. (copies provided)
13. The property to be insured abutts a state/federal highway and may be subject to "controlled access".
14. RIGHT-OF-WAY GRANT to Kaneb Pipe Line Company filed May 14, 1964 in Book MO, Page 336. (copy provided)
15. EASEMENT dated September 21, 1956, filed October 6, 1956 and recorded in Book MN on page 177 and entered into with Northern Natural Gas Company, a Delaware Corporation. (copy provided)
16. MINERAL RESERVATION contained in Statement of Claim filed June 25, 1987 in Book 104, Pages 111-122, executed by Connecticut General Life Insurance Company. (copy provided)

NOTE: No title examination was made regarding and no coverage is afforded hereunder for the minerals or the mineral estate underlying, associated with, or severed from the land described in Schedule A, if any, including rights and easements granted or reserved along therewith or arising by operation of law.

17. VESTED DRAINAGE RIGHT filed May 2, 1991 in Book 1DR, Pages 622/623. (copy provided)
18. VESTED DRAINAGE RIGHT filed June 30, 1992 in Book 2DR, Pages 697-698. (copy provided)
19. Hanson Rural Water System, Inc. Right of Way Easement dated February 23, 1998, filed June 10, 1998 and recorded in Book 3E on Page 256. (copy provided) FIBER OPTIC COMMUNICATION RIGHT-OF-WAY EASEMENT dated
20. FIBER OPTIC COMMUNICATION RIGHT-OF-WAY EASEMENT dated March 26, 2015 filed May 5, 2015 and recorded in Book 5E on Page 23/24. (copy provided)
21. Subject to tenancy rights of parties in possession of all or a portion of the real estate.

Subject to unrecorded leases, if any.

22. THE FOLLOWING NOTE IS FOR INFORMATIONAL PURPOSES ONLY:

The following is the most recent deed or transfer affecting said land:
WARRANTY DEED dated February 22, 2002, filed February 27, 2002 and recorded in Book 130 on Page 678 executed by Wilma F. Tuttle, a single person -to- Ramona T. Persan, Rodney Tuttle and John R. Tuttle, as tenants in common. Grantor reserves life estate

TERMINATION OF LIFE ESTATE INTEREST of Wilma F. Tuttle, deceased (dod 3/19/2016) filed for record April 19, 2016 and recorded in Book 138 on Page 754/756.

END OF SCHEDULE B - PART II

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8818M

STATEMENT OF CLAIM

Pursuant to Chapter 43-30A of the South Dakota Compiled Laws, Connecticut General Life Insurance Company, a Connecticut corporation, whose address is:

c/o CIGNA Investments, Inc.
Agricultural Investment Operation, S-305
900 Cottage Grove Road
Bloomfield, CT 06002

hereby gives notice that it claims a mineral interest in, on, and under the land described in the attached Exhibits 1-15.

CONNECTICUT GENERAL LIFE INSURANCE COMPANY

By Thomas J. Watt
Thomas J. Watt
Vice President

[Attachments: Exhibits 1-15]

State of Connecticut:

ss

County of Hartford:

On this 15th day of June, 1987, before me, the undersigned, personally appeared Thomas J. Watt, who acknowledged himself to be the Vice President of Connecticut General Life Insurance Company, a corporation, and that he, as such Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

In witness whereof I hereunto set my hand and official seal.

Joan Tereshack
Joan Tereshack
Notary Public

(SEAL)

My Commission Expires: 3/31/89

KNOW ALL MEN BY THESE PRESENTS:

THAT CONNECTICUT GENERAL LIFE INSURANCE COMPANY, a corporation organized under the laws of the State of Connecticut, and having its Home Office in the City and County of Hartford, State of Connecticut, in consideration of the sum of One Dollar and other valuable consideration in hand paid by J. W. Kaye, a married man, of Mitchell, County of Davison in the State of South Dakota, hereinafter called the grantee, does hereby sell, transfer and convey unto said grantee his heirs, executors, administrators and assigns, the following described premises situated in the County of Hanson and State of South Dakota, to-wit:

Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-one (21), and the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-eight (28), Township One Hundred Three (103) North, Range Fifty-nine (59) West, less 1.81 acres deeded for highway, containing 318.19 acres, more or less.

Grantor reserves for its property an undivided one-half interest in all of the oil, gas and other minerals of every kind and character in, on or under said land; also the grantor reserves the right to enter thereon and to employ reasonable facilities for the purpose of extracting the oil, gas and minerals thereon and thereunder.

Grantee assumes and agrees to pay taxes for the year 1946, payable in 1947.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

AND THE GRANTOR hereunder hereby covenants with the grantee, that said premises are free from all incumbrances made by it and that it will warrant and defend said premises against the lawful claims of all persons claiming by, through or under it, subject to all easements, if any, and to the rights of all persons in possession, if any, being subject more particularly to an agricultural lease expiring March 1, 1946, the terms of which lease shall remain unaffected by this deed.

IN WITNESS WHEREOF said Connecticut General Life Insurance Company has caused these presents to be executed by its Vice President and Assistant Secretary and its corporate seal to be affixed this 23rd day of November, A. D. 1945.

CONNECTICUT GENERAL LIFE INSURANCE COMPANY

In presence of

by R. H. Cole

Vice President - R. H. Cole

B. L. Spring

TRACT 1



TRACT 2

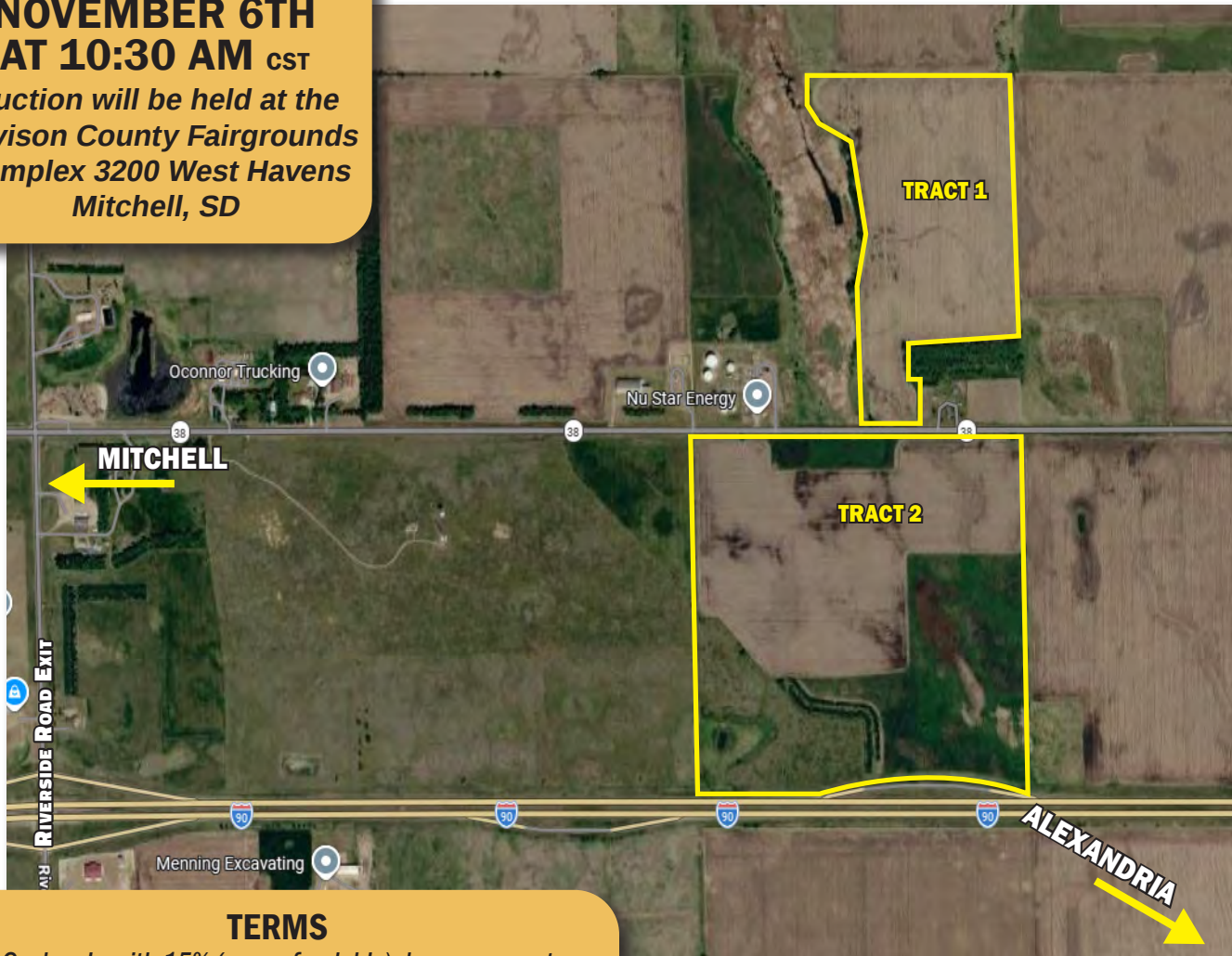


226.56 ACRES

HANSON COUNTY LAND

**WEDNESDAY,
NOVEMBER 6TH
AT 10:30 AM CST**

*Auction will be held at the
Davison County Fairgrounds
Complex 3200 West Havens
Mitchell, SD*



TERMS

Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 18, 2026. Warranty and Personal Representatives deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2026 taxes in full. Sold subject to owners approval and all easements and restrictions of record. Remember land auction held indoors at the Davison County Fairgrounds Complex.

"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

