

# 159 ACRES

## HYDE COUNTY LAND

- THURSDAY, APRIL 6TH AT 11:00AM -



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

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

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

## 159+- ACRES QUALITY HYDE COUNTY LAND AT AUCTION

THURSDAY, APRIL 6<sup>TH</sup>

11:00 A.M.

Please join us at the Hyde County Auditorium in Highmore for this unique opportunity to own +-159 acres of high producing Hyde County soil.

**LEGAL:** NW ¼ of Section 8, 110-72 Hyde County, South Dakota.

**LOCATION:** From Hwy 47 and 14 junction in Highmore, SD go 12 miles south on Hwy 47 and 3.5 miles West on 209<sup>th</sup> St. This puts you on the NE corner of the property.

- 137.83 acres tillable with the balance in waterways and road right-of-way
- Property has excellent drainage and access from good county roads to the North and East.
- Powerful soil productivity index of 79.9 on the tillable soil. Predominant soils include Highmore-DeGrey and Highmore silt loams.
- New buyer able to farm or lease out for the 2023 crop year! Annual Real Estate Taxes are \$1,179.38.
- Aerial & soil maps, base & yields, title insurance and other pertinent information can be found in the buyers packet.

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience. Drone video footage and buyers packets can be viewed on [www.wiemanauktion.com](http://www.wiemanauktion.com) or packets can be mailed out by calling the auctioneers at 800-251-3111.

**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before May 24th, 2023. New buyer will get immediate landlord possession day of auction and full possession at closing. Trustee's deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2022 taxes due in 2023 in full. New buyer will be responsible for all 2023 taxes. Sold subject to Trustee's approval and easements or restrictions of record. No surveys will be provided. Auctioneers are representing the seller in this transaction. Reminder that auction will be held in the Hyde County Auditorium.

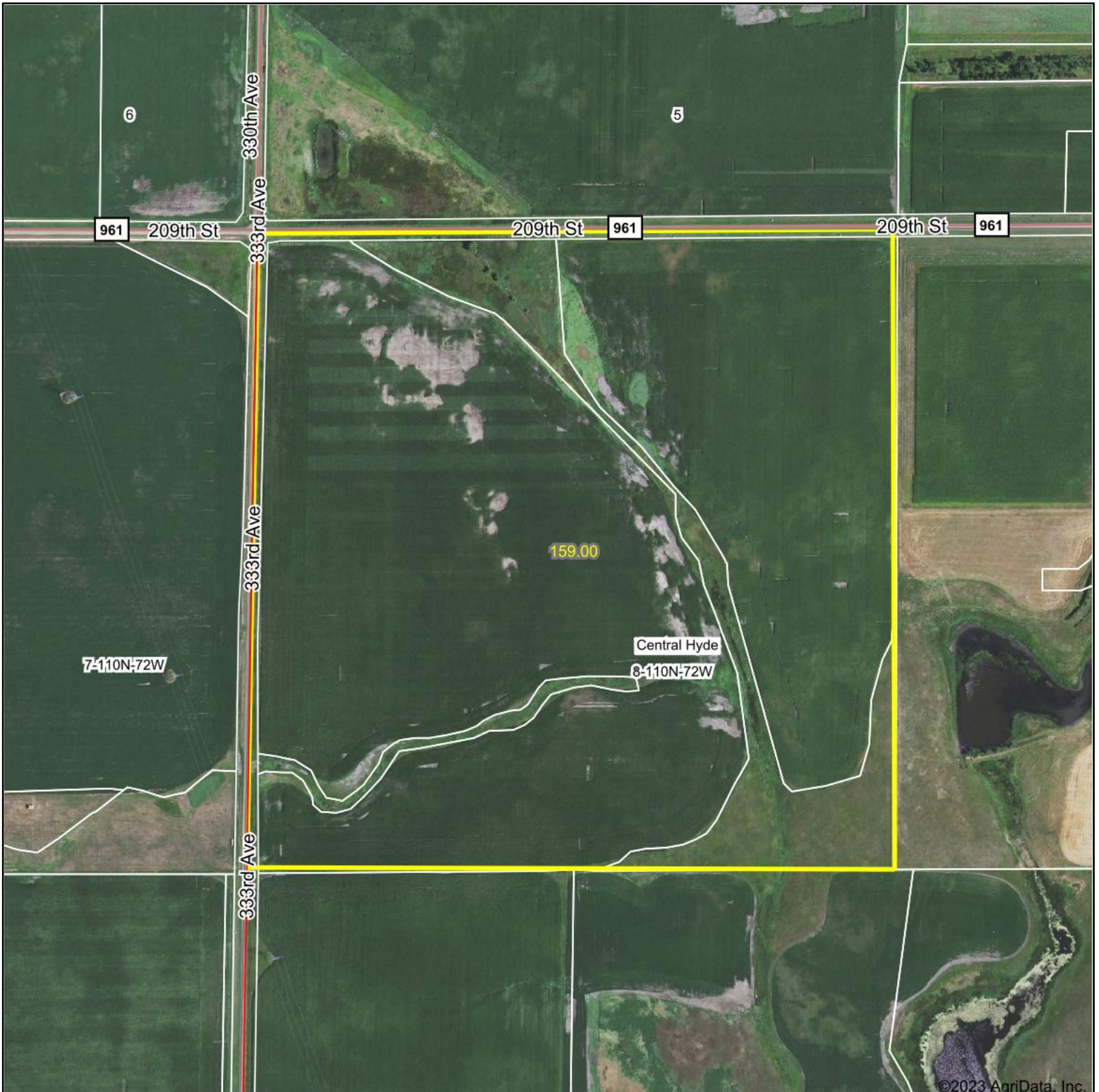
**Marcia L. Weber Family Trust – OWNER**

Wieman Land & Auction Co. Inc.

Marion, SD 800-251-3111

[www.wiemanauktion.com](http://www.wiemanauktion.com)

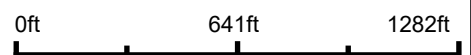
# Aerial Map



©2023 AgriData, Inc.



Map Center: 44° 20' 57.63, -99° 31' 5.61



Maps Provided By:

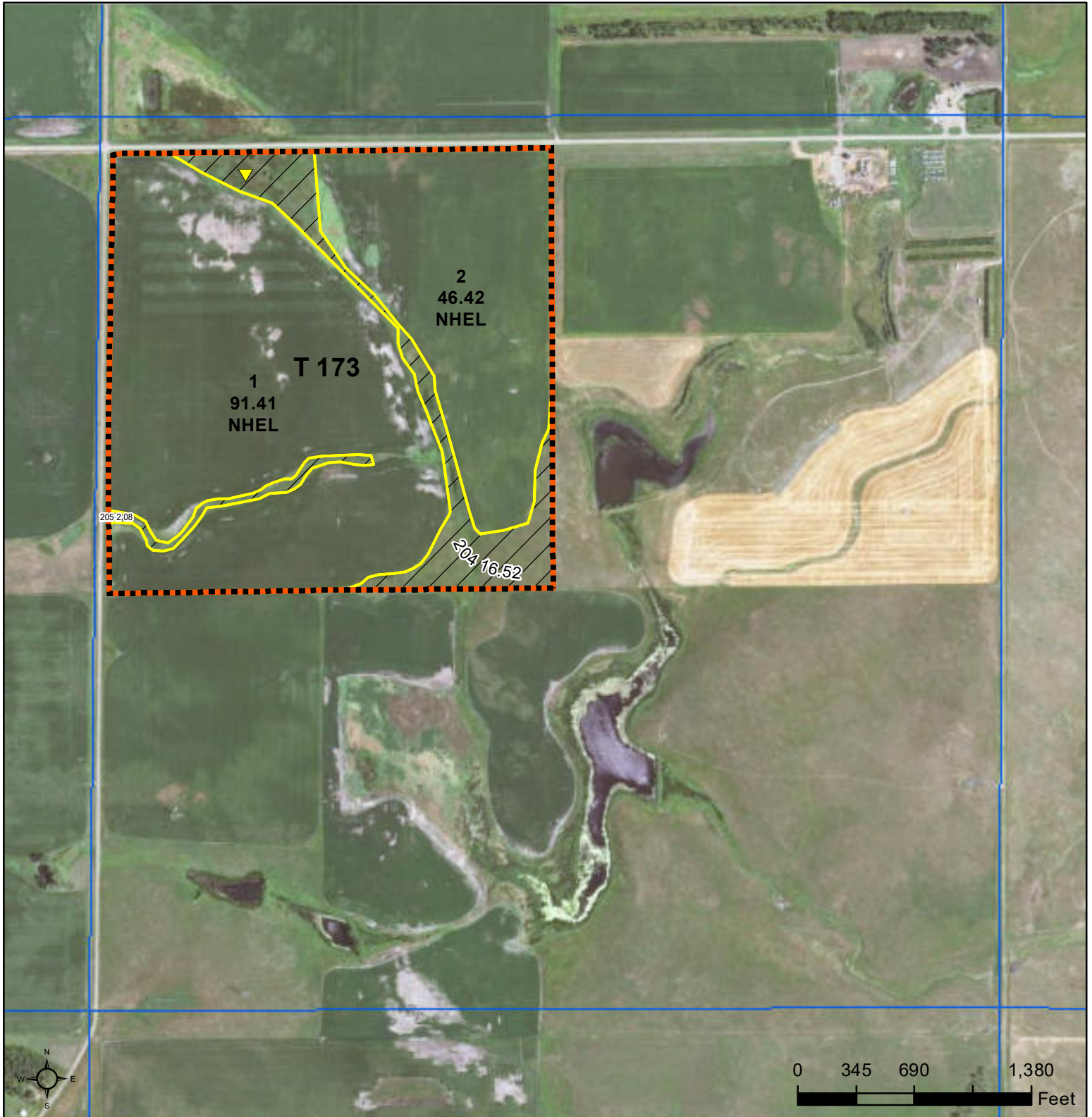
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**8-110N-72W**  
**Hyde County**  
**South Dakota**



3/2/2023

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



**Common Land Unit**

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

**Wetland Determination Identifiers**

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

2023 Program Year

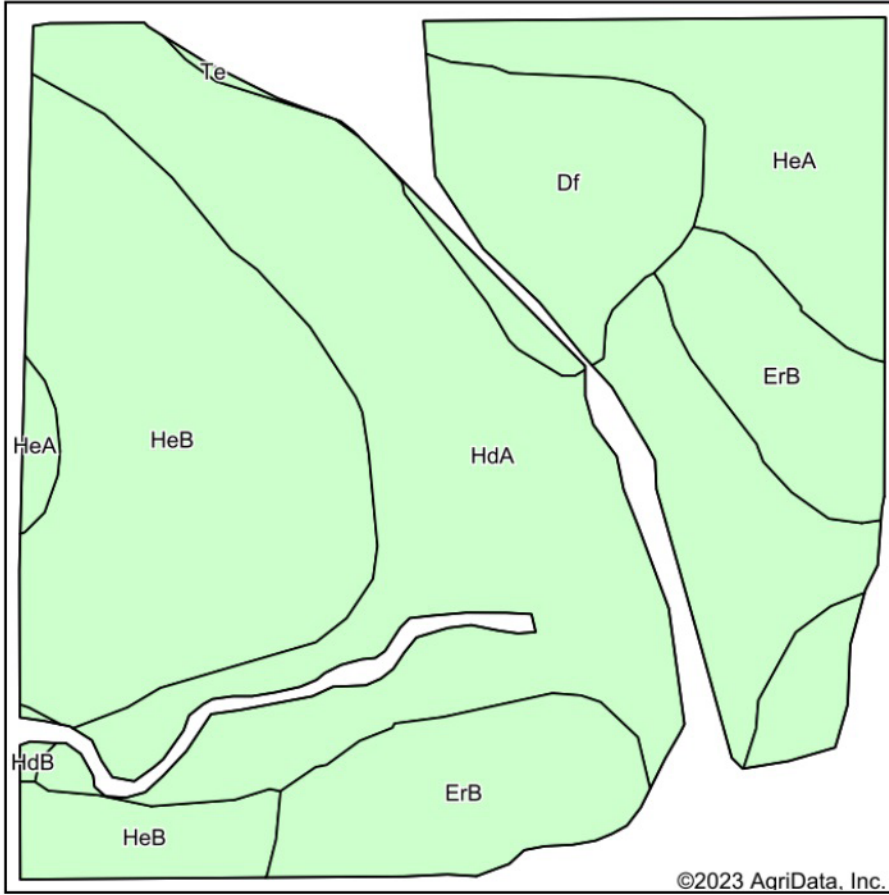
Map Created January 30, 2023

## Farm 2722

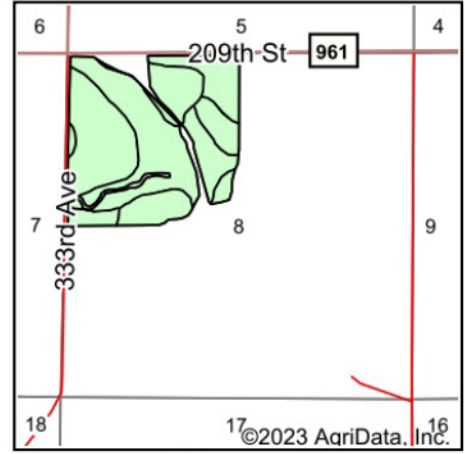
### 8-110N-72W-Hyde

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



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Hyde**  
 Location: **8-110N-72W**  
 Township: **Central Hyde**  
 Acres: **137.83**  
 Date: **3/2/2023**



Maps Provided By:



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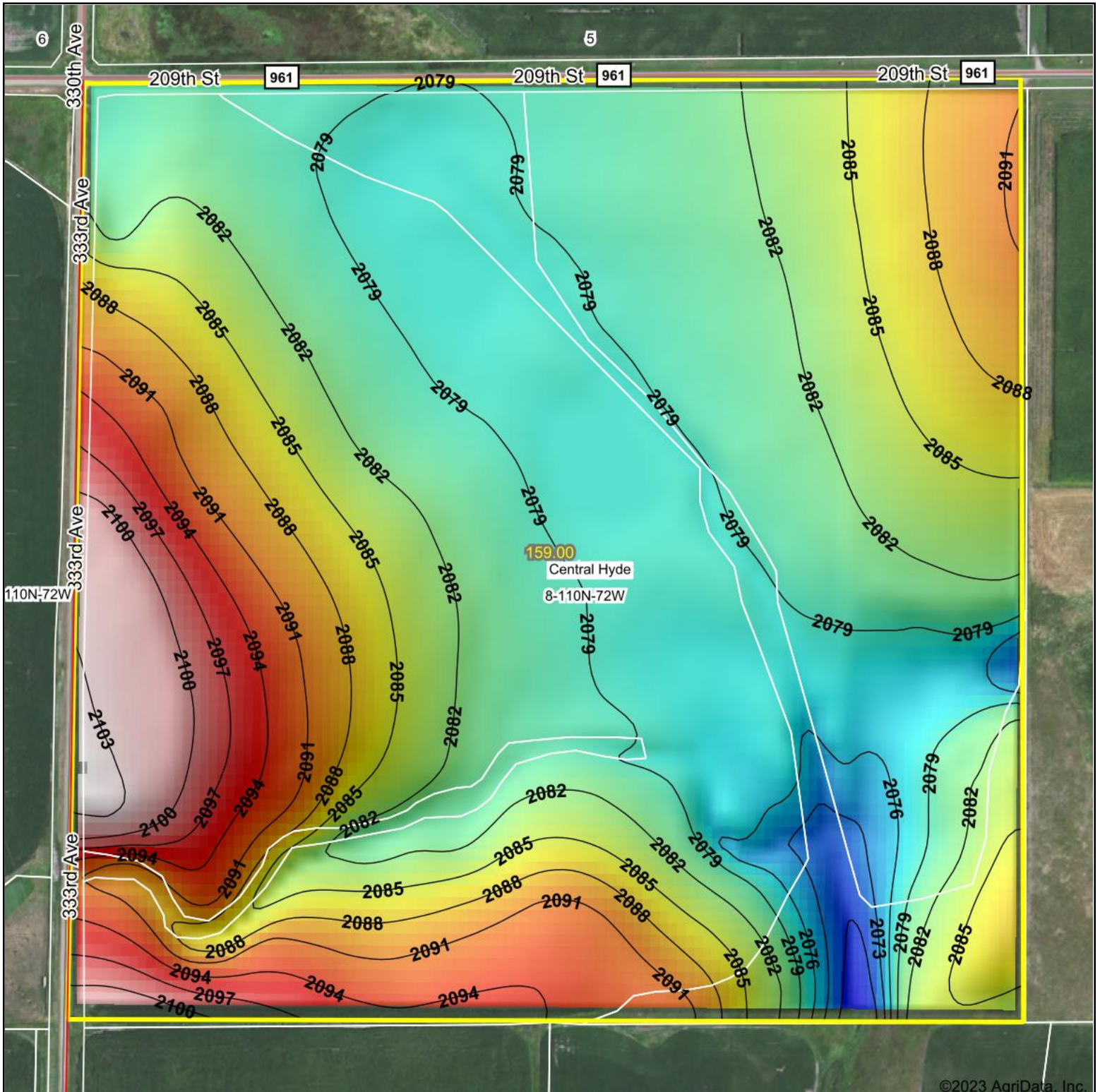


Area Symbol: SD069, Soil Area Version: 26

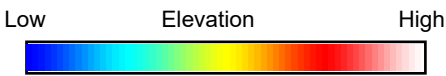
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HdA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	51.28	37.2%	IIc	76
HeB	Highmore silt loam, 2 to 6 percent slopes	37.26	27.0%	IIe	91
ErB	Eakin-Raber complex, 2 to 6 percent slopes	20.93	15.2%	IIe	76
HeA	Highmore silt loam, 0 to 2 percent slopes	15.20	11.0%	IIc	92
Df	DeGrey-Walke silt loams, 0 to 2 percent slopes	12.68	9.2%	IVs	56
HdB	Highmore-DeGrey silt loams, 2 to 6 percent slopes	0.25	0.2%	IIe	73
Te	Tetonka silt loam, 0 to 1 percent slopes	0.23	0.2%	IVw	56
<b>Weighted Average</b>				<b>2.19</b>	<b>79.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Topography Hillshade



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Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 2,068.5  
 Max: 2,104.0  
 Range: 35.5  
 Average: 2,084.1  
 Standard Deviation: 6.56 ft



3/2/2023

**8-110N-72W**  
**Hyde County**  
**South Dakota**

map center: 44° 20' 57.63, -99° 31' 5.61



Maps Provided By:



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

SOUTH DAKOTA

HYDE

Form. FSA-156EZ

See Page 2 for non-discriminatory statements



United States Department of Agriculture  
Farm Service Agency

FARM : 2722

Prepared : 1/13/22 9 55 AM

Crop Year : 2022

Abbreviated 156 Farm Record

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : None

Recon ID : 46-069-2022-8

Transferred From : None

ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.43	137.83	137.83	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	137.83	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, OATS, CORN, SNFLR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	33.31	0.00	40	
Oats	5.46	0.00	45	
Corn	68.64	0.00	79	
Sunflowers	9.40	0.00	1643	
<b>TOTAL</b>	<b>116.81</b>	<b>0.00</b>		

NOTES

Empty box for notes

Tract Number : 173

Description : NW 8-110-72

FSA Physical Location : SOUTH DAKOTA/HYDE

ANSI Physical Location : SOUTH DAKOTA/HYDE

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : MARCIA L WEBER FAMILY TRUST

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.43	137.83	137.83	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	137.83	0.00	0.00	0.00	0.00	0.00

SOUTH DAKOTA  
HYDE  
Form. FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 2722  
Prepared : 1/13/22 9 55 AM  
Crop Year : 2022

Abbreviated 156 Farm Record

DCP Crop Data

Target 173.0000000000

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	33.31	0.00	40
Oats	5.46	0.00	45
Corn	68.64	0.00	79
Sunflowers	9.40	0.00	1643
<b>TOTAL</b>	<b>116.81</b>	<b>0.00</b>	

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, 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.

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To file a complaint, a complainant must complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ers.usda.gov/complaint\\_filing\\_cust.html](http://www.ers.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter and mail it to the USDA Program Discrimination Office. For 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.discrimination@usda.gov](mailto:program.discrimination@usda.gov). USDA is an equal opportunity provider, employer, and lender.



# COMMITMENT FOR TITLE INSURANCE

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

File No.: 23-0145

Policy No.: 23-0145

## SCHEDULE B, PART II Exceptions

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the public records.
5. Any liens, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Subject to any 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 notice of such proceedings, whether or not shown by the records of such agency or by the public records.
7. (a) Unpatented mining claims, title, or interest in any minerals, mineral rights, or related matters, or rights of access and egress, including but not limited to oil, gas, coal, and other hydrocarbons; (b) exceptions, reservations, and restrictions contained 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.
8. Subject to any setback lines and utility easements that may exist.
9. Rights of tenants in possession under the terms of unrecorded leases.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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ALTA Commitment for Title Insurance (07-01-2021)  
Schedule BII

AMERICAN  
LAND TITLE  
ASSOCIATION



23-0145

**SCHEDULE B, PART II**  
(Continued)

10. The 2022 real estate taxes due and payable in 2023 are due and payable as follows:  
NW4 of 8-110-72 in the amount of \$1,179.38 which are UNPAID. (Record #497)  
Subject to real estate taxes for 2023 tax year which are not yet due and payable.
11. Easement, given to Basin Electric Power Cooperative, the perpetual right to enter, place, construct, operate, repair, maintain and replace thereon and in or upon all streets, roads or highways abutting said lands described herein, and any mortgages thereon of the land described herein.  
Recorded May 25, 1970 in Book 19 MS, Page 387.  
  
NOTE: Multiple mortgages and supplements thereto encumber the aforementioned easements.
12. Memorandum of Leases and Easements, dated October 22, 2009, by and between "Owner" and Boulevard Associates, LLC "Operator", an affiliate of NextEra Energy Resources, LLC, for that certain Wind Farm Lease and Easement Agreement whereby Owner granted to Operator an exclusive option for the leases and easements set for in the agreement on, over and across that certain real property described herein.  
Recorded November 23, 2009 in Book E6, Page 430.

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ALTA Commitment for Title Insurance (07-01-2021)  
Schedule BII

AMERICAN  
LAND TITLE  
ASSOCIATION



23-0145

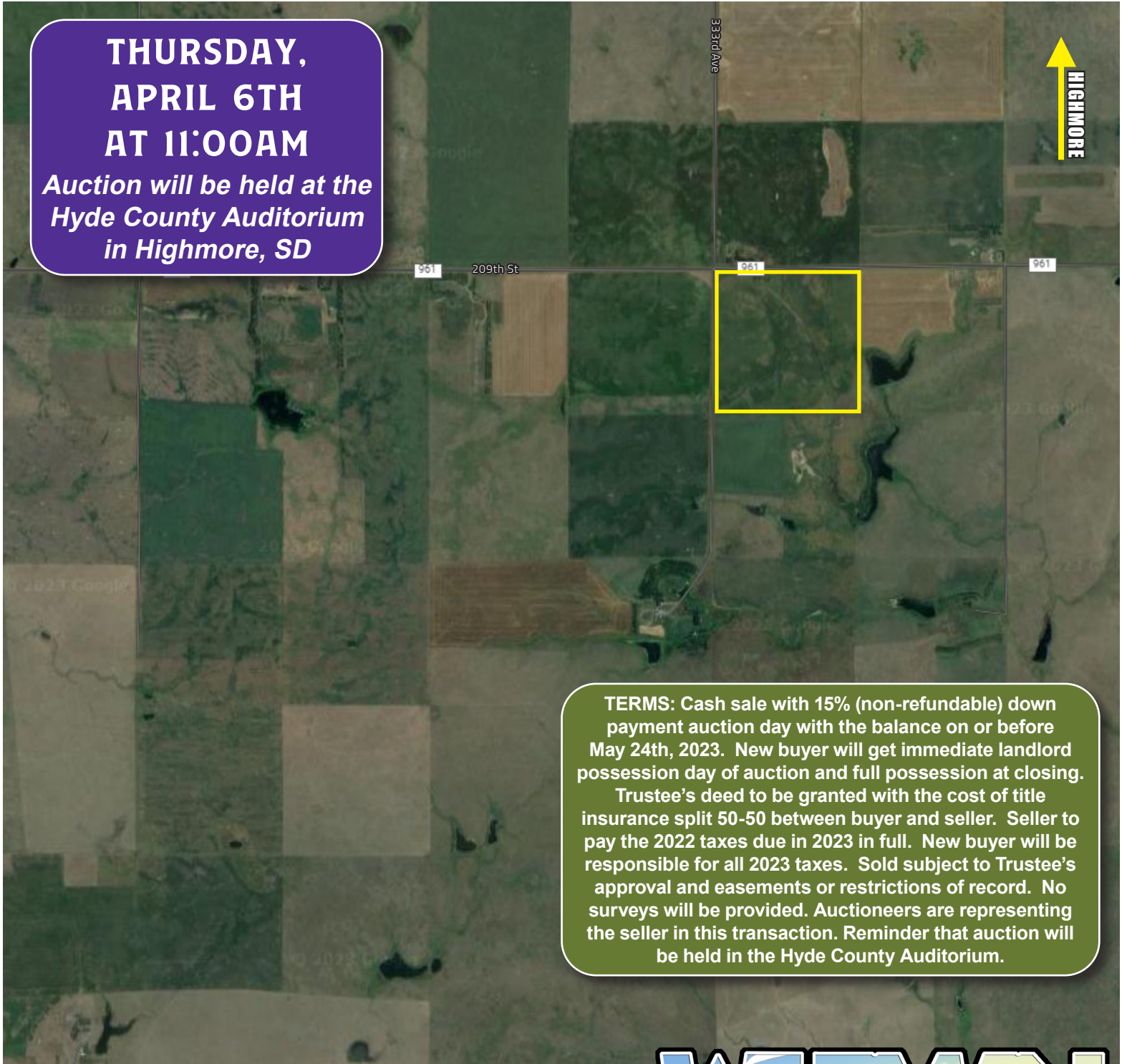


# 159 ACRES

## HYDE COUNTY LAND

**THURSDAY,  
APRIL 6TH  
AT 11:00AM**

*Auction will be held at the  
Hyde County Auditorium  
in Highmore, SD*



**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before May 24th, 2023. New buyer will get immediate landlord possession day of auction and full possession at closing.

Trustee's deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2022 taxes due in 2023 in full. New buyer will be responsible for all 2023 taxes. Sold subject to Trustee's approval and easements or restrictions of record. No surveys will be provided. Auctioneers are representing the seller in this transaction. Reminder that auction will be held in the Hyde County Auditorium.

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