

McCook County
**LAND
AUCTION**

**75
Acres**

Tuesday
December 3rd
at 1:00 PM

OWNER:

**Elmer G. & Evelyn Wieman
Joint Revocable Trust**



44628 SD HWY 44, Marion SD phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**75 ACRES FARMLAND MCCOOK COUNTY
LAND AUCTION**

In order to settle the Elmer Wieman Estate, we will sell the following land at auction at the Wieman Auction Facility, 1 mile south and ½ west of Marion or 44628 SD Hwy 44, Marion SD on

TUESDAY, DECEMBER 3RD 1:00 PM

Land is located from Monroe SD, east edge, go 1 mile north, 1/8 east and ¾ north or at the intersection of 267th Street and 450th Ave.

This tract consists of 75 acres of unimproved farmland. The FSA Office indicates that it has 71.14 acres tillable and the balance in trees, grass, waterway and ROW. The predominate soil types are Hand-Davison Loams, Hand Ethan Loams, Worthing Silty Clay Loam, and Clarno-Ethan Bonilla Loams and it has a 69.8 soil productivity index rating. The land lays level to gently rolling with waterway passing through it. This would make an excellent add on unit for farmer/investor or perfect spot for your new home. The annual real estate taxes are \$1618.58. We invite you to view this property at your convenience. For Buyer's Info Packet, visit our website www.wiemanauktion.com or call 800-251-3111 and we will send one to you.

LEGAL: The N ½ of the NE ¼ of Section 32-101-53 except Tract 1 of Wieman's Addition in the N ½ NE ¼, all in McCook County, South Dakota

TERMS: Cash sale with a 10% nonrefundable downpayment the day of the sale and the balance on or before February 3, 2020. A Trustee's Deed will be provided. Title insurance will be utilized with cost split 50/50 between buyer and seller. The seller will pay all 2018 & 2019 RE Taxes. Possession granted upon final settlement. Sold subject to confirmation by the Trustees. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. No Buyer Brokerage offered on this transaction.

**ELMER G. & EVELYN WIEMAN JOINT REVOCABLE TRUST
CURT WIEMAN & TRUDY KONDA, CO-TRUSTEES**

Wieman Land & Auction Co., Inc.
Marion SD 800-251-3111
Rich, Kevin, Mike, Ryan & Derek Wieman,
Nathan Timmermans & Ron Leitheiser
Auctioneers & RE Brokers

Strasser Law Office
Diana Randall
Freeman SD 605-925-7745
Closing Agent

Aerial Map



©2019 AgriData, Inc.

Map Center: 43° 30' 25.2, -97° 13' 8.77



32-101N-53W
McCook County
South Dakota



Maps Provided By
 surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2019 www.AgriDataInc.com

10/23/2019

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



United States
Department of
Agriculture

McCook County, South Dakota



- Common Land Unit**
- Tract Boundary
 - PLSS
 - Non-Cropland
 - Cropland

Wetland Determination Identifiers

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

2020 Program Year

Map Created October 02, 2019

Farm 1224

32 -101N -53W

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).

Certified Wetland Determination

Field Office: Salem FO
 Certified By: Kory Kezar

Agency: USDA-NRCS
 Certified Date: 6/10/2011



Legend

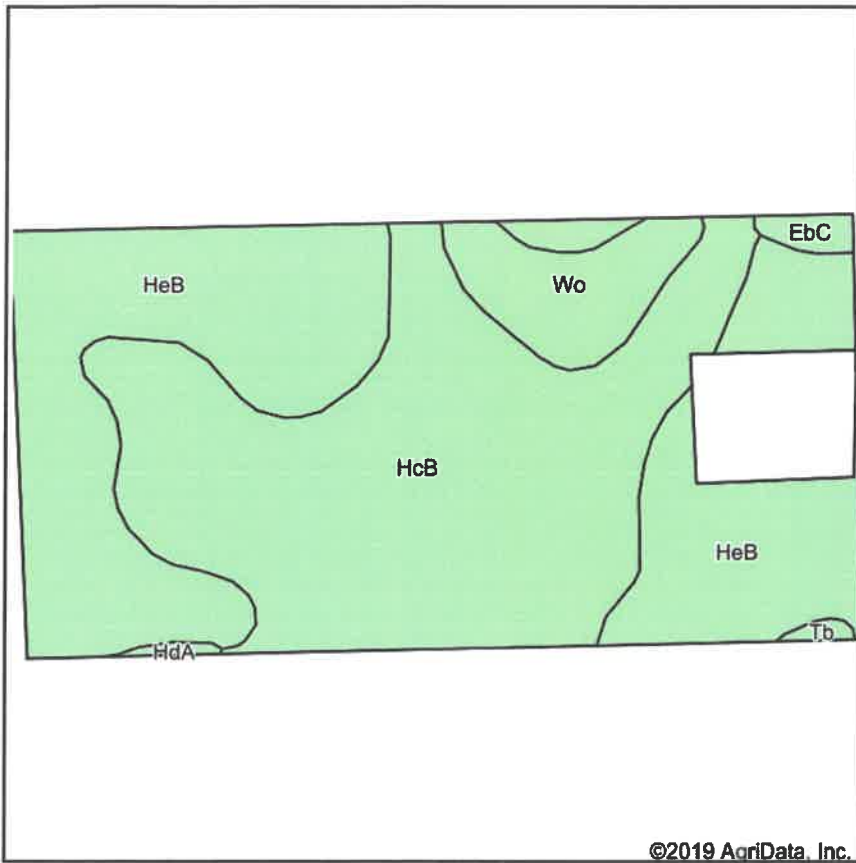
- Certified Wetland Determination Boundary
- Wetland
- Wetlands
- Ditch
- NI
- Tile



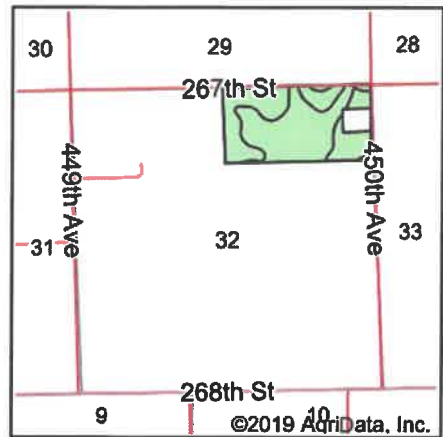
- W Wetland
 - FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
 - PC Prior Converted
 - NW Non Wetland
 - NI Not Inventoried Potential Waters of the US
- See NRCS CPA-026E for definitions and additional info.



Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **McCook**
 Location: **32-101N-53W**
 Township: **Spring Valley**
 Acres: **73.65**
 Date: **10/23/2019**



Maps Provided By:



Area Symbol: SD087. Soil Area Version: 20					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HcB	Hand-Davison loams, 2 to 5 percent slopes	35.72	48.5%	Ile	70
HeB	Hand-Ethan loams, 3 to 6 percent slopes	31.67	43.0%	Ile	76
Wo	Worthing silty clay loam, 0 to 1 percent slopes	5.04	6.8%	Vw	30
EbC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	0.72	1.0%	IIIe	69
Tb	Tetonka silt loam, 0 to 1 percent slopes	0.26	0.4%	IVw	56
HdA	Hand-Davison-Crossplain complex, 0 to 2 percent slopes	0.24	0.3%	Iic	78
Weighted Average					69.8

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

SOUTH DAKOTA
MCCOOK
Form: FSA-156EZ



FARM : 1224
Prepared : Oct 24, 2019
Crop Year : 2020

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Tract Number : 1913
Description : K14 N NE 32 101 53
FSA Physical Location : SOUTH DAKOTA/MCCOOK
ANSI Physical Location : SOUTH DAKOTA/MCCOOK
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 : ELMER WIEMAN

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
76.78	71.14	71.14	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	71.14	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	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	35.30	0.00	122	
Soybeans	35.30	0.00	33	
TOTAL	70.60	0.00		

NOTES

--

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data for reference only:

Issuing Agent: McCook County Abstract & Title Insurance, Ltd.
Issuing Office: 401 N. Nebraska St, P.O. Box 506, Salem, SD 57058
ALTA® Universal ID:
Loan ID Number:
Commitment Number: TI-8540
Issuing Office File Number: TI-8540
Property Address: Not applicable for coverage,,

SCHEDULE A

1. Commitment Date: October 25, 2019 at 07:00 AM
2. Policy to be issued:
 - (a) ALTA Own. Policy (08/17/06)
 - Proposed Insured: TO BE DETERMINED
 - Proposed Policy Amount: \$ 1,000.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:
ELMER G. & EVELYN WIEMAN JOINT REVOCABLE TRUST under agreement dated May 18, 2001.
5. The Land is described as follows:
THE NORTH HALF NORTHEAST QUARTER (N1/2NE1/4) OF SECTION THIRTY TWO (32), TOWNSHIP ONE HUNDRED ONE (101) NORTH, RANGE FIFTY THREE (53), West of the 5th P.M., EXCEPT TRACT ONE (1) OF WIEMAN'S ADDITION THEREIN, McCook County, South Dakota.

Subject to easements, restrictions, and reservations of record, if any.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

By: 
McCook County Abstract & Title Insurance, Ltd.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by FIDELITY 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.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION



FIDELITY NATIONAL TITLE INSURANCE COMPANY

**SCHEDULE B, PART I
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. 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.
5. Requirements may be included as Special Exceptions on SCHEDULE B, PART II.
6. Seller/Mortgagor Affidavit and/or Purchaser Affidavit (PROVIDED WITH THIS COMMITMENT) to be executed and returned to McCook County Abstract & Title.
7. Marital status of any Grantor &/or Mortgagor must be stated on the documents to be insured by the policies (Ownership Deed and/or Mortgage). If married, spouses must sign documents.
8. A current Certificate of Trust for the "Elmer G. & Evelyn Wieman Revocable Trust under Agreement dated May 18, 2001" is to be recorded with the Deed of Conveyance.

**SCHEDULE B, PART II
Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. General Exceptions:
 1. Rights or claim of parties in possession not shown by the public records.*
 2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and physical 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.*

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by FIDELITY 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.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION



SCHEDULE B
(Continued)

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.*
7. Any service, installation or connection charge for sewer, water or electricity.*
8. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.*

* Paragraphs 1, 2, 3, 4, 5, 6, 7 and 8 will not appear as printed exceptions on extended coverage policies except as to such parts thereof which may be typed as a Special Exception.

Special Exceptions:

3. Any charges for municipal &/or rural services (i.e. water, sewer, correction of nuisance conditions, etc.) are the responsibility of the parties to this transaction. For information regarding the existence of any such bills, contact the appropriate municipal office.
4. Accrued taxes and assessments for the year 2019 and subsequent years, not yet due or delinquent.
NOTE: 2018 Real Estate Taxes payable in 2019—\$1,618.58—are PAID IN FULL
Parcel #16.32.1001
5. Rights of tenants in possession under the terms of unrecorded leases.
6. The Commitment/Policy does not insure amount of acres of land legally described in Schedule A.
7. This preliminary & informational commitment provides no title insurance. Once a buyer and purchase amount is available, contact our office to update and issue an "official" commitment.
8. The land described in Commitment / Policy shall not be deemed to include any house trailer or mobile home standing on the premises, if applicable.
9. 20ACRE DEDICATION PURSUANT TO ZONING LAW 3.01 executed by Elmer G. Wieman and Evelyn Wieman -to- The Public; dated August 29, 2005; FILED August 31, 2005 at 12:10 P.M., and recorded in Book 180 of Deeds, Page 760.
10. Statutory Easement for highway along the section line (or lines) bounding (or within) the land herein described.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by FIDELITY 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.

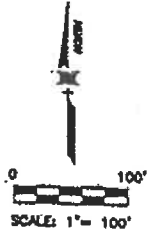
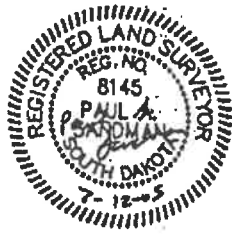
Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

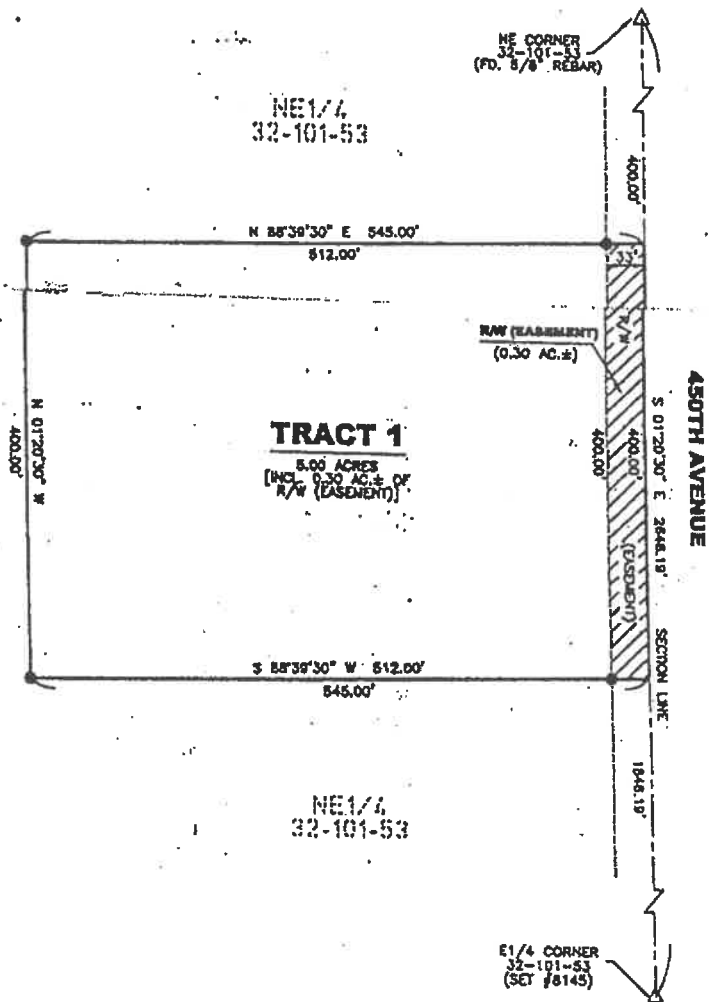


WIEMAN'S ADDITION

IN THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2 NE1/4)
OF SECTION 32, TOWNSHIP 101 NORTH, RANGE 53 WEST OF THE
5TH PRINCIPAL MERIDIAN, MCCOOK COUNTY, SOUTH DAKOTA.
CONTAINING 5.00 ACRES, MORE OR LESS



- LEGEND:**
- SET 5/8" REBAR W/CAP #8145
 - FOUND MONUMENT
 - (R) RECORD INFORMATION
 - AC. ACRES
 - S.F. SQUARE FEET
 - R/W RIGHT-OF-WAY
 - R.L.C. RECORDS OF MINNEHAHA COUNTY
 - N.T.S. NOT TO SCALE
 - PREVIOUSLY PLATTED PROPERTY LINE
 - - - RIGHT OF WAY LINE
 - * DATE OF SURVEY: JULY 7, 2005



PREPARED BY
MIDWEST LAND SURVEYING, INC
Land Surveying and GPS Consulting
411 E. 41st Street, Sioux Falls, South Dakota
Phone (605) 336-0661 FAX (605) 336-0661

"This plat is provided solely for the purpose of assisting in locating the premises, and the Company assumes no liability for variations, if any, with and actual survey."

McCook County **LAND AUCTION**

75 Acres



TERMS: Cash sale with a 10% nonrefundable downpayment the day of the sale and the balance on or before February 3, 2020. A Trustee's Deed will be provided. Title insurance will be utilized with cost split 50/50 between buyer and seller. The seller will pay all 2018 & 2019 RE Taxes. Possession granted upon final settlement. Sold subject to confirmation by the Trustees. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. No Buyer Brokerage offered on this transaction.

Tuesday
December 3rd
at 1:00 PM



44628 SD HWY44, Marion SD phone: 800-251-3111

web: wiemanauction.com fax: 605-648-3102

"We Sell The Earth And Everything On It!"