

Tripp County

FARM LAND AUCTION

**160
Acres**

Thursday
May 16th
at 1:00 PM

OWNER:
**GARY DEJONG & SUSAN
SAWYER-DEJONG**



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!"

**160-ACRES HAYLAND – PASTURE IN KING TOWNSHIP
TRIPP COUNTY, SD AT AUCTION**

It is our privilege to offer this 160-acres + or - of hay land in the heart of pheasant, and cattle areas of Tripp County. Auction to be held at the Holiday Inn Convention room Winner, SD on:

**THURSDAY MAY 16TH
1:00 P.M.**

This auction allows the opportunity for operators or investors to add land for hay production, pasture, or hunting. Come take a look!

LEGAL: SE 1/4 of the SW ¼ and the SW ¼ of the NW ¼ and the W ½ of the SW ¼ Section 25, 101-75 Tripp County, South Dakota

LOCATION: From Ideal, SD go 6-miles east on 266th St. 2-miles south on 318th Ave then 2-miles east on 268th St. north side of the road

- This L-shaped 160-acre + or - has been hayed for the past 10+ years and has a mix of native grass and alfalfa
- 48.31 Acres has a production history. Soil production index of 42.9.
- Minimum maintenance road to the south known as 268th St. Annual taxes \$714.28
- New buyer to receive immediate possession on auction day.
- Base & Yield info, soil & aerial maps, and other pertinent info found in buyers packet

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

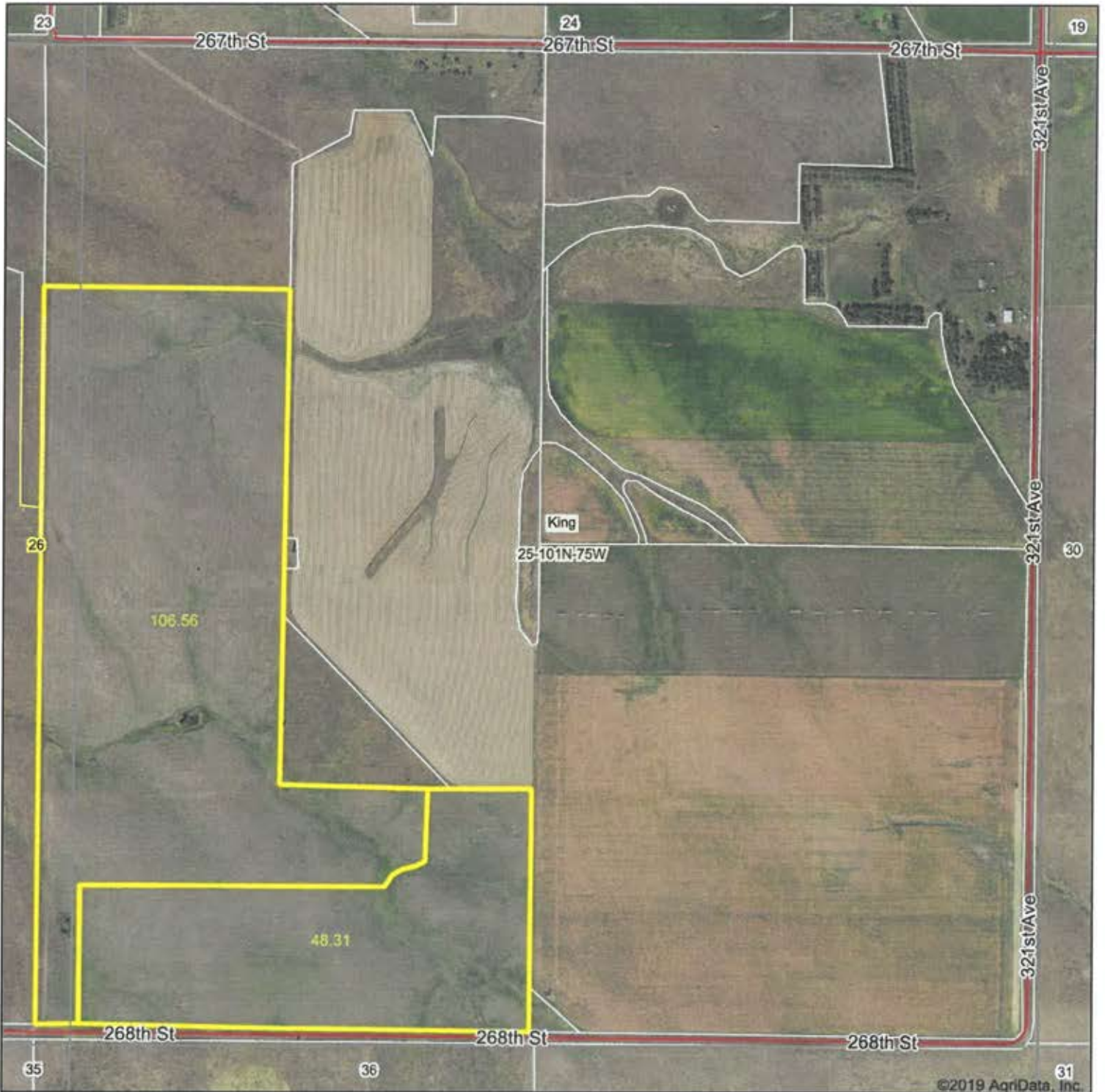
TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before June 20, 2019. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay all of the 2018 taxes in full. New buyer will be responsible for all of the 2019 taxes. Sold subject to owners approval. Come prepared to buy!!

GARY DEJONG & SUSAN SAWYER-DEJONG – OWNERS

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

Tripp & Todd Title Company
Closing Agent
605-842-0334

Aerial Map



Maps Provided By:



map center: 43° 31' 17.36, -99° 45' 8.97

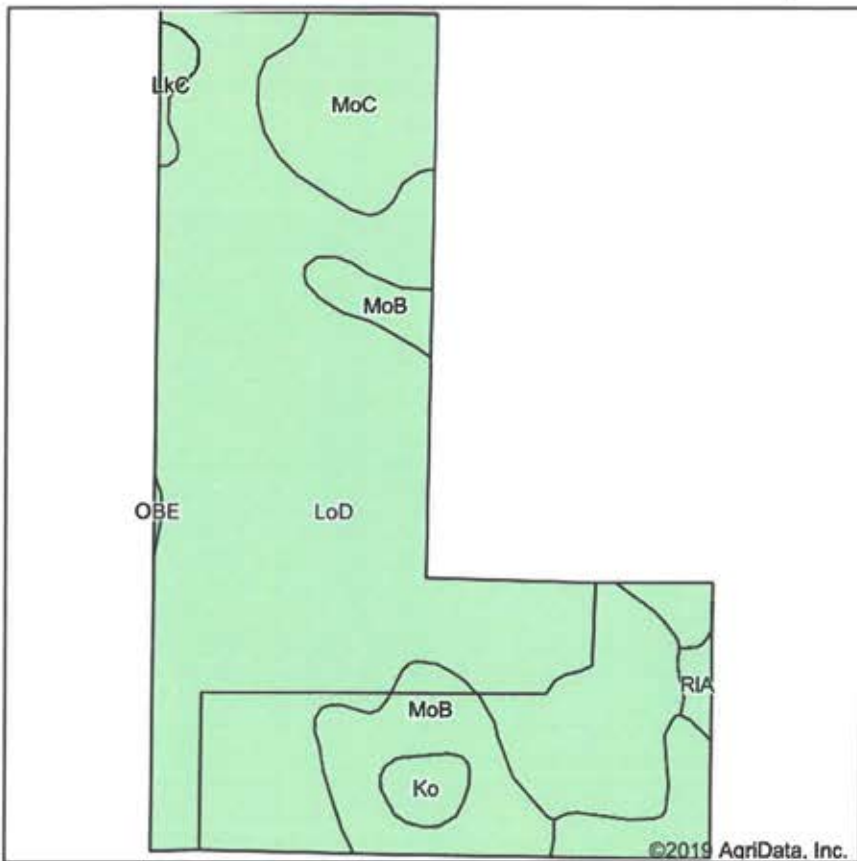
0ft 823ft 1647ft

25-101N-75W
Tripp County
South Dakota



4/10/2019

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Tripp**
 Location: **25-101N-75W**
 Township: **King**
 Acres: **154.87**
 Date: **4/10/2019**



Area Symbol: SD123, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
LoD	Lakoma-Okaton silty clays, 6 to 15 percent slopes	111.35	71.9%	IVe	IVe	33
MoB	Millboro silty clay, 3 to 6 percent slopes	18.17	11.7%	IIIe	IIIe	79
MoC	Millboro silty clay, 6 to 9 percent slopes	14.47	9.3%	IVe	IVe	65
LkC	Lakoma-Millboro silty clays, 6 to 9 percent slopes	6.81	4.4%	IVe	IVe	59
Ko	Kolls clay	2.58	1.7%	Vw	Vw	30
RIA	Reliance silty clay loam, 0 to 3 percent slopes	1.29	0.8%	IIc	IIc	89
OBE	Okaton-Lakoma silty clays, 15 to 40 percent slopes	0.20	0.1%	VIIe	VIIe	13
Weighted Average						42.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





United States
Department of
Agriculture





Tripp County, South Dakota



Common Land Unit  Tract Boundary

-  Non-Cropland
-  Cropland

Wetland Determination Identifiers

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

2019 Program Year

Map Created August 28, 2018

Farm 307

25 -101N -75W

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).

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : JACK ROSE
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
154.87	48.31	48.31	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	48.31	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, SORGH

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	11.50	0.00	0	24	
Grain Sorghum	3.40	0.00	0	39	
TOTAL	14.90	0.00			

NOTES

Tract Number : 2043

Description : 81R SSW NWSW SWNW25 101 75
FSA Physical Location : SOUTH DAKOTA/TRIPP
ANSI Physical Location : SOUTH DAKOTA/TRIPP
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MR GARY DE JONG, MRS SUSAN E SAWYER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
154.87	48.31	48.31	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	48.31	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	11.50	0.00	0	24
Grain Sorghum	3.40	0.00	0	39



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A ALTA COMMITMENT

File No.: 0419-072

1. Commitment Date: April 1, 2019 at 07:00 AM

2. Policy to be issued:

- (a) ALTA Owners Policy (06/17/06)
Proposed Insured: To be determined
Proposed Policy Amount: \$1.00

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Susan Sawyer DeJong and Gary L. DeJong, wife and husband, as joint tenants with rights of survivorship

5. The Land is described as follows:

Southeast Quarter of the Southwest Quarter (SE1/4SW1/4), Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) and the West Half of the Southwest Quarter (W1/2SW1/4) Section Twenty-five (25) Township One Hundred One (101) North, Range Seventy-five (75) West of the 5th P.M., Tripp County, South Dakota

TRIPP & TODD TITLE COMPANY

Brian L. Kramer
President

This page is only part of a 2016 ALTA Commitment for Title Insurance. 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.

**SCHEDULE B-I
ALTA COMMITMENT**

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. To be determined after we have been provided the name of a purchaser.

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SCHEDULE B-II ALTA COMMITMENT

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. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
3. Rights and claims of parties in possession.
4. Construction, Mechanic's, Contractor's or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
5. Taxes and special assessments not yet due and payable and future taxes as the same accrue.
6. Exceptions, reservations, and restrictions contained in patents and deeds from any government entity.
7. Any law, statute, ordinance, regulation or right of any governmental entity exercising jurisdiction in the area in which the property described herein is located.
8. Ownership or title to any mineral interest and the effect on the surface of the exercise of the mineral rights.
9. Any existing easements, deeds and all instruments of transfer whether or not shown by public record or specifically set out in this title policy for roads, highways, ditches, canals, laterals and power and transmission lines, utility easements, railroad right of ways, and the right of the public and any governmental entity to that portion of the subject property used for such purposes.
10. Financing Statements filed in the offices of the Secretary of State or in the Register of Deeds unless the said Financing Statements have been recorded in the real estate records of the county(s) set out in Schedule A.
11. If access to and from the real estate set out on Schedule A is not established of record, then the policy insuring clause on access will be deleted. The final policy to be issued will not insure access if the same is not established of record, nor will it insure that the legal means of access to the property provides actual physical ingress and egress. The final policy to be issued will not insure access over any land held in Trust by the U.S. Government for any entity or any land subject to the jurisdiction of a tribal court.
12. No search has been made in regard to mobile homes/manufactured homes. Subsequently, we are not liable for any liens, judgments and/or taxes, current or delinquent, that would apply to the same.

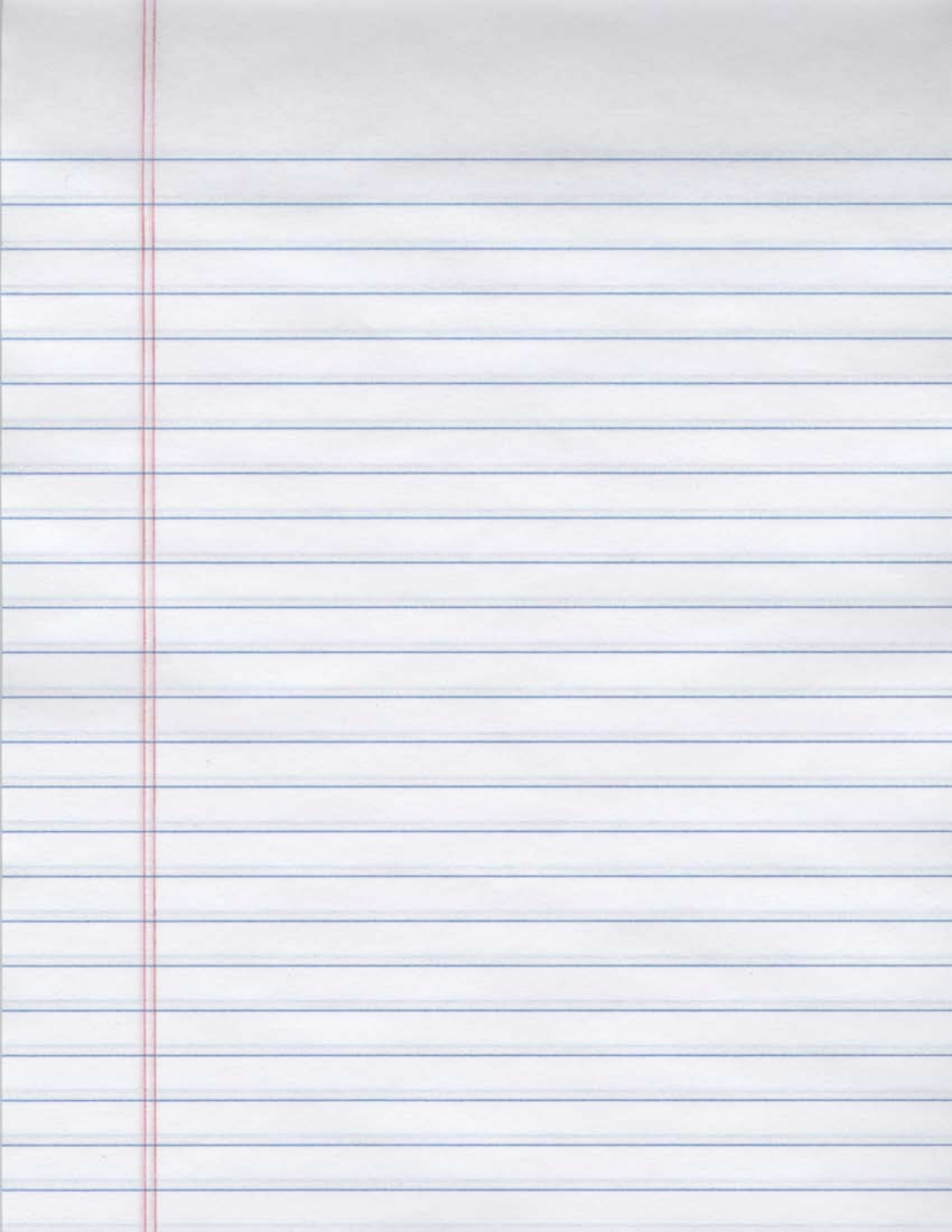
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SCHEDULE B-II

(Continued)

13. For informational purposes only, we submit the following tax figures/statement. We assume no liability for the correctness of the same. Please contact the County Treasurer for the exact amount owed. The 2018 real estate taxes for parcel 19.25.3000 in the amount of \$714.28 show due and owing.
14. In Book 1 Easements on page 135 on December 01, 1978, and in Book 2 Easements on page 230 on September 18, 1984, Right of Way Easements were granted to the Tripp County Water User District. Please see the recorded documents for particulars.

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