

144.14 ACRES

YANKTON COUNTY LAND

- TUESDAY, JANUARY 28TH AT 10:30AM -



"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

**144.14 ACRES MARINDAHL & WALSH TOWNSHIP
YANKTON COUNTY LAND OFFERED IN 3-TRACTS AT AUCTION**

Our family has decided to offer the following land for sale at public auction to be held at the Broomtree Retreat Conference Center 29827 446th Ave. Irene, SD on:

TUESDAY JANUARY 28TH 2025

10:30 A.M.

It is our privilege to offer the following land located in two tightly held townships. Great Location – Great Land= Great Auction! Powerful all tillable tracts with native pasture-hunting-development land come take a look!

TRACT ONE: 38-ACRES

LEGAL: SW ¼ of the SW ¼ Except Hwy. Lot R-7 in Section 24, 95-55 Yankton County, SD.

LOCATION: From Mayfield Store go 4-miles south on 444th Ave turn east on 301st St. go 1-mile north side of the road.

- 37.12 acres tillable with the balance in RROW. Excellent eye appeal with powerful soils.
- Soil rating of 82.7 with only two soils types Clarno-Crossplain-Davison and Clarno-Bonilla loams. Predictable yield potential with ease of management.
- Able to farm or lease out for the 2025 crop year. Annual taxes \$795.18.
- Base & Yield and other pertinent info found in the buyers packet.

TRACT TWO: 68.76 ACRES

LEGAL: The NW ¼ of the NW ¼ except Tract 1 A & E Aune Addition and except Lot R-10 in Section 25, and the SW ¼ of the NW ¼ all in Section 25, 95-55 Yankton County, SD.

LOCATION: Directly south of Tract One or at the junction of 301 Street & 445th Ave.

- Taxed and Assessed as 68.78 acres with FSA reporting 68.78 tillable
- Soil Rating of 81.5 with 88.5% of this tract having the powerful Clarno-Bonilla loam soil (84).
- Acreage site is excluded. Great access from the highway or gravel township road to west. New buyer able to farm or lease out for 2025 crop year.
- Annual taxes are \$1,456.96. Excellent eye appeal with powerful soils

TRACT THREE: 37.38 ACRES

LEGAL: The SW ¼ of the SW ¼ except Lot R-8 in Section 6, 95-54 Yankton County, SD.

LOCATION: From Mayfield Store go 2-miles east on Hwy. 46 turn south on 446th Ave go ¾ mile south on the east side of the road. Or at Junction of 298th St and 446th Ave.

- 38.02 acres in native pasture that offers deep wooded draws and panoramic views of the Jim River Hill breaks.

- Come take a look at the potential this property offers to the acreage buyer, cattleman, or hunter. A property you must see in person and let your mind dream of the possibilities for this little piece of South Dakota Heaven.
- Annual Taxes \$357.72. New buyer to receive full possession upon closing.
- B-Y Rural water is available subject to paying \$200 for engineer study and \$1500 for hookup fee. B-Y would formerly approve after study is completed.

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

TERMS: Cash sale on all tracts with no buyers contingencies allowed. 15% (non-refundable) down payment auction day with the balance on or before March 14, 2025. Trustee's Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay all 2024 taxes due in 2025. New buyer to pay all 2025 taxes. Sold subject to owners approval and all easements of record. Auctioneers represent the sellers in this transaction only. Remember auction held indoors at the Broomtree Retreat Conference Center.

AUNE FAMILY TRUST – OWNERS

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

Ward Law Office
Closing Attorney
605-326-5282

Aerial Map



Boundary Center: 43° 1' 36.4, -97° 17' 46.69

24-95N-55W
Yankton County
South Dakota

0ft 817ft 1635ft



12/13/2024

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



United States
Department of
Agriculture

Yankton County, South Dakota



Common Land Unit ☐ PLSS

- ☐ Cropland
- ☐ Tract Boundary

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

Producer initial _____
Date _____

2024 Program Year

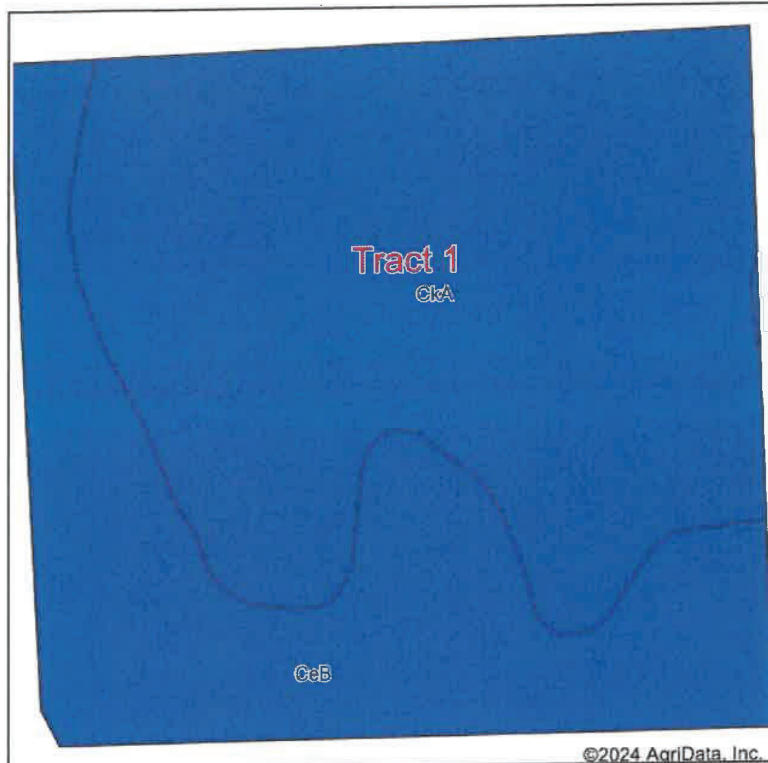
Map Created May 08, 2024

Farm 7620

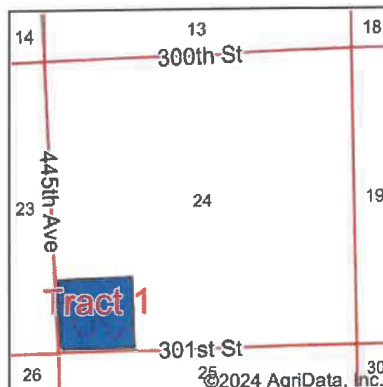
24 -95N -55W

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Yankton**
 Location: **24-95N-55W**
 Township: **Walshtown**
 Acres: **37.12**
 Date: **12/13/2024**



Maps Provided By:



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www.AgriDataInc.com



Area Symbol: SD135, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	23.83	64.2%		IIc	82
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	13.29	35.8%		Ile	84
Weighted Average					2.00	82.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topographic map of Tract 1, showing elevation contours and a color-coded terrain. The map is bounded by 445th Ave to the west and 301st St to the south. A yellow outline defines the tract area. Elevation contours range from 1324 to 1334 feet. A central area is labeled 'Walshtown' with a bearing of '24°95N:55W' and a value of '37.12'. The terrain is color-coded from red (higher elevation) to blue (lower elevation).

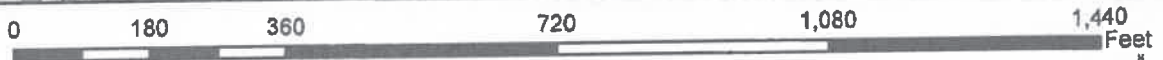
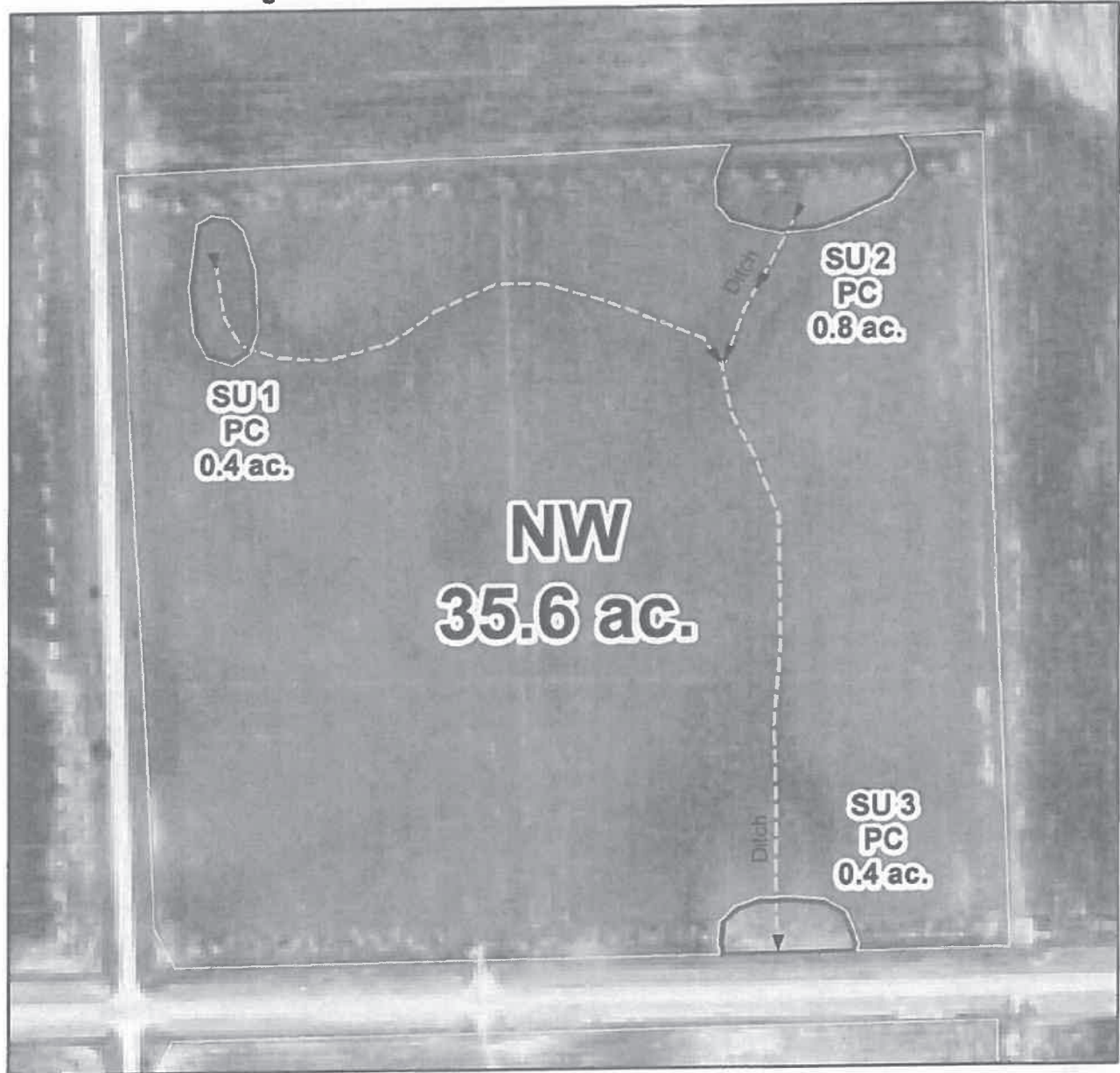
Boundary Center: 43° 1' 36.4, -97° 17' 46.69



Certified Wetland Determination

Field Office: Yankton FO
Certified By: B. Stemper
Legal Desc: SW4SW4 24-95-55

Agency: USDA-NRCS
Certified Date: 4/2/18
Tract: [REDACTED]



Legend



W Wetland
FW FW Wetland Drained or modified & cropped
prior to 12-23-1985, but still meets wetland criteria
PC Prior Converted
NW Non Wetland
See NRCS CPA-026E for definitions and additional info.



Aerial Map



Boundary Center: 43° 1' 16.72, -97° 17' 46.78

0ft 819ft 1639ft



Maps Provided By:



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25-95N-55W
Yankton County
South Dakota

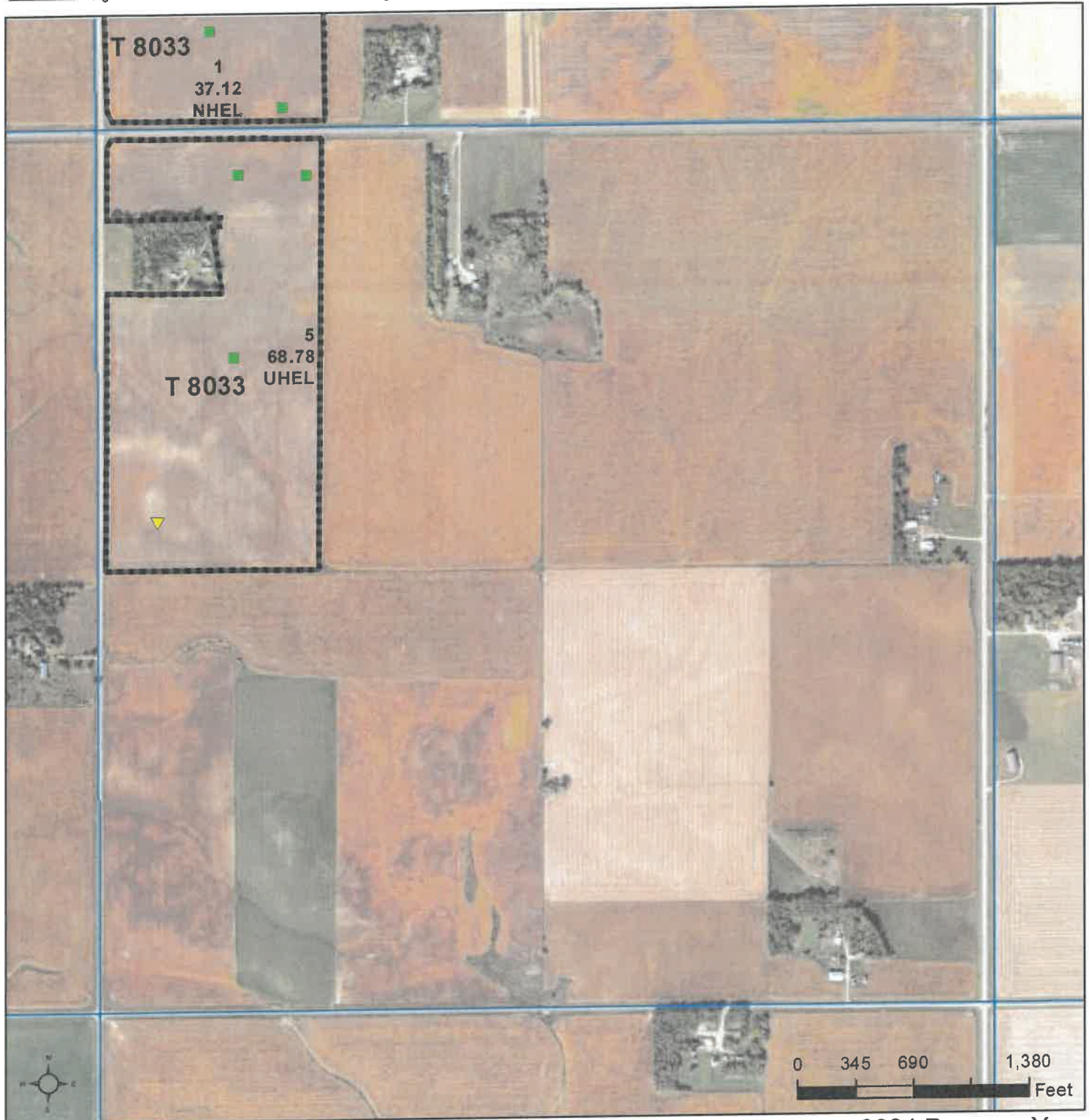


12/13/2024



United States
Department of
Agriculture

Yankton County, South Dakota



Common Land Unit ☐ PLSS

- ☐ Cropland
- ☐ Tract Boundary

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

Producer Initial _____
Date _____

2024 Program Year

Map Created May 08, 2024

Farm 7620

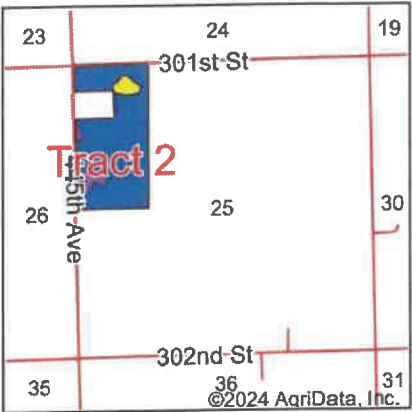
25 -95N -55W

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1. 59.36° SW TO A NAIL AND SHINER IN CORNER POST.
2. 62.20° SE TO A NAIL AND SHINER IN CORNER POST.
3. 60.11° NW TO A NAIL AND SHINER IN POWER POLE.

1. 31.52' N E TO A NAIL AND SHINER IN CORNER POST.
2. 108.83' SW TO A NAIL AND SHINER IN CORNER POST.
3. 49.42' SE TO A NAIL AND SHINER IN GATE POST.

Soils Map



State: **South Dakota**
County: **Yankton**
Location: **25-95N-55W**
Township: **Walshtown**
Acres: **68.76**
Date: **12/13/2024**

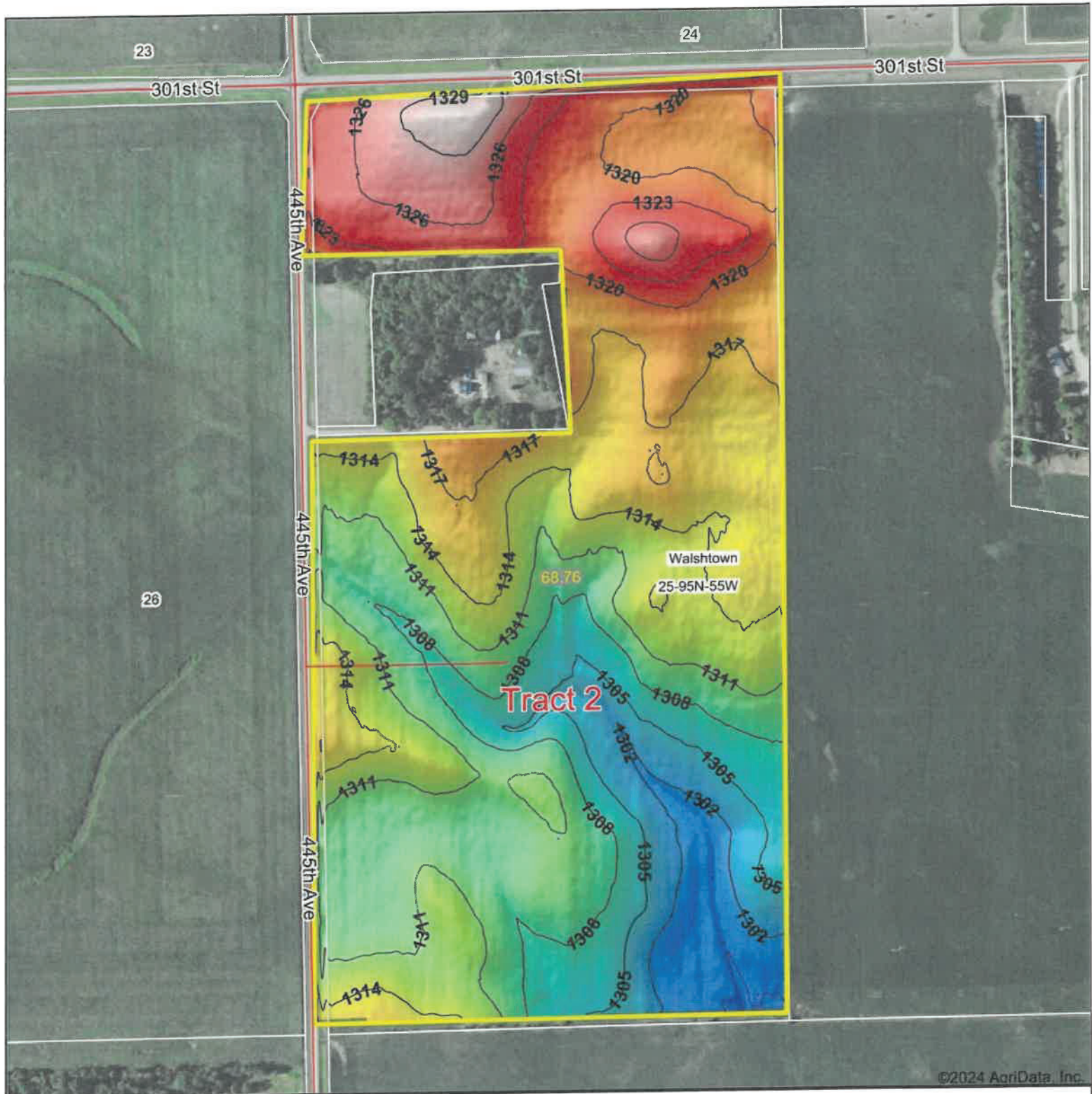


Soils data provided by USDA and NRCS.

Area Symbol: SD135, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	60.82	88.5%		Ile	84
Tb	Tetonka silt loam, 0 to 1 percent slopes	4.50	6.5%		IVw	56
EnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	2.98	4.3%		IIIe	69
Rc	Roxbury silt loam	0.46	0.7%		Iw	85
Weighted Average					2.17	81.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



©2024 AgriData, Inc.

Low Elevation High



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,297.0

Max: 1,332.2

Range: 35.2

Average: 1,313.4

Standard Deviation: 6.96 ft

0ft 427ft 854ft



12/13/2024

25-95N-55W
Yankton County
South Dakota

Boundary Center: 43° 1' 16.72, -97° 17' 46.78

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



Certified Wetland Determination

Field Office: Yankton FO
Certified By: B. Stemper
Legal Desc: W2NW4 25-95-55

Agency: USDA-NRCS
Certified Date: 4/2/18
Tract: [REDACTED]



0 315 630 1,260 1,890 2,520 Feet



Legend

PC NW
FW Ditch

W Wetland
FW FW Wetland Drained or modified & cropped
prior to 12-23-1985, but still meets wetland criteria
PC Prior Converted
NW Non Wetland
See NRCS CPA-026E for definitions and additional info.



SOUTH DAKOTA

YANKTON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7620

Prepared : 12/9/24 8:41 AM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : 46-135-2023-27
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
105.90	105.90	105.90	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	105.90	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	56.40	0.00	92	0
Soybeans	48.51	0.00	33	0
TOTAL	104.91	0.00		

NOTES

Tract Number : 8033

Description :
FSA Physical Location : SOUTH DAKOTA/YANKTON
ANSI Physical Location : SOUTH DAKOTA/YANKTON
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 : AUNE FAMILY TRUST
Other Producers : None
Recon ID : 46-135-2023-26

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
105.90	105.90	105.90	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA
YANKTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7620
Prepared : 12/9/24 8:41 AM CST
Crop Year : 2025

Tract 8033 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	105.90	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	56.40	0.00	92
Soybeans	48.51	0.00	33
TOTAL	104.91	0.00	

NOTES

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Aerial Map



Maps Provided By:
 **surety**
CUSTOMER ONLINE MAPPING
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6-95N-54W
Yankton County
South Dakota

Boundary Center: 43° 4' 12.54, -97° 16' 33.98

0ft 823ft 1646ft



12/13/2024

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



United States
Department of
Agriculture

Yankton County, South Dakota



Common Land Unit ☐ PLSS

- ☐ Non-Cropland
- ☐ Tract Boundary

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

Producer initial _____
Date _____

2024 Program Year

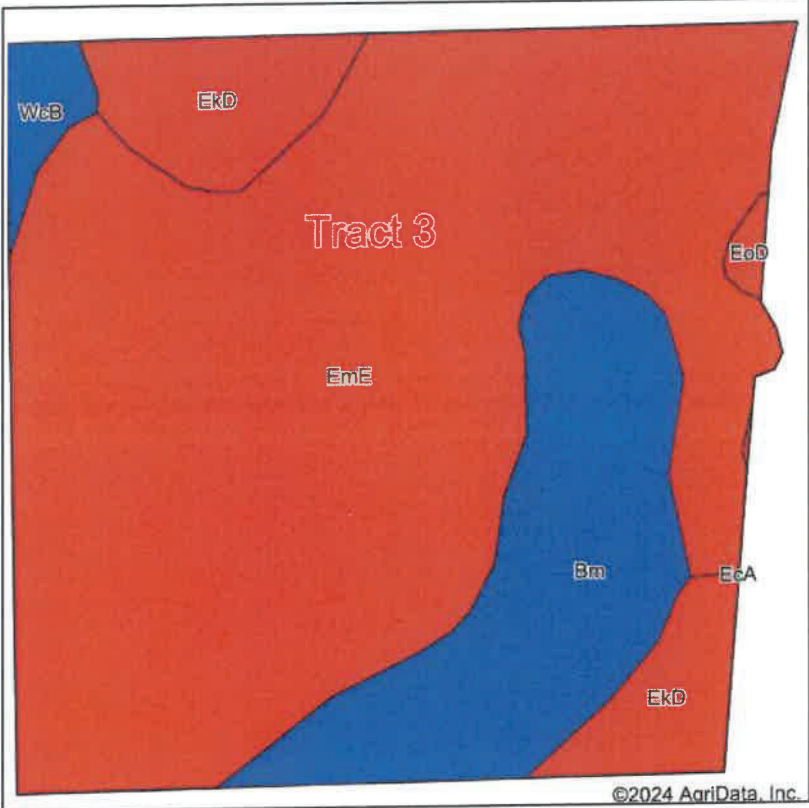
Map Created May 08, 2024

Farm 7364

6 -95N -54W

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Soils Map



State: **South Dakota**
County: **Yankton**
Location: **6-95N-54W**
Township: **Marindahl**
Acres: **38.02**
Date: **12/13/2024**



Maps Provided By:



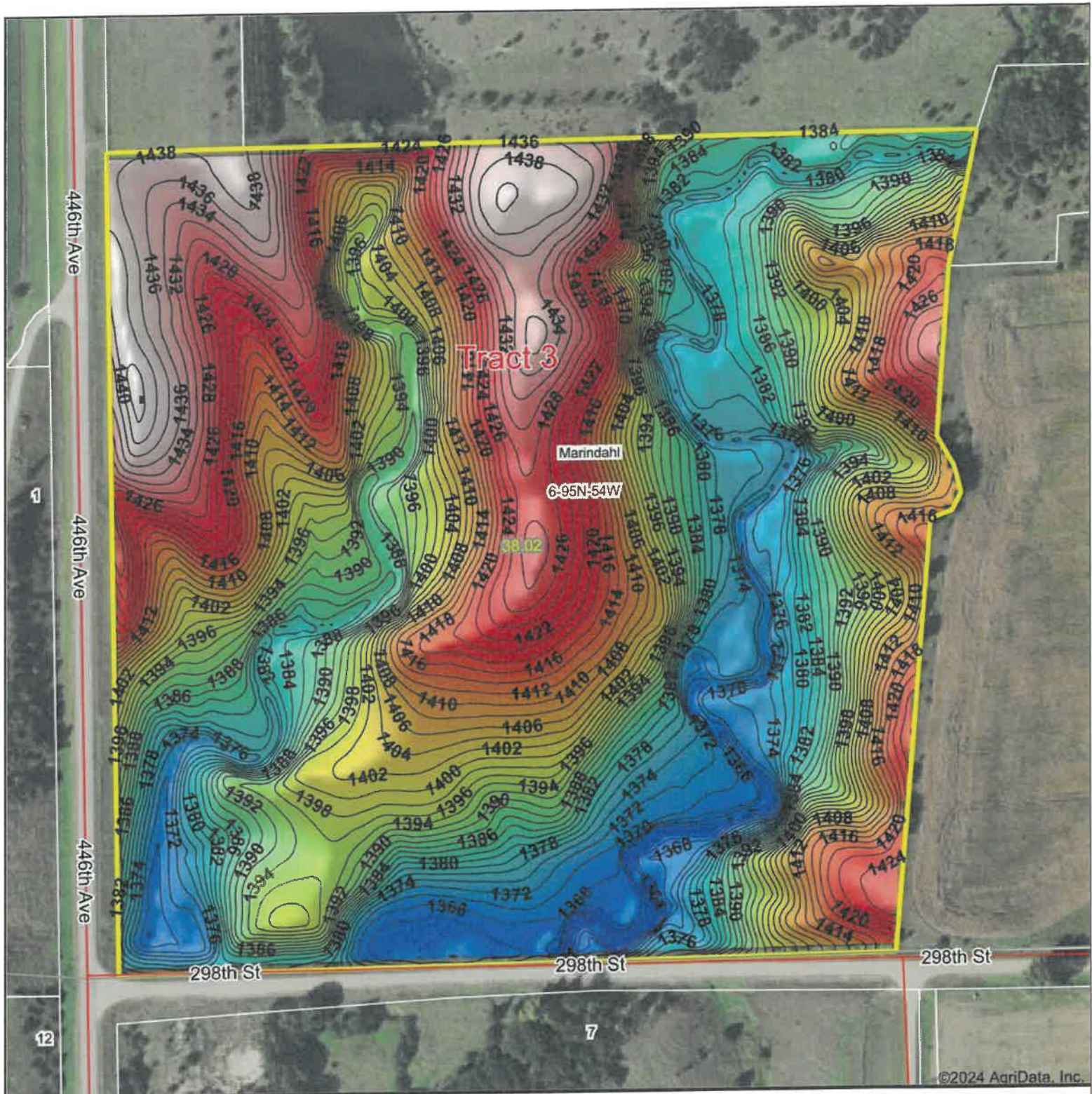
Soils data provided by USDA and NRCS.

Area Symbol: SD135, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EmE	Betts-Ethan loams, 15 to 40 percent slopes	26.82	70.6%		Vllc	18
Bm	Bon loam, 0 to 2 percent slopes, occasionally flooded	6.71	17.6%		I	83
EkD	Ethan stony loam, 3 to 25 percent slopes	3.58	9.4%		Vlls	1
WcB	Wentworth-Trent complex, 2 to 6 percent slopes	0.70	1.8%		lle	87
EoD	Ethan-Davis loams, 9 to 15 percent slopes	0.21	0.6%		Vle	42
Weighted Average					5.84	29.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Source: USGS 3 meter dem

Interval(ft): 2

Min: 1,358.9

Max: 1,443.3

Range: 84.4

Average: 1,401.1

Standard Deviation: 20.67 ft



12/13/2024

6-95N-54W
Yankton County
South Dakota

Boundary Center: 43° 4' 12.54, -97° 16' 33.98



Maps Provided By:



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www.AgriDataInc.com

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

EASEMENT

I (we), Edla Aune owner (owners)
of the SW¹SW¹ 6-95-54 on this 3rd day of October, 1980,
do hereby give Dennis Pospisil, owner of the NW¹SW¹ 6-95-54
permission to enter and construct an earth dam with both primary
and principal spillways to be located on NW¹SW¹ 6-95-54 and the
SW¹SW¹ 6-95-54.

I (we), Edla Aune owner (owners)
of the SW¹SW¹ 6-95-54 do also give Dennis Pospisil owner of
NW¹SW¹ 6-95-54 permission to enter the SW¹SW¹ 6-95-54 for
purpose of maintaining the dam and spillways in such a manner that
this structure remains functional.

Edla I Aune

ACKNOWLEDGEMENT

STATE OF SOUTH DAKOTA

COUNTY OF YANKTON

On this 3rd day of October, 1980, before
me, Martin Sleep, the undersigned officer,
personally appeared Edla Aune, known to me or
satisfactorily proven to be the person (persons) whose name
(names) subscribed to the within instrument and acknowledge
that she executed the same for the purpose contained.

In witness where of I hereunto set my hand and official



Martin Sleep
Notary Public, South Dakota

My Commission Expires Aug 22, 1983

STATE OF SOUTH DAKOTA
County of Yankton
Office of Register of Deeds
Filed for Record
OCT 3 1980



Filed
Nun ☒ Alpa
Mason ☒ Trish
Edla ☒ Chas

Dennis Pospisil
Drene, S.D. 57057

42-00-00

SOUTH DAKOTA

YANKTON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7364

Prepared : 12/9/24 8:43 AM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : 46-135-2020-6
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
38.02	0.00	0.00	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	0.00	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

Tract Number : 575

Description : SWSW 6-95-54
FSA Physical Location : SOUTH DAKOTA/YANKTON
ANSI Physical Location : SOUTH DAKOTA/YANKTON
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : AUNE FAMILY TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.02	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2495078

Parcel 1: Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4), except Tract 1, A&E Aune Addition as platted in Book S20, page 399, and further excepting Highway Lot R-10 as platted in Book S5, page 71A, Section Twenty-five (25), Township Ninety-five (95) North, Range Fifty-five (55) West of the 5th PM, Yankton County, South Dakota, less highways and roads.

Parcel 2: Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4), Section Twenty-five (25), Township Ninety-five (95) North, Range Fifty-five (55) West of the 5th PM, Yankton County, South Dakota, less highways and roads.

Parcel 3: Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4), except Highway Lot R-7 as platted in Book S5, page 68B, Section Twenty-four (24), Township Ninety-five (95) North, Range Fifty-five (55) West of the 5th PM, Yankton County, South Dakota, less highways and roads.

Parcel 4: Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) aka South Half (S1/2) Government Lot Two (2) in the Southwest Quarter (SW1/4), except Highway Lot R-8 as platted in Book S9, page 193, Section Six (6), Township Ninety-five (95) North, Range Fifty-four (54) West of the 5th PM, Yankton County, South Dakota, less highways and roads.

This page is only a part of a 2021 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; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No.: 2495078

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

Page 2 of 5



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2495078

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. Prior to insuring the herein described property, this title company will require a copy of the Certificate of Trust, or a full copy of the Aune Family Trust, AND an Affidavit signed by the Trustee(s), stating the following:
 - a. That the Trust is in full force and effect, neither being amended nor revoked,
 - b. That the Trust sets forth Trustee(s) powers to buy, sell and/or mortgage real estate.
6. Yankton Title reserves to right to add requirements once the property is sold at auction and a buyer is named.

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File No.: 2495078

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

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2495078

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 and not shown by the Public Records including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the Public Records.
4. Easements, or claims of easements, 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 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.
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. Minerals of whatsoever kind, subsurface, and surface substances, including, but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. Any disputes as to boundaries caused by a change in the location of any water body within or adjacent to the land prior to the policy, and any adverse claim to all or part of the land, that is, at Date of Policy, or was previously under water.

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File No.: 2495078

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

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AMERICAN
LAND TITLE
ASSOCIATION



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

10. No coverage is provided for municipal code compliance matters and fees, including, but not limited to, utilities, water or sewer services, or fees for tree, weed, grass and snow or garbage removal, police boarding, vacant building registration and zoning.
11. **Parcel 1:** The real estate taxes for the year 2023, due and payable in 2024 are paid in full in the amount of \$629.20 and the 2024 taxes are not yet due. Parcel #07.025.400.300
Parcel 2: The real estate taxes for the year 2023, due and payable in 2024 are paid in full in the amount of \$827.76 and the 2024 taxes are not yet due. Parcel #07.025.400.200
Parcel 3: The real estate taxes for the year 2023, due and payable in 2024 are paid in full in the amount of \$795.18 and the 2024 taxes are not yet due. Parcel #07.024.300.200
Parcel 4: The real estate taxes for the year 2023, due and payable in 2024 are paid in full in the amount of \$357.72 and the 2024 taxes are not yet due. Parcel #03.006.300.250
12. Rights of the public, County of Yankton, State of South Dakota, in and to that portion of the subject property used for roads.
13. **Parcels 1, 2 & 3:** Right-of-Way Easement, dated March 26, 1977, in favor of B-Y Water District, for the operation and maintenance of a rural water system, and rights incidental thereto, over, across and through; as set forth in instrument filed for record August 25, 1978 at 2:30 p.m. and recorded in Book 291, page 250.
14. **Parcels 1, 3, & 4:** Right-of-Way Easement, dated January 14, 1998, in favor of B-Y Water District, for the operation and maintenance of a rural water system, and rights incidental thereto, over, across and through; as set forth in instrument filed for record March 2, 1998 at 9:00 a.m. and recorded in Book 395, page 163.
15. **Parcel 4:** Right-of-Way Easement, dated April 27, 1977, in favor of B-Y Water District, for the operation and maintenance of a rural water system, and rights incidental thereto, over, across and through; as set forth in instrument filed for record August 1, 1979 at 9:00 a.m. and recorded in Book 299, page 100.
16. **Parcel 4:** Easement, dated October 3, 1980, by Edla Aune in favor of Dennis Pospishil, permission to enter and construct an earth dam with both primary and principal spillways, with additional permission for access for purpose of maintaining the dam and spillway in such a manner that this structure remains functional; as set forth in instrument filed for record October 3, 1980 at 11:25 a.m. and recorded in Book 305, page 122.
17. **Parcel 4:** Reversionary rights as stated on Warranty Deed, dated May 30, 1937, for Lot R-08 to Yankton County for highway purposes; as set forth in instrument filed for record March 11, 1982 at 2:00 p.m. and recorded in Book 310, page 420.

Coverage of this Commitment extends only to filings in the records of the Register of Deeds, Treasurer, and Clerk of Courts of Yankton County. Search was not made of filings in the Central Filing Office of the Secretary of State of South Dakota, and any filings in that office are not covered by this Commitment.

Policy will be issued subject to the above exceptions and to any liens, encumbrances or instruments that may be placed of record subsequent to the effective date of this title commitment.

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

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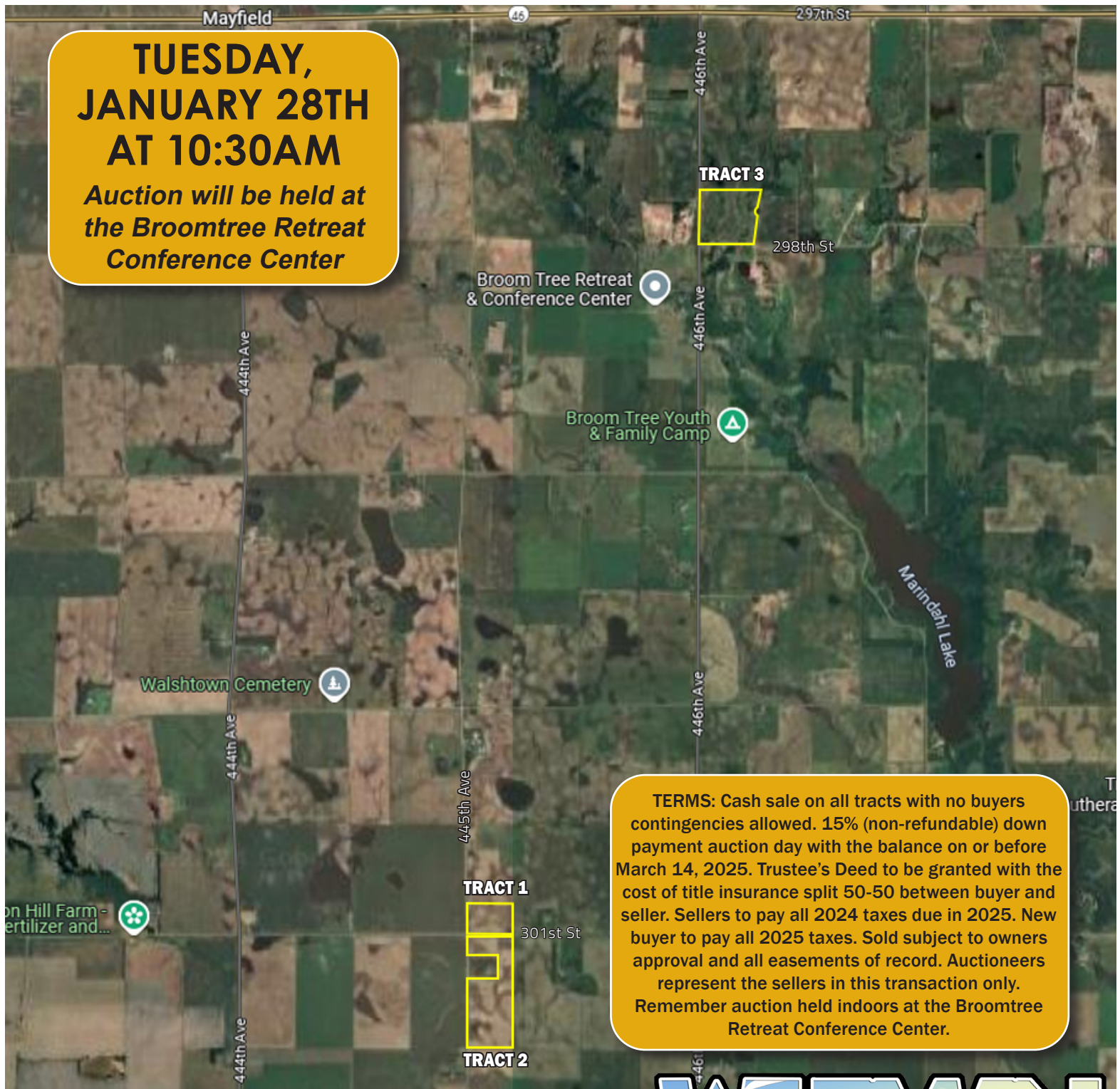


144.14 ACRES

YANKTON COUNTY LAND

**TUESDAY,
JANUARY 28TH
AT 10:30AM**

*Auction will be held at
the Broomtree Retreat
Conference Center*



TERMS: Cash sale on all tracts with no buyers contingencies allowed. 15% (non-refundable) down payment auction day with the balance on or before March 14, 2025. Trustee's Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay all 2024 taxes due in 2025. New buyer to pay all 2025 taxes. Sold subject to owners approval and all easements of record. Auctioneers represent the sellers in this transaction only. Remember auction held indoors at the Broomtree Retreat Conference Center.

"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

