

280.66 ACRES

TURNER COUNTY LAND

- TUESDAY, NOVEMBER 18TH 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

**280.66 ACRES CHILDSTOWN TOWNSHIP – TURNER COUNTY LAND
OFFERED IN 3-TRACTS – AT PUBLIC AUCTION**

It is our honor to offer the following SW Turner County land at public auction at the Wieman Auction Facility located 1-mile south and ½ west of Marion, SD on Hwy. 44 on:

TUESDAY, NOVEMBER 18th - 10:30 A.M.

This is an excellent opportunity for any farmer or investor located just 6 miles from Freeman SD and bordered by a blacktop road. New buyer able to farm or lease out for 2026 crop year. Come prepared to buy!

TRACT ONE: +-156.57ACRES

LEGAL: SE 1/4 Except Schrag's Tract and Schrag's Tract 2, an addition therein, Section 3-98-55 Turner County, SD.

LOCATION: From the South side of Freeman go 1 mile South to 280th St and 5 Miles East to 444th Ave. This puts you at the SE corner of Tract 1.

- FSA shows all acres in this tract are tillable except 4.95 acres in right of way
- Soil Rating of 79.4 with the majority being Clarno-Bonilla loams
- Small parcel on North side not included as is part of the existing acreage. Please see buyer's packet for maps and acreage plat

TRACT TWO: +-124.09 ACRES

LEGAL: NE 1/4 Except Schrag's Tract and Schrag's Tract 2, an addition therein, Section 3-98-55 Turner County, SD.

LOCATION: Directly North of Tract 1

- FSA shows all acres tillable with exception of 3.33 acres in right of way
- Soil Rating of 79.7 with 81% of the tract being Clarno-Crossplain-Davison
- Please see buyer's packet for plat map of acreage that is not included
- 1.99 acre easement for 60' driveway to access acreage in middle of section

TRACT THREE: +-280.66 ACRES (COMBINATION OF TRACTS 1 & 2)

LEGAL: East ½ Except Schrag's Tract and Schrag's Tract 2, an addition therein, Section 3-98-55 Turner County, SD.

- FSA shows 269.98 tillable acres with the rest in right of way
- Soil rating on entire parcel is 79.5
- Annual taxes on entire unit \$6,830.68

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Drone video footage along with buyers packets can be viewed on www.wiமானauktion.com or call 605-648-3111 to have one mailed to you.

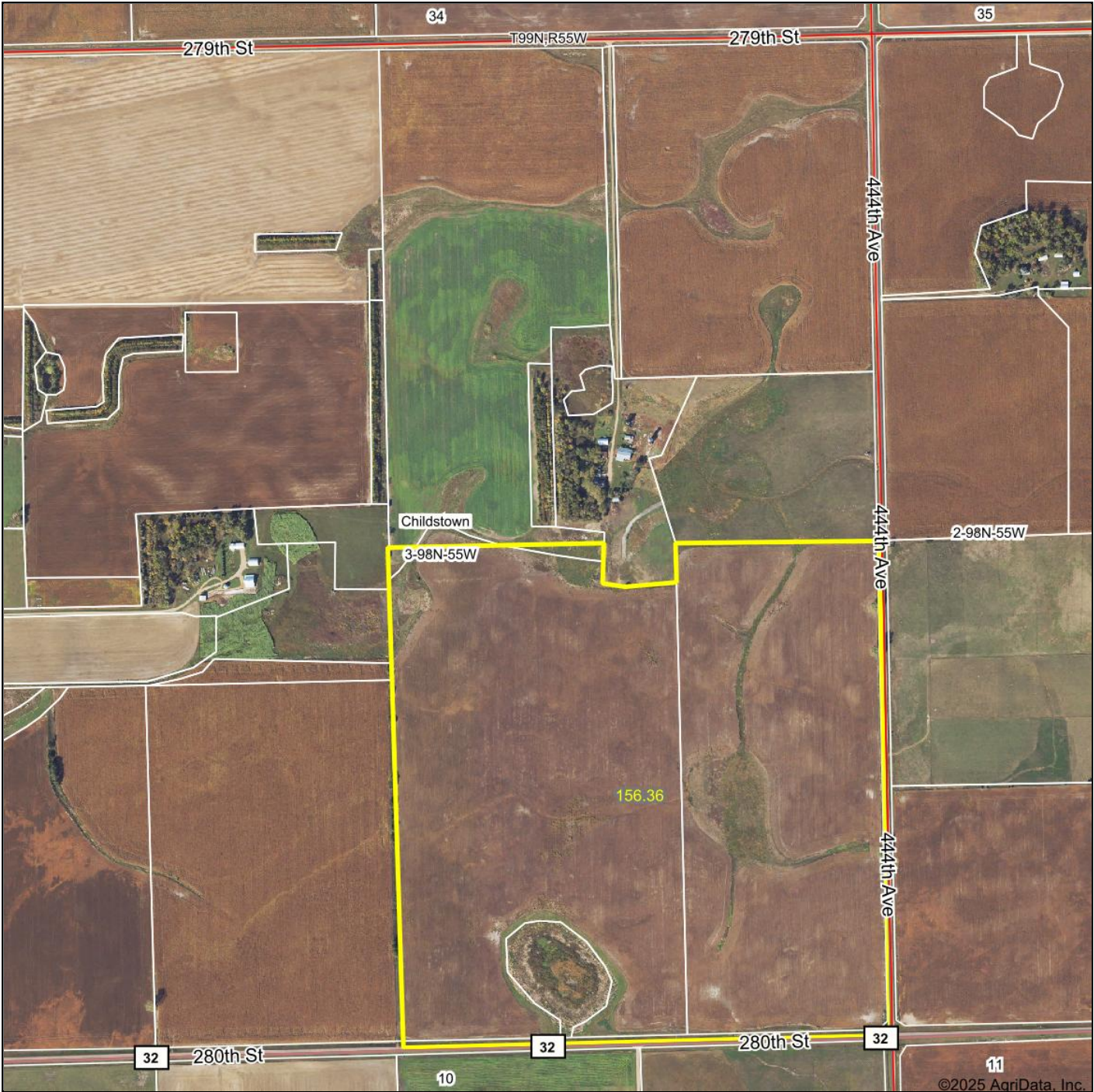
TERMS: Cash sale with 10% non-refundable down payment day of auction with the balance on or before December 30, 2025. Trustee's Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers will credit buyer for all 2025 taxes payable in 2026 at closing. Possession will be March 1st, 2026. Sold subject to owners approval and all restrictions of record. Auctioneers and closing attorney are representing the sellers in this transaction. Remember auction held in the Wieman Auction Facility.

HARLEY E. SCHRAG IRREVOCABLE TRUST – OWNER

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

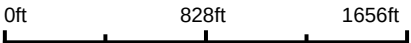
Diana Randall - Strasser Law Office
Closing Attorney
605-925-7745

Aerial Map



©2025 AgriData, Inc.

Boundary Center: 43° 19' 55.46, -97° 19' 29.21



9/17/2025



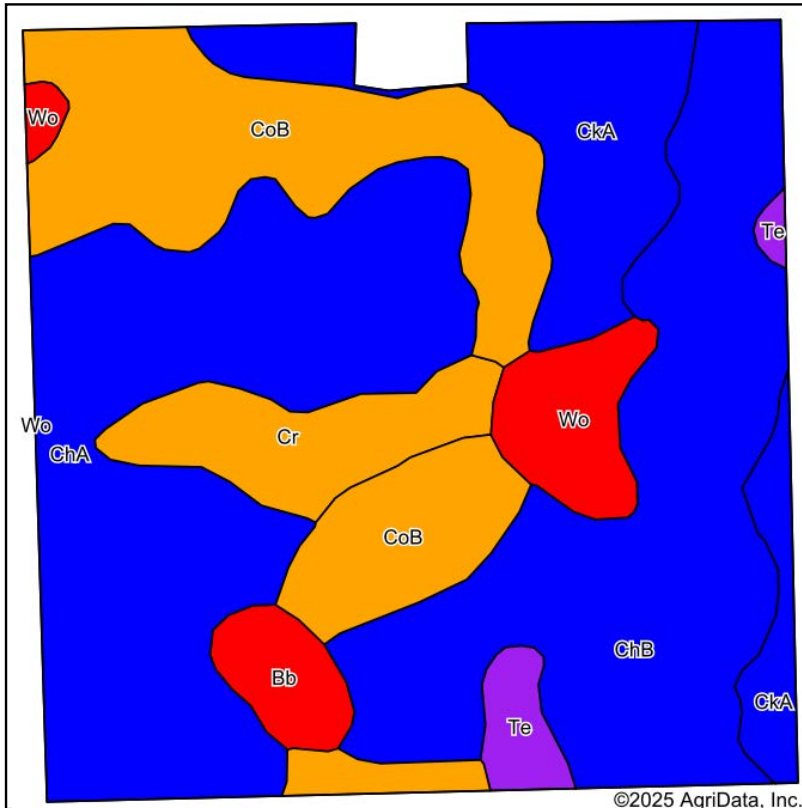
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

3-98N-55W
Turner County
South Dakota

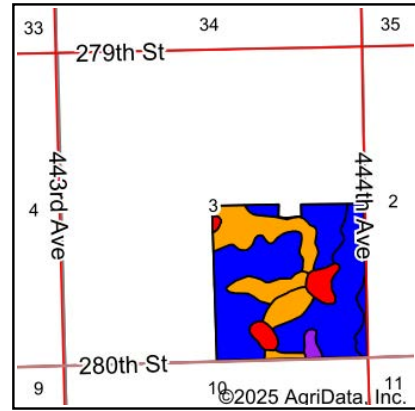
Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT 1

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Turner**
 Location: **3-98N-55W**
 Township: **Childstown**
 Acres: **156.36**
 Date: **9/17/2025**



Maps Provided By:



Area Symbol: SD125, Soil Area Version: 27

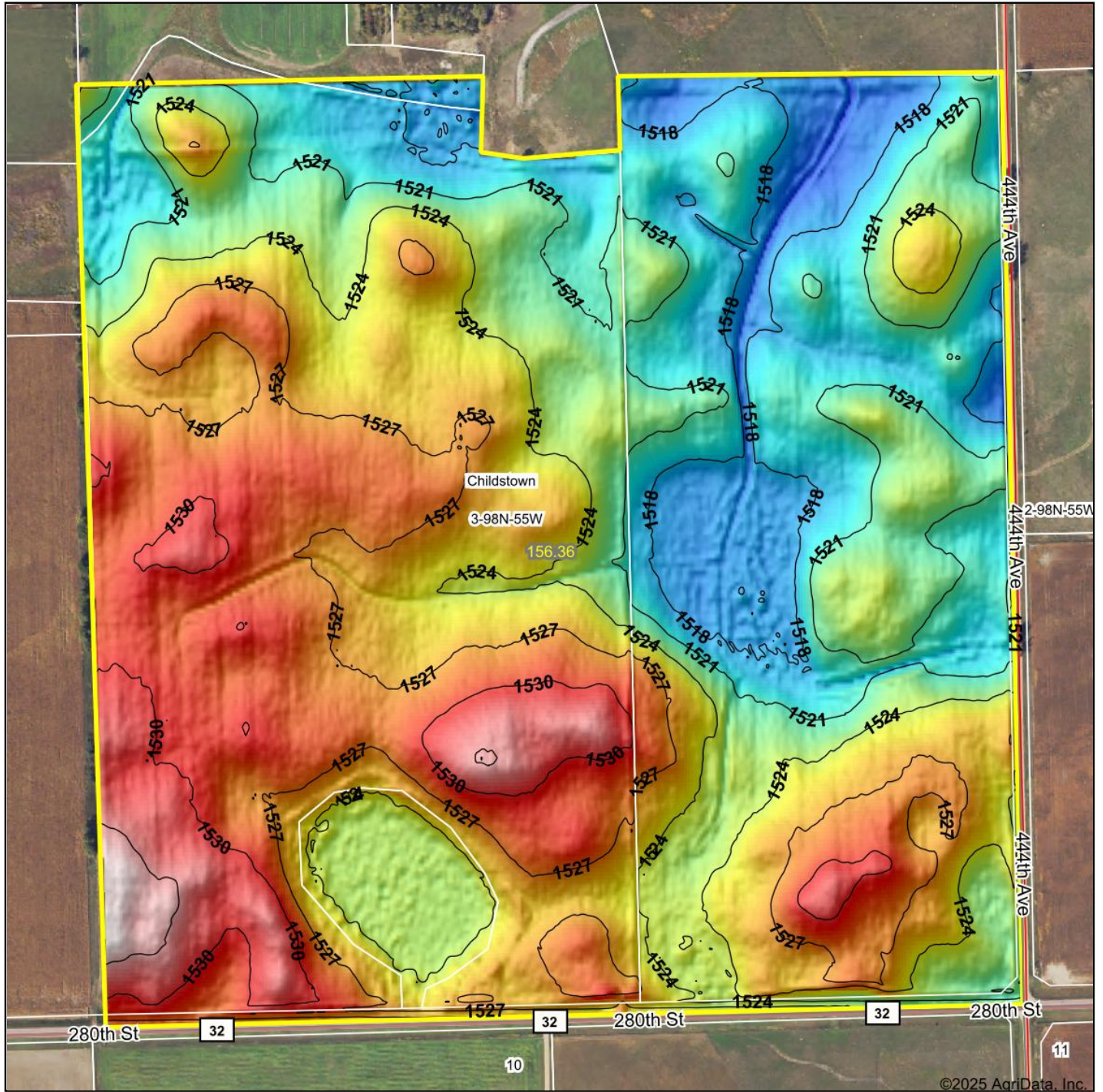
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
ChA	Clarno-Bonilla loams, 0 to 2 percent slopes	43.54	27.9%		IIc	88
ChB	Clarno-Bonilla loams, 1 to 6 percent slopes	40.44	25.9%		Ile	84
CoB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	31.63	20.2%		Ile	78
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	18.61	11.9%		IIc	82
Cr	Crossplain clay loam	8.84	5.7%		IIw	78
Wo	Worthing silty clay loam, 0 to 1 percent slopes	6.48	4.1%		Vw	30
Bb	Baltic silty clay loam, 0 to 2 percent slopes, frequently ponded	3.81	2.4%		VIIIe	36
Te	Tetonka silt loam, 0 to 1 percent slopes	3.01	1.9%		IVw	56
Weighted Average					2.31	79.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT 1

Topography Hillshade



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

Source: USGS 3 meter dem

Interval(ft): 3

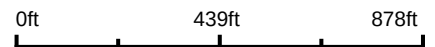
Min: 1,514.4

Max: 1,535.0

Range: 20.6

Average: 1,524.2

Standard Deviation: 4.13 ft



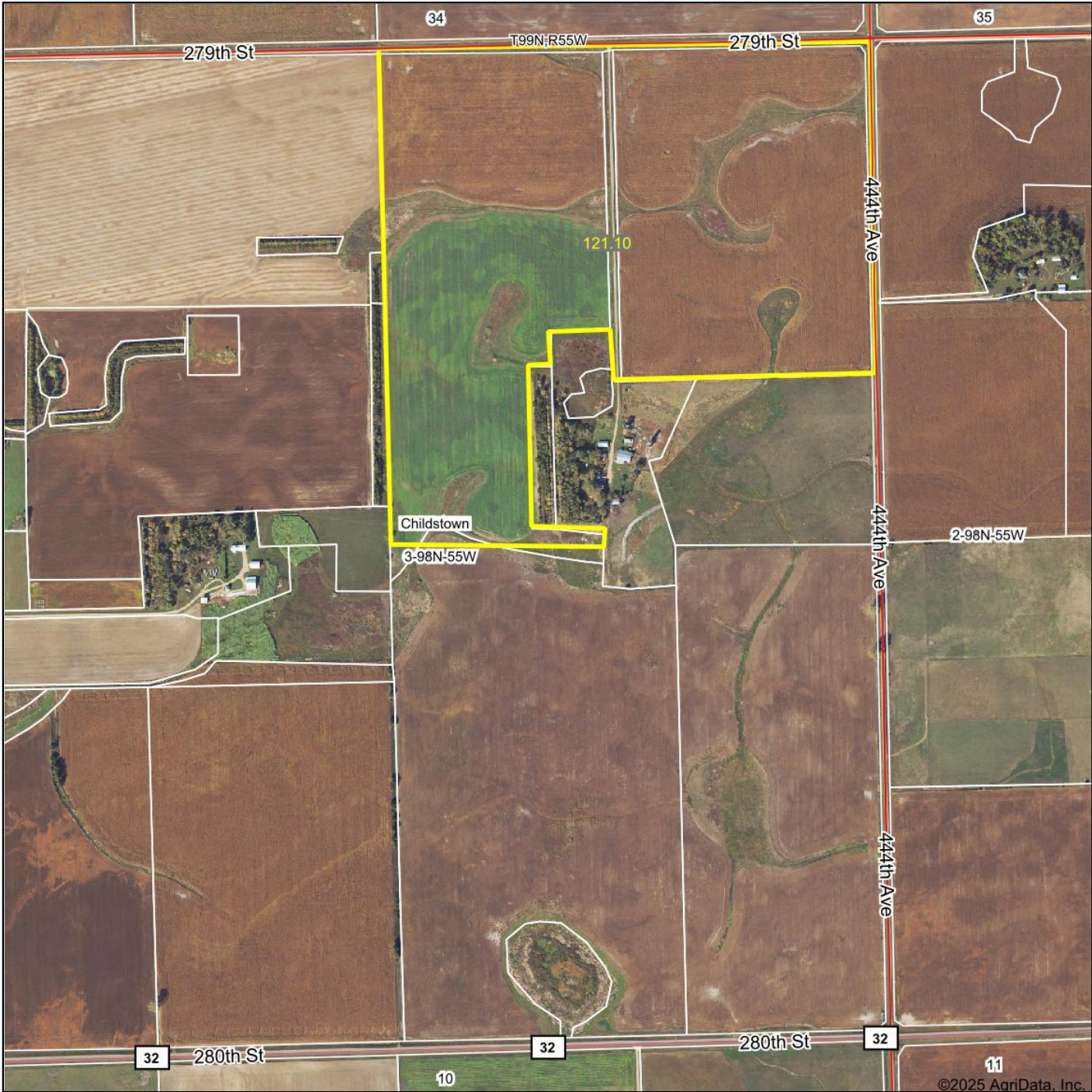
9/17/2025

3-98N-55W
Turner County
South Dakota

Boundary Center: 43° 19' 55.46, -97° 19' 29.21

TRACT 1

Aerial Map



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 43° 20' 21.82, -97° 19' 29.17

3-98N-55W
Turner County
South Dakota

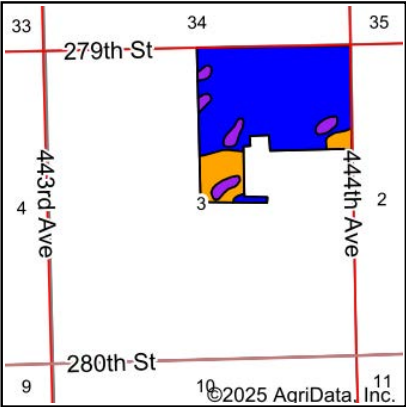
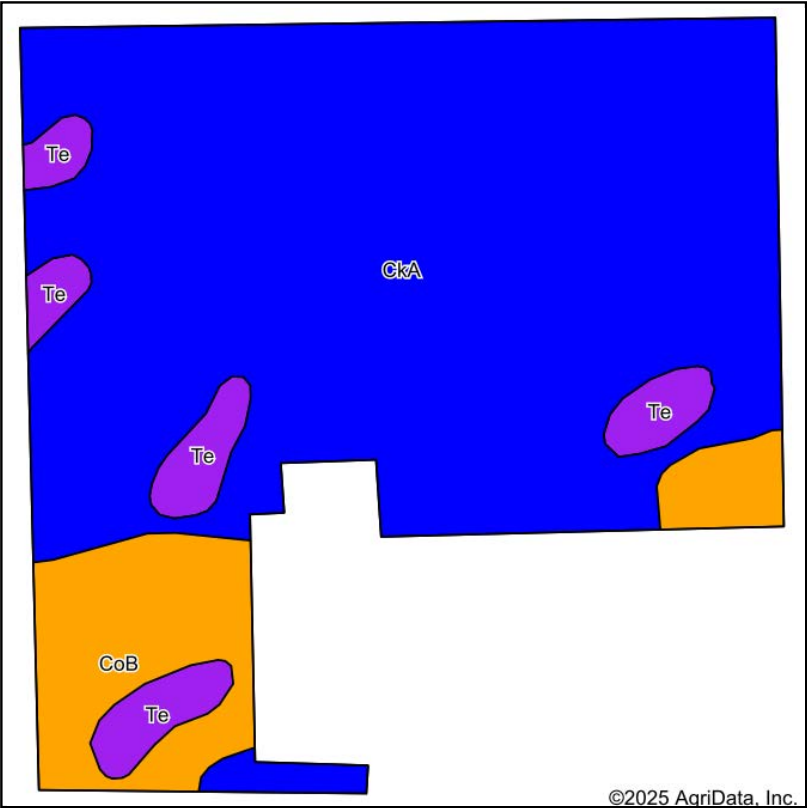
0ft 832ft 1663ft



9/17/2025

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

Soils Map



State: **South Dakota**
County: **Turner**
Location: **3-98N-55W**
Township: **Childstown**
Acres: **121.1**
Date: **9/17/2025**



Maps Provided By:

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Soils data provided by USDA and NRCS.

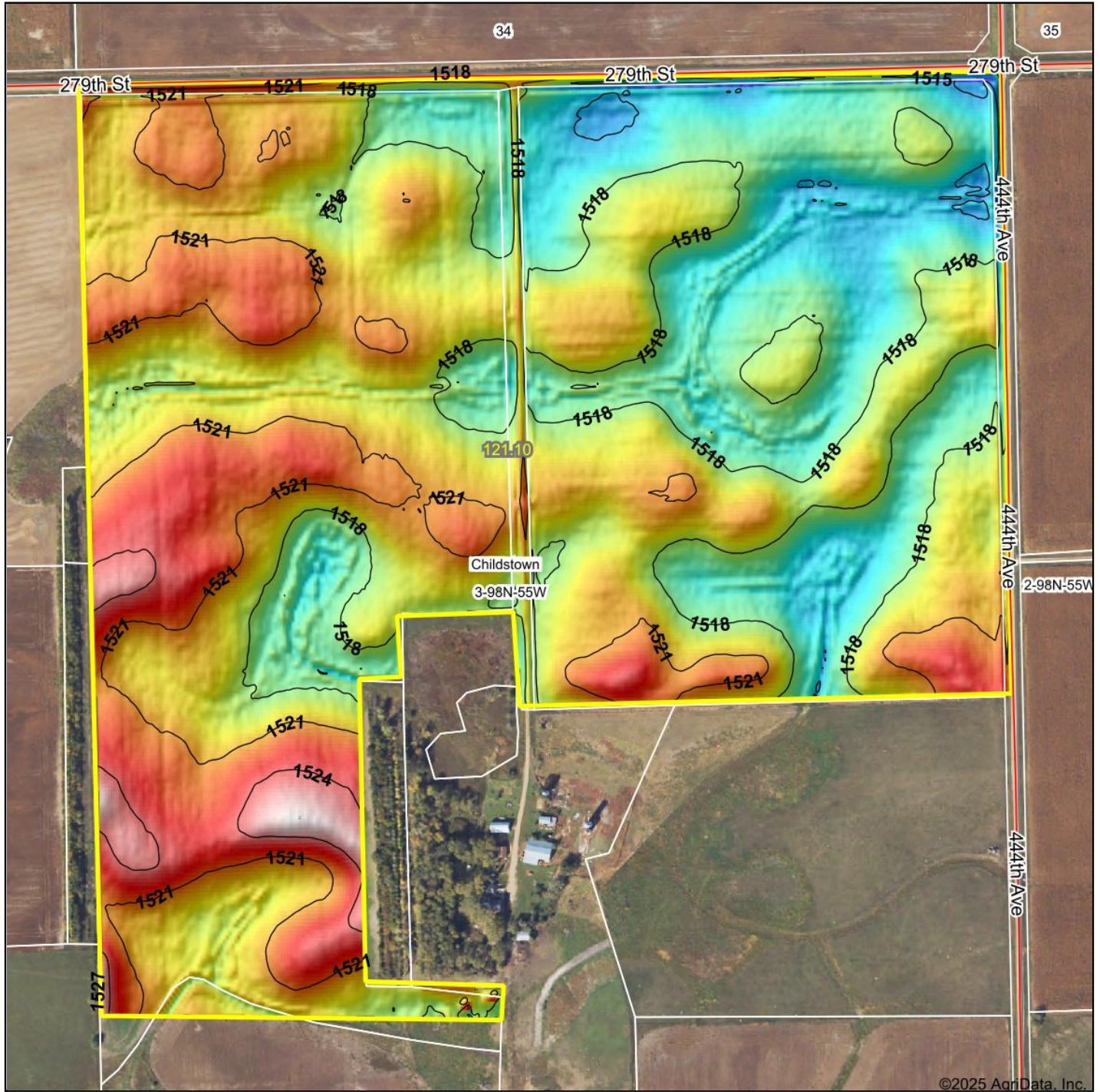
Area Symbol: SD125, Soil Area Version: 27

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	97.89	80.8%		IIc	82
CoB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	15.03	12.4%		Ile	78
Te	Tetonka silt loam, 0 to 1 percent slopes	8.18	6.8%		IVw	56
Weighted Average					2.14	79.7

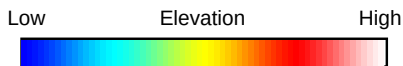
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



©2025 AgriData, Inc.



Maps Provided By:



CUSTOMIZED ONLINE MAPPING

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

Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,512.5

Max: 1,526.3

Range: 13.8

Average: 1,519.2

Standard Deviation: 2.23 ft



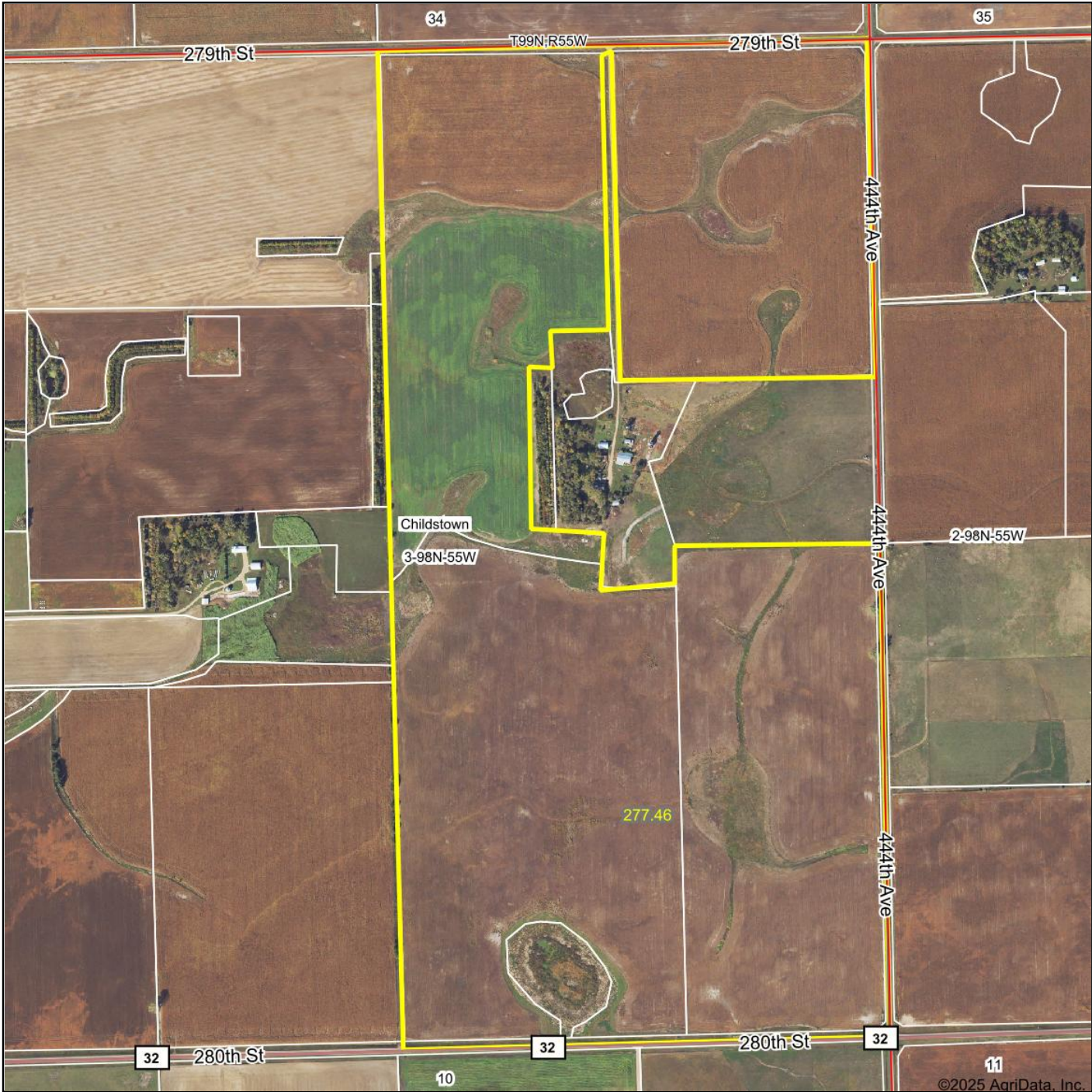
9/17/2025

3-98N-55W
Turner County
South Dakota

Boundary Center: 43° 20' 21.82, -97° 19' 29.17

TRACT 2

Aerial Map



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 43° 20' 8.68, -97° 19' 29.19

3-98N-55W
Turner County
South Dakota

0ft 832ft 1665ft

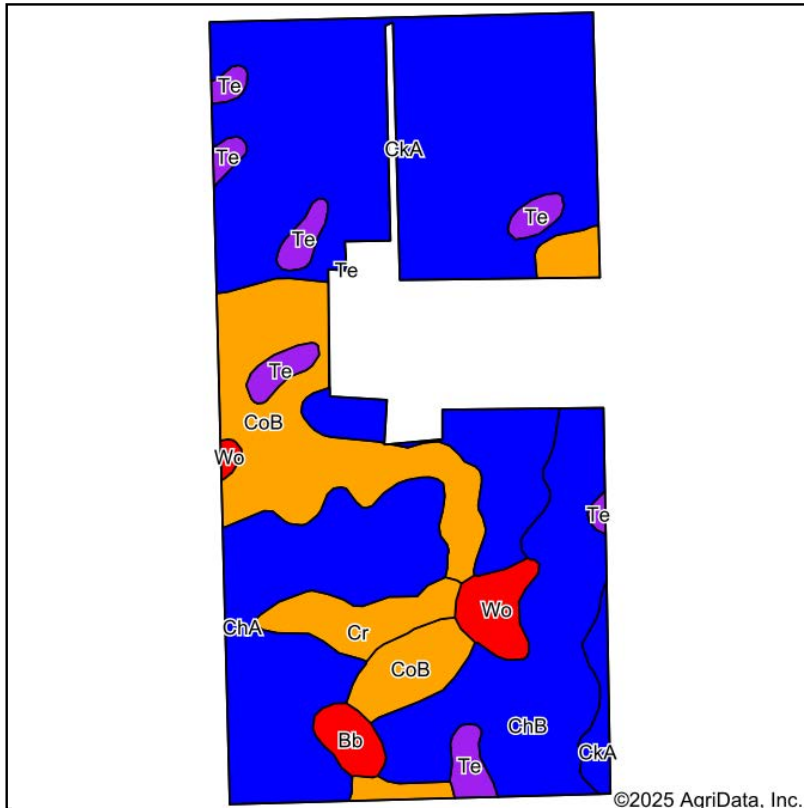


9/17/2025

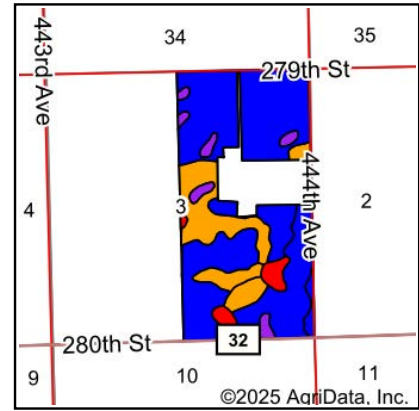
Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT 3

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Turner**
 Location: **3-98N-55W**
 Township: **Childstown**
 Acres: **277.46**
 Date: **9/17/2025**



Maps Provided By:

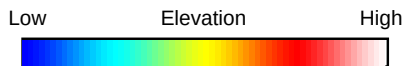
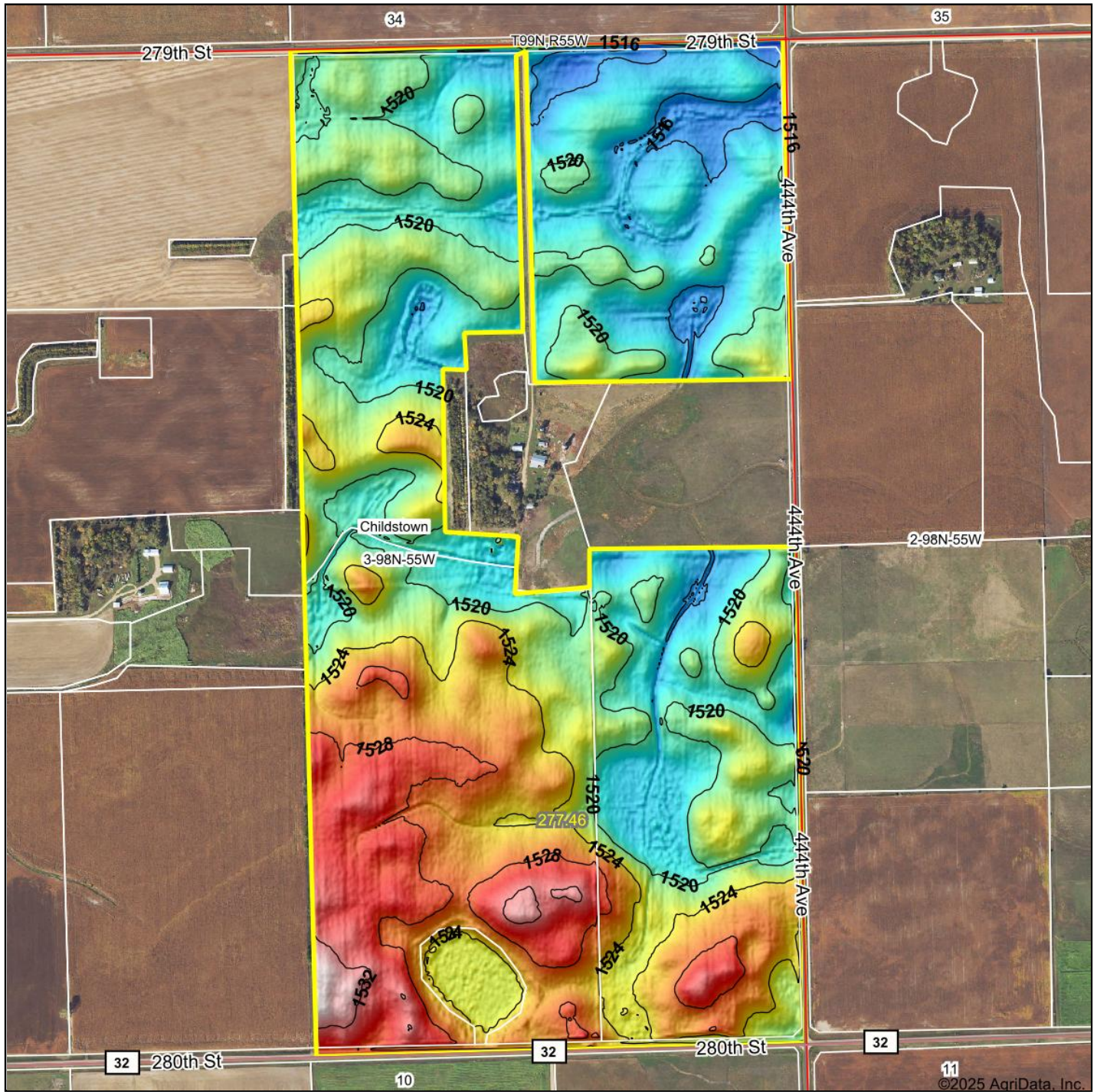


Area Symbol: SD125, Soil Area Version: 27

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	115.16	41.5%		IIc	82
CoB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	47.22	17.0%		Ile	78
ChA	Clarno-Bonilla loams, 0 to 2 percent slopes	43.79	15.8%		IIc	88
ChB	Clarno-Bonilla loams, 1 to 6 percent slopes	40.82	14.7%		Ile	84
Te	Tetonka silt loam, 0 to 1 percent slopes	11.38	4.1%		IVw	56
Cr	Crossplain clay loam	8.84	3.2%		IIw	78
Wo	Worthing silty clay loam, 0 to 1 percent slopes	6.44	2.3%		Vw	30
Bb	Baltic silty clay loam, 0 to 2 percent slopes, frequently ponded	3.81	1.4%		VIIIe	36
Weighted Average					2.23	79.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 4

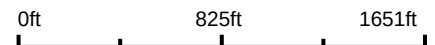
Min: 1,512.5

Max: 1,535.0

Range: 22.5

Average: 1,522.1

Standard Deviation: 4.23 ft



9/17/2025

3-98N-55W
Turner County
South Dakota

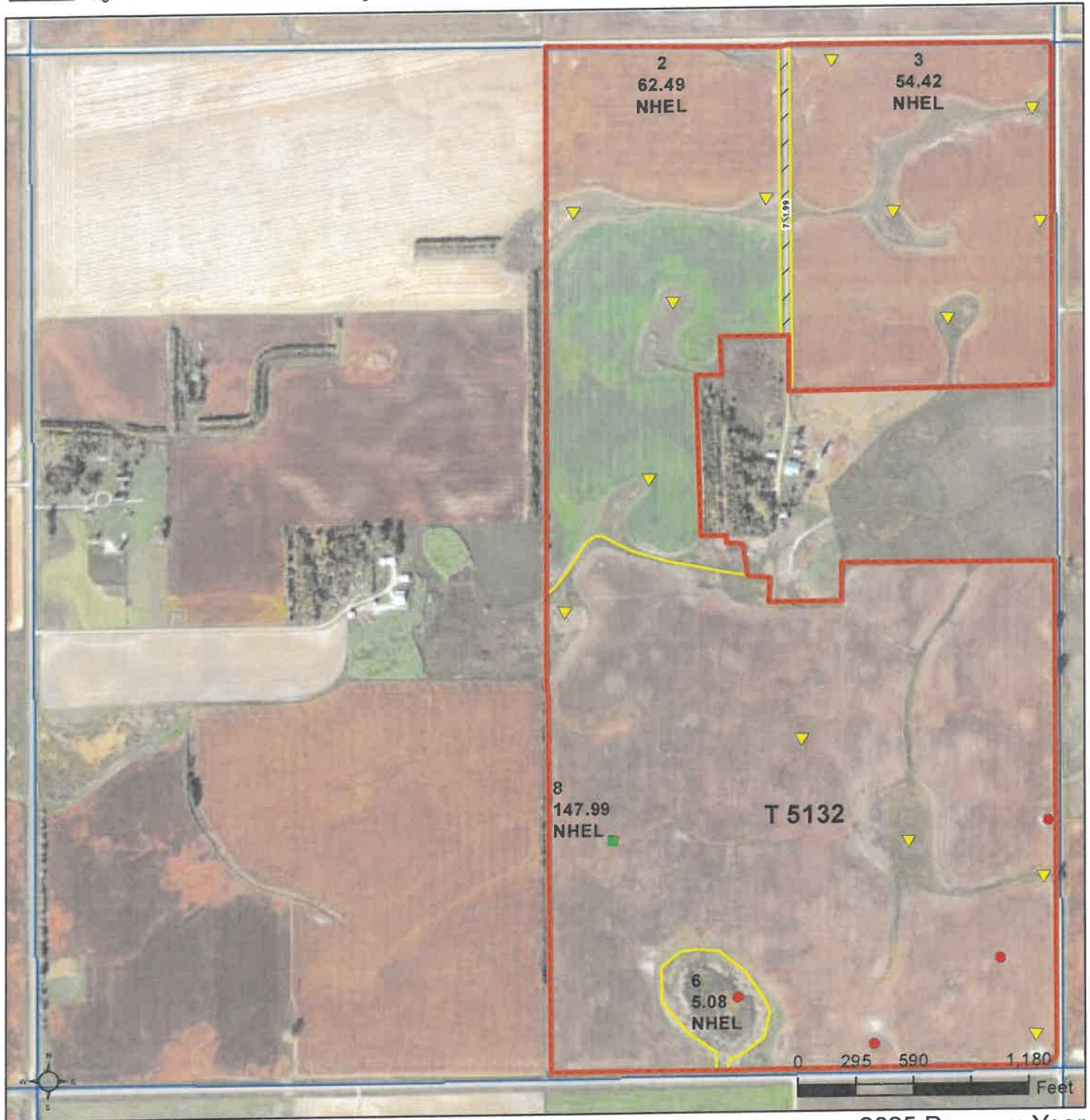
Boundary Center: 43° 20' 8.68, -97° 19' 29.19

TRACT 3



United States
Department of
Agriculture

Turner County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

- Tract Boundary
- PLSS

Unless otherwise noted, crops listed below are:

Non-irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non Share

Producer initial _____

Date _____

Share _____

2025 Program Year

Map Created April 04, 2025

Farm 5765

3-98N-55W-Turner

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).

TRACT 3

SOUTH DAKOTA
TURNER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5765

Prepared : 9/16/25 3:43 PM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
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
271.97	269.98	269.98	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	269.98	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	163.20	0.00	130	0
Soybeans	98.90	0.00	38	0
TOTAL	262.10	0.00		

NOTES

Tract Number : 5132

Description : E 3 98 55 LESS 40A AND TRACT 2
FSA Physical Location : SOUTH DAKOTA/TURNER
ANSI Physical Location : SOUTH DAKOTA/TURNER
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 : HARLEY E SCHRAG REVOCABLE TRUST, PART B
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
271.97	269.98	269.98	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA
TURNER
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 5765
Prepared : 9/16/25 3:43 PM CST
Crop Year : 2025

Tract 5132 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	269.98	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	163.20	0.00	130
Soybeans	98.90	0.00	38
TOTAL	262.10	0.00	

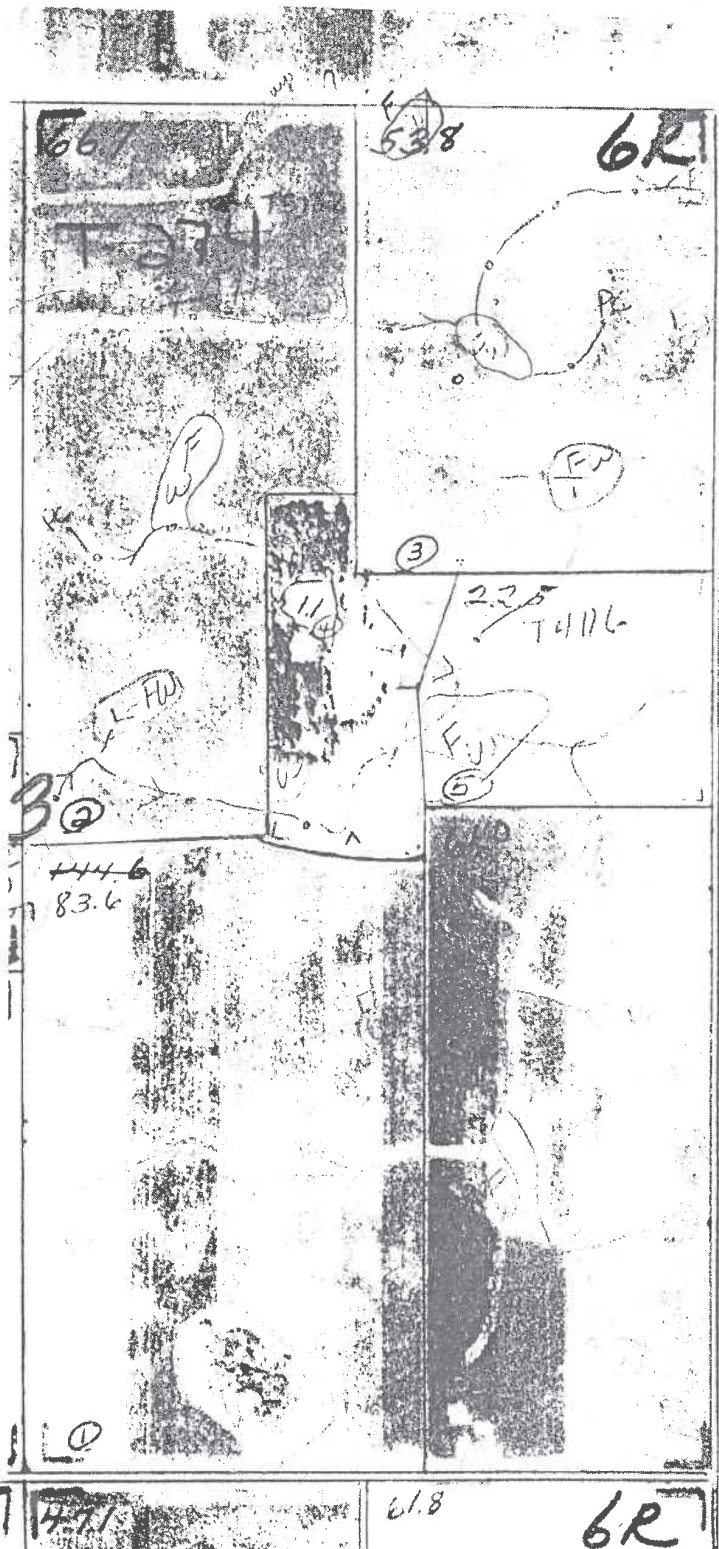
NOTES

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 responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. 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.

- (W) Wetland
- (FW) Ditched or tiled prior to 12-23-85 but still wetland
- (PC) Converted Wetland prior to 12-23-85
- (CW) Converted Wetland after 12-23-85
- (---) Ditched prior to 12-23-85
- (---) Tiled prior to 12-23-85
- (---W---) Wetland in a channel



SCHRAG'S TRACT

IN THE E $\frac{1}{2}$ OF SECTION 3, T98N, R55W,
TURNER COUNTY, SOUTH DAKOTA

NORTHEAST CORNER
SECTION 3-98-55
(SET PIN OVER STONE)

"WEST" (ASSUMED BEARING)

NORTH LINE SEC. 3

1400.00'

SURVEYOR'S CERTIFICATE

I, the undersigned Registered Land Surveyor, hereby certify that on September 24, 1992 I surveyed a tract of land in the East 1/2 of Section 3, T98N, R55W, of the 5th P.M., containing 40.04 acres and being more particularly described as follows:

Beginning at a point 1881.00 feet southerly from the Northeast Corner and on the east line of Section 3, T98N, R55W, Turner County; thence North 89 degrees 14 minutes 37 seconds East, 1379.04 feet; thence North 80 degrees 15 minutes 50 seconds East, 284.94 feet; thence North 85 degrees 41 minutes 11 seconds East, 311.7 feet; thence South 61 degrees 44 minutes 14 seconds East, 1377.85 feet; thence South 89 degrees 43 minutes 38 seconds East, 574.41 feet; thence North 80 degrees 49 minutes 34 seconds East, 285.30 feet; thence North 85 degrees 56 minutes 17 seconds East, 1115.03 feet, to the east line of said Section 3-98-55; thence North 88 degrees 00 minutes 48 seconds East, 574.41 feet along the east line of said section 3-98-55, to the point of beginning.

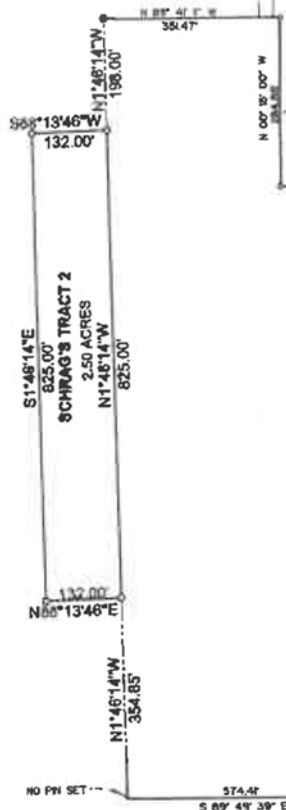
For the purpose of this description, the north line of Section 3 is assumed to bear due "EAST" and "WEST".

I further certify that to the best of my knowledge this plat is a correct representation of my survey, and that I am a duly Registered Land Surveyor under the laws of the State of South Dakota.

Dated this 27TH day of SEPTEMBER, 1992:

Charles H. Hanson
CHARLES H. HANSON Reg. No. 2561

40.04 ACRES
(INCLUDING 0.68 ACRE OF PUBLIC ROAD R.O.W.)



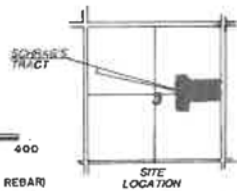
N 89° 56' 17\"/>

1175.03'

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

• IRON PIN SET
(5/8" x 24" CAPPED REBAR)



SITE LOCATION

OWNER'S CERTIFICATE

I, the undersigned, do hereby certify that I, Kenneth Schrag, as the trustee of the Kayley E. Schrag Revocable Trust, on April 10, 1992, the owner of the land described in the foregoing Surveyor's Certificate and shown on the accompanying plat, that this land is free of encumbrances, that the development of this land conforms to all existing applicable zoning, subdivision, and section and estate control regulations, and that I authorized a Registered Land Surveyor to survey and plat this land for the purpose of description. This land so

CERTIFICATE OF COUNTY TREASURER

Dakota Homestead
SCHEDULE B - PART II
 ALTA COMMITMENT

Office File Number: 25-TI-14918

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, 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 lien 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 any minerals, minerals rights or related matters, including but not limited to oil, gas, coal and other hydrocarbons.
10. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the final title policy.
11. EASEMENT, dated March 2, 1956, filed December 8, 1958 @ 2:00 P.M. and recorded in Book 1 of Easements, page 73, Turner County Records, conveys to Turner County, South Dakota, a strip of land parallel to and adjacent to the regular public road right-of-way along the South side of the SE 1/4 Sec 3-98-55; said strip of land being 16 1/2 Feet wide and 160 rods more or less long.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Dakota Homestead. 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.

SCHEDULE B - PART II

EXCEPTIONS

(Continued)

Office File Number: 25-TI-14918

12. TELEPHONE LINE RIGHT-OF-WAY EASEMENT, dated December 2, 1978, filed July 13, 1979 @ 2:00 P.M. and recorded in Book 34 of Misc., page 124, Turner County Records, grants unto Bison State Telephone Company, a Corporation, its successors and assigns, the right to construct, reconstruct, operate and maintain a telephone line or system on, over, above, under and through the NE 1/4 Sec 3-98-55.
13. TELEPHONE LINE RIGHT-OF-WAY EASEMENT, dated December 18, 1978, filed July 13, 1979 @ 2:00 P.M. and recorded in Book 34 of Misc., page 125, Turner County Records, grants unto Bison State Telephone Company, a Corporation, its successors and assigns, the right to construct, reconstruct, operate and maintain a telephone line or system on, over, above, under and through the SE 1/4 Sec 3-98-55.
14. VESTED DRAINAGE RIGHT FORM, dated September 4, 1991, filed March 4, 1992 @ 8:30 A.M. and recorded in Book 40 of Misc., page 771, Turner County Records, claims the right of drainage from the NW 1/4 Sec 3-98-55 through ditch onto the NE 1/4 Sec 3-98-55.
15. VESTED DRAINAGE RIGHT FORM, dated September 4, 1991, filed March 4, 1992 @ 8:30 A.M. and recorded in Book 40 of Misc., page 772, Turner County Records, claims the right of drainage from the NW 1/4 Sec 3-98-55 through ditch onto the NE 1/4 Sec 3-98-55.
16. VESTED DRAINAGE RIGHT FORM, dated May 12, 1992, filed May 14, 1992 @ 8:30 A.M. and recorded in Book 41 of Misc., page 113, Turner County Records, claims the right of drainage from the NE 1/4 Sec 3-98-55 through ditches onto the NW 1/4 Sec 2-98-55.
17. VESTED DRAINAGE RIGHT FORM, dated May 12, 1992, filed May 14, 1992 @ 8:30 A.M. and recorded in Book 41 of Misc., page 114, Turner County Records, claims the right of drainage from the SE 1/4 Sec 3-98-55 through ditches onto the NW 1/4 Sec 2-98-55.
18. VESTED DRAINAGE RIGHT FORM, dated June 25, 1992, filed June 25 1992 @ 1:50 P.M. and recorded in Book 41 of Misc., page 500, Turner County Records, claims the right of drainage from the NE 1/4 Sec 10-97-53 through drain tile onto the SE 1/4 Sec 3-98-55.
19. EASEMENT AGREEMENT, dated March 1, 1993, filed January 4, 1993 @ 8:30 A.M. and recorded in Book 42 of Misc., page 184, Turner County Records, grants unto Specks, Inc., a Corporation, an Easement for driveway purposes 60 feet in width upon the NE 1/4 Sec 3-98-55 for the benefit of Schrag's Tract in the E 1/2 Sec 3-98-55.
20. RIGHT-OF-WAY EASEMENT, dated September 30, 2004, filed October 6, 2004 @ 8:30 A.M. and recorded in Book 46 of Misc., page 92, Turner County Records, grants unto TM Rural Water District, its successors and assigns, a perpetual easement in conjunction with the operation of a rural water system over, under, across and through the NE 1/4 of Sec 3-98-55 except Schrag's Tract therein and except Schrag's Tract 2, an Addition therein..
21. THIS COMMITMENT shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.
22. REAL ESTATE TAXES for the year 2025 and subsequent years which constitute a lien but are not due and payable. Real Estate Taxes for the first half of 2024 payable by April 30, 2025 in the amount of \$3,415.34 are paid; the second half of the 2024 Real Estate Taxes payable by October 31, 2025 in the amount of \$3,415.34 are also paid. Parcel ID#: 03000-09855-03100

This page is only a part of a 2021 ALTA® Commitment for Title Insurance Issued by Dakota Homestead. 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.

SCHEDULE B - PART II
EXCEPTIONS
(Continued)

Office File Number: 25-TJ-14918

23. Note: Coverage of this Commitment extends only to filings in the records of the Register of Deeds, Treasurer and Clerk of Courts of Turner 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.

END OF SCHEDULE B - PART II







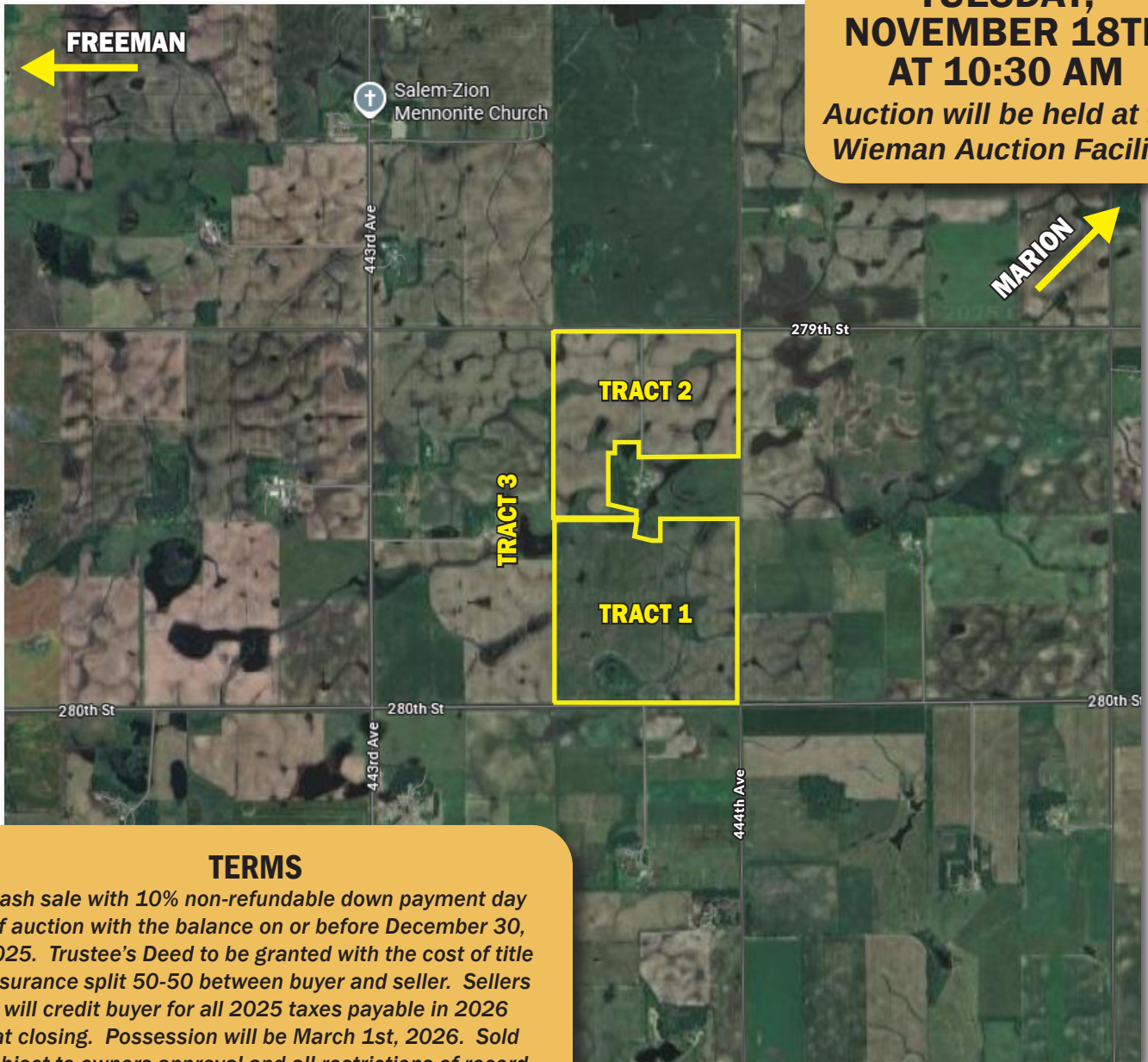
Notes

[illegible]

280.66 ACRES

TURNER COUNTY LAND

**TUESDAY,
NOVEMBER 18TH
AT 10:30 AM**
*Auction will be held at the
Wieman Auction Facility.*



TERMS

Cash sale with 10% non-refundable down payment day of auction with the balance on or before December 30, 2025. Trustee's Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers will credit buyer for all 2025 taxes payable in 2026 at closing. Possession will be March 1st, 2026. Sold subject to owners approval and all restrictions of record. Auctioneers and closing attorney are representing the sellers in this transaction. Remember auction held in the Wieman Auction Facility.

"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

