

20-ACRE CUSTOM BUILT - EXECUTIVE HOME

HUTCHINSON COUNTY LAND

- MONDAY, NOVEMBER 17TH AT 1:00 PM -



LISA K.
HINCKLEY
TRUST

"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



**20-ACRE CUSTOM BUILT - EXECUTIVE HOME WITH SECLUDED PRIVATE SETTING
PANORAMIC VIEWS OF WOLF CREEK VALLEY
GREAT SET UP FOR HORSES – HUNTING LODGE OR GET-AWAY PROPERTY**

As I have moved, I will offer the following acreage for sale at public auction at 27363 431st Ave. Freeman, SD or from junction of Hwy. 44 & 81 go 8-miles west on Hwy. 44 turn north on 431st Ave. go 1 ½ miles north on the west side of the road turn at the SNOOPY, signs will be posted on :

NOVEMBER 17TH, 2025

1:00 P.M.

Words cannot describe the look and feel this property offers. A person has to view the home in person to appreciate all the thought and design that has gone into this turn-key acreage. Custom built home in 2010 with 6396 sq ft of living area on the main and second floors with large open floor plan designed for entertaining. Bonus features include colored and stamped concrete patio's and deck's that give you a birds eye view of all the wildlife found on a piece of South Dakota heaven. In 2018 a 35 X 35 box stall barn was built that is attached to a 70 X 70 riding arena. Make plans to view this unique property!!

LEGAL: The N ½ of the NW ¼ of the SE ¼ of Section 4, 99-57 Hutchinson County, SD.

ADDRESS: 27363 431ST Ave. Freeman, SD 57029

- 6396 sq ft 2-plus bedroom home that offers an incredible master suite, large kitchen with open beam ceiling, large open dining and living area. For floor plan please see buyer's packet
- Lower level is a walk out with lots of natural light, and large concrete patio. Home has Geo-Thermal heat & cool, steel roof, Anderson Windows, plus in-floor heat in the basement!
- 34 X 40 attached 2-stall garage with in-floor heat. B-Y Rural Water, a great acreage to make your own!
- Current Assessed Value is \$663,805.00 and the annual Taxes are \$6,857.78.
- At present approx. 5 acres is tillable and the balance in grass and wildlife habitat.
- Ample room available to make outdoor pens or runs for horses, or other livestock.

TO INSPECT THE PROPERTY: Drone video footage and buyer's packet available at www.wiமானauktion.com. Contact auctioneers at 800-251-3111 to set up a private showing.

TERMS: Cash sale with \$75,000 down payment (non-refundable) auction day with the balance on or before December 19, 2025. No buyer or financing contingencies will be allowed. Please have your financing in order prior to bidding. Trustee's Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Taxes will be prorated to the date of possession. Sold subject to owner's approval. Remember, auction held on the property.

LISA K. HINCKLEY TRUST – OWNER

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

Glenn L. Roth Law Office
Closing Attorney
605-925-7681

Aerial Map



© 2025 AgriData, Inc.



Maps Provided By:



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www.AgriDataInc.com

Boundary Center: 43° 25' 16.37, -97° 35' 13.77

4-99N-57W
Hutchinson County
South Dakota

0ft 283ft 565ft



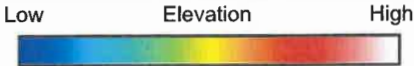
10/6/2025

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

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): 2
Min: 1,251.6
Max: 1,360.8
Range: 109.2
Average: 1,320.7
Standard Deviation: 36.52 ft



4-99N-57W
Hutchinson County
South Dakota

Boundary Center: 43° 25' 16.72, -97° 35' 13.59

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

Oplinger Abstract & Title, Inc.
PO Box 133
Olivet, SD 57052-0133
Telephone: (605) 387-2335
Fax: (605) 387-2337

Office File No.: TI-4892

1. Effective Date: September 10, 2025, 8 AM

2. Policy or Policies to be issued:

A. ☒ Owner's Policy(7/1/21) ☒ Standard Coverage ☐ Extended Coverage

Amount: \$1,000.00 / To Be Determined.

Proposed Insured: To Be Determined.

B. ☐ ALTA Loan Policy(7/1/21) ☐ Standard Coverage ☐ Extended Coverage

Amount:

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. Title to the FEE SIMPLE estate or interest in said land is at the effective date hereof vested in:

Lisa K. Hinckley, Trustee of the Lisa K. Hinckley Trust dated December 14, 2020.

5. The land referred to in this Commitment is described as follows:

The N½NW¼SE¼ of Section 4, Township 99 North, Range 57 West 5th P.M.,

AND

An easement to build, use and maintain a driveway over and across the NE¼SE¼ and the NE ¼ of Section 4, Township 99 North, Range 57 West 5th P.M., as created in a Warranty Deed recorded in Book DE page 627 on September 22, 2008;

ALL BEING IN Hutchinson County, South Dakota.

Parcel Identification Number: 099.57.04.4010

NOT APPLICABLE TO COVERAGE AND FOR REFERENCE PURPOSES ONLY:
PROPERTY ADDRESS IS 27363 431st Avenue, Freeman, SD 57029

SCHEDULE A

Commitment – Stewart Title Guaranty Company

0042 ALTA Commitment (07/01/2021)

SCHEDULE B-SECTION 1

Office File No.: TI-4892

Page 1

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the Public Records.
2. 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.
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.

C. SPECIAL EXCEPTIONS:

(See Schedule B-Section 2 beginning on next page)

SCHEDULE B-SECTION 1

Commitment – Stewart Title Guaranty Company

SCHEDULE B-SECTION 2

Office File No.: TI-4892

Page 1

SPECIAL EXCEPTIONS:

1. Real Estate Taxes for year 2024, in the amount of \$6,857.78, are paid in full.
2. Easement for the construction, operation, and maintenance of rural water system and rights incidental thereto as set forth in a document granted to B-Y WATER DISTRICT (no representation is made as to the present ownership of said easement) affecting the N½SE¼-4-99-57, as recorded in Book E4 page 115 on June 26, 1986. The exact location and extent of said easement is not disclosed of record.
3. Rights of other riparian owners to the uninterrupted flow of Wolf Creek over and across N½NW¼SE¼-4-99-57.

----- End of Schedule B -----

REQUIREMENT: This Company will require a CERTIFICATE OF TRUSTEE of the Lisa K. Hinckley Trust, according to the provisions of SDCL 55-4-51.3. This Company also reserves the right to make further requirements regarding the trust or its trustees.

This Commitment is not valid without Schedule B-Section 1

SCHEDULE B-SECTION 2

Commitment - Stewart Title Guaranty Company

PREPARED BY:
Bertsch Law Office, P.C.
219 South 5th Street
PO Box 535
Menno, South Dakota 57045
605-387-5658



Hutchinson County, South Dakota
REGISTER OF DEEDS

Filed for record this 22 day
of September, 2008
at 11:30 o'clock A m and recorded
in Book DE Page 627
Julie Herboldt
Register of Deeds

082104 Deputy DWD \$16.00

Return to Preparer

WARRANTY DEED

Harvey Wall, as Trustee of the Harvey Wall Revocable Trust dated April 1, 2008, of 27361 431st Ave., Freeman, SD 57029, Grantor, for and in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND SUFFICIENT CONSIDERATION**, GRANTS, CONVEYS AND WARRANTS, TO: Lisa K. Hinckley, of #1 Braeswood Ct., Houston, TX 77030, Grantee, the following described real estate in the County of Hutchinson in the State of South Dakota:

The North Half of the Northwest Quarter of the Southeast Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$), of Section Four (4), Township Ninety-nine (99) North, Range Fifty-seven (57), West of the 5th P.M., Hutchinson County, South Dakota.

In order to give Grantee access to the above-described property, **GRANTOR FURTHER GRANTS, CONVEYS AND WARRANTS TO GRANTEE**, her successors and assigns, a perpetual easement to build, use and maintain a driveway, as well as an easement to install and maintain electric, water, gas and other utility lines and/or pipes, across the following described real estate:

The Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$); and the Northeast Quarter (NE $\frac{1}{4}$), of Section Four (4), Township Ninety-nine (99) North, Range Fifty-seven (57), West of the 5th P.M., Hutchinson County, South Dakota.

The actual location of such driveway and utility easements shall be as mutually agreed upon by the owners of such property or if an agreement cannot be reached, then they shall be at such locations as can most economically be provided to Grantee.

EXEMPT FROM TRANSFER FEE: SDCL 43-4-22(16) - Gift. **EXEMPT FROM TRANSFER FEE**

Dated this 15th day of September, 2008.

Harvey Wall Revocable Trust

BY: Harvey Wall
Harvey Wall, Trustee



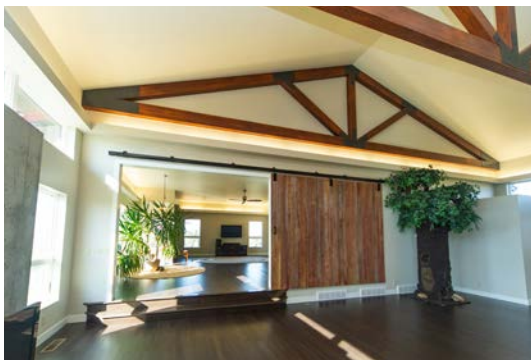
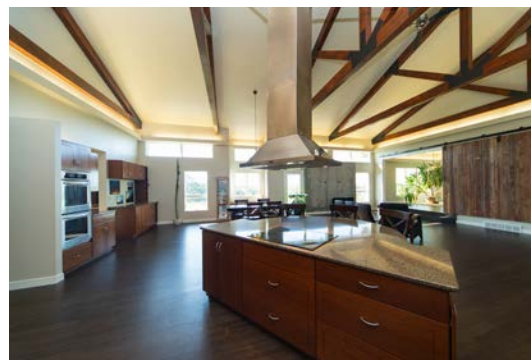
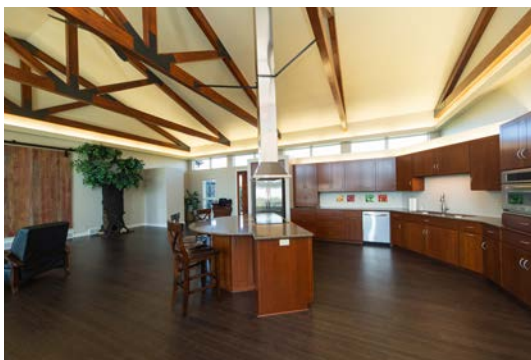
Exterior has standing seam metal roof, steel siding, and dryvit (EIFS) exterior insulation and finish system. B-Y Rural Water with private septic tank w/ leach field.



HOME: Started in fall of 2009 and completed in spring 2010. Custom built by Koerner Construction of Freeman, SD.



2018 HORSE BARN: 35 x 35 stable with (4) 12 x 12 stalls cement floors with 1" rubber mats, 2-separate heated tack/feed rooms. Barn has tankless water heater that has froze and will need to be repaired. 70 x 70 riding arena with sand floor, 12' side walls, insulated with sliding doors & walk doors. Tons of possibilities for this building.

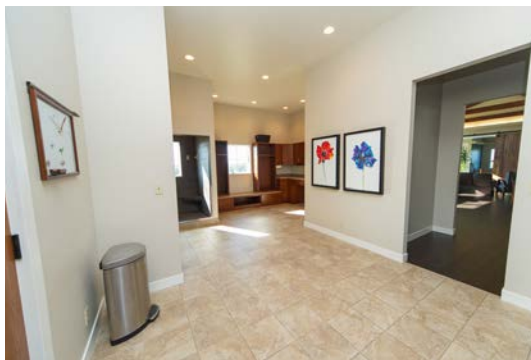


All Anderson Windows & Doors throughout. Very tight, quiet, and well built custom home.



Hardwood floors on main floor are stranded bamboo from Canada.

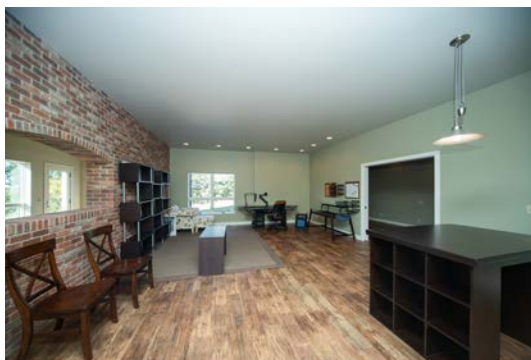
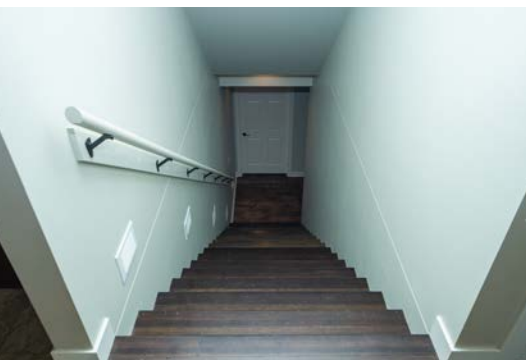




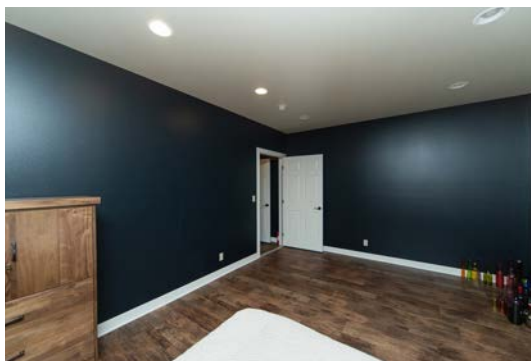
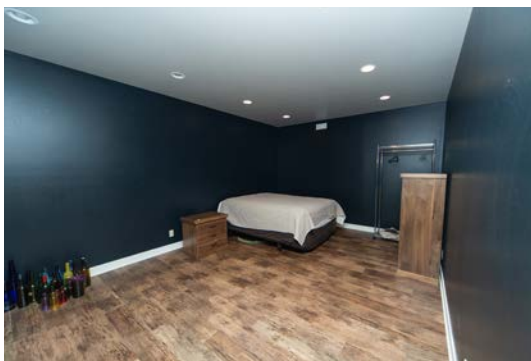
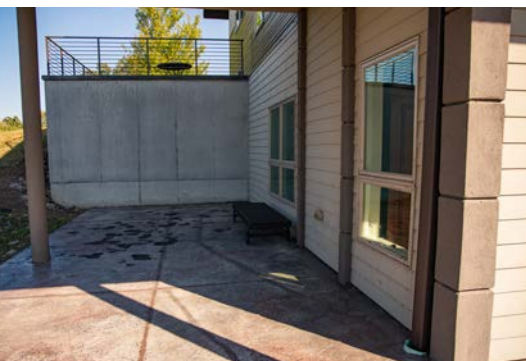
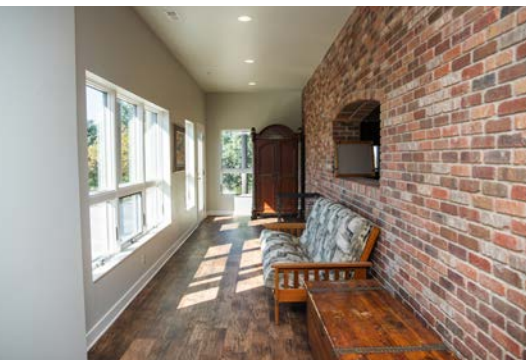
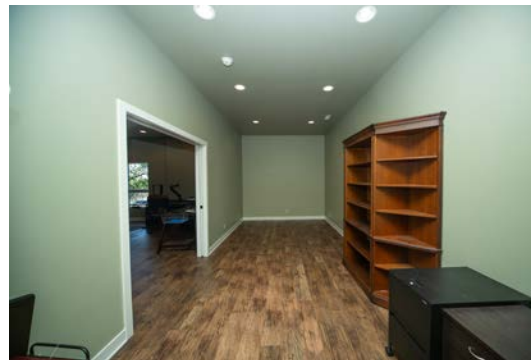
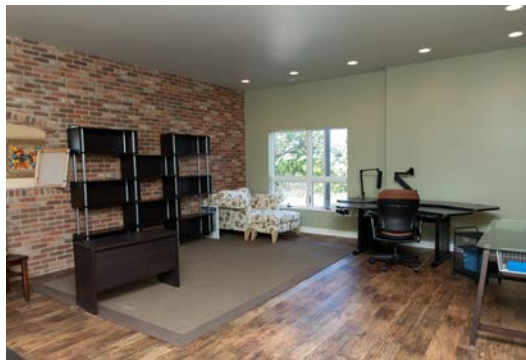
All ceramic tiled floors on the main floor have in-floor heat.

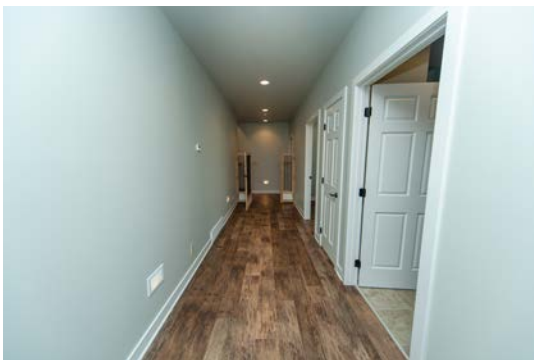


GARAGE: Electric fired boiler in-floor heat. Oversized 2+ stall garage.



BASEMENT: Electric fired boiler in-floor heat plus geo-thermal heating & cooling. Electric supplied by Southeast Electric with dual fuel service.





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NOVEMBER 13TH
AT 1:00PM**

*Auction will be held on the
property.*



TERMS

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