

312.90 ACRES

BEADLE COUNTY LAND

- MONDAY, NOVEMBER 18TH AT 10:30AM -



CELEBRATING **75** YEARS
WIEMAN
LAND & AUCTION
AND FOUR GENERATIONS

MEYER AUCTION

SERVICE, LLC

"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

**312.90 ACRES DEARBORN TOWNSHIP – BEADLE COUNTY LAND
AT AUCTION OFFERED IN 3-TRACTS**

We have decided to sell the following land at public auction indoors at the Huron Events Center 501 Wisconsin Ave. SW Huron, SD on:

**MONDAY NOVEMBER 18TH 2024
10:30 A.M.**

It is our privilege to work with Meyer Auction Service to bring 312.90 acres of land for sale in the tightly held Dearborn Twp of Beadle County. New buyer able to farm or lease out for the 2025 crop year. Tillable land with high indexing soils, large tree groves, excellent wildlife habitat lots of possibilities come take a look.

TRACT ONE: 152.90 ACRES

LEGAL: The SW ¼ except Ingle Lot 1 in Section 26, 110-63 Beadle County, South Dakota.

LOCATION: From Junct. of Hwy. 37 and 214th St. (Virgil Oil) go 8-miles west turn north on 392nd Ave go 1-mile east side of the road

- * 147.97 acres tillable, 4.87 acres in trees, balance in RROW.
- * Soil Production rating of 77.7. 82% of the property has 1-soil type Houdek-Prosper with a 84 rating.
- * Acreage site is out. Good access from 392nd Ave to the west. New buyer able to farm or lease out for 2025 crop year. Annual Taxes are \$3,137.32.
- * Aerial & Soil maps, Base & Yield Info, and other pertinent info found in buyers packet

TRACT TWO: 160-ACRES

LEGAL: NW ¼ of Section 35, 110-63 Beadle County, South Dakota.

LOCATION: Directly south of Tract 1

- 141.43 acres tillable, 8.45 acres in grass with no production history, 10.25 acres in trees on southern border balance in RROW
- Soil Production rating of 73. Large tree grove and sloughs provide excellent hunting opportunities.
- Planted to wheat in 2024. New Buyer able to farm or lease out for 2025.
- Annual Taxes are \$3,148.04. Additional info found in buyers packet

TRACT THREE: 312.90 ACRES**COMBINATION OF TRACTS 1 & 2**

- 289.40 acres tillable, 15.12 acres in trees, 8.45 acres in pasture balance in RROW
- Soil production rating on entire unit 75.3. 76% of property contains Houdek-Prosper loams with a 84 rating.
- Taxes on entire unit \$6,285.36. Possibilities are endless for this large tract develop for hunting, return to pasture, or continue to farm.

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 www.benmeyerauctions.com or contact the auctioneers at 800-251-3111 and packets can be mailed out.

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before January 6, 2025. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2024 taxes in full. The new buyer to pay all of the 2025 taxes due in 2026. Sold subject to owners approval and all restrictions of record. Remember auction held indoors at the Crossroads Event Center.

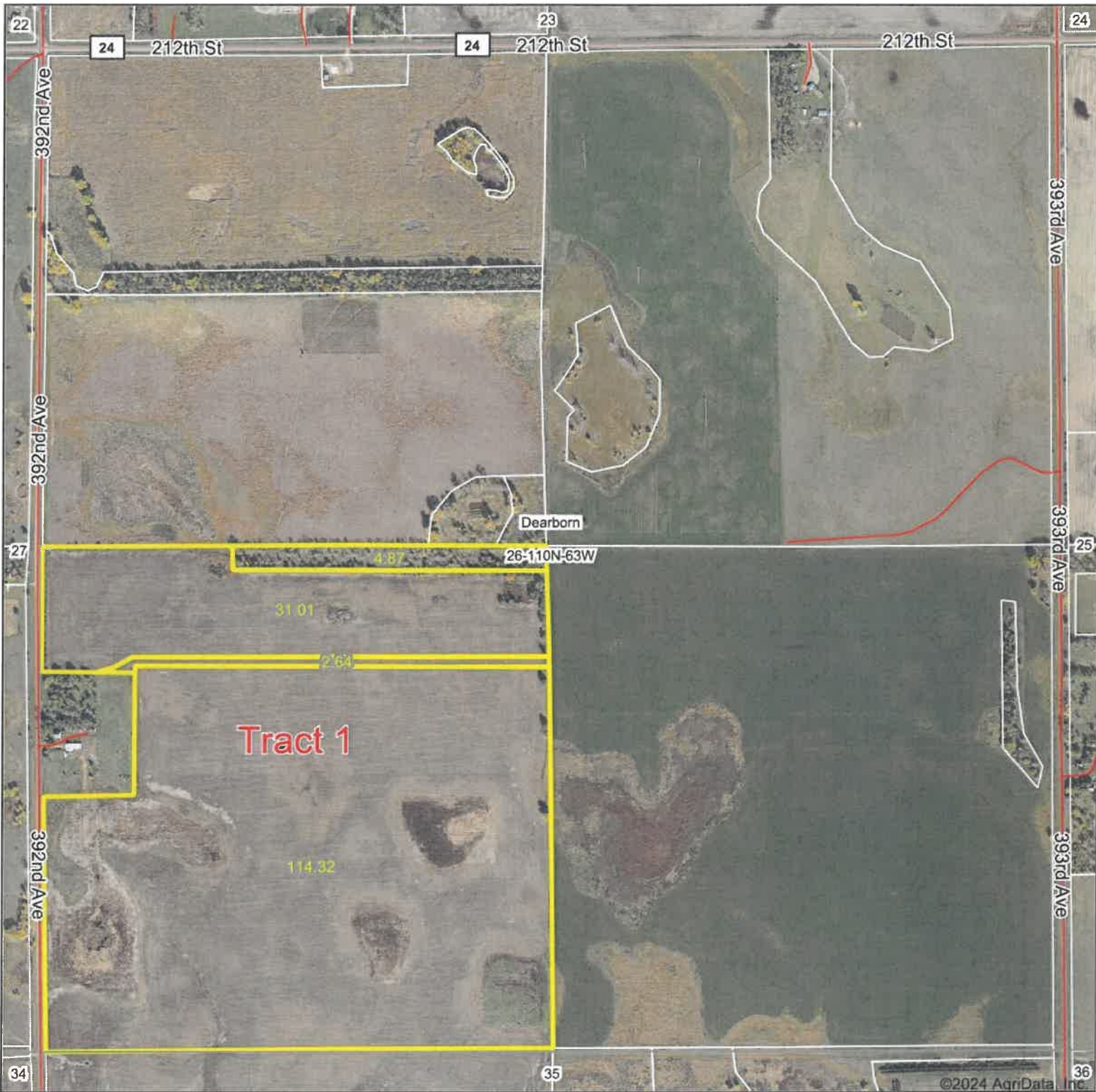
ALICE KEXEL & JENNIFER GRUHN – OWNERS

Wieman Land & Auction Co. Inc.
Marion, SD 800-251-3111
Meyer Auction Service
Huron, SD 605-350-0316

Huron Title Company
Closing Agent
605-352-6157



Aerial Map



Maps Provided By:



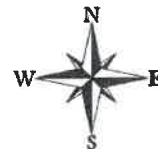
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www.AgriDataInc.com

Boundary Center: 44° 18' 6.52, -98° 22' 18.02

26-110N-63W
Beadle County
South Dakota

0ft 812ft 1625ft



10/2/2024







United States
Department of
Agriculture

Beadle County, South Dakota



Common Land Unit  Tract Boundary
 Non-Cropland
 Cropland

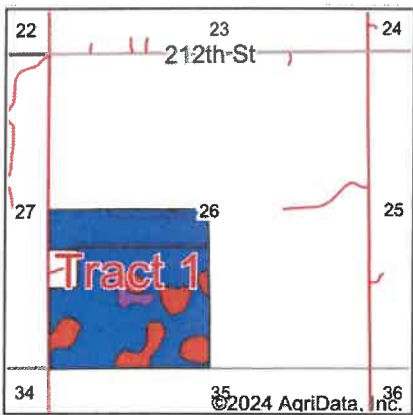
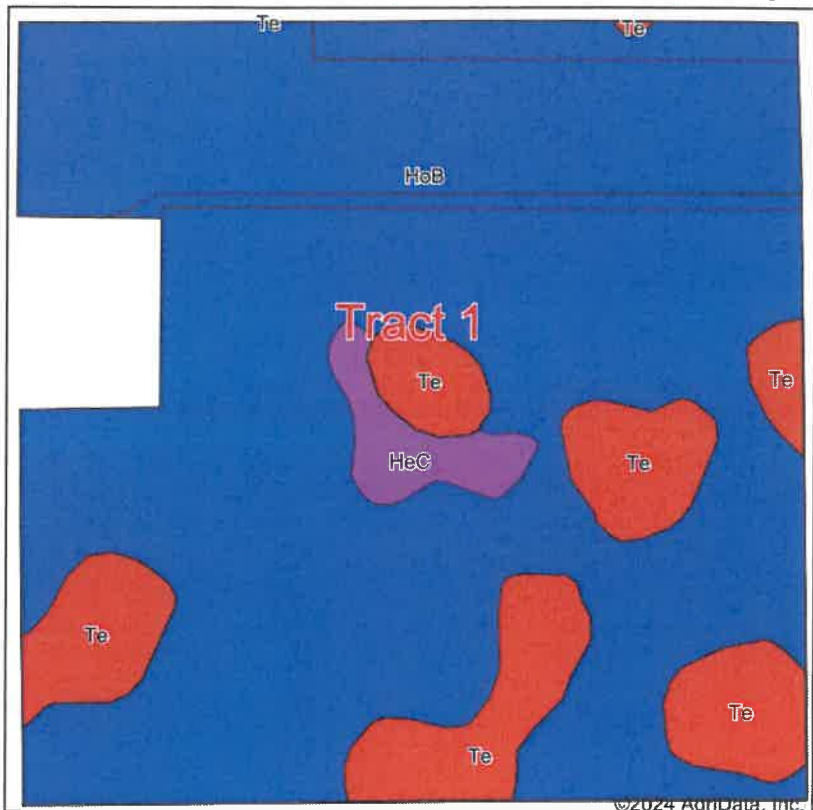
Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

2024 Program Year
Map Created April 24, 2024
Farm 9867

26-110N-63W-Beadle

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).

Soils Map



State: **South Dakota**
County: **Beadle**
Location: **26-110N-63W**
Township: **Dearborn**
Acres: **152.84**
Date: **10/2/2024**



Maps Provided By:



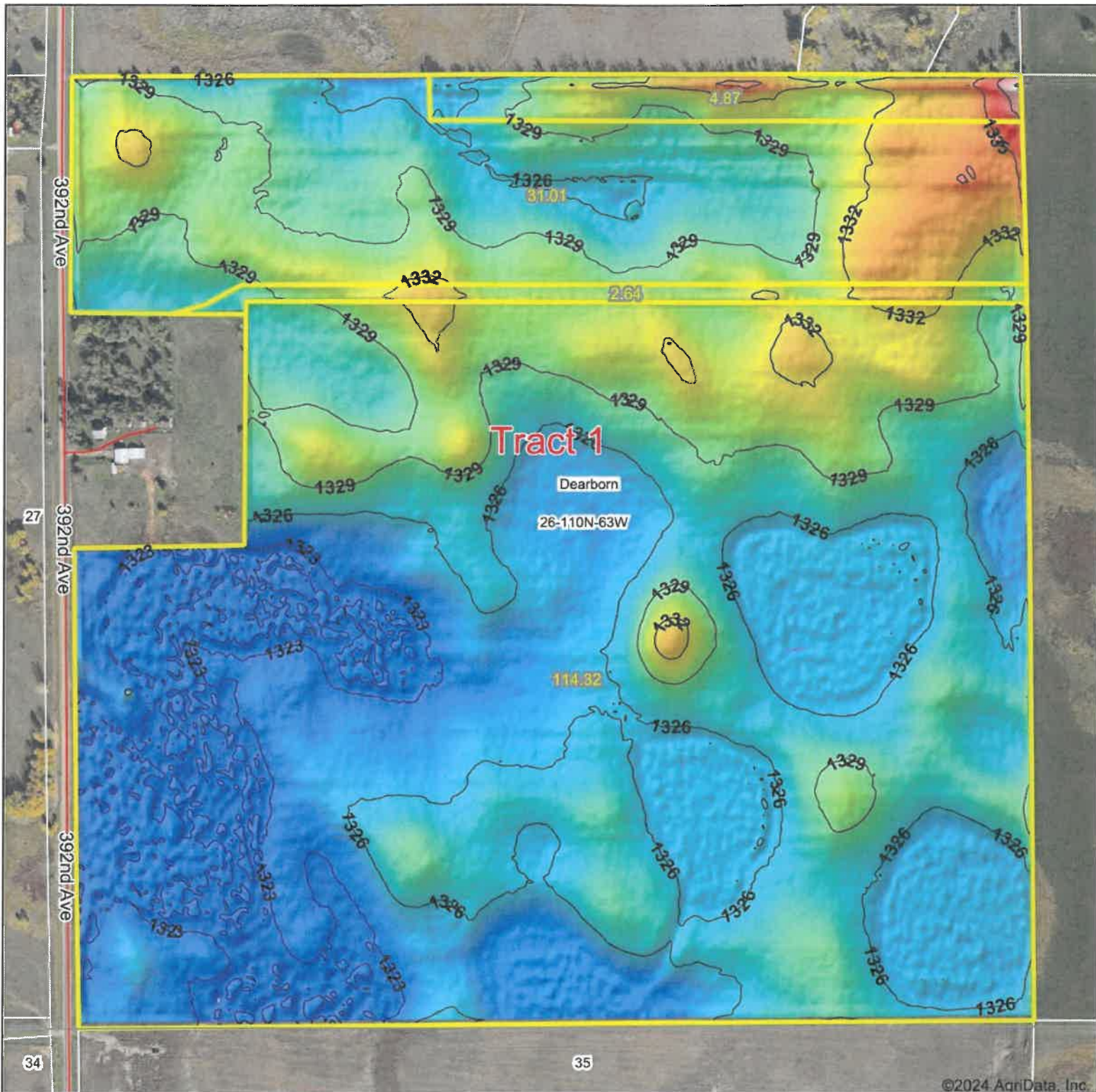
Soils data provided by USDA and NRCS.

Area Symbol: SD005, Soil Area Version: 28						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
HoB	Houdek-Prosper loams, 1 to 6 percent slopes	125.06	81.8%		Ile	84
Te	Tetonka-Hoven silt loams	23.92	15.7%		IVw	48
HeC	Houdek-Ethan loams, 6 to 9 percent slopes	3.86	2.5%		IIle	58
Weighted Average					2.34	77.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Low Elevation High



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): 3

Min: 1,321.8

Max: 1,341.5

Range: 19.7

Average: 1,327.1

Standard Deviation: 2.85 ft

0ft 432ft 864ft

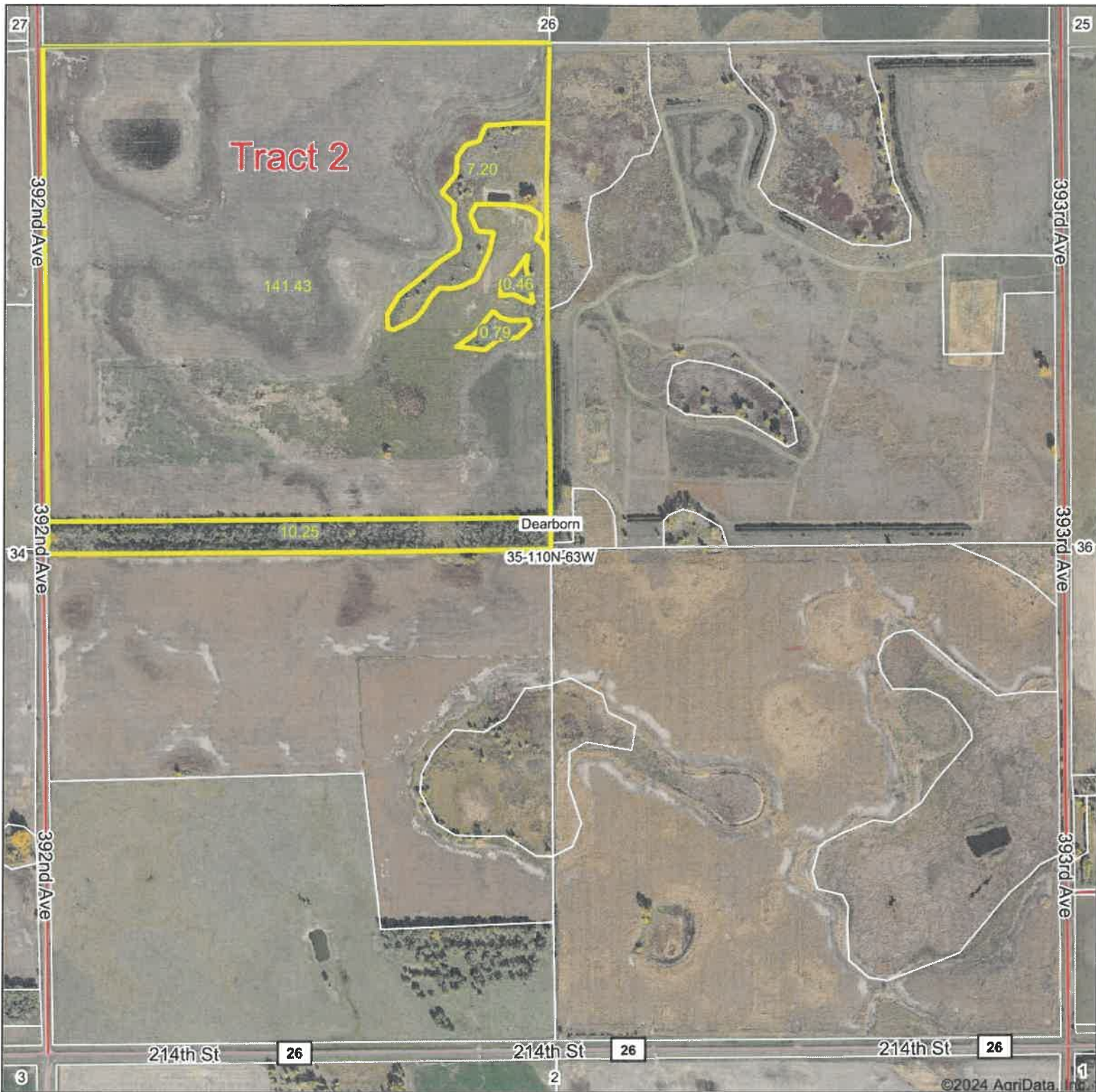


10/2/2024

26-110N-63W
Beadle County
South Dakota

Boundary Center: 44° 18' 6.52, -98° 22' 18.02

Aerial Map



Maps Provided By:



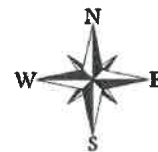
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Boundary Center: 44° 17' 40.33, -98° 22' 17.92

35-110N-63W
Beadle County
South Dakota

0ft 814ft 1628ft



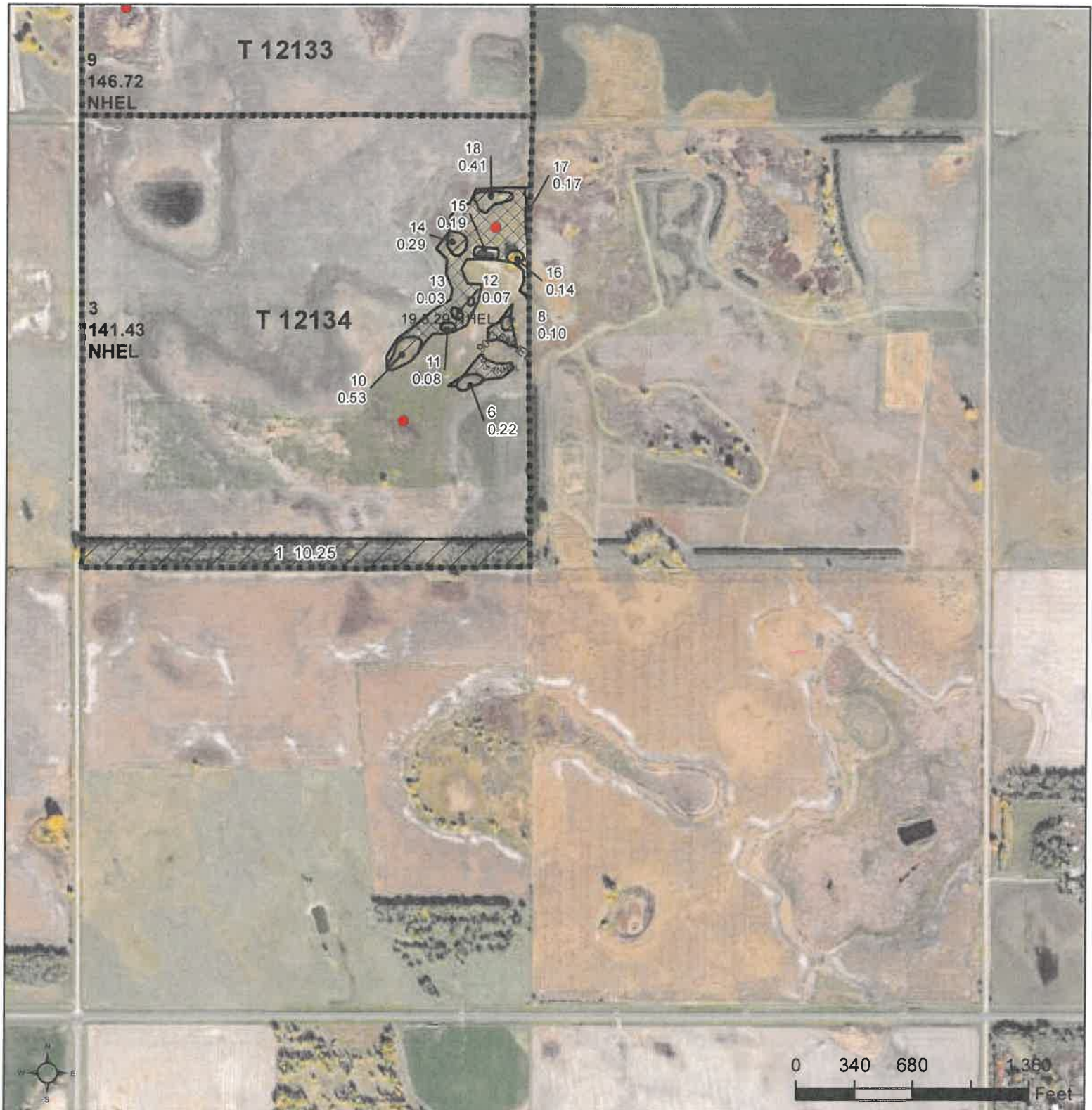
10/2/2024

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



United States
Department of
Agriculture

Beadle County, South Dakota



Common Land Unit

	native_sod_SD005
	Non-Cropland
	Cropland
	Tract Boundary
	PLSS

Wetland Determination Identifiers

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

2024 Program Year

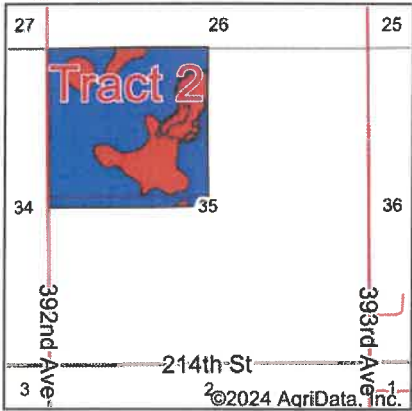
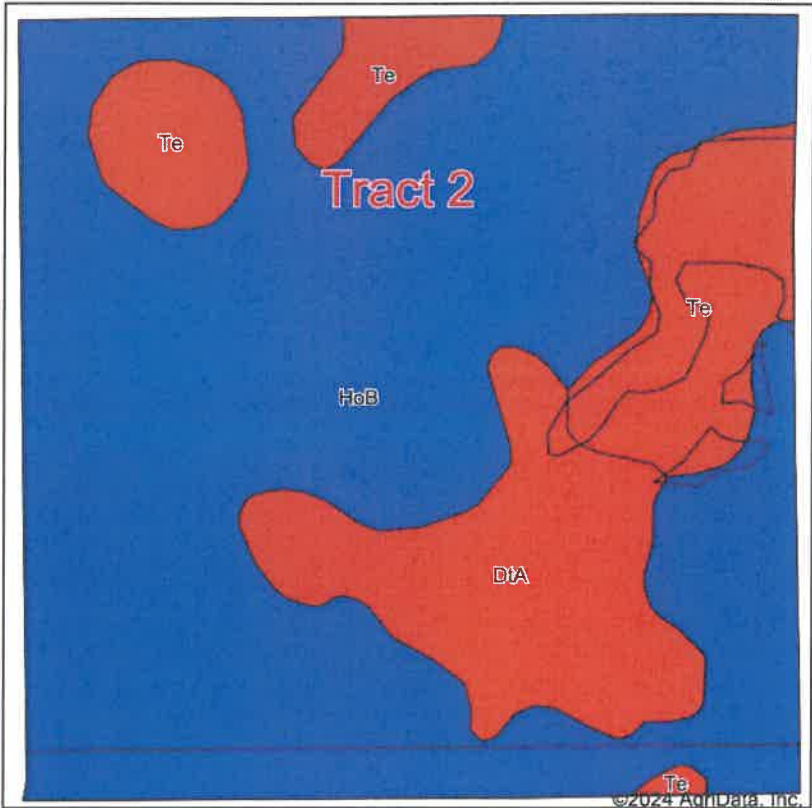
Map Created April 24, 2024

Farm 9867

35-110N-63W-Beadle

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Soils Map



State: **South Dakota**
County: **Beadle**
Location: **35-110N-63W**
Township: **Dearborn**
Acres: **160.13**
Date: **10/2/2024**



Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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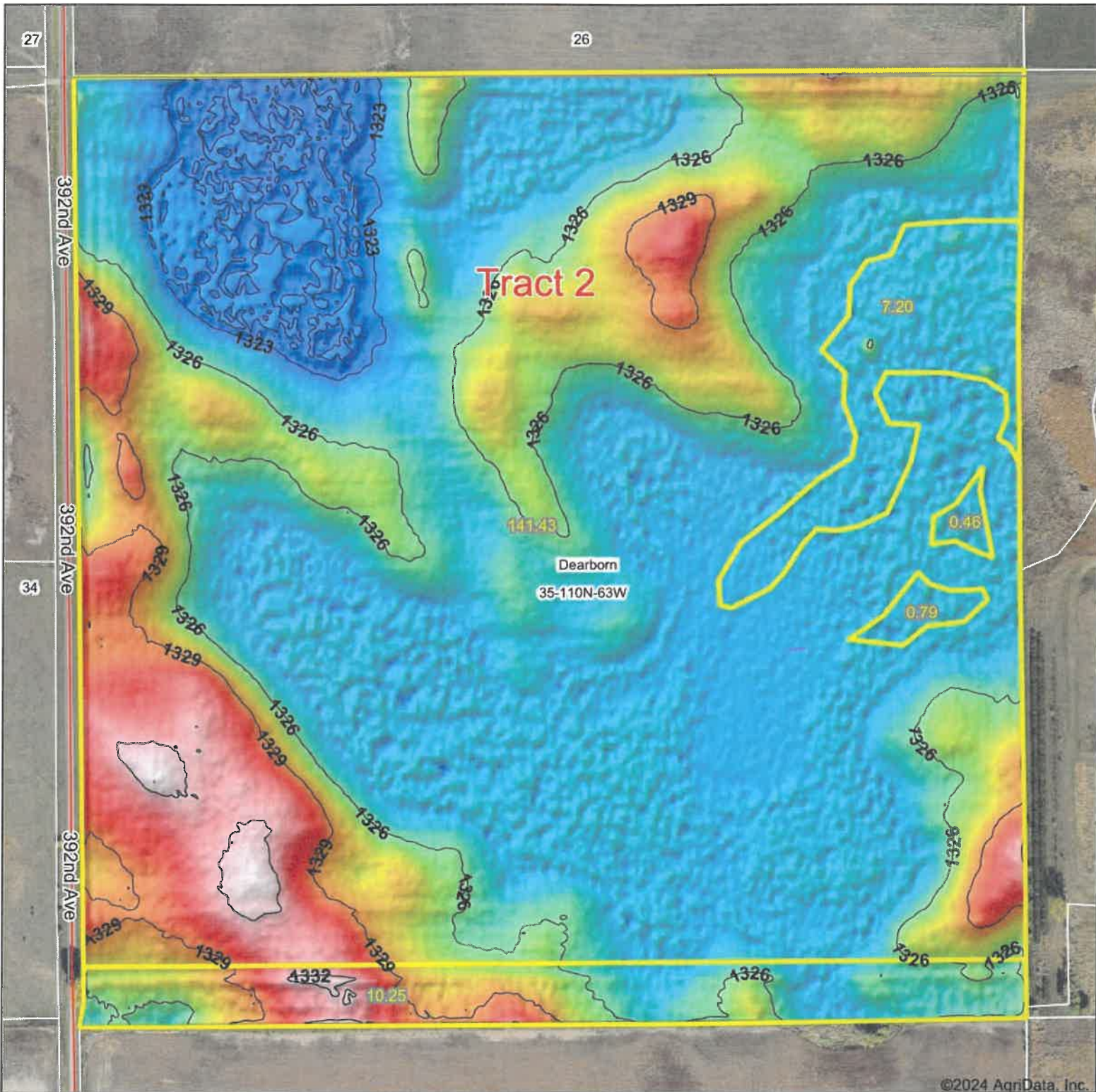
Soils data provided by USDA and NRCS.

Area Symbol: SD005, Soil Area Version: 28						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
HoB	Houdek-Prosper loams, 1 to 6 percent slopes	114.50	71.5%		Ile	84
Te	Tetonka-Hoven silt loams	23.42	14.6%		IVw	48
DtA	Dudley-Tetonka silt loams	22.21	13.9%		IVs	43
Weighted Average					2.57	73

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

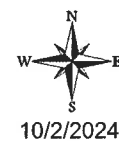
Topography Hillshade



©2024 AgriData, Inc.



Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,322.0
Max: 1,325.9
Range: 10.9
Average: 1,325.6
Standard Deviation: 2.26 ft



35-110N-63W
Beadle County
South Dakota

Boundary Center: 44° 17' 40.33, -98° 22' 17.92



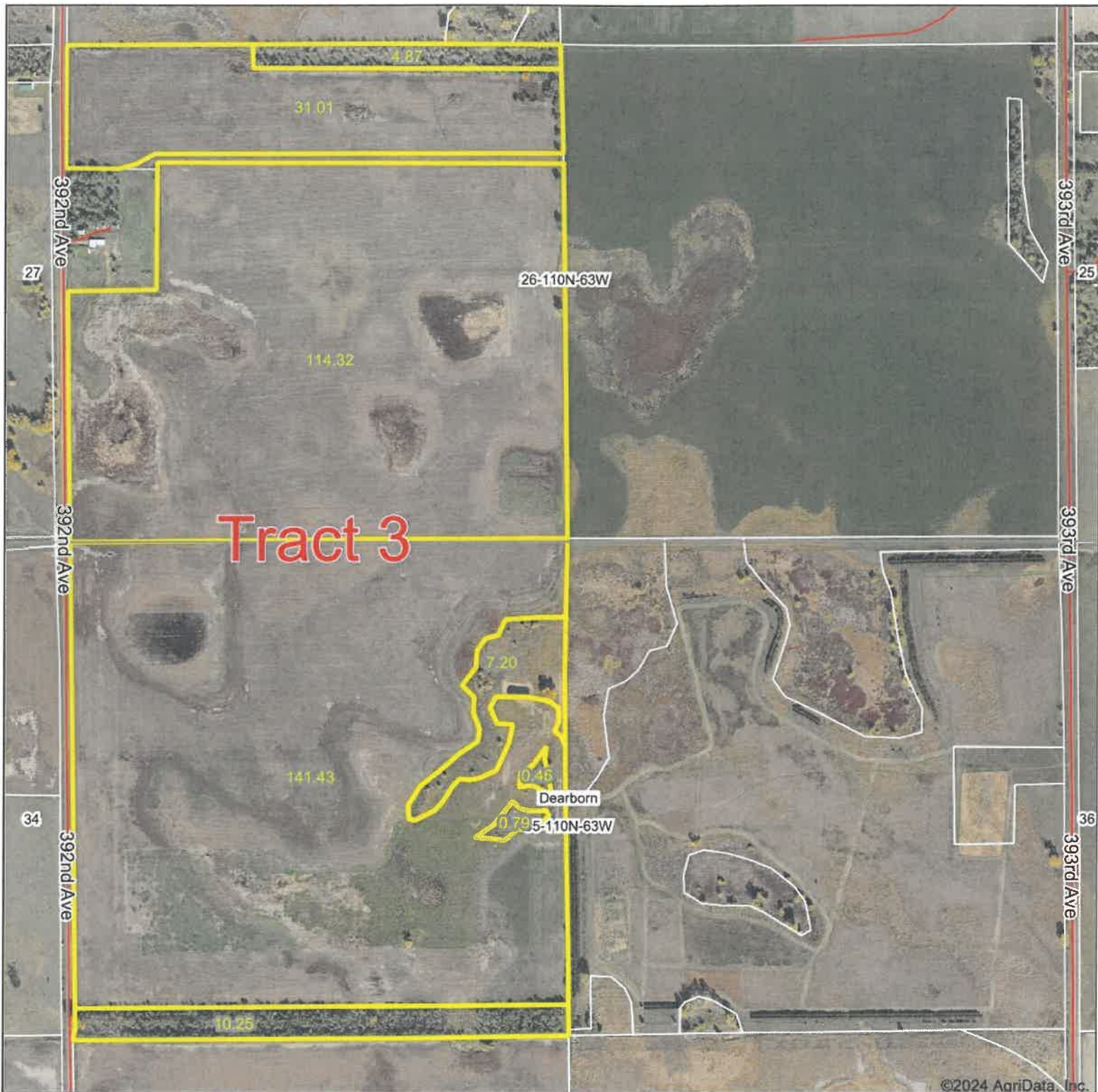
Maps Provided By:



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

Aerial Map



©2024 AgriData, Inc.



Maps Provided By:



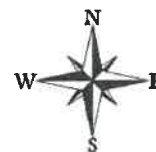
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Boundary Center: 44° 17' 53.38, -98° 22' 18.02

26-110N-63W
Beadle County
South Dakota

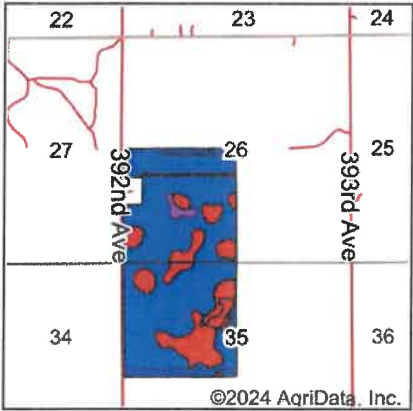
0ft 828ft 1656ft



10/2/2024

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

Soils Map



State: **South Dakota**
County: **Beadle**
Location: **35-110N-63W**
Township: **Dearborn**
Acres: **312.97**
Date: **8/19/2024**







Maps Provided By:

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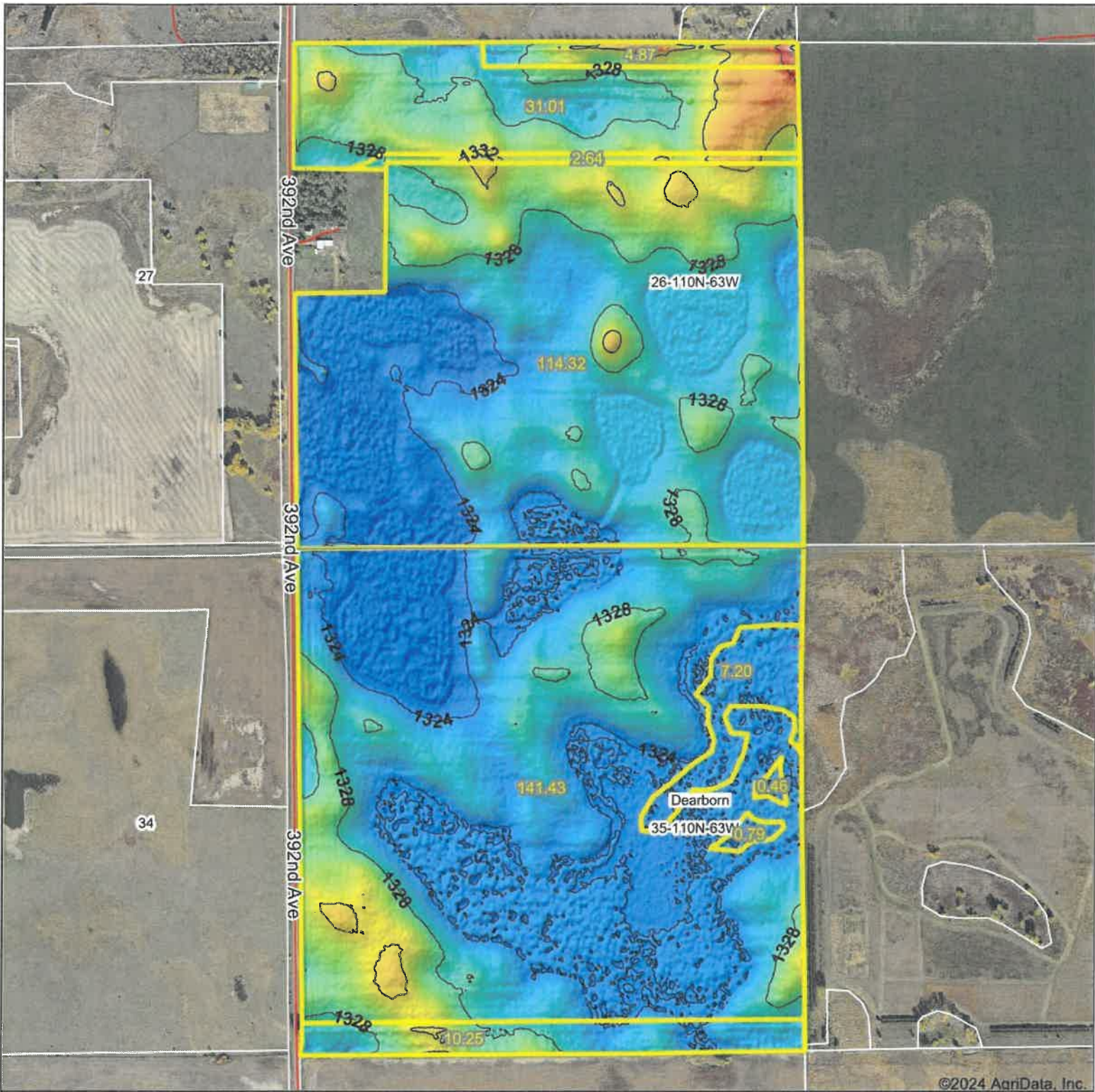
Soils data provided by USDA and NRCS.

Area Symbol: SD005, Soil Area Version: 28						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
HoB	Houdek-Prosper loams, 1 to 6 percent slopes	239.57	76.6%		Ile	84
Te	Tetonka-Hoven silt loams	47.33	15.1%		IVw	48
DtA	Dudley-Tetonka silt loams	22.21	7.1%		IVs	43
HeC	Houdek-Ethan loams, 6 to 9 percent slopes	3.86	1.2%		IIIe	58
Weighted Average					2.46	75.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Low Elevation High



Source: USGS 3 meter dem

Interval(ft): 4

Min: 1,321.8

Max: 1,341.5

Range: 19.7

Average: 1,326.3

Standard Deviation: 2.66 ft

0ft 813ft 1627ft



8/19/2024

26-110N-63W
Beadle County
South Dakota

Boundary Center: 44° 17' 53.38, -98° 22' 18.02

**Maps Provided By:**

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

T-1088

Vermin

Crabs

W-2
W-3
W-4

W-6

W-1
W-14
W-13

W-4

W-3

W-1.3

W-1.1

W-2

W-8

9

W-5.4

W-4

W-1.2

①

W-3

W-6

110-63

W-7

T-1088

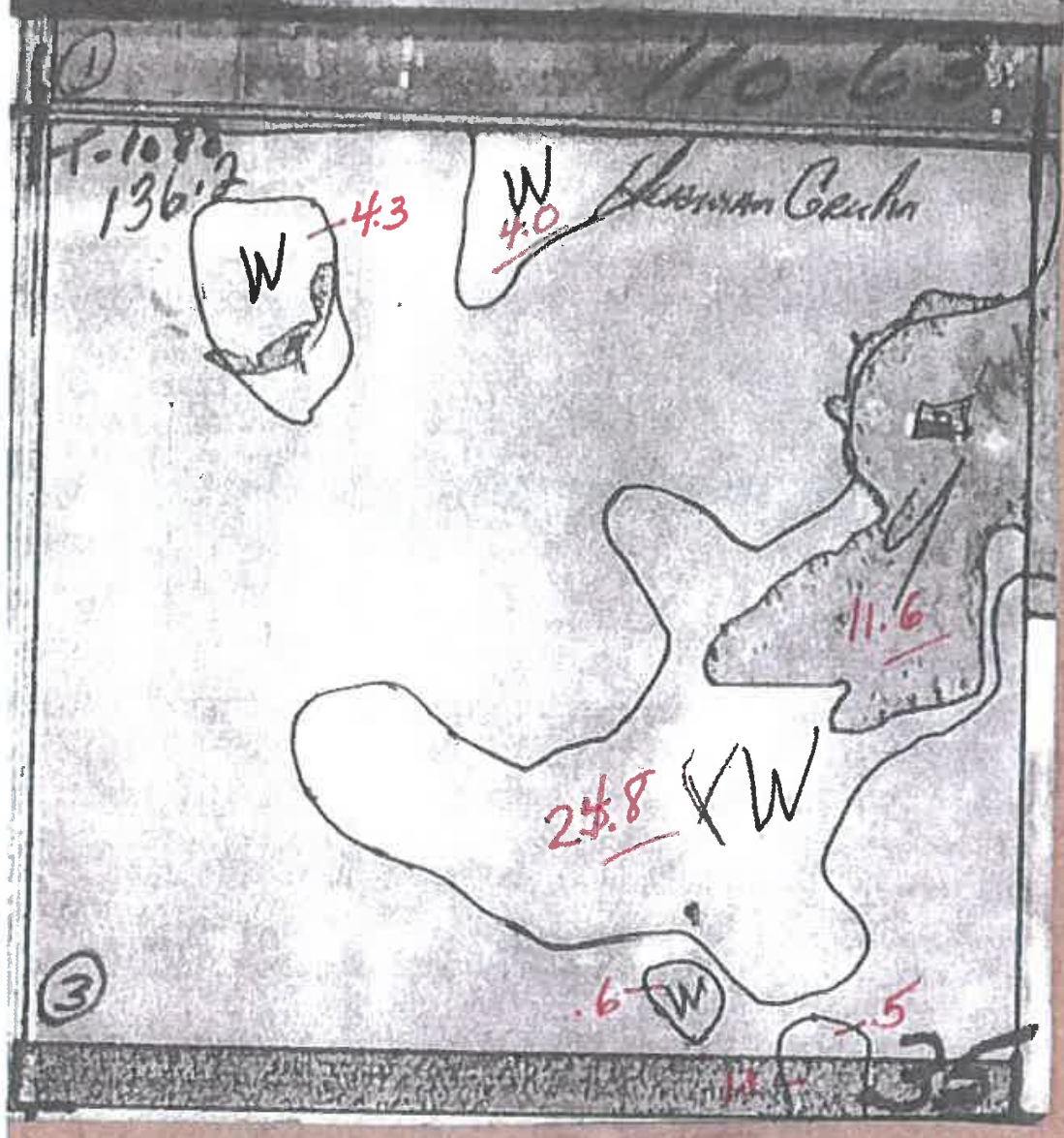
136.2

2

Hermitian Crabs



NOT TO



SOUTH DAKOTA

BEADLE

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

FARM : 9867

Prepared : 9/16/24 9:24 AM CST

Crop Year : 2024

Abbreviated 156 Farm Record

Operator Name : TYLER MEYER
CRP Contract Number(s) : None
Recon ID : 46-005-2022-157
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
312.96	295.61	295.61	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	295.61	0.00			0.00	0.00	0.00	6.22

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	12.26	0.00	54	
Corn	116.50	0.00	134	0
Soybeans	116.87	0.00	32	0
TOTAL	245.63	0.00		

NOTES

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Tract Number : 12133

Description : SW 26-110-63
FSA Physical Location : SOUTH DAKOTA/BEADLE
ANSI Physical Location : SOUTH DAKOTA/BEADLE
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 : ALICE CLOE KEXEL, JENNIFER ANN GRUHN
Other Producers : None
Recon ID : 46-005-2013-69

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
152.83	147.96	147.96	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA
BEADLE
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 9867
Prepared : 9/16/24 9:24 AM CST
Crop Year : 2024

Tract 12133 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	147.96	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	6.27	0.00	54
Corn	59.56	0.00	134
Soybeans	59.75	0.00	32
TOTAL	125.58	0.00	

NOTES

Tract Number : 12134

Description : NW 35-110-63
FSA Physical Location : SOUTH DAKOTA/BEADLE
ANSI Physical Location : SOUTH DAKOTA/BEADLE
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 : ALICE CLOE KEXEL, JENNIFER ANN GRUHN
Other Producers : None
Recon ID : 46-005-2013-69

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
160.13	147.65	147.65	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	147.65	0.00	0.00	0.00	0.00	6.22

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.99	0.00	54
Corn	56.94	0.00	134
Soybeans	57.12	0.00	32
TOTAL	120.05	0.00	

NOTES

Old Republic National Title Insurance Company

SCHEDULE A

Address reference (not applicable to coverage):

Office File Number: 03-24-00592

1. Commitment Date: October 2, 2024 at 07:30 AM
2. Policy or policies to be issued:
 - a. 2021 ALTA Owner's Policy (07/01/2021)
[X] Standard Coverage [] Extended Coverage
Proposed Insured: to be determined
Proposed Amount of Insurance: \$ 1,000.00
The estate or interest to be insured: Fee Simple
 - b. 2021 ALTA Loan Policy (07/01/2021)
[] Standard Coverage [] Extended Coverage
Proposed Insured:
Proposed Amount of Insurance:
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:
Fee Simple
4. The Title is, at the Commitment Date, vested in:
Alice Cloe Gruhn now known as Alice Cloe Kexel and Jennifer Ann Gruhn
5. The Land is described as follows:
Parcel 1: SW 1/4 of Section 26, Township 110, Range 63 (except Ingle Lot 1), Beadle County, South Dakota, and

Parcel 2: NW 1/4 of Section 35, Township 110, Range 63, Beadle County, South Dakota

Old Republic National Title Insurance Company

By: 

Huron Title Company

2260 Kansas Ave. SE, Suite 1; P.O. Box 563, Huron, SD 57350
(605)352-6157

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

Old Republic National Title Insurance Company

SCHEDULE B - PART II

ALTA COMMITMENT

Office File Number: 03-24-00592

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. Easements, or claims of easements, or roads and highways, not shown by the public records.
3. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
4. 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.
5. Any Service, installation or connection charge for sewer, water or electricity.
6. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, or other hydrocarbons.
7. Coverage extends only to filings in the records of the Register of Deeds, Treasurer and Clerk of Courts in Beadle County, SD.
8. Rights and claims of parties in possession.
9. Construction, Mechanic's Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
10. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
11. Conditions, Reservations and Provisions contained in any United States or State Patent, or any applicable enabling acts.

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

Schedule B2 - ALTA Commitment 2021 v. 01.00
07/01/2021

(03-24-00592.PFD/03-24-00592/5)

SCHEDULE B - PART II
EXCEPTIONS
(Continued)

Office File Number: 03-24-00592

12. Last Half of 2023 real estate tax due and payable in 2024 unpaid as follows:
\$1,568.66, ID: 2510, SW 1/4, exc. Ingle Lot 1
\$1,574.02, ID: 2543, NW 1/4
13. Rights of tenants in possession, if any.
14. Subject to unrecorded leases, if any.
15. Statutory section line right-of-way 33 feet wide on each side of each section line, pursuant to SDCL, chapter 31-18.
16. This Commitment/Policy neither covers nor insures minerals or the mineral estate or the insured land and no examination was made under the mineral estate referenced in the following recorded instrument:

Reservations to Federal Farm Mortgage Corporation of an undivided one-half interest in all oil, gas and mineral rights in and under the SW 1/4 of Section 26; and the NW 1/4 of Section 35, all in Township 110, Range 63, Beadle Co., SD, for a period of twenty years from November 10, 1942, and as long thereafter as oil, gas and other minerals continue to be produced therefrom or said property is being so developed or operated, by document filed April 10, 1943 in Book 288, Page 327.

17. Right of Way Easements filed Dec. 30, 2015 in Disk 1H # 142R and in Disk 1H # 143R, grant to Mid-Dakota Rural Water System, Inc., its successors and assigns, a perpetual easement over, across and through The W. 75' of the SW 1/4 of Sec. 26 in T110N R63W EXCEPT Ingle Lot 1, Beadle Co., SD, with the right to erect, construct, install and lay, and thereafter perpetually use, operate, inspect, repair, maintain, replace, and remove water pipes, connections, valves and all other devices used in connection with the operation of a rural water system. (See recorded document for further details).
18. This Commitment / Policy does not insure against or cover the rights, if any, of the insured, the United States, the State of South Dakota, any governing body and /or the public in general, in and to the waters of small lake, the bed of the aforementioned body of water, and/or any portion of the insured land lying between the ordinary high water mark and the bed or ordinary low water mark of the aforementioned body of water, which may be subject to public use.

This Commitment / Policy does not insure or cover riparian rights, if any, of the owner or insured, or claims of riparian rights, if any, by adjacent owners.

This Commitment / Policy does not insure or cover the effects of erosion, accretion, reliction, avulsion or any changes to the course of / shoreline to the aforementioned body of water whether previous, current or subsequent to date of Policy; any boundary of the insured land that is formed by the aforementioned body of water is not covered under this Commitment / Policy.
(NW 1/4-35-2110-63)

19. Huron Title Company reserves the right to make further exceptions when more information is disclosed.

END OF SCHEDULE B - PART II

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

Schedule B2 - ALTA Commitment 2021 v. 01.00
07/01/2021

(03-24-00592.PFD/03-24-00592/8)

On this 18th day of March in the year 1943, before me, personally appeared B. Morman known to me to be the Omaha Regional Treasurer of the Corporation that is described in and that executed the within instrument and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

Vera Kouba
Notary Public, Douglas County,
Nebraska.
My commission expires; May 11, 1944

(SEAL)

Filed for record in the office of the Register of Deeds, Beadle County, South Dakota, April 3, 1943, at 10:00 o'clock A. M. in Book 288 on page 326.

Hazel Arnold, Deputy

Blanche B. Hoy, Register of Deeds.

DEED OF CONVEYANCE SW $\frac{1}{4}$ -26 NW $\frac{1}{4}$ -35-110-63

KNOW ALL MEN BY THESE PRESENTS:

That the Federal Farm Mortgage Corporation, of Washington, D. C., in consideration of Six Thousand Four Hundred and no/100 Dollars (\$6,400.00) does hereby grant, bargain, sell, convey and confirm unto Herman A. Gruhn and Maxine Chloe Gruhn of Riverside, State of California, the following described real estate situated in the County of Beadle, State of South Dakota, subject to any existing highways, easements, and any reservations in the United States and State patents, to-wit:

Southwest Quarter of Section 26: and the Northwest Quarter of Section 35, all in Township 110 North, Range 63, West of the 5th Principal Meridian, excepting and reserving in the Grantor an undivided one-half interest in all oil, gas and mineral rights in and under the above described property for a period of twenty years from November 10, 1942, and as long thereafter as oil, gas and other minerals continue to be produced therefrom or said property is being so developed or operated,

This conveyance is made subject to a first mortgage lien on said premises in the original amount of \$4,000, payable to the Federal Land Bank of Omaha, and recorded in Book 224, page 357, of the Mortgage Records of said County, which mortgage lien the Grantee assumes and agrees to pay as a part of the purchase price for said premises,

This conveyance is made subject also to a purchase money second mortgage executed by the grantee herein to the Grantor herein in the amount of \$1,350,

Grantor reserves possession of said premises until March 1, 1943,

together with all the tenements, hereditaments and appurtenances to the same belonging, and all the estate, title, claim or demand whatsoever of the said Federal Farm Mortgage Corporation of or to the same or any part thereof,

TO HAVE AND TO HOLD the above described premises unto the said Herman A. Gruhn and Maxine Chloe Gruhn and to their heirs and assigns forever.

And the said Federal Farm Mortgage Corporation hereby covenants with the said Herman A. Gruhn and Maxine Chloe Gruhn, their heirs and assigns, that it is lawfully seized of said premises and that it has good and lawful authority to sell and convey the same.

Rev. Stamps (\$3.30) cancelled 4-8-43 by F. L. B.

IN WITNESS WHEREOF, The Federal Farm Mortgage Corporation has caused these presents to be executed by its Vice President and its corporate seal to be affixed hereto this 2nd day of February, 1943.

Witness:
Helen Pryor

Federal Farm Mortgage Corporation
By LaVerne Clark
Vice President
Attest Wayne E. Smith
Assistant Secretary

(CORPORATE SEAL)

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss. On this 2nd day of February, 1943, before me, Ursula U. Shanahan, a notary public in and for Douglas County, Nebraska, personally appeared LaVerne Clark, to me personally known to be the person who executed the foregoing instrument, who being by me duly sworn, did say that he is Vice President of the Federal Farm Mortgage Corporation; that the seal affixed to said instrument is the corporate seal of the Federal Farm Mortgage Corporation; that said instrument was signed and sealed in behalf of the Federal Farm Mortgage Corporation by authority of its Board of Directors; and the said LaVerne Clark acknowledged said instrument to be the free and voluntary act and deed of said corporation by it voluntarily executed.

In witness whereof, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Ursula U. Shanahan
Notary Public in and for Douglas
County, Nebraska.

(SEAL)

My commission expires August 23rd, 1944.

Filed for record in the office of the Register of Deeds, Beadle County, South Dakota, April 10 1943, at 11:30 O'clock A. M. in Book 288 on page 327.

Hazel Arnold, Deputy

Blanche B. Hoy, Register of Deeds.

WARRANTY DEED Lot 4 Block 9 Jolin's Addition

Camden Rayburn Grantor of Beadle County, State of South Dakota for and in consideration of One Dollar and other valuable consideration Dollars, Grants, Conveys and Warrants to Minnie Weldner grantee of Huron, South Dakota P. O., the following described real estate in the County of Beadle in the State of South Dakota:



Tract 1



Tract 2



Tract 1



Tract 2



312.90 ACRES

BEADLE COUNTY LAND

**MONDAY,
NOVEMBER 18TH
AT 10:30AM**

*Auction will be held at the
Huron Events Center,
Huron, SD*

HURON

212th St

214th St

214th St

214th St

392nd Ave
392nd Ave

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before January 6, 2025. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2024 taxes in full. The new buyer to pay all of the 2025 taxes due in 2026. Sold subject to owners approval and all restrictions of record. Remember auction held indoors at the Crossroads Event 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

