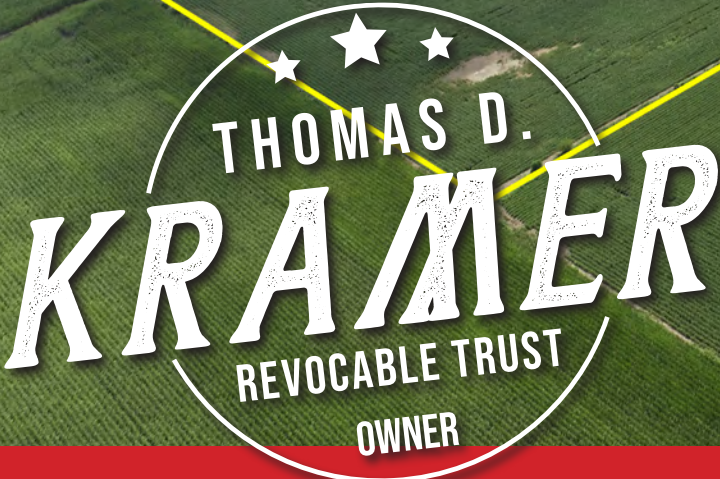


# 40 ACRES TURNER COUNTY LAND

- THURSDAY, NOVEMBER 2ND AT 10:30AM -



*"We Sell The Earth And Everything On It!"*

800.251.3111 | Marion, SD | [WiemanAuction.com](http://WiemanAuction.com)

Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

**40-ACRES OF ROSEFIELD TOWNSHIP TURNER COUNTY LAND  
AT AUCTION**

In order to dissolve the Trust the following land will be sold at public auction located at the Wieman Auction Facility 44628 SD Hwy. 44 Marion, SD on:

**THURSDAY, NOVEMBER 2<sup>ND</sup>  
10:30 A.M.**

After the passing of lifelong friend and employee Tom Kramer the final piece of land will be sold located in the tightly held Rosefield Township of Turner County. This powerful, all tillable tract of land has only one soil type providing for ease of management and predictable yield potential. Come check it out

**LEGAL:** The W ½ of the E ½ of the SE ¼ of Section 13, 99-55 Turner County, SD.

**LOCATION:** From Wieman Auction Facility go ½ mile west turn south 1-mile on 446<sup>th</sup> Ave. then west 1/8 mile on 276<sup>th</sup> St. north side of the road or near the junction of 276<sup>th</sup> St. and 446<sup>th</sup> Ave.

- 38.92 acres tillable with the balance in road right of ways
- Soil Rating of 82 with only one soil type Clarno-Crossplain-Davison Complex
- This is a ½ mile long 40-acres that is farmed in conjunction with the 40-to the east. Sellers will have the property surveyed after harvest is complete.
- Annual Real Estate Taxes \$957.40. New buyer able to farm or lease out for the 2024 crop year.
- Aerial & Soil Maps, wetland maps, title insurance and other pertinent information found in the buyers packet.

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience. Drone video footage and buyers packets can be viewed by visiting [www.wiemanauktion.com](http://www.wiemanauktion.com) or by calling the auctioneer at 800-251-3111 and packets can be mailed out.

**TERMS:** Cash sale with 15% (non-refundable) auction day with the balance on or before December 6<sup>th</sup>, 2023. Trustees Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay all of the 2023 real estate taxes. New buyer will be responsible for the 2024 taxes. Sold subject to Trustee's Approval and all easements of record. Auction to be held in the heated Wieman Auction Facility.

**THOMAS D. KRAMER REVOCABLE TRUST – OWNER  
KERRY KRAMER -TRUSTEE**

Wieman Land & Auction Co. Inc.  
Marion, SD 57043  
[www.wiemanauktion.com](http://www.wiemanauktion.com)

Strasser Law Office  
Closing Attorney  
605-925-7745

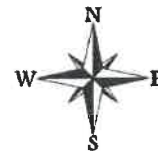
# Aerial Map



Boundary Center: 43° 23' 24.75, -97° 17' 2.56



**13-99N-55W**  
**Turner County**  
**South Dakota**



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

7/27/2023

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



United States  
Department of  
Agriculture

# Turner County, South Dakota



### Common Land Unit

- Cropland
- native\_sod\_SD

### 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      Producer initial \_\_\_\_\_  
 Corn = Yellow              Date \_\_\_\_\_  
 Soybeans = Common  
 Wheat - HRS or HRW  
 Sunflowers = Oil or Non

2023 Program Year

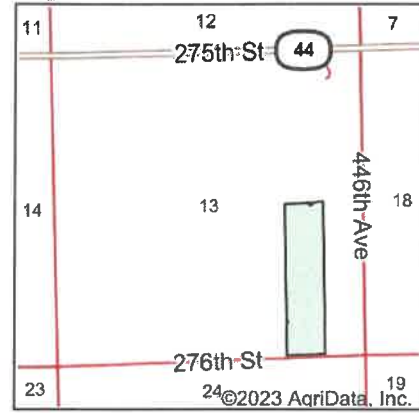
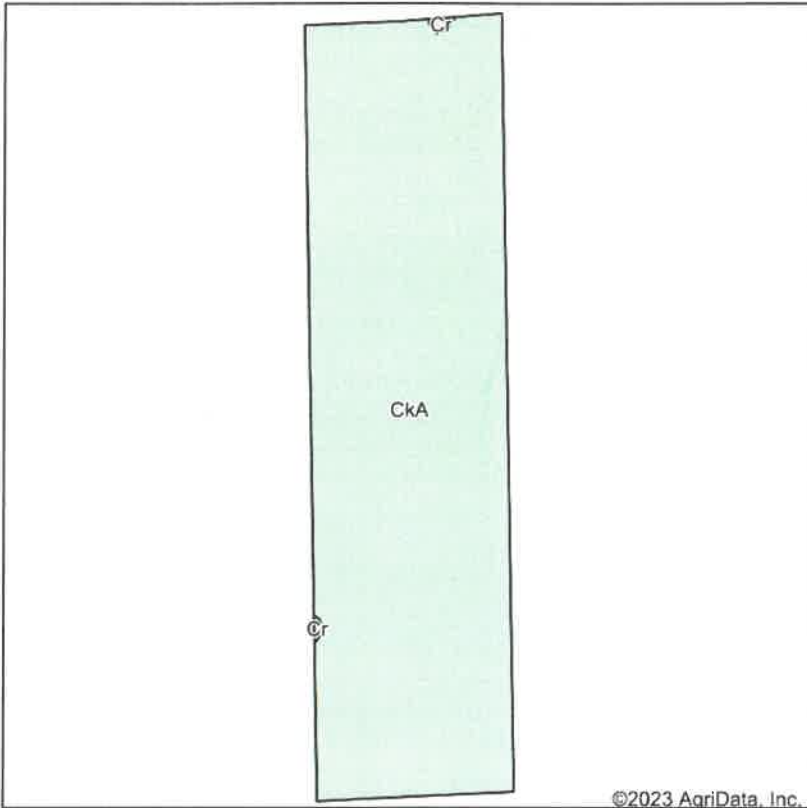
Map Created April 06, 2023

**Farm 8184**

**13-99N-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).

### Soils Map



State: **South Dakota**  
 County: **Turner**  
 Location: **13-99N-55W**  
 Township: **Rosefield**  
 Acres: **38.92**  
 Date: **7/27/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

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© AgriData, Inc. 2023

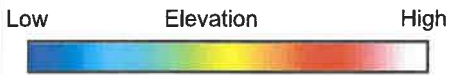
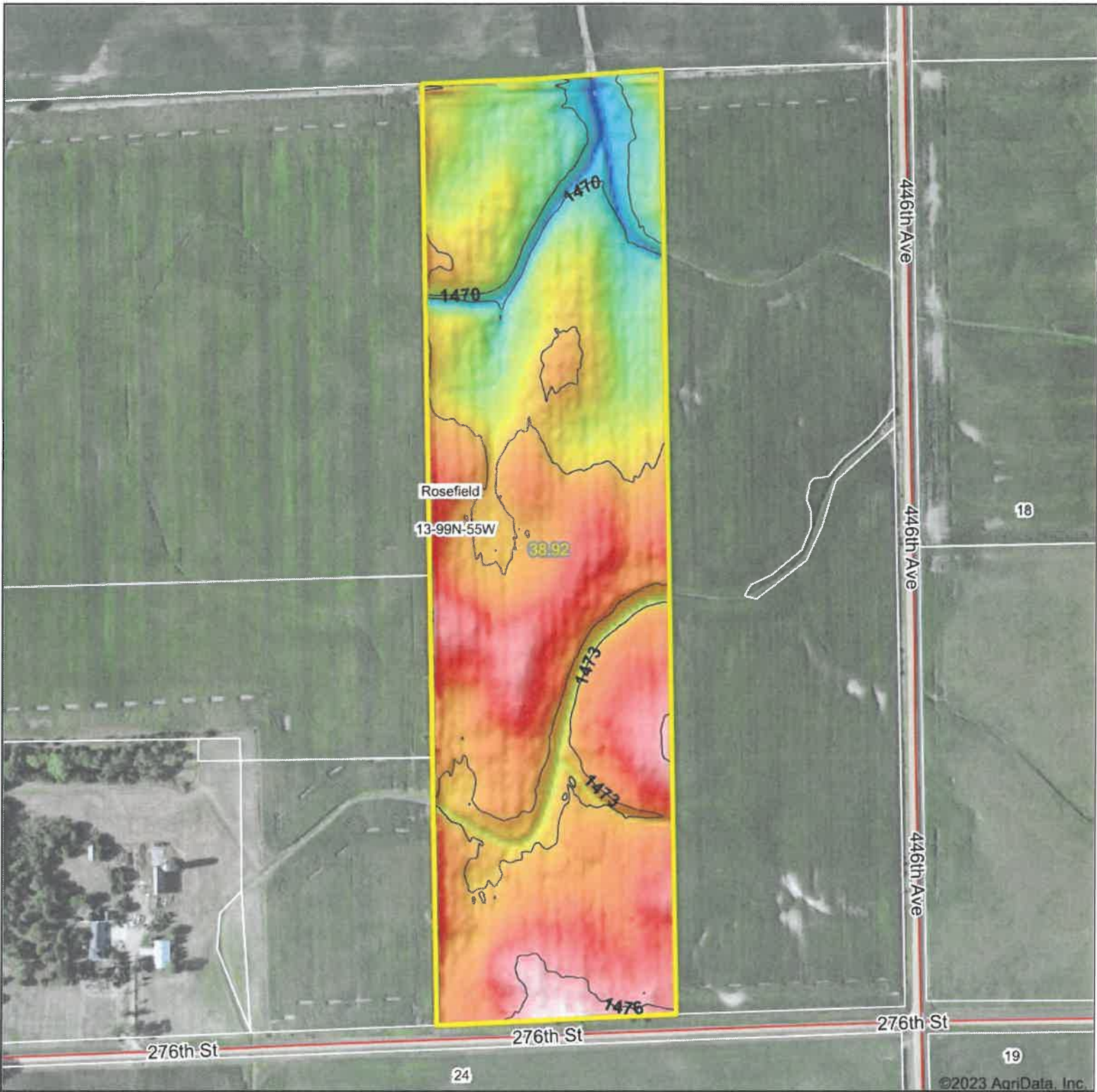
www.AgriDataInc.com

Area Symbol: SD125, Soil Area Version: 24					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	38.81	99.7%	IIc	82
Cr	Crossplain clay loam	0.11	0.3%	IIw	78
<b>Weighted Average</b>				<b>2.00</b>	<b>82</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Topography Hillshade



Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 1,467.2  
 Max: 1,477.2  
 Range: 10.0  
 Average: 1,473.0  
 Standard Deviation: 1.64 ft



**13-99N-55W**  
**Turner County**  
**South Dakota**

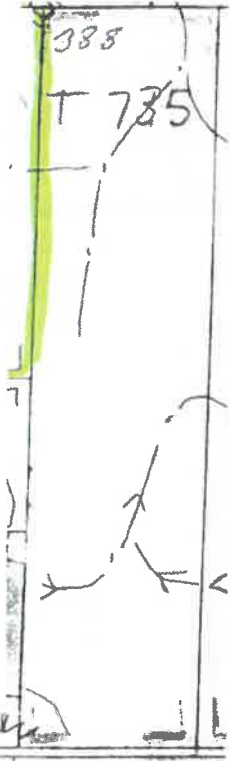
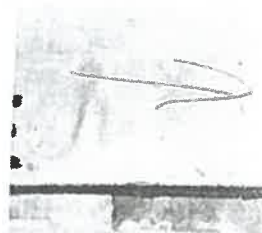
Boundary Center: 43° 23' 24.75, -97° 17' 2.56



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

OFFICIAL WETLAND DETERMINATION  
for Highlighted Tracts Only

- (M) Wetland
- (FW) Ditched or tilled 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
- ) Tilled prior to 12-23-85
- ( ——— w ——— ) Wetland in a channel



SOUTH DAKOTA  
TURNER  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 8184  
Prepared : 8/21/23 11:56 AM CST  
Crop Year : 2023

See Page 3 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : KENT RYAN SCHMIDT  
CRP Contract Number(s) : None  
Recon ID : 46-125-2010-145  
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
75.96	75.96	75.96	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	75.96	0.00		0.00	0.00	0.00	0.51	

**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	37.70	0.00	115	0
Soybeans	37.70	0.00	44	0
<b>TOTAL</b>	<b>75.40</b>	<b>0.00</b>		

**NOTES**

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**Tract Number : 735**

Description : WESE 13 99 55  
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 : THOMAS KRAMER  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.92	38.92	38.92	0.00	0.00	0.00	0.00	0.0



SOUTH DAKOTA  
TURNER  
Form: FSA-156EZ



FARM : 8184  
Prepared : 8/21/23 11:56 AM CST  
Crop Year : 2023

Abbreviated 156 Farm Record

Tract 735 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	38.92	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	19.45	0.00	115
Soybeans	19.45	0.00	44
<b>TOTAL</b>	<b>38.90</b>	<b>0.00</b>	

NOTES

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Tract Number : 1981

Description : EESE 13 99 55  
 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 : RANEE SCHMIDT  
 Other Producers : None  
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
37.04	37.04	37.04	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	37.04	0.00	0.00	0.00	0.00	0.51

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	18.25	0.00	115
Soybeans	18.25	0.00	44
<b>TOTAL</b>	<b>36.50</b>	<b>0.00</b>	

NOTES

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Issuing Agent: Turner County Title Company  
Issuing Office File Number: 23-TI-14173

**SCHEDULE A**

- 1. Commitment Date: August 17, 2023 at 07:30 AM
- 2. Policy or policies to be issued:
  - a. ALTA Own. Policy (06/17/06)
    - Standard Coverage       Extended Coverage
    - Proposed Insured: TO BE DETERMINED
    - Proposed Policy Amount: \$ 1,000.00
  - b. ALTA Loan Policy (06/17/06)
    - Standard Coverage       Extended Coverage
    - Proposed Insured:
    - Proposed Policy Amount: \$ 0.00
- 3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
- 4. Title to the estate or interest in the Land is at the Commitment Date vested in Thomas D. Kramer and Kerry L. Kramer, as Trustees of the Thomas D., Kramer Revocable Trust under agreement dated October 8, 2019.
- 5. The Land is described as follows:  
The West Half of the East Half of the Southeast Quarter (W 1/2 E 1/2 SE 1/4) of Section Thirteen (13), Township Ninety-Nine (99) North, Range Fifty-Five (55) West of the 5th P.M., Turner County, South Dakota.

**DAKOTA HOMESTEAD TITLE INSURANCE COMPANY**

By:   
Turner County Title Company

**SCHEDULE B, PART I**  
**Requirements**

File Number: 23-TI-14173

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. THE COMPANY requires a Trustee's Deed be executed and recorded conveying title from the Thomas D., Kramer Revocable Trust under agreement dated October 8, 2019 to the purchaser of the property.
6. The enclosed Certificate of Trust must be executed and attached to the Trustees Deed and recorded with the Register of Deeds Office.
7. THE COMPANY requires the enclosed South Dakota Data Breach Notification Law Compliance Forms be completed by the Sellers/ Buyers/ Mortgagees and returned to our office. NOTE: THIS WILL BE PROVIDED WHEN FURTHER INFORMATION IS RECEIVED AND WILL BE REQUIRED AT TIME OF CLOSING.
8. The enclosed Affidavit of Entity as to Liens and Encumbrances must be completed, signed and returned to our office. NOTE: THIS WILL BE PROVIDED WHEN FURTHER INFORMATION IS RECEIVED AND WILL BE REQUIRED AT TIME OF CLOSING.
9. The enclosed Affidavit of Purchasers as to Liens and Encumbrances must be completed, signed and returned to our office. NOTE: THIS WILL BE PROVIDED WHEN FURTHER INFORMATION IS RECEIVED AND WILL BE REQUIRED AT TIME OF CLOSING.
10. The enclosed Non- Residential Affidavit must be completed, signed and returned to our office. NOTE: THIS WILL BE PROVIDED WHEN FURTHER INFORMATION IS RECEIVED AND WILL BE REQUIRED AT TIME OF CLOSING.
11. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land. We may make additional requirements and exceptions.
12. AS referenced in Schedule A, this Commitment does not purport to insure any particular transaction, it is being issued as a preliminary or "to be determined" Commitment only, and is being issued as a courtesy. This Commitment must be updated and reissued in order to insure a specific transaction.

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**SCHEDULE BI & BII**  
(Continued)

File Number: 23-TI-14173

**SCHEDULE B, PART II**  
**Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- A. 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.
- B. General Exceptions:
1. Rights or claims of parties in possession not shown by the public records.\*
  2. 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.\*
  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.\*
  7. Any Service, installation or connection charge for sewer, water or electricity.\*
  8. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.\*

\*Paragraphs 1, 2, 3, 4, 5, 6, 7 and 8 will not appear as printed exceptions on extended coverage policies, except as to such parts thereof which may be typed as a Special Exception.

- C. Special Exceptions:
1. 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.
  2. VESTED DRAINAGE RIGHT FORM, dated June 24, 1992, filed June 25, 1992 @ 9:25 A.M. and recorded in Book 41 of Misc., page 466, Turner County Records, claims the right of drainage from the W 1/2 E 1/2 SE 1/4 Sec 13-99-55 onto the E 1/2 E 1/2 SE 1/4 Sec 13-99-55 and the NE 1/4 Sec 13-99-55.
  3. VESTED DRAINAGE RIGHT FORM, dated June 25, 1992, filed June 26, 1992 @ 9:10 A.M. and recorded in Book 41 of Misc., page 553, Turner County Records, claims the right of drainage from the N 1/2 SE 1/4 S 1/2 NE 1/4 Sec 24-99-55 through drainage ditches onto Sec 13-99-55.

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**SCHEDULE BI & BII**  
(Continued)

File Number: 23-TI-14173

4. VESTED DRAINAGE RIGHT FORM, dated June 29, 1992, filed June 29, 1992 @ 10:30 A.M. and recorded in Book 41 of Misc., page 658, Turner County Records, claims the right of drainage from the E 1/2 E 1/2 SE 1/4 Sec 13-99-55 through ditches onto Sec 13-99-55.
5. VESTED DRAINAGE RIGHT FORM, dated June 12, 1992, filed June 29, 1992 @ 1:30 P.M. and recorded in Book 41 of Misc., page 723, Turner County Records, claims the right of drainage as follows:
  - a. from the NW 1/4 SW 1/4 Sec 13-99-55 through ditches onto the W 1/2 E 1/2 SE 1/4 Sec 13-99-55
  - b. from the NW 1/4 SW 1/4 Sec 13-99-55 through ditches onto the SW 1/4 SE 1/4 Sec 13-99-55
  - c. from the NE 1/4 SW 1/4 Sec 13-99-55 through ditches onto the NW 1/4 Sec 13-99-55
  - d. from the SE 1/4 SW 1/4 Sec 13-99-55 through ditches onto the NE 1/4 SW 1/4 Sec 13-99-55
  - e. from the NW 1/4 SW 1/4 Sec 13-99-55 through ditches onto the NE 1/4 SW 1/4 Sec 13-99-55
  - f. from the SE 1/4 SW 1/4 Sec 13-99-55 through ditches onto the W 1/2 SE 1/4 Sec 13-99-55
6. VESTED DRAINAGE RIGHT FORM, dated June 30, 1992, filed June 30, 1992 @ 11:30 A.M. and recorded in Book 41 of Misc., page 914, Turner County Records, claims the right of drainage from the N 1/2 NE 1/4 Sec 24-99-55 through ditches onto the S 1/2 SE 1/4 Sec 13-99-55.
7. REAL ESTATE TAXES for the year 2023 and subsequent years which constitute a lien but are not due and payable. Real Estate Taxes for the year 2022 payable in 2023 in the total amount of \$957.00 are paid in full. Parcel ID#: 14000-09955-13410
8. 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.
9. 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.

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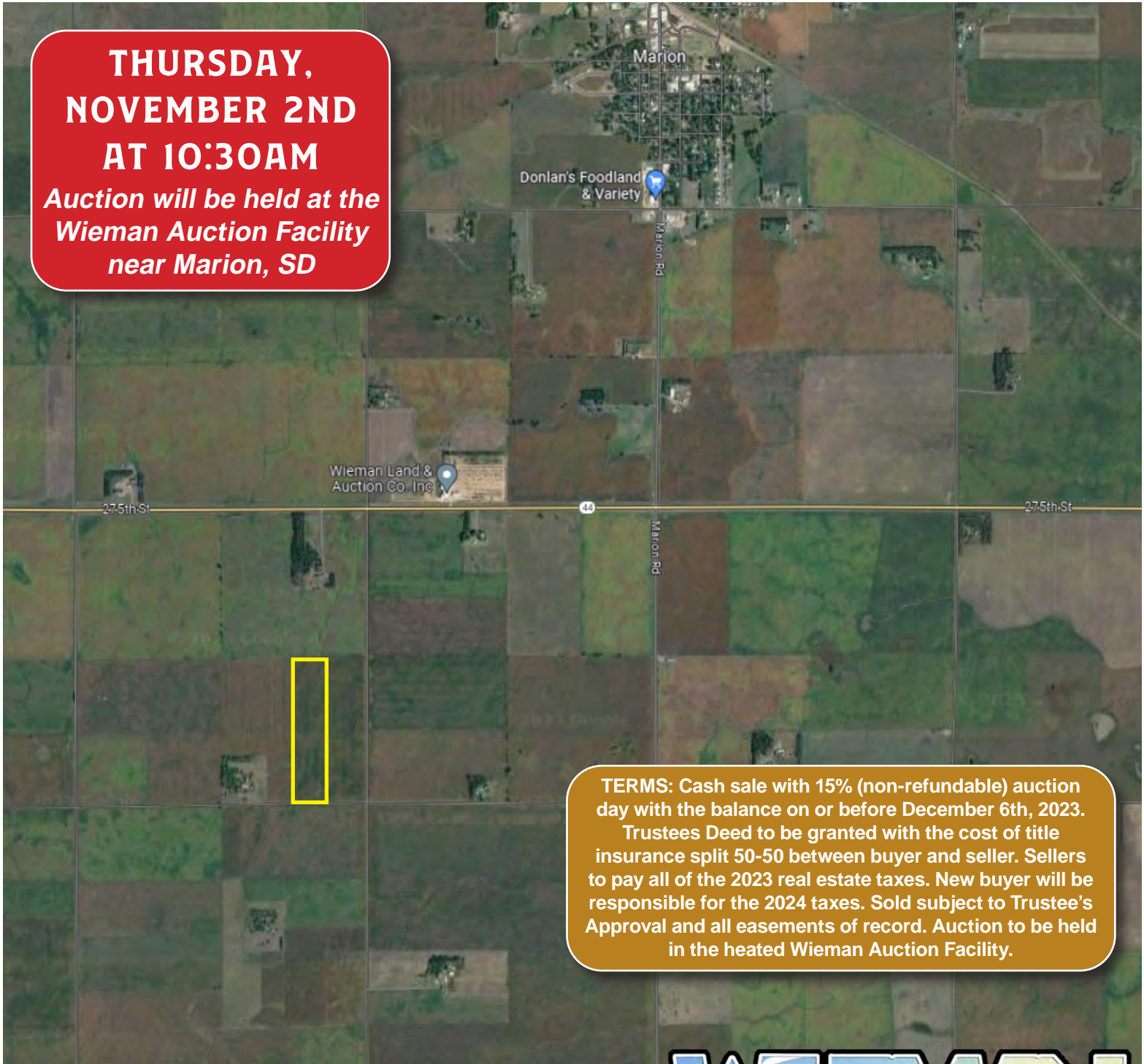


# 40 ACRES

## TURNER COUNTY LAND

**THURSDAY,  
NOVEMBER 2ND  
AT 10:30AM**

*Auction will be held at the  
Wieman Auction Facility  
near Marion, SD*



**TERMS:** Cash sale with 15% (non-refundable) auction day with the balance on or before December 6th, 2023. Trustees Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay all of the 2023 real estate taxes. New buyer will be responsible for the 2024 taxes. Sold subject to Trustee's Approval and all easements of record. Auction to be held in the heated Wieman Auction Facility.

*"We Sell The Earth And Everything On It!"*

800.251.3111 | Marion, SD | [WiemanAuction.com](http://WiemanAuction.com)

Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

