

Hutchinson County

**78.03  
Acres**

# LAND AUCTION

Thursday

**November 14th**

at 10:30 A.M.

OWNER:

**Norma J. Parlier**



44628 SD HWY 44, Marion SD phone: 800-251-3111

web: [wiemanauction.com](http://wiemanauction.com)

fax: 605-648-3102

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

**78.03 ACRES + or - OF HIGHLY PRODUCTIVE TILLABLE GRANDVIEW TOWNSHIP – HUTCHINSON  
COUNTY LAND AT AUCTION**

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

**THURSDAY, NOVEMBER 14<sup>TH</sup>, 2019 – 10:30 A.M.**

You will not want to miss this highly rated, all tillable tract of land with powerful soils, located just 1 mile East of Freeman, SD in Grandview Twp. Great location only ½ mile off an oil road with good access. This would be an excellent add-on piece for any farmer or investor.

**LEGAL:** The N ½ of the SE ¼ of Section 36, 99-56 Hutchinson County, South Dakota.

**LOCATION:** From Fensel’s Corner on Hwy 81 in Freeman go 1 Mile East and ½ Mile South, located on West Side of 440<sup>th</sup> Ave. Reminder auction will be held indoors at the Wieman Auction facility.

- +-78.03 acres of unimproved tillable farmland.
- Soil Production rating of 81.9. Predominant Soils include Clarno Bonilla (88), Tetonka Silt Loam (56) and others.
- Available to farm for the 2020 crop year. Annual Taxes \$2,012.46.
- Soil & Aerial Maps, wetland maps, and title insurance can be found in the buyers packet or view drone video footage at [www.wiemanauktion.com](http://www.wiemanauktion.com)

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience or view drone video footage. Buyers packet can be mailed by calling the auctioneers at 800-251-3111 or visit [www.wiemanauktion.com](http://www.wiemanauktion.com)

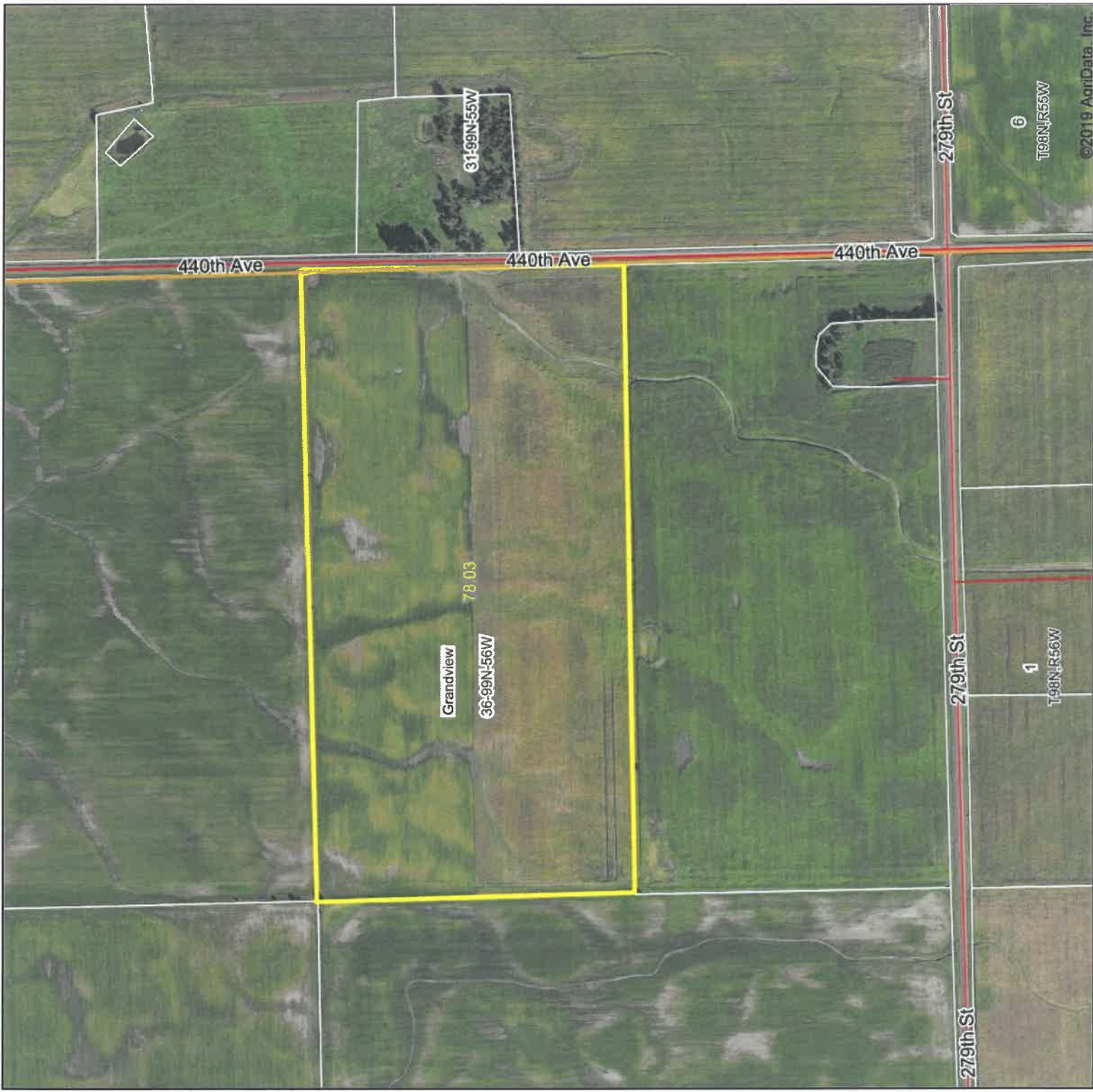
**TERMS:** Cash sale with 15% (non-refundable) auction day with the balance on or before December 16, 2019. Warranty Deed to be granted with the cost of title insurance split 50-50. Seller to pay 2019 taxes in full. No buyer contingencies accepted. Wieman Land & Auction Co., Inc. and Closing Attorney Dale Strasser are representing the seller. Come prepared to buy!

**Owner = Norma J. Parlier**

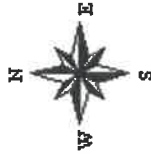
Wieman Land & Auction Co. Inc.  
Marion, SD 800-251-3111  
[www.wiemanauktion.com](http://www.wiemanauktion.com)

Strasser Law Office  
605-925-7745  
Closing Attorney

# Aerial Map



Map Center: 43° 20' 50.75, -97° 24' 18.49



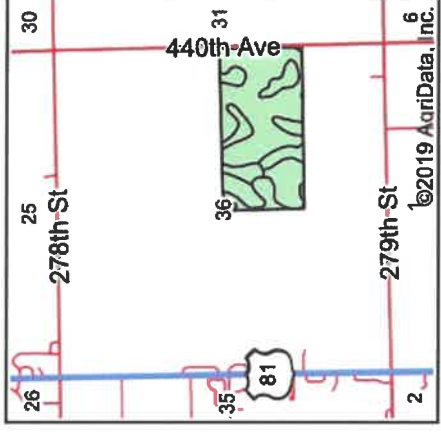
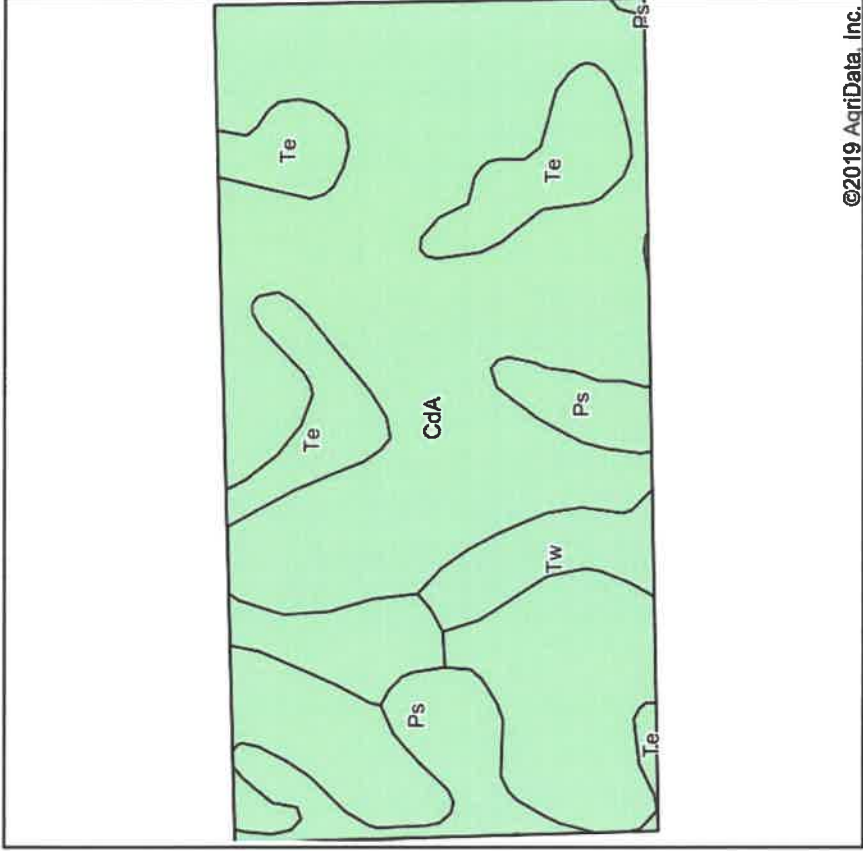
10/1/2019



www.AgrIDataInc.com

**36-99N-56W**  
**Hutchinson County**  
**South Dakota**

# Soils Map



State: **South Dakota**  
 County: **Hutchinson**  
 Location: **36-99N-56W**  
 Township: **Grandview**  
 Acres: **78.03**  
 Date: **10/1/2019**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD602\_Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	54.90	70.4%	Ilc	88
Te	Tetonka silt loam, 0 to 1 percent slopes	12.63	16.2%	IVw	56
Ps	Prosper and Crossplain complex	7.02	9.0%	Ilw	85
Tw	Tetonka and Whitewood silty clay loams	3.39	4.3%	Ilw	74
CeA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	0.09	0.1%	Ilc	82
<b>Weighted Average</b>					<b>81.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

# FSA Basis Information

Tract Number: 5474 Description: NSE 20 99 00 (601C411023N)  
 FSA Physical Location: Hutchinson, ANSE Physical Location: Hutchinson, SD

GM Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted or undetermined fields

Wetland Status: Tract does not contain a wetland

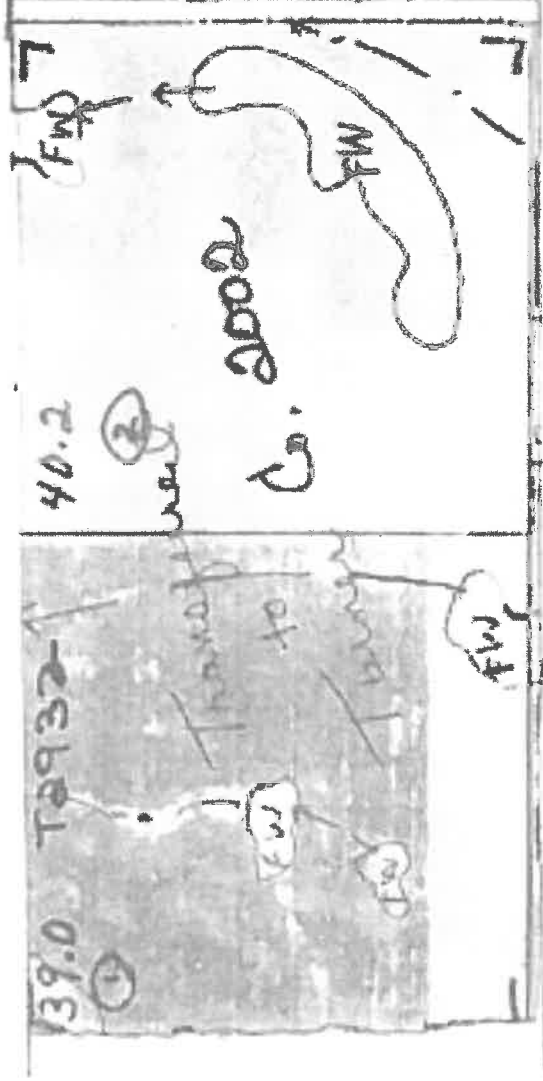
WL Violations: None

Farmland 78.03	Cropland 78.03	DCP Cropland 78.03	WSP 0.0	WFP/CMF 0.0	CRP Cropland 0.0	CRP 0.0
Size Conservation 0.0	Other Conservation 0.0	Effective DCP Cropland 78.03	Double Cropped 0.0	MPL/FWP 0.0	Native Bund 0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	COC-005 CRP Reduction
CORN	35.72	119	0.6	
SOYBEANS	37.52	36	0.0	
Total Base Acres:	73.24			

Owner: PAILLER, NORRIS JEAN

# NRCS Wetland Map



**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-4423

1. Effective Date: October 3, 2019, 8 AM

2. Policy or Policies to be issued:

A.  Owner's Policy(6/17/06)     Standard Coverage     Extended Coverage

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

Proposed Insured: To Be Determined.

B.  ALTA Loan Policy(6/17/06)     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:

Norma Jean Parlier and Vernon Loyd Parlier, wife and husband, as joint tenants  
with right of survivorship.

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

The N½SE¼ of Section 36, Township 99 North, Range 56 West 5<sup>th</sup> P.M.,  
Hutchinson County, South Dakota.

Parcel Identification Number: 099.56.36.4000

**SCHEDULE A**

Commitment – Stewart Title Guaranty Company  
0042 ALTA Commitment (6/17/06)

## SCHEDULE B-SECTION 2

Office File No.: TI-4423  
Page 1

### SPECIAL EXCEPTIONS:

1. Real Estate Taxes for the second half of year 2018, due and payable in year 2019, in the amount of \$1,006.23.
2. Rights of the public in and to the statutory easement for section line road right-of-way.
3. Mineral reservations and rights incidental thereto as reserved by the State of South Dakota in its State Patent and as recited in SDCL 5-2-12, recorded in:
  - Book X page 232 on July 12, 1905, affecting the NE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>-36-99-56.
  - Book X page 434 on July 12, 1911, affecting the NW<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>-36-99-56.
4. Claims of vested drainage rights for the drainage of water and rights incidental thereto as set forth in the following recorded documents:
  - from the S<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>-36-99-56 onto the N<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>-36-99-56, as recorded in Book D3 page 470 on June 29, 1992.
  - from the E<sup>1</sup>/<sub>3</sub>N<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub> and SE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> and SE<sup>1</sup>/<sub>4</sub> of Section 1-98-56 onto Section 36-99-56 and onto Section 6-98-55, as recorded in Book D4 page 73 on June 30, 1992.
  - from the S<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>-36-99-56 over and across the N<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>-36-99-56 and onto the S<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub>-36-99-56, as recorded in Book D4 page 130 on June 30, 1992.
  - from the S<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>-36-99-56 over and across the N<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>-36-99-56 and onto the NW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>-31-99-55, as recorded in Book D4 page 131 on June 30, 1992.

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

This Commitment is not valid without Schedule B-Section 1

SCHEDULE B-SECTION 2  
Commitment - Stewart Title Guaranty Company

Hutchinson County

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