

10 ACRES

HUTCHINSON COUNTY LAND

- THURSDAY, MARCH 20TH AT 4:00PM -



"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

**10-ACRE 3300 HEAD CAPACITY WEAN-TO-FINISH FACILITY
KULM TOWNSHIP HUTCHINSON COUNTY, SD AT AUCTION**

I have decided to offer the following turn- key hog finishing unit for sale at public auction located at 28174 408th Ave Parkston, SD or from the junction of Hwy. 37 and 282nd St. (Beardsley Elevator Corner) go 2-miles west on 282nd St. turn north on 408th Ave go ¼ mile east side of the road on:

THURSDAY, MARCH 20TH 2025

4:00 P.M.

LEGAL: Tract A in the NW ¼ of the SW ¼ of Section 14, 98-61 Hutchinson County, SD.

- (3) 1998 49 X 200 Murphy Style Finishing barns each having 1100 hd capacity.
- Shallow pit barns with cable scrapers and above ground slurry storage tank
- B-Y Rural water plus working well. 16 X 24 office and (6) 15-ton bulk bins.
- 2016 south curtains were replaced, 2019 all new steel roofs installed, 2022 new insulated north curtains installed.
- Valco Ventra-Pro master control for each building and a Agri-Alert system to call out. Each barn has (2) 250,000 BTU heaters plus brooder heaters
- Facility is in good standing with SD-DNR. However, slurry tank is in need of repair prior to additional hogs being placed
- Current Assessed Value \$414,166 and annual Real Estate Taxes are \$2,690.08.
- Great acreage site with mature trees for a new home site if hog production is not for you come take a look

TO INSPECT THE PROPERTY: Open houses to be held on Thurs. March 6th & 13th from 1:00 to 4:00 p.m. Please inspect at those times or contact auctioneers or seller for personal showing. Pictures and drone video footage available at www.wiமானauktion.com

TERMS: Cash sale with \$10,000 (non-refundable) down payment auction day with the balance on or before April 30, 2025. Property sold in AS-IS condition and no buyer or financing contingency will be allowed. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Taxes to be prorated to date of possession. Sold subject to owners approval, and all easements and restrictions of record. Auction held on-site. Come prepared to buy!!

BLAKE LIGTENBERG -OWNER

605-321-6780

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

Braley Law Office
Closing Attorney
605-928-7958

**HAPPY HOGS FACILITY AUCTION
ADDITIONAL INFORMATION**

PERSONAL PROPERTY THAT WILL TRANSFER WITH THE DEED AT TIME OF CLOSING

FRIGIDAIRE WASHER AND DRYER IN OFFICE

WINDOW AIR CONDITIONER IN OFFICE

3-DEAD CARTS

(6) 15-TON BULK BINS WITH FLEX AUGERS

(2) 1000 GAL. PROPANE TANKS ARE OWNED AND TRANSFER WITH DEED

1000 GAL PROPANE TANK IS LEASED BUYER MAY CONTINUE LEASE OR HAVE REMOVED

2-STEEL PORTABLE HOG LOADING CHUTES, 1-MANUAL CRANK, 1-ELECTRIC/HYD

EXTRA CONCRETE WALL SECTIONS TO THE EAST OF BUILDINGS

GRUEL PLASTIC PAN FEEDERS

**ELECTRIC BILL AVERAGE IS \$275/MONTH WHEN FULL
B-Y RURAL WATER BILL IS \$50/MONTH**

OFFICE BUILDING 16 X 20

PROPANE SPACE HEATER, TAN KLESS WATER HEATER, BATHROOM

SHOWER & TOILET, WINDOW A/C UNIT

RURAL WATER & WELL WATER COMES INTO OFFICE WITH VALVES

HOG BARN ADDITIONAL INFORMATION

EACH BARN HOLDS 1100 HD PEN DESIGN HAS BEEN ALTERED TO INCLUDE CARE PENS.
55 HD PER PEN IN LARGE PENS, 28 HD IN SMALL PENS

36" CONCRETE WALL DIVIDERS WITH POLY GATES

NIPPLE WATERS ARE ADJUSTABLE AND MOVE UP AS HOGS INCREASE IN SIZE SDI
STAINLESS DOUBLE-SIDED FEEDERS WITH AUTO FILL

BROODER HEATERS IN EACH PEN WITH AUTO CONTROL HIGH & LOW

AO SMITH SLURRY TANK

ACCORDING TO COURTHOUSE HAS 1.4 MILLION GAL. CAPACITY. TANK IS IN NEED OF A
2-REPLACEMENT PANELS ALONG THE BOTTOM

Aerial Map



©2025 AgriData, Inc.



Maps Provided By:



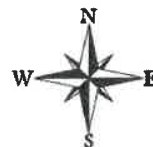
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www.AgriDataInc.com

Boundary Center: 43° 18' 5.51, -98° 1' 53.26

14-98N-61W
Hutchinson County
South Dakota

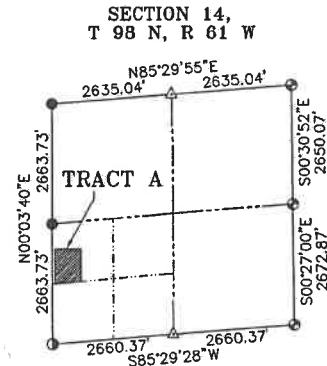
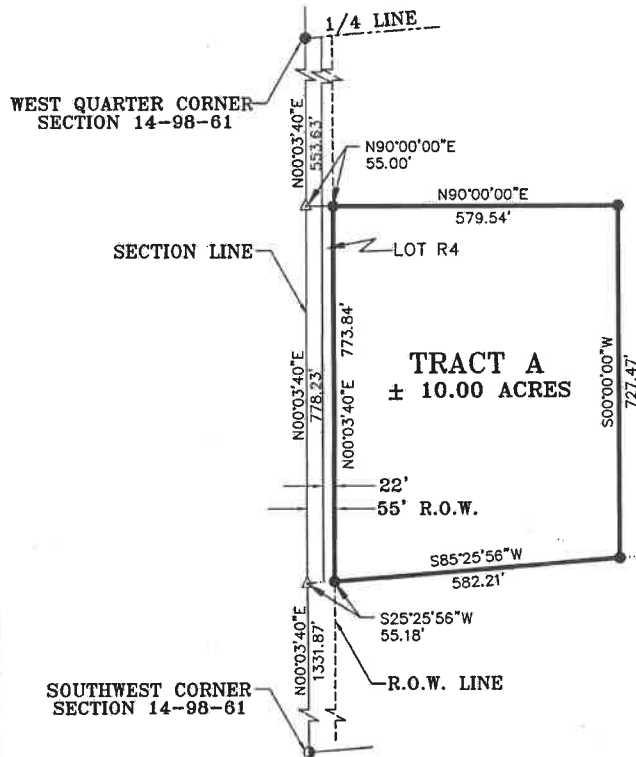
0ft 293ft 587ft



2/7/2025

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

**A PLAT OF TRACT A LYING IN THE NORTHWEST QUARTER (NW 1/4) OF
THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 98 NORTH,
RANGE 61 WEST OF THE 5TH P.M., HUTCHINSON COUNTY, SOUTH DAKOTA.**

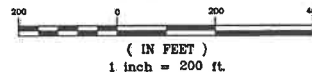


**LOCATION MAP
NTS**

LEGEND

- SET 5/8" x 18" REBAR W/
LS CAP STAMPED "C-329"
- ⊙ FOUND 5/8" REBAR W/
LS CAP STAMPED "2185"
- ⊙ FOUND 3/8" REBAR
- △ COMPUTED CORNER LOCATION

GRAPHIC SCALE



**BASIS OF BEARINGS
BEARINGS ARE ASSUMED**

Prepared By
Eisenbraun and Associates
Professional Engineers
Licensed Land Surveyors
215 Walnut
Yankton, South Dakota 57078
605-665-9922
FAX 605-665-0223

JF# 96067S13-JUNE, 1997
cc J.J.M. dn B.P.Z.
ck B.R.K.

SURVEYOR'S CERTIFICATE

I, Brett R. Kennedy, a Licensed Land Surveyor of Yankton, South Dakota, do hereby certify that at the request of Ronald L. Leischner and Elaine M. Leischner, as owners, and under their direction, did on or prior to June 20th, 1997, survey the land described as follows: A plat of Tract A lying in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 14, Township 98 North, Range 61 West of the 5th P.M., Hutchinson County, South Dakota.

I also hereby certify that this plat is to the best of my knowledge and belief, in all respects, a true description of said property.

Dated this 25th day of JUNE, 1997.

Brett R. Kennedy
Brett R. Kennedy, L.S.



THE DEDICATION

We, the undersigned, hereby certify that we are the absolute and unqualified owners of the land included in this plat, this plat being entitled: A plat of Tract A lying in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 14, Township 98 North, Range 61 West of the 5th P.M., Hutchinson County, South Dakota, that the plat has been made at our request and under our direction, for the purpose of defining and describing the property as shown by this plat, that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. In witness whereof we have hereunto set our hands this 1st day of July, 1997.

By *Ronald L. Leischner*
Ronald L. Leischner

By *Elaine M. Leischner*
Elaine M. Leischner

STATE OF SOUTH DAKOTA)
COUNTY OF Hutchinson) SS

On this, the 1st day of July, before me, the undersigned, a Notary Public, personally appeared Ronald L. Leischner and Elaine M. Leischner, known to me to be the persons whose names are subscribed to the foregoing Dedication, and I hereby acknowledge that they executed the foregoing instrument.

In witness whereof, I hereunto set my hand and official seal.

My commission expires 4/3/02.

Ronald M. Johnson
Notary Public

CERTIFICATE OF COUNTY TREASURER

I, *Tamara Miller*, hereby certify that I am the duly elected, qualified, and acting Treasurer of Hutchinson County, South Dakota, that all taxes which are liens upon any land included in this foregoing plat, as shown by the records of my office, have been fully paid.

Dated this 1st day of July, 97.

Tamara Miller
Treasurer, Hutchinson County



DIRECTOR OF EQUALIZATION

I, *Donna Zeeb*, Director of Equalization of Hutchinson County, South Dakota, hereby certify that I have received a copy of this plat.

Donna Zeeb, C.F.A.
Hutchinson County Director of Equalization

December 12, 2024

«Contact»
«Facility»
«Address»
«City_State__Zip»

RE: «Facility» - Permit Transfer Requirements

Dear «Salutation»:

Thank you for your telephone call requesting information regarding the requirements for transferring permit coverage for the «Facility». This operation is currently permitted under the 2017 *General Water Pollution Control Permit for Concentrated Animal Feeding Operations* for «Total_Animals__Permitted»-head of «CAFO_Type».

The following items must be completed for transferring permit coverage. A copy of the general permit which includes the required forms listed below can be found within the permit section of the producer handbook for the facility or at <https://danr.sd.gov/Agriculture/Livestock/FeedlotPermit/FormsPermits/GeneralPermit-2017.aspx>. In order to transfer the permit, the current permittee needs to notify the Secretary at least 30 days in advance of the proposed transfer date by submitting the following information to the department:

1. The current and new owners complete, sign, and submit a **Change of Producer Form** (Appendix I of the 2017 general permit);
2. The new owner submits a **Certification of Applicant Form** (Appendix A of the 2017 general permit);
3. The new owner submits an updated **Notice of Intent Form** (Appendix B of the 2017 general permit);
4. The new owner submits a signed copy of the **Operation and Maintenance (O&M) Guideline** (a copy of the current O&M Guideline is in the O&M Guideline section of the Producer Handbook);
5. The new owner or a designated on-site representative must **attend a DANR approved Environmental Training Class** and a copy of the training certificate must be submitted to the department. General information on this class can be found at <https://danr.sd.gov/Agriculture/Livestock/FeedlotPermit/FormsPermits/CAFOTraining.aspx>; and

«Contact»

«Facility»

December 12, 2024

Page 2 of 2

6. A **new or updated nutrient management plan** must be submitted to the department for review and must meet the minimum requirements of the general permit. The new owner may use all or a portion of the currently approved NMP if new manure application agreements signed by the legal land owners and a separate CPA-63 nutrient management planning spreadsheet are submitted.

The department may conduct an inspection to ensure all permit transfer requirements have been met. Once we receive the permit transfer information, we will process it as required by our permit and the administrative rules of South Dakota.

Thank you for your concern for the environment and for the natural resources of the state of South Dakota. If you have any questions or comments, please feel free to contact me at (605) 773-4647.

Sincerely,

Natural Resources Project Engineer
Livestock Services Program

Enclosures: Change of Producer Form
Certification of Applicant Form
Notice of Intent Form

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

CHANGE OF PRODUCER FORM FOR THE GENERAL WATER POLLUTION CONTROL PERMIT FOR CONCENTRATED ANIMAL FEEDING OPERATIONS

In accordance with the Administrative Rules of South Dakota, Chapter 74:52:04, a permit may be transferred to a new producer if the current permittee notifies the secretary at least 30 days in advance of the proposed transfer date. This form and a Certification of Applicant form shall be completed and submitted prior to a change in ownership at a concentrated animal feeding operation. This form shall serve as a request by the current and new owner to modify the permit solely for a change in ownership.

NOTE: If the new producer plans to make changes to the permitted manure management system or nutrient management plan, additional information showing that the changes will meet the requirements of the general permit shall be submitted with this form. If applicable, any written agreement between the permittee and the land owner where manure will be applied shall be written so it is transferable or new agreements shall be submitted.

Please submit this form to the following address:

South Dakota Department of Environment and Natural Resources
Feedlot Permit Program
Joes Foss Building
523 East Capitol Avenue
Pierre, South Dakota 57501-3182
Telephone: (605) 773-3351 Fax: (605) 773-5286

PLEASE PRINT OR TYPE

1. **Facility Information:** Permit Number _____ Location of Operation _____ / _____
¼ Section Section Township / Range County

2. **Producer Information Prior to Change:**

Legal name of facility prior to change _____
Name of Owner Prior to Change _____ Phone: _____
Street _____ Fax: _____
City _____ State _____ Zip Code _____

3. **New Producer Information:**

Legal name of facility after ownership change _____
Name of New Owner _____ Phone: _____
Street _____ Fax: _____
City _____ State _____ Zip Code _____

4. **Proposed Transfer Date of Permit Responsibility:** Date: _____

5. **Description of Facility Modifications:**

The new producer shall complete this section and check only one of the following boxes:

- ☐ Modifications consist only of a change in ownership of the facility. No other modifications affecting the manure management system are proposed for this facility.
- ☐ Modifications consist of a change in ownership of the facility and the additional modifications are described in detail below. Contact DENR for information required to be submitted. Attach additional pages if necessary.

6. **Producer Training:**

Permittees are required to attend a DENR approved environmental training course.

- ☐ I have attended training (please submit a copy of your training certificate).
- ☐ I will attend the next DENR approved environmental training course (please submit a copy of your training certificate after the training).

7. **Operation and Maintenance Guideline:**

- ☐ A new O&M Guideline signed by the new permit applicant is attached.

8. **New Producer Certification:**

I hereby certify that I am the new owner of the facility described above and that I have read and understand the requirements identified in this form. I hereby certify that the construction and/or operation of the facility referenced above will be in accordance with the plans, specifications, reports, permit application submittals approved by DENR. I am aware that there are significant penalties for submitting false information, including the possibility of a fine and imprisonment for knowing violations.

Name of Current Permittee (print): _____ Signature of Current Permittee: _____ Date: _____

Name of New Permittee (print): _____ Signature of New Permittee: _____ Date: _____



DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

NOTICE OF INTENT FOR COVERAGE UNDER THE GENERAL WATER POLLUTION CONTROL PERMIT FOR CONCENTRATED ANIMAL FEEDING OPERATIONS

This form is required to be submitted by applicants for permit coverage. Please submit this form to the following address:

South Dakota Department of Environment and Natural Resources
Feedlot Permit Program
Joe Foss Building
523 East Capitol Avenue
Pierre, SD 57501-3182
Telephone: (605) 773-3351 FAX: (605) 773-5286

PLEASE PRINT OR TYPE

I am applying for a: State permit ☐ NPDES permit ☐

3. Existing Permit Number (if applicable): _____

4. Name of Animal Feeding Operation / Name of Owner or Operator: _____

5. Location of Facility (legal description): _____

Mailing address of Producer:

Name: _____ Phone: _____

Street: _____ Fax or Email: _____

City: _____ State: _____ County: _____ Zip Code: _____

6. Latitude and Longitude of the entrance to the production area:

Latitude: _____ degrees

Longitude: _____ degrees

7. Submit a topographic map of the area in which the animal feeding operation is located showing the specific location of the production area(s). *Attach map to back of form.*

8. Number of animals and housing information:

a. Open lots

Swine weighing less than 55 pounds: _____ Swine weighing 55 pounds or more: _____

Beef Cattle: _____ Mature dairy cows: _____ Dairy heifers: _____ Veal calves: _____

Sheep and lambs: _____ Horses: _____ Ducks: _____ Turkeys: _____

Chickens: Broilers: _____ Layers: _____ Geese: _____

Other (Explain): _____

b. Housed lots

Swine weighing less than 55 pounds: _____ Swine weighing 55 pounds or more: _____

Beef Cattle: _____ Mature dairy cows: _____ Dairy heifers: _____ Veal calves: _____

Sheep and lambs: _____ Horses: _____ Ducks: _____ Turkeys: _____

Chickens: Broilers: _____ Layers: _____ Geese: _____

Other (Explain): _____

9. Type of Manure Containment and Storage Capacity:

Manure Containment (Check all that apply): ☐ Anaerobic Lagoon(s) ☐ Roofed Storage Shed(s) ☐ Storage Pond(s)
☐ Above-ground storage tank(s) ☐ Under-floor Pit(s) ☐ Below-ground storage tank(s)
☐ Approved Stockpiling Area(s) ☐ Other (Explain): _____

Total Capacity for manure, litter, and process wastewater storage (in tons and/or gallons):

_____ tons _____ gallons

10. Total number of acres available for land application of manure, litter, or process wastewater (owned and/or covered by signed manure application agreements): _____ acres

11. Estimated amounts of manure, litter, and process wastewater generated per year (in tons and/or gallons):

Depending on the animal feeding operation's manure management system, use one or more of the following blanks:

Liquid: _____ gallons Solid: _____ tons

12. Estimated amounts of manure, litter, and process wastewater transferred to other persons per year (in tons and/or gallons):

Depending on the animal feeding operation's manure management system, use one or more of the following blanks:

Liquid: _____ gallons Solid: _____ tons

By signing this form I understand that I will need to continue to operate my system in accordance with my general permit application, DENR approval, and the requirements of the general permit. If anything in my original application is no longer accurate, I will contact DENR at (605) 773-3351 and work with DENR to amend my application within 60 days from the date the department mails this form.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for knowing violations. In addition, I certify that I am aware of the terms and conditions of the General Water Pollution Control Permit for Concentrated Animal Feeding Operations and I agree to comply with those requirements.

NOTE: Notice of Intent shall be signed by the authorized chief executive officer of the applicant, or by the applicant, if an individual.

Name (print)

Title

Signature

Date

Additional information or comments you wish to provide: _____

STATE OF SOUTH DAKOTA
BEFORE THE SECRETARY OF

THE DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

IN THE MATTER OF THE
APPLICATION OF

STATE OF

COUNTY OF

)
)
) **CERTIFICATION OF**
)
) **APPLICANT**
)
)
)

I, _____, the applicant in the above matter after being duly sworn upon oath hereby certify the following information in regard to this application:

I have read and understand South Dakota Codified Law Section 1-40-27 which provides:

"The secretary may reject an application for any permit filed pursuant to Titles 34A or 45, including any application by any concentrated swine feeding operation for authorization to operate under a general permit, upon making a specific finding that:

- (1) The applicant is unsuited or unqualified to perform the obligations of a permit holder based upon a finding that the applicant, any officer, director, partner, or resident general manager of the facility for which application has been made:*
 - (a) Has intentionally misrepresented a material fact in applying for a permit;*
 - (b) Has been convicted of a felony or other crime involving moral turpitude;*
 - (c) Has habitually and intentionally violated environmental laws of any state or the United States which have caused significant and material environmental damage;*
 - (d) Has had any permit revoked under the environmental laws of any state or the United States; or*
 - (e) Has otherwise demonstrated through clear and convincing evidence of previous actions that the applicant lacks the necessary good character and competency to reliably carry out the obligations imposed by law upon the permit holder; or*
- (2) The application substantially duplicates an application by the same applicant denied within the past five years which denial has not been reversed by a court of competent jurisdiction. Nothing in this subdivision may be construed to prohibit an applicant from submitting a new application for a permit previously denied, if the new application represents a good faith attempt by the applicant to correct the deficiencies that served as the basis for the denial in the original application.*

All applications filed pursuant to Titles 34A and 45 shall include a certification, sworn to under oath and signed by the applicant, that he is not disqualified by reason of this section from obtaining a permit. In the absence of evidence to the contrary, that certification shall constitute a prima facie showing of the suitability and qualification of the applicant. If at any point in the application review, recommendation or hearing process, the secretary finds the applicant has intentionally made any material misrepresentation of fact in regard to this certification, consideration of the application may be suspended and the application may be rejected as provided for under this section.

Applications rejected pursuant to this section constitute final agency action upon that application and may be appealed to circuit court as provided for under chapter 1-26."

I certify pursuant to 1-40-27, that as an applicant, officer, director, partner, or resident general manager of the activity or facility for which the application has been made that I; a) have not intentionally misrepresented a material fact in applying for a permit; b) have not been convicted of a felony or other crime of moral turpitude; c) have not habitually and intentionally violated environmental laws of any state or the United States which have caused significant and material environmental damage; (d) have not had any permit revoked under the environmental laws of any state or the United States; or e) have not otherwise demonstrated through clear and convincing evidence of previous actions that I lack the necessary good character and competency to reliably carry out the obligations imposed by law upon me. I also certify that this application does not substantially duplicate an application by the same applicant denied within the past five years which denial has not been reversed by a court of competent jurisdiction. Further;

"I declare and affirm under the penalties of perjury that this claim (petition, application, information) has been examined by me, and to the best of my knowledge and belief, is in all things true and correct."

Dated this _____ day of _____, 20____.

Applicant (print)

Applicant (signature)

Subscribed and sworn before me this _____ day of _____, 20____.

Notary Public (signature)

My commission expires: _____

(SEAL)

**PLEASE ATTACH ANY ADDITIONAL INFORMATION NECESSARY TO DISCLOSE ALL FACTS
AND DOCUMENTS PERTAINING TO
SDCL 1-40-27 (1) (a) THROUGH (e).
ALL VIOLATIONS MUST BE DISCLOSED, BUT WILL NOT
AUTOMATICALLY RESULT IN THE REJECTION OF AN APPLICATION**

SCHEDULE B-SECTION 1

Office File No.: TI-1350

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-1350

Page 1

SPECIAL EXCEPTIONS:

1. Real Estate Taxes for year 2024, due and payable in year 2025, in the amount of \$3,029.80.
2. Easement for the construction, operation, and maintenance of a 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 N½SW¼-14-98-61, as recorded in Book E4 page 382 on December 18, 1986. The exact location and extent of said easement is not disclosed of record.
3. Short Form Contract for Deed, dated January 24, 2018, showing Fred Ligtenberg and Patricia Ligtenberg, Trustees of the Fred and Patricia Ligtenberg Living Trust, as SELLER, and Blake Ligtenberg, a single person, as BUYER, for the sale/purchase of subject property, as recorded in Book M30 page 293 on February 2, 2018.

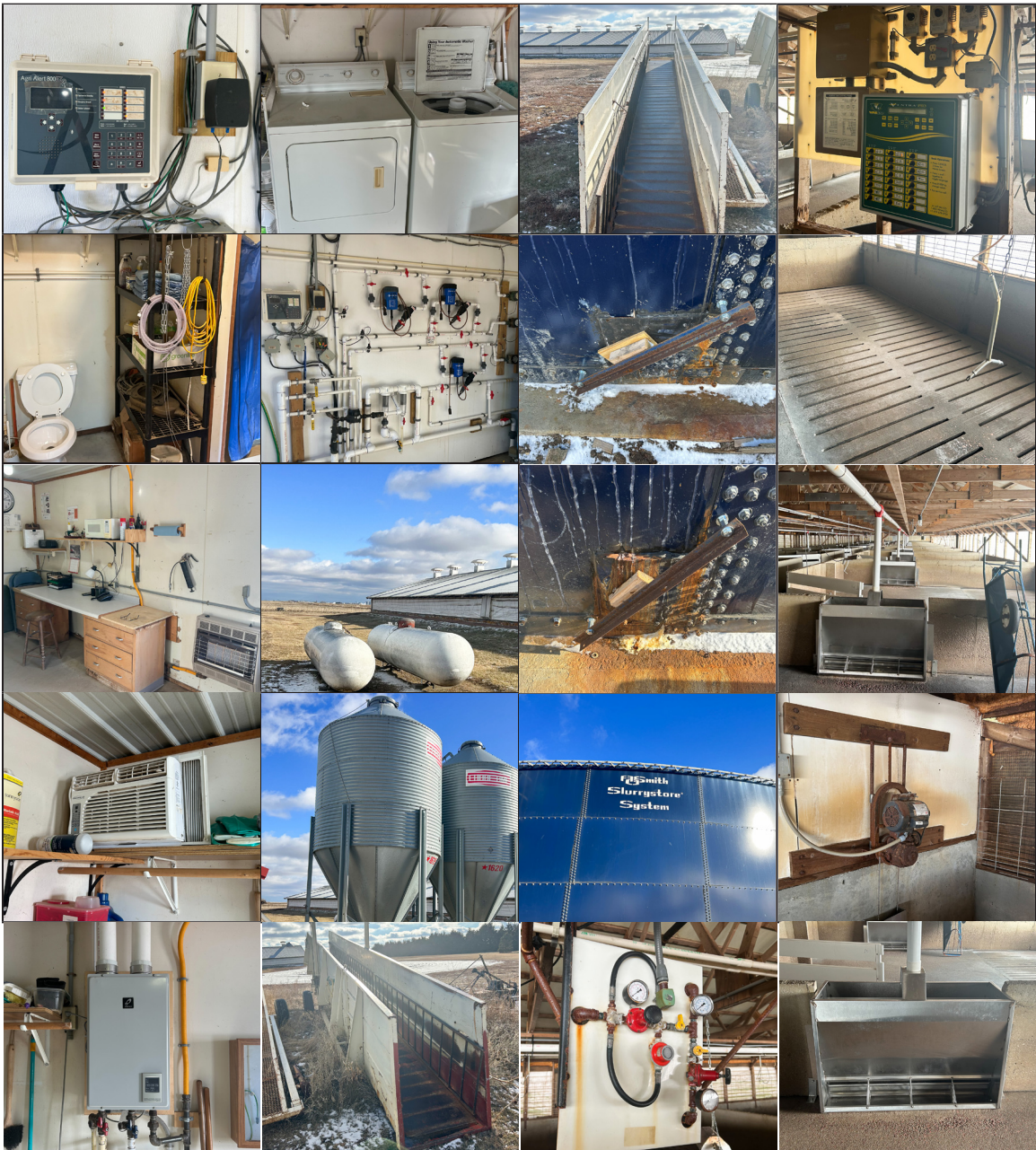
----- End of Schedule B -----

REQUIREMENT: This Company will require a **CERTIFICATE OF TRUSTEE** of the Fred & Patricia Ligtenberg Living 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



10 ACRES

HUTCHINSON COUNTY LAND

**THURSDAY,
MARCH 20TH
4:00 PM**

*Auction will be held on-site
at the property.*

TRACT A



TERMS

Cash sale with \$10,000 (non-refundable) down payment auction day with the balance on or before April 30, 2025. Property sold in AS-IS condition and no buyer or financing contingency will be allowed.

Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Taxes to be prorated to date of possession. Sold subject to owners approval, and all easements and restrictions of record. Auction held on-site.

Come prepared to buy!!

“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

