

465.96 ACRES

MINER COUNTY LAND

- WEDNESDAY, JANUARY 15TH AT 10:30AM -



OWNER

RENTSCHLER
LAND 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

**465.96 ACRES + or - OF MINER COUNTY, SD LAND
OFFERED IN 5-TRACTS IN ADAMS & MINER TOWNSHIP AT AUCTION**

Our family has decided to offer the following land for sale at public auction located indoors at the Miner County 4-H Building 203 W. Wilson St. Howard, SD on:

WED. JANUARY 15, 2025

10:30 A.M.

It is our privilege to offer this high quality, powerful land located in the tightly held townships of Adams and Miner that truly gives land buyers of all categories an opportunity to purchase. The new buyer will be able to farm or lease out for the 2025 crop year. Come and take a look!

TRACT ONE: 154 ACRES

LEGAL: The NE ¼ except Rentschler Tract 1 in Section 4, 107-56 Miner County, SD.

LOCATION: From Howard, SD go 1-mile west on Hwy. 34 turn north on Hwy. 25 go 6-miles west side of the road.

- 122-acres tillable, 21.99 acres in grass, 3.80 acres in CRP balance in acreage site that is out and RROW.
- Soil Production Rating of 77.6 with the predominant soils being Clarno-Crossplain (82) Crossplain-Tetonka (72) and others.
- 3.80 acres in CRP pays \$679/year or \$178.80/acre and expires 9/30/26.
- This tract may have an option for a carbon pipeline in the future. No paperwork has been signed proposed location found in buyers packet.
- Great access from Hwy. 25, annual taxes are \$3004.86.
- Base & Yield, aerial and soil maps other info found in buyers packet

TRACT TWO: 152.31 ACRES

LEGAL: SE ¼ less Lot H-1 and exp Rentschler Tract 1 in Section 4, 107-56 Miner County, SD

LOCATION: Located directly south of Tract One or at the junction of Hwy. 25 and 227th St.

- 82 acres tillable, 65.12 acres in native pasture, 6.01 acres in grass with production history and the balance found in RROW.
- Soil production rating of 71.4. Annual Taxes \$2,612.64. Pasture with some work and expense could be broke and cultivated.
- Improved acreage in the NE corner is out. Gravel Township road to the south.
- This tract may have an option for a carbon pipeline in the future. No paperwork has been signed proposed location found in buyers packet.
- Great diversified tract offering quality tillable land and pasture with good fences.

TRACT THREE: 9.64 ACRES IMPROVED

LEGAL: Tract 1 of Rentschler Add. in the NE ¼ and SE ¼ of Sec. 4, 107-56 Miner County, SD

LOCATION: In the middle of Tracts 1 & 2

- Excellent location for new home-acreage site or Grain Bin Site with mature trees to the north and west, Hwy. 25 frontage
- Improvements include 31 X 45 open front cattle shed, 16 X 96 open front hog

Finishing barn with feeding floor, cattle corral, older grain bin, and active Kingbrook Rural Water tap.

- If sold separate property will be surveyed and platted based upon the sale drawing in the buyers packet. Come and take a look.

TRACT FOUR: 315.96 ACRES COMBINATION OF TRACTS 1-3

LEGAL: East ½ of Section 4 less Lot H-1, 107-56 Miner County, SD

- If sold as one unit no survey's will be filed and buyer will settle on taxable acres
- Taxes on entire unit are \$5,617.50. Property will be sold in the manner that generates the most dollars for the seller.

TRACT FIVE: 150-ACRES + or – Subject to survey

LEGAL: The SW ¼ except Rentschler Tract 1 in Section 10, 107-58 Miner County, SD

LOCATION: From Fedora go 5-miles north on 421st Ave east side of the road or at the junction of 228th & 421st Ave or 10-miles west of Tracts 1 & 2

- 143.41 acres tillable with approx. 6-acres in grass-trees balance in RROW.
- Soil production rating of 71.9. Predominant soils include Houdek-Dudley (63) and Clarno-Bonilla loams (88) and others.
- Former Acreage site in SE corner is being surveyed out. Once completed buyer will settle on surveyed acres.
- Annual Taxes \$2,506.14. New buyer able to farm or lease out for 2025 crop year.
- This tract has potential to be made mostly all tillable or developed into a world class hunting property for waterfowl, pheasants or deer.

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 contact the auctioneers at 800-251-3111 and packets can be mailed out.

TERMS: Cash sale on all tracts with a 15% (non-refundable) down payment auction day with the balance on or before March 6, 2025. Trustee's and Warranty Deeds to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay all 2024 taxes due in 2025. New buyer to pay all 2025 taxes. Sold subject to owners approval and all easements of record. Auctioneers represent the sellers in this transaction. Fidelity Abstract & Title closing agent. Remember auction held indoors at the Miner County 4-H Building.

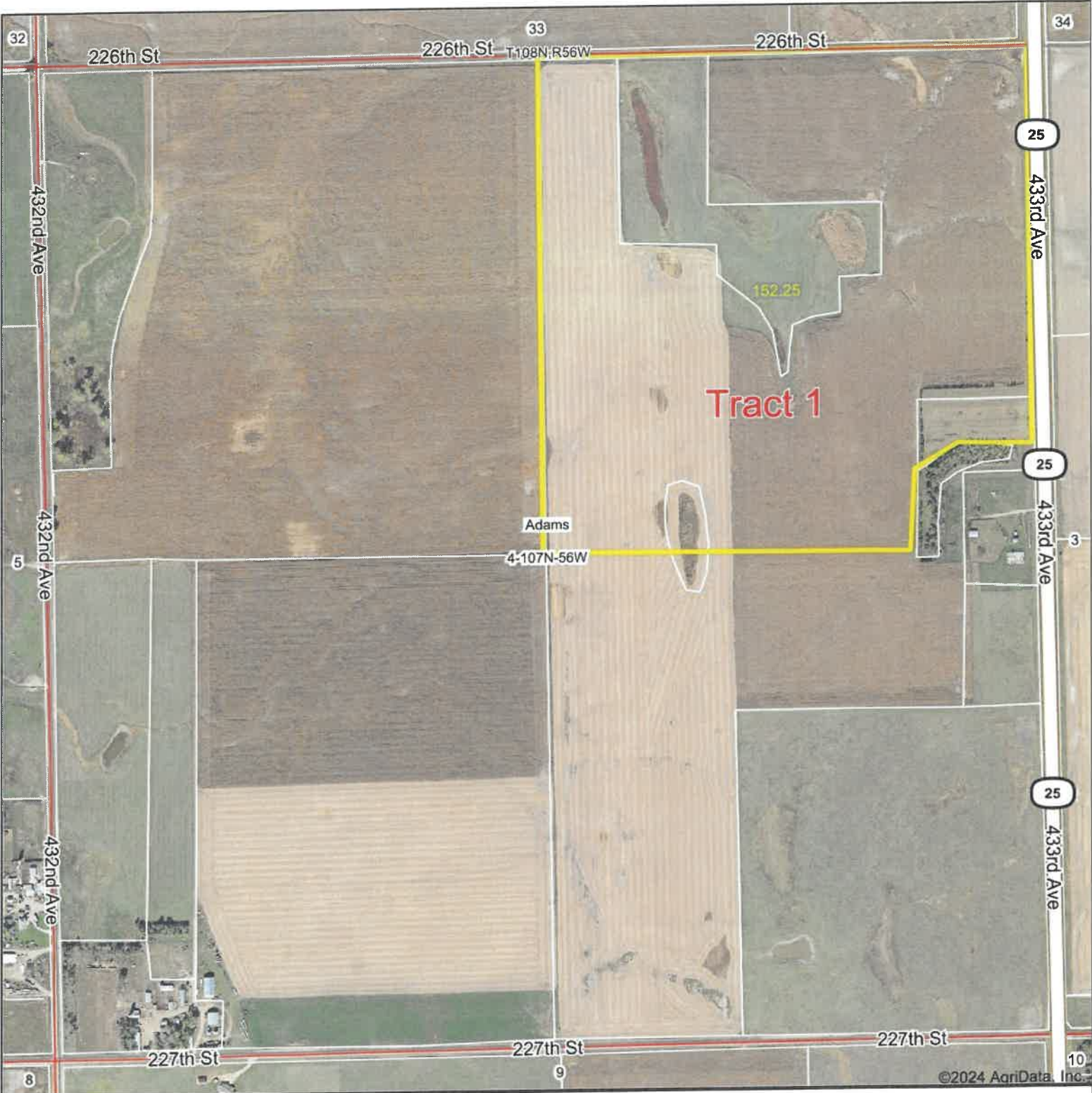
RENTSCHLER LAND TRUST -OWNERS

JOHN RENTSCHLER – OWNER

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

Gregory A. Protsch
Mumford Protsch LLP
Attorney for Trust
605-772-4488

Aerial Map

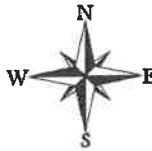


Boundary Center: 44° 6' 21.98, -97° 33' 21.58



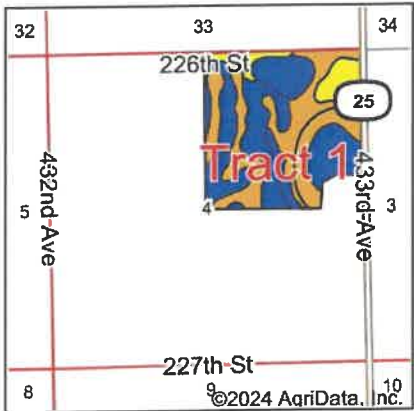
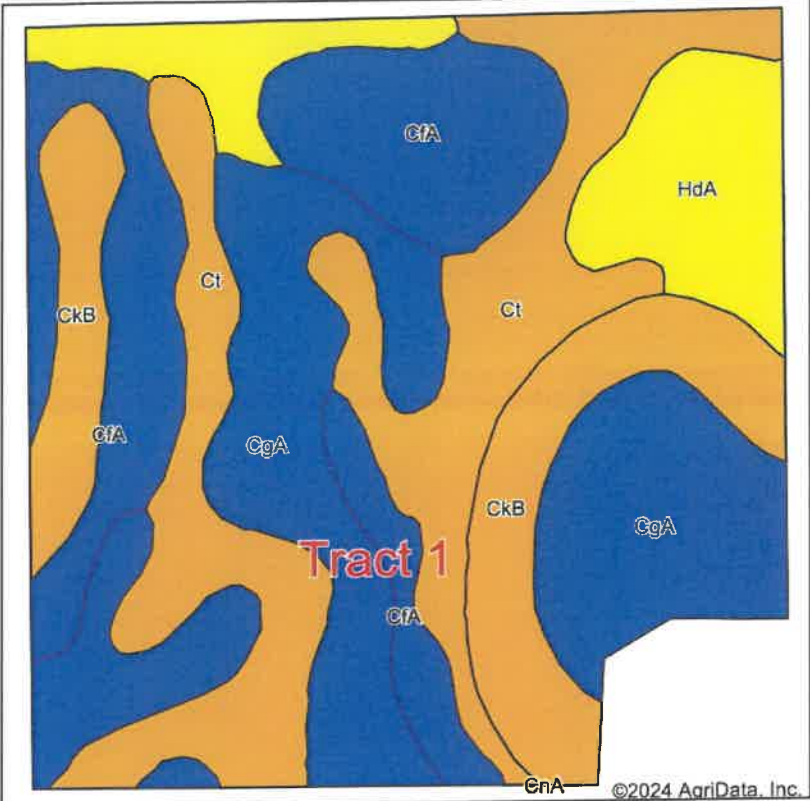
Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

4-107N-56W
Miner County
South Dakota



11/14/2024

Soils Map



State: **South Dakota**
County: **Miner**
Location: **4-107N-56W**
Township: **Adams**
Acres: **152.25**
Date: **11/14/2024**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



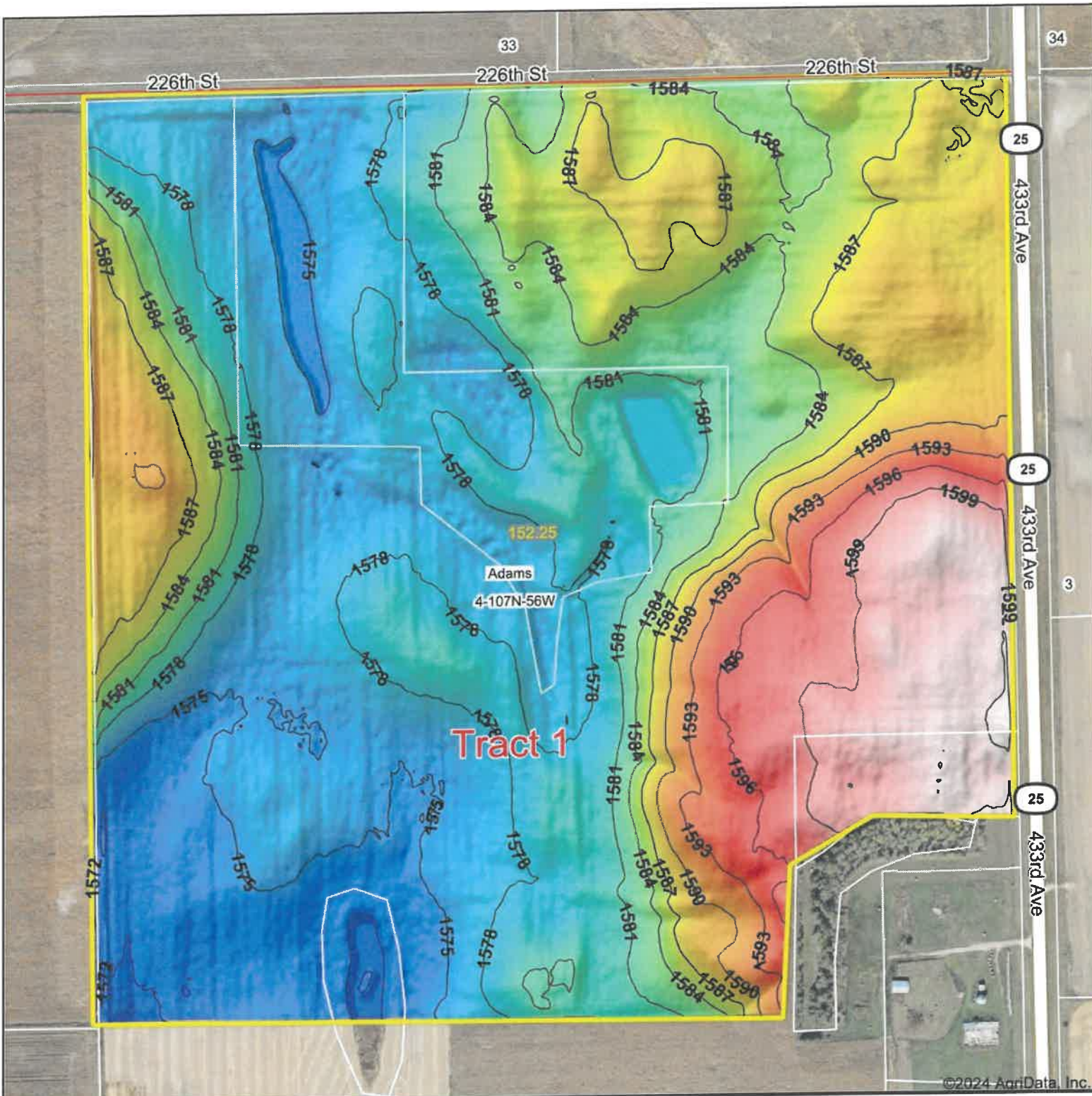
Soils data provided by USDA and NRCS.

Area Symbol: SD097, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CgA	Clarno-Crossplain complex, 0 to 2 percent slopes	43.62	28.6%		IIc	82
Ct	Crossplain-Tetonka complex	38.16	25.1%		IIw	72
CfA	Clarno-Bonilla loams, 0 to 2 percent slopes	30.77	20.2%		IIc	88
CkB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	21.41	14.1%		IIe	78
HdA	Houdek-Dudley complex, 0 to 2 percent slopes	18.29	12.0%		IIc	61
Weighted Average					2.00	77.6

*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: 1,570.4

Max: 1,603.3

Range: 32.9

Average: 1,583.0

Standard Deviation: 7.84 ft



4-107N-56W
Miner County
South Dakota

Boundary Center: 44° 6' 21.98, -97° 33' 21.58



Maps Provided By:



© AgriData, Inc. 2023

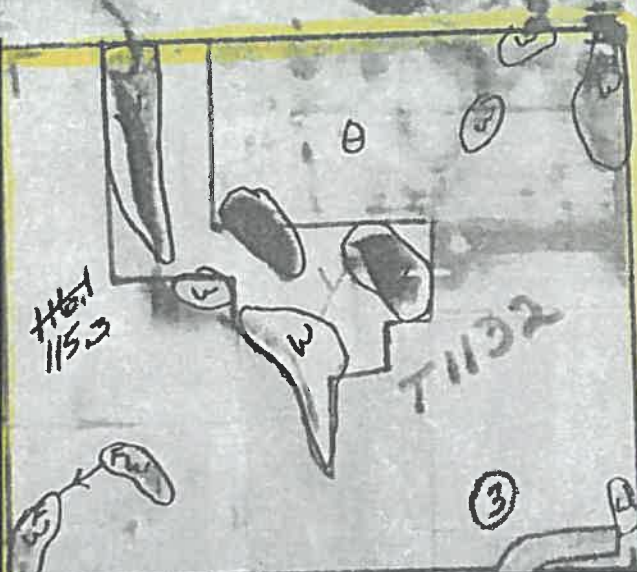
www.AgriDataInc.com

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

©2024 AgriData, Inc.

NOT TO SCALE

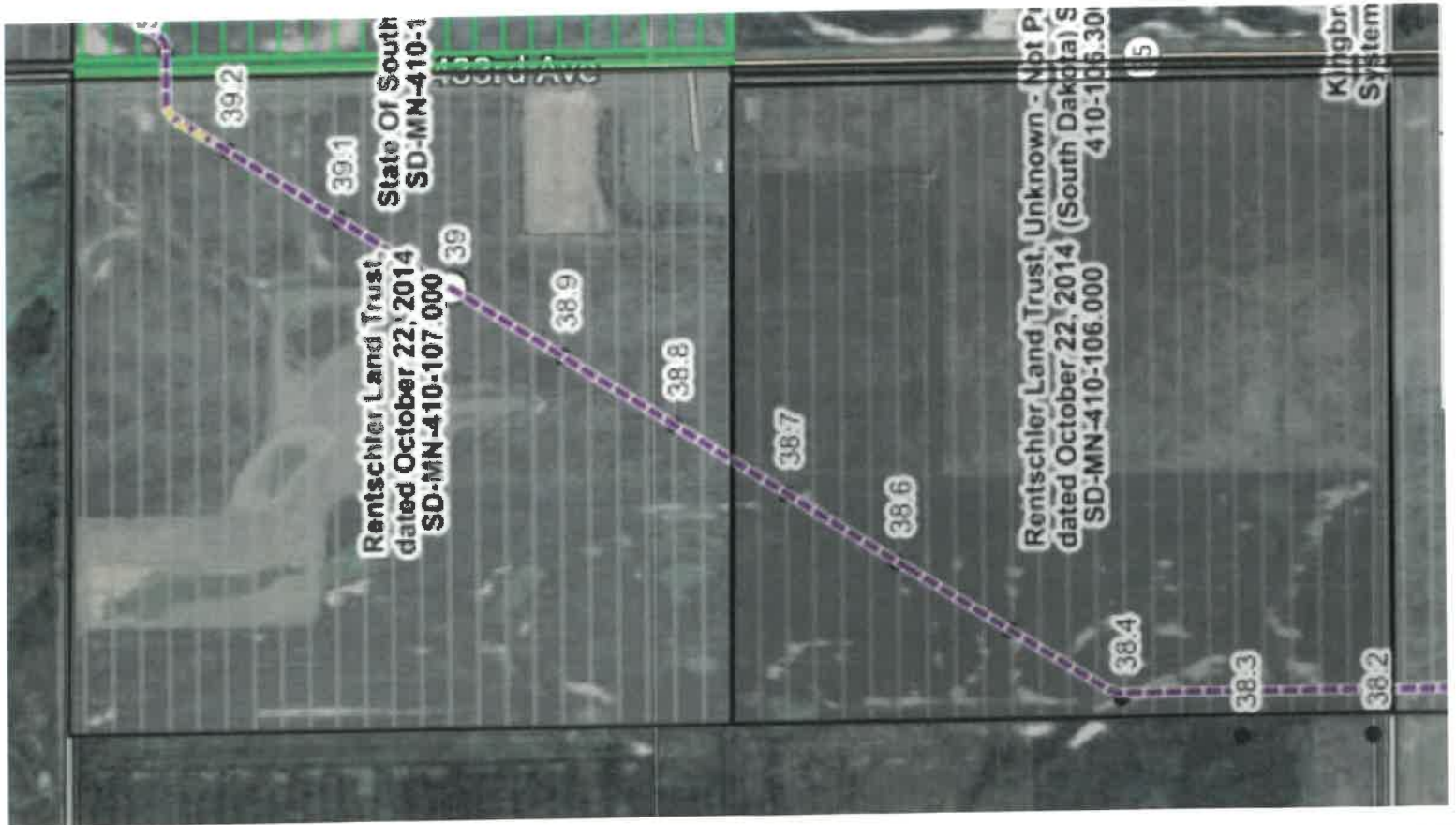
OFFICIAL WETLAND DETERMINATION
for Highlighted Tracts Only



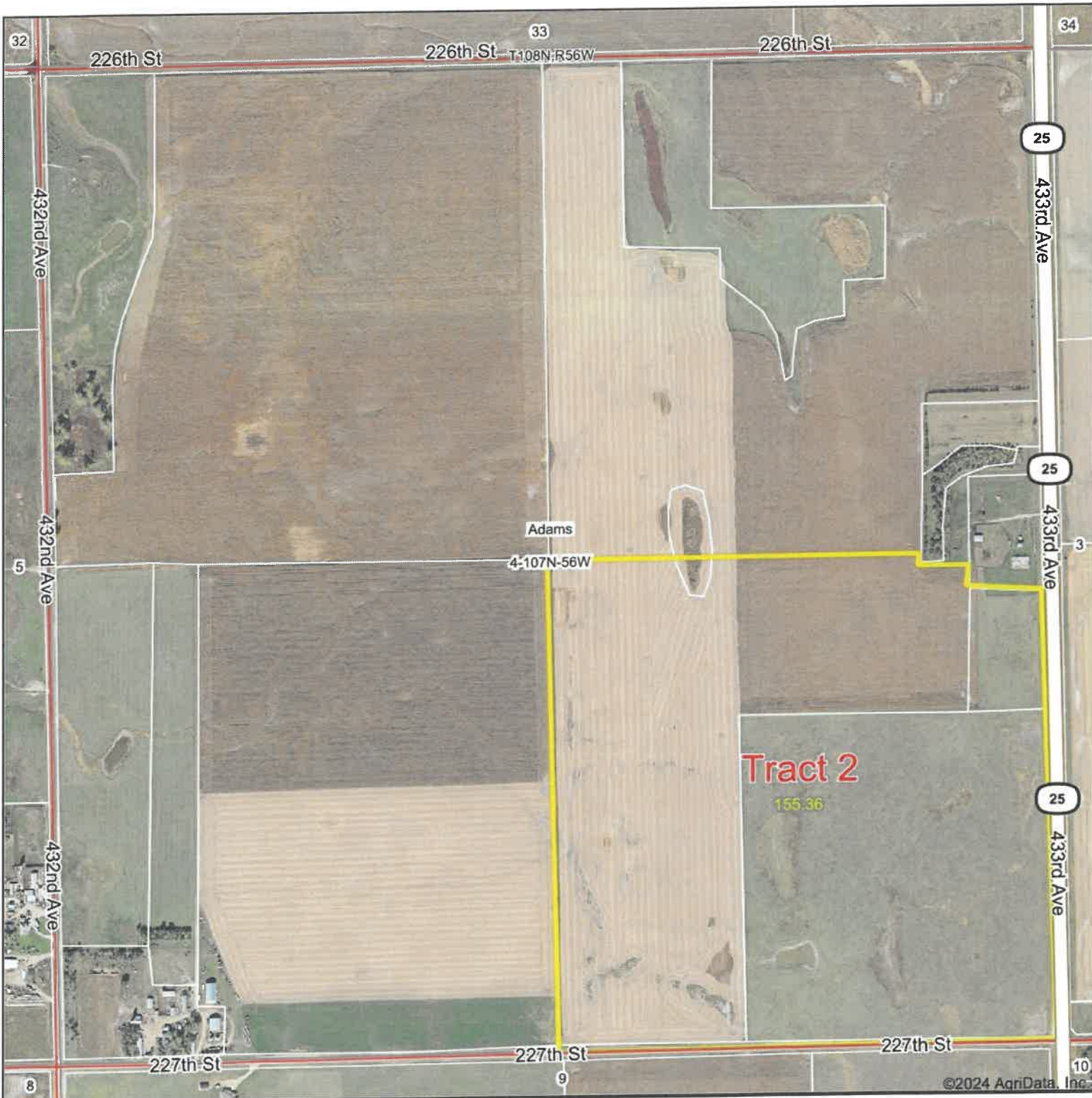
48.4

89.0

47.5



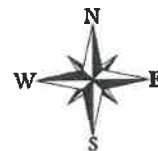
Aerial Map



Boundary Center: 44° 5' 55.98, -97° 33' 21.37

4-107N-56W
Miner County
South Dakota

0ft 826ft 1651ft



Maps Provided By:



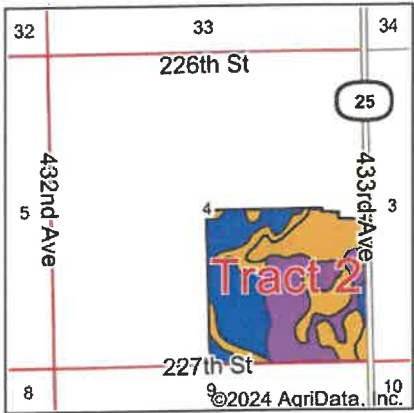
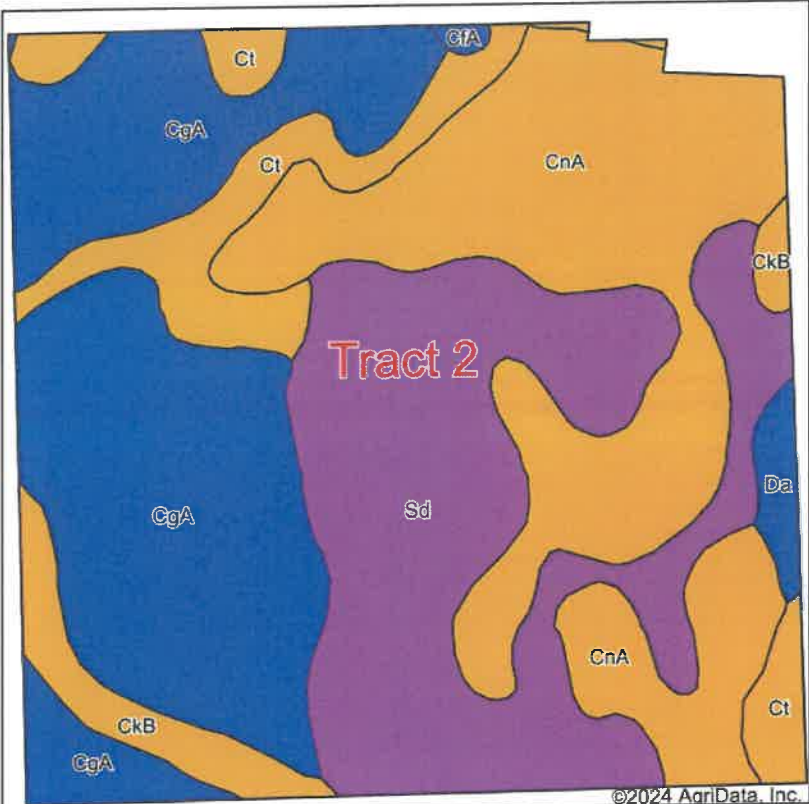
© AgriData, Inc. 2023

www.AgriDataInc.com

11/14/2024

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

Soils Map



State: **South Dakota**
County: **Miner**
Location: **4-107N-56W**
Township: **Adams**
Acres: **155.36**
Date: **11/14/2024**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



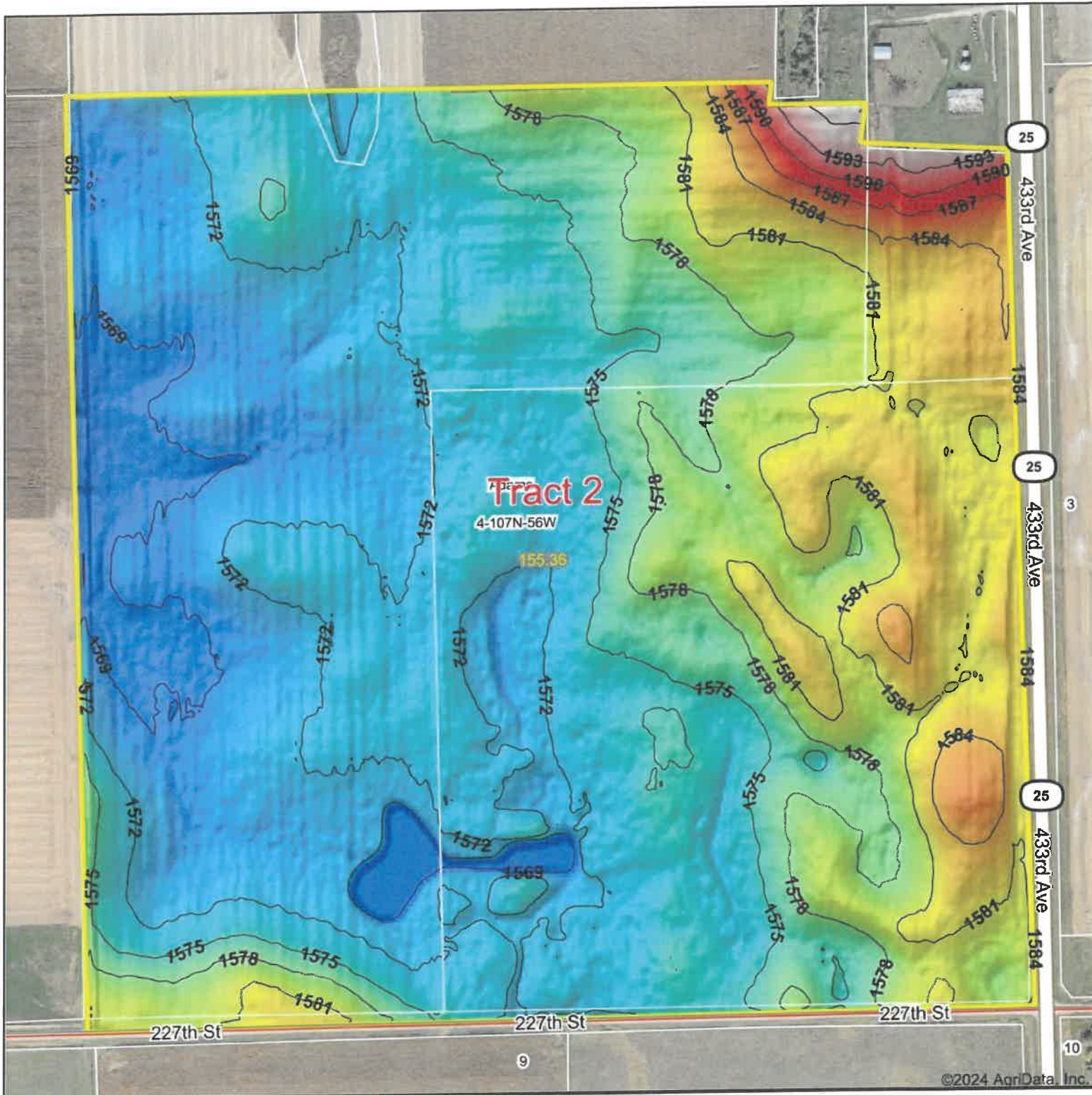
Soils data provided by USDA and NRCS.

Area Symbol: SD097, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CgA	Clarno-Crossplain complex, 0 to 2 percent slopes	47.27	30.5%		IIc	82
CnA	Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes	44.02	28.3%		IIc	75
Sd	Stickney-Dudley silt loams, 0 to 2 percent slopes	42.78	27.5%		IIIs	54
Ct	Crossplain-Tetonka complex	13.04	8.4%		IIw	72
CkB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	6.00	3.9%		IIe	78
Da	Davis loam, 1 to 4 percent slopes	1.88	1.2%		IIe	85
CfA	Clarno-Bonilla loams, 0 to 2 percent slopes	0.37	0.2%		IIc	88
Weighted Average					2.28	71.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade

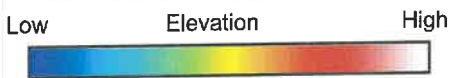


Tract 2

4-107N-56W

155.36

1569



Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,565.6

Max: 1,597.3

Range: 31.7

Average: 1,575.4

Standard Deviation: 5.15 ft



11/14/2024

4-107N-56W
Miner County
South Dakota

Boundary Center: 44° 5' 55.98, -97° 33' 21.37



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

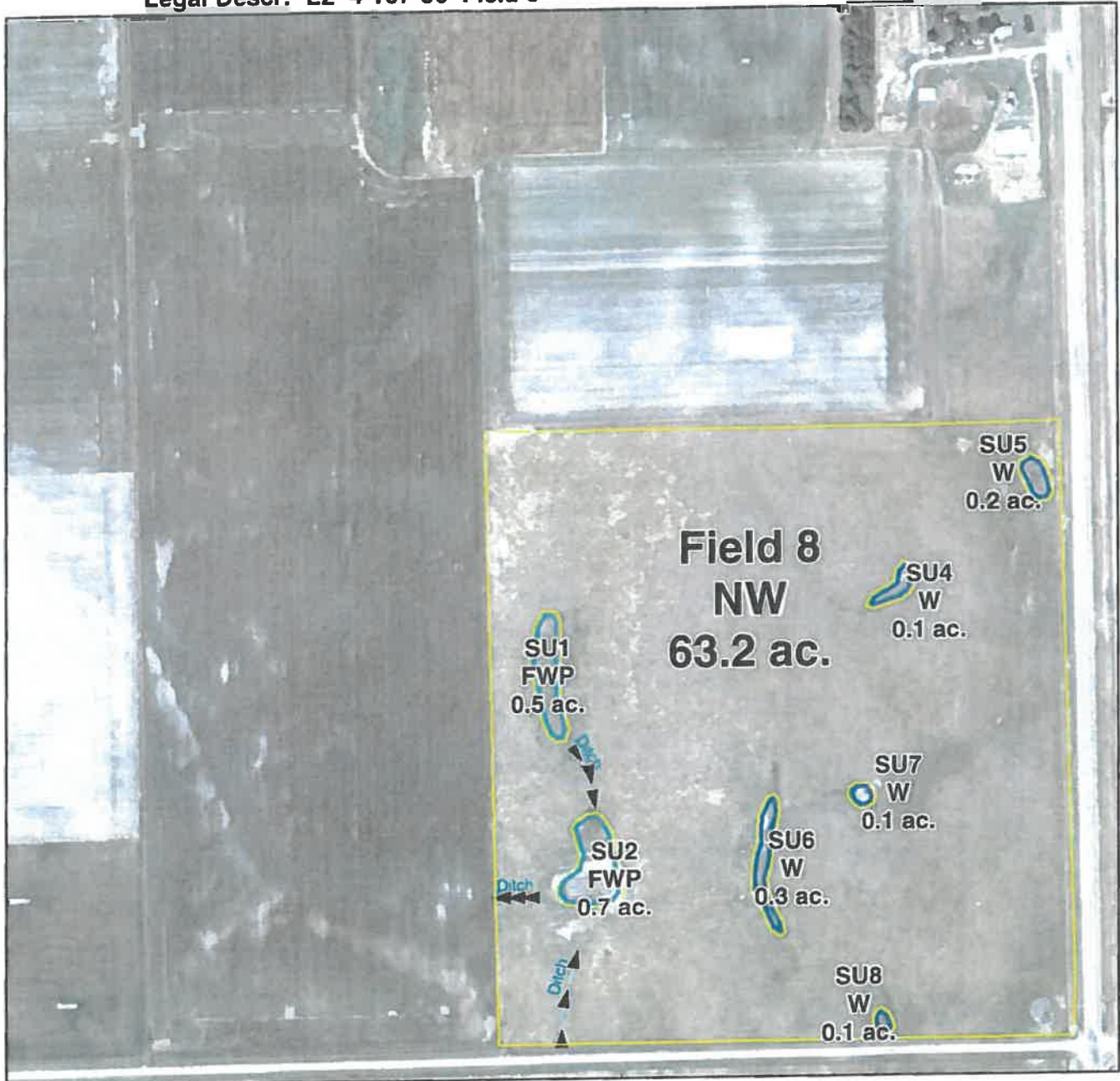
©2024 AgriData, Inc.



Certified Wetland Determination





Field Office: Howard FO
Certified by: S Groepper
Legal Descr: E2 4-107-56 Field 8

Agency: USDA-NRCS
Certified date: 8/29/22
Tract:



0 335 670 1,340 2,010 2,680 Feet

Legend

	W		NW
	FWP		Ditch

Miner County

1:5,000 1 inch = 417 feet



Aerial Map



Maps Provided By:



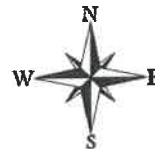
© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 44° 6' 10.65, -97° 33' 7.9

4-107N-56W
Miner County
South Dakota

0ft 826ft 1651ft



11/14/2024

Aerial Map



©2024 AgriData, Inc.

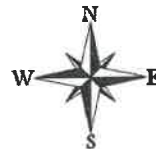


Boundary Center: 44° 6' 10.44, -97° 33' 7.97

4-107N-56W
Miner County
South Dakota

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

0ft 214ft 428ft

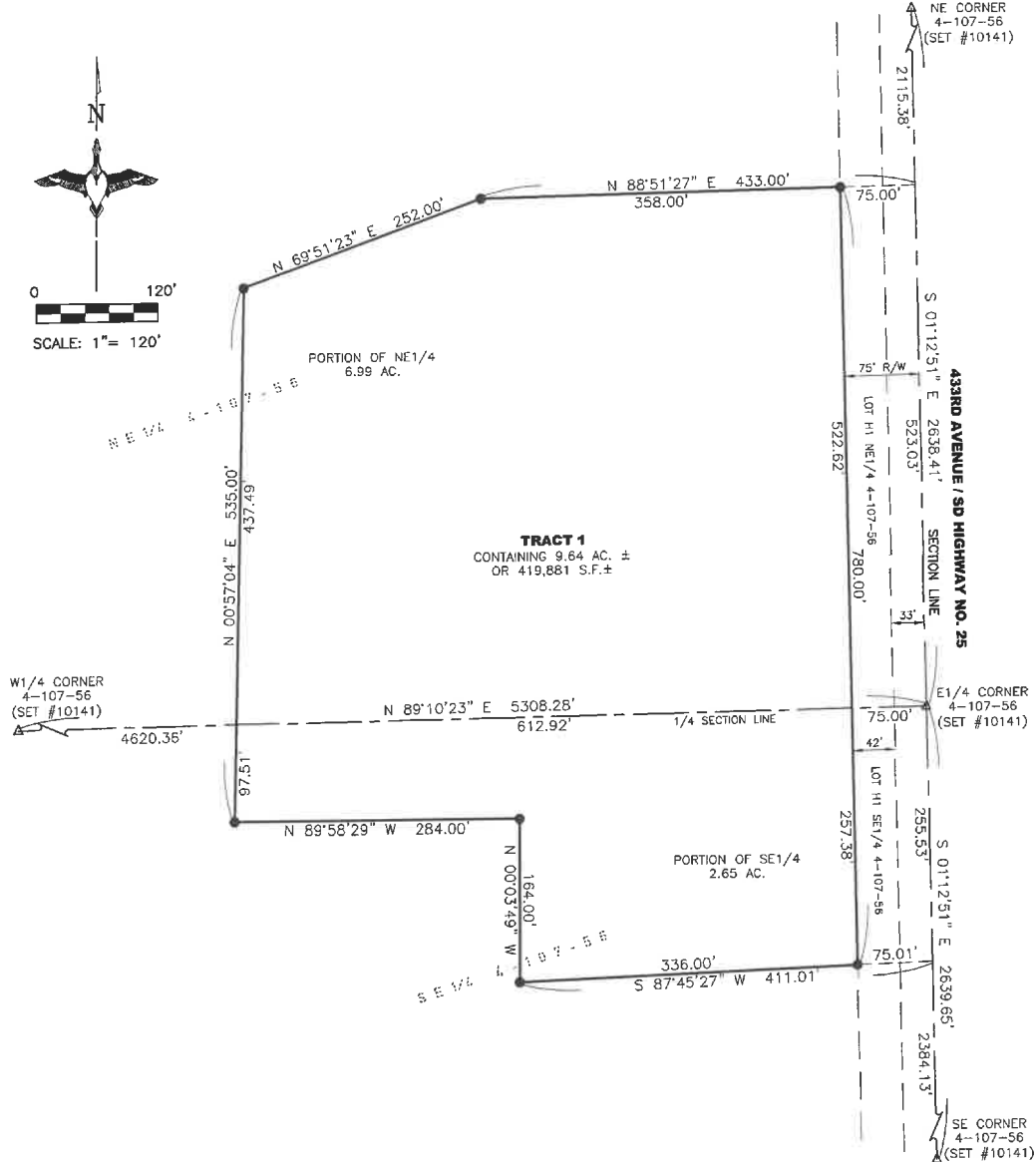


11/14/2024

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

TRACT 1 OF RENTSCHLER ADDITION

IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 107 NORTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINER COUNTY, SOUTH DAKOTA.



LEGEND:

- SET 5/8" REBAR W/CAP #10141
- FOUND MONUMENT
- △ SECTION CORNER (AS NOTED)
- (R) RECORD INFORMATION
- (M) MEASURED DISTANCE
- AC. ACRES
- S.F. SQUARE FEET
- A.E. ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE
- R.M.C. RECORDS OF MINNEHAHA COUNTY
- N.T.S. NOT TO SCALE

NOTES:

BASIS OF BEARINGS IS UTM-14
THIS PLAT WAS PREPARED WITHOUT THE
BENEFIT OF A TITLE COMMITMENT.

EASEMENTS OF RECORD WERE NOT
RESEARCHED AND ARE NOT SHOWN
ON THE PLAT.



AREA MAP N.T.S.
SECTION 4, T107N, R56W
5TH P.M.

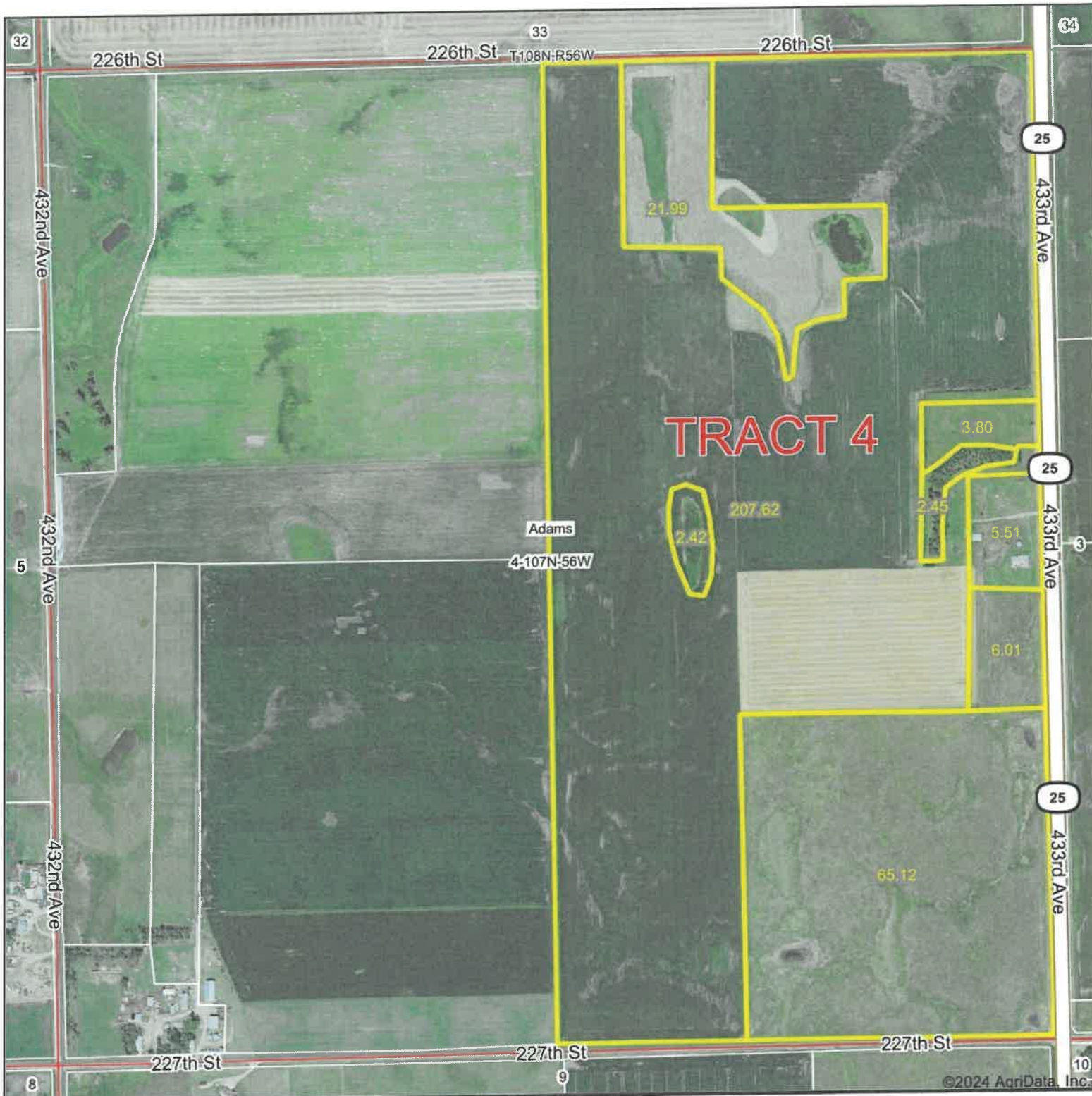


211 E. 14th street, Sioux Falls, SD 57104 | Phone: (605) 339-8901

TRACT THREE:



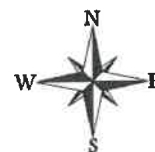
Aerial Map



Boundary Center: 44° 6' 9.11, -97° 33' 21.39

4-107N-56W
Miner County
South Dakota

0ft 826ft 1651ft



Maps Provided By:



© AgriData, Inc. 2023

www.AgrIDataInc.com

11/14/2024

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



United States
Department of
Agriculture

Miner County, South Dakota



2024 Program Year

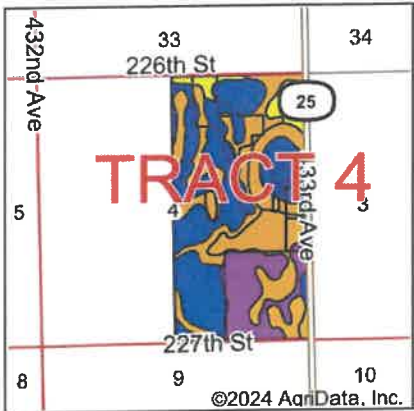
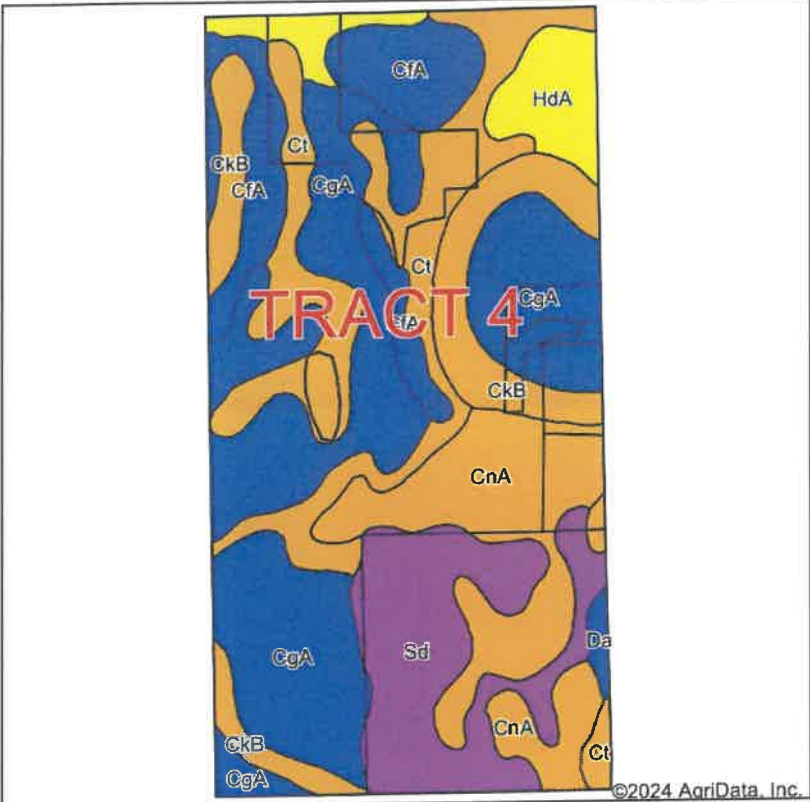
Map Created October 30, 2023

Farm 5555

4-107N-56W-Miner

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: **Miner**
Location: **4-107N-56W**
Township: **Adams**
Acres: **314.92**
Date: **11/14/2024**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



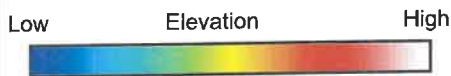
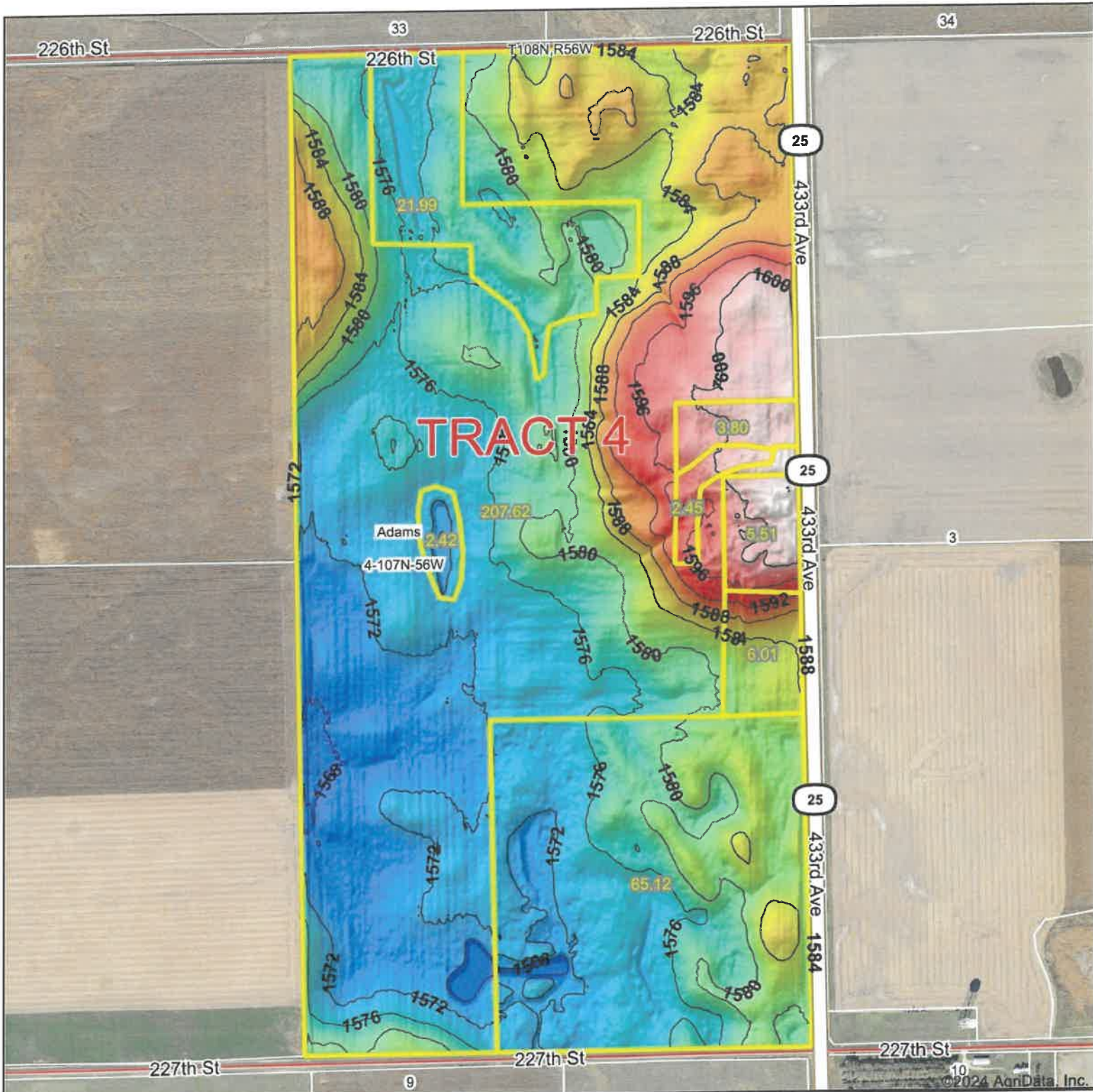
Soils data provided by USDA and NRCS.

Area Symbol: SD097, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CgA	Clarno-Crossplain complex, 0 to 2 percent slopes	96.51	30.7%		IIc	82
Ct	Crossplain-Tetonka complex	50.68	16.1%		IIw	72
CnA	Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes	44.56	14.1%		IIc	75
Sd	Stickney-Dudley silt loams, 0 to 2 percent slopes	42.19	13.4%		IIIs	54
CkB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	30.74	9.8%		IIe	78
CfA	Clarno-Bonilla loams, 0 to 2 percent slopes	30.69	9.7%		IIc	88
HdA	Houdek-Dudley complex, 0 to 2 percent slopes	17.74	5.6%		IIc	61
Da	Davis loam, 1 to 4 percent slopes	1.81	0.6%		IIe	85
Weighted Average					2.13	74.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

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

Source: USGS 3 meter dem

Interval(ft): 4

Min: 1,565.8

Max: 1,604.1

Range: 38.3

Average: 1,579.8

Standard Deviation: 8.37 ft

0ft 810ft 1621ft



11/14/2024

4-107N-56W
Miner County
South Dakota

Boundary Center: 44° 6' 9.11, -97° 33' 21.39

CRP-1 (01-08-24)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	
CONSERVATION RESERVE PROGRAM CONTRACT		1. ST. & CO. CODE & ADMIN. LOCATION <div style="text-align: center;">46 097</div>	
		2. SIGN-UP NUMBER <div style="text-align: center;">48</div>	
		3. CONTRACT NUMBER <div style="text-align: center;">11287</div>	
		4. ACRES FOR ENROLLMENT <div style="text-align: center;">3.80</div>	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) MINER COUNTY FARM SERVICE AGENCY 601 WEST FARMER AVE HOWARD, SD57349-8734		6. TRACT NUMBER <div style="text-align: center;">1132</div>	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (605) 772-5642		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) <div style="text-align: center;">10-01-2016 09-30-2026</div>	
		8. SIGNUP TYPE: Continuous	
<i>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</i>			
9A. Rental Rate Per Acre \$ 178.80		10. Identification of CRP Land (See Page 2 for additional space)	
9B. Annual Contract Payment \$ 679.00		A. Tract No. <div style="text-align: center;">1132</div>	B. Field No. <div style="text-align: center;">3</div>
9C. First Year Payment \$		<div style="text-align: center;">CP23A</div>	D. Acres <div style="text-align: center;">3.01</div>
(Item 9C is applicable only when the first year payment is prorated.)		<div style="text-align: center;">\$ 90.00</div>	E. Total Estimated Cost-Share <div style="text-align: center;">\$ 24.00</div>
		<div style="text-align: center;">1132</div>	<div style="text-align: center;">13</div>
<div style="text-align: center;">CP23A</div>		<div style="text-align: center;">0.79</div>	
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)			
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) <small>RENTSCHLER LAND TRUST † HRIEN McDONALD 1329 LOWER GREEN POND RD LIBERTY, KY42539-5244</small>		(2) SHARE <div style="text-align: center;">100.00 %</div>	(3) SIGNATURE (By)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE <div style="text-align: center;">%</div>	(3) SIGNATURE (By)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE <div style="text-align: center;">%</div>	(3) SIGNATURE (By)
(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE	
B. DATE (MM-DD-YYYY)			

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

SOUTH DAKOTA

MINER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6365

Prepared : 10/7/24 2:58 PM CST

Crop Year : 2025

Operator Name : RENTSCHLER JOHN & ERIC JV

CRP Contract Number(s) : 11287

Recon ID : 46-097-2024-31

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
471.26	340.22	340.22	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	336.42	0.00			3.80	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	18.40	0.00	46	
Oats	11.00	0.00	63	
Corn	155.90	0.00	105	
Soybeans	141.40	0.00	33	
TOTAL	326.70	0.00		

NOTES

Tract Number : 1132

Description : E 1/2;SW 4 107 56

FSA Physical Location : SOUTH DAKOTA/MINER

ANSI Physical Location : SOUTH DAKOTA/MINER

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 : RENTSCHLER LAND TRUST

Other Producers : ERIC RENTSCHLER, JOHN DEAN RENTSCHLER

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
471.26	340.22	340.22	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA
MINER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6365
Prepared : 10/7/24 2:58 PM CST
Crop Year : 2025

Tract 1132 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	336.42	0.00	3.80	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	18.40	0.00	46
Oats	11.00	0.00	63
Corn	155.90	0.00	105
Soybeans	141.40	0.00	33
TOTAL	326.70	0.00	

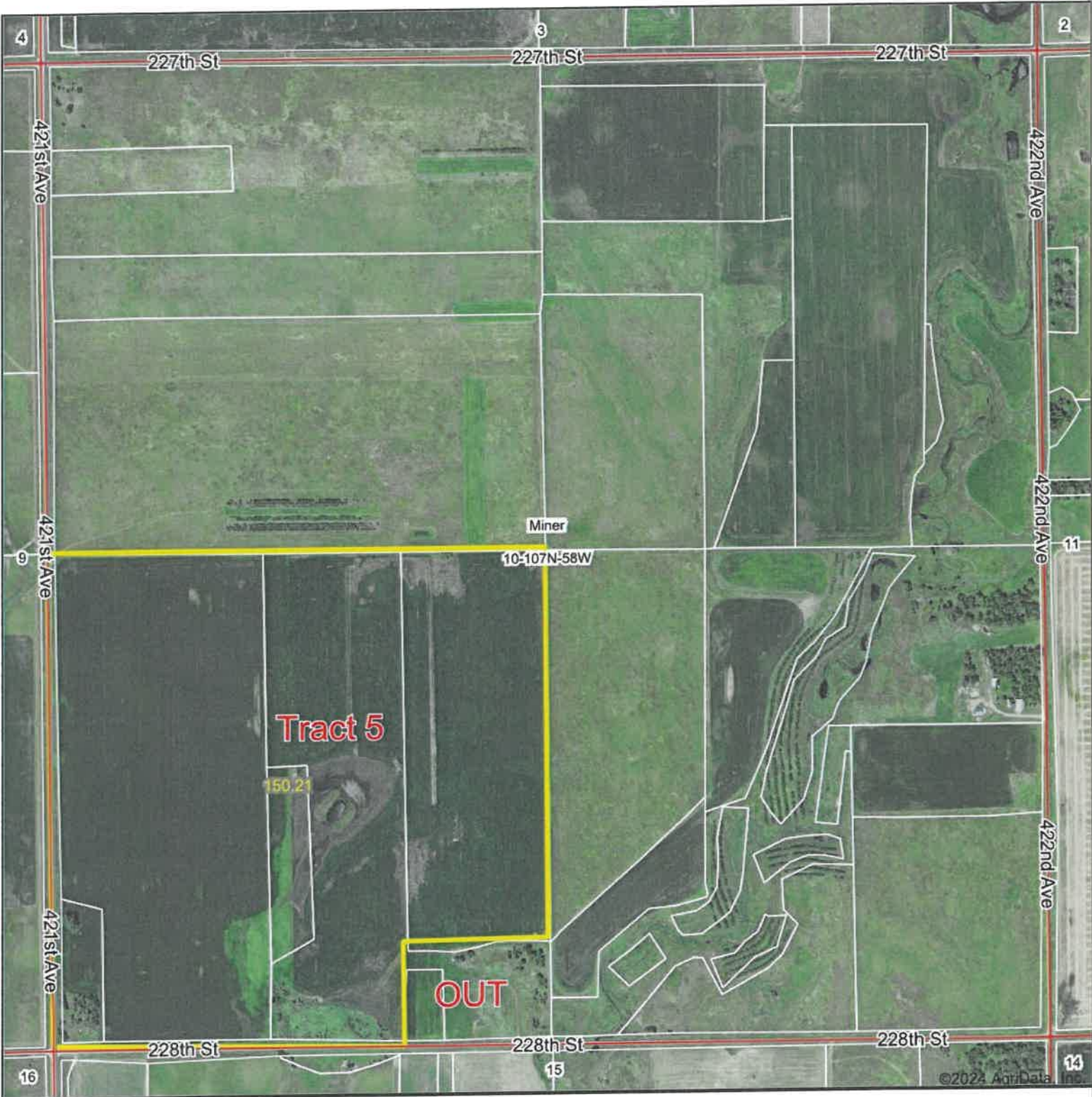
NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Aerial Map



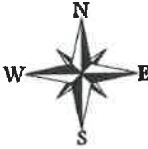
Maps Provided By:

© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 44° 5' 7.56, -97° 47' 8.73

10-107N-58W
Miner County
South Dakota

0ft 826ft 1652ft



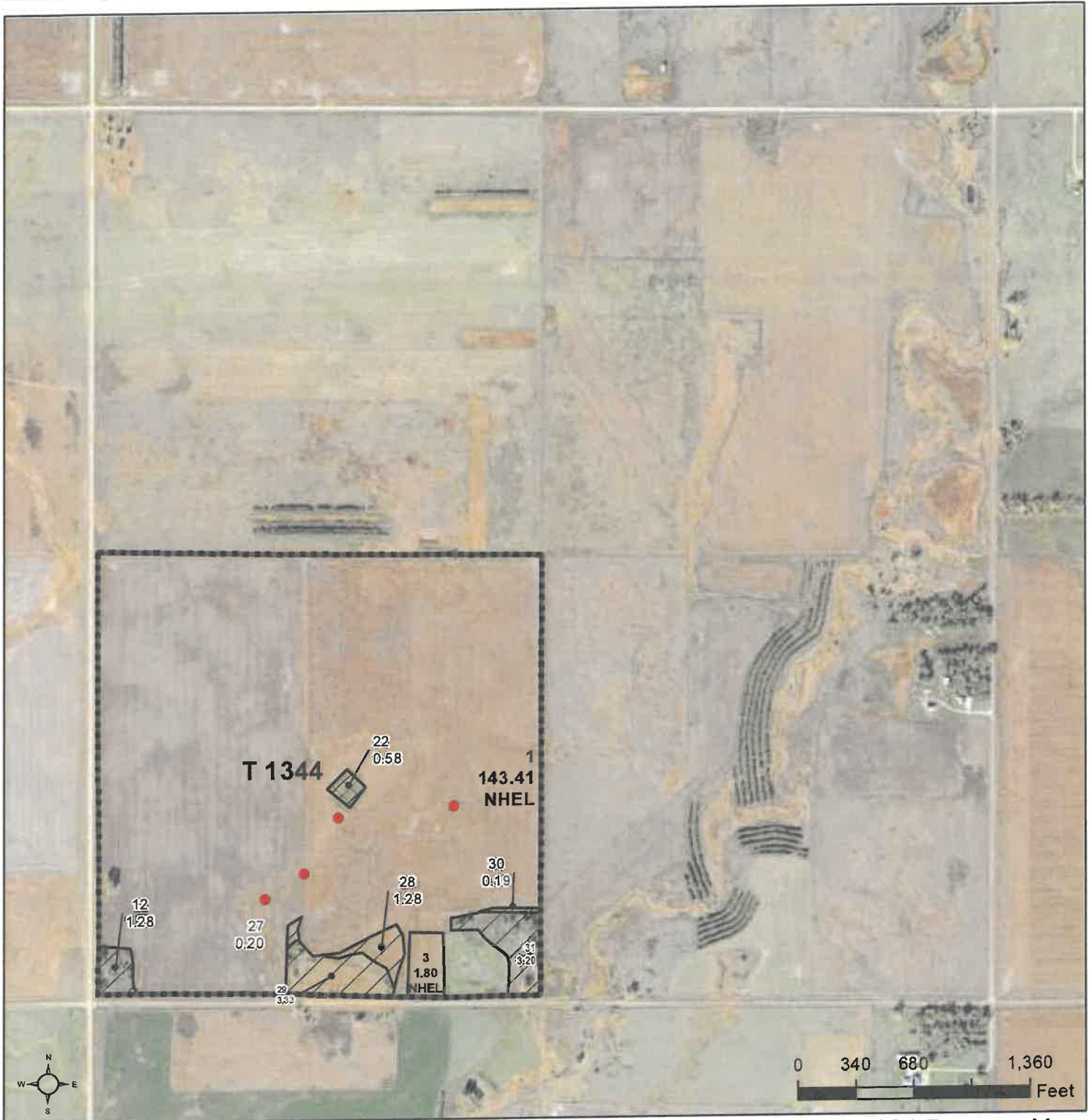
11/25/2024

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



United States
Department of
Agriculture

Miner County, South Dakota



Common Land Unit

	native_sod_SD
	Non-Cropland
	Cropland
	Tract Boundary
	PLSS

Wetland Determination Identifiers

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

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).

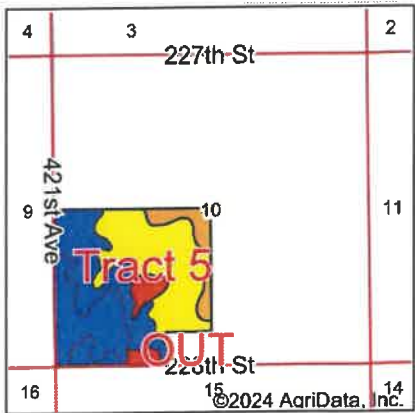
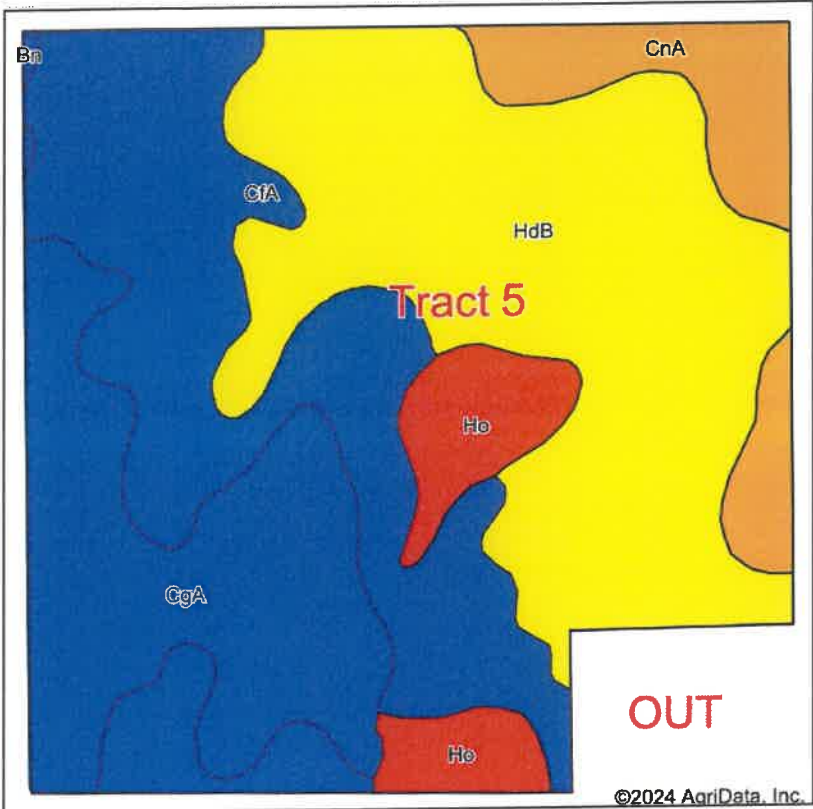
2024 Program Year

Map Created September 17, 2024

Farm **5624**

10-107N-58W-Miner

Soils Map



State: **South Dakota**
County: **Miner**
Location: **10-107N-58W**
Township: **Miner**
Acres: **150.21**
Date: **11/25/2024**









Maps Provided By:

© AgriData, Inc. 2023 www.AgriDataInc.com



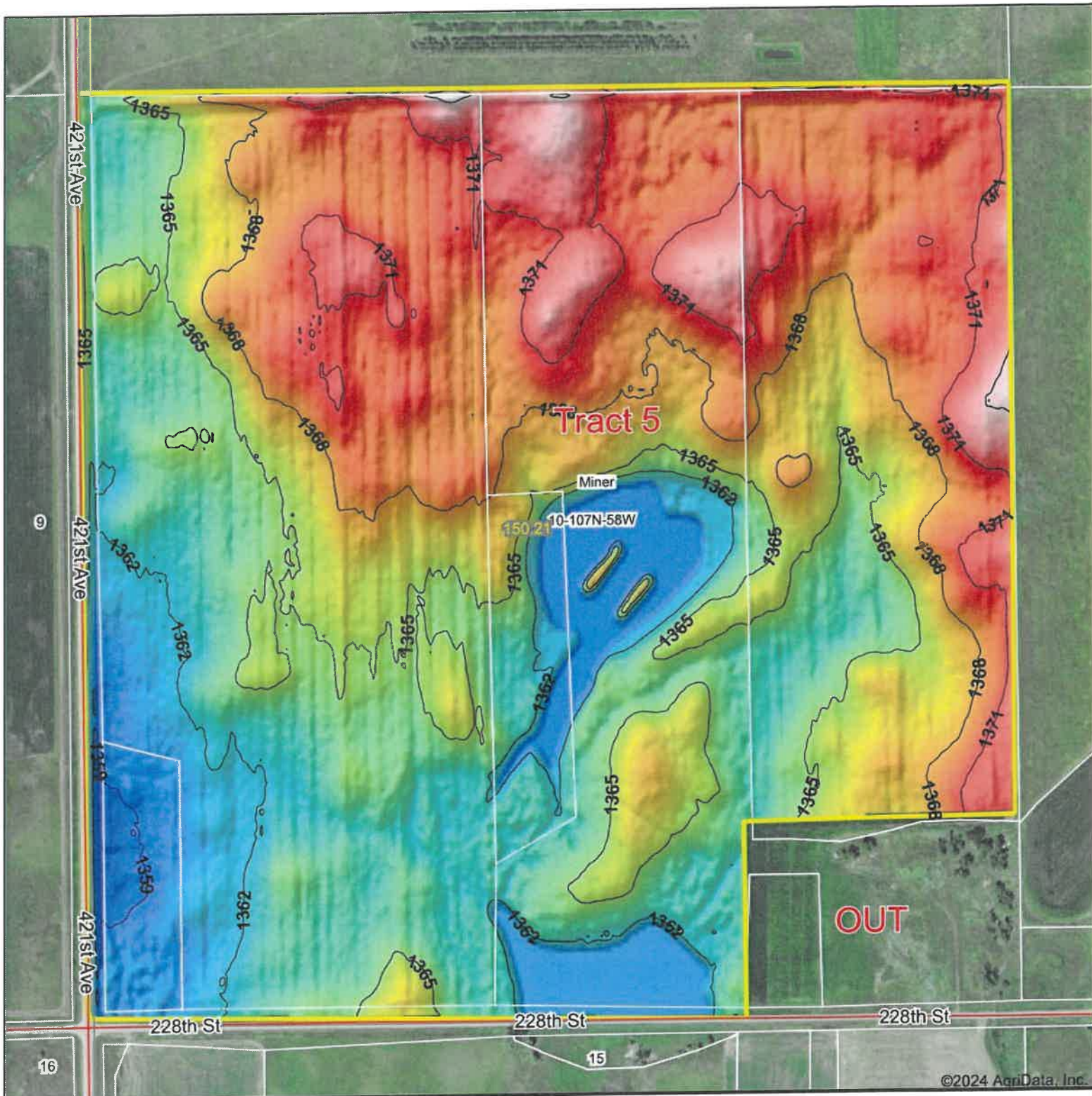
Soils data provided by USDA and NRCS.

Area Symbol: SD097, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
HdB	Houdek-Dudley complex, 2 to 6 percent slopes	56.01	37.4%		Ile	63
CfA	Clarno-Bonilla loams, 0 to 2 percent slopes	43.17	28.7%		Ilc	88
CgA	Clarno-Crossplain complex, 0 to 2 percent slopes	29.85	19.9%		Ilc	82
CnA	Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes	11.62	7.7%		Ilc	75
Ho	Hoven silt loam, 0 to 1 percent slopes	9.38	6.2%		Vls	15
Bn	Bon loam, 0 to 2 percent slopes, rarely flooded	0.18	0.1%		Ilc	84
Weighted Average					2.25	71.9

*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: 1,357.8

Max: 1,375.1

Range: 17.3

Average: 1,366.0

Standard Deviation: 3.67 ft



10-107N-58W
Miner County
South Dakota

Boundary Center: 44° 5' 7.56, -97° 47' 8.73



Maps Provided By:

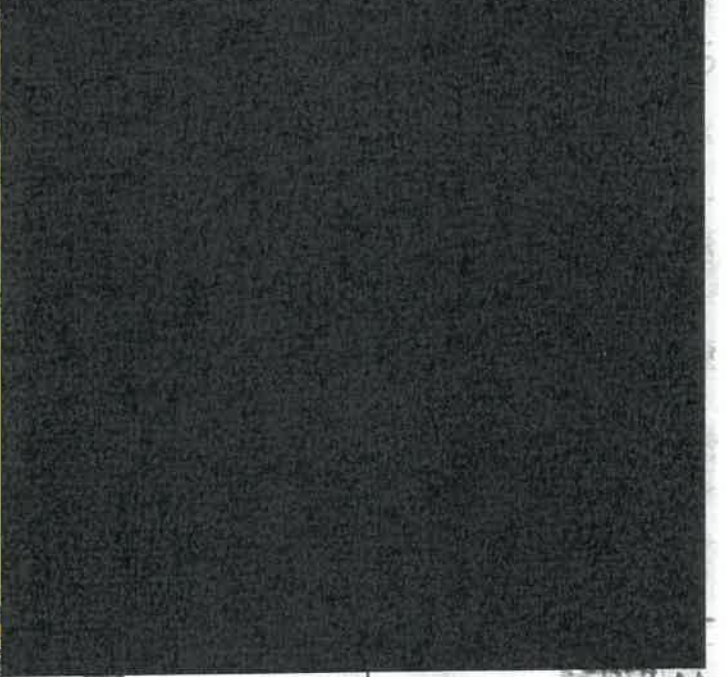
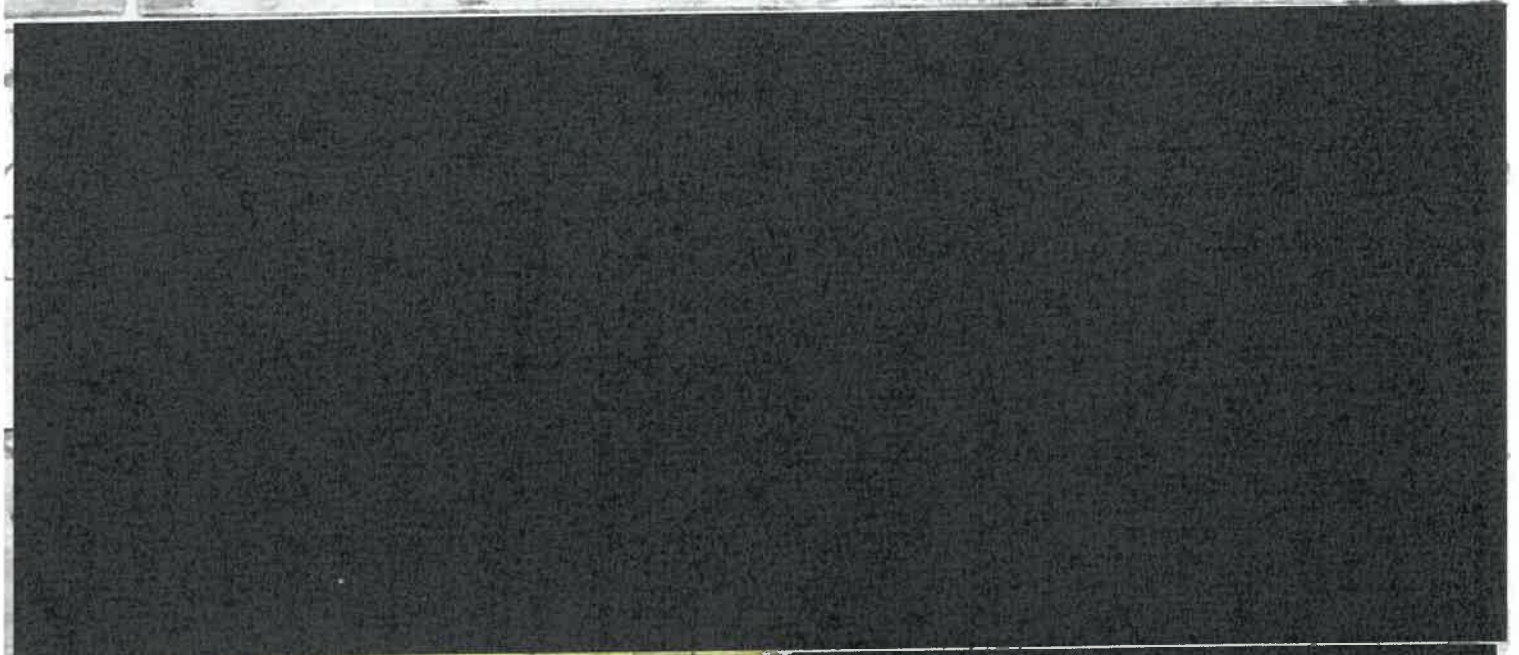


© AgriData, Inc. 2023 www.AgriDataInc.com

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

©2024 AgriData, Inc.

NOT TO SCALE



SOUTH DAKOTA

MINER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5624

Prepared : 11/20/24 4:10 PM CST

Crop Year : 2025

Operator Name : JOHN DEAN RENTSCHLER

CRP Contract Number(s) : None

Recon ID : 46-097-2017-41

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
155.27	145.21	145.21	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	145.21		0.00		0.00	0.00	0.00	2.25

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	25.50	0.00	46	
Oats	8.00	0.00	63	
Corn	15.00	0.00	108	
Soybeans	5.70	0.00	41	

TOTAL 54.20 0.00

NOTES

Tract Number : 1344

Description : SW 10 107 58

FSA Physical Location : SOUTH DAKOTA/MINER

ANSI Physical Location : SOUTH DAKOTA/MINER

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 : JOHN DEAN RENTSCHLER

Other Producers : [REDACTED]

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.27	145.21	145.21	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA
MINER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5624
Prepared : 11/20/24 4:10 PM CST
Crop Year : 2025

Tract 1344 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	145.21	0.00	0.00	0.00	0.00	2.25

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	25.50	0.00	46
Oats	8.00	0.00	63
Corn	15.00	0.00	108
Soybeans	5.70	0.00	41
TOTAL	54.20	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Fidelity Abstract & Title Co

Issuing Office: 115 N Main, Howard, SD 57349

Issuing Office's ALTA® Registry ID: 0002680

Loan ID Number: NA

Issuing Office File Number: FT24-106

Property Address: Miner County Farm Ground

Revision Number: PRE-AUCTION

SCHEDULE A

COMMITMENT

1. Commitment Date: November 18, 2024 at 8:00 a.m.

2. Policy to be issued:

a. 2021 ALTA® Owner's Policy

Proposed Insured: **TBD**

Proposed Amount of Insurance: **\$0.00**

The estate or interest to be insured: Fee Simple

b. 2021 ALTA® Loan Policy

Proposed Insured:

Proposed Amount of Insurance: \$

The estate or interest to be insured:

c. 2021 ALTA® _____ Policy

Proposed Insured:

Proposed Amount of Insurance: \$

The estate or interest to be insured:

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:

Parcels 1 and 2: John D. Rentschler, Helen M. McDonald, and Robert A. Rentschler, Trustees, or their successors in trust, under the Rentschler Land Trust, dated October 22, 2014 and, as disclosed in the Public Records, has been since October 27, 2014

Parcel 3: John Rentschler and, as disclosed in the Public Records, has been since October 19, 2016

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.

5. The Land is described as follows:

Parcel 1: The Northeast Quarter (NE¼) of Section Four (4), Township One Hundred Seven (107) North, Range Fifty-six (56), West of the 5th P.M., Miner County, South Dakota, except Lot H-1 thereof

Parcel 2: The Southeast Quarter (SE¼) of Section Four (4), Township One Hundred Seven (107) North, Range Fifty-six (56), West of the 5th P.M., Miner County, South Dakota, except Lot H-1 thereof

Parcel 3: The Southwest Quarter (SW¼) of Section Ten (10), Township One Hundred Seven (107) North, Range Fifty-eight (58), West of the 5th P.M., Miner County, South Dakota

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.

SCHEDULE B I

COMMITMENT

File Number: FT24-106

REQUIREMENTS

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. This commitment is written as a Pre-Auction Commitment, when sale is final, there may be additional requirements.
6. Mortgage dated April 7, 2021, by and between John Dean Rentschler, A/K/A John D. Rentschler, A/K/A John Rentschler, single, and Farm Credit Services of America, FLCA. Mortgage was filed for record April 9, 2021 at 9:50 a.m. and recorded in Book 204 of Mtg., Page 254-261. Parcel 3

Mortgage dated April 7, 2021, by and between John Dean Rentschler, A/K/A John D. Rentschler, A/K/A John Rentschler, single, and Farm Credit Services of America, PCA. Mortgage was filed for record April 9, 2021 at 9:55 a.m. and recorded in Book 204 of Mtg., Page 262-268. Parcel 3

NOTE: If the first position mortgage is required, all open mortgages must be paid off and satisfied of record, or a subordination agreement in favor of the proposed insured mortgage must be obtained from the owners of the indebtedness of any open mortgages that affect the property and interests described in Schedule A thereof;

7. Prior to the issuance of the Final Policy the Company will require that an up to date Certificate of Trust for the Rentschler Land Trust be completed and submitted to the company for recording pursuant SDCL 55-4-51.3.
8. Trustee's Deed dated October 22, 2014, filed for record October 27, 2014 at 11:00 a.m. and recorded in Book 96 of Deeds, Page 22-23, H & M Rentschler Family Living Trust, dated April 18, 2002, as Grantor and Rentschler Land Trust, dated October 22, 2014, as Grantee, is defective in the execution of the instrument. The title company will require a Corrective Trustee's Deed to be properly executed and recorded at the office of the Miner County Register of Deeds.

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.

SCHEDULE B II COMMITMENT

EXCEPTIONS FROM COVERAGE

File Number: FT24-106

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.

Special 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.
9. Real Estate Taxes for the year 2024 and subsequent years which constitute a lien but are not yet due and payable.

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.

10. All of the 2023 real estate taxes due and payable in 2024 are paid in full in the following amounts:

Parcel 1	\$3,004.86	ID #1807
Parcel 2	\$2,612.64	ID #1810
Parcel 3	\$2,506.14	ID #2239

11. Statutory easement or grant for public roads along section lines.

12. Coverage of this Commitment extends only to the filing in the records of the Register of Deeds, Treasurer and Clerk of Courts of Miner County, South Dakota. Search was not made of the filings in the central office of the Secretary of State of South Dakota. Any filings in the central office of the Secretary of State of South Dakota are not covered by this Commitment.

13. Mortgage dated April 7, 2021, by and between John Dean Rentschler, A/K/A John D. Rentschler, A/K/A John Rentschler, single, and Farm Credit Services of America, FLCA. Mortgage was filed for record April 9, 2021 at 9:50 a.m. and recorded in Book 204 of Mtg., Page 254-261. Parcel 3

14. Mortgage dated April 7, 2021, by and between John Dean Rentschler, A/K/A John D. Rentschler, A/K/A John Rentschler, single, and Farm Credit Services of America, PCA. Mortgage was filed for record April 9, 2021 at 9:55 a.m. and recorded in Book 204 of Mtg., Page 262-268. Parcel 3

15. An Easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Kingbrook Rural Water System Inc.
Purpose: Operation and Maintenance of a water system
Filed for record: July 26, 1977 at 3:50 p.m. and recorded in Book 124 of Misc., Page 275
Affects: NE¼ 4 107-56 and other lands

16. An Easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Kingbrook Rural Water System Inc.
Purpose: Operation and Maintenance of a water system
Filed for record: March 19, 1980 at 11:10 a.m. and recorded in Book 124 of Misc., Page 640
Affects: SE¼ 4 107-56 except Lot H-1

17. An Easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Kingbrook Rural Water System Inc.
Purpose: Operation and Maintenance of a water system
Filed for record: November 5, 2001 at 4:20 p.m. and recorded in Book 149 of Misc., Page 163
Affects: SW¼ 4 107-58

18. Vested Drainage Right dated June 29, 1992, filed for record June 29, 1992 at 11:15 a.m. and recorded in Book 141 of Misc., page 3. Describes the NW¼ 3 107-56 as dominant and NE¼ 4 107-56 as servient.

19. Vested Drainage Right dated June 29, 1992, filed for record June 29, 1992 at 11:25 a.m. and recorded in Book 141 of Misc., page 7. Describes the SE¼ 4 107-56 as dominant and SW¼ 4 107-56 as servient.

20. Vested Drainage Right dated June 29, 1992, filed for record June 29, 1992 at 11:30 a.m. and recorded in Book 141 of Misc., page 9. Describes the NE¼ 4 107-56 as dominant and SE¼ 4 107-56 as servient.

21. Vested Drainage Right dated June 30, 1992, filed for record June 30, 1992 at 1:06 p.m. and recorded in Book 141 of Misc., page 355. Describes the NE¼ 9 107-56 as dominant and SE¼ 4 107-56 as servient.

22. Trustee's Deed dated October 22, 2014, filed for record October 27, 2014 at 11:00 a.m. and recorded in Book 96 of Deeds, Page 22-23, H & M Rentschler Family Living Trust, dated April 18, 2002, as Grantor and Rentschler Land Trust, dated October 22, 2014, as Grantee, is defective in the execution of the instrument.

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.

465.96 ACRES

MINER COUNTY LAND

227th St.

TRACTS 1-4

TRACT 5

5 miles to the West. Bordered by
228th St. and 421st Ave.

HWY 25

Green Valley

Adams

428th Ave

**WEDNESDAY,
JANUARY 15TH
AT 10:30AM**

Auction will be held at
the Miner County 4-H
Building.

SD Hwy 25

HOWARD

TERMS: Cash sale on all tracts with a 15% (non-refundable) down payment auction day with the balance on or before March 6, 2025. Trustee's and Warranty Deeds to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay all 2024 taxes due in 2025. New buyer to pay all 2025 taxes. Sold subject to owners approval and all easements of record. Auctioneers represent the sellers in this transaction. Fidelity Abstract & Title closing agent. Remember auction held indoors at the Miner County 4-H Building.

"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

