

160 ACRES

DOUGLAS COUNTY LAND

- FRIDAY, JANUARY 10TH AT 10:30AM -



GARY & WILMA
VAN ROEKE
OWNERS

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

"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

PREMIER DOUGLAS COUNTY LAND AUCTION

Don't miss this opportunity to purchase this 100% tillable piece of powerful Grandview Township land at public auction at the Corsica Travel Plaza on:

FRIDAY JANUARY 10TH 2025 - 10:30 A.M.

LEGAL: NW 1/4 of Section 8-99-64 Douglas County, South Dakota

LOCATION: From Corsica go 1 mile South to 274th St (dump road) and 1.5 miles West. This will put you at the NE corner of the property.

- FSA reports 152.31 tillable acres with the balance being in right-of-way. Property will be sold as +- 160 acres
- Average soil productivity rating of 89 with Highmore silt loams making up 83% of the property. 97% of the quarter is made up of 2 similar soil types for very predictive yields and management!
- Possession will be taken at closing for the 2025 crop year
- Property has excellent natural drainage that slopes from west to east.
- 2024 taxes are \$3,081.48. Seller will cover all the 2024 property taxes payable in 2025.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Drone video footage along with buyer's packets can be viewed on www.wiemanauktion.com or call 605-648-3111 to have one mailed to you.

TERMS: Cash sale with 10% (non-refundable) down payment auction day with the balance on or before February 28, 2025. Trustee's Deed to be granted with the cost of the title insurance and closing costs split 50-50 between buyer and seller. Seller will be responsible for all 2024 taxes due in 2025. Sold subject to owner's confirmation and all easements or restrictions on record. Auctioneers and Closing attorney are representing the sellers in this transaction. Remember the auction will be held in the Corsica Travel Plaza.

Gary & Wilma Van Roekel - Owners

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

Kerner Law Office
Closing Attorney
605-724-2313

Aerial Map



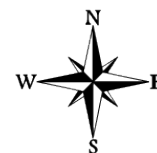
Boundary Center: 43° 24' 38.59, -98° 26' 36.57

0ft 655ft 1310ft

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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8-99N-64W
Douglas County
South Dakota

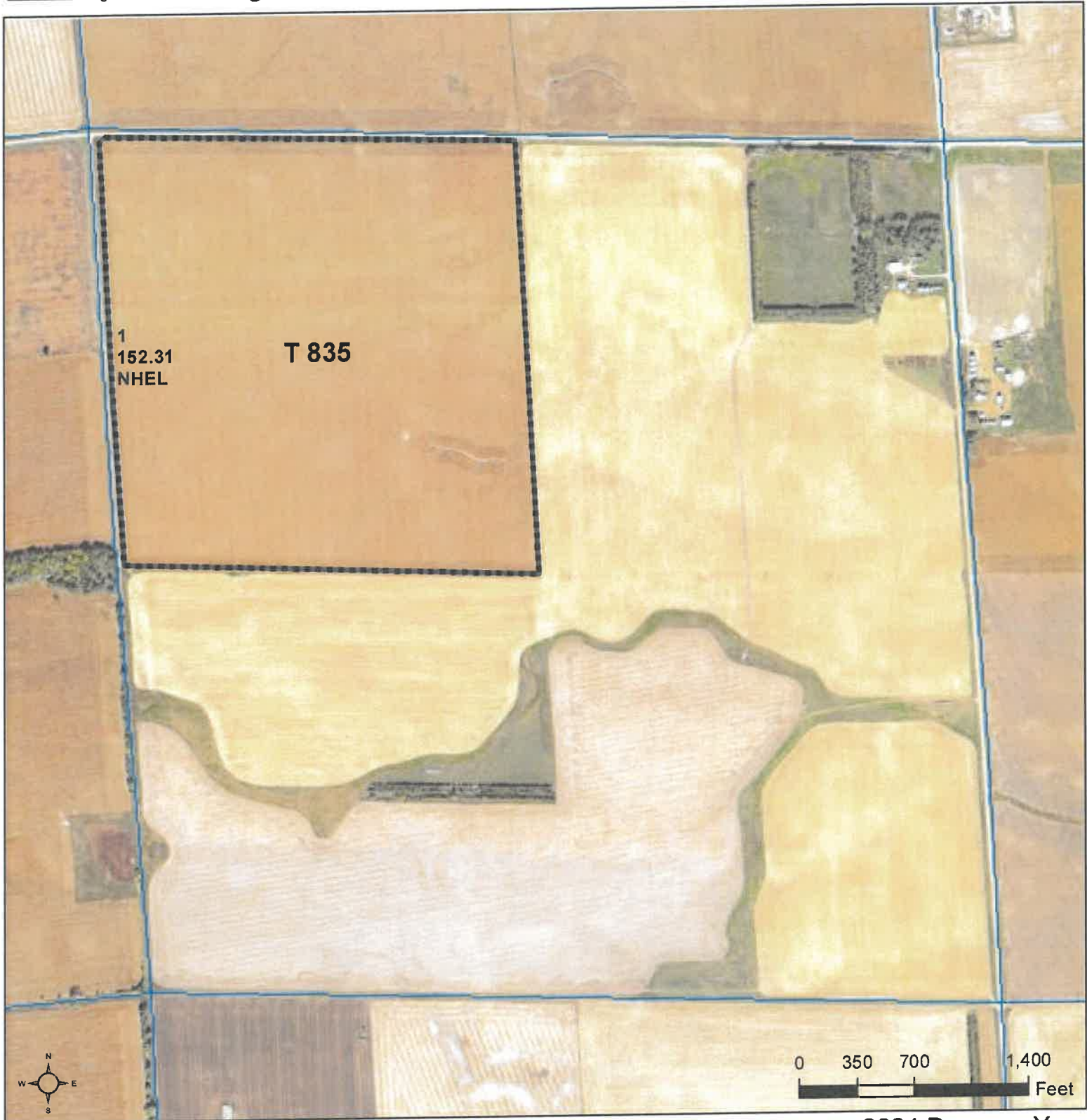


9/13/2024



United States
Department of
Agriculture

Douglas County, South Dakota



Common Land Unit ☐ PLSS

- ☐ Cropland
- ☐ Tract Boundary

Wetland Determination Identifiers

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

SHARES _____

Unless otherwise noted,
crops listed below are:
Non-irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non

Producer Initial _____
Date _____

2024 Program Year

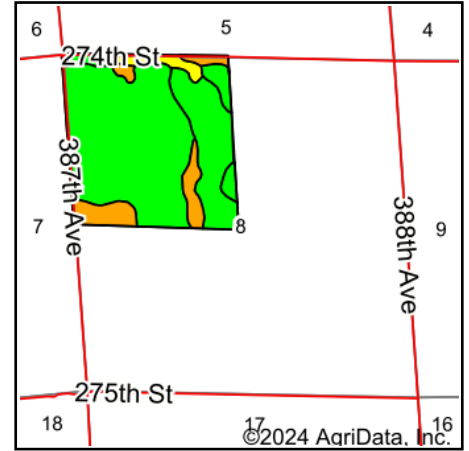
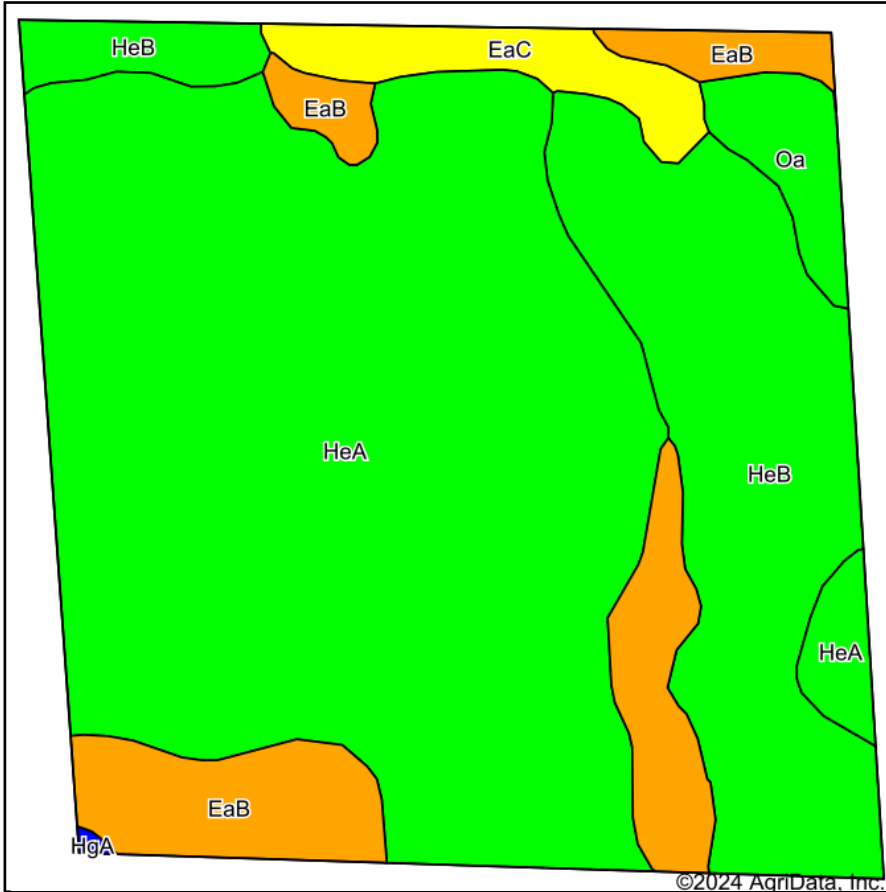
Map Created April 26, 2024

Farm 4999

8-99N-64W-Douglas

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: **Douglas**
 Location: **8-99N-64W**
 Township: **Grandview**
 Acres: **160**
 Date: **9/13/2024**



Maps Provided By:

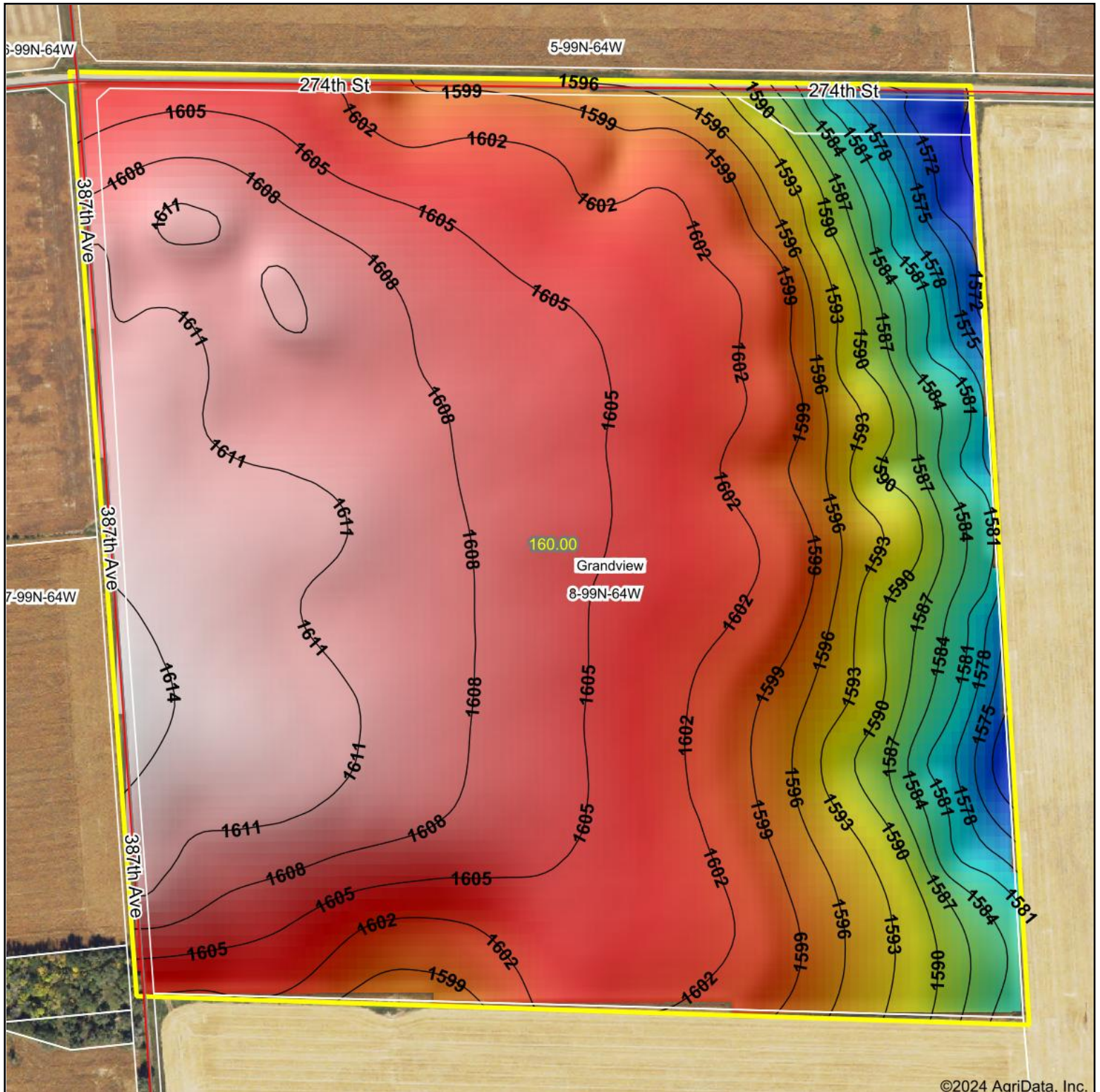


Soils data provided by USDA and NRCS.

Area Symbol: SD043, Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
HeA	Highmore silt loam, 0 to 2 percent slopes	97.22	60.8%		IIc	92
HeB	Highmore silt loam, 2 to 6 percent slopes	35.09	21.9%		IIe	91
EaB	Eakin-Ethan complex, 2 to 6 percent slopes	17.63	11.0%		IIe	75
EaC	Eakin-Ethan complex, 6 to 9 percent slopes	5.75	3.6%		IIIe	65
Oa	Mobridge silt loam, 0 to 2 percent slopes	4.16	2.6%		IIc	94
HgA	Highmore-Walke silt loams, 0 to 2 percent slopes	0.15	0.1%		IIc	85
Weighted Average					2.04	89

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



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Low Elevation High



Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,568.7

Max: 1,615.2

Range: 46.5

Average: 1,601.8

Standard Deviation: 9.51 ft

0ft 450ft 900ft



9/13/2024

8-99N-64W
Douglas County
South Dakota

Boundary Center: 43° 24' 38.59, -98° 26' 36.57



Maps Provided By:



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

SOUTH DAKOTA
DOUGLAS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4999

Prepared : 9/13/24 1:19 PM CST

Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : 46-043-2023-134
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
152.31	152.31	152.31	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	152.31	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SORGH, SOYBN, BARLY	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	31.20	0.00	111	0
Grain Sorghum	54.00	0.00	57	
Soybeans	65.10	0.00	41	0
TOTAL	150.30	0.00		

NOTES

Tract Number : 835

Description : NW4 8-99-64
FSA Physical Location : SOUTH DAKOTA/DOUGLAS
ANSI Physical Location : SOUTH DAKOTA/DOUGLAS
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 : GARY VAN ROEKEL IRA
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
152.31	152.31	152.31	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA
DOUGLAS
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 4999
Prepared : 9/13/24 1:19 PM CST
Crop Year : 2024

Tract 835 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	152.31	0.00	0.00	0.00	0.00	0.00

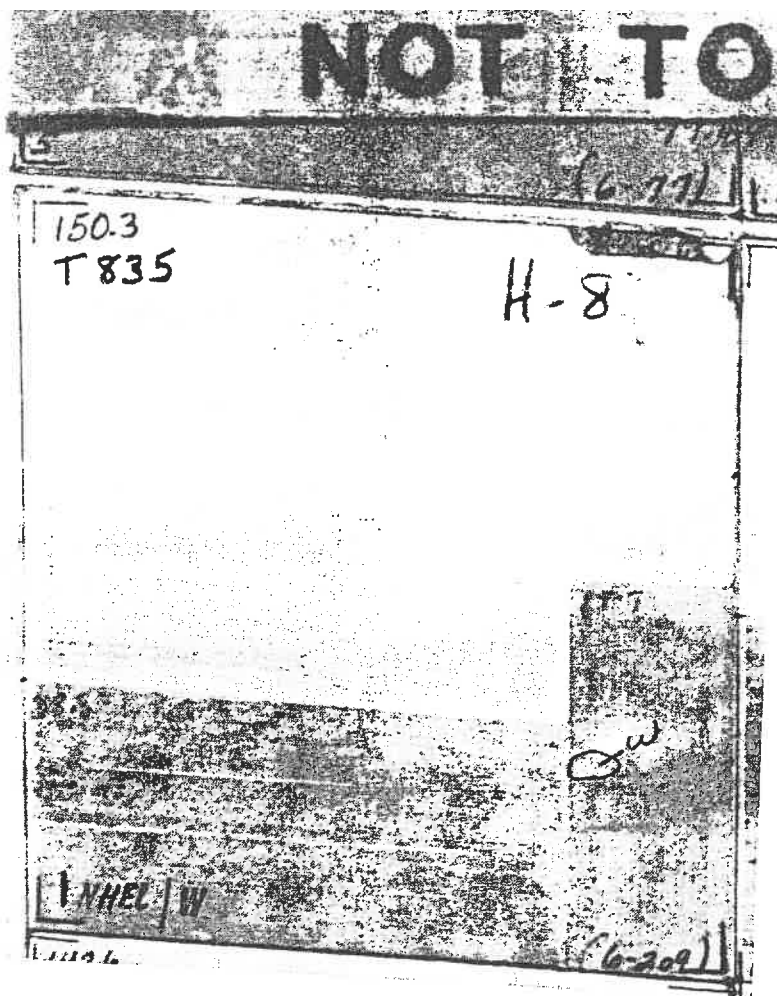
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	31.20	0.00	111
Grain Sorghum	54.00	0.00	57
Soybeans	65.10	0.00	41
TOTAL	150.30	0.00	

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.



COMMITMENT FOR TITLE INSURANCE

SCHEDULE B, Part I Requirements

File Number: TI-571(a)

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. 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 a courtesy. This Commitment must be updated in order to insure a specific transaction and accordingly reissued.
6. The Company has been informed the insured land will be sold at public auction. If so, the Company requires the Purchase and Sale Agreement and all related documents be submitted to the Company for its review and file.
7. The Company reserves the right to make additional exceptions and requirements to this Commitment and reissue the same upon its receipt of any information or documentation pertinent to the insured transaction or contrary to the terms of this Commitment.
8. This Company requires the Seller to state marital status, and in the event that the Seller is married, The Company requires that the spouse of Seller join in the transferring deed to Buyer.
9. As this property was vested in a trustee, it is subject to the provisions of the trust and the following must be provided:
 - (1) An original of the trust must either be placed of record or a fully executed copy entitled to be recorded be deposited with the Douglas County Title, Inc., with the authority to record the same if necessary to prove the marketability of title;
 - (2) The trust must provide that the trustee has authority to convey the property;
 - (3) A properly executed Trustee's Warranty Deed, containing the correct legal description, to *, must be placed of record; and
 - (4) An affidavit must be furnished to the Douglas County Title, Inc., which indicates that the trust has not been revoked or canceled.

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. This Policy specifically excludes all real estate taxes to the applicable property. For informational purposes only, we submit the following tax figures/statement. We assume no liability for the correctness of the same. Please contact the Douglas County Treasurer for the exact amount owed (605-724-2318). The 2023 real estate taxes for Record #1194 (for the entire NW¼) in the amount of \$3,081.48 show due and owing. For more information see attached Real Estate Tax Notices. Any taxes or assessments levied or due upon the parcel as a result of being subdivided or platted out of a larger parcel with due and owing or outstanding taxes or assessments.
2. No search of the records on file at the Office of the South Dakota Secretary of State has been or will be conducted in connection with any of the land described in Schedule A and any such records and/or their effect on title to said land are hereby excluded from coverage hereunder.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

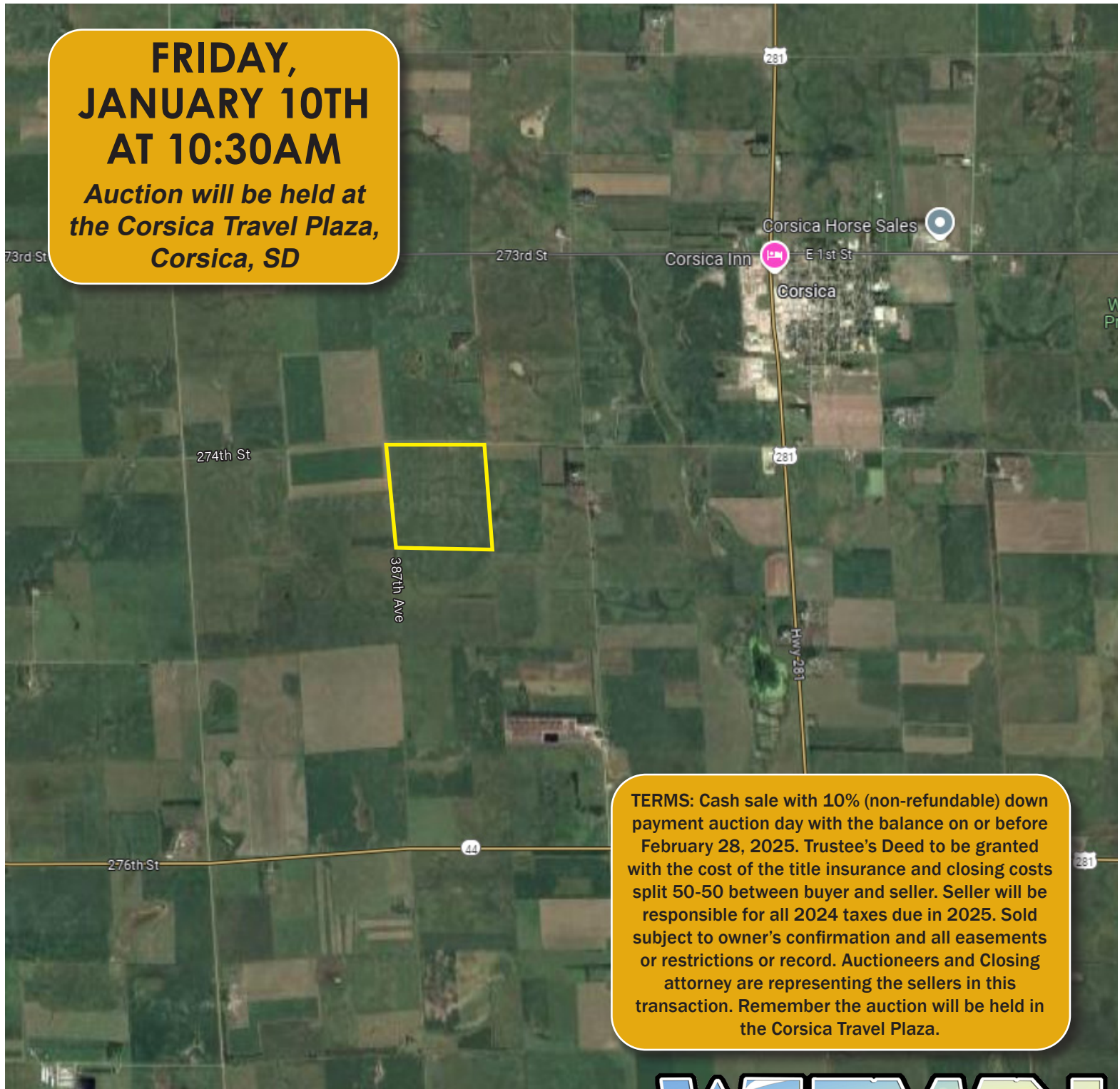
3. No title examination was made regarding and no coverage is afforded hereunder for the minerals or the mineral estate underlying, associated with, or severed from the land described in Schedule A, if any, including rights and easements granted or reserved along therewith or arising by operation of law.
4. Rights of the public in and to the statutory easement for section line road right-of-way.
5. An easement for the construction, operation, and maintenance of a transmission line and rights incidental thereto as set forth in a document granted to East River Electric Power Co-op, Inc., Madison, SD (no representation is made as to the present ownership of said easement) as recorded in Book 13 of Miscellaneous, page 75 on April 28, 1961, affecting the NW¼ 8-99-64. The exact location and extent of said easement is not disclosed of record.
6. An easement for the construction, operation, and maintenance of underground conduit and rights incidental thereto as set forth in a document granted to Sioux Valley Telephone Company, a SD Corp., (no representation is made as to the present ownership of said easement) as recorded in Book 13 of Miscellaneous, page 414 on November 18, 1963, affecting the NW¼ 8-99-64. The exact location and extent of said easement is not disclosed of record.
7. An easement for the construction, operation, and maintenance of underground conduit and rights incidental thereto as set forth in a document granted to Sioux Valley Telephone Company, a SD Corp. (no representation is made as to the present ownership of said easement) as recorded in Book 18 of Miscellaneous, page 134 on November 3, 1980, affecting the South 50 feet of the North 83 feet of the NW1/4 8-99-64. The exact location and extent of said easement is not disclosed of record.

160 ACRES

DOUGLAS COUNTY LAND

**FRIDAY,
JANUARY 10TH
AT 10:30AM**

*Auction will be held at
the Corsica Travel Plaza,
Corsica, SD*



TERMS: Cash sale with 10% (non-refundable) down payment auction day with the balance on or before February 28, 2025. Trustee's Deed to be granted with the cost of the title insurance and closing costs split 50-50 between buyer and seller. Seller will be responsible for all 2024 taxes due in 2025. Sold subject to owner's confirmation and all easements or restrictions or record. Auctioneers and Closing attorney are representing the sellers in this transaction. Remember the auction will be held in the Corsica Travel Plaza.

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