

Charles Mix County

FARM LAND AUCTION

**600
Acres**

Friday

May 31st

at 10:30 AM

OWNER:

**DANIEL & LINDA
MERKWAN**

WIEMAN
LAND & AUCTION

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

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**600 ACRES JACKSON TOWNSHIP – CHARLES MIX COUNTY NATIVE HARD GRASS PASTURE LAND
AT AUCTION – GOOD FENCE – ARTESIAN WELLS - LOAD OUT CORRAL- OUTSTANDING DEER AND TURKEY
HUNTING WITH BREATHTAKING VISTAS OF THE MISSOURI RIVER**

The following land will be sold on site located from Geddes, SD go 2-miles south on Hwy. 50, 1-mile west on 288th St. 1-mile south on 373rd Ave, 1-mile west on 289th St. turn south on 372nd Ave go 1 ¼ mile south to the NE corner of the property. Follow signs to the property on:

**FRIDAY MAY 31ST
10:30 A.M.**

This large grazing unit consists of 600 acres, more or less, that spans over 4-sections. The pasture offers good perimeter fences and two naturally flowing artesian wells. There is a permanent load out/receiving corral that can be accessed by cattle pots weather permitting. Some of the attributes this property offers are deep wooded draws, native hard grass, and a large WOW factor that you can only appreciate by viewing the property in person or watching the drone video footage. This auction offers a unique opportunity to both the cattlemen looking for more pasture or the avid hunter looking for a piece of South Dakota hunting heaven. Come take a look!

LEGAL: NW ¼ of NW ¼ Section 3; N ½ of NE1/4 Section 4; NE ¼ of SE ¼ and SW ¼ of SE ¼ and SE ¼ of SE ¼ all in Section 33; and the E ½ of SE ¼ and NW ¼ of SE ¼ and SE ¼ of NE ¼ and the SW ¼ and the SW ¼ of the NW ¼ all in Section 34, all located in 97-67 Charles Mix County, SD.

- Annual Real Estate taxes are \$1,939.74. Property is not enrolled in any FSA programs and does not receive any payments.
- New buyer to receive full immediate possession on auction day. Cattle could be brought in the same day.
- Years of planning and work have gone in to make this a turn key grazing and hunting unit.
- Aerial and Soil maps, title insurance and other pertinent information can be found in the buyers packet.
- Inside the fence of this property is 40-acres of leased land that can be leased for \$40 per acre per year for the next 3-years (2019-2021). Creating a total of 640-acres of pasture.
- Property has a 3-room cabin with gas generator for power, and LP Gas heater, stove, & fridge. With some work an awesome deer camp or get away!

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Buyers packets can be mailed out by calling the auctioneers at 800-251-3111 or visit our web site www.wiமானauktion.com for a packet or watch drone video footage.

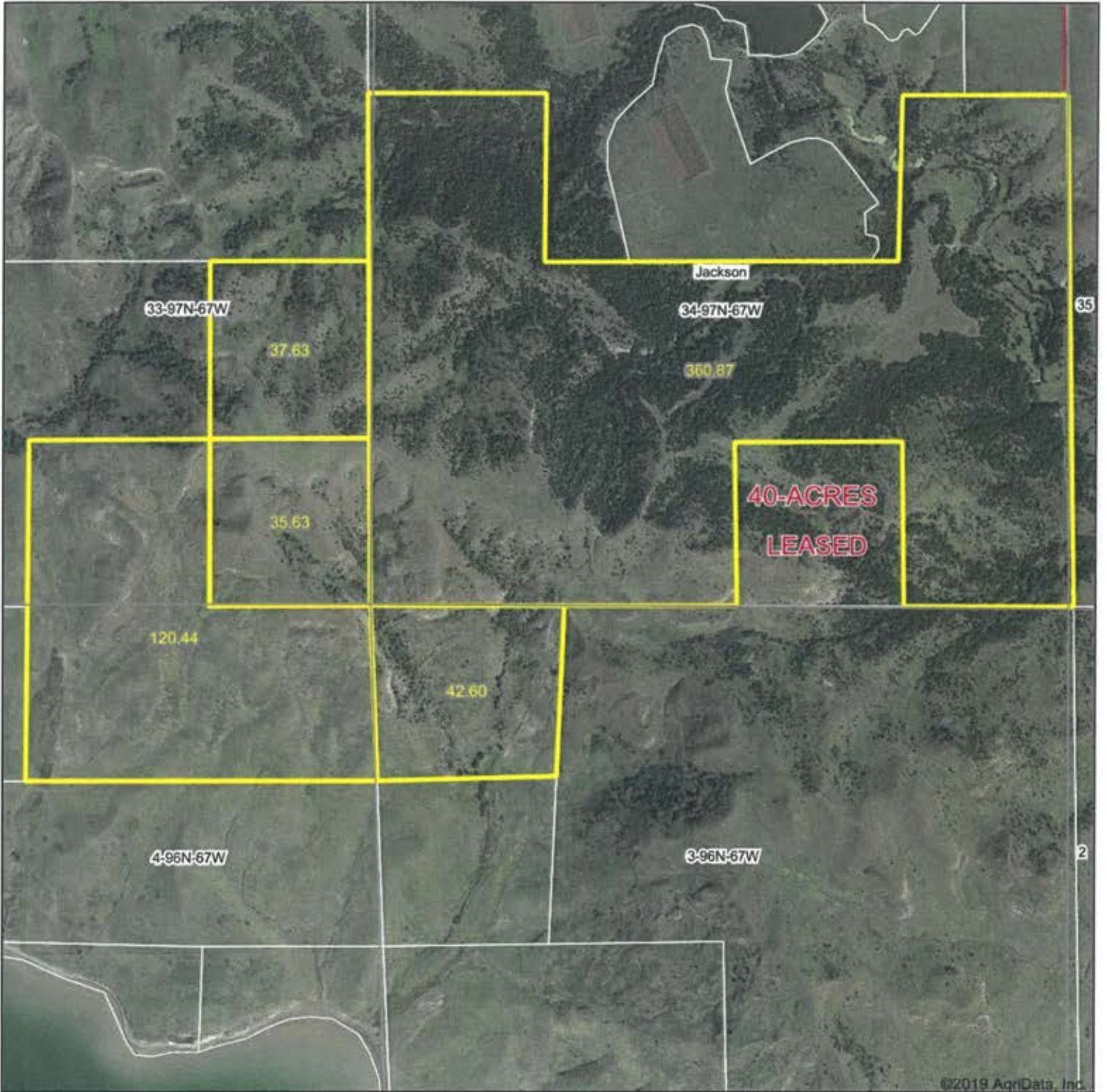
TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before July 2nd 2019. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2018 taxes in full new buyer will be responsible for all the 2019 taxes. Buyer to receive immediate possession auction day. Auctioneers represent the sellers. Auctioneers and Seller do not warrant that all fences lie on the true and correct boundary line. Remember auction held on site in class of inclement weather auction held on the intersection of 289th St. and 372nd Ave.

**3-DM LIVESTOCK & GRAIN INC. &
DANIEL & LINDA MERKWAN – OWNERS
605-680-2383**

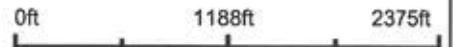
Wieman Land & Auction Co. Inc.
Marion, SD 800-251-3111
www.wiமானauktion.com

Dale L. Strasser
Closing Attorney
605-925-7745

Aerial Map



map center: 43° 10' 13.33, -98° 45' 40.28



Maps Provided By:

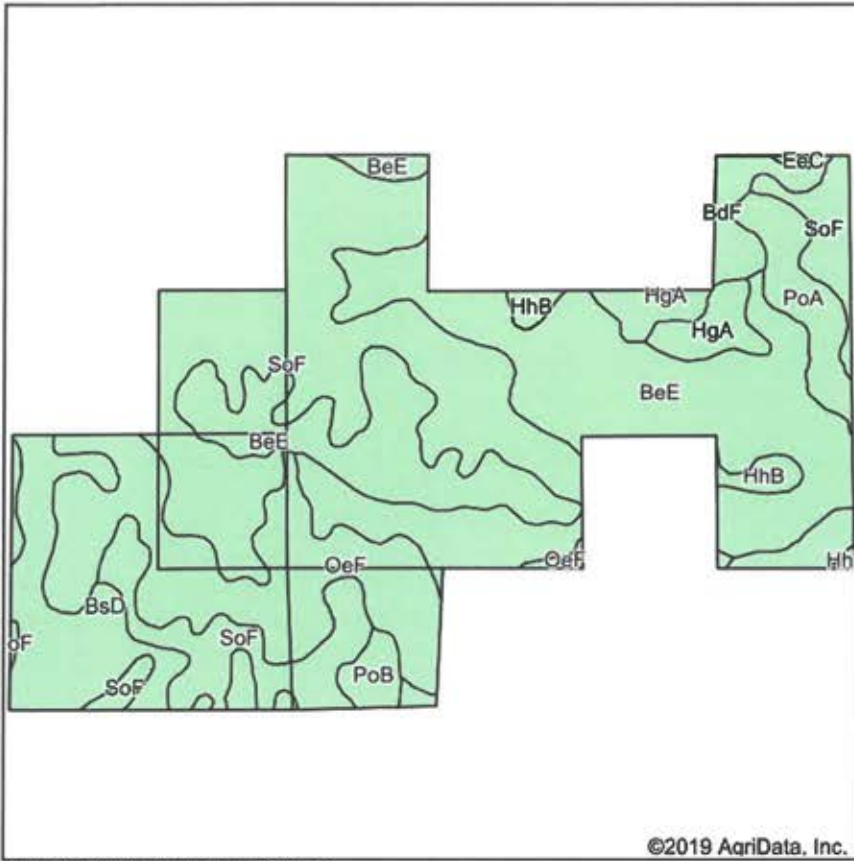


34-97N-67W
Charles Mix County
South Dakota

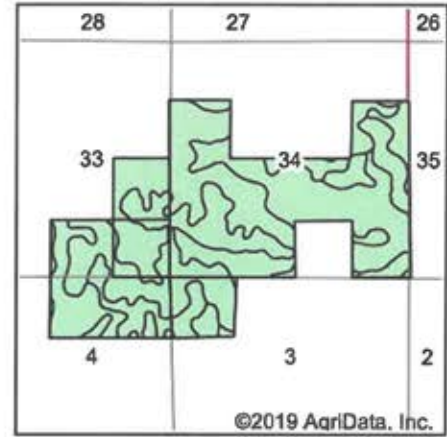


4/11/2019

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Charles Mix**
 Location: **34-97N-67W**
 Township: **Jackson**
 Acres: **597.17**
 Date: **4/11/2019**



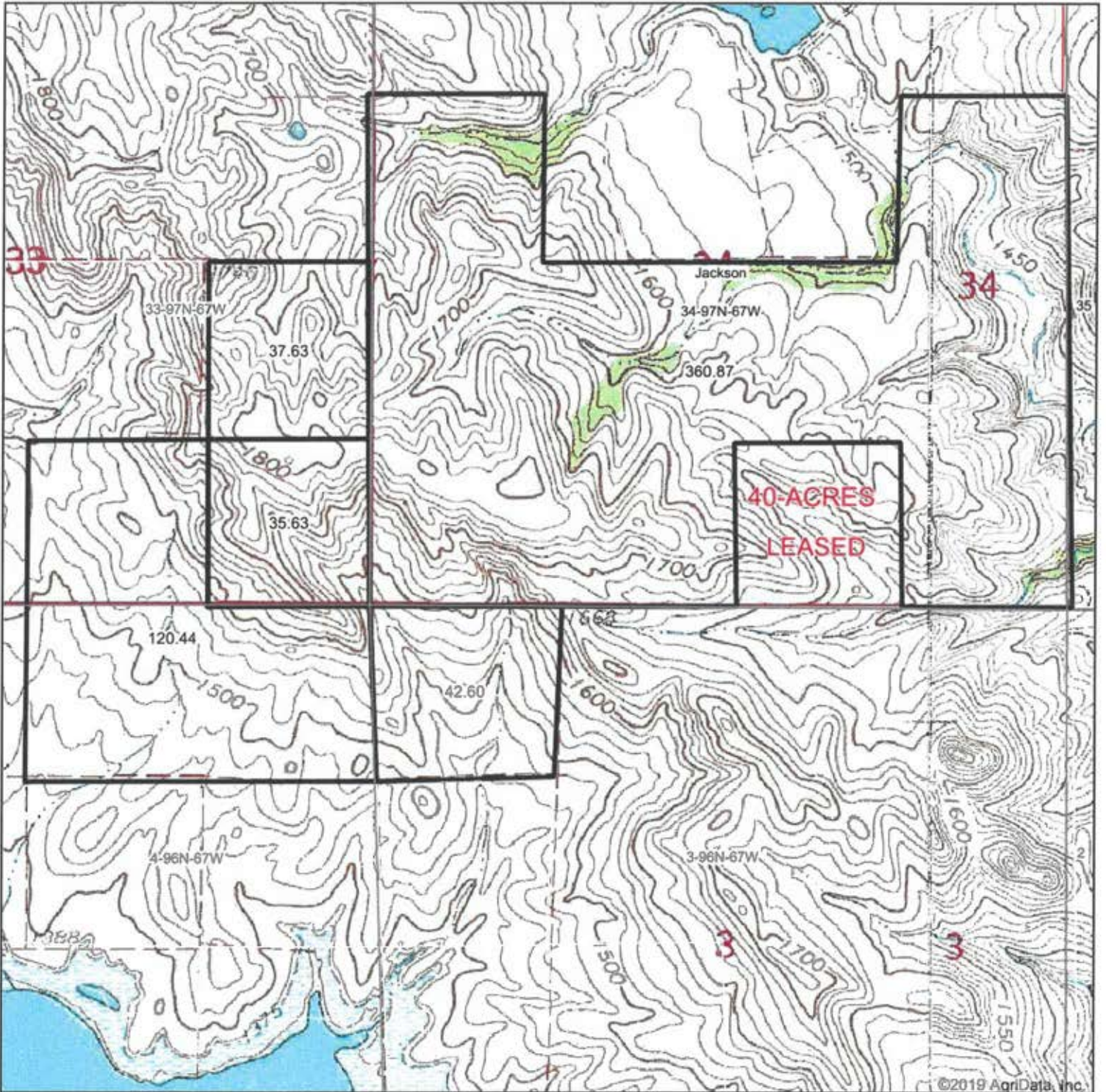
Area Symbol: SD023, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
SoF	Sansarc-Boyd complex, 15 to 40 percent slopes	216.99	36.3%	Vlle		6
BeE	Ethan-Betts loams, 9 to 15 percent slopes	167.85	28.1%	Vle		30
OeF	Okaton silty clay, 15 to 40 percent slopes	87.53	14.7%	Vlle		3
BsD	Boyd-Sansarc complex, 6 to 15 percent slopes	47.57	8.0%	IVe		32
BdF	Betts-Ethan loams, 15 to 40 percent slopes	27.50	4.6%	Vlle		18
PoA	Promise clay, 0 to 3 percent slopes	21.76	3.6%	IIIs	IIIs	68
HgA	Highmore silt loam, 0 to 2 percent slopes	11.17	1.9%	IIc		92
HhB	Highmore silt loam, 2 to 6 percent slopes	8.34	1.4%	IIe		91
PoB	Promise clay, 3 to 6 percent slopes	7.37	1.2%	IIle	IIle	64
EeC	Eakin-Ethan complex, 6 to 9 percent slopes	1.09	0.2%	IIle		67
Weighted Average						20.8

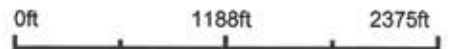
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map



map center: 43° 10' 13.33, -98° 45' 40.28



Maps Provided By:



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34-97N-67W
Charles Mix County
South Dakota



4/11/2019

MERKWAN LAND AUCTION ADDITIONAL INFORMATION

POSSUM LODGE CABIN

PROPERTY HAS A 18 X 28 CABIN (3-ROOM) WITH COVERED PORCH. CABIN HAS A RAILROAD TIE FOUNDATION. ROOF HAS BEEN PARTIALLY TINNED AND NEW TIN IS ON SITE TO FINISH THE ROOF. CABIN HAS A GAS GENERATOR FOR POWER AND LP GAS FRIDGE, STOVE, AND HEATER. CABIN NEEDS PLASTER REMOVED, ROOF FINISHED, SIDING OR STEEL INSTALLED ON THE SIDE WALLS. TAKE A LOOK LOTS OF POTENTIAL!

40-ACRES LEASED LAND

LAND TO BE LEASED WITH THIS PROPERTY IS OWNED BY HARVEY & LEE ROBINSON. THEY HAVE AGREED TO LEASE FOR \$40/ACRE X 40 ACRES= \$1,600 PER YEAR PAID HALF IN THE SPRING AND HALF IN THE FALL. NEW BUYER WILL SIGN THE LEASE AND PROVIDE THE FIRST HALF RENT PAYMENT ON AUCTION DAY. DUE TO THE TOPOGRAPHY, FENCING THIS PROPERTY OUT WOULD BE DIFFICULT. AT THE END OF THE 3-YR CONTRACT THE NEW BUYER AND ROBINSON'S CAN DECIDE HOW TO PROCEED.

HARVEY ROBINSON 605-682-9966

LEE ROBINSON 605-659-5560

LEGAL OF LEASED PROPERTY: SW ¼ OF THE SE ¼ SECTION 34, 97-67 CHARLES MIX COUNTY, SD

South Dakota

Charles Mix

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 8768

Prepared: 4/15/19 12:59 PM

Crop Year: 2019

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
---------------	-----------------	--------------

FREI, ROBERT W

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
597.17	0.0	0.0	0.0	0.0	0.0	0.0	Active	5
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	0.0	0.0	0.0	0.0			

Tract Number: 3982 Description: SE SE 33 97 67

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
35.63	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	0.0	0.0	0.0	0.0	

Owners: 3-DM LIVESTOCK AND GRAIN INC

Other Producers: None

Tract Number: 4164 Description: SW NW; SE NE; NW SE; E1/2 SE; SW 34 97 67

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
360.87	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	0.0	0.0	0.0	0.0	

Owners: MERKWAN, DAN R

Other Producers: None

South Dakota

Charles Mix

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 8768

Prepared: 4/15/19 12:59 PM

Crop Year: 2019

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 4166 Description: NW NW 3 96 67

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
42.6	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	0.0	0.0	0.0	0.0	

Owners: MERKWAN, DAN R

Other Producers: None

Tract Number: 4300 Description: SW SE 33 97 67; N1/2 NE 4 96 67

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
120.44	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	0.0	0.0	0.0	0.0	

Owners: MERKWAN, DAN R

Other Producers: None

Tract Number: 7673 Description: NE SE 33 97 67

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
37.63	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	0.0	0.0	0.0	0.0	

Owners: MERKWAN, DAN R

Other Producers: None



COMMITMENT FOR TITLE INSURANCE

Issued By

CHICAGO TITLE INSURANCE COMPANY

Transaction Identification Data for reference only:

Issuing Agent: Titles of Dakota
Issuing Office: Lake Andes, SD
ALTA® Universal ID: 0005107
Commitment No.: 19-0271 (CM-4635)
Issuing Office File No.: 19-0271
Property Address: NA, Geddes, SD 57342

SCHEDULE A

1. Commitment Date: April 3, 2019 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (06/17/06)
Proposed Insured: To Be Determined
Proposed Policy Amount: TBD
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:

Daniel R. Merkwan - Parcels 1, 2, 3, 4, 5 and 6
3-DM Livestock and Grain, Inc. - Parcel 7

5. The Land is described as follows:

Parcel 1:

The northwest quarter of the northwest quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$), Section three (3), Township ninety-six (96) North, Range sixty-seven (67) West of the Fifth Principal Meridian, Charles Mix County, South Dakota;

Parcel 2:

The north one-half of the northeast quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$), Section four (4), Township ninety-six (96) North, Range sixty-seven (67) West of the Fifth Principal Meridian, Charles Mix County, South Dakota;

Parcel 3:

The northeast quarter of the southeast quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$), Section thirty-three (33), Township ninety-seven (97) North, Range sixty-seven (67) West of the Fifth Principal Meridian, Charles Mix County, South Dakota;

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SCHEDULE A
(Continued)

Parcel 4:

The southwest quarter of the southeast quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$), Section thirty-three (33), Township ninety-seven (97) North, Range sixty-seven (67) West of the Fifth Principal Meridian, Charles Mix County, South Dakota;

Parcel 5:

The east one-half of the southeast quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$), the northwest quarter of the southeast quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) and the southeast quarter of the northeast quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$), Section thirty-four (34), Township ninety-seven (97) North, Range sixty-seven (67) West of the Fifth Principal Meridian, Charles Mix County, South Dakota;

Parcel 6:

The southwest quarter (SW $\frac{1}{4}$) and the southwest quarter of the northwest quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$), Section thirty-four (34), Township ninety-seven (97) North, Range sixty-seven (67) West of the Fifth Principal Meridian, Charles Mix County, South Dakota;

Parcel 7:

The southeast quarter of the southeast quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$), Section thirty-three (33), Township ninety-seven (97) North, Range sixty-seven (67) West of the Fifth Principal Meridian, Charles Mix County, South Dakota.

CHICAGO TITLE INSURANCE COMPANY

Titles of Dakota,

By: Mary Beth Kok

Mary Beth Kok
Title Examiner
17 N 4th Ave
Lake Andes, SD 57356
605-487-7271



By: [Signature] President
ATTEST [Signature] Secretary

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COMMITMENT FOR TITLE INSURANCE
Issued By
CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B, PART I
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.
 - a. A properly executed Seller's Affidavit and Buyer's Affidavit must be properly executed by the Seller and Buyer and returned to our office.
 - b. A properly executed Affidavit Regarding Corporation must be properly executed by the Owners/Sellers and returned to our office, pertaining to Parcel 7.
 - c. A properly executed Warranty Deed from Daniel R. Merkwan and his spouse, if any, to the proposed insured, must be placed of record, pertaining to Parcels 1, 2, 3, 4, 5 and 6.
 - d. As Parcel 7 is owned by a corporation (3-DM Livestock and Grain, Inc.) we will need the following:
 - (a) Certificate of Good Standing or other evidence of corporate existence from the Secretary of State;
 - (b) Certified copy of the Articles of Incorporation and Certificate of Incorporation;
 - (c) Certified copy of the resolution of the board of directors of the corporation authorizing the sale and conveyance;
 - (d) A South Dakota Warranty Deed executed by the officers of the corporation authorized to convey, with the corporate seal affixed; and
 - (e) Proof of stockholders' consent to the sale and conveyance if required by the Articles or Bylaws.

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SCHEDULE B
(Continued)

- e. The mortgage, if any, we are being asked to insure must be properly executed, and must be placed of record.
- f. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
- g. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium(s) must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent herewith when the final amounts are approved.
- h. We have not made any search in regard to mobile home/manufactured homes. Subsequently, we are not liable for any liens, judgments and/or taxes, current or delinquent, which would apply to the same.
- i. Please be advised that the Tax Reform Act of 1986 requires that the following information be provided at closing:
 - A) Seller's Tax Identification Number or Social Security Number.
 - B) Seller's full address after the closing.

NOTE:

The record discloses no transfers within the last 24 months. The last transfers of record are:

- 1) Mitchell D. Merkwan, a single person, and Chastity L. Merkwan, a single person, to Daniel R. Merkwan, by Quit Claim Deed dated January 19, 2004, filed March 31, 2006, at 3:30 o'clock P.M., recorded in Book 121 of Deeds, page 140, pertaining to Parcels 1, 2, 3, 4, 5 and 6.
- 2) State of South Dakota to 3-DM Livestock and Grain, Inc., by Patent dated December 20, 1988, filed February 16, 1989, at 12:40 o'clock P.M., recorded in Book 2 of State and School Land Patents, page 150, pertaining to Parcel 7.

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SCHEDULE B

(Continued)

15. Vested Drainage Right Registration Form - executed by John F. Stekly, Box 80, Platte, SD, and Emil Stekly, Box 265, Wagner, SD, dated July 19, 1991, filed July 22, 1991, at 9:45 o'clock A.M., recorded in Book 37 of Miscellaneous Records, pages 793-794, pertaining to part of Parcels 5 and 6, along with other property. See copy attached.
16. Subject to reservation in the State of South Dakota, reserving right-of-way for irrigation ditches, canals, etc, as provided in SDCL 5-4-2, and subject to reservations and rights relating to deposits of coal, ores, metals and other minerals, asphaltum, oil, gas and other substances as provided by SDCL 5-7-3 to 5-7-6, incl. & SDCL 5-2-12, and in any law of the State of South Dakota reserving any rights of any kind in said State of any of its departments, institutions, subdivisions, funds or accounts, as shown by the Patent executed by the State of South Dakota, George Mickelson, Governor, to 3-DM Livestock and Grain, Inc., dated December 20, 1988, filed February 16, 1989, at 12:40 o'clock P.M., recorded in Book 2 of State and School Land Patents, page 150, pertaining to part of Parcel 7. See copy attached.
17. Affidavit executed by Michael J. Whalen, attorney for Charles Mix Electric Association, Inc., referring to numerous unrecorded original Right-of-Way Easements, dated October 12, 2010, filed December 20, 2010, at 8:35 o'clock A.M., recorded in Book 54 of Miscellaneous Records, page 237, pertaining to Parcel 6, along with other property. See copy attached.
18. The following judgment appears of record in Pennington County and a transcript has been issued in Charles Mix County, and is a lien against the real estate. A search was not performed for other counties:

Docket Number: 51CIV18001426-01 - 3 DM Livestock and Grain Inc. and Dan R. Merkwan, 6720 Prestwick Rd, Rapid City, SD, debtors, in favor of Deere Credit Inc. % Weltman Weinberg & Reis-Commercial, 3705 Marlene Drive, Grove City, OH, in the amount of \$ _____ costs + interest + any additional interest, + execution and transcript fees, dated November 7, 2018, filed November 7, 2018, docketed November 8, 2018, at 8:17 o'clock A.M., transcript issued to Charles Mix County on February 13, 2019.
19. Any claim resulting from no legal access to the subject property. We are unable to determine from sources available whether there is access to the subject property from an existing public road. We require proof of access be provided, pertaining to Parcels 1, 2, 3, 4, 5, 6 and 7.
20. Section line highways by operation of law, South Dakota Code 31-18-1, and unrecorded underground easement, if any.
21. Matters concerning the proposed insured which do or may affect title to the subject premises.
22. As the proposed insured has not been determined, we reserve the right to add additional exceptions.
23. Subject to such further matters as may appear of record at the time the final policy is issued.

END OF SCHEDULE B.

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SCHEDULE B
(Continued)

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:

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.
2. Rights or claims of parties in possession not shown by the public records.
3. 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.
4. Easements, or claims of easements, not shown by the public records.
5. 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.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Rights of tenants in possession under the terms of unrecorded leases.
8. The following real estate taxes due and payable as follows:

2016 - NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 3-96-67 (40 A), assessed to Daniel R. Merkwan, PO Box 50, Geddes, SD, Parcel #11.39.2020, tax in the total amount of \$143.88, 1st installment paid, 2nd Installment-----
\$ 71.94
PLUS PENALTIES AND INTEREST.

2017 - NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 3-96-67 (40 A), assessed to Daniel R. Merkwan, PO Box 50, Geddes, SD, Parcel #11.39.2020, tax in the total amount of-----**\$143.22**
PLUS PENALTIES AND INTEREST.

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SCHEDULE B
(Continued)

2018 - NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 3-96-67 (40 A), assessed to Daniel R. Merkwan, 6720 Prestwick Rd., Rapid City, SD, Parcel #11.39.2020, tax in the total amount of-----\$145.72

2018 - N $\frac{1}{2}$ NE $\frac{1}{4}$, Section 4-96-67 (80 A), assessed to Daniel R. Merkwan, 6720 Prestwick Rd., Rapid City, SD, Parcel #11.40.1010, tax in the total amount of-----\$245.42

2016 - NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 33-97-67 (40 A), assessed to Daniel R. Merkwan, PO Box 50, Geddes, SD, Parcel #11.33.4010, tax in the total amount of \$115.48, 1st installment paid, 2nd installment-----
\$ 57.74

PLUS PENALTIES AND INTEREST.

2017 - NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 33-97-67 (40 A), assessed to Daniel R. Merkwan, PO Box 50, Geddes, SD, Parcel #11.33.4010, tax in the total amount of-----\$114.94

PLUS PENALTIES AND INTEREST.

2018 - NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 33-97-67 (40 A), assessed to Daniel R. Merkwan, 6720 Prestwick Rd., Rapid City, SD, Parcel #11.33.4010, tax in the total amount of-----\$116.94

2016 - SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 33-97-67 (40 A), assessed to Daniel R. Merkwan, PO Box 50, Geddes, SD, Parcel #11.33.4030, tax in the total amount of \$120.80, 1st installment paid, 2nd installment-----
\$ 60.40

PLUS PENALTIES AND INTEREST.

2017 - SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 33-97-67 (40 A), assessed to Daniel R. Merkwan, PO Box 50, Geddes, SD, Parcel #11.33.4030, tax in the total amount of-----\$120.24

PLUS PENALTIES AND INTEREST.

2018 - SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 33-97-67 (40 A), assessed to Daniel R. Merkwan, 6720 Prestwick Rd., Rapid City, SD, Parcel #11.33.4030, tax in the total amount of-----\$122.34

2016 - E $\frac{1}{2}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ & SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 34-97-67 (360 A), assessed to Daniel R. Merkwan, PO Box 50, Geddes, SD, Parcel #11.34.4010, tax in the total amount of \$1,176.66, 1st installment paid, 2nd installment-----\$588.33

PLUS PENALTIES AND INTEREST.

2017 - E $\frac{1}{2}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ & SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 34-97-67 (360 A), assessed to Daniel R. Merkwan, PO Box 50, Geddes, SD, Parcel #11.34.4010, tax in the total amount of-----\$1,171.18

PLUS PENALTIES AND INTEREST.

2018 - E $\frac{1}{2}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ & SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 34-97-67 (360 A), assessed to Daniel R. Merkwan, 6720 Prestwick Rd., Rapid City, SD, Parcel #11.34.4010, tax in the total amount of-----\$1,191.56

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago 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; and a counter-signature by the Company or its Issuing agent that may be in electronic form.

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SCHEDULE B

(Continued)

2016 - SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 33-97-67 (40 A), assessed to 3 DM Livestock & Grain Inc., PO Box 50, Geddes, SD, Parcel #11.33.4040, tax in the total amount of \$116.28, 1st installment paid, 2nd installment-----
\$ 58.14

PLUS PENALTIES AND INTEREST.

2017 - SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 33-97-67 (40 A), assessed to 3 DM Livestock & Grain Inc., PO Box 50, Geddes, SD, Parcel #11.33.4040, tax in the total amount of-----**\$115.74**

PLUS PENALTIES AND INTEREST.

2018 - SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 33-97-67 (40 A), assessed to 3 DM Livestock & Grain Inc., 6720 Prestwick Rd., Rapid City, SD, Parcel #11.33.4040, tax in the total amount of-----**\$117.76**

Subject to real estate taxes for the 2019 tax year which are not yet due and payable.

9. We have not made any search for coal, metals, asphalt, oil gas and other minerals and are not insuring any such interests, rights or reservations.
10. Exceptions, reservations, and restrictions contained in patents and deeds from any government entity.
11. Any law, statute, ordinance, regulation or right of any governmental entity exercising jurisdiction in the area in which the property described herein is located.
12. Any existing easements, deeds and all instruments of transfer whether or not shown by public record or specifically set out in this title policy for roads, highways, ditches, canals, laterals and power and transmission lines, utility easements, railroad right of ways, and the right of the public and any governmental entity to that portion of the subject property used for such purposes.
13. Real Estate Mortgage For the State of South Dakota - executed by Dan Merkwan, single, and 3 DM Livestock and Grain, Inc., a Corporation a/k/a 3 DM Livestock & Grain Inc., a/k/a 3-DM Livestock and Grain, Inc., a/k/a 3 DM Livestock & Grain, Inc., a South Dakota corporation, to Farm Credit Services of America, PCA, 5015 S. 118th Street, Omaha, NE, in the amount of \$ plus interest, dated October 1, 2010, filed October 12, 2010, at 11:30 o'clock A.M., recorded in Book 108 of Mortgages, page 287, pertaining to Parcels 1, 2, 3, 4, 5, 6 and 7, along with other property.
14. Real Estate Mortgage For the State of South Dakota - executed by 3-DM Livestock and Grain, Inc., a Corporation a/k/a 3 DM Livestock and Grain Inc., and Daniel R. Merkwan aka Daniel Ray Merkwan and Linda Jean Merkwan, husband and wife, to Farm Credit Services of America, FLCA, PO Box 2409, Omaha, NE, in the amount of \$ plus interest, dated December 20, 2013, filed December 31, 2013, at 12:40 o'clock P.M., recorded in Book 111 of Mortgages, page 416, pertaining to Parcels 1, 2, 3, 4, 5, 6 and 7, along with other property.

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PATENT RECORD No. 2
CHARLES MIX COUNTY, S. D.

STATE OF
SOUTH DAKOTA



TO ALL TO WHOM THESE PRESENTS SHALL COME GREETING:

WHEREAS, On the 11th day of October, 1988, all that tract or parcel of Indemnity Land of the State of South Dakota, hereinafter mentioned and particularly described, was sold in the manner prescribed by law to 3-DM Livestock and Grain, Inc. of Geddes, and State of South Dakota, for the aggregate price of One Thousand Six Hundred and no/100 Dollars and

WHEREAS, The said sum of One Thousand Six Hundred and no/100 Dollars has been fully paid to the proper receiving officer of the State of South Dakota, as shown by the records in the office of the Commissioner of School and Public Lands, said sum being the whole amount of the purchase price of the said tract or parcel of land.

NOW, KNOW YE, That the said State of South Dakota, in pursuance of law in such cases made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of One Thousand Six Hundred and no/100

Dollars to the said State of South Dakota paid, doth by these presents GRANT, BARGAIN, SELL, CONVEY AND CONFIRM, in fee unto the said 3-DM Livestock and Grain, Inc. of RR 1, Box 95, Geddes, South Dakota 57342

heirs and assigns, the said tract or parcel of land situated in the County of Charles Mix and State of South Dakota and described as follows, to-wit:

The Southeast Quarter of the Southeast Quarter of Section Number Thirty-Three (33), in Township Number Ninety-Seven (97), North Range Number Sixty-Seven (67) West of the Fifth Principal Meridian

containing Forty and no/100 acres, more or less, according to the United States Government survey, and as appears from the plats and records of said lands now on file in the office of the Commissioner of School and Public Lands reserving however, to the State of South Dakota right-of-way for irrigation ditches, canals, etc., as provided by SDCL 38-21-1 and subject to reservations and rights relating to deposits of coal, ores, metals and other minerals, asphaltum, oil, gas and other like substances, as provided by SDCL 38-22-1, SDCL 38-23-1, and in any law of the State of South Dakota reserving any rights of any kind in said State or any of its departments, institutions, subdivisions, funds or accounts.

SDCL 5-4-2
SDCL 5-7-3 TO
5-7-6 INCL. 6
SDCL 5-2-12

TO HAVE AND TO HOLD the same together with all the appurtenances thereunto belonging unto the said 3-DM Livestock & Grain, Inc.

heirs and assigns, in fee simple forever.

IN WITNESS WHEREOF, The State of South Dakota has caused this patent to be executed in the name of the State by the Governor and attested by the Commissioner of School and Public Lands under his seal of office this 20th day of December, A. D. 1988.

STATE OF SOUTH DAKOTA

By George Mickelson, Governor.

Attest:

Timothy H. Asidahl
Commissioner of School and Public Lands.



Contract No. Patent No. 2501 Recorded in Book No. 48, Page 311, Office of Commissioner of School and Public Lands.

STATE OF SOUTH DAKOTA, County of Charles Mix, ss.

Filed for record this 16th day of February, 1989, at 12:40 o'clock P. M., and





Charles Mix County

FARM LAND AUCTION

600
Acres



TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before July 2nd 2019. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2018 taxes in full new buyer will be responsible for all the 2019 taxes. Buyer to receive immediate possession auction day. Auctioneers represent the sellers. Auctioneers and Seller do not warrant that all fences lie on the true and correct boundary line. Remember auction held on site in class of inclement weather auction held on the intersection of 289th St. and 372nd Ave.

Friday
May 31st
at 10:30 AM



44628 SD HWY44, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"