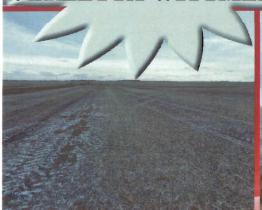
AUCTION

FRIDAY DECEMBER 6TH AT 10:30 AM

240 ACRES OF OAK HOLLOW TOWNSHIP HUTCHINSON COUNTY, ALL TILLABLE LAND OFFERRED IN TWO TRACTS











208 N Broadway, Marion SD web: wiemanauction.com

phone: 800-251-3111 fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"

240 ACRES OF OAK HOLLOW TOWNSHIP HUTCHINSON COUNTY, ALL TILLABLE LAND OFFERRED IN TWO TRACTS - AT AUCTION

The following land will be offered for sale indoors at the Tripp Fire Hall on:

FRIDAY DECEMBER 6TH 10:30 A.M.

It is our privilege to offer these two outstanding tracts of land found in the tightly held Oak Hollow Township where land is rarely available for sale to the general public. These parcels offer some of the best soils that Hutchinson County has to offer with close proximity to major grain markets. Farmers & investors check out this upcoming opportunity!

TRACT ONE: 160-ACRES UNIMPROVED

LEGAL: The SE ¼ of Section 35, 97-61 Hutchinson County, SD.

LOCATION: From the Junction of Hwy 37 & 289^{th} St. (oil road) 2-miles west on 289^{th} St, then south 1 ½ miles on 409^{th} Ave on the west side of the road or at the junction of 291^{st} St & 409^{th} Ave.

- 151.75 Acres tillable with the balance found in RROW & waterways.
- Soil rating of 76.6 with the predominant soil Homme-Onita Complex (84)
- Property being sold subject to 2014 Crop lease which pays \$32,000 or \$200/acre to the new buyer paid in full on March 1, 2014.
- Annual Taxes are \$1,826.36 and is bordered to the east and south by gravel township roads.
- Base & Yields, wetland maps, and other pertinent information found in Buyers Packet
- Buyer at closing to receive landlords possession with full possession for the 2015 crop year.

TRACT TWO: 80-ACRES UNIMPROVED

LEGAL: The E ½ of the SE ¼ of Section 21, 97-61 Hutchinson County, SD.

LOCATION: From the Junction of Hwy. 37 & 289th St. (oil road) go 4-miles west on 289th St. north side of the road, or at the Junction of 407th Ave & 289th St.

- 76.85 acres tillable with the balance in RROW.
- Soil rating of 66.9 with predominant soils Tetonka & Whitewood loams (74)
- Property being sold subject to 2014 Crop Lease which pays \$16,000 or \$200/acre to the new buyer paid in full on March 1, 2014.
- Annual Taxes are \$829.16. Oil road borders to the south, gravel road to the east.
- This tract is under contract to have a B&H Wind Turbine erected. Plans call for construction to begin in the fall of 2014. For more details see Buyers Packet.
- Buyer at closing to receive landlords possession with full possession for the 2015 crop year.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience or visit www.wiemanauction.com for a buyers packet or contact the auctioneers at 800-251-3111 and a packet can be mailed out.

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before January 6, 2014. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Cost of lenders policy paid 100% by buyer. Sellers to pay the 2013 taxes in full. Sold subject to the 2014 crop lease, all easements, restrictions, and owners approval. Tracts will be sold independently and not tied together. Come prepared to buy! Remember land auction to be held indoors at the Tripp Fire Hall.

HEIRS OF VERLETTA WITTMEIER -OWNERS

Wieman Land & Auction Co. Inc. Marion, SD 800-251-3111 Gary & Rich Wieman Brokers James R. Haar Closing Attorney 605-935-6831 **Aerial Map**

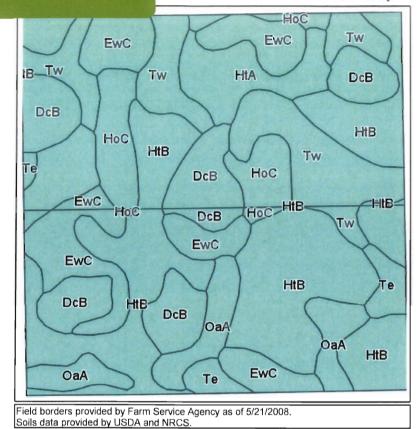




Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

TRACT ONE: 160 ACRES

Soils Map



State: South Dakota
County: Hutchinson
Location: 35-97N-61W
Township: Oak Hollow
Acres: 151.75

Date: 11/11/2013





Maps provided by:

Surety

SariData, Inc 2013

www.AgriDataInc.com

| Code | Soil Description | Acres | Percent of field | Non-Irr Class | Productivity Index | Alfalfa hav | | Grain sorghum | Oats | Soybeans |
|------|--|-------|------------------|------------------|-----------------------|----------------|-----|------------------|------|----------|
| HtB | Homme-Onita complex, 2 to 6 percent slopes | 54.09 | 35.6% | lle | 84 | 2.8 | 64 | 62 | 64 | |
| EwC | Ethan-Homme complex, 6 to 9 percent slopes | 22.99 | 15.1% | IVe | 58 | 2.8 | 50 | 43 | 53 | 19 |
| Tw | Tetonka and Whitewood silty clay loams | 21.65 | 14.3% | IIIw | 74 | | | | | |
| DcB | Davison-Onita complex, 2 to 6 percent slopes | 20.03 | 13.2% | llie | 78 | 2.6 | 61 | 43 | 62 | 17 |
| HoC | Homme-Ethan complex, 6 to 9 percent slopes | 10.78 | 7.1% | Ille | 63 | 2.7 | 58 | 56 | 56 | |
| OaA | Onita silt loam, 0 to 3 percent slopes | 10.24 | 6.7% | llc | 94 | 3.3 | 74 | 70 | 75 | |
| HtA | Homme-Onita complex, 0 to 2 percent slopes | 7.78 | 5.1% | llc | 89 | 3.1 | 68 | 65 | 69 | |
| Те | Tetonka silty clay loam | 4.19 | 2.8% | IVw | 58 | | | | | |
| | | 75.6 | 2.3 | 51 | 46.3 | 51.6 | 5.1 | | | |



South Dakota

U.S. Department of Agriculture

Hutchinson

Farm Service Agency

Prepared: Thorso.
Crop Year: 2014

Crop Year:

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

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 DIVISION OF 4591 Recon Number

Farms Associated with Operator:

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|-----------------------|-----------------------|---------------------------|-------------------|---------|-----------------|-----|-------------------|---------------------|
| 151.75 | 151.75 | 151.75 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | | FAV/WR History | |
| 0.0 | 0.0 | 151.75 | 0.0 | 0.0 | | | N | |

| Crop | Base Acreage | Direct Yleld | CC Yield | CCC-505 CRP Reduction |
|-------------------|-----------------|-----------------|-------------|--------------------------|
| CORN | 70.6 | 61 | 61 | 0.0 |
| SOYBEANS | 56.4 | 24 | 24 | 0.0 |
| Total Base Acres: | 127.0 | | | |

Tract Number: 40385

Description: B11L/ SE 35-97-61

FAV/WR History

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

| | | DCP | | | CRP | |
|------------|----------|----------|-----|---------|----------|-----|
| Farmland | Cropland | Cropland | WBP | WRP/EWP | Cropland | GRA |
| 151.75 | 151.75 | 151.75 | 0.0 | 0.0 | 0.0 | 0.0 |
| L-777 - 21 | 0.564.02 | | | | | |

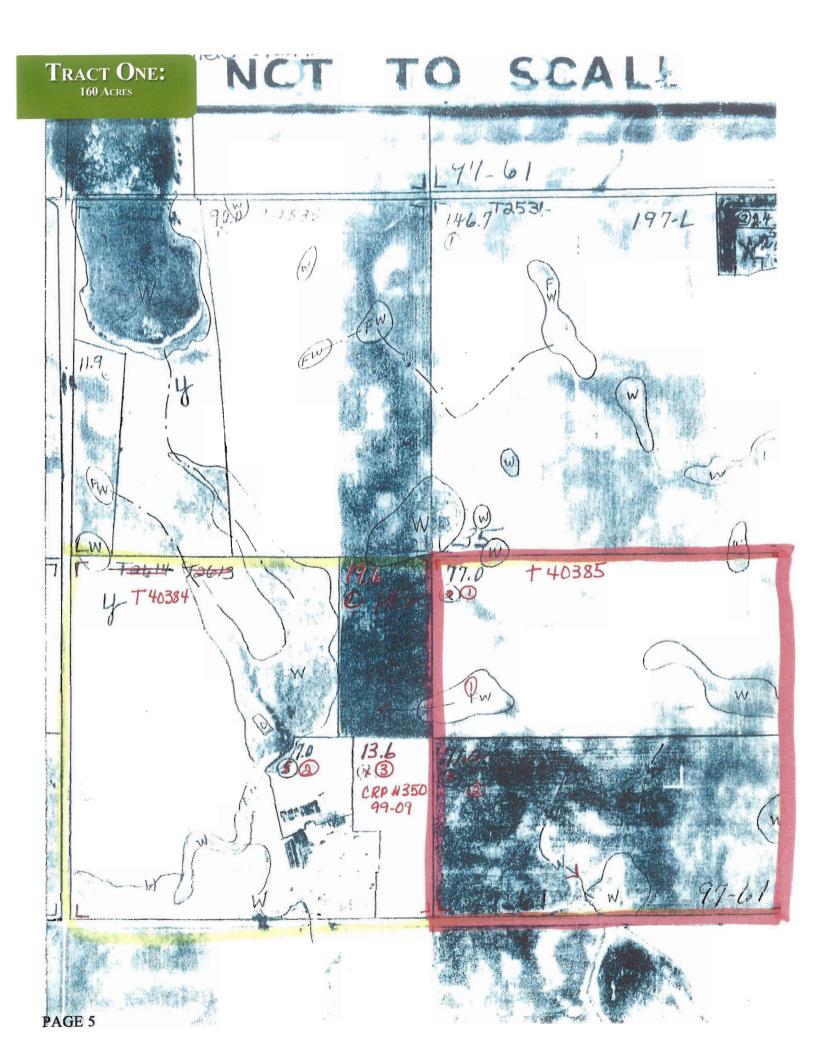
| State Conservation | Other Conservation | Effactive DCP Cropland | Double | MPL/FWP |
|-----------------------|-----------------------|---------------------------|--------|---------|
| 0.0 | Q. Q | 151.75 | 0.0 | 0.0 |

| Crop | Base Acreage | Direct Yield | CC Ylleid | CCC-505 CRP Reduction |
|----------|-----------------|-----------------|--------------|--------------------------|
| CORN | 70.6 | 61 | 61 | 0.0 |
| SOYBEANS | 56.4 | 24 | 24 | 0.0 |

Total Base Arres.

127.0

Owners: VERLETTA WITTMEIER
Other Producers: None





Prepared by: James R. Haar Attorney at Law Box 368 Tripp, SD 57376 605-935-6831



FARM LEASE

THIS LEASE AND AGREEMENT made this 29th day of June 2012, by and between Verletta H. Wittmeier, of P O Box 12, Tripp, County of Hutchinson, State of South Dakota, hereinafter called the lessor, whether one or more, and David Schmidt, of 40850 285th Street, Tripp, County of Hutchinson, State of South Dakota, hereinafter called the lessee, whether one or more, for themselves, their heirs, administrators, executors, and assigns, witnesseth:

The lessor in consideration of the covenants herein contained on the part of the lessee has leased and by these presents does lease to the lessee subject to the provisions of this lease the following described premises situate in Hutchinson County, South Dakota, to-wit:

The Southeast Quarter (SE½) of Section Thirty-five (35) in Township Ninety-seven (97) North, Range Sixty-one (61), West of the 5th P.M. for the full term of two (2) years, commencing on the 1st day of March 2012, and ending on the 28th day of February, 2014.

The lessee agrees to pay to the lessor as rent for said premises for and during the term of this lease N/A of all small grain and N/A of all corn raised thereon during the term of this lease, and as further consideration for said premises the lessee agrees to pay cash rent as follows:

For crop year 2012 the sum of \$17,600 payable on the 1st day of March 2013;

For crop year 2013 the sum of \$19,200 payable on the 1st day of March 2014.

Payment of cash rent is to be made at Law Office of James R. Haar, Tripp, SD with interest



at the rate of 10% per annum on each installment after due.

The lessee agrees to cut before they go to seed the weeds growing along the roads on or adjoining the premises and around the buildings and at other places on the premises where they can be cut with a more or scythe. As to the eradication and control of other harmful weeds the parties agree as follows: LESSEE TO CONTROL ALL WEEDS

The lessee agrees not to assign this lease or sublet the rented premises or any part thereof without first obtaining the written consent of the lessor.

The lessee agrees that he will at the expiration of the term of this lease quietly yield and surrender the rented premises to the lessor in as good condition and repair as when taken, reasonable wear and tear and damage by the elements alone excepted.

The lessee agrees to cultivate the leased premises in a careful and husbandlike manner, to maintain and keep up the fences so as to protect all crops from injury and waste, to protect the fruit and shade trees thereon, to cut no green trees to commit no waste or damage on said real estate and to suffer none to be done, to keep up and maintain in good repair all buildings, stables, fences and improvements on said farm and not to remove any straw or manure from said farm but to spread all manure made thereon upon the cultivated portions of said premises where most needed at the end of each farming season prior to plowing for the succeeding season.

The lessor and his agents shall have the right to enter upon said rented premises at all reasonable times without injury to the standing cops for the purpose of making any improvements thereon or to prepare for the succeeding crop.

The lessor covenants that the lessee upon paying the rents and performing the covenants of this lease shall peacefully and quietly have, hold and enjoy the rented premises for the term of this lease.

It is agreed that should the lessee fail to make payment of rent as herein provided or fail to fulfill any of the covenants herein contained then the lessor may re-enter and take possession of the above rented premises and hold and enjoy the same without such re-entry working a forfeiture of the rents to be paid by the lessee for the full term of this lease.

To secure payment of the rents, herein specified and the faithful performance and strict fulfillment of all covenants on the part of the lessee in this lease contained, the lessee as mortgager mortgages to the lessor as mortgagee all crops growing or grown on the above described premises during the term of this lease and in the event of default, lessor shall have the right to claim said crops and lessor shall pay and discharge all rents, damages, and expenses which may at the time be due and incurred, and pay over to the lessee the surplus money arising from such sale.

IN TESTIMONY WHEREOF both parties have hereunto set their hands and seals the day and year hereinbefore written, and I, the undersigned lessee as mortgagor, hereby acknowledge that at the time of the making and delivery of the foregoing lease, the lessor as mortgagee delivered to me a full, true, and complete copy thereof.

Vieletto H. Ditmeier

STATE OF SOUTH DAKOTA)

COUNTY OF HUTCHINSON)

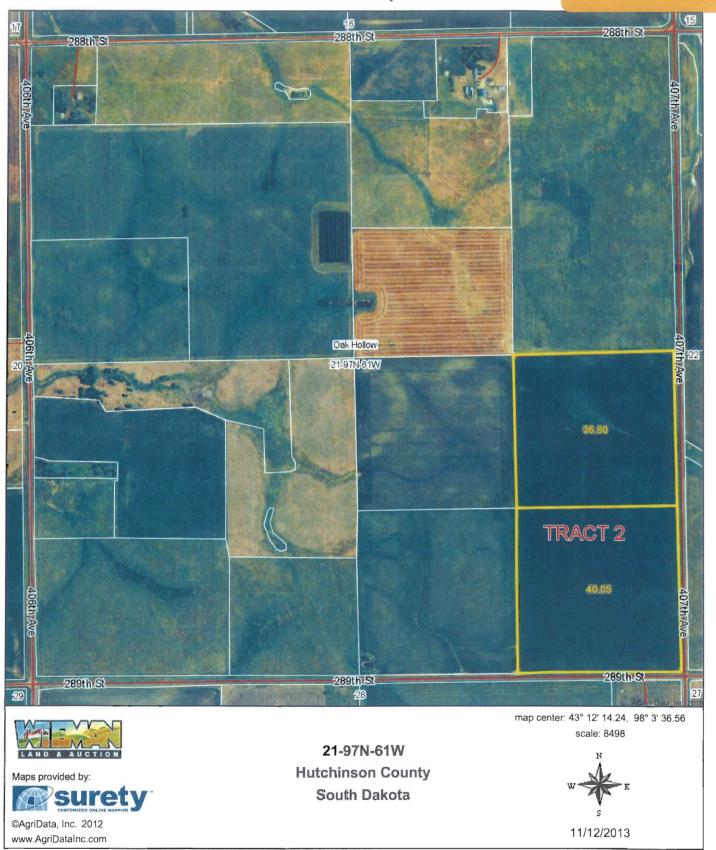
On this the 29⁷ day of June 2012, before me, James R. Haar, the undersigned officer, personally appeared Verletta H. Wittmeier and David Schmidt, known to me or satisfactorily proven to be the persons whose name are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Sellers are supercharging rent an adding an additional \$80/acre rent paid paid to the buyer at closing.

TRACT TWO:

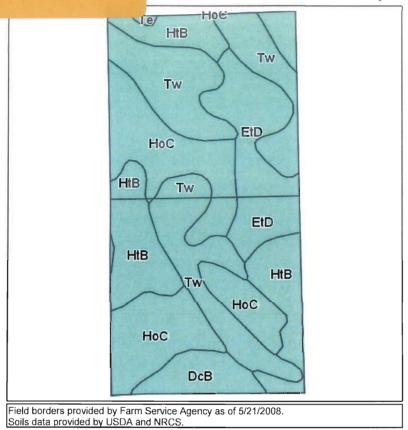
Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Tract Two: 80 Acres

Soils Map



20 21 22

State: South Dakota
County: Hutchinson
Location: 21-97N-61W
Township: Oak Hollow
Acres: 76.85
Date: 11/11/2013



W E

Maps provided by:

©AgriData, Inc 2013
www.AgriDataInc.com

| | | | | | | | | D 4141110.00111 | | |
|------|--|-------|----------|---------|--------------|---------|------|-----------------|------|----------|
| Code | Soil Description | Acres | | | Productivity | Alfalfa | Corn | Grain | Oats | Soybeans |
| | | | of field | Class | Index | hay | | sorghum | | |
| Tw | Tetonka and Whitewood silty clay loams | 22.45 | 29.2% | Illw | 74 | | | | | |
| HoC | Homme-Ethan complex, 6 to 9 percent slopes | 22.02 | 28.7% | Ille | 63 | 2.7 | 58 | 56 | 56 | |
| HtB | Homme-Onita complex, 2 to 6 percent slopes | 15.59 | 20.3% | lle | 84 | 2.8 | 64 | 62 | 64 | |
| EtD | Ethan-Betts loams, 9 to 15 percent slopes | 12.38 | 16.1% | Vle | 36 | | | | | |
| DcB | Davison-Onita complex, 2 to 6 percent slopes | 4.23 | 5.5% | Ille | 78 | 2.6 | 61 | 43 | 62 | 17 |
| Те | Tetonka silty clay loam | 0.18 | 0.2% | IVw | 58 | | | L. | | |
| | | • | Weighted | Average | 66.9 | 1.5 | 33 | 31 | 32.4 | 0.9 |



South Dakota

U.S. Department of Agriculture

Hutchinson

Farm Service Agency

Prepared: 11/0/13 2:43 FW Crop Year: 2014

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

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 DIVISION OF 4591 Recon Number

Farms Associated with Operator:

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|-----------------------|-----------------------|---------------------------|-------------------|---------|-----------------|-----|-------------------|---------------------|
| 76.85 | 76.85 | 76.85 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | | FAV/WR History | |
| 0.0 | 0.0 | 76.85 | 0.0 | 0.0 | | | Ν | |

| Crop | Base Acreage | Direct Yield | CC Yield | CCC-505 CRP Reduction |
|-------------------|-----------------|-----------------|-------------|--------------------------|
| CORN | 35.7 | 61 | 61 | 0.0 |
| SOYBEANS | 28.5 | 24 | 24 | 0.0 |
| Total Base Acres: | 64.2 | | | |

Tract Number: 2614

Description: A10R/ ESE 21-97-61

FAV/WR History

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

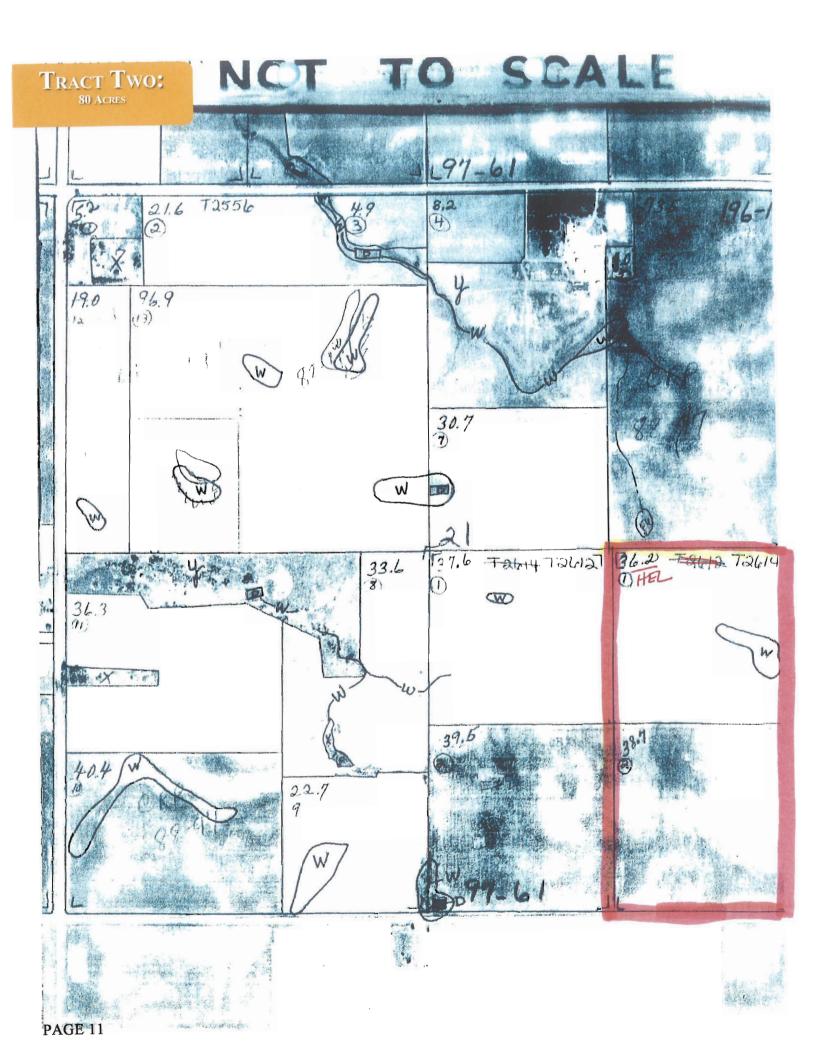
Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

| Farmland | Cropland | DCP Cropland | ı | WBP | WRP/EWP | CRP Cropland | GRP |
|-----------------------|-----------------------|-------------------------|-------------|--------------------------|---------|-----------------|-----|
| 76.85 | 76.85 | 76.85 | | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropia | | Double Cropped | MPL/FWP | | |
| 0.0 | 0.0 | 76.85 | | 0.0 | 0.0 | | |
| Crop | Base Acreage | Direct Yield | CC Yleld | CCC-505 CRP Reduction | | | |
| CORN | 35.7 | 61 | 61 | 0.0 | | | |
| SOYBEANS | 28.5 | 24 | 24 | 0.0 | | | |
| Total Base A | cres: 64.2 | | | | | | |

Owners: VERLETTA WITTMEIER

Other Producers: None





Prepared by: James R. Haar Attorney at Law Box 368 Tripp, SD 57376 605-935-6831



FARM LEASE

THIS LEASE AND AGREEMENT made this 22nd day of May 2012, by and between Verletta H. Wittmeier, of P O Box 12, Tripp, County of Hutchinson, State of South Dakota, hereinafter called the lessor, whether one or more, and Gary Stoebner, of 40865 US Hwy 18, Tripp, County of Hutchinson, State of South Dakota, hereinafter called the lessee, whether one or more, for themselves, their heirs, administrators, executors, and assigns, witnesseth:

The lessor in consideration of the covenants herein contained on the part of the lessee has leased and by these presents does lease to the lessee subject to the provisions of this lease the following described premises situate in Hutchinson County, South Dakota, to-wit:

The East Half of the Southeast Quarter (E½SE½) of Section Twenty-one (21) in Township Ninety-seven (97) North, Range Sixty-one (61), West of the 5th P.M.

for the full term of two (2) years, commencing on the 1st day of March, 2013, and ending on the 28th day of February, 2015.

The lessee agrees to pay to the lessor as rent for said premises for and during the term of this lease as follows: For the crop year 2013 the sum of \$8,800.00; For the crop year 2014, the sum of \$9,600.00.

Payment of cash rent is to be made in full at the law office of James R. Haar, Tripp, SD by March 1 of each year, with interest at the rate of 10% per annum on each installment after due.



The lessee agrees to cut before they go to seed the weeds growing along the roads on or adjoining the premises and around the buildings and at other places on the premises where they can be cut with a more or scythe. As to the eradication and control of other harmful weeds the parties agree as follows: LESSEE TO CONTROL ALL WEEDS

The lessee agrees not to assign this lease or sublet the rented premises or any part thereof without first obtaining the written consent of the lessor.

The lessee agrees that he will at the expiration of the term of this lease quietly yield and surrender the rented premises to the lessor in as good condition and repair as when taken, reasonable wear and tear and damage by the elements alone excepted.

The lessee agrees to cultivate the leased premises in a careful and husbandlike manner, to maintain and keep up the fences so as to protect all crops from injury and waste, to protect the fruit and shade trees thereon, to cut no green trees, to commit no waste or damage on said real estate and to suffer none to be done, to keep up and maintain in good repair all buildings, stables, fences and improvements on said farm and not to remove any straw or manure from said farm but to spread all manure made thereon upon the cultivated portions of said premises where most needed at the end of each farming season prior to plowing for the succeeding season.

The lessor and his agents shall have the right to enter upon said rented premises at all reasonable times without injury to the standing cops for the purpose of making any improvements thereon or to prepare for the succeeding crop.

The lessor covenants that the lessee upon paying the rents and performing the covenants of this lease shall peacefully and quietly have, hold and enjoy the rented premises for the term of this lease.

It is agreed that should the lessee fail to make payment of rent as herein provided or fail to fulfill any of the covenants herein contained then the lessor may re-enter and take possession of the above rented premises and hold and enjoy the same without such re-entry working a forfeiture of the rents to be paid by the lessee for the full term of this lease.

To secure payment of the rents, herein specified and the faithful performance and strict fulfillment of all covenants on the part of the lessee in this lease contained, the lessee as mortgager mortgages to the lessor as mortgage all crops growing or grown on the above described premises during the term of this lease and in the event of default, lessor shall have the right to claims said crops and lessor shall pay and discharge all rents, damages and expenses which may at the time be due and incurred, and pay over to the lessee the surplus money arising from such sale.

IN TESTIMONY WHEREOF both parties have hereunto set their hands and seals the day and year hereinbefore written, and I, the undersigned lessee as mortgagor, hereby acknowledge that at the time of the making and delivery of the foregoing lease and chattel mortgage, the lessor as mortgagee delivered to me a full, true, and complete copy thereof.

Gary Stoebher- Lessee

Verletta H. Wittmeier Lessor

STATE OF SOUTH DAKOTA)

:SS

COUNTY OF HUTCHINSON)

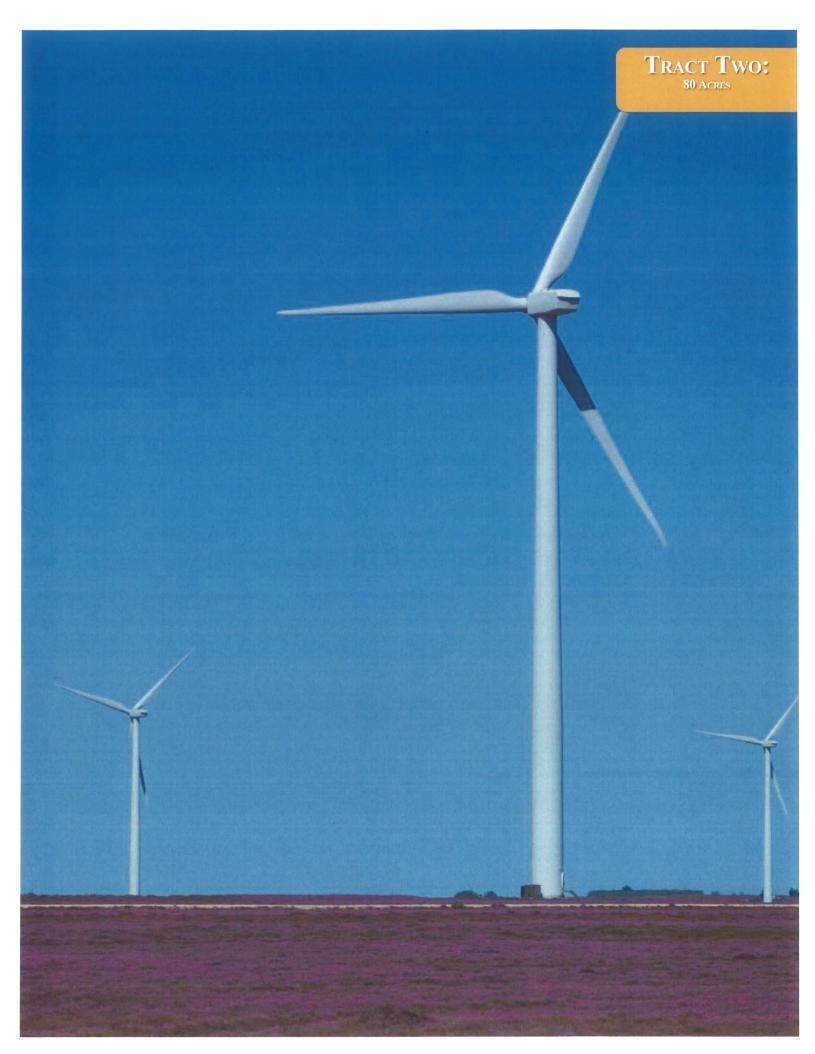
On this the 31 day of May 2012, before me, James R. Haar, the undersigned officer, personally appeared Verletta H. Wittmeier and Gary Stoebner, known to me or satisfactorily proven to be the persons whose name are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

My Commission Expires:

12/6/17 (SEAL)

Note: Sellers are supercharging rent and adding an additional \$80/acre paid to buyer at closing.



Google earth Imagery Date: 9/24/2012 43°11'22.28" N 98°00'25.65" W elev 1649 ft eve alt 24101 ft. orract One of the other of the © 2013 Google Fract Two × Tour Guide