

# AUCTION

OFFERED IN TWO TRACTS

184.13 ACRES OF SWAN LAKE TOWNSHIP- TURNER COUNTY

THURSDAY FEBRUARY 18<sup>TH</sup> AT 10:30 AM



OWNER:

DUANE E. LARSEN ESTATE



208 N Broadway, Marion SD

web: [wiemanauction.com](http://wiemanauction.com)

phone: 800-251-3111

fax: 605-648-3102

*"WE SELL THE EARTH AND EVERYTHING ON IT!"*

**184.13 ACRES OF SWAN LAKE TOWNSHIP- TURNER COUNTY LAND OFFERED IN  
2-TRACTS AT AUCTION**

Our family has decided to offer the following land at public auction located in the Wieman Auction Facility located 1-mile south and ½ west of Marion, SD on:

**THURSDAY FEBRUARY 18<sup>TH</sup>  
10:30 A.M.**

It is our privilege to offer this quality, highly productive, land located in the tightly held Swan Lake Township. These tracts would make great add-on pieces for the farmer-operator or investor. All tracts are able to be farmed for the 2016 crop year. Come take a look at quality land that has been improved with drain tile and would command top rental rates.

**TRACT ONE: 74.25 ACRES**

**LEGAL:** The N ½ of the NW ¼ of Section 33 except Larsen Tract 1 thereof, 97-53 Turner County, South Dakota.

**LOCATION:** From Viborg, SD go ½ mile north on Hwy. 19 turn on 290<sup>th</sup> St. go 1 ½ miles west, south side of the road or near the junction of 290<sup>th</sup> and 454<sup>th</sup> Ave.

- 70.82 acres tillable balance in RROW. Bordered to the north and west by gravel township roads
- Soil production rating of 74.7. Predominant soils are Egan-Ethan and Ethan-Egan complex
- Currently seeded to alfalfa in 3<sup>rd</sup> year of production. Low spots have received 8" drain tile, creating a super producing clean tract of land.
- Annual taxes \$1,613.58. New buyer to receive full possession at closing and able to farm for 2016 crop year.

**TRACT TWO: 109.88-ACRES IMPROVED**

**LEGAL:** The SE ¼ of the SE ¼ of Section 29, and the North ½ of the SE ¼ of Section 29 except the East 664' of the South 664' of the North 862' thereof in 97-53 Turner County, SD.

**LOCATION:** From Tract One located kitty corner to the northwest or at the jct. of 290<sup>th</sup> & 454<sup>th</sup>

- 83.17 acres tillable with 19.14 acres in pasture/hayland that has trees, building site, cattle yards and the balance found in RROW.
- Soil production rating of 77.6. Predominant soils include Egan-Trent loams (92) and Egan-Ethan (77). Excellent soils that provide predictable yield potential.
- Approx. 50-acres in alfalfa 33.17 acres in soybeans in 2015. Property has 3-separate tiles that drain into the natural blue line in the pasture/hayland.
- Improvements include a 30 X 128 Hog finish unit, 20 X 48 nursery barn, 4500 and 5000 bu. Storage bin, two cattle yards.
- Annual Taxes are \$2,597.04. New buyer able to farm for 2016 crop year.

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience or you can visit our web-site at [www.wiemanauktion](http://www.wiemanauktion) for a buyers packet or call the auctioneers at 800-251-3111 and a packet can be mailed out. Packet contains base and yields, wetland maps, and other pertinent info.

**TERMS:** Cash sale with 15% (non-refundable) down payment with the balance on or before March 21<sup>st</sup> 2016. Personal Representatives deed to be provided transferring marketable title free and clear of all liens and encumbrances. The cost of title insurance split 50-50 between buyer and seller. Seller to pay all 2015 taxes due in 2016. Sold subject to all easements of record and personal representatives approval. Tracts will be sold separate and not tied together. Come prepared to buy! Remember land auction to be held indoors at the Wieman Auction Facility.

**DUANE E. LARSEN ESTATE - OWNER  
MIKE LARSON & JANET KLINKHAMMER – PERSONAL REPRESENTATIVES**

Wieman Land & Auction  
Marion, SD 800-251-3111  
Gary & Rich Wieman Brokers

Gary Ward  
Closing Attorney  
605-326-5282

# Aerial Map

TRACT ONE  
74.25 ACRES



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map center: 43° 10' 38.64, 97° 6' 40.37



33-97N-53W  
Turner County  
South Dakota



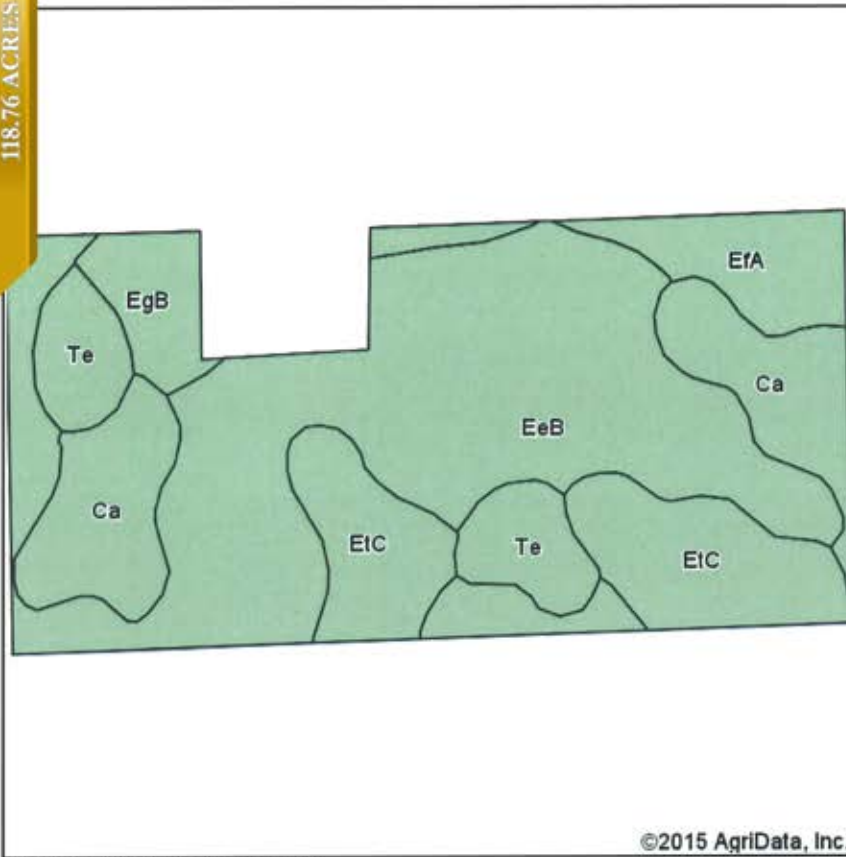
1/15/2016

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

**TRACT ONE**  
118.76 ACRES

## Soil Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Turner**  
 Location: **33-97N-53W**  
 Township: **Swan Lake**  
 Acres: **70.82**  
 Date: **12/23/2015**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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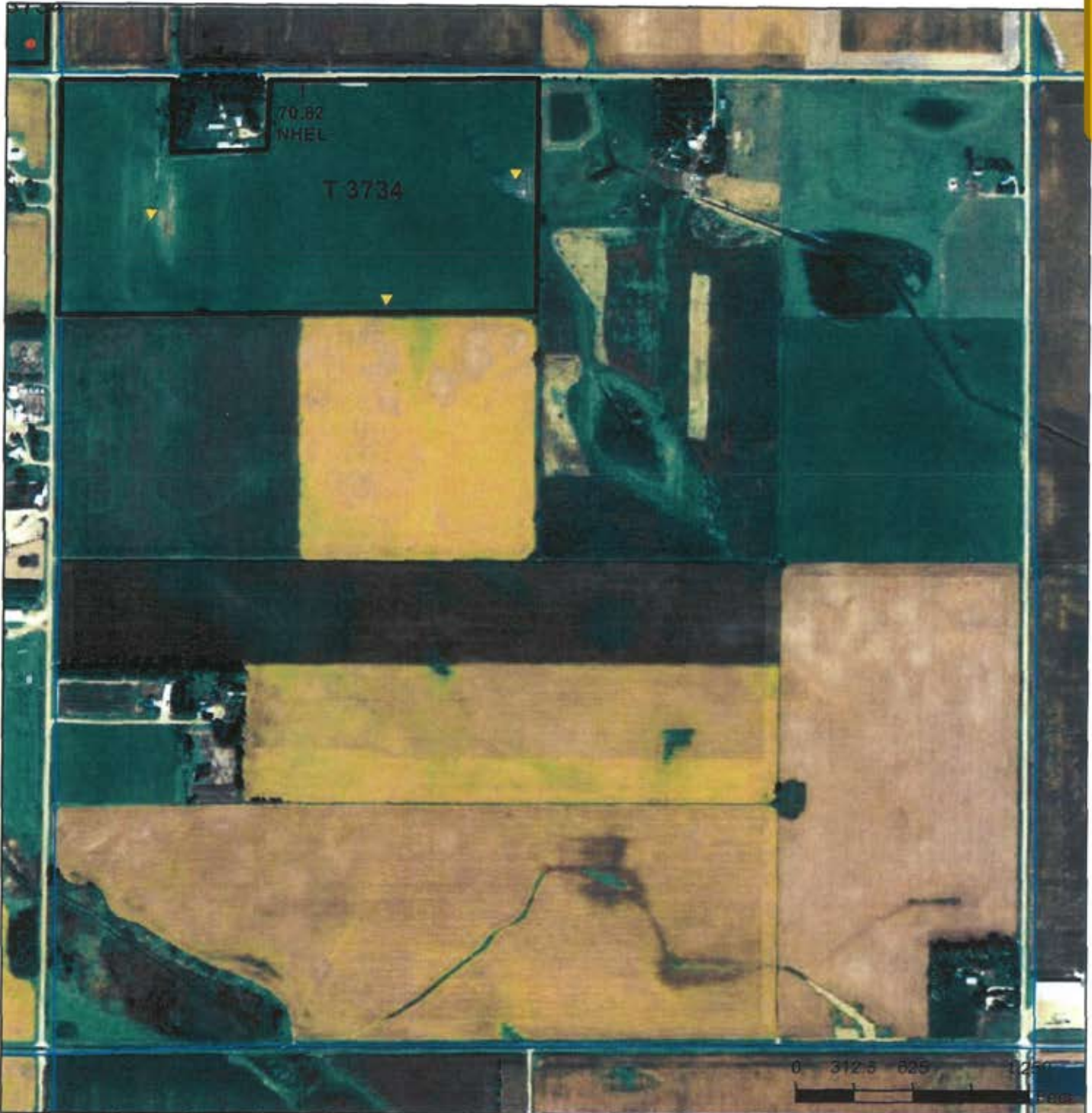
Area Symbol: SD125, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
EeB	Egan-Ethan complex, 2 to 6 percent slopes	35.44	50.0%	Ile	77	4	47	77	8.9	45	58	29	35
EtC	Ethan-Egan complex, 5 to 9 percent slopes	11.32	16.0%	IVe	61	3.4	38	60	6.9	35	47	22	29
Ca	Chancellor silty clay loam	10.48	14.8%	IIw	80	2.4	40	81	9.4	48	50	32	29
Te	Tetonka silt loam, 0 to 1 percent slopes	5.38	7.6%	IVw	56								
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	4.42	6.2%	Is	92	4.7	55	94	10.8	54	68	36	41
EgB	Egan-Wentworth silty clay loams, 2 to 6 percent slopes	3.78	5.3%	Ile	85	4.3	50	85	9.9	49	63	33	38
<b>Weighted Average</b>					<b>74.7</b>	<b>3.4</b>	<b>41.6</b>	<b>70.5</b>	<b>8.2</b>	<b>41.2</b>	<b>51.5</b>	<b>26.8</b>	<b>31</b>

Area Symbol: SD125, Soil Area Version: 17

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



**Common Land Unit** Tract Boundary  
 PLSS  
 Cropland

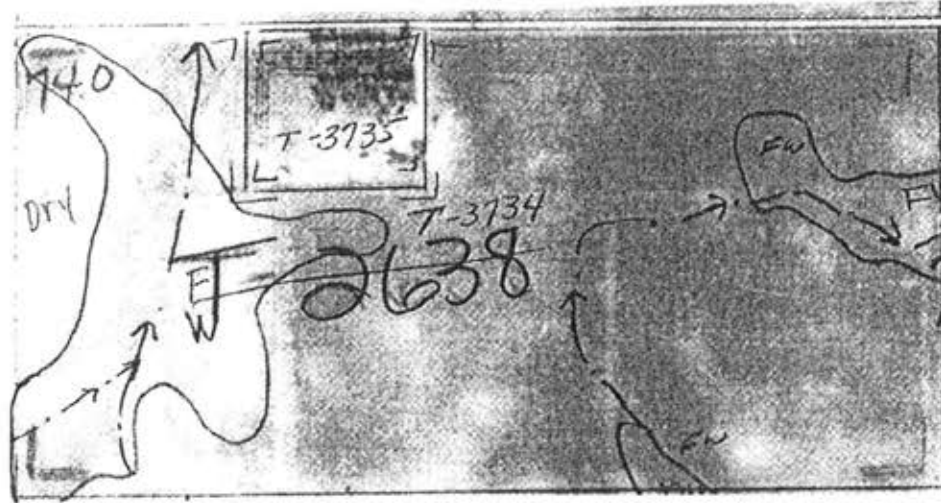
**Wetland Determination Identifiers**  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions

2015 Program Year  
 Map Created May 13, 2015  
**Farm 4585**

**33 -97N -53W**

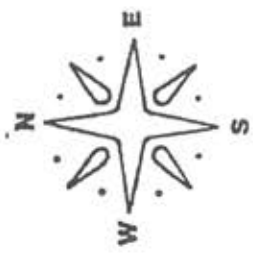
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# WETLAND MAP

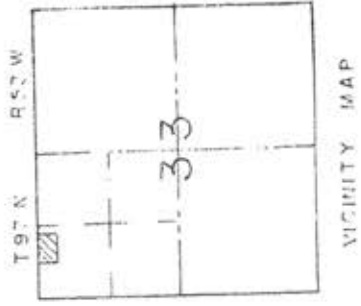


19

PLAT OF LARSEN TRACT 1 IN THE NW<sup>4</sup> SECTION 33, T 97 N, R 53 W, 5TH P.M., TURNER COUNTY,



SCALES: 1" = 150'  
 o IRON PDB (SET)



SURVEYOR'S CERTIFICATE

I, JOHN H. VAN LENT, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE REQUEST OF JOHN H. VAN LENT ENGINEERING SURVEYED AND PLATTED ON OR BEFORE DECEMBER 31, 1960, LARSEN TRACT 1 IN THE NW<sup>4</sup> SECTION 33, T 97 N, R 53 W, 5TH P.M., TURNER COUNTY, NORTH DAKOTA CONTAINING 5.75 ACRES MORE OR LESS. I CERTIFY THAT THE LOCATIONS AND DIMENSIONS AS SHOWN ON THE ABOVE PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THE IRON STAKES WERE SET AT THE LOCATIONS SO INDICATED.

JOHN H. VAN LENT  
 Surveyor

THIS CERTIFICATE WAS PREPARED AND SEAL THIS 3RD DAY OF JANUARY, 1961.

EASEMENT

Duane and Dagmar Larsen, husband and wife, of RR 3, Box 26, Viborg, Turner County, South Dakota, grantors, for and in consideration of One and No/100 Dollar (\$1.00) hereby grants to Howard Svendsen, 2604 Nicole Drive, Sioux Falls, Minnehaha County, South Dakota, grantee, his agents, employers, heirs, successors and assigns, the perpetual right and authority to drain water in a covered drainage tile over the following described real property:

The North Half of the Northwest Quarter (N1/2NW1/4) of Section Thirty-three (33), Township Ninety-seven (97) North, Range Fifty-three (53) West of the 5th P.M., Turner County, South Dakota

and to enter said property for purposes of maintaining said drainage tile through cleaning or excavation if necessary.

Dated this 28th day of August, 1987.

Duane Larsen  
Duane Larsen  
Dagmar Larsen  
Dagmar Larsen

STATE OF SOUTH DAKOTA

SS

COUNTY OF TURNER

On this the 28th day of August, 1987, before me, Bruce J. Gering, the undersigned officer, personally appeared Duane Larsen and Dagmar Larsen, husband and wife, known to me or satisfactorily proven to be the persons whose names 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.

Bruce J. Gering  
Bruce J. Gering  
Notary Public - South Dakota



15591

STATE OF SOUTH DAKOTA - COUNTY OF TURNER - OFFICE OF THE REGISTER OF DEEDS

I hereby certify that the within instrument was

filed this 31st day of Aug, 1987 at 11:25 clock A.M. Book 123 Page 6

Doris Miller  
Register of Deeds

Fees \$ 3.00

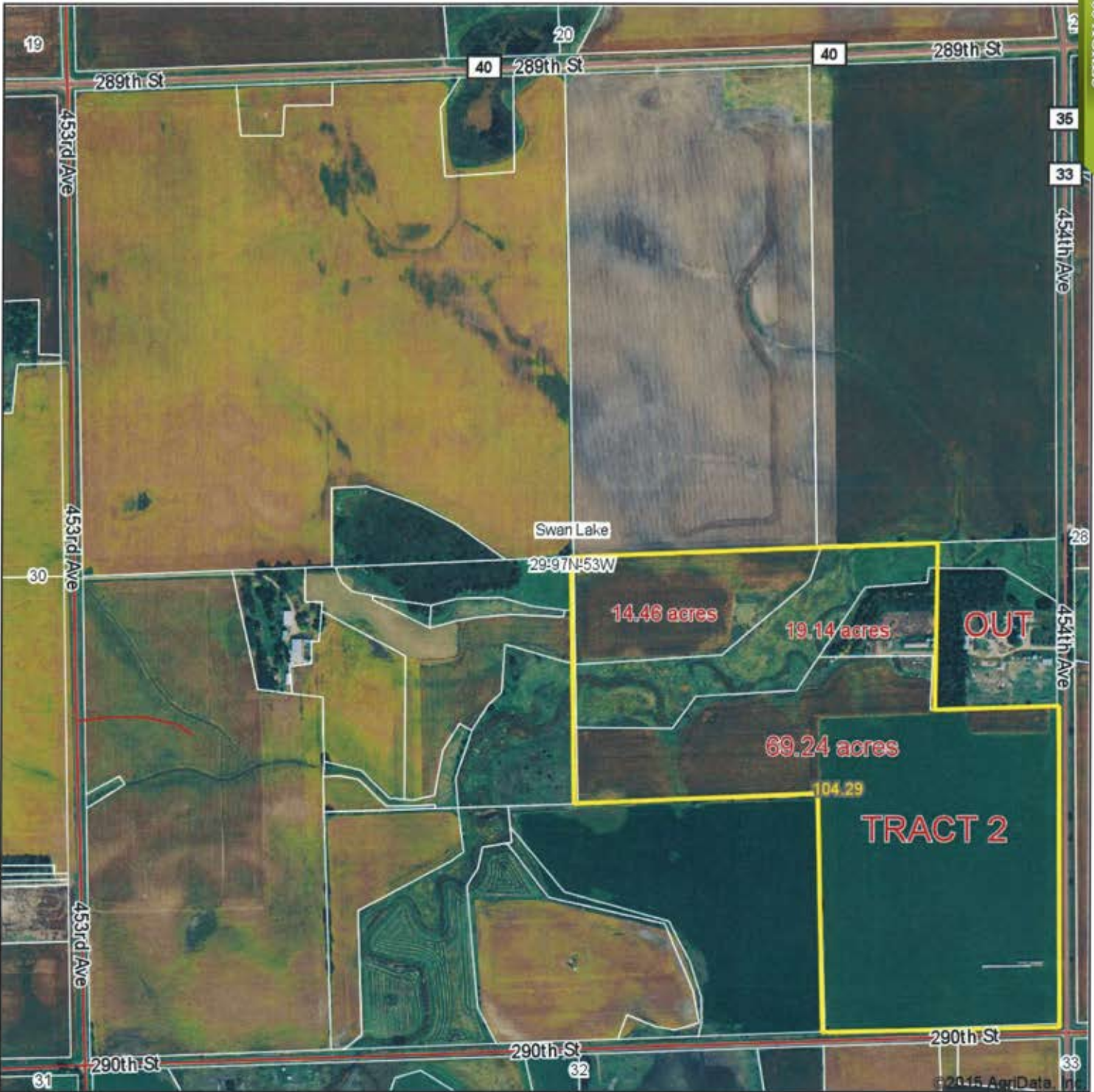
Deputy Ward Gering





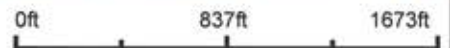
# Aerial Map

TRACT TWO  
109.88 ACRES

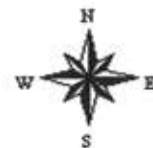


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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map center: 43° 11' 31.08, 97° 7' 52.82



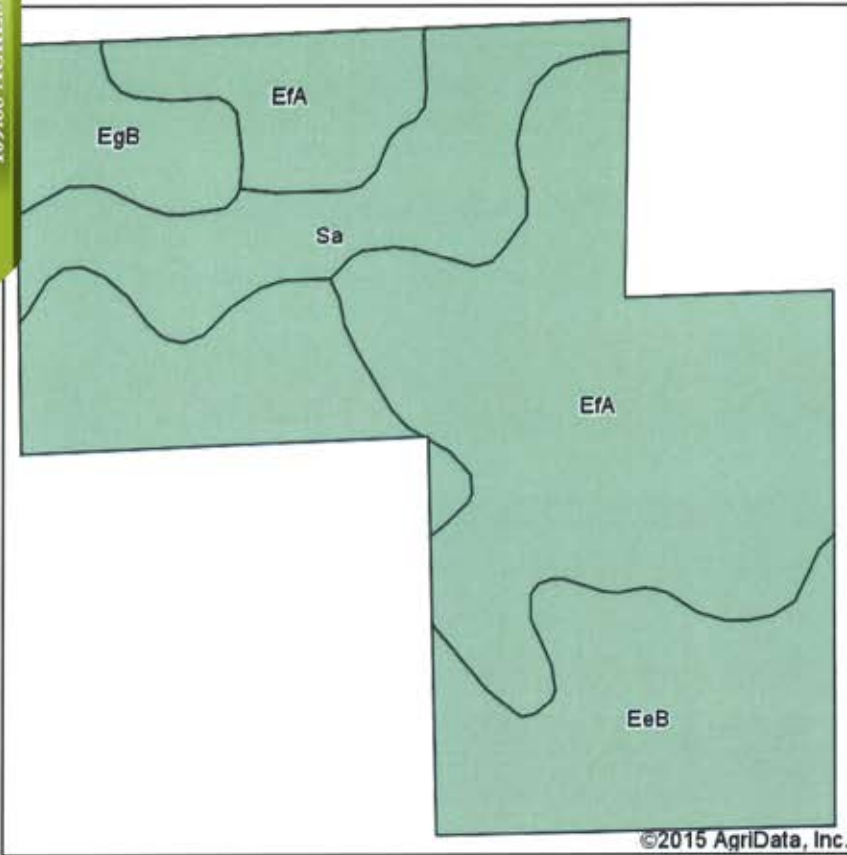
29-97N-53W  
Turner County  
South Dakota



1/18/2016

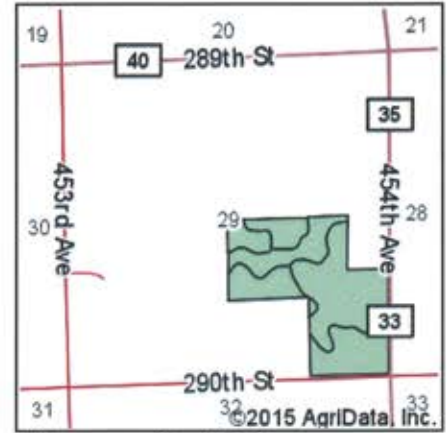
**TRACT TWO**  
109.88 ACRES

# Soil Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**  
 County: **Turner**  
 Location: **29-97N-53W**  
 Township: **Swan Lake**  
 Acres: **104.29**  
 Date: **1/18/2016**



Maps Provided By:



**Area Symbol: SD125, Soil Area Version: 17**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
E1A	Egan-Trent silty clay loams, 0 to 2 percent slopes	48.53	46.5%	Is	92	4.7	55	94	10.8	54	68	36	41
EeB	Egan-Ethan complex, 2 to 6 percent slopes	33.12	31.8%	Ile	77	4	47	77	8.9	45	58	29	35
Sa	Salmo silty clay loam	15.97	15.3%	IVw	32	0.2	10	29	3.4	17	9	9	4
EgB	Egan-Wentworth silty clay loams, 2 to 6 percent slopes	6.67	6.4%	Ile	85	4.3	50	85	9.9	49	63	33	38
<b>Weighted Average</b>					<b>77.6</b>	<b>3.8</b>	<b>45.2</b>	<b>78.1</b>	<b>9</b>	<b>45.2</b>	<b>55.5</b>	<b>29.5</b>	<b>33.2</b>

Area Symbol: SD125, Soil Area Version: 17

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



**Common Land Unit**  
 [White Box] Other Ag  
 [Hatched Box] Cropland  
 [Diagonal Lines Box] Rangeland  
 [Black Outline] Tract Boundary

**Wetland Determination Identifiers**

- [Red Square] Restricted Use
- [Yellow Triangle] Limited Restrictions
- [Green Square] Exempt from Conservation
- [Blue Square] Compliance Provisions



2015 Program Year

Map Created May 13, 2015

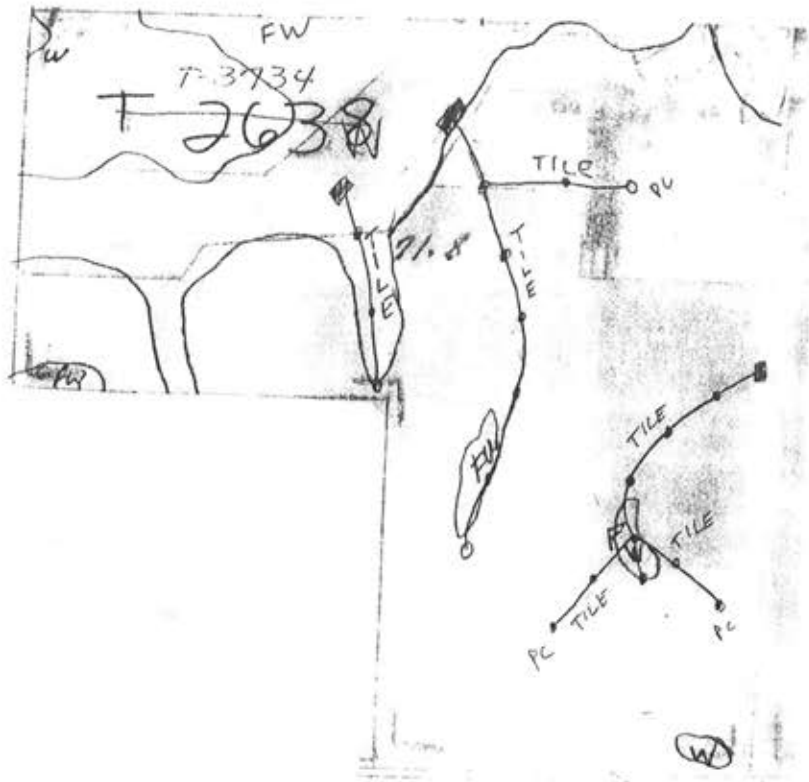
Farm 4585

29 -97N -53W

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# WETLAND MAPS

Official not certified



FARM: 4585

South Dakota

U.S. Department of Agriculture

Prepared: 1/8/16 2:07 PM

Turner

Farm Service Agency

Crop Year: 2016

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: JUDY LARSEN Farm Identifier: SPLIT OF 3487 Recon Number:

Farms Associated with Operator: None

CRP Contract Number(s): None

Table with 9 columns: Farmland, Cropland, DCP Cropland, WBP, WRP/EWP, CRP Cropland, GRP, Farm Status, Number of Tracts. Includes sub-headers for State Conservation, Other Conservation, Effective DCP Cropland, Double Cropped, MPL/FWP, Native Sod, and FAV/WR History.

ARC/PLC

ARC-IC NONE ARC-CO CORN , SOYBN PLC NONE PLC-Default NONE

Table with 5 columns: Crop, Base Acreage, CTAP Tran Yield, PLC Yield, CCC-505 CRP Reduction. Rows for CORN, SOYBEANS, and Total Base Acres.

Tract Number: 3734 Description: NSE; SESE; 29; NNW 33 97 53; WW 6A

FAV/WR History N

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Table with 8 columns: Farmland, Cropland, DCP Cropland, WBP, WRP/EWP, CRP Cropland, GRP. Includes sub-headers for State Conservation, Other Conservation, Effective DCP Cropland, Double Cropped, MPL/FWP, Native Sod.

Table with 5 columns: Crop, Base Acreage, CTAP Tran Yield, PLC Yield, CCC-505 CRP Reduction. Rows for CORN, SOYBEANS, and Total Base Acres.

Owners: DUANE E LARSEN ESTATE

Other Producers: None

**Dakota Homestead Title Insurance Company**315 S. Phillips Avenue, Sioux Falls, SD 57104-6318  
(605)336-0388 FAX (605)336-5649**SCHEDULE A**Issued by: Turner County Title Company  
255 North Main, P.O. Box 489  
Parker, SD 57053File No.: 16-TI-10687  
Applicant Order No.:

Loan No.:

1. Effective date: January 13, 2016 at 07:30 AM

2. Policy or Policies to be issued:

Policy Amount

(a) Owner's Policy ( ALTA Own. Policy (06/17/06) )  
Proposed Insured: ( X ) Standard Coverage ( ) Extended Coverage

\$ 1,000.00

TO BE DETERMINED

(b) Loan Policy ( ALTA Loan Policy (06/17/06) )  
Proposed Insured: ( ) Standard Coverage ( ) Extended Coverage3. The estate or interest in the land described or referred to in this Commitment is:  
Fee Simple4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:  
Duane E. Larsen, at the date of his death

5. The land referred to in this Commitment is described as follows:

Parcel 1: The North Half of the Southeast Quarter (N 1/2 SE 1/4) of Section Twenty-Nine (29), Township Ninety-Seven (97) North, Range Fifty-Three (53) West of the 5th P.M., except the East 664 Feet of the South 664 Feet of the North 862 Feet thereof, Turner County, South Dakota.

Parcel 2: The Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Twenty-Nine (29), Township Ninety-Seven (97) North, Range Fifty-Three (53) West of the 5th P.M., Turner County, South Dakota.

Parcel 3: The North Half of the Northwest Quarter (N 1/2 NW 1/4) of Section Thirty-Three (33), Township Ninety-Seven (97) North, Range Fifty-Three (53), West of the 5th P.M., except Larsen Tract 1 thereof, Turner County, South Dakota.

File No.: 16-TI-10687  
Applicant Order No.:

**SCHEDULE B - SECTION I  
REQUIREMENTS**

1. Parcels 1, 2 and 3
2. THE COMPANY requires proof that either the Federal Estate Taxes have been paid in the Matter of the Estate of Duane E. Larsen, Deceased or that there is no Federal Estate Taxes due and owing. We will accept a written statement from the Personal Representative or from the attorney for the estate.
3. AS TO the Estate of Duane E. Larsen, Deceased - File # PRO: 14-4: Obtain a Personal Representatives Deed from Donald E. Larsen, Janet L. Klinkhammer and Ronald D. Larsen as the appointed Personal Representatives of the Estate of Duane E. Larsen, Deceased and file at the Turner County Register of Deeds Office. This Commitment is subject to any circumstances that may arise through the execution of said estate.
4. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land. We may make additional requirements and exceptions.
5. Documents in insurable form and satisfactory to us must be signed, delivered and duly filed of record.
6. Payment to Turner County Title for the Policy premiums, fees and/or charges.

**END OF SCHEDULE B - SECTION I**

File No.: 16-TI-10687  
Applicant Order No.:

**SCHEDULE B - SECTION II  
EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the company:

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 lien 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, minerals rights or related matters, including but not limited to oil, gas, coal and other hydrocarbons.
9. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the final title policy.
10. Parcel 1:
11. RIGHT-OF-WAY EASEMENT, dated May 5, 1984, filed May 16, 1984 @ 10:00 A.M. and recorded in Book 36 of Misc., page 608, Turner County Records, grants unto TM Rural Water District, it's successors and assigns, a perpetual easement in conjunction with the operation of a rural water system over, under, across and through the SE 1/4 SE 1/4 and the N 1/2 SE 1/4 Sec 29-97-53.
12. PRO. NO. 14-4 currently pending in the Circuit Court, Turner County, South Dakota, wherein the Last Will and Testament of Duane E. Larsen was admitted to Probate on April 28, 2014 in which Donald E. Larsen, Janet L. Klinkhammer and Ronald D. Larsen have been appointed Personal Representatives of the Estate of Duane E. Larsen.
13. POSSIBLE lien for Federal Estate Taxes arising out of the Estate of Duane E. Larsen, Deceased.
14. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land. We may make additional requirements and exceptions.
15. REAL ESTATE TAXES for the year 2016 and subsequent years which constitute a lien but are not due and payable. Real Estate Taxes for the year 2015 payable in 2016 in the total amount of \$1,488.44 are unpaid. Parcel ID#: 17000-09753-294-00



Title No.: 16-TI-10687  
Agent Order/File No.:

**SCHEDULE B - SECTION II**  
**EXCEPTIONS**  
(Continued)

16. Parcel 2:
17. RIGHT-OF-WAY EASEMENT, dated May 5, 1984, filed May 16, 1984 @ 10:00 A.M. and recorded in Book 36 of Misc., page 608, Turner County Records, grants unto TM Rural Water District, it's successors and assigns, a perpetual easement in conjunction with the operation of a rural water system over, under, across and through the SE 1/4 SE 1/4 and the N 1/2 SE 1/4 Sec 29-97-53.
18. PRO. NO. 14-4 currently pending in the Circuit Court, Turner County, South Dakota, wherein the Last Will and Testament of Duane E. Larsen was admitted to Probate on April 28, 2014 in which Donald E. Larsen, Janet L. Klinkhammer and Ronald D. Larsen have been appointed Personal Representatives of the Estate of Duane E. Larsen.
19. POSSIBLE lien for Federal Estate Taxes arising out of the Estate of Duane E. Larsen, Deceased.
20. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land. We may make additional requirements and exceptions.
21. REAL ESTATE TAXES for the year 2016 and subsequent years which constitute a lien but are not due and payable. Real Estate Taxes for the year 2015 payable in 2016 in the total amount of \$1,025.42 are unpaid. Parcel ID#: 17000-09753-294-10
22. Parcel 3:
23. RIGHT-OF-WAY EASEMENT, dated May 25, 1984, filed June 18, 1984 @ 1:30 P.M. and recorded in Book 37 of Misc., page 254, Turner County Records, grants unto TM Rural Water District, it's successors and assigns, a perpetual easement in conjunction with the operation of a rural water system over, under, across and through the N 1/2 NW 1/4 except Larsen's Tract #1 in the NW 1/4 NW 1/4 Sec 33-97-53.
24. EASEMENT, dated August 28, 1987, filed August 31, 1987 @ 11:15 A.M. and recorded in Book 38 of Misc. page 632, Turner County Records, grants unto Howard Svendsen, his agents, employers, heirs, successors and assigns, the perpetual right and authority to drain water in a covered drainage tile over the N 1/2 NW 1/4 Sec 33-97-53 and to enter said property for purposes of maintaining said drainage tile through cleaning or excavation if necessary.
25. PRO. NO. 14-4 currently pending in the Circuit Court, Turner County, South Dakota, wherein the Last Will and Testament of Duane E. Larsen was admitted to Probate on April 28, 2014 in which Donald E. Larsen, Janet L. Klinkhammer and Ronald D. Larsen have been appointed Personal Representatives of the Estate of Duane E. Larsen.
26. POSSIBLE lien for Federal Estate Taxes arising out of the Estate of Duane E. Larsen, Deceased.
27. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land. We may make additional requirements and exceptions.
28. REAL ESTATE TAXES for the year 2016 and subsequent years which constitute a lien but are not due and payable. Real Estate Taxes for the year 2015 payable in 2016 in the total amount of \$1,658.60 are unpaid. Parcel ID#: 17000-09753-332-00

# AUCTION

OFFERED IN TWO TRACTS

184.13 ACRES OF SWAN LAKE TOWNSHIP- TURNER COUNTY  
THURSDAY FEBRUARY 18<sup>TH</sup> AT 10:30 AM



**Terms:** Cash sale with 15% (non-refundable) down payment with the balance on or before March 21st 2016. Warranty deed to be provided transferring marketable title free and clear of all liens and encumbrances. The cost of title insurance split 50-50 between buyer and seller. Seller to pay all 2015 taxes due in 2016. Sold subject to all easements of record and personal representatives approval. Tracts will be sold separate and not tied together. Come prepared to buy! Remember land auction to be held indoors at the Wieman Auction Facility.