

AUCTION

84.28 ACRES OF CENTERVILLE TOWNSHIP TURNER COUNTY LAND
THURSDAY APRIL 21ST AT 10:30 AM



OWNER:

**LYLE KNUTSON
FAMILY TRUST**



44628 SD Hwy 44, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT"

**84.28 ACRES OF CENTERVILLE TOWNSHIP TURNER COUNTY LAND
AT AUCTION**

Our family has decided to sell the following land located from Centerville, SD go 4-miles west on 19A, 1 ½ south on 458th Ave east side of the road or from Viborg, SD 5-south on Hwy. 19, 2-miles east on 296th St. north side of the road or at the junction of 458th Ave. and 296th St. on:

**THURSDAY APRIL 21ST
10:30 A.M.**

It is our privilege to offer this tract of land located in the tightly held Centerville Township. In 2012 this property was improved by adding new drain tile making every acre productive. Farmers or investors check out this tract of land that is available to farm or lease out for the 2016 crop year.

LEGAL: The W ½ of the SW ¼ and the West 2-acres of E ½ of the SW ¼ of Section 30, 96-52 Turner County, SD.

- 75.62 acres tillable, 8.66 acres in trees and former building site. Buyer will settle on 84.28 acres and will not pay for any road right of way acres.
- Soil Production Rating of 64.8. Predominant soils include Egan-Ethan complex (77) Worthing silty loam (30) and Egan-Trent loams (92). Note drain tile has greatly improved production capability which is not reflected in this rating.
- New buyer able to farm or lease out for the 2016 crop year. Buyer to receive immediate possession auction day.
- Base & Yield, wetland maps and other information found in the buyer's packet. Planted to corn in 2015.
- Annual Taxes are \$1,388.92. Property is enrolled in ARCH-County with FSA office.

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

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before May 23rd 2016. Trustees deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay 2015 taxes in full buyer will be responsible for all 2016 taxes. Sold subject to owners approval and all easements and restrictions or record. Auction to be held on the land site and come prepared to buy!!

LYLE KNUTSON FAMILY TRUST – OWNER

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

Rachel Rasmussen
Closing Attorney
605-763-5024

Aerial Map

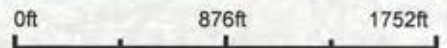


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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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map center: 43° 6' 16.83, 97° 1' 55.48



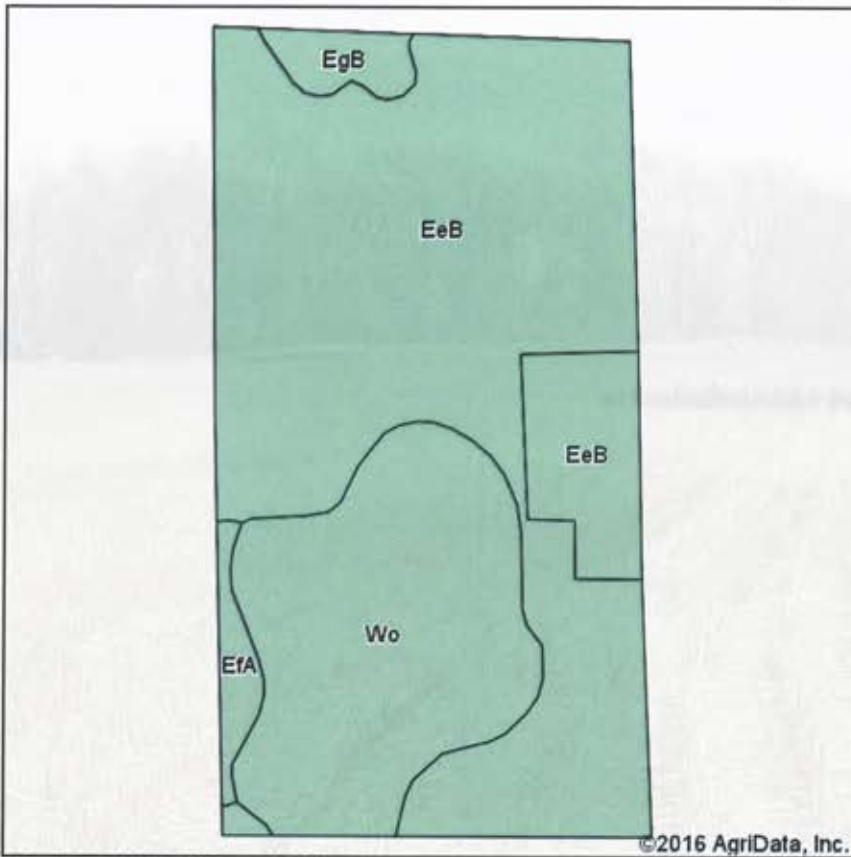
30-96N-52W
Turner County
South Dakota



3/23/2016

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

Soils Map



Soils data provided by USDA and NRCS.



State: South Dakota
 County: Turner
 Location: 30-96N-52W
 Township: Centerville
 Acres: 84.28
 Date: 3/18/2016



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	57.73	68.5%	Ile	77	4	47	77	8.9	45	58	29	35
Wo	Worthing silty clay loam, 0 to 1 percent slopes	22.79	27.0%	Vw	30								
EgB	Egan-Wentworth silty clay loams, 2 to 6 percent slopes	2.02	2.4%	Ile	85	4.3	50	85	9.9	49	63	33	38
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	1.74	2.1%	Is	92	4.7	55	94	10.8	54	68	36	41
Weighted Average					64.8	2.9	34.5	56.7	6.6	33.1	42.6	21.4	25.7

Area Symbol: SD125, Soil Area Version: 17

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

**LYLE KNUTSON FAMILY TRUST
LAND AUCTION
ADDITIONAL INFORMATION**

TREES PLANTED IN THE NW CORNER (2.86 ACRES) OF THE PROPERTY WERE PLANTED WITH A COST SHARE FROM THE TURNER COUNTY NRCS OFFICE. IF THE NEW BUYER WANTS THOSE TREES REMOVED YOU MUST GET APPROVAL FROM THE NRCS AND MAY HAVE TO PAYBACK THE COST SHARE.

DRAIN TILE WAS INSTALLED BY THE SELLERS. SIZE OF THE MAIN AND LATERAL TILES ARE NOT AVAILABLE AT THIS TIME. DRAIN TILE RUNS SOUTHWEST. ONE ABOVE GROUND INLET LOCATED JUST SW OF CORN CRIBS.

NO SURVEY'S WILL BE PROVIDED. SELLER DOES NOT WARRANT THAT THE FENCES LIE ON THE TRUE AND CORRECT BOUNDARY. PROPERTY WILL BE OFFERED \$_____/ACRE X 84.28 ACRES MORE OR LESS.

State : SOUTH DAKOTA
County : TURNER

Farm Number : 7406
Tract Number : 551

Description : W SW 30 96 52

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations :

Owners : LYLE KNUTSON

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
84.28	78.48	78.48	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	78.48	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield



Common Land Unit
 [White Box] Other Ag [Black Box] Cropland [Blue Box] PLSS
 [Thick Black Line] Tract Boundary

Wetland Determination Identifiers
 [Red Circle] Restricted Use
 [Yellow Triangle] Limited Restrictions
 [Green Square] Exempt from Conservation Compliance Provisions



2016 Program Year

Map Created February 12, 2016

Farm 7406

30 -96N -52W

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).

Certified Wetland Determination

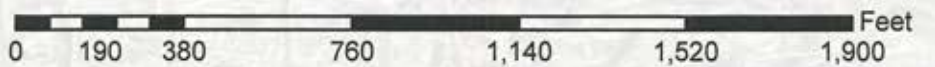
Field Office: Parker FO
 Certified By: NA
 Legal Desc: W1/2 SW1/4 30-96-52

Agency: USDA-NRCS
 Certified Date: NA
 Tract: NA



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands Tile
- Ditch
- Tile



- W Wetland
- FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
- PC Prior Converted
- NW Non Wetland
- See NRCS CPA-O26E for definitions and additional info.



Dakota Homestead
315 South Phillips Avenue, Sioux Falls, SD 57104-6318

SCHEDULE A

Issued by: Turner County Title Company
255 North Main, P.O. Box 489
Parker, SD 57053

File No.: 16-TI-10744
Applicant Order No.:

Loan No.:

1. Effective date: March 21, 2016 at 08:00 AM

2. Policy or Policies to be issued:		Policy Amount
(a) Owner's Policy	(ALTA Own. Policy (06/17/06))	\$ 1,000.00
Proposed Insured:	(X) Standard Coverage () Extended Coverage	
TO BE DETERMINED		
(b) Loan Policy	(ALTA Loan Policy (06/17/06))	\$ 0.00
Proposed Insured:	() Standard Coverage () Extended Coverage	

3. The estate or interest in the land described or referred to in this Commitment is:

Fee Simple

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Lyle Knutson and Karen Knutson, Trustees of the Lyle Knutson Family Trust dated August 18, 2014

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

The West Half of the Southwest Quarter (W 1/2 SW 1/4) and the West Two (2) acres of the East Half of the Southwest Quarter (E 1/2 SW 1/4), all in Section Thirty (30), Township Ninety-Six (96) North, Range Fifty-Two (52) West of the 5th P.M., Turner County, South Dakota.

**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. REAL ESTATE MORTGAGE executed by Lyle Berdelle Knutson, aka Lyle Knutson and Karen Jane Knutson, aka Karen Knutson, husband and wife, to Farm Credit Services of America, FLCA, Omaha, NE, in the face amount of _____ dated August 14, 2014, filed August 15, 2014 @ 8:30 A.M. and recorded in Book 178 of Mortgages, page 840, Turner County Records.
11. RIGHT-OF-WAY EASEMENT, dated December 17, 1983, filed May 24, 1984 @ 3:30 P.M. and recorded in Book 36 of Misc., page 722, 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 Sec 30-96-92 and the E 1/2 SW 1/4 Sec 30-96-52.
12. VESTED DRAINAGE RIGHT FORM, dated January 13, 1992, filed January 24, 1992 @ 8:30 A.M. and recorded in Book 40 of Misc., page 716, Turner County Records, claims the right of drainage from the SE 1/4 E 1/2 SW 1/4 Sec 30-96-52 through ditch onto the NE 1/4 Sec 31-96-52.
13. VESTED DRAINAGE RIGHT FORM, dated June 16, 1992, filed June 16, 1992 @ 4:45 P.M. and recorded in Book 41 of Misc., page 305, Turner County Records, claims the right of drainage from the W 1/2 SW 1/4 Sec 30-96-52 through drain tile onto the NW 1/2 NW 1/4 Sec 31-96-52.
14. LOCATION NOTICE DRY DRAW, dated June 27, 2002, filed July 27, 2002 @ 12:55 P.M. Said Dry Draw is located in the SW 1/4 SW 1/4 Sec 30-96-52.

SCHEDULE B - SECTION II

EXCEPTIONS

(Continued)

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 \$1,388.92 are unpaid. Parcel ID#: 02000-0952-303-20
16. Note: Coverage of this Commitment extends only to filings in the records of the Register of Deeds, Treasurer and Clerk of Courts of Turner County. Search was not made of filings in the Central Filing Office of the Secretary of State of South Dakota, and any filings in that office are not covered by this Commitment.

END OF SCHEDULE B - SECTION II

LOCATION NOTICE
FOR DAM/DUGOUT

Mail to: Water Rights Div.
DENR, Foss Bldg.
Pierre, SD 57501
(605) 773-3352

Turner
COUNTY

Location Notice No.

COPY

I, Lyle Knutson, of

29659 SD Hwy. 19, Wakonda, SD 57073 Turner
Address & Zip Code County

Lyle Knutson, of the following described land, do hereby
(owner or operator)

notify the Water Management Board of the State of South Dakota and all others concerned that I am exercising my right under SDCL 46-4, for construction of a dam/ditch plug for the purpose of impounding runoff waters for wildlife/livestock purposes.

The following data is presented in compliance with SDCL 46-4-3 and 46-4-4.

(1) Date of:

- (a) This notice June 27, 2002
- (b) Proposed construction July 10, 2002

(2) Legal description of the land upon which the dam/dugout is located:
SW1/4 SW1/4 30-96-52
(describe to nearest 40 acre sub-division)

(3) Location of the dam/dugout from a section corner:
(see attached aerial photo)

(4) County Turner

(5) The owner of the land Lyle Knutson

(6) Acre feet of water claimed annually 19.5

Notes: If the storage of the proposed structure at the spillway crest overflow elevation exceeds twenty five (25) acre feet, a water permit from the Water Management Board is required.
A location notice is only required on a dugout, if the dugout captures surface runoff waters.

** Continue on next page **

(7) Complete the following information for the proposed dam/dugout/ditch plug:

* Items to be completed for a dugout

*a) Dam/Dugout/Ditch Plug designed by U.S. Fish & Wildlife Service
38672 291st St., Lake Andes, SD 57356

This project will restore hydrology to a natural wetland area by making the existing subsurface drainage facility non-functional. The inlet of the drainage tile will be removed and plugged.

b) Freeboard 1 feet

c) Crest width 10 feet

Crest Length 50 feet

d) Height ^{1.5} ~~1.8~~ feet ^{SDA}
*Depth, if Dugout feet

e) Outlet Dimensions
Pipe dia. _____
Spillway width 30 feet

f) X & Y Slope:
Upstream 3:1
Downstream 3:1

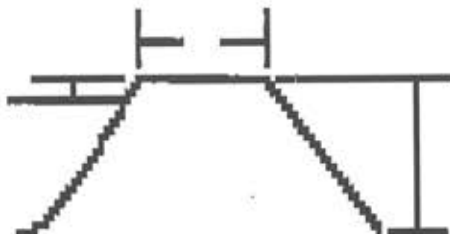
*g) Water Surface Area 26.0 acres
~~32.8~~ acres

*h) Storage at spillway crest or overflow elevation (acre feet) 17.0 19.5

i) Maximum storage to top of dam. (acre feet) 17.0 45.5 ^{SDA}

*j) Drainage area above dam/dugout 70 acres

OP
SDA



Enclosed herewith is ten dollars (\$10.00). The Water Management Board is requested to file this Location Notice in their official records. A copy of this Location Notice has been filed (do not record) with the Register of Deeds of Turner County in accordance with SDCL 46-4-3.

Lyle Knutson
OWNER

STATE OF SOUTH DAKOTA)
COUNTY OF Turner)

U.S. Fish & Wildlife Service
LOCATOR

I, Lyle Knutson the applicant, certify that I have read this Location Notice and that the matters stated in this notice are true and that I intend, and am able to start construction within sixty days after the filing of this notice.

Signed Lyle Knutson

Subscribed and sworn before me this 27th day of June, 2002.



Steven D. Spaw
notary public

My Commission expires: July 30, 2007



AUCTION

84.28 ACRES OF CENTERVILLE TOWNSHIP TURNER COUNTY LAND
THURSDAY APRIL 21ST AT 10:30 AM



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