

# AUCTION

**WEDNESDAY MAY 11<sup>TH</sup> AT 10:30 AM**

**79 ACRES OF SPRING VALLEY TOWNSHIP, TURNER COUNTY  
LAND AND 78.59 ACRES TURKEY VALLEY TOWNSHIP,  
YANKTON COUNTY LAND OFFERED IN 4-TRACTS AT AUCTION**

OWNER:

**HEIRS OF HILRAY &  
MARLENE BARTELS**



44628 SD Hwy 44, Marion SD

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

phone: 800-251-3111

fax: 605-648-3102

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



**79 ACRES OF SPRING VALLEY TOWNSHIP, TURNER COUNTY LAND AND 78.59 ACRES TURKEY VALLEY TOWNSHIP, YANKTON COUNTY LAND OFFERED IN 4-TRACTS AT AUCTION**

Our family has decided to offer the following land for sale at public auction located at 45022 291<sup>st</sup> St. Viborg, SD or from the 4-way stop in Viborg go 5 ½ miles west both sides of the road or from Center Point, 2-miles east on both sides of the road on:

**WEDNESDAY MAY 11<sup>TH</sup>**

**10:30 A.M.**

**AUCTION HELD ON SITE**

It is our privilege to offer the following land located in these two tightly held townships located on the Turner & Yankton County line. This land auction offers powerful, high quality tillable land, improved acreage site with outstanding trees, waterfowl production/recreational land and will be offered in several combinations to accommodate any size buyer. Land is rented for the 2016 crop year.

**TRACT ONE: 78.59 ACRES**

**LEGAL:** The N ½ of the NW ¼ Section 2, 96-54 Yankton County, SD.

- 71.29 acres tillable with 4.62 acres of hayland, 1.47 acres in trees, balance found in RROW.
- Soil production rating of 72.8. Predominant soils Egan-Ethan Trent rating (82) & Egan-Wentworth (91)
- Rented for 2016 crop year for \$14,276.00 or \$182/acre. First half of the rent will be paid to the buyer at closing and 2<sup>nd</sup> half paid 10-1-16.
- Base & Yield and wetland maps, and other pertinent info found in the buyers packet
- Annual taxes are \$844.21. Currently enrolled in ARCH County with the FSA office.

**TRACT TWO: 27-ACRES + OR – IMPROVED**

**LEGAL:** Bartels Tract 1 an addition in the S ½ of the SW ¼ of Section 35, 97-54 Turner County, SD.

Subject to survey to verify acres and approve legal description. Known as 45022 291<sup>st</sup> St. Viborg, SD.

- This tract includes the improved acreage site that is 6.44 acres in size along with 19.93 acres in waterfowl production/recreational land. An opportunity to purchase a piece of South Dakota Hunting Heaven. Lots of potential, endless possibilities.
- Home consists of a modern, clean, move in ready 928 sq ft 2+ bedroom home that has been steadily maintained. Several outbuildings included along with great park-like setting yard, and awesome trees.
- This tract will be offered as a lump sum and not by the acre. New buyer to receive immediate possession upon closing of this entire tract.
- If your looking for a new home site on a hard surfaced highway, or possible hunting lodge contact the auctioneers to set-up a private showing.

**TRACT THREE: 52-ACRES + OR –**

**LEGAL:** Bartels Tract 2 an addition in the S ½ of the SW ¼ of Section 35, 97-54 Turner County, SD.

Subject to survey to verify acres and approve legal description.

- 48.35 acres tillable balance found in RROW. This would include all land to the north and west of the building site and the 13.55 acres east of the water.
- Soil production rating of 72.4. Predominant soils include Egan-Ethan Complex (77) and Ethan-Egan Complex (61).
- New buyer to receive the 2016 rent if sold separate.



**TRACT FOUR: 79-ACRES COMBINATION OF TRACTS 2 & 3**

**LEGAL:** The S ½ of the SW ¼ less the East 2-rods of the SE ¼ of the SW ¼ Section 35, 97-54 Turner County, SD.

- If sold as one unit, no surveys will be completed and buyer will settle on the taxable acres.
- Soil production rating of 65.8. Predominant soils Egan-Ethan and Ethan Egan soils.
- New buyer to receive the 2016 rent in the amount of \$9,717.00 or \$123/acre.

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience or you may visit [www.wiமானuction.com](http://www.wiமானuction.com) for a buyers packet and pictures or contact the auctioneers at 800-251-3111 and a packet can be mailed out. Contact auctioneers to schedule a showing of the home and outbuildings.

**TERMS:** Cash sale on all tracts with 15% (non-refundable) down payment auction day with the balance on or before June 23<sup>rd</sup>, 2016. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay all 2015 taxes. New buyer will be responsible for all of the 2016 taxes. If sold in smaller tracts, sellers at their expense will have the property surveyed. First half rent check will be reimbursed to the buyer at closing and 2<sup>nd</sup> half payment will be made on 10-1-16. Property will be sold in whatever manner realizes the most for the seller. Sold subject to owner's approval and all easements and restrictions of record. Land auction held on site. Come prepared to buy!!

**HEIRS OF HILRAY & MARLENE BARTELS –OWNER**

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

Gary Ward  
Closing Attorney  
605-326-5282

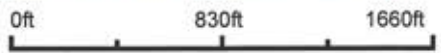


TRACT ONE  
78.59 ACRES

# Aerial Map



map center: 43° 9' 45.32, 97° 11' 24.9



**2-96N-54W**  
**Yankton County**  
**South Dakota**



4/6/2016

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





**Common Land Unit**

Other Ag	Cropland	Tract Boundary
	Rangeland	

**Wetland Determination Identifiers**

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



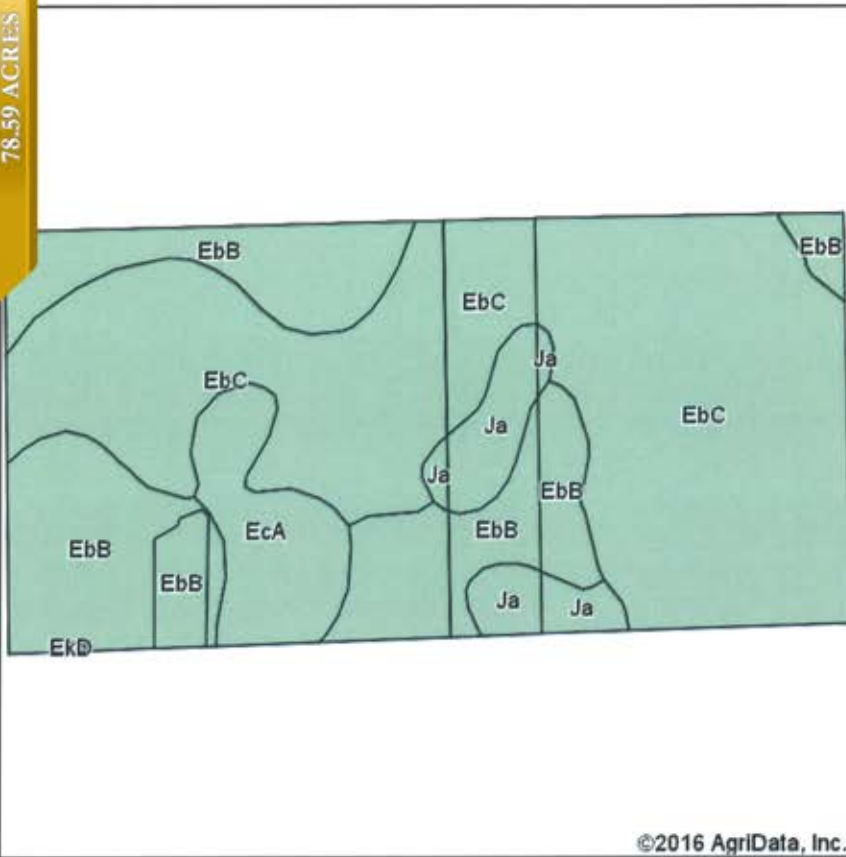
2016 Program Year  
Map Created February 12, 2016

**Farm 1524**

**2 -96N -54W**

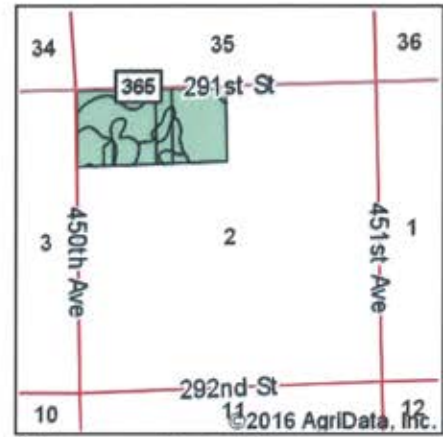
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# Soils Map



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Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Yankton**  
 Location: **2-96N-54W**  
 Township: **Turkey Valley**  
 Acres: **78.25**  
 Date: **3/18/2016**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: SD135, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Soybeans
EbC	Egan-Ethan-Trent complex, 2 to 9 percent slopes	45.14	57.7%	IIIe	70	3.2	69	61	67	26
EbB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	22.80	29.1%	Ile	82	3.5	80	72	80	29
EcA	Egan-Wentworth silty clay loams, 0 to 2 percent slopes	5.71	7.3%	Ie	91	3.7	85	75	83	31
Ja	James silty clay loam	4.60	5.9%	IVw	32	2.6	30	30	35	
<b>Weighted Average</b>					<b>72.8</b>	<b>3.3</b>	<b>71.1</b>	<b>63.4</b>	<b>70.1</b>	<b>25.7</b>

Area Symbol: SD135, Soil Area Version: 17

\*c: Using Capabilities Class Dominant Condition Aggregation Method

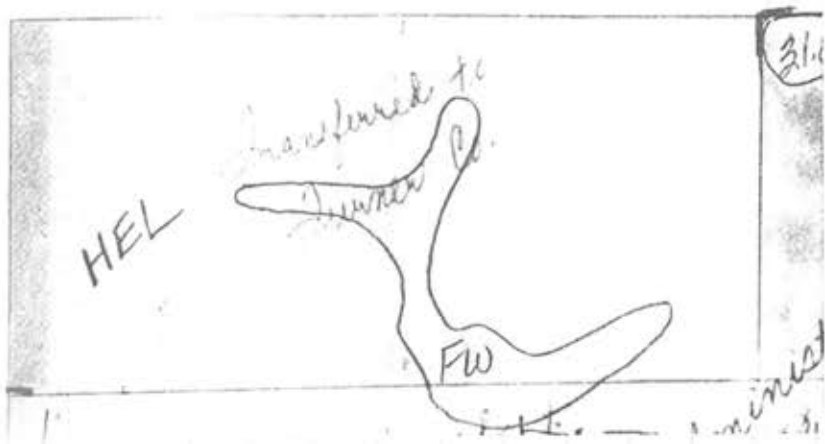
Soils data provided by USDA and NRCS.

# WETLAND MAPS

ORIGINAL

2-96-54

## NOT TO SCALE





South Dakota  
Turner  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM: 1524**  
Prepared: 4/5/16 8:24 AM  
Crop Year: 2016  
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: 2299      Description: NNW 2 96 54 (Yankton)      FAV/WR History  
 NIA Range Unit Number:      History  
 HEL Status: HEL: conservation system is being actively applied      N  
 Wetland Status: Tract does not contain a wetland  
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
78.25	72.16	72.16	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	72.16	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	32.0		91	0.0
SOYBEANS	36.3		25	0.0
<b>Total Base Acres:</b>	<b>68.3</b>			

Owners: MARLENE BARTELS  
Other Producers: None



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A

File No.: 01350-3596

1. **Effective Date:** April 01, 2016 at 8:00 A.M.

2. **Policy or Policies to be issued:**

Amount of Insurance

(a) ALTA Owner's Policy            2006 (Standard)

Proposed Insured:

To Be Determined

(b) ALTA Loan Policy                2006 (Standard)

Proposed Insured:

To Be Determined

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

Fee Simple

4. **Title to the said estate or interest in the land is at the Effective Date hereof vested in:**

Valerie Branson, Ardell Hauger, Laura Rusicka, Carol Kotalik, and Audra Hovorka

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

North Half of the Northwest Quarter (N1/2 NW1/4) also known as Government Lots Three (3) and Four (4), Section Two (2), Township Ninety-six (96) North, Range Fifty-four (54) West of the 5th PM, Yankton County, South Dakota, less highways and roads.

For information purposes only, the property address is purported to be:

. Ag Land, Yankton County, SD



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B  
PART II

File No.: 01350-3596

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. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment
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 and not shown by the Public Records including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the Public Records.
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. (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.
7. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency, which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
8. The 2015 real estate taxes are due and payable in 2016 in the amount of \$844.21; the first half is presently due but not delinquent if paid on or before April 30, 2016, and the second half is presently due but not delinquent if paid on or before October 31, 2016. Parcel #04.002.400.005
9. Reservations and/or Exceptions in Patents and/or in Acts authorizing the issuance of Patents from the United States of America and/or the State of South Dakota, as recorded in the Register of Deeds, Yankton County, South Dakota.
10. Grant of Highway Easement dated July 9, 1937, in favor of Yankton County; as set forth in instrument filed for record January 23, 1939 at 1:00 p.m. and recorded in Book 170, page 159.
11. Coverage of this Commitment extends only to filings in the records of the Register of Deeds, Treasurer, and Clerk of Courts of Yankton 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.
12. Policy will be issued subject to the above exceptions and to any liens, encumbrances or instruments that may be placed of record subsequent to the effective date of this title commitment.



# Aerial Map

TRACT TWO  
27 ACRES



map center: 43° 10' 37.59, 97° 11' 26.1



35-97N-54W  
Turner County  
South Dakota



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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4/6/2016

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

## ADDITIONAL INFORMATION

### CURRENT TENANT OF THE LAND

MR. WAYNE KOST  
605-326-3340

AT PRESENT THE SELLERS HAVE AN ORAL CONTRACT FOR THE 2016 CROP YEAR WITH MR. KOST

## ACREAGE SITE ADDITIONAL INFORMATION

### ROOM SIZES OF THE HOME: 928 SQ FT MAIN FLOOR

KITCHEN: 10 X 13 ½ UPDATED CABINETS AND FLOORING  
DINING ROOM: 11 ½ X 13 VINYL FLOORING  
LIVING ROOM: 15 X 16 ½ NEWER PICTURE WINDOW ON NORTH SIDE  
BATHROOM: 4 ½ X 6 FULL BATH NO SHOWER  
FRONT ENTRY: 7 ½ X 13 HARDWOOD FLOORS  
BEDROOM: 8 X 12 W/CLOSET  
BEDROOM: 7 ½ X 13

### BASEMENT 928 SQ FT IN SIZE, DRY AND CLEAN

10 X 14 NON-LEGAL BEDROOM  
WASHER & DRYER HOOKUPS  
FUEL OIL FORCED AIR FURNACE WITH CENTRAL AIR

HOUSE WAS RESHINGLED APPROX. 10-YEARS AGO AND HAS SOME UPDATED WINDOWS AND VINYL SIDING. NEW CONCRETE SIDEWALKS ALSO INSTALLED AT THE SAME TIME. THIS HOME IS CLEAN AND MOVE IN READY.

### OUTBUILDINGS ON THE PROPERTY INCLUDE:

20 X 36 HOG BARN	20 X 30 POLE SHED
12 X 14 TOOL SHED	16 X 20 2-STALL GARAGE
16 X 32 CHICKEN BARN	CORN CRIB
2-BROODER HOUSES	

### B-Y RURAL WATER

AT PRESENT THE HOME HAS A FUNCTIONAL WELL. B-Y RURAL WATER IS LOCATED 1-MILE TO THE NORTH AND 1-MILE TO THE WEST. B-Y RURAL WATER REQUIRES AN ENGINEER TO COMPLETE A STUDY IF ADDING ANOTHER USER WOULD AFFECT EXISTING CUSTOMER'S PRESSURE AND SUPPLY. COSTS ARE ESTIMATED AT \$3.00 TO \$4.00 PER FOR INSTALLATION. YOU MAY CONTACT B-Y RURAL WATER FOR MORE INFO AT 800-286-3654.







TRACT THREE  
52 ACRES

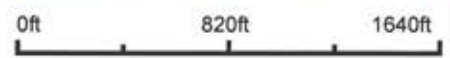
# Aerial Map



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map center: 43° 10' 37.6, 97° 11' 26.77



**35-97N-54W**  
**Turner County**  
**South Dakota**



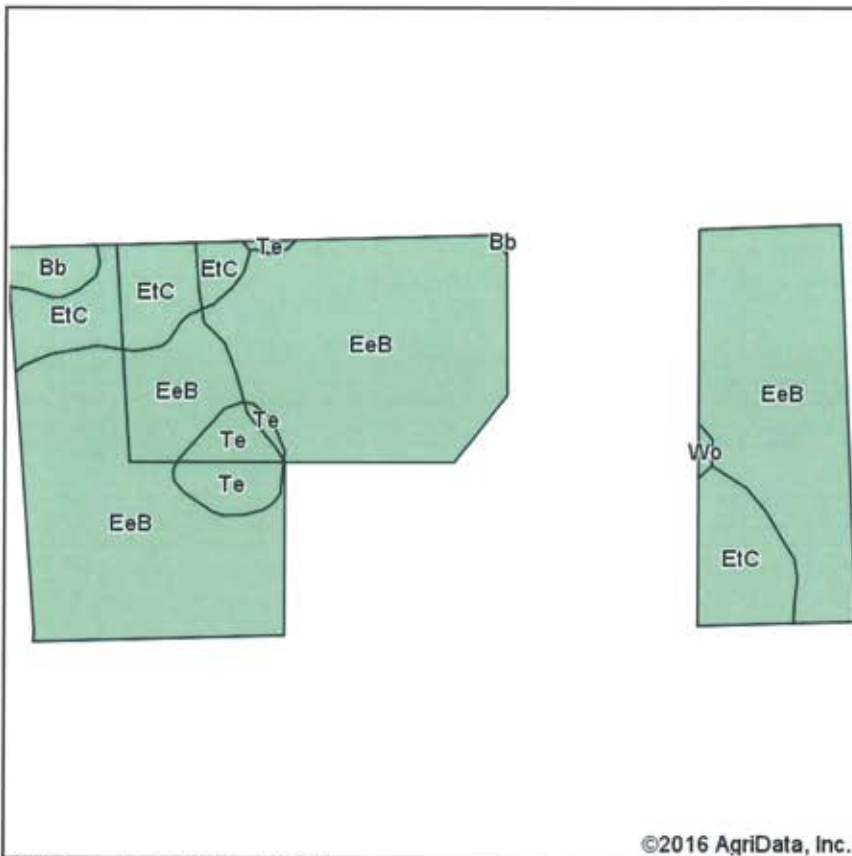
4/6/2016

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



# Soils Map



TRACT THREE  
52 ACRES

State: **South Dakota**  
 County: **Turner**  
 Location: **35-97N-54W**  
 Township: **Spring Valley**  
 Acres: **48.34**  
 Date: **4/6/2016**



Soils data provided by USDA and NRCS.

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	38.30	79.2%	Ile	77	4	47	77	8.9	45	58	29	35
ETC	Ethan-Egan complex, 5 to 9 percent slopes	6.82	14.1%	IVe	61	3.4	38	60	6.9	35	47	22	29
Te	Tetonka silt loam, 0 to 1 percent slopes	2.15	4.4%	IVw	56								
Bb	Baltic silty clay loam, ponded	0.94	1.9%	VIIIw	10		1	5	0.6	3	1	2	
Wo	Worthing silty clay loam, 0 to 1 percent slopes	0.13	0.3%	Vw	30								
<b>Weighted Average</b>					<b>72.4</b>	<b>3.6</b>	<b>42.6</b>	<b>69.6</b>	<b>8</b>	<b>40.6</b>	<b>52.6</b>	<b>26.1</b>	<b>31.8</b>

Area Symbol: SD125, Soil Area Version: 17

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Aerial Map

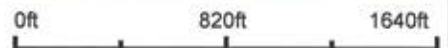


Spring Valley  
35-97N-54W

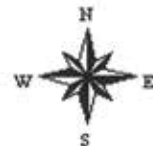
**TRACT 4**



map center: 43° 10' 37.6, 97° 11' 26.77



**35-97N-54W**  
**Turner County**  
**South Dakota**



4/6/2016

Maps Provided By:  
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Field borders provided by Farm Service Agency as of 5/21/2008.





United States  
Department of  
Agriculture

# Turner County, South Dakota

TRACT FOUR  
79 ACRES



**Common Land Unit**

Other Ag      Cropland      Tract Boundary

Rangeland

**Wetland Determination Identifiers**

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



2016 Program Year

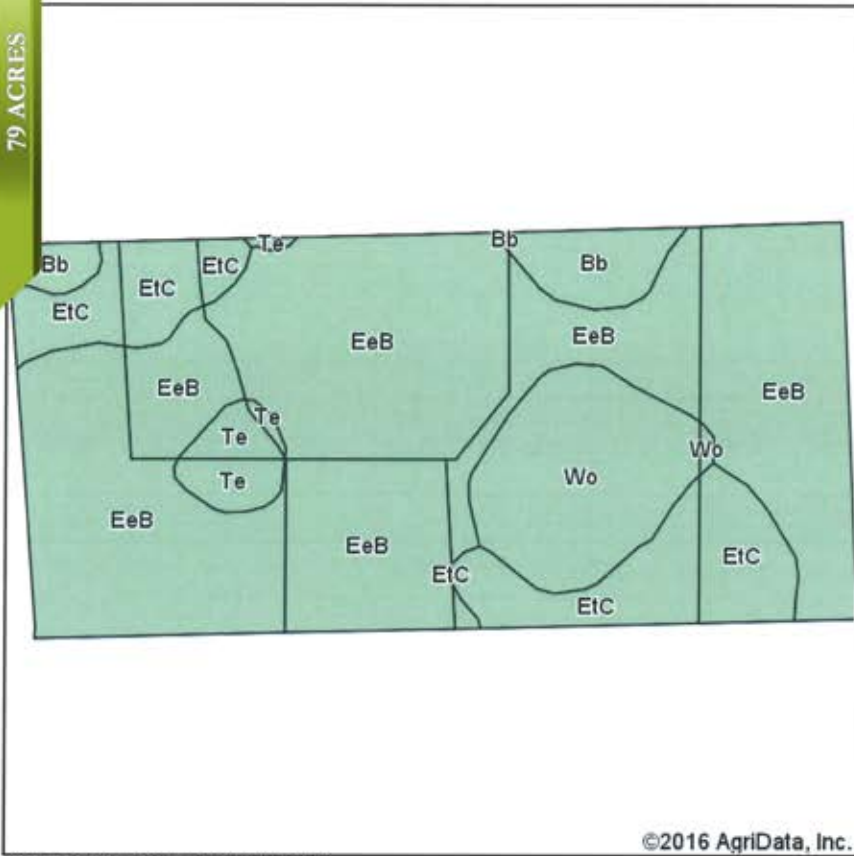
Map Created February 12, 2016

**Farm 1524**

**35 -97N -54W**

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# Soils Map



State: **South Dakota**  
 County: **Turner**  
 Location: **35-97N-54W**  
 Township: **Spring Valley**  
 Acres: **74.71**  
 Date: **4/6/2016**



Soils data provided by USDA and NRCS.

**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	50.16	67.1%	Ile	77	4	47	77	8.9	45	58	29	35
Etc	Ethan-Egan complex, 5 to 9 percent slopes	10.52	14.1%	Ive	61	3.4	38	60	6.9	35	47	22	29
Wo	Worthing silty clay loam, 0 to 1 percent slopes	8.58	11.5%	Vw	30								
Bb	Baltic silty clay loam, ponded	3.30	4.4%	VIIIw	10		1	5	0.6	3	1	2	
Te	Tetonka silt loam, 0 to 1 percent slopes	2.15	2.9%	IVw	56								
<b>Weighted Average</b>					<b>65.8</b>	<b>3.2</b>	<b>37</b>	<b>60.4</b>	<b>7</b>	<b>35.3</b>	<b>45.6</b>	<b>22.7</b>	<b>27.6</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



South Dakota

U.S. Department of Agriculture

FARM: 1524

Turner

Prepared: 4/5/16 8:24 AM

Farm Service Agency  
Abbreviated 156 Farm Record

Crop Year: 2016

Report ID: FSA-156EZ

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
WAYNE ALLEN KOST		

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
152.97	120.51	120.51	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	120.51	0.0	0.0	0.0		N	

## ARC/PLC

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	52.4		91	0.0
SOYBEANS	58.6		25	0.0
<b>Total Base Acres:</b>	<b>111.0</b>			

Tract Number: 2298 Description: SSW 35 97 54

FAV/WR  
History  
N

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
74.72	48.35	48.35	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	48.35	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	20.4		91	0.0
SOYBEANS	22.3		25	0.0
<b>Total Base Acres:</b>	<b>42.7</b>			

Owners: MARLENE BARTELS

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 57053

File No.: 16-TI-10764  
Applicant Order No.:

Loan No.:

1. Effective date: April 5, 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 Coverage

\$ 0.00

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:

Valerie Branson, Carol Kotalik, Ardell Hauger, Audra Hovorka and Laura Ruzicka, aka Laura Rusicka

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

The South Half of the Southwest Quarter (S 1/2 SW 1/4) less East 2 rods of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section Thirty-Five (35), Township Ninety-Seven (97) North, Range Fifty-Four (54) 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. EASEMENT, dated July 9, 1937, filed February 21, 1938 @ 1:45 P.M. and recorded in Book 68 of Deeds, page 181, Turner County Records, conveys to Turner County, South Dakota, a strip of land parallel to and adjacent to the regular public road right-of-way along the South side of Sec 35-97-54; said strip of land being 8 1/4 Feet wide and 2,607 Feet more or less long and extending from the East boundary line of regular public road right-of-way along the West side of Sec 35 to the North and South 1/4 line of said Sec 35. Said strip contains .493 acres more or less being a part of the S 1/2 SW 1/4 Sec 35-97-54. Said tract of land shall cease to be used for highway purposes and shall revert to said party of the first part, its successors and assigns.
11. LOCATION NOTICE DRY DRAW, dated June 6, 1967, filed June 8, 1967. Said Dry Draw is located in the SE 1/4 SW 1/4 Sec 35-97-54.
12. 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 first half of 2015 payable in 2016 in the amount of \$861.63 are paid; the last half of the 2015 Real Estate Taxes payable in 2016 in the amount of \$861.63 are unpaid. Parcel ID#:16000-09754-353-10



# AUCTION

**WEDNESDAY MAY 11<sup>TH</sup> AT 10:30 AM**

**79 ACRES OF SPRING VALLEY TOWNSHIP, TURNER COUNTY LAND AND 78.59 ACRES TURKEY VALLEY TOWNSHIP, YANKTON COUNTY LAND OFFERED IN 4-TRACTS AT AUCTION**



**Terms:** Cash sale on all tracts with 15% (non-refundable) down payment auction day with the balance on or before June 23rd, 2016. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay all 2015 taxes. New buyer will be responsible for all of the 2016 taxes. If sold in smaller tracts, sellers at their expense will have the property surveyed. First half rent check will be reimbursed to the buyer at closing and 2nd half payment will be made on 10-1-16. Property will be sold in whatever manner realizes the most for the seller. Sold subject to owner's approval and all easements and restrictions of record. Land auction held on site. Come prepared to buy!!