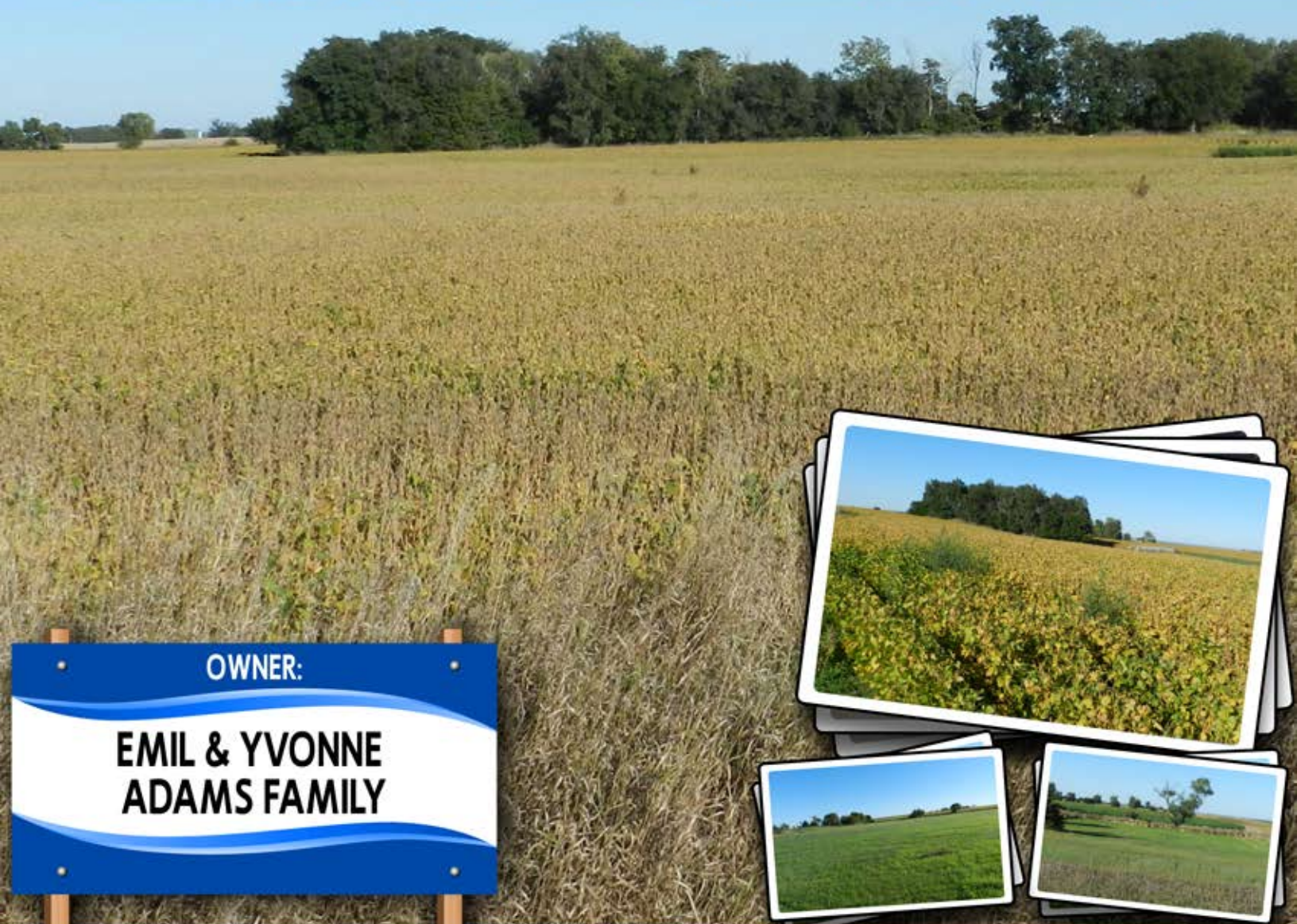


AUCTION

FRIDAY NOVEMBER 11TH AT 10:30 A.M.

**228.70 ACRES OF NORTH ZISKOV TOWNSHIP
YANKTON COUNTY LAND OFFERED IN 3-TRACTS**



OWNER:

**EMIL & YVONNE
ADAMS FAMILY**



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!"

**228.70 ACRES OF NORTH ZISKOV TOWNSHIP – YANKTON COUNTY LAND
OFFERED IN 3- TRACTS AT PUBLIC AUCTION**

Our family has decided to offer the following land for sale at public auction at Minerva's Convention Center, 1607 E. Hwy. 50 Yankton, SD on:

**FRIDAY, NOVEMBER 11TH
10:30 A.M.**

It is our privilege to offer this large tract of land located in the tightly held Ziskov Township of Yankton County. This property truly offers something for every type of land buyer. High producing, quality tillable land to pasture-hay land too recreational and hunting ground can be found within the borders. The property is bordered to the south by a hard surfaced highway and has great location for a new home site only 11-miles outside Yankton. If a land purchase is in your future come, take a look!

LOCATION: From Walmart in Yankton, go 5-miles west, 3-north, 2 ½ west north side of the road or from Utica, SD go 2-south, 2 ½ west north side of the road or at the junction of 306th St. and the 432nd Ave.

TRACT ONE: 128.71 ACRES

LEGAL: Tract 3 of Adams Addition, in the S ½ of the NW ¼ and in the SW ¼ of Section 14, 95-57 Yankton County, South Dakota.

- 105 acres tillable, 22.08 acres in grass/hayland & low land, and 1.63 acres of RROW
- Soil production rating of 78.2. Predominant Soil Clarno-Crossplain-Tetonka (82)
- Property recently surveyed with exact acres reflected. Taxes are estimated at \$2,850/year. New buyer will have to install a south boundary fence if needed. Survey pins reflect boundary lines.
- New buyer to receive full possession for the 2017 crop year. Improved acreage is not included in this property. Bordered to the west by gravel township road.
- Aerial & soil maps, FSA info, copy of survey and other info available in buyer's packet

TRACT TWO: 99.99 ACRES

LEGAL: Tract 2 of Adams Addition, in the SW ¼ of Section 14, 94-57 Yankton County, SD.

- 65.26 acres tillable, 30.5 acres in grass/hayland and 4.24 acres in RROW.
- Soil production rating of 76.2. Predominant soils include Clarno-Bonilla Loams (80) and Clarno-Crossplain-Tetonka complex (82)
- Property recently surveyed with exact acres reflected. Taxes are estimated at \$2,225/year. New buyer if needed will be responsible for installing a north boundary fence. Survey pins reflect boundary lines.
- New buyer to receive full possession for the 2017 crop year. Bordered to the south by hard surfaced highway (306th St), to the west by a gravel township road (432nd Ave).
- This tract has lots of potential and tons of possibilities. If you are looking for a new home site with room for horses or livestock or looking for a peace of South Dakota Hunting Heaven take a look!
- Aerial and Soil maps, FSA info, copy of the survey and other info available in buyer's packet

TRACT THREE: 228.70 ACRES COMBINATION OF TRACTS 1 & 2

- Soil production rating on the entire unit of 77.3. Annual taxes on the entire unit with the improved acreage are \$5,710/year. Actual taxes unknown at this time.
- Buyer to receive full possession upon closing. If purchased as one unit will be sold by the acres reflected by survey.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience or visit our web site www.wiemanauktion.com for a buyer's packet or contact the auctioneers at 800-251-3111 and a buyer's packet can be mailed out.

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 15, 2016. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay all of the 2016 taxes. Sold subject to the owner's approval and easements and restrictions of record. Come prepared to buy! Remember auction to be indoors at the Minerva's Convention Center.

EMIL & YVONNE ADAMS FAMILY – OWNER

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

Yankton Title
Closing Agent
605-665-5775

Aerial Map

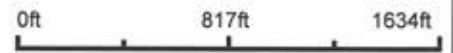
TRACT ONE
128.71 ACRES



©2016 AgriData, Inc.



map center: 42° 57' 33.77, -97° 32' 47.14



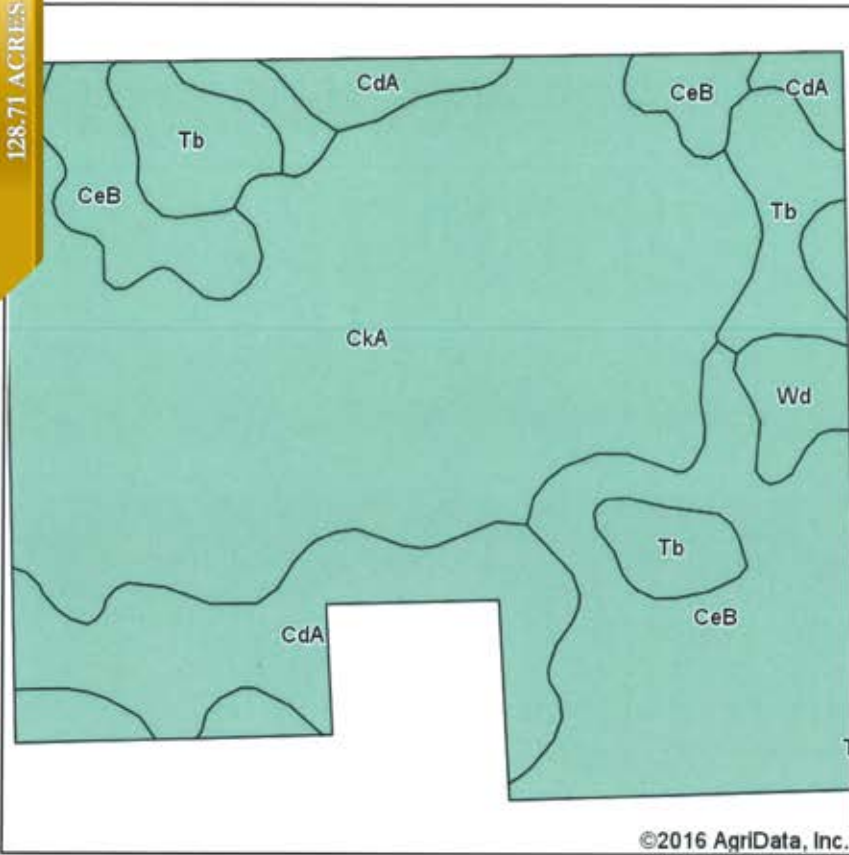
14-94N-57W
Yankton County
South Dakota



9/29/2016

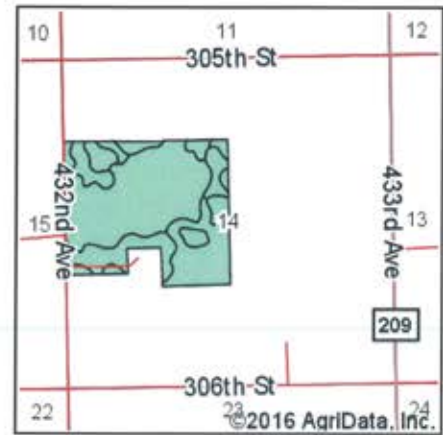
Field borders provided by Farm Service Agency as of 5/21/2006

Soils Map



Soils data provided by USDA and NRCS.

©2016 AgriData, Inc.



State: **South Dakota**
 County: **Yankton**
 Location: **14-94N-57W**
 Township: **West Yankton**
 Acres: **128.71**
 Date: **9/29/2016**



Maps Provided By:

 CUSTOMER-ORIENTED ONLINE MAPPING
 © AgriData, Inc. 2016 www.AgriDataInc.com



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 |
|-------------------------|--|-------|------------------|------------------|--------------------|-------------|-------------|---------------|-------------|-------------|
| CkA | Clarno-Crossplain-Tetonka complex, 0 to 3 percent slopes | 64.56 | 50.2% | IIc | 82 | 3.1 | 76 | 59 | 76 | 28 |
| CeB | Clarno-Bonilla loams, 1 to 6 percent slopes | 32.85 | 25.5% | IIe | 80 | 3.1 | 72 | 54 | 75 | 27 |
| CdA | Clarno loam, 0 to 2 percent slopes | 17.56 | 13.6% | IIc | 82 | 3.1 | 76 | 59 | 76 | 28 |
| Tb | Tetonka silt loam, 0 to 1 percent slopes | 11.06 | 8.6% | IVw | 56 | | | | | |
| Wd | Worthing silty clay loam, 0 to 1 percent slopes | 2.68 | 2.1% | Vw | 30 | | | | | |
| Weighted Average | | | | | 78.2 | 2.8 | 66.9 | 51.4 | 67.6 | 24.8 |

Area Symbol: SD135, Soil Area Version: 17

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

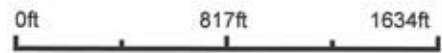
Aerial Map

TRACT TWO
99.99 ACRES



©2016 AgriData, Inc.

map center: 42° 57' 33.77, -97° 32' 47.14



14-94N-57W
Yankton County
South Dakota

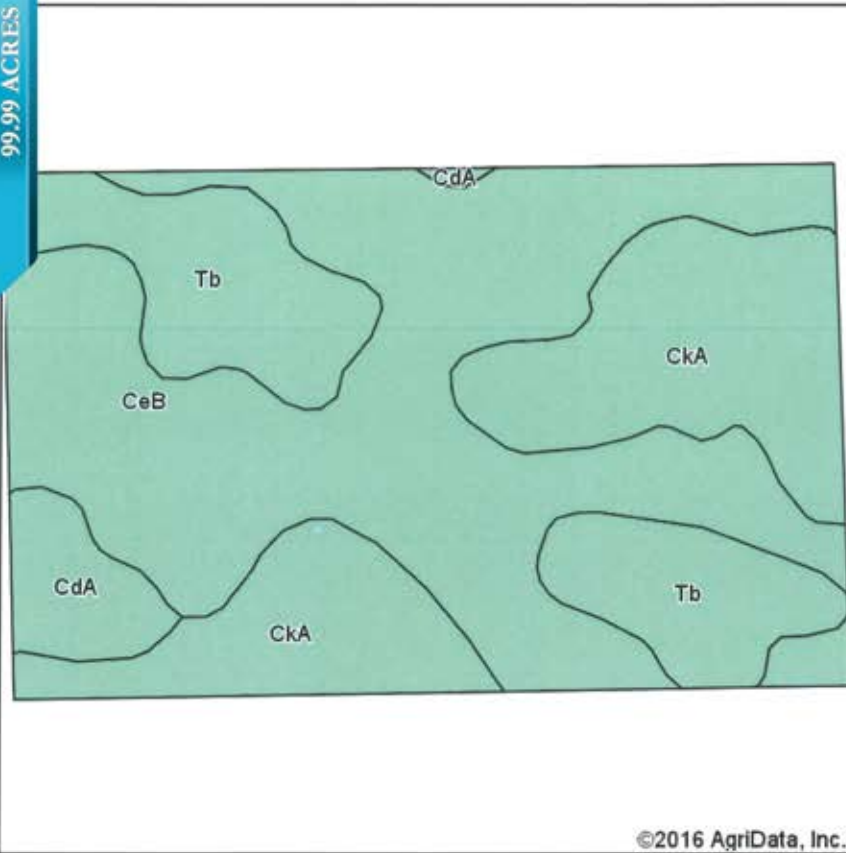


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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9/29/2016

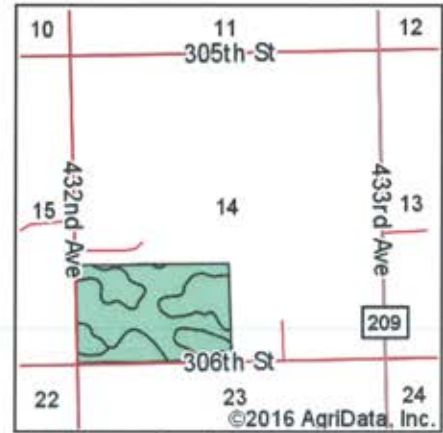
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Yankton**
 Location: **14-94N-57W**
 Township: **West Yankton**
 Acres: **99.99**
 Date: **9/29/2016**



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 |
|-------------------------|--|-------|------------------|------------------|--------------------|-------------|-------------|---------------|-------------|-------------|
| CeB | Clarno-Bonilla loams, 1 to 6 percent slopes | 50.51 | 50.5% | Ile | 80 | 3.1 | 72 | 54 | 75 | 27 |
| CkA | Clarno-Crossplain-Tetonka complex, 0 to 3 percent slopes | 26.24 | 26.2% | Iic | 82 | 3.1 | 76 | 59 | 76 | 28 |
| Tb | Tetonka silt loam, 0 to 1 percent slopes | 18.53 | 18.5% | IVw | 56 | | | | | |
| CdA | Clarno loam, 0 to 2 percent slopes | 4.71 | 4.7% | Iic | 82 | 3.1 | 76 | 59 | 76 | 28 |
| Weighted Average | | | | | 76.2 | 2.5 | 59.9 | 45.5 | 61.4 | 22.3 |

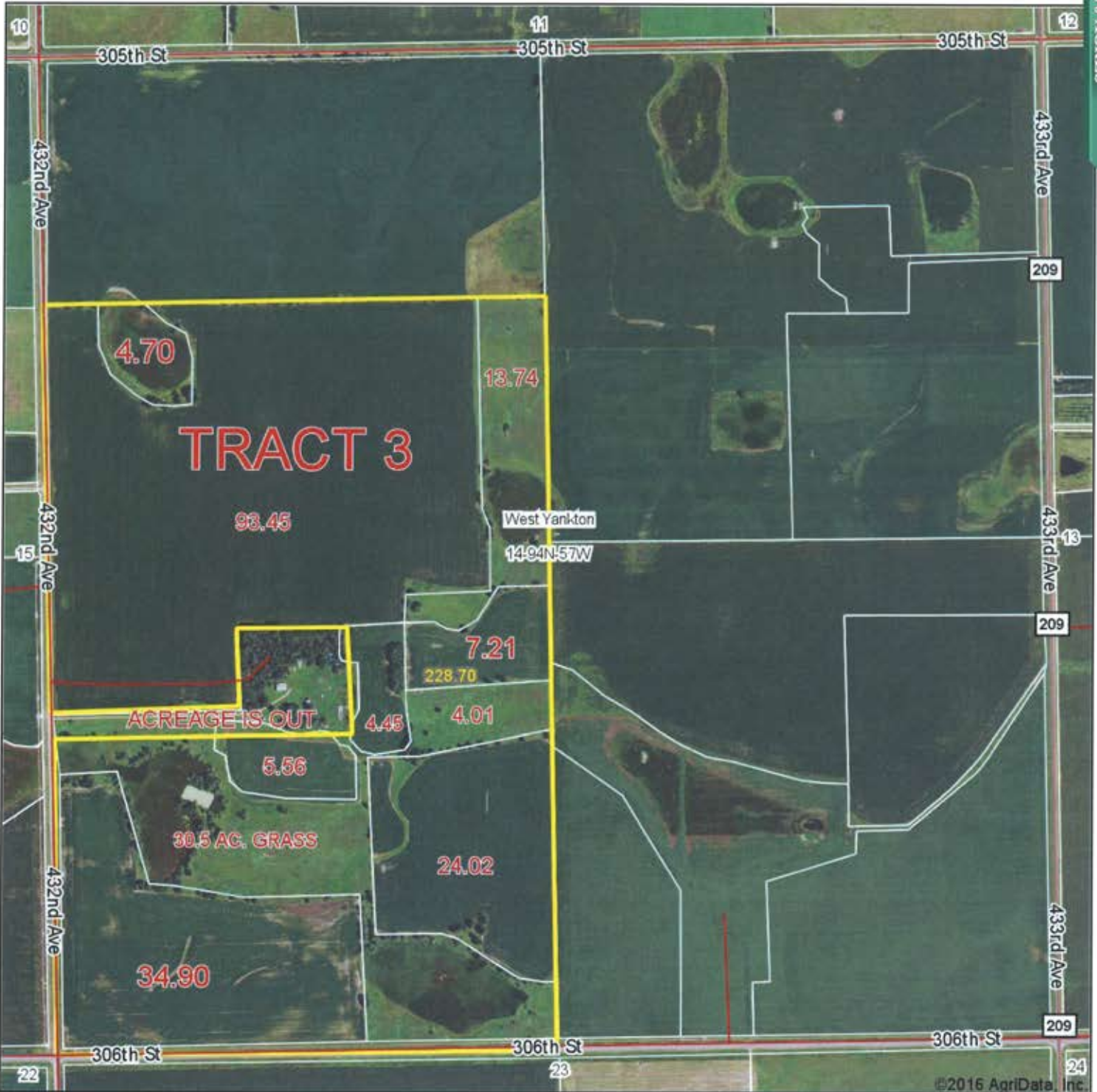
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*c: Using Capabilities Class Dominant Condition Aggregation Method

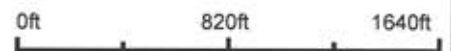
Soils data provided by USDA and NRCS.

Aerial Map

TRACT THREE
228.70 ACRES



map center: 42° 57' 33.68, -97° 32' 47.14



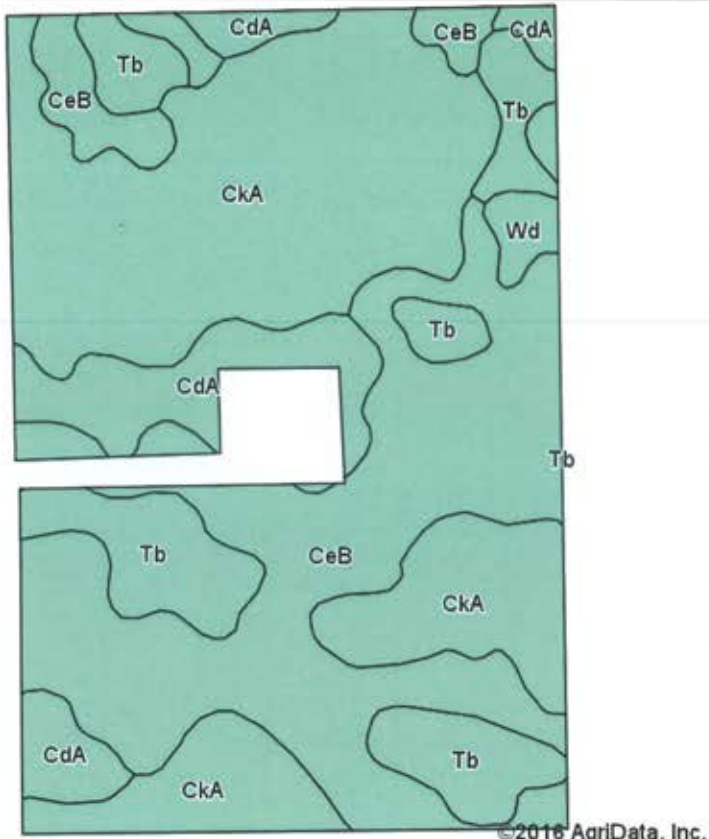
14-94N-57W
Yankton County
South Dakota



9/29/2016

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

Soils Map



©2016 AgriData, Inc.

Soils data provided by USDA and NRCS.



©2016 AgriData, Inc.

State: **South Dakota**
 County: **Yankton**
 Location: **14-94N-57W**
 Township: **West Yankton**
 Acres: **228.7**
 Date: **9/29/2016**



Area Symbol: SD135. Soil Area Version: 17

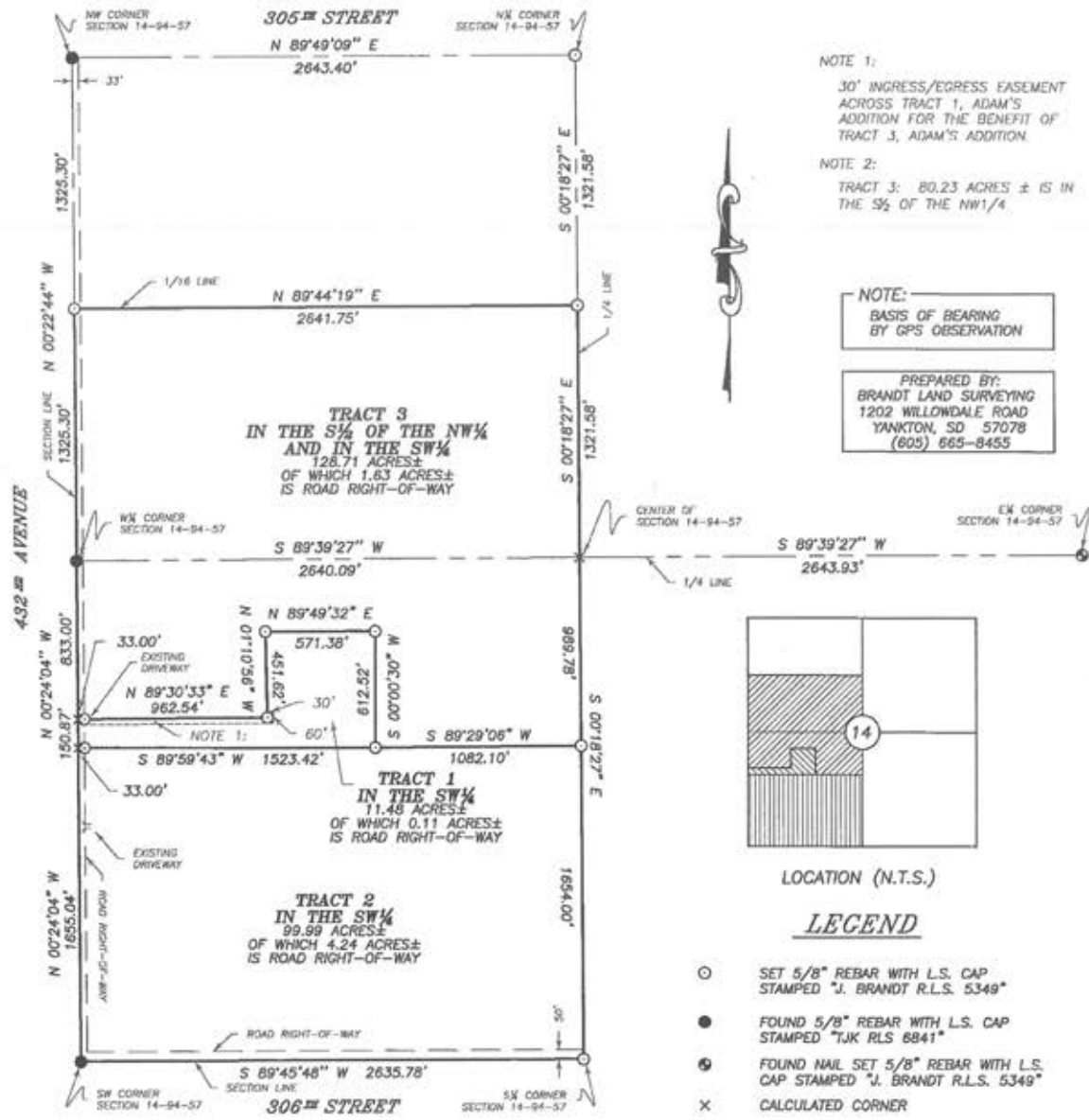
| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index | Alfalfa hay | Corn | Grain sorghum | Oats | Soybeans |
|-------------------------|--|-------|------------------|------------------|--------------------|-------------|-------------|---------------|-------------|-------------|
| CkA | Clarno-Crossplain-Tetonka complex, 0 to 3 percent slopes | 91.99 | 40.2% | IIC | 82 | 3.1 | 76 | 59 | 76 | 28 |
| CeB | Clarno-Bonilla loams, 1 to 6 percent slopes | 82.53 | 36.1% | IIE | 80 | 3.1 | 72 | 54 | 75 | 27 |
| Tb | Tetonka silt loam, 0 to 1 percent slopes | 29.48 | 12.9% | IVW | 58 | | | | | |
| CdA | Clarno loam, 0 to 2 percent slopes | 22.00 | 9.6% | IIC | 82 | 3.1 | 76 | 59 | 76 | 28 |
| Wd | Worthing silty clay loam, 0 to 1 percent slopes | 2.70 | 1.2% | VW | 30 | | | | | |
| Weighted Average | | | | | 77.3 | 2.7 | 63.9 | 48.9 | 64.9 | 23.7 |

Area Symbol: SD135, Soil Area Version: 17

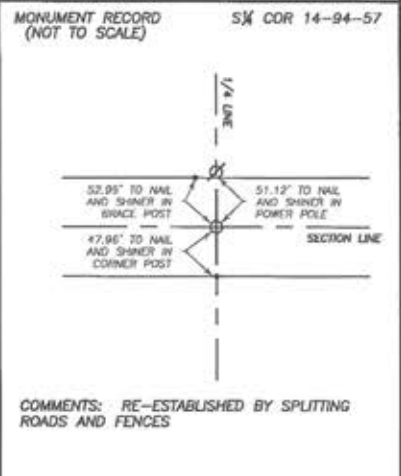
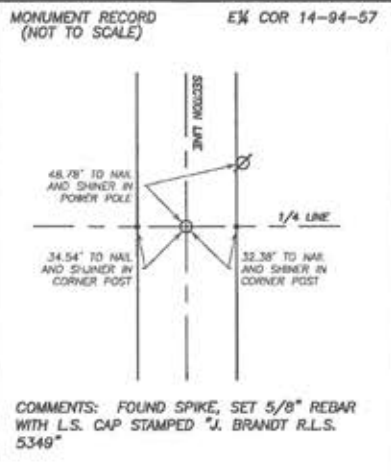
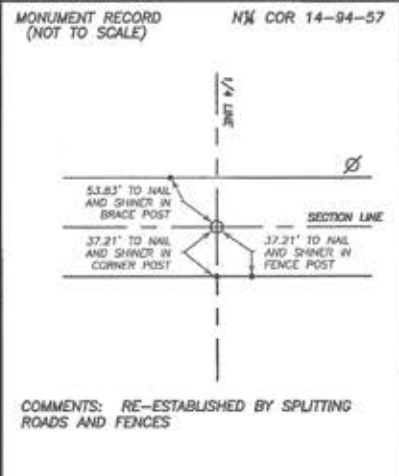
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PLAT OF TRACTS 1 AND 2, ADAM'S ADDITION IN THE SW¼; AND TRACT 3, ADAM'S ADDITION IN THE S½ OF THE NW¼ AND IN THE SW¼, ALL IN SECTION 14, T94N, R57W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.



JOB N^o 16292
PAGE 1 OF 2





Common Land Unit Other Ag Cropland Rangeland Tract Boundary

Wetland Determination Identifiers

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



2015 Program Year

Map Created March 31, 2015

Farm 1043

14 -94N -57W

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).

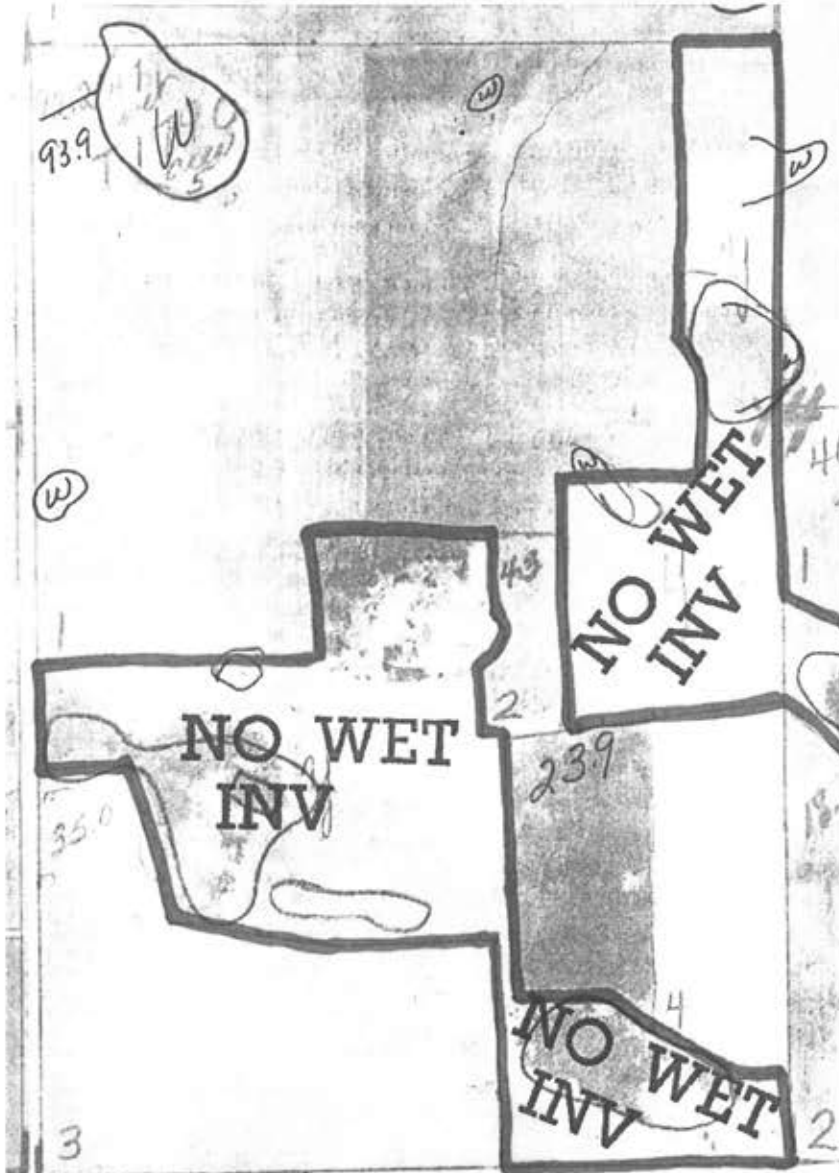
**EMIL & YVONNE ADAMS FAMILY LAND AUCTION
ADDITIONAL INFORMATION**

Tract one does not have a field approach to access the tillable land. In the past access was gained through the driveway to the acreage and the building site. New buyer will need to install a field approach for access.

Property was recently surveyed. Survey pins are located on all corners of the property. Sellers do not warrant that the fences lie on the true and correct boundary line.

If new boundary line fences are to be installed the rules of South Dakota fencing will apply.

WETLAND MAP FOR THE ENTIRE PROPERTY FOUND BELOW



SOUTH DAKOTA
YANKTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 1043
Prepared : Aug 23, 2016
Crop Year : 2016

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : TERENCE EMIL MANAS
Farms Associated with Operator :
CRP Contract Number(s) : None

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|---------------|-----------|--------------------------|------------------|
| 235.05 | 174.29 | 174.29 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | | MPL | Acre Election | EWP | DCP Ag. Related Activity | |
| 0.00 | 0.00 | 174.29 | 0.00 | | 0.00 | No | 0.00 | 0.00 | |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|-------------|---------------------|
| None | CORN, SOYBN | None |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield | HIP |
|--------------|---------------|-----------------------------|------------|-----------|-----|
| Corn | 91.00 | 0.00 | 0 | 102 | |
| Soybeans | 77.20 | 0.00 | 0 | 33 | |
| TOTAL | 168.20 | 0.00 | | | |

NOTES

Tract Number : 1790

Description : SNW; SW 14-94-57
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : CHARLENE SUDBECK
Other Producers : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|--------------------------|-----------|
| 235.05 | 174.29 | 174.29 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL | EWP | DCP Ag. Related Activity | |
| 0.00 | 0.00 | 174.29 | 0.00 | 0.00 | 0.00 | 0.00 | |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield |
|--------------|---------------|-----------------------------|------------|-----------|
| Corn | 91.00 | 0.00 | 0 | 102 |
| Soybeans | 77.20 | 0.00 | 0 | 33 |
| TOTAL | 168.20 | 0.00 | | |

NOTES

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

File No.: 01350-4125

1. **Effective Date:** September 02, 2016 at 8:00 A.M.

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

Amount of Insurance

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

T.B.D.

Proposed Insured: **To be determined**

(b) ALTA Loan Policy 2006 (Standard)

T.B.D.

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:**

Charlene T. Sudbeck

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

Southwest Quarter (SW 1/4) except Highway Lot R-11 thereof, AND the South Half of the Northwest Quarter (S1/2 NW 1/4), Section Fourteen (14), Township Ninety-four (94) North, Range Fifty-seven (57) 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.: 01350-4125

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 real estate taxes for the year 2015, due and payable in 2016 are paid in full in the amounts of \$1,742.34 and \$3,968.76 and the 2016 taxes are not yet due. Parcels #14.014.400.200 and #14.014.300.100
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. Rights of the public, County of Yankton, State of South Dakota, in and to that portion of the subject property used for roads.
11. Buried Exchange Facility Easement dated March 19, 1976, in favor of Northwestern Bell Telephone Company, for the construction, operation, maintenance and repair or removal of a communications line or system, and rights incidental thereto, over, across and through; as set forth in instrument filed for record January 28, 1977 at 9:00 a.m. and recorded in Book 277, page 282.



AUCTION

FRIDAY NOVEMBER 11TH AT 10:30 A.M.

**228.70 ACRES OF NORTH ZISKOV TOWNSHIP
YANKTON COUNTY LAND OFFERED IN 3- TRACTS**



Terms: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 15, 2016. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay all of the 2016 taxes. Sold subject to the owner's approval and easements and restrictions of record. Come prepared to buy! Remember auction to be indoors at the Minerva's Convention Center.