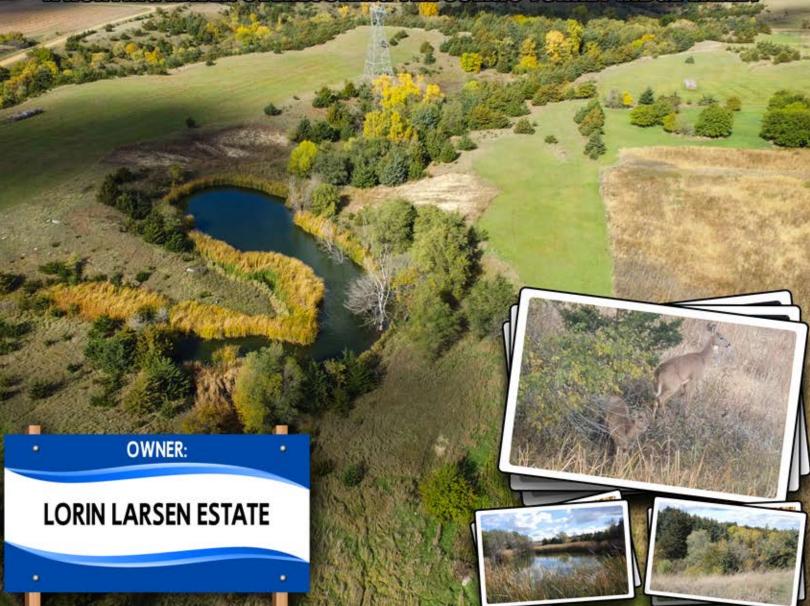
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# MONDAY NOVEMBER 28TH AT 10:50 AM

168 ACRES TURNER COUNTY LAND THAT IS A CATTLEMENS PARADISE OR A HUNTING HAVEN OVERLOOKING THE SCENIC TURKEY RIDGE VALLEY





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!"

## 168 ACRES OF SPRING VALLEY TOWNSHIP TURNER COUNTY LAND THAT IS A CATTLEMENS PARADISE OR A HUNTING HAVEN OVERLOOKING THE SCENIC TURKEY RIDGE VALLEY

In order to settle the estate, our family will offer the following real estate at public auction at the Wieman Auction Facility located 1-mile south and ½ mile west of Marion, SD on Hwy. 44 on:

#### MONDAY NOVEMBER 28<sup>TH</sup> 10:30 A.M.

Hunters and Cattlemen check out this opportunity. This tract offers world class deer, turkey, pheasant & waterfowl hunting, and at present has 105-acres in CRP that provides for great habitat as well as an income potential. Panoramic views of the scenic Turkey Ridge Valley would make this a breathtaking new home site that would be surrounded by wildlife and is only a 40-minute drive from Sioux Falls. If you have been searching for a piece of South Dakota Hunting Heaven or more pasture land come check out what this property has to offer. No disappointments guaranteed!! **LEGAL:** The NW ¼ of Section 20, 97-54 Turner County, South Dakota.

**LOCATION**: From Spring Valley Lutheran Church (Jct. 289<sup>th</sup> St. & 447<sup>th</sup> Ave) go ½ mile north east side of the road or from Hwy. 18 and 447<sup>th</sup> Ave. (Marion Corner) go 2-miles south east side of the road

- 168 taxable acres all in grass with heavy, deep, wooded draws, hundreds of cedar and deciduous trees, minimum maintenance road to the north and a gravel township road to the west.
- At present there is 28 acres in CRP that pays \$130.19/acre and expires on 9-30-17 and 77.1 acres in CRP that pays 106.13 and expires 9-30-18.
- Property has been in CRP for over 25-years and has been developed into a phenomenal hunting recreational property. Several strategic hunting stands and have been built along with food plot areas to attract and retain wildlife.
- Annual Real Estate taxes are \$2,914.04. Annual total CRP payments are \$11,828.00
- New buyer to receive full possession at closing and no hunting has been allowed on the property in the past year.
- Video of the property along with aerial maps, soil maps, CRP contracts and other pertinent information is found in the buyer's packet.
- Years of planning and work have gone into this property so that the new buyer can purchase a turn-key hunting property.

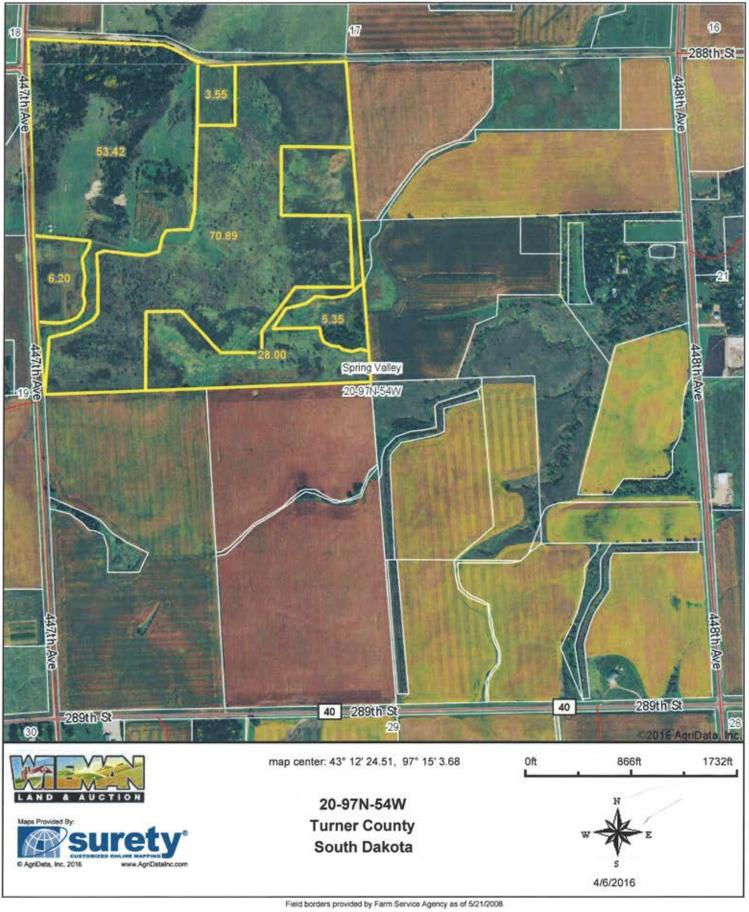
**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience we request walk-in inspections only no vehicles. Buyers packets can be mailed by calling the auctioneers at 800-251-3111 or visit our web-site <a href="https://www.wiemanauction.com">www.wiemanauction.com</a>

**TERMS**: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 30, 2016. Personal Representatives Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2016 taxes in full. No buyer contingencies will be allowed. Auctioneers represent the sellers only. Come check out this property and awesome opportunity. Remember auction to be held indoors at the Wieman Auction Facility.

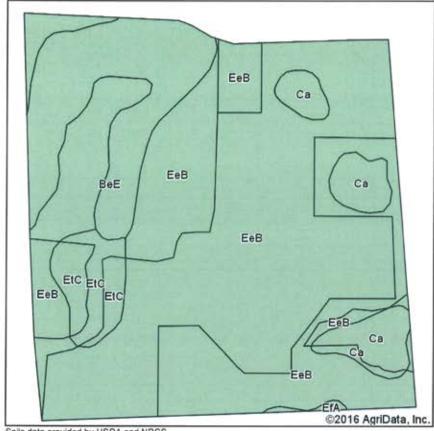
## LORIN LARSEN ESTATE – OWNER KELSI LARSEN & KRISTIN WIEBE CO-PERSONAL REPRESENTATIVES

Wieman Land & Auction Co. Inc. Marion, SD 800-251-3111 Gary & Rich Wieman Brokers Turner County Title Closing Agent

#### **Aerial Map**



#### Soils Map





State: South Dakota

County: Turner
Location: 20-97N-54W
Township: Spring Valley

Acres: 167.41 Date: 4/6/2016







Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Com	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
EeB	Egan-Ethan complex, 2 to 6 percent slopes	124.23	74.2%	lle	77	4	47	77	8.9	45	58	29	35
BeE	Betts-Ethan loams, 15 to 40 percent slopes	24.39	14.6%	VIIe	11	0.9	4	4	0.4	3	5	1	3
Ca	Chancellor silty clay loam	10.71	6.4%	llw	80	2.4	40	81	9.4	48	50	32	29
EtC	Ethan-Egan complex, 5 to 9 percent slopes	7.64	4.6%	IVe	61	3.4	38	60	6.9	35	47	22	29
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	0.44	0.3%	Is	92	4.7	55	94	10.8	54	68	36	41
	ži – i		Weighte	d Average	66.9	3.4	39.9	65.9	7.6	38.6	49.3	24.8	29.7

Area Symbol: SD125, Soil Area Version: 17

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



#### Turner County, South Dakota



Common Land Unit Common Land Unit CRP Other Ag

Cropland Rangeland

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions

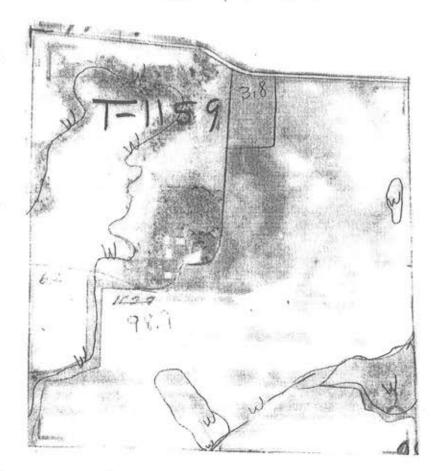
2016 Program Year Map Created February 12, 2016

Farm 2018

20 -97N -54W

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 connects ip 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)

## NW14 20-97-55



"Official" Wetland Map -No Certified

This form is available electronical	ly.				_		CONTRACTOR STATE OF THE STATE O	
(07-23-10)	DEPARTMENT OF AGRICULTURE Commodity Credit Corporation RESERVE PROGRAM		т	ADMI	& CO. COUL A N. LOCATION 125	2. SIGN-UF	NUMBER	
NOTE: The authority for callecting the fo- collection of information without prior ON- time required to complete this information time for reviewing instructions, searching	Nowing information is Pub. L. 107-171. T IB approval mandated by the Paperwork in collection estimated to average 4 minu existing data sources, gathering and mi	his authority allows Reduction Act of 1 tes per response, in	for the 995. The noluding the		3B	4. ACRES 1	FOR ENROLLMENT	
completing and reviewing the collection. 7. COUNTY OFFICE ADDRESS				100590	RM NUMBER	6. TRACT	NUMBER(S)	
TURNER COUNTY FARM SE	RVICE AGENCY			10000	02018	000115	59	
655 E 4TH ST PARKER, SD 57053				GENE	ER (Select ane)	FROM:	TO:	
TELEPHONE NUMBER (Include	de Area Code): (605)297-5564				NMENTAL PRIORITY	(MM-DD-YY)	9-30-18	
THIS CONTRACT is entered into be referred to as "the Participant"). The stipulated contract period from the dien developed for such acreage an contained in this Contract, including signing below, the Participant acknopay such liquidated damages in an attempt and conditions of this CONTRACT PRODUCERS ACKNO applicable; and, if applicable, CRI	Participant agrees to place the desi ate the contract is executed by the O d approved by the CCC and the Par the Appendix to this Contract, entitle wiledges that a copy of the Appendix if t contract are contained in this Fori DWLEDGE RECEIPT OF THE FOLL	ignated acreege i CCC. The Particip rticipant. Addition ed Appendix to C x for the applicab the Participant wi m CRP-1 and in	into the Cor pant also ag raily, the Pa rRP-1, Cons le sign-up p thdraws pric the CRP-1	rees to rticipant servation eriod ha or to CC <b>Append</b>	in Reserve Program implement on such a and CCC agree to o Reserve Program C s been provided to s C acceptance or reje lix and any addendi	("CRP") or other lesignated acrea omply with terms contract (referred uch person, Sud ction. um thereto, BY	use set by CCC for the ge the Conservation s and conditions I to as "Appendix"). By th person also agrees to SIGNING THIS	
	12012					7.		
10A. Rental Rate Per Acre	\$106.13	11. Ider	ntification	of CRF	Land		1	
B. Annual Contract Payme	nt \$8183	A.Tract No		ld No.	C. Practice No.	D. Acres	E, Total Estimated Cost-Share	
C. First Year Payment		0001159	0002		CP38E	6.20	\$186.00	
(Item 10C applicable only when the first year payme		0001159	0007		CP38E	70.90	\$2127.00	
12. PARTICIPANTS								
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5713 W PINRIDGE DR SIOUX FALLS,SD 57107-	0210	100.00%	(4) SIGN	ATURE	attach	ed	MM-DD-YYYY)	
B(1).PARTICPANTS NAME AN	D ADDRESS (Zip Code):	(2) SHARE	(3) SOCI	CIAL SECURITY NUMBER:				
N/A		, %	A CONTRACTOR	GNATURE (MM-DD-YYYY)  nan three individuals are signing, continue on attachment.)			MM-DD-YYYY)	
C(1).PARTICPANTS NAME AN	D ADDRESS (Zip Code):	(2) SHARE	5.40 (00.00	Co. T. Co. C.	URITY NUMBER:			
N/A		%	(4) SIGN	ATURE		(MM-DD-YYYY)		
(If more than three individuals are signing, cor-	tinue on attachment.)		(If more than	three indiv	dusts are signing, continu	e on attachment.)		
13. CCC USE ONLY - Payments SUL	according to the shares are approved  attached		RE OF CO	C REP	RESENTATIVE		(MM-DD-YYYY)	
(Pub. L. 107-171) and regule CCC to consider and proces parties to the contract. Furmi certain program benefits and Justice, or other State and Ficivil fraud statues, including  The U.S. Department of Agriculture (USDA) promoted and family status, (Not all promoted by the CCC.	information is the Food Security Act ations promuigated at 7 CFR Part 14 is the offer to enter into a Conservation of the food of the financial assistance administrated at Law Enforcement agencies, 18 USC 286, 287, 371, 641, 651, 10 in the financial assistance administration of the financial assistance and acceptable administration in all its programs and acceptable administration in all its programs and acceptable administration of the financial administration of the financial acceptable and financial acceptable acceptable and financial acceptable acceptab	of 1985. (Pub. L. 410 and the Inter- tion Reserve Prop oluntary. Failure ered by USDA ag and in response 001; 15 USC 714  tivities on the basis of tilities who require after	99-198), as nal Revenue gram contra to furnish th gency. This to a court m m; and 31 L	amende e code (; ct, lo asi le reque- informat lagistrati JSC 372	ed and the Farm Sec 26 USC 6109). The is sist in determining el sted information will- ion may be provided or administrative tri 9, may be applicable in, gender, religion, ago, di iniciation of program inform	urity and Rural in nformation requi igibility and to di- result in determi- to other agenci- bunal. The provi- to the informati- to the informati- sabity, political ben- lation (Brailly, large )	nvestment Act of 2002 asted is necessary for stermine the correct nation of ineligibility for as, IRS, Department of sions of criminal and on provided.	
contact USDA's TARGET Center at (202) 720- Washington, DC 20250-9410 or call (202) 720- Original - County	5964 (voice or TDD), USDA is an equal opport		Miloyer.	unice of Ci	A	erator's Copy	имереновное <b>Avenue</b> , SW.	
	10.00	-						

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#### SOUTH DAKOTA TURNER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



#### United States Department of Agriculture Farm Service Agency

FARM: 2018

Prepared: Oct 14, 2016

Crop Year: 2017

#### Abbreviated 156 Farm Record

Operator Name

LORIN LARSEN ESTATE

Farms Associated with Operator:

46-125-2018

CRP Contract Number(s)

Witness !	Contract of	The state
Farm	Land	Data

Farm Status	Number C Tracts
Active	1
DCP Ag. Rela	ated Activity
0.0	00
	DCP Ag. Rela

#### **Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

#### **DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	3.60	0.00	0	76	

TOTAL

3.60

0.00

#### NOTES

**Tract Number** 

: 1159

Description

: NW 20 97 54

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

: LORIN LARSEN ESTATE

Other Producers

: None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
167.43	111.83	111.83	0.00	0.00	77.09	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. R	elated Activity
0.00	0.00	34.74	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	3.60	0.00	0	76

TOTAL

3.60

0.00

#### NOTES

#### 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-10995 Applicant Order No.:

Loan No.:

 Effective date: October 11, 2016 at 08:00 AM

2. Policy or Policies to be issued:

Policy Amount

\$ 1,000.00

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

TO BE DETERMINED

Proposed Insured:

(b) Loan Policy

( ALTA Loan Policy (06/17/06) ) ( ) 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: Lorin L. Larsen, at the date of his death
- 5. The land referred to in this Commitment is described as follows:

The Northwest Quarter (NW 1/4) of Section Twenty (20), Township Ninety-Seven (97) North, Range Fifty-Four (54) West of the 5th P.M., Turner County, South Dakota.

File No.: 16-TI-10995 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.
- 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.
- Easements, or claims of easements, now shown by the public records.
- 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.
- (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.
- Any Service, installation or connection charge for Sewer, water or electricity.
- Any right, title, or interest in any minerals, minerals rights or related matters, including but not limited to oil, gas, coal and other hydrocarbons.
- 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. CONTRACT AND GRANT OF ELECTRIC TRANSMISSION LINE EASEMENT, dated May 17, 1957, filed May 27, 1957 @ 1:00 P.M. and recorded in Book 27 of Misc., page 525, Turner County Records, grants unto the United States of America, its successors and assigns, a perpetual easement to enter upon the N 1/2 NW 1/4 of Sec 20-97-54 to construct, operate and maintain an electric transmission line or system thereon.
- 11. GRANT OF EASEMENT, dated October 3, 1957, filed December 9, 1957 @ 9:30 A.M. and recorded in Book 27 of Misc., page 588, Turner County Records, grants unto the United States of America, its successors and assigns, the right, privilege and easement to lay out, construct, inspect, operate and maintain a road over and across the W 1/2 NW 1/4 Sec 20-97-54. This Grant of Easement includes the right of ingress and egress to and from the said land for any and all purposes necessary and incident to the exercise by the United States, its successors and assigns.
- VESTED DRAINAGE RIGHT FORM, dated February 12, 1992, filed March 6, 1992 @ 3:00 P.M. and recorded in Book 40 of Misc., page 782, Turner County Records, claims the right of drainage from the W 1/2 SW 1/4 Sec 20-97-54 through plowed furrow onto the NW 1/4 Sec 20-97-54.

Title No.: 16-TI-10995 Agent Order/File No.:

## SCHEDULE B - SECTION II EXCEPTIONS (Continued)

- VESTED DRAINAGE RIGHT FORM, dated June 29, 1992, filed June 29, 1992 @ 2:15 P.M. and recorded in Book 41 of Misc., page 737, Turner County Records, claims the right of drainage from Sec 21-97-54 through waterways onto the N 1/2 NE 1/4 of Sec 21-97-54 and W 1/2 NW 1/4 of Sec 20-97-54.
- LOCATION NOTICE DRY DRAW, dated September 22, 2008, filed October 31, 2008 @ 8:30 A.M. Said Dry Draw is located in the NW 1/4 Sec 20-97-54.
- 15. PRO. NO. 12-23 currently pending in the Circuit Court, Lake County, South Dakota, wherein the Last Will and Testament of Lorin Larsen was admitted to Probate on November 9, 2012 in which Kristin Larsen Wiebe and Kelsi Larsen have been appointed Co-Personal Representatives of the Estate of Lorin Larsen, Deceased. THIS Commitment is subject to any circumstances that may arise through the execution of said estate.
- POSSIBLE Lien for State and Federal Estate Taxes arising out of the Estate of Lorin Larsen, being Case No. PRO: 12-23 in the Circuit Court of Lake County, South Dakota.
- 17. 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.
- 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 \$2,914.04 are paid in full. Parcel ID#: 16000-09754-202-00
- 19. 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

