

# AUCTION

WEDNESDAY MARCH 1ST AT 10:30 A.M.

79.49 ACRES SWAN LAKE TOWNSHIP TURNER COUNTY LAND



OWNER:

OLIVE SANBORN ESTATE



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!"*

**79.49 ACRES SWAN LAKE TOWNSHIP TURNER COUNTY LAND  
AT ABSOLUTE AUCTION**

In order to settle the estate I will offer the following land at **ABSOLUTE** auction to be held at the Wieman Auction Facility located 1-mile south and ½ mile west of Marion, SD on Hwy. 44 on:

**WEDNESDAY MARCH 1<sup>ST</sup>  
10:30 A.M.**

Great Location, Great Potential, Great Auction best describes this upcoming land sale in the tightly held Swan Lake Twp of Turner County. The property has powerful soils along with flowing creek and sloughs and waterfowl areas for the hunters. Property is bordered to the north by Hwy. 18 . If your looking for a larger tract of land to build your dream house with enough land for horses, livestock, with income potential come take a look!

**LEGAL:** The N ½ of the NE ¼ of Section 1, 97-53 Turner County, South Dakota

**LOCATION:** From Davis, SD go 2-miles west on Hwy. 18 south side of the road or at the Junction of Hwy. 18 and 458<sup>th</sup> Ave.

- 71.22 acres tillable with 8.15 acres in waterways, trees, low-ground balance in RROW
- Soil Production Rating of 77. Predominant soils Egan-Trent loams (92) Ethan-Egan (72) Arlo Clay loam (46) and others.
- New Buyer able to farm or lease out for the 2017 crop year.
- Property to be surveyed to determine south boundary line. State DOT is purchasing RROW Acres to widen out Hwy. 18. Buyer will settle on exact acres as per survey.
- Annual Real Estate Taxes are \$1,567.56. Currently enrolled in ARC County with FSA office.
- Aerial & Soil maps, base & yield, wetland maps and other pertinent information found in The buyer packet. Video of the property can be viewed at [www.wiemanauktion.com](http://www.wiemanauktion.com)

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience. Buyers packet are available on our web-site [www.wiemanauktion.com](http://www.wiemanauktion.com) or contact the auctioneers at 800-251-3111 and a packet can be mailed out.

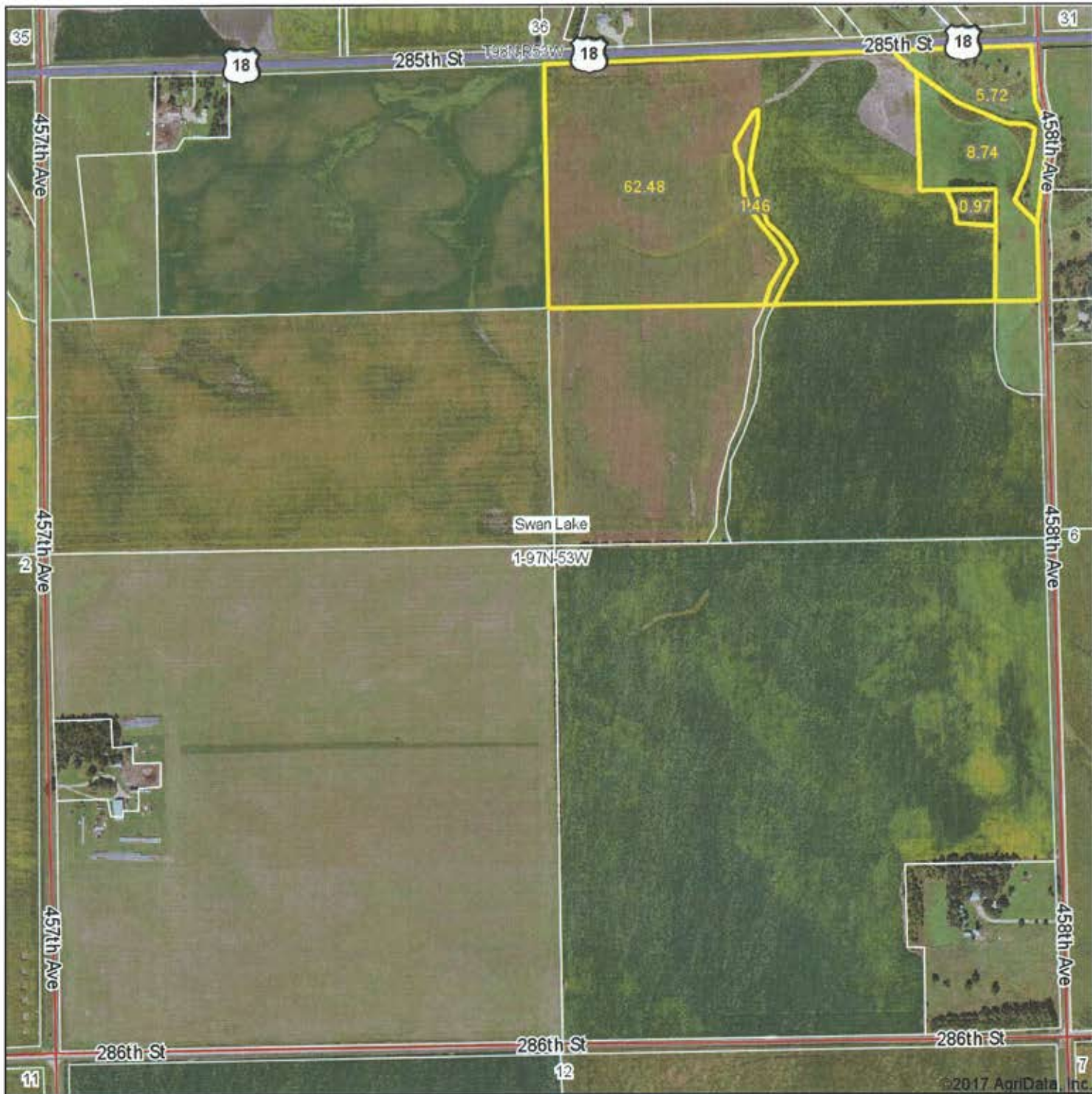
**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before April 5<sup>th</sup> 2017. Personal Representatives deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2016 taxes due in 2017. Buyer will be responsible for all 2017 taxes. Will be sold by the acres reflected by survey. Come prepared to buy!! Remember auction held indoors at the Wieman Auction Facility 44628 SD Hwy 44 Marion, SD.

**OLIVE SANBORN ESTATE – OWNER  
JIM BONDESEN –PERSONAL REP.**

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

Ward Law Office  
Viborg, SD closing attorney  
605-326-5282

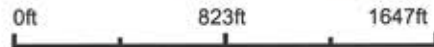
# Aerial Map



©2017 AgriData, Inc.



map center: 43° 15' 0.43, -97° 3' 9.02

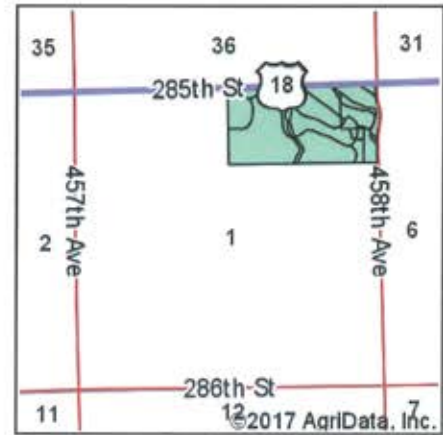
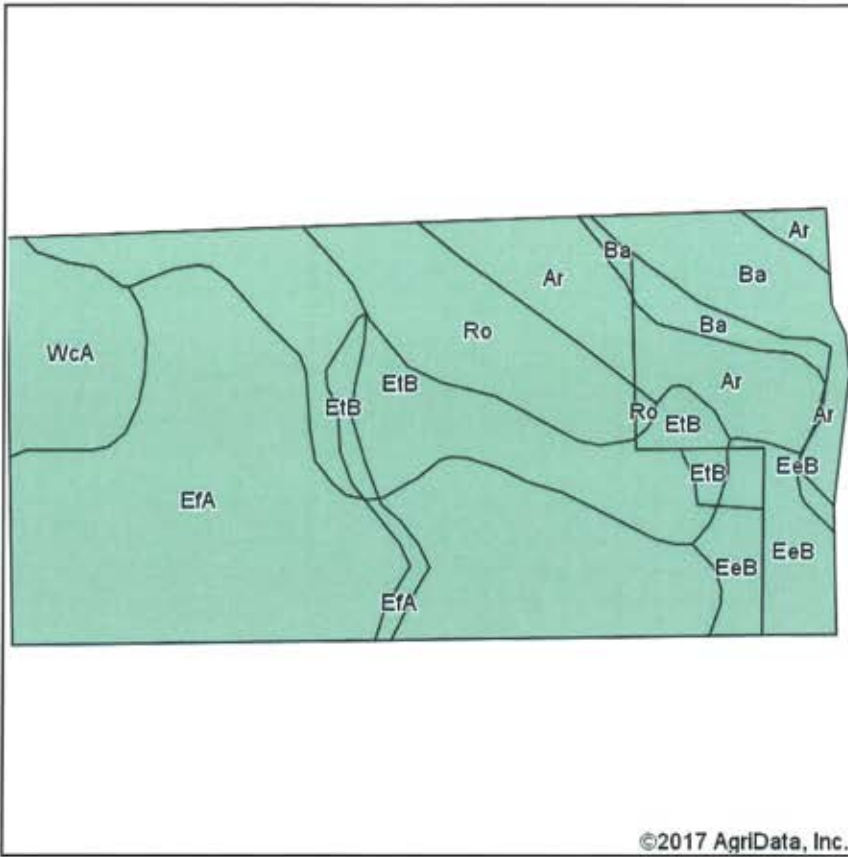


**1-97N-53W**  
**Turner County**  
**South Dakota**



1/31/2017

# Soils Map



State: **South Dakota**  
 County: **Turner**  
 Location: **1-97N-53W**  
 Township: **Swan Lake**  
 Acres: **79.37**  
 Date: **2/3/2017**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2017 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: SD125, Soil Area Version: 18

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
EFA	Egan-Trent silty clay loams, 0 to 2 percent slopes	32.51	41.0%	Is	92	4.7	55	94	10.8	54	68	36	41
EtB	Ethan-Egan complex, 2 to 6 percent slopes	14.24	17.9%	IIle	72	3.7	44	71	8.3	42	54	26	33
Ar	Arlo clay loam	7.89	9.9%	IVw	46	0.5	17	46	5.3	27	20	15	7
Ro	Bon loam, 0 to 2 percent slopes, rarely flooded	7.56	9.5%	IIc	84								
Ba	Baltic silty clay loam	6.96	8.8%	Vw	37		5	29	3.4	17	6	10	1
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	5.55	7.0%	Iw	86	3.8	49	89	10.4	52	61	34	37
EeB	Egan-Ethan complex, 2 to 6 percent slopes	4.66	5.9%	Ile	77	4	47	77	8.9	45	58	29	35
<b>Weighted Average</b>					<b>77</b>	<b>3.1</b>	<b>38.7</b>	<b>69.1</b>	<b>8</b>	<b>40.1</b>	<b>47.7</b>	<b>25.9</b>	<b>28.1</b>

Area Symbol: SD125, Soil Area Version: 18

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States  
Department of  
Agriculture

# Turner County, South Dakota



**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

**Wetland Determination Identifiers**

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

2017 Program Year

Map Created January 20, 2017

**Farm 2731**

**1 -97N -53W**

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: Merris Miller  
Legal Desc: N2 NE4 1-97-53

Agency: USDA-NRCS  
Certified Date: 6/22/2011  
Tract: 2526



**Legend**

Certified Wetland Determination Boundary

- Wetlands
- Wetlands
- Ditch
- NI
- NI/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  
NI Not inventoried Potential Waters of the US  
See NRCS CPA-O26E for definitions and additional info.



SOUTH DAKOTA  
TURNER  
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 2731  
Prepared : Feb 1, 2017  
Crop Year : 2017

**Tract Number** : 2526  
**Description** : NNE 1-97-53  
**BIA Unit Range Number** :  
**HEL Status** : NHEL. No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : OLIVE C SANBORN  
**Other Producers** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.37	71.22	71.22	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	71.22	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	32.73	0.00	0	137
Soybeans	31.82	0.00	0	39
<b>TOTAL</b>	<b>64.55</b>	<b>0.00</b>		

**NOTES**

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410; by fax (202) 690-7443 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider and employer.

**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.: 17-TI-11086  
Applicant Order No.:

Loan No.:

1. Effective date: January 30, 2017 at 07:30 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:

Olive C. Sanborn, at the time of her death

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

The North Half of the Northeast Quarter (N 1/2 NE 1/4) of Section One (1), Township Ninety-Seven (97) North, Range Fifty-Three (53) 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. WARRANTY DEED, dated May 20, 1947, filed May 31, 1947 @ 8:00 A.M. and recorded in Book 75 of Deeds, page 252, Turner County Records, conveys to the State of South Dakota, a strip of land over and across the N 1/2 NE 1/4 Sec 1-97-53, described as Lot H-1 in the N 1/2 NE 1/4 Sec 1-97-53.
11. VESTED DRAINAGE RIGHT FORM, dated February 20, 1991, filed February 20, 1991 @ 9:50 A.M. and recorded in Book 40 of Misc., page 260, Turner County Records, claims the right of drainage from the S 1/2 SE 1/4 Sec 36-98-53 through ditches onto the NE 1/4 Sec 1-97-53.
12. VESTED DRAINAGE RIGHT FORM, dated June 29, 1992, filed June 29, 1992 @ 9:35 A.M. and recorded in Book 41 of Misc., page 646, Turner County Records, claims the right of drainage from the NW 1/4 Sec 1-97-53 through a ditch onto the NE 1/4 Sec 1-97-52 and the NE 1/4 Sec 2-97-52.
13. PRO. NO. 16-12 currently pending in the Circuit Court, Turner County, South Dakota, wherein the Last Will and Testament of Olive C. Sanborn was admitted to Probate on March 3, 2016 in which James D. Bondesen has been appointed Personal Representative of the Estate of Olive C. Sanborn. THIS Commitment is subject to any circumstances that may arise through the execution of said estate.
14. POSSIBLE lien for Federal Estate Taxes arising out of the Estate of Olive C. Sanborn, Deceased.

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

15. 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.,
16. REAL ESTATE TAXES for the year 2017 and subsequent years which constitute a lien but are not due and payable. Real Estate Taxes for the year 2016 payable in 2017 in the total amount of \$1,567.56 are unpaid. Parcel ID#: 17000-09753-011-00
17. 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**

# AUCTION

WEDNESDAY MARCH 1ST AT 10:30 A.M.



**Terms and Conditions:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before April 5th 2017. Personal Representatives deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2016 taxes due in 2017. Buyer will be responsible for all 2017 taxes. Will be sold by the acres reflected by survey. Come prepared to buy!! Remember auction held indoors at the Wieman Auction Facility 44628 SD Hwy 44 Marion, SD.