

AUCTION

THURSDAY JULY 6TH AT 5:00 P.M.

31 ACRE HORSE ACREAGE IN LAKE COUNTY, SD



OWNER:

KIP & MARILYN SORLIE



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!"

31-ACRE HORSE ACREAGE IN CLARNO TOWNSHIP LAKE COUNTY, SD – FEATURES INCLUDE A 3-BEDROOM 1.5 STORY UPDATED HOME – 48 X 100 QUANSET – 26 X 32 HORSE BARN – LARGE GARDEN – SURROUNDED BY TREES WITH A PARKLIKE SETTING ALL AT AUCTION

As we are moving to Michigan, we will offer our acreage for sale at public auction located at 24327 446th Ave. Winifred, SD or from Salem, SD go 7-miles north on Hwy. 81, turn east on 245th St. go 5-miles, turn north on 446th Ave go 1 ½ north west side of the road or from Madison, SD at Mustang Seeds (SW corner of town) go 6-miles south on 455th Ave, turn west on 241st St. go 8-miles, turn south on 446th Ave go 2 ¼ miles on west side of the road on:

**THURSDAY JULY 6TH
5:00 P.M.**

It is our privilege to offer this large acreage that truly offers something for everyone. The owners have worked to create a rural acreage that provides sustainable country living. Large thick tree grove provides ample elm & ash wood for winter heating, all types of fruit trees have been planted along with a large garden with grapes and berries are just some of the features. The property is turn-key for horses, or livestock, or if you just want room to grow! Come check it out!!

LEGAL: The East 513' of the E ½ of the NE ¼ of Section 34, 105-54 Lake County, South Dakota. Commonly known as 24327 446th Ave. Winifred, SD.

- 3+ Bedroom 1.5 Story home with a total of 1982 sq ft of living area on the main and 2nd floor. Full basement with 840 sq ft with ¾ bath, large bedroom with egress window.
- For room sizes please refer to the buyers packet. House was lifted in 1970's and a new poured basement was installed with drain tile.
- Outbuildings include 1977 48 X 100 Quanset with cement floor, 2010 26 X 32 horse barn, 22 X 22 insulated woodworking shop, 10 X 16 garden shed, 8 X 12 green house, 8 X 12 chicken barn, and a 8 X 12 Root Cellar.
- Property has a ½ acre garden that is double fenced to keep deer out, 8 X 12 greenhouse, and chicken barn. Great set-up that is well thought out!
- Currently has 15.43 acres in pasture/hayland that could be tillable. 12.21 acres in trees, building site, yards, balance in RROW.
- Kingbrook Rural Water with several hydrants. Gravel township road on the east and north sides.
- Current Assessed Value is \$126,300.00. Property is currently on a tax freeze. Taxes are estimated to be \$1,285/year.

TO INSPECT THE HOME: We invite you to any of the following open houses on Thursday June 15th from 5:00 to 7:00 p.m. Tuesday June 20th and 27th from 5:00 to 7:00 p.m. or you may visit www.wiமானuction.com for a video and pictures of the property along with a buyers packet.

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before August 9th, 2017. Title insurance to be used with the cost split 50-50 between buyer and seller and warranty deed to be granted. Taxes will be prorated to the closing date and buyer will receive full possession at closing. Property is being sold subject to owners confirmation. No financing concessions or inspections will be accepted or allowed, so please have your finances in order and be prepared to buy this awesome acreage!

KIP & MARILYN SORLIE – OWNERS

Wieman Land & Auction Co. Inc.
Marion, SD 800-251-3111
www.wiமானuction.com

Ward Law Office
Closing Attorney
605-326-5282

KIP & MARILYN SORLIE ACREAGE AUCTION
24327 446TH AVE
WINFRED, SD 57076

ADDITIONAL INFORMATION

ROOM SIZES ARE AS FOLLOWS:

8 X 11 ½ REAR PORCH/MUD ROOM
13 ½ X 14 LIVING ROOM WITH WOOD BURNER, DOUGLAS FIR FLOORS
8 X 21 FRONT ENCLOSED PORCH
14 X 22 KITCHEN/DINING ROOM COMBINATION
NEW FLOORING & CUSTOM BUILT CABINETS IN 2013
10 X 13 DEN/OFFICE OR BEDROOM WITH FRENCH DOORS, FIR FLOORING
4 ½ X 5 HALF BATHROOM ON MAIN FLOOR OFF OF DEN
8 X 5 ½ LARGE PANTRY OFF OF KITCHEN

2ND FLOOR

9 X 6 ½ SEWING ROOM/BEDROOM
12 X 11 ½ BEDROOM WITH LARGE CLOSET
12 X 10 FULL BATHROOM, DOUBLE VANITY, WALK-IN SHOWER, SOAKING TUB
TILE FLOORS, TILE SHOWER
10 X 11 ½ MASTER BEDROOM W/CLOSET
6 X 8 LANDING AT TOP OF STAIRS

BASEMENT: 840 SQ FT TOTAL

9 X 25 ½ BEDROOM W/EGRESS WINDOW
7 X 10 ½ BATHROOM ¾ FRENCH DOORS, TILE FLOOR & SHOWER
BALANCE OF BASEMENT USED FOR MECHANICAL & STORAGE

ADDITIONAL IMPROVEMENTS TO THE HOME

MOST WINDOWS REPLACED IN 2011 EXCEPTION OF FRONT PORCH & LIVING ROOM
PROPANE FURNACE WITH HEAT PUMP
200 AMP & 100 AMP BREAKER BOX ELECTRIC SERVICE
KITCHEN REMODEL IN 2013

THE FOLLOWING APPLIANCES WILL REMAIN WITH THE HOME

2010 MAYTAG CENTENNIAL WASHER & DRYER
LG DOUBLE DOOR REFRIGERATOR FREEZER ON BOTTOM
FRIGIDAIRE FLATOP CONVECTION OVEN
ROPER 2-DOOR FRIDGE
MICROWAVE MOUNTED ABOVE STOVE

OTHER ITEMS TO REMAIN INCLUDE

APPROX. 400 BALES OF 2016 SMALL SQUARE GRASS BALES IN HAYLOFT
ALL FENCES AND GATES WILL ALSO REMAIN WITH PROPERTY
APPROX. 1 ½ YEARS WORTH OF CUT AND SPLIT FIREWOOD MAINLY ELM & ASH
ALL PRESENT WINDOW AND FLOOR COVERINGS

THE PROPERTY HAS THE FOLLOWING FRUIT TREES & BERRIES

TREES

APPLE
PEAR
PLUM
PEACH
APRICOT
CHERRY
MAHLBERRY

BERRIES

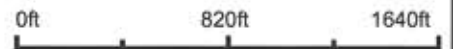
GRAPE VINES
BLUEBERRIES
STRAWBERRIES
RASPBERRIES
HONEY BERRIES
RED CURRENT
ARONIA BERRY
RHUBARD
KIWI

SELLERS WILL PROVIDE TO THE NEW BUYER A BOOK OUTLINING THE SPECIES AND LOCATION OF ALL THE ABOVE DESCRIBED.

Aerial Map



map center: 43° 51' 20.43, -97° 17' 57.84

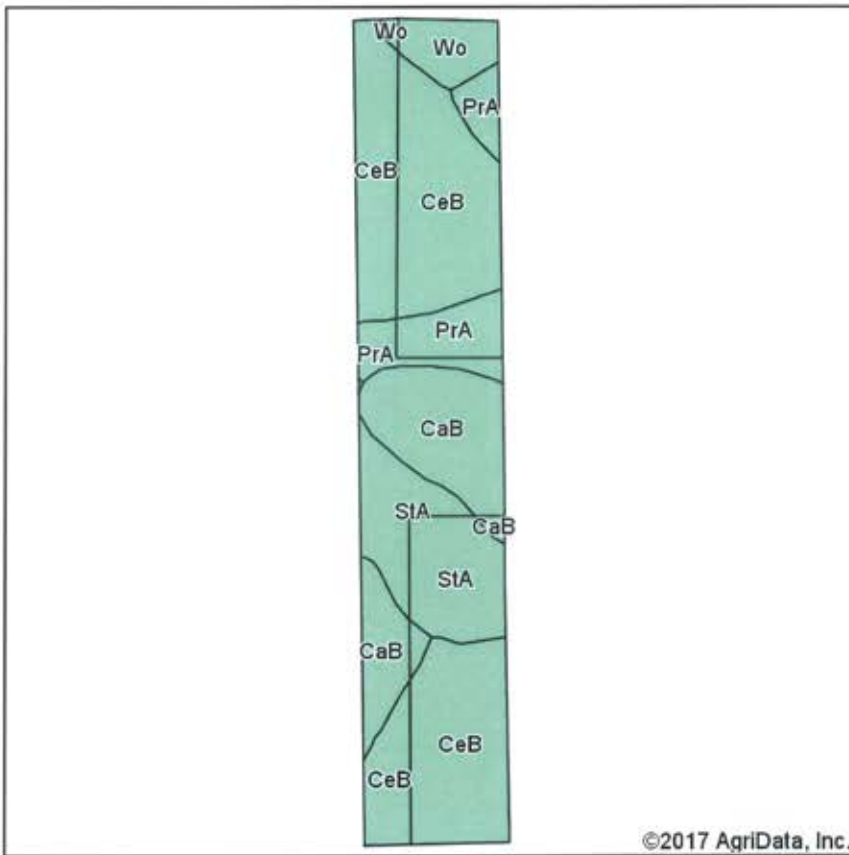


34-105N-54W
Lake County
South Dakota



5/30/2017

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Lake**
 Location: **34-105N-54W**
 Township: **Clarno**
 Acres: **27.64**
 Date: **5/30/2017**



Area Symbol: SD079. Soil Area Version: 19

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
CeB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	13.58	49.1%	Ile	78								
CaB	Clarno loam, 2 to 6 percent slopes	5.41	19.6%	Ile	82								
StA	Stickney-Tetonka complex, 0 to 2 percent slopes	4.61	16.7%	IIIs	70	2	36	63	6.7	37	45	24	26
PrA	Prosper loam, 0 to 2 percent slopes	2.69	9.7%	IIc	93	3.6	54	88	9.5	51	68	33	41
Wo	Worthing silty clay loam, 0 to 1 percent slopes	1.35	4.9%	Vw	30								
Weighted Average					76.6	0.7	11.3	19.1	2	11.1	14.1	7.2	8.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

(This disclosure shall be completed by the seller. This is a disclosure required by law. If you do not understand this form, seek legal advice.)

Seller Kip Sorlie & Marilyn Sorlie Property Address 24327 446th Avenue Winfred SD 57076

This Disclosure Statement concerns the real property identified above situated in the City of _____
County of Lake, State of South Dakota.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 43-4-38. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PARTIES MAY WISH TO OBTAIN.

Seller hereby authorizes any agent representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

IF ANY MATERIAL FACT CHANGES BEFORE CONVEYANCE OF TITLE TO THIS PROPERTY, THE SELLER MUST DISCLOSE SUCH MATERIAL FACT WITH A WRITTEN AMENDMENT TO THIS DISCLOSURE STATEMENT.

I. LOT OR TITLE INFORMATION

1. When did you purchase or build the home? 2010

If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.

2. Were there any title problems when you purchased the property? Yes ___ No
3. Are there any recorded liens or financial instruments against the property, other than a first mortgage? Yes ___ No
4. Are there any unrecorded liens or financial instruments against the property, other than a first mortgage; or have any materials or services been provided in the past one hundred twenty days that would create a lien against the property under chapter 44-9? Yes ___ No Unknown ___
5. Are there any easements which have been granted in connection with the property (other than normal utility easements for public water and sewer, gas and electric service, telephone service, cable television service, drainage, and sidewalks)? Yes ___ No Unknown ___
6. Are there any problems related to establishing the lot lines/boundaries? Yes ___ No Unknown ___
7. Do you have a location survey in your possession or a copy of the recorded plat? If yes, attach a copy. Yes ___ No Unknown ___
8. Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)? Yes ___ No
9. Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law? If yes, attach a copy of the covenants and restrictions. Yes ___ No
10. Are you aware of any current or pending litigation, foreclosure, zoning, building code or restrictive covenant violation notices, mechanic's liens, judgments, special assessments, zoning changes, or changes that could affect your property? Yes ___ No
11. Is the property currently occupied by the owner? Yes No ___
12. Does the property currently receive the owner occupied tax reduction pursuant to SDCL 10-13-39? Yes No ___
13. Is the property currently part of a property tax freeze for any reason? Yes No ___ Unknown ___
14. Is the property leased? Yes ___ No ___
seller is a disabled vet SD law allows a tax reduction
15. If leased, does the property use comply with local zoning laws? Yes ___ No ___
16. Does this property or any portion of this property receive rent? Yes No ___
#1000/year for 1/2 of shed rent. Tenant would continue to lease.
- If yes, how much \$ ___ and how often ___ ?

17. Do you pay any mandatory fees or special assessments to a homeowners' or condominium association? Yes No
 If yes, what are the fees or assessments? \$ _____ per _____ (i.e. annually, semi-annually, monthly)
 Payable to whom: _____ For what purpose? _____
18. Are you aware if the property has ever had standing water in either the front, rear, or side yard more than forty-eight hours after heavy rain? Yes No
19. Is the property located in or near a flood plain? Yes No Unknown
20. Are wetlands located upon any part of the property? Yes No Unknown
21. Are you aware of any private transfer fee obligations, as defined pursuant to § 43-4-48, that would require a buyer or seller of the property to pay a fee or charge upon the transfer of the property, regardless of whether the fee or charge is a fixed amount or is determined as a percentage of the value of the property?
 Yes No Unknown
 If yes, what are the fees or charges? \$ _____ per _____ (i.e. annually, semi-annually, monthly)

II. STRUCTURAL INFORMATION

If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.

1. Are you aware of any water penetration problems in the walls, windows, doors, basement, or crawl space? Yes No
2. What water damage related repairs, if any, have been made? n/a
 If any, when? _____
3. Are you aware if drain tile is installed on the property? Yes No
4. Are you aware of any interior cracked walls or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas? Yes No
 What related repairs, if any, have been made? _____
5. Are you aware of any roof leakage, past or present? Yes No
 Type of roof covering: asphalt Age: 2009
 What roof repairs, if any, have been made, when and by whom? _____

Describe any existing unrepaired damage to the roof: _____

6. Are you aware of insulation in:
 the ceiling/attic? Yes No the walls? Yes No the floors? Yes No
7. Are you aware of any pest infestation or damage, either past or present? Yes No
8. Are you aware of the property having been treated for any pest infestation or damage?
 Yes No If yes, who treated it and when? _____
9. Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?
 Yes No If yes, describe the work: _____
 Was a permit obtained? Yes No Was the work approved by an inspector? Yes No
10. Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?
 Yes No If yes, describe _____
 Have any insurance claims been made? Yes No Unknown
 Was an insurance payment received? Yes No Unknown
 Has the damage been repaired? Yes No If yes, describe in detail: _____
11. Are you aware of any problems with sewer blockage or backup, past or present? Yes No
12. Are you aware of any drainage, leakage, or runoff from any sewer, septic tank, storage tank, or drain on the property into any adjoining lake, stream, or waterway? Yes No If yes, describe in detail:

III. SYSTEMS/UTILITIES INFORMATION

	None/Not Included	Working	Not Working
1. 220 Volt Service		✓	
2. Air Exchanger	✓		
3. Air Purifier	✓		
4. Attic Fan	✓		
5. Burglar Alarm & Security System	✓		
6. Ceiling Fan		✓	
7. Central Air- Electric	✓	✓	
8. Central Air - Water Cooled	✓		
9. Cistern			✓
10. Dishwasher	✓		
11. Disposal	✓		
12. Doorbell	✓		
13. Fireplace	✓		
14. Fireplace Insert	✓		
15. Garage Door/Opener Control(s)	✓		
16. Garage Wiring <i>owner's shed</i>		✓	
17. Heating System		✓	
18. Hot Tub, Whirlpool, and Controls	✓		
19. Humidifier	✓		
20. Intercom	✓		
21. Light Fixtures		✓	
22. Microwave/Hood		✓	
23. Plumbing and Fixtures		✓	
24. Pool and Equipment	✓		
25. Propane Tank		✓	
26. Radon System	✓		
27. Sauna	✓		
28. Septic/Leaching Field		✓	
29. Sewer Svstems/Drains		✓	
30. Smoke/Fire Alarm		✓	
31. Solar House - Heating	✓		
32. Sump Pump(s)		✓	
33. Switches and Outlets		✓	
34. Underground Sprinkler and Heads	✓		
35. Vent Fan		✓	
36. Water Heater Electric or Gas		✓	
37. Water Purifier	✓		
38. Water Softener - Leased or <u>Owned</u>			
39. Well and Pump	UNKNOWN	condition	depth
40. Wood Burning Stove		✓	

Leased 500-gal tank from CFC-salem \$78/yr

IV. HAZARDOUS CONDITIONS

Are you aware of any existing hazardous conditions of the property and are you aware of any tests having been performed?

	Existing Conditions		Tests Performed	
	Yes	No	Yes	No
1. Methane Gas		✓		✓
2. Lead Paint		✓		✓
3. Radon Gas (House)		✓		✓
4. Radon Gas (Well)		✓		✓
5. Radioactive Materials		✓		✓
6. Landfill, Mineshaft		✓		✓
7. Expansive Soil		✓		✓
8. Mold		✓		✓
9. Toxic Materials		✓		✓
10. Urea Formaldehyde Foam Insulations		✓		✓
11. Asbestos Insulation		✓		✓
12. Buried Fuel Tanks		✓		✓
13. Chemical Storage Tanks		✓		✓
14. Fire Retardant Treated Plywood		✓		✓
15. Production of Methamphetamines		✓		✓

If the answer is yes to any of the questions above, please explain in additional comments or on an attached separate sheet.

V. MISCELLANEOUS INFORMATION

- 1. Is the street or road located at the end of the driveway to the property public or private? Public Private
- 2. Is there a written road maintenance agreement? Yes ___ No
If yes, attach a copy of the maintenance agreement.
- 3. When was the fireplace/wood stove/chimney flue last cleaned? May 2017
- 4. Within the previous twelve months prior to signing this document, are you aware of any of the following occurring on the subject property?
 - a. A human death by homicide or suicide? Yes ___ No
If yes, explain: _____
 - b. Other felony committed against the property or a person on the property? Yes ___ No
If yes, explain: _____
- 5. Is the water source (select one) public or ___ private?
- 6. If private, what is the date and result of the last water test? _____
- 7. Is the sewer system (select one) ___ public or private?
- 8. If private, what is the date of the last time the septic tank was pumped? June 2013
- 9. Are there broken window panes or seals? Yes ___ No
If yes, specify: _____
- 10. Are there any items attached to the property that will not be left, such as: towel bars, mirrors, swag lamps and hooks, curtain rods, window coverings, light fixtures, clothes lines, swing sets, storage sheds, ceiling fans, basketball hoops, mail boxes, etc. Yes ___ No
If yes, please list _____
- 11. Are you aware of any other material facts or problems that have not been disclosed on this form? Yes ___ No
If yes, explain: _____

VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES IF NECESSARY)

CLOSING SECTION

The Seller hereby certifies that the information contained herein is true and correct to the best of the Seller's information, knowledge, and belief as of the date of the Seller's signature below. If any of these conditions change before conveyance of title to this property, the change will be disclosed in a written amendment to this disclosure statement.

<u>[Signature]</u>	<u>5-25-17</u>	<u>[Signature]</u>	<u>5-25-17</u>
Seller	Date	Seller	Date

THE SELLER AND THE BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO OBTAIN A TRUE REPORT AS TO THE CONDITION OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN ANY CONTRACT OF SALE AS NEGOTIATED BETWEEN THE SELLER AND THE BUYER WITH RESPECT TO SUCH PROFESSIONAL ADVICE AND INSPECTIONS.

I/We acknowledge receipt of a copy of this statement on the date appearing beside my/our signature(s) below. Any agent representing any party to this transaction makes no representations and is not responsible for any conditions existing in the property.

_____	_____	_____	_____
Buyer	Date	Buyer	Date

South Dakota
Lake

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

FARM: 3774
Prepared: 6/1/17 3:06 PM
Crop Year: 2017
Page: 1 of 1

Report ID: FSA-156EZ

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: KIP E SORLIE
Farm Identifier: PART OF 3192
Recon Number:

Farms Associated with Operator:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
27.64	15.43	15.43	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	15.43	0.0	0.0	0.0			

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	7.73		116	0.0
SOYBEANS	3.87		38	0.0
Total Base Acres:	11.6			

Tract Number: 3025 Description: B14 EAST 513 FT. OF NE 34-105-54

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
27.64	15.43	15.43	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	15.43	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	7.73		116	0.0
SOYBEANS	3.87		38	0.0
Total Base Acres:	11.6			

Owners: KIP E SORLIE
Other Producers: None

MARILYN SORLIE



United States
Department of
Agriculture

Lake County, South Dakota



Common Land Unit Tract Boundary
 Non-Cropland PLSS
 Cropland

Wetland Determination Identifiers

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

2017 Program Year

Map Created May 31, 2017

Farm 3774

34 -105N -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 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).

Old Republic National Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

Commitment Number: LC 16534

1. Commitment Date: **May 26, 2017 at 08:00 AM**

2. Policy (or Policies) to be issued: Amount
 - (a) Owner's Policy (ALTA Own. Policy (06/17/06)) **\$ 1,000.00**
Proposed Insured:
To Be Determined

 - (b) Loan Policy (ALTA Loan Policy (06/17/06))
Proposed Insured:

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:
Kip Sorlie and Marilyn Sorlie, Husband and Wife, as Joint Tenants

4. The land referred to in the Commitment is described as follows:
The East 513 Feet of the East Half of the Northeast Quarter (E½ NE¼) of Section 34, Township 105 North, Range 54, West of the 5th P.M., Lake County, South Dakota

Property Address: 24327 446th Avenue, Winfred, SD, 57076

Old Republic National Title Insurance Company

Commitment Number: LC 16534

**SCHEDULE B - SECTION I
REQUIREMENTS**

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- e. Identification will be required from all parties required to sign documents at closing.
- f. Properly executed Warranty Deed from Kip Sorlie and Marilyn Sorlie to To Be Determined.
- g. Update of this title commitment at such time as the auction sale has been completed.
- h. Such other and further requirements as may be deemed necessary at such time as this title commitment is updated to provide coverage for the owner and lender.

Old Republic National Title Insurance Company

Commitment Number: LC 16534

SCHEDULE B - SECTION II
EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

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. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
3. Rights and claims of parties in possession.
4. Construction, Mechanic's, Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
5. Easements or claims of easements not shown by the public records.
6. Real estate tax for the year 2016 in the amount of \$141.46 is paid, and real estate taxes and special assessments for subsequent years not yet due or payable.
Tax Parcel #13000 10554 34115
NOTE: There are no special assessments shown in the Office of the Treasurer of Lake County, South Dakota.
7. Highway Right of Way Easement dated August 15, 1963, given to Lake County, a political corporation, and subdivision of the State of South Dakota, over a strip of land 12 feet wide along the west side of the north one-half of the Northwest Quarter (NW¼), Section Thirty-five (35), Township One Hundred Five (105), Range Fifty-four (54) and along the east side of the Northeast Quarter (NE¼), Section Thirty-four (34), Township One Hundred Five (105), Range Fifty-four (54), Lake Co., SD, said strip of land lying parallel with and adjacent to the Lake County Highway right-of-way, filed March 20, 1964 at 1:45 P.M. in Book 171 Page 529, for highway purposes. For more detailed information see the recorded document.
8. Right of Way Easement dated October 26, 1976, given to Kingbrook Rural Water System, over E½ NE¼ 34 105 54, Lake Co., SD, filed October 18, 1977 at 11:00 A.M. in Book 215 Page 469, for utilities. For more detailed information see the recorded document.
9. Vested Drainage Right dated June 30, 1992, water drains from NE¼ of Sec. 34, Twp. 105, Rg. 54, Lake Co., SD, onto SW¼ of Sec. 34, Twp. 105, Rg. 54, Lake Co., SD, filed June 30, 1992 at 3:00 P.M. in Book 287 Page 513. For more detailed information see the recorded document.
10. Reservations in Patent as follows: Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and right to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts, and also subject to the right of the proprietor, of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law.
11. Unpatented mining claims; reservations or exceptions in patents or in acts, authorizing the issuance thereof.

Commitment Number: LC 16534

SCHEDULE B - SECTION II
(Continued)

12. Existing roads and highways not of public record.
13. Subject to the right of the public in and to statutory section line right of way.







AUCTION

THURSDAY JULY 6TH AT 5:00 P.M.



Terms and Conditions: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before August 9th, 2017. Title insurance to be used with the cost split 50-50 between buyer and seller and warranty deed to be granted. Taxes will be prorated to the closing date and buyer will receive full possession at closing. Property is being sold subject to owners confirmation. No financing concessions or inspections will be accepted or allowed, so please have your finances in order and be prepared to buy this awesome acreage!