

Turner County
**FARMLAND
AUCTION**

**133
Acres**

Thursday
October 19th
at 10:30 AM

OWNER:

**KENT & SANDRA
SCHMIDT**

WIEMAN
LAND & AUCTION

44628 SD HWY, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**133 ACRES OF ROSEFIELD TOWNSHIP TURNER COUNTY LAND
OFFERED IN 3-TRACTS AT AUCTION**

As we have purchased another property and are completing a 1031 exchange, we will offer the following property for sale at public auction located in the Wieman Auction Facility located 1-mile south a ½ west of Marion, SD on:

THURSDAY OCTOBER 19TH

10:30 A.M.

It is our privilege to offer this powerful mostly all tillable tract of land located in the tightly held Rosefield Twp of Turner County. The property will be offered in 3-tracts to allow the land buyer of all sizes a chance to purchase. Property is located just 7-miles away from major grain markets. Farmers or investors come check out this opportunity.

TRACT ONE: 115 ACRES

LEGAL: S ½ of the NW ¼ except the W 586' of the S 372' in the S ½ of the S ½ and the NE ¼ of the SW ¼ all in Section 16, 99-54 Turner County, South Dakota.

LOCATION: From Hwy. 44 and Marion corner go 5-miles west ¼ south east side of the road or from junction of Hwy. 81 and 44 go 3-miles east ¼ south east side of the road or near junction of Hwy. 44 and 442nd Ave.

- 112.62 Acres tillable, 2.08 acres in low spot, balance in RROW.
- Soil production rating of 79. Predominant soils Clarno-Crossplain-Davison complex (82) and Worthing and Tetonka silt loams.
- Planted to corn for 2017. New buyer able to farm/operate or lease out for the 2018 crop year. Currently Enrolled in ARC-County with the FSA office.
- Annual Real Estate Taxes are \$2,852.66. Base & Yield Info, wetland maps, and other pertinent info can be found in the buyers packet

TRACT TWO: 18-ACRES

LEGAL: N ½ of the SW ¼ of the SW ¼ of Section 16, 99-55 Turner County, South Dakota

LOCATION: Directly south of Tract One

- All tillable tract of land with access from gravel township road 442nd Ave.
- Soil production rating of 80.6. Predominant Soil is Clarno-Crossplain-Davison complex
- Planted to corn for 2017. New buyer able to farm/operate or lease out for 2018 crop year
- Annual Real Estate Taxes are \$406.80. Additional information can be found in the buyers packet

TRACT THREE: 133-ACRES COMBINATION OF TRACTS 1 & 2

LEGAL: The S ½ of the NW ¼ except the W 586' of the S 372' in the S ½ of the S ½ and the NE ¼ of the SW ¼ and the N ½ of the SW ¼ of the SW ¼ all in Section 16, 99-54 Turner County, South Dakota.

- Annual Taxes on entire unit are \$3,259.50
- Seller will locate the boundary lines by a surveyor if requested by the buyer.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Video of the property can be viewed on our web site www.wiemanauktion.com along with the buyers packet or contact the auctioneers at 800-251-3111 and a buyers packet can be mailed out.

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before November 7th, 2017. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay all of the 2017 taxes. New buyer will be responsible for the 2018 taxes payable in 2019. Sold subject to owner's approval and easements, restrictions, and reservations of record if any. Come prepared to buy. Remember land auction held indoors at the Wieman Auction Facility.

KENT & SANDRA SCHMIDT –OWNER

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

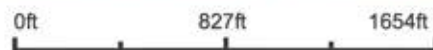
Turner County Title
Closing Agent
605-297-5555

Aerial Map

TRACT ONE
115 ACRES



map center: 43° 23' 37.25, -97° 20' 58.75



16-99N-55W
Turner County
South Dakota

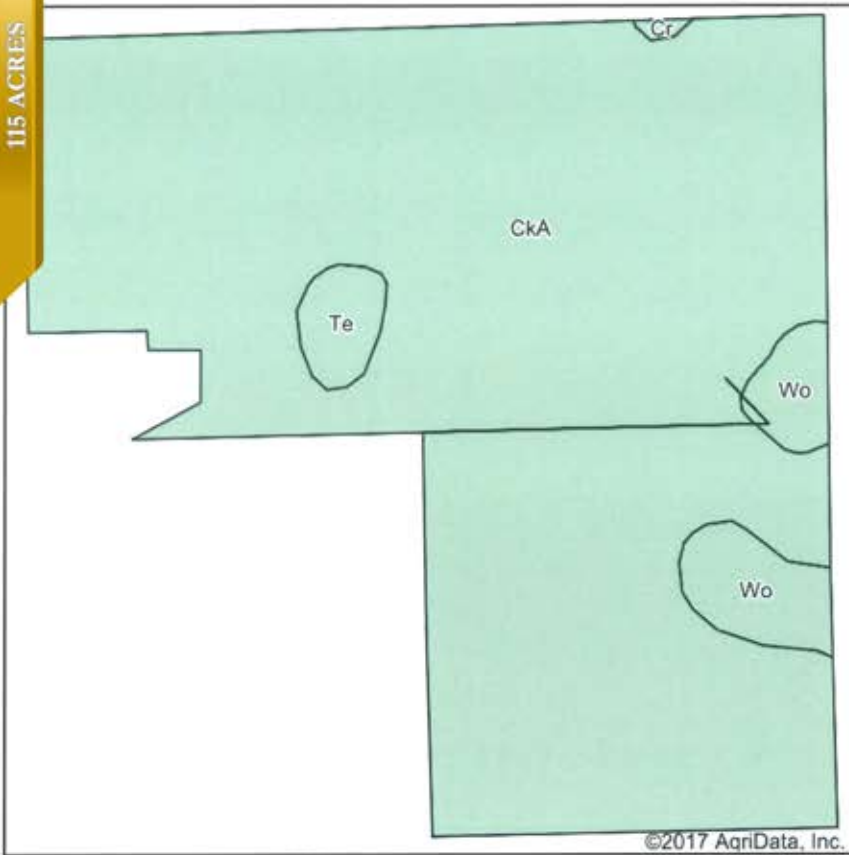


9/14/2017

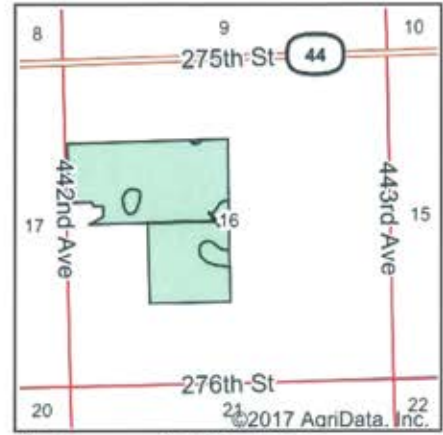
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2017 www.AgriDataInc.com

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

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Turner**
 Location: **16-99N-55W**
 Township: **Rosefield**
 Acres: **114.7**
 Date: **9/14/2017**



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
CkA	Clarno-Crossplain-Davison complex, 0 to 3 percent slopes	106.95	93.2%	IIc	82	3.2	42	78	9.1	46	53	30	33
Wo	Worthing silty clay loam, 0 to 1 percent slopes	5.47	4.8%	Vw	30								
Te	Tetonka silt loam, 0 to 1 percent slopes	2.08	1.8%	IVw	56								
Cr	Crossplain clay loam	0.20	0.2%	IIw	78	2	36	74	8.6	44	46	29	28
Weighted Average					79	3	39.2	72.9	8.5	43	49.5	28	30.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract Number : 3141
Description : NESW 16 99 55
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : KENT RYAN SCHMIDT, SANDRA SUE SCHMIDT
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.86	39.86	39.86	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	39.86	0.00	0.00	0.00	0.00	

Tract Number : 5258
Description : SSNW 16 99 55
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : KENT RYAN SCHMIDT
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.41	33.39	33.39	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	33.39	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	28.60	0.00	0	125
Soybeans	4.60	0.00	0	29
TOTAL	33.20	0.00		

Tract Number : 1974
Description : NSNW 16 99 55
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : KENT RYAN SCHMIDT
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.37	39.37	39.37	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	39.37	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	32.00	0.00	0	125
Soybeans	7.30	0.00	0	29
TOTAL	39.30	0.00		

TRACT TWO
18 ACRES

Aerial Map



©2017 AgriData, Inc.



map center: 43° 23' 37.25, -97° 20' 58.75



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

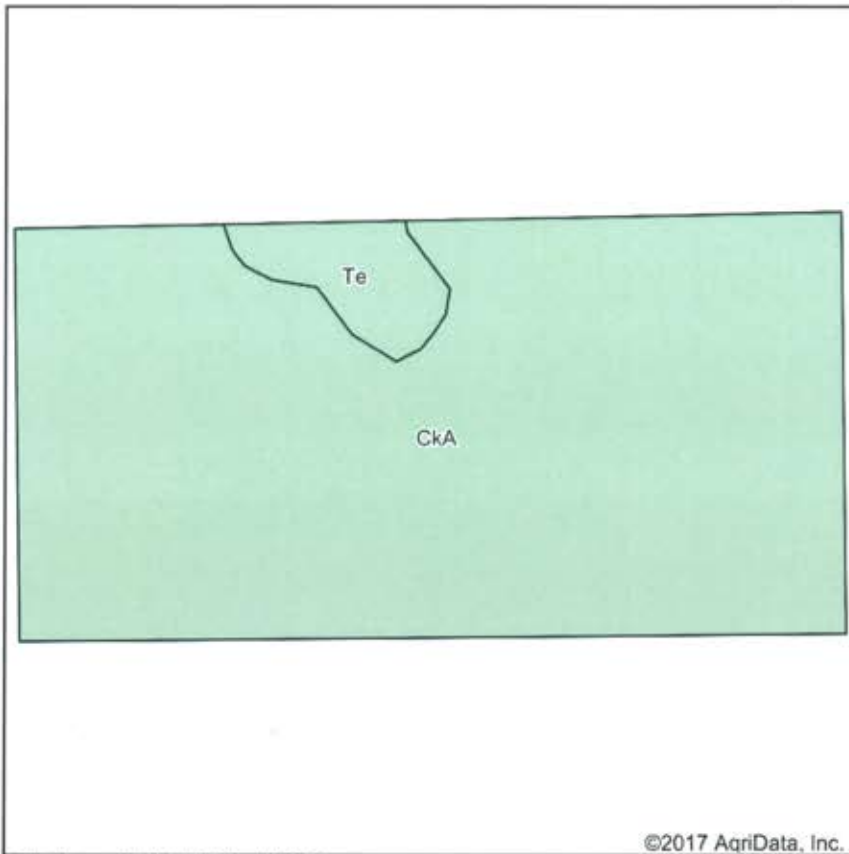
16-99N-55W
Turner County
South Dakota



9/14/2017

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

Soils Map



©2017 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Turner**
 Location: **16-99N-55W**
 Township: **Rosefield**
 Acres: **18.98**
 Date: **9/14/2017**



Maps Provided By:



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
CkA	Clamo-Crossplain-Davison complex, 0 to 3 percent slopes	17.98	94.7%	IIC	82	3.2	42	78	9.1	46	53	30	33
Te	Tetanka silt loam, 0 to 1 percent slopes	1.00	5.3%	IVw	56								
Weighted Average					80.6	3	39.8	73.9	8.6	43.6	50.2	28.4	31.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT TWO
18 ACRES

Tract Number : 3966
Description : NSWSW 16 99 55
BIA Unit Range Number :
HEL Status : NHEL; No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : KENT RYAN SCHMIDT, SANDRA SUE SCHMIDT
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
18.98	18.98	18.98	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	18.98	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	9.50	0.00	0	125
Soybeans	9.48	0.00	0	32
TOTAL	18.98	0.00		

NOTES

--

Aerial Map

TRACT THREE
133 ACRES

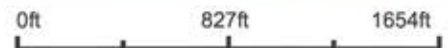


TRACT 3

133-ACRES TOTAL

2100 efield
16-99N-55W

map center: 43° 23' 37.25, -97° 20' 58.75



16-99N-55W
Turner County
South Dakota



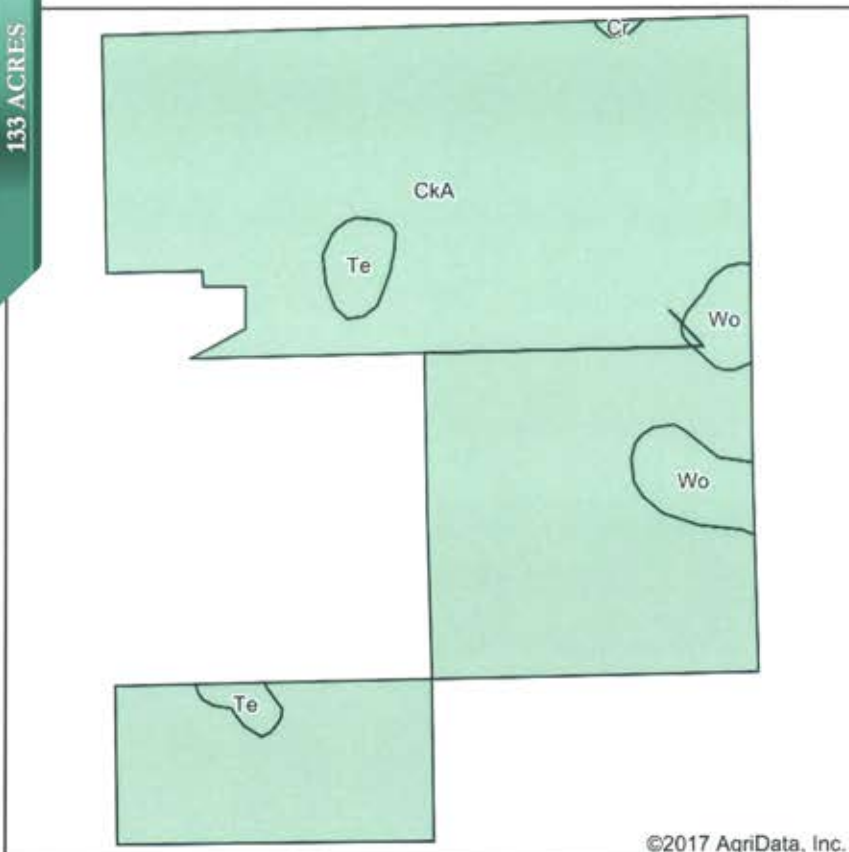
9/14/2017



© AgriData, Inc. 2017 www.AgriDataInc.com

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

Soils Map



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.



State: **South Dakota**
 County: **Turner**
 Location: **16-99N-55W**
 Township: **Rosefield**
 Acres: **133.68**
 Date: **9/14/2017**



Maps Provided By:



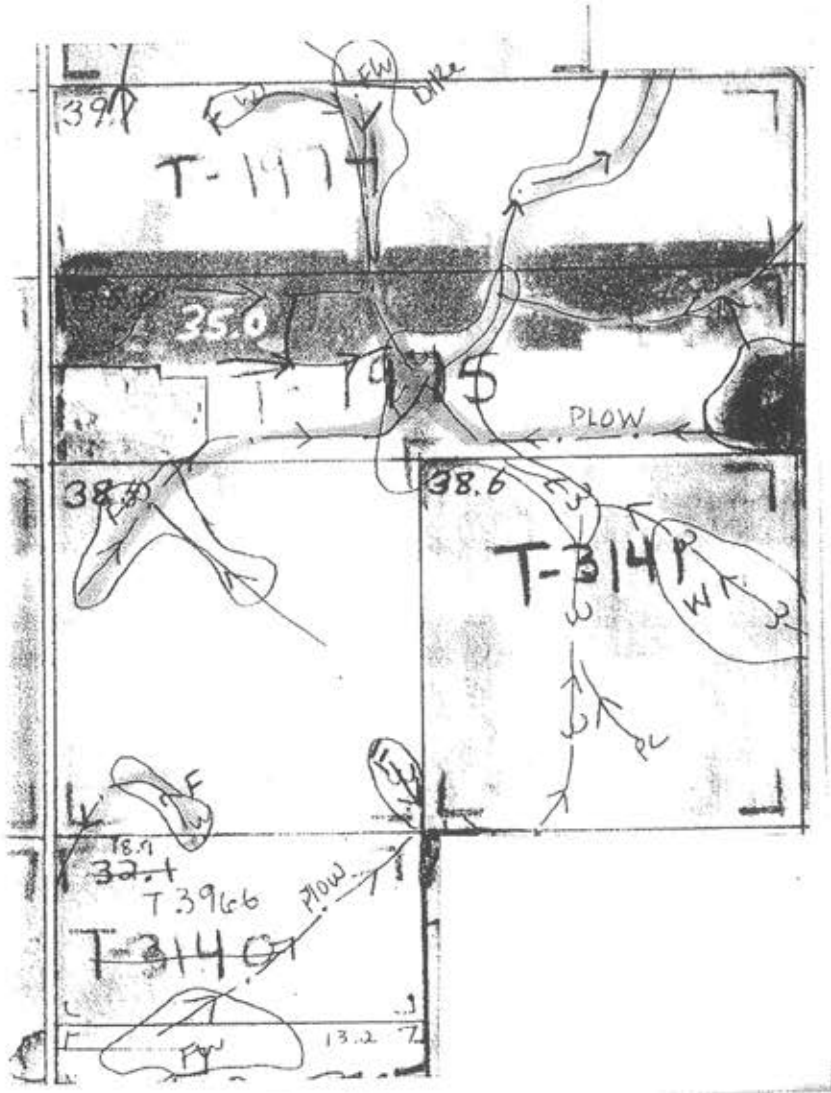
Area Symbol: SD125, Soil Area Version: 18

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
CkA	Clarno-Crossplain-Davison complex, 0 to 3 percent slopes	124.93	93.5%	IIC	82	3.2	42	78	9.1	46	53	30	33
Wo	Worthing silty clay loam, 0 to 1 percent slopes	5.47	4.1%	Vw	30								
Te	Tetonka silt loam, 0 to 1 percent slopes	3.08	2.3%	IVw	56								
Cr	Crossplain clay loam	0.20	0.1%	Ilw	78	2	36	74	8.6	44	46	29	28
Weighted Average					79.3	3	39.3	73	8.5	43.1	49.6	28.1	30.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

WETLANDS MAP



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-11376
Applicant Order No.:

Loan No.:

1. Effective date: September 14, 2017 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 TO BE DETERMINED	\$ 1,000.00
(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:
Kent R. Schmidt and Sandra S. Schmidt, husband and wife as joint tenants with right of survivorship

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

Parcel 1: The South Half of the Northwest Quarter (S 1/2 NW 1/4) except the West 586 Feet of the South 372 Feet of Section Sixteen (16), Township Ninety-Nine (99) North, Range Fifty-Five (55) West of the 5th P.M., Turner County, South Dakota,

Parcel 2: The Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section Sixteen (16) Township Ninety-Nine (99) North, Range Fifty-Five (55) West of the 5th P.M., Turner County, South Dakota.

Parcel 3: The North Half of the Southwest Quarter of the Southwest Quarter (N 1/2 SW 1/4 SW 1/4) of Section Sixteen (16) Township Ninety-Nine (99) North, Range Fifty-Five (55) West of the 5th P.M., Turner County, South Dakota.

**SCHEDULE B - SECTION I
REQUIREMENTS**

1. Parcels 1, 2, and 3
2. THE COMPANY requires a Warranty Deed be executed and recorded conveying title from Kent R. Schmidt and Sandra S. Schmidt, husband and wife to the purchaser of the property.
3. ALL open mortgages must be satisfied of record.
4. 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.
5. Documents in insurable form and satisfactory to us must be signed, delivered and duly filed of record.
6. Payment to Turner County Title for the Policy premiums, fees and/or charges.

END OF SCHEDULE B - SECTION I

**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. Parcel 1:
11. COLLATERAL REAL ESTATE MORTGAGE -180 DAY REDEMPTION- executed by Kent R. Schmidt and Sandra S. Schmidt, JTWROS and not as TIC to Farmers State Bank, Marion, Marion, SD, in the face amount of _____, dated April 19, 2006, filed April 21, 2006 @ 10:50 A.M. and recorded in Book 168 of Mortgages, page 616, Turner County Records.
12. ADDENDUM TO COLLATERAL REAL ESTATE MORTGAGE, dated March 18, 2011, filed March 22, 2011 @ 11:00 A.M. and recorded in Book 174 of Mortgages, page 805, Turner County Records, extending the five-year lien of said Mortgage in accordance with SDCL 44-8-26.
13. ADDENDUM TO COLLATERAL REAL ESTATE MORTGAGE, dated January 28, 2016, filed February 1, 2016 @ 8:30 A.M. and recorded in Book 180 of Mortgages, page 307, Turner County Records, extending the five-year lien of said Mortgage in accordance with SDCL 44-8-26.
14. COLLATERAL REAL ESTATE MORTGAGE -180 DAY REDEMPTION- executed by Kent R. Schmidt and Sandra S. Schmidt, JTWROS, to Farmers State Bank, Marion, Marion, SD, in the face amount of _____ dated March 10, 2011, filed March 16, 2011 @ 8:30 A.M. and recorded in Book 174 of Mortgages, page 786, Turner County Records.

SCHEDULE B - SECTION II
EXCEPTIONS
(Continued)

15. ADDENDUM TO COLLATERAL REAL ESTATE MORTGAGE, dated January 28, 2016, filed February 1, 2016 @ 8:30 A.M. and recorded in Book 180 of Mortgages, page 306, Turner County Records, extending the five-year lien of said Mortgage in accordance with SDCL 44-8-26.
16. TELEPHONE LINE RIGHT-OF-WAY EASEMENT, dated December 22, 1978, filed July 12, 1979 @ 4:00 P.M. and recorded in Book 34 of Misc., page 31, Turner County Records, grants unto Bison State Telephone Company, a corporation, its successors and assigns, the right to construct, reconstruct, operate and maintain a telephone line or system on, over, above, under and through the N 1/2 S 1/2 NW 1/4 Sec 16-99-55.
17. TELEPHONE LINE RIGHT-OF-WAY EASEMENT, dated December 19, 1978, filed July 12, 1979 @ 4:00 P.M. and recorded in Book 34 of Misc., page 34, Turner County Records, grants unto Bison State Telephone Company, a corporation, its successors and assigns, the right to construct, reconstruct, operate and maintain a telephone line or system on, over, above, under and through the S 1/2 S 1/2 NW 1/4 Sec 16-99-55.
18. RIGHT-OF-WAY EASEMENT, dated December 8, 1982, filed June 6, 1984 @ 8:30 A.M. and recorded in Book 37 of Misc., page 53, Turner County Records, grants unto TM Rural Water District, it's successors and assigns, a perpetual easement in conjunction with the operation of a rural water system over, under, across and through the S 1/2 S 1/2 NW 1/4 Sec 16-99-55.
19. 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 first half of 2016 payable by April 30, 2017 in the amount of \$974.33 have been paid; the second half of the 2016 Real Estate Taxes payable by October 31, 2017 in the amount of \$974.33 are unpaid. Parcel #: 14000-09955-162-10
20. Parcel 2:
21. COLLATERAL REAL ESTATE MORTGAGE -180 DAY REDEMPTION - executed by Kent R. Schmidt and Sandra S. Schmidt, husband and wife, to Farmers State Bank, Marion, Marion, SD, in the face amount of: , dated December 28, 2012, filed December 28, 2012 @ 1:30 P.M. and recorded in Book 176 of Mortgages, page 944, Turner County Records.
22. QUIT CLAIM DEED, dated June 9, 1982, filed June 17, 1982 @ 8:30 A.M. and recorded in Book 94 of Deeds, page 209, Turner County Records, grants unto the Division of Railroads for the State of South Dakota, the railroad right-of-way commencing at the Turner and Lincoln County Line in the SE 1/4 SE 1/4 Sec 25-99-52 and extending in a westerly direction a distance of approximately 26.37 miles in and through the County of Turner and terminating at the Turner and Hutchinson County line in Government Lot 4, Sec 7-100-55.
23. VESTED DRAINAGE RIGHT FORM, dated June 22, 1992, filed June 25, 1992 @ 8:30 A.M. and recorded in Book 41 of Misc., page 464, Turner County Records, claims the right of drainage from the SE 1/4 SW 1/4 Sec 16-99-55 through ditch onto the NE 1/4 SW 1/4 Sec 16-99-55.

SCHEDULE B - SECTION II
EXCEPTIONS
(Continued)

24. 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 first half of 2016 payable by April 30, 2017 in the amount of \$655.42 have been paid; the second half of the 2016 Real Estate Taxes payable by October 31, 2017 in the amount of \$655.42 are unpaid on the property described as the NE 1/4 SW 1/4 and the N 1/2 SW 1/4 SW 1/4 Sec 16-99-55. Parcel ID#: 14000-09955-163-00
25. Parcel 3:
26. COLLATERAL REAL ESTATE MORTGAGE -180 DAY REDEMPTION - executed by Kent R. Schmidt and Sandra S. Schmidt, husband and wife, to Farmers State Bank, Marion, Marion, SD, in the face amount of _____ dated December 28, 2012, filed December 28, 2012 @ 1:30 P.M. and recorded in Book 176 of Mortgages, page 944, Turner County Records.
27. WARRANTY DEED, dated December 12, 1921, filed December 23, 1921 @ 9:00 A.M. and recorded in Book 61 of Deeds, page 322 to Carl Miller, excepts any rights which may exist in behalf of the C M & Saint Paul Railroad for its uses as a right-of-way over said SW 1/4 SW 1/4 Sec 16-99-55.
28. QUIT CLAIM DEED, dated June 9, 1982, filed June 17, 1982 @ 8:30 A.M. and recorded in Book 94 of Deeds, page 209, Turner County Records, grants unto the Division of Railroads for the State of South Dakota, the railroad right-of-way commencing at the Turner and Lincoln County Line in the SE 1/4 SE 1/4 Sec 25-99-52 and extending in a westerly direction a distance of approximately 26.37 miles in and through the County of Turner and terminating at the Turner and Hutchinson County line in Government Lot 4, Sec 7-100-55.
29. BURIED EXCHANGE FACILITY EASEMENT, dated November 15, 1973, filed May 9, 1974 @ 1:00 P.M. and recorded in Book 1 of Easements, page 409, Turner County Records, grants unto Northwestern Bell Telephone Company, an Iowa Corporation, its associated and allied companies, its and their respective successors, assigns, lessees and agents, a right-of-way and easement to construct, operate, maintain, replace and remove a communications system consisting of buried cable and associated equipment, together with the right of access thereto for the purpose of exercising the rights herein granted, upon and across the SW 1/4 SW 1/4 Sec 16-99-55 and the SW 1/4 SE 1/4 Sec 16-99-55.
30. TELEPHONE LINE RIGHT-OF-WAY EASEMENT, dated December 19, 1978, filed July 12, 1979 @ 4:00 P.M. and recorded in Book 34 of Misc., page 33, Turner County Records, grants unto Bison State Telephone Company, a corporation, its successors and assigns, the right to construct, reconstruct, operate and maintain a telephone line or system on, over, above, under and through the SW 1/4 SW 1/4 Sec 16-99-55.
31. LOCATION NOTICE DRY DRAW, dated October 19, 1971, filed October 29, 1971 @ 10:00 A.M. Said Dry Draw is located in the SW 1/4 SW 1/4 Sec 16-99-55.
32. RIGHT-OF-WAY EASEMENT, dated May 1, 1984, filed May 9, 1984 @ 2:00 P.M. and recorded in Book 36 of Misc., page 560, Turner County Records, grants unto TM Rural Water District, it's successors and assigns, a perpetual easement in conjunction with the operation of a rural water system over, under, across and through the SW 1/4 SW 1/4 Sec 16-99-55.

SCHEDULE B - SECTION II
EXCEPTIONS
(Continued)

33. VESTED DRAINAGE RIGHT FORM, dated June 29, 1992, filed June 30, 1992 @ 8:40 A.M. and recorded in Book 41 of Misc., page 825, Turner County Records, claims the right of drainage from the S 1/2 SW 1/4 SW 1/4 Sec 16-99-55 through ditch onto the N 1/2 SW 1/4 SW 1/4 Sec 16-99-55.
34. 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 first half of 2016 payable by April 30, 2017 in the amount of \$655.42 have been paid; the second half of the 2016 Real Estate Taxes payable by October 31, 2017 in the amount of \$655.42 are unpaid on the property described as the NE 1/4 SW 1/4 and the N 1/2 SW 1/4 SW 1/4 Sec 16-99-55. Parcel ID#: 14000-09955-163-00
35. 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



TRACT ONE

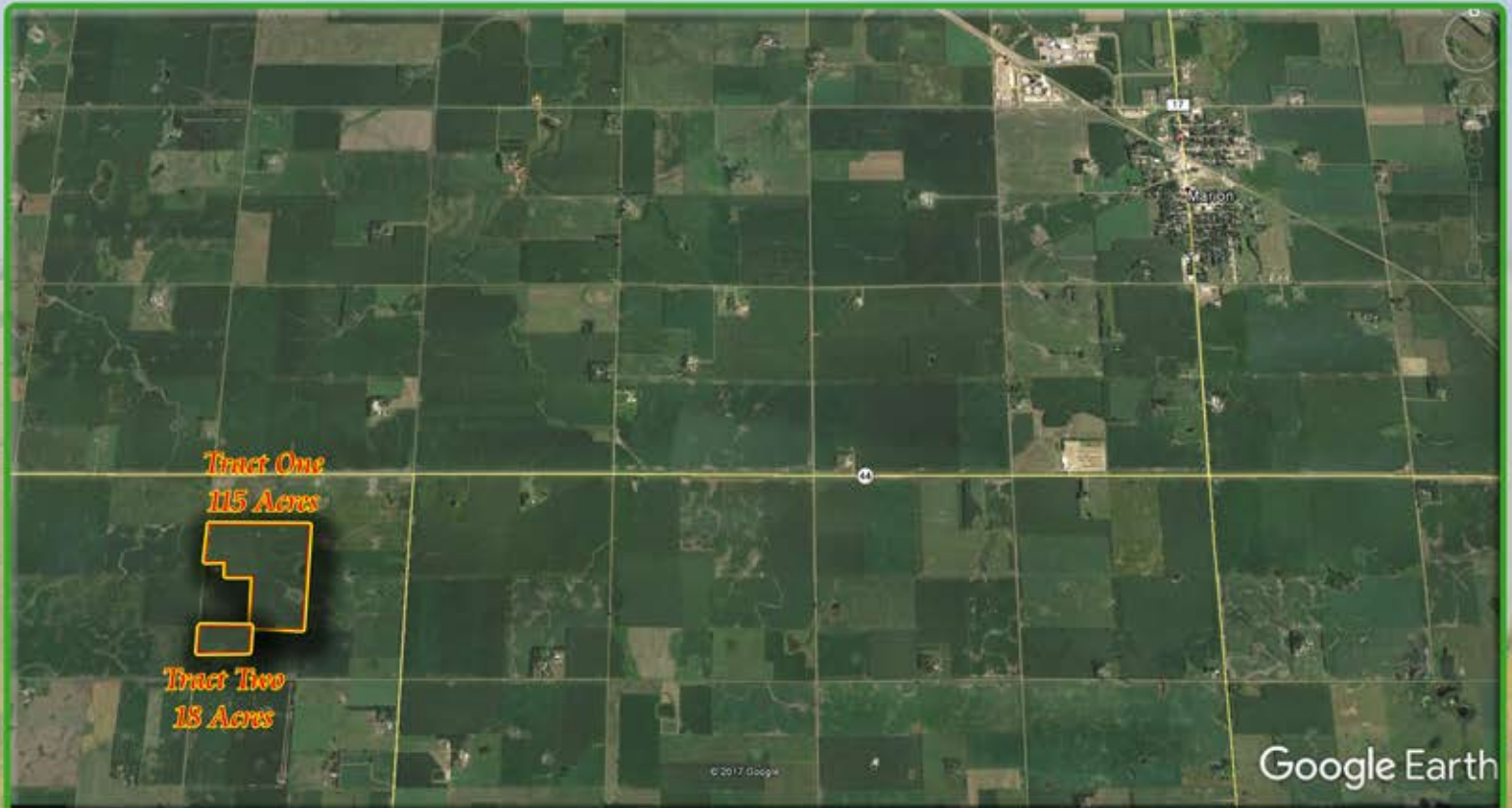


TRACT TWO

Turner County

FARMLAND AUCTION

**133
Acres**



TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before November 7th, 2017. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay all of the 2017 taxes. New buyer will be responsible for the 2018 taxes payable in 2019. Sold subject to owner's approval and easements, restrictions, and reservations of record if any. Come prepared to buy. Remember land auction held indoors at the Wieman Auction Facility.

Thursday
October 19th
at 10:30 AM



44628 SD HWY, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"