

*Brule County* —  
**FARMLAND  
AUCTION**

**356.22  
Acres**

*Friday*  
**April 20th**  
*at 1:00 PM*

OWNER:

**MICHAEL PRIEBE**



44628 SD HWY, Marion SD

phone: 800-251-3111

web: [wiemanauction.com](http://wiemanauction.com)

fax: 605-648-3102

*"We Sell The Earth And Everything On It!"*

**356.22 ACRES BRULE COUNTY LAND WITH 70 ACRES OF LAKE FRONT PROPERTY  
AUCTION**

We will offer the following real estate at auction at the Brule County Fairgrounds (Ag Building) on the south edge of Pukwana SD on

**FRIDAY, APRIL 20<sup>TH</sup> 1:00 PM**

To be offered in 4 Tracts (Tract # 1 – 139 Acres; Tract # 2 – 146.74 Acres; Tract # 3 – 285.74 Acres (combination of Tracts 1 & 2); Tract #4 – 70.48 Acres Lake Front)

**TRACT #1 139 ACRES UNIMPROVED**

This tract is located 1 mile north of the Pukwana exit on I90 or ½ mile south of Pukwana SD. This tract consists of 139 acres (more or less) of unimproved farmland. The FSA Office reports that it is all tillable and the predominate soil types are Highmore-Java Complex, Mobridge-Plankinton Silt Loam, Highmore-Mobridge Silt Loams, Glenham-Java-Prosper Loam, Plankinton Silty Loam and Mobridge Silt Loam and it has a 77.8 soil productivity index rating. The real estate taxes are approximately \$1946.57. This is a choice tract of land with excellent location and has development potential. You must take a look at this excellent investment possibility.

**LEGAL:** The SE ¼ except the S ½ of the SW ¼ of the SE ¼ and except 1 acre for Highway in Section 35-104-70, Brule County, South Dakota

**TRACT #2 146.74 ACRES**

This tract is located 1 mile north of the Pukwana exit on I90, or on the south edge of Pukwana SD. This tract consists of 146.74 acres of unimproved farmland. The FSA Office indicates that it is nearly all tillable and the predominate soil types are Highmore-Java Complex, Highmore-Mobridge Silt Loam, Lane-Farnsworth Complex, Mobridge-Plankinton Silt Loam, & Durrstein Silt Loam and it has a 74.2 soil productivity index rating. It lays generally level and the annual real estate taxes are \$1965.02. This is a choice tract of land and is an excellent opportunity for farmer or investor to acquire a developable tract of land.

**LEGAL:** The unplatted portion of the NE ¼ of Section 35-104-70 except Road Right of Way in Brule County, South Dakota

**TRACT # 3 285.74 ACRES**

This is a combination of Tracts 1 & 2.

**TRACT # 4 70.48 ACRES**

This tract is located from Pukwana SD, go 3 ½ miles west on 249<sup>th</sup> Street and 2 miles north. This tract consists of 70.48 acres of unimproved farmland which is Lake Front property on Lake Wanalain and American Creek. The FSA Office reports that it has 32.43 acres tillable and the balance in pasture, trees and water. The predominate soil types are Lane-Farnsworth Complex, Highmore-Java Complex, & Java-Betts Loams and it has a 56.2 soil productivity index rating. The land lays level to gently rolling with a tree belt. This would make an excellent secluded location for cabin or camping area. This is a must see location and setting. The annual real estate taxes are \$731.94.

**LEGAL:** Lots 6 & 7 in Section 17-104-70, Brule County, South Dakota

**TERMS:** Cash sale with a 10% nonrefundable downpayment the day of the sale and the balance on June 1, 2018. Full possession is granted for the 2018 crop year. A warranty deed will be provided, and title insurance will be utilized with the cost split 50/50 between buyer and seller. The buyer will pay all the 2018 RE Taxes. Seller will pay all the 2017 RE Taxes due in 2018. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. No buyer brokerage offered on this transaction.

**AUCTIONEERS NOTE:** Take a look at these choice, unique tracts of land, which provide an excellent investment possibility for farmer/rancher or investor. For pictures and buyer's info packet, visit our website, [www.wiemanauktion.com](http://www.wiemanauktion.com) or call our office at 800-251-3111 and we will send one to you.

**MICHAEL PRIEBE, OWNER**

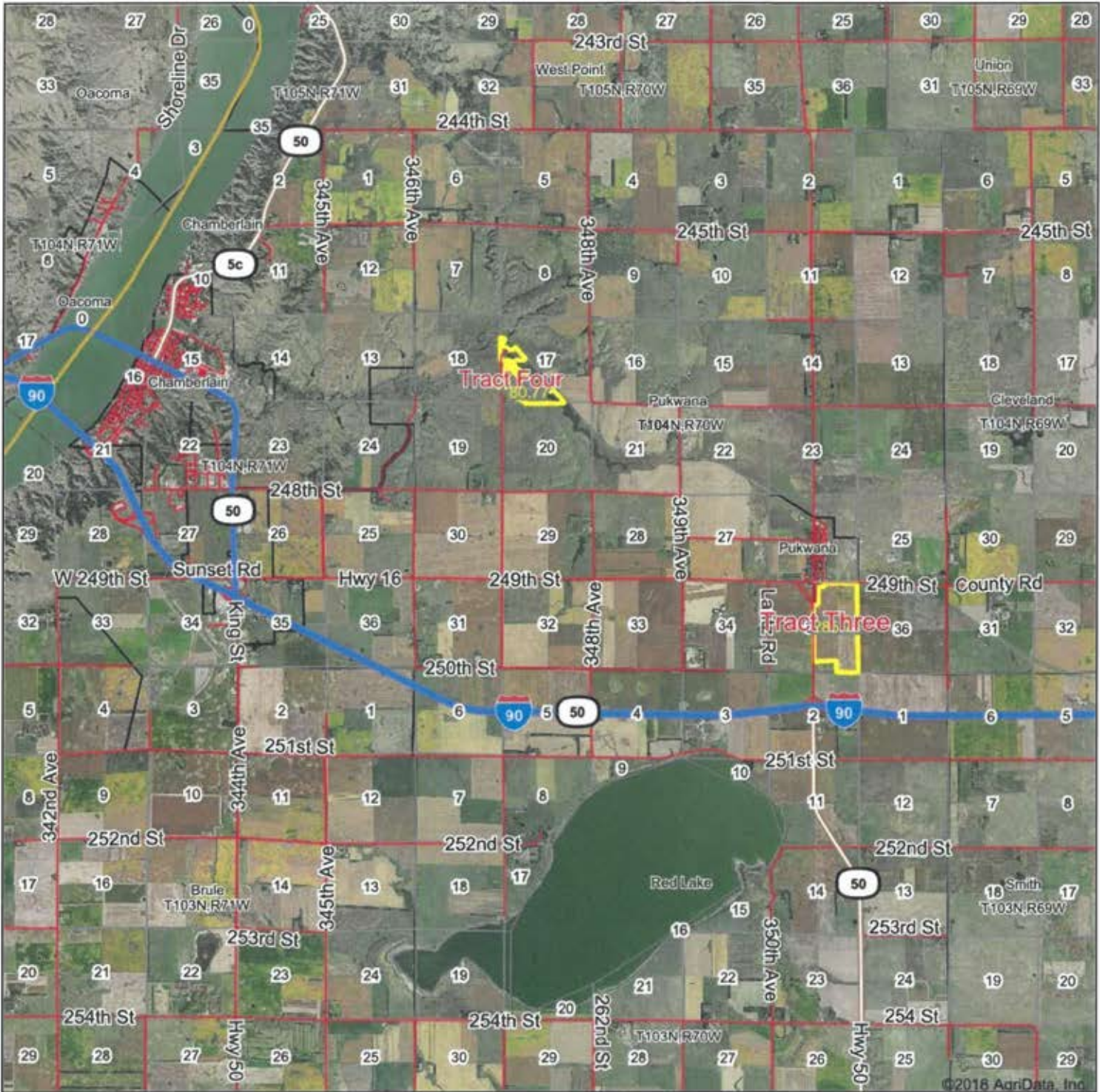
**TODD PRIEBE**

**605-680-0998**

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

Dale L. Strasser  
Freeman SD  
605-925-7745  
Closing Agent

# Aerial Map



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map center: 43° 46' 44.21, -99° 14' 30.14



**29-104N-70W**  
**Brule County**  
**South Dakota**

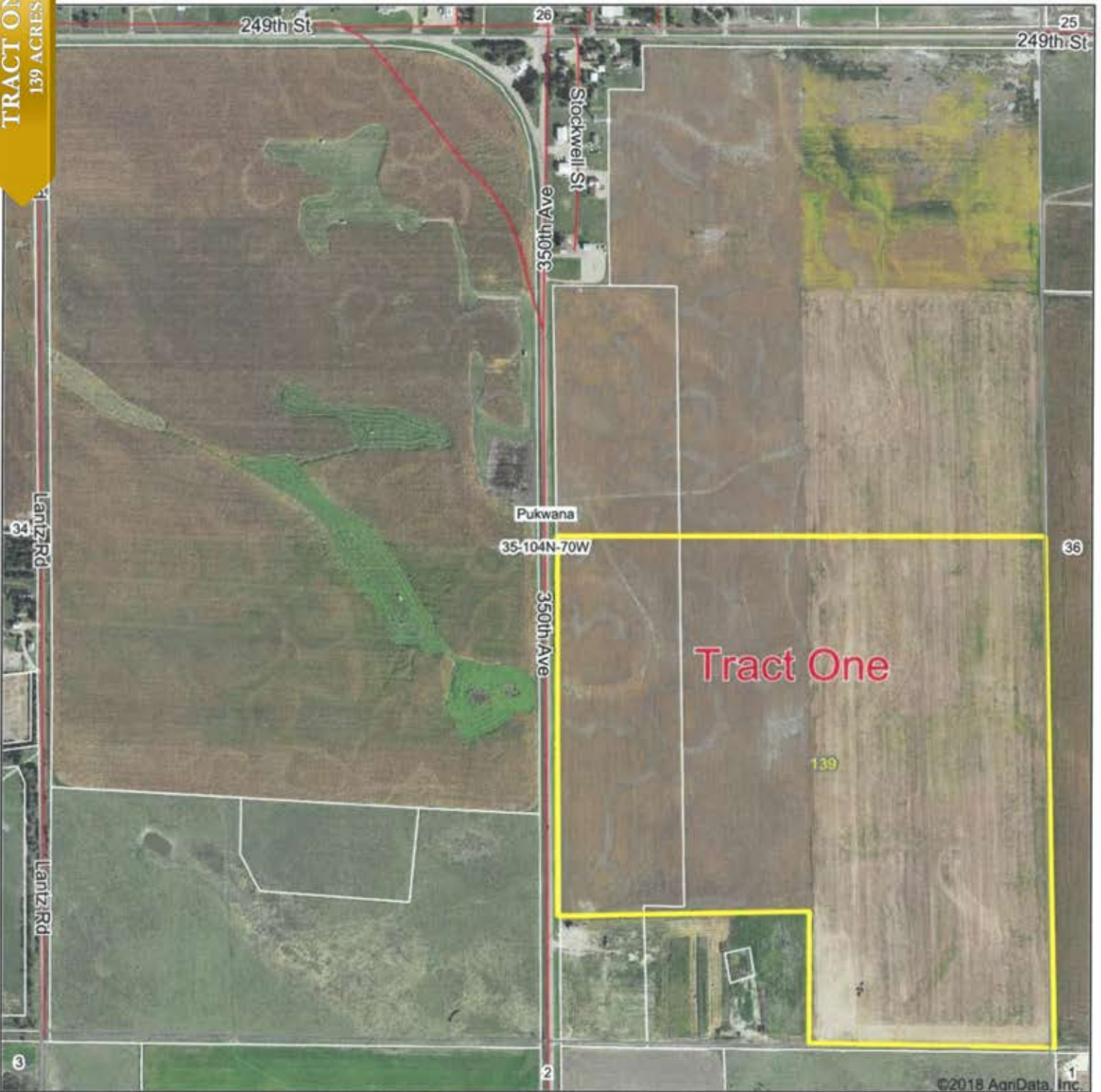


3/22/2018

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

# Aerial Map

TRACT ONE  
139 ACRES



Tract One

139

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map center: 43° 45' 57.86, -99° 10' 58.38



Maps Provided By:  
 **surety**  
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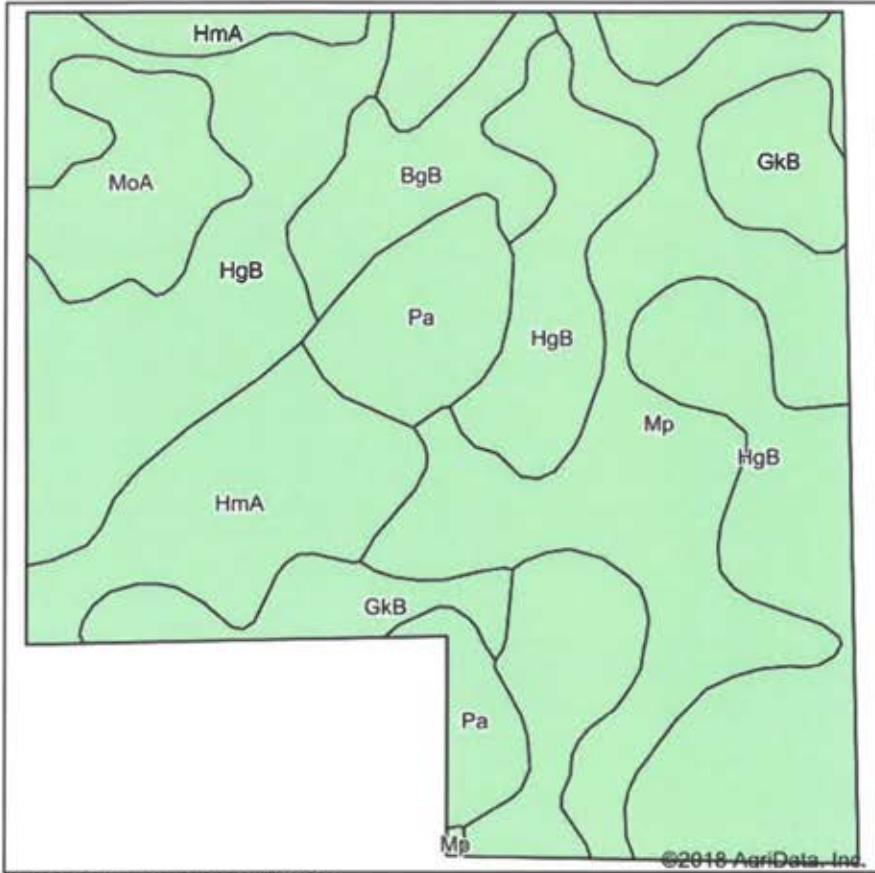
**35-104N-70W**  
**Brule County**  
**South Dakota**



3/22/2018

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: **Brule**  
 Location: **35-104N-70W**  
 Township: **Pukwana**  
 Acres: **139**  
 Date: **3/22/2018**



TRACT ONE  
139 ACRES

Area Symbol: SD603, Soil Area Version: 21

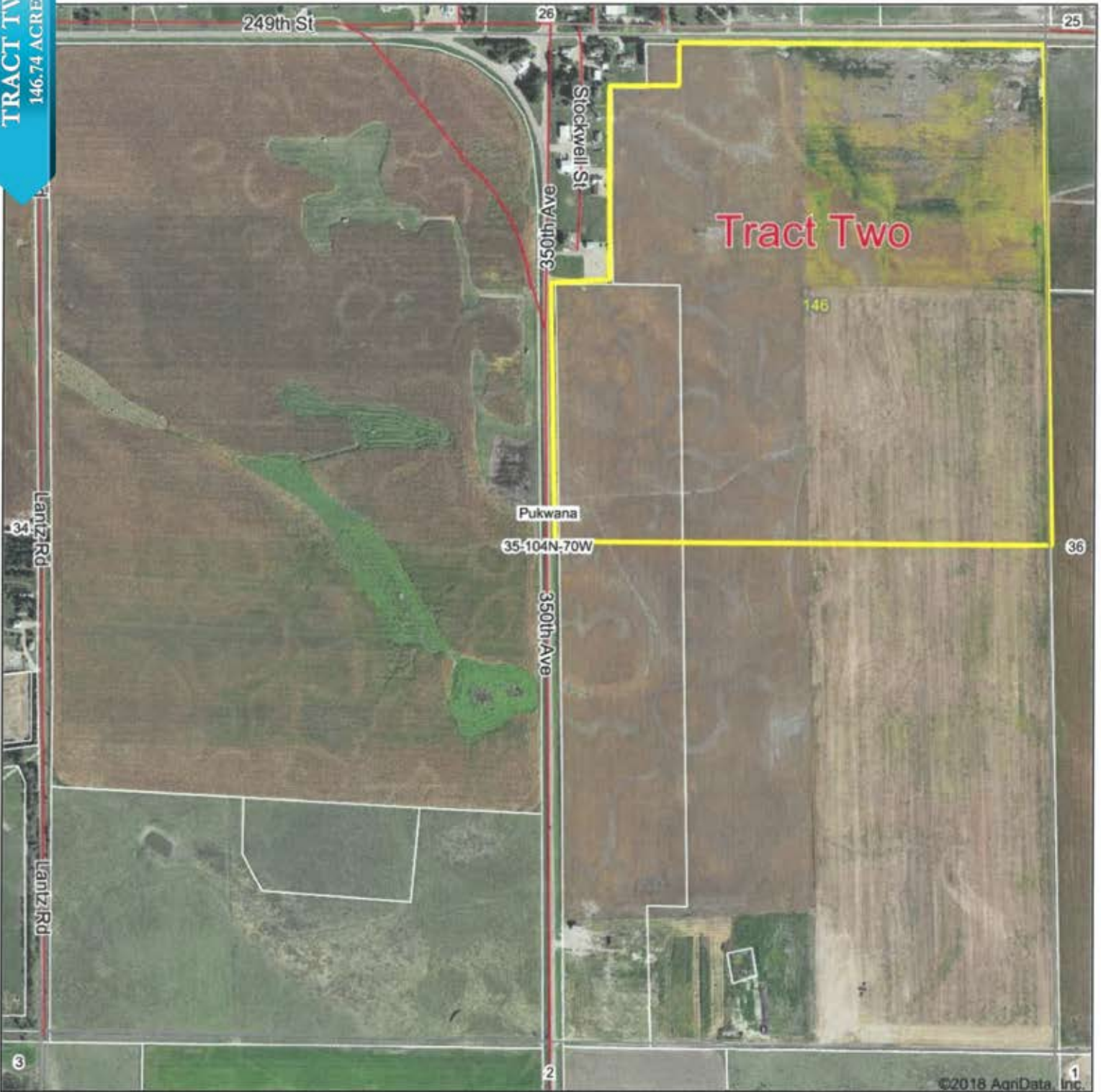
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
HgB	Highmore-Java complex, 1 to 5 percent slopes	56.96	41.0%	Ile	76	2.7	53	57	61	33	50	35	39
Mp	Mobridge-Plankinton silt loams	31.69	22.8%	Iic	86	3	64	70	70	45	45	32	36
HmA	Highmore-Mobridge silt loams, 0 to 4 percent slopes	15.22	10.9%	Iic	87	2	51	55	61	35	55	36	40
Pa	Plankinton silt loam	10.13	7.3%	IVw	54		22	15	22		17	8	14
GkB	Glenham-Java-Prosper loams, 1 to 6 percent slopes	9.69	7.0%	Ile	77						50	29	33
MoA	Mobridge silt loam, 0 to 2 percent slopes	7.98	5.7%	Iic	94						57	36	40
BgB	Beadle-Jerauld complex, 1 to 5 percent slopes	7.33	5.3%	IIle	54	2.8	48	48	55		39	23	30
<b>Weighted Average</b>					<b>77.8</b>	<b>2.2</b>	<b>46</b>	<b>49</b>	<b>52.1</b>	<b>27.6</b>	<b>46.8</b>	<b>31.5</b>	<b>35.8</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

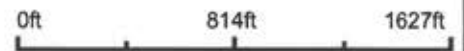
**TRACT TWO**  
146.74 ACRES

# Aerial Map



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map center: 43° 45' 57.86, -99° 10' 58.47



Maps Provided By:  
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**35-104N-70W**  
**Brule County**  
**South Dakota**

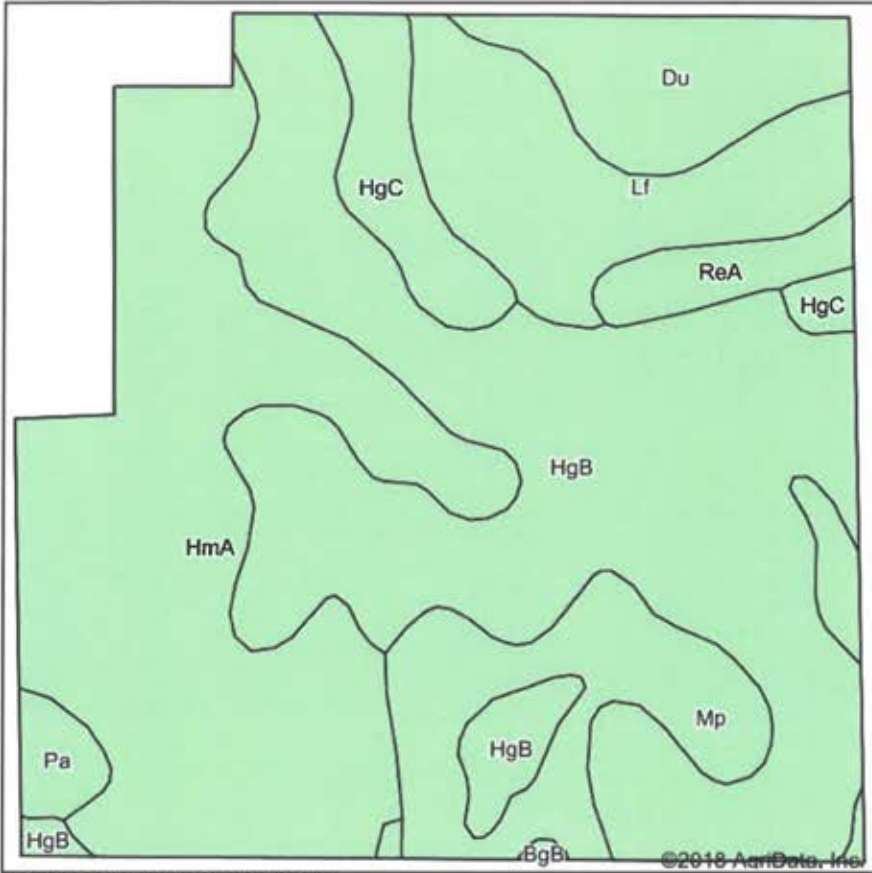


3/22/2018

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

# Soils Map

TRACT TWO  
146.74 ACRES



State: **South Dakota**  
 County: **Brule**  
 Location: **35-104N-70W**  
 Township: **Pukwana**  
 Acres: **146**  
 Date: **3/22/2018**



Soils data provided by USDA and NRCS.

**Area Symbol: SD603, Soil Area Version: 21**

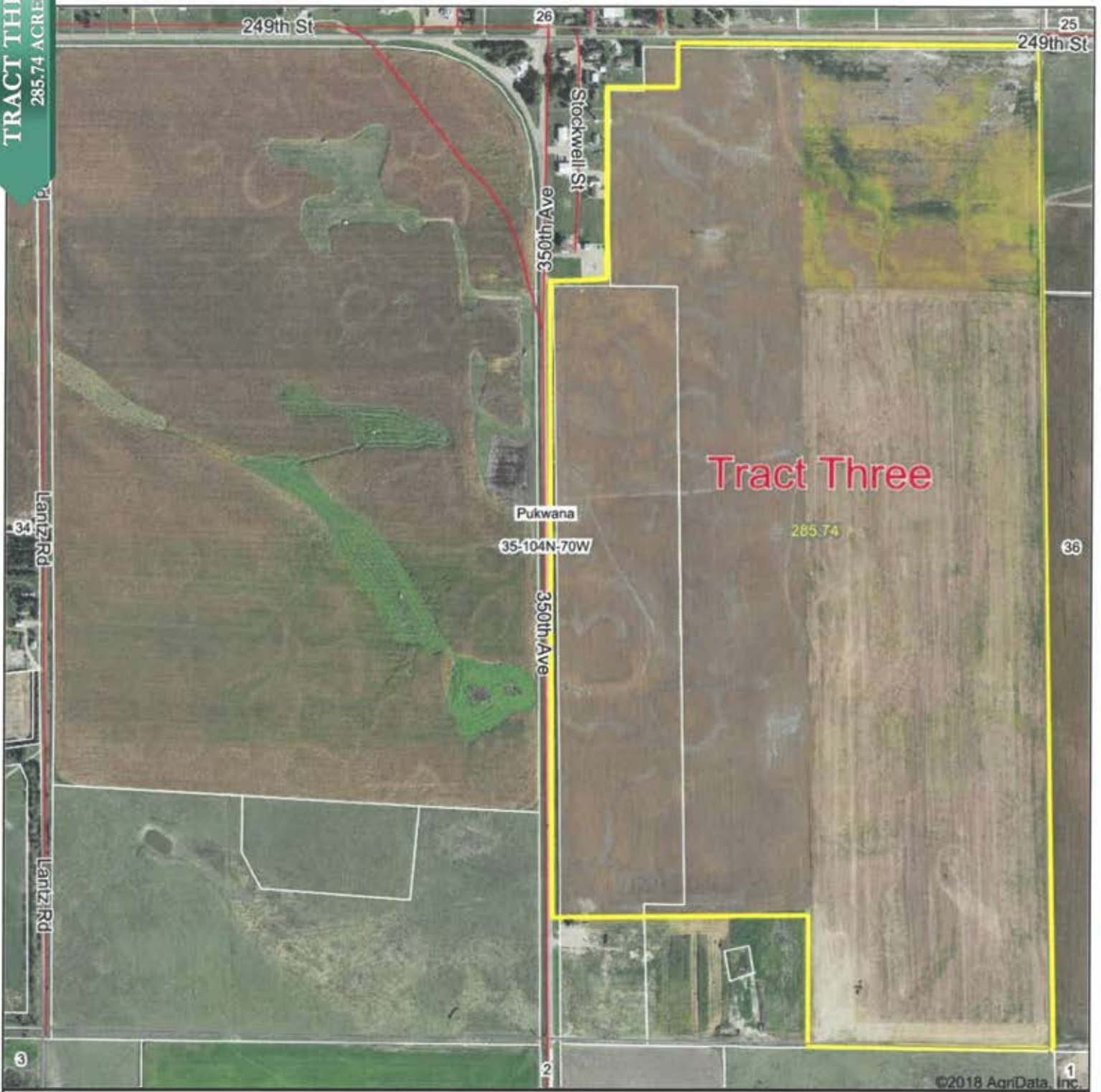
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains	NCCPI Cotton
HgB	Highmore-Java complex, 1 to 5 percent slopes	55.50	38.0%	Ile	76	2.7	53	57	61	33	50	35	39	0
HmA	Highmore-Mobridge silt loams, 0 to 4 percent slopes	41.34	28.3%	Ilc	87	2	51	55	61	35	55	36	40	0
Lf	Lane-Farmsworth complex	14.34	9.8%	Ils	61	2.8	53	54	70		35	20	26	1
Mp	Mobridge-Plankinton silt loams	14.22	9.7%	Ilc	86	3	64	70	70	45	45	32	36	0
Du	Durrstein silt loam	8.84	6.1%	Vls	9						12	3	6	0
HgC	Highmore-Java complex, 5 to 9 percent slopes	6.38	4.4%	IVe	64	2.3	44	49	56	28	49	34	38	0
ReA	Ree loam, 0 to 3 percent slopes	3.32	2.3%	Ilc	86	1.9	39	48	57	35	53	32	38	1
Pa	Plankinton silt loam	1.90	1.3%	IVw	54		22	15	22		17	8	14	0
BgB	Beadle-Jerauld complex, 1 to 5 percent slopes	0.16	0.1%	IIle	54	2.8	48	48	55		39	23	30	0
<b>Weighted Average</b>					<b>74</b>	<b>2.3</b>	<b>49.2</b>	<b>52.8</b>	<b>58.2</b>	<b>28.9</b>	<b>46.7</b>	<b>31.1</b>	<b>35.3</b>	<b>0.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT THREE  
285.74 ACRES

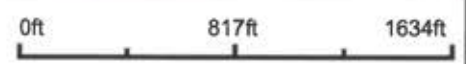
# Aerial Map



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map center: 43° 45' 57.86, -99° 10' 58.4



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**35-104N-70W**  
**Brule County**  
**South Dakota**

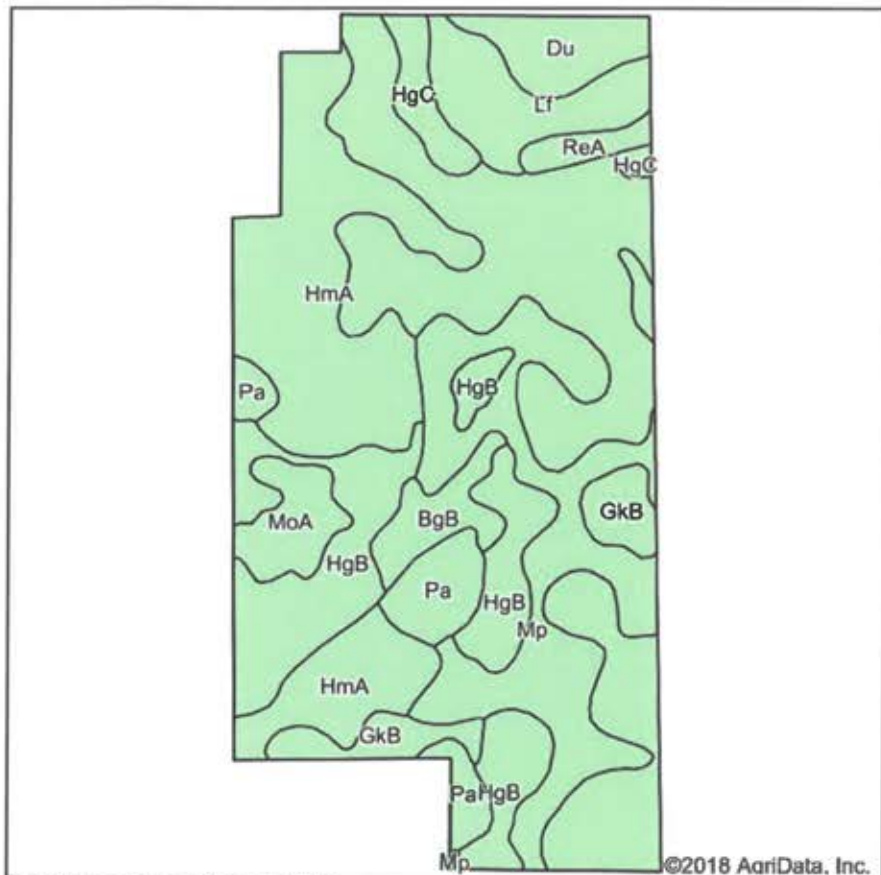


3/22/2018

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: **Brule**  
 Location: **35-104N-70W**  
 Township: **Pukwana**  
 Acres: **285.74**  
 Date: **3/22/2018**



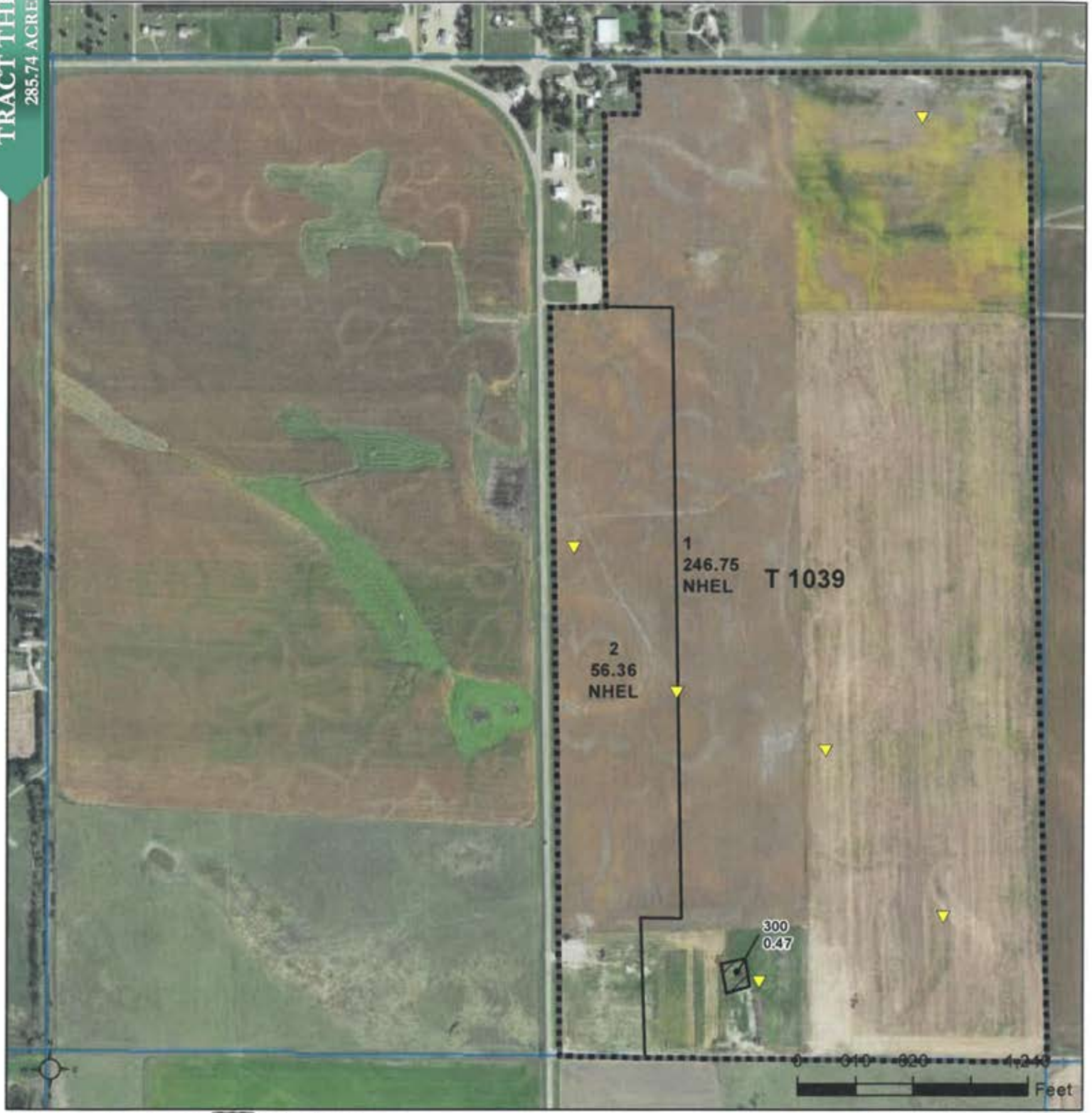
**Area Symbol: SD603, Soil Area Version: 21**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains	NCCPI Cotton
HgB	Highmore-Java complex, 1 to 5 percent slopes	112.92	39.5%	Ile	76	2.7	53	57	61	33	50	35	39	0
HmA	Highmore-Mobridge silt loams, 0 to 4 percent slopes	56.15	19.7%	Ilc	87	2	51	55	61	35	55	36	40	0
Mp	Mobridge-Plankinton silt loams	45.39	15.9%	Ilc	86	3	64	70	70	45	45	32	36	0
Lf	Lane-Farmsworth complex	14.37	5.0%	Ils	61	2.8	53	54	70		35	20	26	1
Pa	Plankinton silt loam	12.21	4.3%	IVw	54		22	15	22		17	8	14	0
GkB	Glenham-Java-Prosper loams, 1 to 6 percent slopes	10.22	3.6%	Ile	77						50	29	33	0
Du	Durrstein silt loam	9.22	3.2%	Vls	9						12	3	6	0
MoA	Mobridge silt loam, 0 to 2 percent slopes	8.12	2.8%	Ilc	94						57	36	40	0
BgB	Beadle-Jerauld complex, 1 to 5 percent slopes	7.36	2.6%	IIle	54	2.8	48	48	55		39	23	30	0
HgC	Highmore-Java complex, 5 to 9 percent slopes	6.46	2.3%	IVe	64	2.3	44	49	56	28	49	34	38	0
ReA	Ree loam, 0 to 3 percent slopes	3.32	1.2%	Ilc	86	1.9	39	48	57	35	53	32	38	1
<b>Weighted Average</b>					<b>75.7</b>	<b>2.2</b>	<b>47.4</b>	<b>50.7</b>	<b>55</b>	<b>28.1</b>	<b>46.7</b>	<b>31.2</b>	<b>35.5</b>	<b>0.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT THREE  
285.74 ACRES



**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

**Wetland Determination**

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

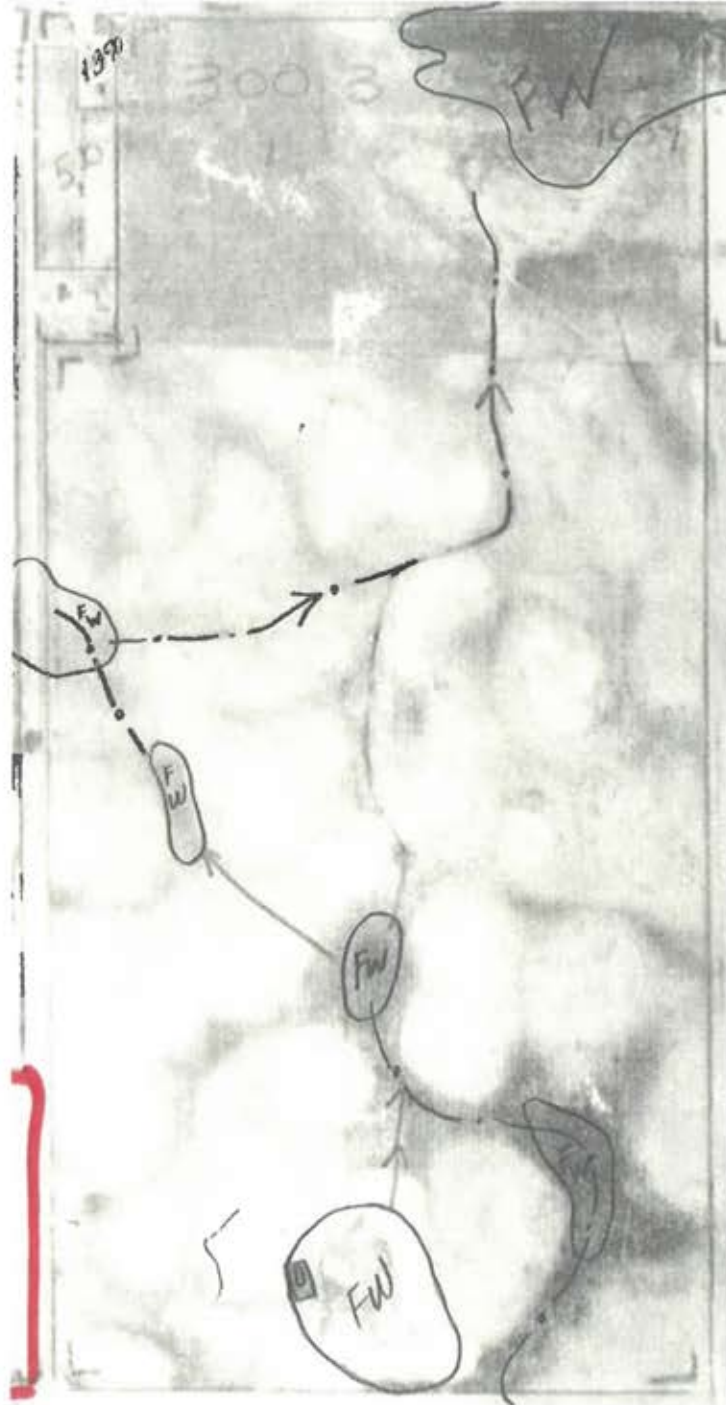
**2018 Program Year**  
Map Created February 27, 2018

**Farm 2593**

**35 -104N -70W**

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# WETLANDS MAP



**Tract Number** : 1039  
**Description** : E1/2 35 LESS W1/2W1/2NWNE 35-104-70  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : LLOYD W PRIEBE, AILEEN PRIEBE  
**Other Producers** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
303.58	303.11	303.11	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	303.11	0.00	0.00	0.00	0.00	

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	76.86	0.00	0	44
Corn	106.91	0.00	0	91
Grain Sorghum	0.36	0.00	0	54
Sunflowers	13.42	0.00	0	1795
Soybeans	34.54	0.00	0	41
<b>TOTAL</b>	<b>232.09</b>	<b>0.00</b>		

**NOTES**

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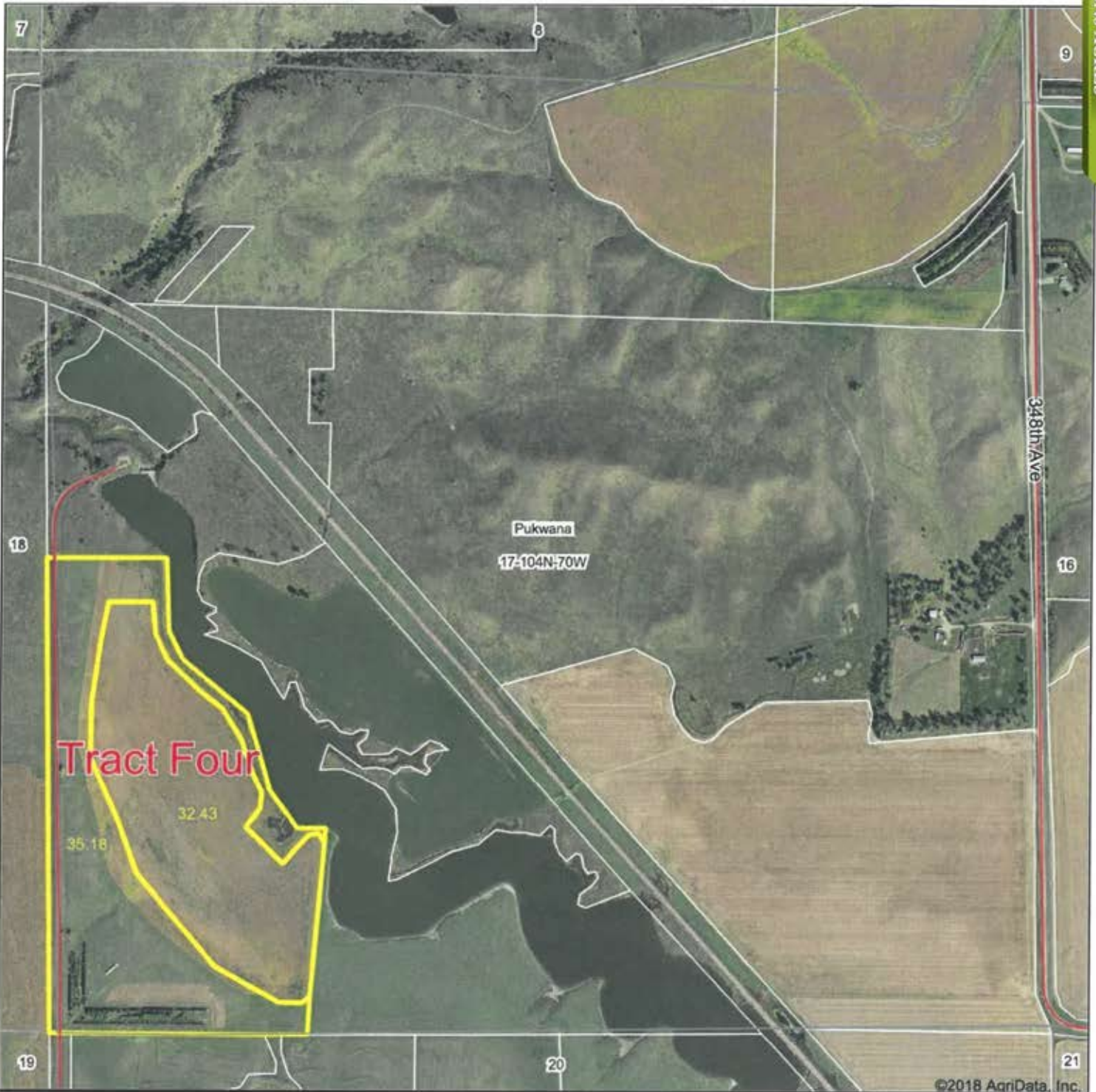


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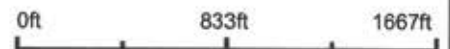


# Aerial Map

TRACT FOUR  
70.48 ACRES



map center: 43° 48' 35.51, -99° 14' 35.71



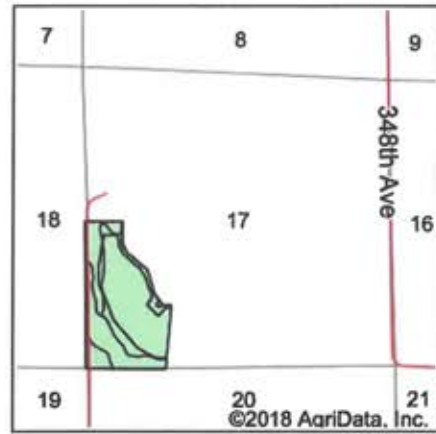
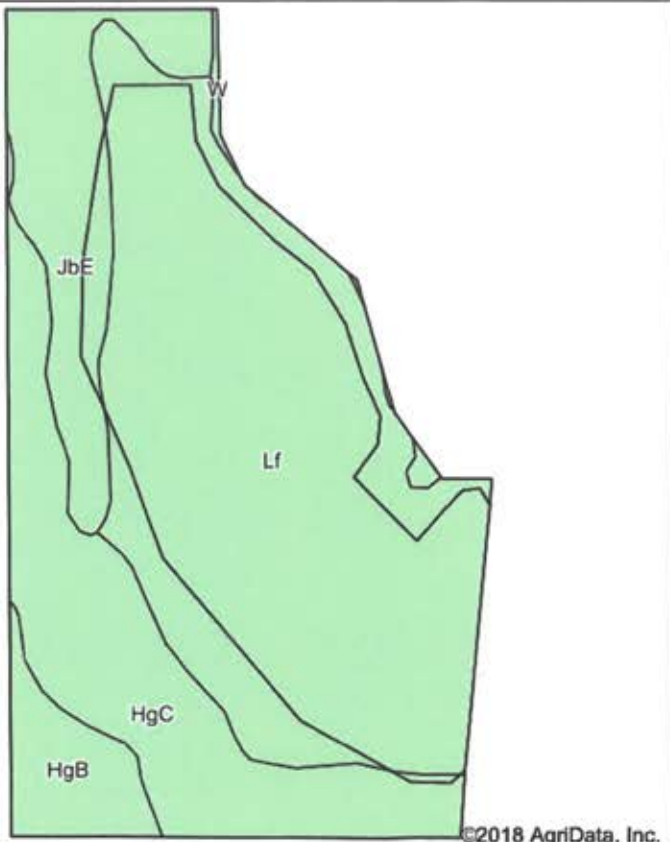
**17-104N-70W**  
**Brule County**  
**South Dakota**



3/22/2018

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

# Soils Map



State: **South Dakota**  
 County: **Brule**  
 Location: **17-104N-70W**  
 Township: **Pukwana**  
 Acres: **67.61**  
 Date: **3/22/2018**



Soils data provided by USDA and NRCS.

**Area Symbol: SD603, Soil Area Version: 21**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains	NCCPI Cotton
Lf	Lane-Farnsworth complex	39.27	58.1%	Ils	61	2.8	53	54	70		35	20	26	1
HgC	Highmore-Java complex, 5 to 9 percent slopes	14.91	22.1%	IVe	64	2.3	44	49	56	28	49	34	38	0
JbE	Java-Betts loams, 9 to 20 percent slopes	9.13	13.5%	Vle	17						40	26	27	0
HgB	Highmore-Java complex, 1 to 5 percent slopes	3.84	5.7%	Ile	76	2.7	53	57	61	33	50	35	39	0
W	Water	0.46	0.7%		0							0	0	0
<b>Weighted Average</b>					<b>56.2</b>	<b>2.3</b>	<b>43.5</b>	<b>45.4</b>	<b>56.5</b>	<b>8</b>	<b>39.4</b>	<b>24.6</b>	<b>29.3</b>	<b>0.6</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

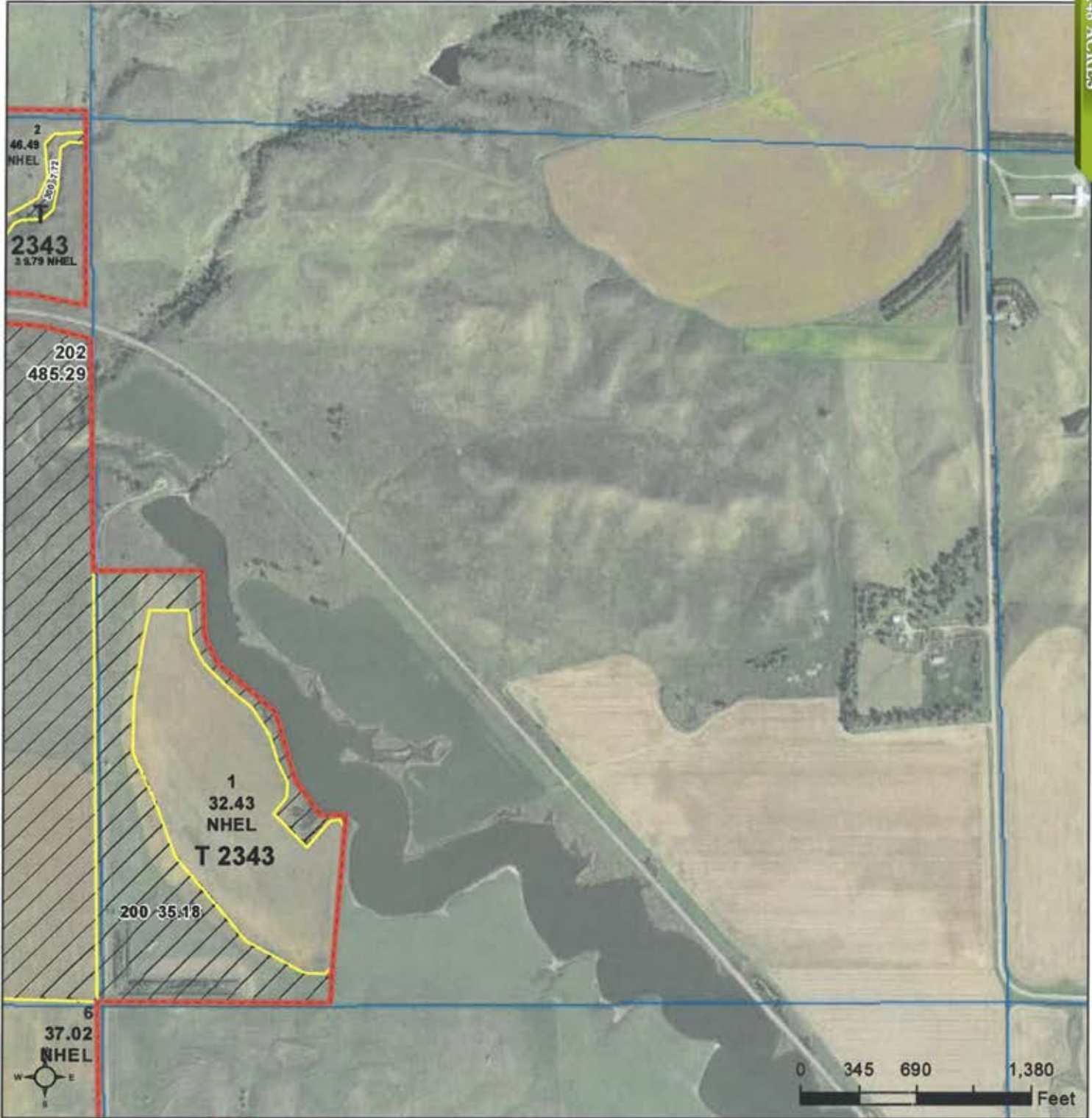
Soils data provided by USDA and NRCS.



United States  
Department of  
Agriculture

# Brule County, South Dakota

TRACT FOUR  
70.48 ACRES



**Common Land Unit** Tract Boundary  
 PLSS

Non-Cropland  
 Cropland

**Wetland Determination**

- Restricted Use
- Limited
- Exempt from Conservation Compliance Provisions

**2018 Program Year**

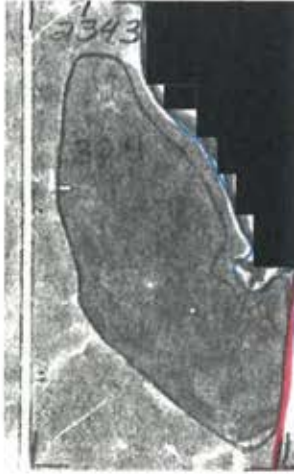
Map Created September 13, 2017

**Farm 2593**

**17 -104N -70W**

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# WETLANDS MAP





Title Report

Commitment Number: BC18-137 PRIEBE

SCHEDULE A

- 1. Effective Date: February 22, 2018 at 08:00 AM
- 2. Policy or Policies to be issued: Amount
  - (a) \_\_\_\_\_ Owner's Policy ( ALTA Own. Policy (6/17/06) )  
Proposed Insured:
  - (b)  X  Loan Policy ( ALTA Loan Policy (6/17/06) )  
Proposed Insured:
- 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:  
Michael Priebe, a/k/a Michael L. Priebe

5. The land referred to in the Commitment is described as follows:  
 Lots Six (6) and Seven (7), lying west of the creek, in Section Seventeen (17), in Township One Hundred Four (104) North, Range Seventy (70) West of the 5th P.M., Brule County, South Dakota

And

The East Half (E1/2) of Section Thirty-five (35) in Township One Hundred Four (104) North, Range Seventy (70) West of the 5th P.M., Brule County, South Dakota, subject to Highway Right-of-Way and less and except Plat of Sly's First Addition in the NE1/4 35-104-70 as recorded October 30, 1980 at 10:00 A.M under Microfilm No. 80-643;  
 less and except Plat of Blocks 1-5 of Sly's First Addition in the NE1/4 35-104-70 as recorded June 23, 1981 at 3:05 P.M. under Microfilm No. 81-491;  
 less and except a Plat of Block 6 of Sly's First Addition in the NE1/4 35-104-70 as recorded September 13, 1988 at 4:05 P.M. under Microfilm No. 88-534; and  
 less and except a Plat of Lots 1-2 of Priebe's First Addition to the Town of Pukwana in the NE1/4 35-104-70 as recorded May 11, 1990 at 1:30 P.M. under Microfilm No. 90-317.

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(BC18-137 PRIEBE.PFD/BC18-137 PRIEBE/10)

## Title Report

Commitment Number: BC18-137 PRIEBE

## SCHEDULE B

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 hereof 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. General Exceptions:
  1. Rights or claim of parties in possession not shown by the public records.\*
  2. 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.\*
  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 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.\*
  7. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.\*

\* Paragraphs 1, 2, 3, 4, 5, 6, and 7 will not appear as printed exceptions on extended coverage policies except as to such parts thereof which may be typed as a Special Exception.

## Special Exceptions:

3. This policy does not include a search of financing statements filed in the office of the Secretary of State or in Brule County Register of Deeds Office other than those recorded in the real estate records of said county.
4. We find no personal property taxes, liens or judgments on record in the offices of the County Treasurer, Register of Deeds or Clerk of Courts of Brule County, South Dakota against:  
Michael Priebe  
which should be liens upon the above described property when title thereto is vested in them. (except as specifically set out below.)
5. 2018 Real Estate Taxes (due in 2019) currently a lien but not yet due and payable.
6. 2017 Real Estate Taxes (due in 2018) in the amount of \$4,923.62 which are unpaid. First half becoming delinquent May 1, 2018; second half becoming delinquent November 1, 2018. Tax Receipt No. 21-017-04-0680 (Lots 6&7)  
21-035-03-0000 (SE1/4) 21-035-01-0001 (NE1/4)

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(BC18-137 PRIEBE.PFD/BC18-137 PRIEBE/10)

Commitment Number: BC18-137 PRIEBE

**SCHEDULE B**  
(Continued)

7. Notice of Contractors' Excise Tax Lien against Michael L. Priebe, doing business as Priebe Custom Excavation, in favor of the State of South Dakota in the amount of \$486.00 plus interest. Dated February 17, 2017 and recorded February 21, 2017 at 1:00 PM in the Office of the Brule County Register of Deeds under Microfilm No. F17-059.
  
10. Easement dated October 18, 1937 executed by S.I. Heikes and Brule County, S.D. Recorded October 18, 1937 at 9 AM in Book 6 of Misc on page 305. A permanent easement over all that part of Lot 7, Sec. 17-104-70 lying north of Half section line which runs east and west through said section 17 for the express purpose of planting trees and shrubs and landscaping thereon
11. Vested Drainage Right dated June 29, 1992 executed by Lloyd Warren Priebe and Aileen Lee Priebe to the Public. Recorded June 30, 1992 at 11:40 AM under Microfilm No. 92-907 (Sec. 35-104-70)
12. Vested Drainage Right dated June 29, 1992 executed by Lloyd Warren Priebe and Aileen Lee Priebe to the Public. Recorded June 30, 1992 at 11:40 AM under Microfilm No. 92-912 (Sec. 35-104-70)
13. Order Recorded March 29, 1977 at 11:15 AM under Microfilm No. 77-247. Organizing Hilltop Irrigation District. (Sec. 17-18-19-104-70)
14. Certified Land Corner Record dated December 4, 2012 executed by Paul J. Reiland, registered land surveyor, to The Public. Recorded February 7, 2013 under Microfilm No. 13-0113. (SW corner 36-104-70 & SE corner 35-104-70 & other land)
15. This Policy does not insure title to land comprising the shores or bottoms of navigable waters or to artificial accretions or fill.
16. Subject to Rights of riparian owners to the uninterrupted flow of the American Creek/Lake Wanalain. (Lots 6-7, lying west of the creek in 17-104-70)
17. Subject to government take line, if any, along the American Creek/Lake Wanalain. (Lots 6-7, lying west of the creek in 17-104-70)
18. Statutory easement for highway along the section line (or lines) bounding (or within) the land herein described.
19. The rights of the Public, the County of Brule, the State of South Dakota and any other governmental entity in and to that portion of the subject property used for road/right of way purposes.
20. No search has been made in regard to mobile homes/manufactured homes. Subsequently, we are not liable for any liens, judgements and/or taxes, current or delinquent, that would apply to the same.
21. End of Schedule B.

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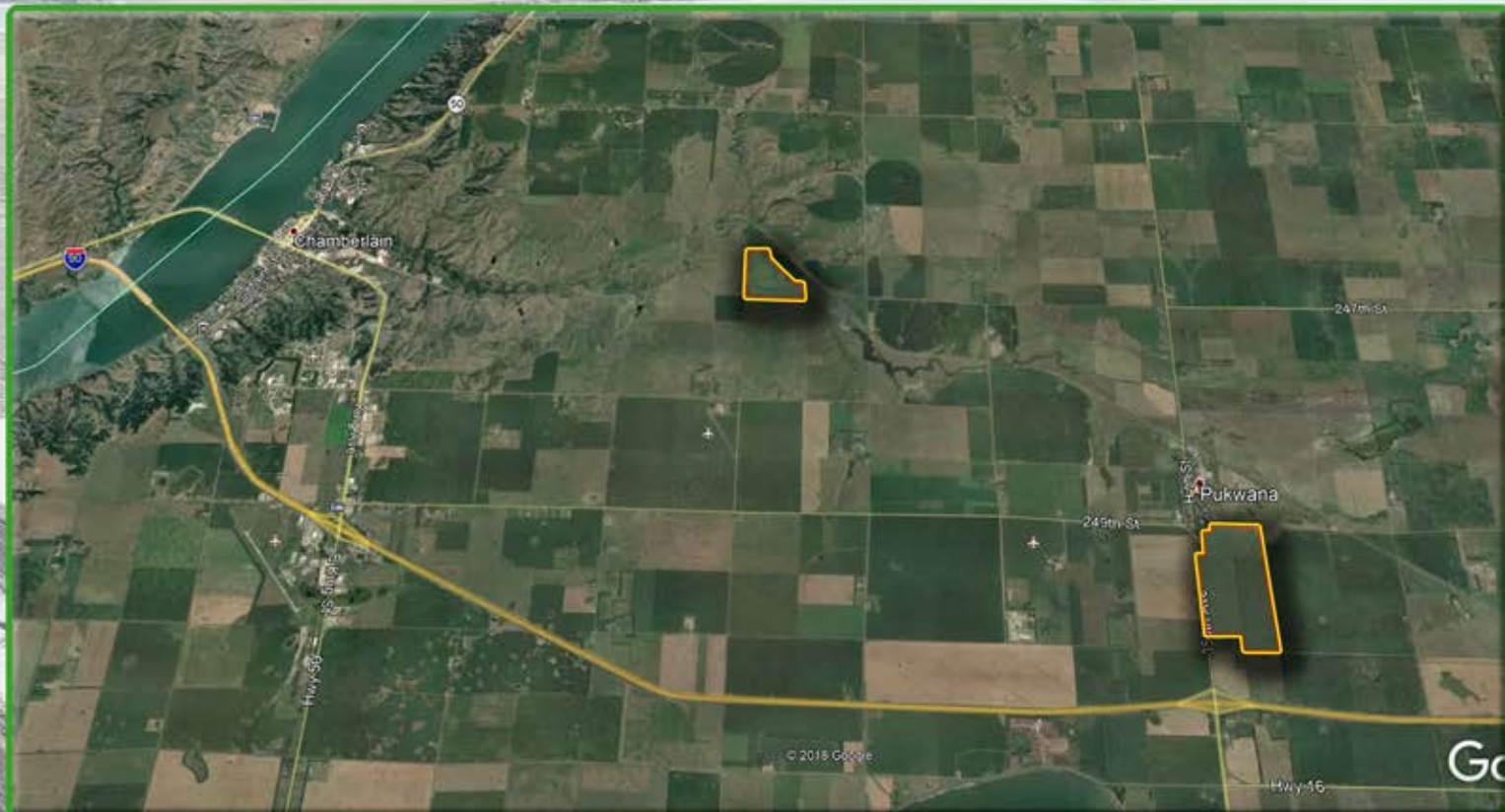


(BC18-137 PRIEBE.PFD/BC18-137 PRIEBE/10)

# Brule County

# FARMLAND AUCTION

# 356.22 Acres



**TERMS:** Cash sale with a 10% nonrefundable downpayment the day of the sale and the balance on June 1, 2018. Full possession is granted for the 2018 crop year. A warranty deed will be provided, and title insurance will be utilized with the cost split 50/50 between buyer and seller. The buyer will pay all the 2018 RE Taxes. Seller will pay all the 2017 RE Taxes due in 2018. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. No buyer brokerage offered on this transaction.

Friday  
**April 20th**  
at 1:00 PM



44628 SD HWY, Marion SD

phone: 800-251-3111

web: [wiemanauction.com](http://wiemanauction.com)

fax: 605-648-3102

"We Sell The Earth And Everything On It!"