

Hutchinson County Land

79.49 Acres!

56.11 tillable acres with balance in pasture,
hayland, and right of way!



Wednesday November 18th at 10:30 AM



PO BOX 148

44628 SD HWY 44, MARION SD

PHONE: 800-251-3111

WEB: WIEMANAUCTION.COM

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**79.49-ACRES WOLF CREEK TOWNSHIP HUTCHINSON COUNTY LAND
COMBINATION OF TILLABLE AND PASTURE LAND AT AUCTION**

**WEDNESDAY NOVEMBER 18TH
10:30 A.M.**

We are privileged to offer this well balanced 80-acres of pasture and tillable land located in the tightly held Wolf Creek Twp of Hutchinson County, SD. Powerful soils with rolling pasture and excellent access can best describe this tract. Buyers looking for a new home site with acres to support livestock or grain production, or farmers or investors looking for an add-on piece come take a look!

LEGAL: The W ½ of the NW ¼ of Section 36, 99-57 Hutchinson County, SD

LOCATION: From C&B Operations (JD Store) in Freeman, SD go 4 ¾ miles west south side of the road or at the junction of 278th St. and 433rd Ave.

- 56.11 acres tillable with 17.50 in pasture, 4.30 acres in hayland balance in RROW
- Soil production rating of 61.9. Predominant soils include Prosper Stickney (85) Stickney Dudley silt loams (54) and others
- New buyer able to farm or lease out for the 2021 crop year. Base & Yield and other pertinent info found in the buyers packet
- Property bordered to the north by a hard-surfaced highway and gravel township road to west. Annual Real Estate Taxes are \$1,465.42.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Buyers packets can be mailed out by calling the auctioneers at 800-251-3111 or visit www.wiமானuction.com for a buyers packet and view drone video footage of the property.

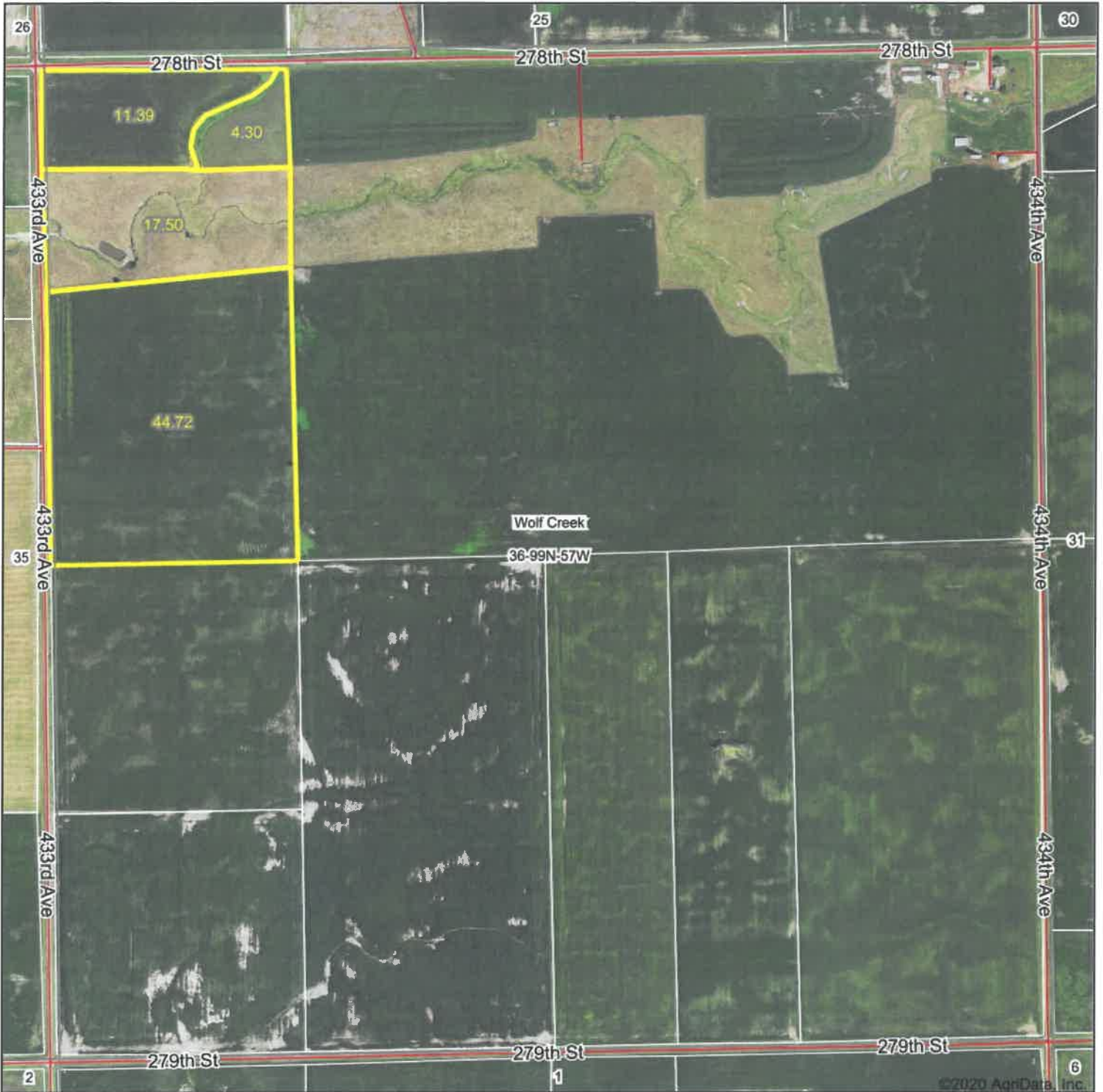
TERMS: Cash sale with 15% non-refundable down payment auction day with the balance on or before December 23, 2020. Warranty Deed to be granted with the cost of title insurance split 50-50 between the buyer and seller. Sellers to pay the 2020 taxes in full. Sold subject to owners approval and all easements and restrictions of record if any. Auctioneers represent the sellers in this transaction. Remember the auction sale will be held on the property.

JANET CARTER & JULIE CLAREY – OWNERS

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

Strasser Law Office
Closing Attorney
605-925-7745

Aerial Map



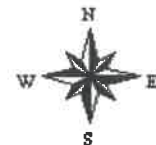
Map Center: 43° 20' 59.69, -97° 31' 47.41



Maps Provided By:



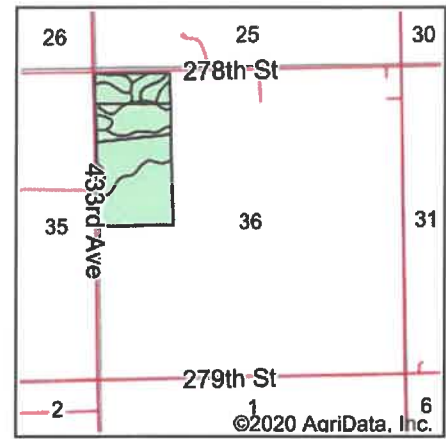
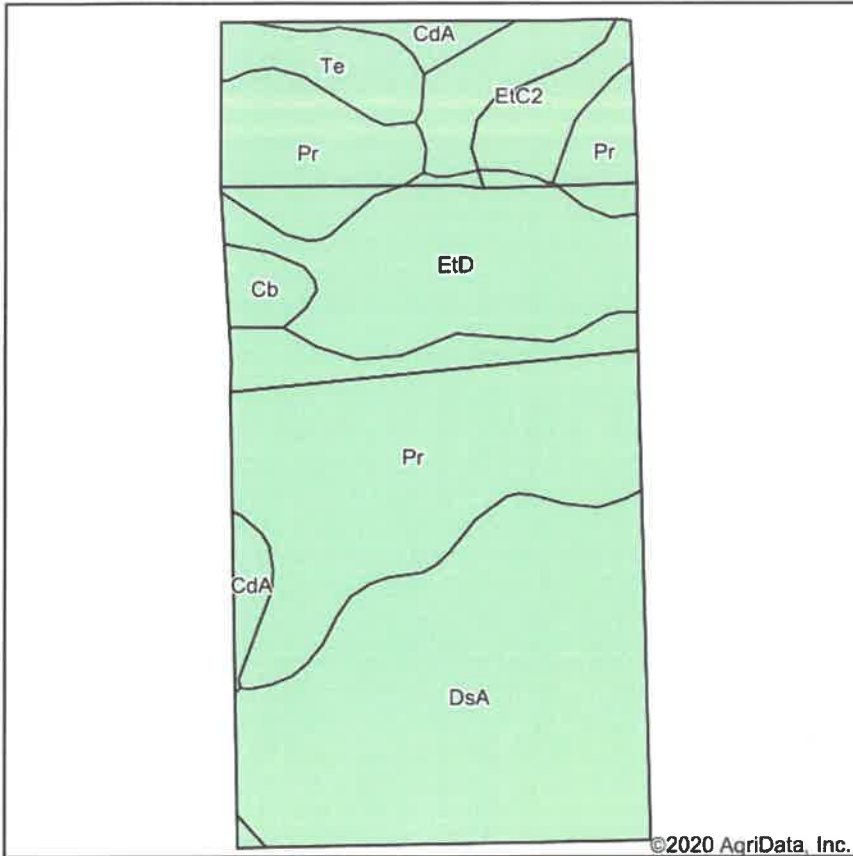
36-99N-57W
Hutchinson County
South Dakota



10/15/2020

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

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **36-99N-57W**
 Township: **Wolf Creek**
 Acres: **77.91**
 Date: **9/8/2020**

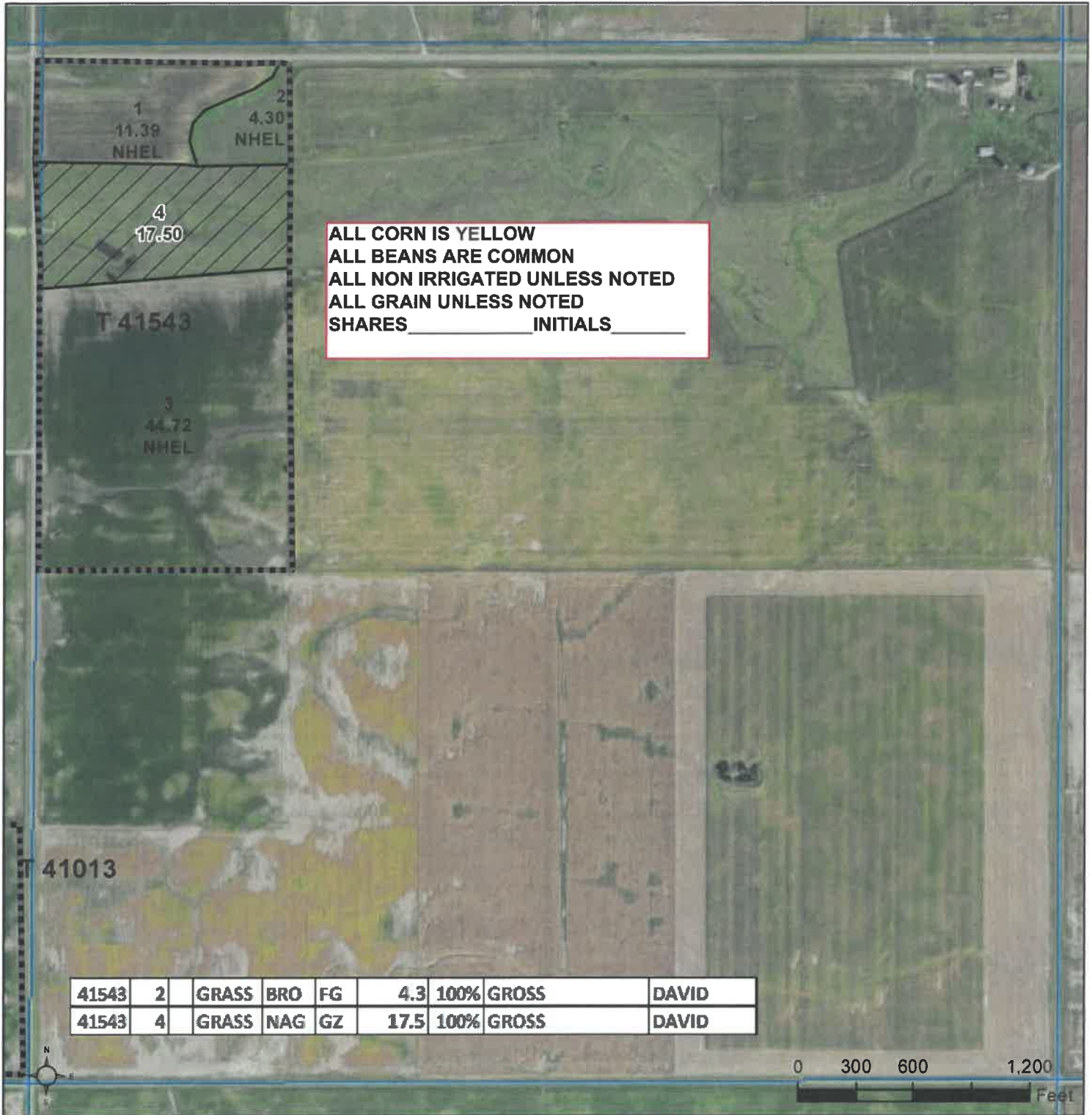


Soils data provided by USDA and NRCS.

Area Symbol: SD602, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	28.07	36.0%	IIc	85
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	26.07	33.5%	IIIs	54
EtD	Ethan-Betts loams, 9 to 15 percent slopes	11.78	15.1%	VIe	30
EtC2	Ethan-Betts loams, 6 to 9 percent slopes, eroded	5.58	7.2%	VIe	49
Te	Tetonka silt loam, 0 to 1 percent slopes	2.87	3.7%	IVw	56
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	2.19	2.8%	IIc	88
Cb	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	1.35	1.7%	VIw	34
Weighted Average					61.9

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



ALL CORN IS YELLOW
ALL BEANS ARE COMMON
ALL NON IRRIGATED UNLESS NOTED
ALL GRAIN UNLESS NOTED
SHARES _____ INITIALS _____

41543	2	GRASS	BRO	FG	4.3	100%	GROSS	DAVID
41543	4	GRASS	NAG	GZ	17.5	100%	GROSS	DAVID

Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination Identifiers

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

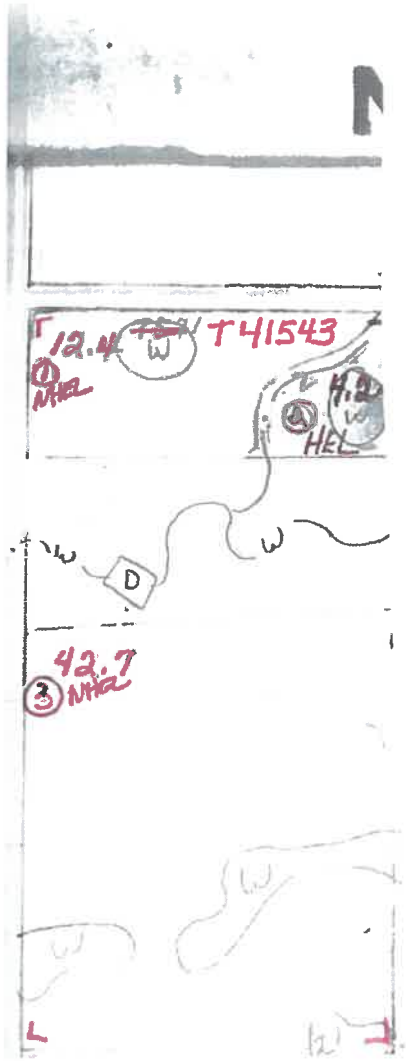
2020 Program Year

Map Created March 10, 2020

Farm 6799

36-99N-57W-Hutchinson

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).



W¹/₂ NW⁴

36-99-57

South Dakota
Hutchinson

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

FARM: 6799
Prepared: 9/25/20 2:04 PM
Crop Year: 2020
Page: 2 of 2

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.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	30.46	35	0.0
Total Base Acres:	74.52		

Owners: CARTER, JANET MARIE
Other Producers: None

CLAREY, JULIE ANN

Tract Number: 41543 Description J6L/WNW 36-99-57

FSA Physical Location : Hutchinson, SD ANSI Physical Location: Hutchinson, SD

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
77.91	60.41	60.41	0.0	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	60.41	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	5.28	54	0.0
CORN	28.89	107	0.0
SOYBEANS	23.61	35	0.0
Total Base Acres:	57.78		

Owners: CARTER, JANET MARIE
Other Producers: None

CLAREY, JULIE ANN

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

Oplinger Abstract & Title, Inc.
PO Box 133
Olivet, SD 57052-0133
Telephone: (605) 387-2335
Fax: (605) 387-2337

Office File No.: TI-4480

1. Effective Date: September 29, 2020, 8 AM

2. Policy or Policies to be issued:

A. Owner's Policy(6/17/06) Standard Coverage Extended Coverage

Amount: \$1,000.00 / To Be Determined.

Proposed Insured: To Be Determined.

B. ALTA Loan Policy(6/17/06) Standard Coverage Extended Coverage

Amount:

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. Title to the FEE SIMPLE estate or interest in said land is at the effective date hereof vested in:

Janet M. Carter and Julie A. Clarey, as tenants in common.

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

The S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 35;

AND

The W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 36;

ALL BEING IN Township 99 North, Range 57 West 5th P.M.,
Hutchinson County, South Dakota.

Parcel Identification Numbers: 099.57.35.4030 S $\frac{1}{2}$ SE $\frac{1}{4}$ -35-99-57
099.57.36.2020 W $\frac{1}{2}$ NW $\frac{1}{4}$ -36-99-57

SCHEDULE A

Commitment – Stewart Title Guaranty Company

0042 ALTA Commitment (6/17/06)

SCHEDULE B-SECTION 1

Office File No.: TI-4480

Page 1

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.

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 of record for value the estate or interest or mortgage thereon covered by this Commitment.

GENERAL EXCEPTIONS:

1. Rights or claims 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 and not shown by the Public Records 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 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.

C. SPECIAL EXCEPTIONS:

(See Schedule B-Section 2 beginning on next page)

SCHEDULE B-SECTION 1

Commitment – Stewart Title Guaranty Company

SCHEDULE B-SECTION 2

Office File No.: TI-4480

Page 1

SPECIAL EXCEPTIONS:

1. Real Estate Taxes for year 2019 are paid in full in the following amounts:
 - \$1,653.72 upon the S $\frac{1}{2}$ SE $\frac{1}{4}$ -35-99-57.
 - \$1,465.42 upon the W $\frac{1}{2}$ NW $\frac{1}{4}$ -36-99-57.
2. Rights of the public in and to the statutory easement for section line road right-of-way.
3. Mineral reservations and rights incidental thereto as reserved by the State of South Dakota in its State Patent and as recited in SDCL 5-2-12, recorded in:
 - Book X page 295 on May 17, 1907 affecting the NW $\frac{1}{4}$ NW $\frac{1}{4}$ -36-99-57.
 - Book X page 297 on May 17, 1907 affecting the SW $\frac{1}{4}$ NW $\frac{1}{4}$ -36-99-57.
4. Easement for the construction, operation, and maintenance of a telephone line or system and rights incidental thereto as set forth in a document granted to BISON STATE TELEPHONE COMPANY (no representation is made as to the present ownership of said easement) affecting a strip of land 16.5 feet in width located along a N-S center line 58 feet East of the West boundary, and along an E-W center line 75 feet South of the North boundary of the W $\frac{1}{2}$ NW $\frac{1}{4}$ -36-99-57, as recorded in Book E2 page 120 on July 24, 1979.
5. Easement for the construction, operation, and maintenance of rural water system and rights incidental thereto as set forth in a document granted to B-Y WATER DISTRICT (no representation is made as to the present ownership of said easement) affecting the NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 35-99-57, as recorded in Book E3 page 235 on March 3, 1986.
6. Claim of vested drainage rights for the drainage of water from the N $\frac{1}{2}$ -31-99-56 onto the N $\frac{1}{2}$ -36-99-57, and rights incidental thereto as set forth in a document recorded in Book D3 page 344 on June 29, 1992.

----- End of Schedule B -----

This Commitment is not valid without Schedule B-Section 1

SCHEDULE B-SECTION 2

Commitment - Stewart Title Guaranty Company

NOTES

Hutchinson County Land

79.49 ACRES!

Auction will be held at the property 5 Miles West
of C&B Operations in Freeman SD



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Remember the auction sale will be held on the property.

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