

# 320 ACRES

## CHARLES MIX COUNTY LAND

- THURSDAY, OCTOBER 20TH AT 10:30AM -



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

800.251.3111 | Marion, SD | [WiemanAuction.com](http://WiemanAuction.com)

Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043



**320 ACRES OF CASTALIA TOWNSHIP – CHARLES MIX COUNTY LAND AT AUCTION  
POWERFUL – HIGH QUALITY – TILLABLE LAND OFFERED AS ONE TRACT**

In order to settle the Trust, we will offer the following land at public auction on site located from Platte, SD go 6-miles west on Hwy. 44 turn north on 361<sup>st</sup> Ave go 1-mile to 275<sup>th</sup> St. turn west ½ mile property is on the north side of the road on:

**THURSDAY OCTOBER 20<sup>TH</sup>  
10:30 A.M.  
AUCTION HELD ON SITE**

Outstanding eye appeal, great location & access, powerful soils with predictable yield potential are just some of the adjectives to describe this large almost all tillable tract of land. Property is located in the tightly held Castalia Township just NW of Platte where land is rarely available for sale to the public. Farmers or investors come take a look in person to judge the quality. No disappointments!

**LEGAL:** The West ½ of Section 11, 99-69 Charles Mix County, South Dakota

- 297.53 acres tillable with 9.49 acres grass/low spot in the NW corner and the balance found in road right of way
- Soil production rating of 71.7 with the predominant soils Eakin-Ethan (75) and Highmore silt loam (91)
- New buyer able to farm or lease out for the 2023 crop year. Annual Real Estate Taxes are \$4,493.94.
- Base & Yield info, wetland maps, and title insurance found in the buyers packet
- Property has been in a Corn, Soybean, & Wheat Rotation with wheat planted in 2022.

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience. Drone video footage can be viewed at [www.wiemanauktion.com](http://www.wiemanauktion.com). Buyers packets are available on-line or by calling the auctioneers and packets can be mailed out.

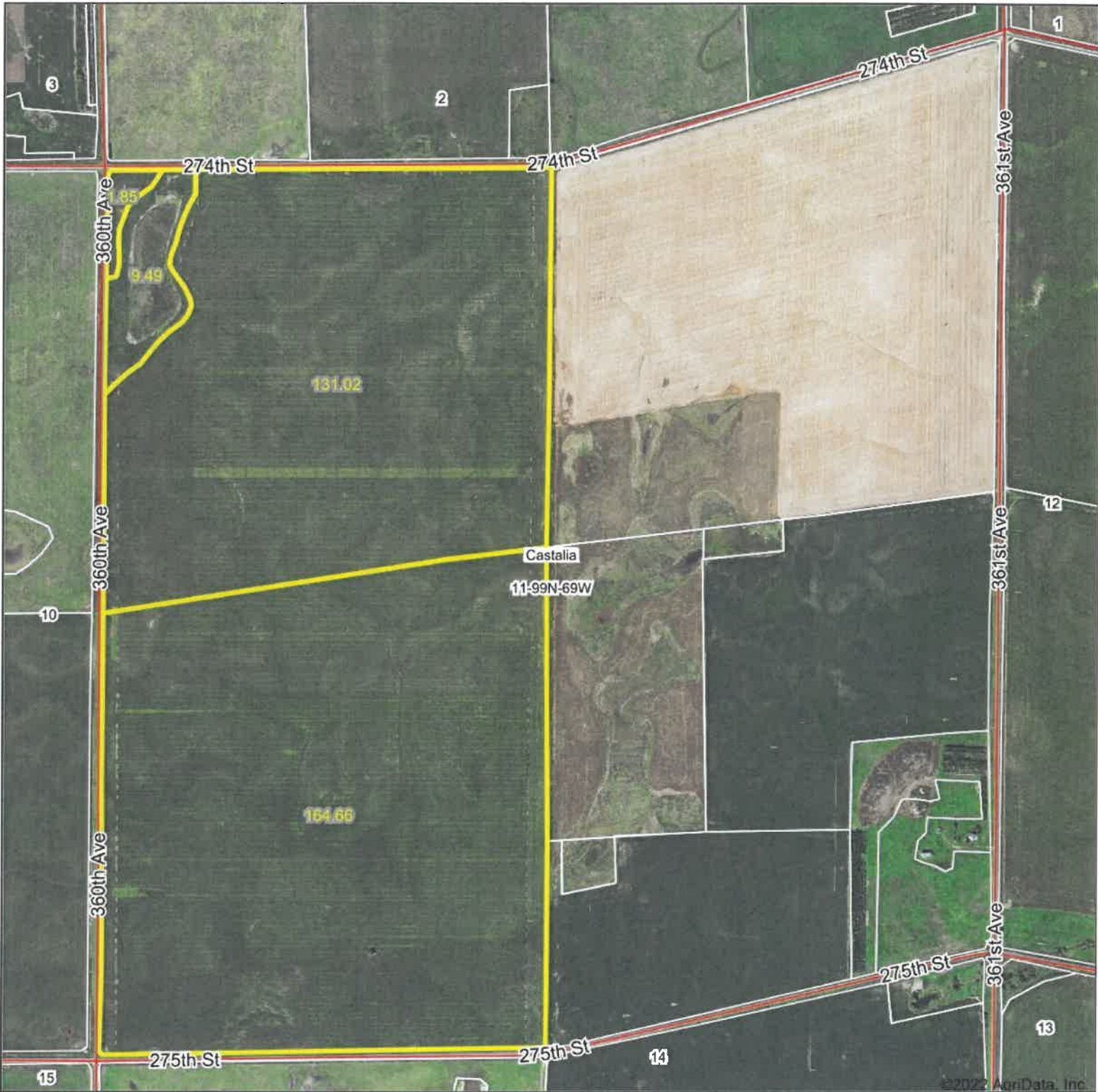
**TERMS:** Cash sale with 15% (non-refundable) down payment with the closing on or before December 2<sup>nd</sup> 2022. Trustee's Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay all of the 2022 taxes in full new buyer will pay all 2023 taxes due in 2024. Sold subject to Trustee's Approval and any easements or restrictions of record. Auctioneers represent the sellers. Remember auction held on the land!

**DYK LIVING TRUST – OWNER  
PAULA EDWARDS – TRUSTEE**

Wieman Land & Auction Co. Inc.  
Marion, SD 800-251-3111  
[www.wiemanauktion.com](http://www.wiemanauktion.com)

Titles of Dakota  
Closing Agent  
605-487-7271

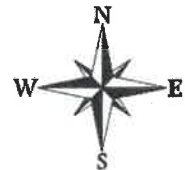
# Aerial Map



Map Center: 43° 24' 26.58, -98° 58' 22.33



**11-99N-69W**  
**Charles Mix County**  
**South Dakota**



8/31/2022

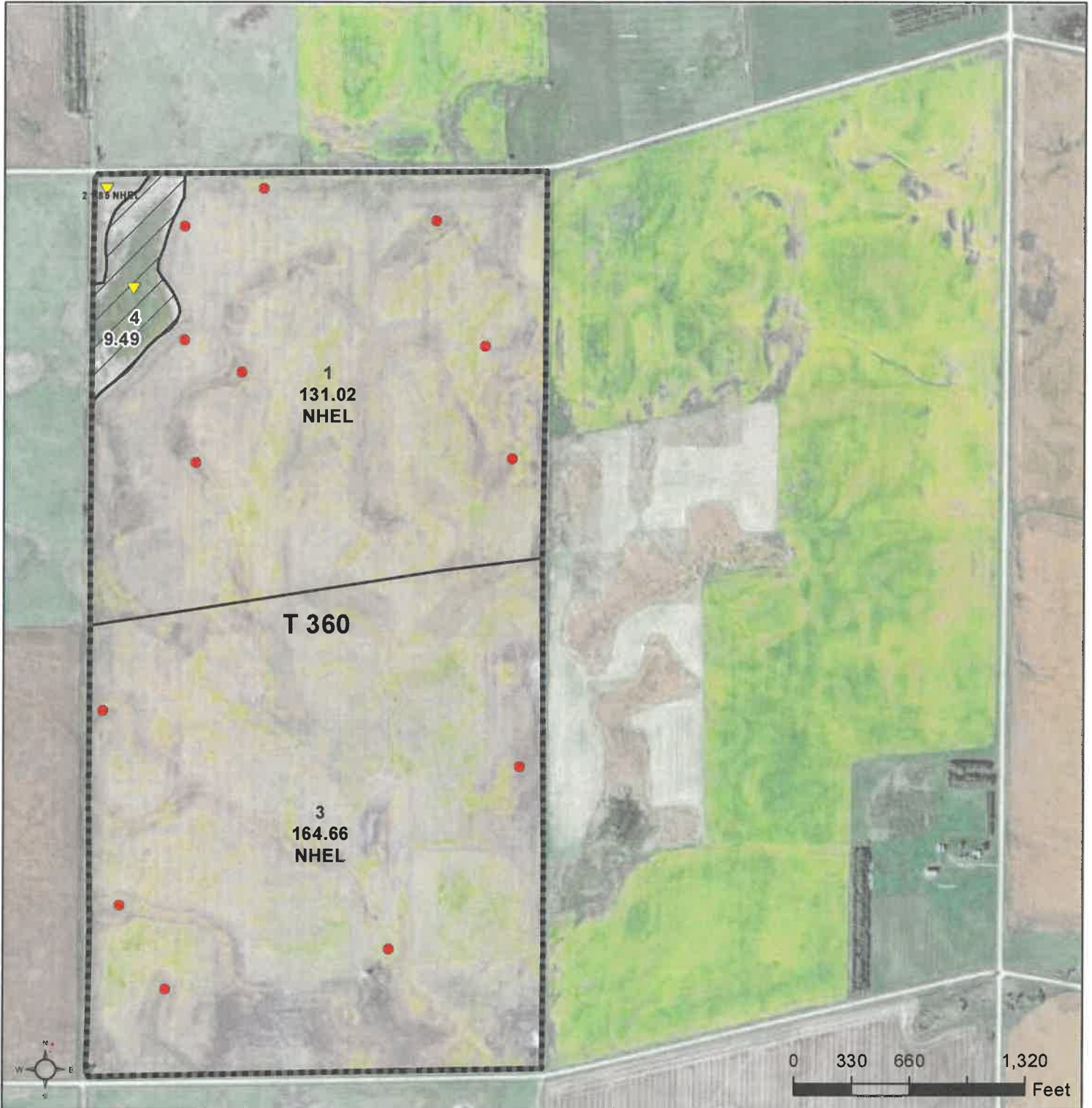
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Field borders provided by Farm Service Agency as of 5/21/2008.



United States  
Department of  
Agriculture

# Charles Mix County, South Dakota



**Common Land Unit** Tract Boundary  
 Non-Cropland  
 Cropland  
 PLSS

**Wetland Determination**  
 Restricted  
 Limited  
 Exempt from Conservation  
 Compliance Provisions

Unless otherwise noted,  
crops listed below are:  
 Non-irrigated Intended for Grain  
 Corn = Yellow  
 Soybeans = Common  
 Wheat - HRS or HRW  
 Sunflowers = Oil or Non-oil

Producer initial \_\_\_\_\_  
 Date \_\_\_\_\_

2022 Program Year

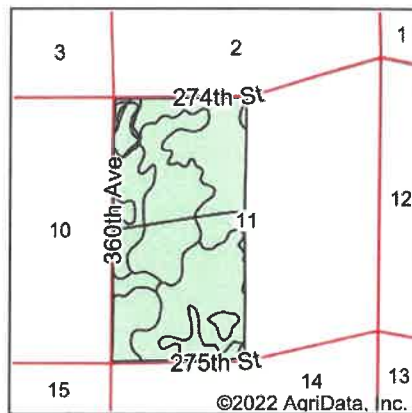
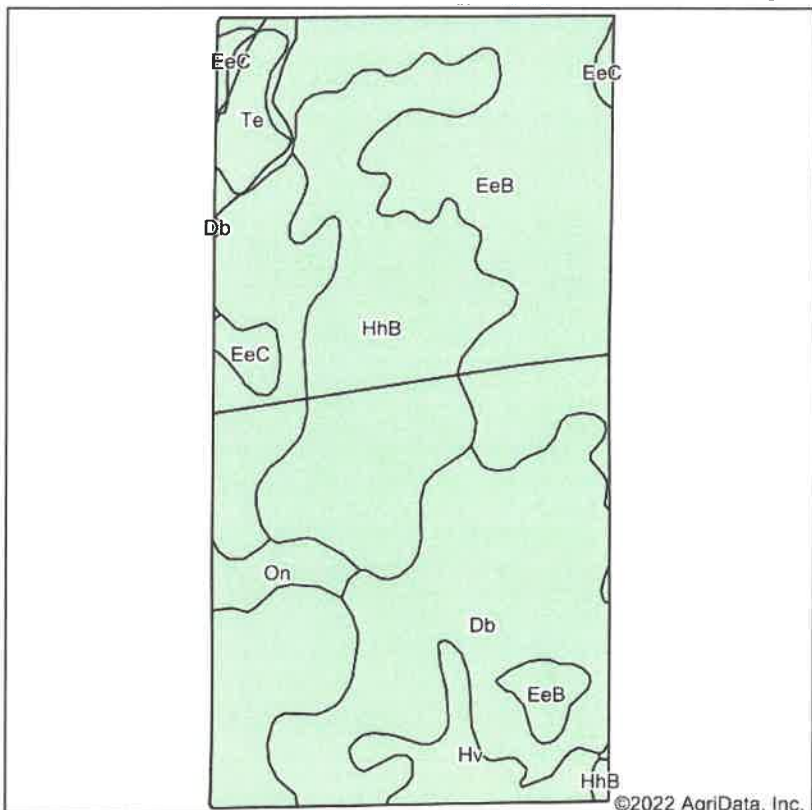
Map Created April 13, 2022

**Farm 6202**

**11-99N-69W-Charles Mix**

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).

### Soils Map



State: **South Dakota**  
 County: **Charles Mix**  
 Location: **11-99N-69W**  
 Township: **Castalia**  
 Acres: **307.02**  
 Date: **8/31/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

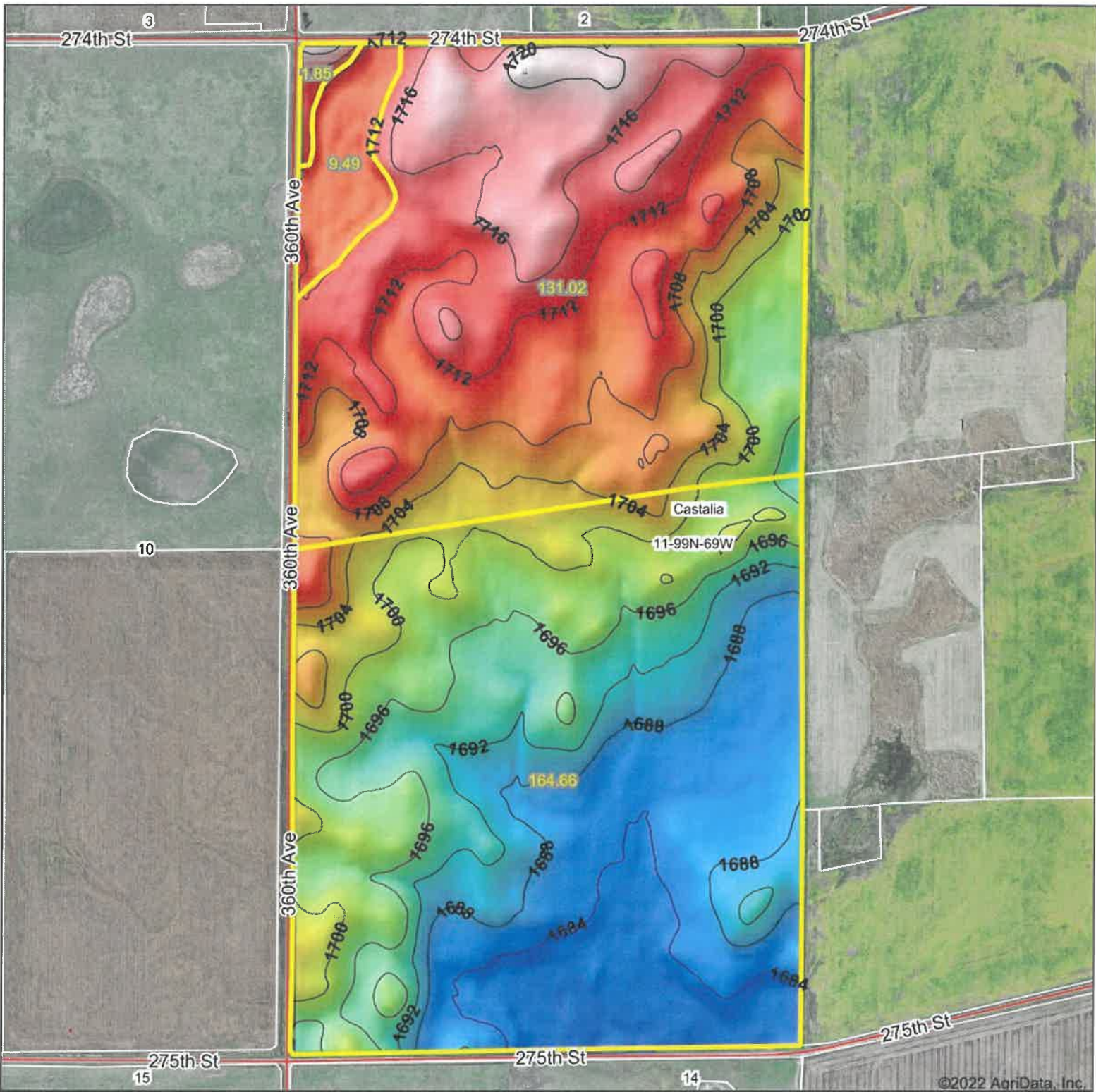
Area Symbol: SD023, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	132.02	43.0%	Ile	75
HhB	Highmore silt loam, 2 to 6 percent slopes	72.23	23.5%	Ile	91
Db	DeGrey-Walke silt loams, 0 to 2 percent slopes	69.60	22.7%	IVs	56
Hv	Hoven silt loam, 0 to 1 percent slopes	12.82	4.2%	VIIs	15
Te	Tetonka silt loam, 0 to 1 percent slopes	7.41	2.4%	IVw	56
On	Mobridge silt loam, 0 to 2 percent slopes	6.68	2.2%	IIc	94
EeC	Eakin-Ethan complex, 6 to 9 percent slopes	6.26	2.0%	IIIe	67
<b>Weighted Average</b>				<b>2.69</b>	<b>71.7</b>

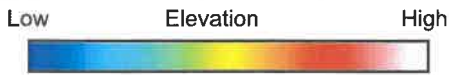
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Topography Hillshade



©2022 AgriData, Inc.



Source: USGS 10 meter dem  
 Interval(ft): 4  
 Min: 1,680.6  
 Max: 1,723.1  
 Range: 42.5  
 Average: 1,700.5  
 Standard Deviation: 11.19 ft



8/31/2022

**11-99N-69W**  
**Charles Mix County**  
**South Dakota**

map center: 43° 24' 26.58, -98° 58' 22.33



Maps Provided By:



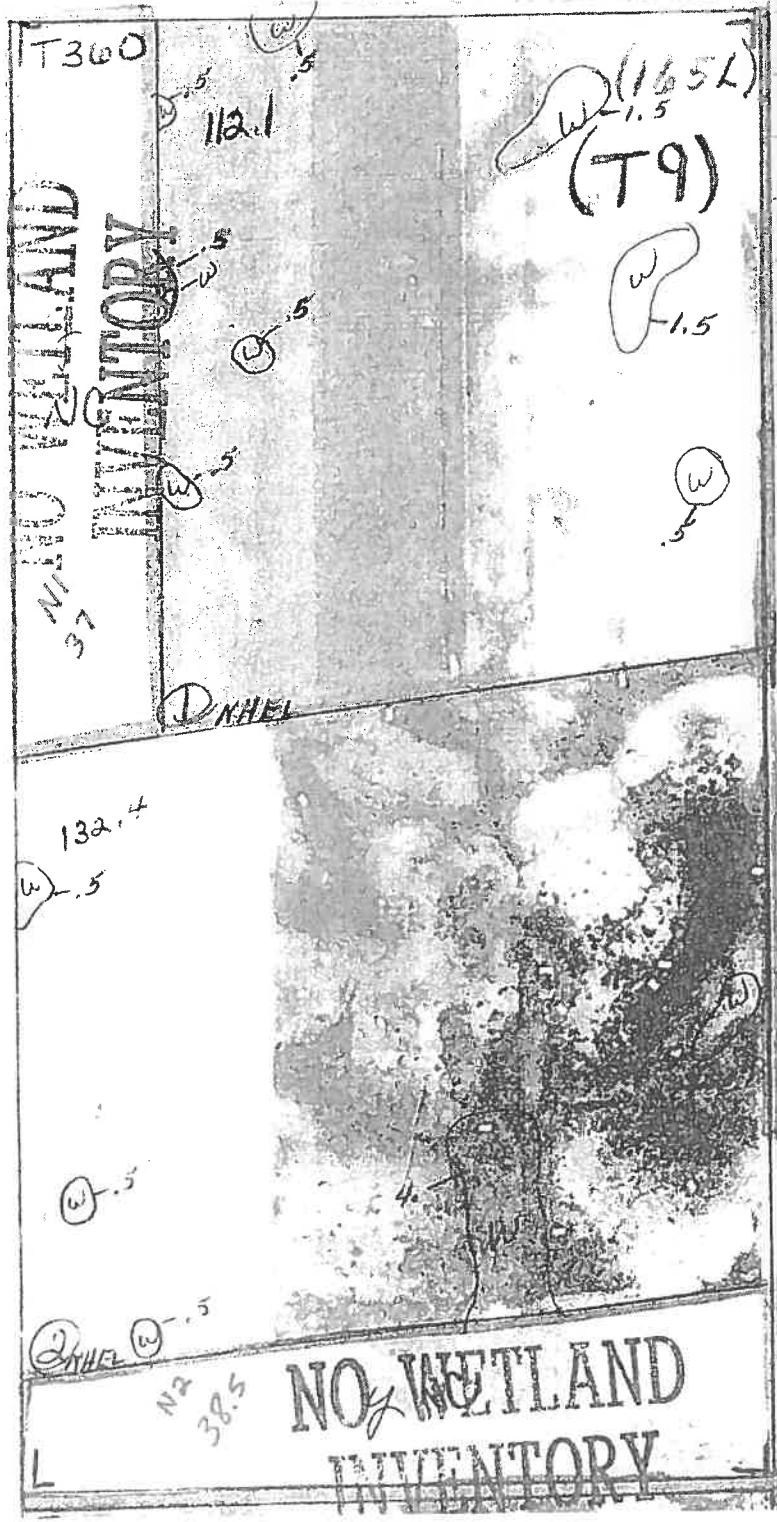
© AgriData, Inc. 2021 www.AgriDataInc.com

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

- (FW) Wetland
- (PC) Ditched or tilled prior to 12-23-85 but still wetland
- (CH) Converted Wetland prior to 12-23-85
- (CH) Converted Wetland after 12-23-85
- (---) Ditched prior to 12-23-85
- (---) Tiled prior to 12-23-85
- (---) Wetland in a channel

# SCALE

## OFFICIAL WETLAND DETERMINATION FOR HIGHLIGHTED TRACTS ONLY



SOUTH DAKOTA  
CHARLES MIX  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 6202  
Prepared : 8/19/22 1:59 PM  
Crop Year : 2022

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : OLSON GRAIN INC  
Farms Associated with Operator :  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
307.02	297.53	297.53	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	297.53	0.00		0.00		0.00	0.00	0.00

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SNFLR, SOYBN	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	14.00	0.00	67	0
Corn	93.70	0.00	104	0
Sunflowers	23.70	0.00	1418	
Soybeans	85.20	0.00	44	0
<b>TOTAL</b>	<b>216.60</b>	<b>0.00</b>		

**NOTES**

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Tract Number : 360

Description : W 1/2 11 99 69  
FSA Physical Location : SOUTH DAKOTA/CHARLES MIX  
ANSI Physical Location : SOUTH DAKOTA/CHARLES MIX  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : DYK LIVING TRUST  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
307.02	297.53	297.53	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	297.53	0.00	0.00	0.00	0.00	0.00



SOUTH DAKOTA  
CHARLES MIX  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 6202  
Prepared : 8/19/22 1:59 PM  
Crop Year : 2022

Abbreviated 156 Farm Record

DCP Crop Data

Tract 360 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	14.00	0.00	67
Corn	93.70	0.00	104
Sunflowers	23.70	0.00	1418
Soybeans	85.20	0.00	44
<b>TOTAL</b>	<b>216.60</b>	<b>0.00</b>	

NOTES

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## COMMITMENT FOR TITLE INSURANCE

Issued By

**CHICAGO TITLE INSURANCE COMPANY**

***Transaction Identification Data for reference only:***

Issuing Agent: Titles of Dakota  
Issuing Office: Lake Andes, SD  
ALTA® Universal ID: 0005107  
Loan ID No.: Not Available  
Commitment No.: 22-0942 (CM-5330)  
Issuing Office File No.: 22-0942  
Property Address: NA, Platte, SD 57369

### SCHEDULE A

1. Commitment Date: August 23, 2022 at 08:00 AM
2. Policy to be issued:
  - a. ALTA Owners Policy (06/17/06)  
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below  
Proposed Policy Amount: TBD
  - b. ALTA Loan Policy (06/17/06)  
Proposed Insured: To Be Determined  
Proposed Policy Amount: TBD
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:  
  
Clair Dyk and Pearl Dyk, as Trustees, or their successors in trust, under the Dyk Living Trust, dated December 1, 2005, and any amendments thereto
5. The Land is described as follows:  
  
The west one-half (W½), Section eleven (11), Township ninety-nine (99) North, Range sixty-nine (69) West of the Fifth Principal Meridian, Charles Mix County, South Dakota.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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## COMMITMENT FOR TITLE INSURANCE

Issued By

### CHICAGO TITLE INSURANCE COMPANY

#### SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. As this property is vested in a trustee, (Clair Dyk and Pearl Dyk, as Trustees, or their successors in trust, under the Dyk Living Trust, dated December 1, 2005), a properly executed Trustee's Warranty Deed, must be placed of record.
6. Procure and record a properly executed Certificate of Trust in accordance with SDLRC 55-4-51.3 regarding Dyk Living Trust, dated December 1, 2005. The Certificate of Trust must be executed simultaneously with the conveyance being insured.
7. The mortgage, if any, we are being asked to insure must be properly executed, and must be placed of record.
8. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
9. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent herewith when the final amounts are approved.
10. Pay or take subject to Real Estate Taxes as referenced in Schedule B-II.

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**SCHEDULE B**  
(Continued)

**SCHEDULE B, PART II**  
**Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. 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.
4. Easements, or claims of easements, not shown by the public records.
5. Any liens, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Subject to any 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 notice of such proceedings, whether or not shown by the records of such agency or by the public records.
7. (a) Unpatented mining claims, title, or interest in any minerals, mineral rights, or related matters, or rights of access and egress, including but not limited to oil, gas, coal, and other hydrocarbons; (b) exceptions, reservations, and restrictions contained 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.
8. Subject to any setback lines and utility easements that may exist.
9. Rights of tenants in possession under the terms of unrecorded leases.

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## SCHEDULE B

(Continued)

10. The 2021 real estate taxes due and payable in 2022 are due and payable as follows:  
  
W½, Section 11-99-69 (320 A), assessed to Dyk Living Trust, Clair & Pearl Dyk, Trustees, 5804 S. San Diego, Sioux Falls, SD, Parcel #03.11.2000, tax in the total amount of \$4,493.94, 1st installment of \$2,246.97 paid, 2nd installment of \$2,246.97-----\$ UNPAID  
  
Subject to real estate taxes for the 2022 tax year which are not yet due and payable.
11. Right-of-Way Easement - executed by Ben & Catherine VandenBos, husband and wife, to Randall Community Water District, dated July 19, 1976, filed March 28, 1977, at 4:00 o'clock P.M., recorded in Book 27 of Miscellaneous Records, page 402, pertaining to the NW¼, Section 11-99-69, copy attached.
12. Affidavit executed by Michael J. Whalen, attorney for Charles Mix Electric Association, Inc., referring to numerous unrecorded original Right-of-Way Easements, dated October 12, 2010, filed December 20, 2010, at 8:35 o'clock A.M., recorded in Book 54 of Miscellaneous Records, page 237, along with other property, copy attached.
13. Matters concerning the proposed insured which do or may affect title to the subject premises.
14. As the proposed insured has not been determined, we reserve the right to add additional exceptions.
15. Section line highways by operation of law, South Dakota Code 31-18-1, and unrecorded underground easement, if any.
16. Subject to such further matters as may appear of record at the time the final policy is issued.

END OF SCHEDULE B

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**SCHEDULE B**  
(Continued)

11. Please be advised that the Tax Reform Act of 1986 requires that the following information be provided at closing:

- a) Seller's Tax Identification Number or Social Security Number.
- b) Seller's full address after the closing.

**NOTE:**

The record discloses no transfers within the last 24 months. The last transfers of record are:

- 1) Joyce Mellema, a married person, to Pearl Dyk and Clair Dyk, wife and husband, as joint tenants with right of survivorship and not as tenants in common, by Warranty Deed dated January 9, 2002, filed January 10, 2002, at 1:50 o'clock P.M., recorded in Book 116 of Deeds, page 473.
- 2) Pearl Dyk and Clair Dyk, wife and husband, to Pearl Dyk and Clair Dyk, wife and husband, as joint tenants with right of survivorship and not as tenants in common, by Warranty Deed dated January 9, 2002, filed January 10, 2002, at 2:00 o'clock P.M., recorded in Book 116 of Deeds, page 474.
- 3) Clair Dyk and Pearl Dyk a/k/a Pearl M. Dyk, husband and wife, to Clair Dyk and Pearl Dyk, as Trustees, or their successors in trust, under the Dyk Living Trust, dated December 1, 2005, and any amendments thereto, by Quit Claim Deed dated December 1, 2005, filed December 2, 2005, at 10:00 o'clock A.M., recorded in Book 120 of Deeds, page 542, along with other property.

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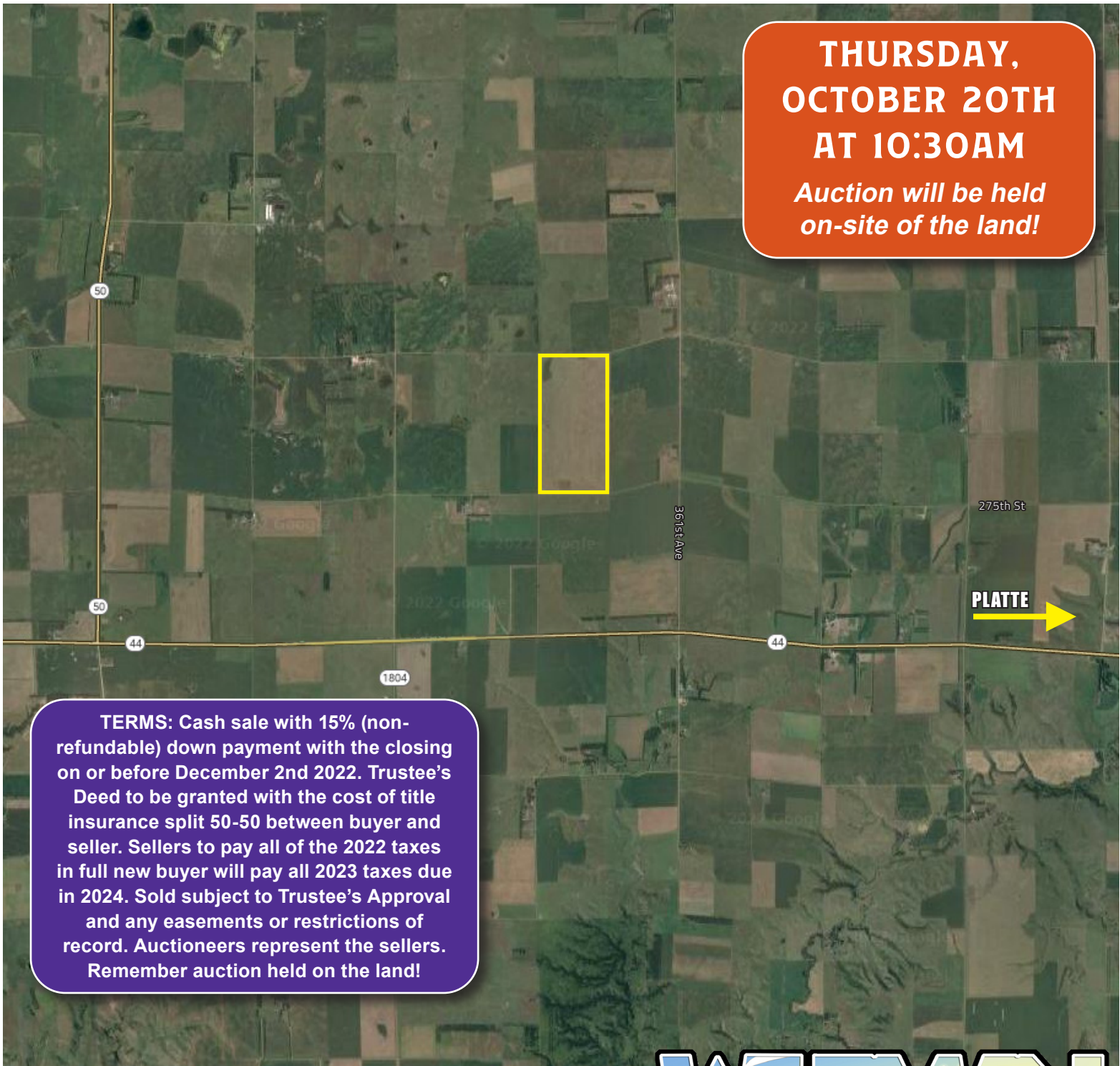


# 320 ACRES

## CHARLES MIX COUNTY LAND

**THURSDAY,  
OCTOBER 20TH  
AT 10:30AM**

*Auction will be held  
on-site of the land!*



**TERMS:** Cash sale with 15% (non-refundable) down payment with the closing on or before December 2nd 2022. Trustee's Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay all of the 2022 taxes in full new buyer will pay all 2023 taxes due in 2024. Sold subject to Trustee's Approval and any easements or restrictions of record. Auctioneers represent the sellers. Remember auction held on the land!

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

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Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

