

# 314 ACRES

## MINER COUNTY LAND

- TUESDAY, NOVEMBER 9TH AT 10:30AM -



**H5**  
INVESTMENTS LLC  
OWNER

*"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



**314 ACRES REDSTONE TOWNSHIP MINER COUNTY LAND OFFERED IN 3-TRACTS  
POWERFUL TILLABLE LAND – PASTURE LAND & CRP TREES CREATE A PIECE OF SOUTH DAKOTA  
HUNTING PARADISE ALL AT AUCTION**

We will offer the following land for sale at public auction located in the Carthage Community Room (Fire Hall) on:

**TUESDAY NOVEMBER 9<sup>TH</sup>  
10:30 A.M.**

It is our privilege to offer this well-planned hunting unit that has been developed to offer income potential plus outstanding wildlife habitat. Over 1-mile of established trees plus food plots along Redstone Creek creates a wildlife bed & breakfast. Property offered in 3-tracts to give buyers both large and small the opportunity to purchase. Come take a look no disappointments!

**TRACT ONE: 160-ACRES**

**LEGAL: SW ¼ of Section 4, 108-58 Miner County, South Dakota.**

**LOCATION:** From Carthage, SD go 3-miles west, 1-mile north, ½ mile west north side of the road. Or at the junction of 221<sup>st</sup> St. and 420<sup>th</sup> Ave.

- 102 acres tillable 54-acres in pasture, trees, flowing creek balance in RROW.
- Bordered to the south by 221<sup>st</sup> St. gravel township road, 420<sup>th</sup> Ave to the west which is a grassed section line.
- Soil production rating of 68.3. Predominant soils include Clarno-Bonilla (88) and Clarno-Crossplain (82) Delmont-Enet (50)
- Improvements include 2013 Cleary 30 X 48 Pole Shed cement floor, 2004 Sioux 7200 bu. Storage bin, and CRP trees planted in approx. 2004.
- New buyer able to farm or lease out for the 2022 crop year. New buyer must assume CRP contract on the trees that pays \$179/acre thru 2032. Annual Real Estate taxes \$2,686.14.
- Base & Yield info, wetland maps, and other pertinent info found in the buyers packet

**TRACT TWO: 154.3 ACRES**

**LEGAL: Government Lots 2, 3, & 4 in Section 4, 108-58 Miner County, South Dakota.**

**LOCATION:** Directly North of Tract One

- 116 acres tillable, 6-acres in trees, balance in grass, flowing creek and RROW
- Bordered to the north by 220<sup>th</sup> St. gravel township road and minimum maintenance section lines to the west.
- Soil Production rating of 75.5. Predominant soils include Clarno-Crossplain (82) and Clarno-Bonilla (88) and others.
- This tract has two separate tree groves strategically placed to attract and maintain wildlife along with several food plots along the creek.
- New buyer able to farm or lease out for the 2022 crop year. New buyer must assume the CRP contract on the trees that pays \$179/acre thru 2032.
- Annual Taxes are \$2,863.42. Base & Yield and all pertinent info found in the buyers packet

**TRACT THREE: 314.3 ACRES**

**LEGAL: SW ¼ of Section 4 and Lots 2,3, & 4 all in Section 4, 108-58 Miner County, South Dakota.**

- 251 acres with past production history, 13.52 acres in trees, 49 acres in pasture and waterways balance in RROW.
- Soil Production Rating on entire unit of 72. Annual taxes on entire unit are \$5,549.56.

- Outstanding turn key operation set up for hunting or would make a great opportunity for the cow calf operator.

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience or you may view drone video footage and a buyers packet at [www.wiமானuction.com](http://www.wiமானuction.com). Buyers packets can be mailed out by calling the auctioneers at 800-251-3111.

**TERMS:** Cash sale with 15% (non-refundable) down payment with the balance on or before December 15, 2021. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay all of 2021 taxes due in 2022. If property is sold in two tracts, sellers at their expense will have the property surveyed to determine the boundary lines. Sold subject to existing CRP contracts that buyers must assume. Auctioneers represent the sellers only. Remember auction held in the Carthage Community Room!

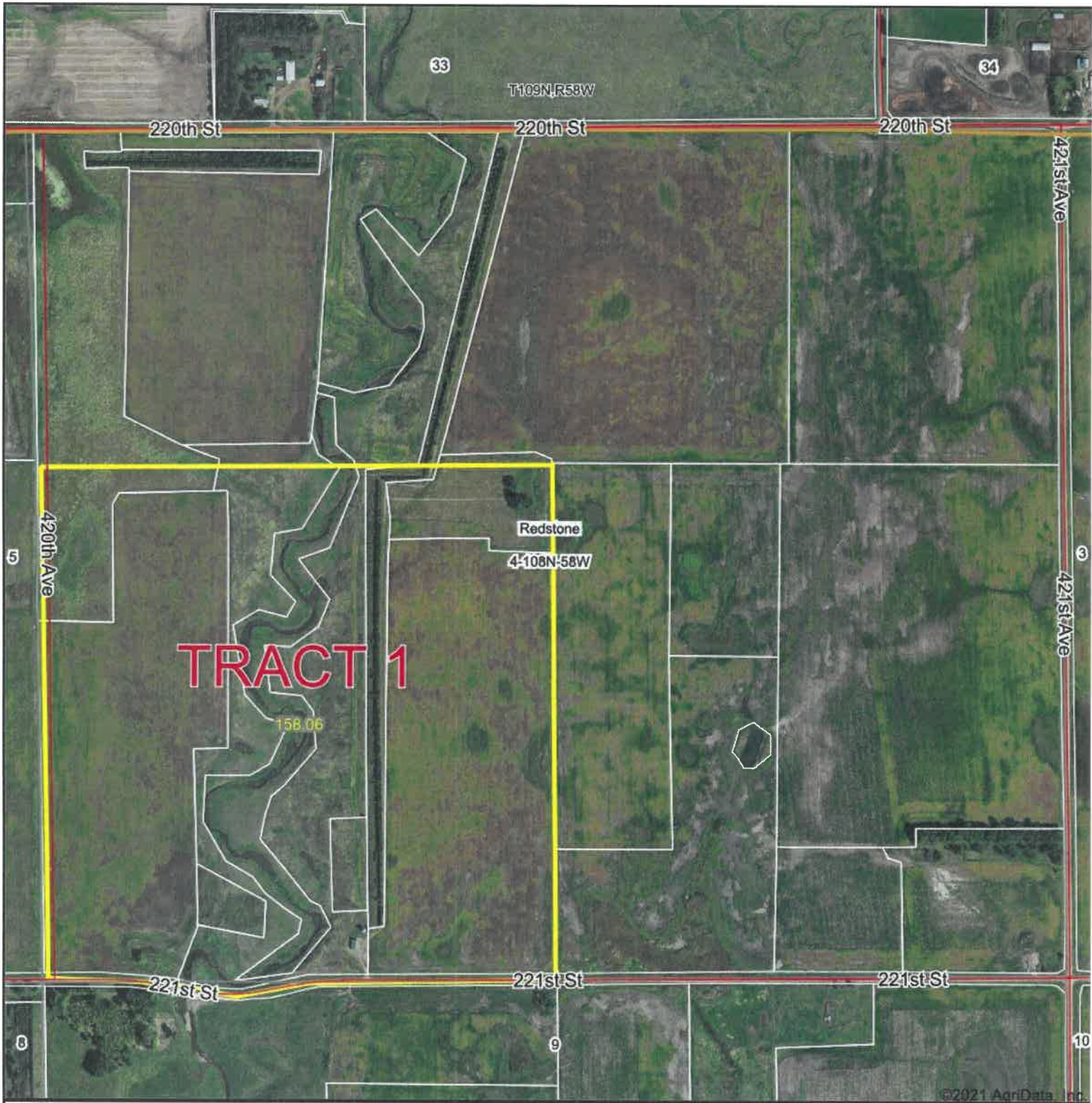
#### H5 INVESTMENTS LLC – OWNER

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

Fidelity Abstract & Title  
Closing Agent  
605-772-5632



# Aerial Map



Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

Map Center: 44° 11' 21.88, -97° 48' 1.54

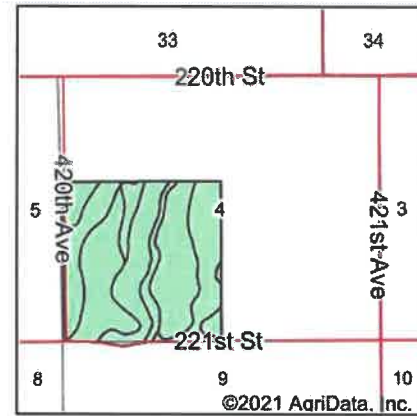
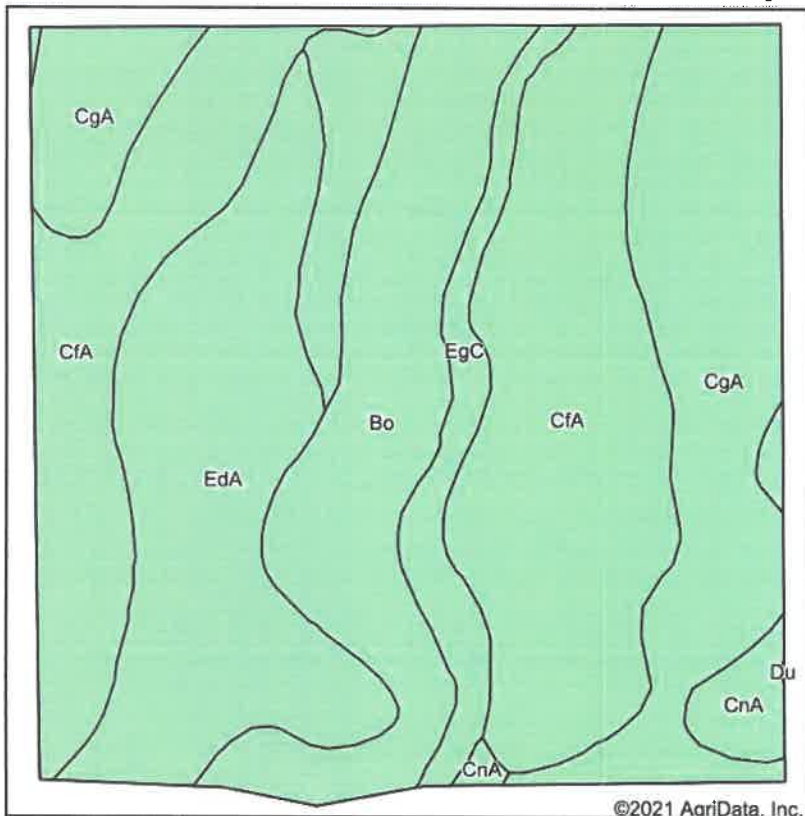


**4-108N-58W**  
**Miner County**  
**South Dakota**



9/23/2021

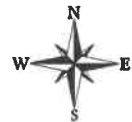
# Soils Map



State: **South Dakota**  
 County: **Miner**  
 Location: **4-108N-58W**  
 Township: **Redstone**  
 Acres: **158.06**  
 Date: **9/23/2021**



Maps Provided By:



Area Symbol: SD097, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CfA	Clarno-Bonilla loams, 0 to 2 percent slopes	52.94	33.5%	IIc	88
CgA	Clarno-Crossplain complex, 0 to 2 percent slopes	32.41	20.5%	IIc	82
EdA	Delmont-Enet loams, 0 to 2 percent slopes	30.65	19.4%	IVs	50
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	25.34	16.0%	VIw	34
EgC	Ethan-Clarno loams, 6 to 9 percent slopes	13.16	8.3%	IVe	64
CnA	Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes	3.56	2.3%	IIc	75
<b>Weighted Average</b>					<b>68.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Aerial Map



Map Center: 44° 11' 21.88, -97° 48' 1.54



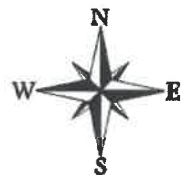
Maps Provided By:



© AgriData, Inc. 2021

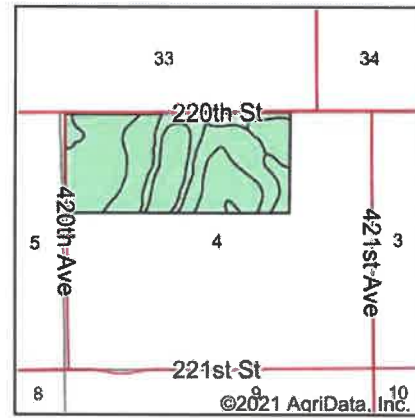
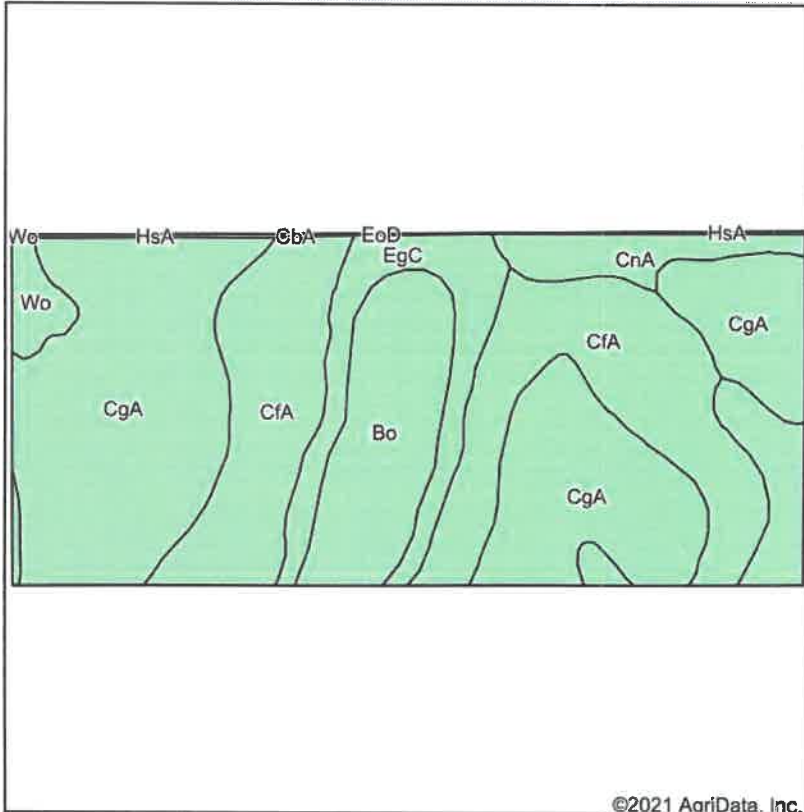
www.AgriDataInc.com

**4-108N-58W**  
**Miner County**  
**South Dakota**



9/23/2021

# Soils Map



State: **South Dakota**  
 County: **Miner**  
 Location: **4-108N-58W**  
 Township: **Redstone**  
 Acres: **148.27**  
 Date: **9/23/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.

© AgriData, Inc. 2021

www.AgriDataInc.com

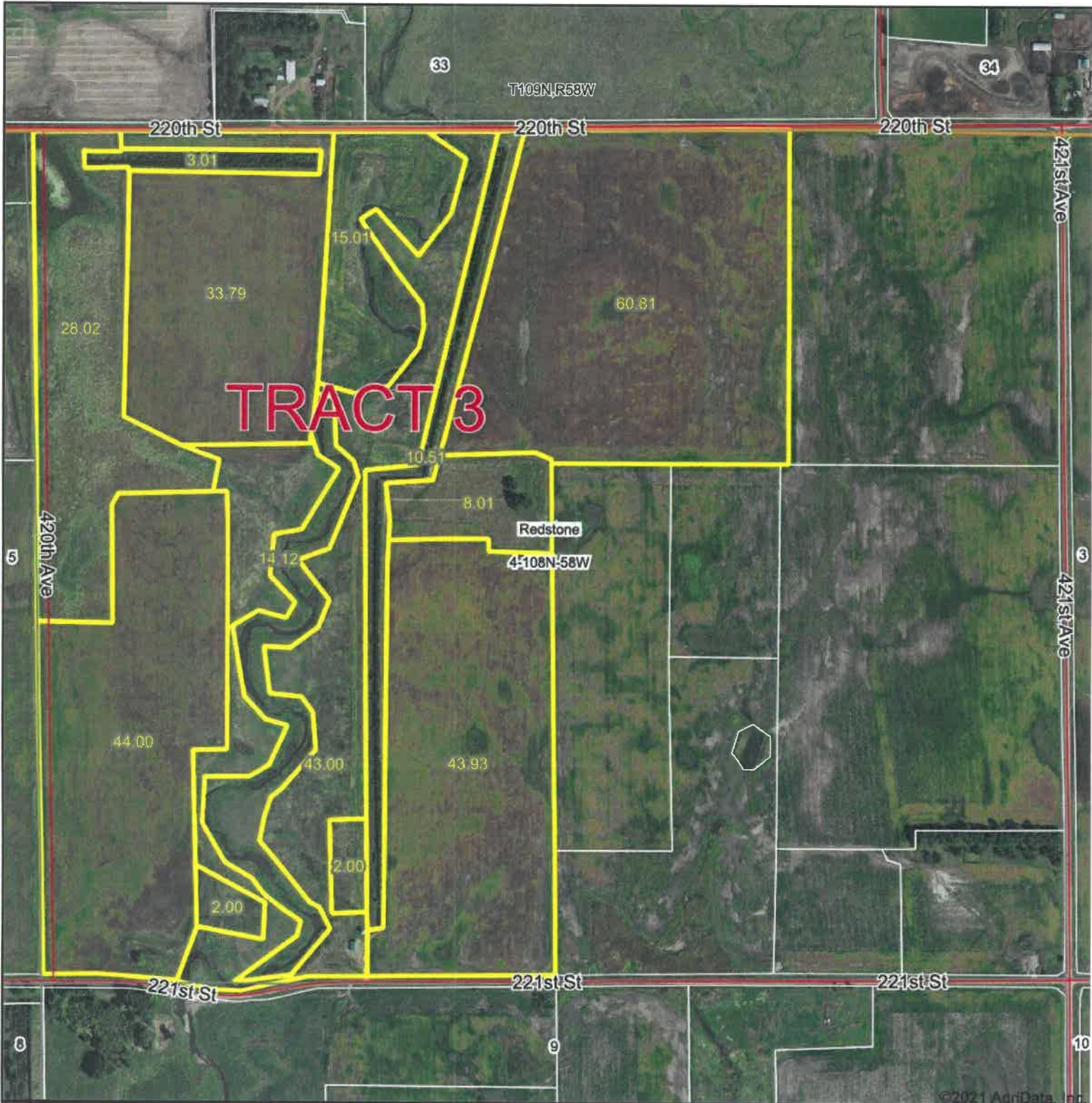
Area Symbol: SD077, Soil Area Version: 24  
 Area Symbol: SD097, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CgA	Clarno-Crossplain complex, 0 to 2 percent slopes	61.64	41.6%	IIc	82
CfA	Clarno-Bonilla loams, 0 to 2 percent slopes	43.71	29.5%	IIc	88
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	16.38	11.0%	VIw	34
EgC	Ethan-Clarno loams, 6 to 9 percent slopes	12.06	8.1%	IVe	64
CnA	Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes	10.95	7.4%	IIc	75
Wo	Worthing silty clay loam, 0 to 1 percent slopes	2.65	1.8%	Vw	30
HsA	Houdek-Stickney complex, 0 to 2 percent slopes	0.70	0.5%	IIc	77
CbA	Clarno-Bonilla loams, 0 to 2 percent slopes	0.10	0.1%	IIc	88
EoD	Ethan-Bon, channeled, loams, 0 to 20 percent slopes	0.08	0.1%	VIe	39
<b>Weighted Average</b>					<b>75.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Aerial Map



Map Center: 44° 11' 21.88, -97° 48' 1.54

0ft 798ft 1596ft



Maps Provided By:



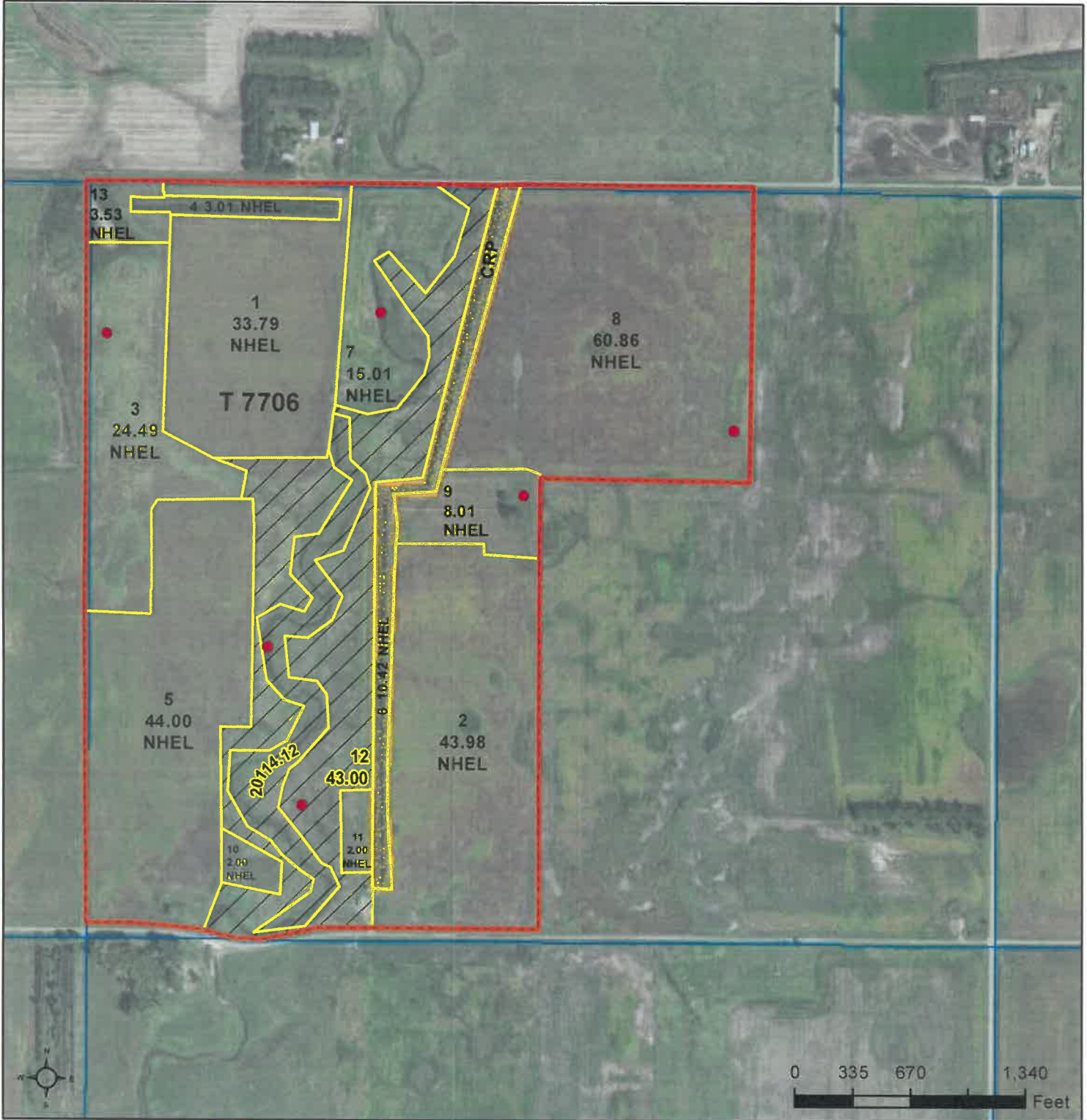
© AgriData, Inc. 2021 www.AgriDataInc.com

**4-108N-58W**  
**Miner County**  
**South Dakota**







9/22/2021





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

**Wetland Determination Identifiers**

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

**2021 Program Year**

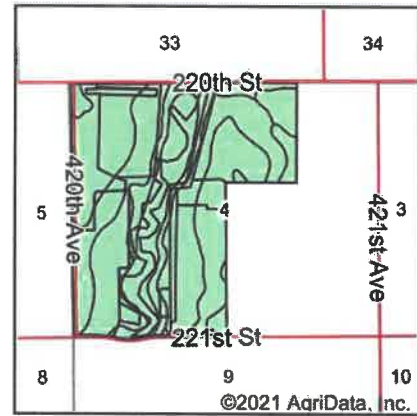
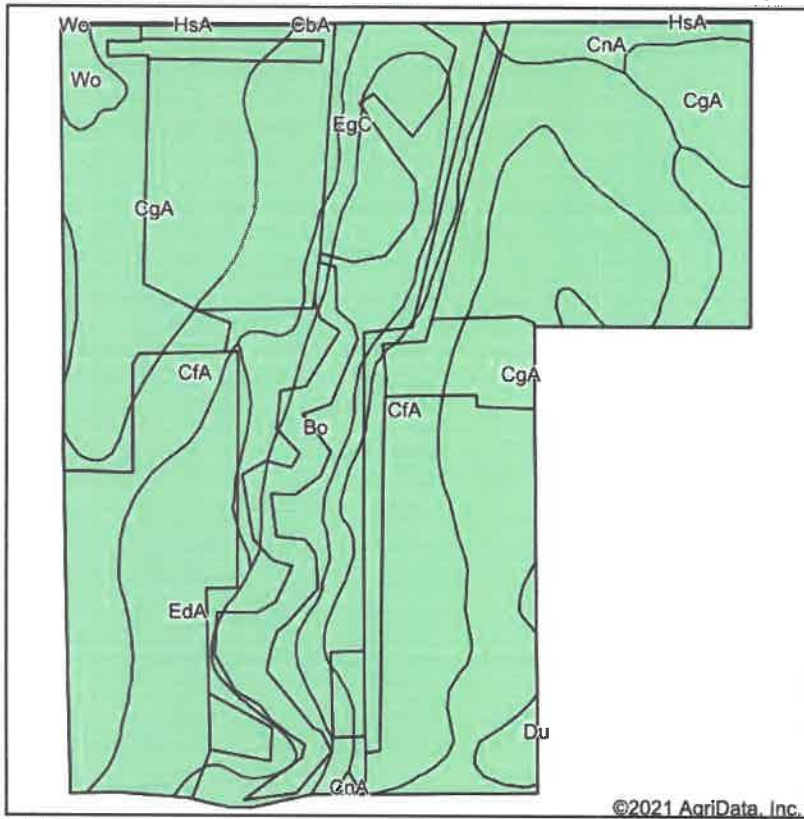
Map Created May 20, 2021

**Farm 3314**

**4-108N-58W-Miner**

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: **Miner**  
 Location: **4-108N-58W**  
 Township: **Redstone**  
 Acres: **308.21**  
 Date: **9/22/2021**



Soils data provided by USDA and NRCS.

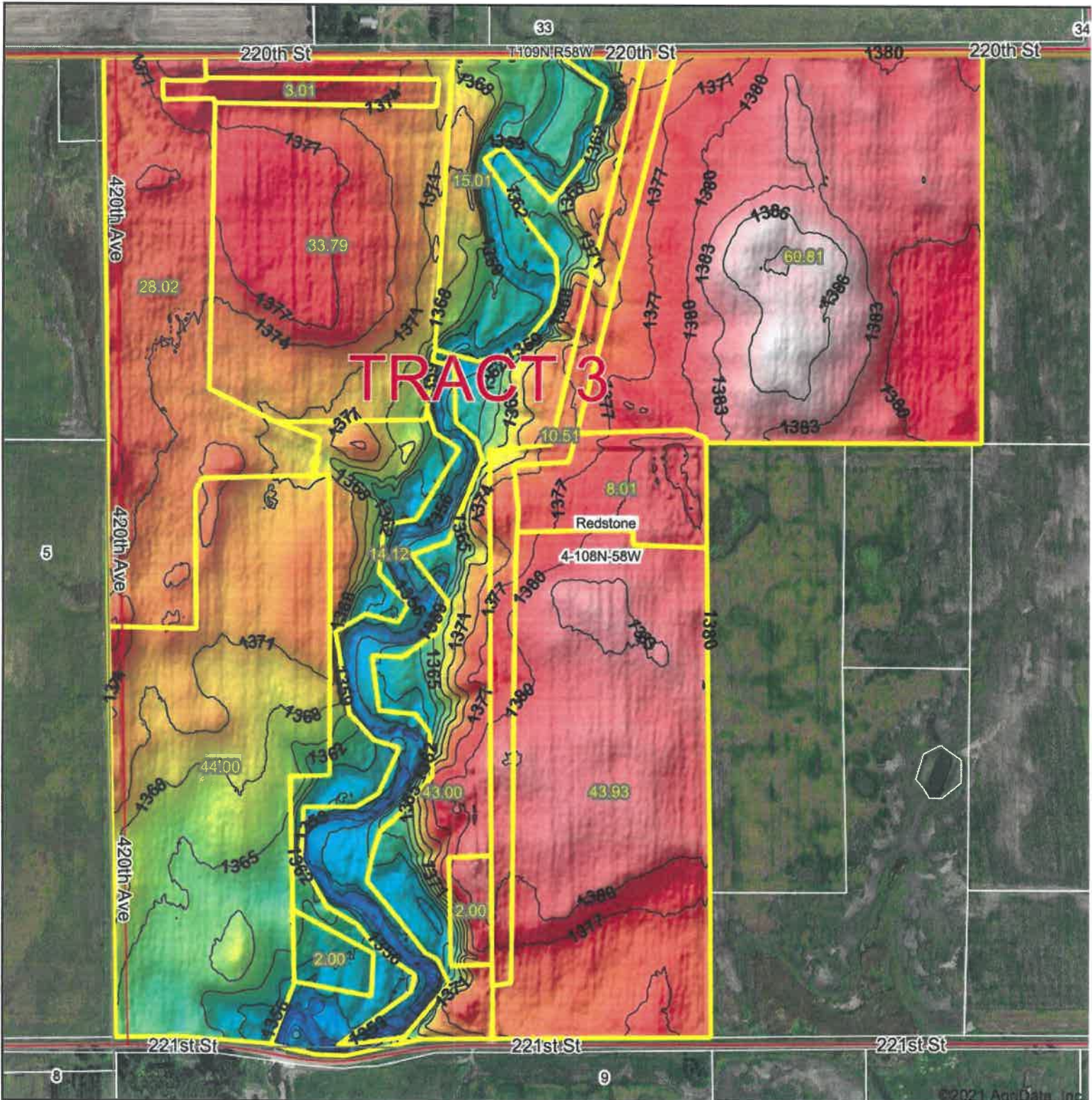
Area Symbol: SD077, Soil Area Version: 24  
 Area Symbol: SD097, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CfA	Clarno-Bonilla loams, 0 to 2 percent slopes	99.00	32.1%	IIc	88
CgA	Clarno-Crossplain complex, 0 to 2 percent slopes	94.37	30.6%	IIc	82
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	41.32	13.4%	VIw	34
EdA	Delmont-Enet loams, 0 to 2 percent slopes	30.24	9.8%	IVs	50
EgC	Ethan-Clarno loams, 6 to 9 percent slopes	25.16	8.2%	IVe	64
CnA	Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes	14.40	4.7%	IIc	75
Wo	Worthing silty clay loam, 0 to 1 percent slopes	3.20	1.0%	Vw	30
HsA	Houdek-Stickney complex, 0 to 2 percent slopes	0.52	0.2%	IIc	77
<b>Weighted Average</b>					<b>72</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Topography Hillshade



Source: USGS 3 meter dem



Interval(ft): 3

Min: 1,349.0

Max: 1,388.1

Range: 39.1

Average: 1,373.3

Standard Deviation: 8.23 ft



**4-108N-58W**  
**Miner County**  
**South Dakota**

9/22/2021

map center: 44° 11' 21.88, -97° 48' 1.54



Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

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

©2021 AgriData, Inc.

South Dakota

U.S. Department of Agriculture

Prepared: 9/20/21 8:26 AM

Miner

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

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 Farm Identifier

STEVENS, GERALD E

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 11434

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
308.22	251.1	251.1	0.0	0.0	0.0	10.42	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	240.68	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	WHEAT, CORN , SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	12.35	39	0.00
CORN	93.1	115	0.00
SOYBEANS	118.15	35	0.00
<b>Total Base Acres:</b>	<b>223.6</b>		

Tract Number: 7706 Description C3 LOTS 2-3-4 in NW & SW 4 108 58

FSA Physical Location : Miner, SD ANSI Physical Location: Miner, SD

BIA Range Unit Number:

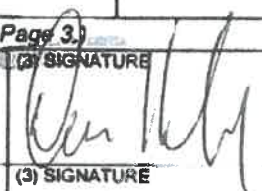

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
308.22	251.1	251.1	0.0	0.0	0.0	10.42	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	240.68	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	12.35	39	0.00
CORN	93.1	115	0.00

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>		1 ST. & CO CODE & ADMIN LOCATION 46 097	2. SIGN-UP NUMBER 50
7A. COUNTY OFFICE ADDRESS (Include Zip Code) MINER COUNTY FARM SERVICE AGENCY 601 WEST FARMER AVE HOWARD, SD 57349-8734		3 CONTRACT NUMBER 11434	4. ACRES FOR ENROLLMENT 10.42
7B. TELEPHONE NUMBER (Include Area Code): (605) 772-5642		5 FARM NUMBER 0003314	6. TRACT NUMBER(S) 0007706
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. <b>BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-3G.</b>		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-1-2017 9-30-2032
10A. Rental Rate Per Acre \$ 179.26	11. Identification of CRP Land (See Page 2 for additional space)		
10B. Annual Contract Payment \$ 1,868	A. Tract No. 0007706	B. Field No. 0006	C Practice No. CR5A
10C. First Year Payment \$	D. Acres 10.42	E Total Estimated Cost-Share 2,605	
(Item 10C applicable only to continuous signup when the first year payment is prorated.)			
12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)			
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code) H5 INVESTMENTS LLC † DAN HEALY 404 W LYNCREST TRL SIOUX FALLS, SD 57108-3812	(2) SHARE 100.00%	(3) SIGNATURE 	(4) DATE (MM-DD-YYYY) 9-21-17
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE 		B. DATE (MM-DD-YYYY) 9-22-2017
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U S C 714 et seq), the Food Security Act of 1985 (16 U S C 3901 et seq), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2 Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.  This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. <b>RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</b>			

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_eust.html](http://www.ascr.usda.gov/complaint_filing_eust.html), or at any USDA office or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider and employer.

Original - County Office Copy
  Owner's Copy
  Operator's Copy

South Dakota

Miner

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM: 3314**

Prepared: 9/20/21 8:26 AM

Crop Year: 2021

Page: 2 of 2

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	118.15	35	0.00
<b>Total Base Acres:</b>	223.6		

Owners: H5 INVESTMENTS LLC

Other Producers: None

---

# 3314  
Farm

MAP NOT TO SCALE  
THIS IS NOT AN OFFICIAL WETLAND MAP



# ALTA Commitment for Title Insurance



Issued By Old Republic National Title Insurance Company

## NOTICE

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

## COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

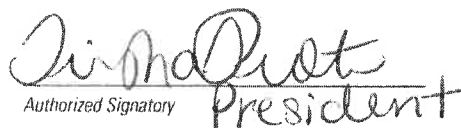
*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*

Issued through the Office of

**Fidelity Abstract & Title Cpy**

**P.O. Box 247**

**Howard, SD 57349**

  
Authorized Signatory  
President

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

A Stock Company

400 Second Avenue South, Minneapolis, Minnesota 55401

(612) 371-1111

By  President

Attest  Secretary



# Schedule B-II

ALTA COMMITMENT  
File Number: FT21-123

## 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:

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.

### General Exceptions:

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 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 Service, installation or connection charge for sewer, water or electricity.
8. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.

### Special Exceptions:

1. Real Estate Taxes for the year 2021 and subsequent years which constitute a lien but are not yet due and payable.
2. First half of the 2020 real estate taxes due and payable in 2021 are paid, second half is due but not delinquent in the following amounts:

Lots 2, 3, 4	\$1,431.71	ID #2918
SW¼	\$1,343.07	ID #2921
3. Statutory easement or grant for public roads along section lines.
4. Coverage of this Commitment extends only to the filing in the records of the Register of Deeds, Treasurer and Clerk of Courts of Miner County, South Dakota. Search was not made of the filings in the central office of the Secretary of State of South Dakota. Any filings in the central office of the Secretary of State of South Dakota are not covered by this Commitment.
5. Quit Claim Deed dated December 18, 2012, Daniel Healy, Grantor, a married man; H5 Investments, LLC, Grantee; filed for record December 21, 2012 at 9:40 a.m. and recorded in Book 94 of Deeds, Page 608-609 missing the non-homestead recital or spouse's execution.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. 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.*



# NOTES

# 314 ACRES

## MINER COUNTY LAND

**TUESDAY,  
NOVEMBER 9TH  
AT 10:30AM**

*Auction held at the  
Carthage Community  
Room (Fire Hall).*

**TERMS:** Cash sale with 15% (non-refundable) down payment with the balance on or before December 15, 2021. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay all of 2021 taxes due in 2022. If property is sold in two tracts, sellers at their expense will have the property surveyed to determine the boundary lines. Sold subject to existing CRP contracts that buyers must assume. Auctioneers represent the sellers only. Remember auction held in the Carthage Community Room!

**CARTHAGE** →



*"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