

# 153 ACRES

## TURNER COUNTY LAND

- TUESDAY, MARCH 22ND 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



**153 ACRES PARKER TOWNSHIP – TURNER COUNTY LAND AT AUCTION  
BALANCED TRACT OFFERING POWERFUL TILLABLE LAND & PASTURE WITH GREAT LOCATION**

We invite you to attend the following live public land auction at the Parker Community Building on:

**TUESDAY MARCH 22<sup>ND</sup>  
10:30 A.M.**

It is our privilege to offer this outstanding tract of land located in the tightly held Parker Township. The new buyer will be able to farm or lease out for the 2022 crop year. Great location with several ideal new home/acreage sites some with walk out basement potential. Come take a look!

**LEGAL:** The NW ¼ except Lot A of Javer's Subdivision in Section 12, 99-53 Turner County, South Dakota.

**LOCATION:** From Parker Ford go 3-miles east ½ mile north, east side of the road or at the junction of 274<sup>th</sup> St. and 457<sup>th</sup> Ave.

- 112.42 acres tillable land with 35.68 acres in pasture balance in RROW.
- Soil production rating on entire unit is 71.8. Soil rating on tillable acres of 79.8 with the predominant soils Egan-Trent (92) and Egan-Ethan (77)
- 3-Building eligibilities transfer with this property. Offered as one unit.
- Flowing creek passes through property and provides a natural blue line. Excellent tract to improve with drain tile.
- Base & Yield info, wetland, soil & aerial maps along with other pertinent info can be found in the buyers packet
- New buyer able to farm or lease out for the 2022 crop year. Annual taxes are \$3,020.66.
- Pasture has primarily hot wire fence with stock dam for water supply.
- Fall fertilizer in the amount of \$80/acre was applied and paid for by the sellers. Fall tillage was also completed on both the corn and bean acres.

**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. Drone video footage and buyers packets can also be viewed on [www.wiemanauktion.com](http://www.wiemanauktion.com)

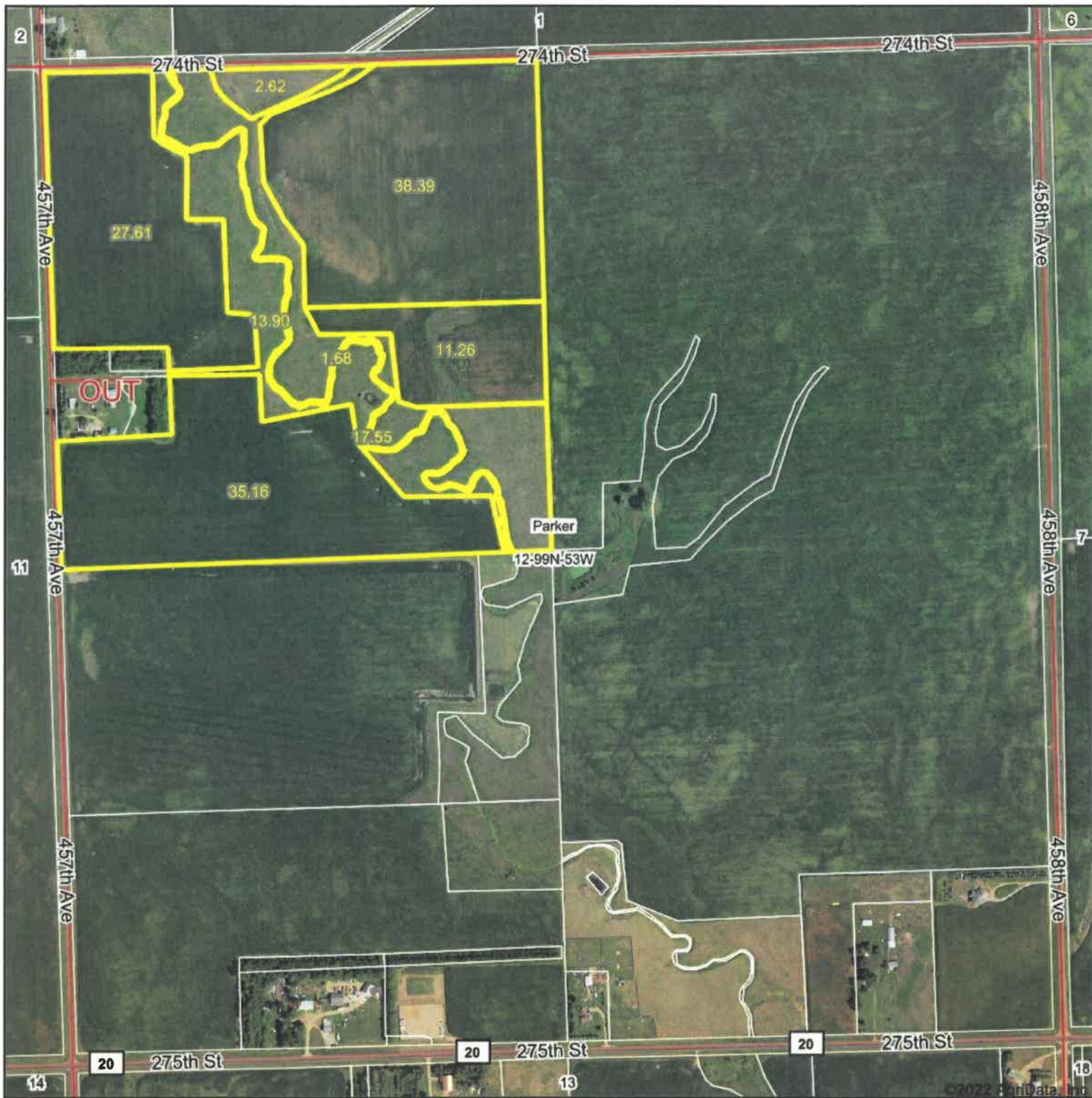
**TERMS:** Cash sale with 15% (non-refundable) down payment with the balance on or before April 29<sup>th</sup> 2022. Warranty Deed to be provided with the cost of title insurance split 50-50 between buyer and seller. Seller to pay all of the 2021 taxes in full. New buyer will be responsible for all 2022 taxes due in 2023. Property is being sold subject to the owner's approval and all easements and restrictions of record if any. Come prepared to buy! Remember land auction held indoors at the Parker Community Building.

**JAVERS BROTHERS FARMS LLC – OWNERS**

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

Turner County Title  
Closing Agent  
605-297-5555

# Aerial Map



Map Center: 43° 24' 33.54, -97° 3' 10.06



**12-99N-53W**  
**Turner County**  
**South Dakota**

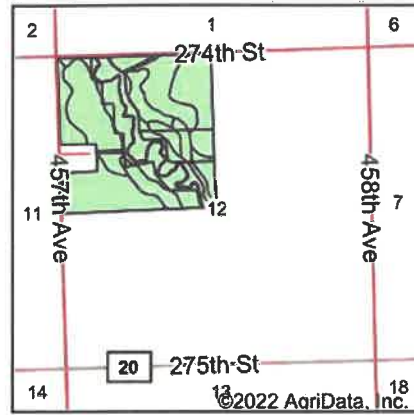
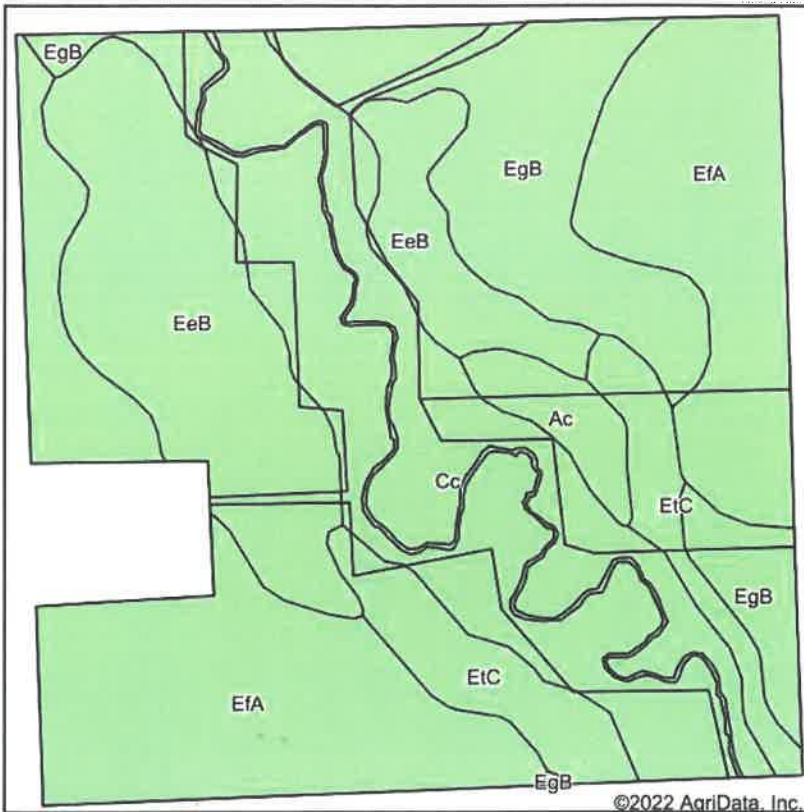


2/14/2022

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



State: **South Dakota**  
 County: **Turner**  
 Location: **12-99N-53W**  
 Township: **Parker**  
 Acres: **148.17**  
 Date: **2/14/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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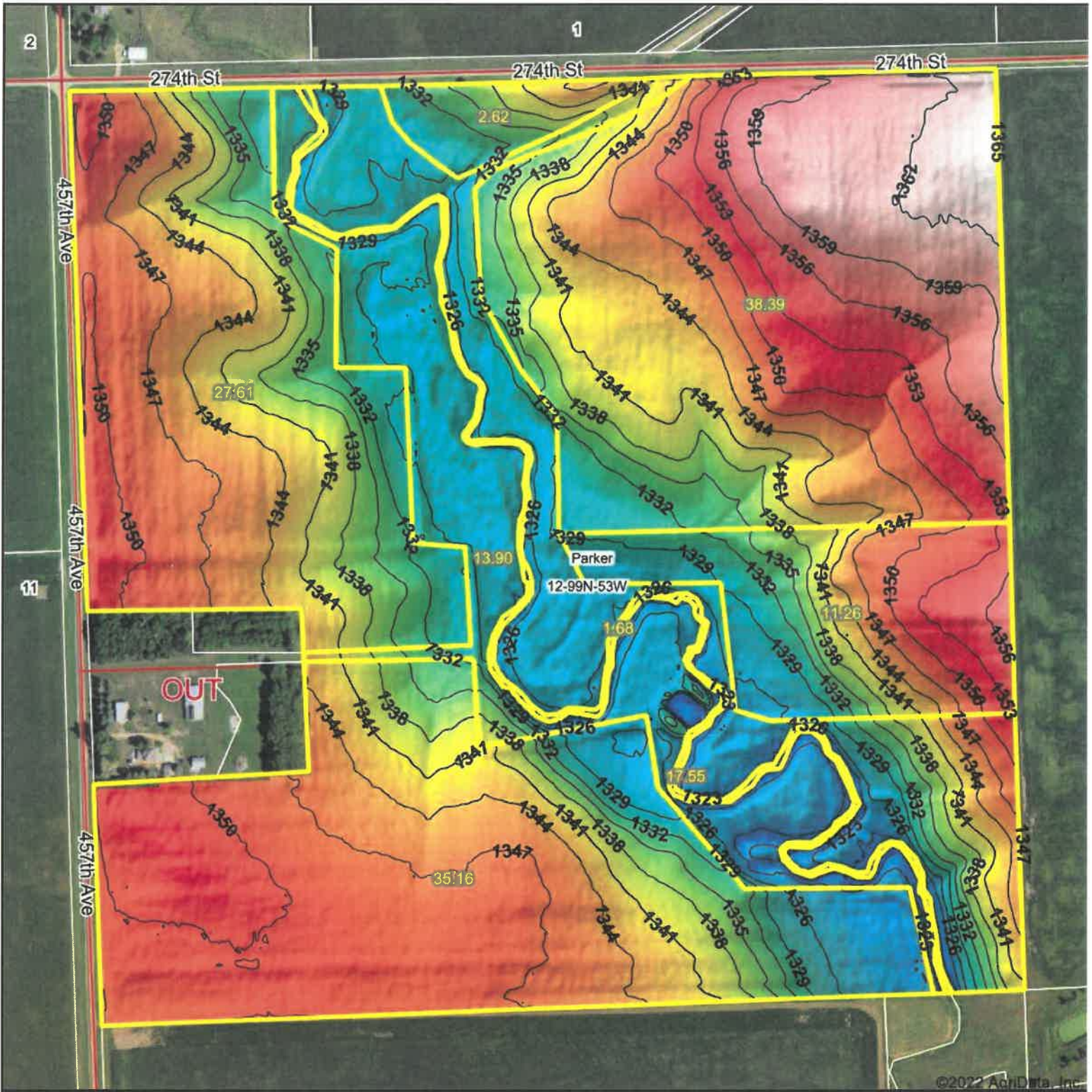
Area Symbol: SD125, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	46.88	31.6%		Is	92
Cc	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	36.73	24.8%		Vlw	34
EeB	Egan-Ethan complex, 2 to 6 percent slopes	28.79	19.4%		Ile	77
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	21.48	14.5%		Ile	84
EtC	Ethan-Egan complex, 5 to 9 percent slopes	11.02	7.4%		IVe	61
Ac	Alcester silty clay loam, cool, 0 to 2 percent slopes	3.27	2.2%		I	96
<b>Weighted Average</b>					<b>2.80</b>	<b>0.02</b>
						<b>71.3</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: 1,316.7  
 Max: 1,364.9  
 Range: 48.2  
 Average: 1,340.9  
 Standard Deviation: 10.6 ft



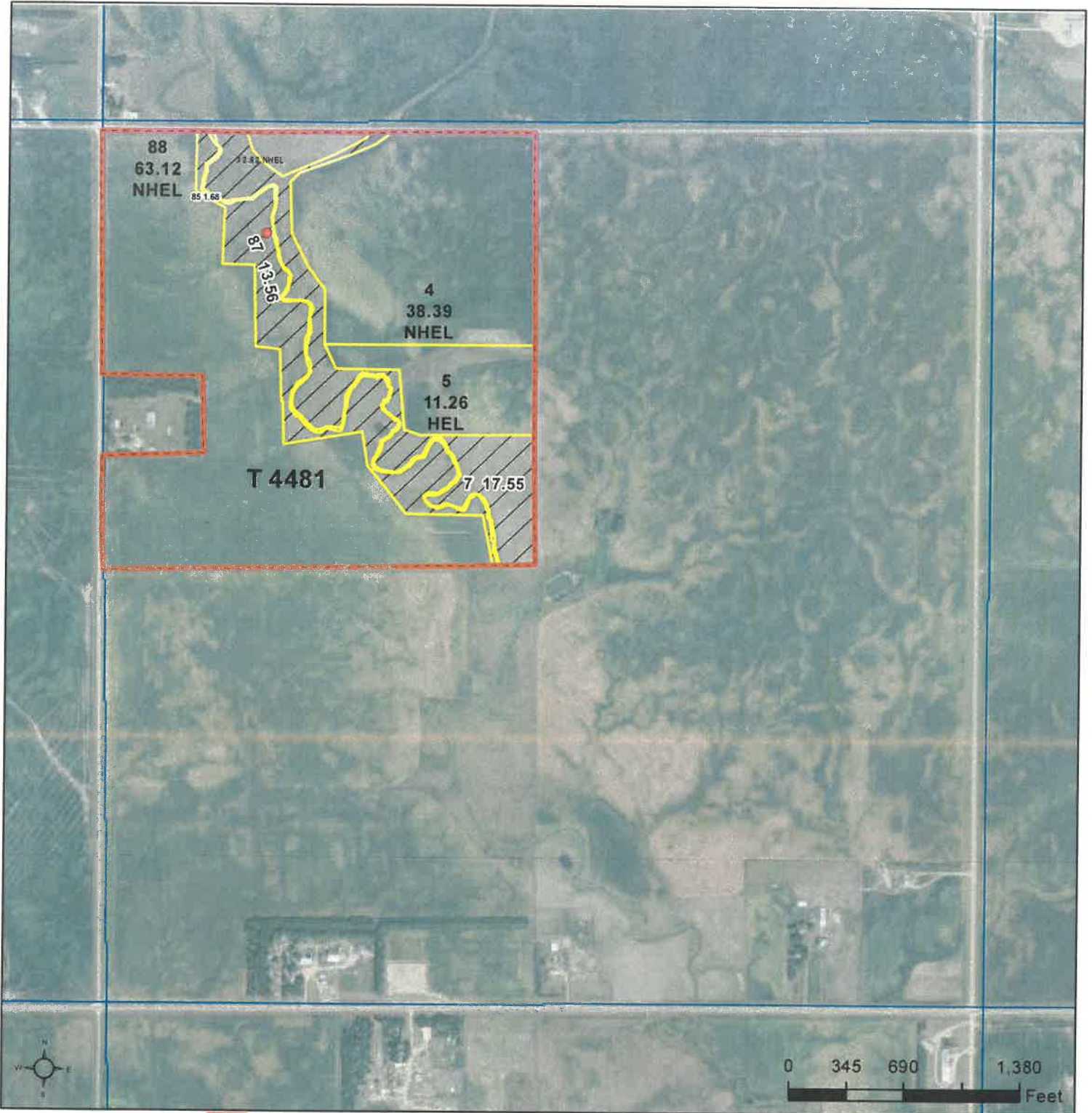
Maps Provided By:  
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**12-99N-53W**  
**Turner County**  
**South Dakota**

map center: 43° 24' 33.54, -97° 3' 10.06

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



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

- Wetland Determination Identifiers**
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation Compliance Provisions

2021 Program Year

Map Created May 05, 2021

## Farm 4688

### 12-99N-53W-Turner

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).

South Dakota

Turner

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 4688

Prepared: 2/14/22 11:27 AM

Crop Year: 2022

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

PLUCKER, KENNETH LOWELL JR

Farm Identifier

SPLIT OF 1211

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
148.18	115.39	115.39	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	115.39	0.0	0.0	0.0				

ARC/PLC

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	52.67	134	0.00	0
SOYBEANS	50.53	41	0.00	0
<b>Total Base Acres:</b>	103.2			

Tract Number: 4481 Description NW 12 99 53 LESS 7A ACREAGE ON W SIDE

FSA Physical Location : Turner, SD ANSI Physical Location: Turner, SD

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
148.18	115.39	115.39	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	115.39	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	52.67	134	0.00
SOYBEANS	50.53	41	0.00
<b>Total Base Acres:</b>	103.2		

Owners: JAVERS, RICHARD V

NO

**OFFICIAL WETLAND DETERMINATION**  
for Highlighted Tracts Only

12-23-85 but still wetland  
12-23-85  
-23-85



- (---) Ditched prior to 12-23-85
- (---) Tiled prior to 12-23-85
- (-w-) Wetland in a channel

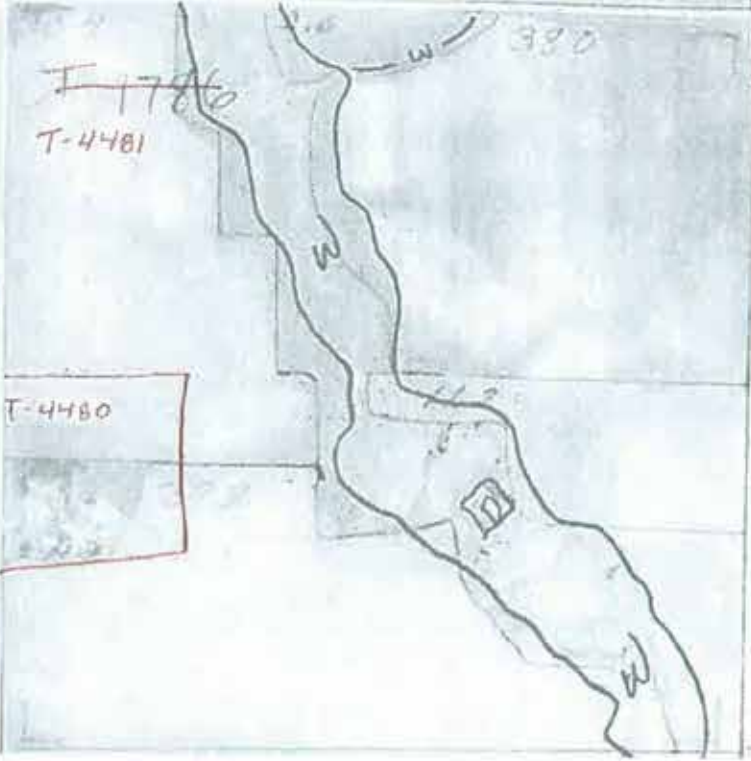
99-53

~~F-1786~~  
T-4481

380

T-4480

D





SECTION LINE

NW CORNER  
SECTION 12  
T 99 N, R 53 W

1494.39'

33'

S 88°54'16" E

638.00'

N 00°00'00" E (ASSUMED)

478.00'

478.00'

S 00°00'00" W

SECTION LINE

N 88°54'16" W

638.00'

LOT A

7.0± Acres

SCALE: 1" = 100'

LEGEND

- SET 5/8" X 16" REBAR W/ CAP NO. 1460
- SET NAIL

PREPARED BY: SCHMUCKER, PAUL, NOHR & ASSOC.  
MITCHELL, SOUTH DAKOTA



A PLAT OF LOT A OF JAVERS' ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 12, T 99 N,  
R 53 W OF THE 5th P.M., TURNER COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Elwyn A. Nohr, a Registered Engineer and Land Surveyor of Mitchell, South Dakota, do hereby certify that at the request of Richard V. Javers, as owner, and under his direction for the purposes indicated therein, I did on or prior to March 3, 1992, survey those parcels of land described as follows: A PLAT OF LOT A OF JAVERS' ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 12, T 99 N, R 53 W OF THE 5TH P.M., TURNER COUNTY, SOUTH DAKOTA. I FURTHER CERTIFY that the within and foregoing plat is in all respects true and correct.

Dated this 18th day of March, 1992.

*Elwyn A. Nohr*  
Registered Engineer and Land Surveyor #SD1460

THE DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that I am the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE NW 1/4 OF SECTION 12, T 99 N, R 53 W OF THE 5TH P.M., TURNER COUNTY, SOUTH DAKOTA; that the plat has been made at my request and under my direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as A PLAT OF LOT A OF JAVERS' ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 12, T 99 N, R 53 W OF THE 5TH P.M., TURNER COUNTY, SOUTH DAKOTA, as shown by this plat; and I hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot A shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists a section line road adjacent to the west of Lot A.

IN WITNESS WHEREOF I have hereunto set my hand this 18th day of March, 1992.

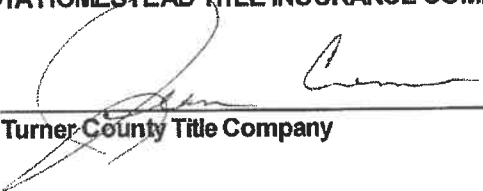
*Richard V. Javers*

Issuing Agent: Turner County Title Company  
Issuing Office File Number: 22-TI-13550

**"UPDATED"**  
**SCHEDULE A**

1. Commitment Date: February 14, 2022 at 08:00AM
2. Policy or policies to be issued:
  - a. ALTA Own. Policy (08/01/16)  
 Standard Coverage       Extended Coverage  
 Proposed Insured: TO BE DETERMINED  
 Proposed Policy Amount: \$1,000.00
  - b. ALTA Loan Policy (08/01/16)  
 Standard Coverage       Extended Coverage  
 Proposed Insured:  
 Proposed Policy Amount: \$ 0.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the estate or interest in the Land is at the Commitment Date vested in Javers Brothers Farms LLC.
5. The Land is described as follows:  
 The Northwest Quarter (NW 1/4) of Section Twelve (12), Township Ninety-Nine (99) North, Range Fifty-Three (53) West of the 5th P.M., Turner County, South Dakota, except Lot A of Javers' Addition, a Subdivision therein.

**DAKOTA HOMESTEAD TITLE INSURANCE COMPANY**

By:   
Turner County Title Company

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**SCHEDULE B, PART I**  
**Requirements**

File Number: 22-TI-13550

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. THE COMPANY requires a Warranty Deed be executed and recorded conveying title from Javers Brothers Farms LLC to the purchaser of the property.
6. THE COMPANY requires the enclosed South Dakota Data Breach Notification Law Compliance Forms be completed by the Sellers and Buyers and returned to our office. NOTE: This will be provided at time of Closing or when further information is provided to our office.
7. The enclosed Affidavit of Entity as to Liens and Encumbrances must be completed, signed and returned to our office. NOTE: This will be provided at time of Closing or when further information is provided to our office.
8. The enclosed Affidavit of Purchasers as to Liens and Encumbrances must be completed, signed and returned to our office. NOTE: This will be provided at time of Closing or when further information is provided to our office.
9. The enclosed Non-Residential Property Affidavit must be completed, signed and returned to our office. NOTE: This will be provided at time of Closing or when further information is provided to our office.
10. OUR COMPANY requires a copy of Certificate of Good Standing in regards to Javers Brothers Farms LLC or other evidence of corporate existence from the Secretary of State of the state of its incorporation.
11. 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.
12. THE COMPANY requires the complete "MAILING" address of the Buyers so that we may issue their final policy to them.

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**SCHEDULE BI & BII**  
(Continued)

File Number: 22-TI-13550

**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:

- A. 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.
- B. 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.\*

\*Paragraphs 1, 2, 3, 4, 5, 6, 7 and 8 will not appear as printed exceptions on extended coverage policies, except as to such parts thereof which may be typed as a Special Exception.

- C. Special Exceptions:
1. 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.
  2. RIGHT-OF-WAY EASEMENT, dated April 11, 1992, filed April 14, 1992 @ 8:30 A.M. and recorded in Book 41 of Misc., page 41, Turner County Records, grants unto TM Rural Water District, its successors and assigns, a perpetual easement in conjunction with the operation of a rural water system over, under, across and through the NW 1/4 Sec 12-99-53.
  3. ANY CLAIMS or liabilities arising from Javers Brothers Farms LLC's failure to exist as a legal business entity, if any, including but not limited to, its possible lack of legal capacity to accept and hold title to the insured property described in Schedule A. hereof.

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**SCHEDULE BI & BII**  
(Continued)

File Number: 22-TI-13550

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. THIS COMMITMENT shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.
6. REAL ESTATE TAXES for the year 2022 and subsequent years which constitute a lien but are not due and payable. Real Estate Taxes for the year 2021 payable in 2022 in the total amount of \$3,020.66 are unpaid. Parcel #: 13000-09953-12210
7. 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.

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# 153 ACRES

## TURNER COUNTY LAND

**TUESDAY,  
MARCH 22ND  
AT 10:30AM**

*Auction held at the  
Parker Community  
Building in Parker, SD*

Bones Elevator

**TERMS:** Cash sale with 15% (non-refundable) down payment with the balance on or before April 29th 2022. Warranty Deed to be provided with the cost of title insurance split 50-50 between buyer and seller. Seller to pay all of the 2021 taxes in full. New buyer will be responsible for all 2022 taxes due in 2023. Property is being sold subject to the owner's approval and all easements and restrictions of record if any. Come prepared to buy! Remember land auction held indoors at the Parker Community Building.

AJ's Autos

275th St

201

**PARKER**

*"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

