

160 ACRES

HANSON COUNTY LAND

- FRIDAY, JANUARY 21ST AT 10:30AM -

OWNERS

JUNG
FAMILY

"We Sell The Earth And Everything On It!"

800.251.3111 | Marion, SD | WiemanAuction.com

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



**160-ACRES OF POWERFUL PLEASANT TOWNSHIP
HANSON COUNTY, SOUTH DAKOTA LAND AT AUCTION**

We invite you to attend this outstanding public land auction located at the Wieman Auction Facility located 1-mile south and ½ mile west of Marion, SD on Hwy 44 on:

**FRIDAY JANUARY 21ST
10:30 A.M.**

It is our privilege to offer this high quality, powerful tract of land located in the tightly held Pleasant Township of Hanson County. Predictable yield potential, great eye appeal and close proximity to major grain markets best describes this tract. Come take a look!

LEGAL: The SE ¼ of Section 32, 102-57 Hanson County, South Dakota

LOCATION: From the SW corner of Emery, SD go 3-miles west on 261st St then south ½ mile on 426th Ave west side of the road or at the junction of 262nd St & 426th Ave.

- 156.21 acres tillable with the balance found in RROW.
- Soil production rating of 81.9. Predominant soils include Clarno-Bonilla loams (88) Hand Loam (81) and Clarno Davison loams (79) and others
- New buyer able to farm or lease out for the 2022 crop year. Annual Real Estate Taxes are \$2,728.98.
- Base & Yield info, wetland maps, and title insurance found in the buyers packet
- Sellers paid for fall fertilizer of 100#/acre of MAP and 50#/acre of Potash for a total of \$60/acre and was applied in November 2021.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Drone video footage along with buyers packets can be viewed on www.wiemanauktion.com. Buyer's packets can be mailed out by calling the auctioneers at 800-251-3111.

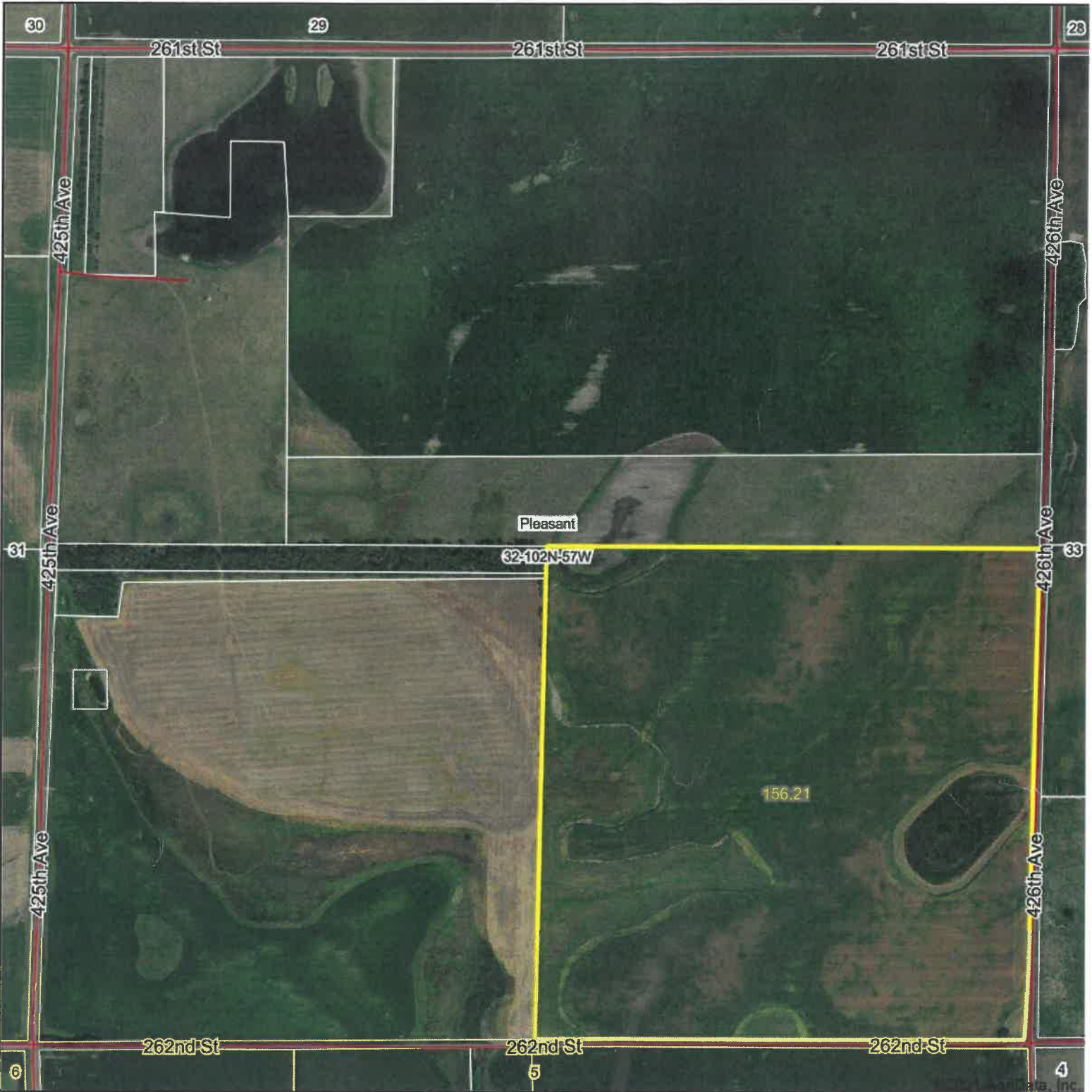
TERMS: Cash sale with 15% non-refundable down payment auction day with the balance on or before February 24, 2022. Warranty Deed and Trustee Deeds to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay all of the 2021 taxes due in 2022. New buyer to pay all of the 2022 taxes due in 2023. Sold subject to owners approval and any easements and restrictions of record if any. Auctioneers represent the sellers in this transaction. Remember auction held indoors at the Wieman Auction Facility.

JUNG FAMILY – OWNERS

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

Fink Law Office
Closing Attorney
605-729-2552

Aerial Map

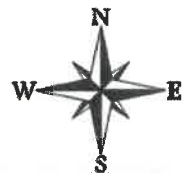


Map Center: 43° 35' 38.1, -97° 41' 49.53

0ft 823ft 1647ft



32-102N-57W
Hanson County
South Dakota



11/10/2021

Maps Provided By:



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



Common Land Unit PLSS

Cropland

Tract Boundary

Wetland Determination Identifiers

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

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

2022 Program Year

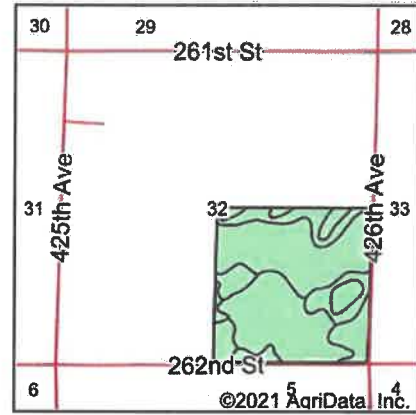
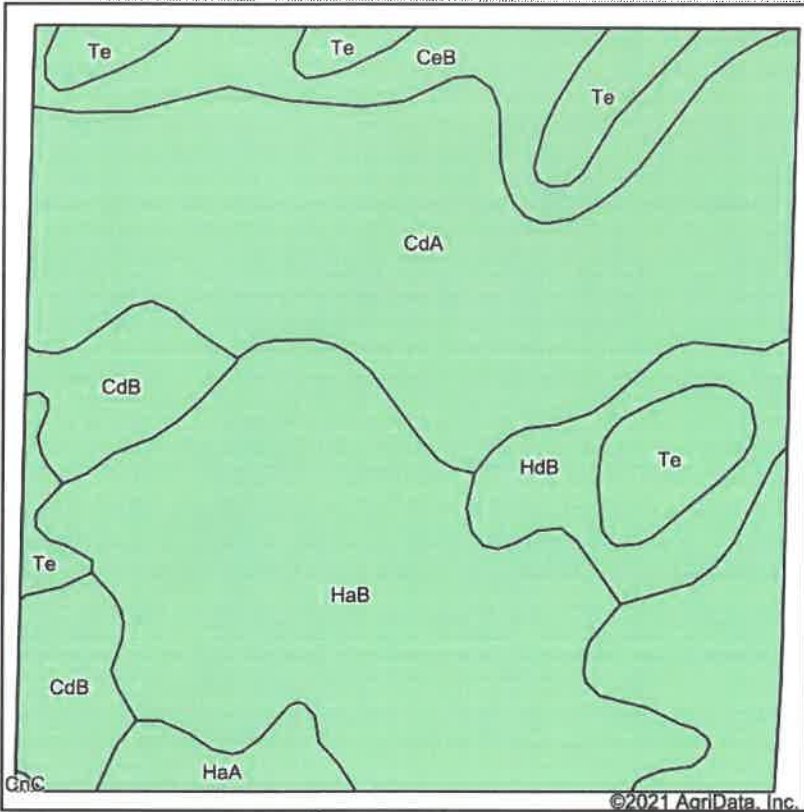
Map Created October 05, 2021

Farm 329

32 -102N -57W

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: **Hanson**
 Location: **32-102N-57W**
 Township: **Pleasant**
 Acres: **156.21**
 Date: **11/10/2021**



Maps Provided By



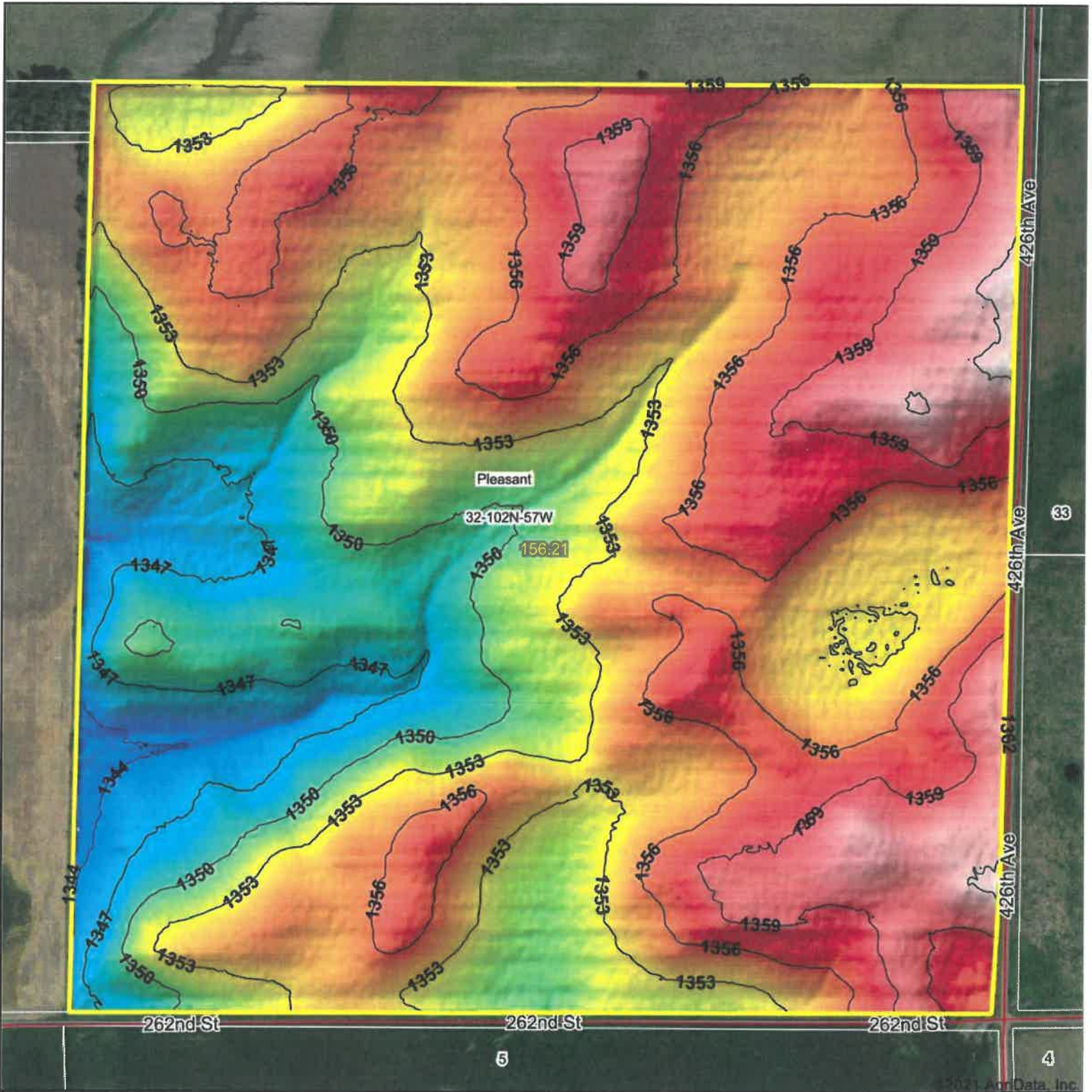
Area Symbol: SD602, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
CdA	Clamo-Bonilla loams, 0 to 2 percent slopes	61.82	39.6%	IIc		88
HaB	Hand loam, 2 to 6 percent slopes	45.97	29.4%	IIe		81
CeB	Clamo-Davison loams, 2 to 4 percent slopes	12.40	7.9%	IIe	IIle	79
Te	Tetonka silt loam, 0 to 1 percent slopes	11.73	7.5%	IVw		56
CdB	Clamo loam, 2 to 6 percent slopes	11.13	7.1%	IIe		82
HdB	Hand-Davison loams, 2 to 6 percent slopes	9.35	6.0%	IIe		80
HaA	Hand loam, 0 to 2 percent slopes	3.72	2.4%	IIc		86
CnC	Clamo-Ethan-Bonilla loams, 2 to 9 percent slopes	0.09	0.1%	IIIe		69
Weighted Average				2.15	0.24	81.9

*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: 1,342.6

Max: 1,363.2

Range: 20.6

Average: 1,353.9

Standard Deviation: 4.07 ft



32-102N-57W
Hanson County
South Dakota

map center: 43° 35' 38.1, -97° 41' 49.53



Maps Provided By:



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

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South Dakota
Hanson

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

FARM: 329
Prepared: 11/23/21 2:58 PM
Crop Year: 2022
Page: 1 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.

Operator Name Farm Identifier

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
156.21	156.21	156.21	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	156.21	0.0	0.0	0.0				

ARC/PLC

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	27.7	53	0.00
CORN	96.2	148	0.00
SOYBEANS	32.3	39	0.00
Total Base Acres:	156.2		

Tract Number: 359 Description H10 SE 32 102 57

FSA Physical Location : Hanson, SD ANSI Physical Location: Hanson, 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
156.21	156.21	156.21	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	156.21	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	27.7	53	0.00
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South Dakota

Hanson

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Abbreviated 156 Farm Record

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Page: 2 of 2

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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	32.3	39	0.00
Total Base Acres:	156.2		

Owners: JUNG, MARGARET
ROEHMHOLT, SHEILAH
MOUSEL, JULIE

JUNG, MICHAEL
MILLER, MARY
JUNG, PATRICK

Other Producers: None

158.5^{MA} T359

1.1A

2.1

102-57

Dakota Homestead Title Insurance Company

SCHEDULE A

Address reference (not applicable to coverage):
ag land , SD

Office File Number: 05-21-00225

1. Commitment Date: November 24, 2021 at 07:30 AM
2. Policy or policies to be issued:
 - a. ALTA Own. Policy (6-17-06)
 Standard Coverage Extended Coverage
 Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below.
 Proposed Policy Amount: \$ 14,000.00
 - b. ALTA Loan Policy (6-17-06)
 Standard Coverage Extended Coverage
 Proposed Insured:
 Proposed Policy Amount:
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:
 Sheilah J Roehmhold sometimes shown in the public record as Sheilah J Roehmoldt;
 Julie A Mousel sometimes shown in the public record as Julieann J Mousel;
 Mary K Miller sometimes shown in the public record as Mary J Miller and Mary C Miller;
 Michael J Jung; and
 Patrick J. Jung, Trustee and his successors in Trust under the Patrick J Jung Trust dated November 15, 2011
5. The Land is described as follows:
 Southeast Quarter (SE1/4) of Section Thirty-two (32), Township One Hundred Two (102) North, Range Fifty-seven (57), West of the 5th P.M., Hanson County, South Dakota.

Vernon Holding Co Inc/The Title Company

By: Shawn Heyings
Vernon Holding Co Inc/The Title Company
 213 E. 4th Ave., PO Box 1304, Mitchell, SD 57301
 (605)996-4900

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This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Dakota Homestead 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.

SCHEDULE B, PART I
Requirements

File Number: 05-21-00225

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.
 - (A) Power of Attorney executed by Sheilah J. Roehmoldt, Julie A. Mousel aka Julie Ann Mousel, Mary K Miller aka Mary C Miller and Michael J. Jung -to- Patrick J Jung.
 - (B) Warranty Deed executed by Patrick J. Jung, attorney in fact for Sheilah J Roehmoldt, Julieann J. Mousel aka Julie A. Mousel, Mary J. Miller aka Mary K. Miller and Michael J. Jung -to- a Purchaser with contractual rights under a purchase agreement with the vested owner.
 - (C) Trustee's Deed executed by the duly empowered Trustee(s) of the Patrick J. Jung Trust dated November 15, 2011 -to- a Purchaser with contractual rights under a purchase agreement with the vested owner.
NOTE: A Certificate of Trust, as required below, must be attached to the Trustee's Deed or filed as a separate document.
5. We require that standard form of affidavit or affidavits, be furnished to us at closing.
6. If it is desired that any liens listed on Schedule B - Part II not be shown on the final policy to be issued, we require a satisfaction/release for each lien be obtained and duly filed of record.
7. Application for title insurance discloses the sellers will be utilizing a Power of Attorney for the sale of this real estate. We require the Power of Attorney be recorded in the office of the Hanson County Register of Deed and we reserve the right to make further requirement(s)/exception(s) upon review of same.
8. We require that we be furnished with a Certificate of Trust pertaining to the Patrick J Jung Trust dated November 15, 2011, pursuant to SDCL 55-4-51.3 to be filed with the Hanson County Register of Deeds. We reserve the right to raise further requirements based upon examination of same.
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.

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SCHEDULE BI & BII
(Continued)

File Number: 05-21-00225

10. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under the 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.

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SCHEDULE BI & BII
(Continued)

File Number: 05-21-00225

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. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

2020 real estate taxes due and payable in 2021 in the amount of \$2,728.98 and are paid in full. Tax Bill #2549; Tax ID#102-57-032-004-000-01

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SCHEDULE BI & BII
(Continued)

File Number: 05-21-00225

2. (A) Unpatented mining claims; (B) reservations or exceptions in patents, or any act 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.
3. Statutory easement for highway along the section line (or lines bounding or within) the land herein described.
4. TRANSMISSION LINE RIGHT-OF-WAY EASEMENT to East River Electric Power Co-Operative, Inc. filed May 10, 1982 in Book 96, Page 476. (copy provided upon request)
5. Tenancy rights of parties in possession of all or a portion of the real estate.
Subject to unrecorded leases, if any.
6. Subject to the terms and conditions of the Patrick J. Jung Trust dated November 15, 2011.

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