

# 240 ACRES

## DOUGLAS & DAVISON COUNTY LAND

- WEDNESDAY, OCTOBER 20TH AT 10:00AM -



*"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



## CHOICE FARMLAND AUCTION

### 80 ACRES DOUGLAS COUNTY LAND & 160 ACRES DAVISON COUNTY LAND

You are invited to the public land auction for the Koehn Family Land which will be held in the Parkston American Legion Building, 221 W Main Street in Parkston, SD on

**WEDNESDAY OCTOBER 20<sup>TH</sup> 10:00 AM**

#### TRACT # 1 – 80 ACRES FARMLAND

Located from Dimock, South Dakota, Jct Hwy 37 & 270<sup>th</sup> Street, go 7 miles West, 2 miles South or from Parkston, South Dakota, Jct Hwy 44 & 37, go 8 miles West, 4 miles North & 1 mile East or from Ethan Corner, Jct of Highways 37 & 42, go 7 miles West, 7 ½ miles South and 1 mile East.

This tract consists of 80 acres (+ or -) of unimproved farmland. The FSA Office indicates that it has 76.68 acres tillable and the balance in road right-of-way and it has a soil productivity rating of 86 and the predominate soil types are Clarno-Bonilla Loams, Prosper-Tetonka Complex and Clarno-Ethan Prosper Loams. This is a choice, desirable tract of land that has been in the Koehn Family for several generations and in a tightly held area where land is not readily available. The annual real estate taxes are \$1623.58.

**LEGAL:** The W ½ of NW ¼ of Section 36-100-62, Douglas County, South Dakota

#### TRACT # 2 – 160 ACRES FARMLAND

Located from Dimock, South Dakota, Jct Hwy 37 & 270<sup>th</sup> Street, go 8 Miles West, 2 miles North & 1 mile West on 268<sup>th</sup> Street or from Parkston, South Dakota, go 8 miles West, 8 miles North and 1 mile West or from Ethan, Corner, Jct of Highways 37 & 42, go 7 miles West, 3 miles South and 1 ½ mile West on 268<sup>th</sup> Street.

This tract consists of 160 acres (+ or -) of farmland. The FSA Office reports that it is all tillable and it has a soil productivity rating of 79.7 and the predominate soil types are Houdek-Stickney Complex, Houdek-Prosper Complex, Houdek-Stickney Complex & Clarno-Bonilla Loams. This is a desirable all tillable track of land that has been in the Koehn Family for over 100 years. The annual real estate taxes are \$3061.44.

**LEGAL:** The SW ¼ of Section 32-101-61, Davison County, South Dakota

**TERMS:** Cash sale with 10% nonrefundable downpayment the day of the sale and the balance on Wednesday, December 15, 2021. A Trustee's Deed will be provided. Title insurance will be utilized with cost split 50% to buyer and 50% to seller. 2021 RE Taxes paid by seller. 2022 Taxes paid by buyer. Full possession granted on March 1, 2022. Landlord's possession granted at closing. Property sold subject to confirmation by the Trustees. Wieman Land & Auction Co. is representing the seller in this transaction. No buyer brokerage offered on this transaction.

For Buyer Info Packet, visit our website at [www.wiemanauktion.com](http://www.wiemanauktion.com) or call our office and we will send one to you. We invite you to view this land at your convenience.

**BILL & LaDONNA KOEHN TRUST  
BILL & LaDONNA KOEHN TRUSTEES**

Wieman Land & Auction Co., Inc.  
Rich, Kevin, Mike, Ryan & Derek Wieman,  
Nathan Timmermans & Ron Leitheiser  
Marion SD 605-648-3111  
Auctioneers & RE Brokers

Keith Goehring  
Attorney At Law  
Parkston SD 605-928-3356  
Closing Agent



# Aerial Map



Maps Provided By



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Map Center: 43° 26' 3.57, -98° 7' 21.05

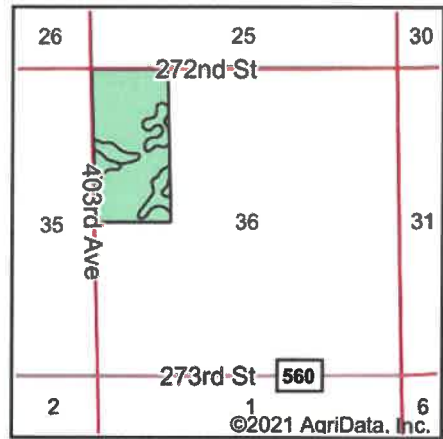
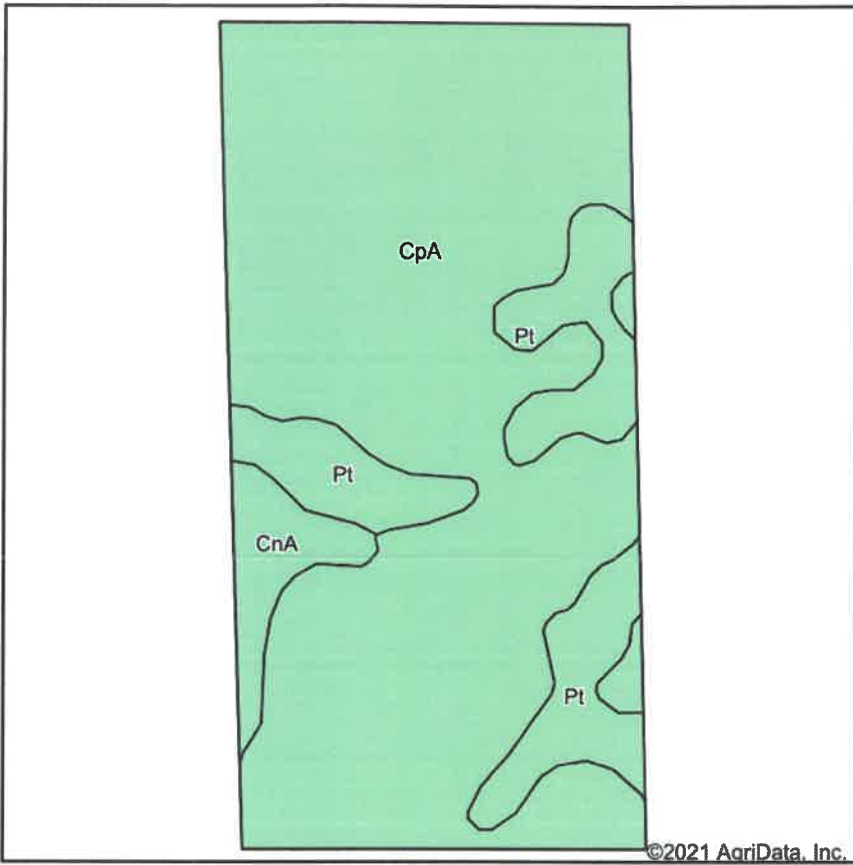


**36-100N-62W**  
**Douglas County**  
**South Dakota**



8/30/2021

# Soils Map



State: **South Dakota**  
 County: **Douglas**  
 Location: **36-100N-62W**  
 Township: **Washington**  
 Acres: **76.68**  
 Date: **8/30/2021**



Soils data provided by USDA and NRCS.

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Area Symbol: SD043, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CpA	Clarno-Bonilla loams, 0 to 2 percent slopes	60.53	78.9%	IIc	88
Pt	Prosper-Tetonka complex	12.63	16.5%	IIc	78
CnA	Clarno-Ethan-Prosper loams, 0 to 3 percent slopes	3.52	4.6%	IIc	80
<b>Weighted Average</b>					<b>86</b>

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

South Dakota

U.S. Department of Agriculture

Prepared: 8/30/21 2:31 PM

Douglas

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

BIALAS, TRAVIS RYAN

Farm Identifier

813

Farms Associated with Operator:

868, 3939, 4380

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
76.68	76.68	76.68	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	76.68	0.0	0.0	0.0				

ARC/PLC

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	38.3	169	0.00
SOYBEANS	38.3	45	0.00
<b>Total Base Acres:</b>	<b>76.6</b>		

Tract Number: 1142 Description W2NW4 36-100-62

FSA Physical Location : Douglas, SD

ANSI Physical Location: Douglas, 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
76.68	76.68	76.68	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	76.68	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	38.3	169	0.00
SOYBEANS	38.3	45	0.00
<b>Total Base Acres:</b>	<b>76.6</b>		

Owners: BILL & LADONNA KOEHN TRUST





Issuing Agent: Douglas County Title, Inc.  
Issuing Office File Number: TI-1633

**SCHEDULE A**

1. Commitment Date: August 29, 2021 @ 8:00 a.m.

2. Policy or policies to be issued:

a. [2006 ALTA® Owner's Policy]

Standard Coverage       Extended Coverage

Proposed Insured: To Be Determined

Proposed Policy Amount: To Be Determined

b. [2006 ALTA® Loan Policy]

Standard Coverage       Extended Coverage

Proposed Insured: \_\_\_\_\_

Proposed Policy Amount: \_\_\_\_\_

c. [\_\_\_\_ ALTA® \_\_\_\_\_ Policy]

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 Commitment date vested in: H. William Koehn, Jr. and LaDonna J. Koehn, Trustees of the Bill and LaDonna Koehn Trust

5. The Land is described as follows: The West One-half of the Northwest Quarter (W½NW¼) in Section Thirty-six (36), Township One Hundred (100) North, Range Sixty-two (62) West of the 5<sup>th</sup> P.M., Douglas County, South Dakota

**DAKOTA HOMESTEAD TITLE INSURANCE COMPANY**

By:   
**Authorized Signatory**

**COMMITMENT FOR TITLE INSURANCE**

SCHEDULE B, Part I  
Requirements

File Number: TI-1633

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 was vested in a trustee, it is subject to the provisions of the trust and the following must be provided:
  - (1) An original of the trust must either be placed of record or a fully executed copy entitled to be recorded be deposited with the Douglas County Title, Inc., with the authority to record the same if necessary to prove the marketability of title;
  - (2) The trust must provide that the trustee has authority to convey the property;
  - (3) A properly executed Trustee's Warranty Deed, containing the correct legal description, to W $\frac{1}{2}$ NW $\frac{1}{4}$  36-100-62, must be placed of record; and
  - (4) An affidavit must be furnished to the Douglas County Title, Inc., which indicates that the trust has not been revoked or canceled.

**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.

*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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*



## 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.\*

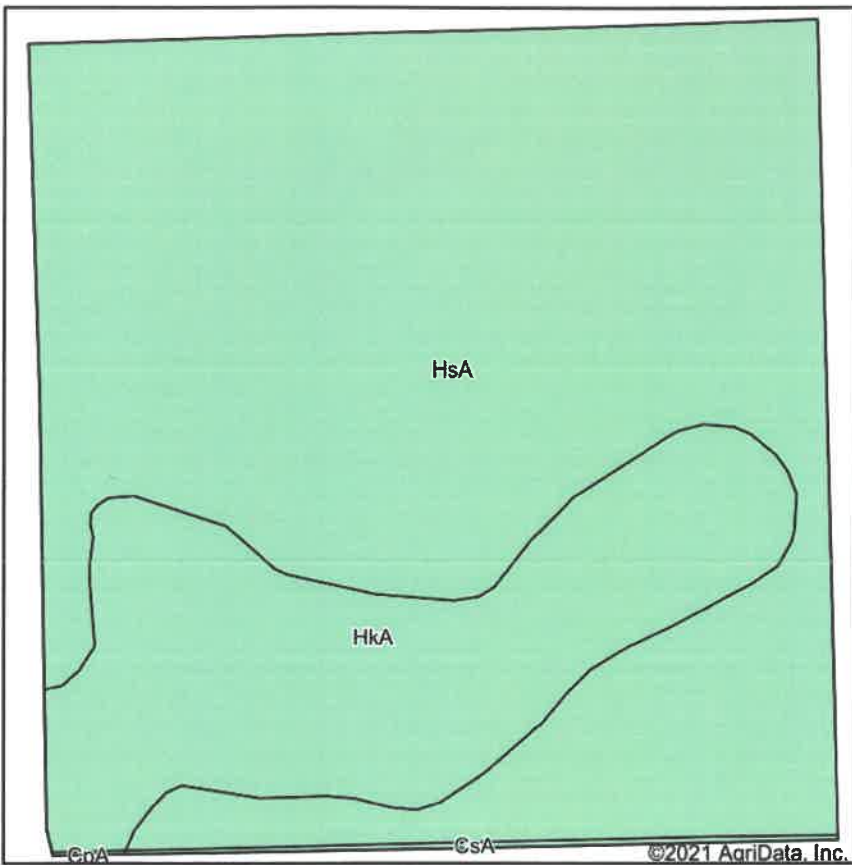
\*Paragraphs 1, 2, 3, 4, 5, 6, 7 and 8 will not appear as printed exceptions on extended coverage policies, except as to such parts thereof which may be typed as a Special Exception.

## C. Special Exceptions:

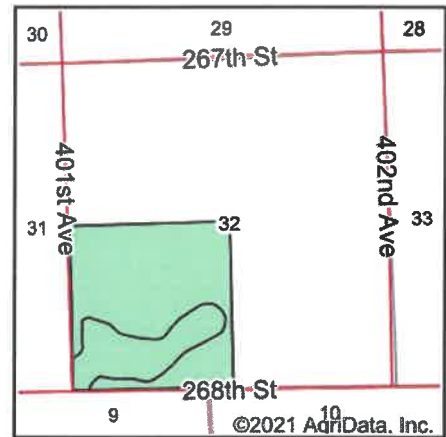
1. This Policy specifically excludes all real estate taxes to the applicable property. For informational purposes only, we submit the following tax figures/statement. We assume no liability for the correctness of the same. Please contact the Douglas County Treasurer for the exact amount owed (605-724-2318). The 2020 real estate taxes for Record #1908 in the amount of \$1,623.58 show due and owing. For more information see attached Real Estate Tax Notices.
2. Rights of the public in and to the statutory easement for section line road right-of-way.
3. The Company reserves the right to add any additional requirements or exceptions dependent on determination of insured and coverage amount.



# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Davison**  
 Location: **32-101N-61W**  
 Township: **Tobin**  
 Acres: **160.37**  
 Date: **8/30/2021**



Maps Provided By:



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www.AgriDataInc.com



Area Symbol: SD035, Soil Area Version: 23  
 Area Symbol: SD043, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HsA	Houdek-Stickney complex, 0 to 2 percent slopes	119.84	74.7%	IIc	77
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	39.50	24.6%	IIc	88
CsA	Houdek-Stickney complex, 0 to 2 percent slopes	0.97	0.6%	IIc	77
CpA	Clarno-Bonilla loams, 0 to 2 percent slopes	0.06	0.0%	IIc	88
<b>Weighted Average</b>					<b>79.7</b>

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

South Dakota

U.S. Department of Agriculture

FARM: 773

Davison

Farm Service Agency

Prepared: 8/30/21 10:53 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2021

Page: 1 of 2

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Operator Name: BIALAS, THOMAS JASON Farm Identifier

Farms Associated with Operator: 2197

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Table with 10 columns: Farmland, Cropland, DCP Cropland, WBP, WRP, EWP, CRP Cropland, GRP, Farm Status, Number of Tracts. Values include 160.36, 0.0, 160.36, 0.0, 0.0, 0.0, 0.0, 0.0, Active, 1.

Table with 7 columns: PLC, ARC-CO, ARC-IC, PLC-Default, ARC-CO-Default, ARC-IC-Default. Values include NONE, CORN, SOYBN, NONE, NONE, NONE.

Table with 5 columns: Crop, Base Acreage, PLC Yield, CCC-505 CRP Reduction, HIP. Values include CORN, 69.9, 123, 0.00, 0; SOYBEANS, 69.9, 38, 0.00.

Tract Number: 39 Description: D14E14 SW 32 101 61
FSA Physical Location: Davison, SD ANSI Physical Location: Davison, 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

Table with 8 columns: Farmland, Cropland, DCP Cropland, WBP, WRP, EWP, CRP Cropland, GRP. Values include 160.36, 0.0, 160.36, 0.0, 0.0, 0.0, 0.0, 0.0.

Table with 5 columns: Crop, Base Acreage, PLC Yield, CCC-505 CRP Reduction. Values include CORN, 69.9, 123, 0.00; SOYBEANS, 69.9, 38, 0.00.

Owners: HAROLD W KOEHN TRUST



# NOT TO SCALE

101-61

2.8

3.6

TRANSFERED

- TO

DOUGLAS  
COUNTY

116.4 116.4

1.90

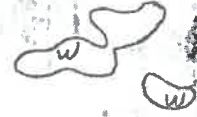
115  
8-L

35.0

160.3

7.1

3



TRANSFERED

TO

DOUGLAS  
COUNTY

101-61

**HIGHLY ERODIBLE LAND AND WETLAND  
CONSERVATION DETERMINATION**

Lawrence Bialas  
Rt. 1 Box 76  
Dimock, SD 57331

6-27-90  
3. County  
Davison

4. Name of USDA Agency or Person Requesting Determination

5. Farm No. and Tract No.

773 39

**SECTION I - HIGHLY ERODIBLE LAND**

6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres
7. Are there highly erodible soil map units on this farm?				
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.				
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.				
10. This Highly Erodible Land determination was completed in the: Office <input type="checkbox"/> Field <input type="checkbox"/>				

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

**SECTION II - WETLAND**

11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres
	X			
List field numbers and acres, where appropriate, for the following :				
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.			1	3
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.				
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.				
15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.				
16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.				

17. The planned alteration measures on wetlands in fields \_\_\_\_\_ are considered maintenance and are in compliance with FSA.

18. The planned alteration measures on wetlands in fields \_\_\_\_\_ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.

19. This wetland determination was completed in the: Office  Field

20. This determination was: Delivered  Mailed  To the Person on Date: 6-27-90

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

21. Remarks

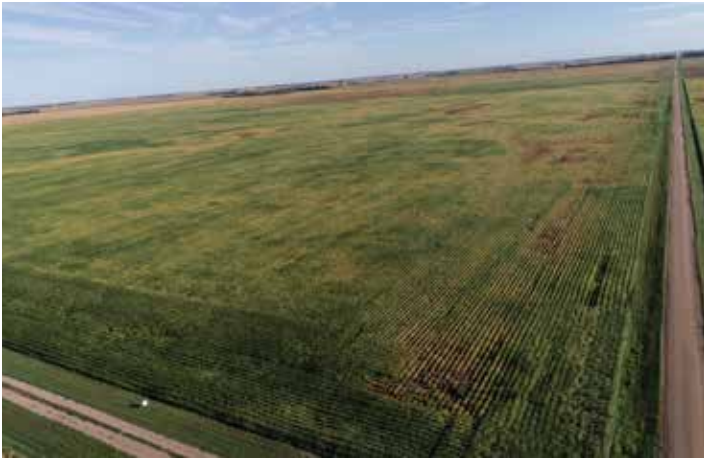
22. Signature of SCS District Conservationist

*Steve R. V. [Signature]*

23. Date

6-27-90





# 240 ACRES

## DOUGLAS & DAVISON COUNTY LAND

**WEDNESDAY,  
OCTOBER 20TH  
AT 10:00AM**

*Auction held at the  
Parkston American Legion  
Building, 221 W. Main  
Street in Parkston, SD.*

**TERMS:** Cash sale with 10% nonrefundable down payment the day of the sale and the balance on Wednesday, December 15, 2021. A Trustee's Deed will be provided. Title insurance will be utilized with cost split 50% to buyer and 50% to seller. 2021 RE Taxes paid by seller. 2022 Taxes paid by buyer. Full possession granted on March 1, 2022. Landlord's possession granted at closing. Property sold subject to confirmation by the Trustees. Wieman Land & Auction Co. is representing the seller in this transaction. No buyer brokerage offered on this transaction.



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

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