

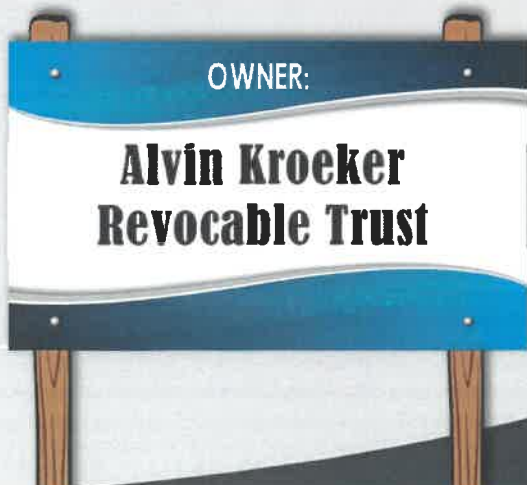
# Turner County

## 2 - 80 ACRE TRACTS!

Both parcels located on paved roads minutes from  
Marion SD and premier grain marketing facilities!



### Wednesday November 11th at 10:00 AM



PO BOX 148  
44628 SD HWY 44, MARION SD  
PHONE: 800-251-3111

WEB: [WIEMANAUCTION.COM](http://WIEMANAUCTION.COM)

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**(2) 80 ACRE TRACTS TURNER COUNTY LAND  
AUCTION**

We will sell the following land at auction at the Wieman Auction Facility at 44628 SD Hwy 44, Marion SD or 1 South and ½ West of Marion SD on

**WEDNESDAY, NOVEMBER 11<sup>TH</sup> 10:00 AM**

**TRACT # 1 – 80 ACRES**

This tract is located from the north edge of Marion, 4 West and ¼ South and consists of 80 acres (+/-) of unimproved farmland. The FSA Office indicates that it has 77.86 acres tillable. The predominate soil types are Clarno-Crossplain-Davison Complex, Tetonka Silt Loam, Clarno-Bonilla Loam and it has a soil productivity index rating of 81.1. This choice desirable tract lays generally level with several waterways passing through it. It is located on an oil road with good access. The annual real estate taxes are \$2004.04. We invite you to examine this tract at your convenience. It had corn on it this year.

**LEGAL:** The S ½ of NE ¼ of Section 4-99-55, Turner County, South Dakota

**TRACT # 2 – 80 ACRES**

Located from north edge of Marion 5 ¼ Miles West

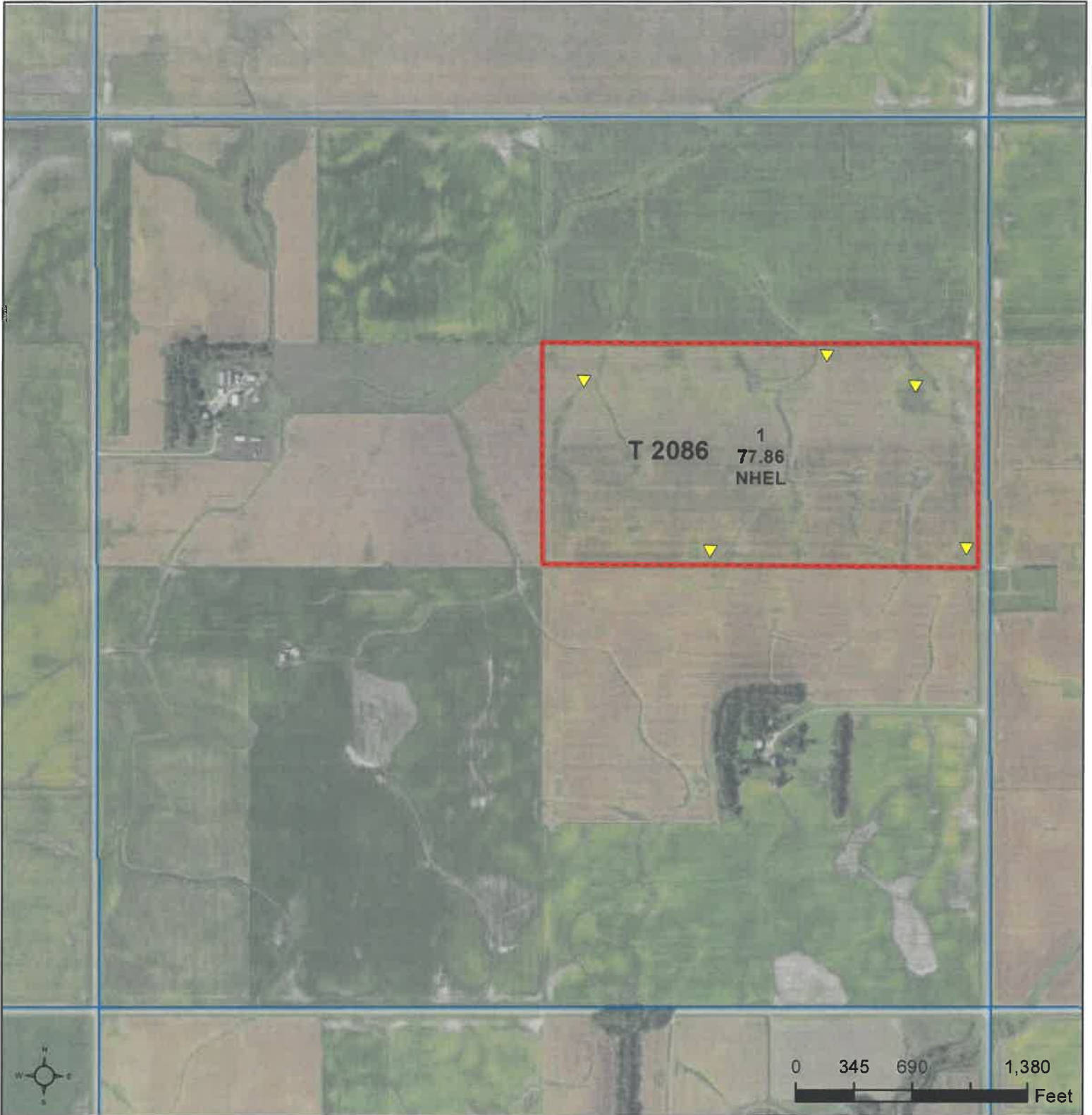
This tract consists of 80 acres (+/-) of unimproved farmland. The FSA Office reports that it has nearly all tillable but does have 5 acres with stock dam that can be hard to farm in wet years. The predominate soil types are Clarno-Crossplain-Davison Complex, Tetonka Silt Loam, Crossplain Clay Loam and it has a soil productivity index rating of 80.1. The land lays generally level but it does have several waterways that pass through it. This desirable tract is located on an oil road with good access and the annual real estate taxes are \$1849.24. We invite you to examine this tract at your convenience. It was in beans for the 2020 crop year.

**LEGAL:** The W ½ of SE ¼ of Section 32-100-55, Turner County, South Dakota

**Terms:** Cash sale with a 10% nonrefundable downpayment per tract and the balance on December 21, 2020. A Trustee's Deed will be provided. Title insurance to be utilized with the cost split 50/50 between buyer and seller. Possession granted upon final settlement. Seller will pay all RE Taxes for 2020 and prior years. Sold subject to confirmation by the Trustee. Wieman Land & Auction Co. is representing the seller in this transaction. For Buyer's Info Packet, visit our website [www.wiemanauction.com](http://www.wiemanauction.com) or call 800-251-3111 and we will send one to you.

**ALVIN KROEKER REVOCABLE TRUST  
DAVID KROEKER, TRUSTEE**

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



**Common Land Unit**   PLSS

- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

**2020 Program Year**

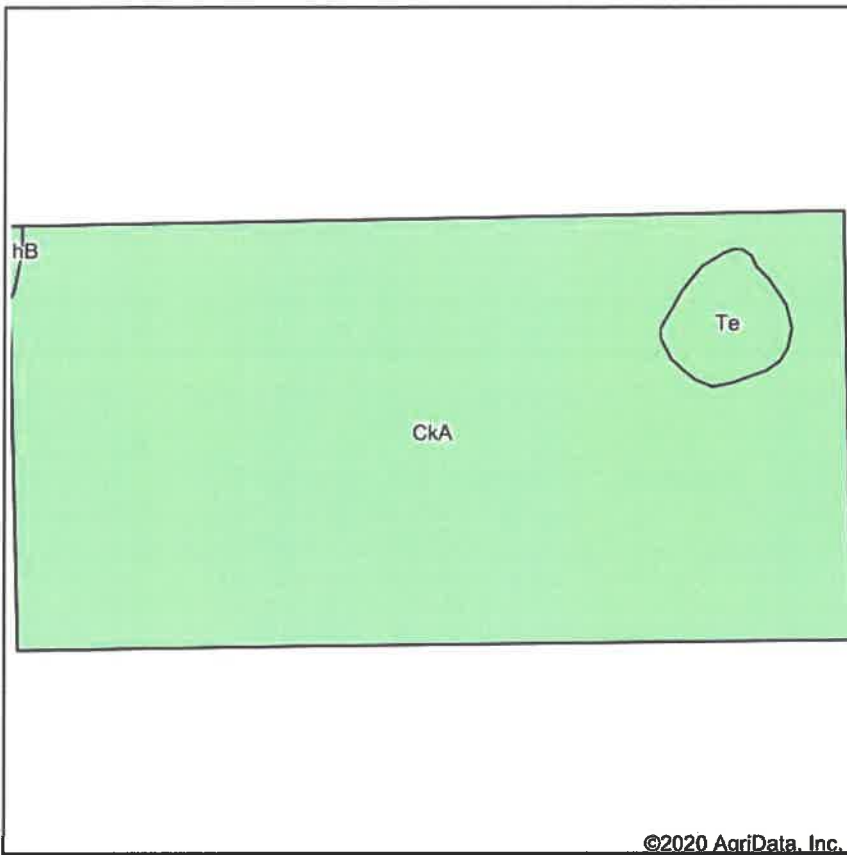
Map Created April 24, 2020

**Farm 1406**

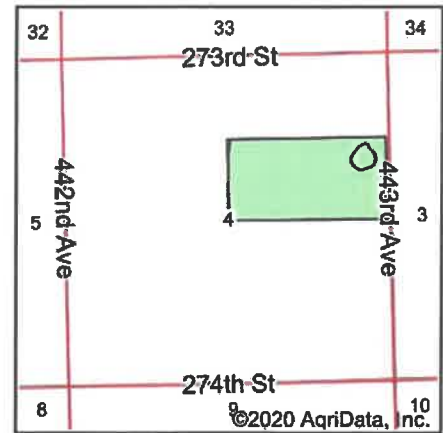
**4-99N-55W-Turner**

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# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Turner**  
 Location: **4-99N-55W**  
 Township: **Rosefield**  
 Acres: **77.86**  
 Date: **10/15/2020**



Maps Provided By:  
  
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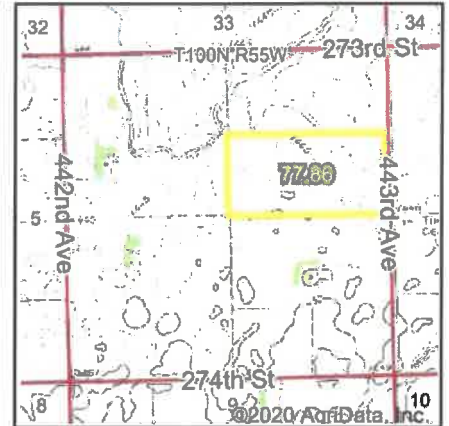
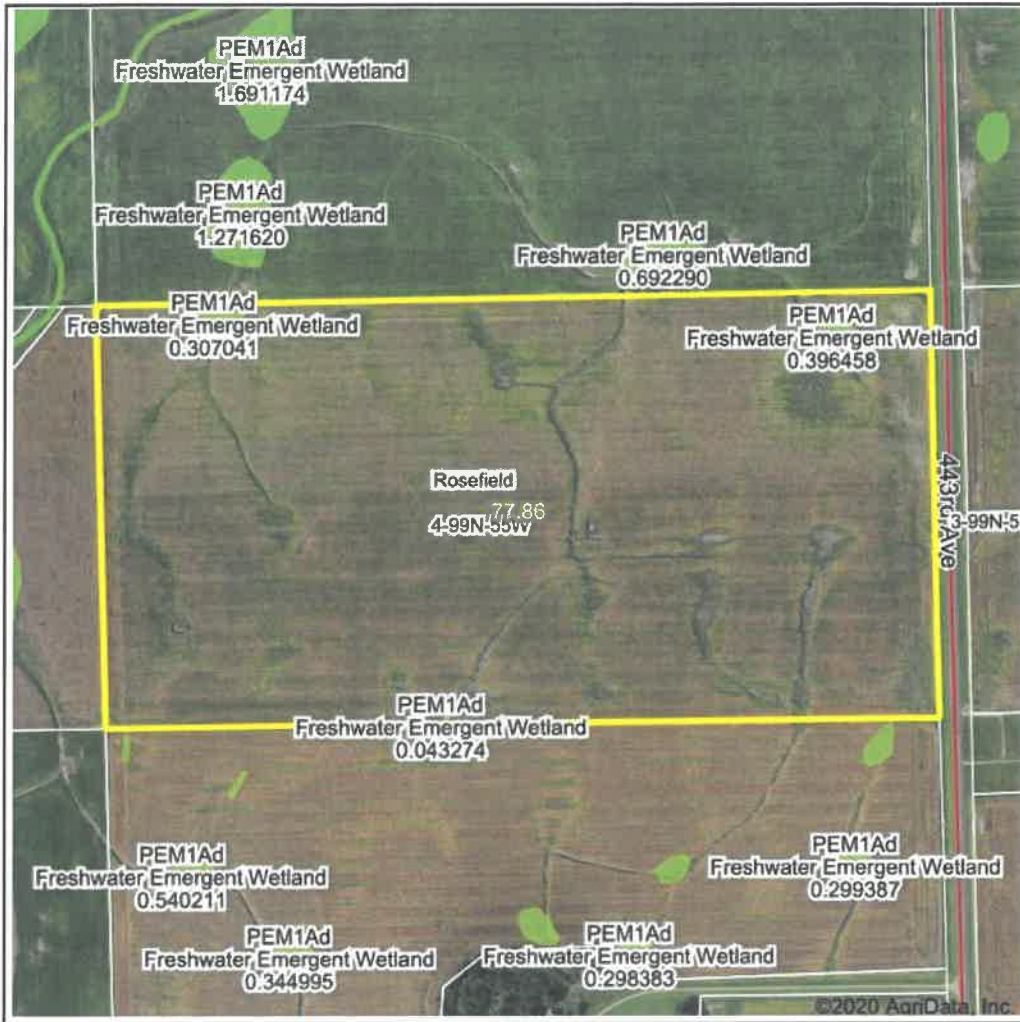


Area Symbol: SD125, Soil Area Version: 22					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	74.96	96.3%	IIc	82
Te	Tetonka silt loam, 0 to 1 percent slopes	2.74	3.5%	IVw	56
ChB	Clarno-Bonilla loams, 1 to 6 percent slopes	0.16	0.2%	Ile	84
<b>Weighted Average</b>					<b>81.1</b>

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



# Wetlands Map



**State:** South Dakota  
**Location:** 4-99N-55W  
**County:** Turner  
**Township:** Rosefield  
**Date:** 10/15/2020



Maps Provided By:



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0ft 649ft 1298ft

Classification Code	Type	Acres
PEM1Ad	Freshwater Emergent Wetland	0.72
Total Acres		0.72

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

SOUTH DAKOTA  
 TURNER  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

FARM : 1406  
 Prepared : 10/14/20 8:03 AM  
 Crop Year : 2021

**Abbreviated 156 Farm Record**

**Tract Number** : 2086  
**Description** : SNE 4 99 55  
**FSA Physical Location** : SOUTH DAKOTA/TURNER  
**ANSI Physical Location** : SOUTH DAKOTA/TURNER  
**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** : ALVIN KROEKER REVOCABLE TRUST  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
77.86	77.86	77.86	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	77.86	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

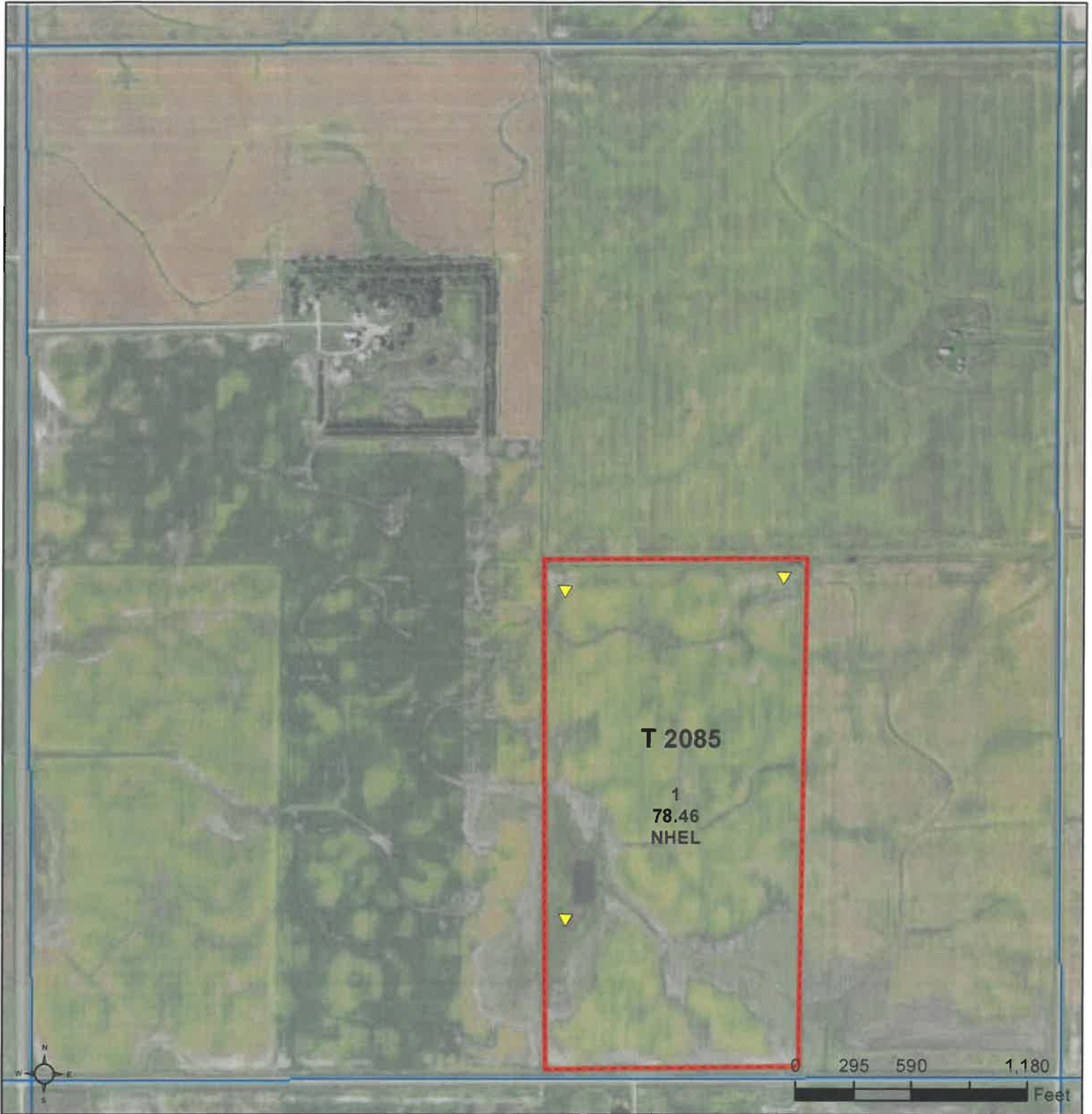
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	38.48	0.00	107
Soybeans	39.38	0.00	32
<b>TOTAL</b>	<b>77.86</b>	<b>0.00</b>	

**NOTES**

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*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov) USDA is an equal opportunity provider, employer, and lender.*



Common Land Unit    PLSS

- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

2020 Program Year

Map Created April 24, 2020

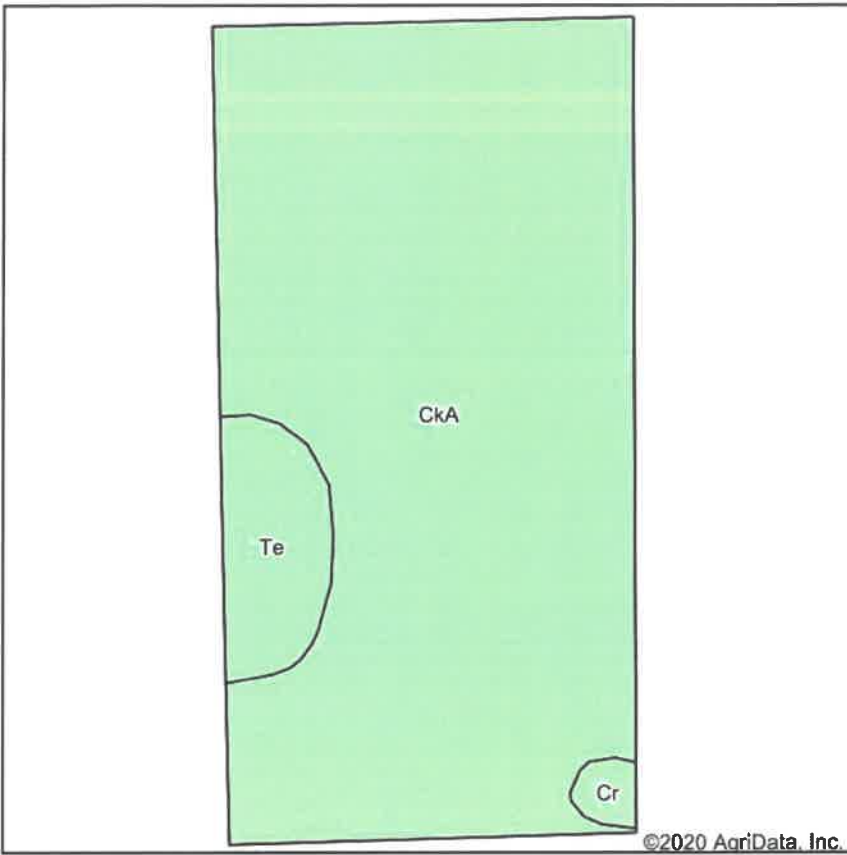
**Farm 1406**

**32-100N-55W-Turner**

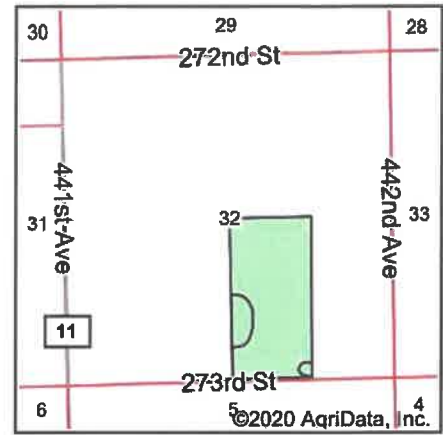
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# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Turner**  
 Location: **4-99N-55W**  
 Township: **Rosefield**  
 Acres: **78.46**  
 Date: **10/15/2020**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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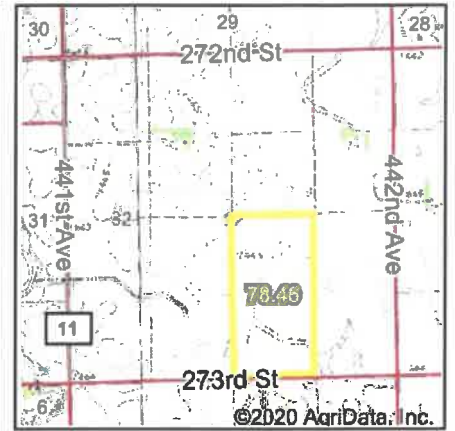
Area Symbol: SD125. Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CkA	Clamo-Crossplain-Davison complex, 0 to 2 percent slopes	71.84	91.6%	IIc	82
Te	Tetonka silt loam, 0 to 1 percent slopes	5.75	7.3%	IVw	56
Cr	Crossplain clay loam	0.87	1.1%	IIw	78
<b>Weighted Average</b>					<b>80.1</b>

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



# Wetlands Map



**State:** South Dakota  
**Location:** 4-99N-55W  
**County:** Turner  
**Township:** Rosefield  
**Date:** 10/15/2020



Maps Provided By



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Classification Code	Type	Acres
PEM1Ad	Freshwater Emergent Wetland	4.67
PABFx	Freshwater Pond	0.72
<b>Total Acres</b>		<b>5.39</b>

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

SOUTH DAKOTA  
TURNER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 1406**

Prepared : 10/14/20 8:03 AM

Crop Year : 2021

**Tract Number** : 2085  
**Description** : WSE 32 100 55  
**FSA Physical Location** : SOUTH DAKOTA/TURNER  
**ANSI Physical Location** : SOUTH DAKOTA/TURNER  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : ALVIN KROEKER REVOCABLE TRUST  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.46	78.46	78.46	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	78.46	0.00	0.00	0.00	0.00	0.00

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	39.92	0.00	107
Soybeans	37.32	0.00	32
<b>TOTAL</b>	<b>77.24</b>	<b>0.00</b>	

**NOTES**

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Issuing Agent: Turner County Title Company

Issuing Office File Number: 20-TI-12827

**SCHEDULE A**

- 1. Commitment Date: October 13, 2020 at 07:30 AM
- 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 Alvin Kroeker Revocable Trust I, under agreement dated November 19, 1998.
- 5. The Land is described as follows:
  - Parcel 1: The South Half of the Northeast Quarter (S 1/2 NE 1/4) of Section Four (4) Township Ninety-Nine (99) North, Range Fifty-Five (55) West of the 5th P.M., Turner County, South Dakota.
  - Parcel 2: The West Half of the Southeast Quarter (W 1/2 SE 1/4) of Section Thirty-Two (32), Township One Hundred (100) North, Range Fifty-Five (55) West of the 5th P.M., Turner County, South Dakota.

**DAKOTA HOMESTEAD TITLE INSURANCE COMPANY**

By:  \_\_\_\_\_  
Turner County Title Company

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

File Number: 20-TI-12827

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 Trustee's Deed be executed and recorded conveying title from the Alvin Kroeker Revocable Trust I, under agreement dated November 19, 1998 to the purchaser of the property.
6. The enclosed Certificate of Trust must be executed and attached to the Trustees Deed and recorded with the Register of Deeds Office.
7. 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 REQUIRED AT TIME OF CLOSING.
8. The enclosed Affidavit of Entity as to Liens and Encumbrances must be completed, signed and returned to our office. NOTE THIS WILL BE REQUIRED AT TIME OF CLOSING.
9. The enclosed Affidavit of Purchaser as to Liens and Encumbrances must be completed, signed and returned to our office. NOTE THIS WILL BE REQUIRED AT TIME OF CLOSING.
10. The enclosed Non-Residential Property Affidavit must be completed, signed and returned to our office. NOTE THIS WILL BE REQUIRED AT TIME OF CLOSING.
11. THE COMPANY requires that an Affidavit of Possession be prepared by the current owner according to South Dakota Statutes and be recorded in the records of the Register of Deeds, Turner County, SD. This is to clarify that there are no outstanding interests of past owners due to defects in past Deeds of record. (Parcel 2)
12. 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.

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**SCHEDULE BI & BII**  
(Continued)

File Number: 20-TI-12827

**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.  
Parcel 1:
  2. EASEMENT, dated April 26, 1977, filed October 3, 1977 @ 2:30 P.M. and recorded in Book 1 of Easements, page 320A, Turner County Records, conveys to Turner County, South Dakota, a parcel of land parallel to and adjacent to the regular public road right-of-way along the East side of the S 1/2 NE 1/4 Sec 4-99-55; said parcel of land being 16 1/2 Feet wide and 80 rods more or less long.

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**SCHEDULE BI & BII**  
(Continued)

File Number: 20-TI-12827

3. VESTED DRAINAGE RIGHT FORM, dated March 18, 1992, filed June 30, 1992 @ 8:40 A.M. and recorded in Book 41 of Misc., page 824, Turner County Records, claims the right of drainage from the E 1/2 NW 1/4, SW 1/4 and E 1/2 SW 1/4 in Sec 32-100-55 through ditches onto the Sec 31-100-55; Sec 4-99-55 and Sec 33-100-55.
4. VESTED DRAINAGE RIGHT FORM, dated June 30, 1992, filed July 1, 1992 @ 11:50 A.M. and recorded in Book 42 of Misc., page 14, Turner County Records, claims the right of drainage from the E 1/2 NE 1/4 and SE 1/4 Sec 4-99-55 through ditches onto the W 1/2 SW 1/4 Sec 3-99-55 and the S 1/2 SE 1/4 Sec 33-99-55..
5. REAL ESTATE TAXES for the year 2020 and subsequent years which constitute a lien but are not due and payable. Real Estate Taxes for the first half of 2019 payable by April 30, 2020 in the amount of \$1,002.02 are paid; the second half of the 2019 Real Estate Taxes payable by October 31, 2020 in the amount of \$1,002.02 are unpaid. Parcel ID#: 14000-09955-04110  
Parcel 2:
6. EASEMENT, dated February 20, 1957, filed November 19, 1958 @ 2:00 P.M. and recorded in Book 1 of Easements, page 39, Turner County Records, conveys to Turner County, South Dakota, a parcel of land parallel to and adjacent to the regular public road right-of-way along the South side of the W 1/2 SE 1/4 Sec 32-100-55; said parcel of land being 80 rods more or less long and 16 1/2 Feet wide.
7. THE COMPANY requires that an Affidavit of Possession be prepared by the current owner according to South Dakota Statutes and be recorded in the records of the Register of Deeds, Turner County, SD. This is to clarify that there are no outstanding interests of past owners due to defects in past Deeds of record.
8. REAL ESTATE TAXES for the year 2020 and subsequent years which constitute a lien but are not due and payable. Real Estate Taxes for the first half of 2019 payable by April 30, 2020 in the amount of \$924.62 are paid; the second half of the 2019 Real Estate Taxes payable by October 31, 2020 in the amount of \$924.62 are unpaid. Parcel ID#: 05000-10055-32400
9. 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.
10. 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.
11. 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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# NOTES

# Turner County

## 2 - 80 ACRE TRACTS!

Auction will be held at the Wieman Auction  
Facility 1 Mile South and 1/2 West of Marion, SD



**TERMS:** Cash sale with a 10% nonrefundable downpayment per tract and the balance on December 21, 2020. A Trustee's Deed will be provided. Title insurance to be utilized with the cost split 50/50 between buyer and seller. Possession granted upon final settlement. Seller will pay all RE Taxes for 2020 and prior years. Sold subject to confirmation by the Trustee. Wieman Land & Auction Co. is representing the seller in this transaction. For Buyer's Info Packet, visit our website [www.wiemanauktion.com](http://www.wiemanauktion.com) or call 800-251-3111 and we will send one to you.

**Wednesday  
November 11th  
at 10:00 a.m.**



44628 SD HWY 44, MARION SD

PHONE: 800-251-3111

[WIEMANAUKTION.COM](http://WIEMANAUKTION.COM)

FAX: 605-648-3102

**"WE SELL THE EARTH AND EVERYTHING ON IT!"**