

38.65 ACRES

HUTCHINSON COUNTY LAND

- THURSDAY, NOVEMBER 30TH AT 10:30AM -



"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

**38.65 ACRES MOLAN TOWNSHIP – HUTCHINSON COUNTY LAND
AT AUCTION**

Our family has decided to sell the following land at public auction located at the Wieman Auction Facility 1-mile south and ½ mile west of Marion, SD on Hwy. 44 on:

THURSDAY NOVEMBER 30TH, 2023

10:30 A.M.

Great Location – Great Opportunity – Great Auction best describes this land sale. Bordered to the west by Hwy. 81 this property could be the location of your new home/acreage site or a great add-on piece to the farmer or investor. Come check it out!

LEGAL: The NW ¼ of the NW ¼ of Section 36, 97-56 Hutchinson County, South Dakota.

LOCATION: From Meridian Corner (Junction of Hwy. 81 & 18) go 4-miles south east side of the road or just north of the Hwy. 81 curves at the junction of Hwy. 81 and 290th St.

- 28.04 acres tillable, 9.12 acres in grass/waterways balance in road right of ways
- New buyer able to farm or lease out for the 2024 crop year.
- Annual Taxes \$403.02. Gravel Township road to the north (290th St)
- Aerial & Soil Maps, Base & Yield and other pertinent info found in buyers packet
- Property has a rolling topography and would accommodate a walk-out basement with plenty of room for livestock or hobby farm activities.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Drone video footage along with buyers packets are available at www.wiemanauktion.com or contact the auctioneers at 800-251-3111 and packet can be mailed out.

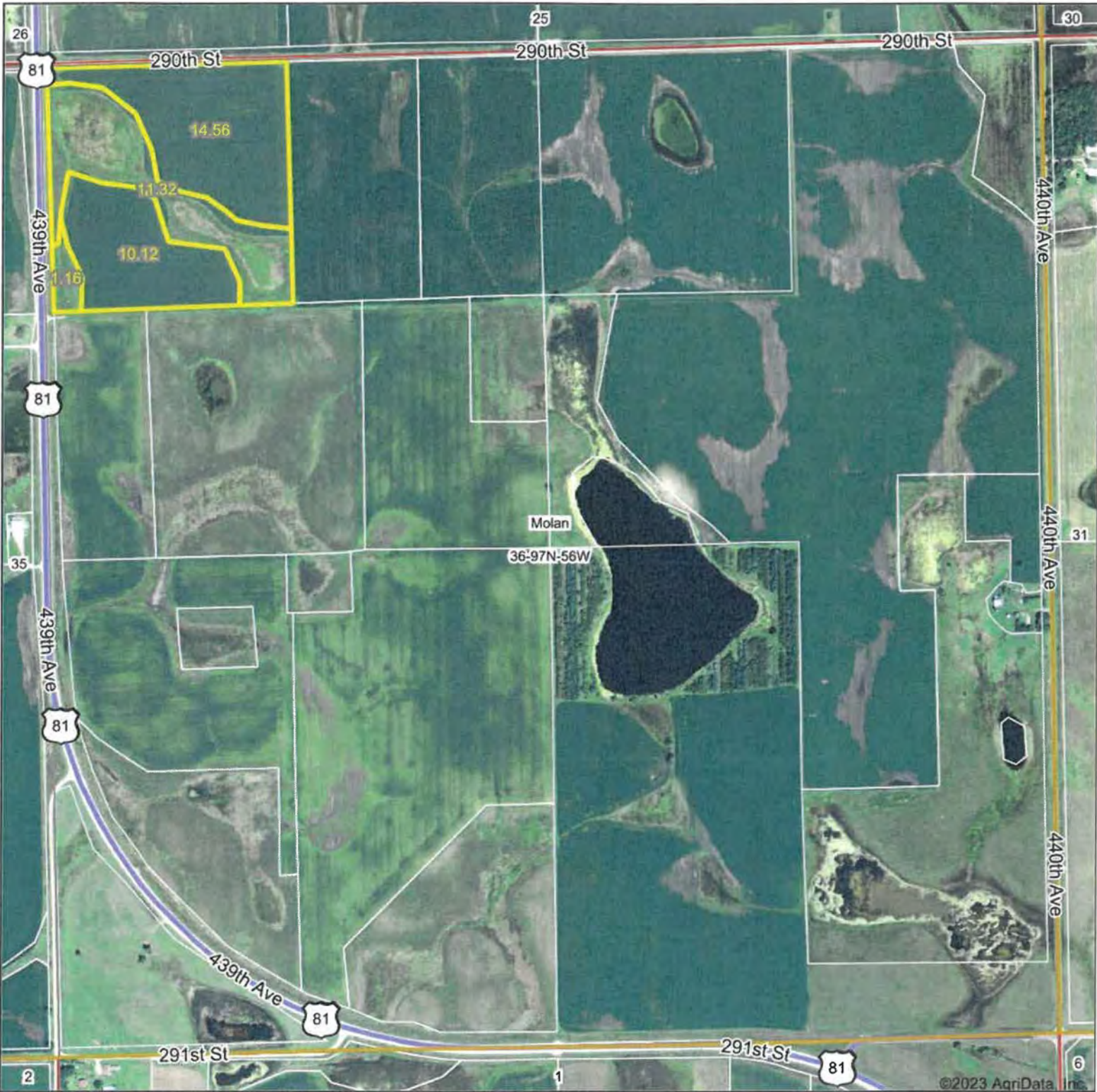
TERMS: Cash sale with 15% (non-refundable) down payment on auction day with the balance on or before January 15, 2024. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2023 taxes in full. Buyer to pay all 2024 taxes. Sold subject to owners approval and all easements and restrictions of record. Remember land auction held indoors at the Wieman Auction Facility.

GLENDA LANGELAND – OWNER

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

Bertsch Law Office
Closing Attorney
605-387-5658

Aerial Map



Boundary Center: 43° 10' 55.01, -97° 24' 59.25

0ft 822ft 1644ft



36-97N-56W
Hutchinson County
South Dakota



Maps Provided By:

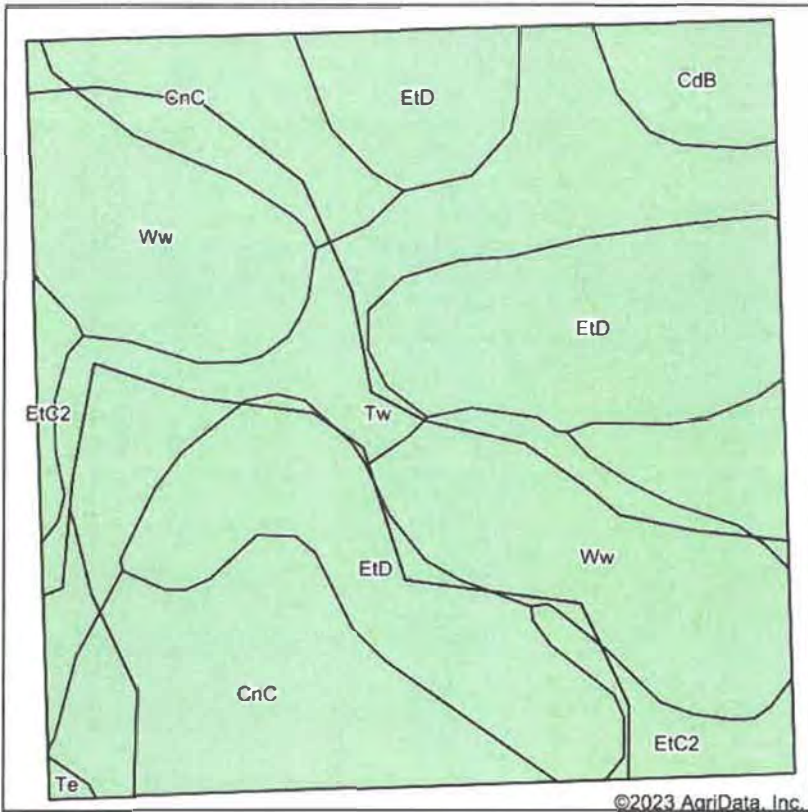


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10/17/2023

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

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **36-97N-56W**
 Township: **Molan**
 Acres: **37.16**
 Date: **10/17/2023**



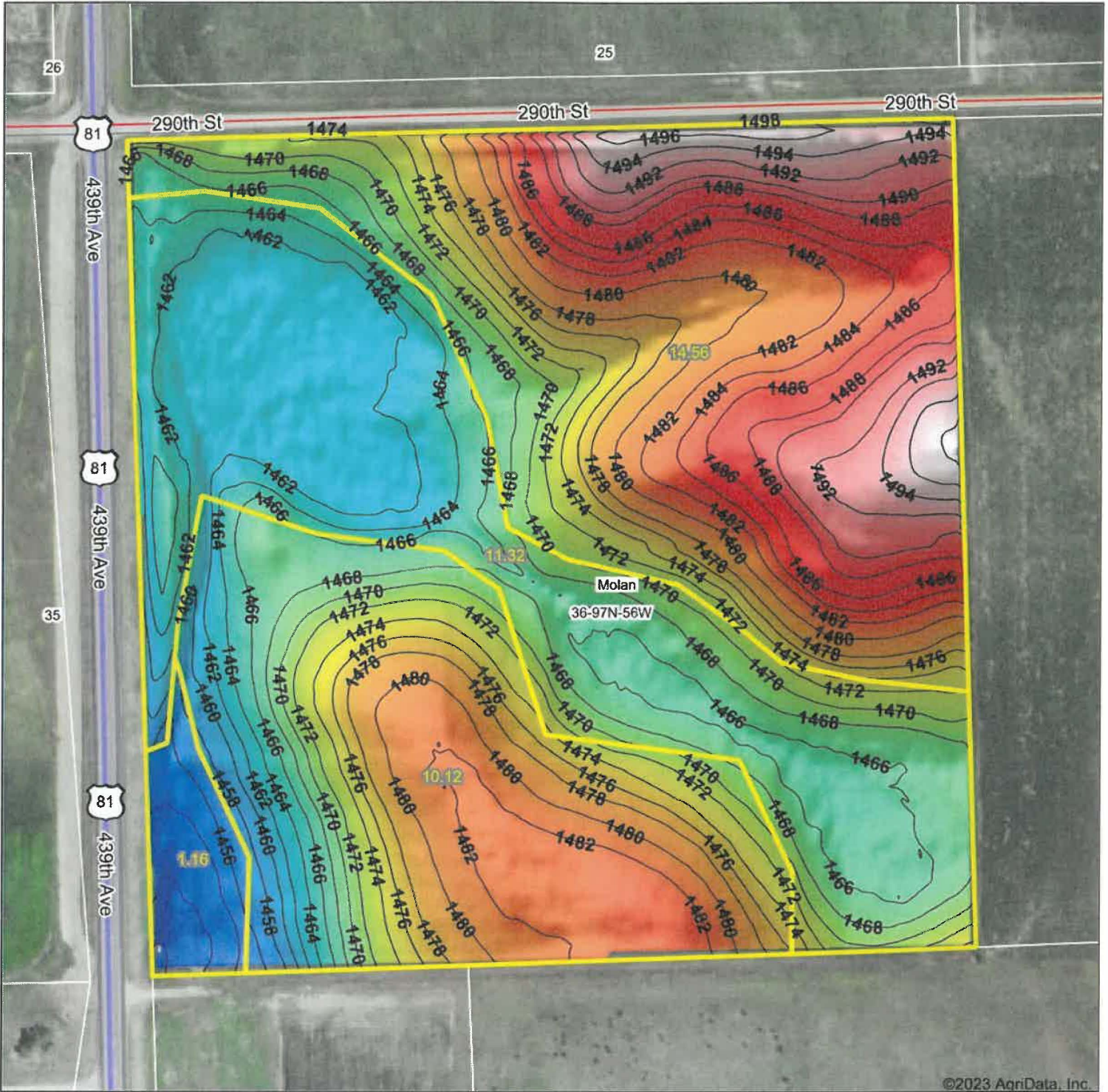
Soils data provided by USDA and NRCS.

Area Symbol: SD602, Soil Area Version: 24					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EtD	Ethan-Betts loams, 9 to 15 percent slopes	10.71	28.8%	Vle	30
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	8.79	23.7%	IIle	69
Ww	Worthing silty clay loam, 0 to 1 percent slopes	8.25	22.2%	Vw	30
Tw	Tetonka and Whitewood silty clay loams	6.65	17.9%	IVw	73
EtC2	Ethan-Betts loams, 6 to 9 percent slopes, eroded	1.43	3.8%	Vle	49
CdB	Clarno loam, 2 to 6 percent slopes	1.25	3.4%	Ile	82
Te	Tetonka silt loam, 0 to 1 percent slopes	0.08	0.2%	IVw	56
Weighted Average				4.57	49.5

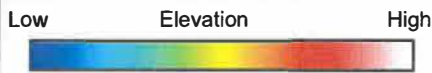
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



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Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 1,449.6
 Max: 1,498.3
 Range: 48.7
 Average: 1,473.6
 Standard Deviation: 10.4 ft



10/17/2023

36-97N-56W
Hutchinson County
South Dakota

Boundary Center: 43° 10' 55.01, -97° 24' 59.25

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

SOUTH DAKOTA
HUTCHINSON



FARM : 12532
Prepared : 10/10/23 7:42 AM CST
Crop Year : 2024

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 3 for non-discriminatory Statements.

Operator Name : MR CARROL LANGELAND
CRP Contract Number(s) : None
Recon ID : 46-067-2022-121
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
			0.00	0.00	0.00	0.00	0.0	Active	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00		0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Com		0.00	128	0
Soybeans		0.00	52	0
TOTAL		0.00		

NOTES

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Tract Number : 2026
Description : NWNW 36-97-56
FSA Physical Location : SOUTH DAKOTA/HUTCHINSON
ANSI Physical Location : SOUTH DAKOTA/HUTCHINSON
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : MR CARROL LANGELAND, MRS GLENDA LANGELAND
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
37.16	28.04	28.04	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA
 HUTCHINSON
 Form: FSA-156EZ



FARM : 12532
 Prepared : 10/10/23 7:42 AM CST
 Crop Year : 2024

Abbreviated 156 Farm Record

Tract 2026 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	28.04	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	12.34	0.00	128
Soybeans	2.79	0.00	52
TOTAL	15.13	0.00	

NOTES

Tract Number :

Description :
 FSA Physical Location : SOUTH DAKOTA/HUTCHINSON
 ANSI Physical Location : SOUTH DAKOTA/HUTCHINSON
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : MR CARROL LANGE LAND
 Other Producers : None
 Recon ID : None

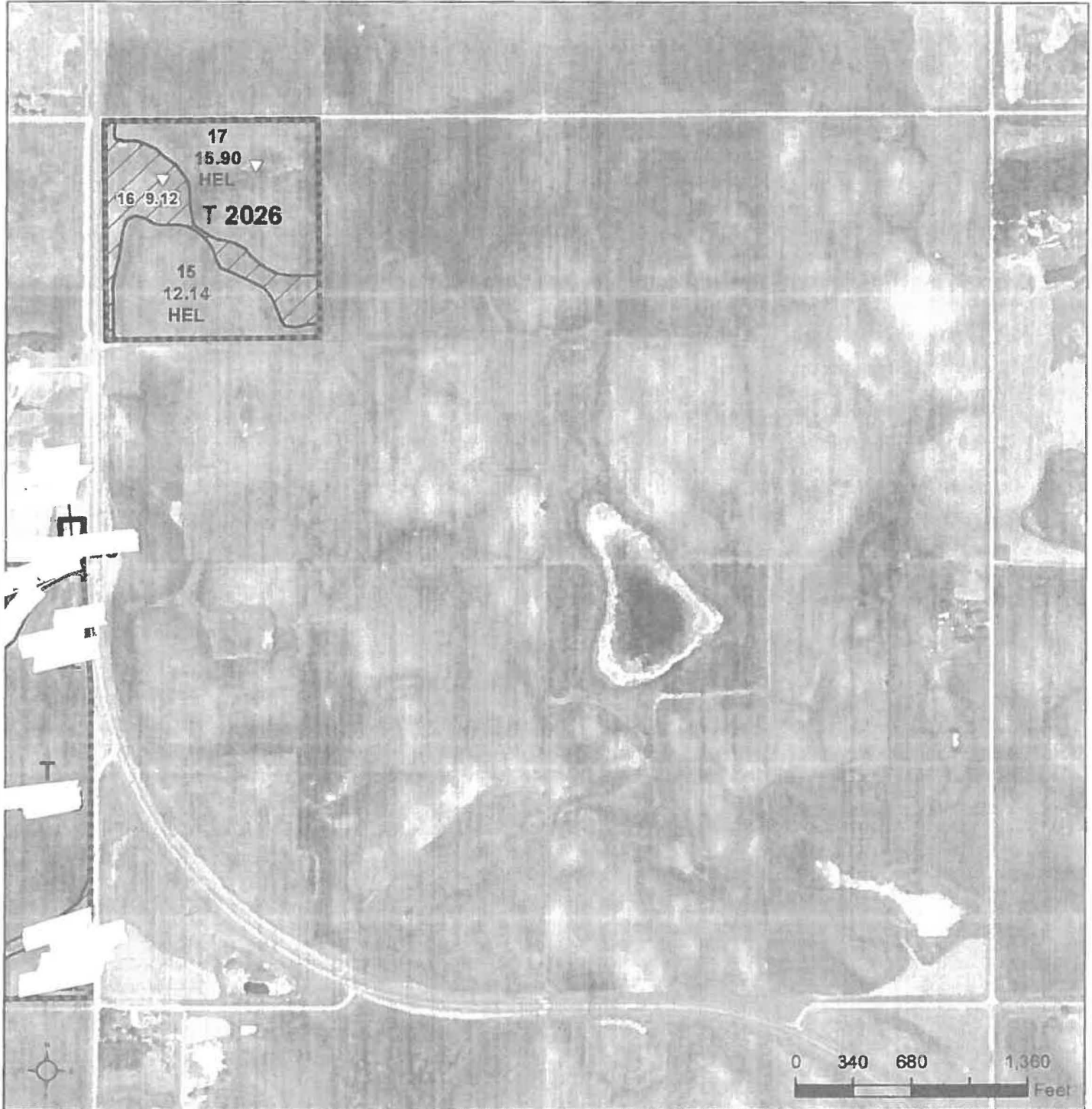
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
			0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00		0.00	0.00	0.00	0.00	0.00




DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com		0.00	128
Soybeans		0.00	52
TOTAL		0.00	

NOTES



Common Land Unit  Tract Boundary
 Non-Cropland
 Cropland

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

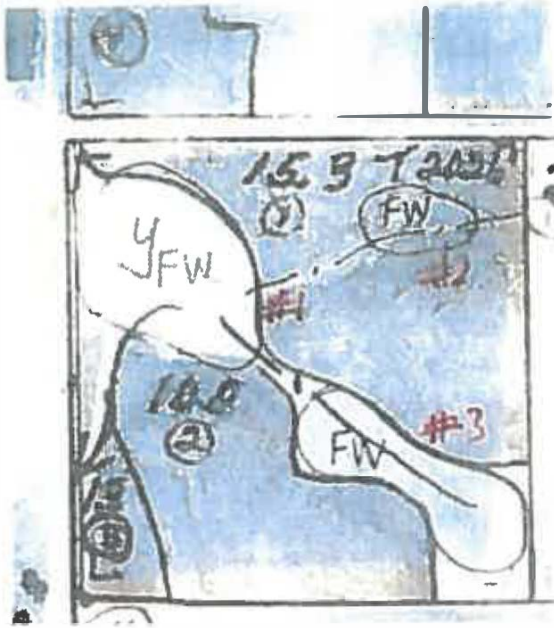
Unless otherwise noted, crops listed below are:
 Non-Irrigated Intended for Grain
 Corn = Yellow
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non

Producer Initial _____
 Date _____

2023 Program Year
 Map Created March 22, 2023
Farm 12532

36-97N-56W-Hutchinson

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).



NW⁴NW⁴
36-97-56

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

Oplinger Abstract & Title, Inc.
PO Box 133
Olivet, SD 57052-0133
Telephone: (605) 387-2335
Fax: (605) 387-2337

Office File No.: TI-3086

1. Effective Date: October 11, 2023, 8 AM

2. Policy or Policies to be issued:

A. Owner's Policy(6/17/06) Standard Coverage Extended Coverage

Amount: To Be Determined.

Proposed Insured: To Be Determined.

B. ALTA Loan Policy(6/17/06) Standard Coverage Extended Coverage

Amount:

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. Title to the FEE SIMPLE estate or interest in said land is at the effective date hereof vested in:

Glenda Langeland.

5. The land referred to in this Commitment is described as follows:

The NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 36, Township 97 North, Range 56 West 5th P.M.,
Hutchinson County, South Dakota.

Parcel Identification Number: 097.56.36.2020

SCHEDULE A

Commitment – Stewart Title Guaranty Company

0042 ALTA Commitment (07/01/2021)

SCHEDULE B-SECTION 1

Office File No.: TI-3086

Page 1

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records 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.

C. SPECIAL EXCEPTIONS:

(See Schedule B-Section 2 beginning on next page)

SCHEDULE B-SECTION 1

Commitment – Stewart Title Guaranty Company

SCHEDULE B-SECTION 2

Office File No.: TI-3086

Page 1

SPECIAL EXCEPTIONS:

1. Real Estate Taxes for the second half of year 2022, due and payable in year 2023, in the amount of \$201.51.
2. Rights of the public in and to the following described parcels of land used for road purposes:
 - The statutory easement for section line road right-of-way.
 - A strip of land 17 feet wide being parallel and adjacent to the regular public road right-of-way along the West side of Section 36-97-56, as recorded in Book BB page 207 on April 2, 1934.
 - Lot H2 of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ -36-97-56, as recorded in PC 1-#92(97-56) on August 6, 1980.
3. Mineral Reservations and rights incidental thereto upon the NW $\frac{1}{4}$ NW $\frac{1}{4}$ -36-97-56 as reserved by the State of South Dakota in its State Patent recorded in Book X page 496 on February 12, 1917, and as recited in SDCL 5-2-12.
4. Mortgage (COLLATERAL REAL ESTATE – 180-DAY REDEMPTION) dated April 27, 2007 to secure an indebtedness not to exceed _____ and any other obligations secured thereby, executed by Carrol D. Langeland and Glenda R. Langeland, husband and wife, to Merchants State Bank, 305 S. Main, PO Box 399, Freeman, SD 57029, as recorded in Book 143 page 504 on May 7, 2007.
 - An Addendum to said mortgage is dated March 8, 2012, which extends the mortgage in accordance with SDCL 44-8-26, being five years from recording date hereof, as recorded in Book 149 page 592 on March 14, 2012.
 - An Addendum to said mortgage is dated February 21, 2017, which extends the mortgage in accordance with SDCL 44-8-26, being five years from recording date hereof, as recorded in Book 155 page 547 on March 1, 2017.
 - An Addendum to said mortgage is dated January 26, 2022, which extends the mortgage in accordance with SDCL 44-8-26, being five years from recording date hereof, as recorded in Book 159 page 645 on January 28, 2022.
5. Mortgage (COLLATERAL REAL ESTATE – 180-DAY REDEMPTION) dated March 29, 2011 to secure an indebtedness not to exceed _____ and any other obligations secured thereby, executed by Carrol D. Langeland and Glenda R. Langeland, husband and wife, to Merchants State Bank, 305 S. Main, PO Box 399, Freeman, SD 57029, as recorded in Book 149 page 239 on April 11, 2011.
 - An Addendum to said mortgage is dated March 29, 2016, which extends the mortgage in accordance with SDCL 44-8-26, being five years from recording date hereof, as recorded in Book 155 page 190 on April 7, 2016.
 - An Addendum to said mortgage is dated March 15, 2021, which extends the mortgage in accordance with SDCL 44-8-26, being five years from recording date hereof, as recorded in Book 159 page 233 on March 15, 2021.

----- End of Schedule B -----

This Commitment is not valid without Schedule B-Section 1

SCHEDULE B-SECTION 2

Commitment - Stewart Title Guaranty Company



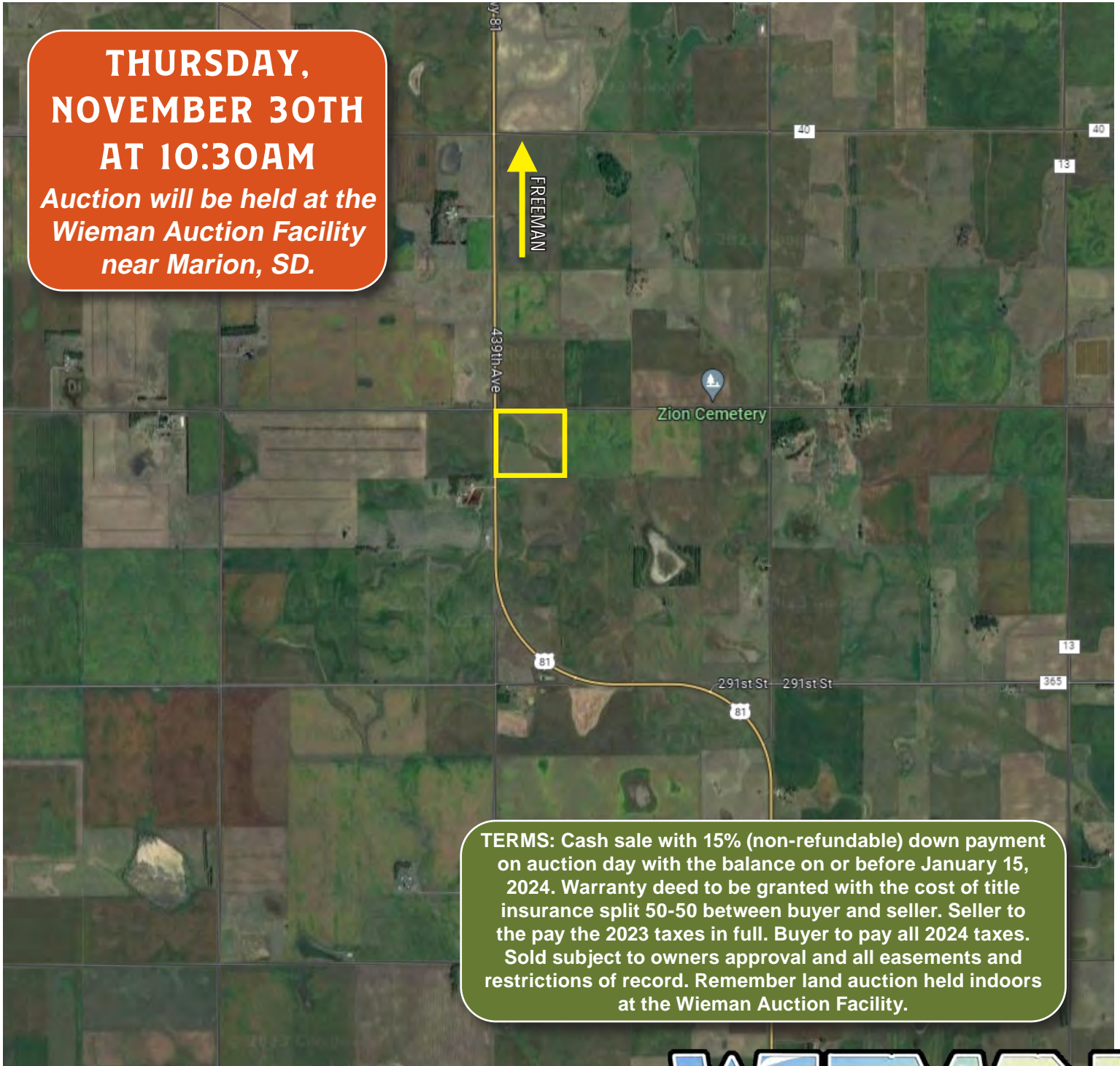


38.65 ACRES

HUTCHINSON COUNTY LAND

**THURSDAY,
NOVEMBER 30TH
AT 10:30AM**

*Auction will be held at the
Wieman Auction Facility
near Marion, SD.*



TERMS: Cash sale with 15% (non-refundable) down payment on auction day with the balance on or before January 15, 2024. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2023 taxes in full. Buyer to pay all 2024 taxes. Sold subject to owners approval and all easements and restrictions of record. Remember land auction held indoors at the Wieman Auction Facility.

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