

40 ACRES

DOUGLAS COUNTY LAND

- WEDNESDAY, AUGUST 10TH AT 11:00AM -



"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



40 ACRES DOUGLAS COUNTY LAND AUCTION

We will sell the following land at public auction held at Overweg's Feed store in New Holland SD on:

**Wednesday, August 10, 2022
11:00 AM CST**

We will be offering 40 acres of "Mud Lake" ground at live public auction. This ground is currently converted back to native grasses, but has been broke in the past and has crop history so it will make someone an excellent opportunity to add a few acres to their existing operations. Come prepared to buy!

TRACT 1: +-40 Acres

LEGAL: South ½ of the North ½ of the SE ¼ Section 7-100-66, Douglas County, SD.

- 38.74 farmable acres with the balance in the ROW
- Weighted average soil productivity rating of 27 with 100% of the soil being Mackey Silty Clay Loams
- Mud Lake ground lays very flat with only 2' of slope across the property and can be very productive in years when it doesn't hold water
- Property is under lease for the 2022 haying season and buyer will get full possession on March 1st, 2023

TO INSPECT THE PROPERTY: This land is located 3 miles North, 2 East and 1.5 North of New Holland. We invite you to inspect the property at your convenience. For drone video footage or buyers packets please visit www.wiemanauktion.com.

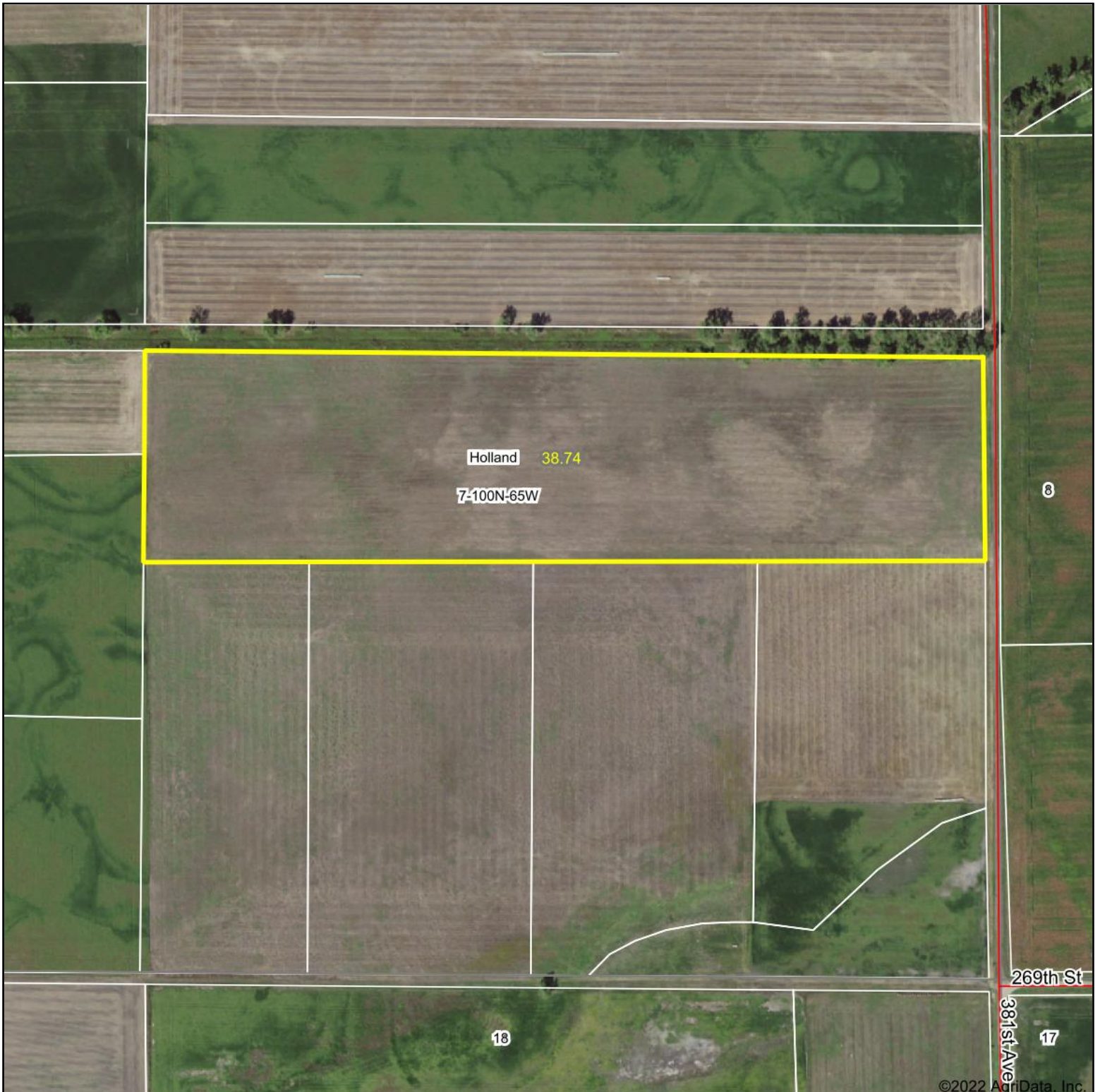
TERMS: A 15% non-refundable down payment is due on sale day with the balance on or before December 15th, 2022. A warranty deed will be provided with title insurance being provided and the owner's title insurance policy being split 50/50 between buyer and seller. Taxes will be prorated until date of closing. Current property taxes are \$242.52 Property is currently under lease to be hayed for the 2022 season. Wieman Land & Auction Co. is representing the seller in this transaction. Sold subject to owners' approval. Remember auction will be held at Overweg's Feed in New Holland SD.

Delmar & Elizabeth Markus - OWNERS

**Wieman Land & Auction Co.
Brokers & Auctioneers
Marion SD 800-251-3111**

**Kerner Law Office
Closing Attorney
605-724-2313**

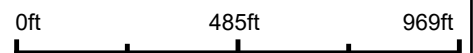
Aerial Map



Maps Provided By:

© AgriData, Inc. 2021 www.AgriDataInc.com

Map Center: 43° 29' 20.63, -98° 34' 28.26

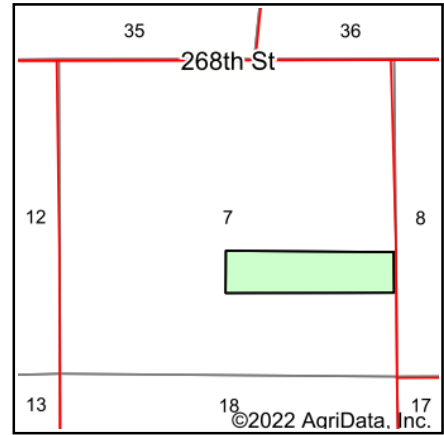
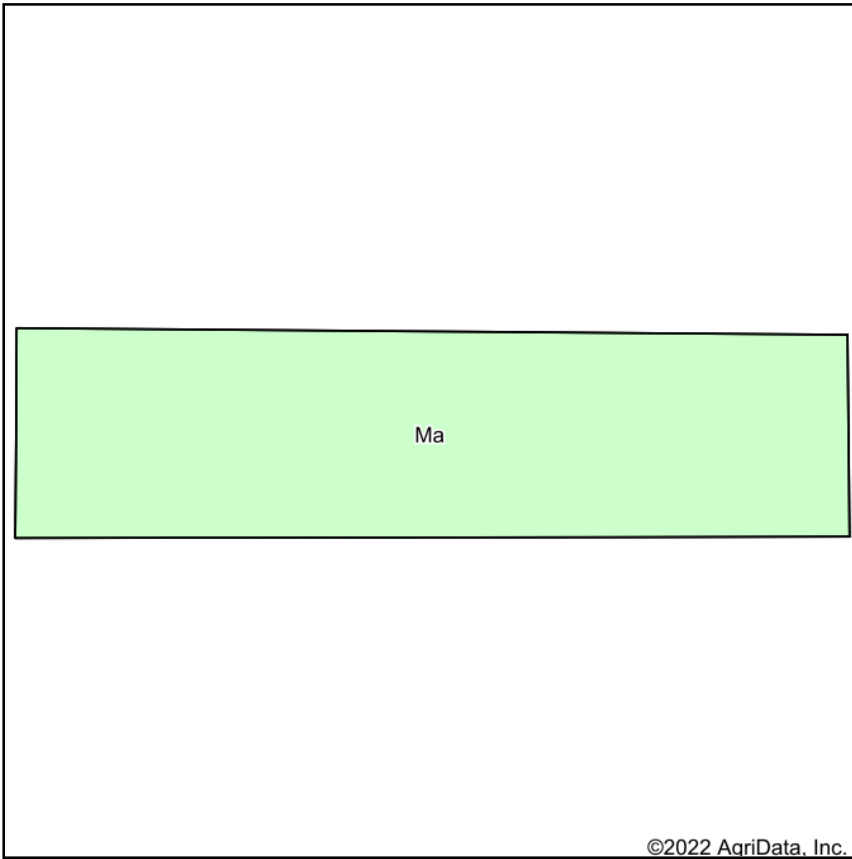


7-100N-65W
Douglas County
South Dakota



6/27/2022

Soils Map



State: **South Dakota**
 County: **Douglas**
 Location: **7-100N-65W**
 Township: **Holland**
 Acres: **38.74**
 Date: **6/27/2022**



Soils data provided by USDA and NRCS.

Area Symbol: SD043, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Ma	Macken silty clay loam, 0 to 1 percent slopes	38.74	100.0%	Vw	27
Weighted Average				5.00	27

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

AKOTA



United States Department of Agriculture
Farm Service Agency

FARM : 4520

Prepared : 1/7/21 4:01 PM

Crop Year : 2021

SA-156EZ

Abbreviated 156 Farm Record

for non-discriminatory Statements.

Name : DELMAR GLEN MARKUS
 Associated with Operator : 46-043-4520
 Tract Number(s) : None
 : 46-043-2021-5
 Red From : None
 : G/IF Eligibility : Eligible

Farm Land Data

Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
74	38.74	38.74	0.00	0.00	0.00	0.00	0.00	Active	1
Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod	
0.00	38.74	0.00		0.00		0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	16.14	0.00	106	0
Beans	16.12	0.00	37	0
Total	32.26	0.00		

NOTES

Number : 1367
 Section : S2N2SE4 7-100-65
 Physical Location : SOUTH DAKOTA/DOUGLAS
 Physical Location : SOUTH DAKOTA/DOUGLAS
 Unit Range Number :
 Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 Regulations : None
 Owners : DELMAR GLEN MARKUS, ELIZABETH MARIE MARKUS
 Producers : None
 FID : None

Tract Land Data

Tract Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
38.74	38.74	38.74	0.00	0.00	0.00	0.00	0.00
Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	38.74	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

COMMITMENT FOR TITLE INSURANCESCHEDULE B, Part I
Requirements

File Number: TI-1679

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 referenced in Schedule A, this Commitment does not purport to insure any particular transaction (it is being issued as a preliminary or "to be determined" commitment only) and is being issued as a courtesy. This Commitment must be updated in order to insure a specific transaction and accordingly reissued.
6. The Company has been informed the insured land will be sold at public auction. If so, the Company requires the Purchase and Sale Agreement and all related documents be submitted to the Company for its review and file.

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.*

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.

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 2021 real estate taxes for Record #2278 in the amount of \$242.52 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. Claims of vested drainage rights for drainage of water and rights incidental thereto as set forth in the following recorded documents:
 - from the S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ 7-100-65 onto the N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ 7-100-65 and the N $\frac{1}{2}$ of Lot 6 in the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ 7-100-65, recorded in Book 22 of Miscellaneous, Page(s) 203-204 on June 26, 1992.

This Company reserves the right to make additions or changes in any way necessary to issue an updated preliminary commitment and title insurance policy for the specific transaction that identifies a specific Buyer and/or Lender upon the sale of the proposed insured property.

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