

158.41 ACRES

McCOOK COUNTY LAND

- TUESDAY, FEBRUARY 15TH AT 10:30AM -

JAMES & MARY JO

McGREGOR

OWNERS



"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



**158.41 ACRES OF SALEM TOWNSHIP, McCOOK COUNTY LAND
POWERFUL TILLABLE LAND BALANCED WITH CRP ACRES ALL AT AUCTION**

We invite you to attend this live public land auction held at the Salem Armory located at 720 N. Peck St. Salem, SD on:

**TUESDAY FEBRUARY 15TH
10:30 A.M.**

It is our privilege to offer this powerful tract of land located in the tightly held Salem Township of McCook County. Great location just ½ mile from Hwy. 81 and 2-miles southeast of Salem. Come take a look. New buyer able to farm or lease out for 2022 crop year.

LEGAL: The NE ¼ of Section 25 103-55 McCook County, South Dakota except Land survey in the NE ¼ as recorded in Book K of Plats page 107 and except the East 200' of the South 110' of the NE ¼

LOCATION: From the Junction of Hwy. 38 & 81 go 1-mile south on Hwy. 81 turn east on 254th St. go ½ mile south side of the road.

- 58.87 acres in CRP that pays \$233.49/acre until 2027 with 93.70 acres tillable balance in RROW.
- Rural Water tower is out in the NE corner and open front livestock shed is out in the SE corner.
- Soil production rating of 80.3. Predominant soil type is Clarno-Crossplain (82) Crossplain loam (77) and Tetonka silt loam (56)
- Annual Real Estate Taxes are \$3,666.30. New buyer able to farm or lease out for 2022 crop year. 2022 CRP payments will be prorated to closing date.
- Wetland maps, base & yields, and title insurance found in the buyers packet

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.wiமானuction.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 March 25th, 2022. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2021 taxes in full. New buyer to pay all of 2022 taxes due in 2023. Sold subject to owner's approval and any easements and restrictions of record if any. Auctioneers represent the sellers only in this transaction. Remember auction held indoors at the Salem Armory.

JAMES & MARY JO MCGREGOR – OWNERS

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

Fink Law Office
Closing Attorney
605-729-2552

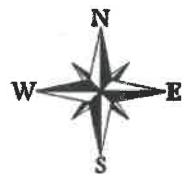
Aerial Map



Map Center: 43° 41' 43.02, -97° 22' 43.06



25-103N-55W
McCook County
South Dakota



1/10/2022



Maps Provided By:

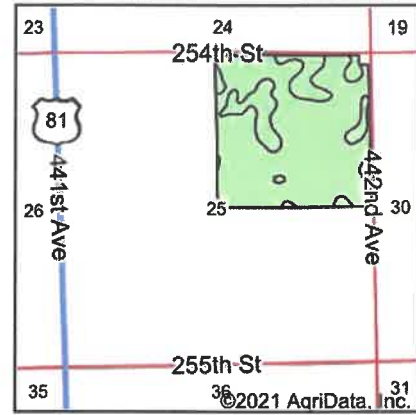
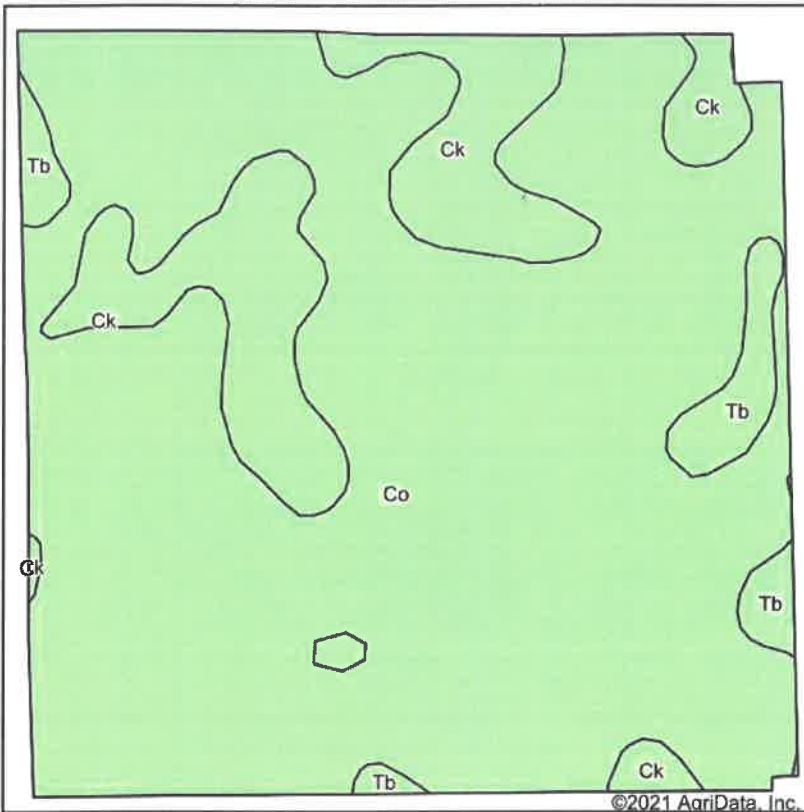


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www.AgriDataInc.com

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

Soils Map



State: **South Dakota**
 County: **McCook**
 Location: **25-103N-55W**
 Township: **Salem**
 Acres: **153.31**
 Date: **12/22/2021**



Maps Provided By:



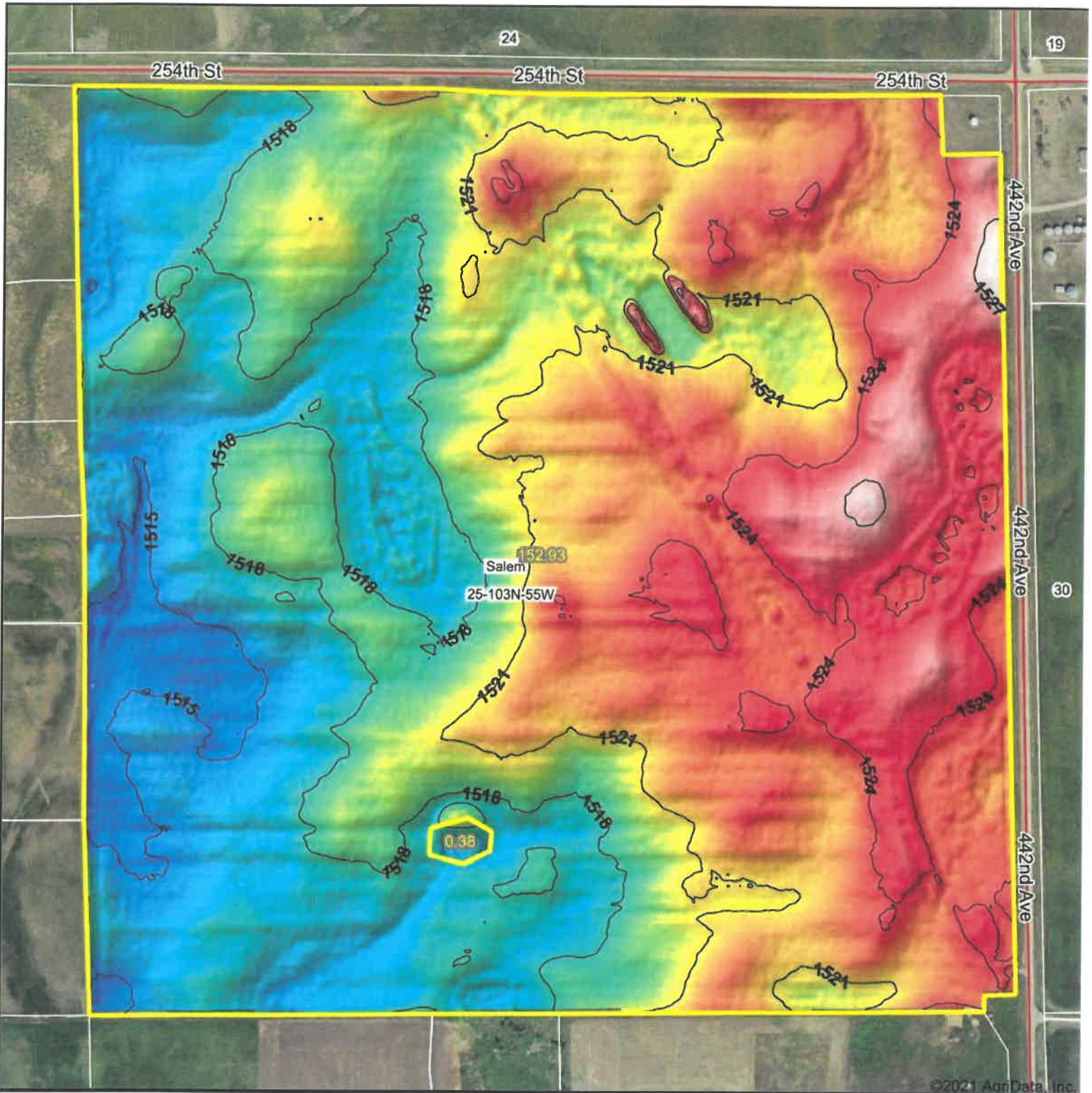
Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 23					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	124.81	81.4%	IIc	82
Ck	Crossplain clay loam	22.66	14.8%	IIw	77
Tb	Tetonka silt loam, 0 to 1 percent slopes	5.84	3.8%	IVw	56
Weighted Average				2.08	80.3

*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: 1,513.6

Max: 1,528.0

Range: 14.4

Average: 1,520.2

Standard Deviation: 3.15 ft



25-103N-55W
McCook County
South Dakota

map center: 43° 41' 43.02, -97° 22' 43.06



Maps Provided By



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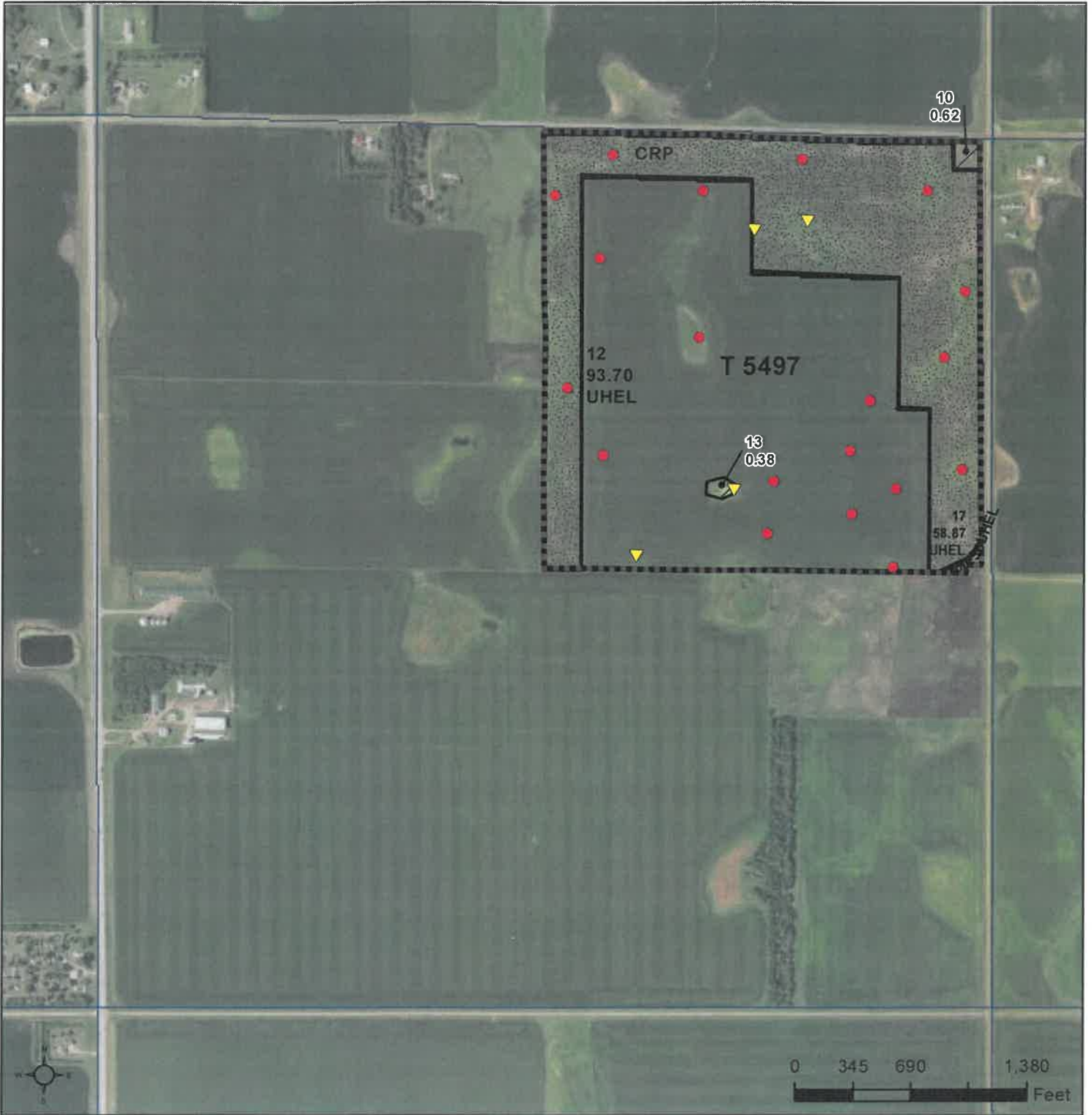
Field borders provided by Farm Service Agency as of 5/21/2008.

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United States
Department of
Agriculture

McCook County, South Dakota



- Common Land Unit**
- CRP
 - Non-Cropland
 - Cropland
 - Tract Boundary
 - PLSS

Wetland Determination Identifiers

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

2021 Program Year

Map Created April 19, 2021

Farm 7868

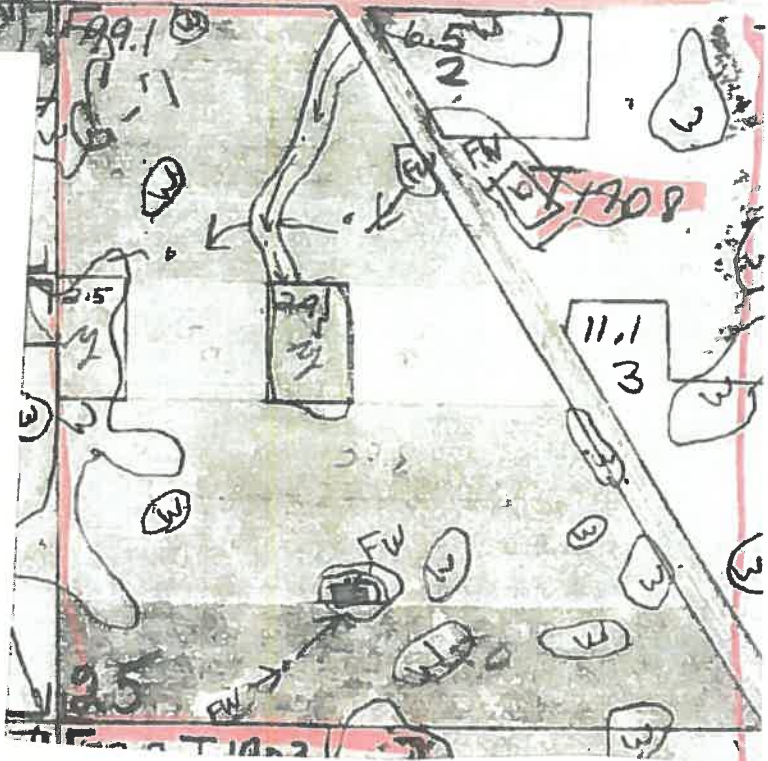
25 -103N -55W

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).

N WETLAND DETERMINATION
for Highlighted Tracts Only

25-103-55

SCALE



T77.8 T1653

T77.6
T77.7

T1577

Abbreviated 156 Farm Record

Tract Number : 5497

Description : NE 25-103-55
FSA Physical Location : SOUTH DAKOTA/MCCOOK
ANSI Physical Location : SOUTH DAKOTA/MCCOOK
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 :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
153.93	152.93	152.93	0.00	0.00	58.87	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	94.06	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.43	0.00	50
Oats	10.47	0.00	66
Corn	74.11	0.00	113
Soybeans	8.04	0.00	37
TOTAL	94.05	0.00	

NOTES

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CL. & ADMIN. LOCATION 46 087		2. SIGN-UP NUMBER 50	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11253B		4. ACRES FOR ENROLLMENT 58.87	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) MCCOOK COUNTY FARM SERVICE AGENCY 340 N NEBRASKA ST SALEM, SD57058-8949				6. TRACT NUMBER 5497		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2017 09-30-2027	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (605) 425-2483				8. SIGNUP TYPE: Continuous			
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant.") The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.							
9A. Rental Rate Per Acre \$ 233.49		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 13,746.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	
9C. First Year Payment \$		5497	17	CP23A	58.87	\$ 1,766.00	
(Item 9C is applicable only when the first year payment is prorated.)							
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) JAMES EDD MCGREGOR 25522 443RD AVE SALEM, SD57058-5628		(2) SHARE 100.00%	(3) SIGNATURE (By) 	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY) 7-5-21	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) MARY JO MCGREGOR 25522 443RD AVE SALEM, SD57058-5628		(2) SHARE 0.00%	(3) SIGNATURE (By) 	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY) 7-5-21	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE 				B. DATE (MM-DD-YYYY) 7-14-21	
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 U.S.C. 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.							
Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.							

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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 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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

RECEIVED
 JUL 12 2021
 McCook Co. FSA



BROSZ ENGINEERING, INC.
 2309 W. 50th St., Sioux Falls, S.D. 57105 Ph. (605) 334-4882

CERTIFICATE OF SURVEY

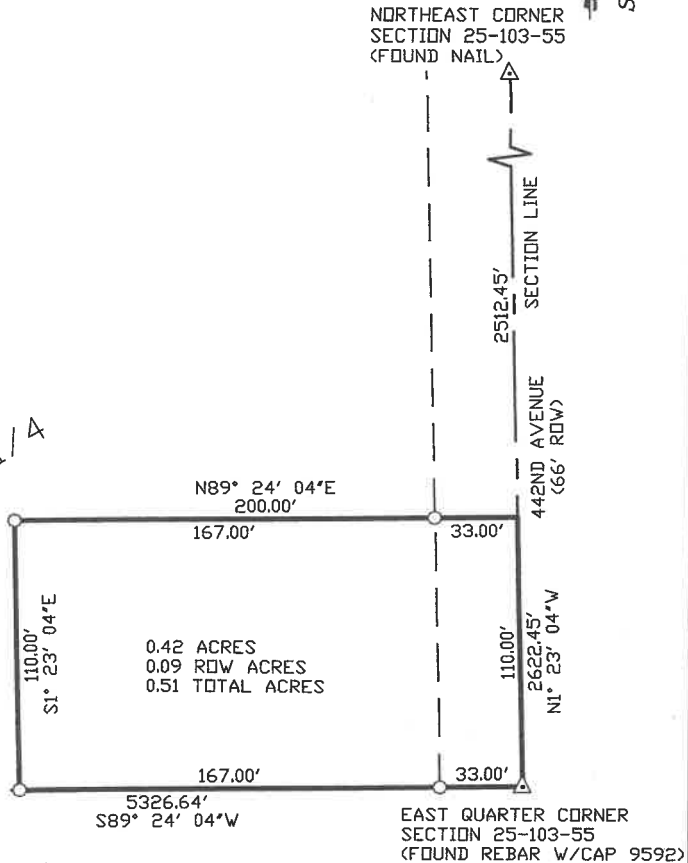


AREA MAP: N.T.S.
 SECTION 25, T103N,
 R55W, 5TH P.M.



22-0028 NE 1/4

OFFICE OF REGISTER OF DEEDS
 STATE OF SOUTH DAKOTA, County of McCook, as
 Filed for record this 5 day of Jan
 2022 at 1:15 o'clock P.M. and Recorded
 in Book 1 of Surveys on Page 277
Lynne A. Schwan Register of Deeds
Victoria M. Buchanan Deputy
 Reg. 30,000



SE 1/4

LEGAL DESCRIPTION:

THE EAST 200 FEET OF THE SOUTH 110 FEET OF THE NORTHEAST QUARTER, SECTION 25, TOWNSHIP 103 NORTH, RANGE 55 WEST OF THE 5TH PRINCIPAL MERIDIAN, McCOOK COUNTY, SOUTH DAKOTA.

LEGEND:

- FOUND MONUMENT
- SET 5/8" REBAR W/CAP #9593
- △ SECTION CORNER AS NOTED

DRAWN BY:
 CHS

CHECKED BY:
 SGZ

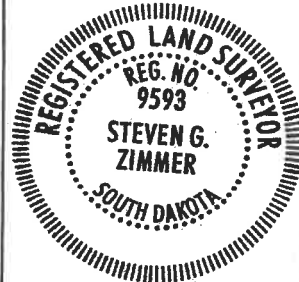
DATE:
 3/23/2021

PROJ. NO.:
 201070F

SURVEYOR'S STATEMENT:

I, STEVEN G. ZIMMER, DO HEREBY STATE THAT THE ABOVE DESCRIBED PROPERTY WAS INSPECTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

Steven G. Zimmer
 STEVEN G. ZIMMER NO. 9593

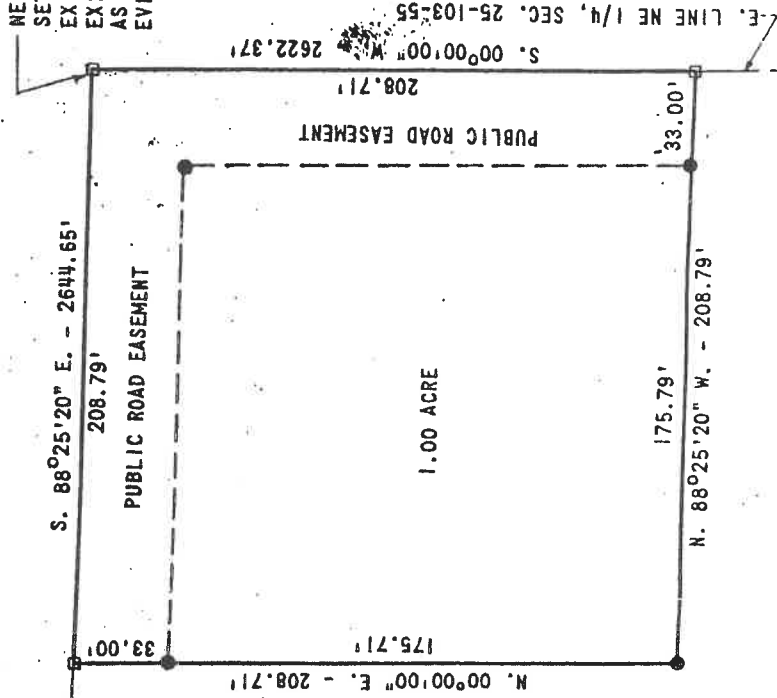


K-PL-107

LAND SURVEY IN NE 1/4 SEC. 25 - T103 N - R55 W Mc COOK COUNTY, SOUTH DAKOTA

NE COR. SEC. 25-103-55.
SET SPIKE BY USING
EXISTING FENCES AND
EXISTING GRAVEL ROADS
AS BEST AVAILABLE
EVIDENCE.

N. 1/4 COR.
SEC. 25-103-55.
SET 1/2"x6" REBAR
BY USING EXISTING
FENCES AND EXISTING
GRAVEL ROAD AS BEST
AVAILABLE EVIDENCE.



"This plat is made solely for the purpose of assisting in locating the premises and the Company assumes no liability for variations, if any, with an actual survey."



- SET MONUMENT
- SET NAIL
- SET 1/2"x30" REBAR

Transaction Identification Data for reference only:

Issuing Agent: McCook County Abstract & Title Insurance, Ltd.
Issuing Office: 401 N. Nebraska St., P.O. Box 506, Salem, SD 57058
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: TI-9201
Issuing Office File Number: TI-9201
Property Address: Not Applicable for Coverage, ,

SCHEDULE A

1. Commitment Date: December 22, 2021 at 07:00AM
2. Policy to be issued:
 - (a) ALTA Own. Policy (06/17/06)
 - Proposed Insured: TO BE DETERMINED
 - Proposed Policy Amount: \$ 15,000.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:
JAMES E. MCGREGOR and MARY JO MCGREGOR, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOTAS TENANTS IN COMMON.
5. The Land is described as follows:
THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY FIVE (25), TOWNSHIP ONE HUNDRED THREE (103) NORTH, RANGE FIFTY FIVE (55), West of the 5th P.M., McCook County, South Dakota, EXCEPT LAND SURVEY IN NE1/4 AS RECORDED IN BOOK "K" OF PLATS, PAGE 107.

By: 
McCook County Abstract & Title Insurance, Ltd.

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

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**SCHEDULE B, PART I
Requirements**

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. Warranty Deed from JAMES E. MCGREGOR and MARY JO MCGREGOR to TO BE DETERMINED
5. Requirements may be included as Special Exceptions on SCHEDULE B, PART II.
6. Marital status of any Grantor &/or Mortgagor must be stated on the documents to be insured by the policies (Ownership Deed and/or Mortgage). If married, spouses must sign documents.

NOTE: James E. McGregor and Mary Jo McGregor have been divorced since September 18, 2014. They will have to sign any deed of conveyance with their respective current marital status. Either current spouses will need to sign said deed, or proper non-homestead recital language will be needed.

7. Seller/Mortgagor Affidavit and/or Purchaser Affidavit (PROVIDED WITH THIS COMMITMENT) to be executed and returned to McCook County Abstract & Title.

**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:

1. 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.
2. General Exceptions:
 1. Rights or claim of parties in possession not shown by the public records.*

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SCHEDULE B
(Continued)

2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and physical 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.

Special Exceptions:

3. Any charges for municipal &/or rural services (i.e. water, sewer, correction of nuisance conditions, etc.) are the responsibility of the parties to this transaction. For information regarding the existence of any such bills, contact the appropriate municipal office.
4. Accrued taxes and assessments for the year 2021 and subsequent years, not yet due or delinquent
NOTE: 2020 Real Estate Taxes payable in 2021—\$4,032.48 are PAID IN FULL
5. 2021 Real Estate Taxes payable in 2022 are:
Parcel # 06.25.1001: _____ \$3,666.30
1st 1/2 _____ \$1,833.15 Due 04/30/2022
2nd 1/2 _____ \$1,833.15 Due 10/31/2022
6. This preliminary & informational commitment provides no title insurance. Once a buyer and purchase amount is available, contact our office to update and issue an "official" commitment.
7. The Commitment/Policy does not insure amount of acres of land legally described in Schedule A.
8. MORTGAGE executed by James E. McGregor and Mary Jo McGregor, husband and wife -to- First Dakota National Bank; dated February 20, 2006; in the principal amount of \$ _____ FILED February 23, 2006 at 4:00 P.M., and recorded in Book 200 of Mortgages, Page 867. (Describes other land also.)
9. ADDENDUM TO MORTGAGE executed by First Dakota National Bank -to- James E. McGregor and Mary Jo McGregor; dated December 15, 2010; FILED December 15, 2010 at 1:45 P.M., and recorded in Book 204 of

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SCHEDULE B
(Continued)

- Mortgages, Page 909. (Extends Book 200 of Mtgs., Page 867.) (Describes other land also)
10. MORTGAGE executed by James E. McGregor and Mary Jo McGregor, husband and wife -to- First Dakota National Bank; dated July 12, 2012; in the principal amount of _____; FILED July 12, 2012 at 2:45 P.M., and recorded in Book 206 of Mortgages, Page 177. (Describes other land also.)
 11. MORTGAGE SUBORDINATION AGREEMENT executed by First Dakota National Bank -to- First Dakota National Bank; dated July 24, 2012; FILED July 25, 2012 at 11:25 A.M., and recorded in Book 206 of Mortgages, Page 213. (Subordinates Book 200 of Mtgs., Page 867.) (Describes other land also.)
 12. MORTGAGE MODIFICATION AGREEMENT executed by James E. McGregor and Mary Jo McGregor -to- First Dakota National Bank; dated March 28, 2013; FILED April 2, 2013 at 3:15 P.M., and recorded in Book 206 of Mortgages, Page 781. (Modifies Book 200 of Mtgs., Page 867.) (Describes other land also.)
 13. ADDENDUM TO MORTGAGE executed by First Dakota National Bank -to- James E. McGregor and Mary Jo McGregor, dated October 7, 2015; FILED October 7, 2015 at 12:30 P.M., and recorded in Book 208 of Mortgages, Page 530. (Extends Book 200 of Mtgs., Page 867.) (Describes other land also.)
 14. ADDENDUM TO MORTGAGE executed by First Dakota National Bank -to- James E. McGregor and Mary Jo McGregor, husband and wife; dated August 4, 2020; FILED August 11, 2020 at 9:30 A.M., and recorded in Book 211 of Mortgages, Page 932. (Extends Book 200 of Mtgs., Page 867.) (Describes other land also.)
 15. Rights of tenants in possession under the terms of unrecorded leases.
 16. DAM LOCATION NOTICE executed by Robert Heumiller -to- Water Resources Commission of the State of South Dakota; dated October 27, 1966; FILED January 30, 1967 at 9:30 A.M., and recorded in Book 1 of Dam Locations, Page 782.
 17. DAM LOCATION NOTICE executed by Robert Heumiller -to- Water Resources Commission of the State of South Dakota; dated August 21, 1970; FILED August 21, 1970 at 11:40 A.M., and recorded in Book 1 of Dam Locations, Page 1007.
 18. BURIED EXCHANGE FACILITY EASEMENT (Unconfined) executed by Robert Heumiller and Rita Mae Heumiller -to- Northwestern Bell Telephone Company; dated March 15, 1973; FILED June 18, 1973 at 4:05 P.M., and recorded in Book 134 of Deeds, Page 88.
 19. RIGHT OF WAY EASEMENT (Unconfined) executed by Robert F. Heumiller and Rita Mae Heumiller -to- TM Rural Water District; dated June 28, 1984; FILED December 18, 1984 at 4:25 P.M., and recorded in Book 147 of Deeds, Page 316.
 20. VESTED DRAINAGE RIGHT executed by Robert Frank Heumiller and Rita May Heumiller -to- The Public; dated June 29, 1992; FILED June 29, 1992 at 9:30 A.M., and recorded in Book 159 of Deeds, Pages 605-606. (Describes NE1/4 25-103-55 as the dominant estate)
 21. VESTED DRAINAGE RIGHT executed by Ronald Lauck and Rose M. Lauck -to- The Public; dated June 30, 1992; FILED June 30, 1992 at 10:51 A.M., and recorded in Book 160 of Deeds, Pages 420-421. (Describes NE1/4 25-103-55 as the servient estate)

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

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158.41 ACRES

McCOOK COUNTY LAND

**TUESDAY,
FEBRUARY 15TH
AT 10:30AM**

*Auction held at the Salem
Armory at 720 N. Peck St.,
Salem, SD*

TERMS: Cash sale with 15% non-refundable down payment auction day with the balance on or before March 25th, 2022. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2021 taxes in full. New buyer to pay all of 2022 taxes due in 2023. Sold subject to owner's approval and any easements and restrictions of record if any. Auctioneers represent the sellers only in this transaction. Remember auction held indoors at the Salem Armory.



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