

**312.33 +/- acres McCook County, SD Land
AUCTION**

Monday, May 1, 2017 - 10:30 am

Auction Location: Wieman Auction Facility, 44628 SD HWY 44, Marion SD

Owner: Tyler & Rebecca McGregor

Auctioneer's Note: ...The McGregors are discontinuing their farm operation and it is our pleasure to offer this balanced agricultural property at auction! This property represents a nice opportunity to buy well-located, easily accessed property all in close proximity to each other. Offered in three individual tracts, the property is a nice blend of tillable land and pasture acres and will appeal to many buyers from farmers, livestock producers, investors and outdoor enthusiasts. **Come prepared to buy!** Remember...Only at Auction!

Property Location: I-90 (Salem) Exit # 364 ...Three miles south on Hwy 81, 1/2 mile East on 260th St. I-90 (Canistota) Exit # 368...Three miles south on 445th Ave, Three miles west on 260th St. Signs designate the property and approximate property boundaries are marked with orange ribbon. Inspect the property on your own-from the road-or contact Auction Co. for private showing.

Legal Descriptions:

Tract 1:

Northwest Quarter (NW ¼) of Section Thirty (30), Township One Hundred Two (102) North, Range Fifty-Four (54), West of the 5th P.M., Except the North Seventeen (17) Rods of the East Fifty (50) Rods and Except Tract 2 of McGregor's Addition (7.60 acres), McCook County, South Dakota. 164.8 +/- acres. Tract 1 consists of approximately 92.9 +/- acres of tillable land with the balance in pasture and ROW and features a 62 productivity index. There are no improvements included with this tract.

2017 R.E. Taxes: \$3711.00

Tract 2: The South Eighty Acres (S.80 Acres) of the Southwest Quarter (SW ¼) of Section Nineteen (19), Township One Hundred Two (102) North, Range Fifty-Four (54), West of the 5th P.M., Except Tract 1 of McGregor's Addition (12.47 acres), McCook County, South Dakota. 67.53 +/- acres. This tract consists of 43.11 +/- acres of tillable land, 1.53 acres in CRP (\$269 annual payment-through Sept 2025) along the west boundary, and the remaining 22.89 +/- consist of pasture and ROW. The entire tract features a 63 productivity index. There are no improvements included with this tract.

2017 R.E. Taxes: \$2287.98.

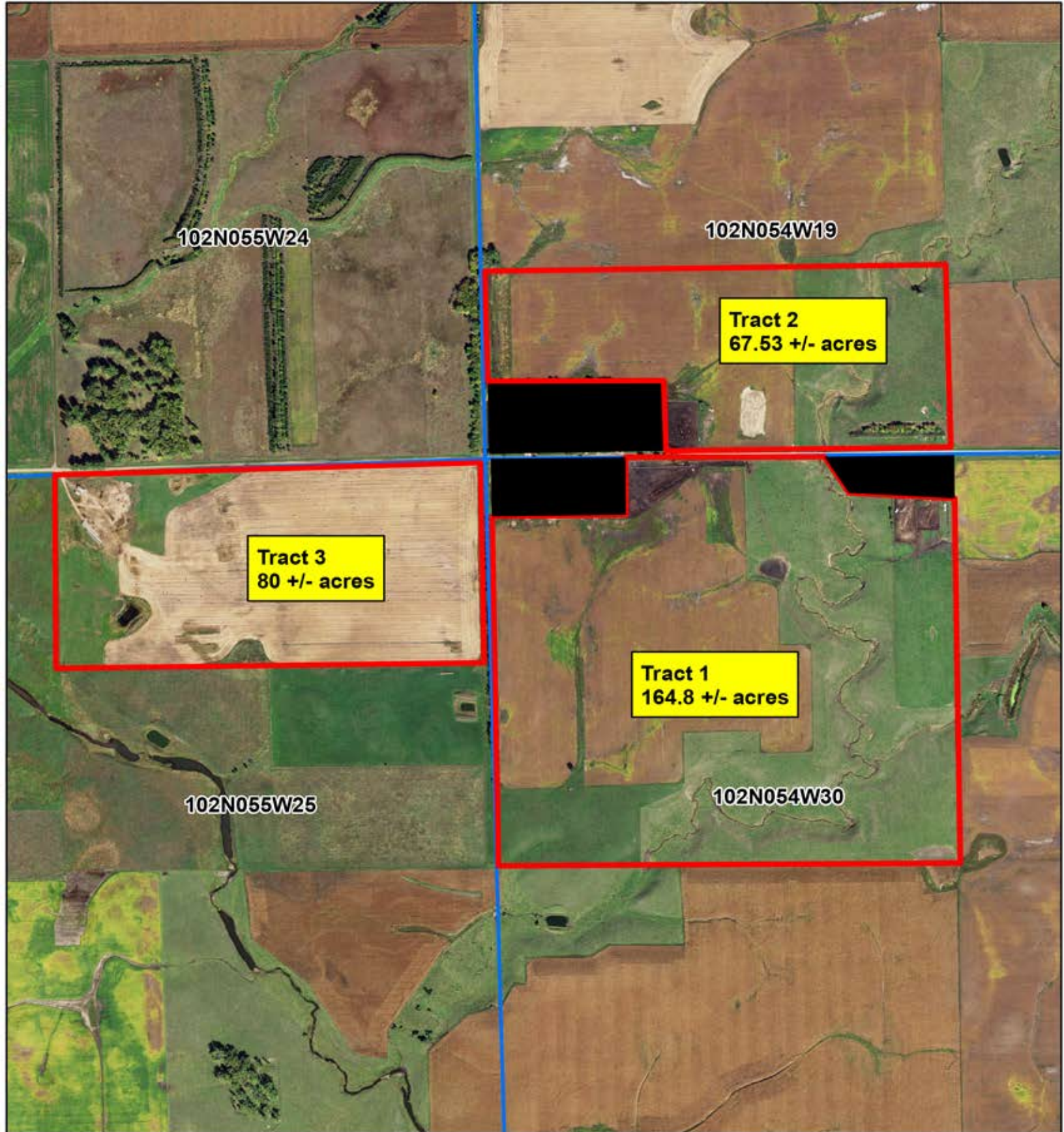
Tract 3:

North Half of the Northeast Quarter (N ½ NE ¼) of Section Twenty-Five (25), Township One Hundred Two (102) North, Range Fifty-Five (55), West of the 5th P.M., McCook County, South Dakota. (80 ac +/-). This tract consists of approximately 58 +/- acres presently farmed with the balance in grass and ROW and features a 57 productivity index. A small dugout is located in the southwest corner of the tract. The property is bordered on the west and south sides by SD Game Fish & Parks Game Production Areas (GPA). 2017 R.E. Taxes: \$1311.88.

Terms: A 15% non-refundable earnest money deposit along with a signed purchase agreement will be required the day of the auction. Buyer shall be granted immediate possession of the property upon signing the purchase agreement and depositing earnest money. The balance of the purchase price will be due in full, certified funds at closing on or before June 8, 2017 at Turner County Title, Parker, SD. The Seller will pay 2016 R.E. taxes due and payable in 2017. Buyer is responsible for subsequent R.E. taxes. Title Insurance and closing service fee will be divided equally between Buyer and Seller. Information on this property was obtained from the McCook County governmental offices, USDA Farm Service Agency and USDA Natural Resources Conservation Service. This information is deemed reliable but is not guaranteed by the Seller or Peterson Land & Auction LLC who is representing the Seller only in this transaction. Property will be sold subject to seller confirmation. No buyer contingencies of any kind are offered nor will any be accepted. Please have financial arrangements secured prior to bidding. The property will be sold in "As-is" condition-No warranty is made as to property boundaries, soil productivity, water supply or environmental hazards. Please inspect the property to the extent deemed necessary and rely on your own judgment when bidding. Do your own research both onsite and offsite. Announcements made day of auction take precedence over printed material or prior representations.

Peterson Land & Auction LLC
Chisum E. Peterson, SDRE# 11738
PO Box 498
Chamberlain, SD 57325
605-234-4214 office
www.petersonlandauction.com

Wieman Land & Auction Inc.
Kevin Wieman, SDRE# 11372
PO Box 148, Marion SD 57043
605-648-2096 office
www.wiemanauction.com



102N055W24

102N054W19

Tract 2
67.53 +/- acres

Tract 3
80 +/- acres

Tract 1
164.8 +/- acres

102N055W25

102N054W30



2017

McGregor Property
McCook County

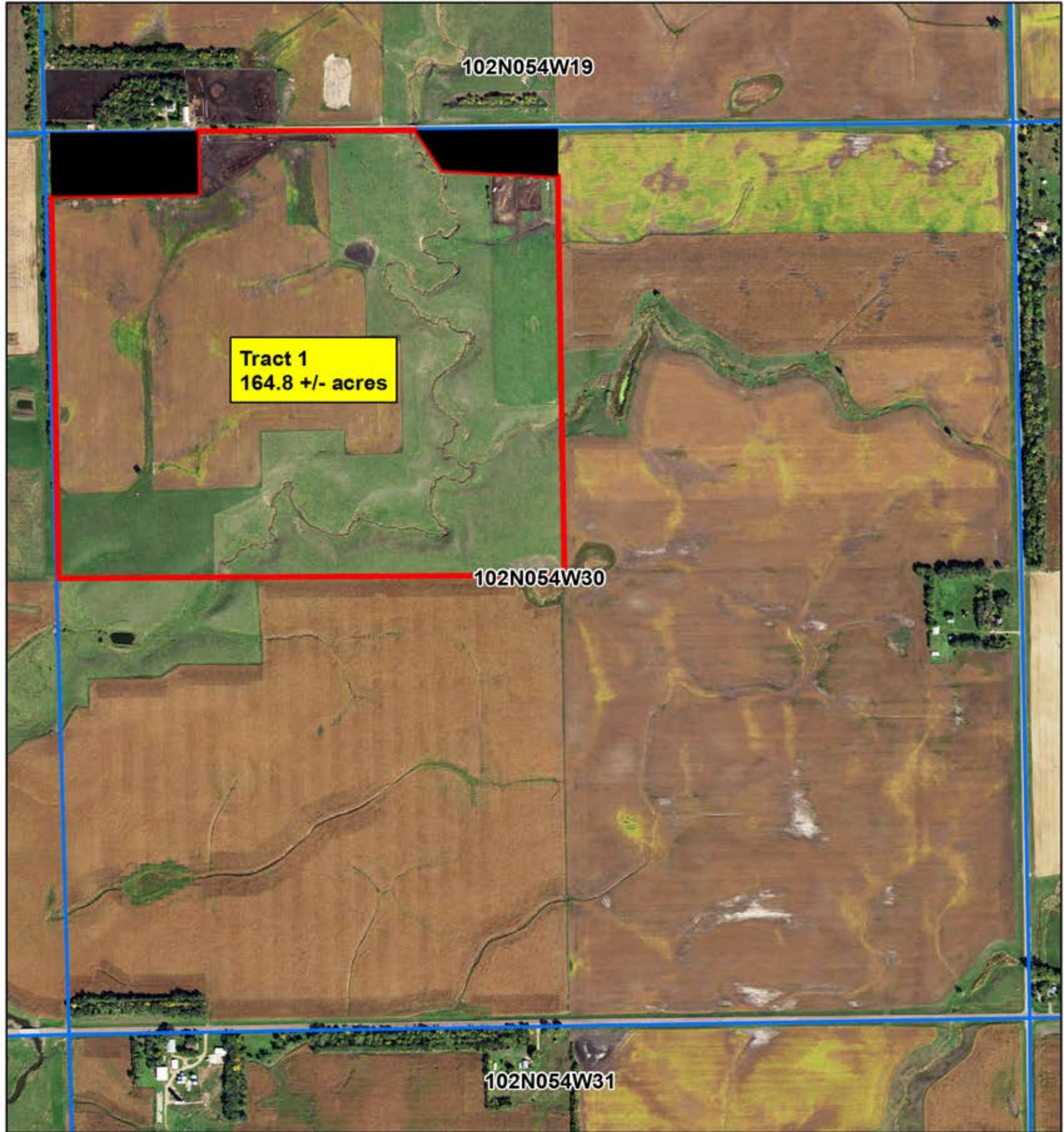


2016 NAIP Imagery

Legend

- Tracts
- SD_PLSS
- SD_PLSS

1 inch = 271 yards



Tract 1
164.8 +/- acres

102N054W19

102N054W30

102N054W31



2017

McGregor Property
McCook County



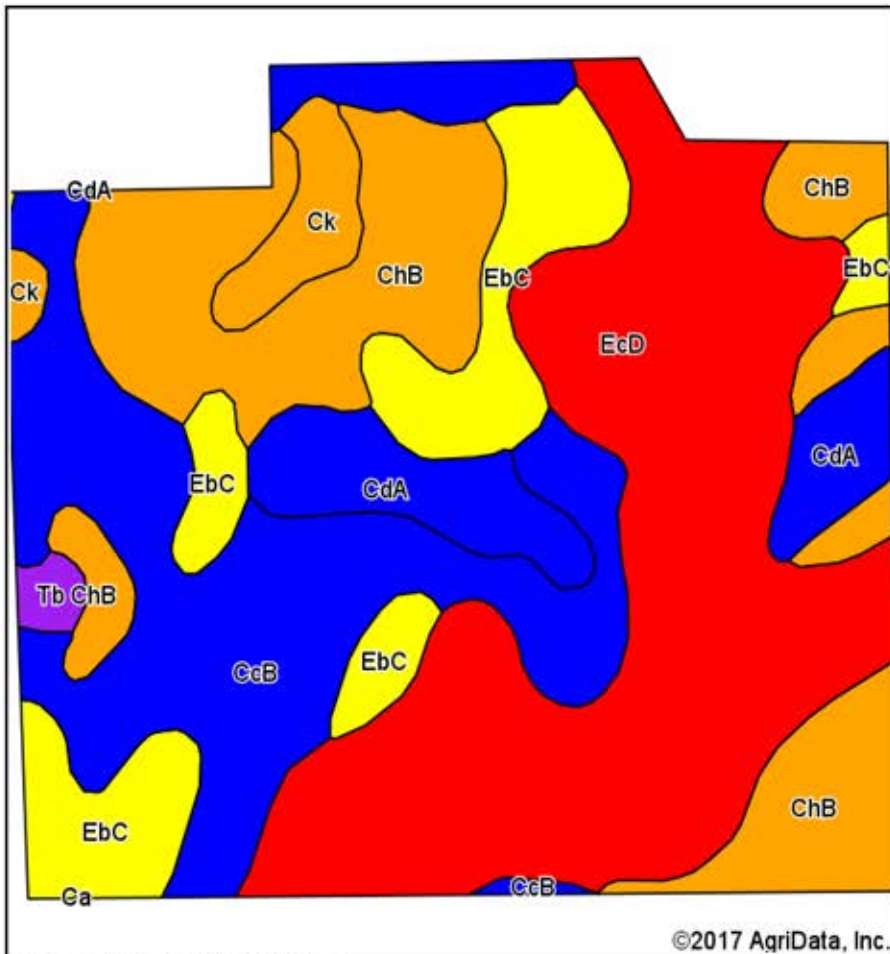
2016 NAIP Imagery

Legend

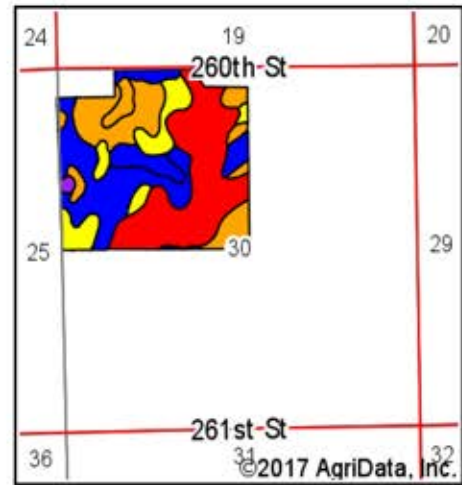
-  Tracts
-  SD_PLSS
-  SD_PLSS

1 inch = 247 yards

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **McCook**
 Location: **30-102N-54W**
 Township: **Canistota**
 Acres: **164.65**
 Date: **4/12/2017**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD087, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	State Productivity Index	Alfalfa hay	Barley	Bromegrass hay	Bromegrass alfalfa	Corn	Corn silage	Grain sorghum	Oats	Soybeans
EcD	Ethan-Betts loams, 9 to 15 percent slopes	55.52	33.7%		Vle	32	29	2	22	1.8	2.2	29	3.2	17	27	
CcB	Clarno loam, 2 to 6 percent slopes	38.03	23.1%		Ile	82	75									
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	34.01	20.7%		Ile	78	71									
EbC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	20.39	12.4%		IIle	69	63									
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	10.87	6.6%		Ilc	88	80									
Ck	Crossplain clay loam	4.73	2.9%		Ilw	77	70	1.8	37	3.5	3.5	73	8.1	42	46	
Tb	Tetonka silt loam, 0 to 1 percent slopes	1.10	0.7%		IVw	56	51									
Weighted Average						62.8	67.2	0.7	8.5	0.7	0.8	11.9	1.3	6.9	10.4	4

*c: Using Capabilities Class Dominant Condition Aggregation Method

102N054W18

102N054W19

102N054W30

Tract 2
67.53 +/- acres



2017

McGregor Property
McCook County



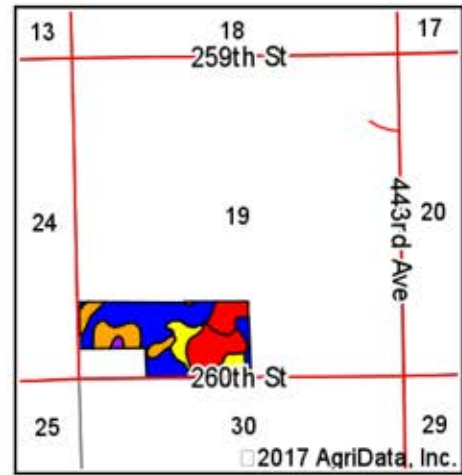
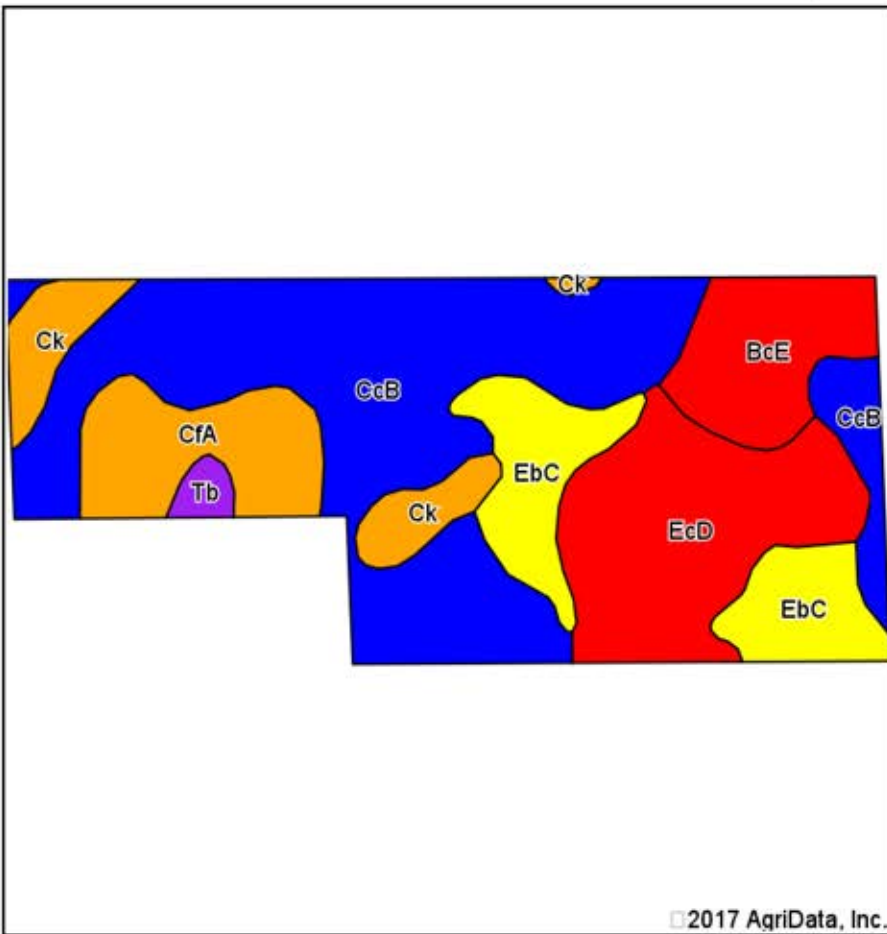
2016 NAIP Imagery

Legend

- Tracts (represented by a red outline)
- SD_PLSS (represented by a blue outline)

1 inch = 247 yards

Soils Map



State: **South Dakota**
 County: **McCook**
 Location: **19-102N-54W**
 Township: **Canistota**
 Acres: **70.07**
 Date: **3/24/2017**

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Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	State Productivity Index	Alfalfa hay	Barley	Bromegrass hay	Bromegrass alfalfa	Corn	Corn silage	Grain sorghum	Oats	Soybeans
CcB	Clarno loam, 2 to 6 percent slopes	30.52	43.6%		Ile	82	75									
EcD	Ethan-Betts loams, 9 to 15 percent slopes	12.93	18.5%		Vle	32	29	2	22	1.8	2.2	29	3.2	17	27	
EbC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	8.70	12.4%		IIle	69	63									
CfA	Clarno-Davison-Crossplain complex, 0 to 2 percent slopes	6.48	9.2%		Ilc	75	68	2.8	42	3.1	3.4	75	8.4	43	53	
BcE	Betts loam, 15 to 40 percent slopes	6.29	9.0%		Vlle	12	11	0.9	4	0.9	1	3	0.3	2	4	
Ck	Crossplain clay loam	4.41	6.3%		Ilw	77	70	1.8	37	3.5	3.5	73	8.1	42	46	
Tb	Tetonka silt loam, 0 to 1 percent slopes	0.74	1.1%		IVw	56	51									
Weighted Average						63.6	58.1	0.8	10.6	0.9	1	17.2	1.9	9.9	13.1	6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

102N055W24

Tract 3
80 +/- acres

102N055W25

102N055W36



2017

McGregor Property
McCook County



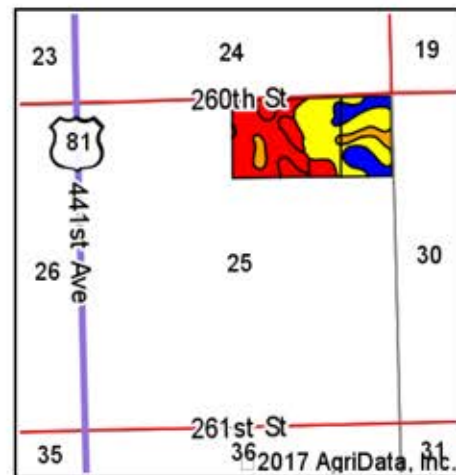
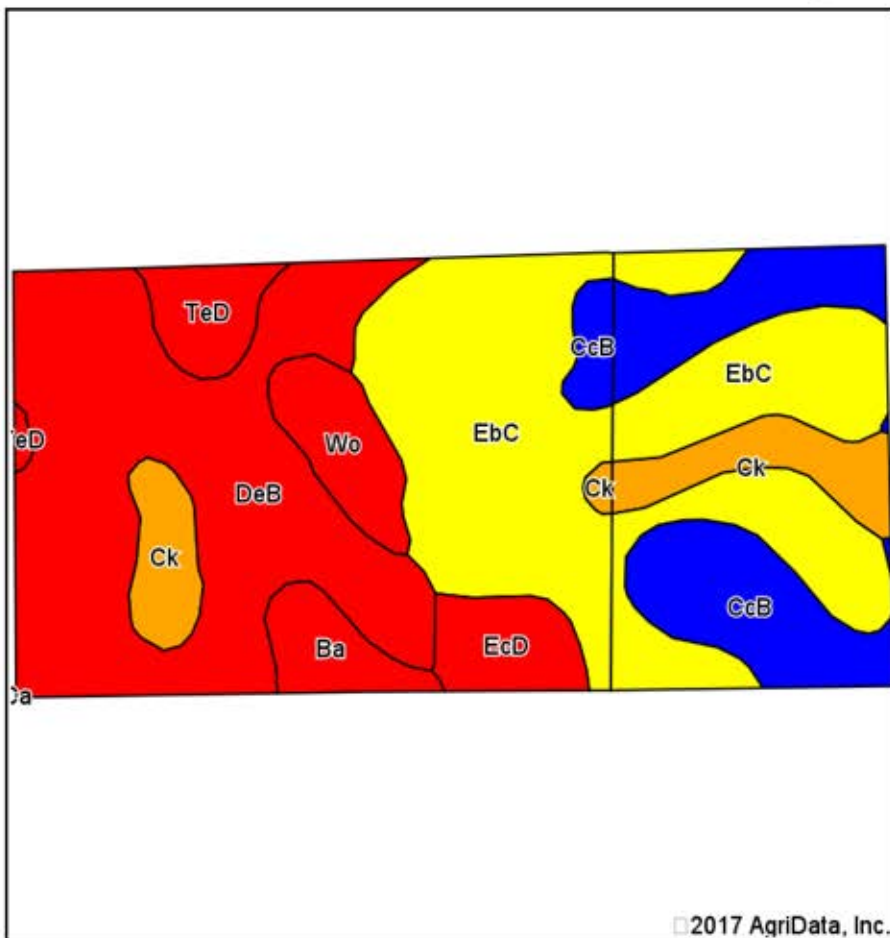
2016 NAIP Imagery

Legend

- Tracts
- SD_PLSS

1 inch = 247 yards

Soils Map



State: **South Dakota**
 County: **McCook**
 Location: **25-102N-55W**
 Township: **Emery**
 Acres: **77.97**
 Date: **3/24/2017**

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Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	State Productivity Index	Alfalfa hay	Barley	Bromegrass hay	Bromegrass alfalfa	Corn	Corn silage	Grain sorghum	Oats	Soybeans
EbC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	27.19	34.9%		IIle	69	63									
DeB	Delmont loam, 3 to 6 percent slopes	23.79	30.5%		IVe	42	38	1.9	22		1.6	2	21	2.4	14	26
CcB	Clarno loam, 2 to 6 percent slopes	10.73	13.8%		Ile	82	75									
Ck	Crossplain clay loam	5.67	7.3%		IIlw	77	70	1.8	37		3.5	3.5	73	8.1	42	46
Wo	Worthing silty clay loam, 0 to 1 percent slopes	3.12	4.0%		Vw	30	27									
EcD	Ethan-Betts loams, 9 to 15 percent slopes	2.72	3.5%		Vle	32	29	2	22		1.8	2.2	29	3.2	17	27
TeD	Talmo soils, 6 to 15 percent slopes	2.45	3.1%		Vls	6	5	0.9	7		0.9	1	4	0.4	3	8
Ba	Baltic silty clay loam	2.30	2.9%		Vw	35	32		5		0.5	0.5	27	3	16	6
Weighted Average						57.3	52.2	0.8	10.5	0.8	1	13.6	1.5	8.5	12.6	5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Abbreviated 156 Farm Record

See Page 3 for non-discriminatory Statements.

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
322.60	216.87	216.87	0.00	0.00	1.53	0.00	0.00	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	215.34	0.00		0.00	No	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Oats	0.85	0.00	0	61	
Corn	106.04	0.00	0	119	
Grain Sorghum	1.21	0.00	0	52	
Soybeans	45.15	0.00	0	36	
TOTAL	153.25	0.00			

NOTES

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Tract Number : 3388

Description : G10 N NE 25 102 55

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : MR TYLER JAMES MCGREGOR, REBECCA A MCGREGOR

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
77.98	77.98	77.98	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	77.98	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	16.04	0.00	0	108
Soybeans	10.16	0.00	0	39
TOTAL	26.20	0.00		



Abbreviated 156 Farm Record

Tract 3388 Continued ...

NOTES

Tract Number : 4468

Description : NW 30-102-54 exc. N 17Rods of E 50Rods
 BIA Unit Range Number :
 HEL Status : HEL determinations not completed for all fields on the tract
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : MR TYLER JAMES MCGREGOR
 Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
168.00	92.74	92.74	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	92.74	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Oats	0.57	0.00	0	61
Corn	60.09	0.00	0	121
Grain Sorghum	0.81	0.00	0	52
Soybeans	23.36	0.00	0	35
TOTAL	84.83	0.00		

NOTES

Tract Number : 4469

Description : S 80Ac. SW 19-102-54
 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 : MR TYLER JAMES MCGREGOR
 Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
76.62	46.15	46.15	0.00	0.00	1.53	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	44.62	0.00	0.00	0.00	0.00	

DCP Crop Data



Abbreviated 156 Farm Record

Tract 4469 Continued ...

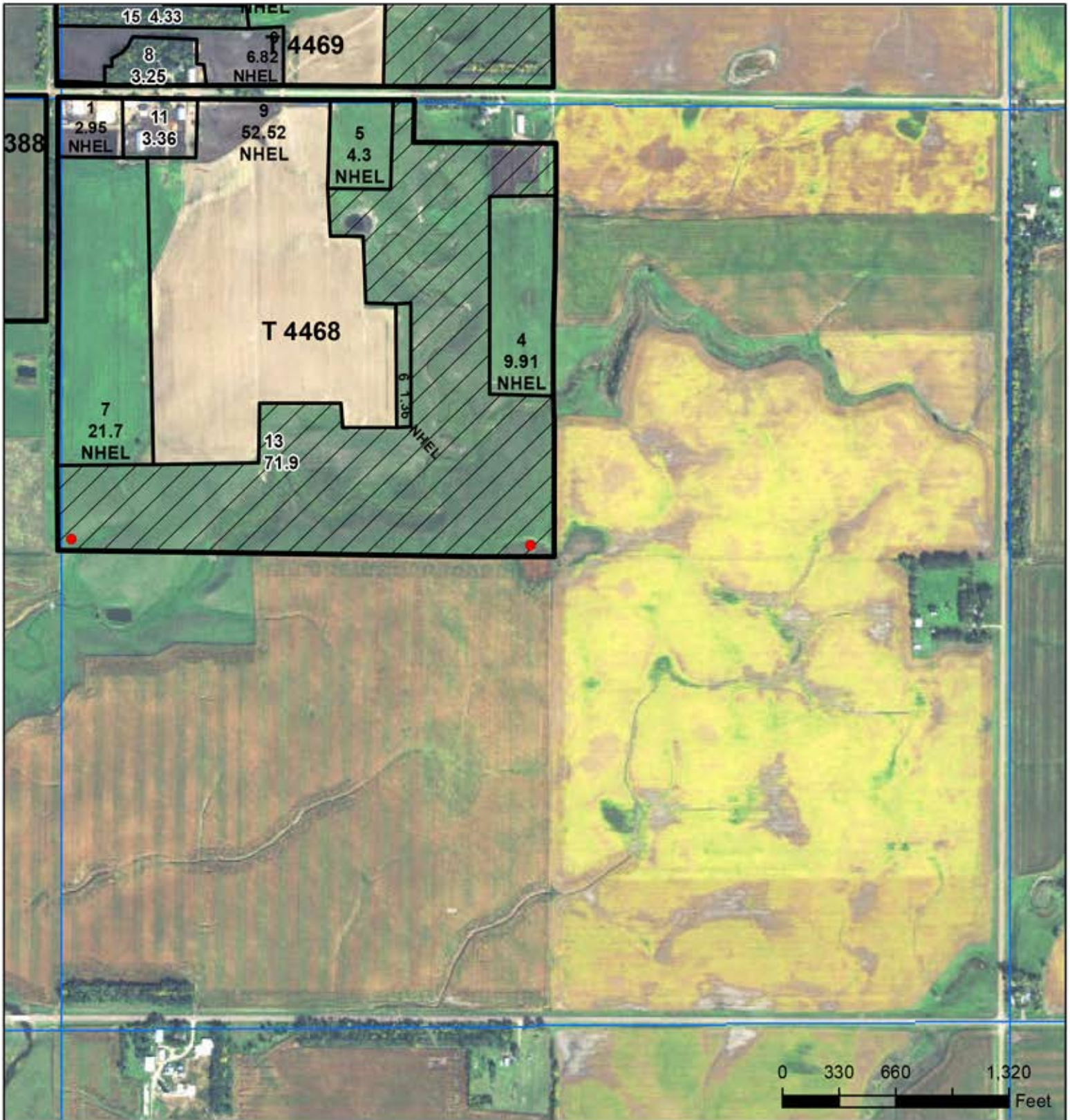
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Oats	0.28	0.00	0	61
Corn	29.91	0.00	0	121
Grain Sorghum	0.40	0.00	0	52
Soybeans	11.63	0.00	0	35
TOTAL	42.22	0.00		

NOTES

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The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.



Common Land Unit
 Other Ag
 Cropland
 Rangeland

Tract Boundary

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



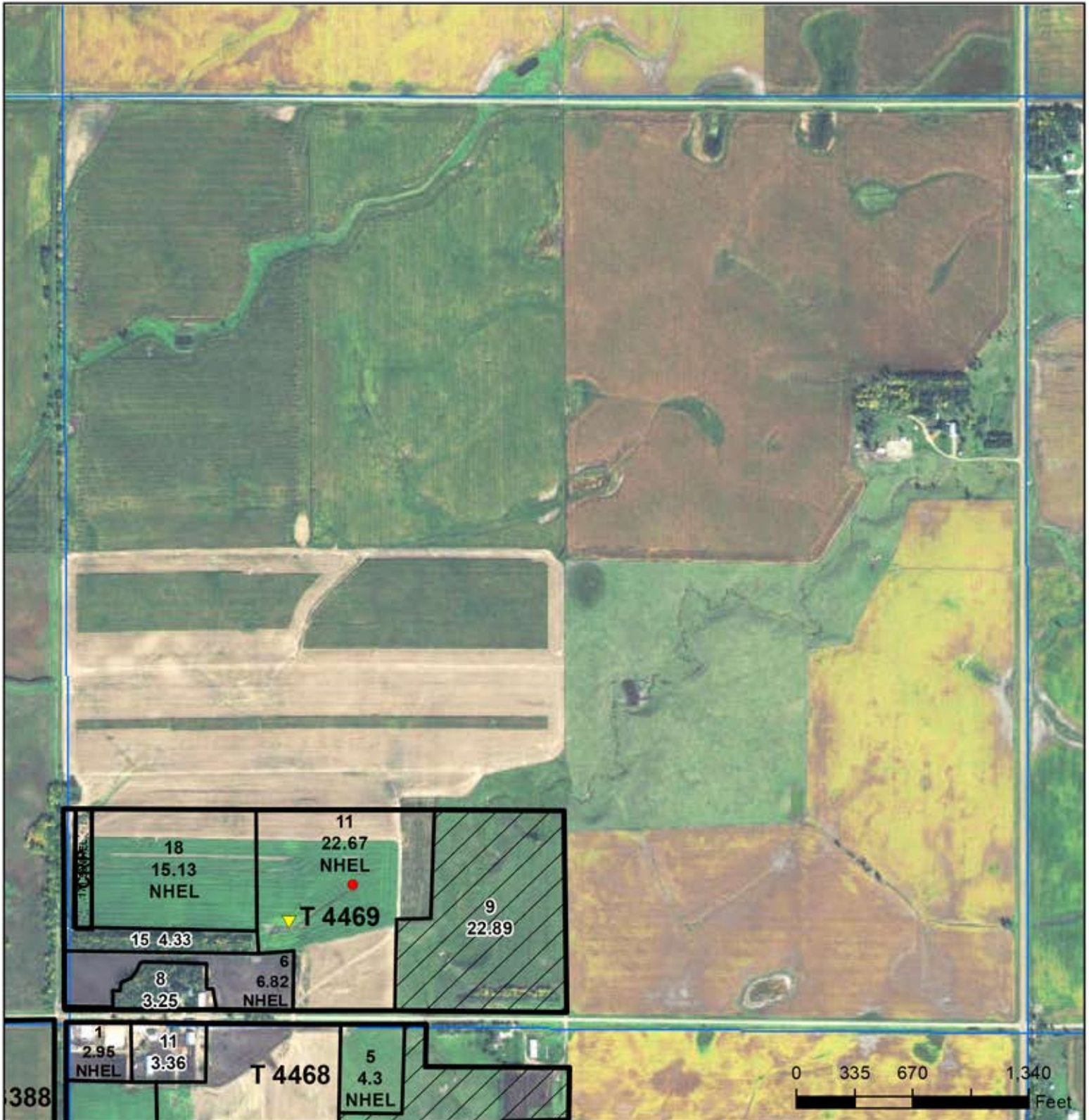
0 330 660 1,320 Feet

2017 Program Year
 Map Created September 26, 2016

Farm 7239

30 -102N -54W

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).



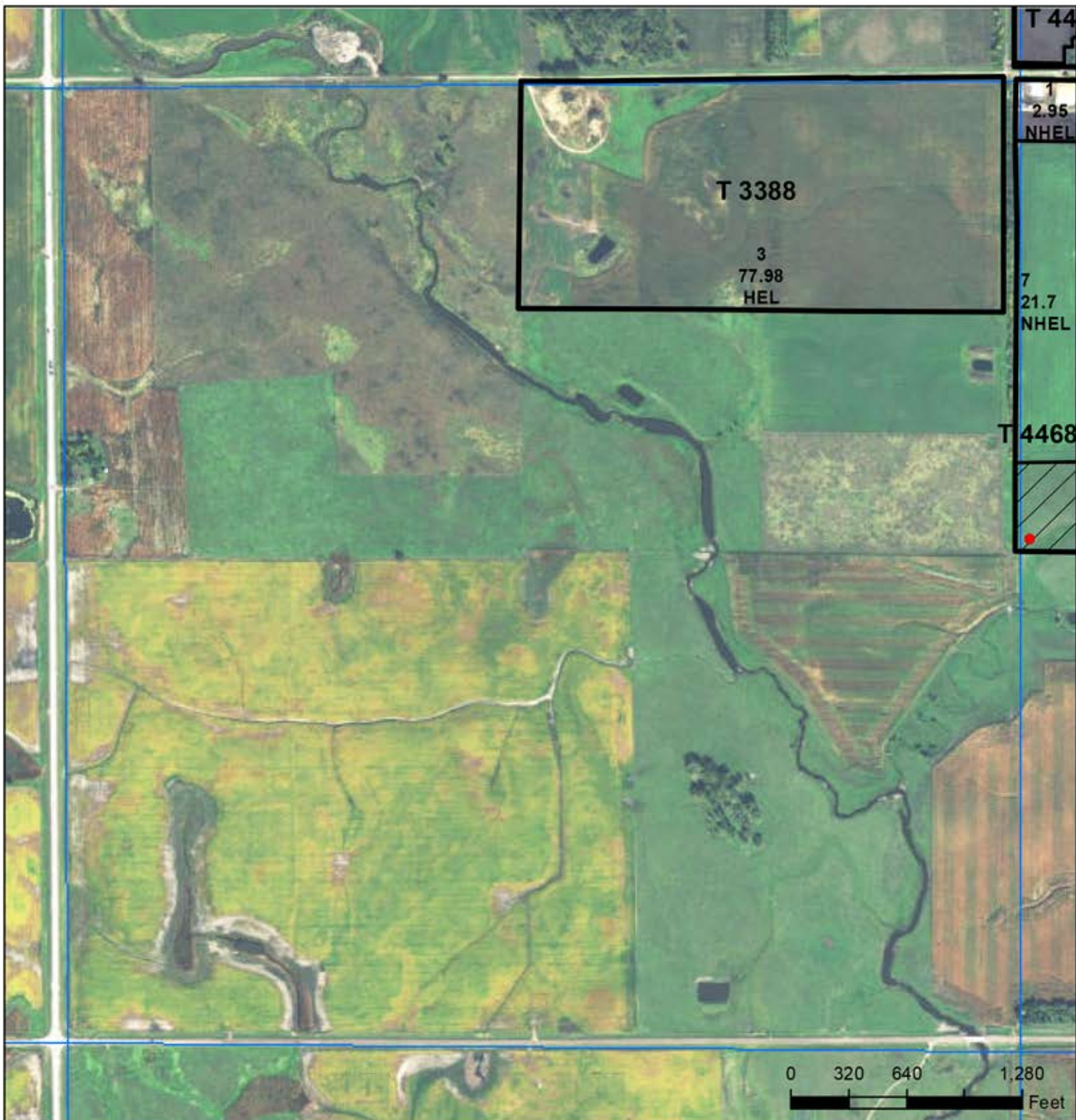
2017 Program Year

Map Created September 26, 2016




Farm 7239

19 -102N -54W

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- Common Land Unit**
-  Rangeland
 -  Tract Boundary
 -  Cropland
 -  PLSS

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



2017 Program Year
Map Created September 26, 2016

Farm 7239

25 -102N -55W

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This form is available electronically.

CRP-1 (07-23-10) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT <small>NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.</small>	1. ST. & CO. CODE & ADMIN. LOCATION 46087	2. SIGN-UP NUMBER 47
	3. CONTRACT NUMBER 11044	4. ACRES FOR ENROLLMENT 1.53
7. COUNTY OFFICE ADDRESS (Include Zip Code): MCCOOK COUNTY FARM SERVICE AGENCY 340 N NEBRASKA ST SALEM, SD 57058-8949	5. FARM NUMBER 000	6. TRACT NUMBER(S) 0004469
	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 7-1-2015 TO: (MM-DD-YYYY) 9-30-2025
TELEPHONE NUMBER (Include Area Code): (605)425-2483		

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be 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 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 that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection.

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 PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre \$176.00	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment \$269	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	0004469	0018 11	CP18A	1.53	\$383.00
(Item 10C applicable only to continuous signup when the first year payment is prorated.)					

12. PARTICIPANTS					
A PARTICIPANT'S NAME AND ADDRESS (Zip Code): TYLER MCGREGOR 44210 260TH ST CANISTOTA, SD 57012-6012	(2) SHARE 100.00 %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <i>[Signature]</i> DATE (MM-DD-YYYY) 3-26-2015			
B PARTICIPANT'S NAME AND ADDRESS (Zip Code): REBECCA A MCGREGOR 44210 260TH ST CANISTOTA, SD 57012-6012	(2) SHARE 0.00 %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <i>[Signature]</i> DATE (MM-DD-YYYY) 3-26-2015			
C PARTICIPANT'S NAME AND ADDRESS (Zip Code): N/A	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE DATE (MM-DD-YYYY)			

13. CCC USE ONLY - Payments according to the shares are approved.	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	B. DATE (MM-DD-YYYY) 3-27-15
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-2033 (TDD). USDA is an equal opportunity provider and employer.

Original - County Office Copy Owner's Copy Operator's Copy

AP 1.53 x 10 x 10 years = 153 do 4-1-15
 AP 1954 x 80% = 1563 do 4-1-15
 Second Party Review

COMMITMENT FOR TITLE INSURANCE

Issued by

FIDELITY NATIONAL TITLE INSURANCE COMPANY

FIDELITY NATIONAL TITLE INSURANCE COMPANY, a Florida company ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 90 days after the Effective Date or when 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.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

By: *Pat Wegener*
Authorized Officer or Agent

McCook County Abstract & Title Insurance,
Ltd.
401 N Nebraska St
Salem, SD 57058
Tel:605-425-2612
Fax:605-425-3277



By: *Raymond Alquist*

President

Attest:

[Signature]

Secretary



CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.



FIDELITY NATIONAL TITLE INSURANCE COMPANY
7701 FRANCE AVENUE SOUTH, SUITE 120, EDINA, MN 55435

SCHEDULE A

Title Officer:
Escrow Officer:
Escrow No.: TI-7973
Loan No.:

Title No.: TI-7973
Agent Order/File No.:

1. Effective date: March 30, 2017 at 07:00 AM

2. Policy or Policies to be issued:	Policy Amount
(a) Owner's Policy (ALTA Own. Policy (06/17/06)) Proposed Insured: TO BE DETERMINED	\$ 1.00
(b) Loan Policy () Proposed Insured:	

3. The estate or interest in the land described or referred to in this Commitment is:
Fee Simple

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:
PARCEL I: TYLER J. McGREGOR and REBECCA A. McGREGOR, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

PARCELS II & III: TYLER J. McGREGOR

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

PARCEL I: THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2NE1/4) OF SECTION TWENTY FIVE (25), TOWNSHIP ONE HUNDRED TWO (102) NORTH, RANGE FIFTY FIVE (55), West of the 5th P.M., McCook County, South Dakota.

PARCEL II: THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY (30), TOWNSHIP ONE HUNDRED TWO (102) NORTH, RANGE FIFTY FOUR (54), West of the 5th P.M., EXCEPT THE NORTH 17 RODS OF THE EAST 50 RODS, McCook County, South Dakota.

PARCEL III: THE SOUTH EIGHTY ACRES (S.80 Acres) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION NINETEEN (19), TOWNSHIP ONE HUNDRED TWO (102) NORTH, RANGE FIFTY FOUR (54), West of the 5th P.M., McCook County, South Dakota.

Subject to easements, reservations, and restrictions of record, if any.

McCook County Abstract & Title Ins. LTD
P.O. Box 506
Salem, SD 57058-0506

**SCHEDULE B - SECTION I
REQUIREMENTS**

1. Requirements may be included as Special Exceptions on SCHEDULE B, SECTION II.
2. Instruments creating the estate or interest(s) to be insured, the form and execution of which shall be satisfactory to the Company, must be executed, delivered and duly filed for record:
 - a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
 - b. Pay McCook County Abstract & Title Ins. LTD the premiums, fees and charges for the policy.
 - c. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
 - d. Seller/Mortgagor Affidavit and/or Purchaser Affidavit (PROVIDED WITH THIS COMMITMENT) to be executed and returned to McCook County Abstract & Title.
3. 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.
4. NOTE: This preliminary commitment, in no way, provides any insurance and is basically for information only until a buyer is procured and a purchase order is provided. Further requirements and/or exceptions will be necessary at that time.

END OF SCHEDULE B - SECTION I

**SCHEDULE B - SECTION II
EXCEPTIONS**

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:

1. 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 for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. General Exceptions:
 1. Rights or claim 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.*
 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 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, and 7 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 2017 and subsequent years, not yet due or delinquent.
5. 2016 Real Estate Taxes payable in 2017 are:

Parcel #11.25.1001-----	\$1,311.88 (PARCEL I)
1st 1/2-----	\$655.94 DUE 4/30/2017
2nd 1/2-----	\$655.94 DUE 10/31/2017
Parcel #10.30.2001-----	\$3,711.00 (PARCEL II.)
1st 1/2-----	\$1,855.50 DUE 4/30/2017
2nd 1/2-----	\$1,855.50 DUE 10/31/2017
Parcel #10.19.4001-----	\$2,287.98 (PARCEL III.)
1st 1/2-----	\$1,143.99 DUE 4/30/2017
2nd 1/2-----	\$1,143.99 DUE 10/31/2017
6. MORTGAGE executed by Tyler J. McGregor and Rebecca A. McGregor, husband and wife -to- First Dakota National Bank; dated June 27, 2012; in the principal amount of \$ _____ FILED June 27, 2012 at 3:00 P.M., and recorded in Book 206 of Mortgages, Page 145. (Describes PARCELS II & III.)

SCHEDULE B - SECTION II
EXCEPTIONS
(Continued)

7. MORTGAGE executed by Tyler J. McGregor and Rebecca A. McGregor, husband and wife -to- First Dakota National Bank; dated June 27, 2012; in the principal amount of \$ _____ FILED June 27, 2012 at 3:05 P.M., and recorded in Book 206 of Mortgages, Page 146. (Describes PARCELS II & III.)
8. MORTGAGE MODIFICATION executed by Tyler J. McGregor and Rebecca A. McGregor, husband and wife; and First Dakota National Bank; dated January 27, 2013; FILED January 31 31, 2014 at 11:15 A.M., and recorded in Book 207 of Mortgages, Page 468. (Modifies Book 206 of Mtgs, Page 146.) (Describes PARCELS II & III.)
9. MORTGAGE executed by Tyler J. McGregor and Rebecca A. McGregor -to- First Dakota National Bank; dated March 4, 2016; in the principal amount of \$ _____ ; FILED March 7, 2016 at 10:55 A.M., and recorded in Book 208 of Mortgages, Page 824. (Describes PARCEL I.)
10. NOTICE OF LIS PENDENS executed by Johnson, Miner, Marlow, Woodward & Huff, Prof., LLC, by Steven K. Huff, Attorney for First Dakota National Bank -to- Whom It May Concern; dated March 28, 2017; FILED March 29, 2017 at 9:15 A.M., and recorded in Book 188 of Deeds, Page 207. (Describes PARCELS II & III and other property no longer owned by McGregor.)
11. The land described in the Commitment/Policy does not insure amount of acres.
12. DAM LOCATION NOTICE executed by Bernard P. Weber -to- Water Resources Commission of the State of South Dakota; dated May 28, 1969; FILED May 28, 1969 at 9:50 A.M., and recorded in Book 1 of Dam Locations, Page 960. (Describes PARCEL I.)
13. DAM LOCATION NOTICE executed by Luverne Buehner -to- Water Resources Commission of the State of South Dakota; dated June 20, 1975; FILED June 20, 1975 at 1:30 P.M., and recorded in Book 1 of Dam Locations, Page 1259. (Describes PARCEL III.)
14. RIGHT OF WAY EASEMENT executed by Luverne Buehner and Viona Buehner -to- TM Rural Water District; dated December 2, 1982; FILED July 24, 1984 at 1:37 P.M., and recorded in Book 145 of Deeds, Page 490. (Describes PARCEL III.)
15. RIGHT OF WAY EASEMENT executed by Dave Buehner and Jan A. Buehner -to- TM Rural Water District; dated November 30, 1982; FILED July 24, 1984 at 1:50 P.M., and recorded in Book 145 of Deeds, Page 503. (Describes PARCEL II.)
16. RIGHT OF WAY EASEMENT executed by David Buehner and Jan Buehner -to- TM Rural Water District; dated June 8, 1984; FILED August 6, 1984 at 1:06 P.M., and recorded in Book 147 of Deeds, Page 81. (Describes PARCEL II.)
17. RIGHT OF WAY EASEMENT executed by Bernard P. Weber and Sylvia Weber AKA Sylvia J. Weber -to- TM Rural Water District; dated June 20, 1984; FILED August 6, 1984 at 3:43 P.M., and recorded in Book 147 of Deeds, Page 106. (Describes PARCEL I.)
18. VESTED DRAINAGE RIGHT executed by Keith D. Graham -to- The Public; dated June 22, 1992; FILED June 29, 1992 at 5:34 P.M., and recorded in Book 160 of Deeds, Pages 253-257. (Describes PARCEL III.)

SCHEDULE B - SECTION II
EXCEPTIONS
(Continued)

19. 1/2 MINERAL RIGHT RESERVATION contained within Warranty Deed executed by Roger H. Feterl and Maureen F. Feterl, husband and wife -to- Tyler J. McGregor and Rebecca A. McGregor , husband and wife; dated March 7, 2016; FILED March 7, 2016 at 9:20 A.M., and recorded in Book 187 of Deeds, Page 645. (Describes PARCEL I.)
20. Statutory Easement for highway along the section line (or lines) bounding (or within) the land herein described.

END OF SCHEDULE B - SECTION II