

159.49 ACRES HUTCHINSON COUNTY LAND

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



OWNERS
LYNN & KENT
MENDEL
LOCKWOOD FAMILY
TRUST



"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

**159.49 ACRES WOLF CREEK TOWNSHIP HUTCHINSON COUNTY LAND
AT AUCTION OFFERED IN 3-TRACTS**

Our family has decided to offer the following land for sale at public auction located in the heated Wieman Auction Facility 44628 SD Hwy 44 Marion, SD on:

**FRIDAY NOVEMBER 10TH 2023
10:30A.M.**

This auction allows land buyers both large and small an opportunity to purchase all tillable – powerful – Wolf Creek Twp land. The property will be offered as the north 80-acres or the south 79.49 acres or the entire unit. Farmers or investors take advantage of this opportunity to add acres in this tightly held area west of Freeman.

TRACT ONE: 80-ACRES The W ½ of the SE ¼ of Section 25, 99-57 Hutchinson County, SD.

LOCATION: From C & B Operations (JD-Store) in Freeman go 4 ¼ miles west on 278th St. north side of the road.

- 79.96 acres tillable balance in Road Right of Way. Planted to soybean in 2023.
- Soil Rating of 71.9. Predominant soils include Prosper-Stickney Complex (84) and Stickney Dudley and others.
- New Buyer able to farm or lease out for the 2024 crop year. Annual Taxes are \$1,625.34.
- Soil & Aerial Maps, wetland maps, base & yield info and other pertinent information found in the buyers packet.
- Hard-surfaced highway to the south with great farm to market transportation with major grain markets in close proximity.

TRACT TWO: 79.49 ACRES The W ½ of the NE ¼ of Section 25, 99-57 Hutchinson County, SD.

LOCATION: Directly north of Tract 1 or near the intersection of 277th St. & 434th Ave.

- 77.32 acres tillable .29-acres in grass balance in Road Right of Way.
- Soil Rating of 72. Predominant soils in Propser-Stickney (85) Stickney Dudley and others.
- Gravel Township road for access to the north. Great eye appeal – Property rolls along the northern boundary. Planted to corn in 2023.
- New Buyer able to farm or lease out for 2024 crop year. Annual Taxes \$1,635.20.

TRACT THREE: 159.49 ACRES COMBINATION OF TRACTS 1 & 2

- 157.28 acres tillable balance in road right of ways.
- If sold as one unit no survey's will be completed and buyer will settle on taxable acres.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Drone video of the property and buyers packets can be viewed by visiting www.wiemanauktion.com or call the auctioneers at 800-251-3111 and buyers packets can be mailed out.

TERMS: Cash sale with 15% (non-refundable) auction day with the balance on or before December 15, 2023. Warranty & Trustee's Deeds to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2023 taxes in full. New buyer will be responsible for all 2024 taxes. Sold subject to owners approval and all easements of record. Property will be sold in whatever manner realizes the most dollars to the seller. If the property is sold in individual tracts sellers at their expense will have the property surveyed and buyer will settle on surveyed acres. Come prepared to buy! Remember auction held at the Wieman Auction Facility.

**LYNN & KENT MENDEL – OWNERS
LOCKWOOD FAMILY TRUST – OWNER**

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

Strasser Law Office
Closing Attorney
605-925-7745

Aerial Map



Maps Provided By:

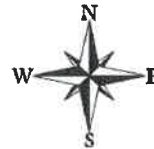


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Boundary Center: 43° 21' 38.71, -97° 31' 39.04

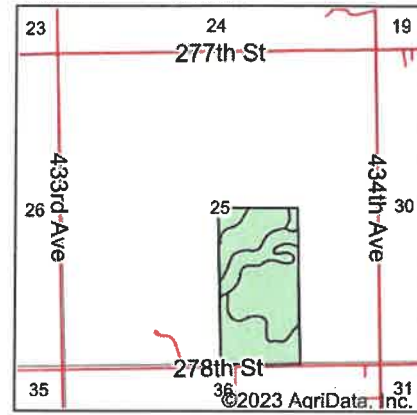
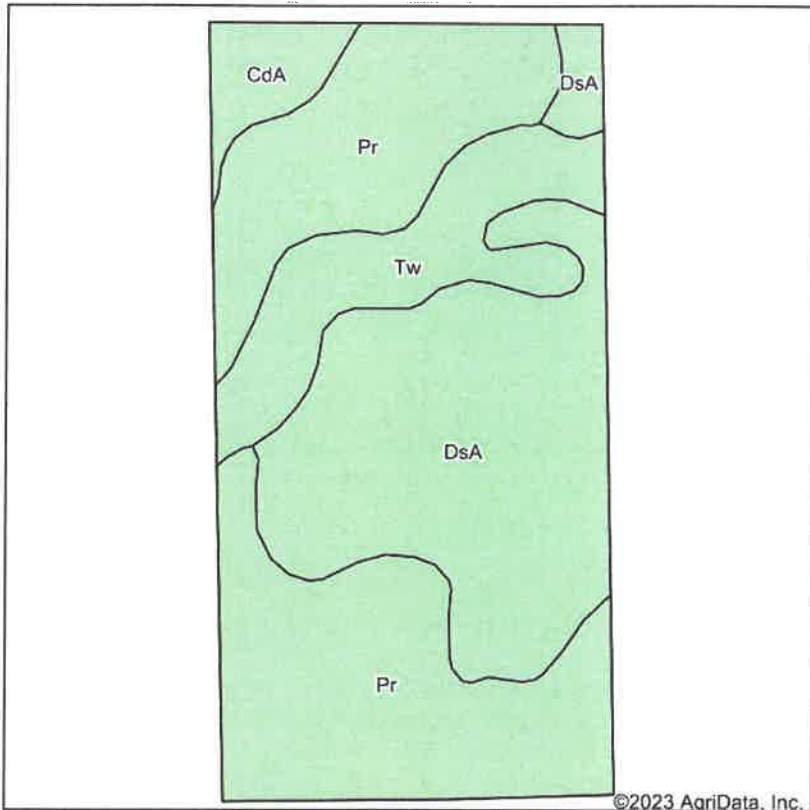


25-99N-57W
Hutchinson County
South Dakota



9/12/2023

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **25-99N-57W**
 Township: **Wolf Creek**
 Acres: **79.96**
 Date: **9/12/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: SD602, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	35.48	44.4%	IIc	85
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	29.71	37.2%	IIIs	54
Tw	Tetonka and Whitewood silty clay loams	11.39	14.2%	IVw	73
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	3.38	4.2%	IIc	88
Weighted Average				2.66	71.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



Boundary Center: 43° 22' 4.41, -97° 31' 39.09

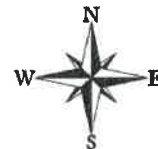


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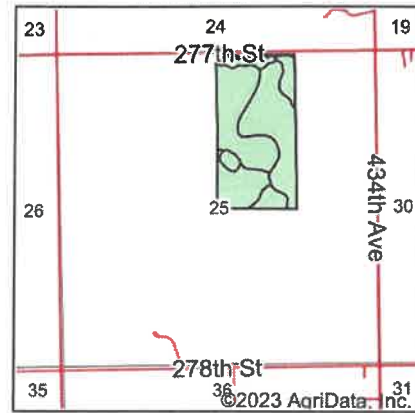
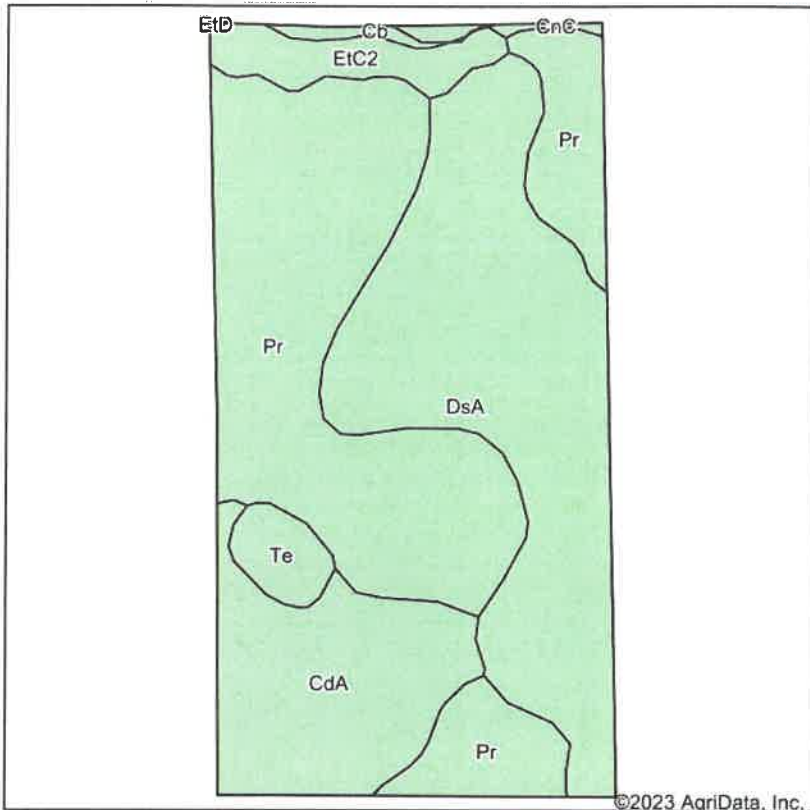
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25-99N-57W
Hutchinson County
South Dakota



9/12/2023

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **25-99N-57W**
 Township: **Wolf Creek**
 Acres: **77.61**
 Date: **9/12/2023**



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
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	32.62	42.0%	IIc	85
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	26.64	34.3%	IIIs	54
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	12.17	15.7%	IIc	88
EtC2	Ethan-Betts loams, 6 to 9 percent slopes, eroded	3.32	4.3%	VIe	49
Te	Tetonka silt loam, 0 to 1 percent slopes	1.90	2.4%	IVw	56
Cb	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	0.75	1.0%	VIw	34
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	0.21	0.3%	IIIe	69
Weighted Average				2.60	72

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



Boundary Center: 43° 21' 51.46, -97° 31' 39.04



25-99N-57W
Hutchinson County
South Dakota



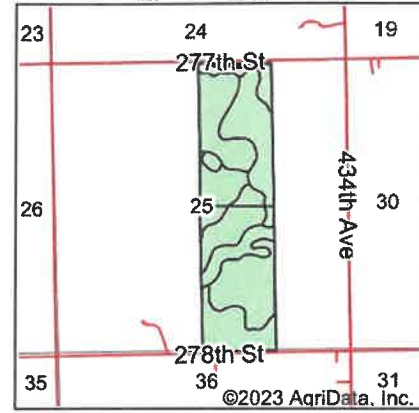
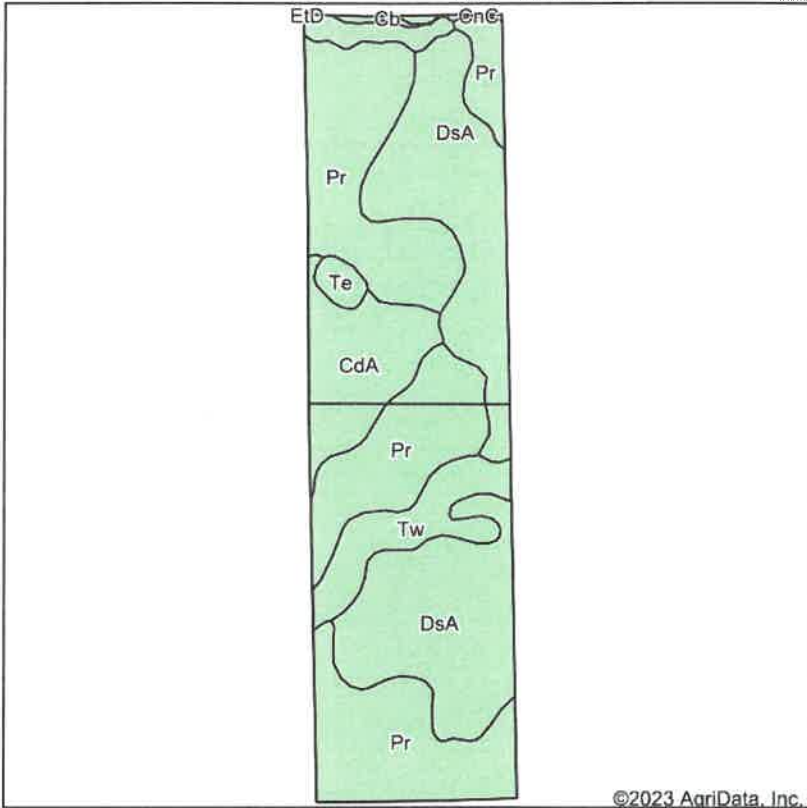
Maps Provided By:
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CUSTOMIZED ONLINE MAPPING

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9/12/2023

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

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **25-99N-57W**
 Township: **Wolf Creek**
 Acres: **157.57**
 Date: **9/12/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

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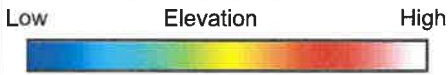
www.AgrIDataInc.com

Area Symbol: SD602, Soil Area Version: 24					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	68.10	43.2%	IIc	85
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	56.35	35.8%	IIIs	54
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	15.55	9.9%	IIc	88
Tw	Tetonka and Whitewood silty clay loams	11.39	7.2%	IVw	73
EtC2	Ethan-Betts loams, 6 to 9 percent slopes, eroded	3.32	2.1%	VIe	49
Te	Tetonka silt loam, 0 to 1 percent slopes	1.90	1.2%	IVw	56
Cb	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	0.75	0.5%	VIw	34
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	0.21	0.1%	IIle	69
Weighted Average				2.63	72

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Source: USGS 3 meter dem
 Interval(ft): 4
 Min: 1,388.1
 Max: 1,410.8
 Range: 22.7
 Average: 1,406.1
 Standard Deviation: 2.23 ft



25-99N-57W
Hutchinson County
South Dakota

Boundary Center: 43° 21' 51.46, -97° 31' 39.04



Maps Provided By:



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



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 1813

25-99N-57W-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).



Abbreviated 156 Farm Record

Operator Name : LEROY & KATHY PULLMAN JOINT REVOCABLE TRUST
CRP Contract Number(s) : None
Recon ID : None
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
157.59	157.30	157.30	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	157.30	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

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	78.63	0.00	126	0
Soybeans	78.67	0.00	38	0
TOTAL	157.30	0.00		

NOTES

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Tract Number : 633

Description : J5L/WSE;WNE 25-99-57
FSA Physical Location : SOUTH DAKOTA/HUTCHINSON
ANSI Physical Location : SOUTH DAKOTA/HUTCHINSON
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 : LYNN ALLAN MENDEL, MR KENT D MENDEL, LOCKWOOD FAMILY TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
157.59	157.30	157.30	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA
 HUTCHINSON
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 1813
 Prepared : 8/29/23 8:13 AM CST
 Crop Year : 2023

Abbreviated 156 Farm Record

Tract 633 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	157.30	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	78.63	0.00	126
Soybeans	78.67	0.00	38
TOTAL	157.30	0.00	

NOTES

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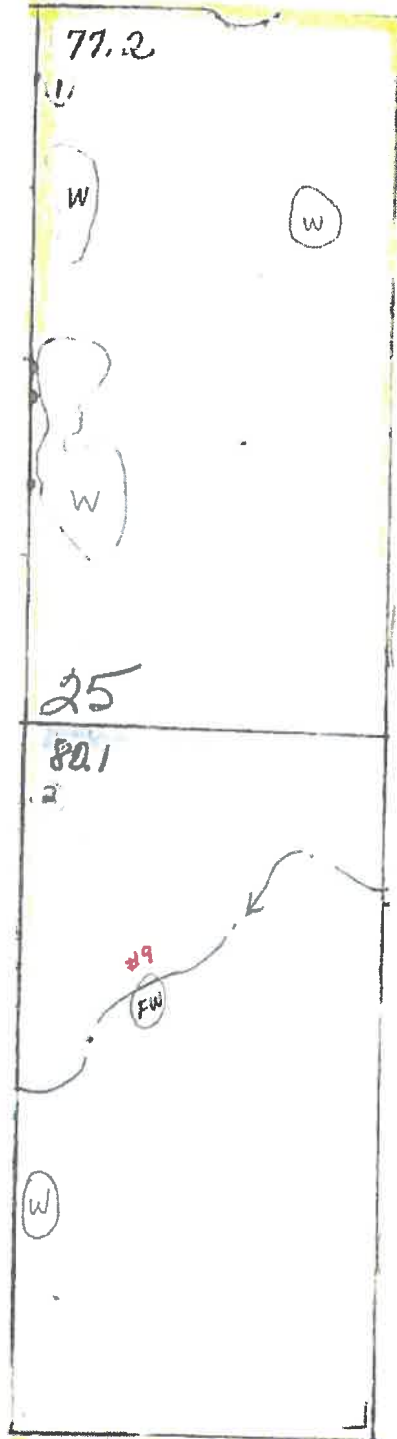
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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice 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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

SCA

W²E² 25-99-57



7 0.5 24-L

**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-4724

1. Effective Date: September 1, 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:

An undivided 1/3 interest is vested in Lynn A. Mendel;

An undivided 1/3 interest is vested in Kent Dean Mendel.

An undivided 1/3 interest is vested in James D. Lockwood and Denise J. Lockwood, Trustees of the Lockwood Family Trust, under agreement dated October 31, 2002.

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

The W½E½ of Section 25, Township 99 North, Range 57 West 5th P.M.,
Hutchinson County, South Dakota.

Parcel Identification Number: 099.57.25.4020

SCHEDULE A

Commitment – Stewart Title Guaranty Company

0042 ALTA Commitment (07/01/2021)

SCHEDULE B-SECTION 1

Office File No.: TI-4724

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-4724

Page 1

SPECIAL EXCEPTIONS:

1. Real Estate Taxes for year 2022, in the amount of \$3,261.10, are paid in full.
2. Rights of the public in and to the statutory easement for section line road right-of-way.
3. Easement for the construction, operation, and maintenance of rural water system and rights incidental thereto as set forth in a document granted to B-Y WATER DISTRICT (no representation is made as to the present ownership of said easement) affecting the W $\frac{1}{2}$ SE $\frac{1}{4}$ -25-99-57, as recorded in Book E4 page 37 on June 2, 1986.

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

REQUIREMENT: This Company will require a CERTIFICATE OF TRUSTEE of the Lockwood Family Trust, according to the provisions of SDCL 55-4-51.3. This Company also reserves the right to make further requirements regarding the trust or its trustees.

This Commitment is not valid without Schedule B-Section 1

SCHEDULE B-SECTION 2

Commitment - Stewart Title Guaranty Company

Tract 1



Tract 2





159.49 ACRES

HUTCHINSON COUNTY LAND

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

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



TERMS: Cash sale with 15% (non-refundable) auction day with the balance on or before December 15, 2023. Warranty & Trustee's Deeds to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2023 taxes in full. New buyer will be responsible for all 2024 taxes. Sold subject to owners approval and all easements of record. Property will be sold in whatever manner realizes the most dollars to the seller. If the property is sold in individual tracts sellers at their expense will have the property surveyed and buyer will settle on surveyed acres. Come prepared to buy! Remember auction held at the Wieman Auction Facility.

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Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

