

# Hutchinson County Land

# 40 Acres!

All tillable, highly productive  
with blacktop road access!



## Tuesday November 24th at 10:30 AM



PO BOX 148

44628 SD HWY 44, MARION SD

PHONE: 800-251-3111

WEB: WIEMANAUCTION.COM

"WE SELL THE EARTH AND EVERYTHING ON IT!"



**40-ACRES POWERFUL KASSEL TOWNSHIP HUTCHINSON COUNTY  
ALL TILLABLE LAND AT AUCTION**

In order to settle the estate, we will offer the following land for sale at the heated Wieman Auction Facility located 1-mile south and ½ mile west of Marion on Hwy. 44 on:

**TUESDAY NOVEMBER 24<sup>TH</sup>  
10:30 A.M.**

It is our privilege to offer this powerful, highly productive 40-acres in Kassel Township. New buyer able to farm or lease out for the 2021 crop year. Come take a look!

**LEGAL:** The NW ¼ of the SW ¼ of Section 22, 98-57 Hutchinson County, South Dakota.

**LOCATION:** From Menno, go 3 ¼ miles north on 431<sup>st</sup> Ave. east side of the road or near 283rd St. and 431<sup>st</sup> Ave.

- 38.59 acres tillable with the balance in RROW
- Soil production rating of 81.9 with only two soils types Clarno-Bonilla loams (88) and Stickney Dudley loams (54)
- Bordered to the west by a hard surfaced highway allowing great access.
- Annual Taxes are \$869.30. Base & Yield info along with all pertinent info found in the buyers packet.

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience. Buyers packets can be mailed out by calling the auctioneers at 800-251-3111 or visit [www.wiemanauktion.com](http://www.wiemanauktion.com) for a colored buyers packet or view drone video footage of the property.

**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 30, 2020. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2020 taxes in full. Sold subject to personal representatives approval and all easements and restrictions of record. Auctioneers represent the seller in this transaction. Remember auction to be held at the Wieman Auction Facility.

**RENO METTLER ESTATE – OWNER  
STEVE KNODEL PERSONAL REP.**

Wieman Land & Auction Co. Inc.  
Marion, SD 800-251-3111  
[www.wiemanauktion.com](http://www.wiemanauktion.com)

Bertsch Law Office  
Closing Attorney  
605-387-5658

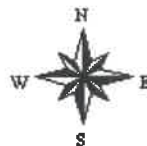
# Aerial Map



Map Center: 43° 17' 30.59, -97° 34' 8.4



**22-98N-57W**  
**Hutchinson County**  
**South Dakota**



10/8/2020

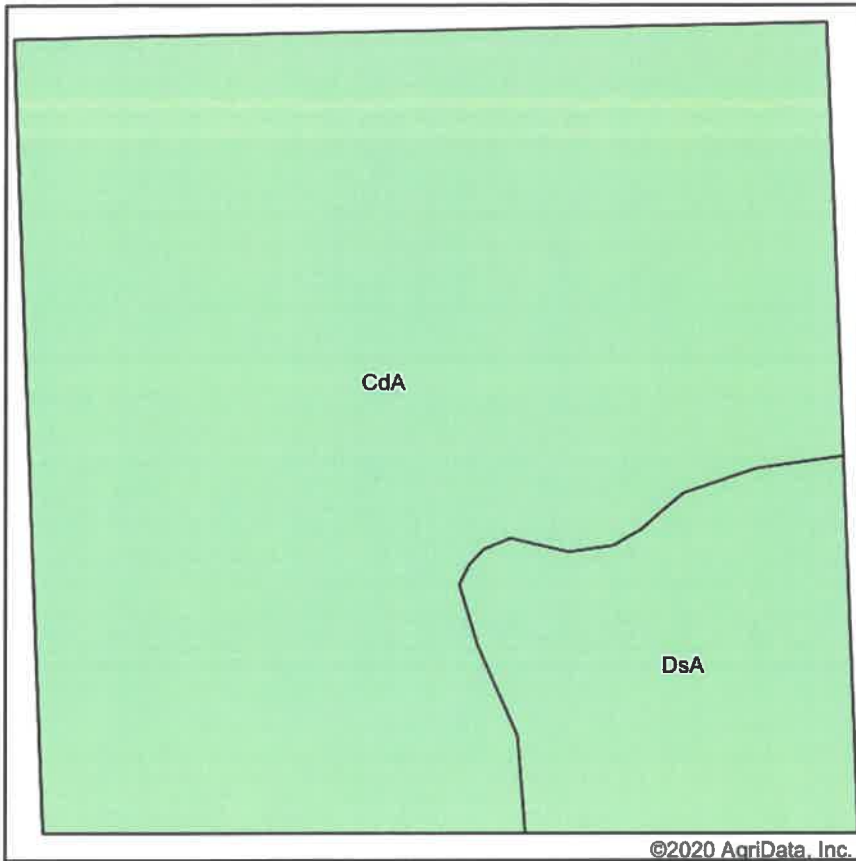
Maps Provided By:



© AgriData, Inc. 2020 www.AgriDataInc.com

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

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Hutchinson**  
 Location: **22-98N-57W**  
 Township: **Kassel**  
 Acres: **38.59**  
 Date: **10/8/2020**



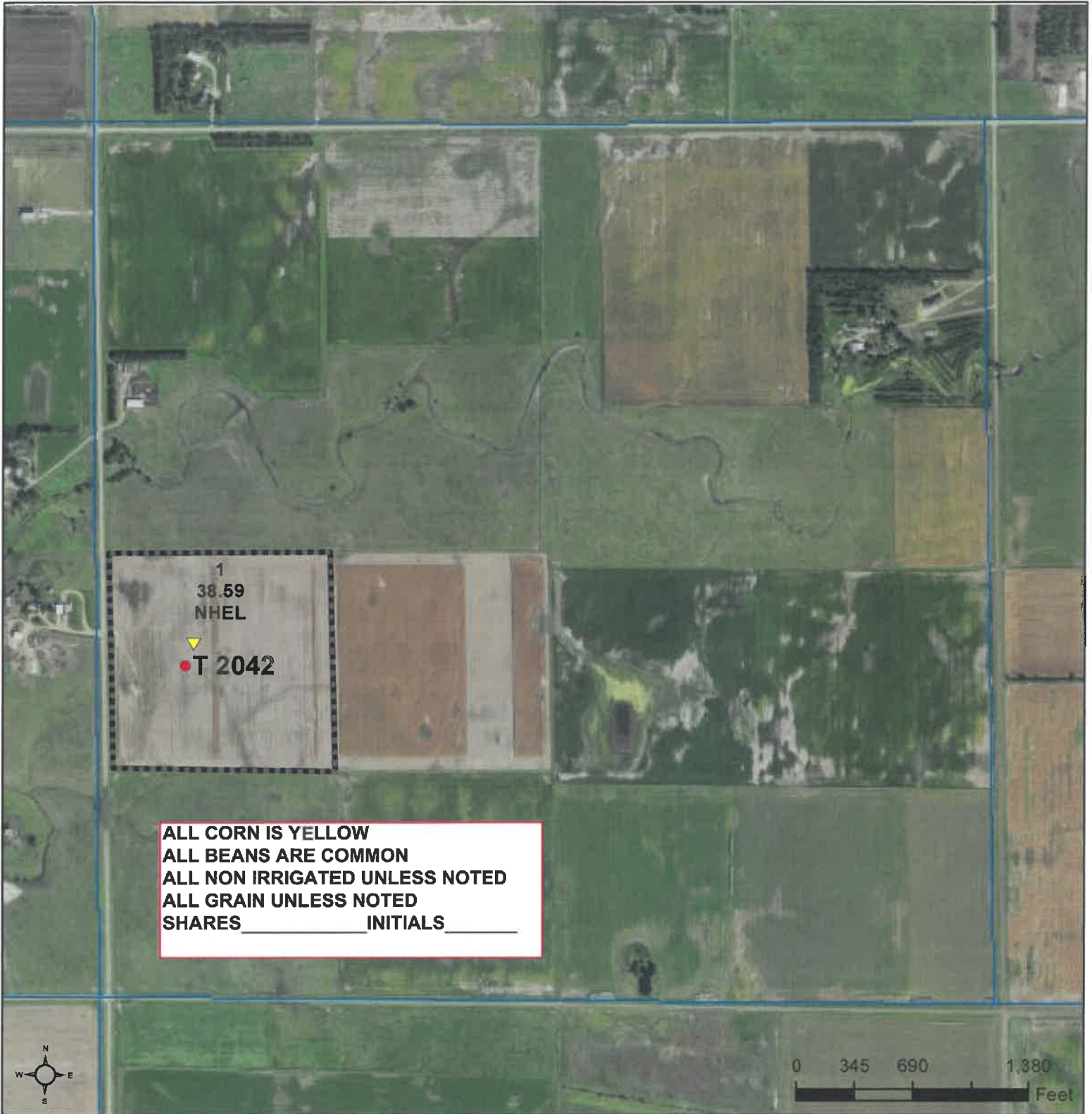
Maps Provided By:



Area Symbol: SD602, Soil Area Version: 22					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	31.71	82.2%	IIc	88
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	6.88	17.8%	IIIc	54
<b>Weighted Average</b>					<b>81.9</b>

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





**ALL CORN IS YELLOW**  
**ALL BEANS ARE COMMON**  
**ALL NON IRRIGATED UNLESS NOTED**  
**ALL GRAIN UNLESS NOTED**  
 SHARES \_\_\_\_\_ INITIALS \_\_\_\_\_

Common Land Unit  PLSS

Cropland

Tract Boundary

**Wetland Determination Identifiers**

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

2020 Program Year

Map Created January 23, 2020

## Farm 3974

### 22-98N-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).

South Dakota  
Hutchinson

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

FARM: 3974  
Prepared: 10/15/20 1:06 PM  
Crop Year: 2021  
Page: 1 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: METTLER, RONALD  
Farm Identifier: 1096 DIVISION

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
38.59	38.59	38.59	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	38.59	0.0	0.0	0.0				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	NONE	CORN , SOYBN	NONE	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	18.65	96	0.00
SOYBEANS	18.65	30	0.00
<b>Total Base Acres:</b>	37.3		

Tract Number: 2042 Description: I8R/ NWSW 22-98-57  
FSA Physical Location: Hutchinson, SD ANSI Physical Location: Hutchinson, SD  
BIA Range Unit Number:  
HEL Status: NHEL: no agricultural commodity planted on undetermined fields  
Wetland Status: Tract contains a wetland or farmed wetland  
WL Violations: None

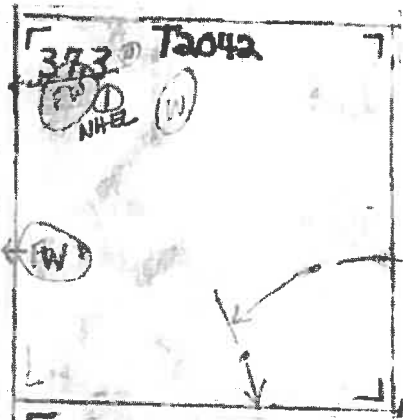
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
38.59	38.59	38.59	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	38.59	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	18.65	96	0.00
SOYBEANS	18.65	30	0.00
<b>Total Base Acres:</b>	37.3		

Owners: METTLER, RENO

NOT TO SCALE

NW 1/4 SW 1/4 22-98-57



## SCHEDULE B-SECTION 2

Office File No.: TI-4483

Page 1

### SPECIAL EXCEPTIONS:

1. Real Estate Taxes for year 2019, in the amount of \$869.30, are paid in full.
2. Rights of the public in and to the following described parcels of land used for road purposes:
  - The statutory easement for section line road right-of-way.
  - Lot H-1 in the SW $\frac{1}{4}$ -22-98-59, as recorded in PC 1-#8(98-57) on August 1, 1956.
3. Easement for the construction, operation, and maintenance of pipe lines and rights incidental thereto as set forth in a document granted to KANEB PIPE LINE CO. (no representation is made as to the present ownership of said easement) affecting the SW $\frac{1}{4}$ -22-98-57, as recorded in Book M13 page 492 on May 13, 1964.
4. Easement for the construction, operation, and maintenance of an electric transmission line or system and rights incidental thereto as set forth in a document granted to EAST RIVER ELECTRIC POWER CO-OPERATIVE, INC. (no representation is made as to the present ownership of said easement) affecting the N $\frac{1}{2}$ SW $\frac{1}{4}$ -22-98-57, as recorded in Book M14 page 281 on September 19, 1966.
5. Easement for the construction, operation, and maintenance of a telephone line or system and rights incidental thereto as set forth in a document granted to BISON STATE TELEPHONE COMPANY (no representation is made as to the present ownership of said easement) affecting a strip of land 12 feet in width with its center line being 75 feet East of the West boundary of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ -22-98-57, as recorded in Book E1 page 242 on August 24, 1977.
6. 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 NW $\frac{1}{4}$  and N $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 30-97-56 and the NW $\frac{1}{4}$ SW $\frac{1}{4}$ -22-98-57, as recorded in Book E3 page 219 on March 3, 1986.

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

This Commitment is not valid without Schedule B-Section 1

SCHEDULE B-SECTION 2

Commitment - Stewart Title Guaranty Company



**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-4483

1. Effective Date: October 8, 2020, 8 AM

2. Policy or Policies to be issued:

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

Amount: \$1,000.00 / 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:

The heirs or devisees of Reno R. Mettler, deceased, their interest being subject to the administration of the estate of said decedent in Hutchinson County, Probate Case No. 33PRO20-000005, wherein Steven Knodel is appointed Personal Representative of said estate.

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

The NW¼SW¼ of Section 22, Township 98 North, Range 57 West 5<sup>th</sup> P.M.,  
Hutchinson County, South Dakota.

Parcel Identification Number: 098.57.22.3020

**SCHEDULE A**

Commitment – Stewart Title Guaranty Company  
0042 ALTA Commitment (6/17/06)



## SCHEDULE B-SECTION 1

Office File No.: TI-4483

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)

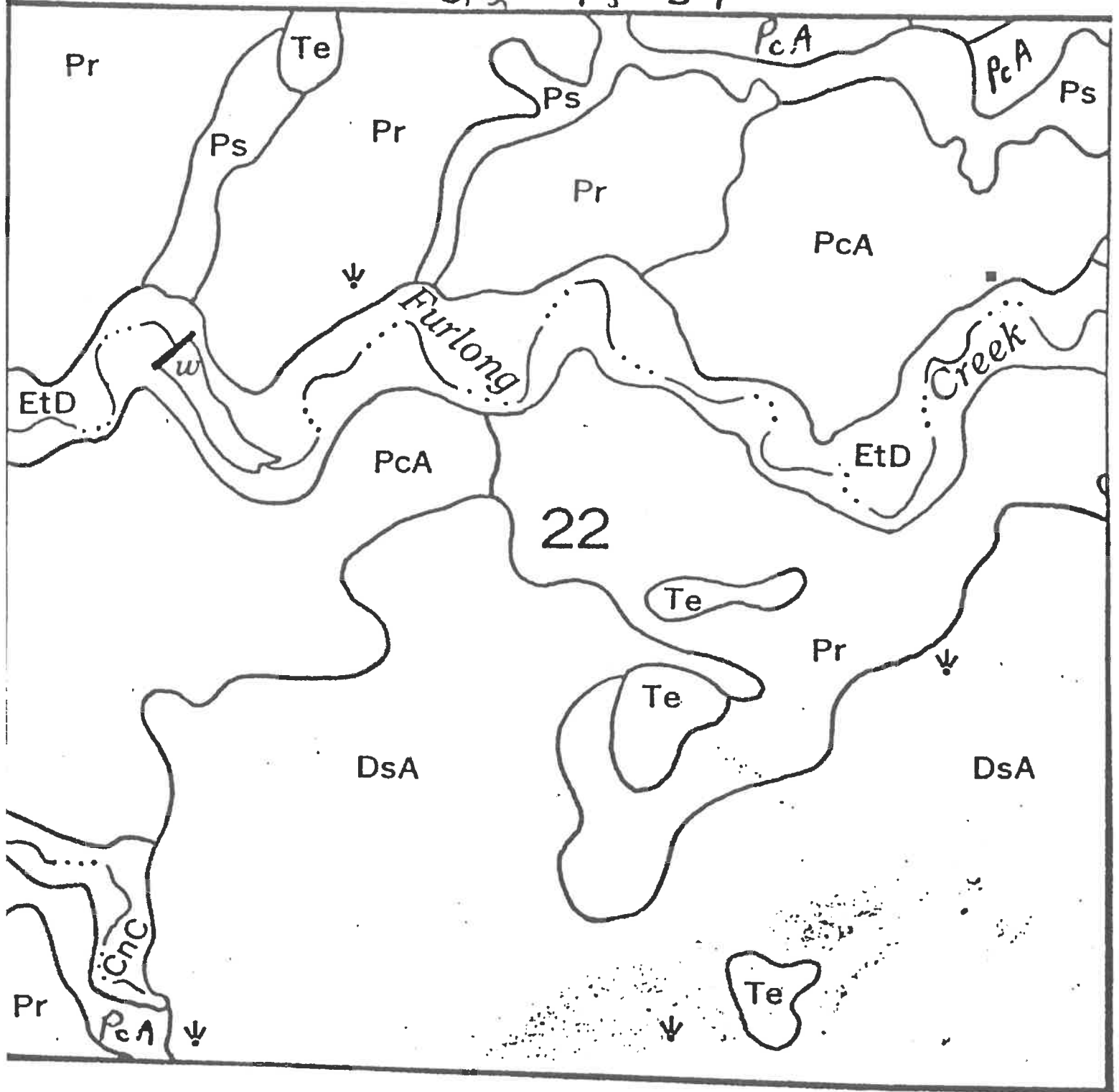
SCHEDULE B-SECTION 1

Commitment – Stewart Title Guaranty Company



F.S. 73

22-98-57

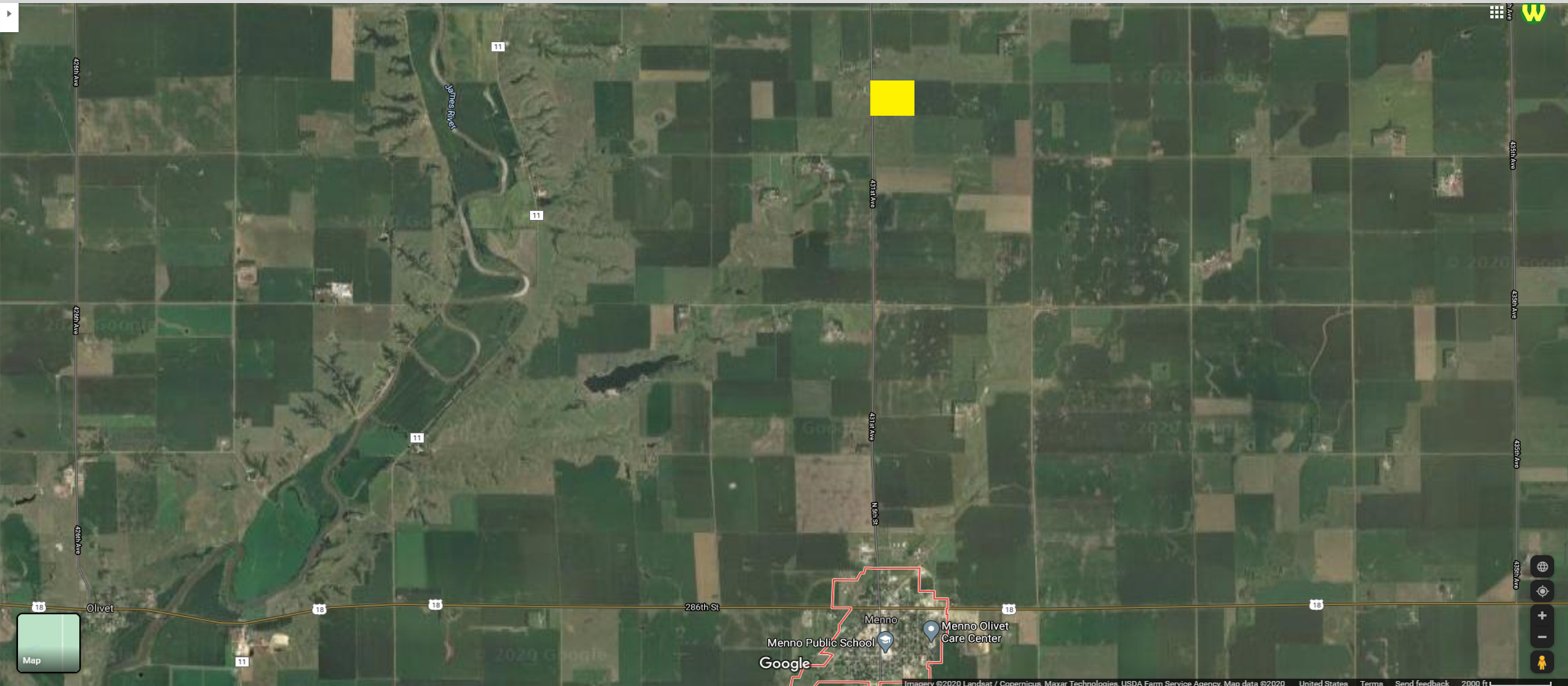




# Hutchinson County Land

# 40 ACRES!

Auction will be held at the Wieman  
Auction Facility Near Marion SD



TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 30, 2020. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2020 taxes in full. Sold subject to personal representatives approval and all easements and restrictions of record. Auctioneers represent the seller in this transaction. Remember auction to be held at the Wieman Auction Facility.

Tuesday  
November 24th  
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44628 SD HWY 44, MARION SD

PHONE: 800-251-3111

WIEMANAUCTION.COM

FAX: 605-648-3102

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