

343.77 ACRES

McCOOK COUNTY FARM LAND

- TUESDAY, NOVEMBER 23RD AT 10:00AM -

HARLAN H. & ALICE P.
PAULSEN
REVOCABLE
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



343.77 ACRES MCCOOK COUNTY LAND

AUCTION

We will sell the following land at auction in the Salem National Guard Armory located at 720 N Peck Street in Salem SD on

TUESDAY, NOVEMBER 23RD 10:00 AM

TRACT # 1 – 80 ACRES

**This tract is located 6 miles West & ½ North mile from north edge of Salem SD
or from Spencer SD, north edge – 4 miles East & ½ mile North**

This tract consists of 80 acres (+/-) of unimproved farmland. The FSA Office indicates that it has 73.53 Acres tillable and the balance in grass, waterways & low ground. The land lays generally level. The predominate soil types are Clarno-Ethan-Bonilla Loams, Clarno-Crossplain Complex, Clarno-Davison Loams, Clarno-Crossplain-Davison Complex, Clarno Loam, Clarno-Bonilla Loams and it has a soil productivity rating of 77.8. The annual real estate taxes are \$1853.52.

LEGAL: The E ½ of NE ¼ of Section 11-103-56, McCook County, South Dakota

TRACT # 2 – 153.77 ACRES

This tract is located from north edge of Salem, 5 miles west or from Spencer, 4 ¾ miles east

This tract consists of 153.77 acres (+/-) of unimproved farmland. The FSA Office reports that it has 133.61 acres tillable and the balance in trees, grass & water. The acreage is not part of this tract. The predominate soil types are Clarno-Crossplain Complex, Clarno-Davison Loams, Clarno-Ethan-Bonilla Loams, Ethan-Betts Loams, Baltic Silty Clay Loam, Poned and it has a soil productivity rating of 74.1. The annual real estate taxes are \$3547.94.

LEGAL: The SE ¼ except Tract # 1 of Snyder's Addition in Section 12-103-56, McCook County, South Dakota

TRACT # 3 – 110 ACRES

This tract is located from north edge of Salem SD, 5 ¾ miles west or from Spencer, SD 4 ¼ miles east

This tract consists of 110 acres (+ or -) of unimproved farmland. The FSA Office tells us that it has 77.43 acres tillable and the balance in pasture with a dam and low ground. The predominate soil types are Clarno-Davison Loams, Clarno-Bonilla Loams, Clarno Loam, Crossplain Clay Loam, Tetonka Silt Loam, Ethan-Betts Loams and it has a soil productivity rating of 73.7.

LEGAL: The SW ¼ except the East 825' thereof of Section 12-103-56, McCook County, South Dakota

TRACT # 4 – 343.77 ACRES

This is the combination of Tracts 1, 2 & 3 as a unit

TERMS: Cash sale with a 10% nonrefundable downpayment the day of the sale and the balance on December 29, 2021. Title insurance will be utilized with cost split 50/50 between buyer and seller. Title will be transferred by Trustee's Deed. Seller will pay all taxes for 2021 and prior years. Buyers responsible for 2022 TE Taxes. Full possession granted at closing. Sold subject to confirmation by the Trustee. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. No Buyer Broker representation is offered on this transaction. For Buyer Info Packet, visit our website at www.wiemanauktion.com or call 605-648-3111. Potential buyers are invited to view these tracts at their convenience.

HARLAN H. & ALICE P. PAULSEN REVOCABLE TRUST

KEITH PAULSEN, TRUSTEE

605-421-8839

Wieman Land & Auction Co., Inc.
Marion SD 605-648-3111
Rich, Kevin, Mike, Ryan & Derek Wieman,
Nathan Timmermans & Ron Leitheiser, Brokers
& Auctioneers




Roger Gerlach, Attorney At Law
Salem SD 605-425-2911
Closing Agent



Common Land Unit

-  Non-Cropland
-  Cropland
-  Tract Boundary
-  PLSS

Wetland Determination Identifiers

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

2021 Program Year

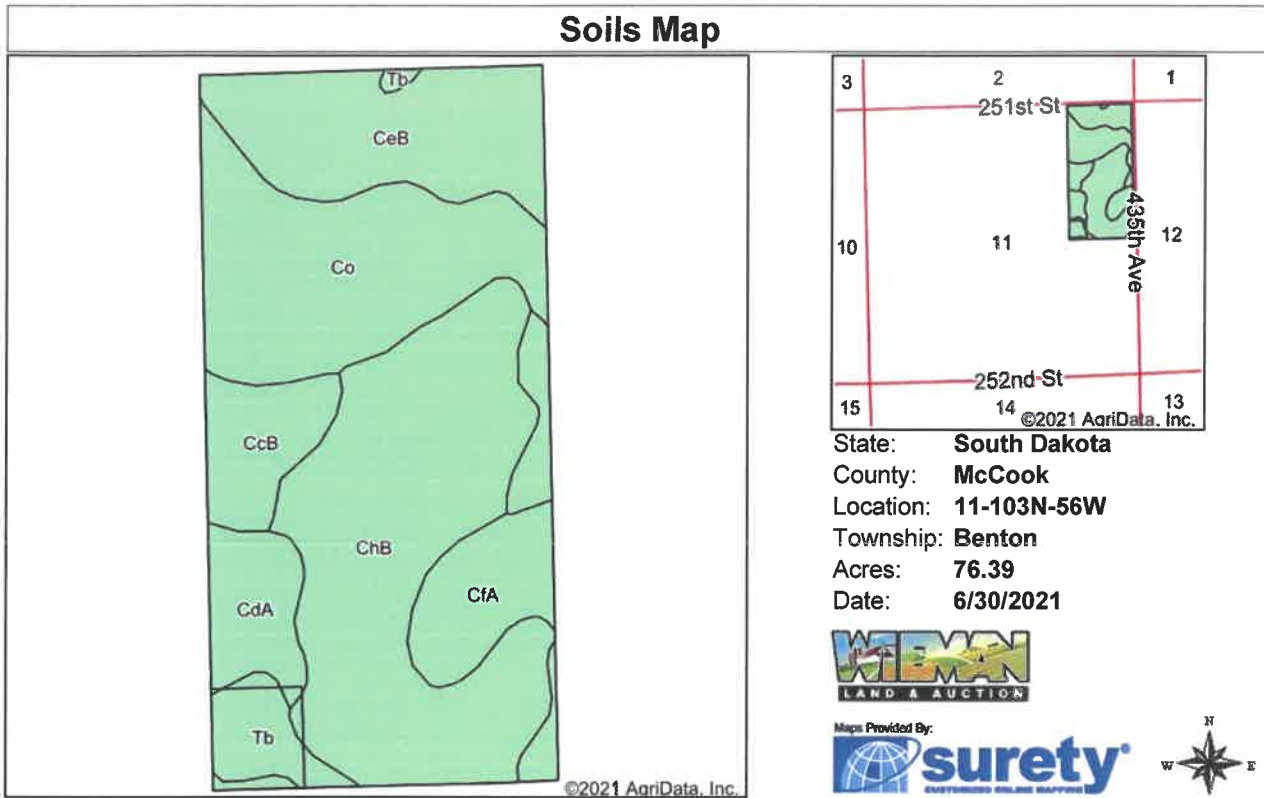
Map Created April 19, 2021

Farm 7467

11 -103N -56W

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Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **McCook**
 Location: **11-103N-56W**
 Township: **Benton**
 Acres: **76.39**
 Date: **6/30/2021**



Maps Provided By:



Area Symbol: SD087, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	27.73	36.3%	Ile	78
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	16.86	22.1%	Ilc	82
CeB	Clarno-Davison loams, 2 to 5 percent slopes	14.44	18.9%	Ile	70
CfA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	5.28	6.9%	Ilc	82
CcB	Clarno loam, 2 to 6 percent slopes	4.66	6.1%	Ile	82
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	4.35	5.7%	Ilc	88
Tb	Tetonka silt loam, 0 to 1 percent slopes	3.07	4.0%	IVw	56
Weighted Average					77.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Harlow Paulson
Keith

NOT TO SCALE



11-103-56

South Dakota

U.S. Department of Agriculture

FARM: 7467

McCook

Farm Service Agency

Prepared: 8/16/21 7:50 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2021

Page: 2 of 3

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.

Other Producers: KRUEGER, RICHARD

Tract Number: 3333 Description C5 E NE 11 103 56

FSA Physical Location : McCook, SD ANSI Physical Location: McCook, SD

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

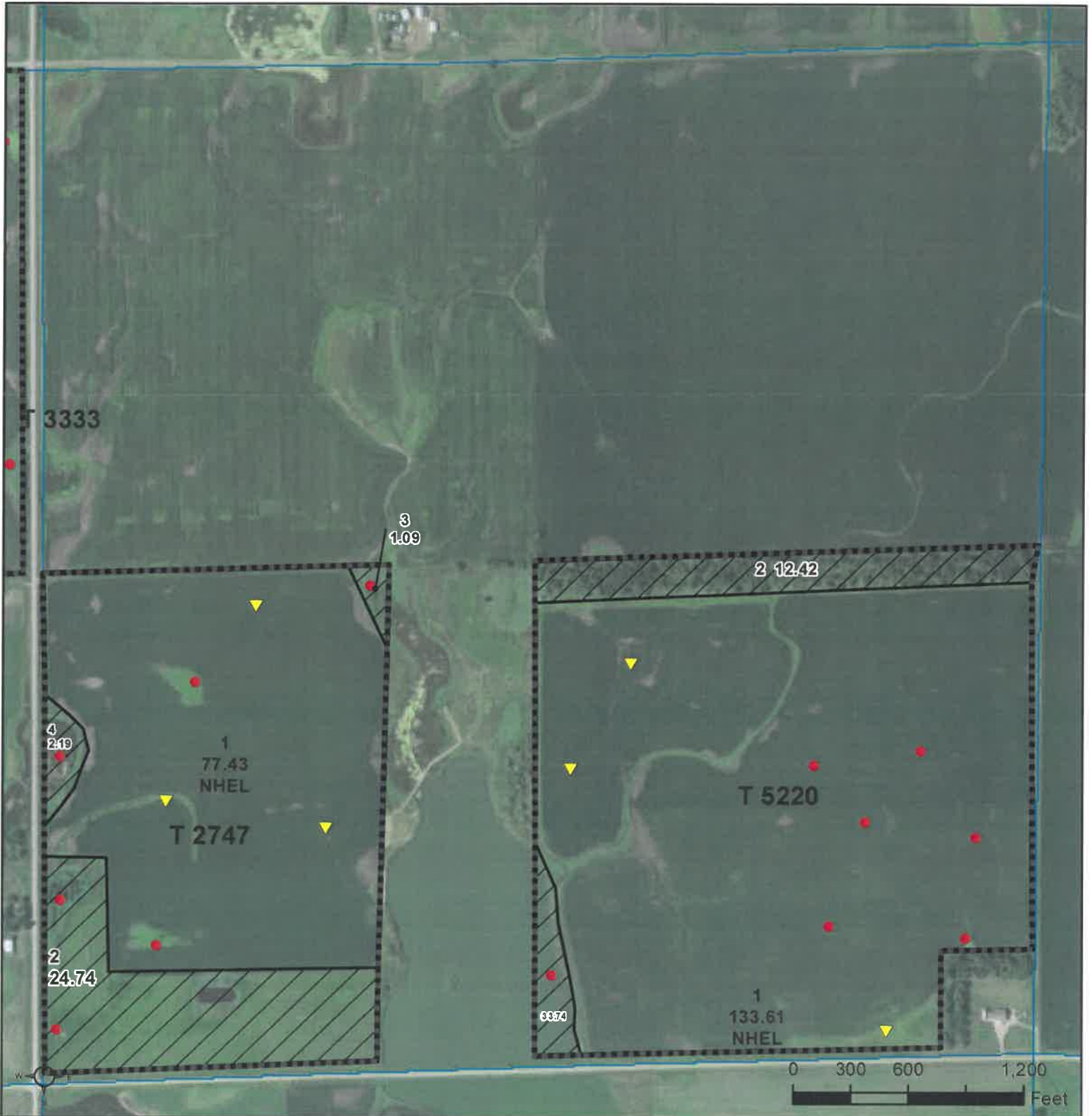
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
76.39	73.53	73.53	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	73.53	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	30.4	131	0.00
SOYBEANS	30.5	39	0.00
Total Base Acres:	60.9		

Owners: ALICE P PAULSEN IRR TRUST

Other Producers: None



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

2021 Program Year

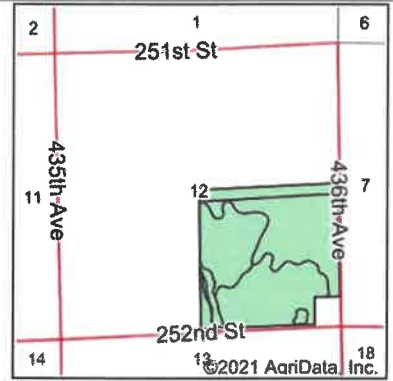
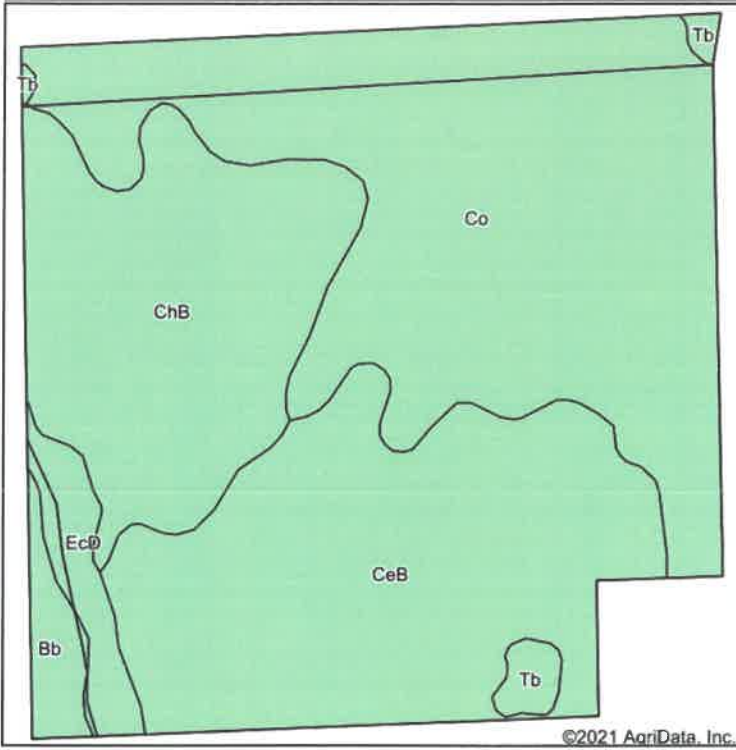
Map Created April 19, 2021

Farm 7467

12 -103N -56W

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Soils Map



State: **South Dakota**
 County: **McCook**
 Location: **12-103N-56W**
 Township: **Benton**
 Acres: **149.77**
 Date: **6/30/2021**



Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	62.64	41.8%	IIc	82
CeB	Clarno-Davison loams, 2 to 5 percent slopes	45.18	30.2%	IIe	70
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	32.37	21.6%	IIe	78
EcD	Ethan-Betts loams, 9 to 15 percent slopes	4.58	3.1%	VIe	30
Bb	Baltic silty clay loam, ponded	3.12	2.1%	VIIIw	12
Tb	Tetonka silt loam, 0 to 1 percent slopes	1.88	1.3%	IVw	56
Weighted Average					74.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Harlow Parker
Keith

NOT TO SCALE

12-103-56

77.5

T99
T2747

172 W
18.0 W&P
T2746

131.7 T05

103-56

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FW

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W

100

South Dakota

U.S. Department of Agriculture

FARM: 7467

McCook

Farm Service Agency

Prepared: 8/16/21 7:50 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2021

Page: 2 of 3

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.

Other Producers: KRUEGER, RICHARD

Tract Number: 5220 Description SE 12 exc Tr 1 103-56

FSA Physical Location : McCook, SD

ANSI Physical Location: McCook, SD

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number

Wetland Status: Tract contains a wetland or farmed wetland

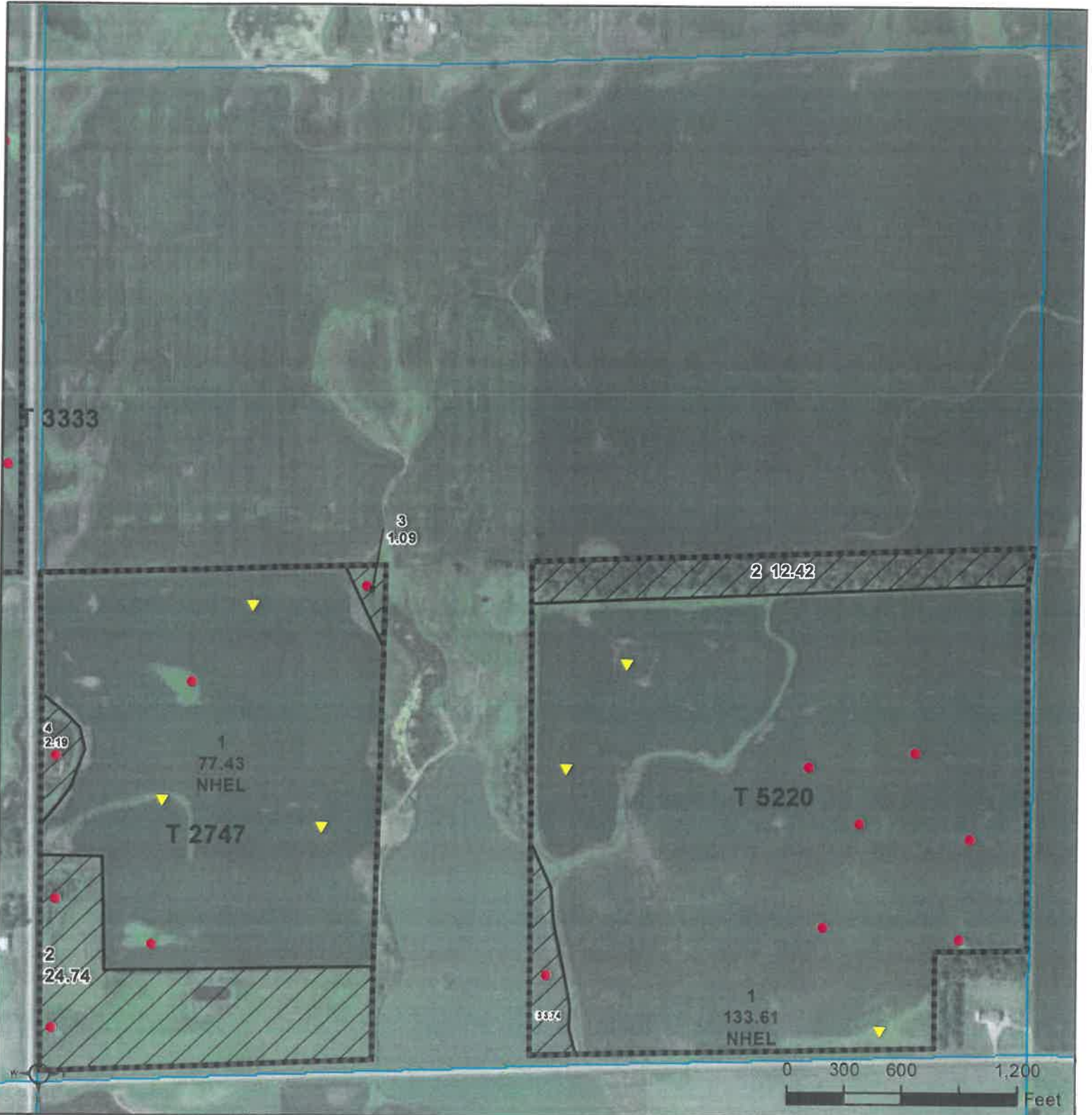
2018 - 57

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
149.77	133.61	133.61	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	133.61	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	65.3	131	0.00
SOYBEANS	65.5	39	0.00
Total Base Acres:	130.8		

Owners: ALICE P PAULSEN IRR TRUST



Common Land Unit

- Tract Boundary
- Non-Cropland
- Cropland
- PLSS

Wetland Determination Identifiers

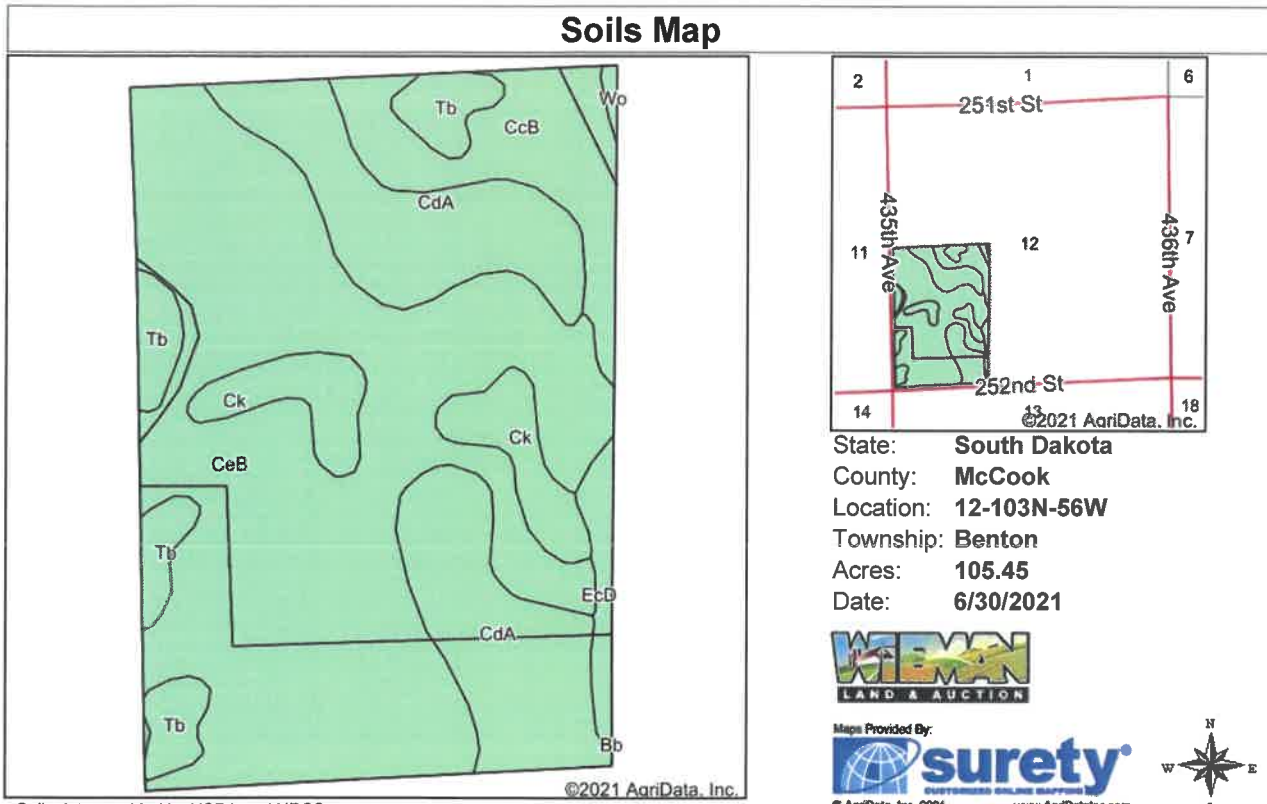
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2021 Program Year
Map Created April 19, 2021
Farm 7467

12 -103N -56W

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Soils Map



Area Symbol: SD087, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CeB	Clarno-Davison loams, 2 to 5 percent slopes	57.68	54.7%	Ile	70
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	22.59	21.4%	Ilc	88
CcB	Clarno loam, 2 to 6 percent slopes	9.58	9.1%	Ile	82
Ck	Crossplain clay loam	6.92	6.6%	IIw	77
Tb	Tetonka silt loam, 0 to 1 percent slopes	6.42	6.1%	IVw	56
EcD	Ethan-Betts loams, 9 to 15 percent slopes	2.01	1.9%	Vle	30
Wo	Worthing silty clay loam, 0 to 1 percent slopes	0.25	0.2%	Vw	30
Weighted Average					73.7

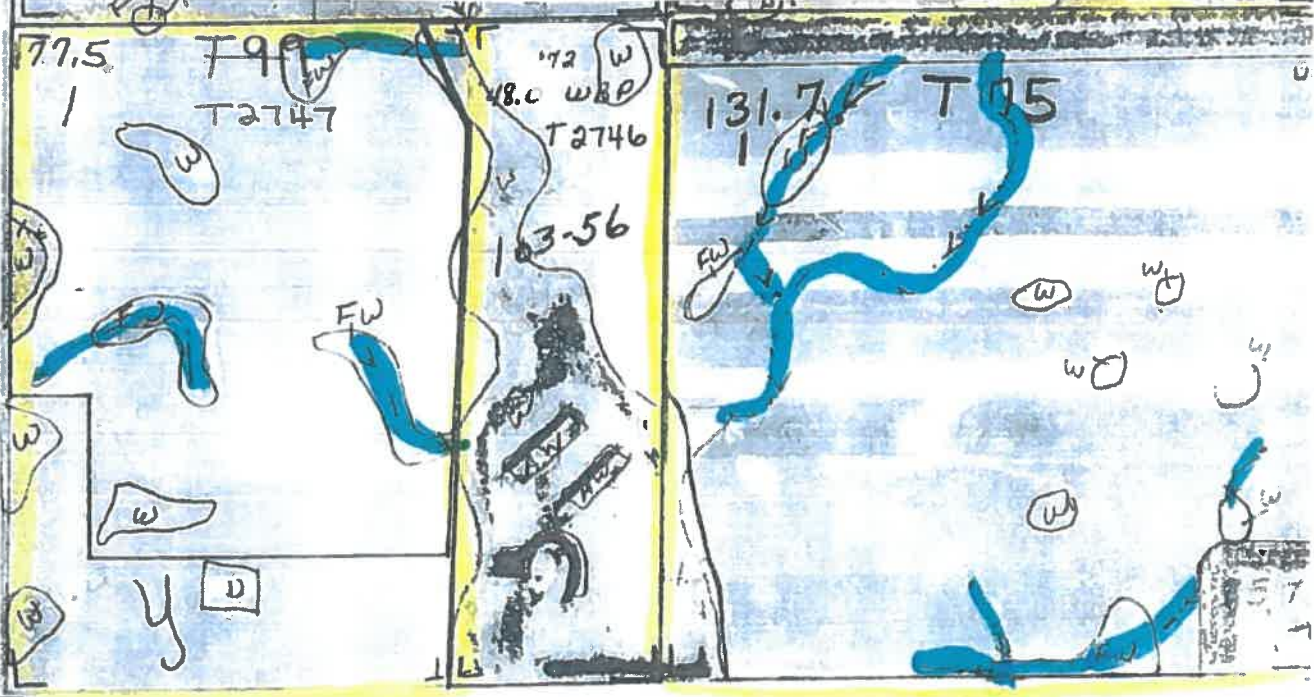
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Harlow Paulsen
Keith

NOT TO SCALE

12-103-56



South Dakota

U.S. Department of Agriculture

FARM: 7467

McCook

Farm Service Agency

Prepared: 8/16/21 7:50 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2021

Page: 1 of 3

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Operator Name	Farm Identifier	Recon Number
ZELMER, RYAN DOUGLAS		2018 - 58

Farms Associated with Operator:

Tract Number: 2747 Description D5 W 110A SW 12 103 56

FSA Physical Location : McCook, SD ANSI Physical Location: McCook, SD

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

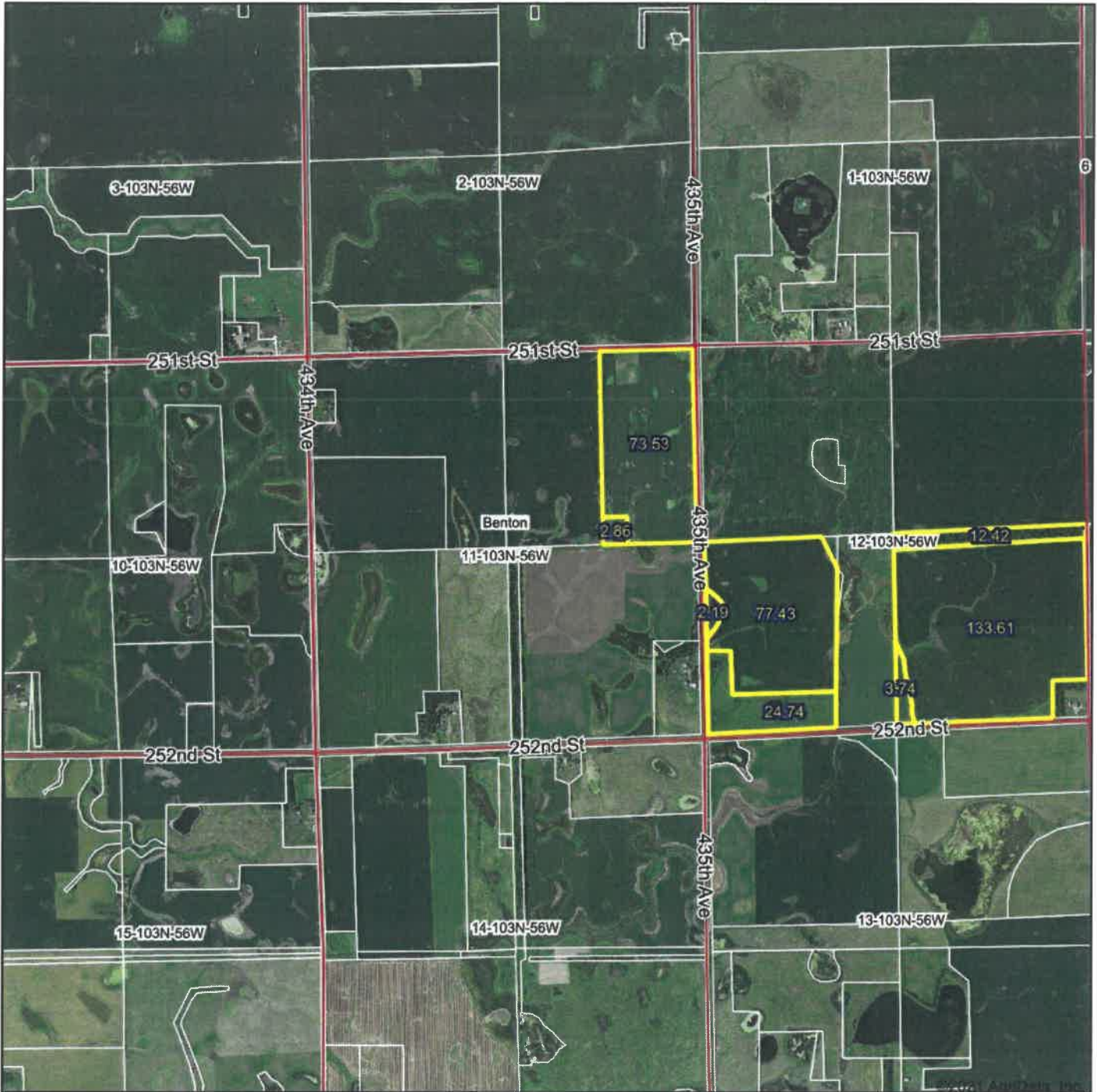
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
105.45	77.43	77.43	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	77.43	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	31.9	131	0.00
SOYBEANS	32.0	39	0.00
Total Base Acres:	63.9		

Owners: HARLAN H PAULSEN REVOCABLE TRUST

Aerial Map



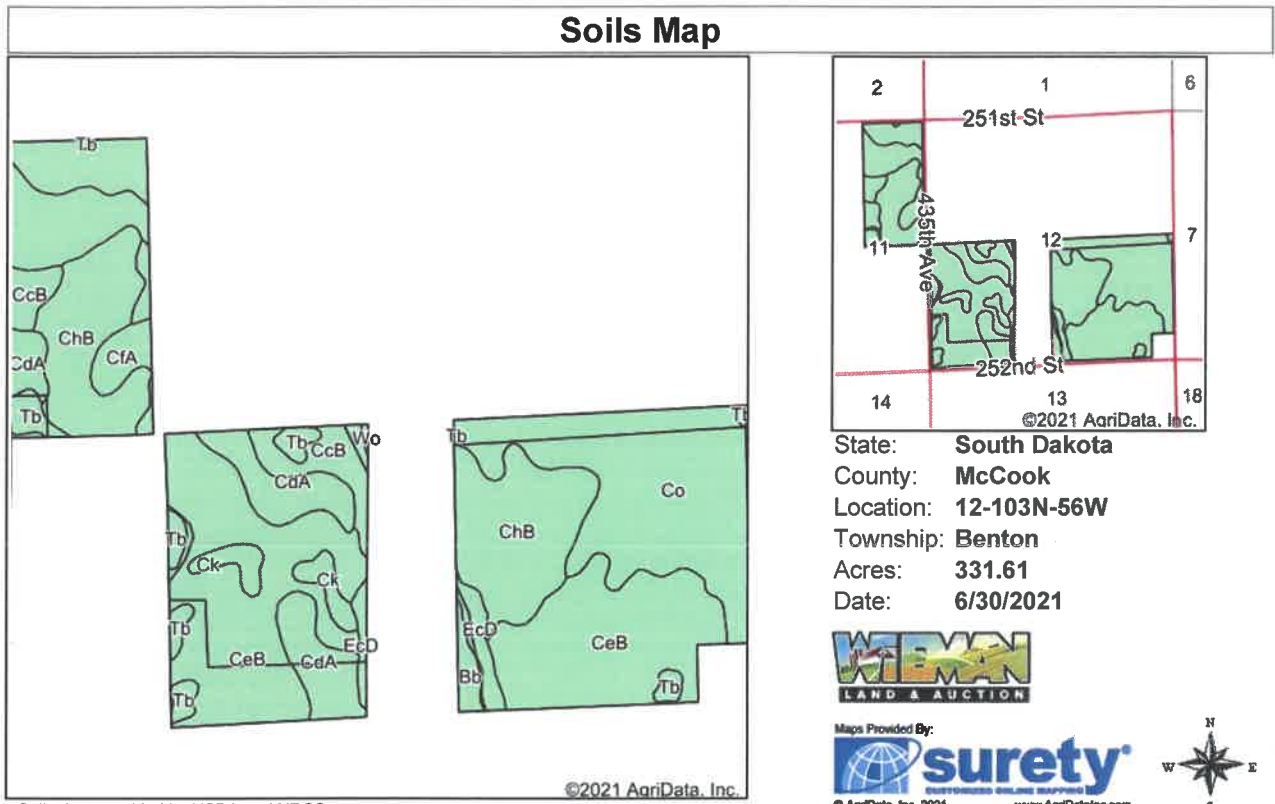
Map Center: 43° 44' 20.35, -97° 31' 1.57



11-103N-56W
McCook County
South Dakota



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



Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CeB	Clarno-Davison loams, 2 to 5 percent slopes	117.30	35.4%	Ile	70
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	79.49	24.0%	Ilc	82
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	60.10	18.1%	Ile	78
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	26.94	8.1%	Ilc	88
CcB	Clarno loam, 2 to 6 percent slopes	14.24	4.3%	Ile	82
Tb	Tetonka silt loam, 0 to 1 percent slopes	11.37	3.4%	IVw	56
Ck	Crossplain clay loam	6.92	2.1%	IIw	77
EcD	Ethan-Betts loams, 9 to 15 percent slopes	6.59	2.0%	Vle	30
CfA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	5.28	1.6%	Ilc	82
Bb	Baltic silty clay loam, ponded	3.13	0.9%	VIIIw	12
Wo	Worthing silty clay loam, 0 to 1 percent slopes	0.25	0.1%	Vw	30
Weighted Average					74.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

South Dakota

McCook

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 7467

Prepared: 8/16/21 7:50 AM

Crop Year: 2021

Page: 1 of 3

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	Farm Identifier	Recon Number
ZELMER, RYAN DOUGLAS		2018 - 58

Farms Associated with Operator:
4606, 4607, 7595, 7596

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
331.61	284.57	284.57	0.0	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	284.57	0.0	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	127.6	131	0.00
SOYBEANS	128.0	39	0.00
Total Base Acres:	255.6		

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-9106
Issuing Office File Number: TI-9106
Property Address: Not Applicable, ,

SCHEDULE A

1. Commitment Date: August 30, 2021 at 07:00 AM
2. Policy to be issued:
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:
PARCELS I & II: ALICE P. PAULSEN REVOCABLE TRUST

PARCEL III: HARLAN H. PAULSEN REVOCABLE TRUST
5. The Land is described as follows:
PARCEL I: THE EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4) OF SECTION ELEVEN (11), TOWNSHIP ONE HUNDRED THREE (103) NORTH, RANGE FIFTY SIX (56), West of the 5th P.M., McCook County, South Dakota.

PARCEL II: THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWELVE (12), TOWNSHIP ONE HUNDRED THREE (103) NORTH, RANGE FIFTY SIX (56), West of the 5th P.M., EXCEPT TRACT ONE (1) OF SNYDER'S ADDITION THEREIN, McCook County, South Dakota.

PARCEL III: THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWELVE (12), TOWNSHIP ONE HUNDRED THREE (103) NORTH, RANGE FIFTY SIX (56), West of the 5th P.M., EXCEPT THE EAST 825 FEET (E.825') THEREOF, McCook County, South Dakota.

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

By: Tim Wegman
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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AMERICAN
LAND TITLE
ASSOCIATION



**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. Trustee's Deeds from HARLAN H. PAULSEN REVOCABLE TRUST, and ALICE P. PAULSEN REVOCABLE TRUST 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.
7. Seller/Mortgagor Affidavit and/or Purchaser Affidavit (PROVIDED WITH THIS COMMITMENT) to be executed and returned to McCook County Abstract & Title.
8. Current Certificates of Trust for the HARLAN H. PAULSEN REVOCABLE TRUST, and the ALICE P. PAULSEN REVOCABLE TRUST are to be executed and attached to the deeds of conveyance for recording.

**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:

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
(Continued)

1. Rights or claim of parties in possession not shown by the public records.*
2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey 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.
5. 2020 Real Estate Taxes payable in 2021 are:

Parcel #05.11.1001:	_____	\$1,853.52 (PARCEL I.)
1st 1/2	_____	\$ 926.76 PAID
2nd 1/2	_____	\$ 926.76 Due 10/31/2021
 Parcel #05.12.3000:	 _____	 \$3,547.94 (PARCEL II.)
1st 1/2	_____	\$1,773.97 PAID
2nd 1/2	_____	\$1,773.97 Due 10/31/2021
 Parcel #05.12.4000:	 _____	 \$2,570.12 (PARCEL III.)
1st 1/2	_____	\$1,285.06 PAID
2nd 1/2	_____	\$1,285.06 Due 10/31/2021
6. Rights of tenants in possession under the terms of unrecorded leases.

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
(Continued)

7. 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.
8. Statutory Easement for highway along the section line (or lines) bounding (or within) the land herein described.
9. PARCEL I Easements:

DAM LOCATION NOTICE executed by Harlan H. Paulsen -to- Whom It May Concern; dated August 8, 1955; FILED September 20, 1955 at 3:35 P.M., and recorded in Book 1 of Dam Locations, Page 71. (SEE ATTACHED COPY.)
10. EASEMENT executed by Harlan H. Paulsen and Alice P. Paulsen -to- McCook County, SD; dated January 12, 1966; FILED January 13, 1966 at 8:22 A.M., and recorded in Book 126 of Deeds, Page 568. (SEE ATTACHED COPY.)
11. RIGHT OF WAY EASEMENT executed by Harlan H. Paulsen -to- McCook Cooperative Telephone Co., a cooperative corporation; dated August 4, 1969; FILED August 4, 1981 at 8:24 A.M., and recorded in Book 144 of Deeds, Page 85. (SEE ATTACHED COPY.)
12. RIGHT OF WAY EASEMENT executed by Harlan H. Paulsen and Alice P. Paulsen -to- TM Rural Water District; dated February 4, 1985; FILED February 11, 1985 at 11:10 A.M., and recorded in Book 147 of Deeds, Page 405. (SEE ATTACHED COPY.)
13. PARCEL II Easements:

EASEMENT executed by H.B. Payton -to- McCook County, SD; dated September 9, 1958; FILED September 24, 1958 at 10:10 A.M., and recorded in Book 120 of Deeds, Page 151. (SEE ATTACHED COPY.)
14. RIGHT OF WAY EASEMENT executed by Harlan H. Paulsen and Alice P. Paulsen, Trustees -to- McCook Cooperative Telephone Co., dated April 9, 2007; FILED April 11, 2007 at 3:50 P.M., and recorded in Book 181 of Deeds, Page 879. (SEE ATTACHED COPY.)
15. BOUNDARY AGREEMENT executed by Benton Township, SD -to- Whom It May Concern; dated March 2, 2010; FILED April 26, 2010 at 2:30 P.M., and recorded in Book 183 of Deeds, Page 954. (SEE ATTACHED COPY.)
16. RIGHT TO FARM NOTICE COVENANT executed by Brett Snyders and Cheryl Snyders -to- Whom It May Concern; dated May 1, 2018; FILED May 1, 2018 at 9:50 A.M., and recorded in Book 188 of Deeds, Page 818. (SEE ATTACHED COPY.)
17. PARCEL III Easements:

EASEMENT executed by Viola Bartholow and Ralph E. Bartholow -to- McCook County, SD; dated October 3, 1958; FILED October 13, 1958 at 9:40 A.M., and recorded in Book 120 of Deeds, Page 189. (SEE ATTACHED COPY.)
18. EASEMENT executed by Ralph E. Bartholow -to- McCook County, SD; dated April 19, 1966; FILED April 21, 1966 at 10:45 A.M., and recorded in Book 127 of Deeds, Page 10. (SEE ATTACHED COPY.)
19. DAM LOCATION NOTICE executed by W.E. Bartholow Estate -to- Water Resources Commission of the State of South Dakota; FILED December 27, 1972 at 11:25 A.M., and recorded in Book 1 of Dam Locations, Page 1143. (SEE ATTACHED COPY.)

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(TI-9106.PFD/TI-9106/7)

SCHEDULE B
(Continued)

20. HUNTING AND FISHING RIGHTS as contained within Quit Claim Deed executed by Derrel M. Bartholow -to- D & G Concrete Construction Inc., and Harlan H. Paulsen and Alice P. Paulsen, as their ownership rights appear, dated September 10, 1992; FILED September 14, 1992 at 11:34 A.M., and recorded in Book 161 of Deeds, Page 288. (SEE ATTACHED COPY.)
21. RIGHT OF WAY EASEMENT executed by Harlan H. Paulsen and Alice P. Paulsen, Trustees -to- McCook Cooperative Telephone Co., dated April 9, 2007; FILED April 11, 2007 at 3:45 P.M., and recorded in Book 181 of Deeds, Page 878. (SEE ATTACHED COPY.)

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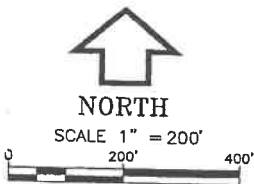


(TI-9106.PFD/TI-9106/7)

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

PLAT OF TRACT 1, SNYDER'S ADDITION

IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 103 NORTH, RANGE 56 WEST OF THE 5TH P.M., MCCOOK COUNTY, SOUTH DAKOTA.

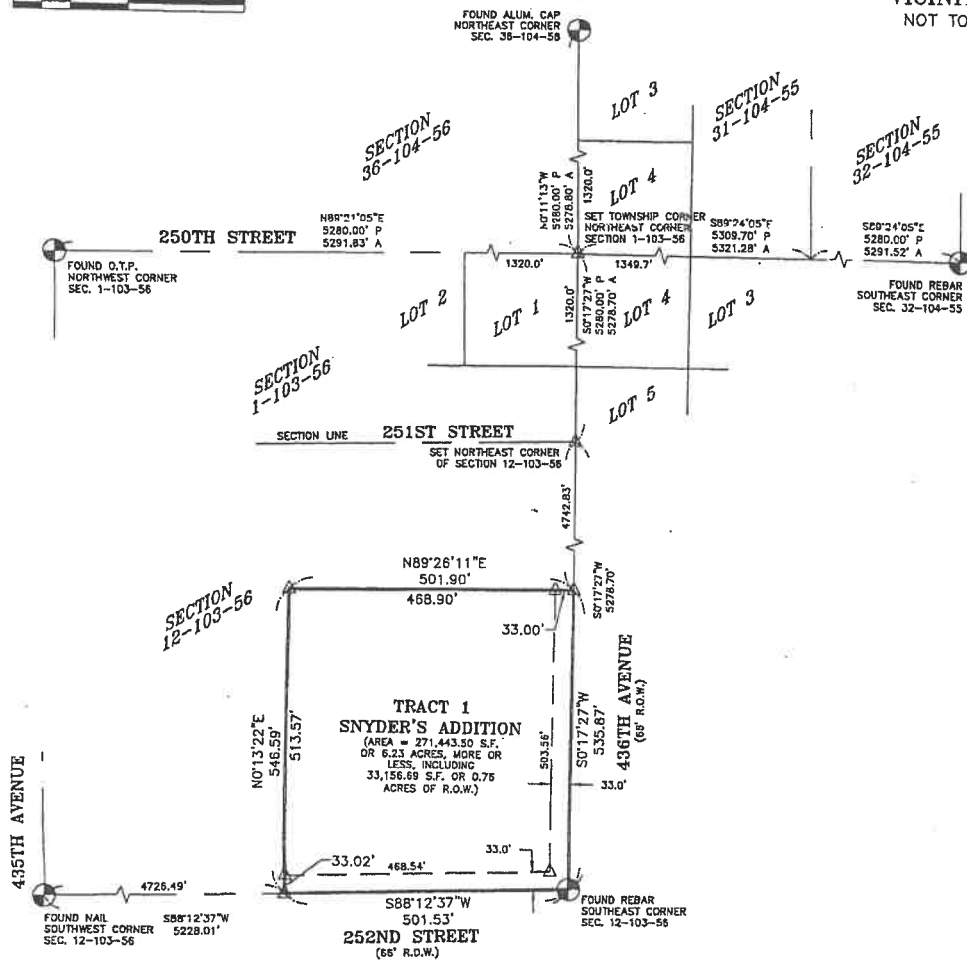


LEGEND

- P - PLAT DISTANCE
- A - SURVEYED DISTANCE
- O.T.P. - CRIMPED TOP PIPE
- O.T.P. - OPEN TOP PIPE
- - FOUND SURVEY POINT
- △ - SET SURVEY POINT, 5/8" X 24" REBAR WITH CAP #7289
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- S.A.E. - SUMP ACCESS EASEMENT



VICINITY MAP
NOT TO SCALE



SURVEYOR'S CERTIFICATE

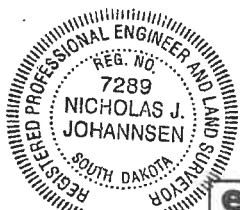
I, Nicholas J. Johannsen, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before September 27th, 2017, survey a parcel of land described as a part of the Southeast 1/4 of Section 12, Township 103 North, Range 56 West of the 5th P.M., McCook County, South Dakota, and divided the same into "TRACT 1 OF SNYDER'S ADDITION IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 103 NORTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, MCCOOK COUNTY, SOUTH DAKOTA", containing areas as shown on the above plat.

I further certify that the above parcel was surveyed by me or under my direct personal supervision and that the plat as shown is a true and accurate representation of that survey.

NOTES:

1. ALL DIMENSIONS ON CURVES ARE ARC DISTANCES.
2. THE AREA OF THE PLAT IS 271,443.50 S.F. OR 6.23 ACRES.
3. THE BEARING SYSTEM IS AN ASSUMED LOCAL BEARING SYSTEM.
4. ALL PROPERTY CORNERS AND CURVE POINTS ARE SET WITH 5/8" X 24" REBAR WITH CAP #7289.

NICHOLAS J. JOHANNSEN, L.S. 7289



ehrhart
griffin
& associates

Project No. SD171235	PAGE 1 OF 2	
ENGINEERING	PLANNING	LAND SURVEYING
300 N. Dakota Ave., Ste. 114 • Sioux Falls, South Dakota 57104 • 605/339-7215		

TRACT 1



TRACT 2



TRACT 3



343.77 ACRES

McCOOK COUNTY FARM LAND

**TUESDAY,
NOVEMBER 23RD
AT 10:00AM**

*Auction held at the Salem
National Guard Armory
located at 720 N. Peck
Street in Salem, SD.*

TERMS: Cash sale with a 10% nonrefundable downpayment the day of the sale and the balance on December 29, 2021. Title insurance will be utilized with cost split 50/50 between buyer and seller. Title will be transferred by Trustee's Deed. Seller will pay all taxes for 2021 and prior years. Buyers responsible for 2022 TE Taxes. Full possession granted at closing. Sold subject to confirmation by the Trustee. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. No Buyer Broker representation is offered on this transaction. For Buyer Info Packet, visit our website at www.wiemanauktion.com or call 605-648-3111. Potential buyers are invited to view these tracts at their convenience.



"We Sell The Earth And Everything On It!"

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