

37.39 ACRES

HUTCHINSON COUNTY LAND

POWERFUL SOILS! EXCELLENT NEW HOME SITE!

- THURSDAY, JUNE 3RD AT 4:00PM -



WILLIS
RATZLAFF
TRUST
★ ★ ★

WIEMAN
LAND & AUCTION

"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

**37.39 ACRES IMPROVED GRANDVIEW TOWNSHIP – HUTCHINSON COUNTY LAND
GREAT LOCATION – HWY. 44 FRONTAGE - POWERFUL SOILS – EXCELLENT NEW HOME SITE
AT AUCTION**

Our family has decided to offer the following land for sale at public auction located on site 43943 SD Hwy. 44 Freeman, SD or from the junction of Hwy. 81 and 44 go ¼ mile east south side of the road on:

**THURSDAY JUNE 3RD
4:00 P.M.**

LEGAL: The NE ¼ of the NW ¼ of Section 13, 99-56 Hutchinson County, South Dakota. Commonly known as 43943 SD Hwy. 44 Freeman, SD.

- 32.83 acres of powerful tillable land 5.37 acres in trees and building site. Soil production rating of 72.2. Annual Real Estate Taxes are \$1,199.06.
- Improvements include a 1.5 story home in need of major renovations, several smaller outbuildings, B-Y Rural Water and established tree grove.
- The home and outbuildings are being sold in AS IS condition. Would make an excellent new home/acreage site with plenty of size for livestock, crops, or room to play. Come check it out!!
- Farmland is on a crop share with 1/3 of the corn crop going to the new buyer.
- Base & Yield info, wetland maps, and other pertinent info can be found in the buyers packet.

TO INSPECT THE PROPERTY: Please contact the auctioneers at 800-251-3111 to schedule a showing or you may visit www.wiemanauktion.com to view drone aerial footage and buyers packets.

TERMS: Cash sale with 15% (non-refundable) down payment on auction day with the balance on or before July 7th, 2021. Trustee's Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. The 2021 taxes due in 2022 will be paid 100% by the buyer. In the fall of 2021 buyer will receive 1/3 crop share. Property being sold in AS IS condition and no buyers contingencies will be accepted. If you have been looking for a large acreage with great location don't miss this opportunity. Remember the auction held on the property.

**WILLIS RATZLAFF TRUST – OWNER
KURT RATZLAFF – TRUSTEE**

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

Strasser Law Office
Closing Attorney
605-925-7745



**WILLIS RATZLAFF TRUST
LAND AUCTION
ADDITIONAL INFORMATION**

500 GAL. LP TANK IS LEASED FROM COUNTRY PRIDE COOP IN FREEMAN, SD NOT INCLUDED IN THE SALE.

HOUSE & OUTBUILDINGS:

COURTHOUSE RECORDS SHOW A TOTAL OF 2422 SQ FT OF LIVING AREA

HOUSE IS BEING SOLD IN AS-IS CONDITION

20 x 28 DETACHED 2-STALL GARAGE

12 X 16 STORAGE SHED

10 X 12 STORAG SHED

3000 BUSHEL STORAGE BIN

B-Y RURAL WATER IS SUPPLIED TO PROPERTY AND SOUTHEAST ELECTRIC FOR POWER

CURRENT LAND TENANT:

GREG KLEINSASSER

605-351-6710

NEW BUYER TO RECEIVE 1/3 SHARE OF CORN CROP



Aerial Map



Map Center: 43° 23' 36.92, -97° 24' 38.95



13-99N-56W
Hutchinson County
South Dakota



4/21/2021



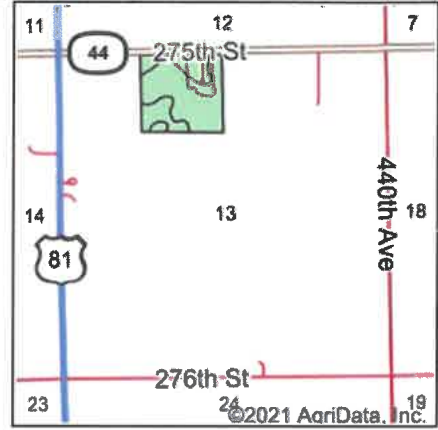
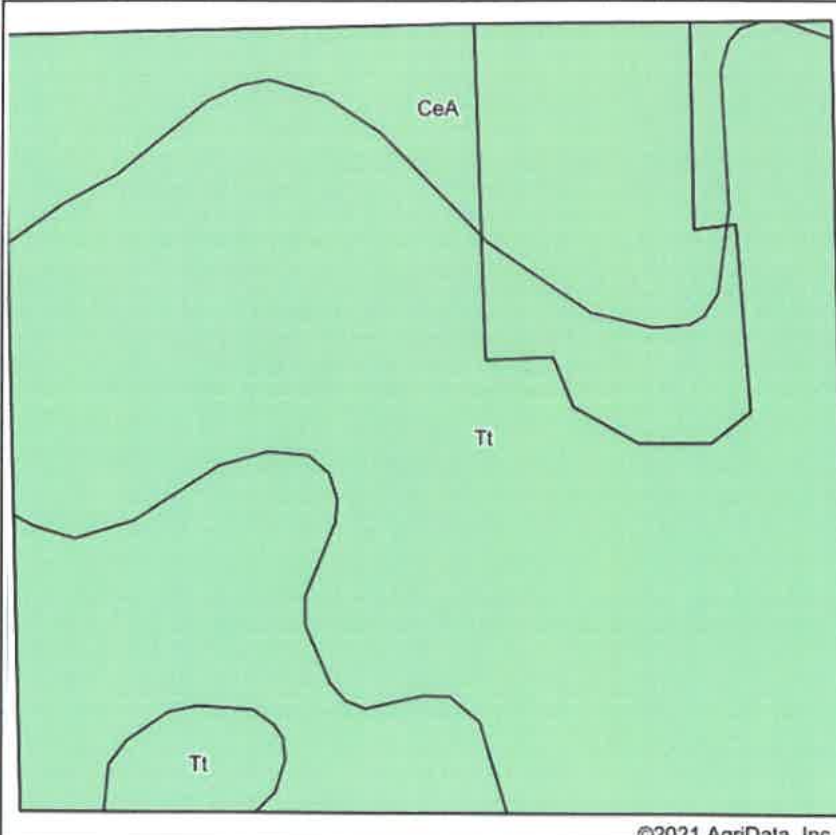
Maps Provided By:



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

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **13-99N-56W**
 Township: **Grandview**
 Acres: **38.2**
 Date: **4/21/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: SD602, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Tt	Tetonka-Harps complex	25.04	65.5%	IVw	67
CeA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	13.16	34.5%	IIc	82
Weighted Average					72.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NOT TO SCALE

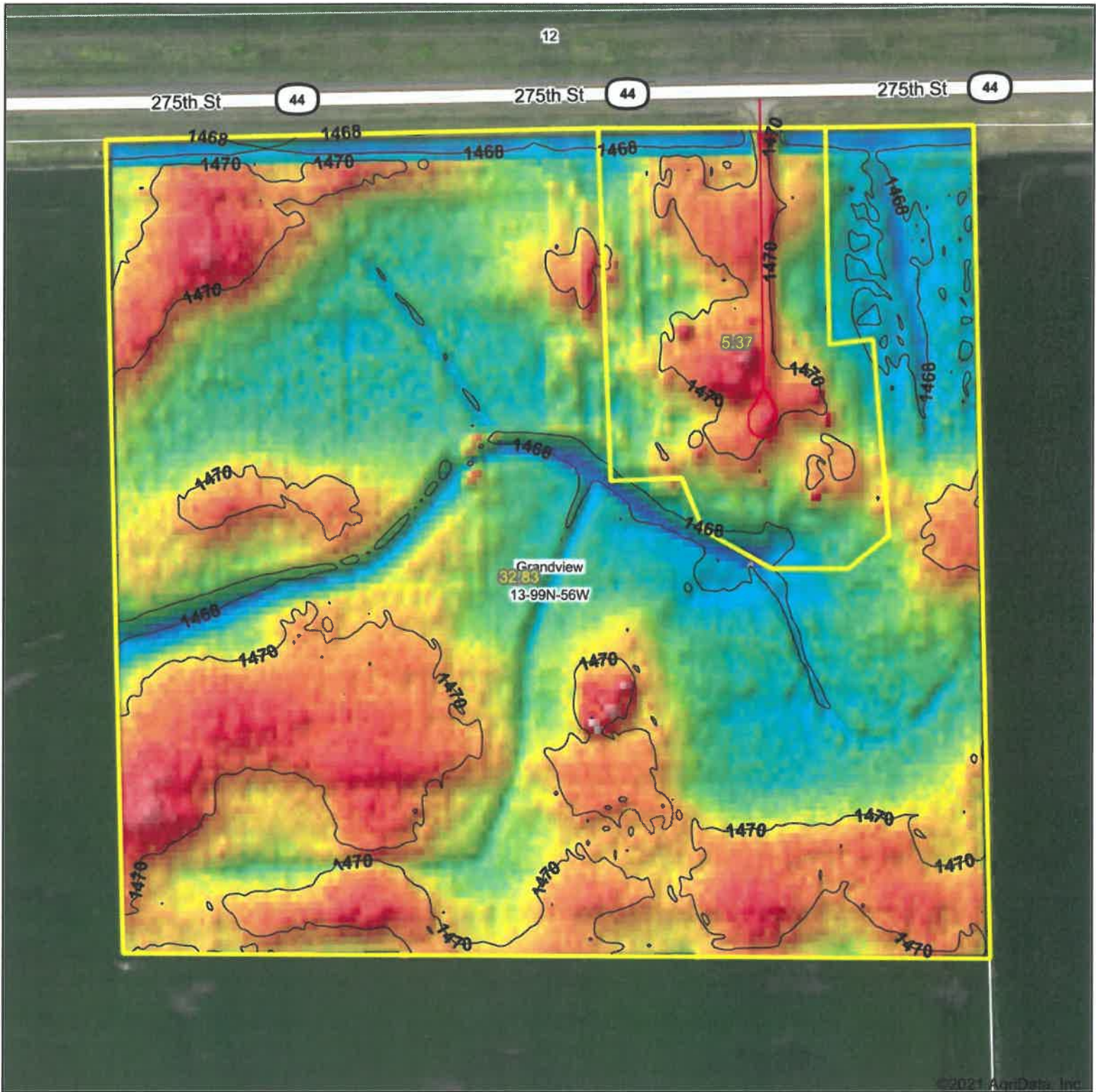


NE⁴ NW⁴

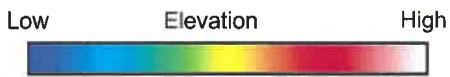
13-99-56

H-19

Topography Hillshade



©2021 AgriData, Inc.



Source: USGS 3 meter dem



Interval(ft): 2

Min: 1,466.8

Max: 1,472.3

Range: 5.5

Average: 1,469.3

Standard Deviation: 0.85 ft



5/5/2021

13-99N-56W
Hutchinson County
South Dakota

map center: 43° 23' 36.92, -97° 24' 38.95



Maps Provided By:



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

South Dakota

Hutchinson

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 557

Prepared: 5/6/21 7:47 AM

Crop Year: 2021

Page: 1 of 2

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: KLEINSASSER, GREGORY Farm Identifier:

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Table with 10 columns: Farmland, Cropland, DCP Cropland, WBP, WRP, EWP, CRP Cropland, GRP, Farm Status, Number of Tracts. Includes sub-headers for State Conservation, Other Conservation, Effective DCP Cropland, Double Cropped, MPL/FWP, and Native Sod.

ARC/PLC

Table with 6 columns: PLC (NONE), ARC-CO (NONE), ARC-IC (CORN, SOYBN), PLC-Default (NONE), ARC-CO-Default (NONE), ARC-IC-Default (NONE).

Table with 4 columns: Crop, Base Acreage, PLC Yield, CCC-505 CRP Reduction. Rows for CORN, SOYBEANS, and Total Base Acres.

Tract Number: 3859 Description L4L NENW 13-99-56
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

Table with 8 columns: Farmland, Cropland, DCP Cropland, WBP, WRP, EWP, CRP Cropland, GRP. Includes sub-headers for State Conservation, Other Conservation, Effective DCP Cropland, Double Cropped, MPL/FWP, and Native Sod.

Table with 4 columns: Crop, Base Acreage, PLC Yield, CCC-505 CRP Reduction. Rows for CORN, SOYBEANS, and Total Base Acres.

Owners: WILLIS B RATZLAFF REVOCABLE TRUST

**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-4523

1. Effective Date: April 28, 2021, 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:

Willis B. Ratzlaff and Kurt J. Ratzlaff as Trustees of the Willis B. Ratzlaff Revocable Trust
under agreement dated August 18, 2014.

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

The NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 13, Township 99 North, Range 56 West 5th P.M.,
Hutchinson County, South Dakota.

Parcel Identification Number: 099.56.13.2010

SCHEDULE A

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

SCHEDULE B-SECTION 1

Office File No.: TI-4523

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-4523

Page 1

SPECIAL EXCEPTIONS:

1. Real Estate Taxes for the second half of year 2019, due and payable in year 2020, in the amount of \$582.47 plus interest and any other amount that may be due.

Real Estate Taxes for year 2020, due and payable in year 2021, in the amount of \$1,199.06.

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 N $\frac{1}{2}$ NW $\frac{1}{4}$ -13-99-56, as recorded in PC 1-#54(99-56) on November 2, 1960.
3. 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 16.5 feet in width with its center line being 125 feet South of the North boundary line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ -13-99-56, as recorded in Book E1 page 558 on July 18, 1979.
4. Easements for the construction, operation, and maintenance of a rural water system and rights incidental thereto as set forth in documents granted to B-Y WATER DISTRICT (no representation is made as to the present ownership of said easements) as set forth in the following:
--Book E4 page 597 on May 28, 1987, affecting the NE $\frac{1}{4}$ NW $\frac{1}{4}$ -13-99-56.
--Book E9 page 233 on September 2, 2015, affecting the NE $\frac{1}{4}$ NW $\frac{1}{4}$ -13-99-56.
5. Claims of vested drainage rights for the drainage of water and rights incidental thereto as set forth in the following recorded documents:
--from the NE $\frac{1}{4}$ NW $\frac{1}{4}$ -13-99-56 onto the NW $\frac{1}{4}$ NW $\frac{1}{4}$ -13-99-56, as recorded in Book D2 page 542 on June 23, 1992.
--from the N $\frac{1}{2}$ SW $\frac{1}{4}$ -13-99-56 onto the NW $\frac{1}{4}$ and the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 13-99-56, as recorded in Book D4 page 269 on June 30, 1992.

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

REQUIREMENT: This Company will require a CERTIFICATE OF TRUSTEE of the Willis B. Ratzlaff Revocable 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



37.39 ACRES

HUTCHINSON COUNTY LAND

**THURSDAY,
JUNE 3RD
AT 4:00PM**

*Auction to be held on
site at 43943 SD Hwy. 44,
Freeman, SD!*

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