

451.58 ACRES

DOUGLAS COUNTY LAND

- THURSDAY, NOVEMBER 17TH AT 10:30AM -

OWNER

RENSHAW

FAMILY

"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



451.58 CONTIGUOUS ACRES DOUGLAS COUNTY LAND AUCTION

On behalf of the Renshaw family, we are privileged to offer this Independence Township land at the Blue Moon in Armour SD on:

THURSDAY, NOVEMBER 17th - 10:30 AM

TRACT 1: +-144.81 Acres

Property Location: From the Hospital in Armour, go 1 Mile East and 1 North on 393rd Ave

LEGAL: NW ¼ Less Lot A of R.L. Renshaw 1st Addition Section 5-98-63, Douglas County, SD.

- FSA shows 134.42 acres currently in production & the balance being in low lying areas, trees and ROW
- Weighted average productivity rating is 73.5 with the 3 predominant soil types being DeGrey-Jerauld silt loams, Eakin-DeGrey silt loams, and Eakin-Ethan complex
- 2021 RE taxes payable in 2022 are \$3,171.04

TRACT 2: +-159.47 Acres

Property Location: From the Hospital in Armour, go 1 Mile East and 1 North on 393rd Ave and ½ East

LEGAL: NE ¼ Section 5-98-63, Douglas County, SD.

- 100% tillable parcel with excellent eye appeal
- Weighted average productivity rating is 71.5 with Eakin-Ethan complex making up >50% of the soil
- This parcel is subject to a US Fish and Wildlife Easement
- 2021 RE taxes payable in 2022 are \$3,227.72

TRACT 3: +-147.3 Acres

Property Location: From the Hospital in Armour, go 1 1/2 Miles East

LEGAL: SE ¼ Less Lot A of D. Rus 1st Addition Section 5-98-63, Douglas County, SD.

- The FSA shows 132.37 acres tillable with the balance in low lying areas, trees and ROW.
- Weighted average productivity rating is 72 with almost 50% being Eakin-Ethan complex
- 34.10 acres in CRP currently pays \$91.07 per acre and expires in 2030
- This parcel is subject to a US Fish and Wildlife Easement
- 2021 RE taxes payable in 2022 are \$3,039.06

TRACT 4: +-451.58 Contiguous Acres Combination of Tracts 1, 2 & 3

- The FSA shows 421.84 acres tillable with 34.10 of those currently in CRP and the balance in low lying areas, trees and ROW
- Weighted avg productivity rating is 72.5 with the predominant soil type being Eakin-Ethan complex.
- 2021 RE taxes payable in 2022 are \$9,437.82
- 34.10 acres in CRP currently pays \$91.07 per acre and expires in 2030
- 2 East quarters are subject to US Fish & Wildlife Easement

TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before December 30th, 2022. A trustees and warranty deed will be provided. Closing costs and title insurance will be split 50/50 between buyer and sellers. Buyers will take possession on March 1st, 2023 and will have full operating privileges for the 2023 crop year. Buyer responsible for all 2023 taxes due in 2024. Sold subject to confirmation of the owners and approval by the court. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

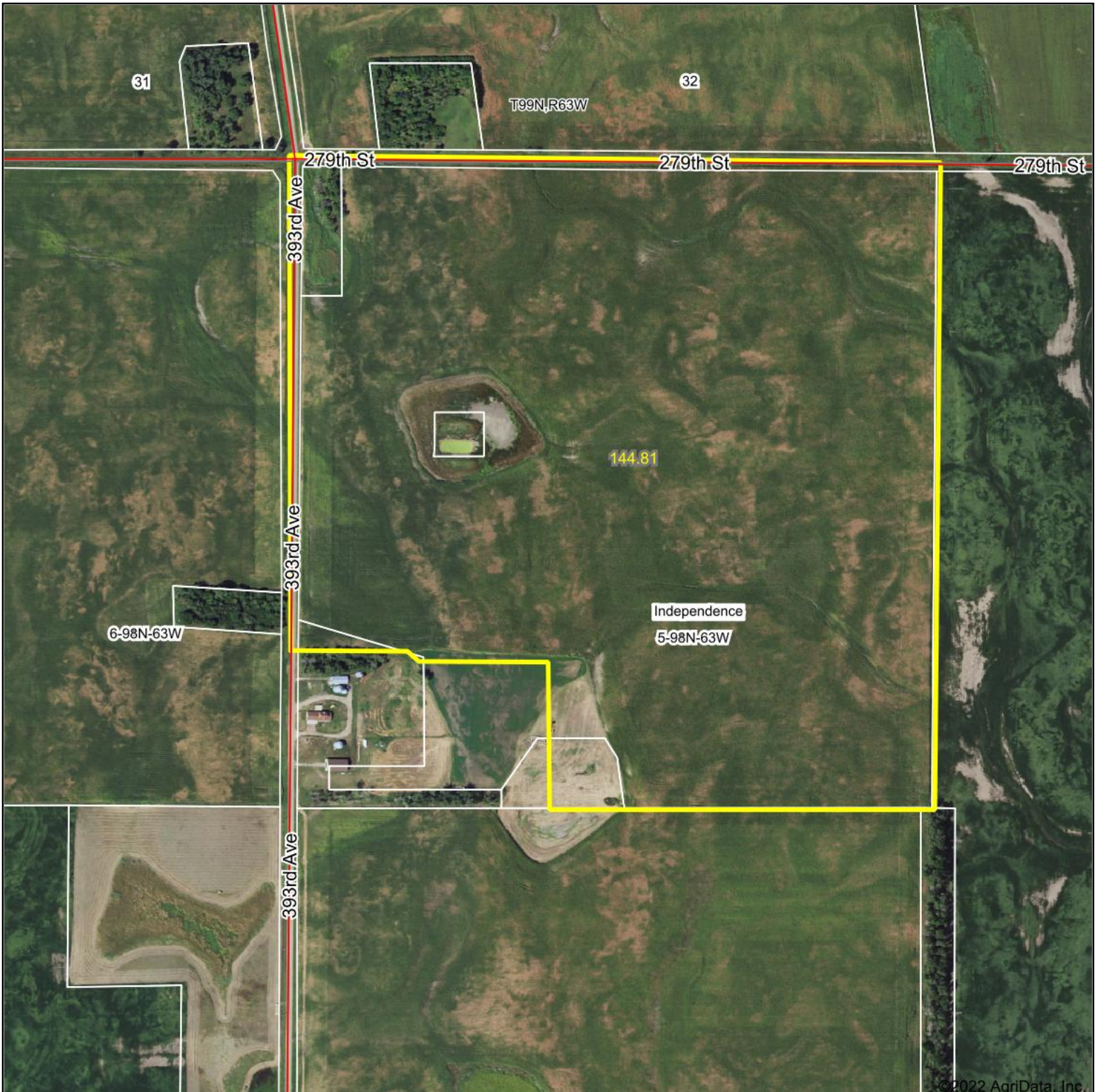
For an information packet, go to www.wiமானuction.com or call Wieman Land & Auction at 800-251-3111 if you would like us to mail you a color brochure. We invite you to check out these parcels at your convenience or call Vernon for private showing. **NOTE:** Auction will be held at the Blue Moon in Armour, SD. Come prepared to buy!

Owners: Renshaw Family Living Trust, Angela Plihal, Kathleen Renshaw, Pamela Vermaas, John Traxinger, Luke Traxinger, Megan Patrick

Wieman Land & Auction Co., Inc.
Marion SD 800-251-3111
Auctioneers/RE Brokers
www.wiமானuction.com



Aerial Map



Map Center: 43° 20' 9.84, -98° 19' 16.82



Maps Provided By:

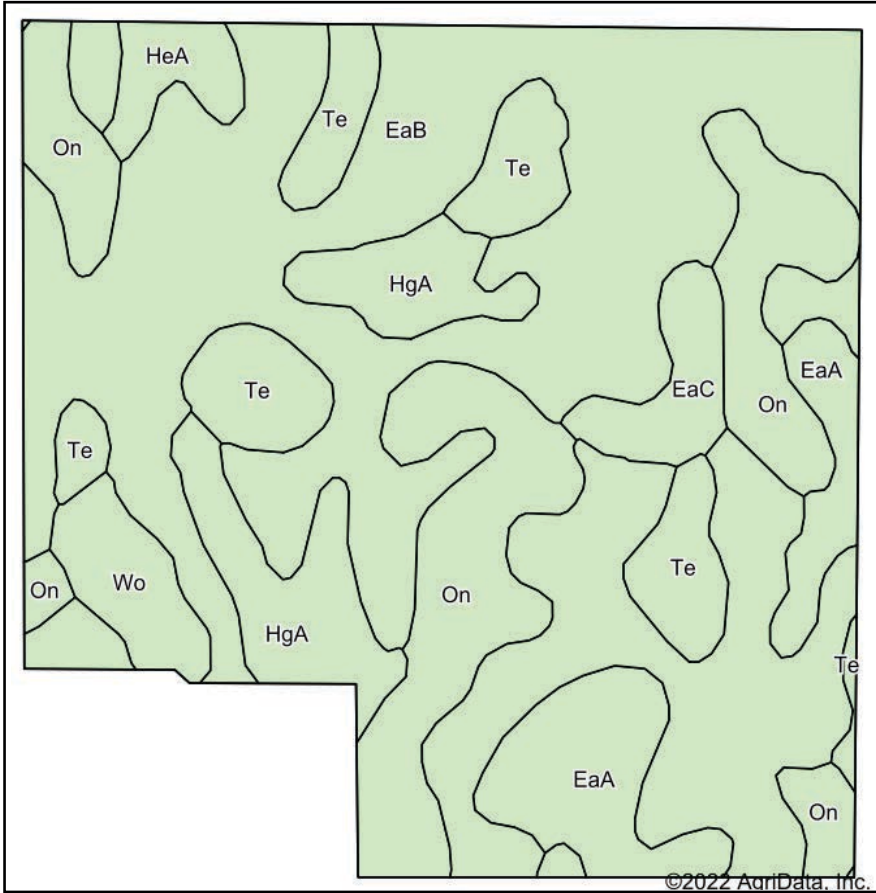
CUSTOMIZED ONLINE MAPPING
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5-98N-63W
Douglas County
South Dakota

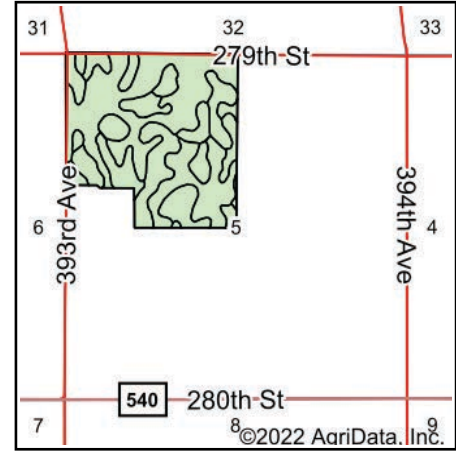


10/10/2022

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Douglas**
 Location: **5-98N-63W**
 Township: **Independence**
 Acres: **144.81**
 Date: **10/10/2022**



Maps Provided By:

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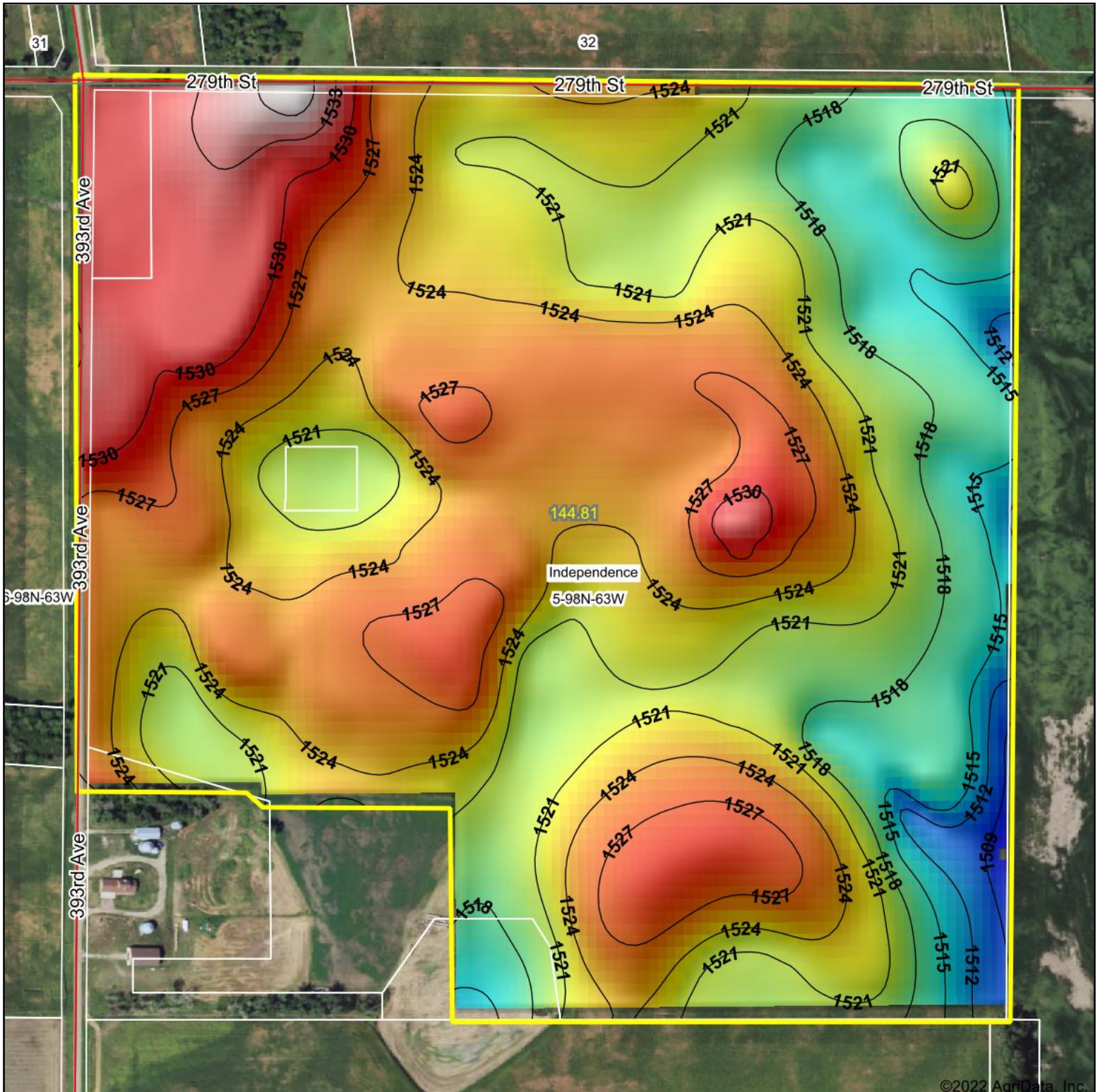


Area Symbol: SD043, Soil Area Version: 23

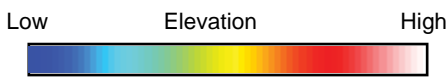
Code	Soil Description	Acres	Percent of field	Productivity Index
EaB	Eakin-Ethan complex, 2 to 6 percent slopes	77.57	53.6%	75
On	Onita-Tetonka silt loams	24.17	16.7%	77
Te	Tetonka silt loam, 0 to 1 percent slopes	12.45	8.6%	56
EaA	Eakin-Ethan complex, 0 to 3 percent slopes	10.28	7.1%	84
HgA	Highmore-Walke silt loams, 0 to 2 percent slopes	10.13	7.0%	85
Wo	Worthing silty clay loam, 0 to 1 percent slopes	3.92	2.7%	30
EaC	Eakin-Ethan complex, 6 to 9 percent slopes	3.68	2.5%	67
HeA	Highmore silt loam, 0 to 2 percent slopes	2.61	1.8%	92
Weighted Average				73.9

Soils data provided by USDA and NRCS.

Topography Hillshade



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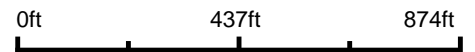
Maps Provided By:



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

Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,507.3
 Max: 1,536.8
 Range: 29.5
 Average: 1,523.0
 Standard Deviation: 4.79 ft

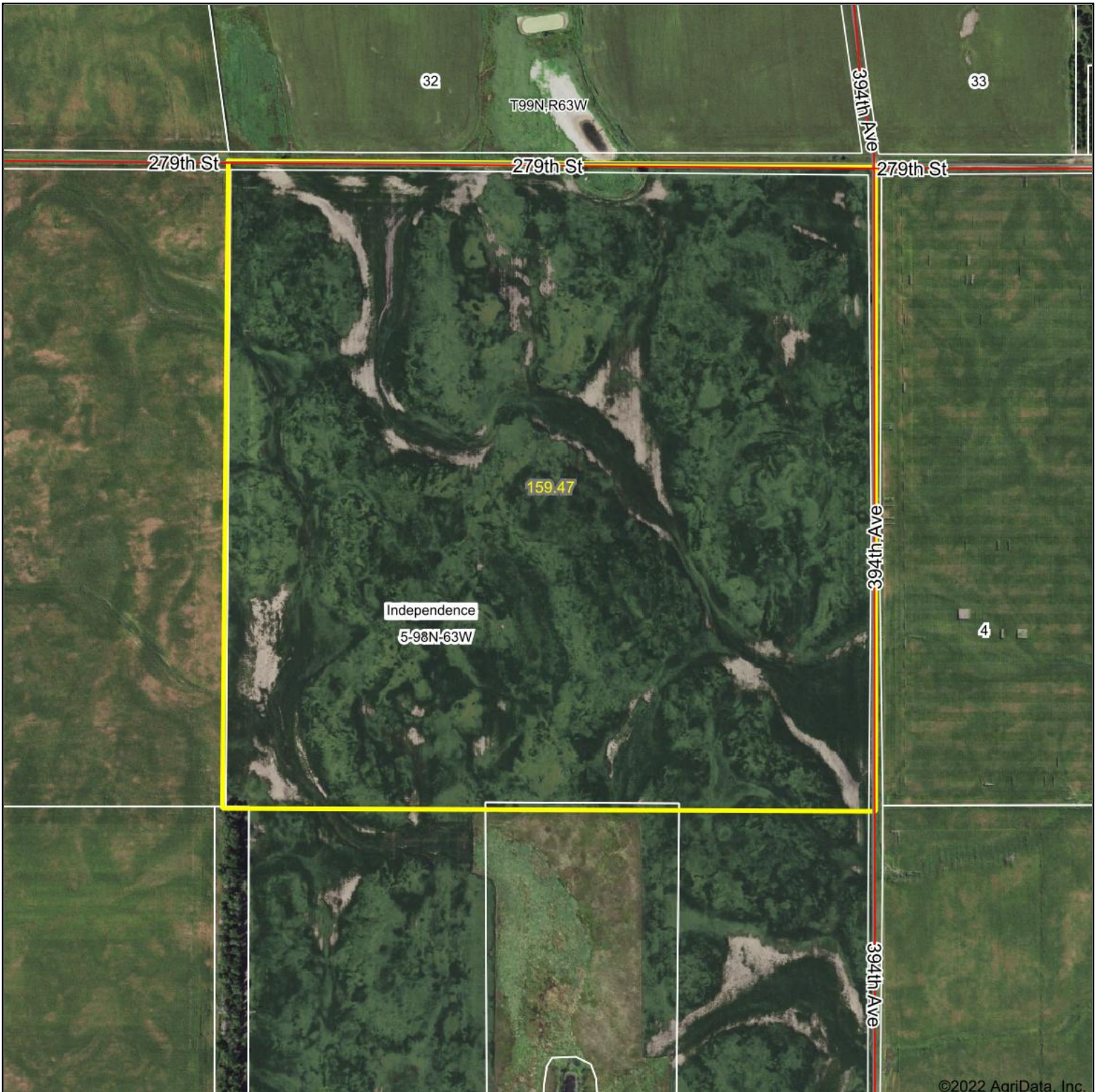


10/10/2022

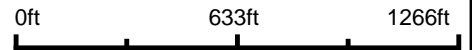
5-98N-63W
Douglas County
South Dakota

map center: 43° 20' 9.84, -98° 19' 16.82

Aerial Map



Map Center: 43° 20' 9.55, -98° 18' 37.98

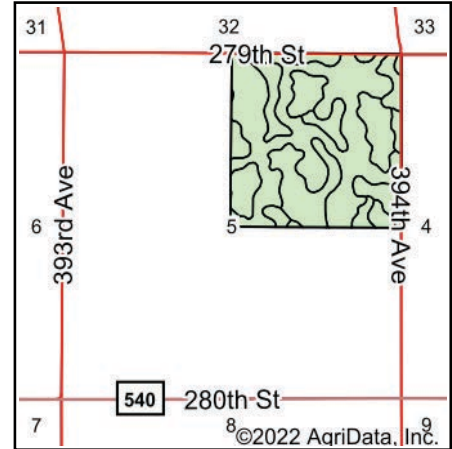
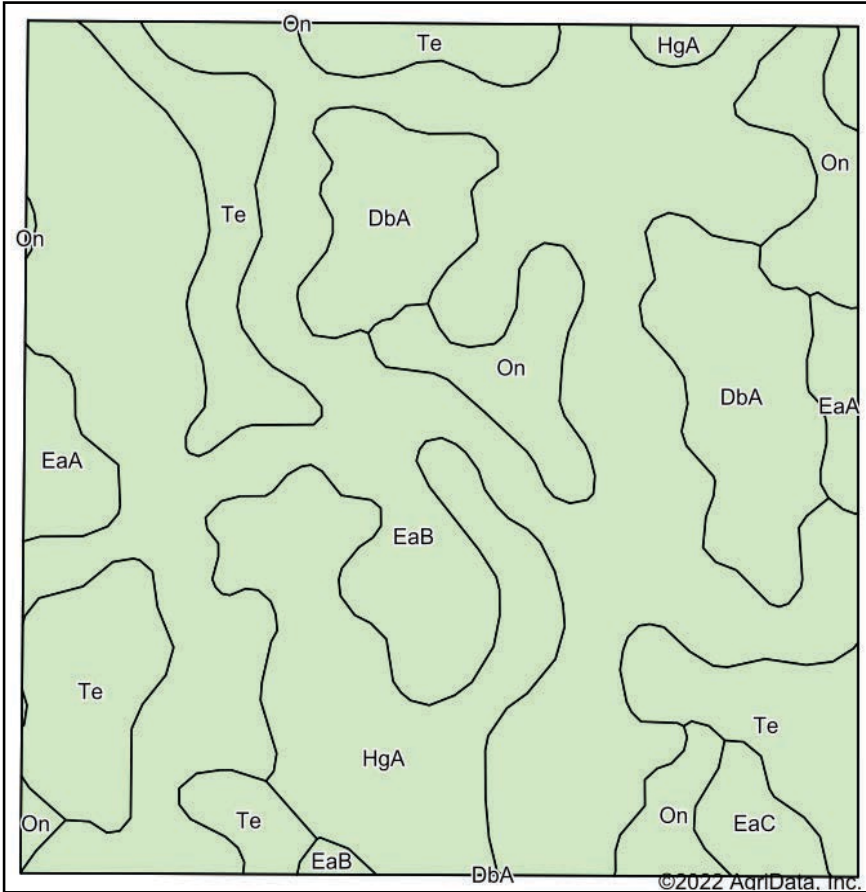


5-98N-63W
Douglas County
South Dakota



10/10/2022

Soils Map



State: **South Dakota**
 County: **Douglas**
 Location: **5-98N-63W**
 Township: **Independence**
 Acres: **159.47**
 Date: **10/10/2022**



Maps Provided By:
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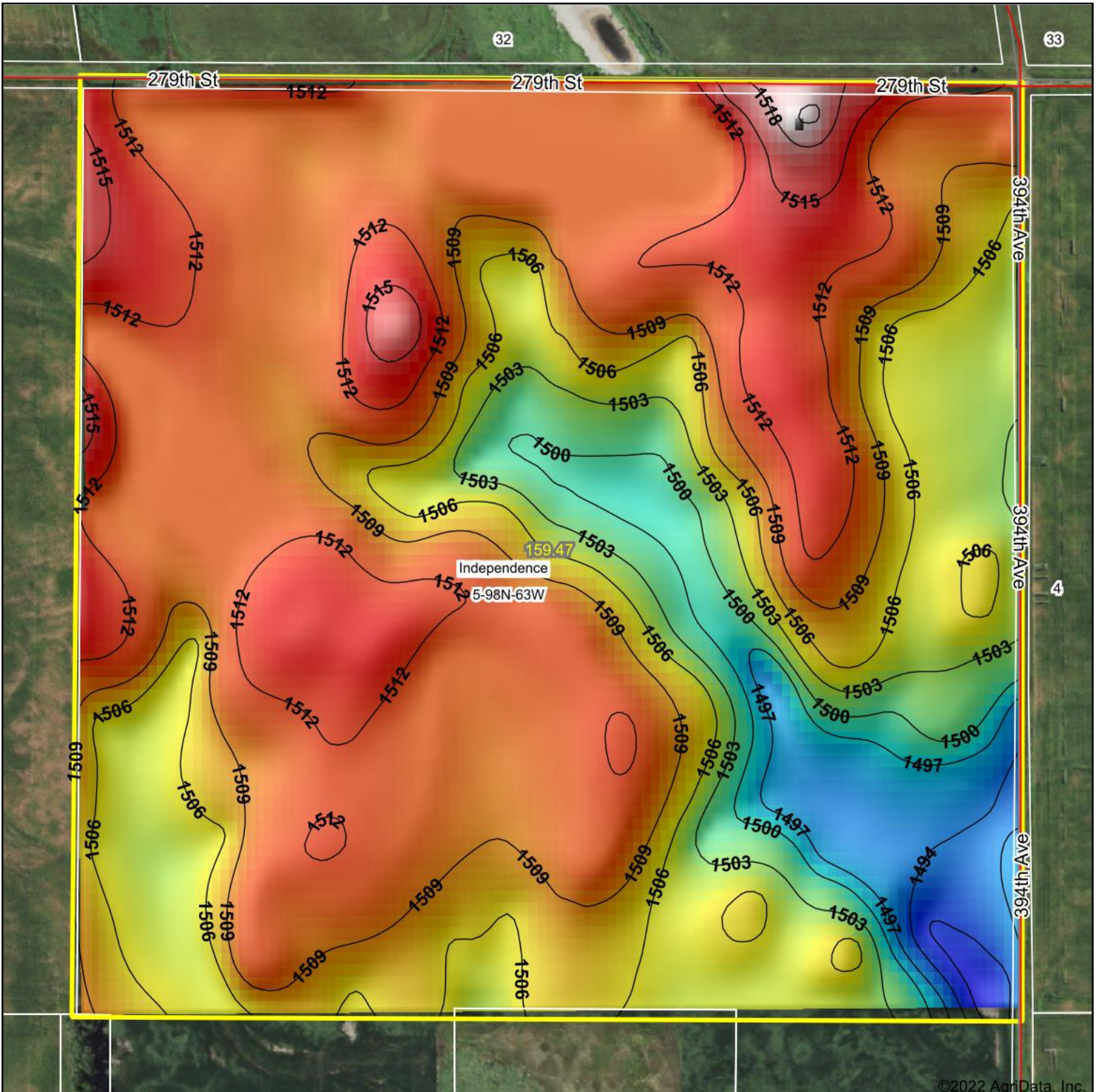
Soils data provided by USDA and NRCS.

Area Symbol: SD043, Soil Area Version: 23

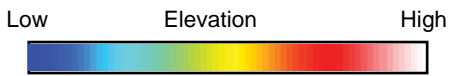
Code	Soil Description	Acres	Percent of field	Productivity Index
EaB	Eakin-Ethan complex, 2 to 6 percent slopes	81.18	50.9%	75
Te	Tetonka silt loam, 0 to 1 percent slopes	24.26	15.2%	56
HgA	Highmore-Walke silt loams, 0 to 2 percent slopes	18.02	11.3%	85
DbA	DeGrey-Walke silt loams, 0 to 2 percent slopes	16.67	10.5%	56
On	Onita-Tetonka silt loams	12.09	7.6%	77
EaA	Eakin-Ethan complex, 0 to 3 percent slopes	4.73	3.0%	84
EaC	Eakin-Ethan complex, 6 to 9 percent slopes	2.52	1.6%	67
Weighted Average				71.5

Soils data provided by USDA and NRCS.

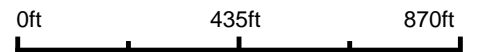
Topography Hillshade



©2022 AgriData, Inc.



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,489.8
 Max: 1,521.5
 Range: 31.7
 Average: 1,507.8
 Standard Deviation: 5.22 ft



5-98N-63W
Douglas County
South Dakota

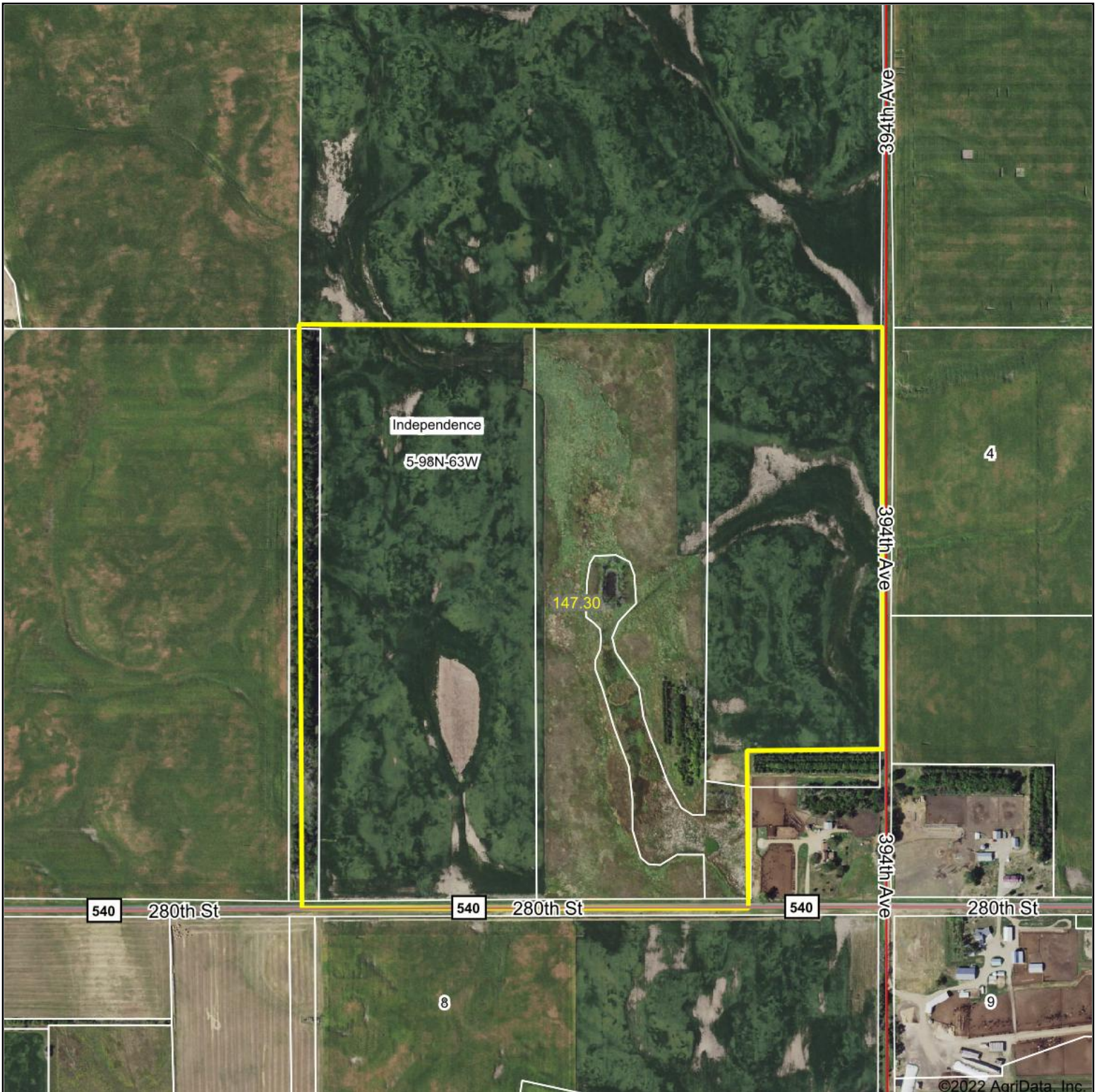
map center: 43° 20' 9.55, -98° 18' 37.98



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

Aerial Map



Map Center: 43° 19' 49.45, -98° 18' 40.81



5-98N-63W
Douglas County
South Dakota



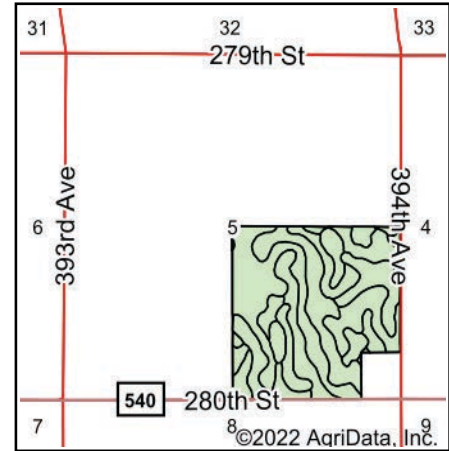
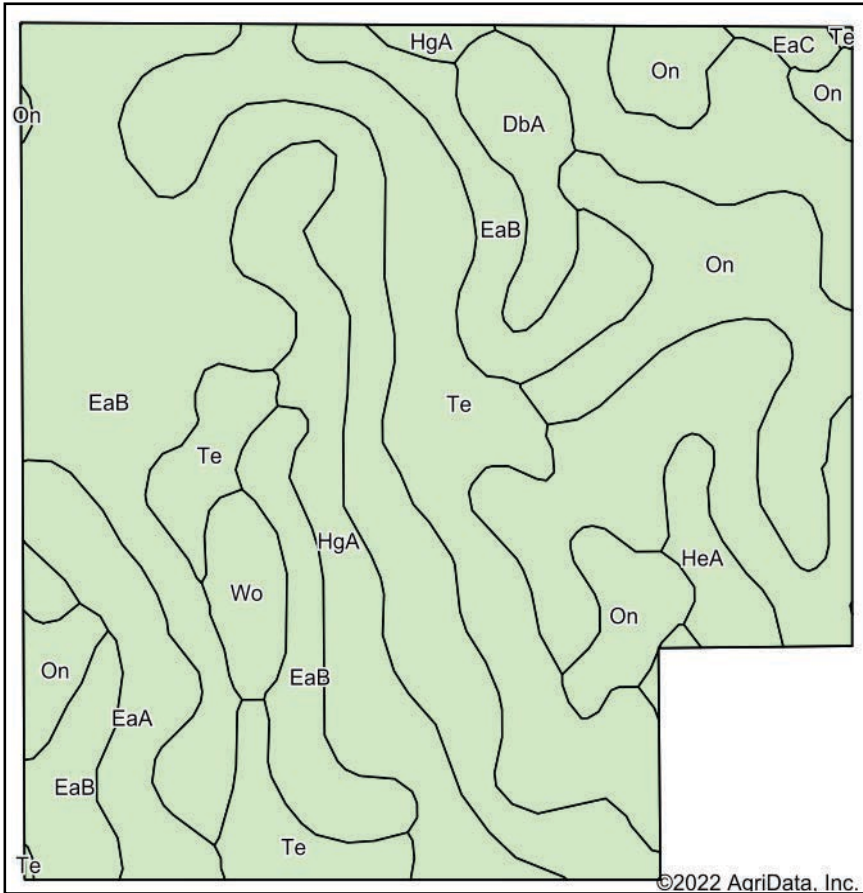
10/10/2022

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: **Douglas**
 Location: **5-98N-63W**
 Township: **Independence**
 Acres: **147.3**
 Date: **10/10/2022**



Maps Provided By:

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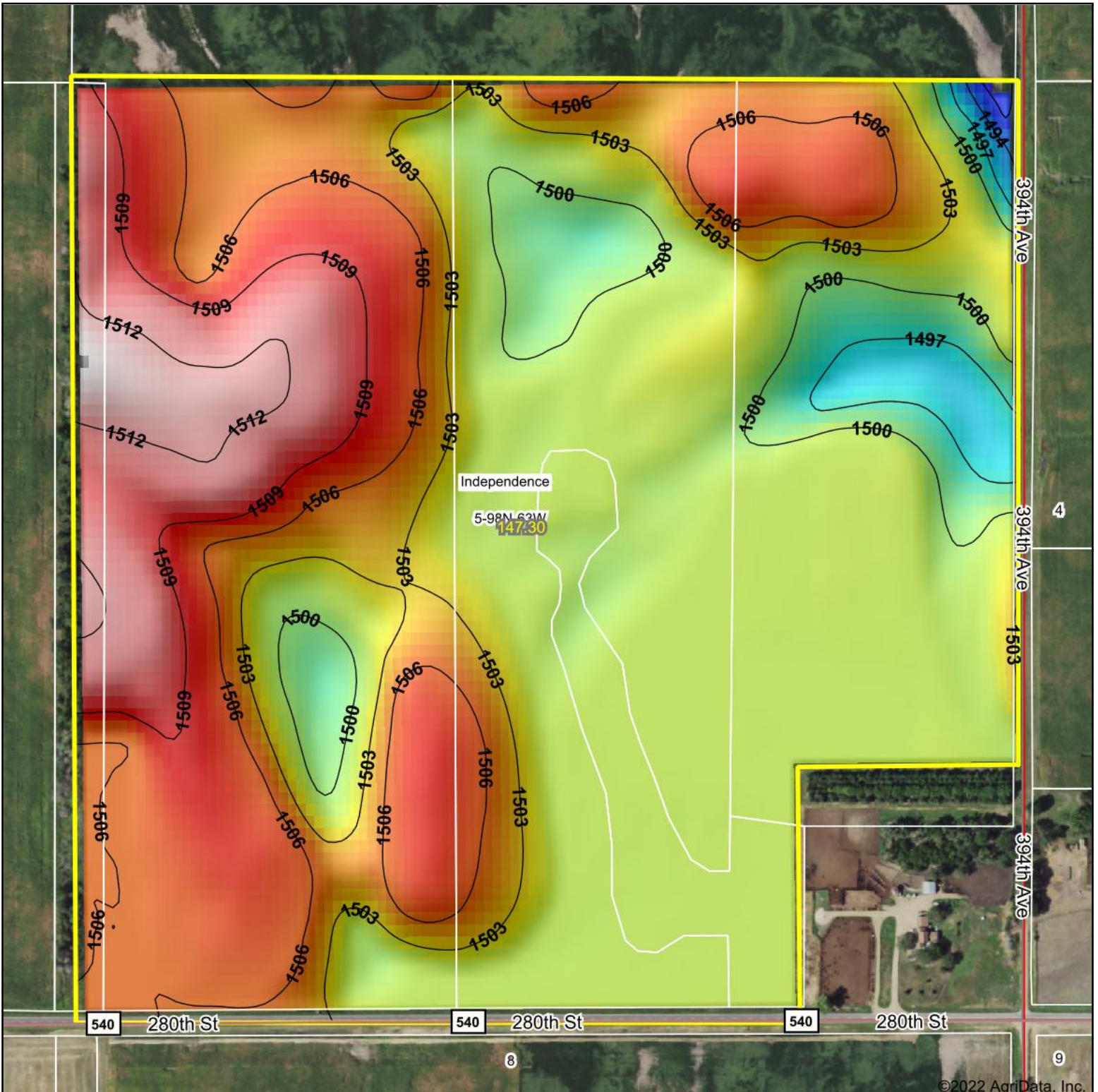
Soils data provided by USDA and NRCS.

Area Symbol: SD043, Soil Area Version: 23

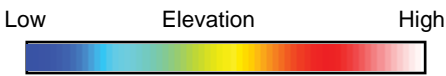
Code	Soil Description	Acres	Percent of field	Productivity Index
EaB	Eakin-Ethan complex, 2 to 6 percent slopes	72.55	49.3%	75
Te	Tetonka silt loam, 0 to 1 percent slopes	25.83	17.5%	56
On	Onita-Tetonka silt loams	19.28	13.1%	77
HgA	Highmore-Walke silt loams, 0 to 2 percent slopes	11.97	8.1%	85
EaA	Eakin-Ethan complex, 0 to 3 percent slopes	6.88	4.7%	84
DbA	DeGrey-Walke silt loams, 0 to 2 percent slopes	4.39	3.0%	56
Wo	Worthing silty clay loam, 0 to 1 percent slopes	2.94	2.0%	30
HeA	Highmore silt loam, 0 to 2 percent slopes	2.78	1.9%	92
EaC	Eakin-Ethan complex, 6 to 9 percent slopes	0.68	0.5%	67
Weighted Average				72

Soils data provided by USDA and NRCS.

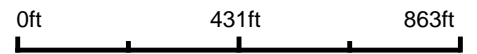
Topography Hillshade



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Source: USGS 10 meter dem
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 Max: 1,514.2
 Range: 23.8
 Average: 1,503.6
 Standard Deviation: 3.9 ft



5-98N-63W
Douglas County
South Dakota

map center: 43° 19' 49.45, -98° 18' 40.81



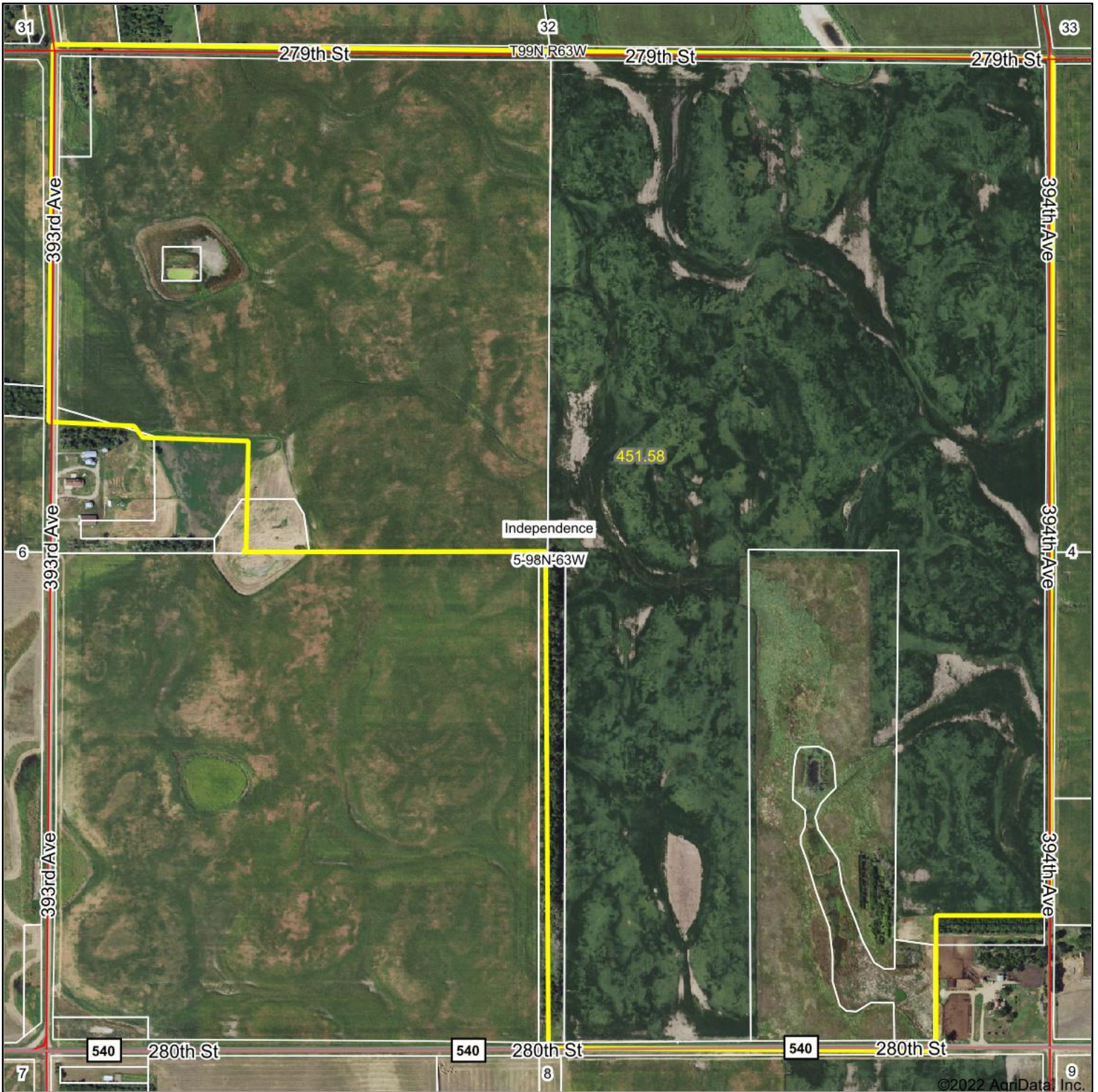
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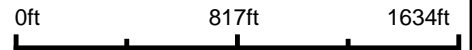
Aerial Map



Maps Provided By:

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Map Center: 43° 19' 59.56, -98° 18' 55.82

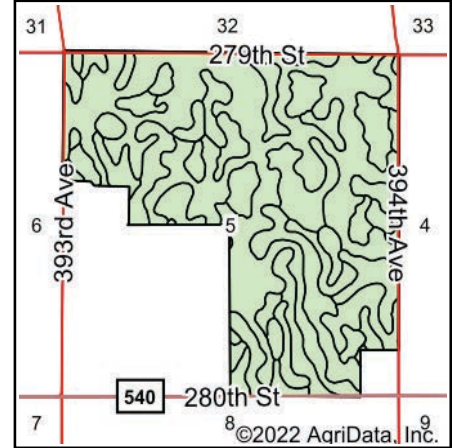
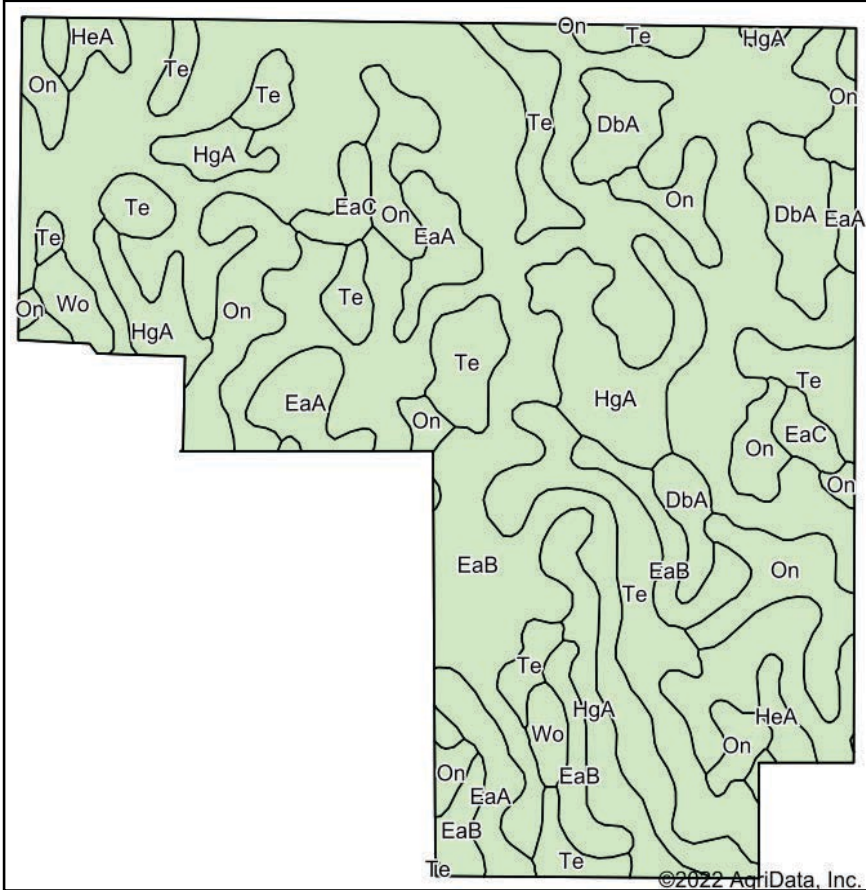


5-98N-63W
Douglas County
South Dakota



10/10/2022

Soils Map



State: **South Dakota**
 County: **Douglas**
 Location: **5-98N-63W**
 Township: **Independence**
 Acres: **451.58**
 Date: **10/10/2022**



Maps Provided By:

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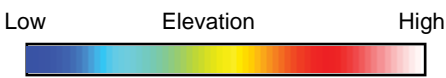
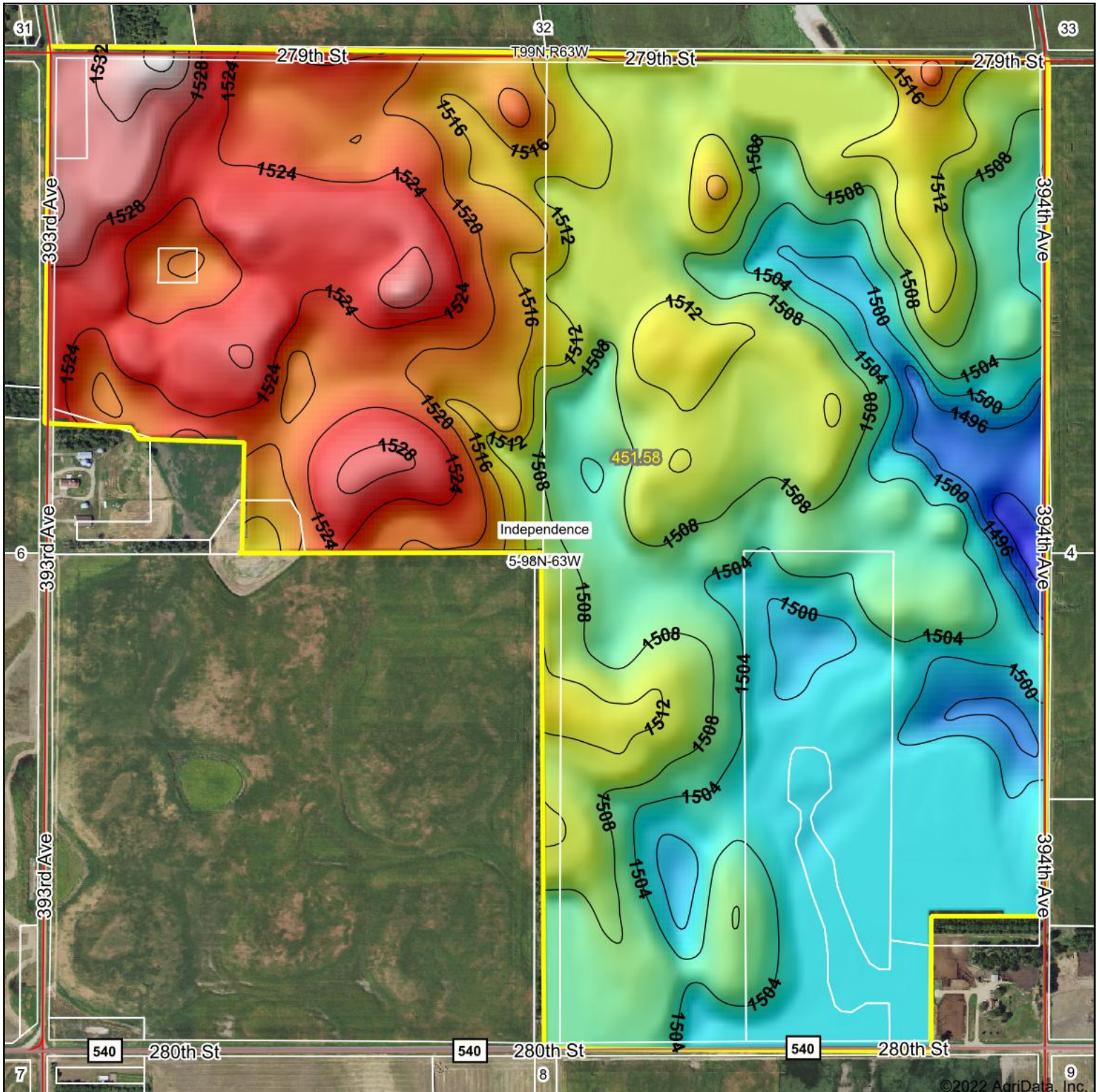
Soils data provided by USDA and NRCS.

Area Symbol: SD043, Soil Area Version: 23

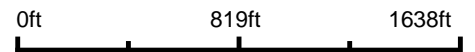
Code	Soil Description	Acres	Percent of field	Productivity Index
EaB	Eakin-Ethan complex, 2 to 6 percent slopes	231.51	51.3%	75
Te	Tetonka silt loam, 0 to 1 percent slopes	62.70	13.9%	56
On	Onita-Tetonka silt loams	55.59	12.3%	77
HgA	Highmore-Walke silt loams, 0 to 2 percent slopes	40.05	8.9%	85
EaA	Eakin-Ethan complex, 0 to 3 percent slopes	21.56	4.8%	84
DbA	DeGrey-Walke silt loams, 0 to 2 percent slopes	21.05	4.7%	56
Wo	Worthing silty clay loam, 0 to 1 percent slopes	6.79	1.5%	30
EaC	Eakin-Ethan complex, 6 to 9 percent slopes	6.70	1.5%	67
HeA	Highmore silt loam, 0 to 2 percent slopes	5.63	1.2%	92
			Weighted Average	72.5

Soils data provided by USDA and NRCS.

Topography Hillshade



Source: USGS 10 meter dem
 Interval(ft): 4
 Min: 1,489.8
 Max: 1,536.8
 Range: 47.0
 Average: 1,511.3
 Standard Deviation: 9.48 ft



5-98N-63W
Douglas County
South Dakota

map center: 43° 19' 59.56, -98° 18' 55.82



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

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CRP-1 (07-06-20) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 46 043	2. SIGN-UP NUMBER 53
	3. CONTRACT NUMBER 11208	4. ACRES FOR ENROLLMENT 34.10
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) DOUGLAS COUNTY FARM SERVICE AGENCY PO BOX 399 ARMOUR, SD 57313-0399	6. TRACT NUMBER 6486	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2020 09-30-2030
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (605) 724-2846	8. SIGNUP TYPE: Continuous	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (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 the 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 receipt of a copy of the Appendix/Appendices for the applicable contract period. 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 PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 91.07	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 3,105.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	6486	0005	CP37	34.10	\$ 3,342.00
(Item 9C is applicable only when the first year payment is prorated.)						

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
RENSHAW FAMILY LIVING TRUST PO BOX 307 ARMOUR, SD 57313-0307	100.00 %	<i>Angela Mihal</i>	Trustee	08/18/2020
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>Handwritten Signature</i>	B. DATE (MM-DD-YYYY) 09-30-2020
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, 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.nrcr.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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

RECEIVED

AUG 19 2020

Douglas County FSA



Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : 11208A
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
437.59	421.84	421.84	0.00	0.00	34.10	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	387.74	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	62.57	0.00	57	
Corn	158.13	0.00	122	0
Soybeans	162.00	0.00	35	0
TOTAL	382.70	0.00		

NOTES

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Tract Number : 6486

Description : NW4 & E2 5-98-63 Less Lot A in NW4 & Lot A in SE4
 FSA Physical Location : SOUTH DAKOTA/DOUGLAS
 ANSI Physical Location : SOUTH DAKOTA/DOUGLAS
 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 : RENSHAW FAMILY LIVING TRUST, KATHLEEN ANN RENSHAW, ANGELA SUE PLIHAL, PAMELA KAY VERMAAS, JOHN CONRAD TRAXINGER, LUKE ARON TRAXINGER, MEGAN ANN PATRICK
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
437.59	421.84	421.84	0.00	0.00	34.10	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	387.74	0.00	0.00	0.00	0.00	0.00

SOUTH DAKOTA
DOUGLAS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 3327
Prepared : 9/20/22 10:42 AM
Crop Year : 2022

Abbreviated 156 Farm Record

DCP Crop Data

Tract 6486 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	62.57	0.00	57
Corn	158.13	0.00	122
Soybeans	162.00	0.00	35
TOTAL	382.70	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B, Part I Requirements

File Number: TI-1688

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.
5. The Company requires a Court Order from the Circuit Court in Pro. No. 21PRO19-000001 be issued and filed that:
 - (1) Authorizes the sale of the subject insured property to the Purchaser,
 - (2) Affirms all heirs/devisees entitled to Notice of the sale, timely and properly received such Notice as may be required under the UPC and
 - (3) Affirms the sale of the property to the Purchaser is necessary in order to satisfy the debts of the Estate or for any other valid purpose as authorized by the UPC.
6. As this property was vested in a trustee, it is subject to the provisions of the trust and the following must be provided:
 - (1) An original of the trust must either be placed of record or a fully executed copy entitled to be recorded be deposited with the Douglas County Title, Inc., with the authority to record the same if necessary to prove the marketability of title;
 - (2) The trust must provide that the trustee or successor trustee has authority to convey the property;
 - (3) A properly executed Trustee's Warranty Deed, containing the correct legal description, to
Parcel 1: The Northeast Quarter (NE $\frac{1}{4}$) of Section Five (5), Township Ninety-eight (98) North, Range Sixty-three (63) West of the 5th P.M., Douglas County, South Dakota
Parcel 2: The Northwest Quarter (NW $\frac{1}{4}$), *less Lot A of R.L. Renshaw First Addition*, of Section Five (5), Township Ninety-eight (98) North, Range Sixty-three (63) West of the 5th P.M., Douglas County, South Dakota
Parcel 3: The Southeast Quarter (SE $\frac{1}{4}$), *less Lot A of D. Rus First Addition in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$)*, of Section Five (5), Township Ninety-eight (98) North, Range Sixty-three (63) West of the 5th P.M., Douglas County, South Dakota, must be placed of record; and
 - (4) An affidavit must be placed of record in the Office of the Douglas County Register of Deeds which indicates that the trust has not been revoked or canceled.

7. **This Company requires the Seller(s) to state marital status, and in the event that the Seller(s) is/are married, The Company requires that the spouse of Seller(s) join in the transferring deed to Buyer.**
8. As referenced in Schedule A, this Commitment does not purport to insure any particular transaction (it is being issued as a preliminary or "to be determined" commitment only) and is being issued as a courtesy. This Commitment must be updated in order to insure a specific transaction and accordingly reissued.
9. The Company has been informed the insured land will be sold at public auction. If so, the Company requires the Purchase and Sale Agreement and all related documents be submitted to the Company for its review and file.
10. The Company reserves the right to make additional exceptions and requirements to this Commitment and reissue the same upon its receipt of any information or documentation pertinent to the insured transaction or contrary to the terms of this Commitment.

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:

- A. 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.
- B. General Exceptions:
 1. Rights or claims 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 or 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.

C. Special Exceptions:

Parcels 1 & 3:

1. This Policy specifically excludes all real estate taxes to the applicable property. For informational purposes only, we submit the following tax figures/statement. We assume no liability for the correctness of the same. Please contact the Douglas County Treasurer for the exact amount owed (605-724-2318).
 - The **Parcel 1** 2021 real estate taxes for Record #363 in the amount of \$3,192.14 show due and owing.
 - The **Parcel 3** 2021 real estate taxes for Record #366 in the amount of \$3,008.98 show due and owing. For more information see attached Real Estate Tax Notices.
2. Easement for waterfowl management rights as a waterfowl production area including the restriction of drainage of any surface water from subject property, and rights incidental thereto as set forth in a document granted to The United States of America and Bureau of Sport Fisheries and Wildlife, (no representation is made as to the present ownership of said easement) as recorded in Book 14 of Miscellaneous, Page(s) 32-33 on November 25, 1964.

Parcel 2 ONLY:

3. This Policy specifically excludes all real estate taxes to the applicable property. For informational purposes only, we submit the following tax figures/statement. We assume no liability for the correctness of the same. Please contact the Douglas County Treasurer for the exact amount owed (605-724-2318). The 2021 real estate taxes for Record #4153 in the amount of \$3,128.92 show due and owing. For more information see attached Real Estate Tax Notices.
4. Claims of vested drainage rights for drainage of water and rights incidental thereto as set forth in the following recorded documents:
 - from the NE $\frac{1}{4}$ 6-98-63 onto the NW $\frac{1}{4}$ 5-98-63, recorded in Book 21 of Miscellaneous, Page(s) 300-301 on March 25, 1991.
5. Claims of vested drainage rights for drainage of water and rights incidental thereto as set forth in the following recorded documents:
 - from the SW $\frac{1}{4}$ 32-99-63 onto the NW $\frac{1}{4}$ 5-98-63, recorded in Book 22 of Miscellaneous, Page(s) 148-149 on June 19, 1992.
6. An easement for the construction, operation, and maintenance of water lines and rights incidental thereto as set forth in a document granted to Randall Community Water District (no representation is made as to the present ownership of said easement) as recorded in Book 17 of Miscellaneous, page(s) 320 on September 21, 1999, (affecting SW $\frac{1}{4}$ NW $\frac{1}{4}$ 5-98-63). The exact location and extent of said easement is not disclosed of record.

ALL Parcels:

7. Rights of the public in and to the statutory easement for section line road right-of-way.
8. The heirs or devisees of Robert Renshaw, deceased, their interest being subject to the administration of the estate of said decedent in Douglas County, Probate Case No. 21PRO19-000001, wherein Angela Plihal is appointed Personal Representative of said estate.

9. A Civil Judgment as filed and docketed in the First Judicial Circuit Court, Douglas County, South Dakota, on May 22, 2017, against [REDACTED] DEBTOR, and [REDACTED], as CREDITOR, in the amount of \$998.48 and any other amounts which may be due in Case No. [REDACTED]
10. The Company does not insure any lease arising or based on the transaction due to the failure of the Court to approve the sale/purchase of the above described property in any manner.

451.58 ACRES

DOUGLAS COUNTY LAND

**THURSDAY,
NOVEMBER 17TH
AT 10:30AM**

*Auction will be held at the
Blue Moon in Armour, SD*

TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before December 30th, 2022. A trustees and warranty deed will be provided.

Closing costs and title insurance will be split 50/50 between buyer and sellers. Buyers will take possession on March 1st, 2023 and will have full operating privileges for the 2023 crop year. Buyer responsible for all 2023 taxes due in 2024. Sold subject to confirmation of the owners and approval by the court. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.



"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