

575.05 ACRES

CLAY COUNTY LAND

- TUESDAY, OCTOBER 4TH AT 10:30AM -

ROSEMARY

SHEEHAN

PROPERTY LLC



"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



**575.05 ACRES OF PLEASANT VALLEY TOWNSHIP – CLAY COUNTY LAND
OFFERED IN 5 TRACTS AT AUCTION
POWERFUL TILLABLE LAND – PASTURE – RIVER BOTTOM & RECREATIONAL LAND**

In order to settle the LLC, we will offer the following land for sale at public located indoors at the Pizza Ranch Convention Room 912 N. Dakota St. Vermillion, SD on:

**TUESDAY OCTOBER 4TH
10:30 A.M.**

It is our privilege to offer this large land auction that offers truly something for every type of land buyer. Powerful tillable land, Well Balanced Pasture & Tillable Parcels set up for livestock Producers plus River Bottom Hunting/Recreational land located in the tightly held Pleasant Valley Twp. just minutes north of Vermillion, SD. Great Location – Great Opportunity – Great Auction.

TRACT ONE: 159.34 ACRES

LEGAL: SW ¼ of Section 34, 94-52 Clay County, South Dakota

LOCATION: From the NW corner of Vermillion, SD go 8-miles north on Hwy 19 to 309th St. turn west go 1-mile, north side of the road.

- 155.66 acres tillable balance in road right of ways. Soil rating of 85.4 predominant soil types Egan-Clarno-Chancellor (88), Davison-Tetonka-Egan (75)
- Property has existing clay tile, lays extremely well, with great eye appeal.
- New buyer able to farm or lease out for the 2023 crop year. Annual Taxes are \$4,653.06.
- Bordered to the south by 309th St and to the west by 461st Ave both gravel township roads.
- Base & Yield info, wetland & tile maps can be found in the buyers packet

TRACT TWO: 74.64 ACRES

LEGAL: The E ½ of the NE ¼ except Lot H2 in Section 22, 94-52 Clay County, South Dakota.

LOCATION: From the NW corner of Vermillion, SD go 11-miles north on Hwy. 19 west side of the road or at the junction of 306th St and Hwy 19.

- 41-acres tillable with 34.49 acres in pasture balance in Road Right of Ways.
- Soil production rating of 69 on the entire tract with a soil rating of 80.4 on the tillable acres.
- Pasture has good useable fences, large dam for water supply, bordered by hard surfaced highways on two sides.
- Great new home site/acreage location well balanced tract of tillable and pasture land.
- Annual Taxes \$1,344.72. New buyer able to farm or lease out for 2023 crop year.

TRACT THREE: 63-ACRES SUBJECT TO SURVEY

LEGAL: 63 Acres in the N ½ of the SW ¼ of Section 23, 94-52 Clay County, South Dakota.

LOCATION: Directly East of Tract 2

- 62.89 Acres tillable balance in road right of way. Soil rating of 80.7. Predominant soils Egan-Clarno-Chancellor (88), Egan-Clarno-Trent (90)
- If sold separate, sellers at their expense will have the property surveyed and will settle on exact acres. Property has it's own driveway approach and 1026 has been completed for installing drain tile see maps
- Annual Real estate taxes are not available but estimated at \$1,827.00 Great new home site/acreage location with Hwy. 19 frontage. Come take a look!

TRACT FOUR: 278.07 ACRES

LEGAL: The N ½ of the SE ¼, The S ½ of the NE ¼, the S ½ of the NW ¼ except Huot Tract 1 and except Lot H2 and the NW ¼ of the NW ¼ all in Section 23, 94-52 Clay County, South Dakota

LOCATION: At the junction of Hwy. 19 and 306th St. or just east of Tract 2 & 3.

- 186.57 acres tillable 95.72 acres in pasture, trees, hayland balance in road right of way.
- Unique tract of land that has 66' of drop from the highest point to lowest point. Lots of trees and great waterfowl and deer hunting opportunities.
- Access from the NW corner along 306th St. and easement along the river in the NE corner.
- If sold separate acres will be adjusted after survey is completed.
- New buyer able to farm or lease out for 2023 crop year. Come take a look or view drone video footage.

TRACT FIVE: 341.07 ACRES COMBINATION OF TRACTS 3 & 4

- Annual Taxes on entire unit \$11,613.72. New buyer able to farm or lease out for 2023.
- Soil rating on entire unit 63.2. If sold as one unit no survey's will be completed and will be sold by taxable acres. Large tract of land with endless possibilities to be developed as a recreational property or continue as an ag production property. Take a look!

TO VIEW THE PROPERTY: We invite you to inspect the property at your convenience once the crop is removed. Drone video footage along with buyers packet can be viewed on www.wiemanauktion.com. Buyers packets can be mailed out by calling the auctioneers at 800-251-3111.

TERMS: Cash sale with 15% (non-refundable) down payment on auction day with the balance on or before November 21, 2022. Trustee's Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay all of the 2022 taxes with the new buyer paying all of the 2023 taxes due in 2024. Sold subject to Trustee's approval and all easements and restrictions of record if any. Come prepared to buy. Remember land auction held indoors at the Pizza Ranch Convention room in Vermillion, SD.

**ROSEMARY SHEEHAN PROPERTY LLC – OWNER
SECURITY NATIONAL BANK – SUCCESSOR TRUSTEE**

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

Crary Huff Attorneys at Law
Closing Agent
605-232-3340

Aerial Map



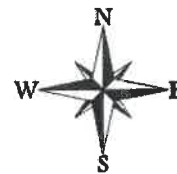
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Map Center: 42° 55' 1.77, -96° 58' 26.43



34-94N-52W
Clay County
South Dakota



8/8/2022

Maps Provided By:



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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-oil

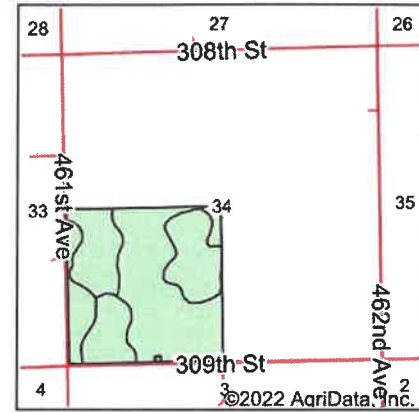
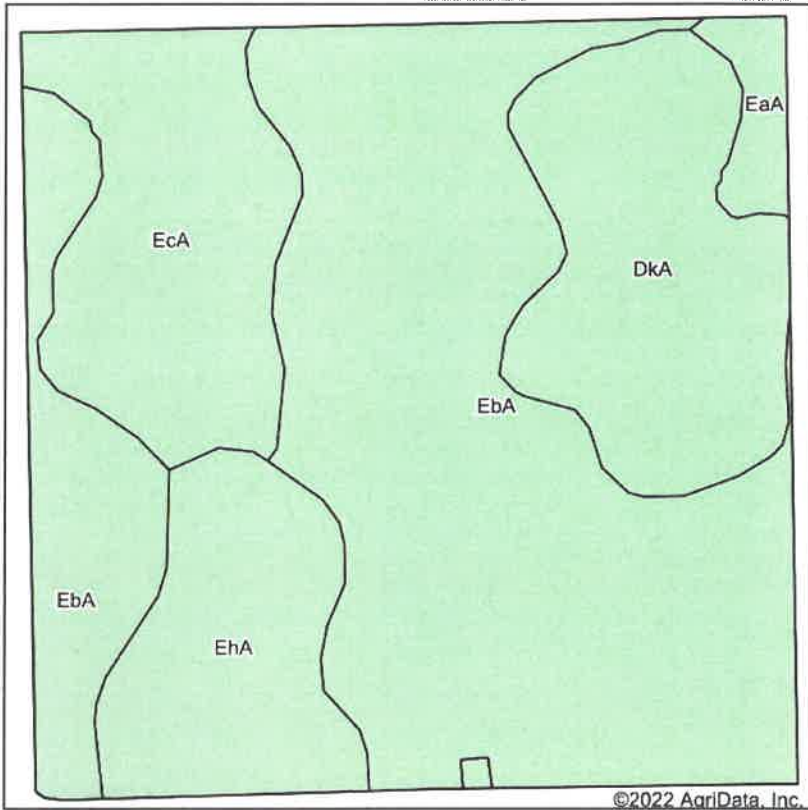
Producer initial _____
 Date _____

2022 Program Year
 Map Created April 22, 2022
Farm 4740

34-94N-52W-Clay

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).

Soils Map



State: **South Dakota**
 County: **Clay**
 Location: **34-94N-52W**
 Township: **Pleasant Valley**
 Acres: **155.88**
 Date: **8/8/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: SD027, Soil Area Version: 24

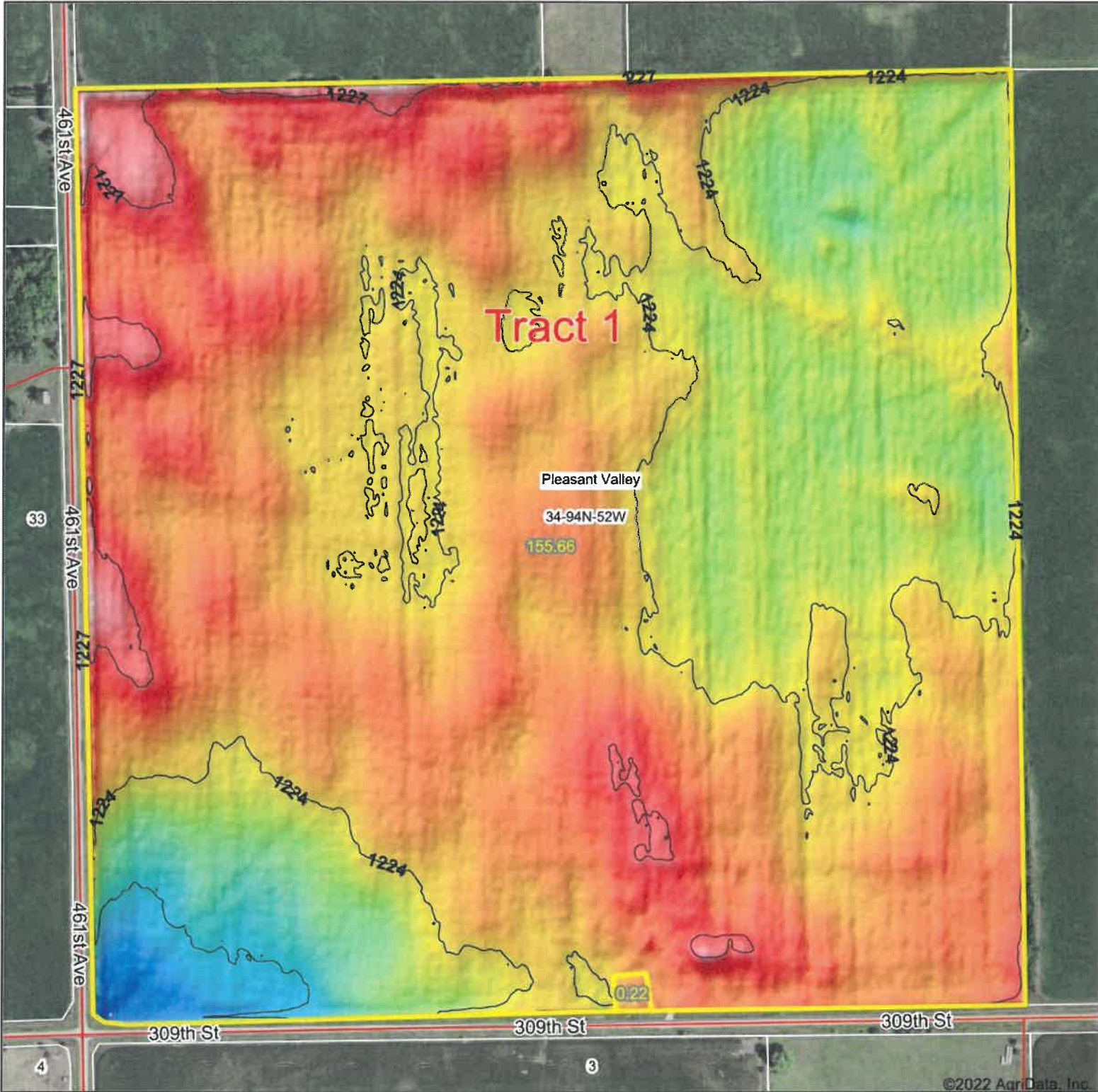
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EbA	Egan-Clarno-Chancellor complex, 0 to 3 percent slopes	84.73	54.4%	lw	88
DkA	Davison-Tetonka-Egan complex, 0 to 3 percent slopes	26.12	16.8%	IIs	75
EcA	Egan-Clarno-Tetonka complex, 0 to 2 percent slopes	23.59	15.1%	lw	82
EhA	Egan-Trent silty clay loams, 0 to 2 percent slopes	18.20	11.7%	lw	93
EaA	Egan-Chancellor-Davison complex, 0 to 3 percent slopes	3.24	2.1%	lw	84
Weighted Average				1.17	85.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade

TRACT 1



Maps Provided By:



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

Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,218.4
Max: 1,229.3
Range: 10.9
Average: 1,224.5
Standard Deviation: 1.38 ft



8/8/2022

34-94N-52W
Clay County
South Dakota

map center: 42° 55' 1.77, -96° 58' 26.43

Certified Wetland Determination

Field Office: Vermillion Field Office

Agency: USDA-NRCS

Certified By: Wayne Bachman

Certified Date: 10-13-11

Legal Desc: S 34, T 94N, R 52W

Tract: 1785



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NIDitch
- Tile



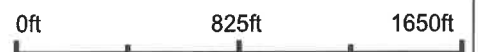
- W Wetland
- FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
- PC Prior Converted
- NW Non Wetland
- NI Not Inventoried Potential Waters of the US

See NRCS CPA-O26E for definitions and additional info.

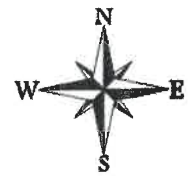




Map Center: 42° 56' 46.55, -96° 58' 26.02



22-94N-52W
Clay County
South Dakota



8/8/2022



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
 PLSS

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-oil

Producer initial _____
 Date _____

2022 Program Year

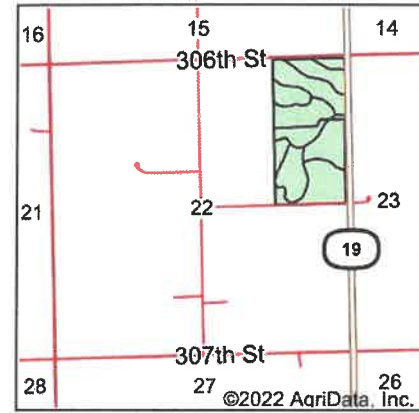
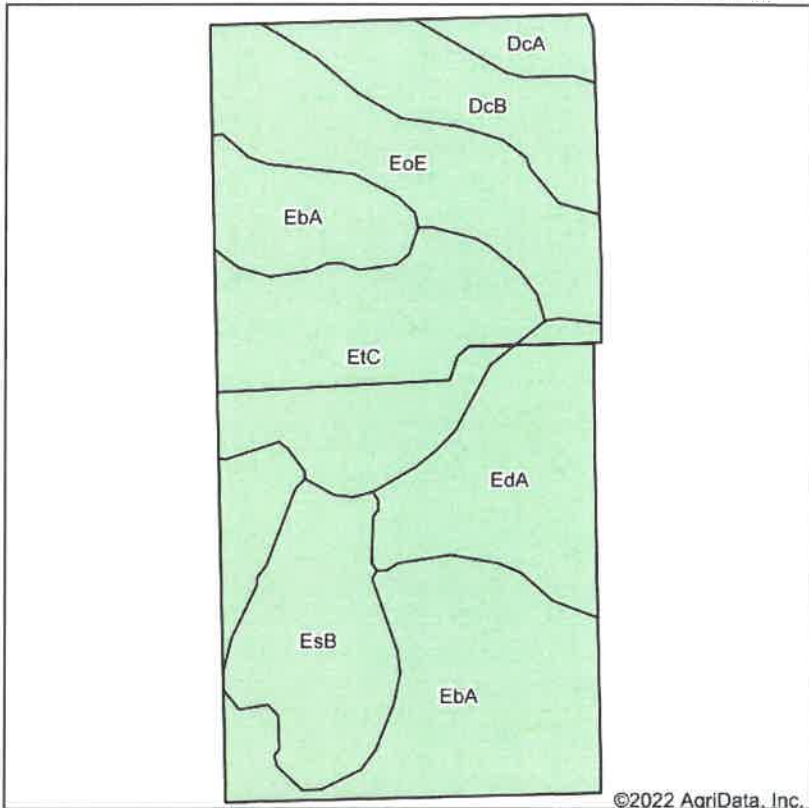
Map Created April 22, 2022

Farm 4740

22-94N-52W-Clay

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).

Soils Map



State: **South Dakota**
 County: **Clay**
 Location: **22-94N-52W**
 Township: **Pleasant Valley**
 Acres: **75.49**
 Date: **8/8/2022**



Maps Provided By



Soils data provided by USDA and NRCS.

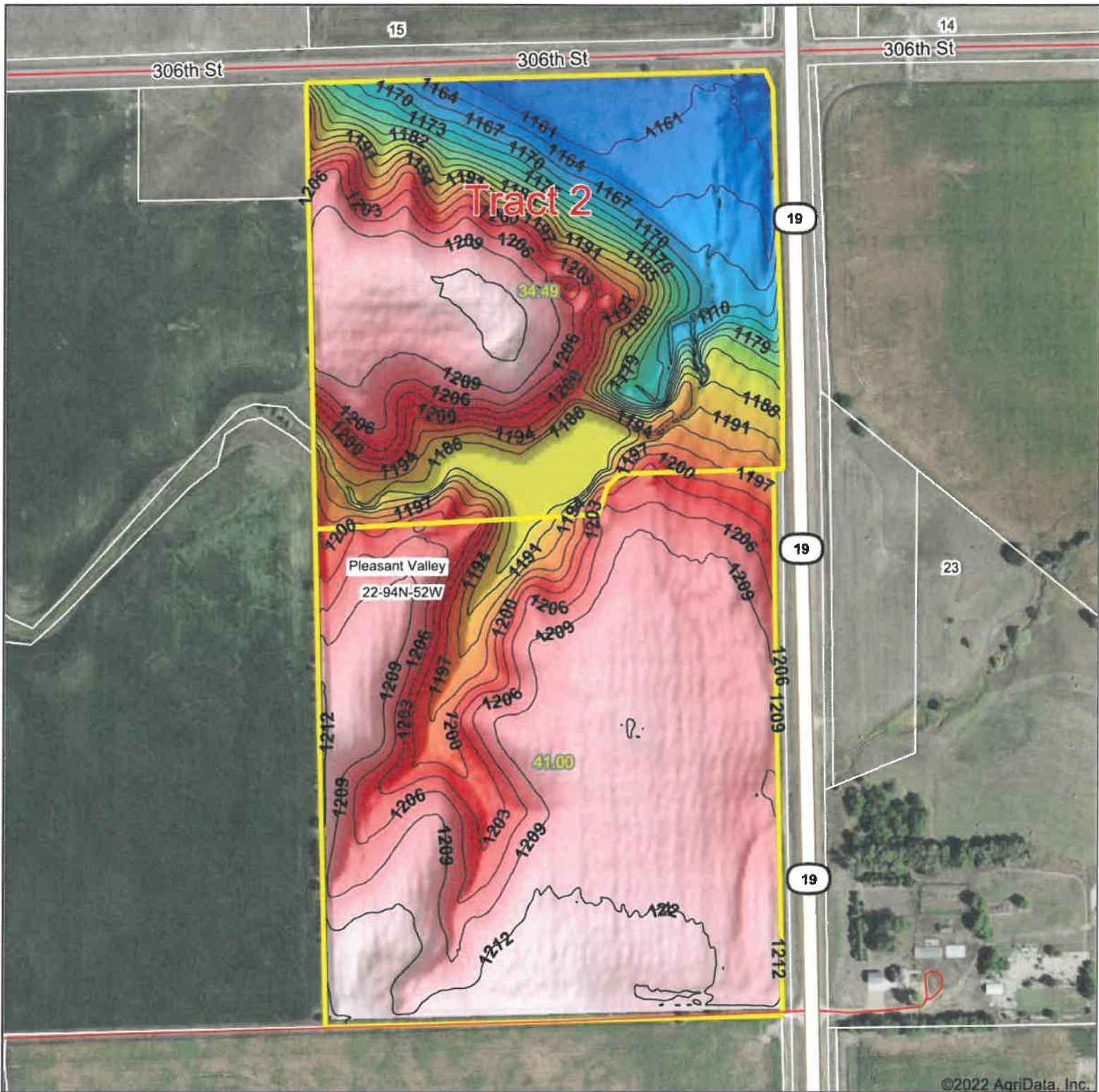
Area Symbol: SD027, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EbA	Egan-Clarno-Chancellor complex, 0 to 3 percent slopes	21.38	28.3%	Iw	88
EtC	Ethan-Clarno-Bon, channeled, loams, 0 to 9 percent slopes	15.05	19.9%	IVe	51
EoE	Betts-Ethan loams, 15 to 40 percent slopes	10.94	14.5%	VIIe	18
EdA	Egan-Clarno-Trent complex, 0 to 2 percent slopes	10.41	13.8%	Iw	90
EsB	Ethan-Clarno-Bon loams 0 to 6 percent slopes	9.11	12.1%	IIIe	74
DcB	Davis loam, 2 to 6 percent slopes	6.57	8.7%	Ile	87
DcA	Davis loam, 0 to 2 percent slopes	2.03	2.7%	Iw	90
Weighted Average				2.80	69

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

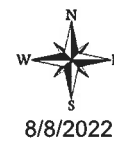
Topography Hillshade



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Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,157.2
 Max: 1,216.2
 Range: 59.0
 Average: 1,198.8
 Standard Deviation: 16.17 ft



22-94N-52W
Clay County
South Dakota

map center: 42° 56' 46.55, -96° 58' 26.02



Maps Provided By:



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

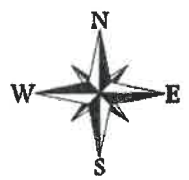


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Map Center: 42° 56' 44.29, -96° 57' 13.7



23-94N-52W
Clay County
South Dakota



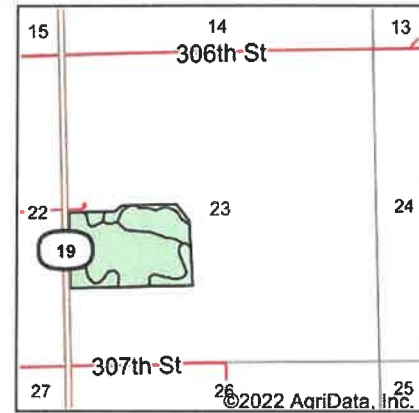
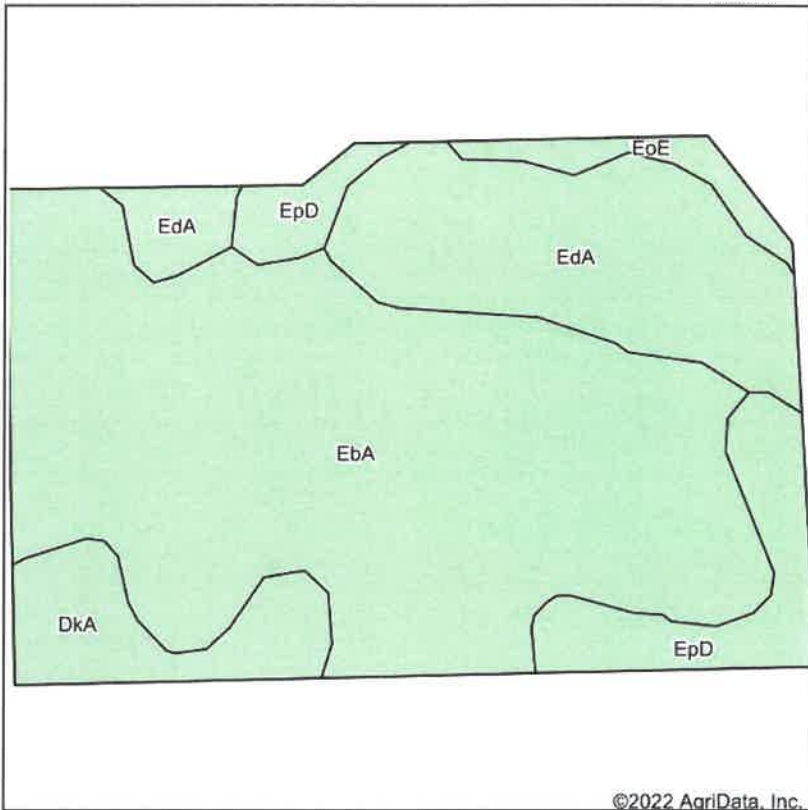
8/8/2022



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **South Dakota**
 County: **Clay**
 Location: **23-94N-52W**
 Township: **Pleasant Valley**
 Acres: **62.89**
 Date: **8/8/2022**



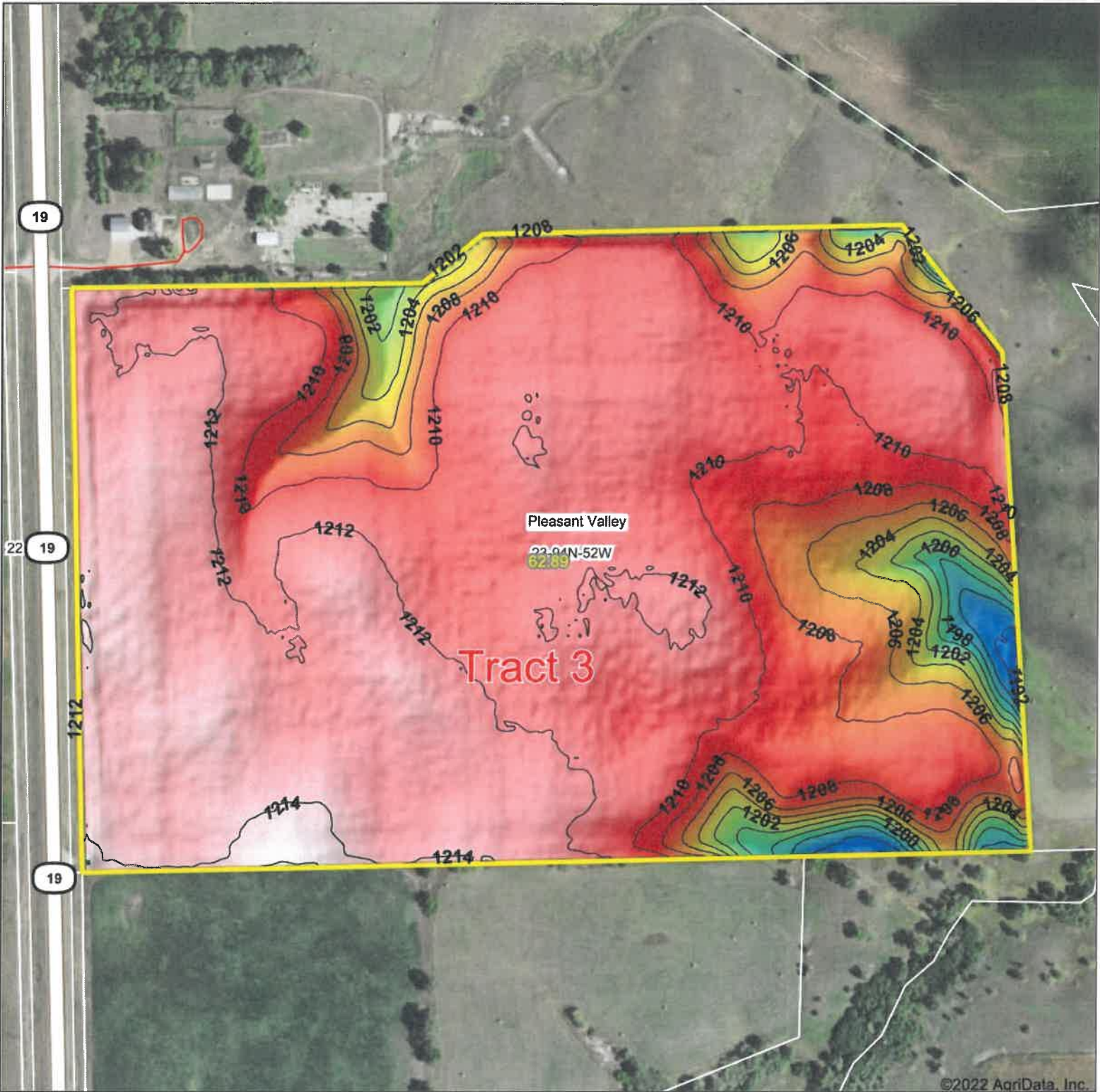
Soils data provided by USDA and NRCS.

Area Symbol: SD027, Soil Area Version: 24

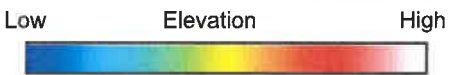
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EbA	Egan-Clarno-Chancellor complex, 0 to 3 percent slopes	38.13	60.6%	Iw	88
EdA	Egan-Clarno-Trent complex, 0 to 2 percent slopes	12.90	20.5%	Iw	90
EpD	Ethan-Bon, channeled, loams, 0 to 20 percent slopes	5.88	9.3%	Vle	34
DKA	Davison-Tetonka-Egan complex, 0 to 3 percent slopes	4.43	7.0%	Ils	75
EoE	Betts-Ethan loams, 15 to 40 percent slopes	1.55	2.5%	Vlle	18
Weighted Average				1.69	80.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 1,191.7
 Max: 1,215.5
 Range: 23.8
 Average: 1,210.1
 Standard Deviation: 3.41 ft



23-94N-52W
Clay County
South Dakota

map center: 42° 56' 44.29, -96° 57' 13.7

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

This form is available electronically.

AD-1026
10-30-14)

(See Page 2 for Privacy Act and Paperwork Reduction Act Statements)

U.S. DEPARTMENT OF AGRICULTURE
Farm Service Agency

**HIGHLY ERODIBLE LAND CONSERVATION (HELIC) AND
WETLAND CONSERVATION (WC) CERTIFICATION**

Read attached AD-1026 Appendix before completing form.

PART A - BASIC INFORMATION

1. Name of Producer <u>Randal Huot</u>	2. Tax Identification Number (Last 4 digits) <u>1236</u>	3. Crop Year <u>2020</u>
-------------------------------------------	-------------------------------------------------------------	-----------------------------

4. Names of affiliated persons with farming interests. Enter "None," if applicable.

Affiliated persons with farming interests must also file an AD-1026. See Item 7 in the Appendix for a definition of an affiliated person.

5. Check one of these boxes if the statement applies; otherwise continue to Part B.

A. The producer in Part A does not have interest in land devoted to agriculture. Examples include bee keepers who place their hives on another person's land, producers of crops grown in greenhouses, and producers of aquaculture AND these producers do not own/lease any agricultural land themselves. Note: Do not check this box if the producer shares in a crop.

B. The producer in Part A meets all three of the following:

- does not participate in any USDA program that is subject to HELC and WC compliance except Federal Crop Insurance.
- only has interest in land devoted to agriculture which is exclusively used for perennial crops, except sugarcane, and
- has not converted a wetland after February 7, 2014.

Perennial crops include, but are not limited to, tree fruit, tree nuts, grapes, olives, native pasture and perennial forage. A producer that produces alfalfa should contact the Natural Resources Conservation Service at the nearest USDA Service Center to determine whether such production qualifies as production of a perennial crop.

Note: If either box is checked, and the producer in Part A does not participate in Farm Service Agency (FSA) or Natural Resources Conservation Service (NRCS) programs, the full tax identification number of the producer must be provided, but establishment of detailed farm records with FSA is not required. Go to Part D and sign and date.

PART B - HELC/WC COMPLIANCE QUESTIONS

Indicate YES or NO to each question.
If you are unsure of whether a HEL determination, wetland determination, or NRCS evaluation has been completed, contact your local USDA Service Center.

	YES	NO
6. During the crop year entered in Part A or the term of a requested USDA loan, did or will the producer in Part A plant or produce an agricultural commodity (including sugarcane) on land for which an HEL determination has not been made?		<input checked="" type="checkbox"/>
7. Has anyone performed (since December 23, 1985), or will anyone perform any activities to:		
A. Create new drainage systems, conduct land leveling, filling, dredging, land clearing, or excavation that has NOT been evaluated by NRCS? If "YES", indicate the year(s): <u>2020</u>	<input checked="" type="checkbox"/>	
B. Improve or modify an existing drainage system that has NOT been evaluated by NRCS? If "YES", indicate the year(s): _____		<input checked="" type="checkbox"/>
C. Maintain an existing drainage system that has NOT been evaluated by NRCS? If "YES", indicate the year(s): _____ Note: Maintenance is the repair, rehabilitation, or replacement of the capacity of existing drainage systems to allow for the continued use of wetlands currently in agricultural production and the continued management of other areas as they were used before December 23, 1985. This allows a person to reconstruct or maintain the capacity of the original system or install a replacement system that is more durable or will realize lower maintenance or costs.		<input checked="" type="checkbox"/>

Note: If "YES" is checked for Item 7A or 7B, then Part C must be completed to authorize NRCS to make an HELC/WC and/or certified wetland determination on the identified land. If "YES" is checked for Item 7C, NRCS does not have to conduct a certified wetland determination.

8. Check one or both boxes, if applicable; otherwise, continue to Part C or D.

A. Check this box only if the producer in Part A has FCIC reinsured crop insurance and filing this form represents the first time the producer in Part A, including any affiliated person, has been subject to HELC and WC provisions.

B. Check this box if either of the following applies to the producer and crop year entered in Part A:

- Is a tenant on a farm that is/will not be in compliance with HELC and WC provisions because the landlord refuses to allow compliance, but all other farms not associated with that landlord are in compliance. (AD-1026B, Tenant Exemption Request, must be completed).
- Is a landlord of a farm that is/will not be in compliance with HELC and WC provisions because of a violation by the tenant on that farm, but all other farms not associated with that tenant are in compliance. (AD-1026C, Landlord or Landowner Exemption Request, must be completed).

PART C - ADDITIONAL INFORMATION

1. If "YES" was checked in Item 8 or 7, provide the following information for the land to which the answer applies:

A. Farm and/or tract/field number: F4740 T3561
If unknown, contact the Farm Service Agency at the nearest USDA Service Center.

B. Activity: tile

C. Current land use (specify crops): corn stubble

D. County: Clay

PART D - CERTIFICATION OF COMPLIANCE

I have received and read the AD-1026 Appendix and understand and agree to the terms and conditions therein on all land in which I (or the producer in Part A if different) and any affiliated person have or will have an interest. I understand that eligibility for certain USDA program benefits is contingent upon this certification of compliance with HELC and WC provisions and I am responsible for any non-compliance. I understand and agree that this certification of compliance is considered continuous and will remain in effect unless revoked or a violation is determined. I further understand and agree that:

- all applicable payments must be refunded if a determination of ineligibility is made for a violation of HELC or WC provisions.
- NRCS may verify whether a HELC violation or WC has occurred.
- a revised Form AD-1026 must be filed if there are any operation changes or activities that may affect compliance with the HELC and WC provisions. I understand that failure to revise Form AD-1026 for such changes may result in ineligibility for certain USDA program benefits or other consequences.
- affiliated persons are also subject to compliance with HELC and WC provisions and their failure to comply or file Form AD-1026 will result in loss of eligibility for applicable benefits to any individuals or entities with whom they are considered affiliated.

Producer's Certification:

I hereby certify that the information on this form is true and correct to the best of my knowledge.

10A. Producer's Signature (By) <i>Ronald Hunt</i>	10B. Title/Relationship (If Signing in Representative Capacity)	10C. Date (MM-DD-YYYY) <i>11/21/19</i>
FOR FSA USE ONLY (for referral to NRCS) Sign and date if NRCS determination is needed.	11A. Signature of FSA Representative <i>Sheree Christensen</i>	11B. Date (MM-DD-YYYY) <i>11-21-19</i>

IMPORTANT: If you are unsure about the applicability of HELC and WC provisions to your land, contact your local USDA Service Center for details concerning the location of any highly erodible land or wetland and any restrictions applying to your land according to NRCS determinations before planting an agricultural commodity or performing any drains or manipulation. Failure to certify and properly revise your compliance certification when applicable may: (1) affect your eligibility for USDA program benefits, including when you qualify for reinstatement of benefits through the Good Faith process; and (2) result in other consequences.



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 7 CFR Part 12, the Food Security Act of 1985 (Pub. L. 99-198), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to certify compliance with HELC and WC provisions and to determine producer eligibility to participate in and receive benefits under programs administered by USDA agencies. 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) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of producer ineligibility to participate in and receive benefits under programs administered by USDA agencies.

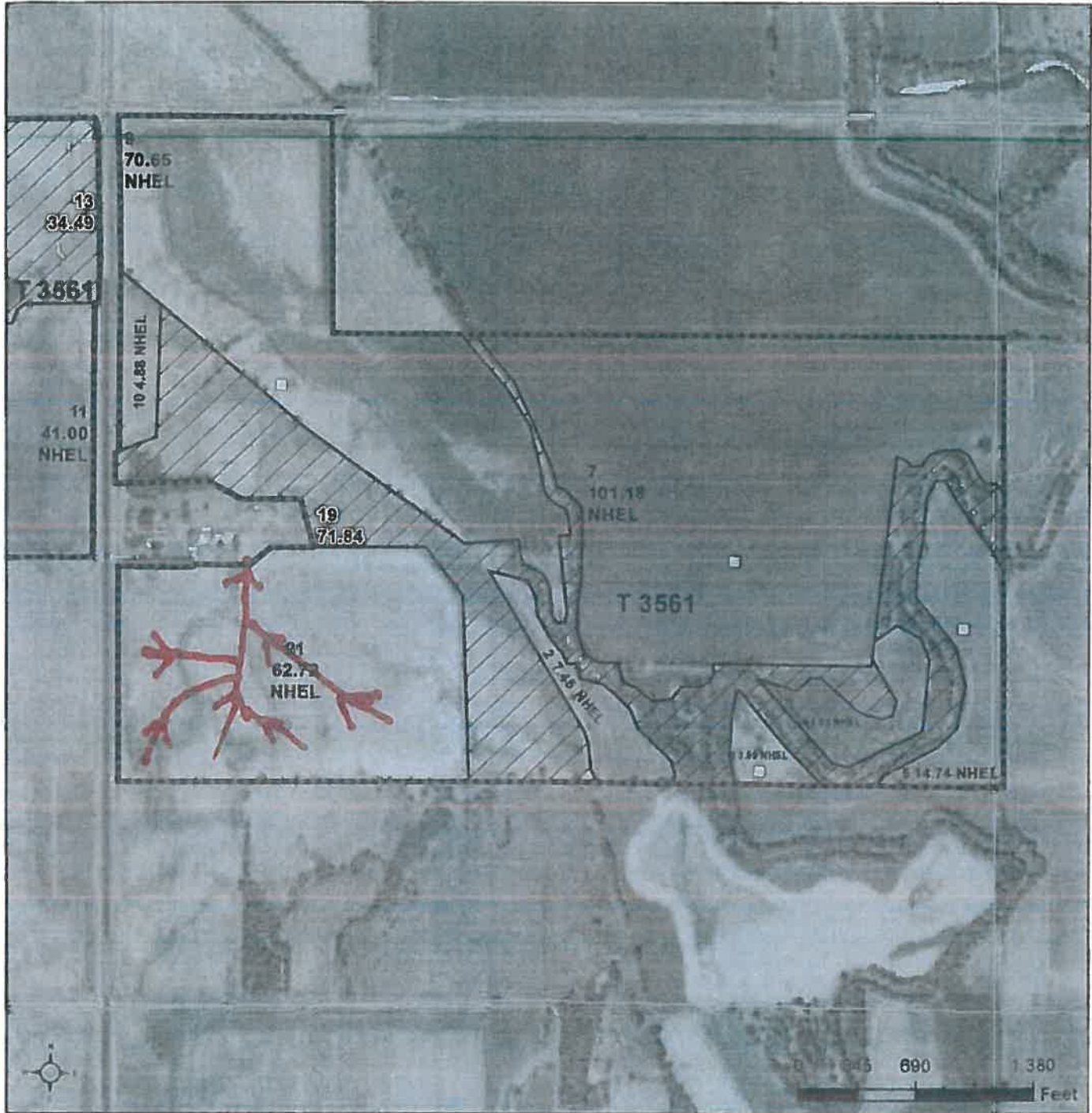
This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title II, Subtitle G, Funding and Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM AD-1026 TO YOUR COUNTY FARM SERVICE AGENCY (FSA) OFFICE.**

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Clay County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

2019 Program Year

Map Created May 16, 2019

Farm 4740

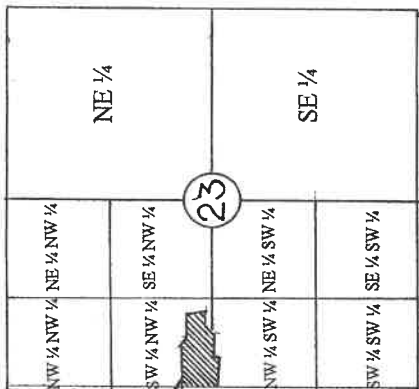
23 -94N -52W

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SURVEY PLAT

UOT TRACT ONE IN THE SW 1/4 NW 1/4
 ND THE NW 1/4 SW 1/4 OF SECTION 23,
 14N, R52W OF THE 5th P.M.,
 LAY COUNTY, SOUTH DAKOTA

TRACT 3

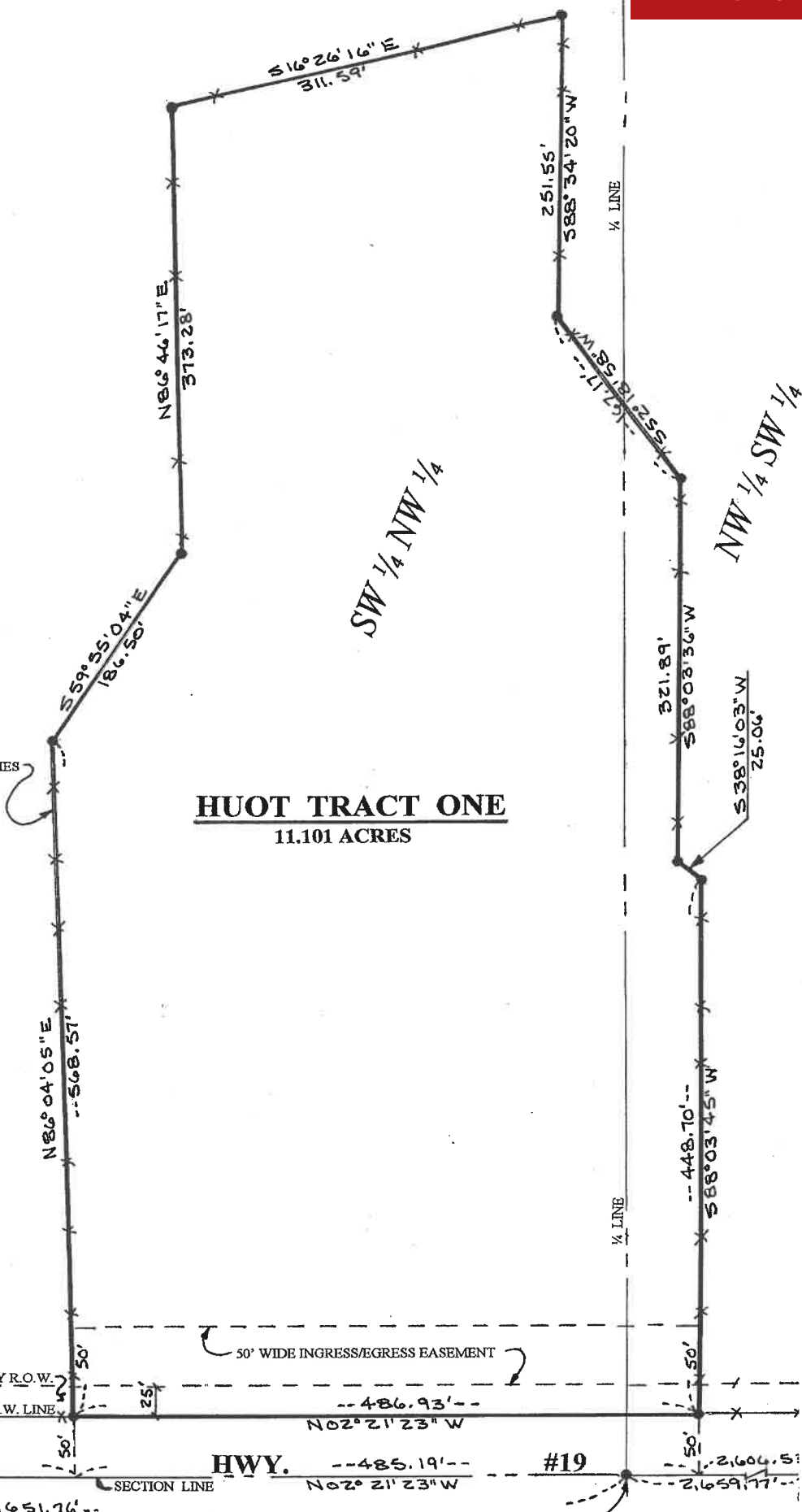
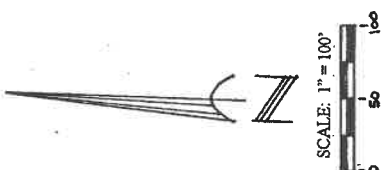


VICINITY MAP

TRACT LOCATION

EXIST. FENCE LINES ARE
 3' TO 5' INSIDE TRACT BOUNDARIES

- LEGEND:**
- Conc. Mon. Found
 - Iron Pin Found
 - ⊙ Stone Found
 - Set Property Corner
 - ⊗ 5/8" Rebar w/cap
 - ⊕ Set 100d Spike
 - ◆ Set "MAG" Nail
 - *-x Fence Line
 - (P) Platted
 - (M) Measured



HUOT TRACT ONE

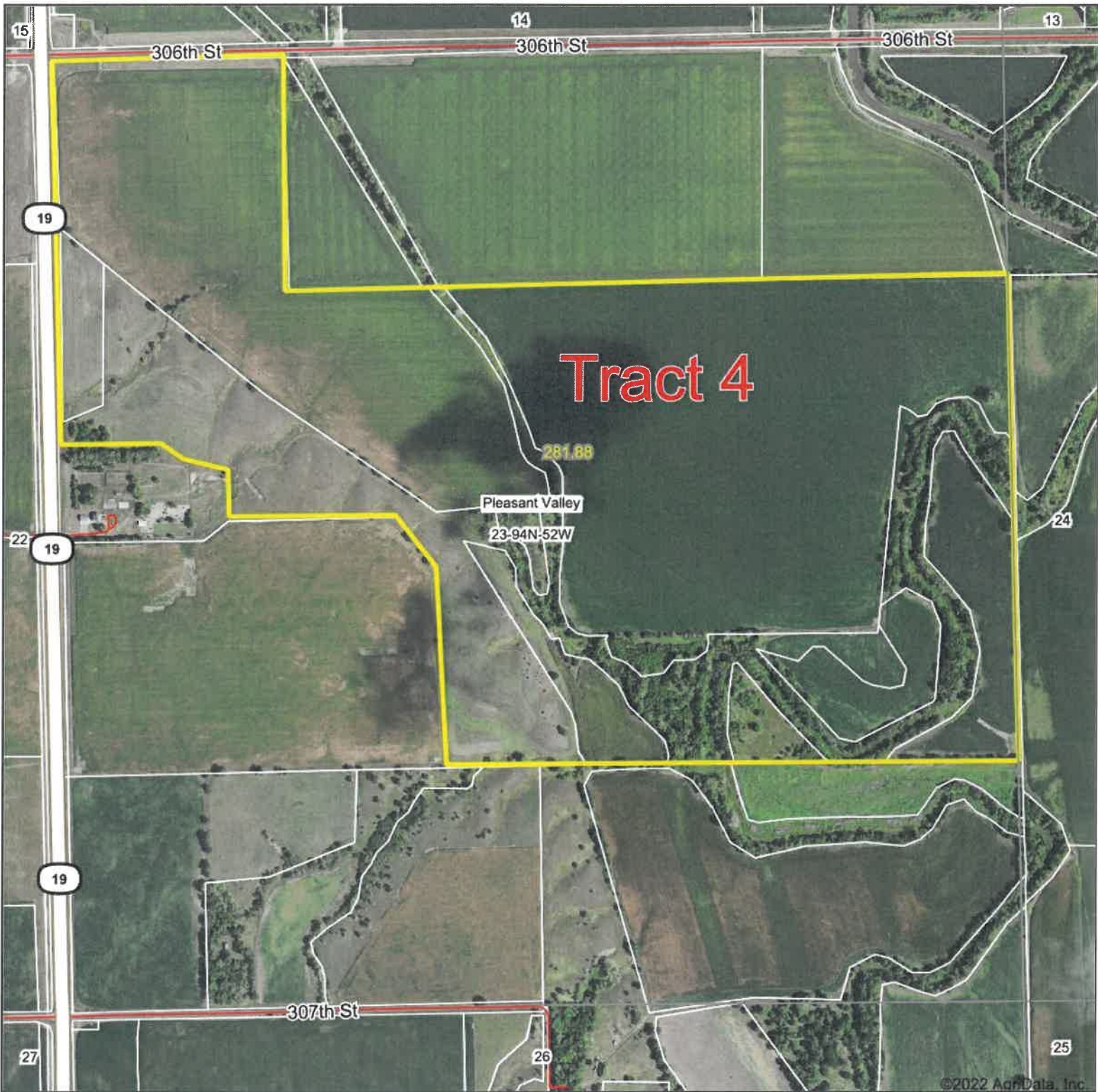
11.101 ACRES

W SEC. CORNER
 23-94-52
 FND. 1/2" Ø REBAR

NW 1/4 CORNER
 23-94-52
 SET 5/8" REBAR

SW SEC. CORNER
 23-94-52
 SET 5/8" REBAR

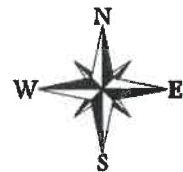
Aerial Map



Map Center: 42° 56' 45.37, -96° 57' 13.7



23-94N-52W
Clay County
South Dakota



8/8/2022



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-oil

Producer initial _____
 Date _____

2022 Program Year

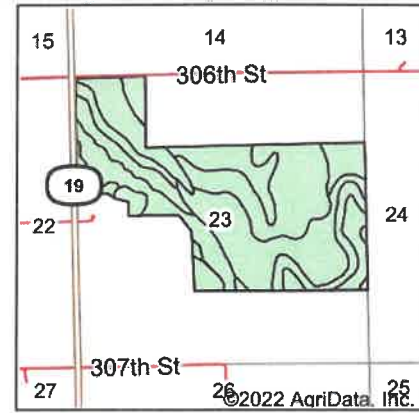
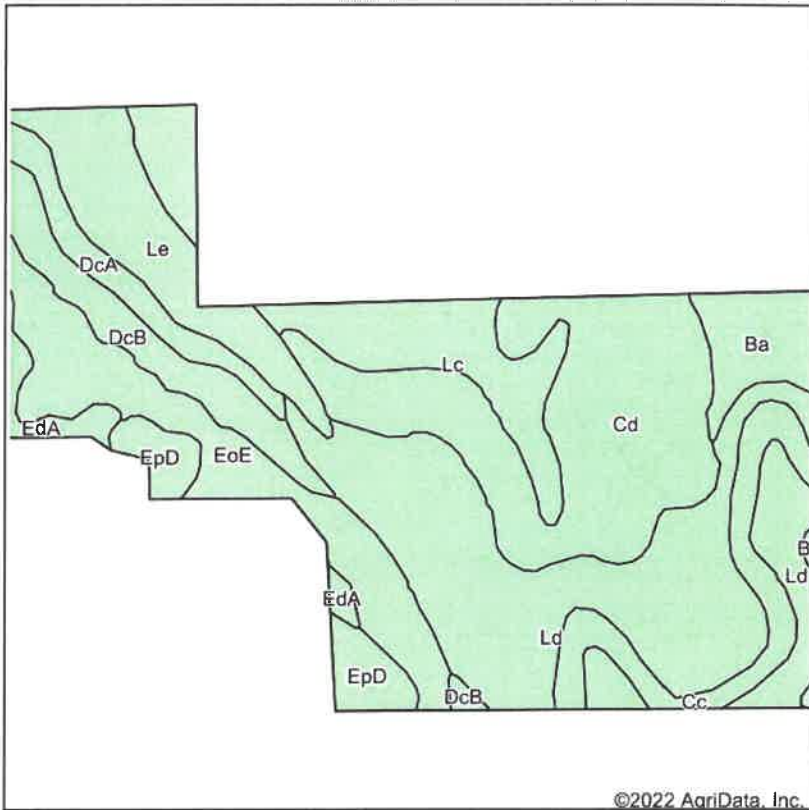
Map Created April 22, 2022

Farm 4740

23-94N-52W-Clay

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Soils Map



State: **South Dakota**
 County: **Clay**
 Location: **23-94N-52W**
 Township: **Pleasant Valley**
 Acres: **281.88**
 Date: **8/8/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: SD027, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
Ld	Lamo-Baltic silty clay loams, 0 to 2 percent slopes	74.38	26.4%		IIw	64
Cd	Clamo silty clay, 0 to 1 percent slopes	56.87	20.2%		IVw	61
EoE	Betts-Ethan loams, 15 to 40 percent slopes	31.62	11.2%		VIIe	18
Lc	Lamo silty clay loam, 0 to 2 percent slopes, sandy substratum	26.61	9.4%		IIIw	69
Le	Lex clay loam, 0 to 2 percent slopes	22.80	8.1%		IIIw	70
DcB	Davis loam, 2 to 6 percent slopes	16.65	5.9%		IIe	87
Cc	Chaska silt loam, channeled	16.00	5.7%		VIw	38
Ba	Baltic silty clay loam, 0 to 1 percent slopes	11.96	4.2%		IIIw	61
DcA	Davis loam, 0 to 2 percent slopes	9.80	3.5%		Iw	90
EpD	Ethan-Bon, channeled, loams, 0 to 20 percent slopes	9.60	3.4%		VIe	34
EdA	Egan-Clarno-Trent complex, 0 to 2 percent slopes	5.59	2.0%		Iw	90
Weighted Average					3.49	59.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

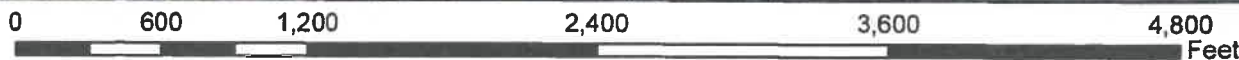
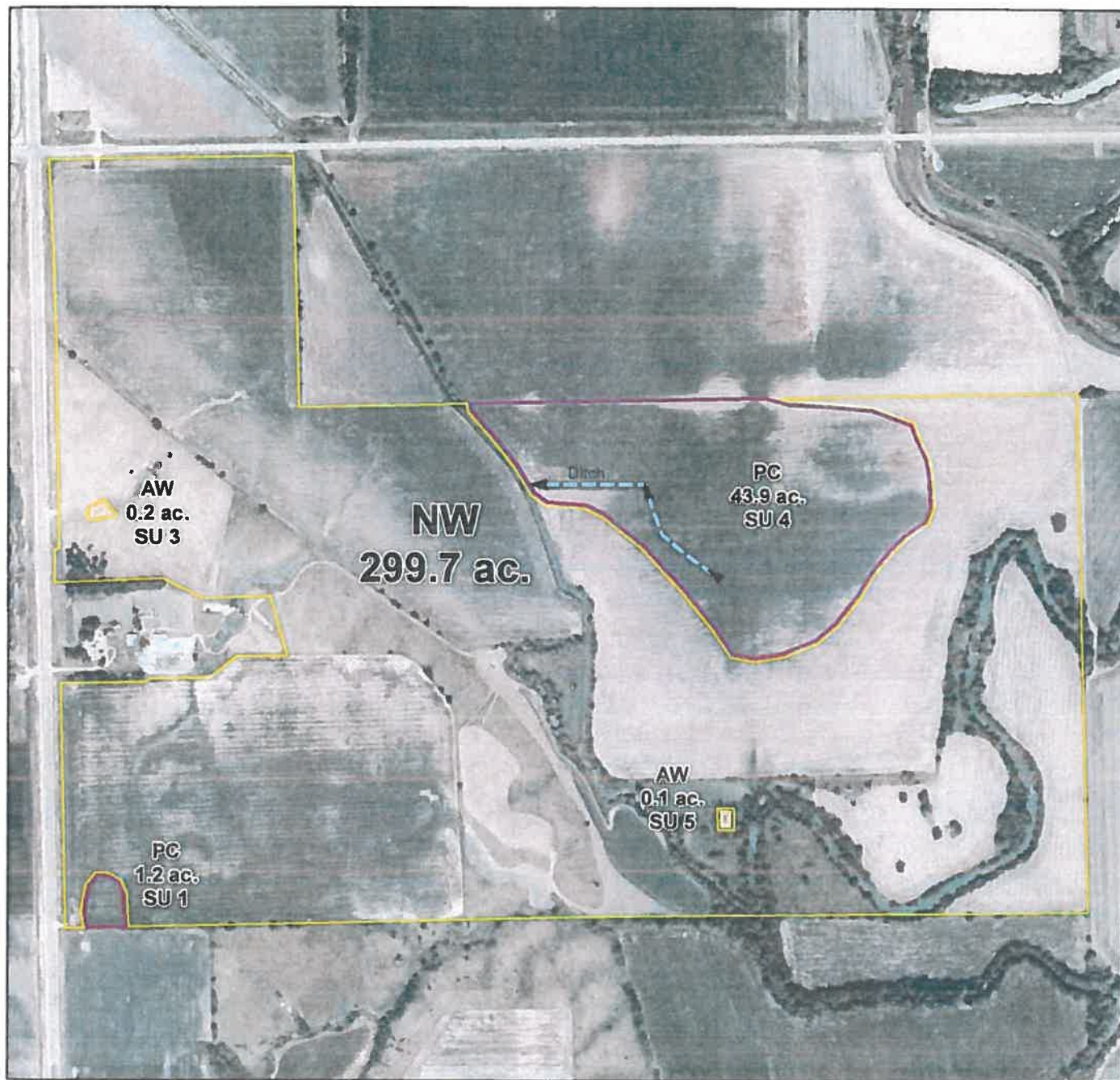
Soils data provided by USDA and NRCS.



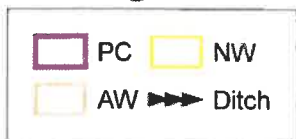
Certified Wetland Determination

Field Office: Vermillion FO
 Certified By: B. Stemper
 Legal Description: N2S2, S2N2, & NW4NW4 23-94-52

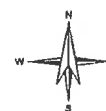
Agency: USDA-NRCS
 Certified Date: 1/7/2020
 Tract: 3561

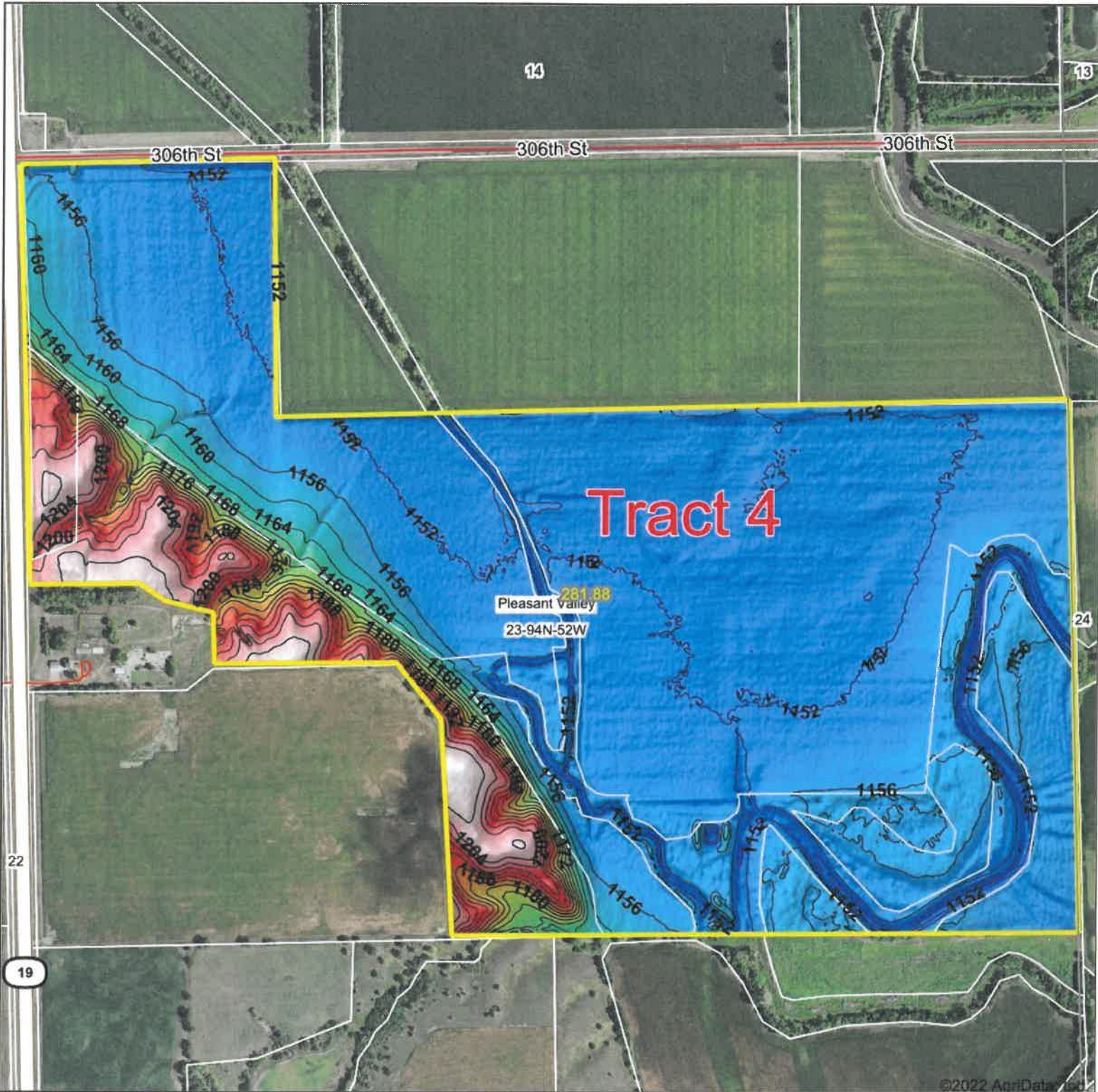


Legend



W Wetland
 FW Farmed Wetland drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
 PC Prior Converted
 NW Non Wetland
 See NRCS CPA-026E for definitions and additional info.





Source: USGS 3 meter dem
 Interval(ft): 4
 Min: 1,145.6
 Max: 1,211.5
 Range: 65.9
 Average: 1,159.8
 Standard Deviation: 15.35 ft



23-94N-52W
Clay County
South Dakota

map center: 42° 56' 45.37, -96° 57' 13.7



Maps Provided By:



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

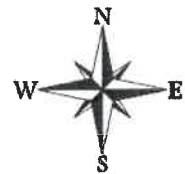
©2022 AgriData, Inc.



Map Center: 42° 56' 46.46, -96° 57' 15.05



23-94N-52W
Clay County
South Dakota



8/17/2022



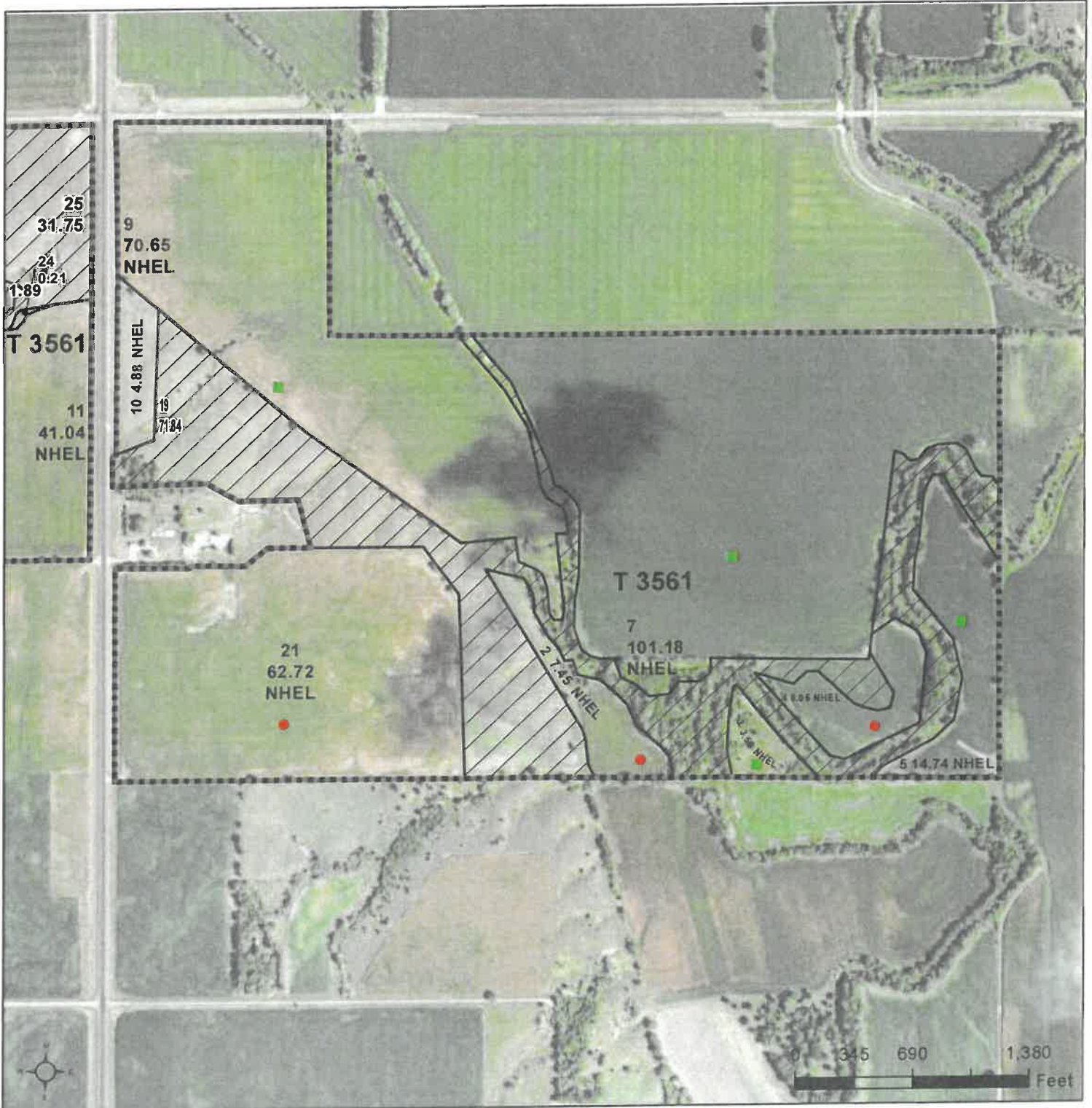
Maps Provided By:



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



Common Land Unit Tract Boundary PLSS
 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-oil
 Producer initial _____
 Date _____

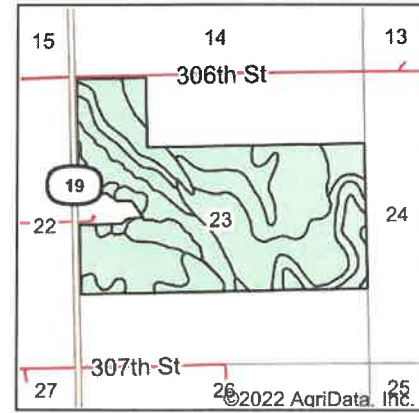
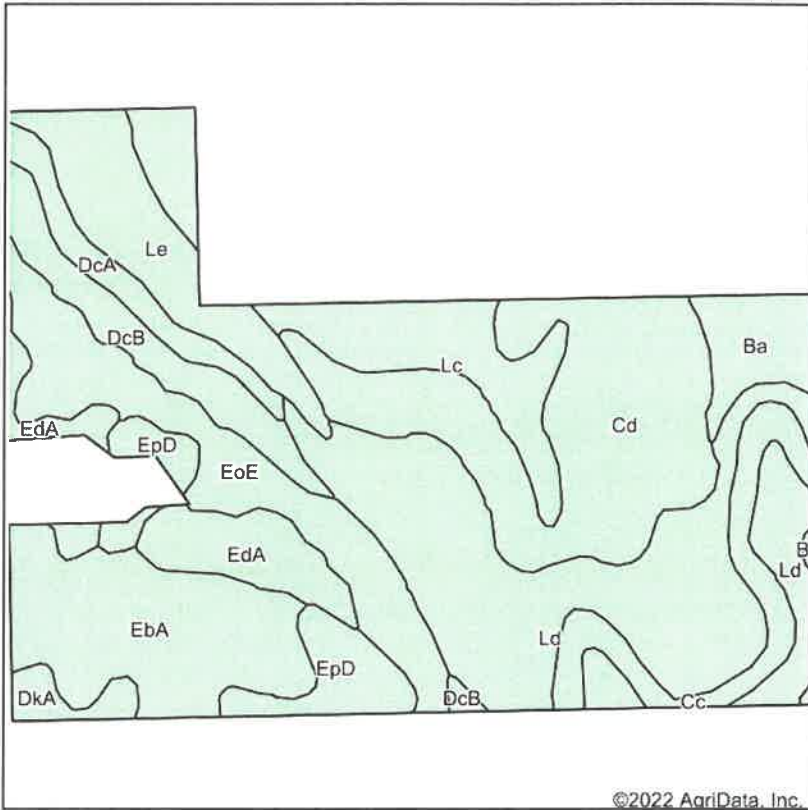
2022 Program Year
 Map Created April 22, 2022

Farm 4740

23-94N-52W-Clay

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Soils Map



State: **South Dakota**
 County: **Clay**
 Location: **23-94N-52W**
 Township: **Pleasant Valley**
 Acres: **341.07**
 Date: **8/17/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: SD027, Soil Area Version: 24

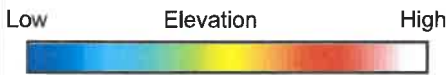
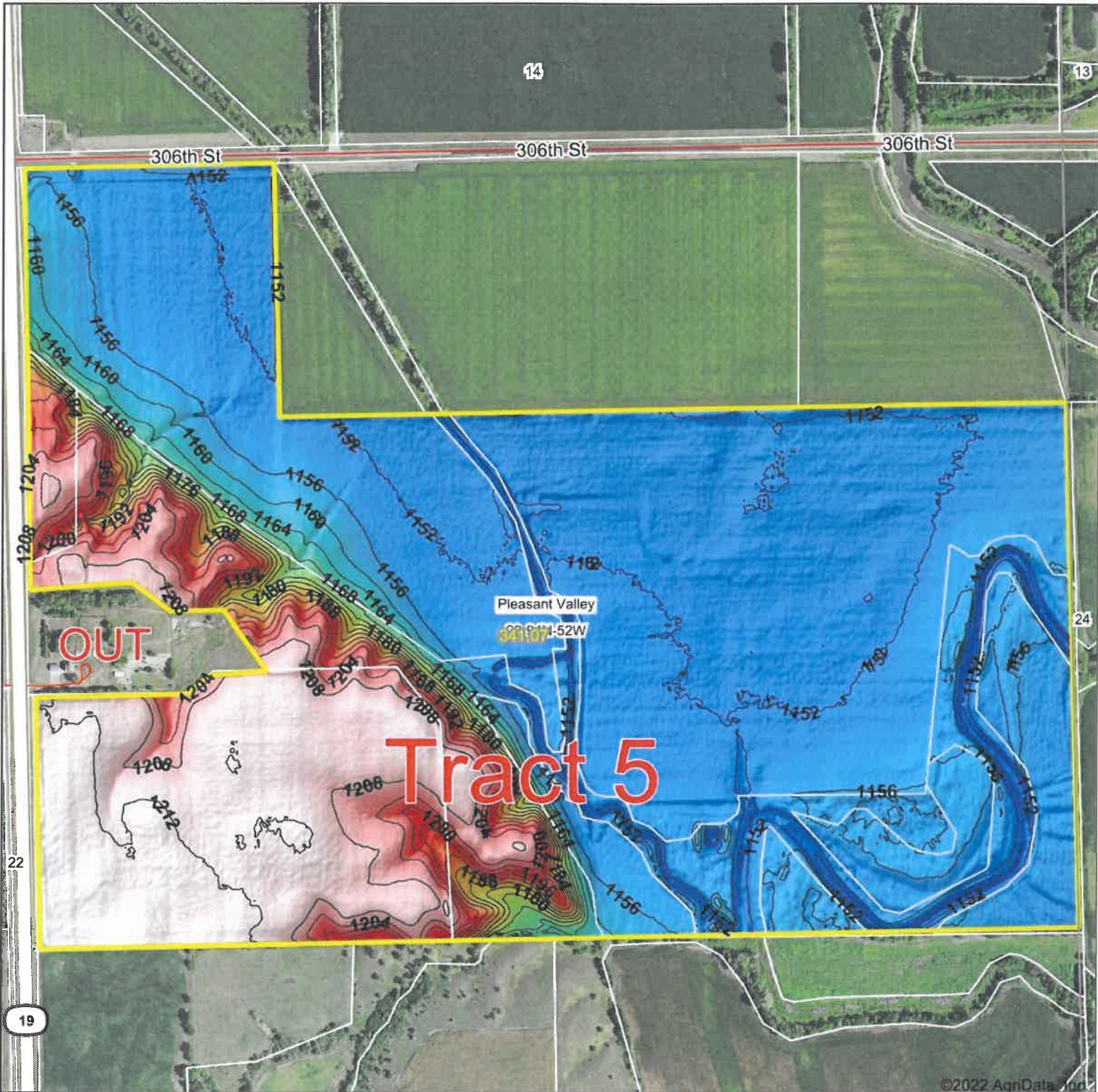
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	
Ld	Lamo-Baltic silty clay loams, 0 to 2 percent slopes	73.77	21.6%		IIw	64	
Cd	Clamo silty clay, 0 to 1 percent slopes	56.69	16.6%		IVw	61	
EbA	Egan-Clarno-Chancellor complex, 0 to 3 percent slopes	37.64	11.0%		Iw	88	
EoE	Betts-Ethan loams, 15 to 40 percent slopes	33.38	9.8%		VIIe	18	
Lc	Lamo silty clay loam, 0 to 2 percent slopes, sandy substratum	26.68	7.8%		IIIw	69	
Le	Lex clay loam, 0 to 2 percent slopes	22.73	6.7%		IIIw	IIIw	70
EdA	Egan-Clarno-Trent complex, 0 to 2 percent slopes	18.24	5.3%		Iw	90	
DcB	Davis loam, 2 to 6 percent slopes	16.47	4.8%		IIe	87	
Cc	Chaska silt loam, channeled	15.70	4.6%		VIw	38	
EpD	Ethan-Bon, channeled, loams, 0 to 20 percent slopes	14.48	4.2%		VIe	34	
Ba	Baltic silty clay loam, 0 to 1 percent slopes	11.44	3.4%		IIIw	61	
DcA	Davis loam, 0 to 2 percent slopes	9.68	2.8%		Iw	90	
DkA	Davison-Tetonka-Egan complex, 0 to 3 percent slopes	4.17	1.2%		IIIs	75	
Weighted Average					3.16	*-	63.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

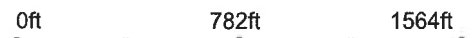
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Topography Hillshade



Source: USGS 3 meter dem



Interval(ft): 4

Min: 1,145.6

Max: 1,215.5

Range: 69.9

Average: 1,169.0

Standard Deviation: 23.95 ft



8/17/2022

23-94N-52W
Clay County
South Dakota

map center: 42° 56' 46.46, -96° 57' 15.05



Maps Provided By:



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

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COMMITMENT FOR TITLE INSURANCE
Issued by
Fidelity National Title Insurance Company
SCHEDULE A

1. Commitment Date: **July 13, 2022, 8:00 am**

2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy

Proposed Insured: **TO BE DETERMINED**

Proposed Policy Amount:

 - (b) 2006 ALTA® Loan Policy
Proposed Insured:
Proposed Policy Amount:

3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**.

4. Title to the **Fee Simple** estate or interest in the land is at the Effective Date vested in:
ROSEMARY SHEEHAN PROPERTY, LLC, A SOUTH DAKOTA LIMITED LIABILITY COMPANY

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

DESCRIPTION A: THE NW1/4 OF THE NW1/4, THE S1/2 OF THE NW1/4, THE N1/2 OF THE SW1/4, THE N1/2 OF THE SE1/4, AND THE S1/2 OF THE NE1/4, ALL IN SECTION 23, TOWNSHIP 94 NORTH, RANGE 52 WEST OF THE 5TH P.M., EXCEPT THE FOLLOWING: HUOT TRACT 1 IN THE SW1/4 OF THE NW1/4 AND THE NW1/4 OF THE SW1/4, THE WEST 50 FEET OF THE NW1/4 OF THE SW1/4, THE WEST 50 FEET OF THE NW1/4, LOT H2 IN THE NW1/4 OF THE NW1/4 AS PLATTED IN BOOK H1 OF PLATS PAGE 43, LOT H2 IN THE NW1/4 OF THE NW1/4 AS PLATTED IN BOOK 7 PLATS PAGE 346, LOT H2 IN THE S1/2 OF THE NW1/4 AND LOT H2 IN THE N1/2 OF THE SW1/4, CLAY COUNTY, SOUTH DAKOTA;

DESCRIPTION B: THE E1/2 OF THE NE1/4, SECTION 22, TOWNSHIP 94 NORTH, RANGE 52 WEST OF THE 5TH P.M., EXCEPT THE EAST 50 FEET OF THEREOF AND EXCEPT LOT H2 THEREOF, CLAY COUNTY, SOUTH DAKOTA; and

DESCRIPTION C: THE SW1/4, SECTION 34, TOWNSHIP 94 NORTH, RANGE 52 WEST OF THE 5TH P.M., CLAY COUNTY, SOUTH DAKOTA;

Clay County Abstract & Title Company

By 

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. 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.

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COMMITMENT FOR TITLE INSURANCE

Issued by

Fidelity National Title Insurance Company

SCHEDULE B 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.
5. **If it is desired that any liens listed on Schedule B-Part II not be shown on the final policy to be issued, we require a satisfaction/release for each lien to be obtained and duly filed for record.**
6. **A Resolution, signed by the members of Rosemary Sheehan Property, LLC, authorizing the sale of the property to be insured must be furnished to this office.**

NOTES:

1. All of the 2021 real estate taxes in the amount of \$3,396.28 are paid in full, (Part of Description A - S1/2 NW1/4 & NW1/4 NW1/4, 23-94-52 with exceptions) Parcel ID#: 05000-09452-232-01; \$2,104.88 are paid in full, (Part of Description A - N1/2 SW1/4, 23-94-52 with exceptions) Parcel ID#: 05000-09452-233-03; \$2,870.96 are paid in full, (Part of Description A - N1/2 SE1/4, 23-94-52) Parcel ID#: 05000-09452-234-03; \$3,241.60 are paid in full, (Part of Description A - S1/2 NE1/4, 23-94-52) Parcel ID#: 05000-09452-231-03; \$1,344.72 are paid in full, (Description B - E1/2 NE1/4, 22-94-52 with exceptions) Parcel ID#: 05000-09452-221-03; and \$4,653.06 are paid in full, (Description C - SW1/4, 34-94-52) Parcel ID#: 05000-09452-343-00.

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**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. **Rights or claims of parties in possession not shown by the public records.**
3. **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.**
4. **Easements, or claims of easements, not shown by the public records.**
5. **Any lien, right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
6. **Taxes or special assessments which are not shown as existing liens by the public records.**

DESCRIPTION A:

7. **Easement given to East River Electric Power Co-operative, Inc. recorded in Book 17 Misc p 630, over and across S1/2 NE1/4, S1/2 NW1/4, NW1/4 NW1/4, N1/2 SE1/4 and NE1/4 SW1/4, 23-94-52.**
8. **Vested Drainage Rights recorded in Book 42 Misc p 255, states water drains from SW1/4 SW1/4, 14-94-52 onto NW1/4 NW1/4, 23-94-52 and in Book 42 Misc p 518, states water drains from S1/2 SW1/4, 23-94-52 onto SE1/4, 23-94-52.**

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9. Easements and Restrictions as shown in Plat recorded in Book 7 Plats, p 408 and in Deeds recorded in Book 72 Deeds, ps 282, 283 and 284.
10. Grant of Easement recorded in Book 46 Misc p 279.
11. Right-Of-Way Easement given to Clay Rural Water System, Inc. recorded in Book 46 Misc p 486;
12. Rights of tenants in possession under the terms of unrecorded leases.
13. Statutory section line right of way.

DESCRIPTION B:

14. Vested Drainage Right recorded in Book 42 Misc p 413, states water drains from SE1/4, 22-94-52 onto E1/2 NE1/4, 22-94-52.
15. Agreement to Sell Materials recorded in Book 46 Misc p 290.
16. Right-Of-Way Easement given to Clay Rural Water System, Inc. recorded in Book 46 Misc p 485.
17. Rights of tenants in possession under the terms of unrecorded leases.
18. Statutory section line right of way.

DESCRIPTION C:

19. Easement given to Clay-Union Electric Corporation recorded in Book 15 Misc p 299.
20. Vested Drainage Right recorded in Book 42 Misc p 747, states water drains from SW1/4, 34-94-52 onto NW1/4, 3-93-52.
21. Rights of tenants in possession under the terms of unrecorded leases.
22. Statutory section line right of way.

END OF SCHEDULE B

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SOUTH DAKOTA

CLAY

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4740

Prepared : 6/27/22 9:17 AM

Crop Year : 2022

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : None

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
575.87	469.96	469.96	0.00	0.00	0.00	0.00	0.00	Active	2
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	469.96	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	16.89	0.00	48	
Com	320.85	0.00	144	0
Soybeans	123.66	0.00	45	0
TOTAL	461.40	0.00		

NOTES

Empty box for notes.

Tract Number : 1785

Description : SW 34 94 52

FSA Physical Location : SOUTH DAKOTA/CLAY

ANSI Physical Location : SOUTH DAKOTA/CLAY

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 : ROSEMARY SHEEHAN PROPERTY LLC

Other Producers :

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
155.88	155.66	155.66	0.00	0.00	0.00	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	155.66	0.00	0.00	0.00	0.00	0.00

SOUTH DAKOTA
CLAY
Form: FSA-156EZ



FARM : 4740
Prepared : 6/27/22 9:17 AM
Crop Year : 2022

Abbreviated 156 Farm Record

DCP Crop Data

Tract 1785 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.59	0.00	48
Corn	106.27	0.00	144
Soybeans	40.96	0.00	45
TOTAL	152.82	0.00	

NOTES

Tract Number : 3581

Description : ENE22,NWNE,SN,NS23-94-52

FSA Physical Location : SOUTH DAKOTA/CLAY

ANSI Physical Location : SOUTH DAKOTA/CLAY

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : ROSEMARY SHEEHAN PROPERTY LLC

Other Producers :

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
419.99	314.30	314.30	0.00	0.00	0.00	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	314.30	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	11.30	0.00	48
Corn	214.58	0.00	144
Soybeans	82.70	0.00	45
TOTAL	308.58	0.00	

NOTES

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TRACT 1



TRACT 2



TRACT 3



TRACT 4

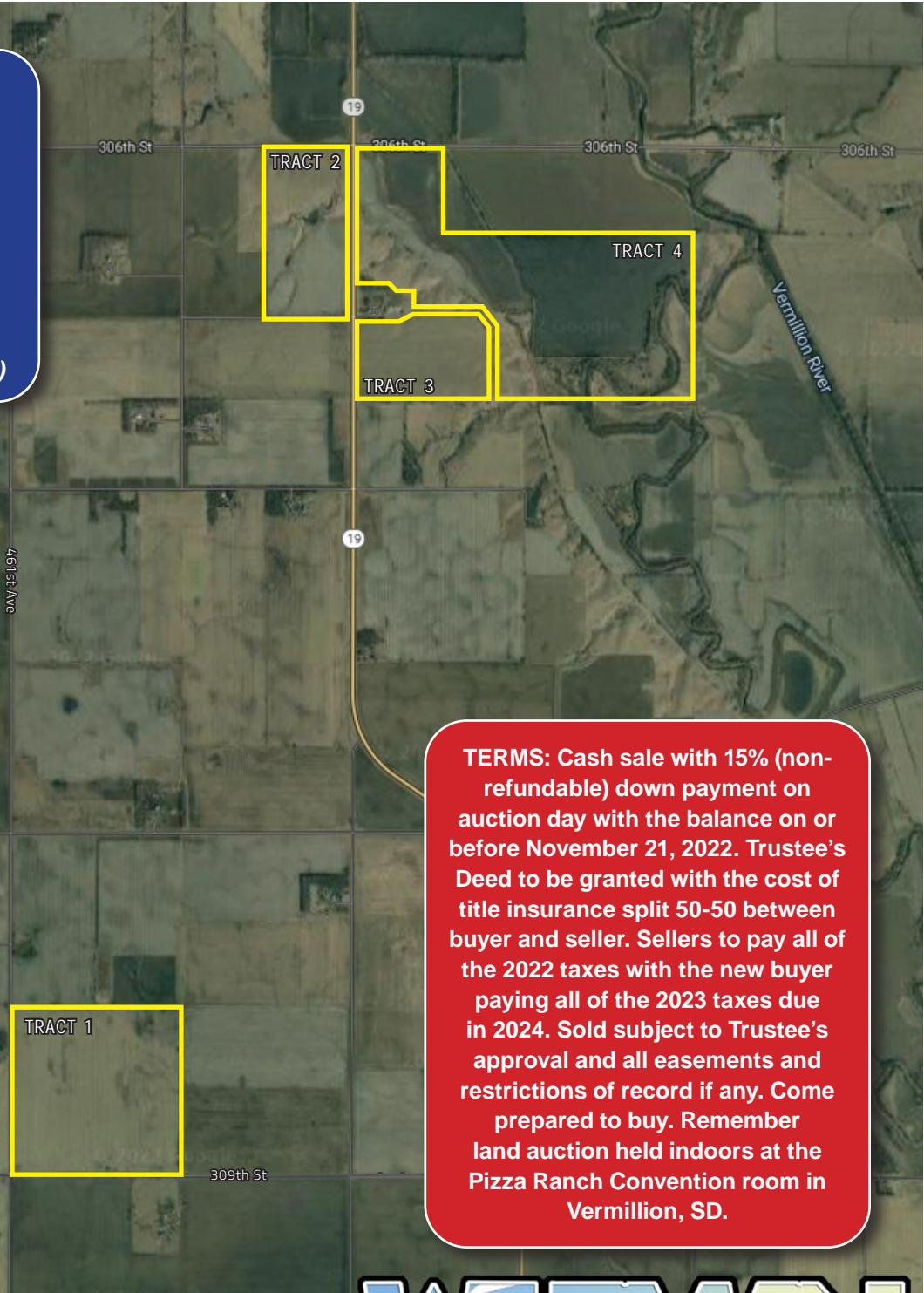


575.05 ACRES

CLAY COUNTY LAND

**TUESDAY,
OCTOBER 4TH
AT 10:30AM**

*Auction will be held at
912 N. Dakota St.,
Vermillion, SD.
(Pizza Ranch Convention Room)*



TERMS: Cash sale with 15% (non-refundable) down payment on auction day with the balance on or before November 21, 2022. Trustee's Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay all of the 2022 taxes with the new buyer paying all of the 2023 taxes due in 2024. Sold subject to Trustee's approval and all easements and restrictions of record if any. Come prepared to buy. Remember land auction held indoors at the Pizza Ranch Convention room in Vermillion, SD.

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