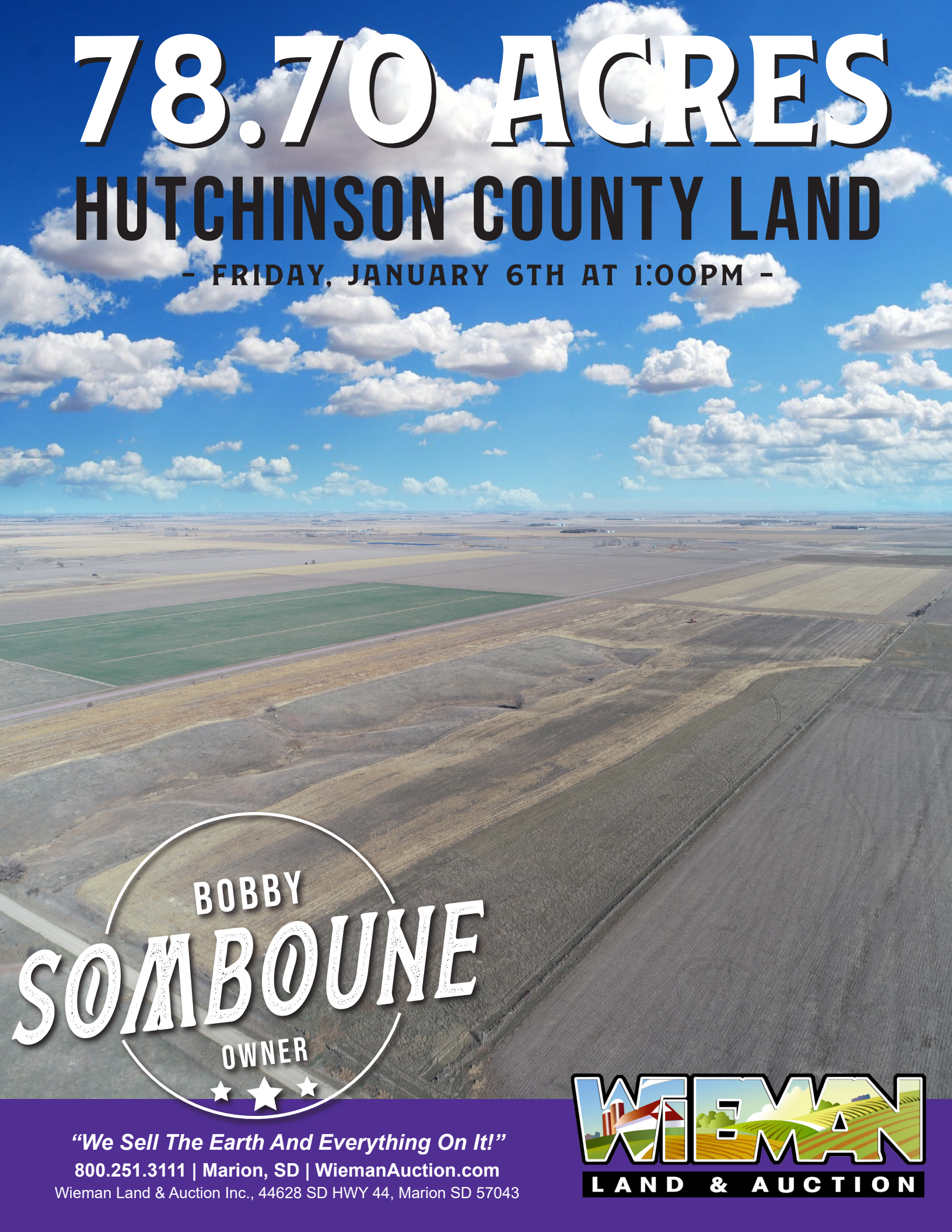


78.70 ACRES

HUTCHINSON COUNTY LAND

- FRIDAY, JANUARY 6TH AT 1:00PM -



BOBBY
SOMBOUNE
OWNER
★ ★ ★



"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

**78.70 ACRES PLEASANT TOWNSHIP – HUTCHINSON COUNTY LAND
AT AUCTION**

The following land will be offered for sale at public auction on site located from the junction of Hwy. 44 and Bridgewater oil go 3-miles north, 1 ½ west on 272nd St. south side of the road or ½ mile east of the Salem Mennonite Church or at the junction of 272nd St. and 432nd Ave. on:

**FRIDAY JANUARY 6TH 2023
1:00 P.M.**

It is our privilege to offer this well balanced tract of pasture and tillable land located in the tightly held Pleasant Twp. of Hutchinson County. Bordered to the north by an oil road this tract would make an excellent new home/acreage site with walk out basement potential from the rolling pasture hills plus productive tillable acres that could be farmed or lease out. Come take a look at all the possibilities.

LEGAL: The N ½ of the NW ¼ of Section 35, 100-57 Hutchinson County, South Dakota

- 59.74 acres tillable land, 16.42 acres in native pasture balance in road right of ways
- New buyer able to farm or lease out for the 2023 crop year.
- Annual Taxes \$647.45 Base & Yield info, title insurance found in buyers packet
- Soil production rating of 66.3. Predominant soil Clarno-Bonilla Loam (88) and Ethan Betts loams (61)
- Great location with highway frontage, excellent new home site with walk out basement potential. Come take a look

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Drone video footage and buyers packets can be viewed on www.wiமானuction.com . Buyer's packets can be mailed out by calling the auctioneers at 800-251-3111.

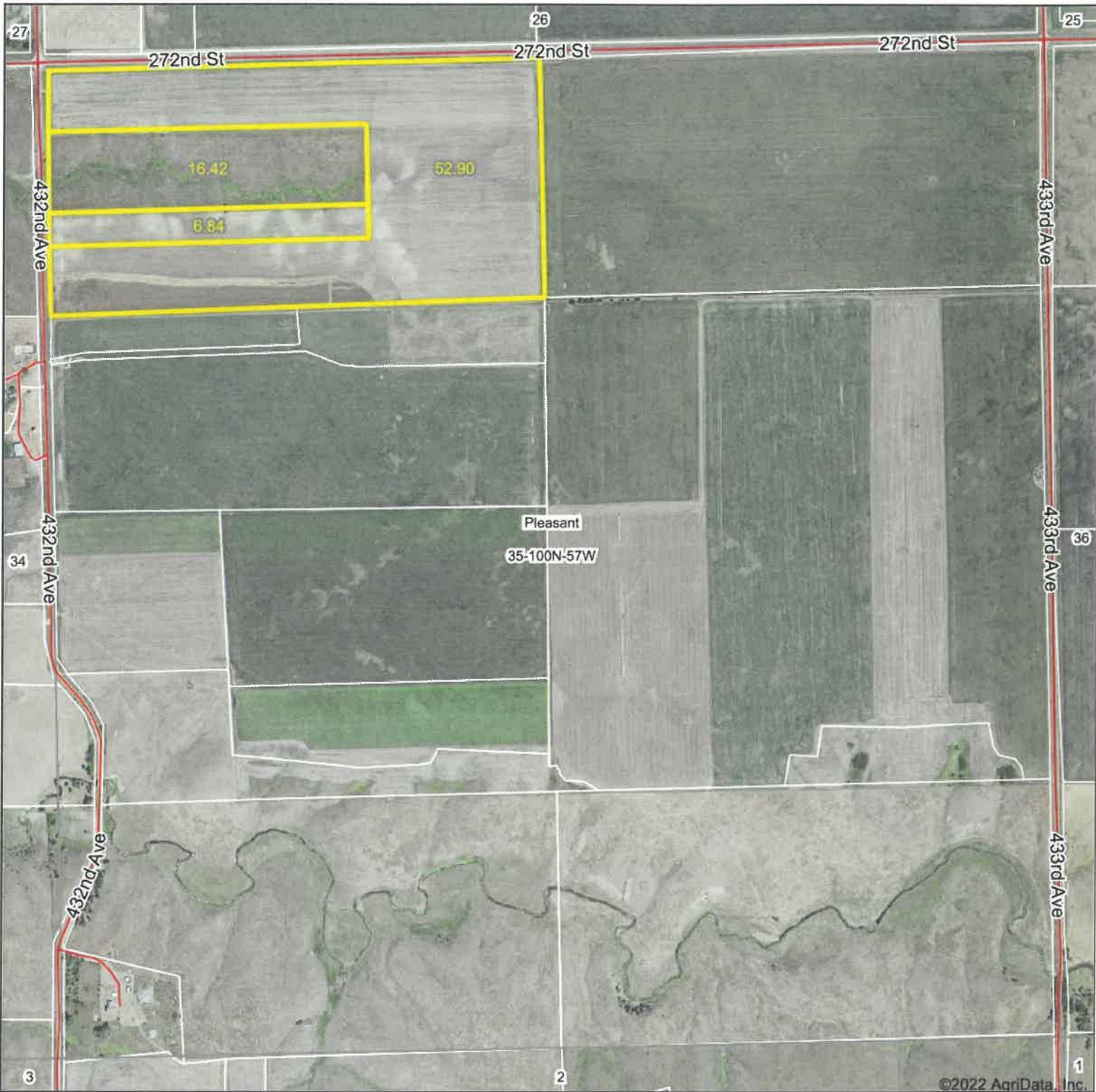
TERMS: Cash sale with 15% (non-refundable) down payment with the balance on or before February 15th 2023. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay all of the 2022 taxes due in 2023. New buyer will be responsible for all 2023 taxes due in 2024. Sold subject to owners approval and all easements and restrictions or record if any. Auctioneers represent the sellers only. Remember land auction held on the property! Come prepared to buy.

BOBBY SOMBOUNE – OWNER

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

Fink Law Office
Closing Attorney
605-729-2552

Aerial Map



Maps Provided By:

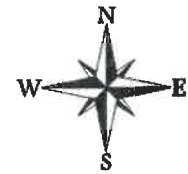


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Map Center: 43° 26' 11.76, -97° 32' 59.88



35-100N-57W
Hutchinson County
South Dakota



11/2/2022



Common Land Unit

 Tract Boundary
 PLSS
 Non-Cropland
 Cropland

Wetland Determination Identifiers

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

2022 Program Year

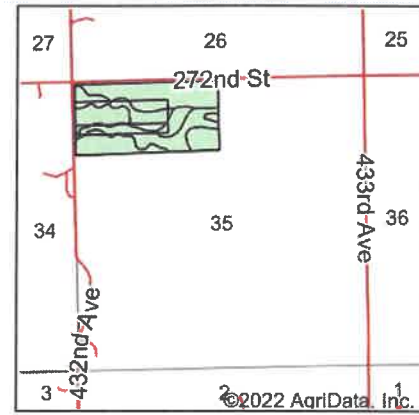
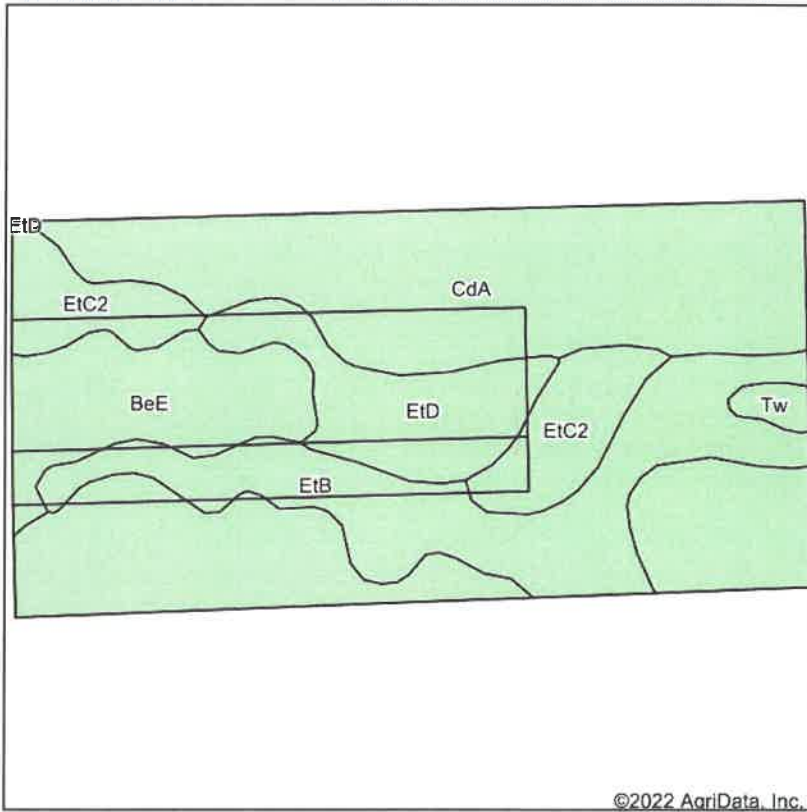
Map Created December 27, 2021

Farm 10409

35-100N-57W-Hutchinson

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **35-100N-57W**
 Township: **Pleasant**
 Acres: **76.16**
 Date: **11/2/2022**



Maps Provided By:

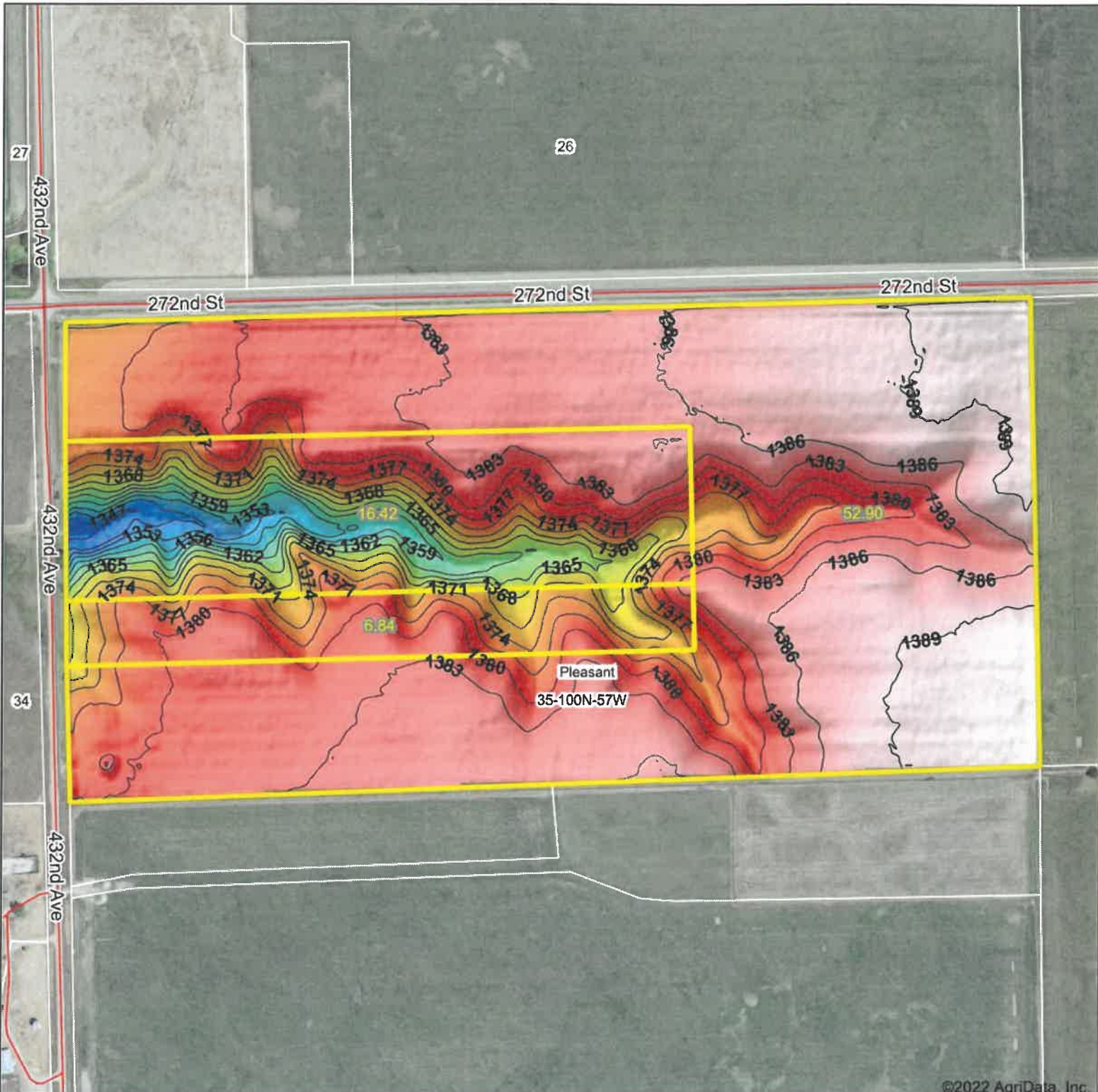


| Area Symbol: SD602, Soil Area Version: 23 | | | | | |
|---|--|-------|------------------|------------------|--------------------|
| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
| CdA | Clarno-Bonilla loams, 0 to 2 percent slopes | 38.79 | 50.9% | IIc | 88 |
| EtB | Ethan-Betts loams, 3 to 6 percent slopes | 14.27 | 18.7% | IIIe | 61 |
| BeE | Betts-Ethan loams, 15 to 40 percent slopes | 8.16 | 10.7% | VIIe | 18 |
| EtC2 | Ethan-Betts loams, 6 to 9 percent slopes, eroded | 7.34 | 9.6% | VIe | 49 |
| EtD | Ethan-Betts loams, 9 to 15 percent slopes | 6.86 | 9.0% | VIe | 30 |
| Tw | Tetonka and Whitewood silty clay loams | 0.74 | 1.0% | IVw | 73 |
| Weighted Average | | | | 3.49 | 66.3 |

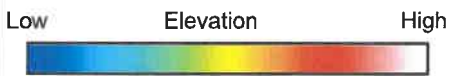
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



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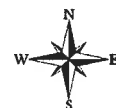
Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,344.0
 Max: 1,391.3
 Range: 47.3
 Average: 1,380.2
 Standard Deviation: 8.27 ft



Maps Provided By:



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11/2/2022

35-100N-57W
Hutchinson County
South Dakota

map center: 43° 26' 11.76, -97° 32' 59.88

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: 10409
Prepared: 10/13/22 9:04 AM
Crop Year: 2023
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 SOMBOUNE, BOBBY | Farm Identifier 9992 & 9993 | Recon Number 2014 - 235 |
|---|---------------------------------------|-----------------------------------|

Farms Associated with Operator:
None

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|-------------|------------------|
| 154.35 | 95.96 | 95.96 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 2 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | | | |
| 0.0 | 0.0 | 95.96 | 0.0 | 0.0 | 9.81 | | | | |

ARC/PLC

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

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction | HIP |
|--------------------------|--------------|-----------|-----------------------|-----|
| CORN | 51.1 | 112 | 0.00 | 0 |
| SOYBEANS | 11.0 | 31 | 0.00 | 0 |
| Total Base Acres: | 62.1 | | | |

Tract Number: 41295 **Description** NNW 35-100-57

FSA Physical Location : Hutchinson, SD **ANSI Physical Location:** Hutchinson, SD

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

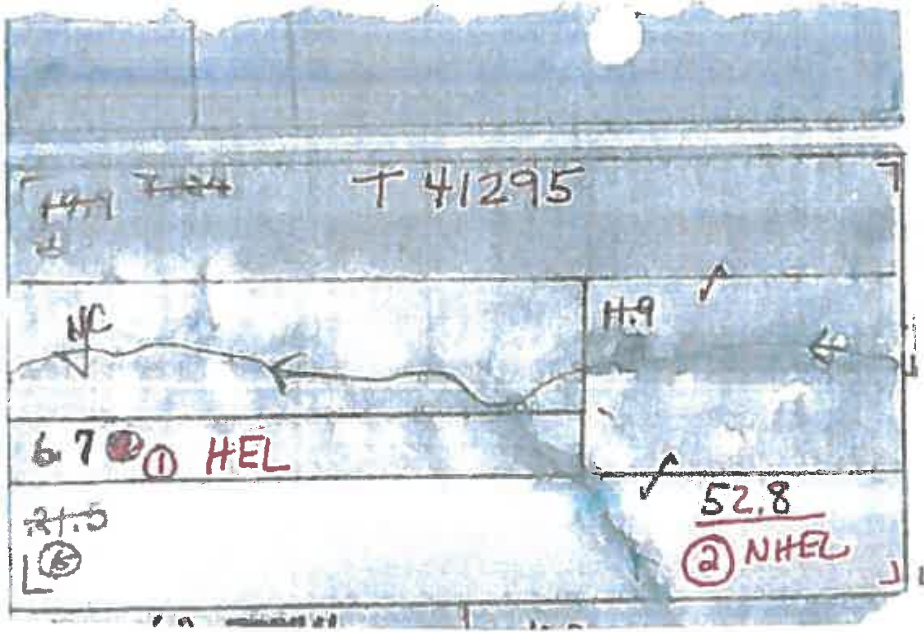
Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 76.16 | 59.74 | 59.74 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | |
| 0.0 | 0.0 | 59.74 | 0.0 | 0.0 | 0.0 | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| CORN | 32.0 | 112 | 0.00 |
| SOYBEANS | 6.9 | 31 | 0.00 |
| Total Base Acres: | 38.9 | | |

Owners: SOMBOUNE, BOBBY



$N^2 NW^4$

35-100-57



**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-3908

1. Effective Date: October 17, 2022, 8 AM

2. Policy or Policies to be issued:

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

Amount: 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:

Bobby Somboune, a single person.

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

The N½NW¼ of Section 35, Township 100 North, Range 57 West 5th P.M.,
Hutchinson County, South Dakota.

Parcel Identification Number: 100.57.35.2010

SCHEDULE A

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

SCHEDULE B-SECTION 1

Office File No.: TI-3908

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-3908

Page 1

SPECIAL EXCEPTIONS:

1. Real Estate Taxes for the second half of year 2021, due and payable in year 2022, in the amount of \$647.45.
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 R-3 in the N $\frac{1}{2}$ NW $\frac{1}{4}$ -35-100-57, as recorded in PC 1-#20(100-57) on August 21, 1973.
3. Easement for the construction, operation, and maintenance of a communications system and rights incidental thereto as set forth in a document granted to NORTHWESTERN BELL TELEPHONE COMPANY (no representation is made as to the present ownership of said easement) affecting the West 100 feet of the NW $\frac{1}{4}$ -35-100-57, as recorded in Book E2 page 261 on July 10, 1980.
4. Easement for the construction, operation, and maintenance of a rural water system and rights incidental thereto as set forth in a document granted to B-Y WATER DISTRICT (no representation is made as to the present ownership of said easement) affecting the W $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ -35-100-57, as recorded in Book E6 page 333 on March 2, 1998.
5. Judgment as filed and docketed in the First Judicial Court, Hutchinson County, SD, on June 5, 2018, showing Bobby Somboune as DEBTOR, and Progressive Northern Insurance c/o Weltman, Weinberg and Reis CO LPA, PO Box 93784, Cleveland, OH 44101, as CREDITOR, in the amount of \$19,607.25 and any other amounts which may be due in Case No. 33CIV18000012-01.

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

This Commitment is not valid without Schedule B-Section 1

SCHEDULE B-SECTION 2

Commitment - Stewart Title Guaranty Company

78.70 ACRES

HUTCHINSON COUNTY LAND

**FRIDAY,
JANUARY 6TH
AT 1:00PM**

*Auction will be held
on-site at the land
location!*

New Hutterthal Church

Salem MB Cemetery

272nd St

CLAYTON

TERMS: Cash sale with 15% (non-refundable) down payment with the balance on or before February 15th, 2023. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay all of the 2022 taxes due in 2023. New buyer will be responsible for all 2023 taxes due in 2024. Sold subject to owners approval and all easements and restrictions or record if any. Auctioneers represent the sellers only. Remember land auction held on the property! Come prepared to buy.

"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

