

McCook County

155.9 ACRES CANISTOTA TOWNSHIP

From Canistota, Northwest Corner go
2 ½ miles West, 1 South and ¾ East.
Land is on the north side of the road



Friday, October 21st at 10:30 AM



PO BOX 148
44628 SD HWY 44, MARION SD
PHONE: 800-251-3111
WEB: WIEMANAUCTION.COM

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**155.9 ACRES MCCOOK COUNTY LAND
AT AUCTION**

Attention Row Crop Operators, Cattle Producers & Investors, 155.9 acres west of Canistota SD
We will sell the following land at the Wieman Auction Facility in Marion SD or from Marion, go 1
South and ½ West on SD Hwy 44 on

FRIDAY, OCTOBER 21ST 2020 10:30 AM CST

This property will be offered as one tract of 155.9 acres of McCook County land, Canistota
Township. From Canistota, Northwest Corner go 2 ½ miles West, 1 South and ¾ East. Land is on
the north side of the road. Signs will be on the land.

LEGAL: SE ¼ of Section 32-102-54 including half of vacated roadway between Sections 32 & 33,
lying adjacent to said SE ¼ of Section 32-102-54.

It is our pleasure to offer this great tract of land. According to FSA and Surety Agri Data, this farm
has 105.67 acres of row crop ground and 50.23 acres in pasture. There is a dam in the pasture
that has been washed out due to recent years of heavy rains. A decent fence is in the pasture
and it has not been grazed!! There are 2 culverts to cross in the pasture to reach the tillable land.
The road on the east side of the property has been vacated and farmed.

- Soil types are Clarno-Ethan-Bonilla Loams and Ethan Betts
- Productivity index rating of 68.8
- Highly productive grass w/ dam
- Highly productive farm ground
- Can be farmed for the 2021 farm year
- Clean tract of land

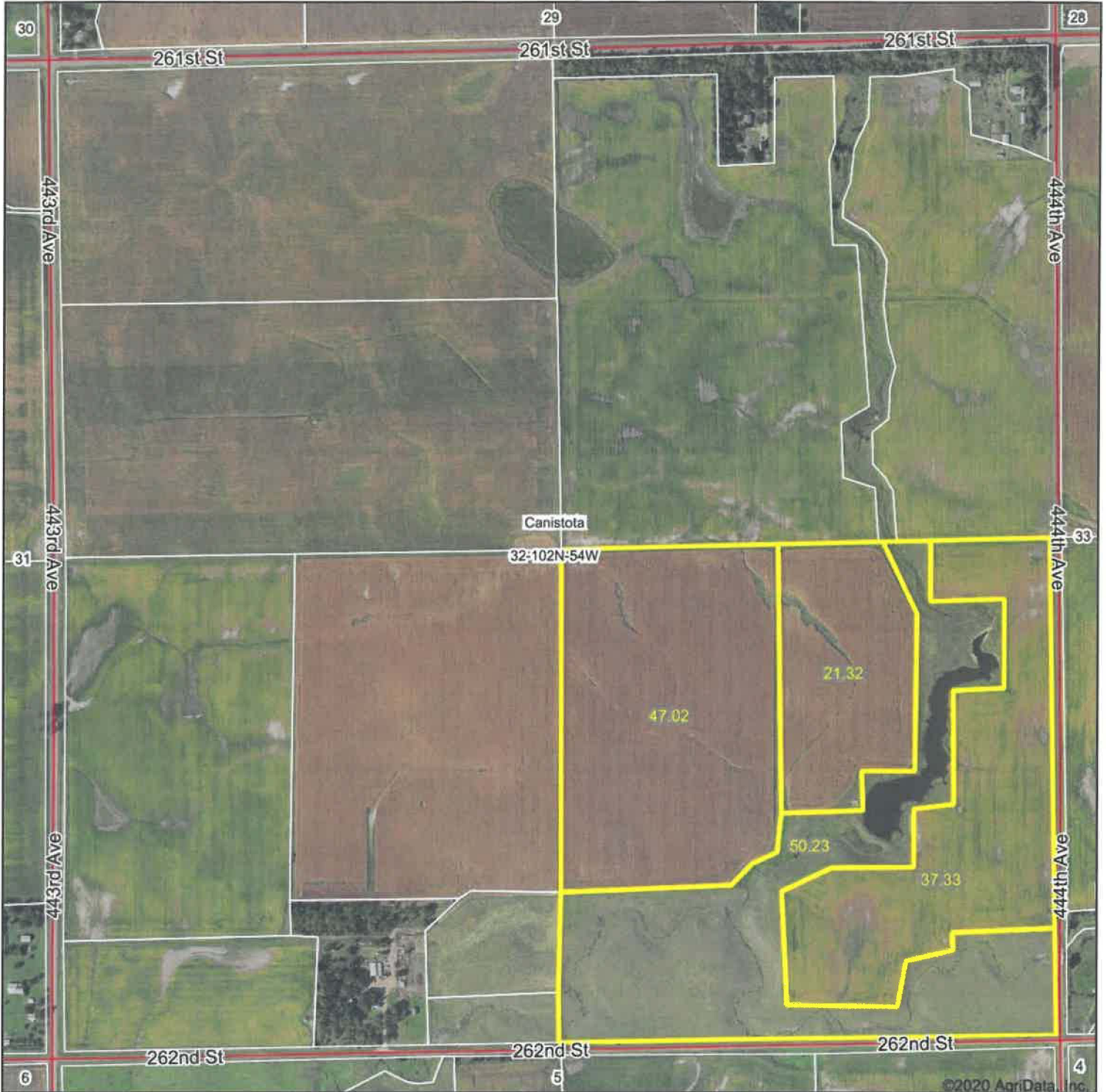
TERMS: 10% nonrefundable earnest money deposit is due on sale day with the balance on or
before December 1, 2020. Title Insurance and closing fees will be split 50/50 between the buyer
and the seller. Seller will pay all 2020 Real Estate Taxes. This property is sold subject to
easements and restrictions if there are any. Sold subject to Owner's Confirmation. All
information deemed to be accurate, but not guaranteed. Come prepared to buy. Wieman Land
& Auction Co., Inc. is representing the seller in this transaction. Information packets are available
upon request. Please view the land at your pleasure.

KARL & KAREN VOELTZ, OWNERS

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

Roger Gerlach
Closing Agent
605-425-2911

Aerial Map



©2020 AgriData, Inc.



Map Center: 43° 35' 38.22, -97° 20' 15.64



32-102N-54W
McCook County
South Dakota



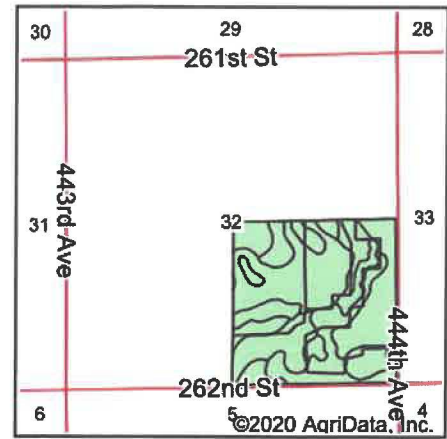
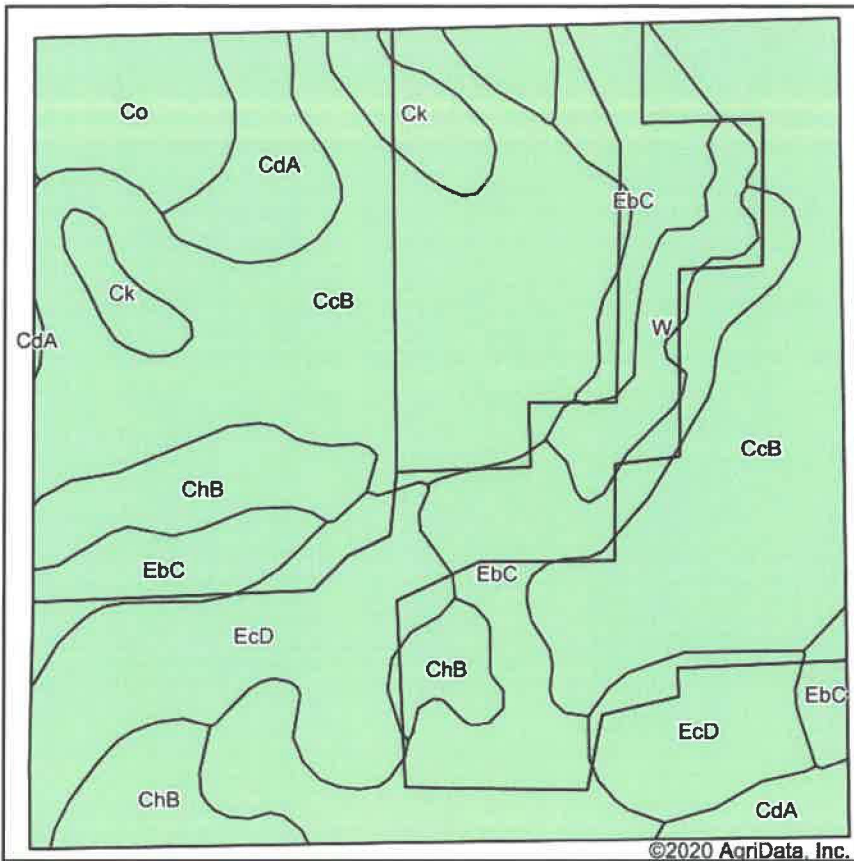
Maps Provided By:

CUSTOMER-ORIENTED ONLINE MAPPING

8/11/2020

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

Soils Map



State: **South Dakota**
 County: **McCook**
 Location: **32-102N-54W**
 Township: **Canistota**
 Acres: **155.9**
 Date: **8/11/2020**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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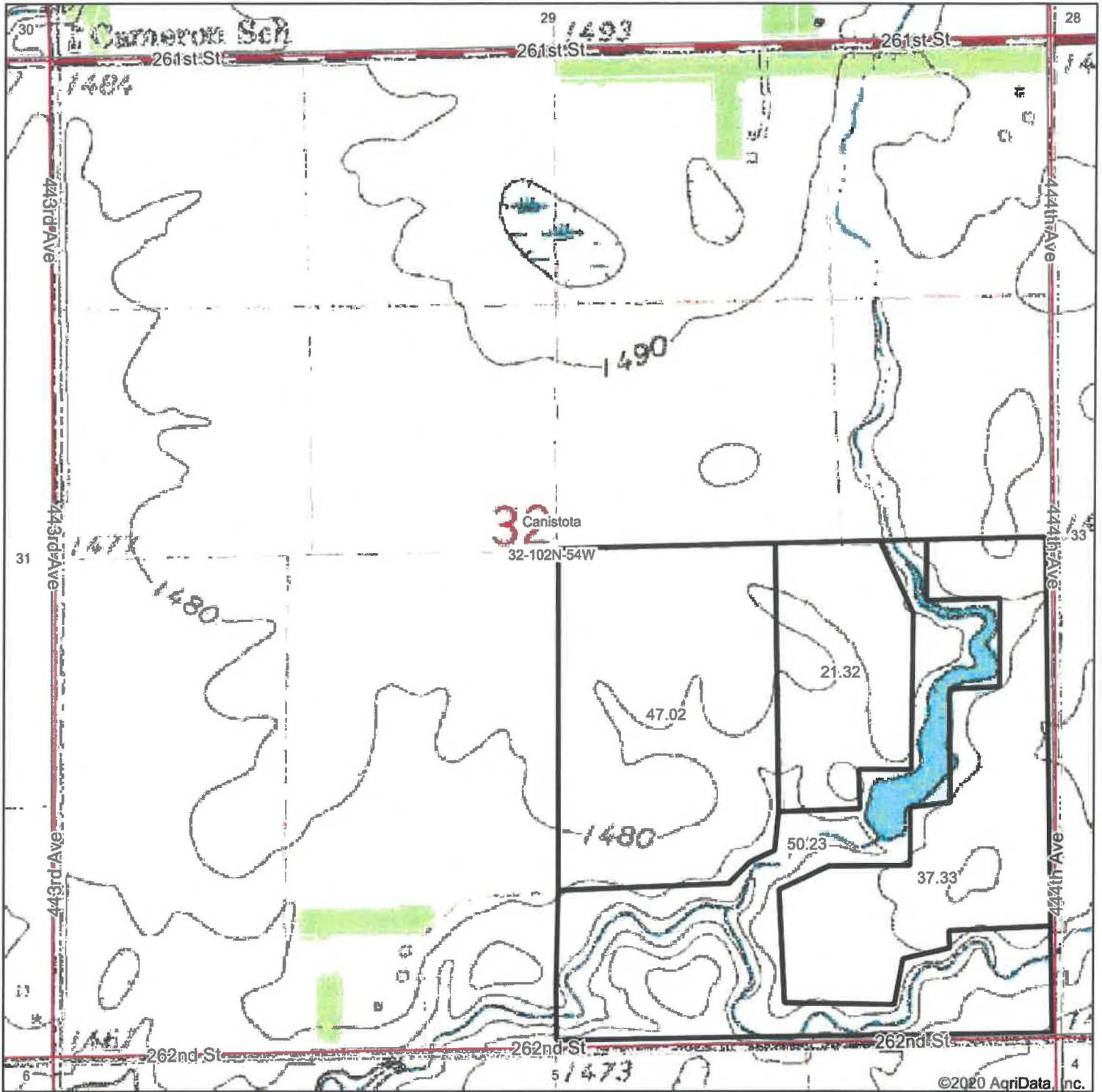
Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CcB	Clarno loam, 2 to 6 percent slopes	60.85	39.0%	Ile	82
EbC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	33.66	21.6%	IIIe	69
EcD	Ethan-Betts loams, 9 to 15 percent slopes	22.95	14.7%	VIe	30
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	12.49	8.0%	Ile	78
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	9.26	5.9%	Ilc	88
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	6.66	4.3%	Ilc	82
Ck	Crossplain clay loam	5.13	3.3%	IIw	77
W	Water	4.90	3.1%	VIII	0
Weighted Average					68.8

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Topography Map



©2020 AgriData, Inc.

map center: 43° 35' 38.22, -97° 20' 15.64

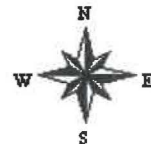


Maps Provided By:



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32-102N-54W
McCook County
South Dakota



9/4/2020

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

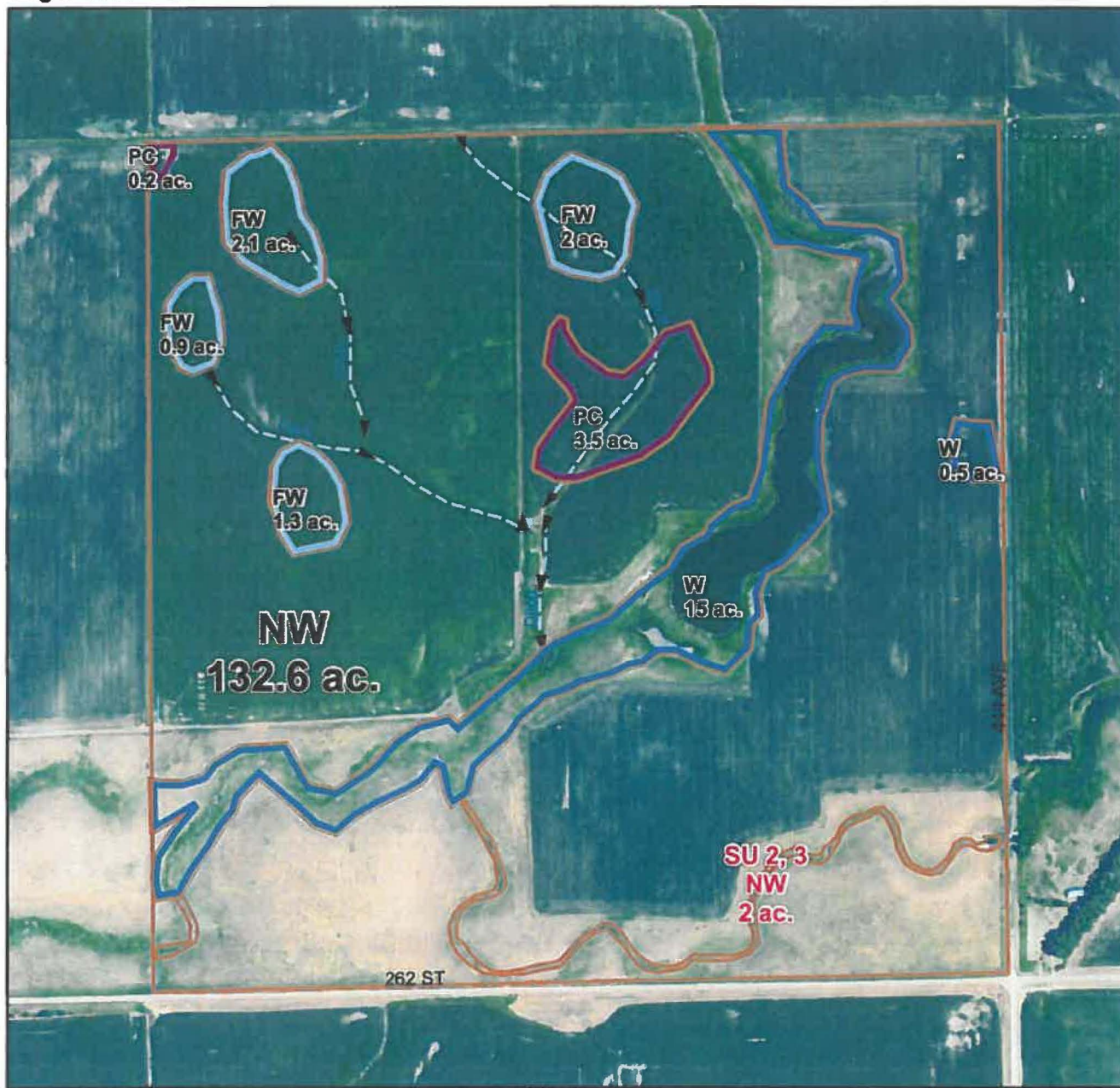


Certified Wetland Determination

Certified by: B. Meyer
Legal Desc. SE4 32-102-54

Customer: Karl Voeltz
Tract: 3747

Date: 5/8/18



McCook County

1:5,500 1 inch = 458 feet



This determination only applies to sample units 2 and 3.
There is a prior determination for the remaining part of the tract.



Abbreviated 156 Farm Record

Tract 3746 Continued ...

Corn	70.00	0.00	133
Soybeans	70.00	0.00	37
TOTAL	140.00	0.00	

NOTES

Tract Number : 3747

Description : H11 SE 32 102 54
FSA Physical Location : SOUTH DAKOTA/MCCOOK
ANSI Physical Location : SOUTH DAKOTA/MCCOOK
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 : KARL VOELTZ, KAREN VOELTZ
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
157.60	107.37	107.37	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	107.37	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	25.15	0.00	133
Soybeans	34.75	0.00	37
TOTAL	59.90	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.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data for reference only:

Issuing Agent: McCook County Abstract & Title Insurance, Ltd.
Issuing Office: 401 N. Nebraska St., P.O. Box 506, Salem, SD 57058
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: TI-8774
Issuing Office File Number: TI-8774
Property Address: Not applicable for coverage, ,

SCHEDULE A

1. Commitment Date: August 27, 2020 at 07:00 AM
2. Policy to be issued:
 - (a) ALTA Own. Policy (06/17/06)
 - Proposed Insured: TO BE DETERMINED
 - Proposed Policy Amount \$ 50.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:
KARL G. VOELTZ and KAREN RAE VOELTZ, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOTAS TENANTS IN COMMON.
5. The Land is described as follows:
THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY TWO (32), TOWNSHIP ONE HUNDRED TWO (102) NORTH, RANGE FIFTY FOUR (54), West of the 5th P.M., INCLUDING 1/2 OF THE VACATED ROADWAY RUNNING BETWEEN SECTIONS 32 AND 33 LYING ADJACENT TO SAID SE1/4, McCook County, South Dakota.

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

FIDELITY NATIONAL TITLE INSURANCE COMPANY

By: *Tim Wegena*
McCook County Abstract & Title Insurance, Ltd.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

**SCHEDULE B, PART I
Requirements**

All of the following Requirements must be met

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Requirements may be included as Special Exceptions on SCHEDULE B, PART II.
6. Marital status of any Grantor &/or Mortgagor must be stated on the documents to be insured by the policies (Ownership Deed and/or Mortgage). If married, spouses must sign documents.
7. Seller/Mortgagor Affidavit and/or Purchaser Affidavit (PROVIDED WITH THIS COMMITMENT) to be executed and returned to McCook County Abstract & Title.

**SCHEDULE B, PART II
Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. General Exceptions:
 1. Rights or claim of parties in possession not shown by the public records.*
 2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and physical inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.*
 3. Easements, or claims of easements, not shown by the public records.*
 4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. *

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SCHEDULE B
(Continued)

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.*
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.*
7. Any service, installation or connection charge for sewer, water or electricity.*
8. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.*

* Paragraphs 1, 2, 3, 4, 5, 6, 7 and 8 will not appear as printed exceptions on extended coverage policies except as to such parts thereof which may be typed as a Special Exception.

Special Exceptions:

3. Any charges for municipal &/or rural services (i.e. water, sewer, correction of nuisance conditions, etc.) are the responsibility of the parties to this transaction. For information regarding the existence of any such bills, contact the appropriate municipal office.
4. Accrued taxes and assessments for the year 2020 and subsequent years, not yet due or delinquent
5. 2019 Real Estate Taxes payable in 2020 are:
Parcel # 10.32.3000: _____ \$3,366.74
1st 1/2 _____ \$1,683.37 PAID
2nd 1/2 _____ \$1,683.37 DUE 10/31/2020
6. This preliminary & informational commitment provides no title insurance. Once a buyer and purchase amount is available, contact our office to update and issue and "official" commitment.
7. The Commitment/Policy does not insure amount of acres of land legally described in Schedule A.
8. The land described in Commitment / Policy shall not be deemed to include any house trailer or mobile home standing on the premises, if applicable.
9. Rights of tenants in possession under the terms of unrecorded leases.
10. VESTED DRAINAGE RIGHT executed by Earl Helmbrecht and Lucille Helbrecht -to- The Public; dated June 27, 1991; FILED December 16, 1991 at 3:25 P.M., and recorded in Book 157 of Deeds, Pages 156-158. (Describes SE 1/4 32-102-54 as the servient estate)
11. VESTED DRAINAGE RIGHT executed by Randall J. Harns -to- The Public; dated March 4, 1992; FILED March 6, 1992 at 2:17 P.M., and recorded in Book 157 of Deeds, Pages 559-560. (Describes SE 1/4 32-102-54 as the servient estate)
12. VESTED DRAINAGE RIGHT executed by Elsie E. Johannsen -to- The Public; dated April 29, 1992; FILED May 18,

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SCHEDULE B
(Continued)

1992 at 12:15 P.M., and recorded in Book 158 of Deeds, Pages 409-410. (Describes S1/2 of 32-102-54 as the dominant estate)

13. VESTED DRAINAGE RIGHT executed by Sharon Buxengaard -to- The Public; dated May 1, 1992; FILED May 20, 1992 at 1:50 P.M., and recorded in Book 158 of Deeds, Pages 428-429. (Describes SE1/4 32-102-54 as the servient estate)
14. Statutory Easement for highway along the section line (or lines) bounding (or within) the land herein described.

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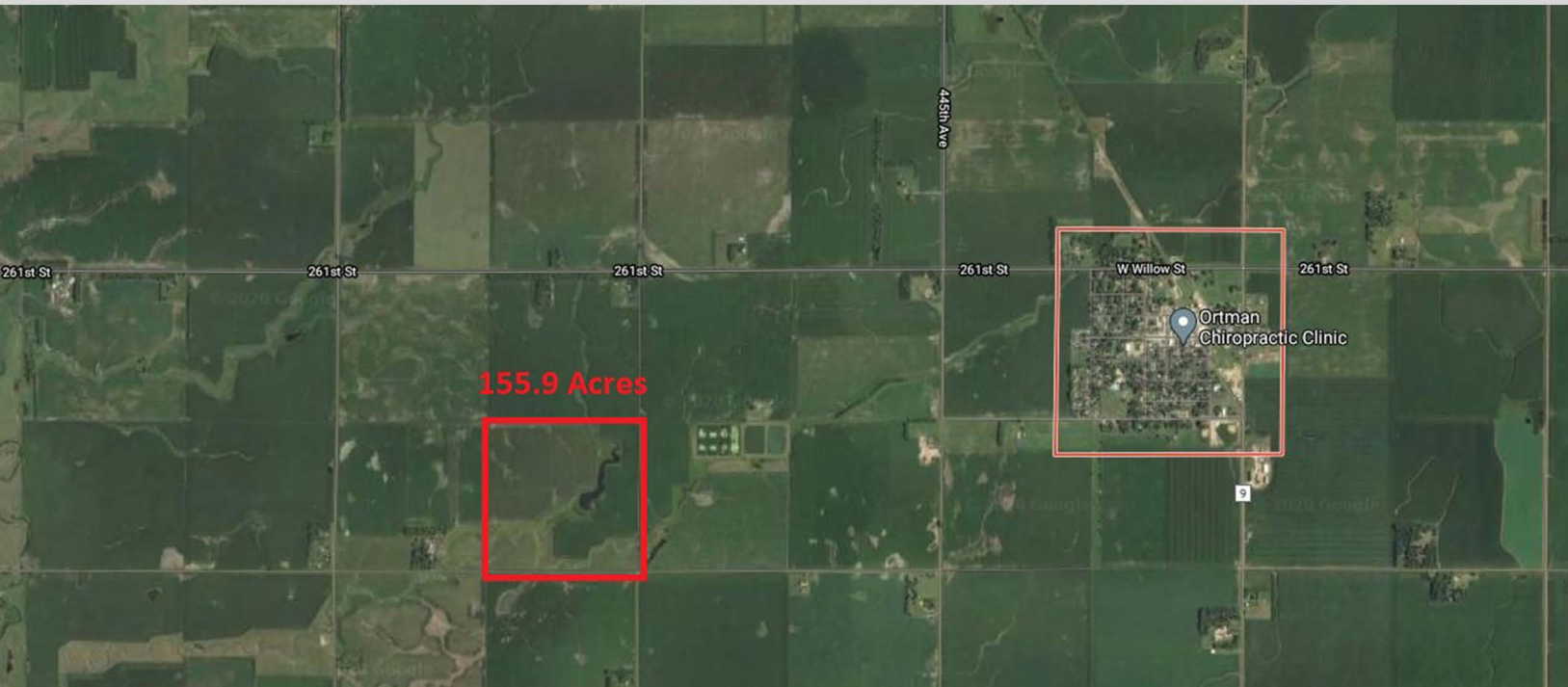
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