

*Charles Mix County*  
**FARMLAND  
AUCTION**

**991  
Acres**

*Thursday*  
**January 18<sup>th</sup>**  
*at 10:30 AM*

OWNER:

**DON J. HOEKSEMA**

**WIEMAN**  
LAND & AUCTION

44628 SD HWY, Marion SD

phone: 800-251-3111

web: [wiemanauction.com](http://wiemanauction.com)

fax: 605-648-3102

*"We Sell The Earth And Everything On It!"*



**991 ACRES OF JACKSON TOWNSHIP - CHARLES MIX COUNTY, SD PASTURE LAND WITH GREAT VISTAS OF THE MISSOURI RIVER – GREAT HUNTING & DEVELOPMENT POTENTIAL AT AUCTION**

The following land will offered for sale at public auction located in the Platte Community Center located at 314 Main St. Platte, SD on:

**THURSDAY JANUARY 18<sup>TH</sup>  
10:30 A.M.**

Cattlemen – Hunters - Developers check out this opportunity. It is our privilege to offer this large outstanding grazing unit that will be offered in several tracts to accommodate land buyers of all size. Native grass pastures with good perimeter fences, piped rural water with tire tanks, deep wooded draws, and breathtaking vistas of the Missouri River are just some of this properties attributes. Words cannot describe the WOW factor this property carries you need to view it for yourself or watch the drone video footage.

**TRACT ONE: 480-ACRES**

**LEGAL:** SW ¼ of Section 28, and the N ½ of Section 33, 97-67 Charles Mix County, South Dakota.

**LOCATION:** From Geddes, SD go 3-miles west on 285<sup>th</sup> St turn south on 371<sup>st</sup> St. go 3-miles south, 1-mile west, 1 ½ miles south east side of the road or near 289<sup>th</sup> St. & 370<sup>th</sup> Ave. Note last ½ mile is a closed section line, please close any gates upon inspection.

- 480 taxable acres of native pasture ground. Property is divided into three parcels all having a tire tank for water supply. This parcel also has an Artesian well that flows 20-gal/minute that first fills a tire tank and then sends excess down a natural waterway. All tire tank placement and erosion control was designed thru EQUIP.
- Annual Taxes are \$1,621.58. New buyer will receive full possession for the 2018 grazing season.
- Seller had a majority of the volunteer cedar trees removed 3 ½ years ago to improve grazing quality.
- Access is provided by the closed section line located to the west of the property.

**TRACT TWO: 116.05 - ACRES**

**LEGAL:** The SE ¼ of the NW ¼ and Lots 1 ,2, 3 of Section 29, 97-67 Charles Mix County, South Dakota.

**LOCATION:** From Tract 1 this parcel is located 1-mile to the northwest or from North Wheeler boat ramp go 1-mile east turn north on 369<sup>th</sup> Ave go 2-miles east side of the road or near the junction of 289<sup>th</sup> St. and 396<sup>th</sup> Ave.

- 116.05 taxable acres bordered to the west by 396<sup>th</sup> Ave which splits the property into two parcels on each side of the road. Native grass pasture with good fences and may have some development potential for housing or trailer park development.
- Annual Taxes \$346.62. New buyer to receive full possession at closing for the 2018 grazing season. Property has good access.
- Property has a 2" Rural Water Line that feeds a tire tank to provide livestock water. Limited weed pressure, several unique building spots that would allow for a walk-out basement come take a look!

**TRACT THREE: 20-ACRES (SUBJECT TO SURVEY)**

**LEGAL:** The south 20-acres of the SW ¼ of the NW ¼ of Section 32, 97-67 Charles Mix County, SD (Subject to survey to determine boundary lines and proper legal description)

**LOCATION:** From North Wheeler Boat dock go 1-mile east on 291<sup>st</sup> St turn north ½ mile on 396<sup>th</sup> Ave east side of the road or ½ mile south of Tract 2.

- 20-acres of land that is loaded with potential for a new home site, trailer park, or just an opportunity to purchase a piece of South Dakota Heaven with fantastic views!
- Located just 1-mile as a crow flies from the North Wheeler boat ramp, an area that should have incredible development.
- Taxes are estimated at \$2,700 per year if sold as a non-ag property. Seller will pay for all survey costs.

**TRACT FOUR: 375- ACRES**

**LEGAL:** SW ¼ of the NW ¼ except TRACT 3 (subject to survey) and the NE ¼, the N ½ of the SE ¼ of the NW ¼, N ½ of the NW ¼ of the SE ¼, and the SE ¼ of the NW ¼ of the SE ¼, and the E ½ of the SW ¼ of the SE ¼ in Section 32, 97-67 and the NE ¼ of the NE ¼ and the East 5-acres in the NW ¼ of the NE ¼ in Section 5, 96-67 all in Charles Mix County, South Dakota.

**LOCATION:** Located directly west of Tract One or surrounds Tract 3

- 375 taxable acres of native pasture ground that has Rural Water supplying 3-tire tanks that are statically located. Good perimeter 4-barb fences.
- Property has a large dam on the east side that is supplied water from the Artesian well located on Tract 1. Property spans 1-mile south to high water mark of the River. Several awesome building sites overlooking the river.
- Annual Taxes are estimated at \$1,162.06. One of the very few tracts of land that provides ownership this close to the river.

**TRACT FIVE: 395 ACRES COMBINATION OF TRACTS 3 & 4**

- If sold as one unit no surveys will be completed and buyer will settle on taxable acres.
- Annual Real Estate taxes are \$1,222.06.

**TO INSPECT THE PROPERTY:** Auctioneers will be on site to provide tours of the property on Tuesday & Thursday December 26<sup>th</sup> & 28<sup>th</sup> from 1:00 to 3:00 p.m. and Thursday Jan. 4<sup>th</sup> from 1:00 to 3:00 or by appointment. Buyers packets can be mailed out by calling the auctioneers at 800-251-3111 or reviewed on [www.wiemanauktion.com](http://www.wiemanauktion.com) along with a drone video of the property.

**TERMS:** Cash sale with 15% non-refundable down payment auction day with the balance on or before February 26, 2018. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2017 taxes in full. Buyer to receive full possession upon closing. Property will not be tied together as one unit and will only be offered in the tracts as listed above. Seller does not warrant that all fences lie on the true and correct boundary line. Remember auction to be held indoors at the Platte Community Center.

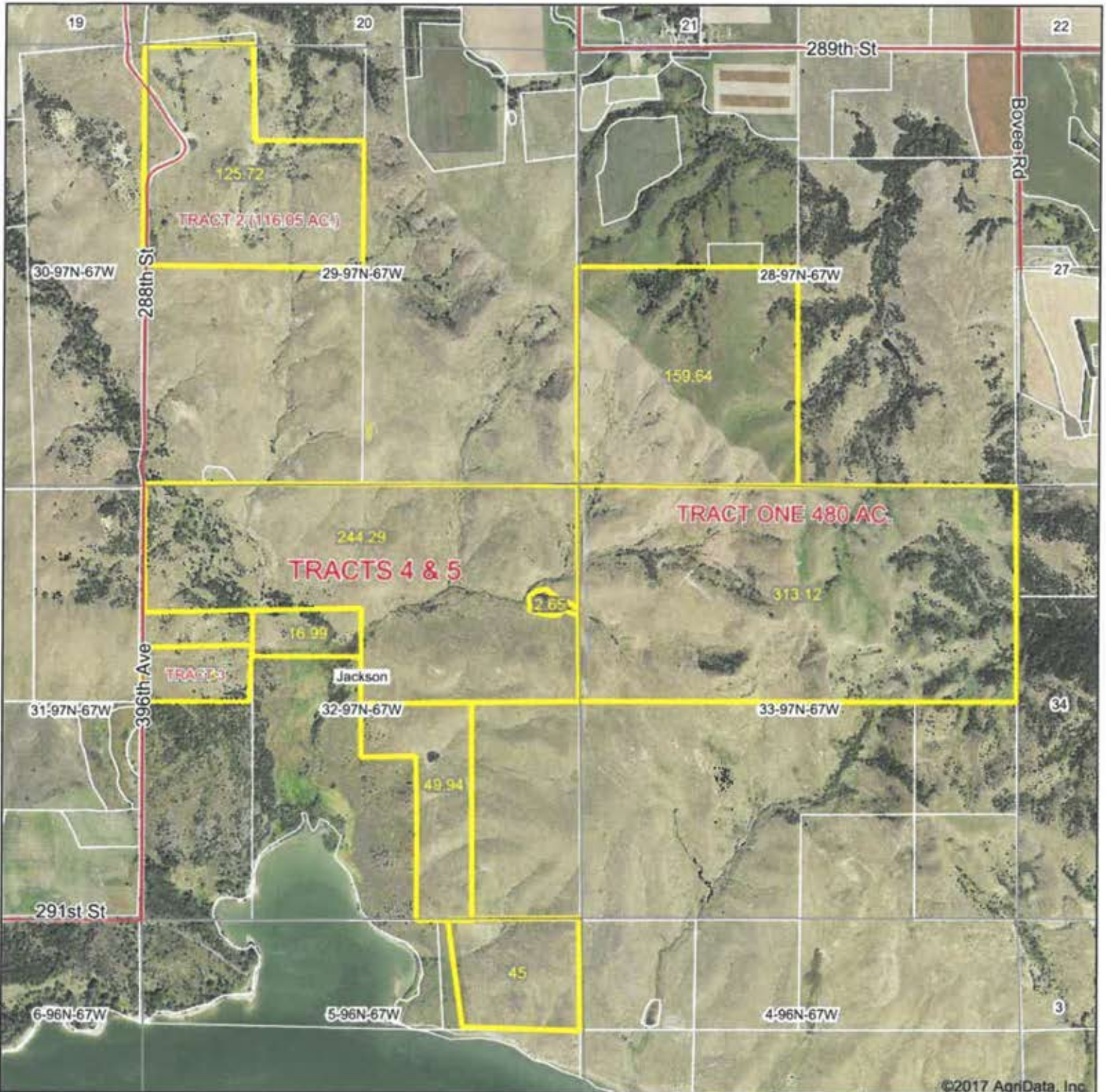
**DON J. HOEKSEMA – OWNER**

Wieman Land & Auction Co. Inc.  
Marion, SD 800-251-3111  
Kevin, Mike, Ryan Wieman  
Nathan Timmermans

Dale Strasser  
Closing Attorney  
605-925-7745



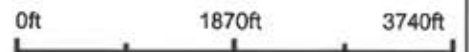
# Aerial Map



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map center: 43° 10' 53.1, -98° 47' 14



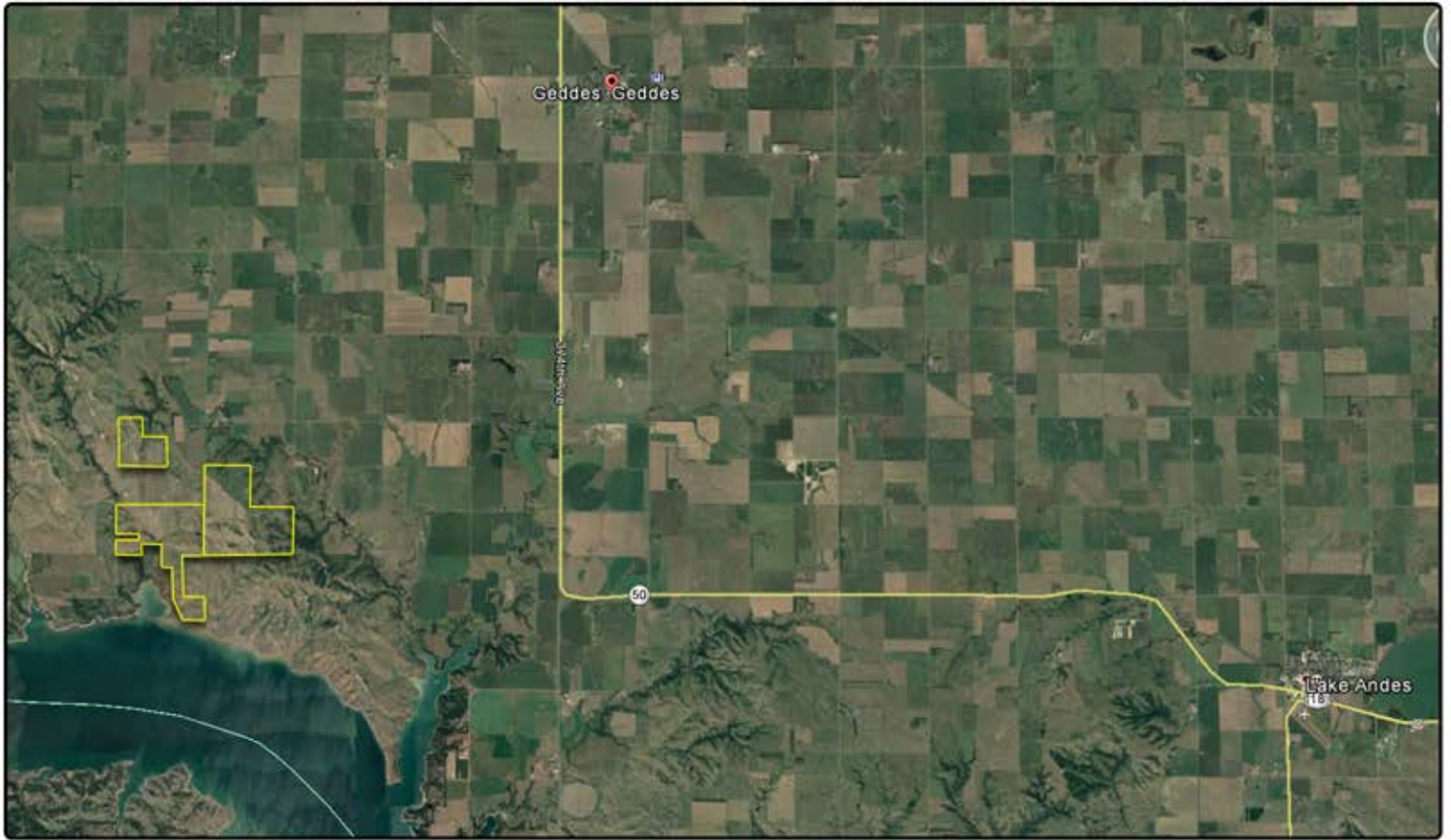
**32-97N-67W**  
**Charles Mix County**  
**South Dakota**



12/17/2017

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

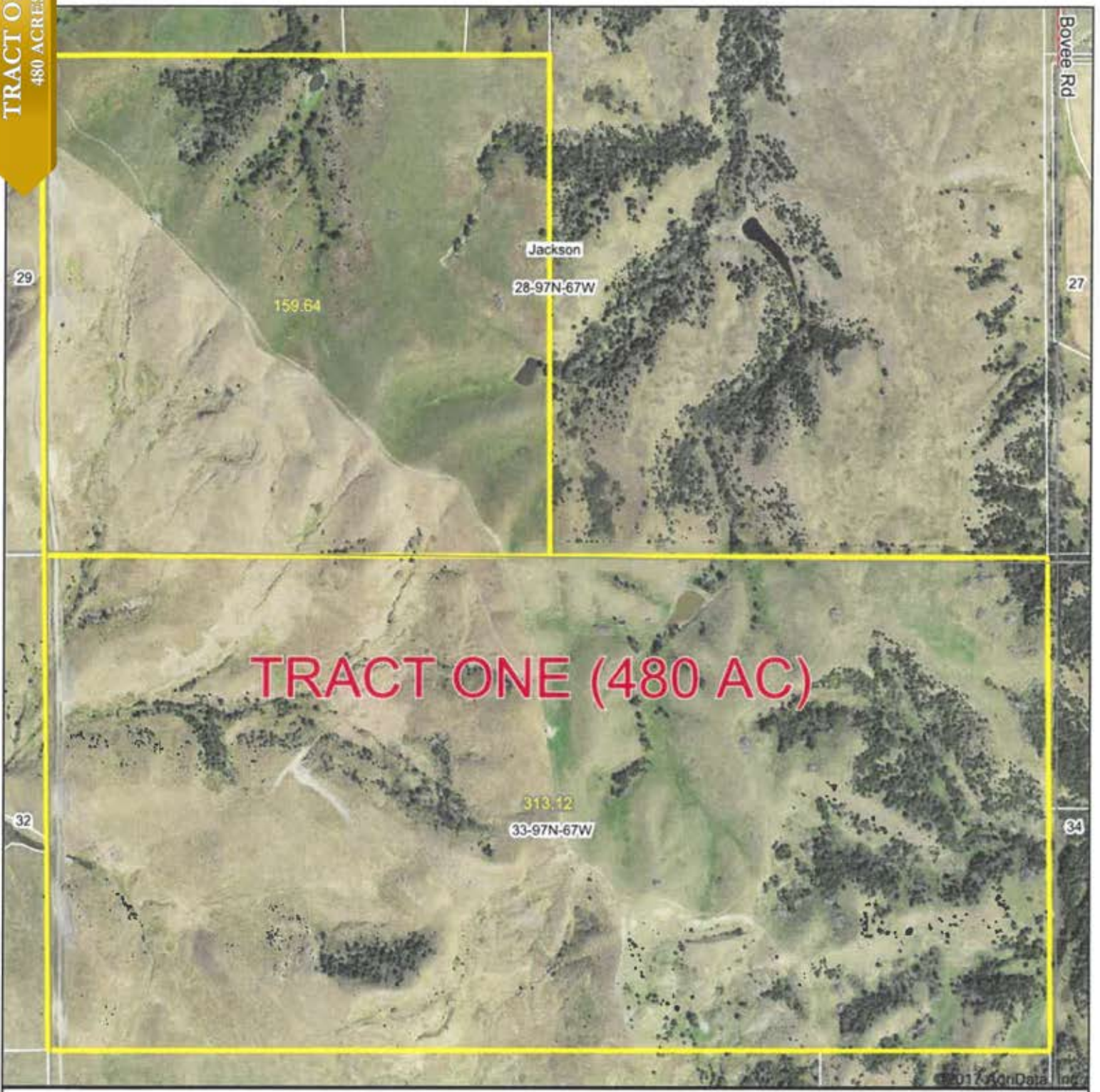






TRACT ONE  
480 ACRES

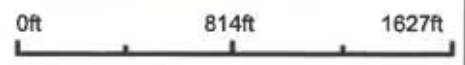
# Aerial Map



TRACT ONE (480 AC)



map center: 43° 11' 1.14, -98° 46' 34.36



28-97N-67W  
Charles Mix County  
South Dakota

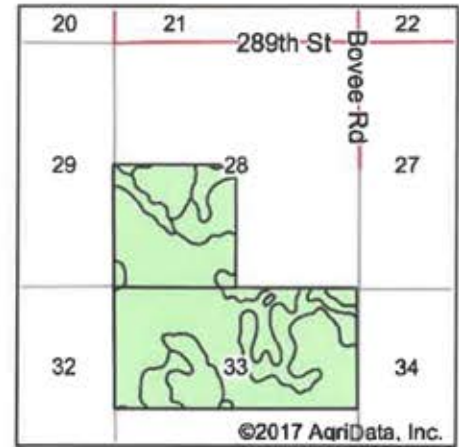
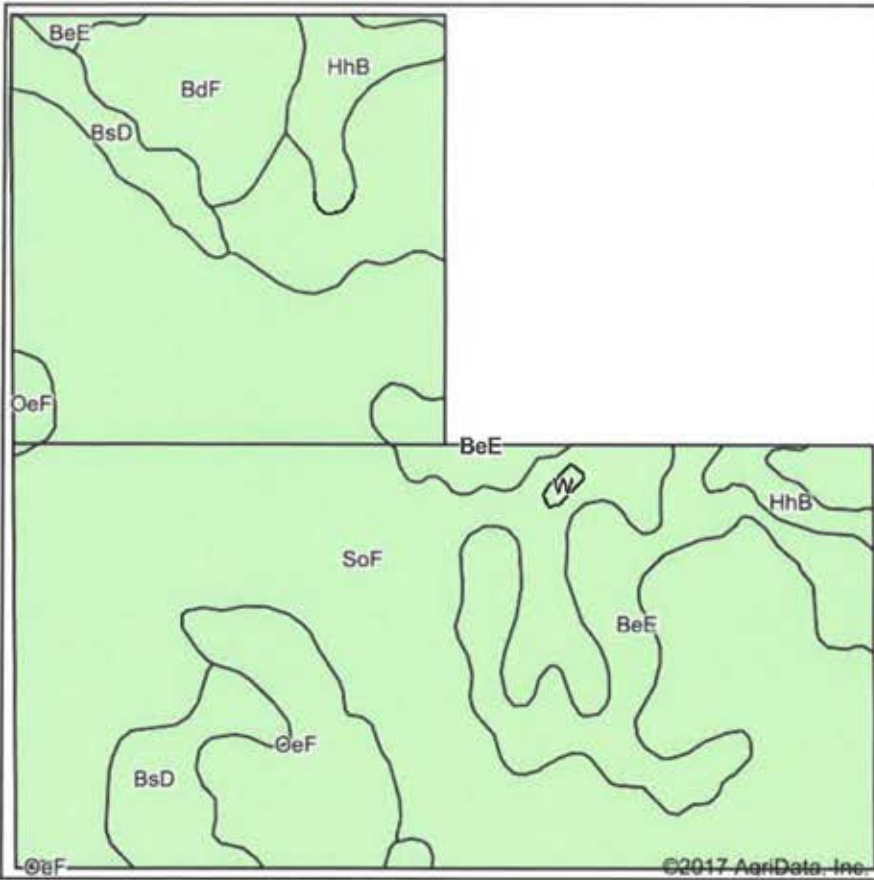


12/17/2017

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

# Soils Map

TRACT ONE  
480 ACRES



State: **South Dakota**  
 County: **Charles Mix**  
 Location: **28-97N-67W**  
 Township: **Jackson**  
 Acres: **472.76**  
 Date: **12/17/2017**



Soils data provided by USDA and NRCS.

**Area Symbol: SD023, Soil Area Version: 24**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat
SoF	Sansarc-Boyd complex, 15 to 40 percent slopes	280.46	59.3%	Vlle	6					
BeE	Ethan-Betts loams, 9 to 15 percent slopes	85.90	18.2%	Vle	30					
OeF	Okaton silty clay, 15 to 40 percent slopes	33.80	7.1%	Vlle	3					
BsD	Boyd-Sansarc complex, 6 to 15 percent slopes	29.01	6.1%	Ive	32	1.3	23	27	37	28
BdF	Betts-Ethan loams, 15 to 40 percent slopes	24.84	5.3%	Vlle	18					
HhB	Highmore silt loam, 2 to 6 percent slopes	18.02	3.8%	lle	91					
W	Water	0.73	0.2%		0					
<b>Weighted Average</b>					<b>15.6</b>	<b>0.1</b>	<b>1.4</b>	<b>1.7</b>	<b>2.3</b>	<b>1.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

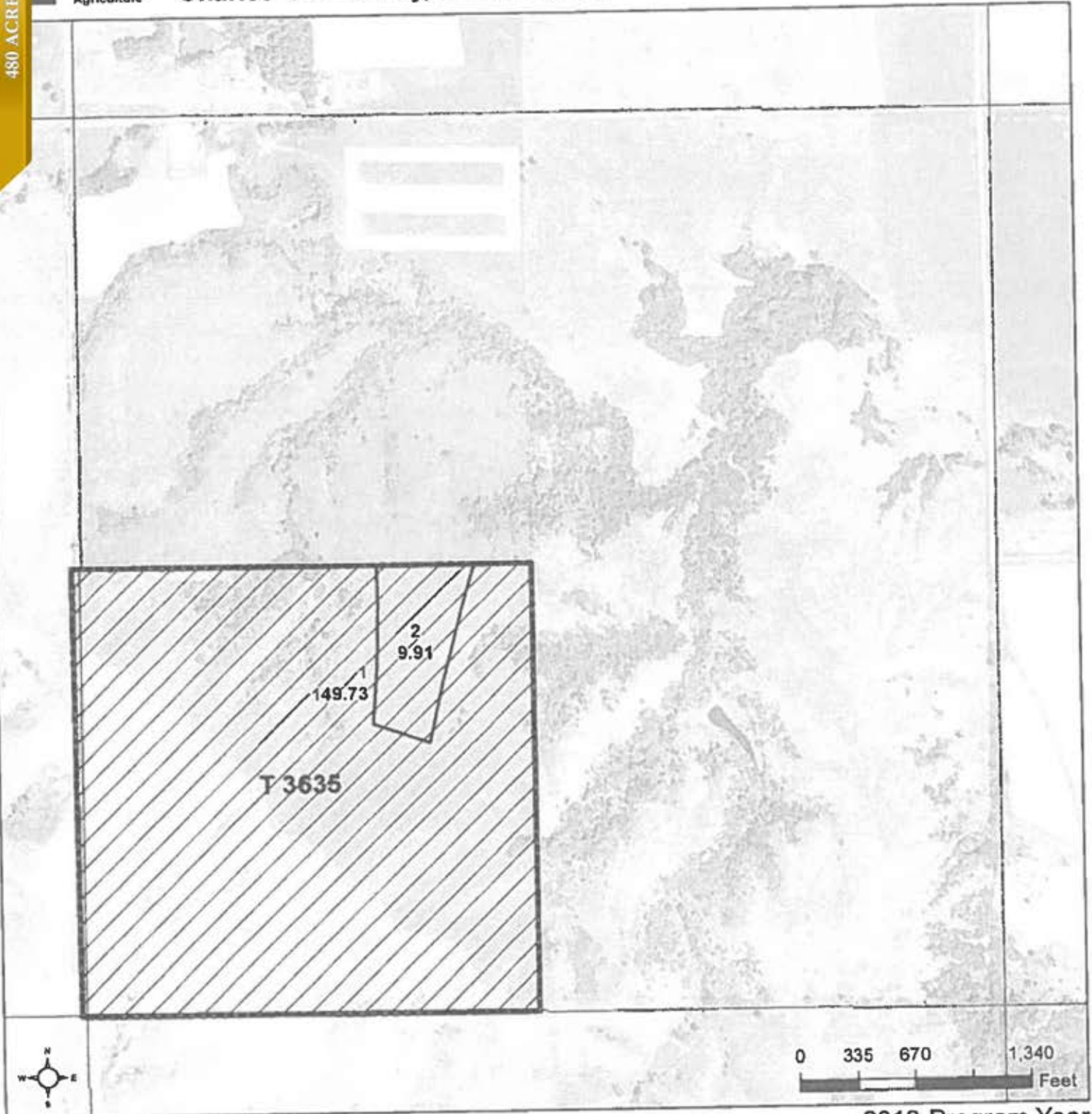
Soils data provided by USDA and NRCS.



TRACT ONE  
480 ACRES

United States  
Department of  
Agriculture

# Charles Mix County, South Dakota



Common Land Unit  PLSS

- Non-Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

2018 Program Year  
Map Created November 13, 2017

**Farm 3721**

**28-97N-67W**

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Common Land Unit  PLSS

- Non-Cropland
- Tract Boundary

Wetland Determination Identifiers

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

2018 Program Year  
Map Created November 13, 2017

Farm 9068

33-97N-67W

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South Dakota  
Charles Mix  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

FARM: 9068  
Prepared: 12/11/17 2:59 PM  
Crop Year: 2018  
Page: 3 of 7

CLAIMER: 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.

Tract Number: 1299      Description: N1/2 33 97 67

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
313.12	0.0	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	0.0	0.0	0.0	0.0	

Owners: DONALD J HOEKSEMA

Other Producers: WILLIAM J MUSHITZ      TROY KIRSCH

Tract Number: 3635      Description: SW 28 97 67

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
159.64	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
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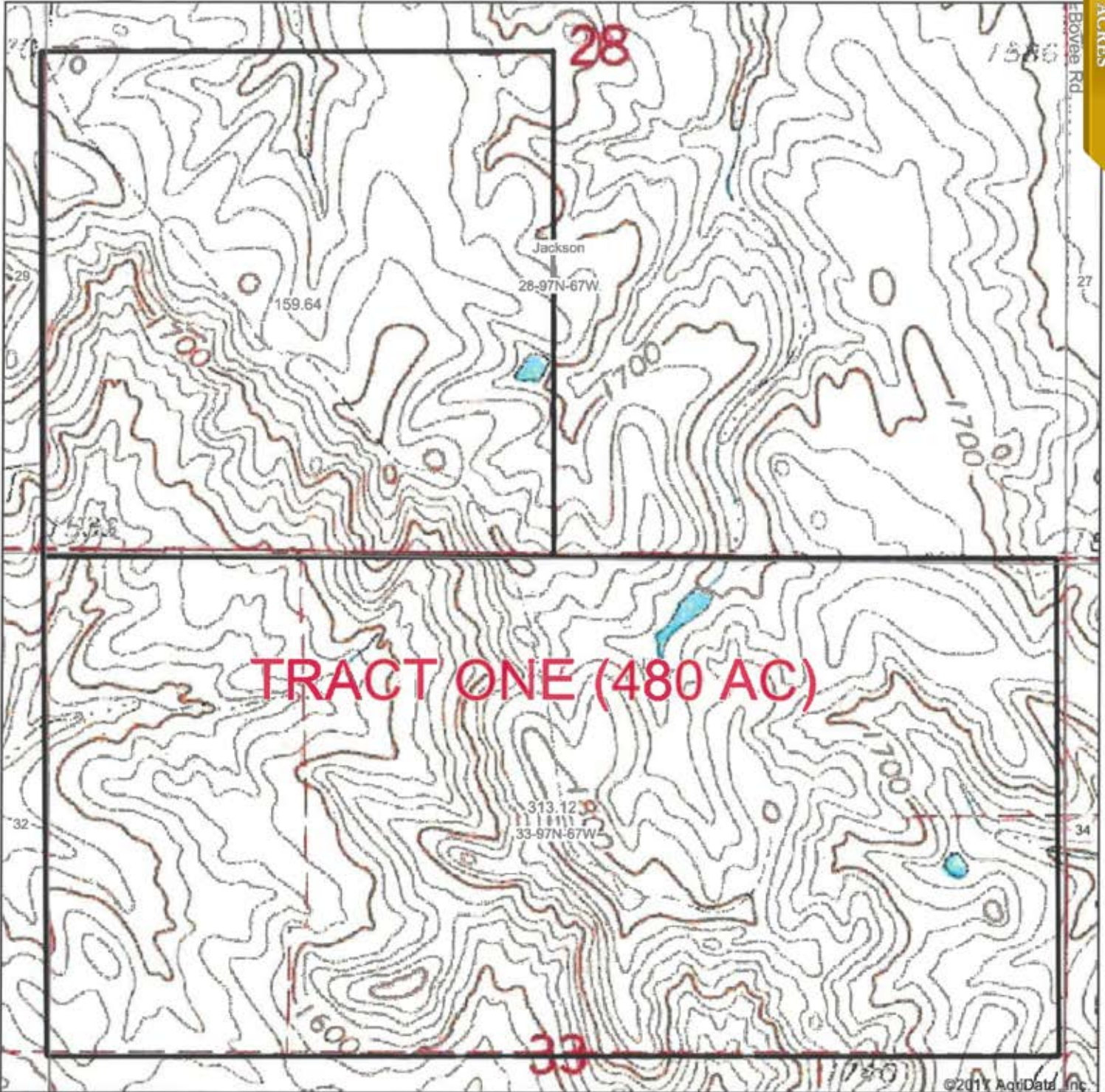
Owners: DONALD J HOEKSEMA

Other Producers: None



# Topography Map

TRACT ONE  
480 ACRES



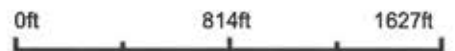
Maps Provided By:



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www.AgrDataInc.com

map center: 43° 11' 1.14, -98° 46' 34.36



**28-97N-67W**  
**Charles Mix County**  
**South Dakota**



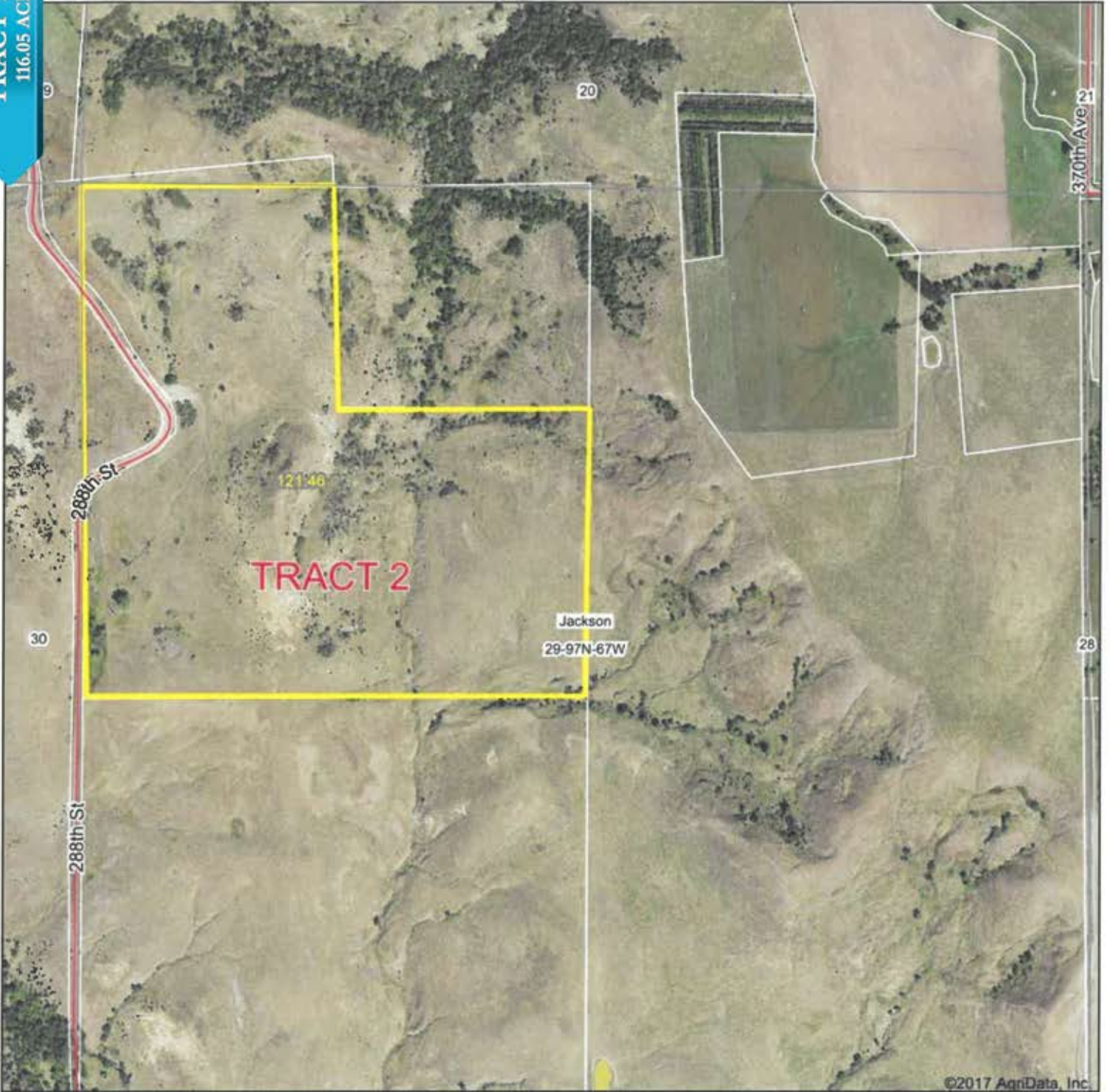
12/17/2017

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



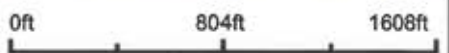
**TRACT TWO**  
116.05 ACRES

### Aerial Map



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map center: 43° 11' 34.49, -98° 47' 46.94



Maps Provided By:  
 **surety**  
CUSTOMERS ONLINE MAPPING  
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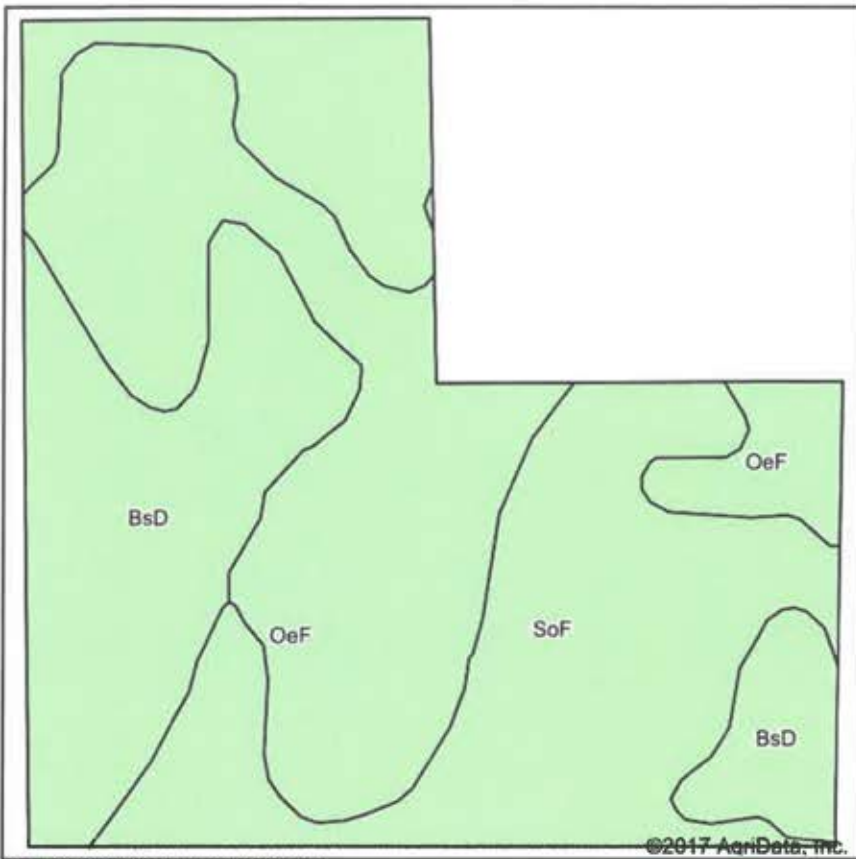
**29-97N-67W**  
**Charles Mix County**  
**South Dakota**



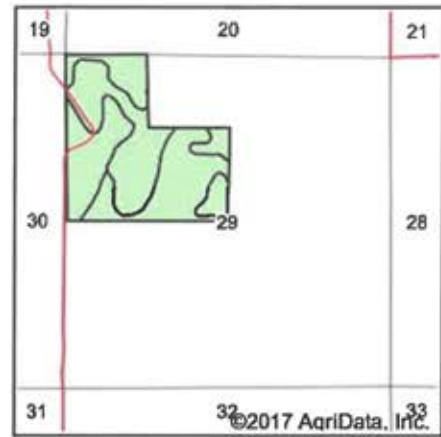
12/9/2017

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

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Charles Mix**  
 Location: **29-97N-67W**  
 Township: **Jackson**  
 Acres: **121.46**  
 Date: **12/9/2017**



Area Symbol: SD023, Soil Area Version: 24

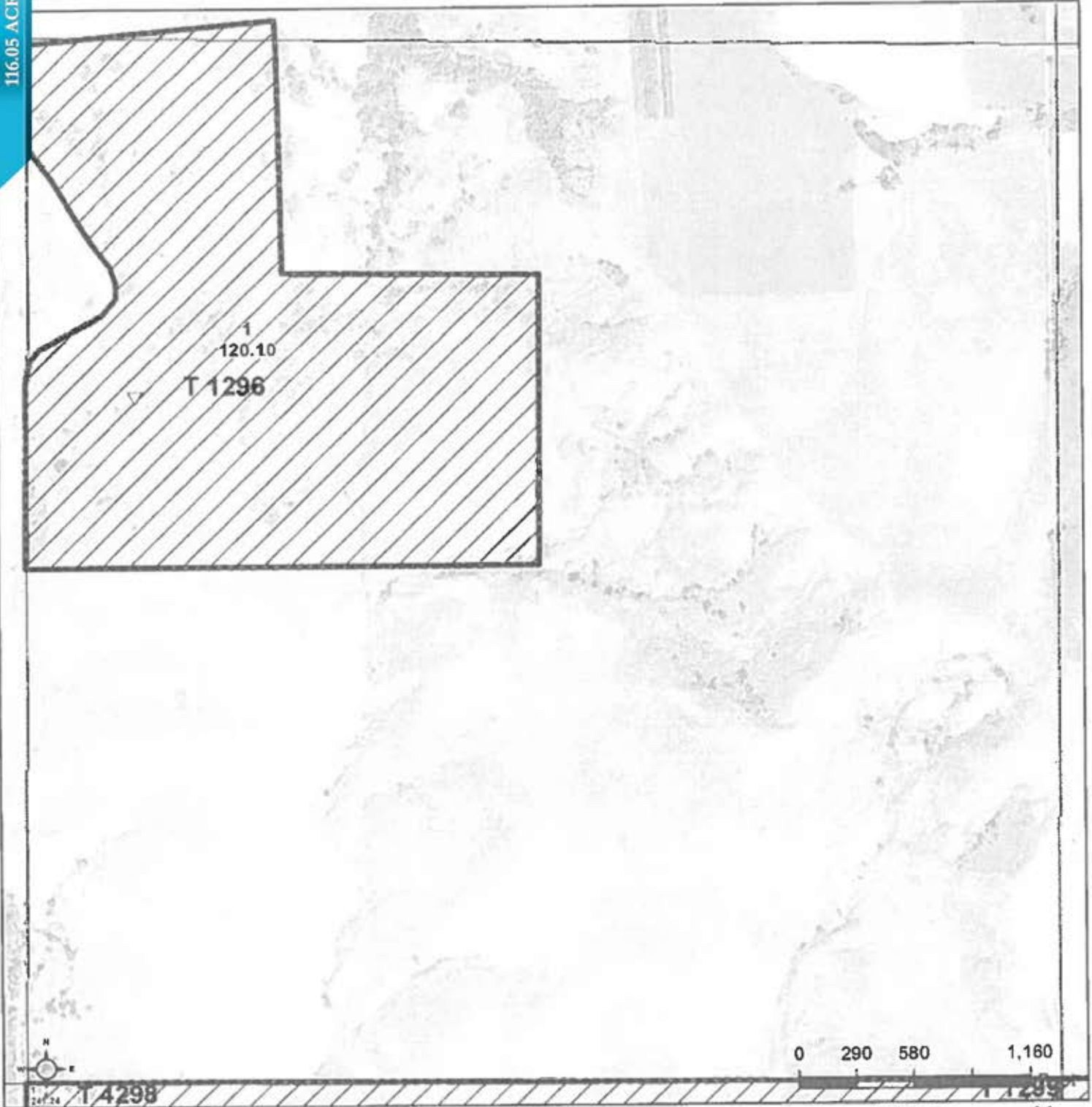
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat
SoF	Sansarc-Boyd complex, 15 to 40 percent slopes	47.15	38.8%	VIIe	6					
OeF	Okaton silty clay, 15 to 40 percent slopes	42.84	35.3%	VIIe	3					
BsD	Boyd-Sansarc complex, 6 to 15 percent slopes	31.47	25.9%	IVe	32	1.3	23		27	37
<b>Weighted Average</b>					<b>11.7</b>	<b>0.3</b>	<b>6</b>		<b>7</b>	<b>9.6</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT TWO  
116.05 ACRES





Common Land Unit  PLSS

- Non-Cropland
- Tract Boundary

Wetland Determination Identifiers

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

2018 Program Year  
Map Created November 13, 2017

Farm 9068

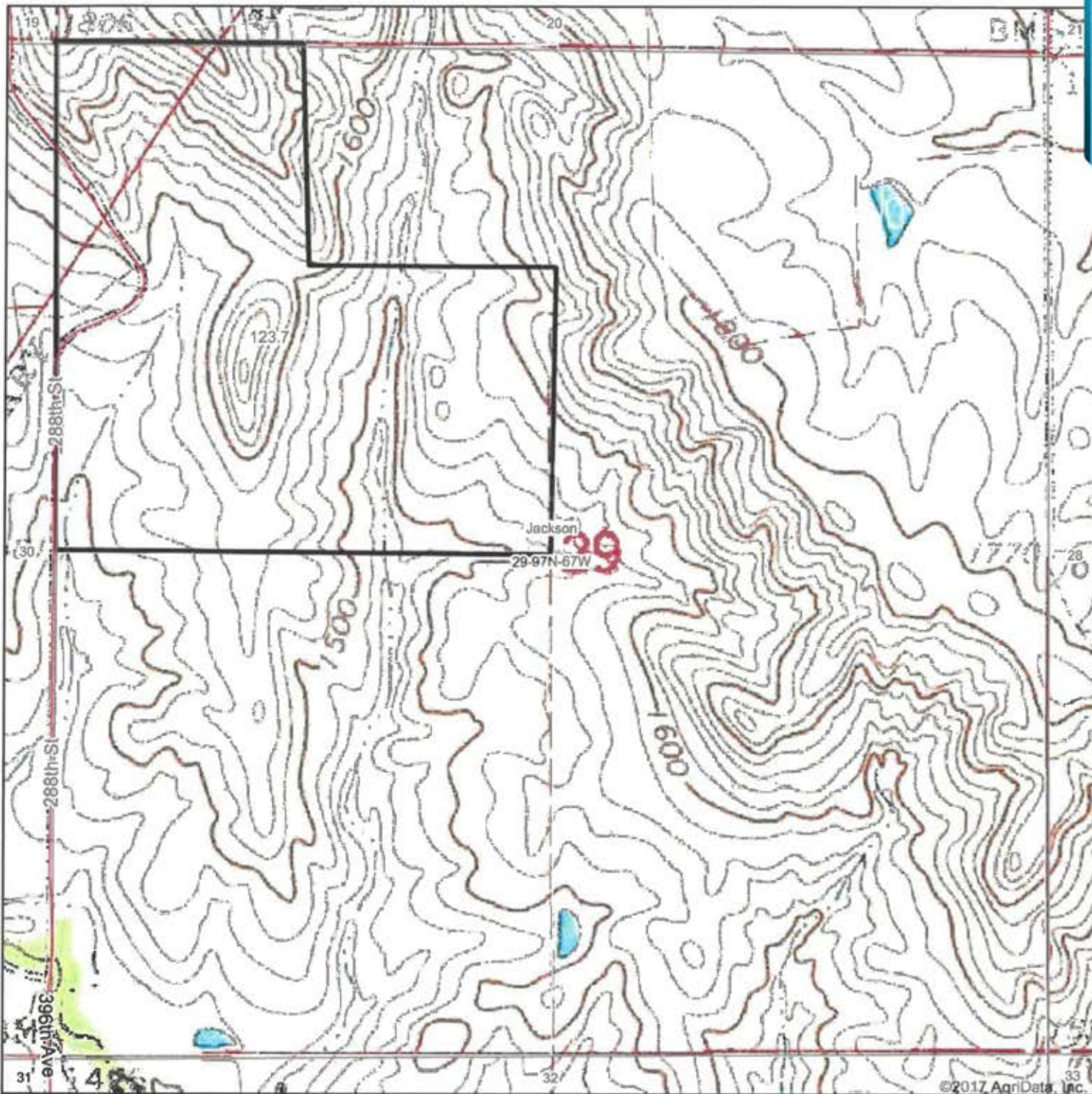
29-97N-67W

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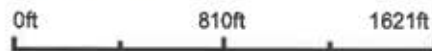
# Topography Map

TRACT TWO  
116.05 ACRES



©2017, AgriData, Inc.

map center: 43° 11' 26.95, -98° 47' 44.79



29-97N-67W

Charles Mix County  
South Dakota



12/17/2017

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



**TRACT TWO**  
116.05 ACRES

Tract Number: 1296      Description: LOTS 1-2-3 SE NW 29 97 67

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
120.1	0.0	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	0.0	0.0	0.0	0.0	

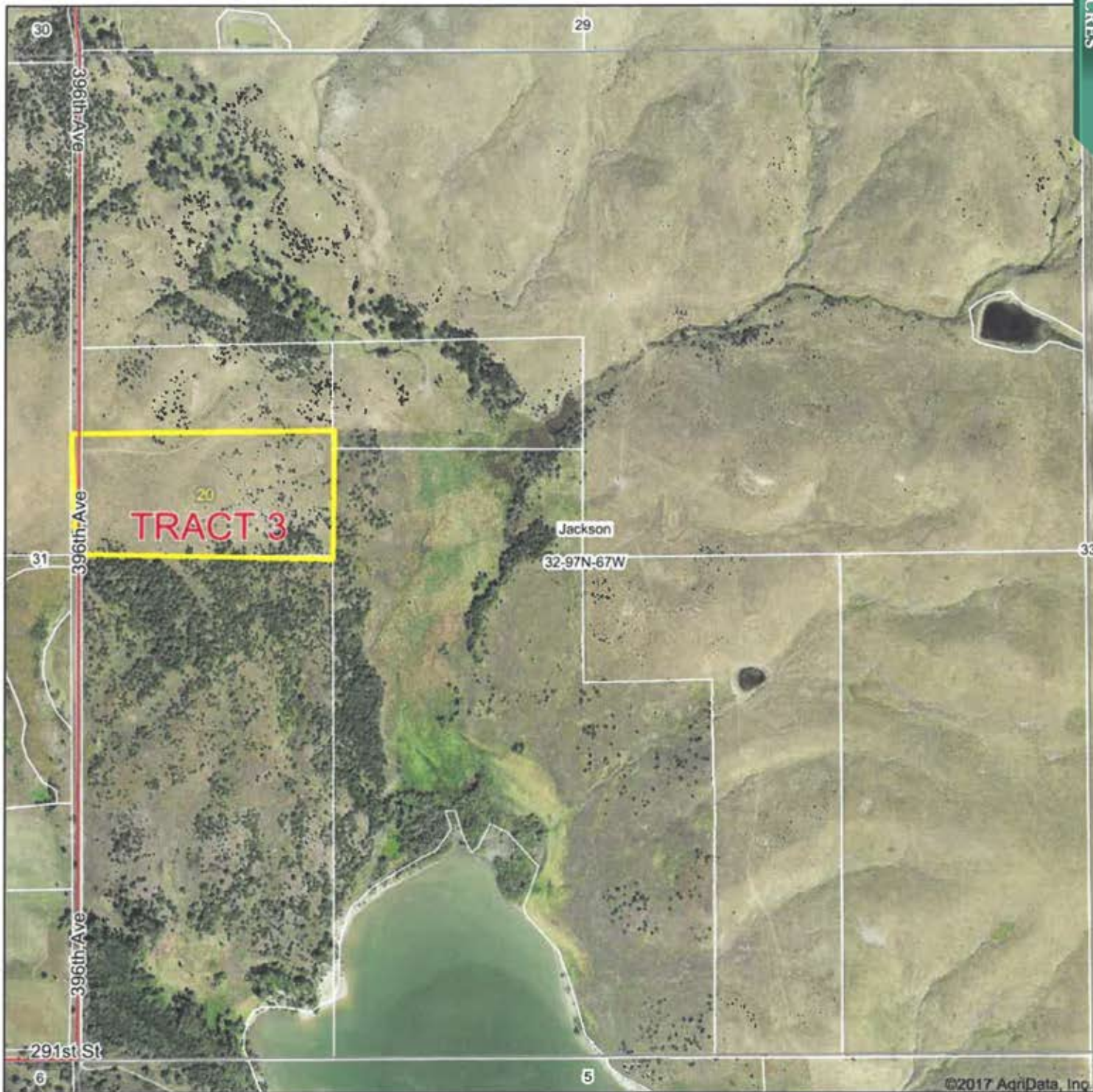
Owners: DONALD J HOEKSEMA

Other Producers: WILLIAM J MUSHITZ  
TROY KIRSCH

SCOTT KIRSCH

# Aerial Map

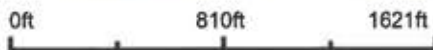
TRACT THREE  
20 ACRES



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map center: 43° 10' 35.15, -98° 47' 46.87



**32-97N-67W**  
**Charles Mix County**  
**South Dakota**

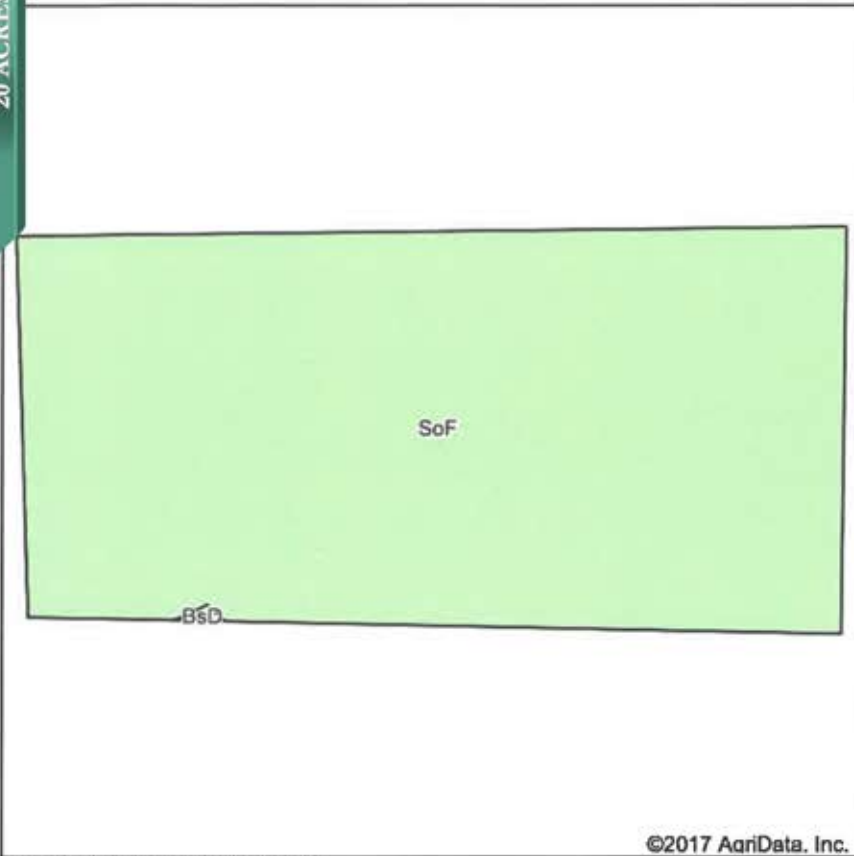


12/17/2017

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

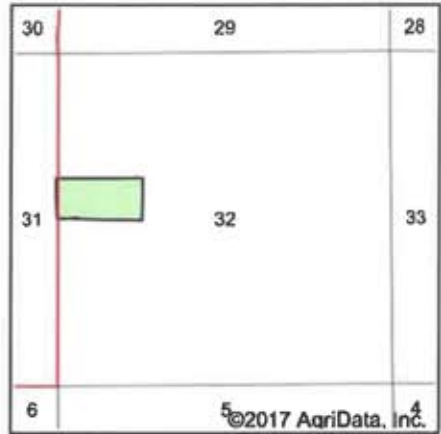


### Soils Map



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Soils data provided by USDA and NRCS.



State: **South Dakota**

County: **Charles Mix**

Location: **32-97N-67W**

Township: **Jackson**

Acres: **20**

Date: **12/17/2017**



Maps Provided By:



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**Area Symbol: SD023, Soil Area Version: 24**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat	
SoF	Sansarc-Boyd complex, 15 to 40 percent slopes	20.00	100.0%	Vlle	6						
<b>Weighted Average</b>						6	*-	*-	*-	*-	*-

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Aerial Map

TRACT FOUR  
375 ACRES



map center: 43° 10' 25.44, -98° 47' 30.09



**32-97N-67W**  
**Charles Mix County**  
**South Dakota**

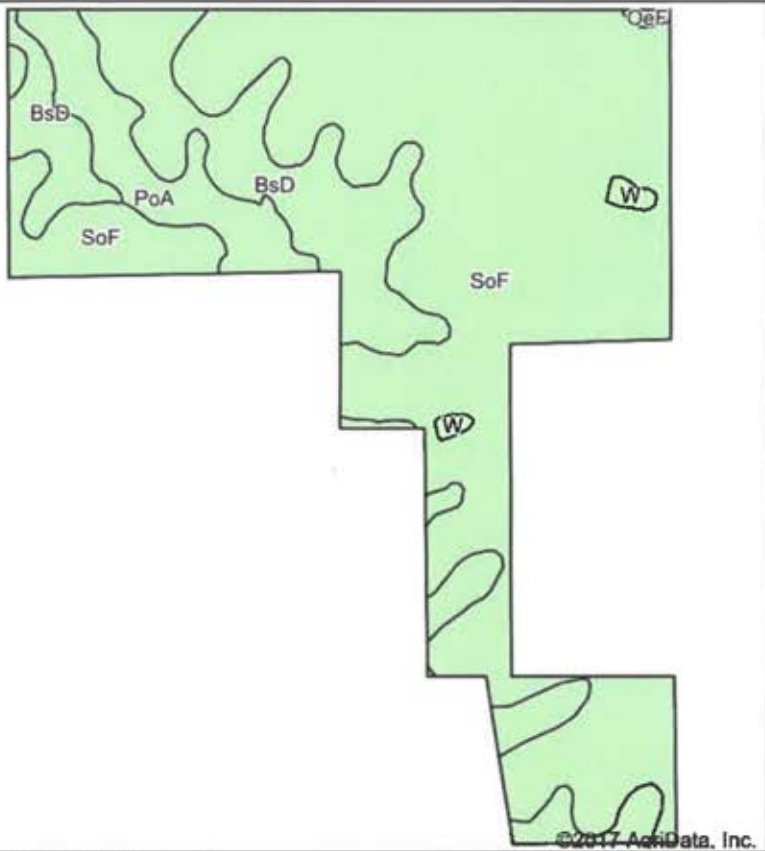


12/8/2017

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



### Soils Map



State: **South Dakota**  
 County: **Charles Mix**  
 Location: **32-97N-67W**  
 Township: **Jackson**  
 Acres: **370.66**  
 Date: **12/8/2017**



Maps Provided By:



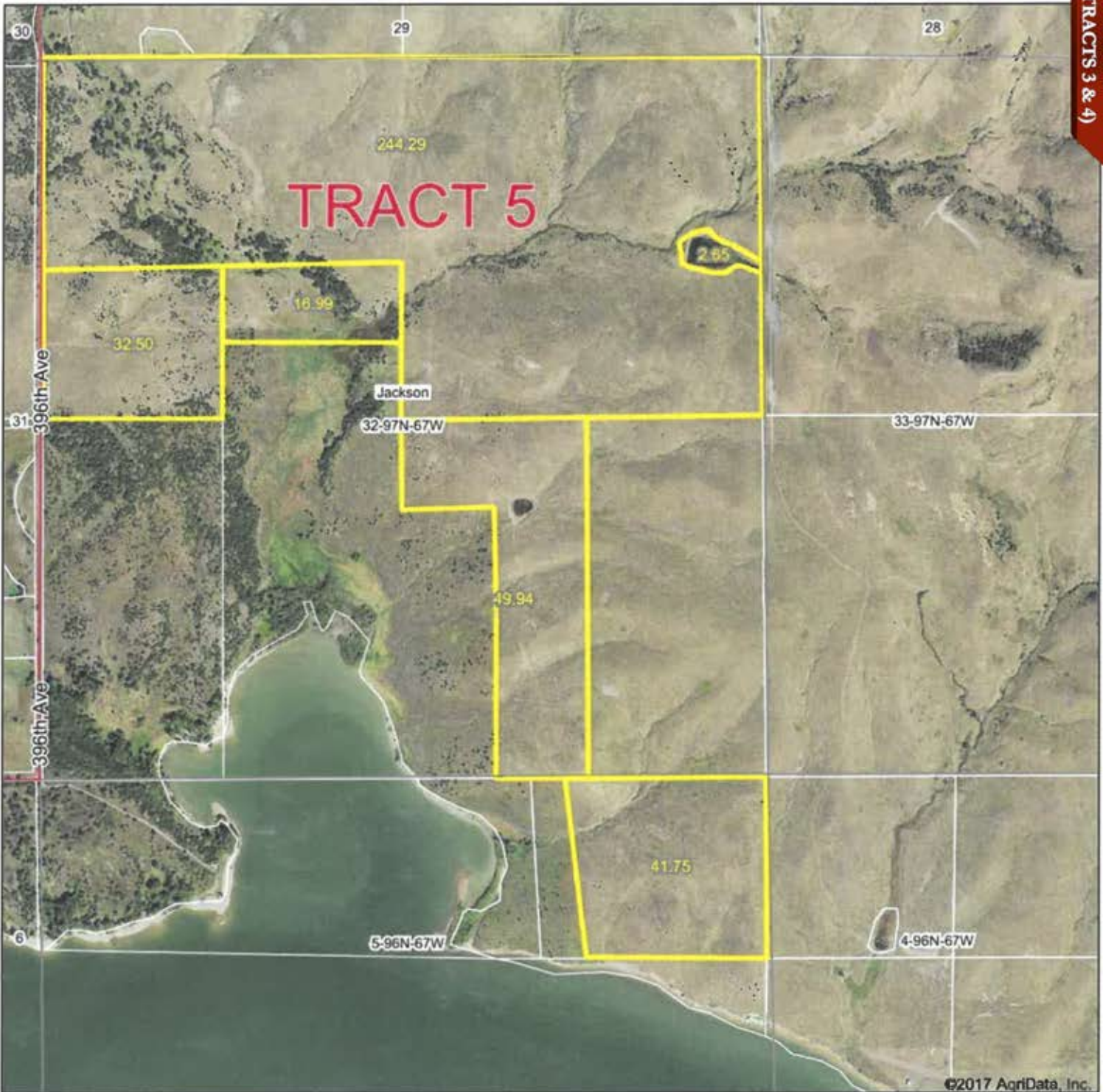
**Area Symbol: SD023, Soil Area Version: 24**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat
SoF	Sansarc-Boyd complex, 15 to 40 percent slopes	250.83	67.7%	Vlle		6					
BsD	Boyd-Sansarc complex, 6 to 15 percent slopes	87.86	23.7%	IVe		32	1.3	23	27	37	28
PoA	Promise clay, 0 to 3 percent slopes	28.53	7.7%	IIIs	IIIs	68					
W	Water	2.46	0.7%			0					
OeF	Okaton silty clay, 15 to 40 percent slopes	0.98	0.3%	Vlle		3					
<b>Weighted Average</b>						<b>16.9</b>	<b>0.3</b>	<b>5.5</b>	<b>6.4</b>	<b>8.8</b>	<b>6.6</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

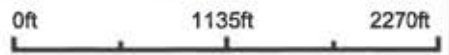
Soils data provided by USDA and NRCS.

# Aerial Map



©2017 AgriData, Inc.

map center: 43° 10' 25.44, -98° 47' 30.09



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**32-97N-67W**  
**Charles Mix County**  
**South Dakota**

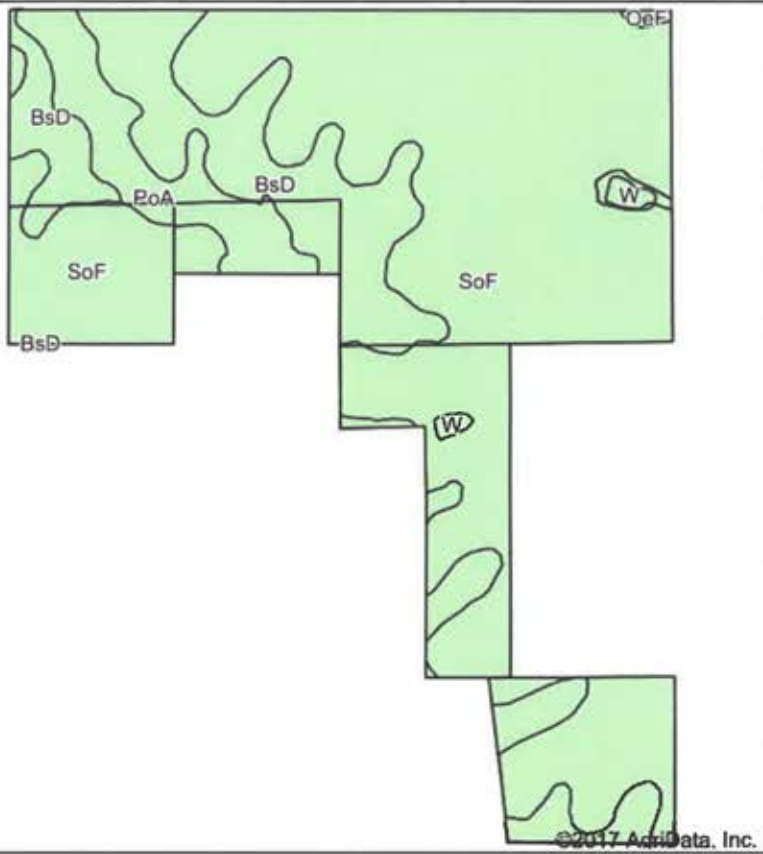


12/8/2017

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



### Soils Map



State: **South Dakota**  
 County: **Charles Mix**  
 Location: **32-97N-67W**  
 Township: **Jackson**  
 Acres: **388.12**  
 Date: **12/8/2017**



Soils data provided by USDA and NRCS.

**Area Symbol: SD023, Soil Area Version: 24**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Corn	Grain sorghum	Oats	Winter wheat
SoF	Sansarc-Boyd complex, 15 to 40 percent slopes	267.93	69.0%	Vlle		6					
BsD	Boyd-Sansarc complex, 6 to 15 percent slopes	88.00	22.7%	IVe		32	1.3	23	27	37	28
PoA	Promise clay, 0 to 3 percent slopes	28.78	7.4%	IIIs	IIIs	68					
W	Water	2.46	0.6%			0					
OeF	Okaton silty clay, 15 to 40 percent slopes	0.95	0.2%	Vlle		3					
<b>Weighted Average</b>						<b>16.4</b>	<b>0.3</b>	<b>5.2</b>	<b>6.1</b>	<b>8.4</b>	<b>6.3</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

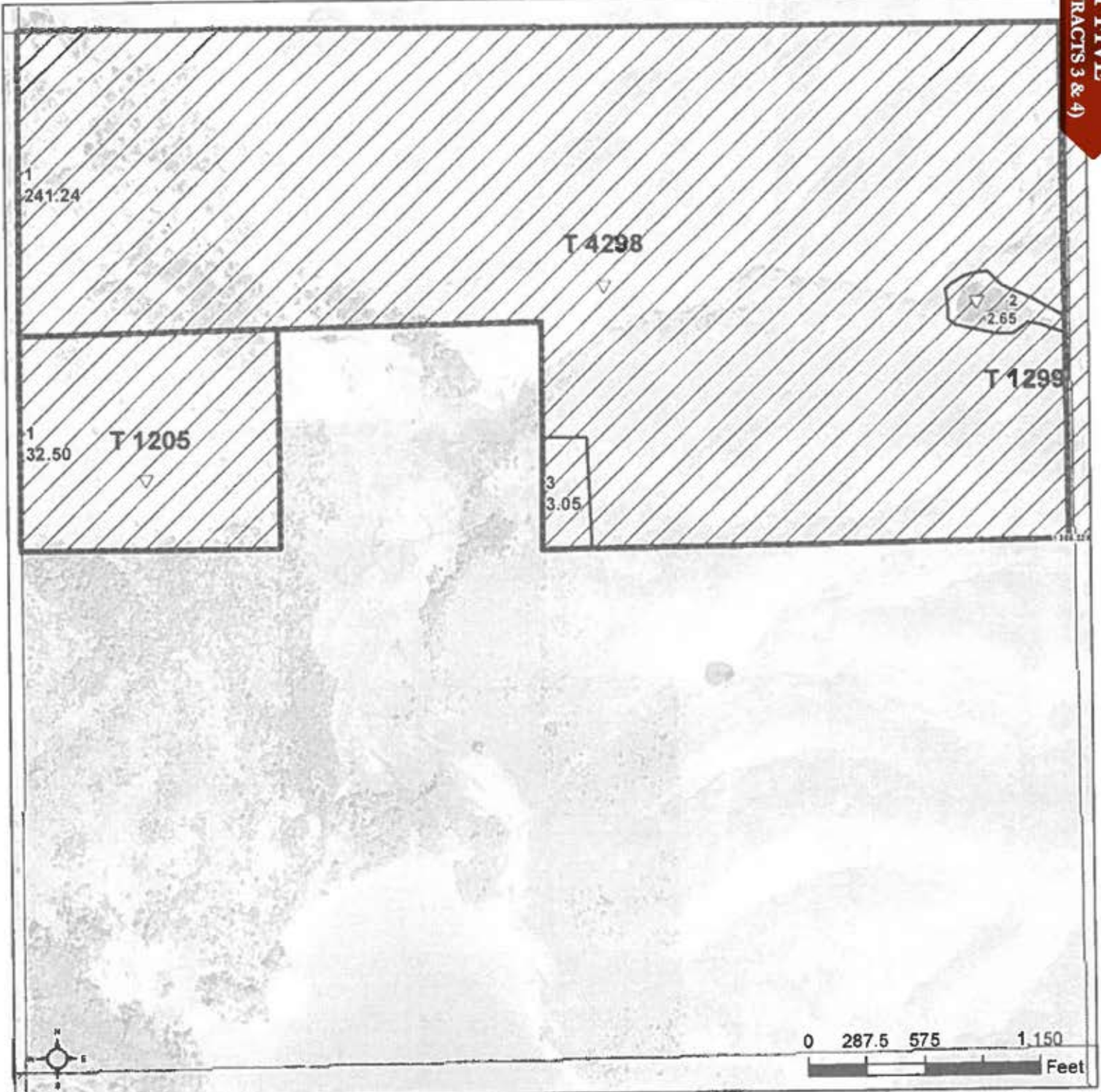
Soils data provided by USDA and NRCS.



United States  
Department of  
Agriculture

# Charles Mix County, South Dakota

TRACT FIVE  
395 ACRES (TRACTS 3 & 4)



**Common Land Unit**  PLSS

- Non-Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

**2018 Program Year**

Map Created November 13, 2017

**Farm 9068**

**32-97N-67W**

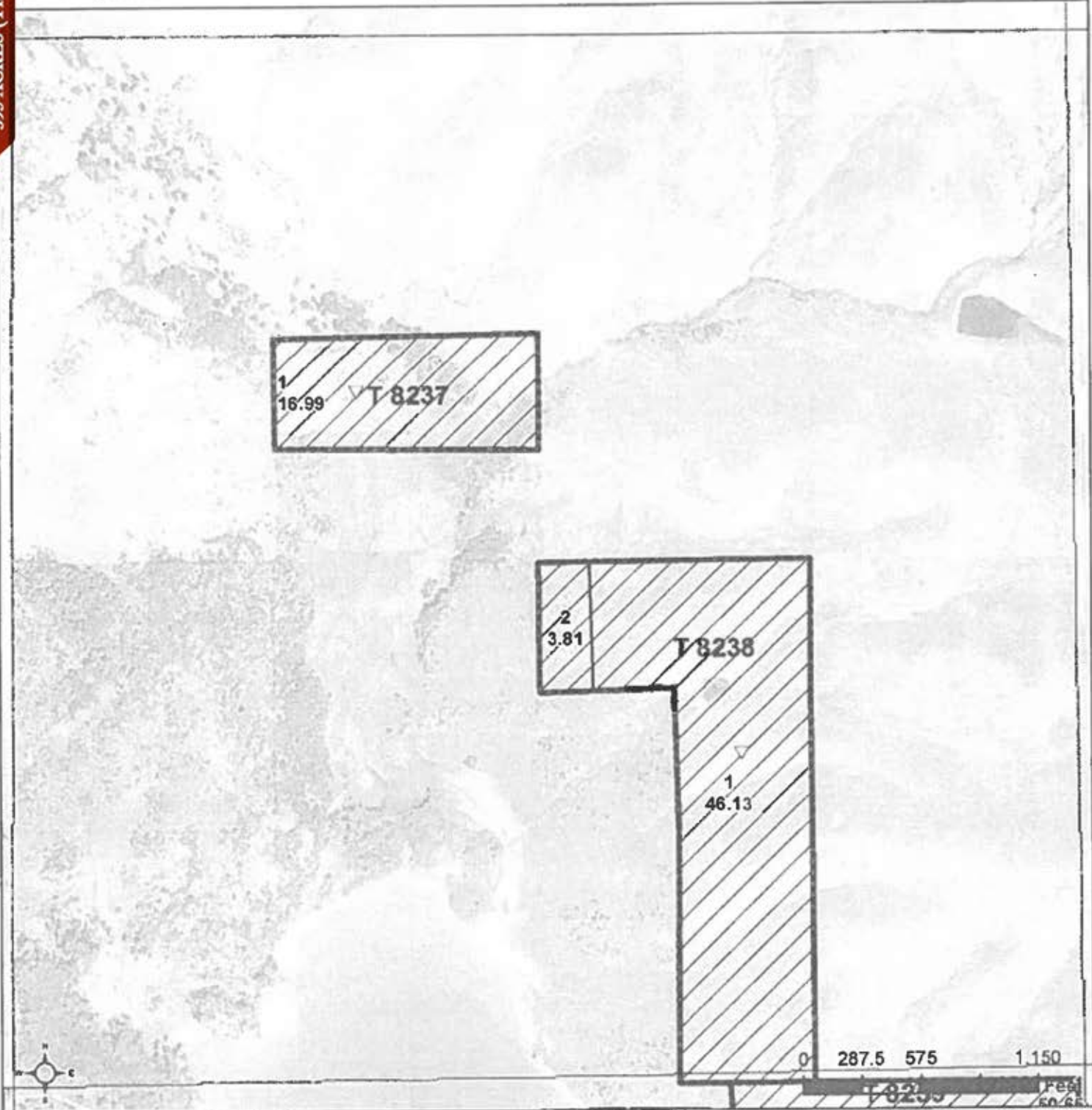
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).





United States  
Department of  
Agriculture

# Charles Mix County, South Dakota



Common Land Unit  PLSS

- Non-Cropland
- Tract Boundary

**Wetland Determination Identifiers**

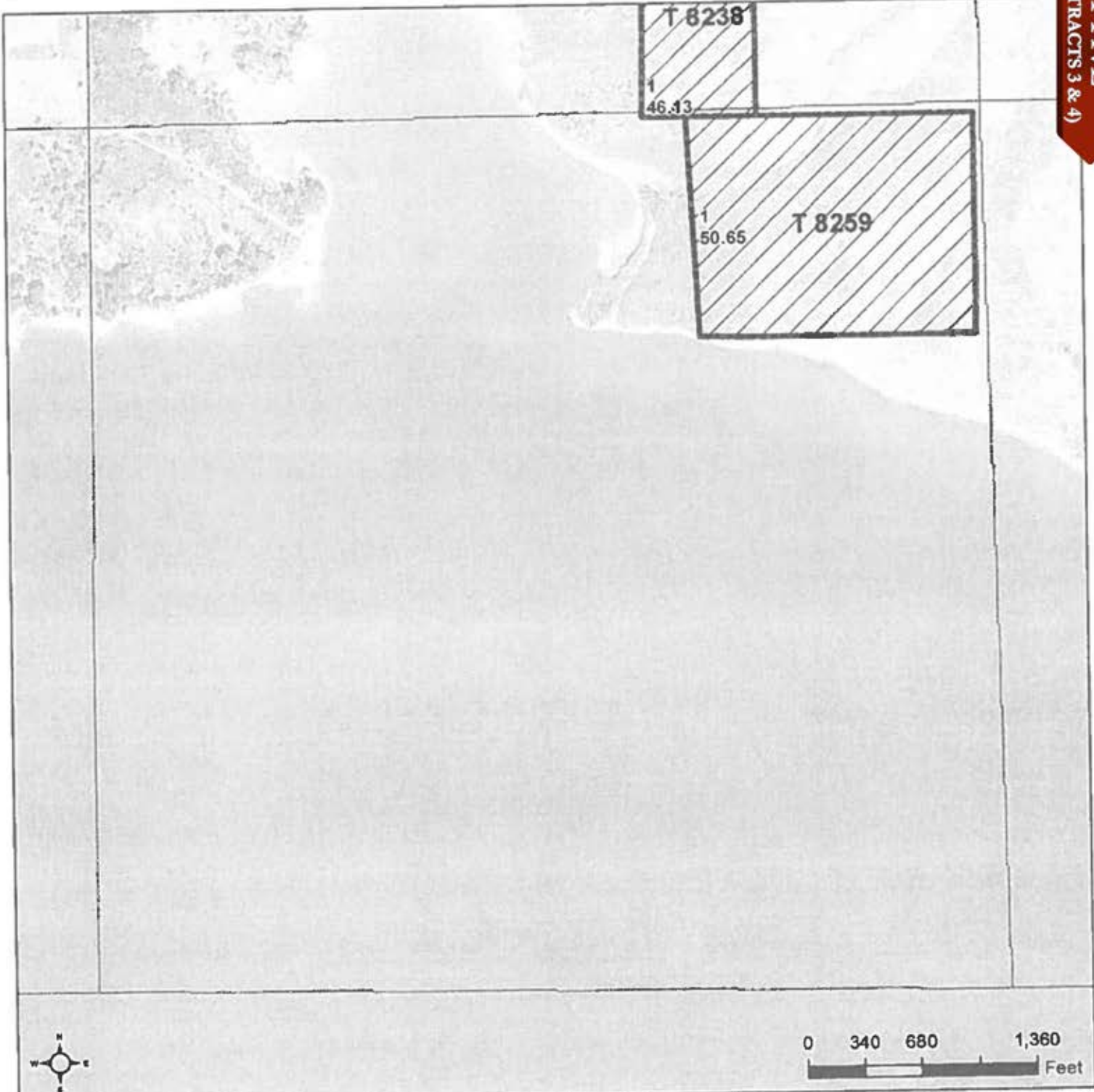
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2018 Program Year  
Map Created November 13, 2017

**Farm 6513**

**32-97N-67W**

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).



Common Land Unit  PLSS

- Non-Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

2018 Program Year  
Map Created November 13, 2017

**Farm 6513**

**5-96N-67W**

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).



Tract Number: 8237      Description: N1/2 SE NW 32 97 67

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
16.99	0.0	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	0.0	0.0	0.0	0.0	

Owners: DONALD J HOEKSEMA

Other Producers: SCOTT KIRSCH

Tract Number: 8238      Description: N1/2 NWSE;SENWSE;E1/2SWSE 32 97 67

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
49.94	0.0	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	0.0	0.0	0.0	0.0	

Owners: DONALD J HOEKSEMA

Other Producers: SCOTT KIRSCH

South Dakota  
Charles Mix

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

FARM: 9068  
Prepared: 12/11/17 2:59 PM  
Crop Year: 2018  
Page: 7 of 7

Report ID: FSA-156EZ

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.

Tract Number: 4298 Description: N1/2 NW; NE 32 97 67

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
246.94	0.0	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	0.0	0.0	0.0	0.0	

Owners: DONALD J HOEKSEMA

Other Producers: WILLIAM J MUSHITZ  
TROY KIRSCH

SCOTT KIRSCH

South Dakota  
Charles Mix

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

FARM: 6513  
Prepared: 12/11/17 3:00 PM  
Crop Year: 2018  
Page: 2 of 2

Report ID: FSA-156EZ

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.

Tract Number: 8259 Description: NE1/4NE1/4 AND E 5 AC IN NW1/4NE1/4 5 96 67

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

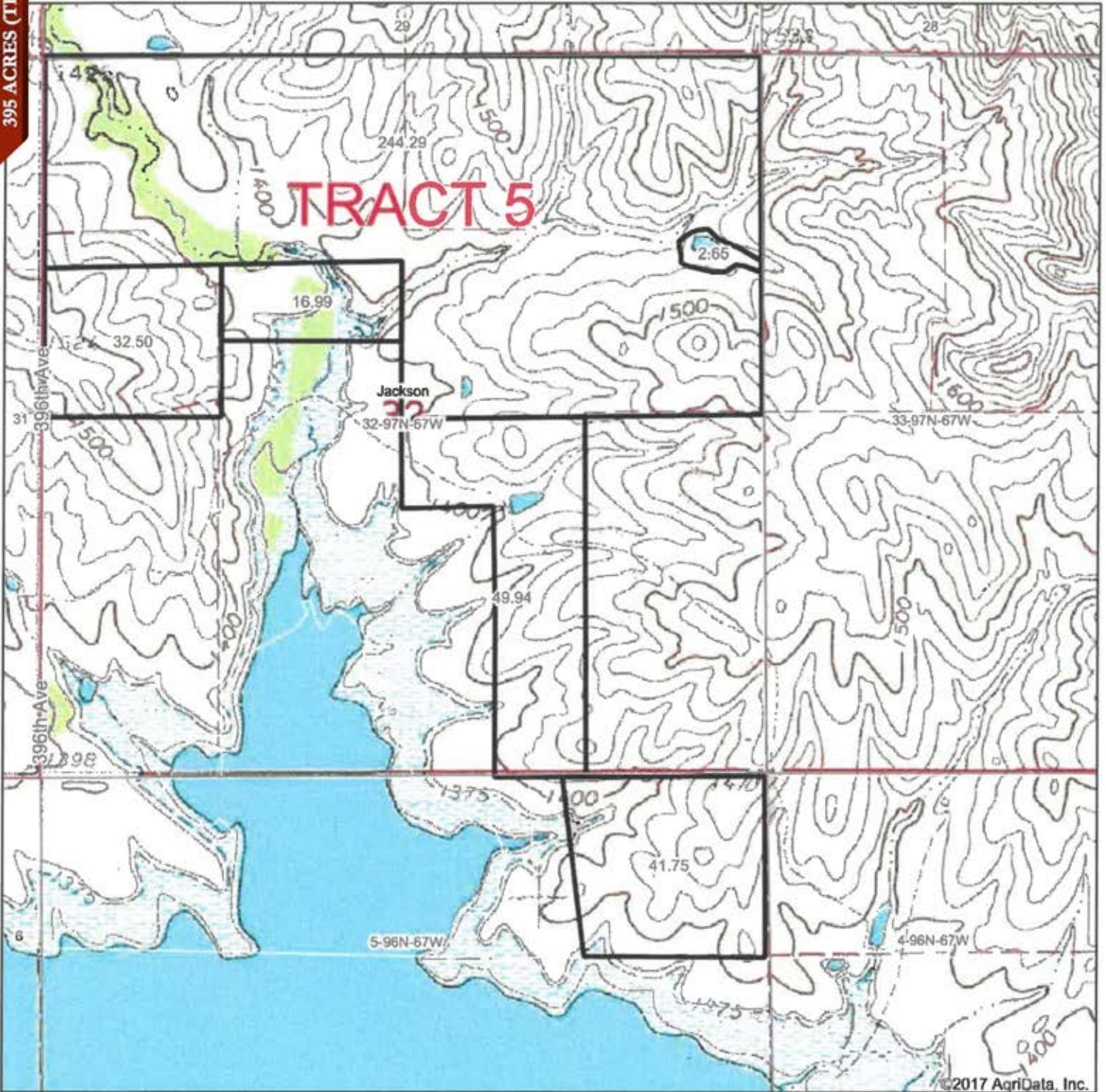
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
50.65	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	0.0	0.0	0.0	0.0	

Owners: DONALD J HOEKSEMA

Other Producers: SCOTT KIRSCH



# Topography Map



©2017 AgriData, Inc.

map center: 43° 10' 25.44, -98° 47' 30.09



Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**32-97N-67W**  
**Charles Mix County**  
**South Dakota**



12/8/2017

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

## **LIMITED RECORD SEARCH REPORT**

Rosebud Information Company, Inc., a South Dakota Corporation, (dba Platte Title Co.), and a Bonded Abstracter for the County of Charles Mix, State of South Dakota hereby reports that it has made a search of records of the offices of the Register of Deeds, County Treasurer and Clerk of Courts at the Courthouse for the County of Charles Mix, State of South Dakota, on December 8, 2017 at 7:30 a.m., as to the following described property. **This is an update of portions of the previously issued Policy LX-11571728, file 20-16-00025 to-wit:**

Parcel 3

The Southwest Quarter (SW $\frac{1}{4}$ ) of Section Twenty-eight (28), Township Ninety-seven (97) North, Range Sixty-seven (67) West of the Fifth Principal Meridian

Parcel 4

The Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$ ) and Lots One (1), Two (2) and Three (3) of Section Twenty-nine (29), Township Ninety-seven (97) North, Range Sixty-seven (67) West of the Fifth Principal Meridian

Parcel 5

The Northeast Quarter (NE $\frac{1}{4}$ ), the North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$ ), the North Half of the Southeast Quarter of the Northwest Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ ), and North Half of the Northwest Quarter of the Southeast Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ ), The Southeast Quarter of the Northwest Quarter of the Southeast Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ ) and the East Half of the Southwest Quarter of the Southeast Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ ), all in Section Thirty-two (32), Township Ninety-seven (97) North, Range Sixty-seven (67) West of the Fifth Principal Meridian

Parcel 6

The Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section Thirty-two (32), Township Ninety-seven (97) North, Range Sixty-seven (67) West of the Fifth Principal Meridian

Parcel 7

The North Half (N $\frac{1}{2}$ ) of Section Thirty-three (33), Township Ninety-seven (97) North, Range Sixty-seven (67) West of the Fifth Principal Meridian

Parcel 8

The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$ ), and the East five acres (E5A) in Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section Five (5), Township Ninety-six (96) North, Range Sixty-seven (67) West of the Fifth Principal Meridian

all in Charles Mix County, South Dakota

No examination of the chain of title was made. The last conveyance of record runs to:

Donald J. Hoeksema

subject to the following:



**MORTGAGES:**

Collateral Real Estate Mortgage executed by Donald Hoeksema and James Hoeksema, given to Great Western Bank, in the amount of \_\_\_\_\_, dated September 4, 2012 and recorded September 6, 2012 in the Office of the Charles Mix County, SD Register of Deeds in Book 110 of Mortgages, Page 294.

Modification of Mortgage executed between Donald J. Hoeksema and Cynthia Hoeksema, husband and wife, and Great Western Bank; increasing the maximum lien to \_\_\_\_\_. Dated March 25, 2016 and recorded April 20, 2015 in Book 114 of Mortgages, Page 101.

Addendum of Mortgage executed between Donald J. Hoeksema and Cynthia Hoeksema, husband and wife, and Great Western Bank; extending the lien. Dated September 18, 2017 and recorded September 20, 2017 in Book 115 of Mortgages, Page 282.

Addendum of Mortgage executed between Donald J. Hoeksema and Cynthia Hoeksema, husband and wife, and Great Western Bank; extending the lien. Dated October 4, 2017 and recorded October 5, 2017 in Book 115 of Mortgages, Page 298.

The Mortgage (with Modification and Addendums) shown above includes property in addition to Parcels 3-8 relative to this report.

**REAL ESTATE TAXES & SPECIAL ASSESSMENTS:**

Real Estate Taxes for 2016 payable in 2017 at effective date hereof as shown below.

All Parcels: paid in full

Parcel 3	(Parcel #11.28.3000)	\$ 666.32
Parcel 4	(Parcel #11.29.2040)	\$ 346.62
Parcel 5	(Parcel #11.32.1000)	\$ 969.86
Parcel 6	(Parcel #11.32.2030)	\$ 120.40
Parcel 7	(Parcel #11.33.1000)	\$ 955.26
Parcel 8	(Parcel #11.41.1010)	\$ 131.80

**NEW JUDGMENTS SINCE PRIOR POLICY -- JUDGMENT(S) DURING THE TEN YEARS LAST PAST, FEDERAL & STATE TAX LIENS, MECHANIC'S LIENS AND COUNTY LIENS LEVIED AGAINST NAMES SEARCHED AS SHOWN BELOW:**

NONE

**Names searched:**

Donald J. Hoeksema

This report was prepared at the request and exclusively for the use of:

Great Western Bank (Benita Foley)

NO SEARCH HAS BEEN MADE FOR OPEN MORTGAGES OR OTHER LIENS PRIOR TO THE EFFECTIVE DATE OF THE PRIOR POLICY, AS SHOWN ABOVE.

THIS REPORT DOES NOT INCLUDE A REVIEW OF COURT FILES FOR DIVORCES OR MARRIAGE DISSOLUTIONS.

NO SEARCH HAS BEEN MADE FOR LIENS ON MOBILE HOMES FILED IN THE RECORDS OF THE SOUTH DAKOTA DIVISION OF MOTOR VEHICLES.

THIS REPORT IS NOT TO BE INTERPRETED AS OPINION OF VALIDITY OF TITLE NOR SHALL IT BE CONSTRUED TO BE ANY FORM OF TITLE INSURANCE. This report does not contain information as it pertains to easements or covenants and restrictions filed of record against the real estate. Our report on encumbrances was limited to the tract indices and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. Our liability is for reasonable care in making this search and shall in no case exceed the least of (a) the actual loss of the applicant; or (b) the cost of preparing this Report.

Rosebud Information Company, Inc.  
dba Rosebud Title Co. / Platte Title co.  
P.O. Box 352 Gregory, SD 57533  
By:



Licensed Abstracter



*Amazing is a word I'm not sure we fully appreciate... Then in a fortunate moment we see nature unfold in all of its breathless beauty and we remember what it means to stand in amazement.*



44628 SD HWY, Marion SD

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web: [wiemanauction.com](http://wiemanauction.com)

fax: 605-648-3102

*"We Sell The Earth And Everything On It!"*