

76.10 ACRES

TURNER COUNTY LAND

- FRIDAY, DECEMBER 22ND AT 10:30AM -

★ ★ ★
NITA M.
ENGBRECHT
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

**76.10 (+/-) ACRES
TURNER COUNTY LAND**

We will sell the following tract of land on the land located at 27365 443rd Ave, Marion, SD or from Marion, SD, north edge (Elevator Road), go 4 miles West and ½ mile South on 443rd or from church road corner & SD Hwy 44 Jct, go 1 ½ miles North. **(NOTE: This land will sell live on the land)**

FRIDAY, DECEMBER 22nd 2023

10:30 AM CST

It is a privilege to sell this tract of land in Rosefield Township of Turner County! This tract demands your attention. We invite you to check it out!

LEGAL: Wiens Tract 3 in the NW ¼ SW ¼ of Section 3-99-55, Turner County, South Dakota

- FSA reports 66.81 acres are tillable with the balance in creek or grass area and road right of ways.
- Soil Production Rating of 81.3. Predominate soils are Clarno-Crossplain-Davison Complex, Clarno-Ethan-Bonilla Loams, Clarno-Bonilla Loams, and Tetonka Silt Loam.
- Annual Real Estate Taxes on this tract are \$1666.20.
- New Buyer will be able to farm or lease out for 2024 crop year.
- There is a creek/ditch that runs through this tract. Previous tenant crossed through his land to farm this portion on east side of creek. The new buyer will have to make a new crossing and put in culvert to get access to east side of creek.
- Has been well farmed & managed
- This tract has the Tieszen cemetery in the northwest corner
- Aerial & Soil Maps, Base & Yield Info, Wetland Map and all other information! This information is deemed correct, but not guaranteed.
- Inspect the property at your convenience. Drone footage and buyer packets are available at www.wiemanauktion.com or contact Wieman Land & Auction at 800-251-3111.
- Packets can be mailed or picked up!

TERMS: Cash sale with 15% nonrefundable downpayment on auction day with the balance on closing date, January 22, 2024. Warranty Deed to be granted with cost of owner's title insurance split 50/50 between buyer and seller. Seller to pay all 2023 RE taxes due and payable in 2024 in full with the new buyer to pay all 2024 and subsequent years taxes. This tract is being sold subject to owner and Power of Attorney approval and any easements and restrictions of record. Wieman Land & Auction is representing the seller in this transaction.

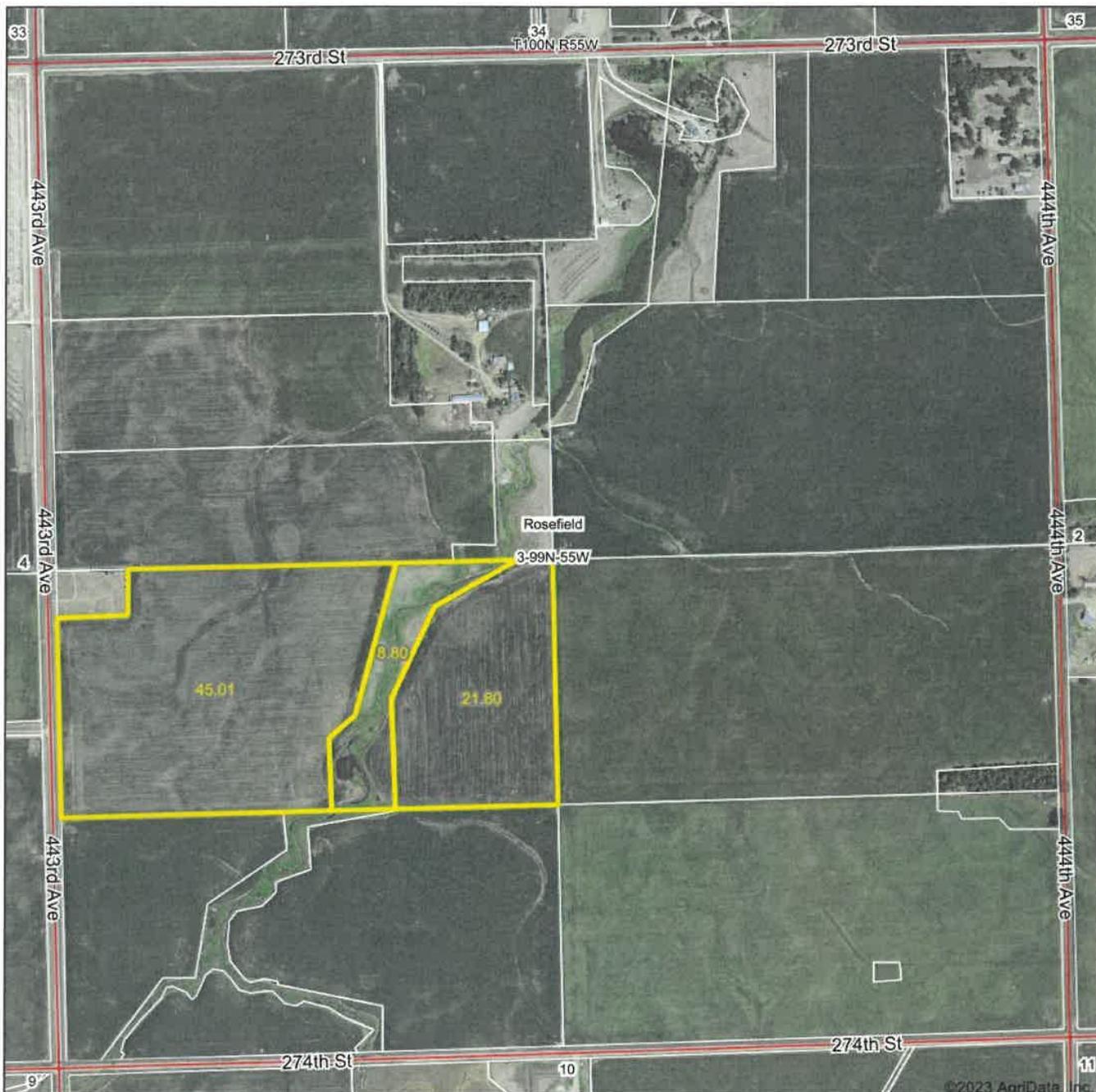
Remember – auction will be held on the land!

NITA M. ENGBRECHT, OWNER

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

Glen Roth
Closing Attorney
Freeman SD
605-925-7681

Aerial Map



©2023 AgriData, Inc.

Boundary Center: 43° 25' 14.51, -97° 20' 5.46

0ft 821ft 1642ft

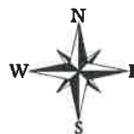


Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

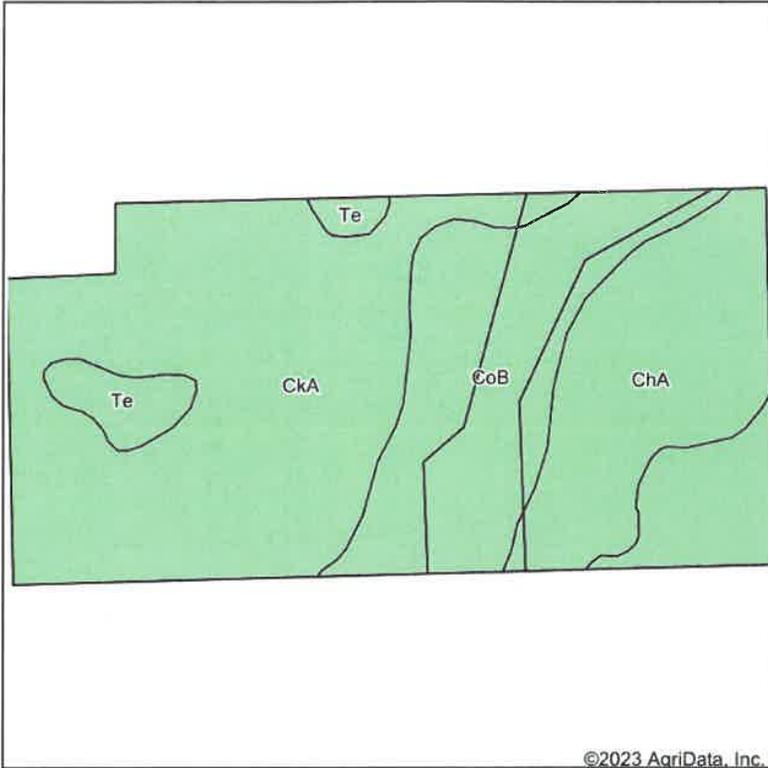
3-99N-55W
Turner County
South Dakota



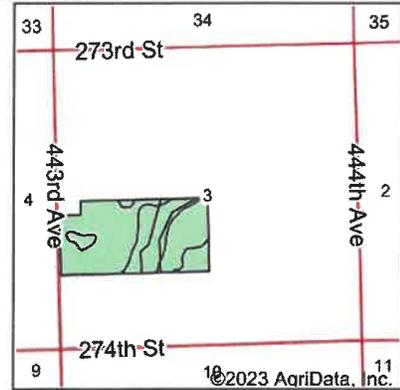
10/6/2023

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: **Turner**
 Location: **3-99N-55W**
 Township: **Rosefield**
 Acres: **75.61**
 Date: **10/6/2023**



Maps Provided By:

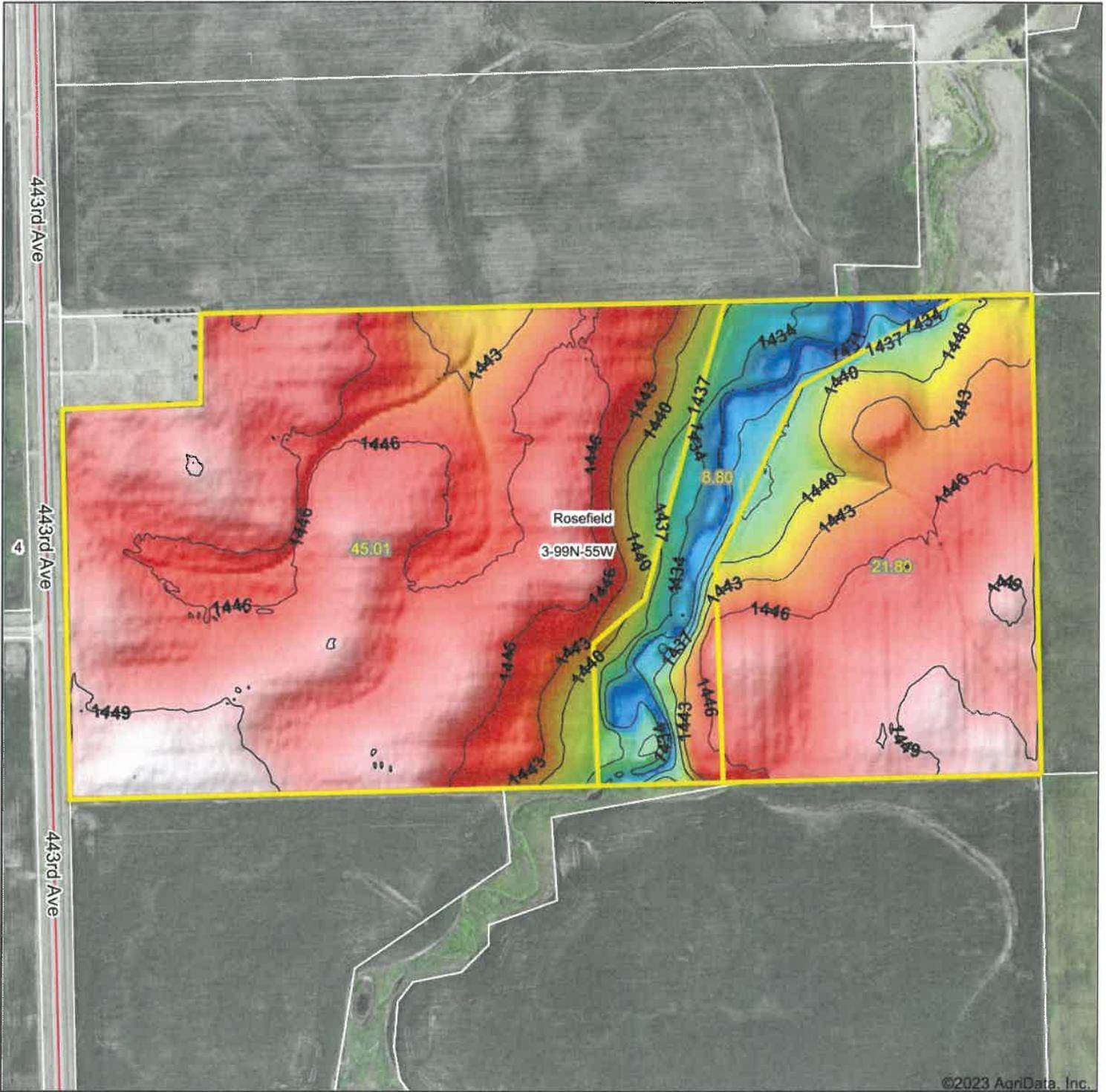


Area Symbol: SD125, Soil Area Version: 24					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	40.05	53.0%	IIc	82
CoB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	17.49	23.1%	IIe	78
ChA	Clarno-Bonilla loams, 0 to 2 percent slopes	15.16	20.1%	IIc	88
Te	Tetonka silt loam, 0 to 1 percent slopes	2.91	3.8%	IVw	56
Weighted Average				2.08	81.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



©2023 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,429.4
 Max: 1,450.9
 Range: 21.5
 Average: 1,444.6
 Standard Deviation: 4.49 ft



10/26/2023

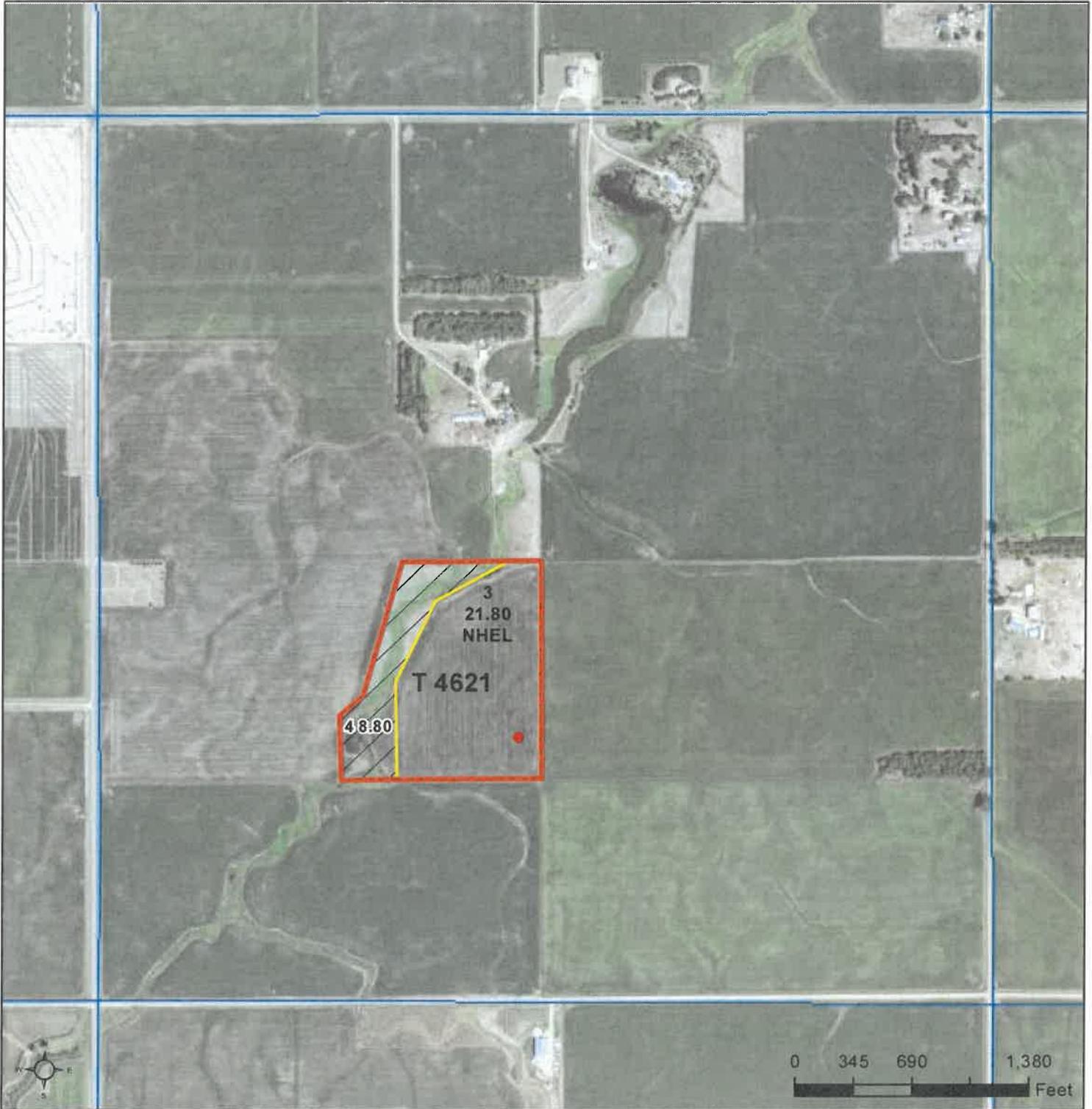
3-99N-55W
Turner County
South Dakota

Boundary Center: 43° 25' 14.51, -97° 20' 5.46



United States
Department of
Agriculture

Turner County, South Dakota



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 Producer initial _____
 Corn = Yellow Date _____
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non

2023 Program Year
 Map Created February 22, 2023

Farm 8354
Tract 4621

3-99N-55W-Turner

Tract Cropland Total: 21.80 acres

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).

SOUTH DAKOTA
TURNER
Form: FSA-156EZ



FARM : 8354
Prepared : 10/13/23 1:15 PM CST
Crop Year : 2024

Abbreviated 156 Farm Record

Tract Number : 4621
Description : E 30A NSW 3 99 55
FSA Physical Location : SOUTH DAKOTA/TURNER
ANSI Physical Location : SOUTH DAKOTA/TURNER
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 : NITA ENGBRECHT
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
30.60	21.80	21.80	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	21.80	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	10.39	0.00	156
Soybeans	11.41	0.00	43
TOTAL	21.80	0.00	

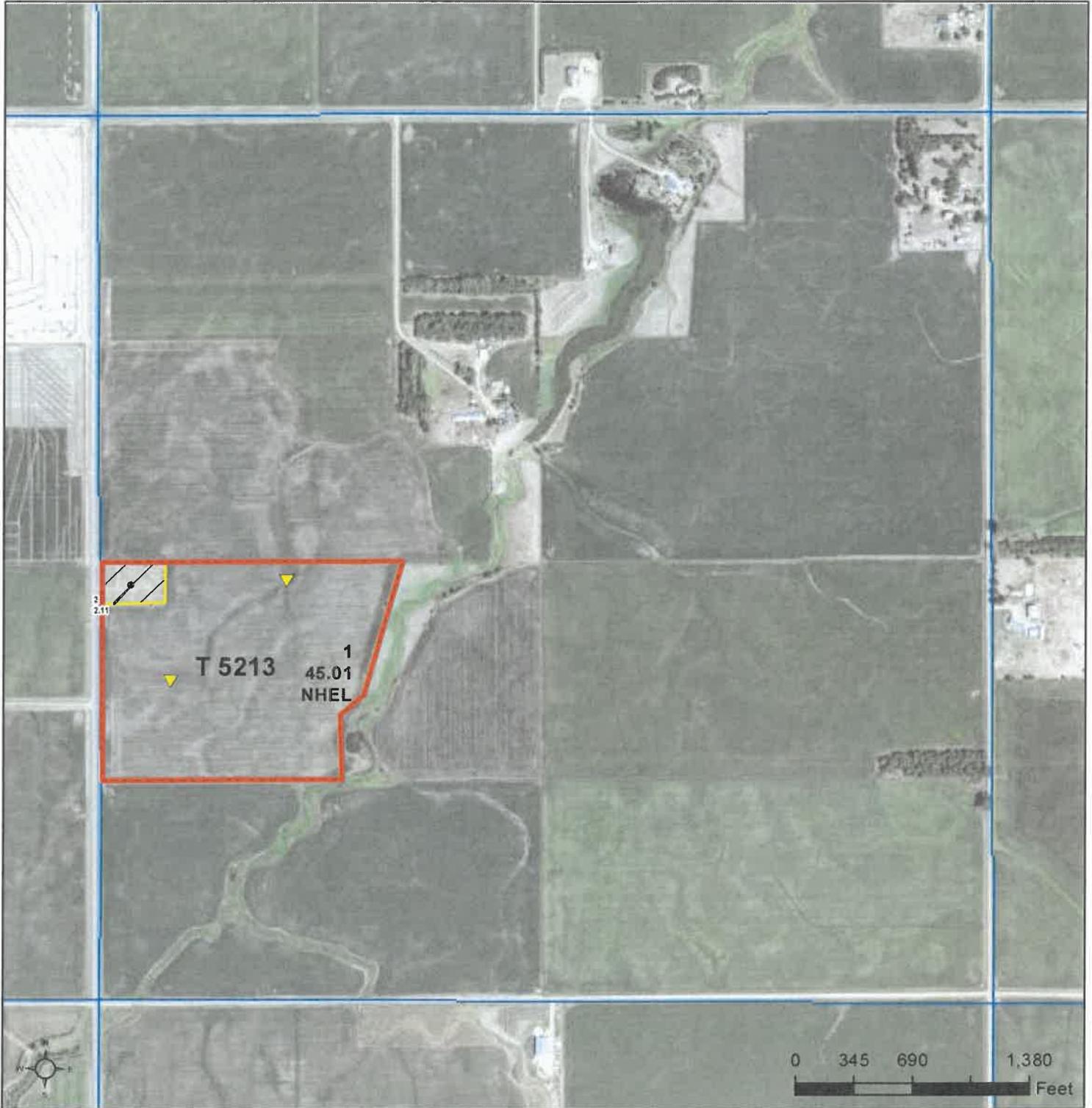
NOTES

--



United States
Department of
Agriculture

Turner County, South Dakota



Common Land Unit Tract Boundary
 PLSS
 Non-Cropland
 Cropland

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Provisions

Unless otherwise noted, crops listed below are:
 Non-irrigated
 Intended for Grain Producer initial _____
 Corn = Yellow Date _____
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non

2023 Program Year
 Map Created February 22, 2023

Farm 8354
Tract 5213

3-99N-55W-Turner

Tract Cropland Total: 45.01 acres

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).

SOUTH DAKOTA
 TURNER
 Form: FSA-156EZ



FARM : 8354
 Prepared : 10/13/23 1:15 PM CST
 Crop Year : 2024

Abbreviated 156 Farm Record

Tract Number : 5213
Description : W 50A 3 99 55
FSA Physical Location : SOUTH DAKOTA/TURNER
ANSI Physical Location : SOUTH DAKOTA/TURNER
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 : NITA ENGBRECHT
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
47.12	45.01	45.01	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	45.01	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

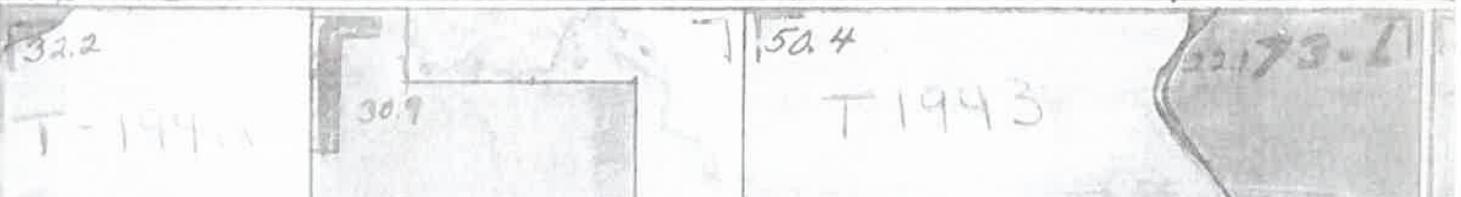
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	21.44	0.00	156
Soybeans	23.57	0.00	43
TOTAL	45.01	0.00	

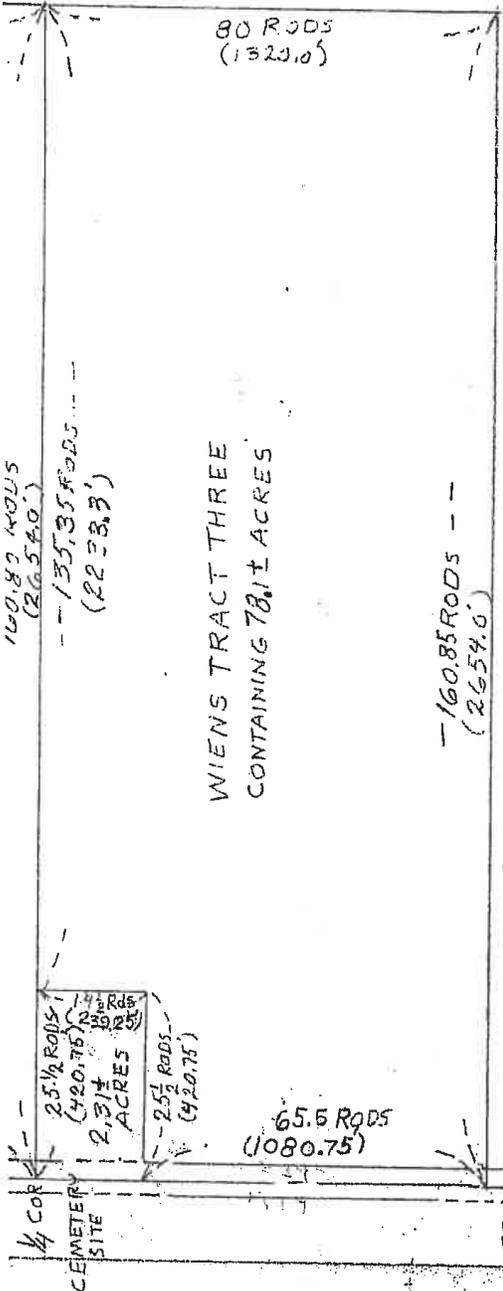
NOTES

--

- (W) Wetland
- (FW) Ditched or tilled prior to 12-23-85 but still wetland
- (PC) Converted Wetland prior to 12-23-85
- (CM) Converted Wetland after 12-23-85
- (---) Ditched prior to 12-23-85
- (---) Tiled prior to 12-23-85
- (---w---) Wetland in a channel

**OFFICIAL WETLAND DETERMINATION
for Highlighted Tracts Only**





WIENS TRACT THREE
CONTAINING 78.11 ACRES

PLAT OF

WIENS TRACTS ONE, TWO AND THREE
BEING A PART OF THE NW 1/4 & SW 1/4

OF SECTION 3, TOWNSHIP 99 NORTH, RANGE 55 WEST
TURNER COUNTY, SOUTH DAKOTA

STATE OF SOUTH DAKOTA } SS
COUNTY OF MINNEHAHA }

SURVEYOR'S CERTIFICATE

COUNTY OF TURNER
OFFICE OF REGISTER OF DEEDS
I hereby certify that the which instrument
was filed in this office for record on the
8th day of July A.D. 1914
1914
1914

I, Richard J. Klosterman, registered Land Surveyor of the State of South Dakota, do hereby certify that I have surveyed and plotted the following described property to wit: Commencing at the Northwest corner of Section 3, T 99 N, R 55 W, Turner County, So. Dak., thence East 20 rods (330.0 ft.) for a place of beginning, thence East 89 2/3 rods (1479.5 ft.), thence South 60 rods (990.0 ft.), thence East 50 1/3 rods (839.45 ft.), thence South 64.91 rods (1071.0 ft.), thence West 160.79 rods (2653.0 ft.), thence North 104.91 rods (1731.0 ft.), thence East 20 rods (330.0 ft.), thence North 20 rods (330.0 ft.) to the place of beginning. The same to be known as Wiens Tract One being a part of the NW 1/4, Section 3, T 99 N, R 55 W, Turner County, So. Dak., containing 103.55 acres less .56 acres sold for highway purposes (102.99 total acres).

Also beginning at the SW corner of the NW 1/4, Section 3, T 99 N, R 55 W, Turner County, So. Dak., thence North 37.51 rods (619.0 ft.), thence East 160.79 rods (2653.0 ft.), thence South 37.55 rods (619.6 ft.), thence West 160.85 rods (2654.0 ft.) to the place of beginning. The same shall be known as Wiens Tract Two being a part of the NW 1/4, Section 3, T 99 N, R 55 W, Turner County, So. Dak., containing 37.73 acres.

Also commencing at the NW corner of the SW 1/4 of Sec. 3, T 99 N, R 55 W, Turner County, So. Dak., thence South 14 1/2 rods (239.25 ft.) for a place of beginning, thence East 95 1/2 rods (420.75 ft.), thence North 14.5 rods (239.25 ft.), thence East 135.35 rods (2233.3 ft.), thence South 80 rods (1320.0 ft.), thence West 160.85 rods (2654.0 ft.), thence North 65.50 rods (1050.75 ft.) to the place of beginning. The same shall be known as Wiens Tract Three being a part of the NW 1/4 of the SW 1/4, Section 3, Turner County, South Dakota, containing 78.11 acres. I further certify that the above represents the same and that it was made at the request of the owners.

IN WITNESS WHEREOF I have set my hand and seal this 11th day of July, 1914.



Issuing Agent: Turner County Title Company
Issuing Office File Number: 23-TI-14233

SCHEDULE A

1. Commitment Date: October 10, 2023 at 07:30 AM
2. Policy or policies to be issued:
 - a. ALTA Own. Policy (06/17/06)
 Standard Coverage Extended Coverage
Proposed Insured: TO BE DETERMINED
Proposed Policy Amount: \$ 1,000.00
 - b. ALTA Loan Policy (06/17/06)
 Standard Coverage Extended Coverage
Proposed Insured:
Proposed Policy Amount: \$ 0.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the estate or interest in the Land is at the Commitment Date vested in Nita M. Engbrecht.
5. The Land is described as follows:
Wiens' Tract Three (3) of the Northwest Quarter (NW 1/4) and Southwest Quarter (SW 1/4) of Section Three (3), Township Ninety-Nine (99) North, Range Fifty-Five (55), West of the 5th P.M., Turner County, South Dakota, according to the recorded plat thereof.

DAKOTA HOMESTEAD TITLE INSURANCE COMPANY

By: _____

Turner County Title Company

Copyright 2006-2016 American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

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; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE B, PART I
Requirements

File Number: 23-TI-14233

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. THE COMPANY requires that a Warranty Deed be executed and recorded conveying title from Nita M. Engbrecht to the purchaser of the property. The spouse of Nita M. Engbrecht is not disclosed by public records, however, his/her homestead interest must be extinguished at time of conveyance by joining vestee in the conveyance or by reciting in deed of conveyance a separate disclaimer of homestead rights.
6. THE COMPANY requires the enclosed South Dakota Data Breach Notification Law Compliance Forms be completed by the Sellers/ Buyers/ Mortgagees and returned to our office. NOTE: THIS WILL BE PROVIDED WHEN FURTHER INFORMATION IS RECEIVED AND WILL BE REQUIRED AT TIME OF CLOSING.
7. The enclosed Affidavit of Sellers as to Liens and Encumbrances must be completed, signed and returned to our office. NOTE: THIS WILL BE PROVIDED WHEN FURTHER INFORMATION IS RECEIVED AND WILL BE REQUIRED AT TIME OF CLOSING.
8. The enclosed Affidavit of Purchasers as to Liens and Encumbrances must be completed, signed and returned to our office. NOTE: THIS WILL BE PROVIDED WHEN FURTHER INFORMATION IS RECEIVED AND WILL BE REQUIRED AT TIME OF CLOSING.
9. The enclosed Non -Residential Property Affidavit must be completed, signed and returned to our office. NOTE: THIS WILL BE PROVIDED WHEN FURTHER INFORMATION IS RECEIVED AND WILL BE REQUIRED AT TIME OF CLOSING.
10. THE COMPANY requires that an Affidavit of Possession be prepared by the current owner according to South Dakota Statutes and be recorded in the records of the Register of Deeds, Turner County, SD. This is to clarify that there are no outstanding interests of past owners due to defects in past Deeds of record.
11. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land. We may make additional requirements and exceptions.
12. AS referenced in Schedule A, this Commitment does not purport to insure any particular transaction, it is being issued as a preliminary or "To Be Determined" Commitment only, and is being issued as a courtesy. This Commitment must be updated and reissued in order to insure a specific transaction.
13. THE COMPANY requires the complete "MAILING" address of the Buyers so that we may issue their final policy to them.

Copyright 2006-2016 American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

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; Schedule B, Part II-Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.



76.10 ACRES

TURNER COUNTY LAND

**FRIDAY,
DECEMBER 22ND
AT 10:30AM**

*Auction will be held live
on-site at 27365 443rd
Ave., Marion, SD*



TERMS: Cash sale with 15% nonrefundable downpayment on auction day with the balance on closing date, January 22, 2024. Warranty Deed to be granted with cost of owner's title insurance split 50/50 between buyer and seller. Seller to pay all 2023 RE taxes due and payable in 2024 in full with the new buyer to pay all 2024 and subsequent years taxes. This tract is being sold subject to owner and Power of Attorney approval and any easements and restrictions of record. Wieman Land & Auction is representing the seller in this transaction. Remember – auction will be held on the land!

"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

