

AUCTION

TUESDAY, OCTOBER 1ST AT 10:00 AM

154.97 ACRES CHOICE TURNER COUNTY LAND



Owner:

CARLYLE NELSON

(562) 547-3214



Since 1949



"We sell the earth and everything on it!"

Marion SD 800-251-3111

www.wicmanauction.com

**154.97 ACRES CHOICE TURNER COUNTY LAND
AUCTION**

I will offer the following land at auction located from NE corner of Hurley SD, 2 North and ¼ West on

TUESDAY, OCTOBER 1 10:00 AM

The real estate consists of 154.97 (+ or -) acres of unimproved farmland. The FSA reports it is all tillable except for road right of way. This tract lays level and was tilled in 2011. This is a choice, desirable tract of land with the predominate soil types of Dimo Clay Loam, Delmont-Enet Loams and Blendon Fine Sandy Loam. This would be an excellent candidate for a pivot irrigation system. The annual real estate taxes are \$2625.36. We invite you to examine this tract at your convenience. The building site is not part of this tract.

LEGAL: The NW ¼ except Tract # 1 of Falck's Addition in the N ½ of the NW ¼ of Section 15-98-53, Turner County, South Dakota.

TERMS: Cash Sale with 10% downpayment the day of the sale and the balance on January 3, 2014. Warranty Deed will be provided, title insurance will be utilized and cost split 50/50 between buyer and seller. Full possession for 2014 crop year with fall tillage rights after crop is out. Seller to pay all 2013 Taxes and Buyer to pay 2014 RE Taxes. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. Visit our website for an information packet and pictures.

**CARLYLE NELSON, OWNER
562-547-3214**

Wieman Land & Auction Co., Inc.
Marion SD 800-251-3111
Richard & Gary Wieman, Brokers
Kevin, Mike & Derek Wieman and
Ron Leitheiser, Assoc. Brokers
Website: www.wiemanauktion.com

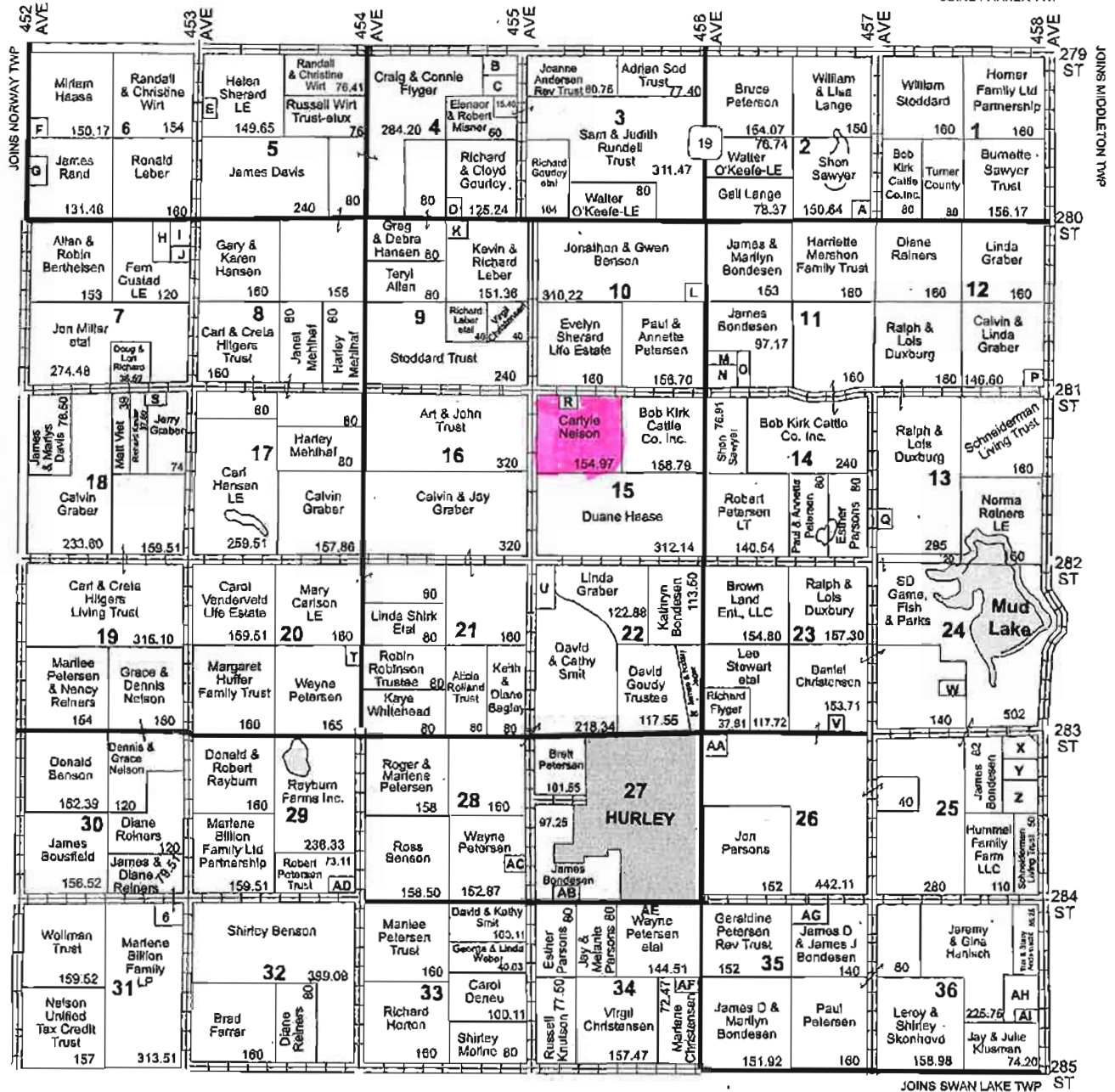
HURLEY TWP

LAND OWNER

T 98 N

R 53 W

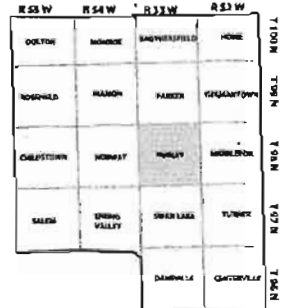
JOINS PARKER TWP



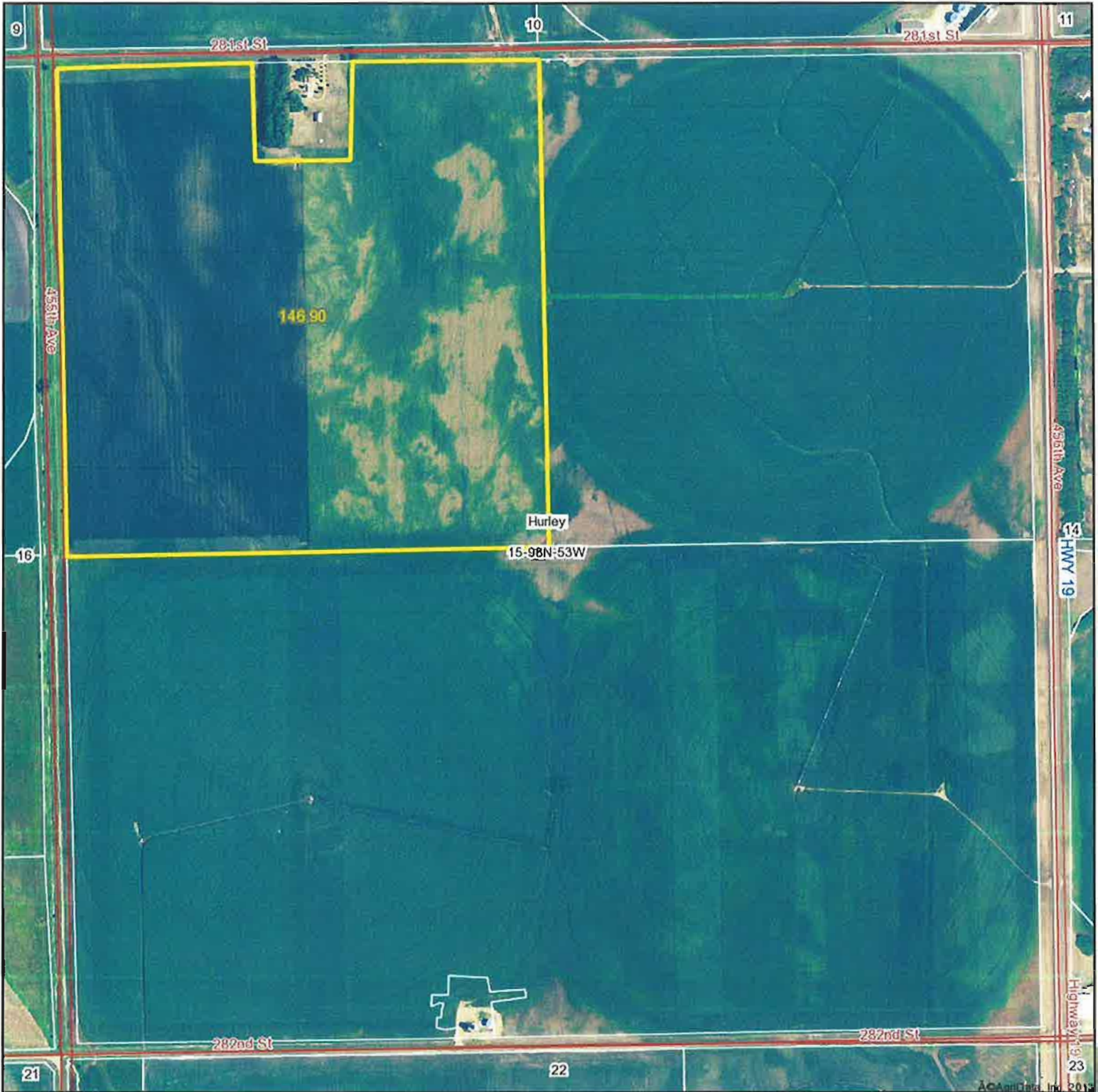
LAND OWNER & RURAL RESIDENT MAPS

Small Tracts

- | | | |
|--|---|---|
| Section 2 A Joseph Dangel - 7.73 | Section 12 P Wayne Benning - 13.40 | Section 34 AE Jay & Tracy Hummel - 10.83 |
| Section 4 B Rick & Robin Smith - 19.23 | Section 13 Q Kenneth Stalling - 5 | Section 35 AF David & Kelly Christensen - 9 |
| C Peter Andersen Trust - 16.57 | Section 15 R Lyla & Carolyn Moege - 5 | Section 36 AG John & Sheryl Wilson - 19 |
| D Michael & Andrea Woodring - 8.86 | Section 18 S Scott & Lisa Jacobs - 8.90 | Section 38 AH Richard Lounsbury etux - 30 |
| Section 5 E Donna Dickson - 5.81 | Section 20 T Peter & Patricia Dehueck etux - 5 | AI Dennis & Teresa Jorgensen - 9.99 |
| Section 6 F Edward & Jenenne Fincher - 6.83 | Section 22 U Nancy Boyd - 18.78 | |
| G William & Karol Aaschlimann - 18.73 | Section 23 V Sarah Fink - 8.29 | |
| Section 7 H Allan & Robin Berthelsen - 22.16 | Section 24 W Daniel Christan - 10 | |
| I Bobby & Deanna McCartney - 12.84 | Section 25 X Old Elm Springs Lutheran Brethren Inc - 10 | |
| J Joshua & Brenda Berthelsen - 5 | Y David & Barbara Rempfer - 28.38 | |
| Section 9 K Edwin & Liz Waldner - 8.64 | Z Kurt Schneideman - 39.15 | |
| Section 10 L Rechnagel Const. Corp. - 7.46 | Section 26 AA Kevin & Heidi Sunderland - 8.14 | |
| Section 11 M Merlin & Glen Novak - 9 | Section 27 AB James & Marilyn Bondesen - 9.28 | |
| N Glen & Melody Novak - 38 | Section 28 AC Steve & Stephanie Rabern - 7.13 | |
| O James Bondesen - 9 | Section 29 AD Lynette & Charlotte Almond - 6.40 | |



Aerial Map



Maps provided by:



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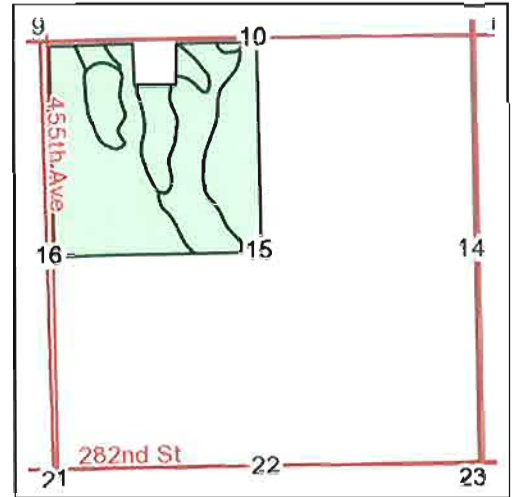
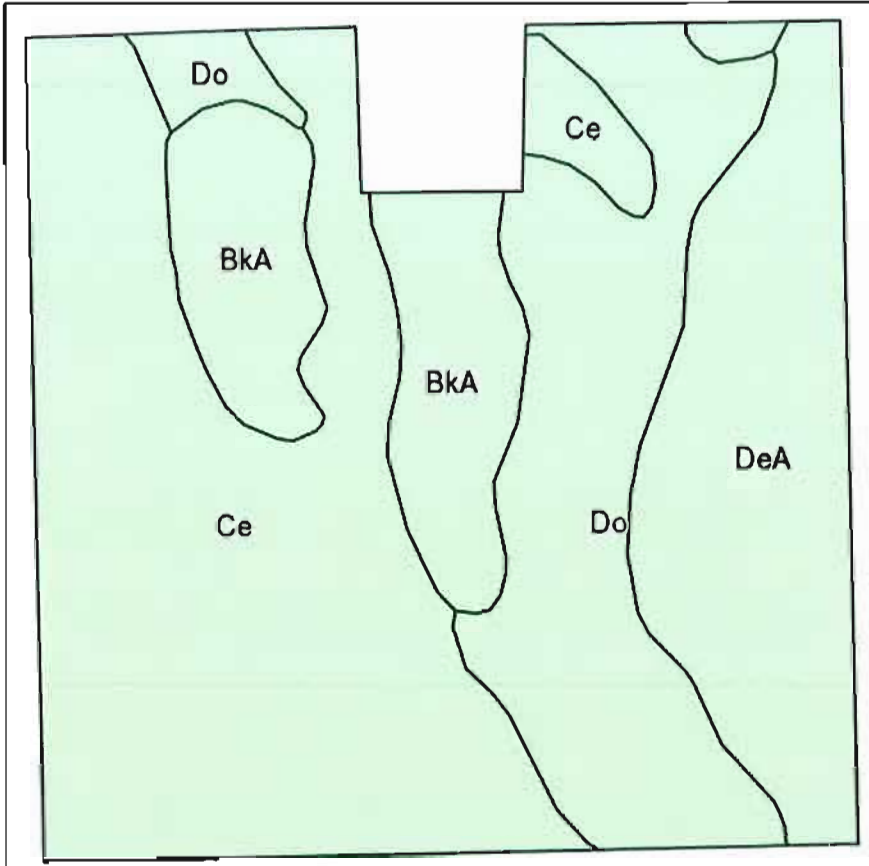
15-98N-53W
Turner County
South Dakota

map center: 43° 18' 27.95, 97° 5' 31.98
scale: 8746



7/22/2013

Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **15-98N-53W**
 Township: **Hurley**
 Acres: **146.9**
 Date: **7/22/2013**



Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
Ce	Clamo clay, gravelly substratum	65.4	44.5%	IVw		61	0.6	21	60	7	35	25	23	8
Do	Dimo clay loam	33	22.5%	IIs		72	3.8	42	75	8.7	44	50	30	30
DeA	Delmont-Eneet loams, 0 to 2 percent slopes	28.7	19.5%	IIs		49	2.7	30	36	4.2	22	35	14	23
BkA	Blendon fine sandy loam, 0 to 2 percent slopes	19.8	13.5%	IIs	IIs	68	3.7	44	66	7.7	40	52	26	33
Weighted Average						62.1	2.1	30.6	69.6	6.9	35.2	36.2	23.2	19.2

South Dakota

U.S. Department of Agriculture

Prepared: 7/22/13 2:37 PM

Turner

Farm Service Agency

Crop Year: 2013

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

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	Farm Identifier	Recon Number
CURT ADRIAN	SPLIT OF 730	

Farms Associated with Operator:
5604, 5605, 6440, 7754

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
146.9	146.9	146.9	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	FAV/WR History	ACRE Contract		
0.0	0.0	146.9	0.0	0.0	N	None		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	73.0	73	123	0.0
SOYBEANS	73.6	31	37	0.0
Total Base Acres:	146.6			

Tract Number: 4483 Description: NW 15 98 53 LESS ACREAGE FAV/WR History

BIA Range Unit Number: N

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
146.9	146.9	146.9	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	146.9	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	73.0	73	123	0.0
SOYBEANS	73.6	31	37	0.0
Total Base Acres:	146.6			

Owners: CARLYLE NELSON

Other Producers: None

S-T-R: 10-98-53

4483
1
146.9
NHHL

S-T-R: 15-98-53

S-T-R: 22-98-53



United States Department of Agriculture
Farm Service Agency

July 20, 2011

PLSS: 15_98_53
Farm: 4694

Turner County, SD

1:8,689



- Wetland Determination Identifiers**
- Restricted Use
 - ▽ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Common Land Units

/// Non Cropland

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

2010 Ortho-Photography - Not to Scale

Dakota Homestead

315 South Phillips Avenue, Sioux Falls, SD 57104-6318

SCHEDULE A

Issued by: Turner County Title Company
255 North Main, P.O. Box 489
Parker, SD 57053

File No.: 13-TI-9728
Applicant Order No.:

Loan No.:

1. Effective date: June 20, 2013 at 08:00 AM

2. Policy or Policies to be issued:	Policy Amount
(a) Owner's Policy (ALTA Own. Policy (06/17/06))	\$ 1,000.00
Proposed Insured: (X) Standard Coverage () Extended Coverage	
TO BE DETERMINED	
(b) Loan Policy (ALTA Loan Policy (06/17/06))	0.00
Proposed Insured: () Standard Coverage () Extended Coverage	

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:
Carlyle K. Nelson

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

The Northwest Quarter (NW 1/4) except Tract One (1) of Falck's Addition in the North Half of the Northwest Quarter (N 1/2 NW 1/4), Section Fifteen (15), Township Ninety-Eight (98) North, Range Fifty-Three (53) West of the 5th P.M., Turner County, South Dakota.

**SCHEDULE B - SECTION I
REQUIREMENTS**

1. ALL open mortgages must be satisfied of record.
2. 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.,
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
4. Payment to Turner County Title for the Policy premiums, fees and/or charges.

END OF SCHEDULE B - SECTION I

**SCHEDULE B - SECTION II
EXCEPTIONS**

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:

1. Rights or claims 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 or 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.
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 lien 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 change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the final title policy.
8. COLLATERAL REAL ESTATE MORTGAGE executed by Carlyle K. Nelson, a single person, to Merchants State Bank, Hurley, SD, in the face amount of \$75,070.00, dated January 20, 2000, filed October 26, 2000 @ 12:05 P.M. and recorded in Book 161 of Mortgages, page 724, Turner County Records.
9. ADDENDUM TO COLLATERAL REAL ESTATE MORTGAGE, dated September 28, 2004, filed October 6, 2004 @ 8:30 A.M. and recorded in Book 166 of Mortgages, page 524, Turner County Records, extending the five-year lien of said Mortgage in accordance with SDCL 44-8-26.
10. ADDENDUM TO COLLATERAL REAL ESTATE MORTGAGE, dated January 22, 2010, filed January 26, 2010 @ 8:30 A.M. and recorded in Book 173 of Mortgages, page 384, Turner County Records, extending the five-year lien of said Mortgage in accordance with SDCL 44-8-26.
11. TRANSMISSION LINE RIGHT-OF-WAY EASEMENT, dated October 6, 1977, filed October 20, 1977 @ 3:30 P.M. and recorded in Book 1 of Easements, page 460, Turner County Records, which grants to East River Electric Cooperative, its successors and assigns, a perpetual right to enter upon the NE 1/4 NE 1/4 NW 1/4 of Sec 15-98-53 to construct, operate and maintain an electric transmission line or distribution line or system on said property.
12. RIGHT-OF-WAY EASEMENT, dated December 22, 1982, filed May 1, 1984 @ 11:30 A.M. and recorded in Book 36 of Misc., page 440, Turner County Records, grants unto TM Rural Water District, its successors and assigns, a perpetual easement in conjunction with the operation of a rural water system over, under, across and through the NW 1/4 Sec 15-98-53.

SCHEDULE B - SECTION II
EXCEPTIONS
(Continued)

13. VESTED DRAINAGE RIGHT FORM, dated October 8, 1991, filed October 18, 1991 @ 1:30 P.M. and recorded in Book 40 of Misc., page 618, Turner County Records, which claims the right of drainage from the SW 1/4 Sec 10-98-52 through a ditch onto the NW 1/4 Sec 15-98-53.
14. REAL ESTATE TAXES for the year 2013 and subsequent years which constitute a lien but are not due and payable. Real Estate Taxes for the year 2012 payable in 2013 in the total amount of \$2,625.36 are paid in full. Parcel ID#: 08000-09853-152-00
15. Note: Coverage of this Commitment extends only to filings in the records of the Register of Deeds, Treasurer and Clerk of Courts of Turner County. Search was not made of filings in the Central Filing Office of the Secretary of State of South Dakota, and any filings in that office are not covered by this Commitment.

END OF SCHEDULE B - SECTION II

154.97 ACRES CHOICE TURNER COUNTY LAND TUESDAY, OCTOBER 1ST - 10:00 AM

AUCTION HELD ON SITE



Phone: 1-800-251-3111
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"We sell the earth and everything on it!"