

McCook County

ACREAGE SITE AUCTION

21.90
Acres

Friday

July 27th

at 4:00 PM

OWNER:

**WILMER L.
COOPER TRUST**

WIEMAN
LAND & AUCTION

44628 SD HWY, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**21.90 ACRES OF UNIMPROVED GRANT TOWNSHIP, McCOOK COUNTY LAND WITH SCENIC VIEWS OF
THE VERMILLION RIVER ALL IN GRASS AND CRP READY TO BUILD ON WITH
4-BUILDING ELIGIBILITIES AT AUCTION**

In order to settle a portion of the Trust, I will offer the following land for sale at public auction in the Wieman Auction Facility located 1-mile south and a ½ west of Marion, SD on Hwy. 44 on:

**FRIDAY JULY, 27TH
4:00 P.M.**

It is our privilege to offer this unique property that offers outstanding new home sites/acreages that are located 1-mile from Hwy. 42 and just 30-miles from the city of Sioux Falls. The property has a flowing creek with several established trees and rolling hills that provides several great locations for a new home site with walk-out basement potential. If you're looking for a larger acreage with room for horses or livestock, or just room to play, come take a look and let your mind imagine the possibilities.

LEGAL: Tract 1 of Stockwell Addition in the SE ¼ of Section 7, 101-54 McCook County, South Dakota.

LOCATION: The property is located at the junction of 443rd Ave and 264th St. or from Junction of Hwy. 42 & 81 (Stanley Corner) go 2-miles east 1-mile north, or from west edge of Sioux Falls on Hwy. 42 go 29-miles west to 443rd Ave turn north 1-mile west side of the road

- 12.97 acres in pasture with creek and mature trees all in grass and has been developed for hunting would make a great pasture or multiple new home sites.
- 7.06 acres presently enrolled in CRP that expires on 9-30-18. CRP pays \$60.53/acre.
- 4-Building eligibilities will transfer with the property to the new buyer.
- TM Rural Water is available to the property. Current Taxes are \$222.66.
- Aerial and soil maps, FSA info, CRP contract and preliminary title insurance can be found in the buyers packet
- We invite you to inspect this property at your convenience signs are posted on the boundary lines. Property is all planted to grass.

TERMS: Cash sale with \$15,000 (non-refundable) down payment auction day with the balance on or before August 31, 2018. Trustee's Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Taxes to be prorated to the date of possession. Come prepared to buy and have your financing in order! Remember auction held indoors at the Wieman Auction Facility.

**WILMER L. COOPER TRUST – OWNER
EARL COOPER TRUSTEE**

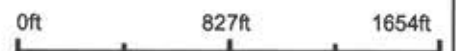
Wieman Land & Auction Co. Inc.
Marion, SD 800-251-3111
www.wiemanauktion.com

Turner County Title
Closing Agent
605-297-5555

Aerial Map



map center: 43° 33' 54.68, -97° 21' 28.03

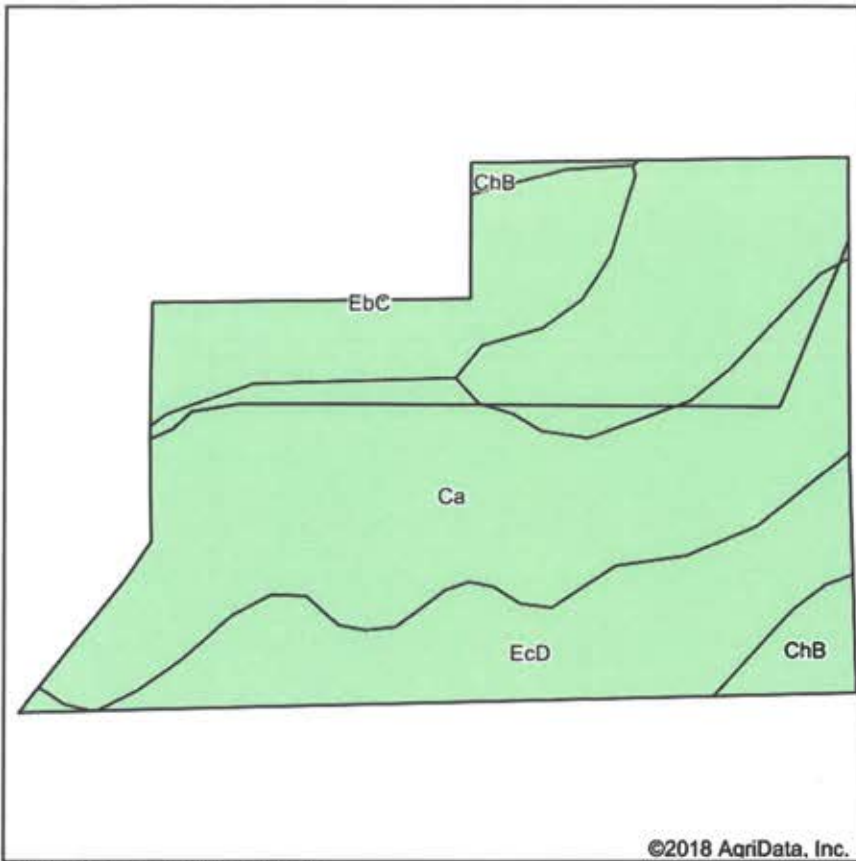


7-101N-54W
McCook County
South Dakota



6/26/2018

Soils Map



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.



State: **South Dakota**
 County: **McCook**
 Location: **7-101N-54W**
 Township: **Grant**
 Acres: **20.03**
 Date: **6/1/2018**



Maps Provided By:



Area Symbol: SD087, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
Ca	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	8.57	42.8%	Vlw	34	33	31	13
EcD	Ethan-Betts loams, 9 to 15 percent slopes	7.92	39.5%	Vle	30	57	44	33
EbC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	2.83	14.1%	Ille	69	64	48	41
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	0.71	3.5%	Ile	78	65	49	42
Weighted Average					38.9	48	39.2	25.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

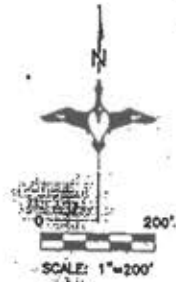
Soils data provided by USDA and NRCS.

STOCKWELL ADDITION

IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 7, TOWNSHIP 101 NORTH,
RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, MCCOOK COUNTY, SOUTH DAKOTA,
CONTAINING 21.90 AC., MORE OR LESS

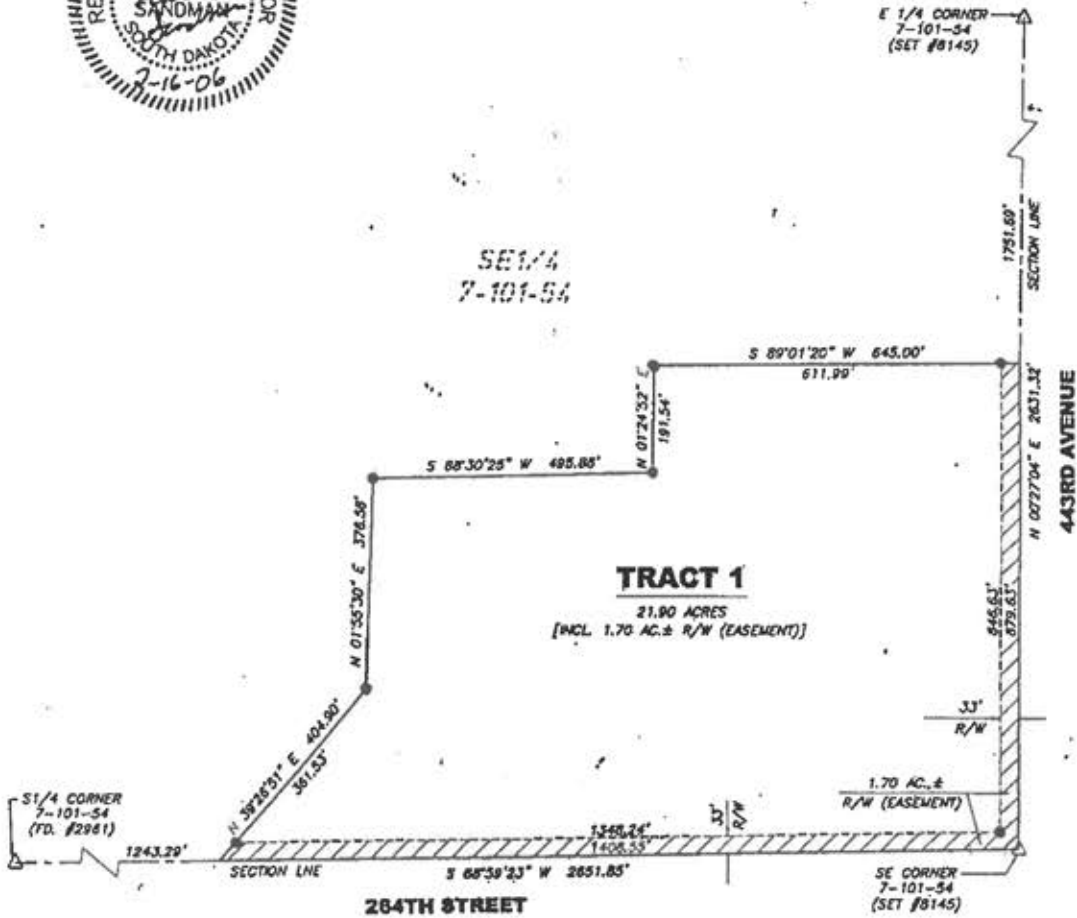


AREA MAP
SECTION 7, T101N, R54W
5TH P.M.



E 1/4 CORNER
7-101-54
(SET #8145)

SE1/4
7-101-54



LEGEND:

- SET 5/8" REBAR W/CAP #8145
- FD. MONUMENT (AS NOTED)
- △ SECTION CORNER (AS NOTED)
- (R) RECORD INFORMATION
- AC. ACRES
- S.F. SQUARE FEET
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- R/W LINE

"This plat is provided solely for the purpose of assisting in locating the premises and the Company assumes no liability for variations, if any, with an actual survey."

Prepared By:
MIDWEST LAND SURVEYING, INC.
Land Surveying and GPS Consulting

NOTES:
BASIS OF BEARINGS IS
BASED ON GPS OBSERVATION

411 E. 41st Street, Sioux Falls, South Dakota 57106

SOUTH DAKOTA
MCCOOK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5382
Prepared : Nov 8, 2016
Crop Year : 2017

Tract 702 Continued ...

NOTES

Tract Number : 3947
Description : TRACT 1 SE 7 101 54 (SE 22 AC.)
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 : WILMER COOPER FAMILY TRUST
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
20.03	7.06	7.06	0.00	0.00	7.06	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	0.00	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Soybeans	0.00	7.80	0	0
TOTAL	0.00	7.80		

NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases apply to all programs and/or employment activities.) Persons with disabilities who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442, or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

CRP-1 (10-22-15) CONSERVATION RESERVE PROGRAM CONTRACT	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO CODE & ADMIN. LOCATION 46 087	2. SIGN-UP NUMBER 26
			3. CONTRACT NUMBER 508E


7A. COUNTY OFFICE ADDRESS (Include Zip Code) MCCOOK COUNTY FARM SERVICE AGENCY 340 N NEBRASKA ST SALEM, SD 57058-8949	5. FARM NUMBER 5382	6. TRACT NUMBER(S) 3947
	7B. TELEPHONE NUMBER (Include Area Code): (605) 425-2483	8. OFFER (Select one) GENERAL <input checked="" type="checkbox"/> ENVIRONMENTAL PRIORITY <input type="checkbox"/>


9. CONTRACT PERIOD
 FROM: (MM-DD-YYYY) 10-01-2003 TO: (MM-DD-YYYY) 09-30-2018

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve-Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.

10A. Rental Rate Per Acre \$ 60.53	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment \$ 427	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment \$	3947	2	CP25	7.06	\$ 468
(Item 10C applicable only to continuous signup when the first year payment is prorated.)					

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): WILMER COOPER FAMILY TRUST % EARL COOPER 3748 E MATTHEW DR PHOENIX, AZ 85050-8362	(2) SHARE 100.00%	(3) SIGNATURE 	(4) DATE (MM-DD-YYYY) 8/21/17
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE 	B. DATE (MM-DD-YYYY) 9-26-17
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

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Original - County Office Copy
 Owner's Copy
 Operator's Copy

DAKOTA HOMESTEAD 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
ALTA® Universal ID:
Loan ID Number:
Commitment Number: TI-8235
Issuing Office File Number: TI-8235
Property Address: Not applicable for coverage,,

SCHEDULE A

1. Commitment Date: June 22, 2018 at 07:00 AM
2. Policy to be issued:
 - (a) ALTA Own. Policy (06/17/06)
Proposed Insured: TO BE DETERMINED
Proposed Policy Amount: \$ 1,000.00
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 Commitment Date vested in:
WILMER L. COOPER REVOCABLE TRUST dated July 18, 2014
5. The Land is described as follows:
TRACT ONE (1), STOCKWELL ADDITION IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION SEVEN (7), TOWNSHIP ONE HUNDRED ONE (101) NORTH, RANGE FIFTY FOUR (54), West of the 5th P.M., McCook County, South Dakota, according to the recorded plat thereof.

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

DAKOTA HOMESTEAD TITLE INSURANCE COMPANY

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

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by DAKOTA HOMESTEAD 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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DAKOTA HOMESTEAD 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.
8. WE WILL REQUIRE A "CERTIFICATE OF TRUST" BE FILED WITH THE NEW OWNERSHIP DEED.

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.*

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SCHEDULE B
(Continued)

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.*
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 2018 and subsequent years, not yet due or delinquent.
5. 2017 Real Estate Taxes payable in 2018 are:
Parcel # 15.07.3001: _____ \$222.66
1st 1/2 _____ \$111.33 PAID
2nd 1/2 _____ \$111.33 DUE 10/31/2018
6. The land described in Commitment / Policy shall not be deemed to include any house trailer or mobile home standing on the premises, if applicable.
7. The land described in the Commitment/Policy does not insure amount of acres.
8. This preliminary & informational commitment provides no title insurance. Once a buyer and purchase amount is available, contact our office to update and issue an "official" commitment.
9. VESTED DRAINAGE RIGHT executed by JoAnne Lilley -to- The Public; dated April 2, 1991; FILED April 3, 1991 at 2:05 P.M., and recorded in Book 155 of Deeds, Pages 380-382.
10. VESTED DRAINAGE RIGHT executed by Wilmer L. Cooper -to- Public; dated April 22, 1991; FILED April 22, 1991 at 12:35 P.M., and recorded in Book 155 of Deeds, Pages 508-510.
11. VESTED DRAINAGE RIGHT executed by Mark S. Jerman and Shirley Jerman -to- The Public; dated February 14, 1992; FILED March 9, 1992 at 4:02 P.M., and recorded in Book 157 of Deeds, Pages 565.567.
12. ASSIGNMENT OF BUILDING ELIGIBILITIES executed by John L. Stockwell and Jane L. Stockwell, husband and

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AMERICAN
LAND TITLE
ASSOCIATION



(TI-8235.PFD/TI-8235/4)

SCHEDULE B
(Continued)

wife -to- Whom It May Concern; dated Marvch 16, 2006; FILED March 17, 2006 at 8:35A.M., and recorded in Book 181 of Deeds, Page 129. (SEE ATTACHED COPY.)

13. Statutory Easement for highway along the section line (or lines) bounding (or within) the land herein described.

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Prepared By: Dale L. Strasser, P.C.
Box 428
Freeman, SD 57029
(605) 925-7745



Book 181 of Deeds, Page 129

OFFICE OF REGISTER OF DEEDS #06-0482
STATE OF SOUTH DAKOTA, County of McCook, as
Filed for record this 17 day of March
2006 at 8:35 o'clock A. M. and Recorded
in Book 181 of Deeds on Page 129
Laurel Schyns Register of Deeds
Beverly A. Bartling Deputy
Fee: 12.00 Pd

ASSIGNMENT OF BUILDING ELIGIBILITIES

John L. Stockwell and Jane L. Stockwell, husband and wife, Grantors, landowners, pursuant to zoning law 3.01, herein acknowledges that pursuant to Section 3.01 of the Comprehensive Zoning Laws that no more than one lot for a house or residence can be sold for 20 acres of agricultural land. The affected land is described as follows:

The Southeast Quarter (SE1/4) of Section Seven (7), Township One Hundred One North (101N), Range Fifty Four (54), West of the 5th P.M., McCook County, South Dakota,

having eight (8) building eligibilities assigned for this property.

The undersigned hereby assigns Four (4) of the building eligibilities for the property described above unto the property described as follows:

Tract One (1), Stockwell Addition in the Southeast Quarter (SE1/4) of Section Seven (7), Township One Hundred One North (101N), Range Fifty Four (54), West of the 5th P.M., McCook County, South Dakota, according to the recorded plat thereof, subject to easements and restrictions of record.

The undersigned hereby retains four (4) of the building eligibilities for the property first described above unto the property described as follows:

The Southeast Quarter (SE1/4) of Section Seven (7), Township One Hundred One North (101N), Range Fifty Four (54), West of the 5th P.M., McCook County, South Dakota, except Tract One (1), Stockwell Addition lying therein, subject to easements and restrictions of record.

Dated this 16th day of March 2006.

John L. Stockwell
John L. Stockwell, Seller

Jane L. Stockwell
Jane L. Stockwell, Seller

STATE OF SOUTH DAKOTA)
) SS:
COUNTY OF HUTCHINSON)

On this 16th day of March 2006 before me, the undersigned officer, personally appeared John L. Stockwell and Jane L. Stockwell, husband and wife, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Dale L. Strasser
Dale L. Strasser, Notary Public



My Commission Expires: June 5, 2008





McCook County

ACREAGE SITE AUCTION

21.90
Acres



TERMS: Cash sale with \$15,000 (non-refundable) down payment auction day with the balance on or before August 31, 2018. Trustee's Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Taxes to be prorated to the date of possession. Come prepared to buy and have your financing in order! Remember auction held indoors at the Wieman Auction Facility.

Friday
July 27th
at 4:00 PM



44628 SD HWY, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"