

AUCTION

**79.57 ACRES TURNER COUNTY LAND
TUESDAY NOVEMBER 10th AT 10:00AM**



OWNER:

DAN PENNER TRUST



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"

**79.57 ACRES TURNER COUNTY LAND
AUCTION**

We will offer the following farm land at auction at the Wieman Auction Facility at 44628 SD Hwy 44 or from Marion SD, 1 south & ½ west on:

TUESDAY, NOV. 10TH 10:00 AM

The land is located from Fred Haar Co Implement, go 2 south and 1 ¾ east or from Jct Hwy 81 & 280th Street go 1 ¾ east.

The real estate consists of 79.57 acres (+ or -) of unimproved farm land. The FSA office reports that it has 75.24 acres tillable and the balance old building site and trees. This is a choice tract of farm land with the predominate soil types of Clarno-Crossplain-Davison Complex, Clarno-Bonilla Loams, Tetonka Silt Loam with a soil productivity index of 81.9. This is a desirable tract of highly productive, level land. The annual real estate taxes are \$ 1,828.08. We invite you to inspect this tract at your convenience.

For Buyers Info Packet visit our website: www.wiemanauktion.com or call 800-251-3111

LEGAL: The W ½ of the SE ¼ of Section 6-98-55, Turner County SD

TERMS: Cash Sale with \$ 50,000.00 non-refundable down payment the day of sale and the balance on or before Feb. 1, 2016. Title insurance to be utilized with cost split 50/50 between buyer and seller. A Trustees Deed will be provided. Possession granted for 2016 crop year. The 2014 and 2015 RE Taxes to be paid by seller. Sold subject to confirmation by the Trustee. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

**DAN PENNER TRUST
DON PENNER, TRUSTEE
225-290-6641**

Wieman Land & Auction Co., Inc.
Richard & Gary Wieman, Brokers
Kevin, Mike, Derek & Ryan Wieman and
Ron Leitheiser, Assoc. Brokers
Marion SD 500-251-3111

Dale L. Strasser
Attorney At Law
Freeman SD 605-925-7745
Closing Agent

Aerial Map



Maps Provided By:



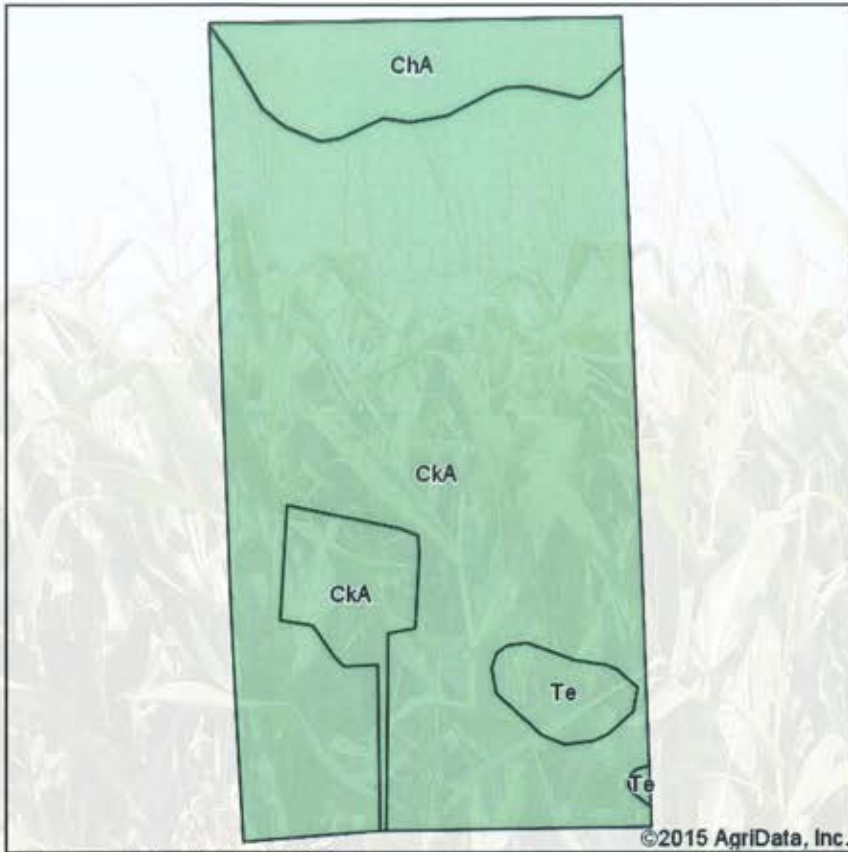
6-98N-55W
Turner County
South Dakota

map center: 43° 20' 8.54, 97° 23' 22.83
scale: 10260



8/6/2015

Soil Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Turner**
 Location: **6-98N-55W**
 Township: **Childstown**
 Acres: **78.97**
 Date: **8/6/2015**



Maps Provided By:



Area Symbol: SD125. Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
CkA	Clarno-Crossplain-Davison complex, 0 to 3 percent slopes	68.30	86.5%	IIc	82	3.2	42	78	9.1	46	53	30	33
ChA	Clarno-Bonilla loams, 0 to 2 percent slopes	8.17	10.3%	IIc	88	4	48	82	9.5	48	61	32	39
Te	Tetonka silt loam	2.50	3.2%	IVw	60	0.6	18	57	6.6	34	22	22	8
Weighted Average					81.9	3.2	41.9	77.7	9.1	45.8	52.8	30	32.8

Area Symbol: SD125, Soil Area Version: 16

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Certified Wetland Determination

Field Office: Parker FO
 Certified By: NA
 Legal Desc: W1/2 SE1/4 6-98-55

Agency: USDA-NRCS
 Certified Date: NA
 Tract: NA



Legend

-  Certified Wetland Determination Boundary
-  Wetlands
-  Wetlands
-  Ditch
-  Tile



W Wetland
 FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
 PC Prior Converted
 NW Non Wetland
 See NRCS CPA-O26E for definitions and additional info.



South Dakota

U.S. Department of Agriculture

Prepared: 8/18/15 7:21 AM

Turner

Farm Service Agency

Crop Year: 2015

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: JAY CAMERON PENNER
 Farm Identifier: COMB 124 AND 242
 Recon Number:

Farms Associated with Operator:
 5666, 7226, 7993, 9010, 9098, 9099

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
79.57	75.24	75.24	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	75.24	0.0	0.0	0.0		N	

ARC/PLC
 ARC-IC: NONE
 ARC-CO: WHEAT, CORN, SOYBN
 PLC: NONE
 PLC-Default: NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	18.48		48	0.0
CORN	47.47		91	0.0
SOYBEANS	7.95		26	0.0
Total Base Acres:	73.9			

Tract Number: 320 Description: WSE 6 98 55 FAV/WR History: N
 BIA Range Unit Number:
 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
79.57	75.24	75.24	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	75.24	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	18.48		48	0.0
CORN	47.47		91	0.0
SOYBEANS	7.95		26	0.0
Total Base Acres:	73.9			

Owners: DANIEL E PENNER TRUST

Other Producers: None

Dakota Homestead Title Insurance Company

315 S. Phillips Avenue, Sioux Falls, SD 57104-6318
(605)336-0388 FAX (605)336-5649

SCHEDULE A

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

File No.: 15-TI-10533
Applicant Order No.:

Loan No.:

1. Effective date: August 11, 2015 at 07:30 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:
Dan Penner Trust

5. The land referred to in this Commitment is described as follows:
The West Half of the Southeast Quarter (W 1/2 SE 1/4) of Section Six (6), Township Ninety-Eight (98)
North, Range Fifty-Five (55) West of the 5th P.M., Turner County, South Dakota.

File No.: 15-TI-10533

Applicant Order No.:

**SCHEDULE B - SECTION I
REQUIREMENTS**

1. The enclosed Certificate of Trust must be signed and returned to our office.
2. The enclosed Seller's and Buyer's Affidavits must be completed and returned to our office.
3. 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.
4. Documents in insurable form and satisfactory to us must be signed, delivered and duly filed of record.
5. 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 Service, installation or connection charge for Sewer, water or electricity.
8. Any right, title, or interest in any minerals, minerals rights or related matters, including but not limited to oil, gas, coal and other hydrocarbons.
9. 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.
10. TELEPHONE LINE RIGHT-OF-WAY EASEMENT, dated November 17, 1978, filed July 13, 1979 @ 2:00 P.M. and recorded in Book 34 of Misc., page 143, Turner County Records, grants unto Bison State Telephone Company, a corporation, its successors and assigns, the right to construct, reconstruct, operate and maintain a telephone line or system on, over, above, under and through the W 1/2 SE 1/4 Sec 6-98-55.
11. RIGHT-OF-WAY EASEMENT, dated May 5, 1984, filed May 10, 1984 @ 11:00 A.M. and recorded in Book 36 of Misc., page 595, Turner County Records, grants unto TM Rural Water District, it's successors and assigns, a perpetual easement in conjunction with the operation of a rural water system over, under, across and through the W 1/2 SE 1/4 Sec 6-98-55.
12. VESTED DRAINAGE RIGHT FORM, dated April 17, 1991., filed April 17, 1991 @ 3:00 P.M. and recorded in Book 40 of Misc., page 385, Turner County Records, claims the right of drainage from the E 1/2 SE 1/4 Sec 6-98-55 through ditch onto the W 1/2 SE 1/4 Sec 6-98-55.
13. VESTED DRAINAGE RIGHT FORM, dated June 23, 1992, filed June 30, 1992 @ 11:30 A.M. and recorded in Book 41 of Misc., page 898, Turner County Records, claims the right of drainage from the N 1/2 SE 1/4 Sec 6-98-55 and the E 1/2 NW 1/4 Sec 6-98-55 through ditches onto the N 1/2 NE 1/4 Sec 6-98-55.

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