

AUCTION

OFFERED IN THREE TRACTS

400 ACRES MCCOOK COUNTY LAND

WEDNESDAY, NOVEMBER 11TH AT 10:00 AM

OWNER:

DONALD C. PETERSON AND
BONNEVIEVE E. PETERSON
FAMILY LIVING TRUST
G. ROBERT PETERSON AND
ELIZABETH RAYMAN, TRUSTEES



208 N Broadway, Marion SD

web: wiemanauction.com

phone: 800-251-3111

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

400 ACRES MCCOOK COUNTY LAND

AUCTION

We will offer the following land at auction for the Donald C. Peterson and Bonnevie E. Peterson Family Living Trust at the Wieman Auction Facility at 44628 SD Hwy 44, Marion SD on:

WED., NOV. 11TH 10:00 AM

Auctioneers Note: Take a look at these tracts, they are excellent add on units for Farmer, Livestock Person or Investor. Visit our website wiemanauction.com for buyers info packet or call our office 800-251-3111 and we will mail one to you.

TRACT # 1 80 ACRES

This Tract is located from Sun Prairie Baptist Church at 24408 – 440th Avenue go ½ mile south, or from Junction of Hwy 81 and 254th Street, 1 mile west & ¼ north, or from Unityville SD, 2 north, 2 east & ¼ north.

This Tract consists of 80 Acres (+ or -) of unimproved farm land. The FSA Office indicates that it has 75.26 acres tillable and the balance in stock dam, slough and low ground. At the present time there is 19.8 acres enrolled in the CRP Program receiving \$ 64.84 per acre until Sept. 2018 Of the remaining 55.26 acres has 11.36 acres in hay and the balance in beans. This is a level to rolling tract of land with several low spots and waterway passing through it. The predominate soil types are Ethan Loam, Salmo Silty Clay Loam, Worthing Silty Clay Loam, Clarno-Davison Loams, Clarno Loam, Delmont Loam and it has a soil productivity index rating of 52.9. The annual real estate taxes are \$ 1,230.64. We invite you to view this tract at your convenience.

LEGAL: The N ½ of the SW ¼ of Section 2-104-55, McCook County SD

TRACT # 2 160 ACRES

This parcel is located at Jct of 245th Street and 436th Avenue, from Unityville SD 2 west, 2 north.

This Tract consists of 160 Acres (+ or -) of unimproved farm land. The FSA Office reports that it has 114.89 acres tillable and the balance in pasture, trees and road right of way. Currently these is 40.16 acres tilled, 60.2 acres enrolled in the CREP Program receiving \$ 189.00 per acre until Sept. 2021 and the balance in pasture with stock dam dugout. This tract layes extremely level, the predominate soil type is Crossplain-Dudley Complex and the soil productivity index rating is 66. The annual real estate taxes are \$ 2,746.40. We invite you to view this property at your convenience.

LEGAL: The NE ¼ of Section 12-104-56, McCook County SD

TRACT # 3 160 ACRES

This Tract is located at Jct. 432nd Avenue and 246th Street located from Unityville SD, 5 west, 1 north and 1 west.

This Tract consists of 160 Acres (+ or -) of unimproved farm land. The FSA Office indicated that it has 110.69 acres tillable but at the present time it has approximately 72 acres tilled and the balance in pasture with new dugout and creek that passes through it. The land layes level to rolling and low, the predominate soil types are Blendon Loam, Ethan Loam, Hand-Ethan Loam, Chaska Loam, Crossplain Clay Loam and Davis Loam and it has a soil productivity index rating of 58.1. The annual real estate taxes are \$ 2,654.74. We invite you to view this tract at your convenience.

LEGAL: The NE ¼ of Section 17-104-56, McCook County SD

TERMS: Cash Sale with a 10% non-refundable down payment per tract the day of sale and the balance on Dec. 20, 2015. A Trustee's Deed will be provided. Title Insurance will be utilized with the cost split ½ to buyer and ½ to seller. All RE Taxes for 2014 and 2015 will be paid by seller. Full possession granted for 2016 crop year at closing. Sold subject to confirmation by the Trustees. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.

DONALD C. PETERSON AND BONNEVIE E. PETERSON FAMILY LIVING TRUST

G. ROBERT PETERSON AND ELIZABETH RAYMAN, TRUSTEES

605-530-2383

Wieman Land & Auction Co., Inc.
Rich and Gary Wieman, Broker
Kevin, Mike, Derek & Ryan Wieman and
Ron Leitheiser, Assoc. Brokers
Marion SD 800-251-3111

Roger R. Gerlach
Attorney at Law
Salem SD
605-425-2911
Closing Agent

Website: www.wiemanauction.com



Common Land Unit
 [White Box] Other Ag
 [Light Green Box] Cropland
 [Dark Green Box] CRP
 [Black Outline] Tract Boundary

Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation
 ■ Compliance Provisions



2015 Program Year

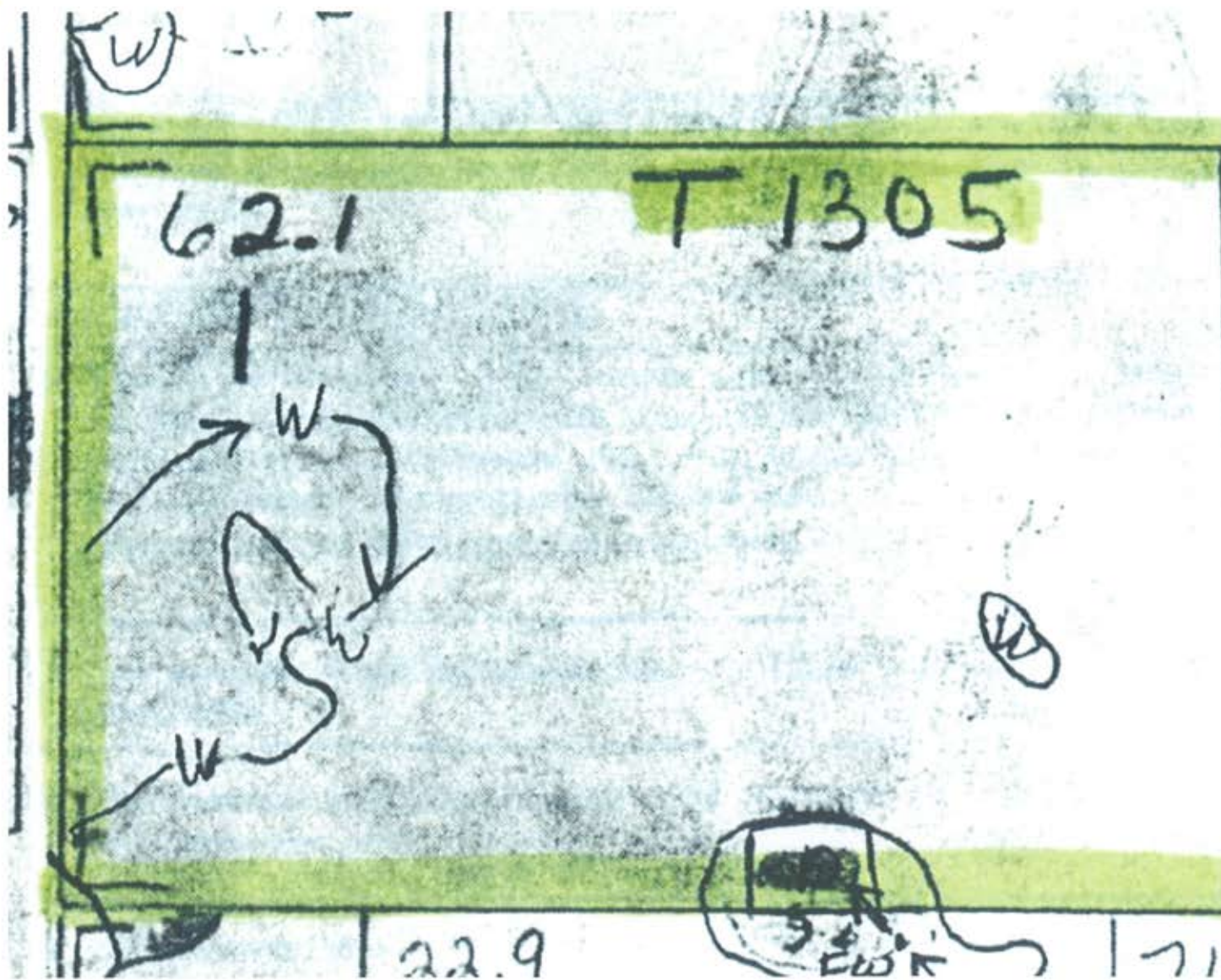
Map Created May 04, 2015

Farm 4027

2 -104N -55W

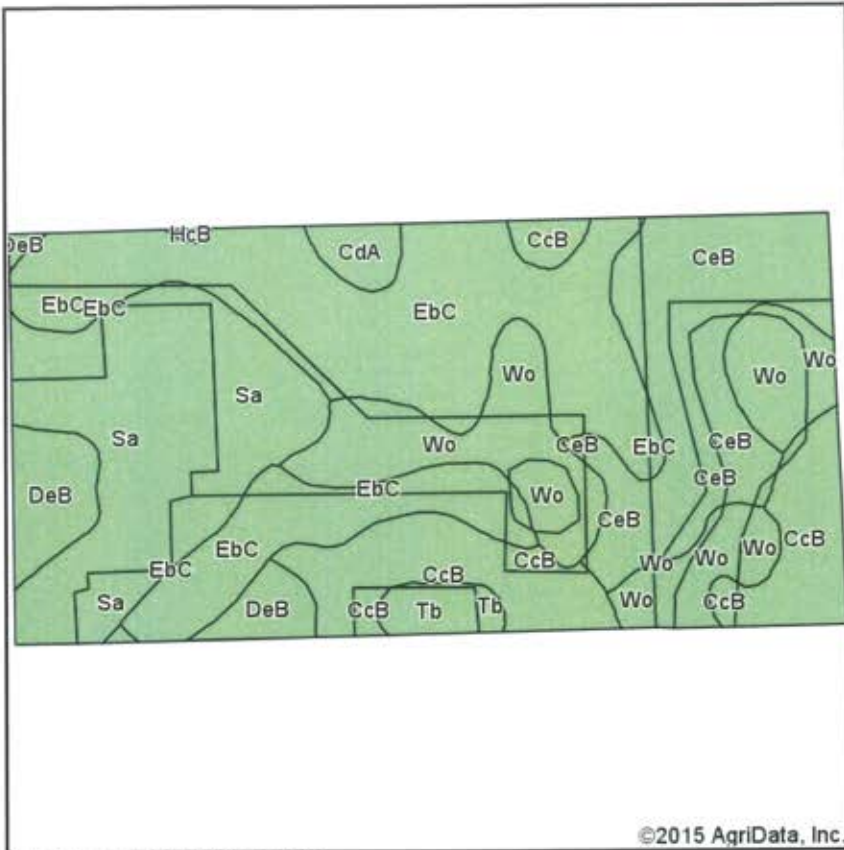
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program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

WETLAND MAP



Section 17:

Soil Map



State: **South Dakota**
 County: **McCook**
 Location: **2-104N-55W**
 Township: **Sun Prairie**
 Acres: **80.53**
 Date: **7/18/2015**



Maps Provided By:
surety
CUSTOMER ONLINE MAPPING
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Soils data provided by USDA and NRCS.

©2015 AgriData, Inc.

Area Symbol: SD087, 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
EbC	Ethan loam, 6 to 9 percent slopes	24.18	30.0%	IVe	53	2.5	32	47	5.3	28	39	17	25
Sa	Salmo silty clay loam	15.59	19.4%	IVw	34	0.2	9	27	3	16	9	8	3
Wo	Worthing silty clay loam	12.06	15.0%	Vw	37		5	27	3	16	6	10	1
CeB	Clarno-Davison loams, 2 to 5 percent slopes	11.89	14.8%	Ile	70	3	41	68	7.7	40	51	25	32
CcB	Clarno loam, 3 to 6 percent slopes	10.09	12.5%	Ile	81	3.3	45	71	7.9	41	56	28	35
DeB	Delmont loam, 3 to 6 percent slopes	4.07	5.1%	IVe	42	1.9	22	21	2.4	14	26	9	17
Tb	Tetonka silt loam	1.38	1.7%	IVw	58	0.5	17	52	5.9	31	21	21	8
CdA	Clarno-Bonilla loams, 0 to 3 percent slopes	1.16	1.4%	Iic	84	3.7	50	81	9.1	47	62	32	39
HcB	Hand-Davison loams, 2 to 5 percent slopes	0.11	0.1%	Ile	70	3	42	69	7.7	40	52	26	33
Weighted Average					52.9	1.8	26	45.5	5.1	26.9	31.5	16.7	19

Area Symbol: SD087, Soil Area Version: 16

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

South Dakota
McCook
Report ID: FSA-156EZ

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

FARM: 4027
Prepared: 9/4/15 8:28 AM
Crop Year: 2015
Page: 1 of 4

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
ROBERT PETERSON	SPLIT FROM 2906	

Tract Number: 1305- Description: F1 N SW 2 104 55 FAV/WR History
 BIA Range Unit Number: N
 HEL Status: HEL: conservation system is being actively applied
 Wetland Status: Tract contains a wetland or farmed wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
80.55	75.26	75.26	0.0	0.0	19.8	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	55.46	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	15.0		122	0.0
SOYBEANS	40.5		34	0.0
Total Base Acres:	55.5			

Owners: PETERSON LIVING REVOCABLE TRUST
 Other Producers: None

This form is available electronically

CRP-1 (02-04-03)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 46087	2. SIGN-UP NUMBER 26
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 511	4. ACRES FOR ENROLLMENT 19.8
NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.		5. FARM NUMBER 0004027	6. TRACT NUMBER(S) 0001305
7. COUNTY OFFICE ADDRESS (Include Zip Code): MCCOOK COUNTY FSA OFFICE NA SALEM, SD 57058-0340 TELEPHONE NUMBER (Include Area Code): (605)425-2217		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 (who may be referred to as "Owner", "Operator", and "Tenant", respectively) on the form identified above. The undersigned person or persons may hereafter collectively be 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 or CRP-2c, if applicable; and, if applicable,

10A. Rental Rate Per Acre	\$64.84	11. Identification of CRP Land (See Page 2 for additional specs)				
B. Annual Contract Payment	\$1,284.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$ 0.0	0001305	NA 517	CP25	19.8	\$1,188.00
(Item 10C applicable only to continuous signup when the first year payment is prorated.)						

12. OWNERS, OPERATORS, AND TENANTS

A. OPERATOR NAME AND ADDRESS (Include Zip Code): PETERSON L REV. TRUST 24618 435TH AVE PO Box 417 GANOVA, SD 573215004 <i>Salem</i>	SHARE 85 %	SOCIAL SECURITY NUMBER: SIGNATURE <i>Peter Peterson Trust</i> DATE (MM/DD/YYYY) 6-12-03
B. OWNER NAME AND ADDRESS (Include Zip Code): ROBERT PETERSON PO BOX 548 SALEM, SD 570580548 <i>425-3045</i>	SHARE 15 %	SOCIAL SECURITY NUMBER: SIGNATURE <i>Robert Peterson</i> DATE (MM/DD/YYYY) 9-4-03
C. NAME AND ADDRESS (Include Zip Code):	SHARE %	SOCIAL SECURITY NUMBER: SIGNATURE DATE (MM/DD/YYYY)

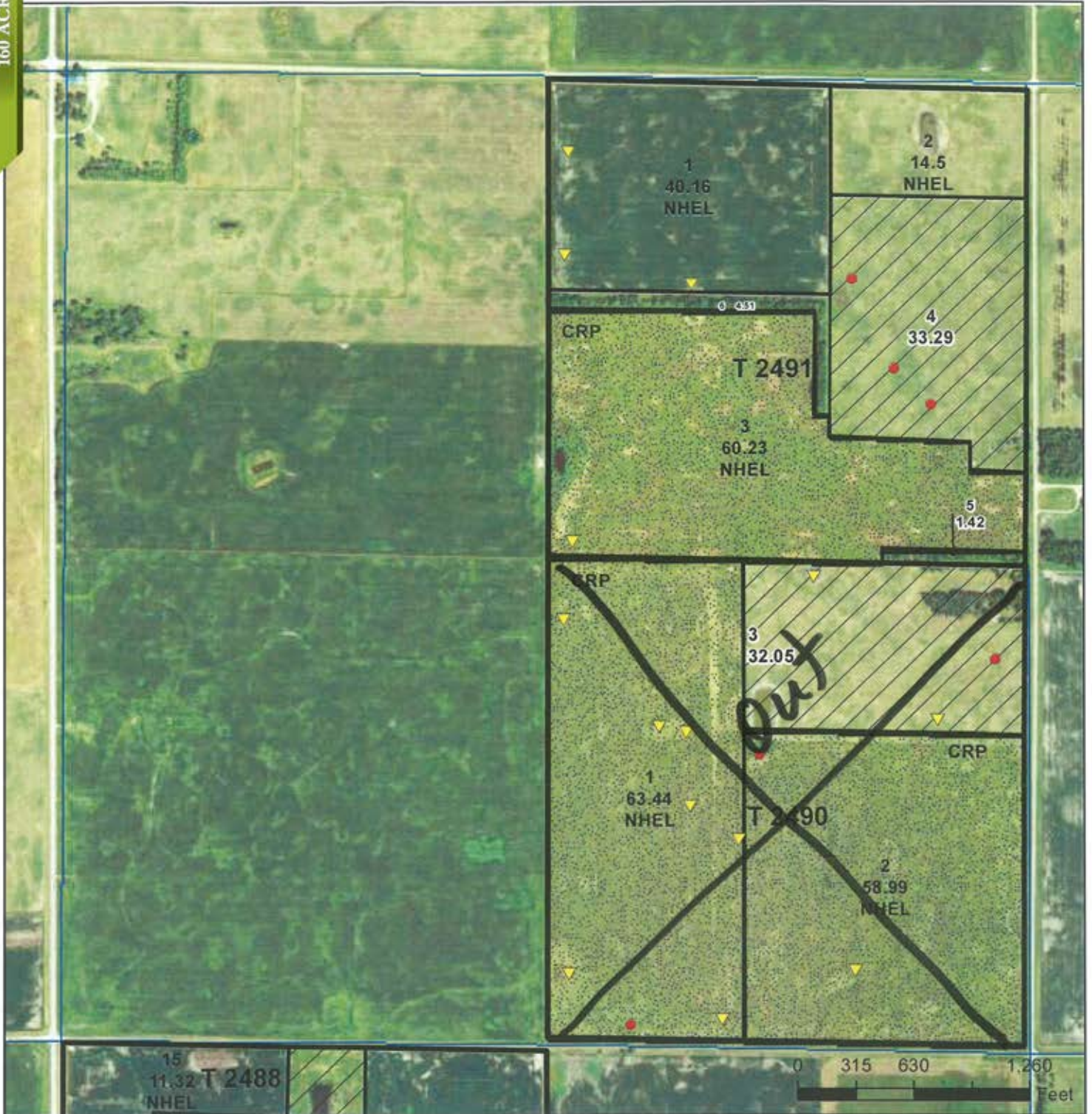
13. CCC USE ONLY - Payments according to the shares are approved.	SIGNATURE OF CCC REPRESENTATIVE <i>John J. Biehl for CCC</i>	DATE (MM/DD/YYYY) 10-7-03 9-25-03
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985 (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement Agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The US Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital and family status. (Not all prohibited bases apply to all programs). Persons with disabilities who require alternative means for communication of program information (Braille, large print, audio tapes etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

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



Common Land Unit

Other Ag	Cropland	CRP
Other Ag	Rangeland	

Wetland Determination Identifiers

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



2015 Program Year

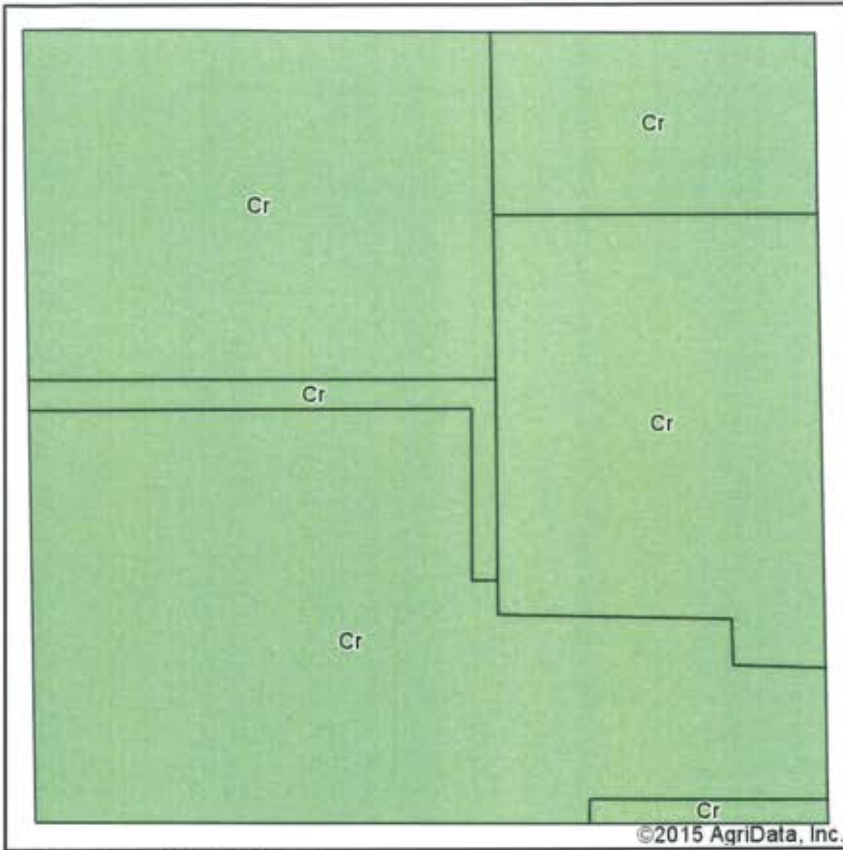
Map Created May 04, 2015

Farm 4027

12 -104N -56W

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Soil Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **McCook**
 Location: **12-104N-56W**
 Township: **Pearl**
 Acres: **154.06**
 Date: **7/18/2015**



Maps Provided By:

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Area Symbol: SD087, 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	
Cr	Crossplain-Dudley complex	154.06	100.0%	Ilw	66	1.7	33	59	6.6	34	40	23	25	
Weighted Average						66	1.7	33	59	6.6	34	40	23	25

Area Symbol: SD087, Soil Area Version: 16

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

South Dakota
McCook
Report ID: FSA-156EZ

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

FARM: 4027
Prepared: 9/4/15 8:28 AM
Crop Year: 2015
Page: 4 of 4

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: 2491 **Description: D2 NE 12 104 56** 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
154.11	114.89	114.89	0.0	0.0	60.2	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	54.69	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	45.1		122	0.0
SOYBEANS	9.6		34	39.0
Total Base Acres:	54.7			

Owners: PETERSON LIVING REVOCABLE TRUST
Other Producers:

This form is available electronically.

CRP-1 (03-26-04) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT <small>NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.</small>	1. ST. & CO. CODE & ADMIN. LOCATION 46087 3. CONTRACT NUMBER 862	2. SIGN-UP NUMBER 40 4. ACRES FOR ENROLLMENT 60.2 5. FARM NUMBER 4027 6. TRACT NUMBER(S) 2491 8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	7. COUNTY OFFICE ADDRESS (Include Zip Code): McCOOK COUNTY FARM SERVICE AGENCY PO BOX 340 SALEM SD 57058-0340 TELEPHONE NUMBER (Include Area Code): (605) 425-2483 9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 01-01-2011 09-30-2021
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THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be 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 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre	\$ 135.00	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment	\$ 8,127.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$ 6078.	2491		CP-4D	60.23	5,208.00
<i>(Item 10C applicable only to continuous signup when the first year payment is prorated.)</i>				CRP		

12. PARTICIPANTS		
A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): PETERSON LIVING REV TRUST PO BOX 417 SALEM SD 57058-0417	(2) SHARE 85	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE: <i>Robert Peterson</i> DATE (MM-DD-YYYY): 12-7-10 <i>Robert Peterson - co-owner</i> 12-7-10 <small>(If more than three individuals are signing, continue on attachment.)</small>
B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): Robert Peterson PO Box 548 Salem SD 57058	(2) SHARE 15	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE: <i>Robert Peterson</i> DATE (MM-DD-YYYY): 12-7-10 <small>(If more than three individuals are signing, continue on attachment.)</small>
C(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <small>(If more than three individuals are signing, continue on attachment.)</small>

13. CCC USE ONLY - Payments according to the shares are approved.	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i> 12-13-10	B. DATE (MM-DD-YYYY)
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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Peterson Living Trust
(Don)

CREP Number:	
County:	McCook
Department Contact:	Matt Gruenig

For Department Use Only

SOUTH DAKOTA GAME, FISH & PARKS - WILDLIFE DIVISION
CONSERVATION RESERVE ENHANCEMENT PROGRAM (CREP) AGREEMENT

AREA INFORMATION

PRACTICE NO.	ACRES	TRACT NO.	FIELD NO.	RENTAL RATE PER ACRE	TOTAL CRP COST SHARE	ANNUAL CRP PAYMENT	CONTRACT PERIOD FROM:	CONTRACT PERIOD TO:	CONTRACT LENGTH (YEARS)	CONTRACT LENGTH (MONTHS)
CP4D	60.2	2491	1	135	\$8,111.00	\$8,127.00	1/1/2011	9/30/2021	10	9

GFP FIRST YEAR PAYMENT	GFP TOTAL COST SHARE	GFP TOTAL ANNUAL PAYMENT	GFP TOTAL CONTRACT PAYMENT
\$3,049.20	\$611.10	\$3,250.80	\$36,567.20

= \$54. per acre

This is an agreement made on Dec 7, 2010, between South Dakota Department of Game, Fish and Parks (Department) and Participants listed on page 3 of lands being enrolled in the Conservation Reserve Enhancement Program (CREP). Attach a copy of the CRP-1, CRP-2, conservation plan, conservation plan schedule of operations, plan map, and job sheets.

NOTE: Participant must certify that the Participant owns and/or leases the contracted acres, including all the hunting and fishing rights, and will not surrender any portion of these rights to any person or entity during the term of this agreement. The Participant also must provide written notice by certified mail, return receipt requested, to any tenant(s) or other parties with an interest in the above land that the land will be enrolled in GFP's CREP Agreement, and by his/her execution of this agreement, the Participant warrants and assures the Department that such notice has been given those interested parties. At any time during the term of this Contract, upon request of the Department, the Participant shall provide the Department with proof that the Participant has provided the written notice required herein.

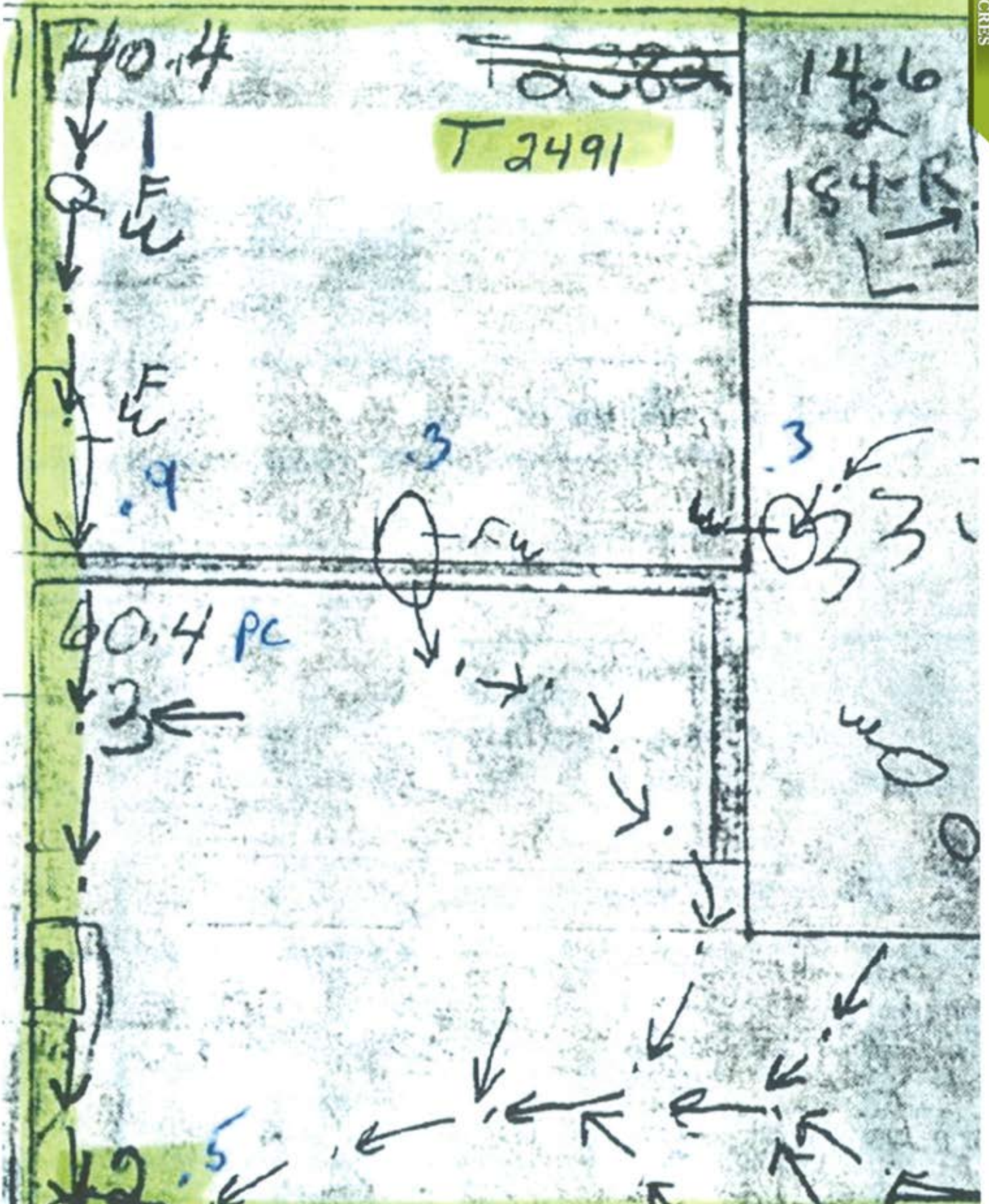
Additionally, the Participant and the Department agree to comply with the terms and conditions contained within the CRP-1 and this agreement including any Appendix to these contracts entitled as Appendix to CRP-1 or Appendix to GFP Conservation Reserve Enhancement Program (CREP) Agreement (referred to as "Appendix"). By signing the Terms of Agreement set forth below, the Participant acknowledges that a copy of any Appendix to the CRP-1 or GFP Conservation Reserve Enhancement Program has been provided to such person. Such person also agrees to pay such liquidated damages in the amount specified in the Appendix if the Participant withdraws prior to GFP acceptance or rejection. The terms and conditions of this contract are contained in the Terms of Agreement set forth below. **BY SIGNING THIS CONTRACT, THE PARTICIPANT ACKNOWLEDGES RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 APPENDIX, CRP-2 OR CRP-2C AND GFP CONSERVATION RESERVE ENHANCEMENT PROGRAM (CREP) AGREEMENT.**

GFP Planner Signature: [Signature]
Date: 12-7-10

GFP Reviewer Signature: [Signature]
Date: 12/10/10




WETLANDS MAP

TRACT TWO
160 ACRES





- Common Land Unit**
-  Rangeland
 -  Tract Boundary
 -  Cropland
 -  PLSS

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



2015 Program Year

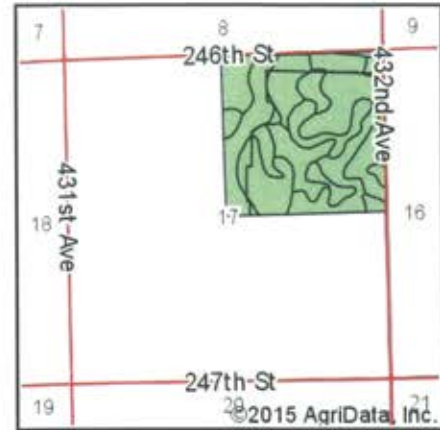
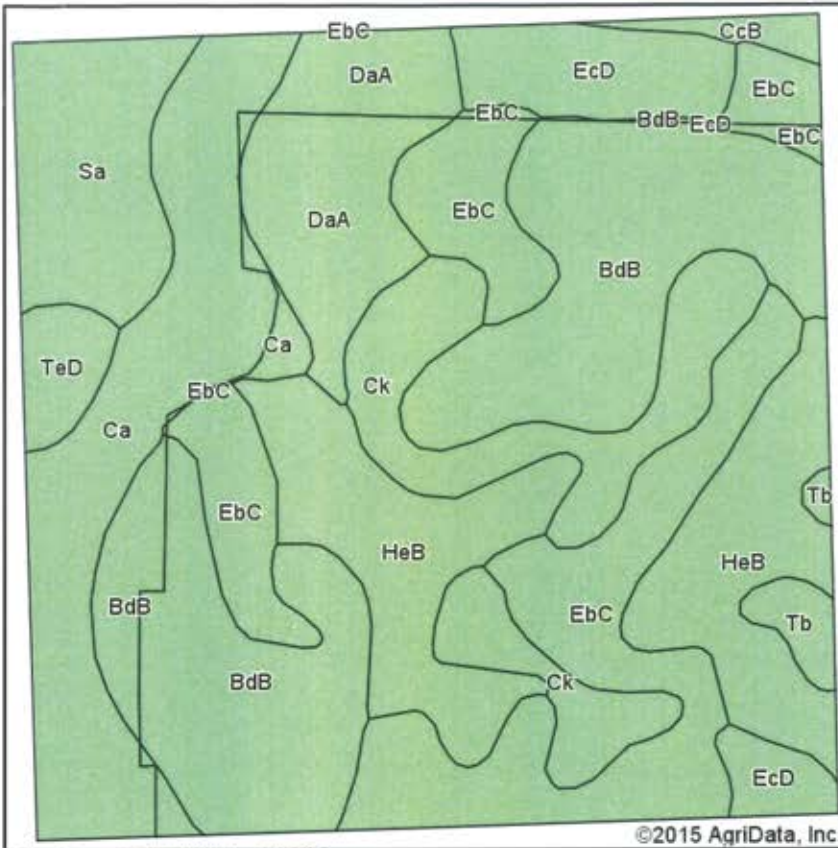
Map Created May 04, 2015

Farm 4027

17 -104N -56W

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Soil Map



State: **South Dakota**
 County: **McCook**
 Location: **17-104N-56W**
 Township: **Pearl**
 Acres: **157.86**
 Date: **7/18/2015**



Soils data provided by USDA and NRCS.

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Area Symbol: SD087, 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
BdB	Blendon loam, 0 to 5 percent slopes	35.68	22.6%	IIIe	61	3	39	56	6.3	34	47	22	31
EbC	Ethan loam, 6 to 9 percent slopes	28.53	18.1%	IVe	53	2.5	32	47	5.3	28	39	17	25
HeB	Hand-Ethan loams, 3 to 6 percent slopes	23.05	14.6%	IIe	76	3.1	43	67	7.5	39	53	25	33
Ca	Chaska loam, channeled	20.55	13.0%	VIw	35	0.4	8	32	3.6	19	10	13	5
Ck	Crossplain clay loam	15.04	9.5%	IIw	77	1.8	37	73	8.1	42	46	28	28
DaA	Davis loam, 0 to 3 percent slopes	11.81	7.5%	IIc	89	3.6	51	86	9.6	49	64	33	40
Sa	Salmo silty clay loam	9.85	6.2%	IVw	34	0.2	9	27	3	16	9	8	3
EcD	Ethan-Betts loams, 9 to 15 percent slopes	7.76	4.9%	VIe	32	2	22	29	3.2	17	27	10	17
TeD	Talmo soils, 6 to 15 percent slopes	2.56	1.6%	VIs	6	0.9	7	4	0.4	3	8	2	6
Tb	Tetonka silt loam	1.82	1.2%	IVw	58	0.5	17	52	5.9	31	21	21	8
CcB	Clamo loam, 3 to 6 percent slopes	1.21	0.8%	IIe	81	3.3	45	71	7.9	41	56	28	35
Weighted Average					58.1	2.2	31.6	52.8	5.9	31.1	38.6	20	24.1

Area Symbol: SD087, Soil Area Version: 16

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

South Dakota
McCook
Report ID: FSA-156EZ

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

FARM: 4027
Prepared: 9/4/15 8:28 AM
Crop Year: 2015
Page: 2 of 4

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: 1306 Description: B3 NE 17 104 56

FAV/WR
History
N

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
157.86	110.69	110.69	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	110.69	0.0	0.0	0.0	

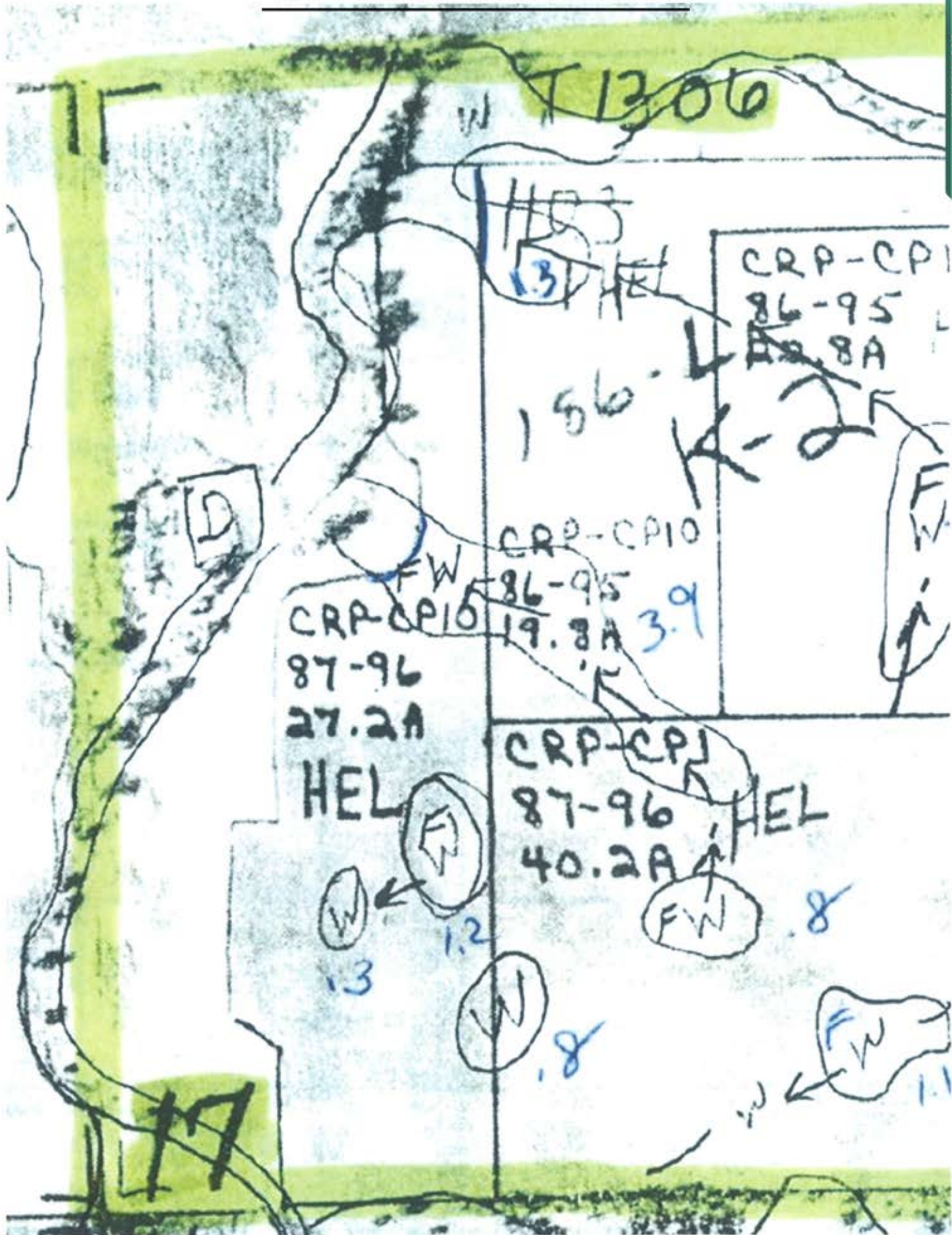
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	61.1		122	0.0
SOYBEANS	49.6		34	0.0
Total Base Acres:	110.7			

Owners: PETERSON LIVING REVOCABLE TRUST

Other Producers:

WETLAND MAPS

TRACT THREE
160 ACRES



FIDELITY NATIONAL TITLE INSURANCE COMPANY

7701 FRANCE AVENUE SOUTH, SUITE 120, EDINA, MN 55435

SCHEDULE A

Title Officer:
Escrow Officer:
Escrow No.: TI-7621
Loan No.:

Title No.: TI-7621
Agent Order/File No.:

1. Effective date: September 15, 2015 at 07:00 AM

2. Policy or Policies to be issued:

Policy Amount

(a) Owner's Policy (ALTA Own. Policy (06/17/06))
Proposed Insured:
TO BE DETERMINED

\$ 1.00

(b) Loan Policy ()
Proposed Insured:

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:
DONALD C. PETERSON and BONNEVIEVE E. PETERSON, CO-TRUSTEES U/D/T dated November 25, 1997.

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

PARCEL I: THE NORTHEAST QUARTER (NE1/4) OF SECTION TWELVE (12), TOWNSHIP ONE HUNDRED FOUR (104) NORTH, RANGE FIFTY SIX (56), West of the 5th P.M., McCook County, South Dakota.

PARCEL II: THE NORTHEAST QUARTER (NE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP ONE HUNDRED FOUR (104) NORTH, RANGE FIFTY SIX (56), West of the 5th P.M., McCook County, South Dakota.

PARCEL III: THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2SW1/4) OF SECTION TWO (2), TOWNSHIP ONE HUNDRED FOUR (104) NORTH, RANGE FIFTY FIVE (55), West of the 5th P.M., McCook County, South Dakota.

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

**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. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. General Exceptions:
 1. Rights or claim of parties in possession not shown by the public records.*
 2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.*
 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 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 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, and 7 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 2015 and subsequent years, not yet due or delinquent.
5. 2014 Real Estate Taxes payable in 2015 are:

Parcel #04.12.1000-----	\$2,955.68	PAID: \$1,477.84 (PARCEL I)
Parcel #04.17.1000-----	\$2,654.74	PAID: \$1,327.37 (PARCEL II)
Parcel #03.02.4001-----	\$1,230.64	PAID: \$615.32 (PARCEL III)
6. The land described in the Commitment/Policy does not insure amount of acres.
7. PARCEL I EXCEPTIONS:

DAM LOCATION executed by Donald C. Peterson -to- Water Resources Commission; dated August 11, 1961; FILED August 11, 1961 at 4:45 P.M., and recorded in Book 1 of Dam Locations, Page 345.
8. EASEMENT executed by Donald C. Peterson and Bonnevie E. Peterson -to- McCook County, SD; dated February 12, 1977; FILED January 16, 1979 at 3:25 P.M., and recorded in Book 140 of Deeds, Page 168.
9. EASEMENT executed by Bonnevie E. Peterson -to- Kingbrook Rural Water System, Inc., dated January 21, 1980; FILED April 15, 1980 at 2:40 P.M., and recorded in Book 142 of Deeds, Page 17.

SCHEDULE B - SECTION II
EXCEPTIONS
(Continued)

10. VESTED DRAINAGE RIGHT executed by Donald C. Peterson and Bonnevie Peterson -to- The Public; dated June 29, 1992; FILED June 29, 1992 at 10:55 A.M., and recorded in Book 159 of Deeds, Pages 679-681.
11. Statutory Easement for highway along the section line (or lines) bounding (or within) the land herein described.
12. PARCEL II EXCEPTIONS:
DAM LOCATION NOTICE executed by Delmar Koepsell -to- Water Resources Commission of the State of South Dakota; dated May 30, 1974; FILED December 9, 1974 at 2:20 P.M., and recorded in Book 1 of Dam Locations, Page 1246.
13. VESTED DRAINAGE RIGHT executed by Goepfinger Enterprises, Inc. -to- The Public; dated April 29, 1991; FILED May 17, 1991 at 1:45 P.M., and recorded in Book 156 of Deeds, Pages 138-140.
14. VESD DRAINAGE RIGHT executed by Donald C. Peterson and Bonnevie Peterson -to- The Public; dated June 29, 1992; FILED June 29, 1992 at 10:57 A.M., and recorded in Book 159 of Deeds, Pages 684-685.
15. Statutory Easement for highway along the section line (or lines) bounding (or within) the land herein described.
16. PARCEL III EXCEPTIONS:
DAM LOCATION NOTICE executed by Clate Winberg -to- Water Resources Commission; dated November 12, 1954; FILED December 2, 1954 at 2:15 P.M., and recorded in Book 1 of Dam Locations, Page 45.
17. EASEMENT FOR WATERFOWL MANAGEMENT RIGHTS executed by Donald Peterson and Bonnevie Peterson, his wife -to- United States of America, acting by and through the Secretary of the Interior; dated April 2, 1974; FILED June 12, 1974 at 9:45 A.M., and recorded in Book 134 of Deeds, Pages 517-518.
18. TELEPHONE COMPANY RIGHT OF WAY EASEMENT executed by Myrl Van Steenywyk -to- McCook Cooperative Telephone Co., a cooperative corporation; dated July 1, 1969; FILED July 14, 1981 at 8:12 A.M., and recorded in Book 144 of Deeds, Page 7.
19. VESTED DRAINAGE RIGHT executed by Donald C. Peterson -to- The Public; dated June 29, 1992; FILED June 29, 1992 at 10:56 A.M., and recorded in Book 159 of Deeds, Pages 682-683.
20. VESTED DRAINAGE RIGHT executed by Howard M. Ecklein and Cecelia G. Ecklein -to- The Public; dated June 30, 1992; FILED June 30, 1992 at 2:46 P.M., and recorded in Book 160 of Deeds, Pages 689-691.
21. LAND CORNER executed by Paul C. Kiepke, Registered Land Surveyor -to- Whom It May Concern; dated October 11, 2013; FILED October 21, 2013 at 11:45 A.M., and recorded in Land Corner Records, Page 211.
22. Statutory Easement for highway along the section line (or lines) bounding (or within) the land herein described.

END OF SCHEDULE B - SECTION II

AUCTION

OFFERED IN THREE TRACTS

400 ACRES MCCOOK COUNTY LAND

WEDNESDAY, NOVEMBER 11TH AT 10:00 AM



TERMS: Cash Sale with a 10% non-refundable down payment per tract the day of sale and the balance on Dec. 20, 2015. A Trustee's Deed will be provided. Title Insurance will be utilized with the cost split $\frac{1}{2}$ to buyer and $\frac{1}{2}$ to seller. All RE Taxes for 2014 and 2015 will be paid by seller. Full possession granted for 2016 crop year at closing. Sold subject to confirmation by the Trustees. Wieman Land & Auction Co., Inc. is representing the sellers in this transaction.