

Clay County
**FARMLAND
AUCTION**

**381.74
Acres**

Wednesday
April 25th
at 10:30 AM

OWNER:

**EILEEN R. JOHNSON
ESTATE**

*Dakota
Realty*
& PROPERTY MANAGEMENT

125 E Cherry St., Vermillion SD
phone: 605-624-4474
fax: 605-624-4476
web: dakotarealty.com

WIEMAN
LAND & AUCTION

44628 SD HWY, Marion SD
phone: 800-251-3111
fax: 605-648-3102
web: wiemanauction.com

**381.74 ACRES OF NORWAY TOWNSHIP
CLAY COUNTY TILLABLE LAND!!
AT AUCTION**

To settle the Eileen R. Johnson Estate, we will offer the following land at public auction in the National Guard Armory in Vermillion, SD located ½ block south of Tractor Supply Co. on:

WEDNESDAY APRIL 25TH 10:30 AM

Wow! Is the best way to describe this farm. 381.74 acres of, all contiguous, tillable land located just south of Hwy 50, with highway frontage on Tract 1. This farm runs a mile and a half long with a good solid county road on the eastern border. This would make an amazing farm unit for producers and investors alike!

Property Location: From Vermillion, SD go 4 miles west on SD Hwy 50, then south on 459th Ave.

TRACT #1 – 140.79 ACRES

This tracts consists 140.79 +/- acres of high quality farm land. According to the FSA maps, this tract is all tillable less the RROW. The soil type is Luton silty loams, which carries a productivity index of 60. The 2017 RE taxes are \$3,636.18

LEGAL: The NE4 (less Johnson's Tract 1, Lot H2, and the portion of the NE4 NE4 north of the railroad) all in Section 6-92-52, Clay County, SD.

TRACT #2 – 121.10 ACRES

This tracts consists 121.10 +/- acres of high quality farm land. According to the FSA maps, this tract is all tillable less the RROW. The soil types are Forney silty clay, Luton silty loams, Albaton silty clay, and Lakeport silty clay loams. These soils carry a productivity index of 67.4. The 2017 RE taxes are \$3,508.60

LEGAL: The E2 SE4 & NW4 SE4 in Section 6-92-52, Clay County, SD.

TRACT #3 – 119.85 ACRES

This tracts consists 119.85 +/- acres of high quality farm land. According to the FSA maps, this tract is all tillable less the RROW. The soil types are Albaton silty clay, Owego silty clay, and Forney silty clay. These soils carry a productivity index of 67. The 2017 RE taxes are \$3,535.88

LEGAL: The E2 NE4 & SW4 NE4 in Section 7-92-52, Clay County, SD.

TRACT #4 – 381.74 ACRES

This is the Combination of Tracts 1, 2, & 3. This is an all contiguous tract of 381.74 acres which is very hard to find! An excellent opportunity for any farmer or investor.

TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before June 15, 2018. A personal representative's deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. New buyer will receive landlord's possession for the 2018 crop year along with all the rent due in 2018. Seller will pay the 2017 RE taxes due in 2018. New buyer will assume all the 2018 taxes due in 2019. Closings to be held at Clay County Abstract with closing fee split 50/50 between the buyer and seller. Sold subject to the personal representative's confirmation and any easement of record. Property is sold subject to surveyed acres. Dakota Realty & Wieman Land & Auction Co., Inc. are representing the sellers in this transaction.

If a land purchase is in your plans – please check out these great tracts. We invite you to view this parcel of land at your convenience. For an information packet, go to www.wiemanauktion.com or www.dakotarealty.com Contact Hazen Bye 605-670-0422 or Ryan Wieman 605-366-3369 for more details. Auction will be held in the National Guard Armory in Vermillion, SD. Come prepared to buy!

EILEEN R. JOHNSON ESTATE

Robin Iverson - PR

Wieman Land & Auction Co., Inc.
Marion SD
605-648-3111

www.wiemanauktion.com

Dakota Realty
Vermillion, SD
605-624-4474

www.dakotarealty.com

Attorney for Estate
Craig K. Thompson
605-624-2097
Vermillion, SD

RENTAL INFORMATION

TENANT: Solomon Farms
Vermillion, SD

TERM OF CONTRACT: 2018 crop year - terminates 12/31/18

TOTAL RENT: \$63,000 or \$168/acre

Paid in 2 payments:

1st Half - \$31,500 on April 1st, 2018

2nd Half - \$31,500 on October 1st, 2018

The full 2018 rent will be paid to the new buyer. Buyer will be credited the first half of the 2018 rent from the Estate at closing. The 2nd half of the rent will be received from the tenant on October 1st, 2018.

ALLOCATION OF RENT PER TRACT:

Tract 1: 139 acres x \$168/acre = \$23,352

Tract 2: 118 acres x \$168/acre = \$19,824

Tract 3: 118 acres x \$168/acre = \$19,824

Tract 4: Total Rent of \$63,000

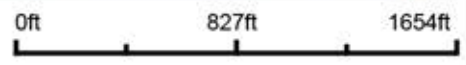
Aerial Map

TRACT ONE
140.79 ACRES



©2018 AgriData, Inc.

map center: 42° 48' 55.48, -97° 1' 56.87



6-92N-52W
Clay County
South Dakota

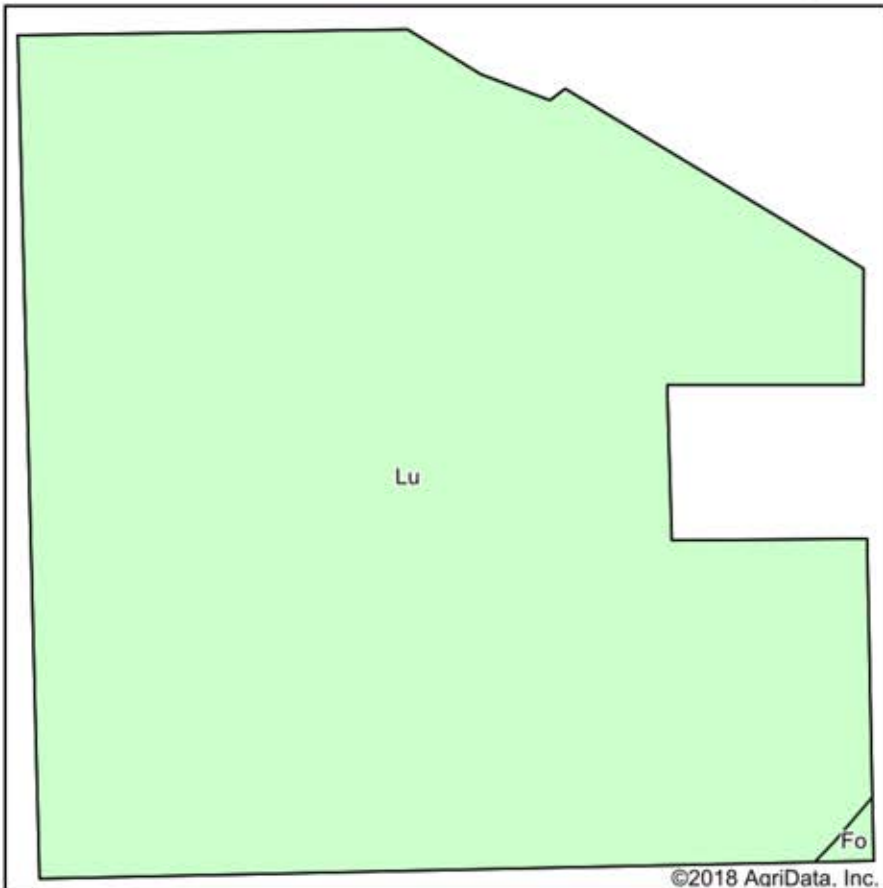


4/23/2018

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

Soils Map

TRACT ONE
140.79 ACRES



State: **South Dakota**
 County: **Clay**
 Location: **6-92N-52W**
 Township: **Norway**
 Acres: **139.95**
 Date: **3/26/2018**



Soils data provided by USDA and NRCS.

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Area Symbol: SD027, Soil Area Version: 20

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index | Alfalfa hay | Corn | Oats | Soybeans | NCCPI Overall | NCCPI Corn and Soybeans | NCCPI Small Grains |
|-------------------------|---|--------|------------------|------------------|--------------------|-------------|-----------|-----------|-----------|---------------|-------------------------|--------------------|
| Lu | Luton silty clay, 0 to 2 percent slopes, rarely flooded | 139.53 | 99.7% | IVw | 60 | 3.4 | 80 | 44 | 27 | 48 | 44 | 24 |
| Fo | Forney silty clay, 0 to 2 percent slopes | 0.42 | 0.3% | IIw | 68 | 3.5 | 85 | 55 | 31 | 50 | 48 | 27 |
| Weighted Average | | | | | 60 | 3.4 | 80 | 44 | 27 | 48 | 44 | 24 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

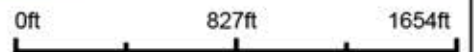
Aerial Map

TRACT TWO
121.10 ACRES



Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
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map center: 42° 48' 55.48, -97° 1' 56.87



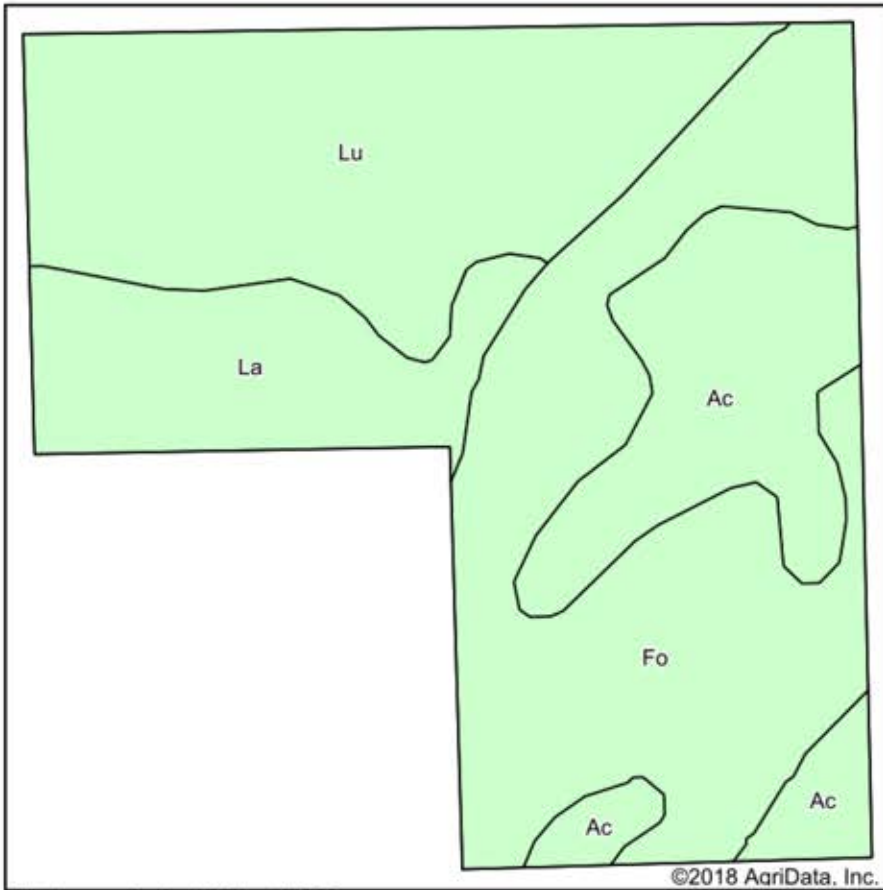
6-92N-52W
Clay County
South Dakota



4/23/2018

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: **Clay**
 Location: **6-92N-52W**
 Township: **Norway**
 Acres: **117.8**
 Date: **3/26/2018**



Area Symbol: SD027, Soil Area Version: 20

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index | Alfalfa hay | Corn | Oats | Soybeans | NCCPI Overall | NCCPI Corn and Soybeans | NCCPI Small Grains |
|-------------------------|---|-------|------------------|------------------|--------------------|-------------|-------------|-----------|-----------|---------------|-------------------------|--------------------|
| Fo | Forney silty clay, 0 to 2 percent slopes | 42.54 | 36.1% | IIw | 68 | 3.5 | 85 | 55 | 31 | 50 | 48 | 27 |
| Lu | Luton silty clay, 0 to 2 percent slopes, rarely flooded | 37.28 | 31.6% | IVw | 60 | 3.4 | 80 | 44 | 27 | 48 | 44 | 24 |
| Ac | Albaton silty clay, 0 to 2 percent slopes | 21.63 | 18.4% | IIIw | 58 | 3 | 80 | 55 | 29 | 49 | 39 | 14 |
| La | Lakeport silty clay loam, 0 to 2 percent slopes | 16.35 | 13.9% | Iw | 95 | 5.3 | 125 | 80 | 43 | 57 | 56 | 41 |
| Weighted Average | | | | | 67.4 | 3.6 | 88.1 | 55 | 31 | 50.2 | 46.2 | 25.6 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

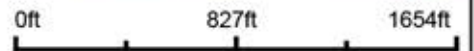
Soils data provided by USDA and NRCS.

Aerial Map

TRACT THREE
119.85 ACRES



map center: 42° 48' 3.34, -97° 1' 56.65



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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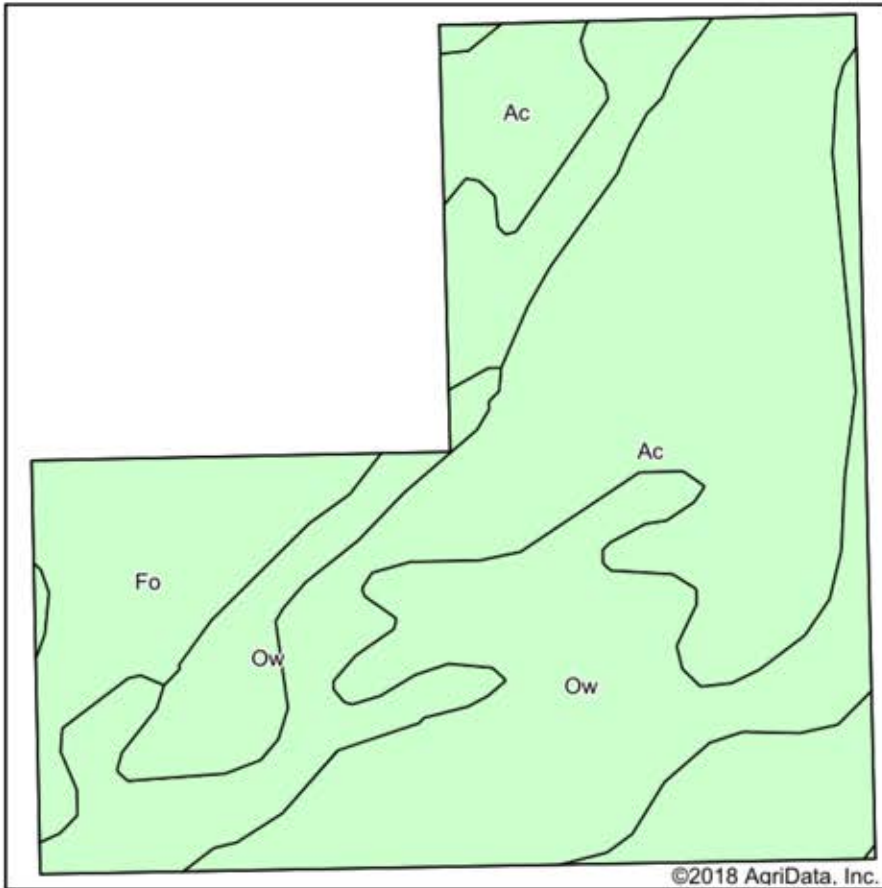
7-92N-52W
Clay County
South Dakota



4/23/2018

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: **Clay**
 Location: **7-92N-52W**
 Township: **Norway**
 Acres: **116.92**
 Date: **3/26/2018**



Maps Provided By:



TRACT THREE
119.85 ACRES

Area Symbol: SD027, Soil Area Version: 20

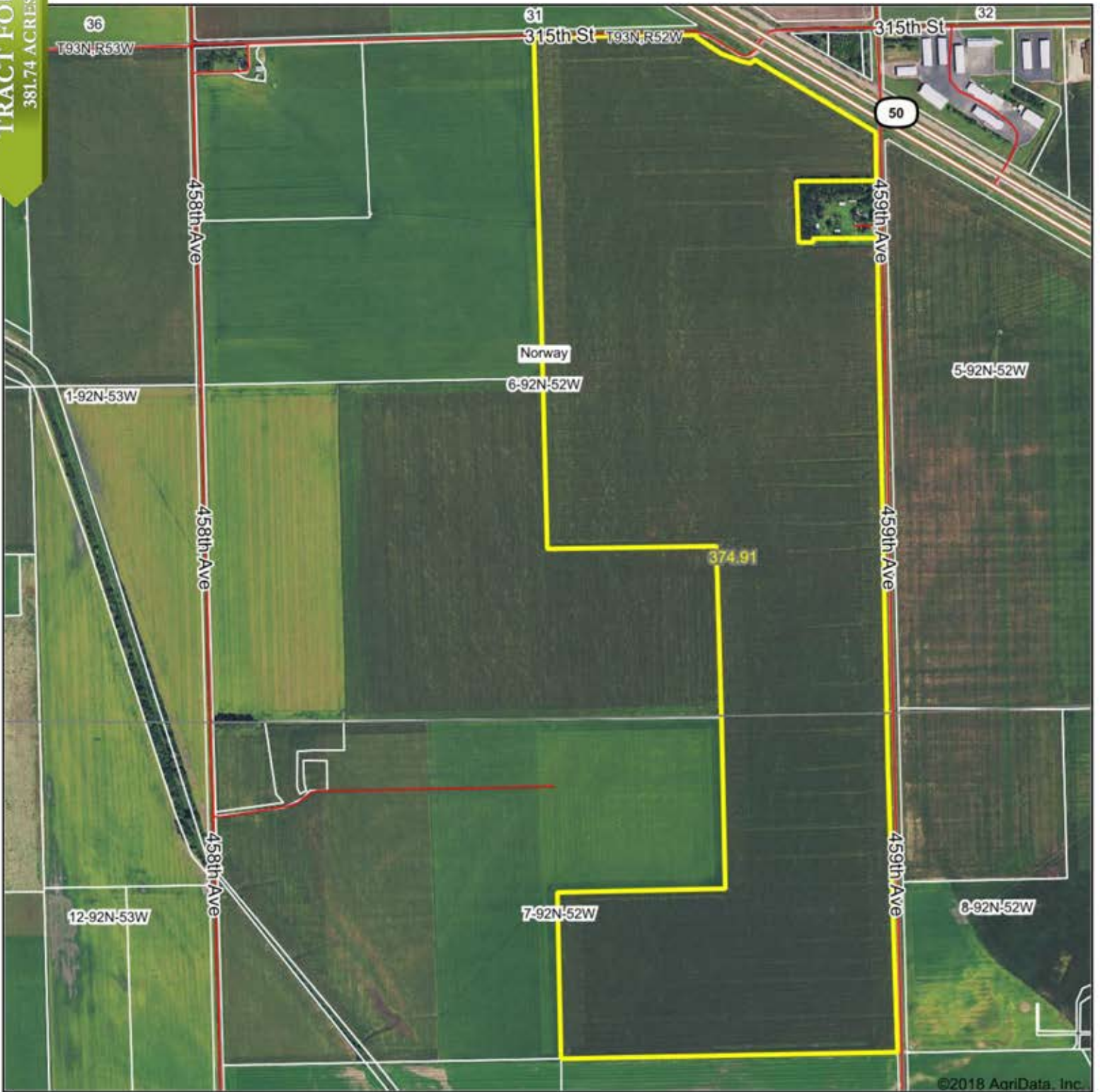
| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Irr Class *c | Productivity Index | Alfalfa hay | Cor n | Oat s | Soybeans | NCCPI Overall | NCCPI Corn and Soybeans | NCCPI Small Grains |
|-------------------------|---|-------|------------------|------------------|--------------|--------------------|-------------|-------------|-------------|-------------|---------------|-------------------------|--------------------|
| Ac | Albaton silty clay, 0 to 2 percent slopes | 61.09 | 52.2% | Illw | | 58 | 3 | 80 | 55 | 29 | 49 | 39 | 14 |
| Ow | Owego silty clay, 0 to 2 percent slopes | 36.22 | 31.0% | Ilw | Ilw | 81 | 3.8 | 96 | 64 | 34 | 53 | 46 | 29 |
| Fo | Forney silty clay, 0 to 2 percent slopes | 19.61 | 16.8% | Ilw | | 68 | 3.5 | 85 | 55 | 31 | 50 | 48 | 27 |
| Weighted Average | | | | | | 66.8 | 3.3 | 85.8 | 57.8 | 30.9 | 50.4 | 42.7 | 20.8 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map

TRACT FOUR
381.74 ACRES



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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map center: 42° 48' 42.48, -97° 1' 56.86

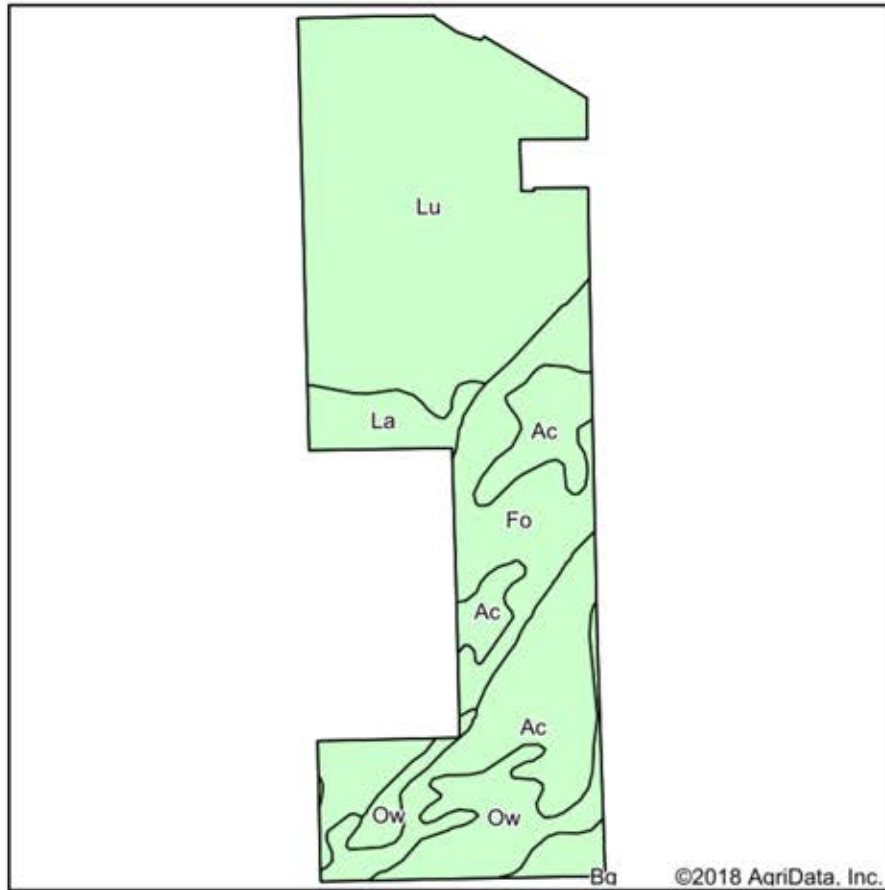
6-92N-52W
Clay County
South Dakota



4/23/2018

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

Soils Map



TRACT FOUR
381.74 ACRES

State: **South Dakota**
 County: **Clay**
 Location: **6-92N-52W**
 Township: **Norway**
 Acres: **374.91**
 Date: **3/26/2018**



Maps Provided By:



Area Symbol: SD027, Soil Area Version: 20

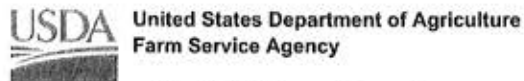
| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Irr Class *c | Productivity Index | Alfalfa hay | Corn | Oats | Soybeans | NCCPI Overall | NCCPI Corn and Soybeans | NCCPI Small Grains |
|-------------------------|---|--------|------------------|------------------|--------------|--------------------|-------------|-------------|-------------|-------------|---------------|-------------------------|--------------------|
| Lu | Luton silty clay, 0 to 2 percent slopes, rarely flooded | 177.37 | 47.3% | IVw | | 60 | 3.4 | 80 | 44 | 27 | 48 | 44 | 24 |
| Ac | Albaton silty clay, 0 to 2 percent slopes | 82.68 | 22.1% | IIIw | | 58 | 3 | 80 | 55 | 29 | 49 | 39 | 14 |
| Fo | Forney silty clay, 0 to 2 percent slopes | 62.32 | 16.6% | IIw | | 68 | 3.5 | 85 | 55 | 31 | 50 | 48 | 27 |
| Ow | Owego silty clay, 0 to 2 percent slopes | 36.02 | 9.6% | IIw | IIw | 81 | 3.8 | 96 | 64 | 34 | 53 | 46 | 29 |
| La | Lakeport silty clay loam, 0 to 2 percent slopes | 16.52 | 4.4% | Iw | | 95 | 5.3 | 125 | 80 | 43 | 57 | 56 | 41 |
| Weighted Average | | | | | | 64.4 | 3.5 | 84.4 | 51.8 | 29.5 | 49.4 | 44.3 | 23.5 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT FOUR
381.74 ACRES

SOUTH DAKOTA
FARM
ID: FSA-156EZ



FARM : 585
Prepared : Mar 14, 2018
Crop Year : 2018

Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ROBERT LUGENE SOLOMON JR
 Farms Associated with Operator :
 ERP Contract Number(s) :

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|---------------|-----------|--------------------------|------------------|
| 381.28 | 374.91 | 374.91 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | | MPL | Acre Election | EWP | DCP Ag. Related Activity | |
| 0.00 | 0.00 | 374.91 | 0.00 | | 0.00 | | 0.00 | 0.00 | |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|-------------|---------------------|
| None | WHEAT, CORN | None |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield | HIP |
|--------------|---------------|-----------------------------|------------|-----------|-----|
| Wheat | 53.40 | 0.00 | 0 | 63 | |
| Corn | 321.10 | 0.00 | 0 | 119 | |
| TOTAL | 374.50 | 0.00 | | | |

NOTES

Tract Number : 1002
 Description : PT NE, NSE, SESE 6, NENE 7 92 52
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : EILEEN R JOHNSON
 Other Producers : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|--------------------------|-----------|
| 381.28 | 374.91 | 374.91 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL | EWP | DCP Ag. Related Activity | |
| 0.00 | 0.00 | 374.91 | 0.00 | 0.00 | 0.00 | 0.00 | |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield |
|--------------|---------------|-----------------------------|------------|-----------|
| Wheat | 53.40 | 0.00 | 0 | 63 |
| Corn | 321.10 | 0.00 | 0 | 119 |
| TOTAL | 374.50 | 0.00 | | |

NOTES



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

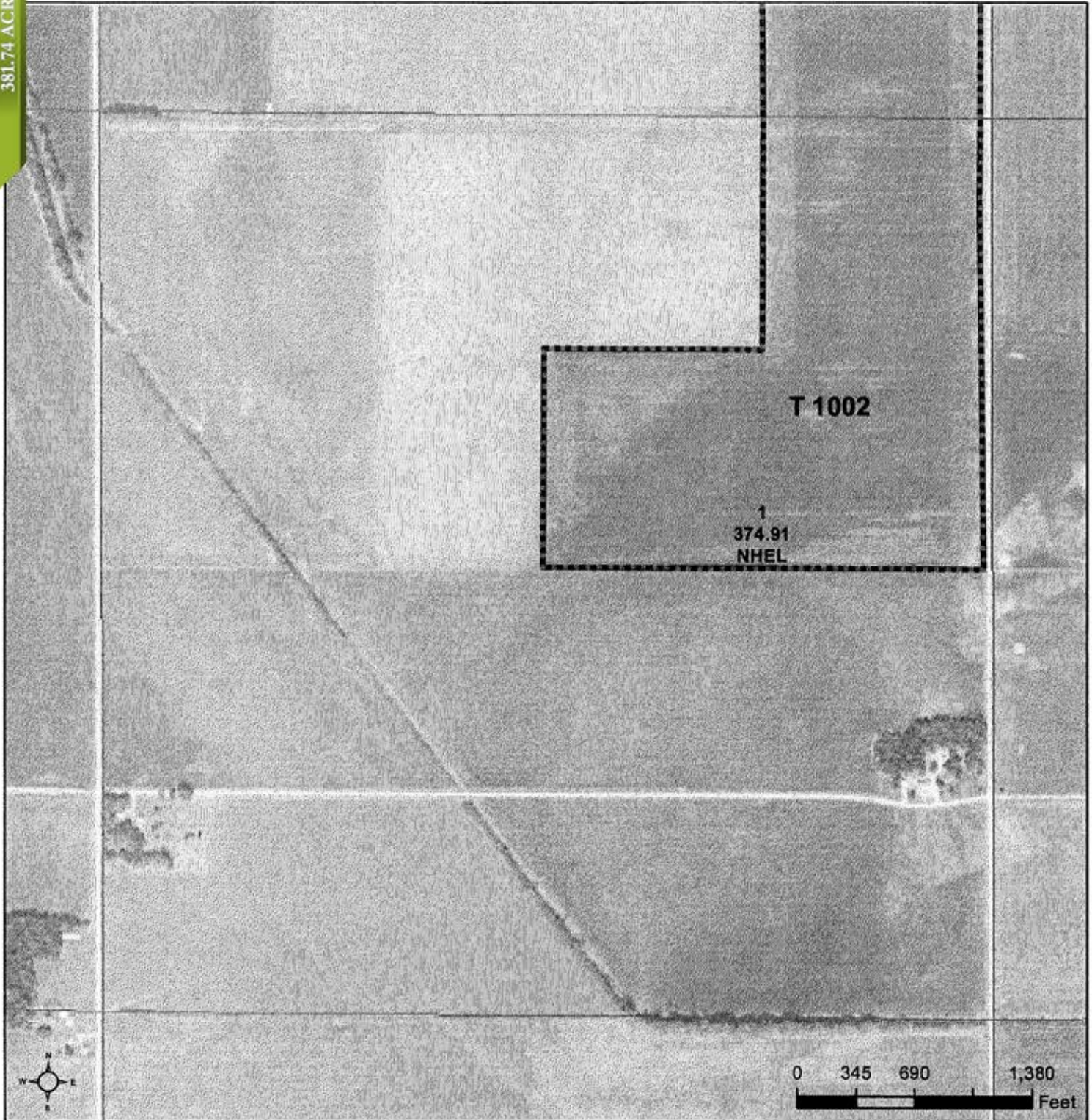
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2018 Program Year
Map Created February 16, 2018

Farm 585

6 -92N -52W

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).



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

2018 Program Year

Map Created February 16, 2018

Farm 585

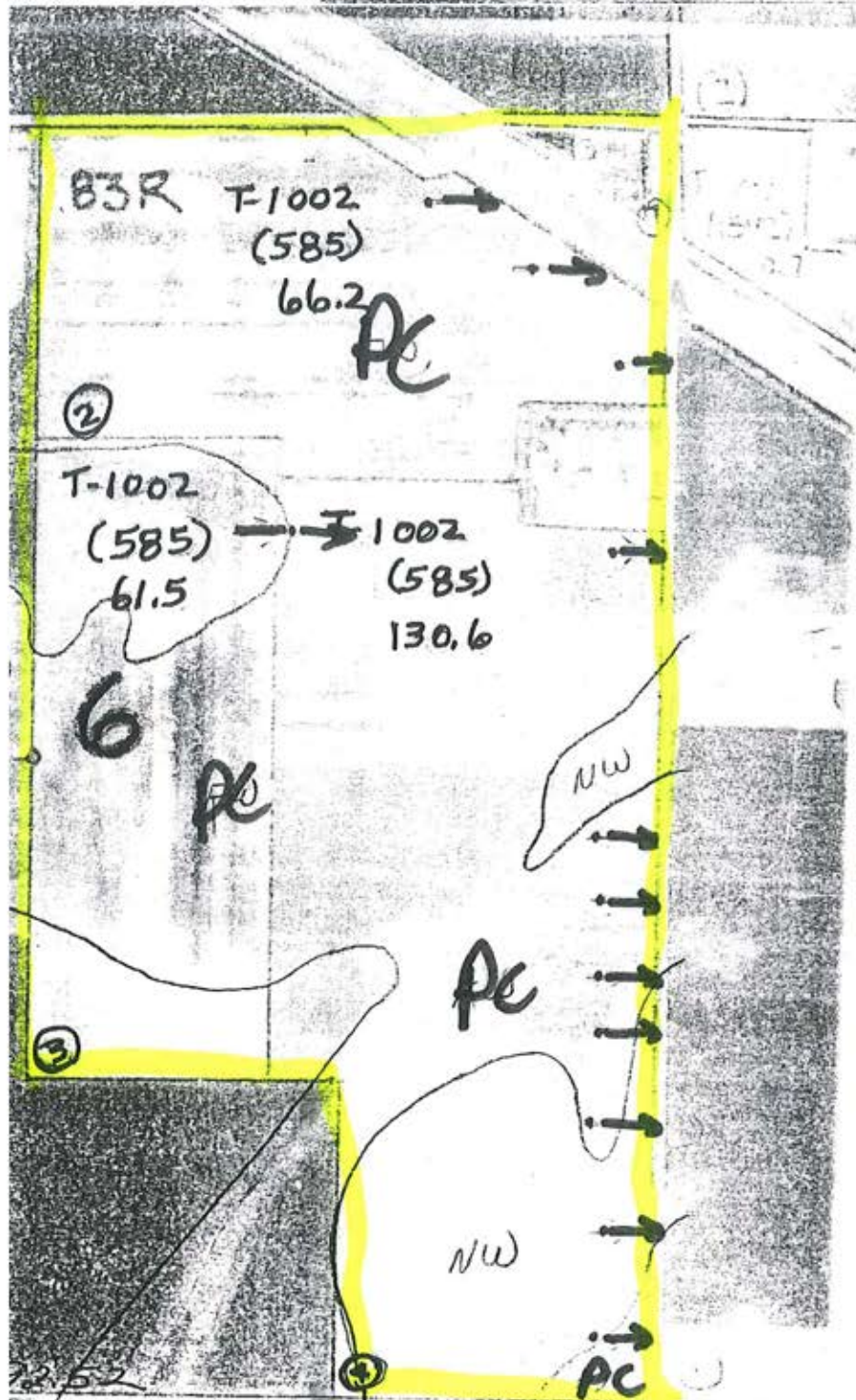
7 -92N -52W

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add drainage not indicated

NOT TO SCALE NHEL

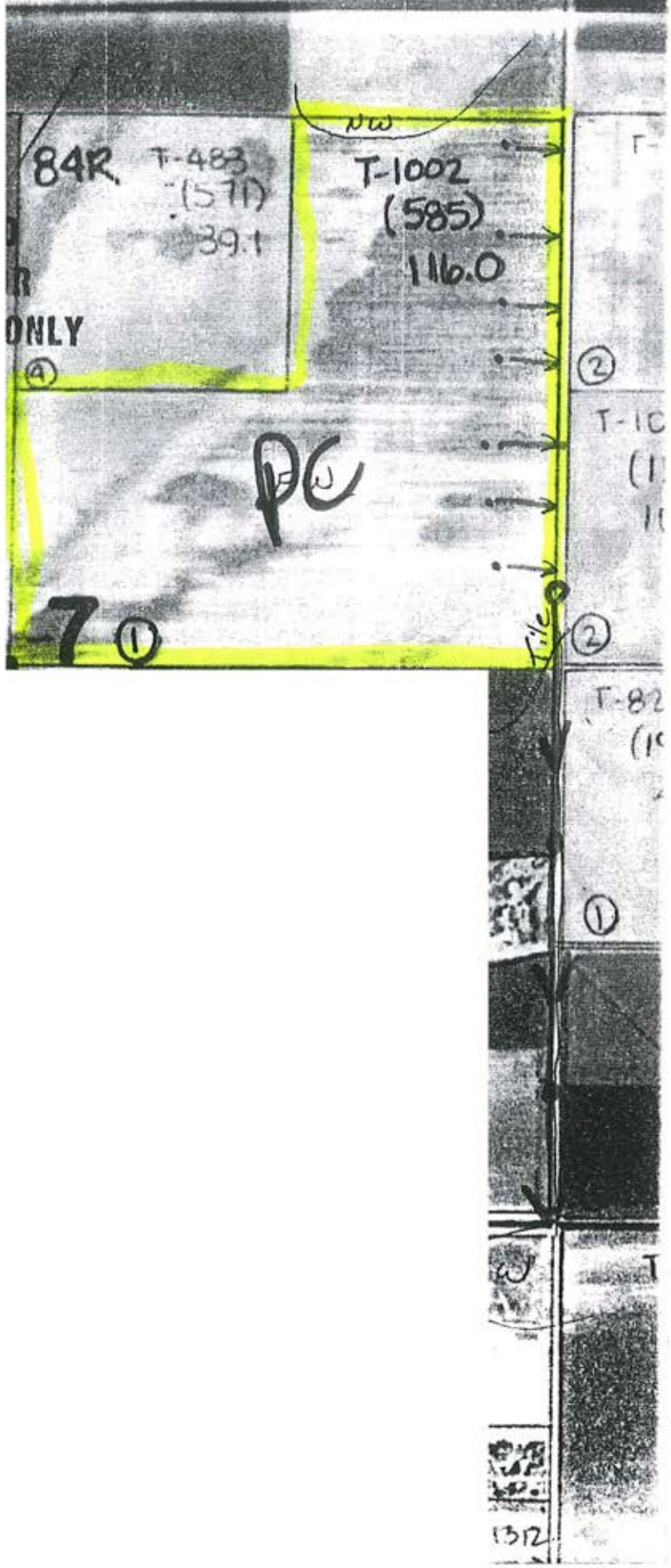
TRACT FOUR
381.74 ACRES

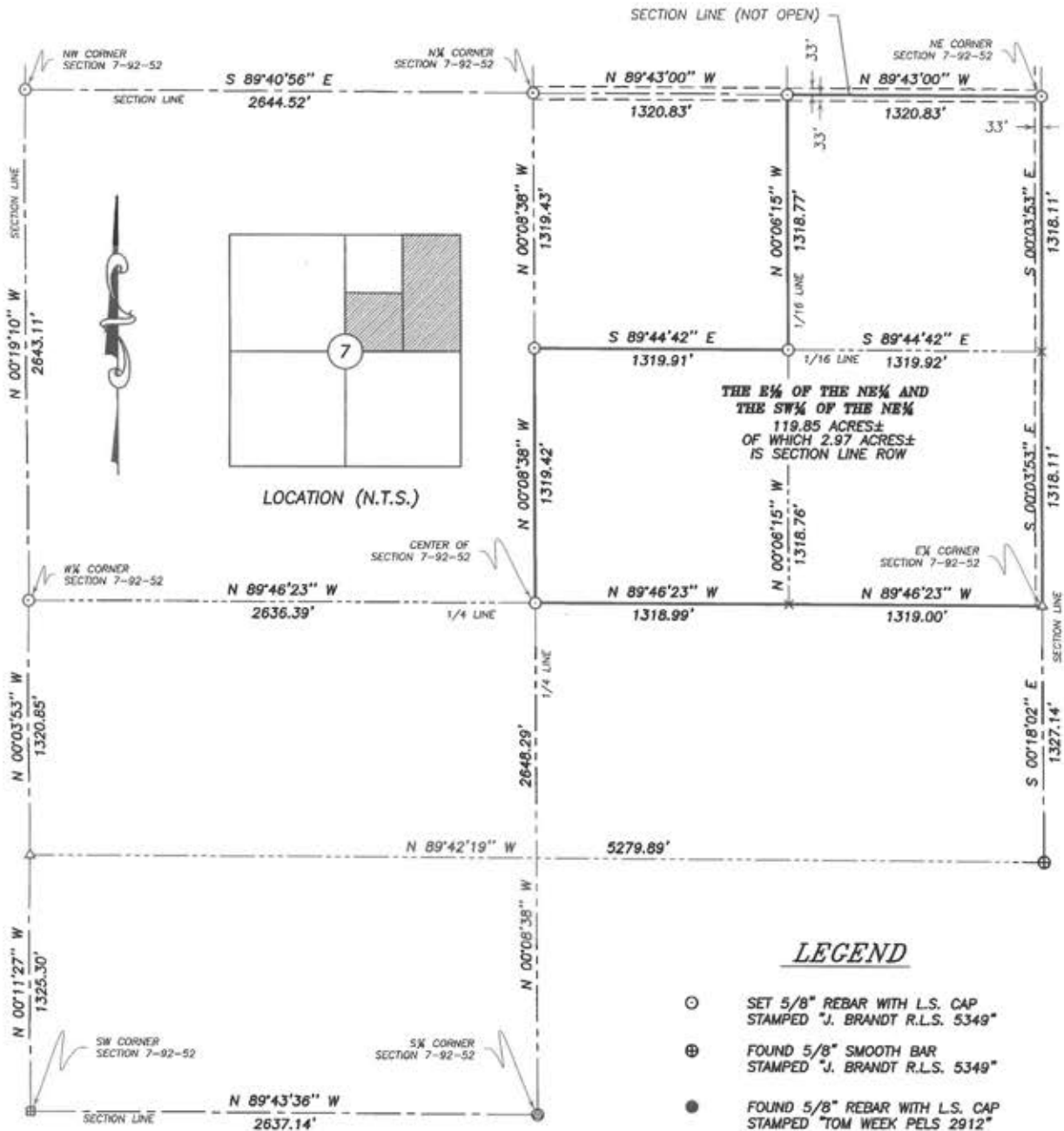


**OFFICIAL WETLAND
DETERMINATION FOR
HIGHLIGHTED TRACTS ONLY**

NOT TO SCALE NHEL

TRACT FOUR
381.74 ACRES





LOCATION (N.T.S.)

THE 1/2 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4 119.85 ACRES± OF WHICH 2.97 ACRES± IS SECTION LINE ROW

LEGEND

- SET 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
- ⊕ FOUND 5/8" SMOOTH BAR STAMPED "J. BRANDT R.L.S. 5349"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "TOM WEEK PELS 2912"
- ▲ FOUND 1/2" REBAR
- ⊙ FOUND 2 3/4" IRON PIPE
- ⊞ FOUND 5/8" REBAR WITH L.S. CAP STAMPED "K.L.M. 5801"
- × CALCULATED CORNER



NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

PREPARED BY:
BRANDT LAND SURVEYING
1202 WILLOWDALE ROAD
YANKTON, SD 57078
(605) 665-8455

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR, UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE REQUEST OF HAZEN BYE, MADE A SURVEY OF THE 1/2 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 7, T92N, R52W OF THE 5TH P.M., CLAY COUNTY, SOUTH DAKOTA.

I HAVE SET IRON REBAR AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATED THIS 17TH DAY OF APRIL, 2018.

JOHN L. BRANDT NO. 5349



COMMITMENT FOR TITLE INSURANCE
Issued by
Fidelity National Title Insurance Company
SCHEDULE A

- 1. Commitment Date: **March 19, 2018, 8:00 am**
- 2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy

Proposed Insured: **TO BE DETERMINED**

Proposed Policy Amount: **\$0.00**
 - (b) 2006 ALTA® Loan Policy

Proposed Insured:
Proposed Policy Amount:
- 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:
THE ESTATE OF EILEEN R. JOHNSON
- 5. The land referred to in this Commitment is described as follows:

**THE NE1/4, WITH THE FOLLOWING EXCEPTIONS: JOHNSON TRACT 1; LOT H2 IN THE N1/2 OF THE NE1/4 & EXCEPT THAT PART OF THE NE1/4NE1/4 NORTH OF RAILROAD, SECTION 6, TOWNSHIP 92 NORTH, RANGE 52 WEST OF THE 5TH P.M., CLAY COUNTY, SOUTH DAKOTA;
THE E1/2 OF THE SE1/4 & THE NW1/4 OF THE SE1/4, SECTION 6, TOWNSHIP 92 NORTH, RANGE 52 WEST OF THE 5TH P.M., CLAY COUNTY, SOUTH DAKOTA; and
THE E1/2 OF THE NE1/4 & THE SW1/4 OF THE NE1/4, SECTION 7, TOWNSHIP 92 NORTH, RANGE 52 WEST OF THE 5TH P.M., CLAY COUNTY, SOUTH DAKOTA**

By 

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; and Schedule B, Part II-Exceptions.

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COMMITMENT FOR TITLE INSURANCE

Issued by

Fidelity National Title Insurance Company

SCHEDULE B 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. **If it is desired that any liens listed on Schedule B-Part II not be shown on the final policy to be issued, we require a satisfaction/release for each lien to be obtained and duly filed for record.**

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

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; and Schedule B, Part II-Exceptions.

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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. **Rights or claims of parties in possession not shown by the public records.**
3. **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.**
4. **Easements, or claims of easements, not shown by the public records.**
5. **Any lien, right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
6. **Taxes or special assessments which are not shown as existing liens by the public records.**
7. **All 2017 real estate tax of:**
\$1,699.34, NE NE S OF RR & NW NE, Parcel ID# 10000-09252-061-00
\$1,936.84 S1/2 NE EXC JOHNSON TRACT 1, Parcel ID# 10000-09252-061-03
\$3,508.60 E1/2 SE1/4 & NW1/4 SE1/4, Parcel ID# 10000-09252-064-00
\$3,535.88 E1/2 NE1/4 & SW1/4 NE1/4, Parcel ID# 10000-09252-071-03.
8. **Easement to Northern Natural Gas recorded in Book 12 Misc p 246. Assignment & Conveyance of easement to Enron Corp recorded in Book 65 Deeds p 172.**
9. **Vested Drainage Rights recorded in Book 41 Misc p 668 & in Book 42 Misc p 521.**
10. **Statutory section line right of way.**
11. **The federal estate tax, if any, by the reason of the death of Eileen R. Johnson.**

END OF SCHEDULE B

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; and Schedule B, Part II-Exceptions.

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Clay County FARMLAND AUCTION

381.74 Acres



TERMS: : Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before June 15, 2018. A personal representative's deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. New buyer will receive landlord's possession for the 2018 crop year along with all the rent due in 2018. Seller will pay the 2017 RE taxes due in 2018. New buyer will assume all the 2018 taxes due in 2019. Closings to be held at Clay County Abstract with closing fee split 50/50 between the buyer and seller. Sold subject to the personal representative's confirmation and any easement of record. Property is subject to survey if sold in separate tracts. Dakota Realty & Wieman Land & Auction Co., Inc. are representing the sellers in this transaction.

Wednesday
April 25th
at 10:30 AM

Dakota Realty
& PROPERTY MANAGEMENT
125 E Cherry St., Vermillion SD
phone: 605-624-4474
fax: 605-624-4476
web: dakotarealty.com

WIEMAN
LAND & AUCTION

44628 SD HWY, Marion SD
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