

Hutchinson County
**FARMLAND
AUCTION**

**319.74
Acres**

Friday
November 16th
at 10:30 AM

OWNER:

**LUCILE M. STIRLING
TRUST**



44628 SD HWY 44, Marion SD

phone: 800-251-3111

web: wiemerauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**319.74 ACRES OF POWERFUL - MILLTOWN TOWNSHIP - HUTCHINSON COUNTY LAND
OFFERED IN 3-TRACTS AT AUCTION**

In order to settle the Trust, we will offer the following land at public auction located at the American Legion 107 West Main Parkston, SD on:

**FRIDAY NOVEMBER 16TH
10:30 A.M.**

It is our privilege to offer this high quality, mostly all tillable land located in the tightly held Milltown Township. New buyer able to farm or lease out for the 2019 crop year. All tracts are bordered by oil roads providing excellent access. Great Land – Great Opportunity – Great Auction- Come take a look!

TRACT ONE: 122.27 ACRES + or -

LEGAL: The NW ¼ of Section 9 except Tract 1 of Pietz Addn in Section 9, 99-59 Hutchinson County, SD.

LOCATION: From north edge of Parkston go 7-miles east on 275th St turn north on 418th Ave go ½ mile east side of the road, or 2-miles south of Milltown, or near the junction of 274th St. and 418th Ave.

- 120.72 acres of tillable land balance in RROW.
- Soil production rating of 74.3. Predominant soils Clarno-loam (82), Clarno-Davison (79)
- Annual taxes are estimated at \$1,910.00 New buyer able to farm or lease out for the 2019 crop year.
- Base & Yield info, title insurance and other pertinent info found in the buyers packet.
- Property recently surveyed acreage to the south is excluded.

TRACT TWO: 78 ACRES + or -

LEGAL: The N ½ of the SW ¼ of Section 9, except Tract 1 of Pietz Addn in 99-59 Hutchinson County, South Dakota.

LOCATION: From Tract One this property is ¼ mile south same section.

- 76.5 acres tillable land with the balance in RROW.
- Soil production rating of 74.3 predominant soils include Clarno-Davison loams (79) Hand Davison loam (78) and others.
- 1.47 acres in the NE corner of pasture is surveyed out not included in this tract.
- Annual Taxes estimated at \$1,225.00. New buyer able to farm or lease out for 2019 year.
- This tract does not have a driveway approach from 418th Ave access was gained through acreage site to the north. New buyer will have to install driveway approach
- Base & Yield Info, wetland maps, and title insurance found in the buyers packet.

TRACT THREE: 119.47 ACRES + OR –

LEGAL: The NE ¼ of the NW ¼ and the S ½ of the NW ¼ of Section 17, 99-59 Hutchinson County, SD.

LOCATION: From Tract Two go ¼ mile south, ½ mile west south side of the road or from the Junction of Hwy. 44 and 417th Ave go ½ mile north east side of the road

- 112.67 acres tillable, 10.17 acres in grass and trees in the SW corner, balance in RROW
- This is an L-shaped 120-acres with the NW 40-acres out. Sellers to have the corners of the property located once crop is removed.

- Soil production rating of 72.9. Predominant soils include Clarno-Davison loams (79) Clarno loam (82) and others
- Trees could be removed and this tract would be 100% tillable or would make outstanding hunting or new acreage site location take a look!
- Annual Taxes are \$1,766.70. New buyer able to farm or lease out for 2019 crop year

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience or visit www.wiemanauktion.com for a buyers packet and view the drone video footage. Buyers packets can be mailed out by calling the auctioneers at 800-251-3111.

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 21, 2018. Trustee's deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2018 taxes in full. Sold subject to Trustee's approval and all easements of record. Come prepared to buy!! Remember auction held indoors at the American Legion in Parkston.

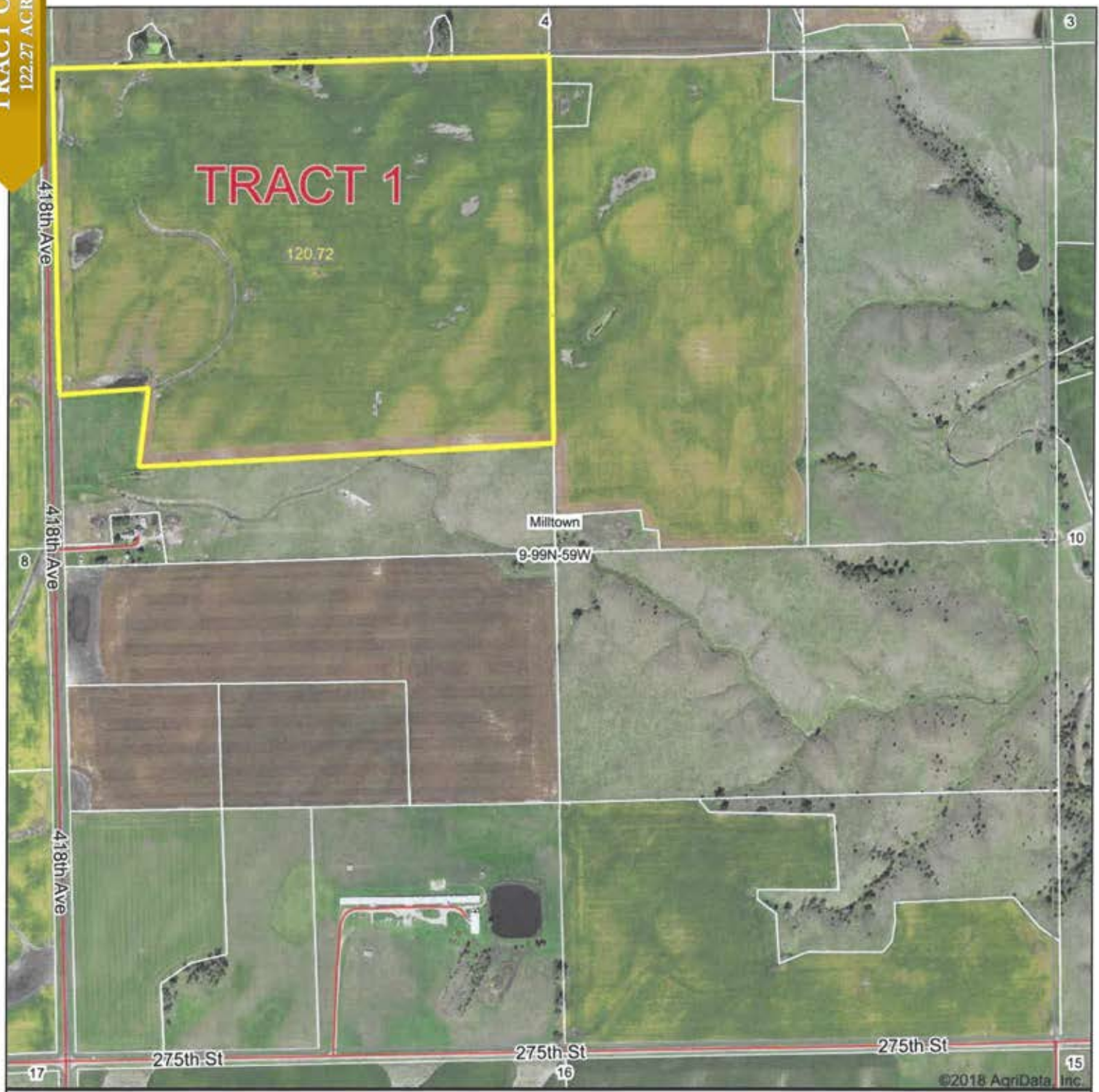
**LUCILE M. STIRLING TRUST – OWNER
KAY TJADEN & LAUREL HAEUSZER CO-TRUSTEES**

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

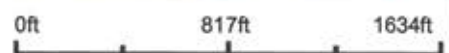
Dale Strasser
Closing Attorney
605-925-7745

TRACT ONE
122.27 ACRES

Aerial Map



map center: 43° 24' 24.81, -97° 49' 40.73



9-99N-59W
Hutchinson County
South Dakota



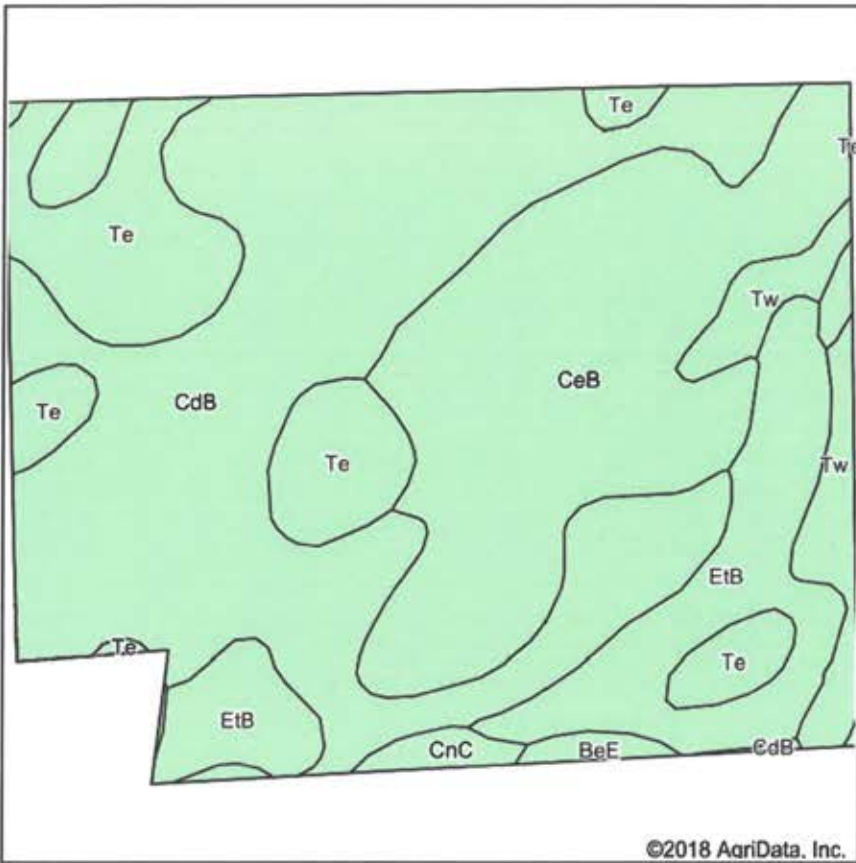
9/28/2018



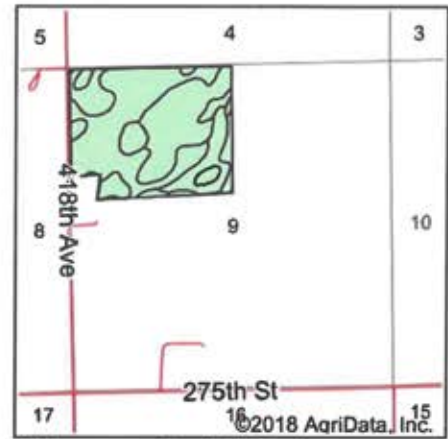
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING INC.
 © AgriData, Inc. 2018 www.AgriDataInc.com

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: **Hutchinson**
 Location: **9-99N-59W**
 Township: **Milltown**
 Acres: **120.72**
 Date: **9/28/2018**



Maps Provided By:



Area Symbol: SD602, Soil Area Version: 19

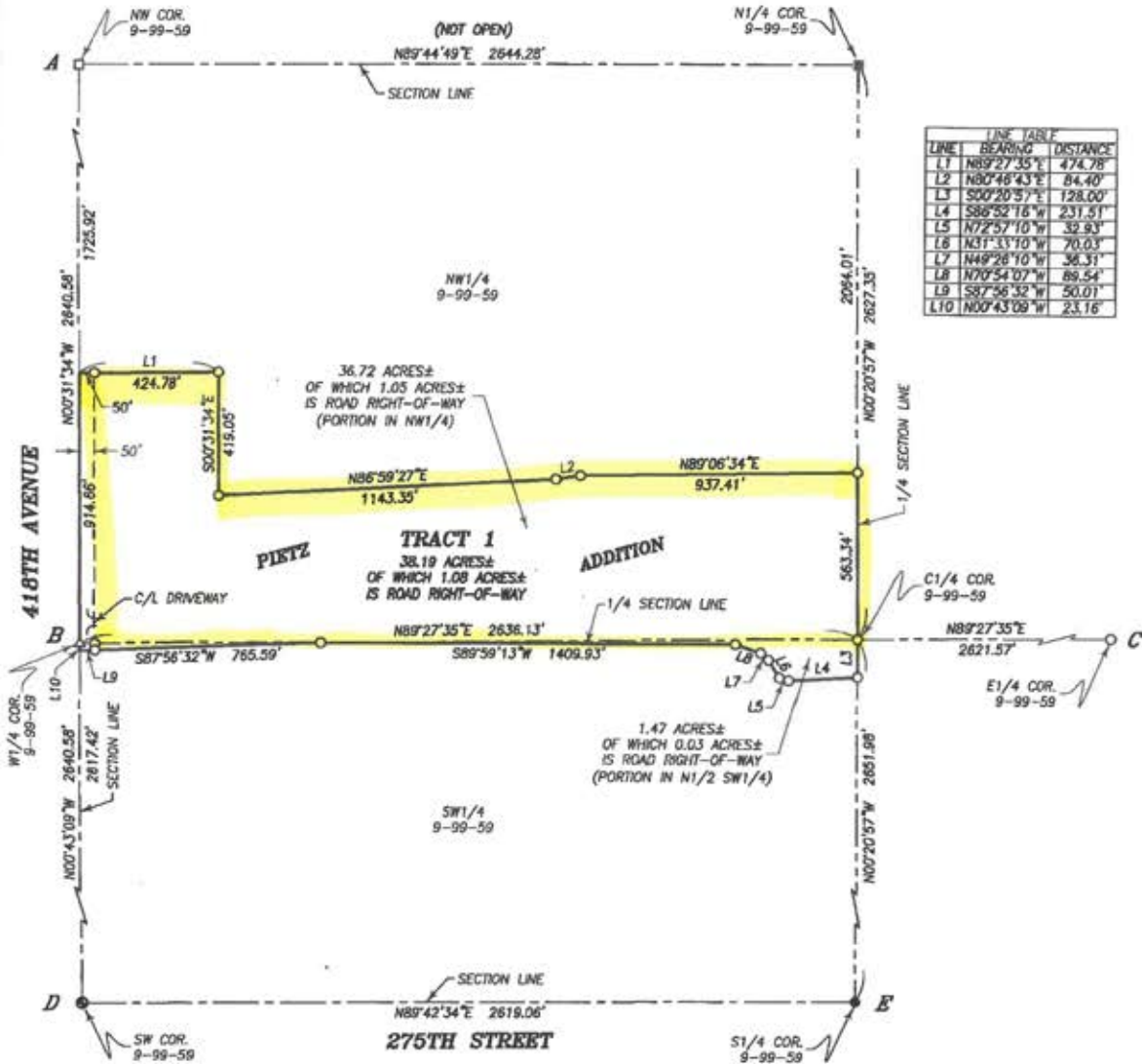
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
CdB	Clamo loam, 2 to 6 percent slopes	51.24	42.4%		IIe	82
CeB	Clamo-Davison loams, 2 to 4 percent slopes	31.30	25.9%		IIe IIIe	79
Te	Tetonka silt loam, 0 to 1 percent slopes	15.67	13.0%		IVw	56
EtB	Ethan-Betts loams, 3 to 6 percent slopes	15.27	12.6%		IIIe	61
Tw	Tetonka and Whitewood silty clay loams	5.39	4.5%		IIw	74
CnC	Clamo-Ethan-Bonilla loams, 2 to 9 percent slopes	1.08	0.9%		IIIe	69
BeE	Betts-Ethan loams, 15 to 40 percent slopes	0.77	0.6%		VIIe	18
Weighted Average						74.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT ONE
122.77 ACRES

PLAT OF TRACT 1, PIETZ ADDITION, IN THE NW1/4 AND IN THE N1/2 OF THE SW1/4 OF SECTION 9, T99N, R59W, OF THE 5TH P.M., HUTCHINSON COUNTY, SOUTH DAKOTA.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°27'35"E	474.78'
L2	N80°46'43"E	84.40'
L3	S00°20'57"E	128.00'
L4	S86°52'18"W	231.51'
L5	N72°57'10"W	32.93'
L6	N31°33'10"W	70.03'
L7	N48°28'10"W	36.31'
L8	N70°54'07"W	89.54'
L9	S87°56'32"W	50.01'
L10	N00°43'09"W	23.16'

CORNER REFERENCE TIES

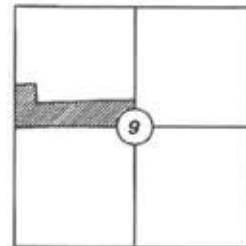
- A. NORTHWEST CORNER OF SEC. 9, T99N, R59W**
 1. 56.29' SW TO A NAIL & SHINER IN A UTILITY POST.
 2. 77.04' NW TO A NAIL & SHINER IN A BRACE POST.
 3. 76.08' NW TO A NAIL & SHINER IN A FENCE POST.
- B. WEST 1/4 CORNER OF SEC. 9, T99N, R59W**
 1. 55.81' NE TO A NAIL & SHINER IN A UTILITY POST.
 2. 116.94' NE TO A NAIL & SHINER IN A CORNER POST.
 3. 123.85' NE TO A NAIL & SHINER IN A FENCE POST.
- C. EAST 1/4 CORNER OF SEC. 9, T99N, R59W**
 1. 15.59' W TO A NAIL & SHINER IN A FENCE POST.
 2. 44.67' W TO A NAIL & SHINER IN A FENCE POST.
 3. 54.52' S TO A NAIL & SHINER IN A BRACE POST.
- D. SOUTHWEST CORNER OF SEC. 9, T99N, R59W**
 1. 98.45' SW TO A NAIL & SHINER IN A CORNER POST.
 2. 100.75' SW TO A NAIL & SHINER IN A FENCE POST.
 3. 120.84' SW TO A NAIL & SHINER IN A FENCE POST.
- E. SOUTH 1/4 CORNER OF SEC. 9, T99N, R59W**
 1. 33.46' N TO A NAIL & SHINER IN A FENCE POST.
 2. 55.75' NW TO A NAIL & SHINER IN A CORNER POST.
 3. 33.42' S TO A NAIL & SHINER IN A CORNER POST.

LEGEND

- SET 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5340"
- FOUND NAIL, SET 5/8" REBAR WITH CAP STAMPED "J. BRANDT R.L.S. 5340"
- △ SET "X" NAIL
- FOUND CROSS NAILS IN CORNER POST
- FOUND 5/8" REBAR
- ⊙ FOUND SPIRAL IRON BAR

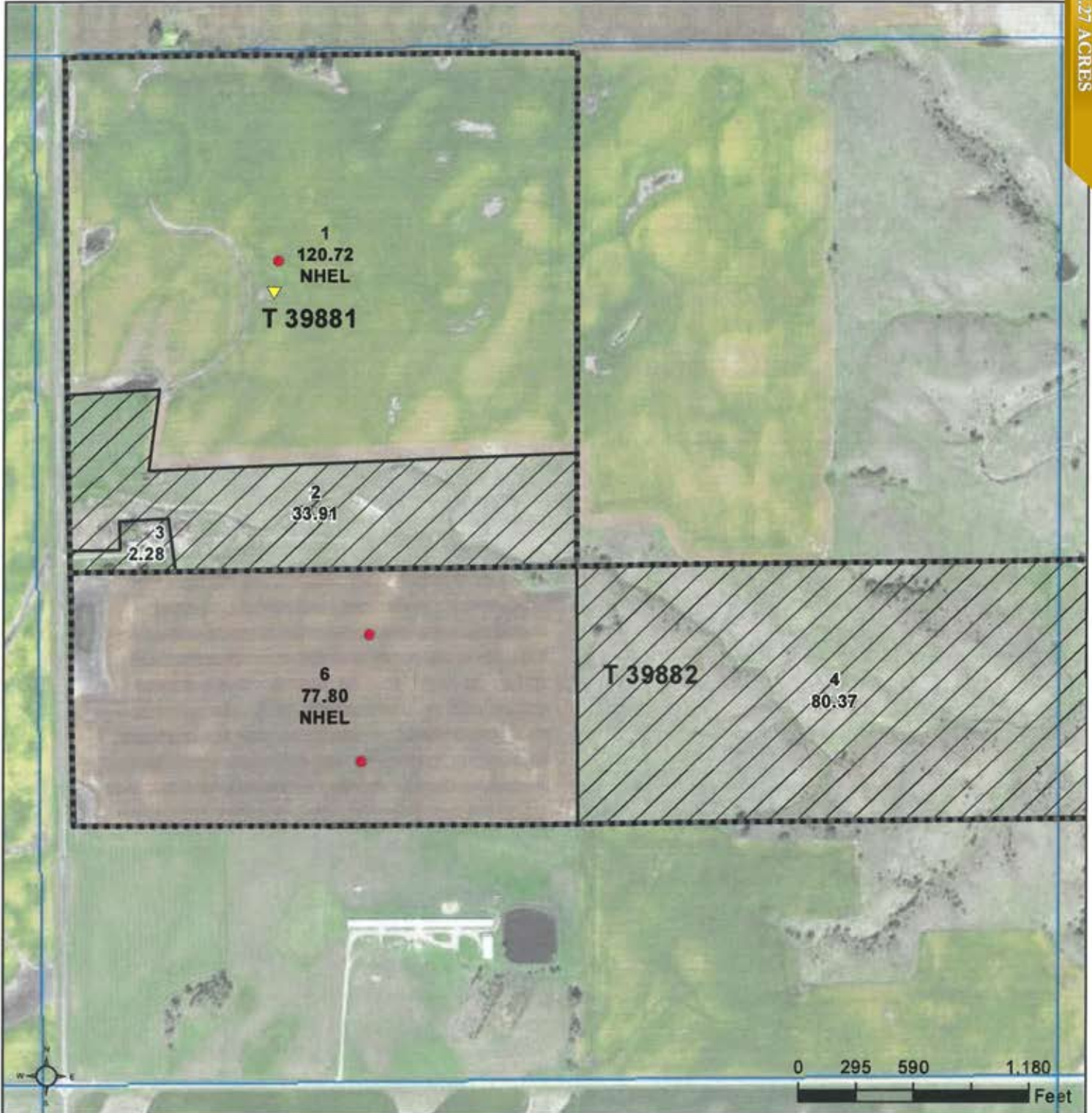
NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

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



JOB NO. 18261
PAGE 1 OF 2

LOCATION (N.T.S.)



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 December 15, 2017

Farm 8537

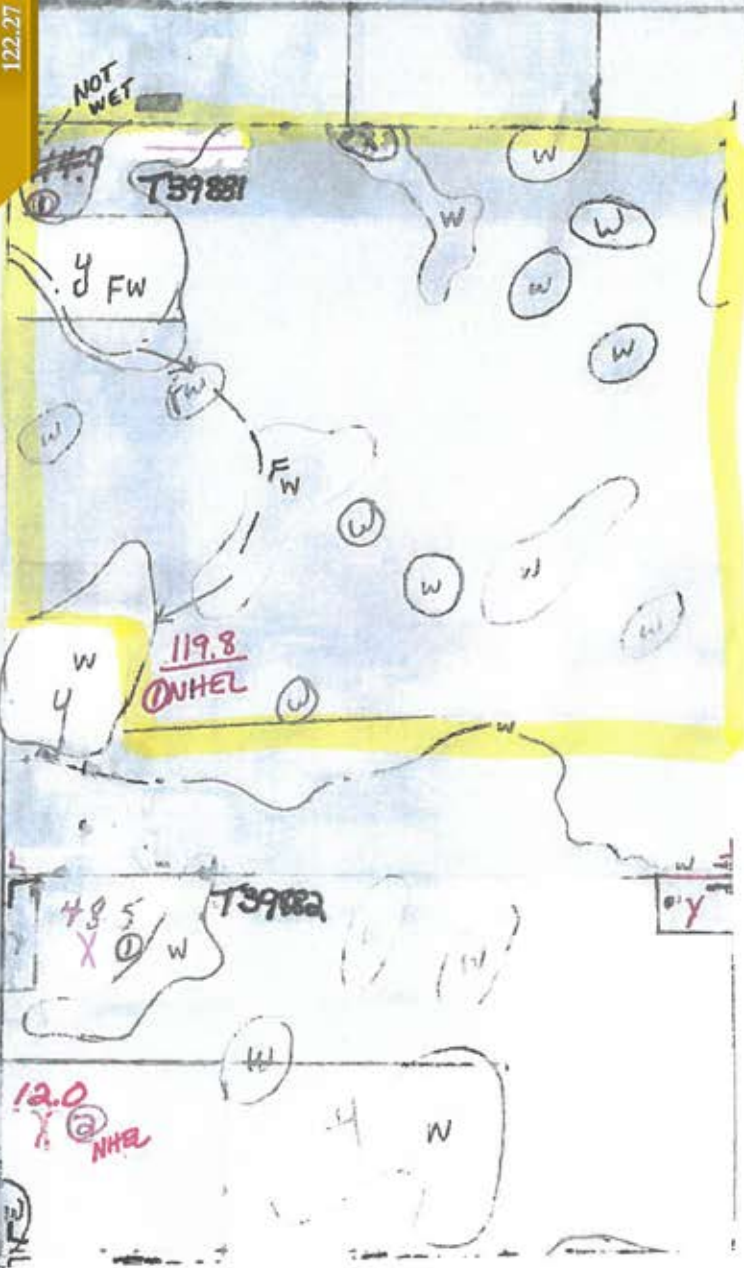
9 -99N -59W

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).

NOT TO SCALE

4.2

99-59



NW⁴
+
N²SW⁴

9-99-59

Aerial Map

TRACT TWO
78 ACRES



©2018 AgriData, Inc.



map center: 43° 24' 24.81, -97° 49' 40.73



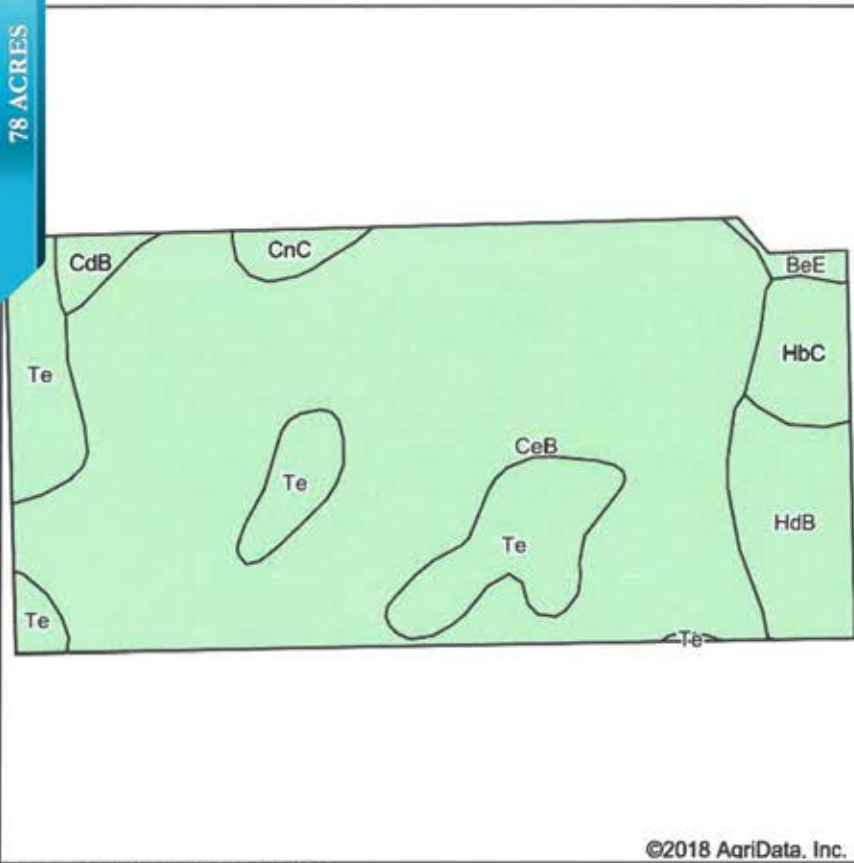
9-99N-59W
Hutchinson County
South Dakota



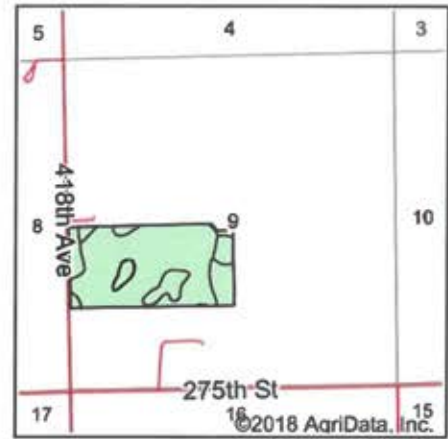
10/3/2018

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: **Hutchinson**
 Location: **9-99N-59W**
 Township: **Milltown**
 Acres: **76.5**
 Date: **10/3/2018**



Maps Provided By:



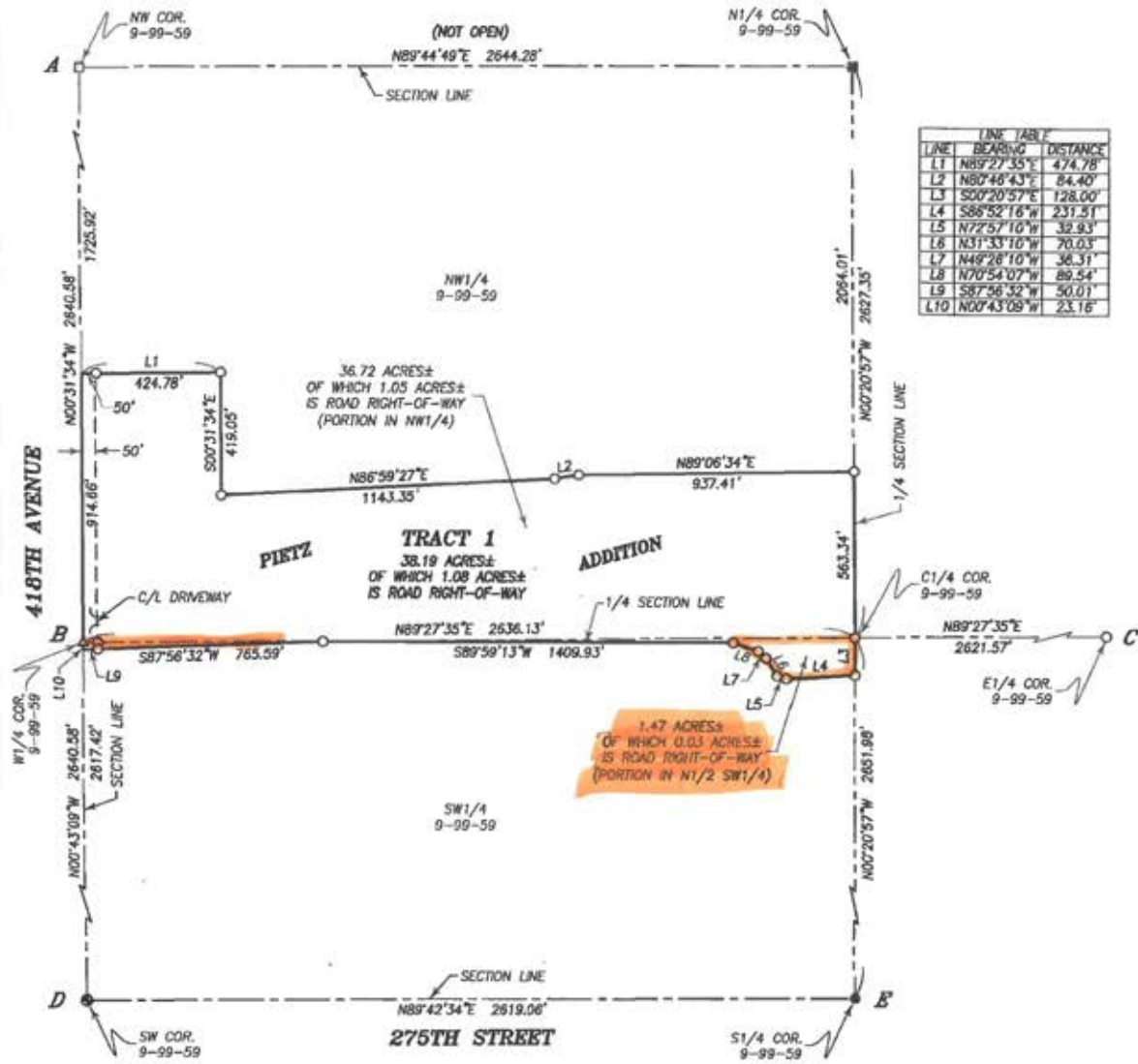
Area Symbol: SD602, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
CeB	Clarno-Davison loams, 2 to 4 percent slopes	54.79	71.6%	IIe	IIle	79
Te	Tetonka silt loam, 0 to 1 percent slopes	10.71	14.0%	IVw		56
HdB	Hand-Davison loams, 3 to 6 percent slopes	5.47	7.2%	IIe		78
HbC	Hand-Betts loams, 6 to 9 percent slopes	2.91	3.8%	IIIe		57
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	1.08	1.4%	IIIe		69
CdB	Clarno loam, 2 to 6 percent slopes	0.95	1.2%	IIe		82
BeE	Betts-Ethan loams, 15 to 40 percent slopes	0.59	0.8%	VIIe		18
Weighted Average						74.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PLAT OF TRACT 1, PIETZ ADDITION, IN THE NW1/4 AND IN THE N1/2 OF THE SW1/4 OF SECTION 9, T99N, R59W, OF THE 5TH P.M., HUTCHINSON COUNTY, SOUTH DAKOTA.



CORNER REFERENCE TIES

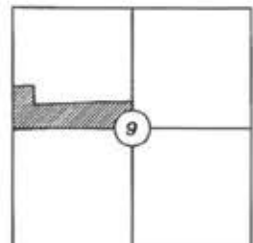
- A. NORTHWEST CORNER OF SEC. 9, T99N, R59W**
 - 58.29' SW TO A NAIL & SHINER IN A UTILITY POST.
 - 77.04' NW TO A NAIL & SHINER IN A BRACE POST.
 - 78.08' NW TO A NAIL & SHINER IN A FENCE POST.
- B. WEST 1/4 CORNER OF SEC. 9, T99N, R59W**
 - 55.61' NE TO A NAIL & SHINER IN A UTILITY POST.
 - 118.94' NE TO A NAIL & SHINER IN A CORNER POST.
 - 123.85' NE TO A NAIL & SHINER IN A FENCE POST.
- C. EAST 1/4 CORNER OF SEC. 9, T99N, R59W**
 - 15.59' W TO A NAIL & SHINER IN A FENCE POST.
 - 44.67' W TO A NAIL & SHINER IN A FENCE POST.
 - 54.52' S TO A NAIL & SHINER IN A BRACE POST.
- D. SOUTHWEST CORNER OF SEC. 9, T99N, R59W**
 - 98.45' SW TO A NAIL & SHINER IN A CORNER POST.
 - 100.75' SW TO A NAIL & SHINER IN A FENCE POST.
 - 120.84' SW TO A NAIL & SHINER IN A FENCE POST.
- E. SOUTH 1/4 CORNER OF SEC. 9, T99N, R59W**
 - 33.46' N TO A NAIL & SHINER IN A FENCE POST.
 - 55.75' NW TO A NAIL & SHINER IN A CORNER POST.
 - 33.42' S TO A NAIL & SHINER IN A CORNER POST.

LEGEND

- SET 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
- FOUND NAIL, SET 5/8" REBAR WITH CAP STAMPED "J. BRANDT R.L.S. 5349"
- △ SET "X" NAIL
- FOUND CROSS NAILS IN CORNER POST
- FOUND 5/8" REBAR
- ⊙ FOUND SPIRAL IRON BAR

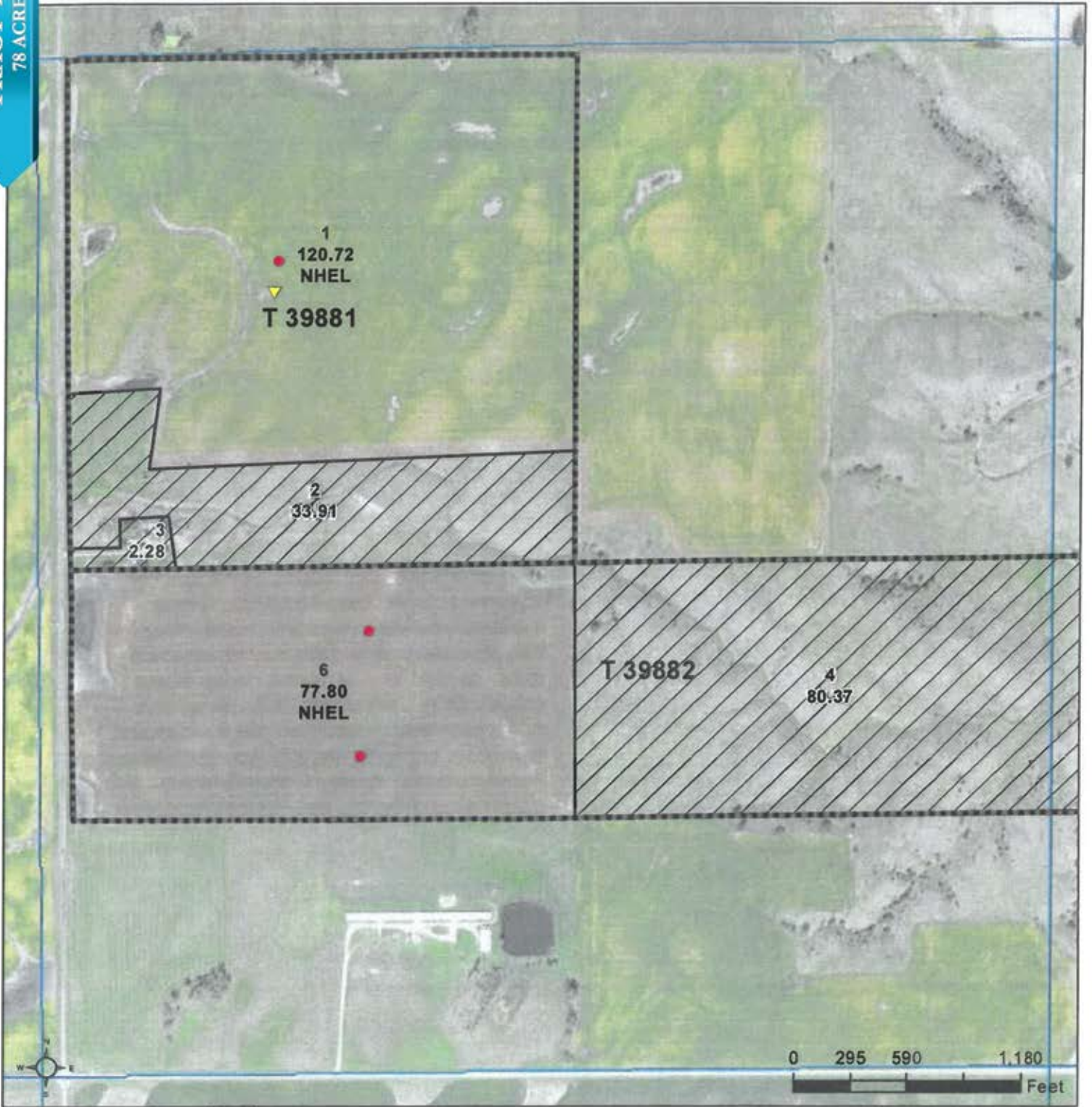
NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

PREPARED BY:
BRANDT LAND SURVEYING
1202 WILLOWDALE ROAD
YANKTON, SD 57078
(605) 665-6455



LOCATION (N.T.S.)





Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

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).

2018 Program Year
Map Created December 15, 2017

Farm 8537

9 -99N -59W

NOT TO SCALE

4.2
③

99-59

NOT WET

T39881

NW⁴
+
N²SW⁴

9-99-59

4 FW

119.8
① NHEL

T39882

78.5
X ①

12.0
X ① NHEL

Ingress / Egress Agreement

In accordance with County Commission Resolution 2016-3 (See Attached) I the undersigned do agree to have the Hutchinson County Highway Supervisor inspect my building site prior to construction. To ensure that I have a 40' (foot) ingress and egress of the said property in which I am constructing. I also agree to have the Hutchinson County Supervisor inspect the said completed ingress and egress of the property prior to obtaining a building permit.

Address of site _____

Property Owner / Builder: Print Name _____

Signature: _____ Date: _____

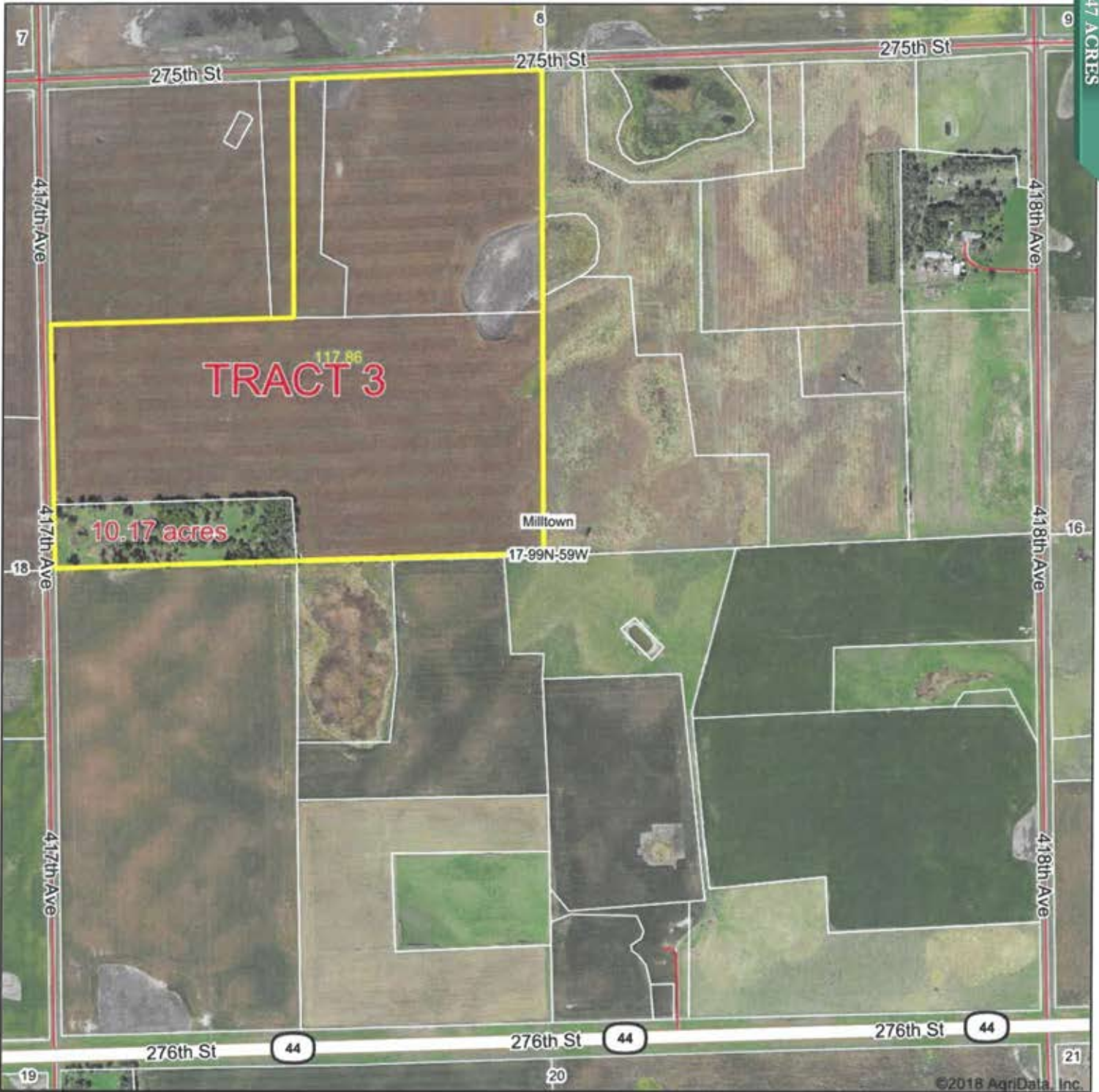
Hutchinson County Highway Supervisor: _____ Date: _____

HUTCHINSON COUNTY REQUIRES THE LAND OWNER TO SUPPLY THE CULVERT AND ANY AND ALL DIRT TO COMPLETE THE GRADE. DEPENDING ON LOCATION, HIGHWAY SUPERINTENDANT MAY PROVIDE A LOAD OR GRAVEL FOR THE FINISH GRADE. THIS APPLICATION MUST BE FILLED OUT AND APPROVED PRIOR TO THE DRIVEWAY APPROACH BEING INSTALLED.

HUTCHINSON COUNTY HIGHWAY DEPARTMENT 605-387-5337

Aerial Map

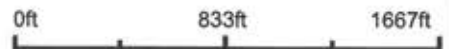
TRACT THREE
119.17 ACRES



©2018 AgriData, Inc.



map center: 43° 23' 31.86, -97° 50' 51.25



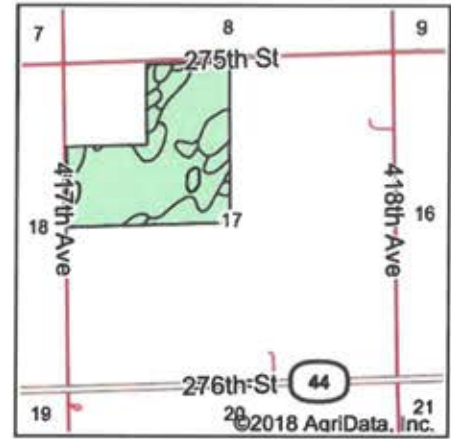
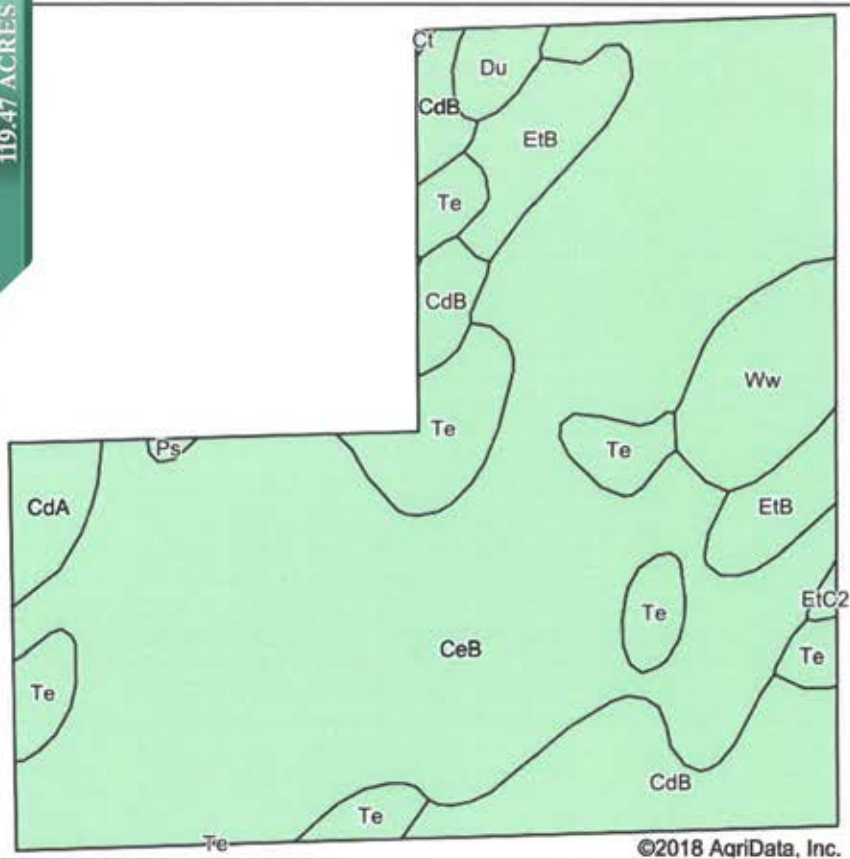
17-99N-59W
Hutchinson County
South Dakota



9/28/2018

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

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **17-99N-59W**
 Township: **Milltown**
 Acres: **117.86**
 Date: **9/28/2018**



Soils data provided by USDA and NRCS.

Area Symbol: SD602, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
CeB	Clarno-Davison loams, 2 to 4 percent slopes	77.43	65.7%		IIe	79
CdB	Clarno loam, 2 to 6 percent slopes	12.16	10.3%		IIe	82
Te	Tetonka silt loam, 0 to 1 percent slopes	11.20	9.5%		IVw	56
EtB	Ethan-Betts loams, 3 to 6 percent slopes	6.55	5.6%		IIIe	61
Ww	Worthing silty clay loam, 0 to 1 percent slopes	5.97	5.1%		Vw	30
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	2.55	2.2%		IIc	88
Du	Durrstein silt loam	1.51	1.3%		VIc	9
ETC2	Ethan-Betts loams, 6 to 9 percent slopes, eroded	0.24	0.2%		VIe	49
Ps	Prosper and Crossplain complex	0.18	0.2%		IIw	85
Ct	Crossplain-Harps complex	0.07	0.1%		IIw	82
Weighted Average						72.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Hutchinson County, South Dakota

TRACT THREE
119.17 ACRES



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 December 15, 2017

Farm 8537

17 -99N -59W

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).

NOT TO SCALE

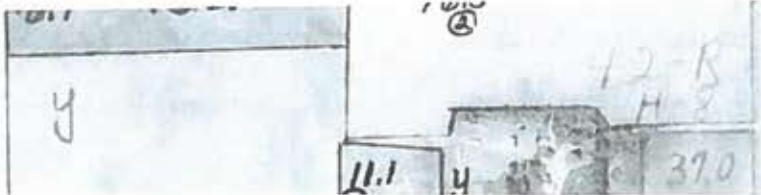
~~30-2~~ T3205
① 334
NHFL

NE⁴NW⁴
+
S²NW⁴

17-99-59

68.5
NHFL

468



South Dakota

U.S. Department of Agriculture

Prepared: 9/17/18 9:26 AM

Hutchinson

Farm Service Agency

Crop Year: 2018

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

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
LEON R VARNEY		

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
437.92	311.19	311.19	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	311.19	0.0	0.0	0.0			

ARC/PLC

ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE
----------------	------------------------	-------------	---------------------

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	160.4		131	0.0
SOYBEANS	92.9		37	0.0
Total Base Acres:	253.3			

Tract Number: 3205 Description: EE4L/NENW; SNW 17-99-59

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
122.84	112.67	112.67	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	112.67	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	67.3		131	0.0
SOYBEANS	34.7		37	0.0
Total Base Acres:	102.0			

Owners: LUCILE STIRLING TRUST

Other Producers: None

South Dakota
Hutchinson

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

FARM: 8537
Prepared: 9/17/18 9:26 AM
Crop Year: 2018
Page: 2 of 2

Report ID: FSA-156EZ

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: 39881 Description: E4L/NW 9-99-59

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
156.91	120.72	120.72	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	120.72	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	71.1		131	0.0
SOYBEANS	48.7		37	0.0
Total Base Acres:	119.8			

Owners: LUCILE STIRLING TRUST

Other Producers: KENT STIRLING

Tract Number: 39882 Description: E4L/NS 9-99-59

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
158.17	77.8	77.8	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	77.8	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	22.0		131	0.0
SOYBEANS	9.5		37	0.0
Total Base Acres:	31.5			

Owners: LUCILE STIRLING TRUST

Other Producers: KENT STIRLING

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

Oplinger Abstract & Title, Inc.
PO Box 133
Olivet, SD 57052-0133
Telephone: (605) 387-2335
Fax: (605) 387-2337

Office File No.: TI-3380

1. Effective Date: September 7, 2018, 8 AM

2. Policy or Policies to be issued:

A. Owner's Policy(6/17/06) Standard Coverage Extended Coverage

Amount: To Be Determined.

Proposed Insured: To Be Determined.

B. ALTA Loan Policy(6/17/06) Standard Coverage Extended Coverage

Amount:

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. Title to the FEE SIMPLE estate or interest in said land is at the effective date hereof vested in:

Lucille M. Stirling Trust.

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

The NW $\frac{1}{4}$, and the N $\frac{1}{2}$ SW $\frac{1}{4}$, and the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 9;

AND

The NE $\frac{1}{4}$ NW $\frac{1}{4}$ and the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 17;

ALL BEING IN Township 99 North, Range 59 West 5th P.M., Hutchinson County,
South Dakota.

Parcel Identification Numbers:	099.59.09.2000	NW $\frac{1}{4}$ -9-99-59
	099.59.09.3010	N $\frac{1}{2}$ SW $\frac{1}{4}$ and N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 9-99-59
	099.59.17.2010	NE $\frac{1}{4}$ NW $\frac{1}{4}$ -17-99-59
	099.59.17.2030	S $\frac{1}{2}$ NW $\frac{1}{4}$ -17-99-59

SCHEDULE A

Commitment – Stewart Title Guaranty Company

0042 ALTA Commitment (6/17/06)

SCHEDULE B-SECTION 1

Office File No.: TI-3380

Page 1

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.

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 of record for value the estate or interest or mortgage thereon covered by this Commitment.

GENERAL EXCEPTIONS:

1. Rights or claims 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 and not shown by the Public Records 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 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.

C. SPECIAL EXCEPTIONS:

(See Schedule B-Section 2 beginning on next page)

SCHEDULE B-SECTION 1

Commitment – Stewart Title Guaranty Company

SCHEDULE B-SECTION 2

Office File No.: TI-3380

Page 1

SPECIAL EXCEPTIONS:

1. Real Estate Taxes for year 2017 are paid in full in the following amounts:
 - \$2,481.72 upon the NW $\frac{1}{4}$ -9-99-59.
 - \$1,604.00 upon the N $\frac{1}{2}$ SW $\frac{1}{4}$ and N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 9-99-59.
 - \$539.14 upon the NE $\frac{1}{4}$ NW $\frac{1}{4}$ -17-99-59.
 - \$1,227.56 upon the S $\frac{1}{2}$ NW $\frac{1}{4}$ -17-99-59.
2. Rights of the public in and to the following described parcels of land used for road purposes:
 - The statutory easement for section line road right-of-way.
 - Lot H-1 in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ -9-99-59, as recorded in PC 1-#7(99-59) on May 13, 1957.
 - Lot H-1 in the W $\frac{1}{2}$ NW $\frac{1}{4}$ -9-99-59, as recorded in PC 1-#10(99-59) on May 13, 1957.
3. Easements for the construction, operation, and maintenance of a rural water system and rights incidental thereto as set forth in documents granted to B-Y WATER DISTRICT (no representation is made as to the present ownership of said easements) as set forth in the following:
 - Book E3 page 369 on April 1, 1986, affecting the NE $\frac{1}{4}$ NW $\frac{1}{4}$ -17-99-59.
 - Book E4 page 434 on December 18, 1986, affecting SW $\frac{1}{4}$ NW $\frac{1}{4}$ -9-99-59.
4. Easement for the construction, operation, and maintenance of electric lines and rights incidental thereto as set forth in a document granted to SOUTHEASTERN ELECTRIC COOPERATIVE (no representation is made as to the present ownership of said easement) affecting a 15-foot strip of land parallel to the West boundary of the NW $\frac{1}{4}$ -9-99-59, and a 15-foot strip of land parallel to the West boundary of the N $\frac{1}{2}$ SW $\frac{1}{4}$ -9-99-59, as recorded in Book E9 page 196 on January 20, 2015.
5. Claim of vested drainage rights for the drainage of water from the SW $\frac{1}{4}$ SW $\frac{1}{4}$ -9-99-59 onto the NW $\frac{1}{4}$ SW $\frac{1}{4}$ -9-99-59, and rights incidental thereto as set forth in a document recorded in Book D2 page 186 on April 27, 1992.
6. Mortgage (180-DAY REDEMPTION) dated May 22, 2009 to secure an indebtedness of _____ and any other obligations secured thereby, executed by Lucile M. Stirling, Trustee of the Lucile M. Stirling Trust, to Menno State Bank, PO Box 345, 105 S. 5th Street, Menno, SD 57045, upon the S $\frac{1}{2}$ NW $\frac{1}{4}$ -17-99-59, as recorded in Book 147 page 168 on May 26, 2009.

----- End of Schedule B -----

REQUIREMENT: This Company will require a CERTIFICATE OF TRUSTEE of the Lucille M. Stirling Trust, according to the provisions of SDCL 55-4-51.3. This Company also reserves the right to make further requirements regarding the trust or its trustees.

This Commitment is not valid without Schedule B-Section 1

SCHEDULE B-SECTION 2

Commitment - Stewart Title Guaranty Company

Hutchinson County
**FARMLAND
AUCTION**

**235.47
Acres**



TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 21, 2018. Trustee's deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2018 taxes in full. Sold subject to Trustee's approval and all easements of record. Come prepared to buy!!
Remember auction held indoors at the American Legion in Parkston.

Friday
November 16th
at 10:30 AM



44628 SD HWY, 44 Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"