

Hutchinson County
**FARMLAND
AUCTION**

**40.27
Acres**

Thursday
December 6th
at 10:30 AM

OWNER:

**GLENN KLEINSASSER
ESTATE**



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!"

**40.27 ACRES GRANDVIEW TOWNSHIP – HUTCHINSON COUNTY LAND
OFFERED IN TWO TRACTS AT AUCTION**

The following land will be offered for sale at public auction in the Freeman Community Center on:

THURSDAY DECEMBER 6TH

10:30 A.M.

It is our privilege to offer the following tracts of land located in the tightly held Grandview township of Hutchinson County. Both tracts available to farm or lease out for the 2019 crop year. If your looking for smaller tracts of land to add to your operation take a look!

TRACT ONE: 12.43 ACRES

LEGAL: Outlot 41 in the NE ¼ of Section 34 and Outlot 44, Less Lots A & B thereof, in the NE ¼ of Section 34, 99-56 Hutchinson County, SD.

LOCATION: Southwest corner of Freeman on Cedar Street

- FSA office indicates there is 13.17 acres tillable. Planted to beans in 2018
- Soil rating of 85 with only two soil types Clarno-Bonilla loam and Clarno Loam.
- Annual Real Estate Taxes are \$300.02. New buyer able to farm or lease out for 2019 crop.
- Base & Yield info, wetland maps, and title insurance report available in buyers packet
- No survey's will be completed and sellers do not warrant all fences lie on true and correct Boundary lines. Lots of possibilities for new home/acreage site on the edge of town!

TRACT TWO: 27.84 ACRES

LEGAL: Lot A in the NE ¼ of Section 3, 99-56 Hutchinson County, SD.

LOCATION: From Freeman, NW corner go 5-miles north 438th Ave west side of the road or at the junction of 438th Ave and 273rd St.

- FSA office indicates there is potential for 25.30 acres of tillable land with the balance in RROW. Soil rating of 76.3 Predominant soils Clarno-Bonilla and Tetonka Harps Complex.
- Annual Real Estate taxes are \$625.12. New buyer able to fam or lease out for the 2019 crop.
- Base & Yield info, wetland maps, and title insurance report available in buyers packet
- Planted to corn in 2018. Bordered on two sides by gravel township roads.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Buyers packets can be mailed out by calling the auctioneers at 800-251-3111 or you may view drone video footage on wiemanauction.com

TERMS: Cash sale with 15% (non-refundable) down payment with the balance on or before January 18th 2019. Warranty 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 Personal Representatives approval and all easements of record. Remember auction held indoors at the Freeman Community Center.

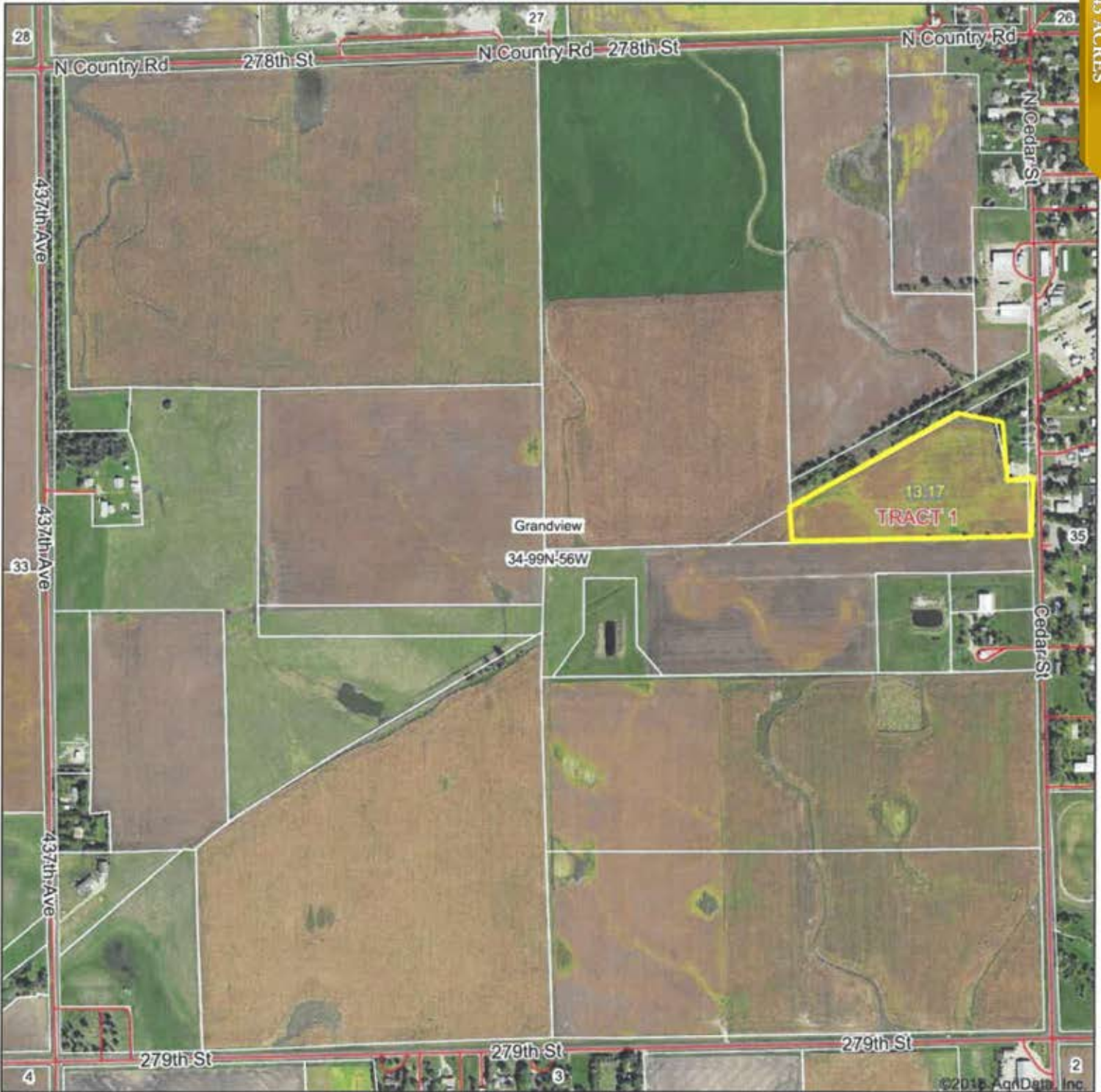
**GLENN KLEINSASSER ESTATE – OWNER
MB FOUNDATION – PERSONAL REP.**

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

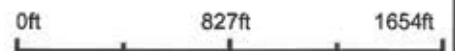
Dale Strasser
Closing Attorney
605-925-7745

Aerial Map

TRACT ONE
12.43 ACRES



map center: 43° 21' 0.03, -97° 27' 0.37



34-99N-56W
Hutchinson County
South Dakota



11/8/2018

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: **34-99N-56W**
 Township: **Grandview**
 Acres: **13.17**
 Date: **11/8/2018**



Maps Provided By:



Area Symbol: SD802, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	6.64	50.4%	IIc	88
CdB	Clarno loam, 2 to 6 percent slopes	6.53	49.6%	IIe	82
Weighted Average					85

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



ALL CORN IS YELLOW
 ALL BEANS ARE COMMON
 ALL NON IRRIGATED UNLESS NOTED
 ALL GRAIN UNLESS NOTED
 SHARES _____ INITIALS _____

Common Land Unit
 / Non-Cropland
 Cropland

Tract Boundary
 PLSS

2018 Program Year
 Map Created September 21, 2017

Farm 593

Wetland Determination Identifiers

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

34 -99N -56W

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).



2013 ESRI ONLINE AERIAL PHOTOGRAPHY OR 2016 FSA PHOTOGRAPHY

2017 HUTCHINSON COUNTY EQUALIZATION OFFICE
THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS SUCH.
THIS DRAWING HAS BEEN ELECTRONICALLY PRODUCED THROUGH HUTCHINSON COUNTY GIS TECHNOLOGY.
HUTCHINSON COUNTY IS NOT RESPONSIBLE FOR ANY ERROR IN DRAWING, LOCATION OF STRUCTURES WITHIN BOUNDARIES OR OTHER LEGAL MATTERS.

South Dakota
Hutchinson
Report ID: FSA-156EZ

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

FARM: 593
Prepared: 10/23/18 7:28 AM
Crop Year: 2019
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: RANDY BRODERS
Farm Identifier:
Recon Number:

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
15.35	13.17	13.17	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	13.17	0.0	0.0	0.0			

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	1.5		57	0.0
CORN	7.9		125	0.0
SOYBEANS	3.5		37	0.0
Total Base Acres:	12.9			

Tract Number: 2990 Description: K6R/ Lot 44 of 34-99-56

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

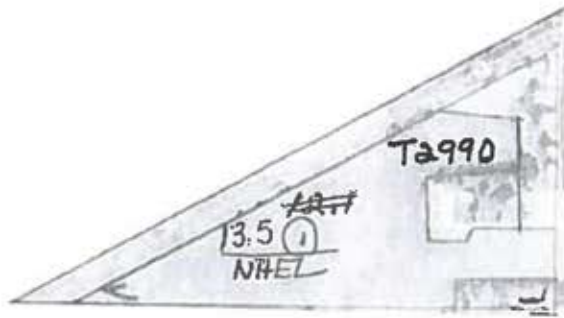
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
15.35	13.17	13.17	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	13.17	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	1.5		57	0.0
CORN	7.9		125	0.0
SOYBEANS	3.5		37	0.0
Total Base Acres:	12.9			

Owners: ESTATE OF GLENN KLEINSASSER

Other Producers: None

WETLANDS MAP

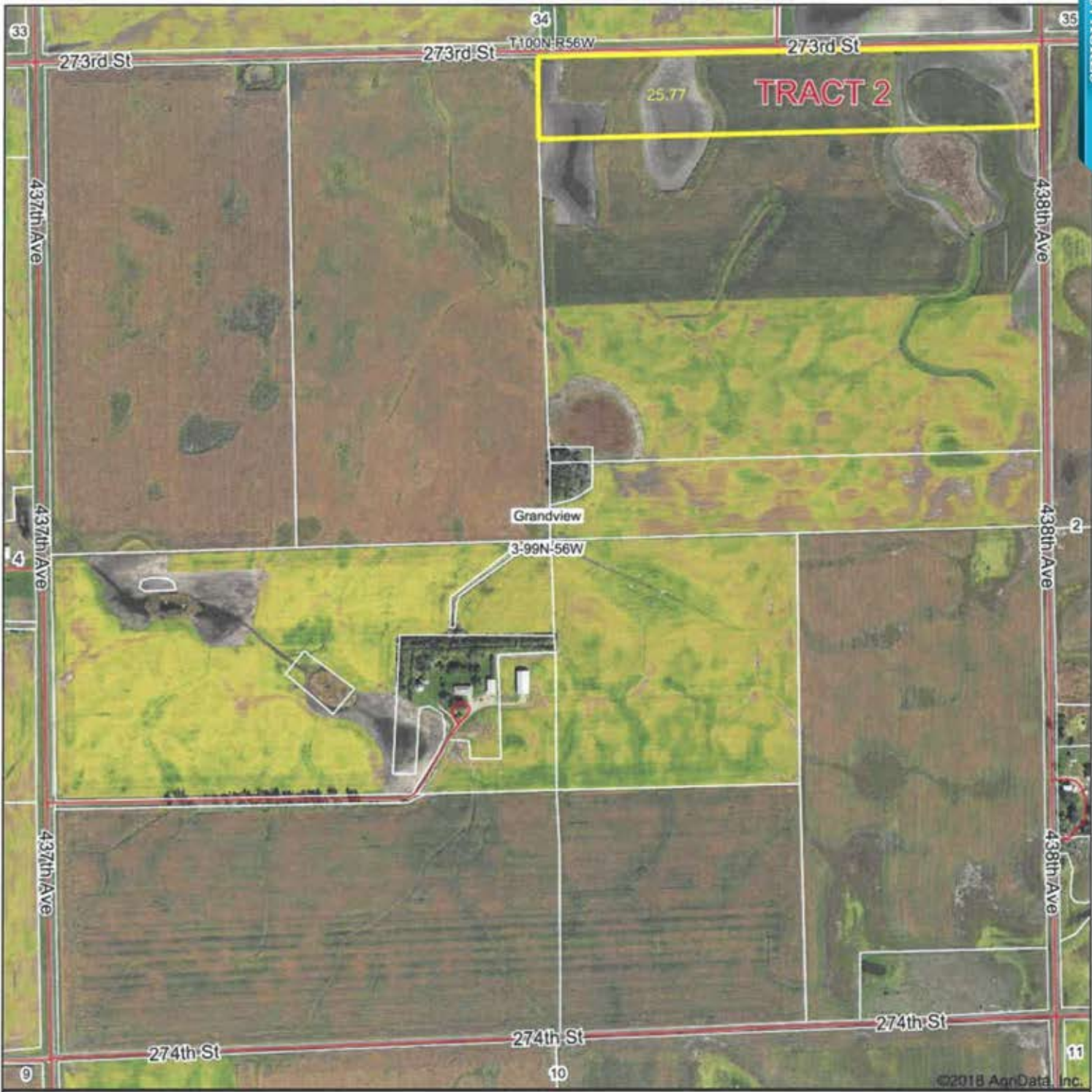


APPROXIMATE BOUNDARIES

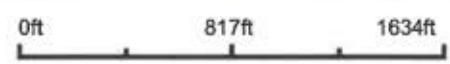


Aerial Map

TRACT TWO
27.84 ACRES



map center: 43° 25' 20.48, -97° 27' 2.33



3-99N-56W
Hutchinson County
South Dakota

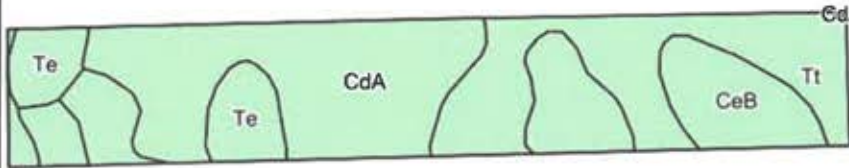


11/8/2018

Map Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© Agridata, Inc. 2018 www.AgrDataInc.com

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

Soils Map



©2018 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hutchinson**
 Location: **3-99N-56W**
 Township: **Grandview**
 Acres: **25.77**
 Date: **11/8/2018**



Maps Provided By:



Area Symbol: SD602, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	9.40	36.5%		IIc	88
Tt	Tetonka-Harps complex	7.75	30.1%		IVw	67
CeB	Clarno-Davison loams, 2 to 4 percent slopes	6.01	23.3%		IIe IIIe	79
Te	Tetonka silt loam, 0 to 1 percent slopes	2.61	10.1%		IVw	56
Weighted Average						76.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

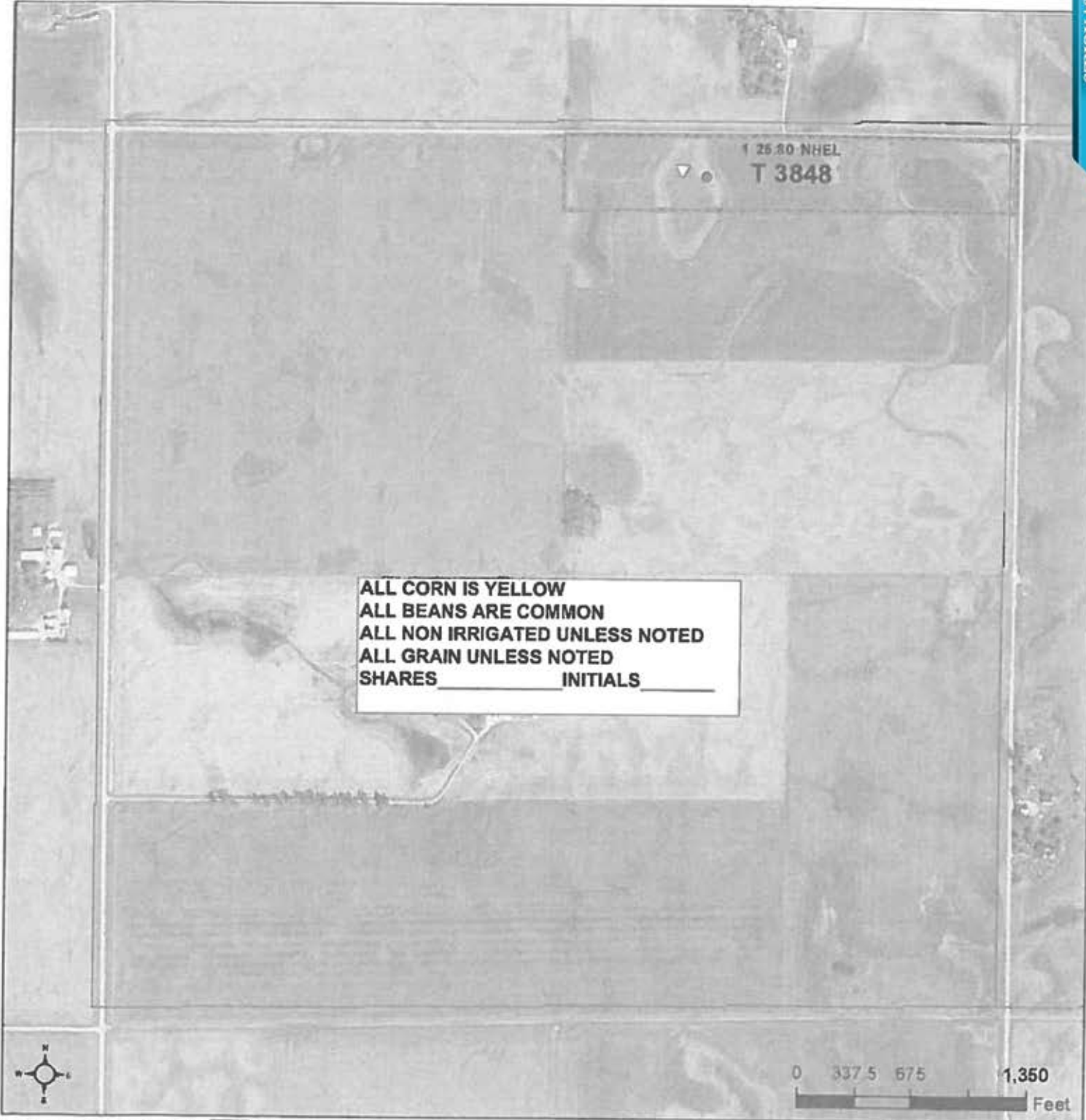
Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Hutchinson County, South Dakota

TRACT TWO
27.84 ACRES



Common Land Unit PLSS

Cropland

Tract Boundary

Wetland Determination Identifiers

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

2018 Program Year

Map Created September 21, 2017

Farm 438

3 -99N -56W

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South Dakota
Hutchinson
Report ID: FSA-156EZ

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

FARM: 438
Prepared: 10/23/18 7:28 AM
Crop Year: 2019
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: ALVIN R HOFER - CALVIN R HOFER REV TRUST
Farm Identifier: _____
Recon Number: _____

Fields Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
25.8	25.8	25.8	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod			
0.0	0.0	25.8	0.0	0.0	0.0			

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	0.7		28	0.0
CORN	16.0		87	0.0
SOYBEANS	9.1		34	0.0
Total Base Acres:	25.8			

Tract Number: 3848 Description: KK4R/ N 28 A. of NNE 3-99-56

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
25.8	25.8	25.8	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod	
0.0	0.0	25.8	0.0	0.0	0.0	

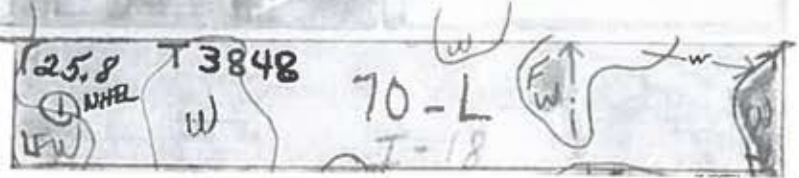
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	0.7		28	0.0
CORN	16.0		87	0.0
SOYBEANS	9.1		34	0.0
Total Base Acres:	25.8			

Owners: ESTATE OF GLENN KLEINSASSER

Other Producers: None

WETLANDS MAP

NOT TO SCALE



APPROXIMATE BOUNDARIES



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-4345

1. Effective Date: November 5, 2018, 8 AM

2. Policy or Policies to be issued:

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

Amount: \$1,000.00 / 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:

The heirs or devisees of Glenn Kleinsasser, deceased, their interest being subject to the administration of the estate of said decedent in Hutchinson County, Probate Case No. 33PRO17-04, wherein Mennonite Brethren Foundation, a Kansas nonprofit corporation, is appointed Personal Representative of said estate.

(continued)

SCHEDULE B-2 – SPECIAL EXCEPTION (continued)

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

Lot A in the NE¼ of Section 3;

AND

Outlot 41 in the NE¼ of Section 34;

AND

Outlot 44, less Lots A and B thereof, in the NE¼ of Section 34;

ALL BEING IN Township 99 North, Range 56 West 5th P.M.,

Hutchinson County, South Dakota.

Parcel Identification Numbers: 099.56.03.1010

099.56.34.B404

Lot A in the NE¼-3-99-56

Outlot 41, and Outlot 44 less Lots A and B,
in the NE¼-34-99-56

SCHEDULE A

Commitment - Dakota Homestead

ALTA Commitment (06/17/06)

SCHEDULE B-SECTION 1

Office File No.: TI-4345

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.

A. 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.

B. GENERAL EXCEPTIONS:

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 liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.*
7. Any Service, installation or connection charge for sewer, water or electricity.*
8. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.*

*Paragraphs 1,2,3,4,5,6,7 and 8 will not appear as printed exceptions on extended coverage policies, except as to such parts thereof which may be typed as a Special Exception in Schedule B-Section 2.

C. SPECIAL EXCEPTIONS:

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

SCHEDULE B-SECTION 1

Commitment - Dakota Homestead

SCHEDULE B-SECTION 2

Office File No.: TI-4345

Page 1

SPECIAL EXCEPTIONS:

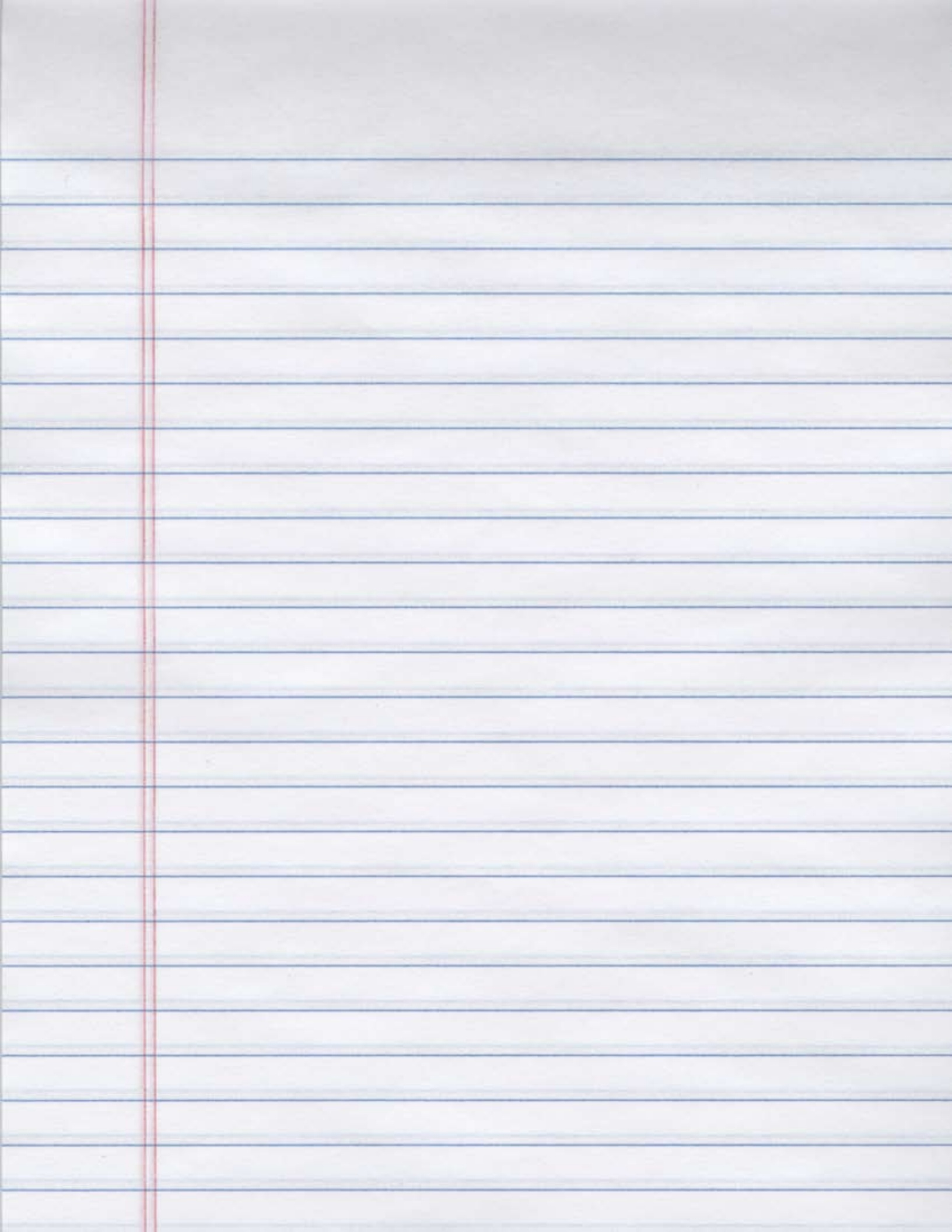
1. Real Estate Taxes for year 2017 are paid in full in the following amounts:
 - \$625.12 upon the Lot A in the NE $\frac{1}{4}$ -3-99-56.
 - \$300.02 upon Outlot 41, and Outlot 44 less Lots A and B, in the NE $\frac{1}{4}$ of Section 34-99-56.
2. Easement for the construction, operation, and maintenance of a communications system and rights incidental thereto as set forth in a document granted to NORTHWESTERN BELL TELEPHONE COMPANY (no representation is made as to the present ownership of said easement) affecting Outlot 44 in the NE $\frac{1}{4}$ -34-99-56, as recorded in Book M15 page 424 on May 10, 1974.
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 E6 page 149 on December 9, 1994, affecting the E $\frac{1}{2}$ E $\frac{1}{2}$ of Lot A of the NE $\frac{1}{4}$ -3-99-56.
 - Book E6 page 150 on December 9, 1994, affecting the West 400 feet of Outlot 44 in the NE $\frac{1}{4}$ -34-99-56.
 - Book E6 page 185 on August 11, 1995, affecting a strip of land on the South boundary from the West to the Eastern boundary and along the Eastern boundary for 175 feet North of Outlot 41, and Outlot 44 less Lots A and B, all being in the NE $\frac{1}{4}$ -34-99-56.

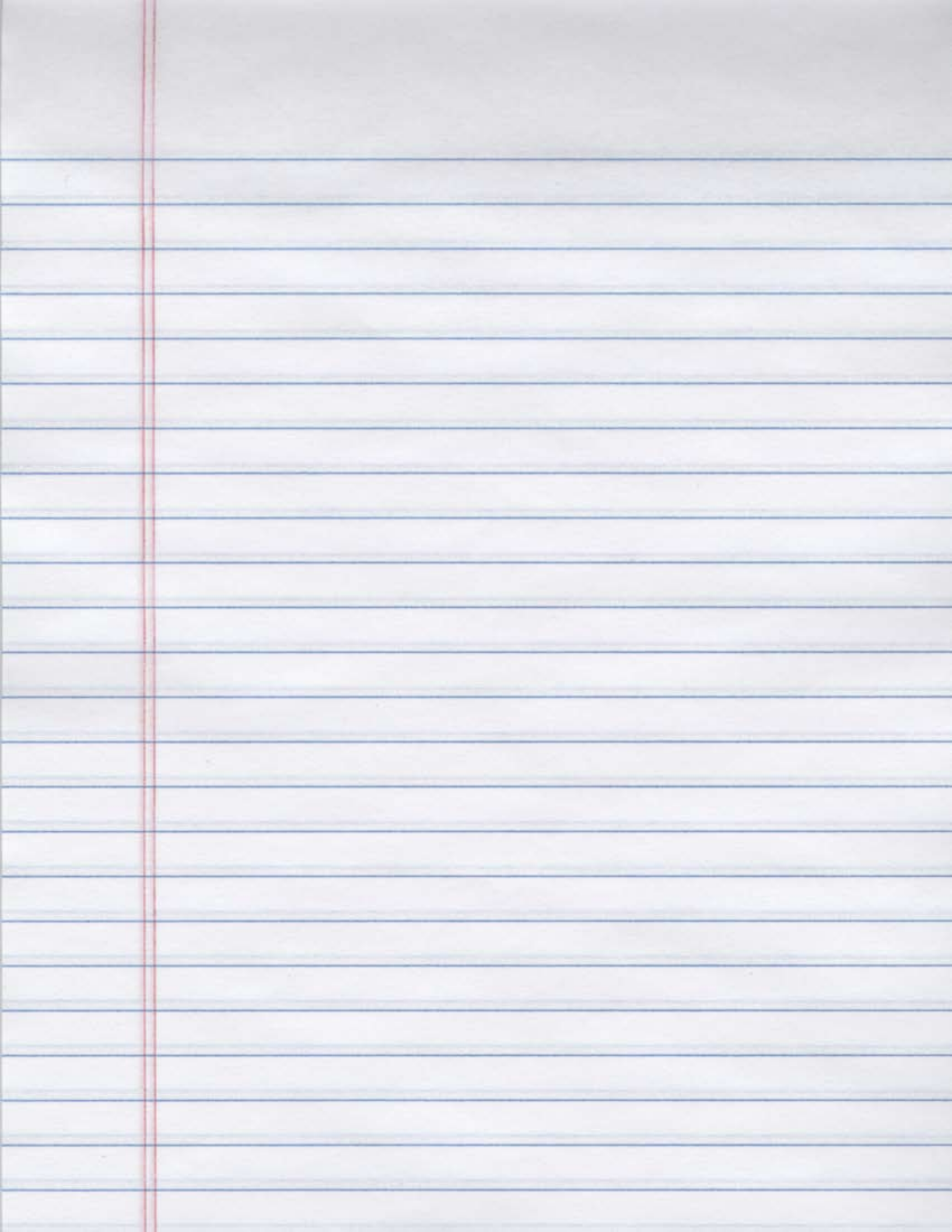
----- End of Schedule B -----

This Commitment is not valid without Schedule B-Section 1

SCHEDULE B-SECTION 2

Commitment - Dakota Homestead





Hutchinson County

FARMLAND AUCTION

40.27 Acres



TERMS: Cash sale with 15% (non-refundable) down payment with the balance on or before January 18th 2019. Warranty 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 Personal Representatives approval and all easements of record. Remember auction held indoors at the Freeman Community Center.

Thursday
December 6th
at 10:30 AM



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web: wiemanauction.com

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