

Brule County

FARM LAND AUCTION

**469.49
Acres**

Thursday
May 23rd
at 10:00 AM

OWNER:

**MICHAEL PRIEBE
TODD PRIEBE**



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!"

**469.49 ACRES FARMLAND IN BRULE COUNTY & 2 LOTS IN PUKWANA
AUCTION**

We will sell the following farmland and lots at auction at the AmericInn Lodge & Suites, 1981 E King, Chamberlain SD in the Moose Lodge Room on

THURSDAY, MAY 23RD 10:00 AM
(All tracts sold from Moose Lodge Room)

TRACT # 1 - 159 ACRES

Located 2 ¼ miles North of Pukwana SD

This tract consists of 159 Acres (more or less) of unimproved farmland. The FSA Office indicates that it has 152.04 acres tillable and it has a soil productivity index rating of 80.5 and the predominate soil types are Highmore-Java Complex, Mobridge Silt Loam & Highmore-Mobridge Silt Loam. This land lays generally level and is a choice desirable tract of land. The annual real estate taxes are \$2,365.80. It would make an excellent add on unit for farmer or investor.

LEGAL: The SW ¼ of Section 11-104-70, Brule County, South Dakota

TRACT # 2 – 150 ACRES

Located 1 ¼ Miles North and ½ Mile West of Pukwana SD

This tract consists of 150 Acres (more or less) of unimproved farmland. The FSA Office reports that it is all tillable, with a soil productivity index rating of 78.1 and the predominate soil types are Highmore-Java Complex, Highmore-Mobridge Silt Loam, Mobridge-Plankinton Silt Loam and Mobridge Silt Loam. The land lays level to gently rolling and is a choice, desirable tract of land that would make an excellent unit for farmer or investor. The annual real estate taxes are \$2,139.80.

LEGAL: The SE ¼ of Section 15-104-70, Brule County, South Dakota

TRACT # 3 – 140.25 ACRES

Located 1 ¼ Miles North of Pukwana SD

This tract consists of 140.25 Acres (more or less) of unimproved farmland and subject to survey to remove 10 acre building site. The FSA Office tells us that this tract currently has approximately 120 acres tillable and the balance in trees and pasture, more could be tilled. This tract has a soil productivity index rating of 83 and the predominate soil types are Highmore-Java Complex, Mobridge Silt Loam and Highmore-Mobridge Silt Loam. The land lays level to gently rolling and would make an excellent ad on unit for farmer or investor. The annual real estate taxes are \$1,859.96.

LEGAL: The SW ¼ except 10 acres to be surveyed for building site and less Lot 1 of the SW ¼ of Section 14-104-70, Brule County, South Dakota

TRACT # 4 – 20.24 ACRES

Located ¾ Mile South of Pukwana SD

This tract consists of 20.24 Acres (more or less) of unimproved farmland that has excellent location, only ½ mile of I90 Interstate. This choice tract of land would make an excellent location for business or storage. The predominate soil types are Glenham-Java-Prosper Loam, Highmore-Java Complex, Plankinton Silt Loam, Highmore-Mobridge Silt Loam and it has a 74.2 soil productivity index rating. The land lays level to gently rolling.

LEGAL: The S ½ of the SW ¼ of the SE ¼ of Section 35-104-70, Brule County, South Dakota

TRACT # 5 – 2 CITY LOTS IN PUKWANA, SD

Located just South of Jct of Main Street & County Road 122 on South edge of Pukwana SD

The lots consists of (2) 120 x 201 building lots with 60' street right of way dedicated between lots. These would make an excellent location for a new home or accessory building. The annual real estate taxes are \$132.70.

LEGAL: Lots 1 & 2, Priebe's Addition to the Town of Pukwana, Brule County, South Dakota

TERMS: Cash Sale with 20% nonrefundable downpayment the day of the sale and the balance on or before July 1, 2019. A Warranty Deed will be provided. Title Insurance to be utilized with the cost split 50/50 between buyer and seller on the Owner's Policy. Immediate possession granted on sale day for the 2019 crop year. No crop has been planted. The buyer will be responsible for the 2019 RE Taxes. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. For Buyers Info Packet and pictures and video of land, visit our website at www.wiemanauktion.com

**MICHAEL PRIEBE
TODD PRIEBE
605-680-0998**

Wieman Land & Auction Co., Inc.
Marion SD 800-251-3111
Rich, Kevin, Mike, Ryan & Derek Wieman
Nathan Timmermans & Ron Leitheiser
Auctioneers & Brokers

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

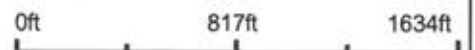
Aerial Map

TRACT ONE
159 ACRES IMPROVED



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map center: 43° 49' 25.12, -99° 11' 2.33



11-104N-70W
Brule County
South Dakota

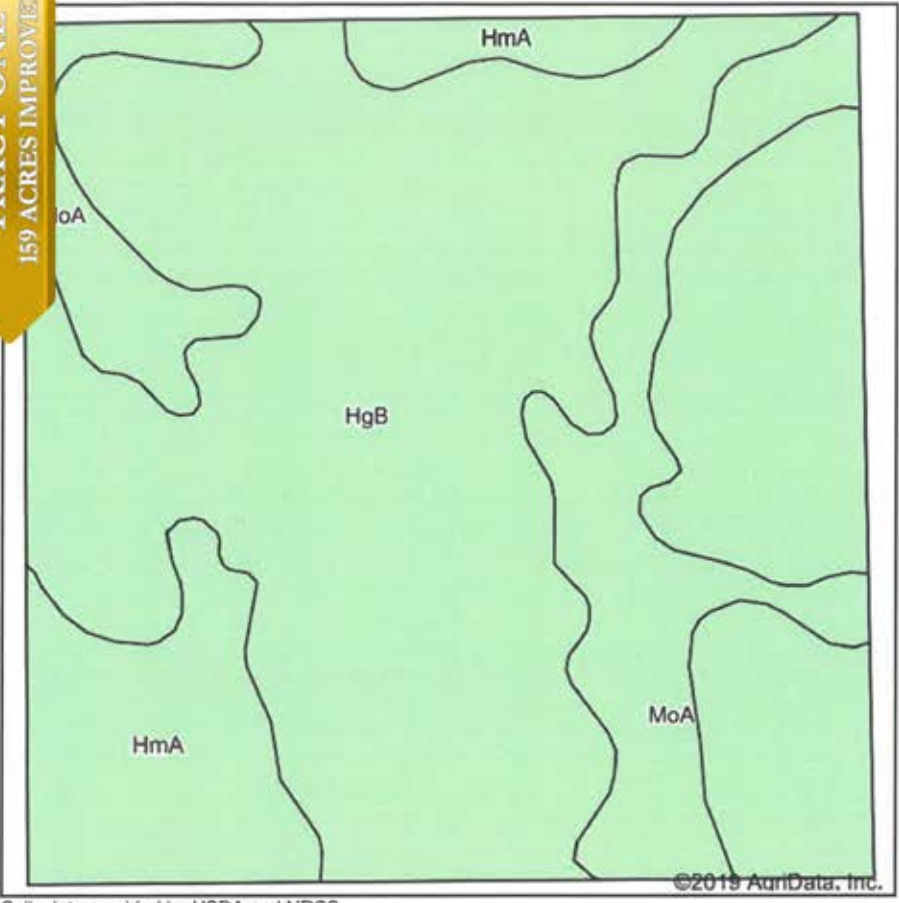


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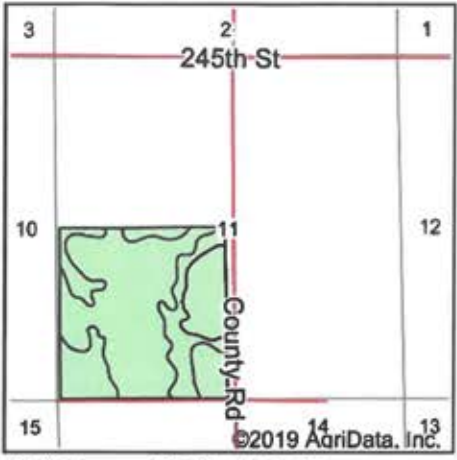
5/3/2019

TRACT ONE
159 ACRES IMPROVED

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brule**
 Location: **11-104N-70W**
 Township: **Pukwana**
 Acres: **152.04**
 Date: **5/3/2019**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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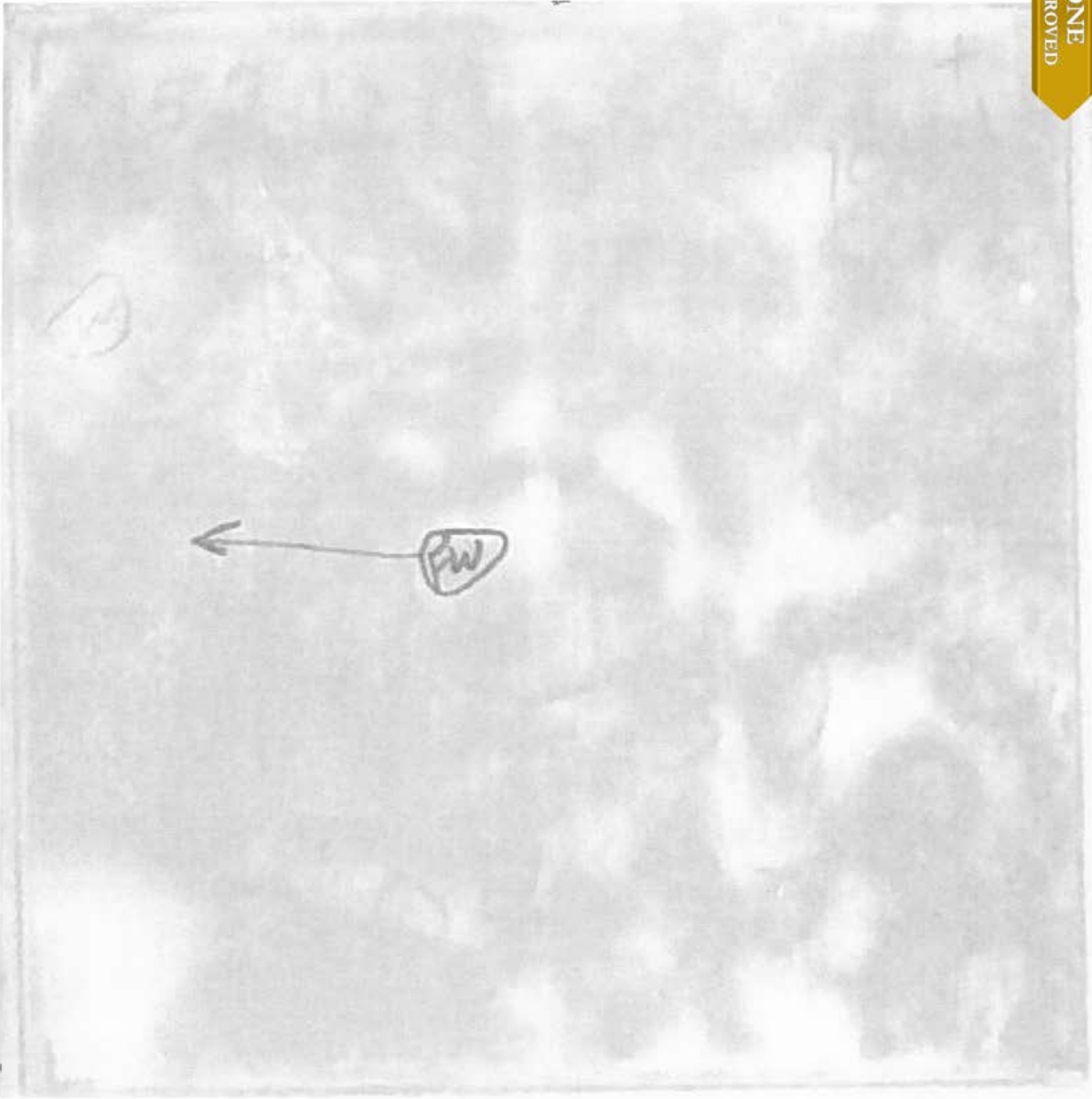
Area Symbol: SD603, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HgB	Highmore-Java complex, 1 to 5 percent slopes	106.55	70.1%	Ile	76
MoA	Mobridge silt loam, 0 to 2 percent slopes	26.88	17.7%	Ilc	94
HmA	Highmore-Mobridge silt loams, 0 to 4 percent slopes	18.61	12.2%	Ilc	87
Weighted Average					80.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

WETLAND MAPS



Tract Number : 1044
Description : SW 11-104-70
FSA Physical Location : SOUTH DAKOTA/BRULE
ANSI Physical Location : SOUTH DAKOTA/BRULE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MICHAEL PRIEBE, WESLEY R PRIEBE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
152.04	152.04	152.04	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	152.04	0.00	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	38.56	0.00	0	44
Corn	53.64	0.00	0	91
Grain Sorghum	0.17	0.00	0	54
Sunflowers	6.73	0.00	0	1795
Soybeans	17.32	0.00	0	41
TOTAL	116.42	0.00		

NOTES

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United States
Department of
Agriculture

Brule County, South Dakota

TRACT ONE
159 ACRES IMPROVED



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

2019 Program Year

Map Created March 22, 2019

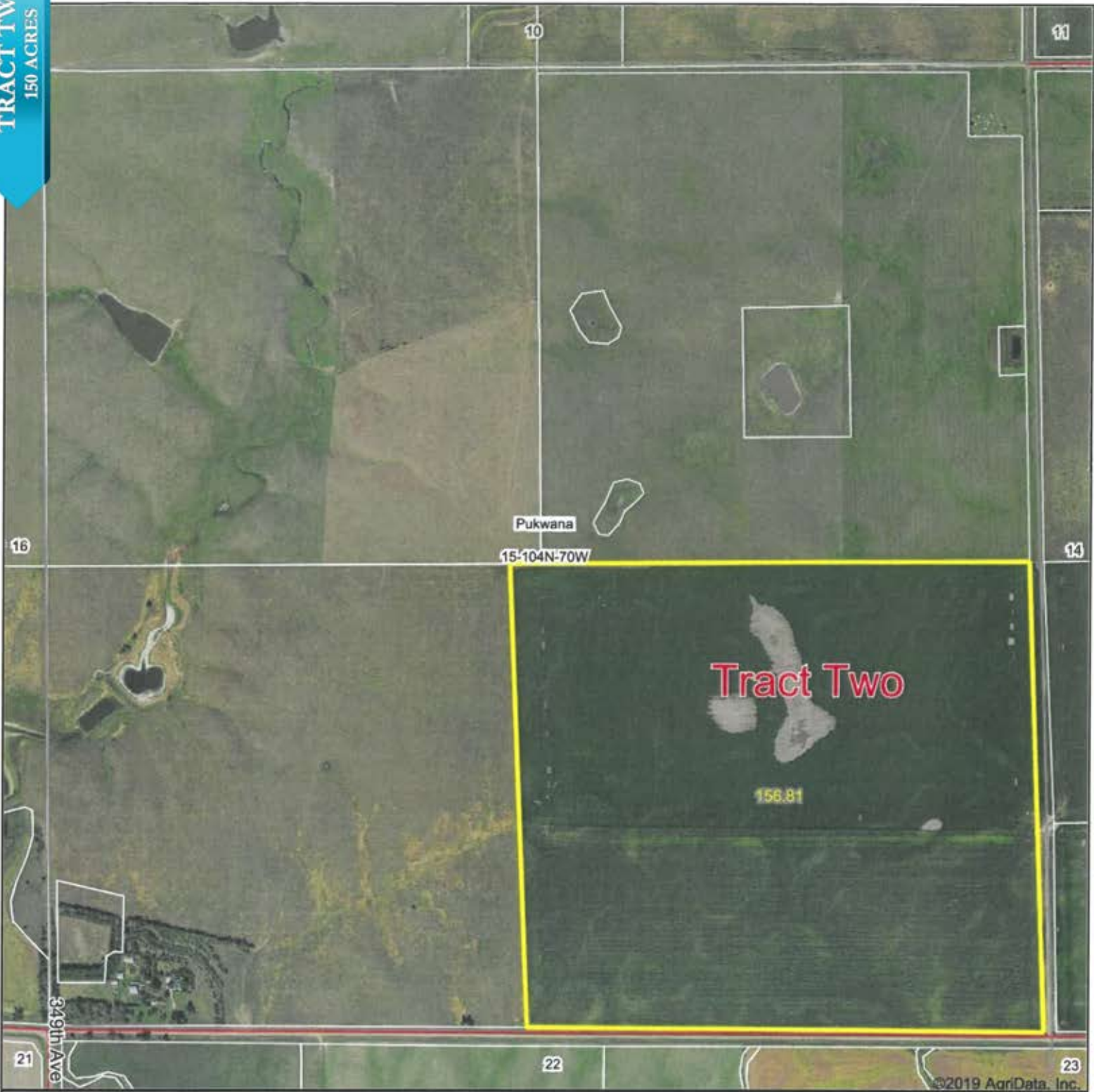
Farm 2593

11 -104N -70W

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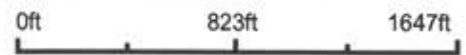
Aerial Map

TRACT TWO
150 ACRES



Maps Provided By:
 **surety**
CUSTOMERS ONLINE MAPPING
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map center: 43° 48' 33.47, -99° 12' 12.22



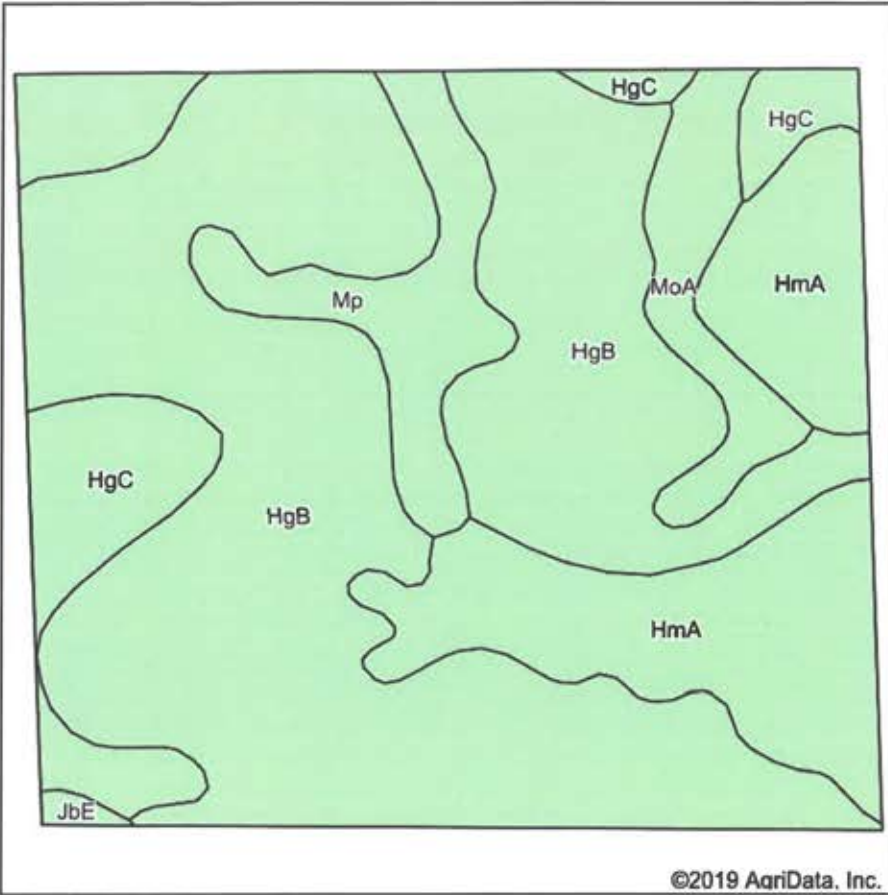
15-104N-70W
Brule County
South Dakota



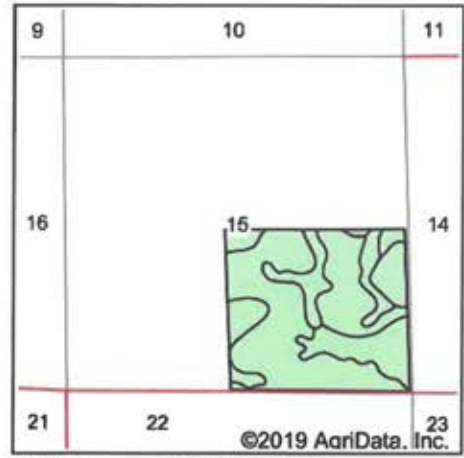
5/3/2019

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: **Brule**
 Location: **15-104N-70W**
 Township: **Pukwana**
 Acres: **156.81**
 Date: **5/3/2019**



Maps Provided By:



Area Symbol: SD603, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HgB	Highmore-Java complex, 1 to 5 percent slopes	92.52	59.0%	Ile	70
HmA	Highmore-Mobridge silt loams, 0 to 4 percent slopes	28.97	18.5%	Ilc	80
HgC	Highmore-Java complex, 5 to 9 percent slopes	16.44	10.5%	IVe	60
Mp	Mobridge-Plankinton silt loams	10.75	6.9%	Ilc	80
MoA	Mobridge silt loam, 0 to 2 percent slopes	7.58	4.8%	Ilc	90
JbE	Java-Betts loams, 9 to 20 percent slopes	0.55	0.4%	VIe	10
Weighted Average					78.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT TWO
150 ACRES



United States
Department of
Agriculture

Brule County, South Dakota



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

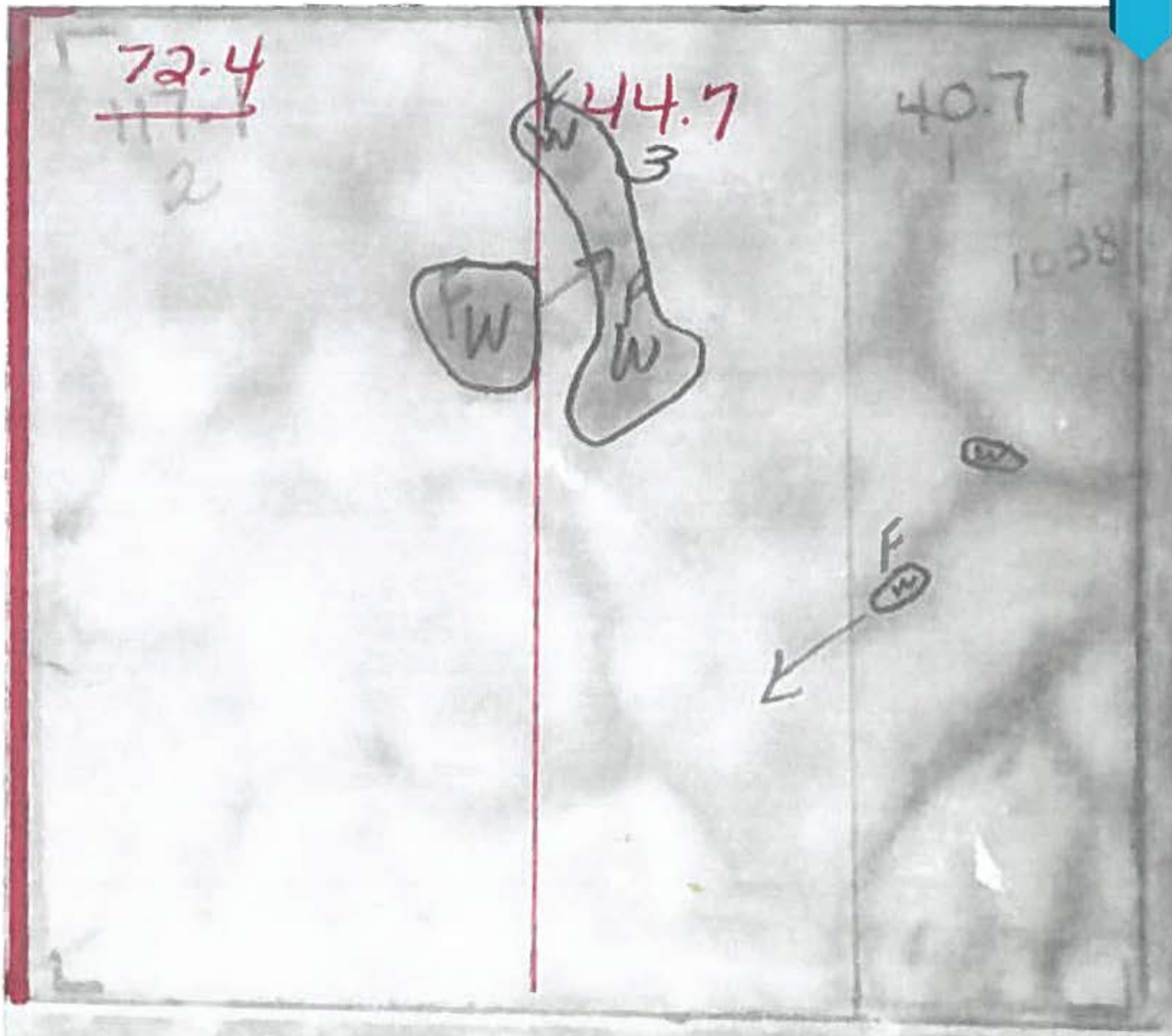
2019 Program Year

Map Created March 22, 2019

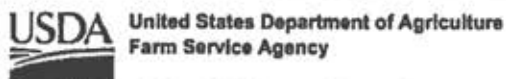
Farm 2593

15 -104N -70W

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SOUTH DAKOTA
BRULE
Form: FSA-156EZ



FARM : 2593
Prepared : Apr 29, 2019
Crop Year : 2019

Abbreviated 156 Farm Record

Tract Number : 1038
Description : SE 15-104-70
FSA Physical Location : SOUTH DAKOTA/BRULE
ANSI Physical Location : SOUTH DAKOTA/BRULE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MICHAEL PRIEBE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.81	156.81	156.81	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	156.81	0.00	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	39.79	0.00	0	44
Corn	55.34	0.00	0	91
Grain Sorghum	0.18	0.00	0	54
Sunflowers	6.94	0.00	0	1795
Soybeans	17.88	0.00	0	41
TOTAL	120.13	0.00		

NOTES

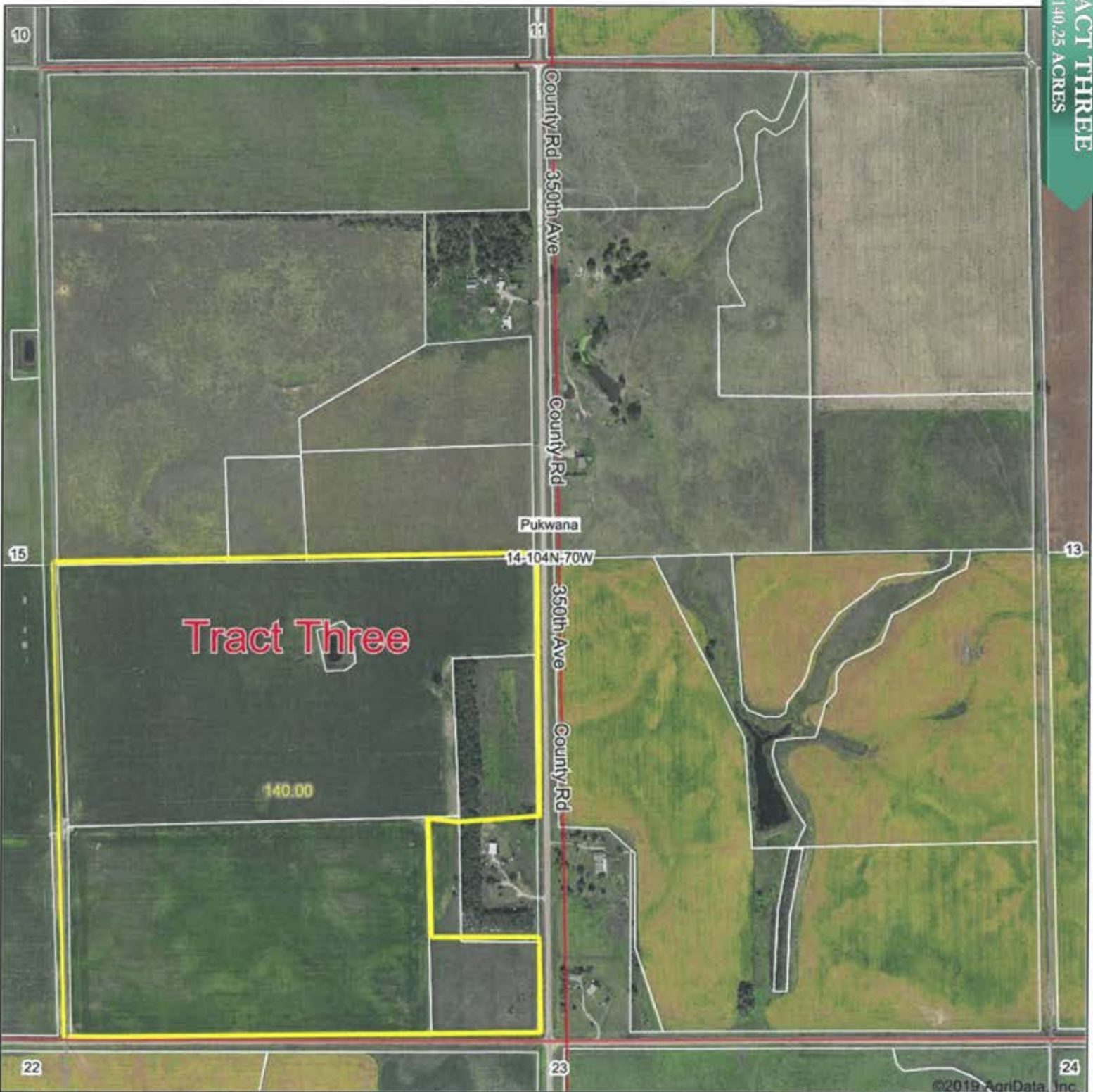
Tract Number : 1039
Description : E1/2 35 LESS W1/2W1/2NWNE 35-104-70
FSA Physical Location : SOUTH DAKOTA/BRULE
ANSI Physical Location : SOUTH DAKOTA/BRULE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MICHAEL PRIEBE, BMW PARTNERSHIP LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
303.58	303.11	303.11	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	303.11	0.00	0.00	0.00	0.00	0.00

Aerial Map

TRACT THREE
140.25 ACRES



Tract Three

140.00

14-104N-70W

Pukwana

County Rd 350th Ave

County Rd

350th Ave

County Rd

map center: 43° 48' 33.74, -99° 11' 0.94

0ft 823ft 1647ft



14-104N-70W
Brule County
South Dakota



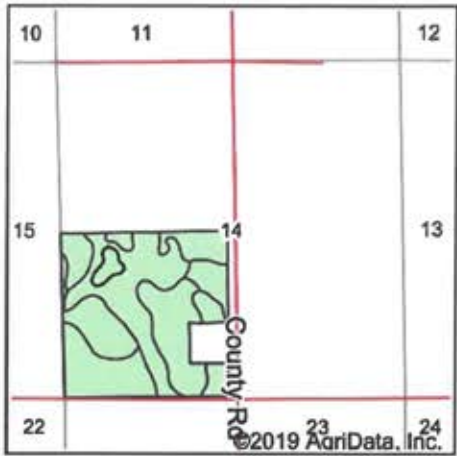
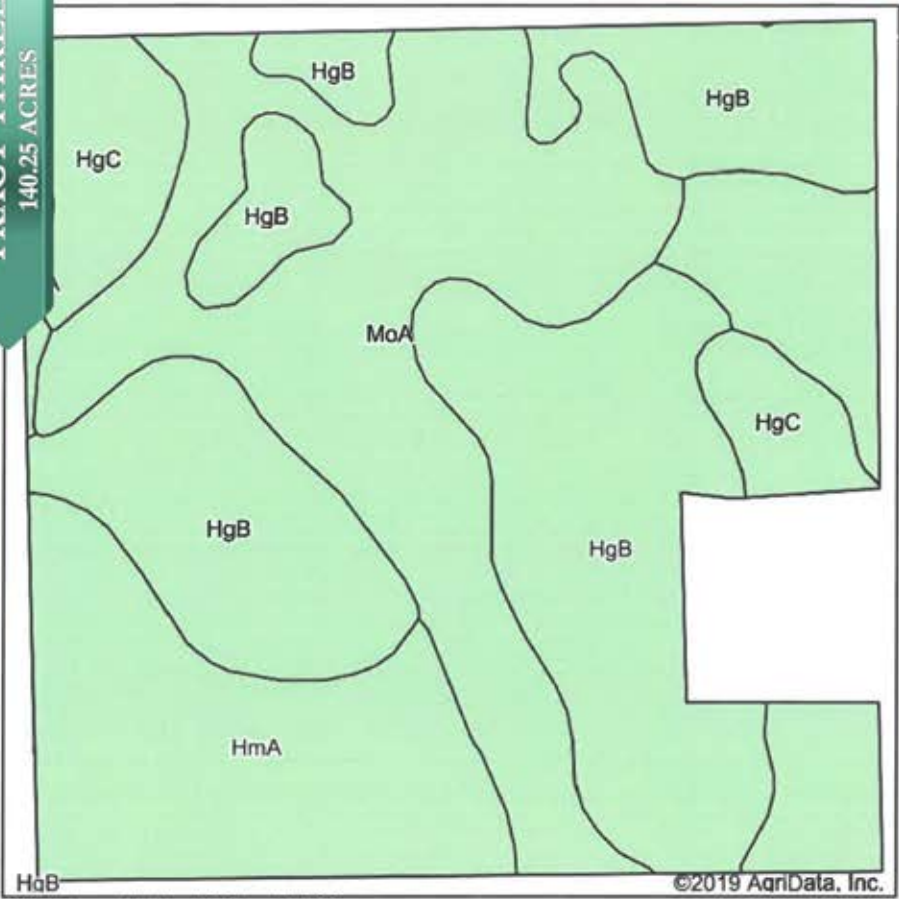
Maps Provided By:
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CUSTOMER'S ONLINE MAPPING
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5/3/2019

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

TRACT THREE
140.25 ACRES

Soils Map



State: **South Dakota**
 County: **Brule**
 Location: **14-104N-70W**
 Township: **Pukwana**
 Acres: **140**
 Date: **5/3/2019**



Soils data provided by USDA and NRCS.

Area Symbol: SD603, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HgB	Highmore-Java complex, 1 to 5 percent slopes	53.74	38.4%	Ile	7
MoA	Mobridge silt loam, 0 to 2 percent slopes	39.08	27.9%	Iic	9
HmA	Highmore-Mobridge silt loams, 0 to 4 percent slopes	36.45	26.0%	Iic	8
HgC	Highmore-Java complex, 5 to 9 percent slopes	10.73	7.7%	IVe	6
Weighted Average					8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Brule County, South Dakota

TRACT THREE
140.25 ACRES



Common Land Unit Tract Boundary
 PLSS
 Non-Cropland
 Cropland

Wetland Determination Identifiers

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

2019 Program Year

Map Created March 22, 2019

Farm 2593

14 -104N -70W

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WETLAND MAPS



Tract Number : 1037
Description : SW 14-104-70
FSA Physical Location : SOUTH DAKOTA/BRULE
ANSI Physical Location : SOUTH DAKOTA/BRULE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MICHAEL PRIEBE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
143.99	128.40	128.40	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	128.40	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

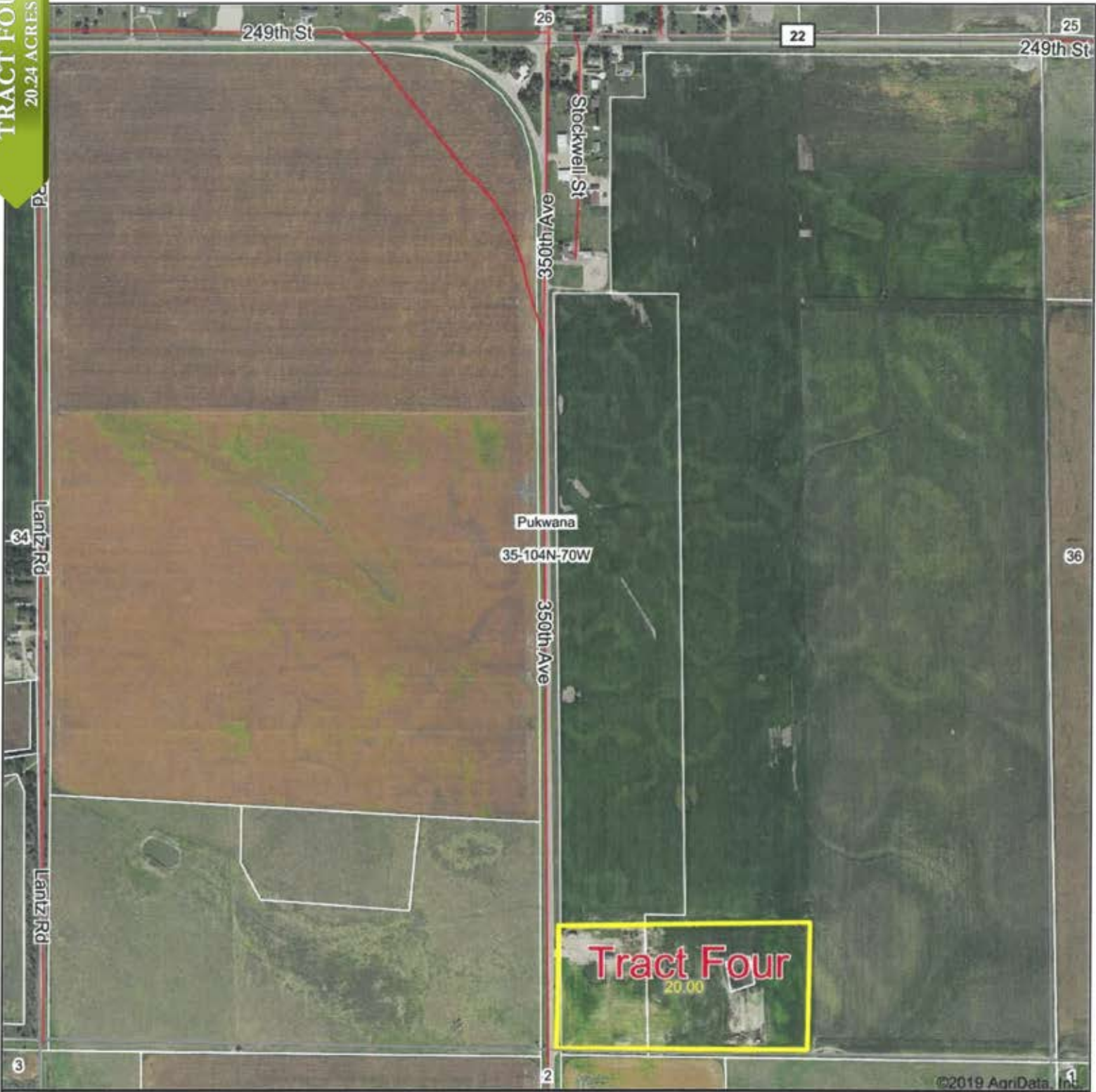
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	32.59	0.00	0	44
Com	45.34	0.00	0	91
Grain Sorghum	0.15	0.00	0	54
Sunflowers	5.69	0.00	0	1795
Soybeans	14.64	0.00	0	41
TOTAL	98.41	0.00		

NOTES

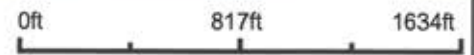
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Aerial Map

TRACT FOUR
20.24 ACRES



map center: 43° 45' 58.36, -99° 10' 58.38



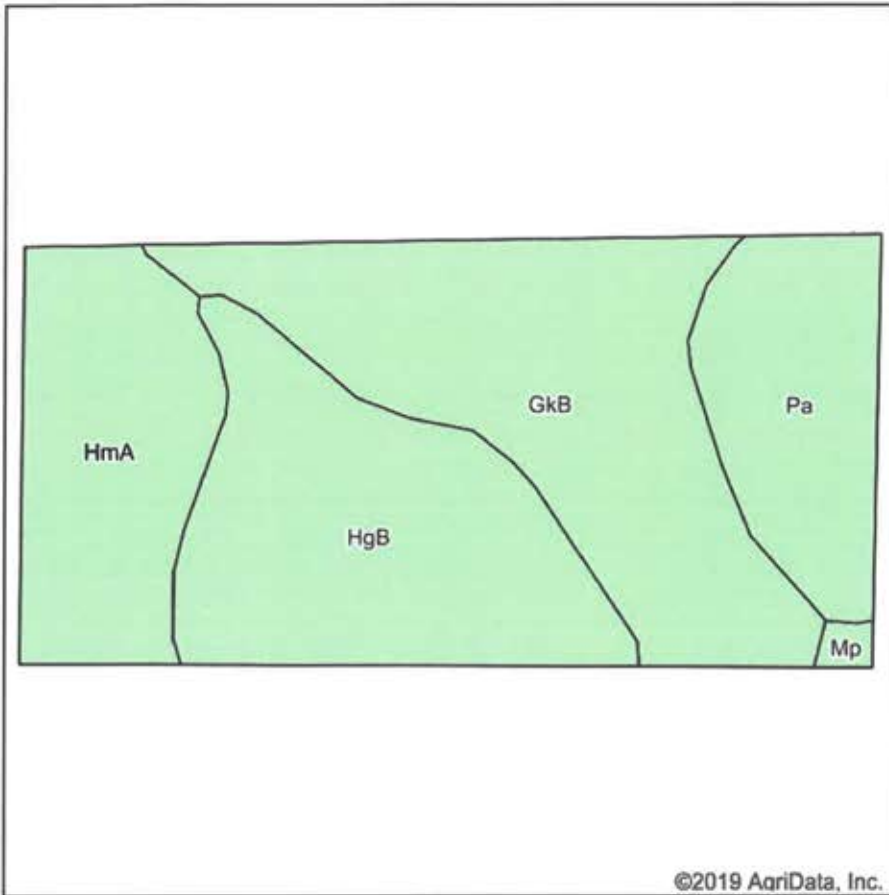
35-104N-70W
Brule County
South Dakota



5/3/2019

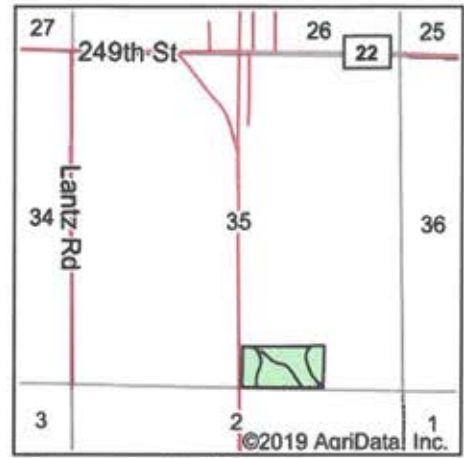
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Brule**
 Location: **35-104N-70W**
 Township: **Pukwana**
 Acres: **20**
 Date: **5/3/2019**



Maps Provided By:



TRACT FOUR
20.24 ACRES

Area Symbol: SD603, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
GkB	Glenham-Java-Prosper loams, 1 to 6 percent slopes	7.00	35.0%	Ile	77
HgB	Highmore-Java complex, 1 to 5 percent slopes	5.79	29.0%	Ile	76
HmA	Highmore-Mobridge silt loams, 0 to 4 percent slopes	3.92	19.6%	Ilc	87
Pa	Plankinton silt loam	3.16	15.8%	IVw	54
Mp	Mobridge-Plankinton silt loams	0.13	0.6%	Ilc	86
Weighted Average					75.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Brule County, South Dakota



Common Land Unit

	Non-Cropland		Tract Boundary
	Cropland		PLSS

Wetland Determination Identifiers

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

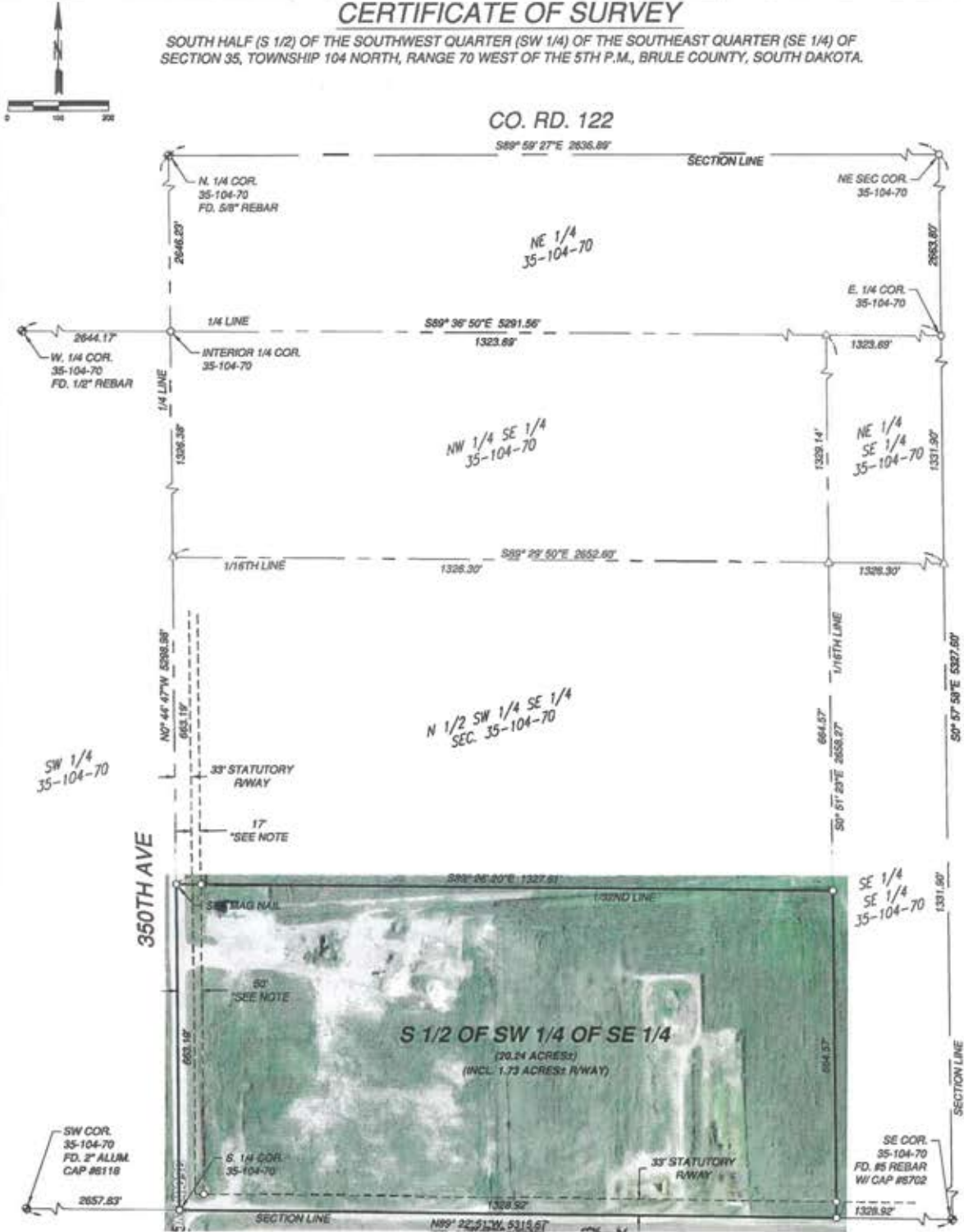
2019 Program Year
Map Created March 22, 2019
Farm 2593

35 -104N -70W

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CERTIFICATE OF SURVEY

SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 104 NORTH, RANGE 70 WEST OF THE 5TH P.M., BRULE COUNTY, SOUTH DAKOTA.



SURVEYOR'S CERTIFICATE

I, BEAU M. KOOPAL, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID ON OR BEFORE APRIL 16, 2018, SURVEY THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 104 NORTH, RANGE 70 WEST OF THE 5TH P.M., BRULE COUNTY, SOUTH DAKOTA AND IT IS IN ALL RESPECTS CORRECT.

DATED THIS 17th DAY OF April, 2018.

BEAU M. KOOPAL
 REGISTERED LAND SURVEYOR NO. 12467



SURVEYOR'S NOTE

ACCORDING TO BRULE COUNTY HIGHWAY DEPARTMENT, ALL COUNTY HIGHWAYS HAVE 100' OF TOTAL RIGHT OF WAY WIDTH AT THE TIME OF THIS SURVEY, NO DOCUMENTS OF RECORD WERE FOUND SUPPORTING SUCH.

LEGEND

- ◆ FOUND SECTION CORNER
- SET NO.5 REBAR W/CAP RLS NO. 12467 UNLESS NOTED
- △ CALCULATED POSITION

PREPARED BY:



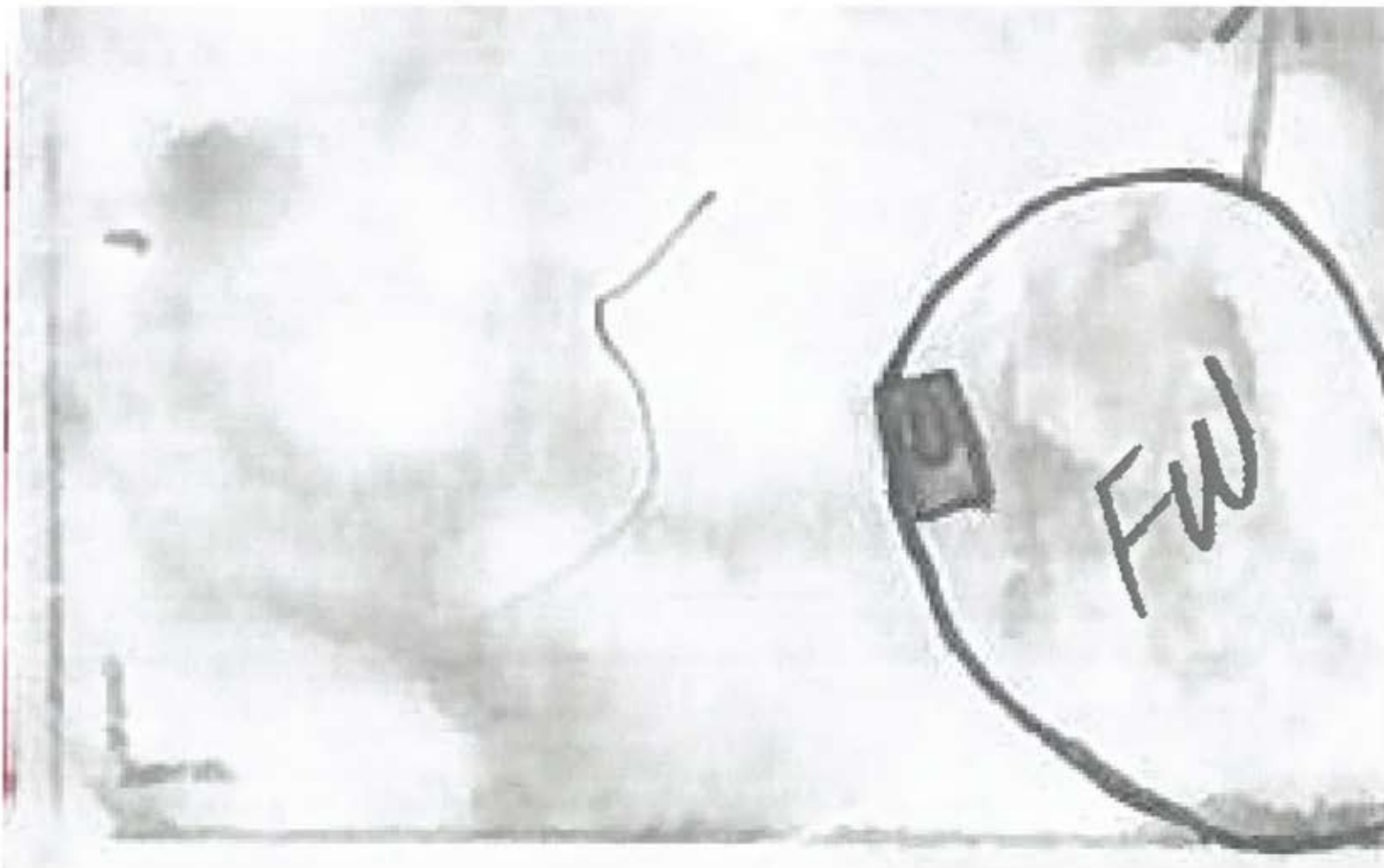
1111 N. LAKE AVENUE
 SIOUX FALLS, SD 57104
 PHONE: 605-271-5527
 EMAIL: infrastucturedg.com

CERTIFICATE OF SURVEY

SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 104 NORTH, RANGE 70 WEST OF THE 5TH P.M., BRULE COUNTY, SOUTH DAKOTA

PROJECT NO: 18072
 DATE: 04/16/2018
 DRAWN BY: KSV
 CHECKED BY: BMK
 SHEET NO: 1 OF 1

WETLAND MAPS



SOUTH DAKOTA
BRULE
Form: FSA-156EZ



FARM : 2593
Prepared : Apr 29, 2019
Crop Year : 2019

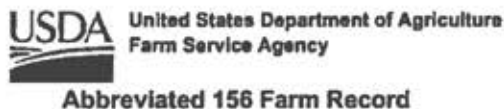
Tract Number : 1039
Description : E1/2 35 LESS W1/2W1/2NWNE 35-104-70
FSA Physical Location : SOUTH DAKOTA/BRULE
ANSI Physical Location : SOUTH DAKOTA/BRULE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MICHAEL PRIEBE, BMW PARTNERSHIP LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
303.58	303.11	303.11	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	303.11	0.00	0.00	0.00	0.00	0.00

Page: 3 of 10

SOUTH DAKOTA
BRULE
Form: FSA-156EZ



FARM : 2593
Prepared : Apr 29, 2019
Crop Year : 2019

Tract 1039 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	76.86	0.00	0	44
Com	106.91	0.00	0	91
Grain Sorghum	0.36	0.00	0	54
Sunflowers	13.42	0.00	0	1795
Soybeans	34.54	0.00	0	41
TOTAL	232.09	0.00		

NOTES

Aerial Map



©2019 AgriData, Inc.

map center: 43° 46' 25.52, -99° 10' 54.37



26-104N-70W
Brule County
South Dakota



5/3/2019

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

PLAT OF LOTS 1 & 2, PRIEBE'S FIRST ADDITION TO THE TOWN OF PUKWANA, S.D.

LOCATED IN THE NE 1/4 OF SECTION 35, T 104 N, R 70 W OF 5th P. M.
BRULE COUNTY, S D



NOTE:

- EXISTING IRON PIN
- IRON PIN SET BY THIS SURVEY



SURVEYOR'S CERTIFICATE

I, Emmett Kocbe, a duly registered Land Surveyor in the State of South Dakota, do hereby certify that at the request of the record owners herein named I have surveyed two tracts of land herein platted as LOTS 1 & 2, Priebe's First Addition to the Town of Pukwana, S.D. and located in the NE 1/4 of Section 35, Township 104 North, Range 70 West of the 5th P.M., Brule County, S.D. The platted tracts and Main Street have the dimensions, locations and designations as shown on the accompanying plat which is in all respects correct.

IN WITNESS WHEREOF, I set my hand and seal this 28th day of April, 1990.

Emmett Kocbe
Emmett Kocbe, Registered Land Surveyor

CURVES INDICATION (SECC 11-3-4' and 11-3-12)

We, Lloyd Priebe and Allison Priebe, husband and wife, hereby certify that we approve the attached plat which has been made at our request and under our direction for the purposes indicated therein, that we are the owners of all the land included therein, and that development of this land shall conform to all applicable zoning, subdivision and erosion and sediment control regulations.

We also dedicate Main Street as shown for public thoroughfare and use.

IN WITNESS WHEREOF, we set our hands this 4th day of May, 1990.

Lloyd Priebe
Lloyd Priebe, OWNER

Allison Priebe
Allison Priebe, OWNER

STATE OF SOUTH DAKOTA
COUNTY OF BRULE



On this 4th day of May, 1990, before me the undersigned officer, personally appeared Lloyd Priebe and Allison Priebe, known to me to be the persons whose names are subscribed to the within CURVES INDICATION and they acknowledged that they executed the same for the purpose therein expressed.

IN WITNESS WHEREOF, I set my hand and seal.
9-25-90

[Signature]
Notary Public

RESOLUTION OF APPROVAL - TOWN OF PUKWANA, SD. (SECC 41-3-4)

WHEREAS, the owners of the land included in the attached plat, having submitted said plat to the Town Board of Pukwana, SD, for their consideration and acceptance, and the Board having examined the same and it appears that the platted lots and street are within the corporate limits of the town and that the system of streets and alleys set forth therein conforms to the system of streets and alleys of the existing plat of the town, that all provisions of any subdivision regulations have been complied with, that all taxes and special assessments upon the tract or subdivision have been fully paid, and that such plat and the survey thereof have been executed according to law,

NOW THEREFORE, BE IT RESOLVED, that said plat be approved this 2nd day of May, 1990.

DECLARATION BY TOWN CLERK. I hereby certify that the foregoing resolution is a true and correct copy of the resolution adopted by the Town Board of Pukwana, SD, on the date indicated.

Dorcas Hoffmann
Town Clerk, Pukwana, SD

COUNTY TREASURER

I hereby certify that all taxes due the State described by this plat have been fully paid.

[Signature]
County Treasurer

DIRECTOR OF REGISTRATION

I hereby certify that a copy of the attached plat has been received by my office.

[Signature]
Director of Registration

REGISTER OF DEEDS

Filed for record this 11th day of May, 1990, at 1:30 P.M., o'clock, by microfilm #90-317 Slide #97A
Shirley Thompson
Register of Deeds



Title Report

Commitment Number: BC19-237 PRIEBE

SCHEDULE A

1. Effective Date: April 9, 2019 at 07:00 AM

2. Policy or Policies to be issued: Amount

(a) _____ Owner's Policy (ALTA Own. Policy (6/17/06))
Proposed Insured:

(b) _____ Loan Policy (ALTA Loan Policy (6/17/06))
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:
Michael Priebe, a/k/a Michael L. Priebe

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

Desc. 1: The Southwest Quarter (SW1/4) of Section Eleven (11) in Township One Hundred Four (104) North, Range Seventy (70), West of the Fifth P.M., Brule County, South Dakota, less school site as conveyed in Deed recorded in Book 17 of Deeds on page 365.

Desc. 2: The Southwest Quarter (SW1/4) of Section Fourteen (14) in Township One Hundred Four (104) North, Range Seventy (70), West of the 5th P.M., Brule County, South Dakota, less and except Lot 1 in the SW1/4 of 14-104-70 as platted by Microfilm No. 77-759. (Note: 10 Acres in the Southwest Quarter will be platted or surveyed and excluded from this description)

Desc. 3: The Southeast Quarter (SE1/4) of Section Fifteen (15) in Township One Hundred Four (104) North, Range Seventy (70), West of the 5th P.M., Brule County, South Dakota

Desc. 4: Lots One and Two of Priebe's First Addition to the Town of Pukwana in the Northeast Quarter (NE1/4) of Section Thirty-five (35), Township One Hundred Four (104) North, Range Seventy (70) West of the 5th P.M., Brule County, South Dakota, as platted by Microfilm No. 90-0317.

Desc. 5: The South Half of the Southwest Quarter of the Southeast Quarter (S1/2SW1/4SE1/4) of Section Thirty-five (35), Township One Hundred Four (104) North, Range Seventy (70) West of the 5th P.M., Brule County, South Dakota.



Title Report

Commitment Number: BC19-237 PRIEBE

SCHEDULE B

1. Requirements:

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 be obtained and duly filed for record.
6. Use of a Power of Attorney in this transaction must meet underwriter requirements or underwriter approval.
7. If Title Company is closing this transaction, only wired funds will be accepted from the insured,
8. The execution of an Affidavit of Borrower/Buyer/Seller with Indemnification Statement provided by us and returned to us including the physical address of the property.
9. A properly executed mortgage, if financing, from the borrower(s) and spouse if any to the proposed insured.
10. A properly executed deed from the seller(s) and spouse, if any, to the proposed insured.

2. 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:

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. This policy does not include a search of financing statements filed in the office of the Secretary of State or in Brule County Register of Deeds Office other than those recorded in the real estate records of said county.

Commitment Number: BC19-237 PRIEBE

SCHEDULE B
(Continued)

4. We find no personal property taxes, liens or judgments on record in the offices of the County Treasurer, Register of Deeds or Clerk of Courts of Brule County, South Dakota against: Michael Priebe which should be liens upon the above described property when title thereto is vested in them. (except as specifically set out below.)
5. 2019 Real Estate Taxes (due in 2020) currently a lien but not yet due and payable.
6. 2018 Real Estate Taxes (due in 2019) in the amount of \$2,365.80 which are unpaid. First half becoming delinquent May 1, 2019; the second half becoming delinquent November 1, 2019. Tax Receipt No. 21-011-04-0000 (SW1/4 11-104-70)

2018 Real Estate Taxes (due in 2019) in the amount of \$1,270.96 which are unpaid. First half becoming delinquent May 1, 2019; the second half becoming delinquent November 1, 2019. Tax Receipt No. 21-014-04-0001. (SW1/4, less Lot 1 & less E1/2NE1/4SW1/4 & E1/2SE1/4SW1/4 & less Railroad, 14-104-70)

2018 Real Estate Taxes (due in 2019) in the amount of \$589.00 which are unpaid. First half becoming delinquent May 1, 2019; the second half becoming delinquent November 1, 2019. Tax Receipt No. 21-014-04-0002 (E2NE1/4SW1/4 & E2SE1/4SW1/4, less Lot 1 and less R.R., of 14-104-70)

2018 Real Estate Taxes (due in 2019) in the amount of \$2,139.80 which are unpaid. First half becoming delinquent May 1, 2019; the second half becoming delinquent November 1, 2019. Tax Receipt No. 21-015-03-0000 (SE1/4 15-104-70)

2018 Real Estate Taxes (due in 2019) in the amount of \$2,271.80 which are unpaid. First half becoming delinquent May 1, 2019; the second half becoming delinquent November 1, 2019. Tax Receipt No. 21-035-03-0000 (All of the SE1/4, except 1A for Hwy, of 35-104-70. Tax Receipt No. will change for the S1/2SW1/4SE1/4 of 35-104-70 with a new Tax Receipt No. of 21-035-03-0004)

2018 Real Estate Taxes (due in 2019) in the amount of \$66.06 which are unpaid. First half becoming delinquent May 1, 2019; the second half becoming delinquent November 1, 2019. Tax Receipt No. 31-100-01-0000. (Lot 1 of Priebe's 1st Addition)

2018 Real Estate Taxes (due in 2019) in the amount of \$66.64 which are unpaid. First half becoming delinquent May 1, 2019; the second half becoming delinquent November 1, 2019. Tax Receipt No. 31-100-02-0000. (Lot 2 of Priebe's 1st Addition)

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9. Mortgage - Collateral Real Estate Mortgage - dated 8/22/2016 executed by Michael Priebe, a/k/a Michael L. Priebe and Sharlene K. Priebe, to Great Western Bank, in the principal sum of \$2,400,000.00. Recorded on 8/22/2016 at 4:10 PM in the Office of the County Register of Deeds under Microfilm No. 2016-0635. (Includes other land that was released by Partial Release of Mortgage recorded by Microfilm No. 2018-0455 and 2018-0457)
10. Right of Way Easement dated May 1, 1979 executed by Lloyd W. Priebe and Aileen Priebe, husband and wife to Aurora Brule Rural Water System, Inc. Recorded July 15, 1981 at 8:40 AM under Microfilm No. 81-593. (SW1/4 14-104-70 & other land)
11. Vested Drainage Right dated June 29, 1992 executed by Lloyd Warren Priebe and Aileen Lee Priebe to the Public. Recorded June 30, 1992 at 11:40 AM under Microfilm No. 92-907 (Sec. 35-104-70)
12. Vested Drainage Right dated June 29, 1992 executed by Lloyd Warren Priebe and Aileen Lee Priebe to the Public. Recorded June 30, 1992 at 11:40 AM under Microfilm No. 92-908. (N1/2SE1/4 15-104-70)
13. Vested Drainage Right dated June 29, 1992 executed by Lloyd Warren Priebe and Aileen Lee Priebe to the Public. Recorded June 30, 1992 at 11:40 AM under Microfilm No. 92-912 (Sec. 35-104-70)
14. Vested Drainage Right dated June 29, 1992 executed by Lloyd Warren Priebe and Aileen Lee Priebe to the Public. Recorded June 30, 1992 at 11:40 AM under Microfilm No. 92-913. (E1/2SW1/4 14-104-70 & other land)
15. Certified Land Corner Record dated December 4, 2012 executed by Paul J. Reiland, registered land surveyor, to The Public. Recorded February 7, 2013 under Microfilm No. 13-0113. (SW corner 36-104-70 & SE corner 35-104-70 & other land)
16. Certified Land Corner Record dated April 17, 2018 executed by Beau M. Koopal, Registered Land Surveyor No. 12467 to The Public. Recorded April 19, 2018 under Microfilm No. 2018-0276. (SE1/4 35-104-70 & other land)
17. Survey dated April 17, 2018 executed by Beau M. Koopal, Registered Land Surveyor No. 12467 to The Public. Recorded April 19, 2018 under Microfilm No. 2018-0275. (S1/2SW1/4SE1/4 35-104-70)

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Commitment Number: BC19-237 PRIEBE

SCHEDULE B
(Continued)

18. Survey dated April 17, 2018 executed by Beau M. Koopal, Registered Land Surveyor No. 12467 to The Public. Recorded June 4, 2018 under Microfilm No. 2018-0422. (S1/2SW1/4SE1/4 35-104-70)
19. Subject to the Plat of Lots One (1) & Two (2) of Priebe's First Addition to the Town of Pukwana, SD located in the Northeast Quarter (NE1/4) of Section Thirty Five (35), Township One Hundred Four (104) North, Range Seventy (70), West of the 5th P.M., Brule County, SD. Recorded May 11, 1990 at 1:30 PM under Microfilm No. 90-317.
20. Subject to Reservation in Patent (Sioux Indian Lands) which states, "subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights...and the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises" Recorded July 13, 1904 at 3:25 PM in Book 4 of Patents on page 90. (SW1/4 11-104-70)
21. Subject to Reservation in Patent (Sioux Indian Lands) which states, "subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights...and the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises" Recorded June 14, 1892 at 5:00 PM in Book 2 of Patents on page 272. (SW1/4 14-104-70)
22. Subject to Reservation in Patent (Sioux Indian Lands) which states, "subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights...and the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises" Recorded April 2, 1927 at 3:00 PM in Book 5 of Patents on page 82. (SE1/4 15-104-70)
23. Subject to Reservation in Patent which states, "subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights...and the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises" Recorded October 20, 1891 at 3:00 PM in Book 2 of Patents on page 187. (SE1/4 35-104-70)
24. Subject to Timber Claim in Patent which states, " subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches, and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom." Recorded October 18, 1892 at 5:00 PM in Book 16 of Deeds page 38.
25. Rights of Tenants in possession under the terms of unrecorded leases.
26. Statutory easement for highway along the section line (or lines) bounding (or within) the land herein described.
27. The rights of the Public, the County of Brule, the State of South Dakota and any other governmental entity in and to that portion of the subject property used for road/right of way purposes.

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Commitment Number: BC19-237 PRIEBE

SCHEDULE B
(Continued)

28. No search has been made in regard to mobile homes/manufactured homes. Subsequently, we are not liable for any liens, judgements and/or taxes, current or delinquent, that would apply to the same.
29. End of Schedule B.

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AMERICAN
LAND TITLE
ASSOCIATION



(BC19-237 PRIEBE.PFD/BC19-237 PRIEBE/106)

Brule County

FARM LAND AUCTION

**469.49
Acres**



TERMS: Cash Sale with 20% nonrefundable downpayment the day of the sale and the balance on or before July 1, 2019. A Warranty Deed will be provided. Title Insurance to be utilized with the cost split 50/50 between buyer and seller on the Owner's Policy. Immediate possession granted on sale day for the 2019 crop year. No crop has been planted. The buyer will be responsible for the 2019 RE Taxes. Sold subject to confirmation by the owner.

Wieman Land & Auction Co., Inc. is representing the seller in this transaction. For Buyers Info Packet and pictures and video of land, visit our website at www.wiemanauktion.com

Thursday
May 23rd
at 10:00 AM



44628 SD HWY44, Marion SD

phone: 800-251-3111

web: wiemanauktion.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"