

McCook County

FARM LAND AUCTION

160 Acres

Friday
October 11th
at 10:30 AM

OWNER:

**WILMER L. COOPER
REVOCABLE TRUST**



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!"

**160-ACRES GRANT TOWNSHIP McCOOK COUNTY LAND
HUNTING HAVEN OR A CATTLEMEN'S PARADISE- PASTURE – CRP – TREES**

In order to settle the trust, I will offer the following land at public auction located in the Wieman Auction Facility located 1-mile south and ½ west of Marion, SD on Hwy. 44 on:

**FRIDAY OCTOBER 11TH
10:30 A.M.**

Hunters and Cattlemen check out this opportunity. This property offers world class deer, turkey, pheasant, and waterfowl hunting and at present has 92 acres in CRP providing income potential. For the past 25-years the property has been developed for hunting and wildlife conservation with strategic food plots, tree groves, and large dam to attract and retain wildlife. Located just 30-miles from the west edge of Sioux Falls, and 1-mile north of Hwy. 42. Several outstanding building sites would be available with existing trees and walk-out basement potential. If you have been looking for a piece of South Dakota hunting heaven or more pasture land come check it out. No disappointments.

LEGAL: The SW ¼ of Section 8, 101-54 McCook County, South Dakota.

LOCATION: From Stanley Corner (Junction of Hwy. 42 and 81) go 2-miles east, 1-mile north east side of the road or at the junction of 264th St. and 443rd Ave.

- 72.13 acres of CRP that pays \$149/acre and expires 9-30-2029. An additional 19.87 acres has been enrolled that pays \$50/acre and expires 9-30-29.
- Property is being sold subject to a land lease on 17-acres of tillable land on the south side that pays \$165/acre or \$2,805/year.
- Property has a 2008 Morton 42 X 64 Pole shed used for general storage. Large dam and Rural Water located along the western boundary. Property is bordered on two sides by gravel township roads.
- Annual Real Estate taxes are \$3,280.84 and the property has 4-building eligibilities that will transfer to the new buyer. Soil production rating of 66.
- Video of the property along with aerial maps, soil maps, CRP contracts and other pertinent info found in the buyers packet.

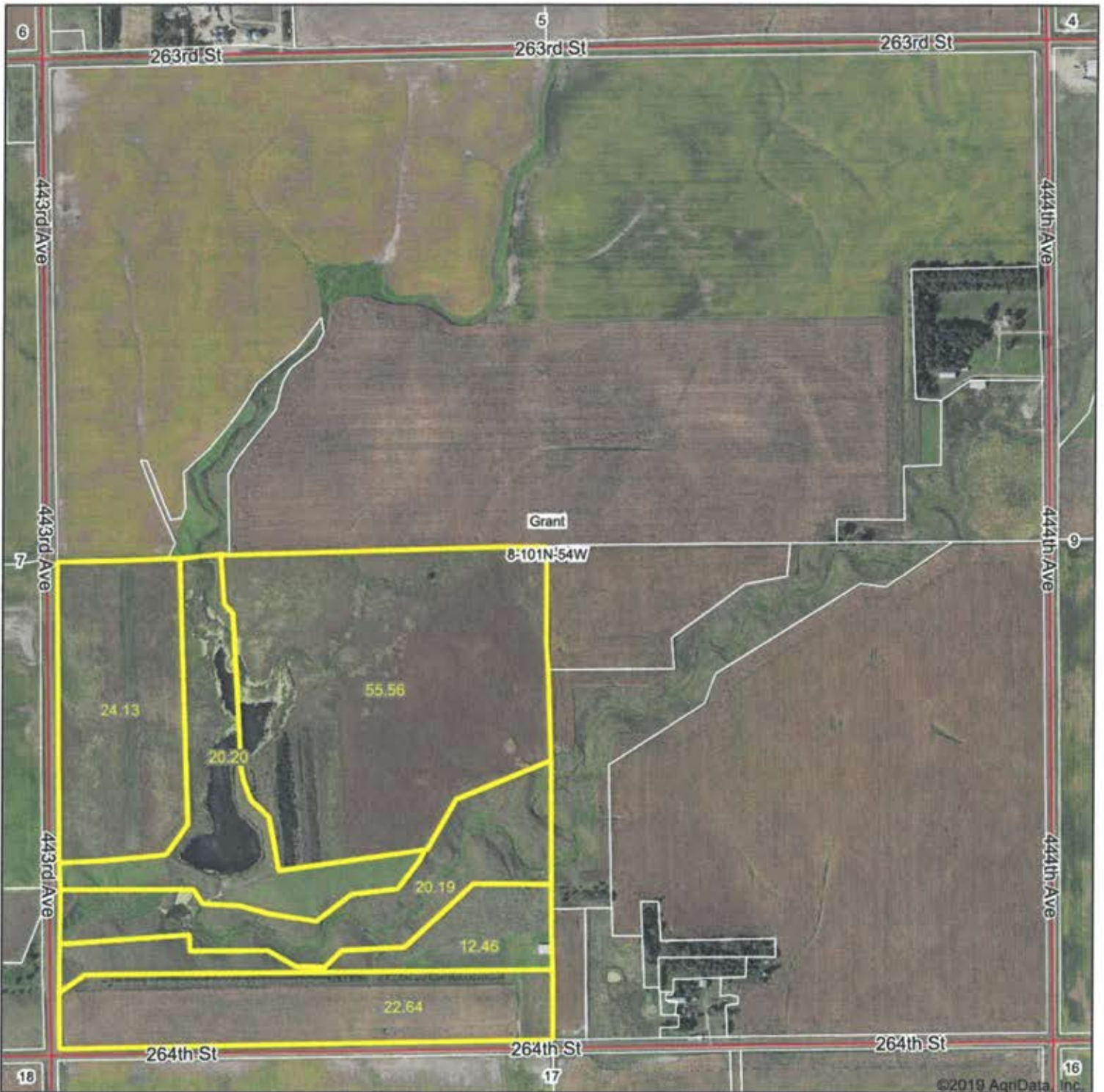
TO INSPECT THE PROPERTY: We invite you to inspect this property at your convenience we request walk-in inspections only no vehicles gates are locked. Buyers packets can be mailed by calling the auctioneers at 800-251-3111 or visit our web-site at www.wiemanauktion.com

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before November 15, 2019. Trustees Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2019 taxes in full. No buyer contingencies will be allowed. Remember auction held indoors at the Wieman Auction Facility.

**WILMER L. COOPER REVOCABLE TRUST – OWNER
EARL COOPER TRUSTEE**

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

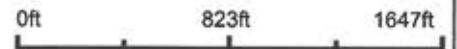
Aerial Map



©2019 AgriData, Inc.



Map Center: 43° 33' 54.96, -97° 20' 15.54



8-101N-54W
McCook County
South Dakota

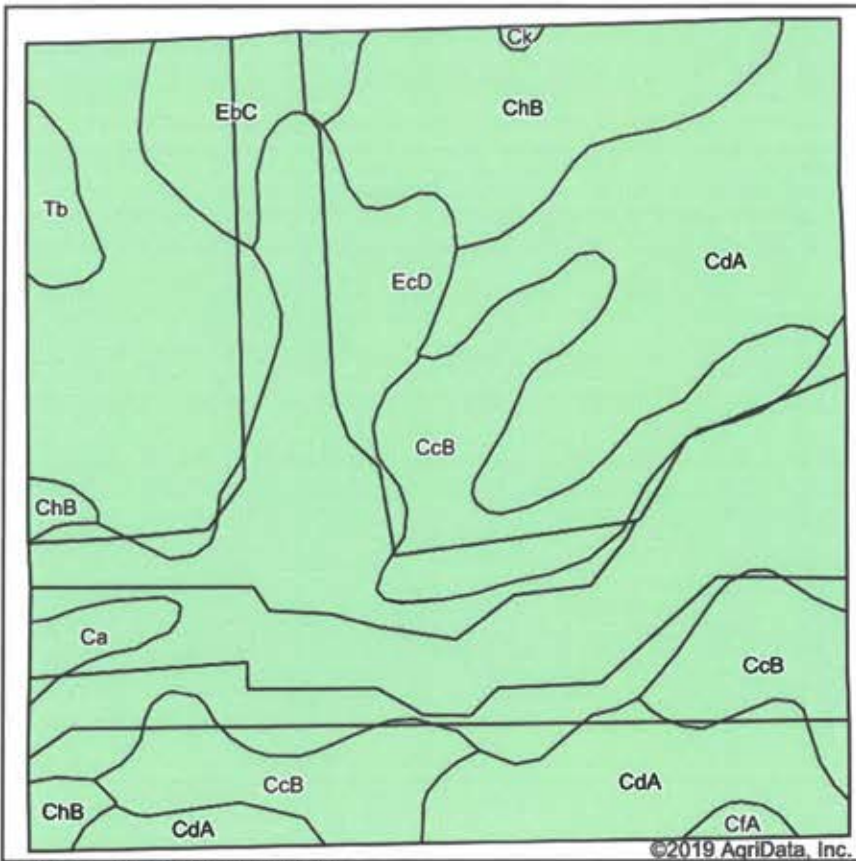


7/18/2019

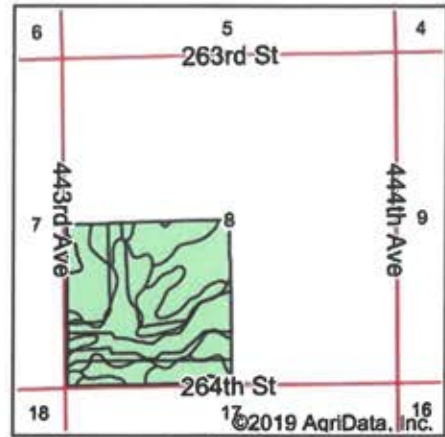
Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **McCook**
 Location: **8-101N-54W**
 Township: **Grant**
 Acres: **155.18**
 Date: **7/18/2019**



Area Symbol: SD087. 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	53.31	34.4%	IIc	88
EcD	Ethan-Betts loams, 9 to 15 percent slopes	48.20	31.1%	VIe	30
CcB	Clarno loam, 2 to 6 percent slopes	26.36	17.0%	IIe	82
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	15.86	10.2%	IIe	78
EbC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	6.55	4.2%	IIIe	69
Tb	Tetonka silt loam, 0 to 1 percent slopes	2.23	1.4%	IVw	56
Ca	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	1.84	1.2%	VIw	34
CfA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	0.64	0.4%	IIc	82
Ck	Crossplain clay loam	0.19	0.1%	IIw	77
Weighted Average					66

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

McCook County, South Dakota



2019 Program Year

Map Created July 24, 2019

Farm 7670

8 -101N -54W

- Common Land Unit**
- CRP
 - Non-Cropland
 - Tract Boundary
 - Cropland
 - 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).



See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : WILMER COOPER FAMILY TRUST
 Farms Associated with Operator : 46-087-7670
 CRP Contract Number(s) : 564B, 763B, 784B
 Recon ID : 46-087-2019-92
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
155.20	102.35	102.35	0.00	0.00	81.11	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	21.24	0.00		20.19		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	0.00	11.80	0	
Corn	21.10	31.50	102	
Barley	0.00	15.00	0	
TOTAL	21.10	58.30		

NOTES

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Tract Number : 702

Description : H12 SW 8 101 54
 FSA Physical Location : SOUTH DAKOTA/MCCOOK
 ANSI Physical Location : SOUTH DAKOTA/MCCOOK
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : WILMER COOPER FAMILY TRUST
 Other Producers : JASON SCOTT HOFER
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
155.20	102.35	102.35	0.00	0.00	81.11	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	21.24	0.00	20.19	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

SOUTH DAKOTA
MCCOOK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7670
Prepared : Sep 11, 2019
Crop Year : 2019

Abbreviated 156 Farm Record

Tract 702 Continued ...

Oats	0.00	11.80	0
Corn	21.10	31.50	102
Barley	0.00	15.00	0
TOTAL	21.10	58.30	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO CODE & ADMIN. LOCATION 46 087	2. SIGN-UP NUMBER 52
	3. CONTRACT NUMBER	4. ACRES FOR ENROLLMENT 19.87
7A. COUNTY OFFICE ADDRESS (Include Zip Code) MCCOOK COUNTY FARM SERVICE AGENCY 340 N NEBRASKA ST SALEM, SD 57058-8949	5. FARM NUMBER 0007670	6. TRACT NUMBER(S) 0000702
7B. TELEPHONE NUMBER (Include Area Code): (605) 425-2483	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) <input type="checkbox"/> TO: (MM-DD-YYYY) <input type="checkbox"/>

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.

10A. Rental Rate Per Acre	\$ 50.00	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 994	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	\$	0000702	0004	CP30	19.87	\$ 596
<i>(Item 10C applicable only to continuous signup when the first year payment is prorated.)</i>						

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): WILMER COOPER FAMILY TRUST ‡ EARL COOPER 3748 E MATTHEW DR PHOENIX, AZ 85050-8362	(2) SHARE 100.00%	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

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

CRP-1 (10-22-15)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO CODE & ADMIN. LOCATION 46 087	2. SIGN-UP NUMBER 52
		3. CONTRACT NUMBER	4. ACRES FOR ENROLLMENT 72.13
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10A. Rental Rate Per Acre	\$ 149.00	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 10,747	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	\$	0000702	0001	CP37	24.13	\$ 724
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		0000702	0007	CP37	48.00	\$ 1,440

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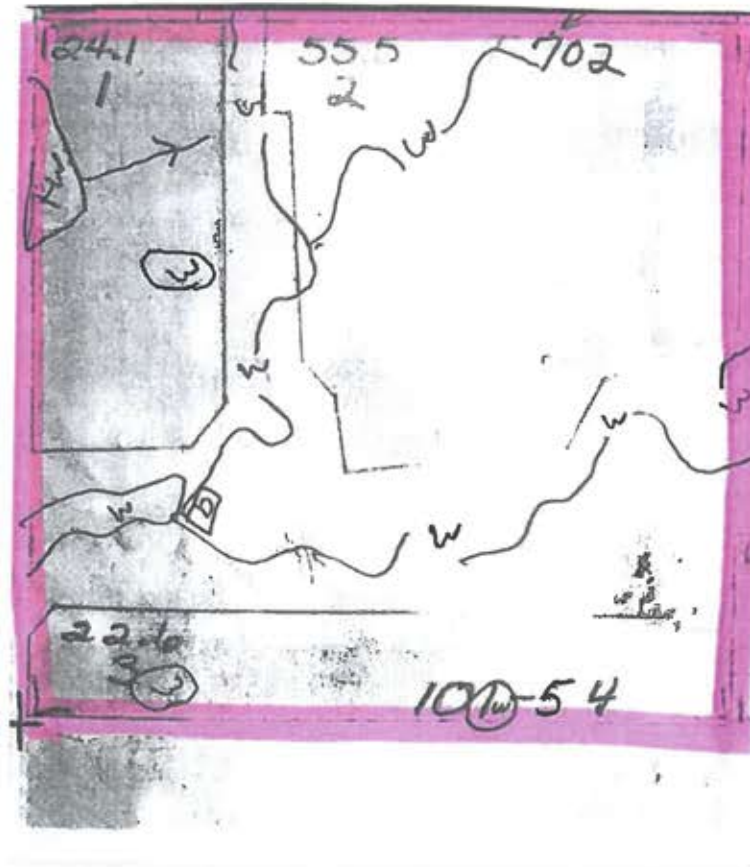
**WILMER L. COOPER REVOCABLE TRUST LAND AUCTION
ADDITIONAL INFORMATION**

THE CRP CONTRACTS WERE ENROLLED IN AUGUST OF 2019. THE NEW BUYER HAS SIXTY (60) DAYS TO ACCEPT OR REJECT THE CRP CONTRACTS AND IF THEY DO NOT ACCEPT THE CRP CONTRACTS THE NEW BUYER SHALL BE RESPONSIBLE TO PAY BACK ANY DAMAGES OR PAYMENTS TO THE US DEPARTMENT OF AGRICULTURE. THE DAMAGES ARE 25% OF THE FIRST YEAR PAYMENTS.

JASON HOFER IS THE TENANT OF THE 17-ACRES OF TILLABLE LAND THAT IS RENTED FOR THE 2020 CROP YEAR FOR 17-ACRES X \$165/ACRE = \$2,805.00

2008 MORTON 42 X 64 POLE SHED IS AVAILABLE TO THE NEW BUYER UPON CLOSING.

CERTIFIED WETLAND MAP FOUND BELOW



FIDELITY NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data for reference only:

Issuing Agent: McCook County Abstract & Title Insurance, Ltd.
Issuing Office: 401 N. Nebraska St., P.O. Box 506, Salem, SD 57058
ALTA® Universal ID:
Loan ID Number:
Commitment Number: TI-8499
Issuing Office File Number: TI-8499
Property Address: Not Applicable for Coverage,,

SCHEDULE A

1. Commitment Date: September 13, 2019 at 07:00 AM
2. Policy to be issued:
 - (a) ALTA Own. Policy (06/17/06)
Proposed Insured: TO BE DETERMINED
Proposed Policy Amount \$ 1,000.00
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 Commitment Date vested in:
WILMER L. COOPER REVOCABLE TRUST dated July 18, 2014
5. The Land is described as follows:
THE SOUTHWEST QUARTER (SW1/4) OF SECTION EIGHT (8), TOWNSHIP ONE HUNDRED ONE (101) NORTH, RANGE FIFTY FOUR (54), West of the 5th P.M., McCook County, South Dakota.

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

FIDELITY NATIONAL TITLE INSURANCE COMPANY

By: Tim Wegner
McCook County Abstract & Title Insurance, Ltd.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY. 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

**SCHEDULE B, PART I
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.
 - a. Trustee's Warranty Deed from WILMER L. COOPER REVOCABLE TRUST dated July 18, 2014 to TO BE DETERMINED
5. Requirements may be included as Special Exceptions on SCHEDULE B, PART II.
6. Seller/Mortgagor Affidavit and/or Purchaser Affidavit (PROVIDED WITH THIS COMMITMENT) to be executed and returned to McCook County Abstract & Title.
7. A Certificate of Trust for the Wilmer L. Cooper Revocable Trust dated 7/18/2014 is required to be recorded with the deed of conveyance.

**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 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. General Exceptions:
 1. Rights or claim 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 and physical 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.*

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY. 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN
LAND TITLE
ASSOCIATION



(TI-8499.PFD/TI-8499/1)

SCHEDULE B
(Continued)

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.

Special Exceptions:

3. Any charges for municipal &/or rural services (i.e. water, sewer, correction of nuisance conditions, etc.) are the responsibility of the parties to this transaction. For information regarding the existence of any such bills, contact the appropriate municipal office.
4. Accrued taxes and assessments for the year 2019 and subsequent years, not yet due or delinquent.
NOTE: 2018 Real Estate Taxes payable in 2019 (Parcel # 15.08.4000 / \$3,280.84) are PAID IN FULL.
5. This preliminary & informational commitment provides no title insurance. Once a buyer and purchase amount is available, contact our office to update and issue an "official" commitment.
6. DAM LOCATION NOTICE executed by Ann McGinnis -to- Water Resources Commission of the State of South Dakota; dated September 27, 1965; FILED September 27, 1965 at 1:55 P.M. and recorded in Book 1 of Dam Locations, Page 691.
7. VESTED DRAINAGE RIGHT executed by Wilmer L. Cooper -to- The Public; dated April 22, 1991; FILED April 22, 1991 at 12:35 P.M. and recorded in Book 155 of Deeds, Pages 505-510. (Describes SW1/4 8-101-54 as the dominant estate)
8. VESTED DRAINAGE RIGHT executed by Lester Ortman -to- The Public; dated September 5, 1991; FILED September 5, 1991 at 3:40 P.M. and recorded in Book 156 of Deeds, Pages 634-635. (Describes S1/2 8-101-54 as the servient estate)
9. VESTED DRAINAGE RIGHT executed by Jeffrey L. Jacobsen -to- The Public; dated June 30, 1992; FILED June 30, 1992 at 1:52 P.M. and recorded in Book 160 of Deeds, Pages 587-588. (Describes SW1/4 8-101-54 as the servient estate)
10. ELECTRIC LINE RIGHT OF WAY EASEMENT executed by Wilmer L. Cooper -to- Southeastern Electric

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McCook County

FARM LAND AUCTION

160 Acres



TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before November 15, 2019. Trustees Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2019 taxes in full. No buyer contingencies will be allowed. Remember auction held indoors at the Wieman Auction Facility.

Friday
October 11th
at 10:30 AM



44628 SD HWY44, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"