

185.72 ACRES

TURNER COUNTY LAND

- FRIDAY, DECEMBER 3RD AT 10:30AM -

HEIRS OF
GERALDINE

CHRISTENSEN

OWNERS

"We Sell The Earth And Everything On It!"

800.251.3111 | Marion, SD | WiemanAuction.com

Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043



**185.72 ACRES OF POWERFUL TURNER TOWNSHIP – TURNER COUNTY SD
LAND OFFERED IN 1-TRACT AUCTION**

We invite you to attend to this live public auction at the Wieman Auction Facility located 1-mile south and ½ mile west of Marion, SD on:

**FRIDAY DECEMBER 3RD
10:30 A.M.**

We invite you to attend this outstanding land auction offering powerful, great eye appealing land that is located in the tightly held Turner Township of Turner County, SD. Excellent, heavy, high producing soils with predictable yield potential best describes this farm. Deep, man-made waterway runs diagonal through the land providing an ideal tract to improve with drain tile and has an existing blue line with ample drop. Come take a look. No disappointments!!

LEGAL: The SE ¼ of Section 27, except Christensen Tract 1 thereof in 97-52 Turner County, SD.

LOCATION: From the East side of Davis, SD go 5-miles south on 461st Ave turn east on 290th St. go ½ mile north side of the road. Or at the junction of 462nd Ave and 290th St.

- 178.47 acres tillable, 3.30 acres in waterways, balance found in RROW.
- Soil Production rating of 80.8. Predominant soils are Wakonda-Wentworth-Chancellor (83) Wentworth-Chancellor-Wakonda (86) and others.
- New buyer able to farm or lease out for the 2022 crop year. Annual Real Estate taxes are \$3,975.22.
- Aerial & Soil Maps, Base & Yield info, title insurance and other pertinent info found in the buyers packet.
- Improved acreage in SW corner is excluded (sold off) and 3-building eligibilities will transfer with the property.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Drone video footage along with buyers packets can be viewed on www.wiemanauktion.com. Buyers packets can be mailed out by calling the auctioneers at 800-251-3111.

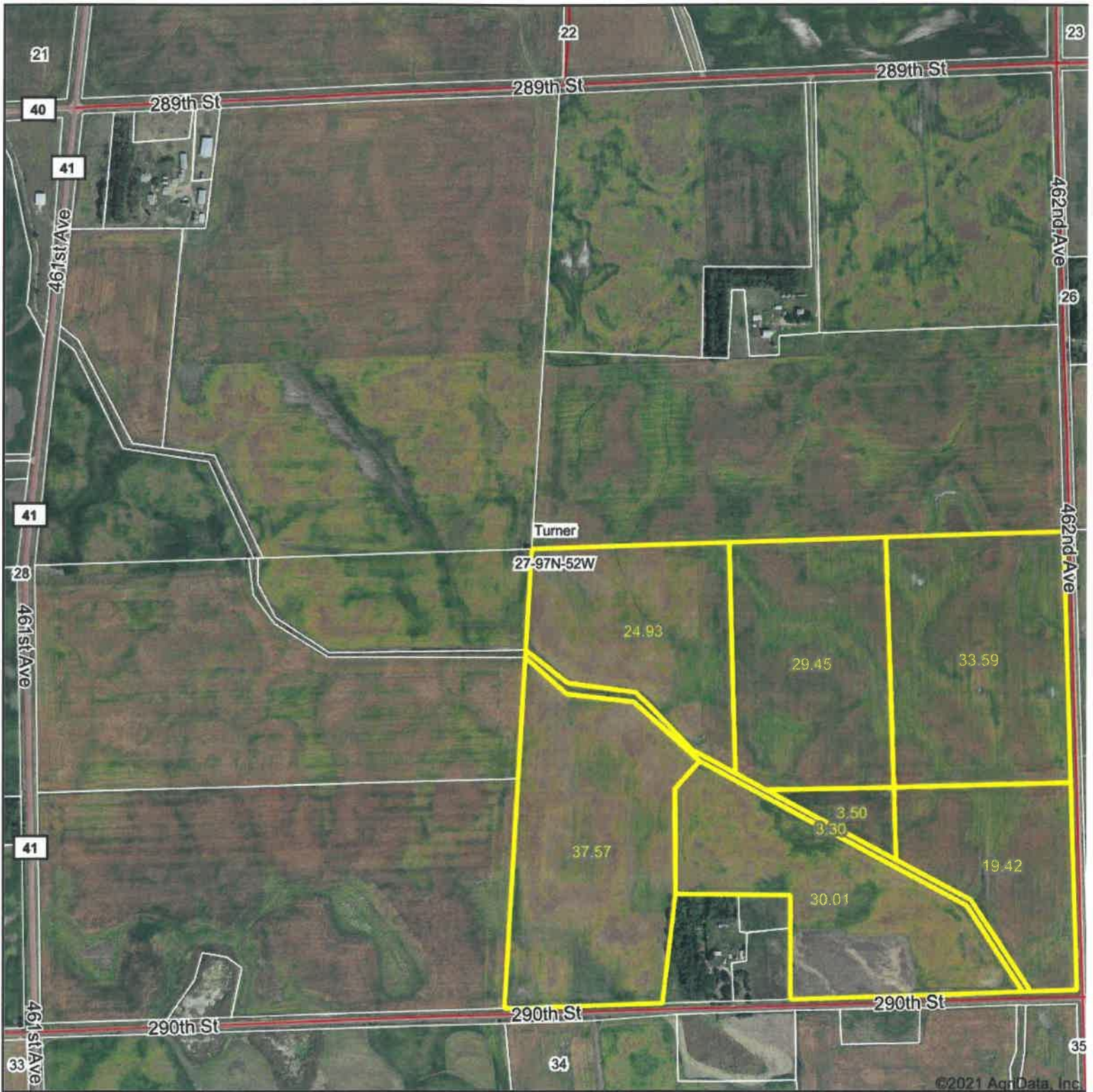
TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 31, 2021. Land will be offered \$____/acre X 185.72 taxable acres. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay all of the 2021 taxes due in 2022. New buyer will be responsible for all 2022 taxes due in 2023. Sold subject to owners approval and all easements and restrictions of record if any. Remember auction to be held at the Wieman Auction Facility.

HEIRS OF GERALDINE CHRISTENSEN – OWNERS

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

Ward Law Office
Viborg, SD
605-326-5282

Aerial Map



Map Center: 43° 11' 34.21, -96° 58' 24.38



27-97N-52W
Turner County
South Dakota



10/22/2021



Maps Provided By:



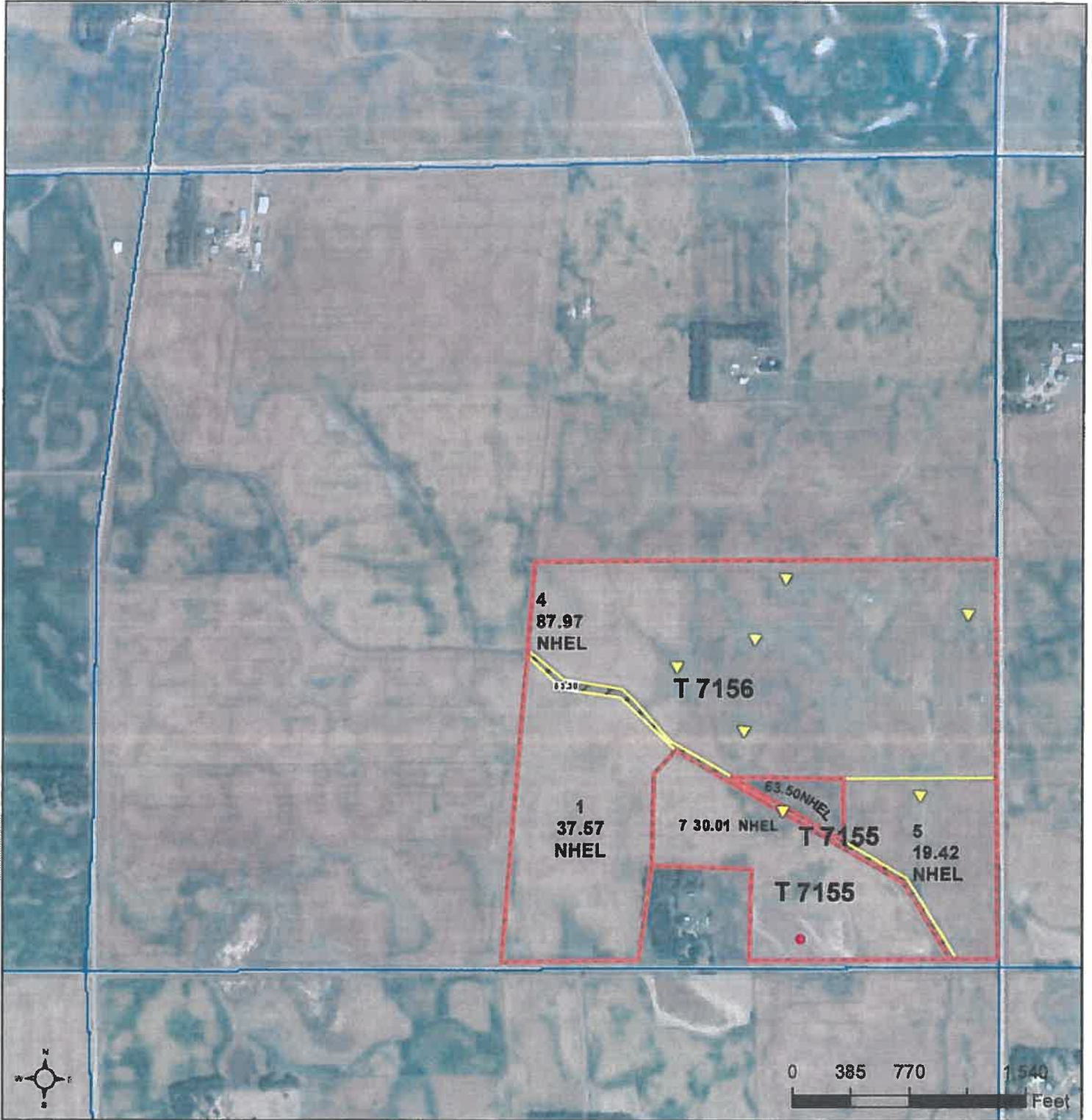
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Field borders provided by Farm Service Agency as of 5/21/2008.



United States
Department of
Agriculture

Turner County, South Dakota



Common Land Unit Tract Boundary
 Non-Cropland PLSS
 Cropland

Wetland Determination Identifiers

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

2021 Program Year

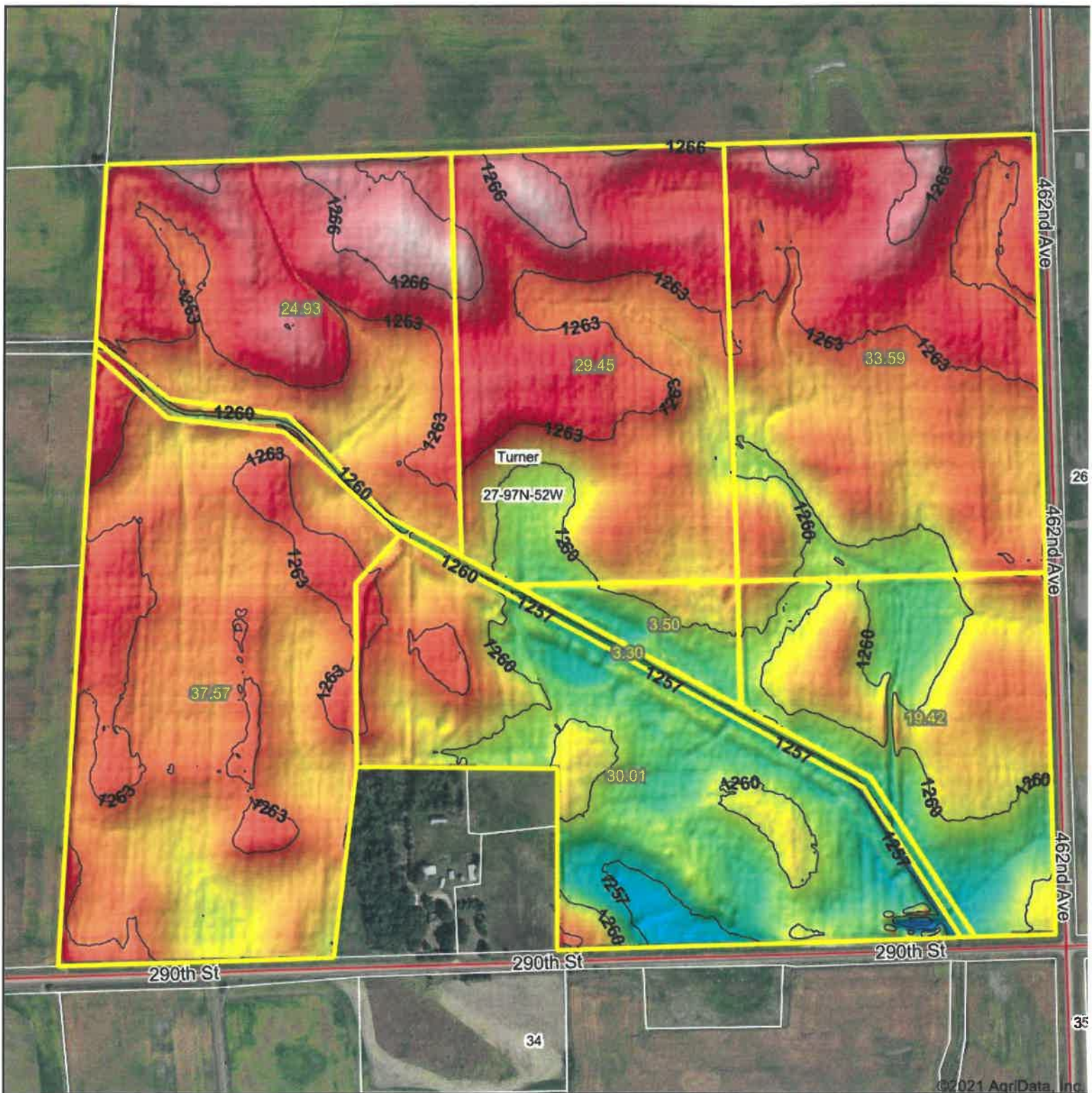
Map Created May 05, 2021

Farm 9550

27-97N-52W-Turner

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).

Topography Hillshade



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,252.8
 Max: 1,268.2
 Range: 15.4
 Average: 1,262.0
 Standard Deviation: 2.2 ft



27-97N-52W
Turner County
South Dakota

10/22/2021

map center: 43° 11' 34.21, -96° 58' 24.38



Maps Provided By:

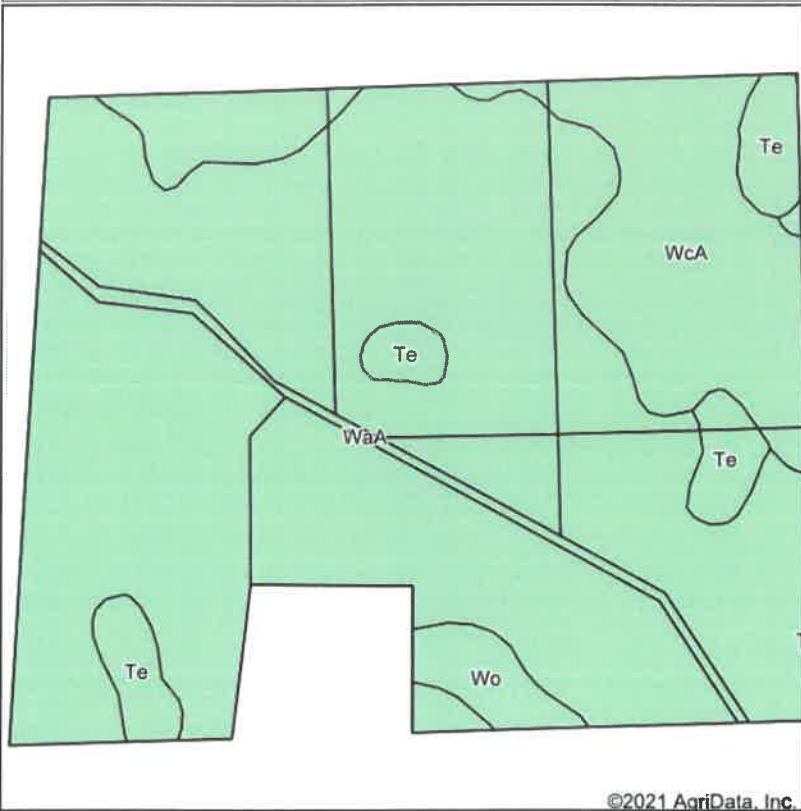


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Field borders provided by Farm Service Agency as of 5/21/2008.

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Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **27-97N-52W**
 Township: **Turner**
 Acres: **181.77**
 Date: **8/6/2021**



Maps Provided By



Soils data provided by USDA and NRCS.

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Area Symbol: SD125, Soil Area Version: 22

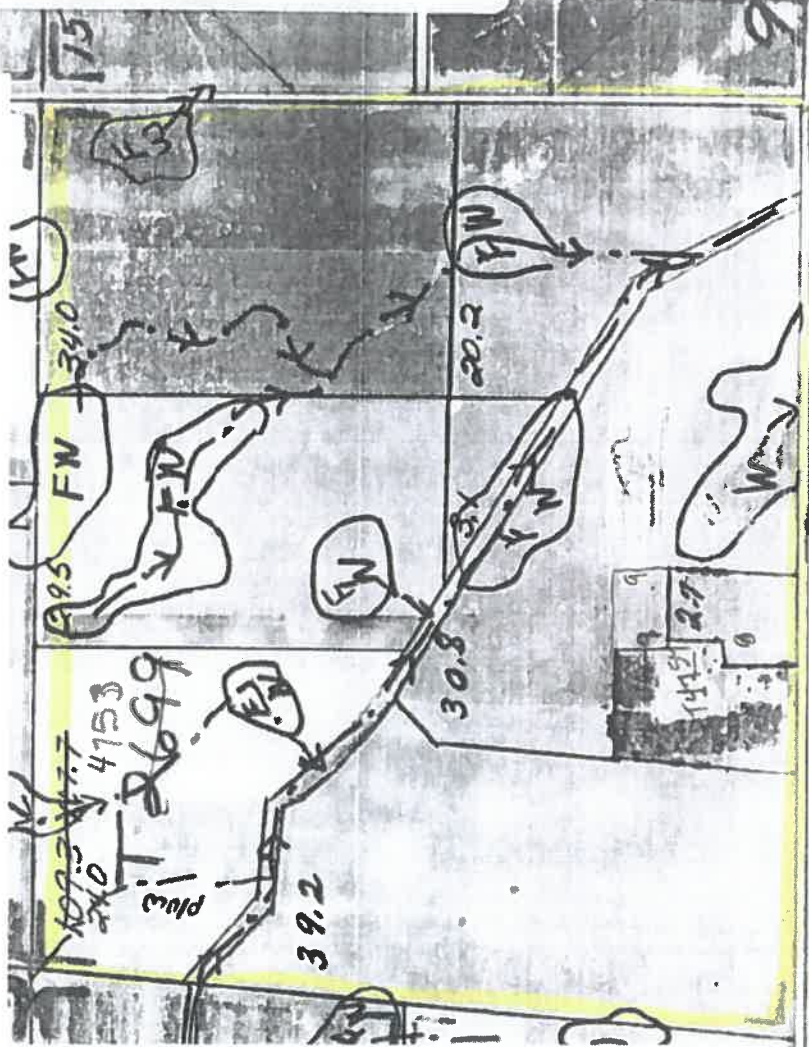
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
WāA	Wakonda-Wentworth-Chancellor silty clay loams, 0 to 3 percent slopes	137.47	75.6%	Ils	83
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	29.96	16.5%	Iw	86
Te	Tetonka silt loam, 0 to 1 percent slopes	10.38	5.7%	IVw	56
Wo	Worthing silty clay loam, 0 to 1 percent slopes	3.96	2.2%	Vw	30
Weighted Average					80.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

**"ICIAL WETLAND DETERMINATION"
for Highlighted Tracts Only**

- Wetland
- (FW) Ditched or tilled prior to 12-23-85 still wetland
- (PC) Converted Wetland prior to 12-23-85
- (CW) Converted Wetland after 12-23-85
- (---) Ditched prior to 12-23-85
- (---) Tilled prior to 12-23-85
- (-w-) Wetland in a channel



SOUTH DAKOTA
TURNER



United States Department of Agriculture
Farm Service Agency

FARM : 9550

Prepared : 10/1/21 12:14 PM

Crop Year : 2022

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : JERALD ALLEN HULT
 Farms Associated with Operator :
 CRP Contract Number(s) : None
 Recon ID : 46-125-2017-140
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
181.77	178.47	178.47	0.00	0.00	0.00	0.00	0.00	Active	2
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	178.47	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	73.83	0.00	93	0
Soybeans	72.97	0.00	28	0
TOTAL	146.80	0.00		

NOTES

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Tract Number : 7155

Description :
 FSA Physical Location : SOUTH DAKOTA/TURNER
 ANSI Physical Location : SOUTH DAKOTA/TURNER
 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 : CHRISTENSEN FARMS LLC
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
33.51	33.51	33.51	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	33.51	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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

Abbreviated 156 Farm Record

Tract 7155 Continued ...

Corn	13.30	0.00	91
Soybeans	14.30	0.00	28
TOTAL	27.60	0.00	

NOTES

Tract Number : 7156

Description :
 FSA Physical Location : SOUTH DAKOTA/TURNER
 ANSI Physical Location : SOUTH DAKOTA/TURNER
 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 : CHRISTENSEN FARMS LLC
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
148.26	144.96	144.96	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	144.96	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	60.53	0.00	94
Soybeans	58.67	0.00	28
TOTAL	119.20	0.00	

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.

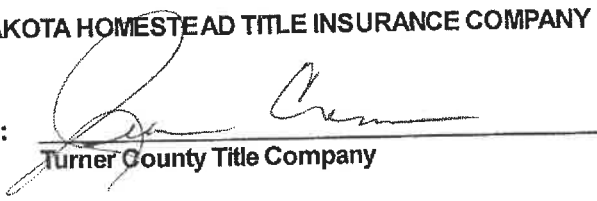
Issuing Agent: Turner County Title Company
Issuing Office File Number: 21-TI-13402

SCHEDULE A

1. Commitment Date: October 4, 2021 at 08:00 AM
2. Policy or policies to be issued:
 - a. ALTA Own. Policy (08/01/16)
 Standard Coverage Extended Coverage
 Proposed Insured: TO BE DETERMINED
 Proposed Policy Amount: \$ 1,000.00
 - b. ALTA Loan Policy (08/01/16)
 Standard Coverage Extended Coverage
 Proposed Insured:
 Proposed Policy Amount: \$ 0.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the estate or interest in the Land is at the Commitment Date vested in Neil P. Christensen and Donald W. Christensen and Nila M. Christensen and Laureen A. Christensen, at the date of her death.
5. The Land is described as follows:
 The Southeast Quarter (SE 1/4) of Section Twenty-Seven (27), Township Ninety-Seven (97) North, Range Fifty-Two (52) West of the 5th P.M., Turner County, South Dakota, except Christensen Tract 1 thereof.

DAKOTA HOMESTEAD TITLE INSURANCE COMPANY

By:



Turner County Title Company

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This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE B, PART I
Requirements

File Number: 21-TI-13402

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. THE COMPANY requires that a Warranty Deed be executed and recorded conveying title from Neil P. Christensen, Donald W. Christensen, Nila M. Christensen, Lenn Thomas Island, Michelle R. Patino, Karmen K. Groos and Karri A. DeMarteleare to the purchaser of the property. The spouses of Neil P. Christensen, Donald W. Christensen, Nila M. Christensen, Lenn Thomas Island, Michelle R. Patino, Karmen K. Groos and Karri A. DeMarteleare not disclosed by public records, however, their homestead interests must be extinguished at time of conveyance by joining vestee in the conveyance or by reciting in deed of conveyance a separate disclaimer of homestead rights.
6. THE COMPANY requires Letters of Personal Representative and a Personal Representatives Deed be filed at the Turner County Register of Deeds Office from Karmen Groos as the appointed Personal Representative of the Estate of Monica Moss, Deceased to the Purchaser of the property.

THE COMPANY also requires the clarification of the marital status of Monica Moss at the time of her death on the Personal Representative's Deed.

7. THE COMPANY requires the enclosed South Dakota Data Breach Notification Law Compliance Forms be completed by the Sellers/ Buyers/ Mortgagees and returned to our office. NOTE THIS WILL BE REQUIRED AT CLOSING AND PROVIDED WHEN FURTHER INFORMATION IS GIVEN TO US.
8. The enclosed Affidavit of Sellers as to Liens and Encumbrances must be completed, signed and returned to our office. NOTE THIS WILL BE REQUIRED AT CLOSING AND PROVIDED WHEN FURTHER INFORMATION IS GIVEN TO US.
9. The enclosed Affidavit of Purchasers as to Liens and Encumbrances must be completed, signed and returned to our office. NOTE THIS WILL BE REQUIRED AT CLOSING AND PROVIDED WHEN FURTHER INFORMATION IS GIVEN TO US.
10. The enclosed Non-Residential Affidavit must be completed, signed and returned to our office. NOTE THIS WILL BE REQUIRED AT CLOSING AND PROVIDED WHEN FURTHER INFORMATION IS GIVEN TO US.

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SCHEDULE BI & BII
(Continued)

File Number: 21-TI-13402

11. THE COMPANY requires the Revocable Transfer-on-Death Deed, dated June 11, 2015, filed June 15, 2015 @ 8:30 A.M. and recorded in Book 116 of Deeds, page 307 Turner County Records, be revoked by Laureen A. Christensen.

The Company is aware that Laureen Christensen died 1 month after the making of the Transfer on Death Deed described herein, but no Affidavit of Confirmation (SDCL 29A-6-427) along with an attached certified copy of Laureen Christensen's death certificate in order to vest her interest in the insured land in the named beneficiaries, Lenn Thomas Island, Michelle R. Patino, Kari A. DeMarteleare, and Monica L. Moss (who died 1/16/2018). The Company therefore requires an Affidavit of Confirmation (SDCL 29A-6-427) along with an attached certified copy of Laureen Christensen's death certificate be made and recorded in order to vest her interest in the insured land in these named beneficiaries.

Assuming that occurs, the Company will ultimately then require (a) Warranty Deed(s) from Neil P. Christensen, Donald W. Christensen, Nila M. Christensen, Lenn Thomas Island, Michelle R. Patino, Kari A. DeMarteleare, and the Personal Representative of the Estate of Monica L. Moss (with certified copies of the Letters of Personal Representative attached thereto) for the insured land to the proposed purchaser(s) be made and recorded. Said Warranty Deed(s) must recite the marital status of all grantors, and if any be married, such married grantor's spouse must join and execute said Warranty Deed(s) or applicable and proper non-homestead recitals will need to be included in the Warranty Deed(d) for each married grantor.

12. Application for title insurance discloses that Monica Moss is deceased. We require appropriate probate documentation prior to closing and we reserve the right to raise possible further requirements based upon examination of same.
13. THE COMPANY requires proof that either the Federal Estate Taxes have been paid in the Matter of the Estate of Monica Moss, Deceased or that there is no Federal Estate Taxes due and owing. We will accept a written statement from the Personal Representative or from the attorney for the estate.
14. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land. We may make additional requirements and exceptions.
15. This Commitment is preliminary, does not purport to insure any specific transaction, and is being issued as a courtesy. Once the insured land has been sold at auction, the Company requires it be provided a copy of the Purchase Agreement between South Dakota Game, Fish, and Parks as seller and the auction buyer of the insured land. The Company will then revise and reissue the Commitment consistent with the same.
16. THE COMPANY requires the complete "MAILING" address of the Buyers so that we may issue their final policy to them.

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SCHEDULE BI & BII
(Continued)

File Number: 21-TI-13402

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:

- A. 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.
- 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.

- C. Special Exceptions:
1. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the final title policy.
 2. VESTED DRAINAGE RIGHT FORM, dated March 30, 1992, filed March 30, 1992 @ 10:40 A.M. and recorded in Book 40 of Misc., page 840, Turner County Records, claims the right of drainage from the NE 1/4 Sec 27-97-52 through ditches onto the SE 1/4 Sec 27-97-52.
 3. REVOCABLE TRANSFER ON DEATH DEED, dated June 11, 2015, filed June 15, 2015 @ 8:30 A.M. and recorded in Book 116 of Deeds, page 307 Turner County Records, executed by Laureen A. Christensen.

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SCHEDULE BI & BII
(Continued)

File Number: 21-TI-13402

4. 62PRO21-000027 currently pending in the Circuit Court, Turner County, South Dakota, in which Karmen Groos has been appointed Personal Representative of the Estate of Monica Moss, Deceased. THIS Commitment is subject to any circumstances that may arise through the execution of said estate.
5. POSSIBLE lien for Federal Estate Taxes arising out of the Estate of Monica Moss, Deceased.
6. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land. We may make additional requirements and exceptions.,
7. THIS COMMITMENT shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.
8. REAL ESTATE TAXES for the year 2021 and subsequent years which constitute a lien but are not due and payable. Real Estate Taxes for the year 2020 payable in 2021 in the total amount of \$3,975.22 are paid in full. Parcel ID#: 18000-09752-27400
9. Note: Coverage of this Commitment extends only to filings in the records of the Register of Deeds, Treasurer and Clerk of Courts of Turner County. Search was not made of filings in the Central Filing Office of the Secretary of State of South Dakota, and any filings in that office are not covered by this Commitment.

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185.72 ACRES

TURNER COUNTY LAND

**FRIDAY,
DECEMBER 3RD
AT 10:30AM**

*Auction held at the
Wieman Auction Facility
near Marion, SD.*

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 31, 2021. Land will be offered \$__/acre X 185.72 taxable acres. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay all of the 2021 taxes due in 2022. New buyer will be responsible for all 2022 taxes due in 2023. Sold subject to owners approval and all easements and restrictions of record if any. Remember auction to be held at the Wieman Auction Facility.



"We Sell The Earth And Everything On It!"

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Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043