

153.58 ACRES

McCOOK COUNTY FARM LAND

- WEDNESDAY, NOVEMBER 3RD AT 10:30AM -



"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



153.58 ACRES MCCOOK COUNTY FARM LAND

We will sell the following land at public auction held at the Wieman Auction Facility located at 44628 SD Hwy 44, Marion SD 57043 on:

WEDNESDAY, NOVEMBER 3, 2021

10:30 AM CST

It is our privilege to offer this excellent tract of mostly tillable land along I-90 just north of Canistota, SD. If you're looking for an investment opportunity or to add acres to your farming operation, don't miss this sale!

LOCATION: Located at the Intersection of 446th Ave and 257th St 4 miles north of Canistota, SD. The property is bordered to the North by Interstate 90.

TRACT 1: +-153.58 Acres

LEGAL: Southwest Quarter except Lot H-1 in Section 2-102-54, McCook County, SD.

- 124.33 Acres of tillable land with 25.46 acres in grass & old farmstead and the balance in road and interstate right-of-way.
- Weighted average soil productivity rating of 75.4
- Predominant soils include Hand, Hand-Davison, and Hand-Ethan Loams
- New buyer able to farm for the 2022 crop year

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. For drone video footage or buyers packets please visit www.wiemanauktion.com.

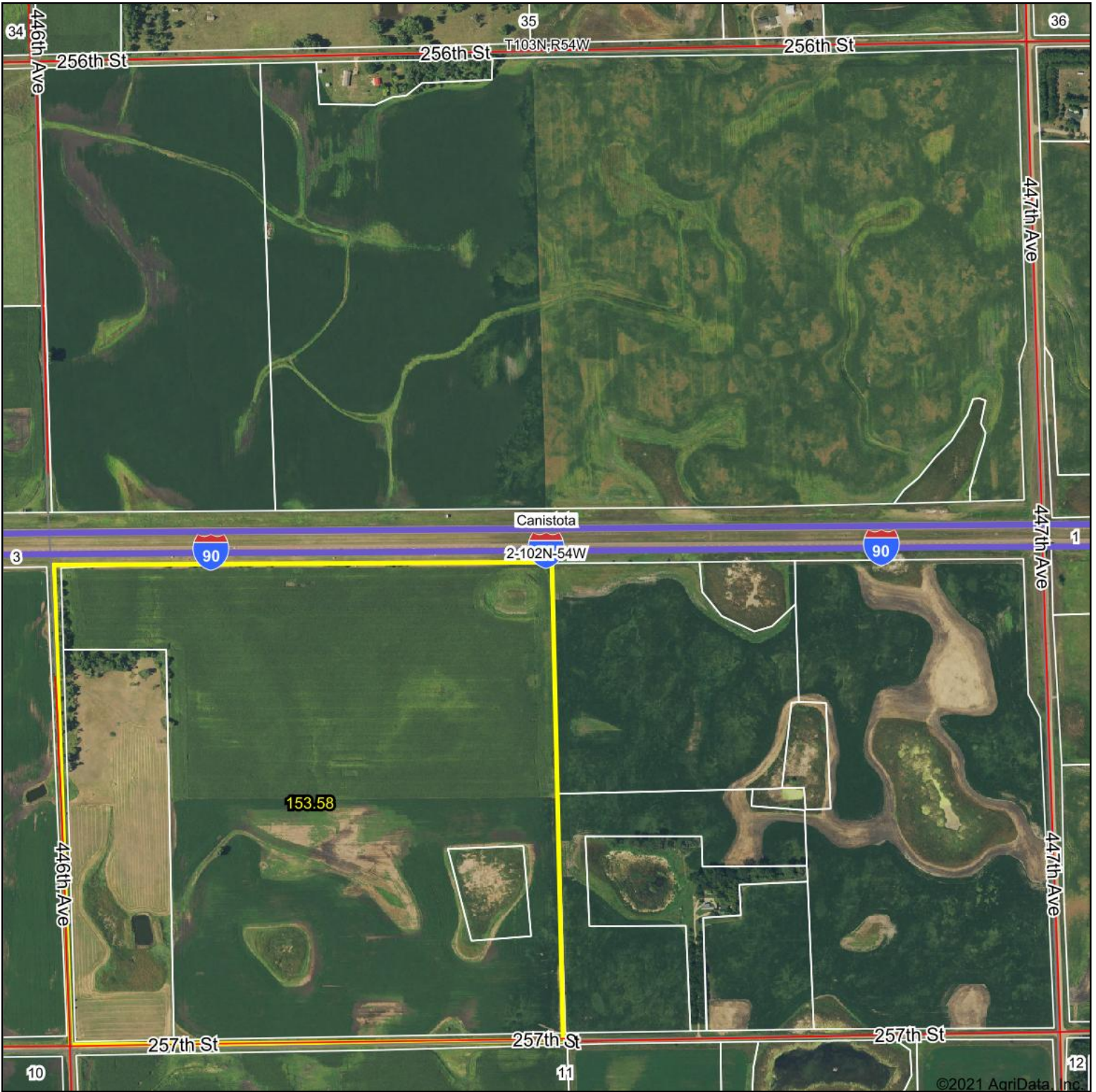
TERMS: A 10% non-refundable down payment is due on sale day with the balance on or before December 15, 2021. A Trustee's Deed will be provided with title insurance being provided and the owner's title insurance policy being split 50/50 between buyer and seller. Sellers will pay all 2021 taxes in full. Buyer will be responsible for all 2022 taxes due in 2023. Wieman Land & Auction Co. is representing the seller in this transaction. Sold subject to owners approval. Remember auction to be held at the Wieman Auction Facility Marion, SD.

**JAMES J. & LINDA L. FETERL JOINT REVOCABLE TRUST, JOYCE FETERL,
AND JEAN STIEFVATER ESTATE (DAVID STIEFVATER – P.R.) - OWNERS**

**Wieman Land & Auction Co.
Brokers & Auctioneers
Marion SD 800-251-3111**

**Unke Law Offices
Closing Attorney
605-425-3131**

Aerial Map



Map Center: 43° 39' 58.85, -97° 16' 41.23



2-102N-54W
McCook County
South Dakota



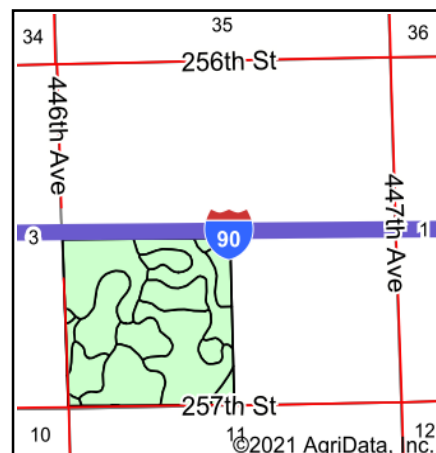
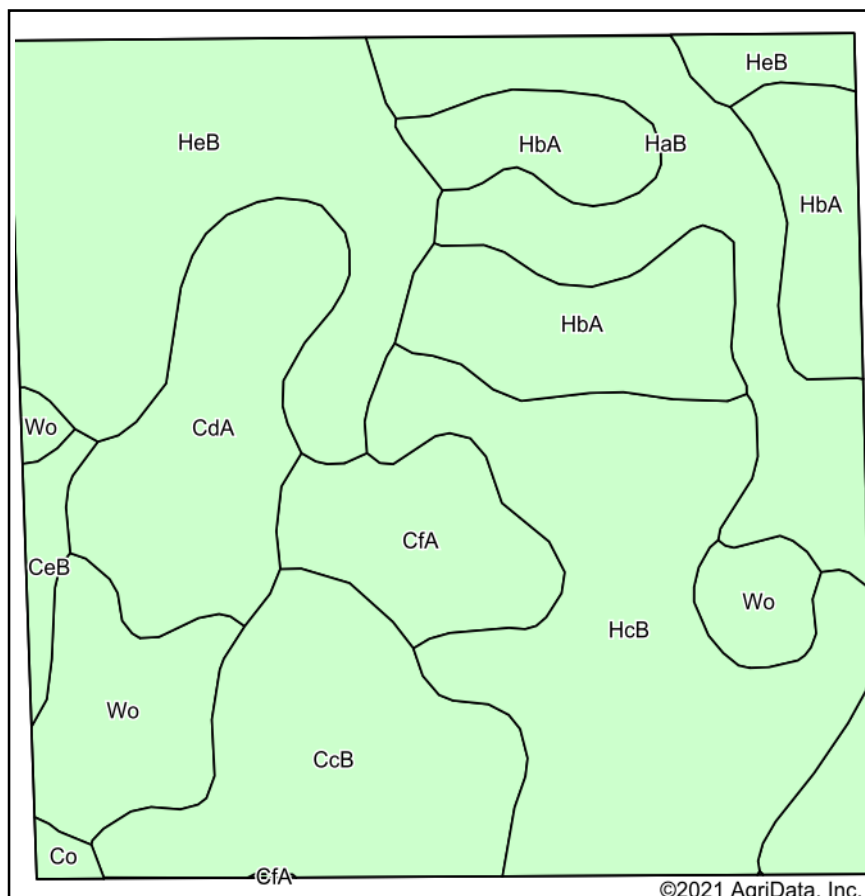
8/31/2021

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

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

Soils Map



State: **South Dakota**
 County: **McCook**
 Location: **2-102N-54W**
 Township: **Canistota**
 Acres: **153.58**
 Date: **8/31/2021**



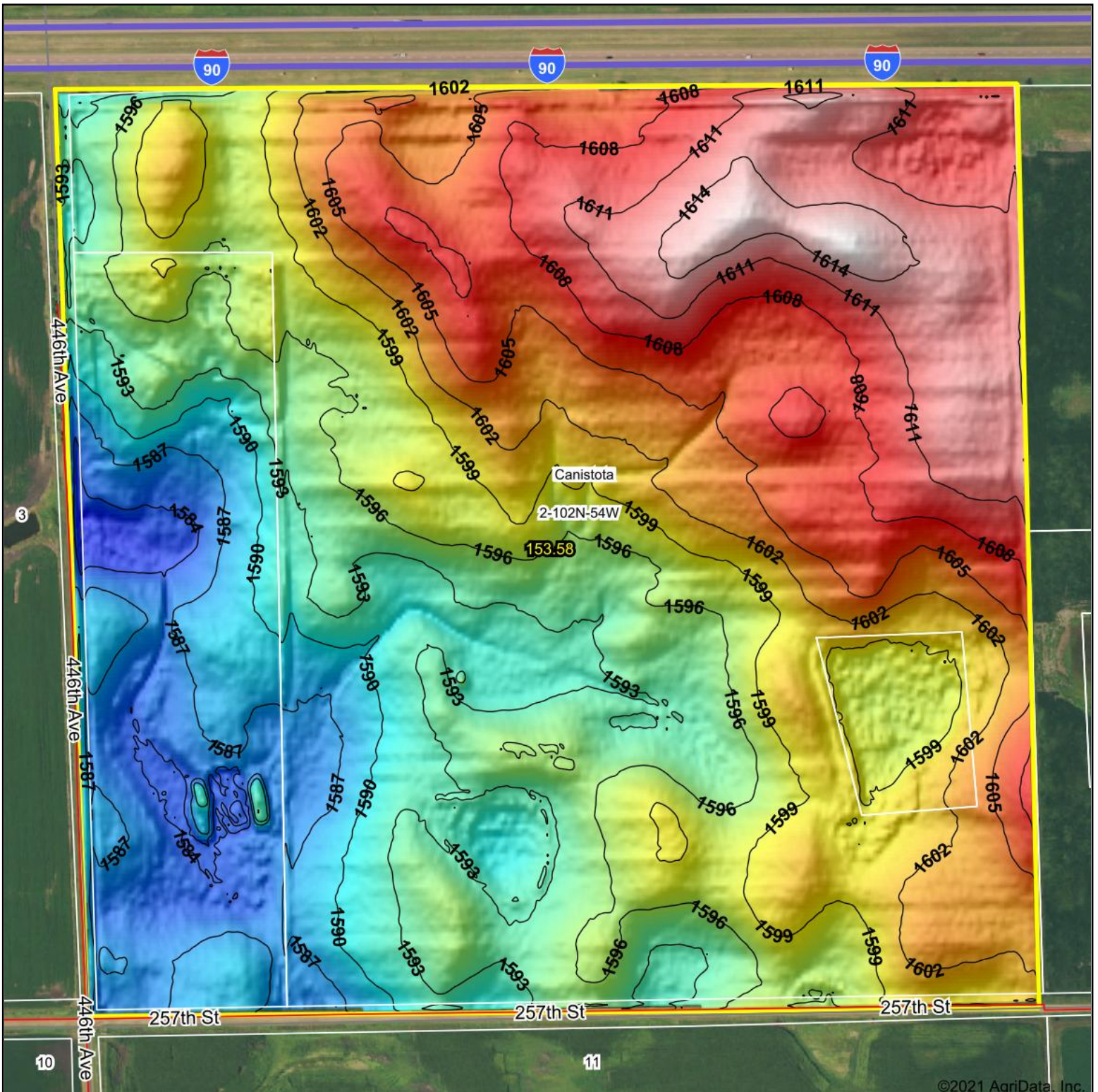
Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 22

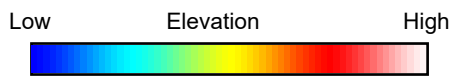
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HcB	Hand-Davison loams, 2 to 5 percent slopes	30.44	19.8%	Ile	70
HeB	Hand-Ethan loams, 3 to 6 percent slopes	28.18	18.3%	Ile	76
HaB	Hand loam, 2 to 6 percent slopes	20.25	13.2%	Ile	81
HbA	Hand-Bonilla loams, 0 to 3 percent slopes	19.34	12.6%	Ilc	85
CcB	Clarno loam, 2 to 6 percent slopes	17.53	11.4%	Ile	82
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	14.92	9.7%	Ilc	88
Wo	Worthing silty clay loam, 0 to 1 percent slopes	11.68	7.6%	Vw	30
CfA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	8.65	5.6%	Ilc	82
CeB	Clarno-Davison loams, 2 to 5 percent slopes	1.98	1.3%	Ile	70
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	0.61	0.4%	Ilc	82
Weighted Average					75.2

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

Topography Hillshade



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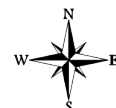
Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,581.5
 Max: 1,616.9
 Range: 35.4
 Average: 1,598.8
 Standard Deviation: 8.3 ft



Maps Provided By:



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8/31/2021

2-102N-54W
McCook County
South Dakota

map center: 43° 39' 58.85, -97° 16' 41.23

Certified Wetland Determination

Field Office: Salem FO
 Certified by: C. Wenzlaff
 Legal Desc. SW 1/4 2-102-54

Agency: USDA-NRCS
 Date: 10/05/2014
 Tract: 417



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI



W Wetland
 FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
 PC Prior Converted
 NW Non Wetland
 See NRCS CRA 6005 for definitions and additional info



SOUTH DAKOTA

MCCOOK

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 296

Prepared : 9/2/21 3:54 PM

Crop Year : 2021

Operator Name :
 Farms Associated with Operator :
 CRP Contract Number(s) : None
 Recon ID : None
 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
149.79	120.86	120.86	0.00	0.00	0.00	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	120.86	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	59.22	0.00	142	
Soybeans	58.38	0.00	41	
TOTAL	117.60	0.00		

NOTES

Empty box for notes.

Tract Number : 417
 Description : 18 SW 2 102 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 : JEAN STIEFVATER, JAMES FETERL, JOYCE FETERL
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
149.79	120.86	120.86	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	120.86	0.00	0.00	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
Abbreviated 156 Farm Record

FARM : 296
Prepared : 9/2/21 3:54 PM
Crop Year : 2021

Tract 417 Continued ...

Corn	59.22	0.00	142
Soybeans	58.38	0.00	41
TOTAL	117.60	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.

**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.
5. Requirements may be included as Special Exceptions on SCHEDULE B, PART II.
6. Marital status of any Grantor &/or Mortgagor must be stated on the documents to be insured by the policies (Ownership Deed and/or Mortgage). If married, spouses must sign documents.
7. Seller/Mortgagor Affidavit and/or Purchaser Affidavit (PROVIDED WITH THIS COMMITMENT) to be executed and returned to McCook County Abstract & Title.
8. A current Certificate of Trust for the JAMES J. FETERLAND LINDA L. FETERL JOINT REVOCABLE LIVING TRUST is to be executed and attached to the deed of conveyance for recording.
9. Appropriate deeds of conveyance from each owner of record to the "To Be Determined" purchaser are to be executed and recorded.

**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.*

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by . 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.

SCHEDULE B
(Continued)

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.*
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 2021 and subsequent years, not yet due or delinquent
NOTE: 2020 Real Estate Taxes payable in 2021 (Parcel # 10.02.4000 / \$3,644.48) are PAID IN FULL.
5. This preliminary & informational "title report / commitment" provides no title insurance. Once a buyer and purchase amount is available, contact our office to update and issue an "official" commitment.
6. Rights of tenants in possession under the terms of unrecorded leases.
7. The Commitment/Policy does not insure amount of acres of land legally described in Schedule A.
8. DAM LOCATION NOTICE executed by Charles Hoffman -to- Water Resources Commission of the State of South Dakota; dated September 6, 1967; FILED September 6, 1967 at 1:40 P.M., and recorded in Book 1 of Dam Locations, Page 837. (SEE ATTACHED COPY.)
9. VESTED DRAINAGE RIGHT executed by Elizabeth J. Feterl and Donald Feterl -to- The Public; dated June 26, 1992; FILED June 26, 1992 at 10:52 A.M., and recorded in Book 159 of Deeds, Pages 475-476. (SEE ATTACHED COPY.)
10. Statutory Easement for highway along the section line (or lines) bounding (or within) the land herein described.

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AMERICAN
LAND TITLE
ASSOCIATION



(TI-9111.PFD/TI-9111/5)



153.58 ACRES

McCOOK COUNTY FARM LAND

**WEDNESDAY,
NOVEMBER 3RD
AT 10:30AM**

*Auction held at the
Wieman Auction Facility
located at 44628 SD Hwy
44, Marion, SD 57043*

TERMS: A 10% non-refundable down payment is due on sale day with the balance on or before December 15, 2021. A Trustee's Deed will be provided with title insurance being provided and the owner's title insurance policy being split 50/50 between buyer and seller. Sellers will pay all 2021 taxes in full. Buyer will be responsible for all 2022 taxes due in 2023. Wieman Land & Auction Co. is representing the seller in this transaction. Sold subject to owners approval. Remember auction to be held at the Wieman Auction Facility Marion, SD.

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