

*Tripp County*

# FARM LAND AUCTION

**1827.55  
Acres**

*Wednesday*  
**March 20th**  
*at 1:00 PM*

OWNER:

**DOROTHY EDWARDS  
ESTATE**



44628 SD HWY 44, Marion SD phone: 800-251-3111

web: [wiemanauction.com](http://wiemanauction.com)

fax: 605-648-3102

*"We Sell The Earth And Everything On It!"*



**CATTLEMEN – ROW CROP PRODUCERS – HUNTERS**  
**1827.55 ACRES OF STAR VALLEY – IDEAL - GREENWOOD TOWNSHIP OF TRIPP COUNTY, SOUTH**  
**DAKOTA LAND OFFERED IN 4-TRACTS AT AUCTION**

It is our privilege to offer this large, well-balanced, pasture & tillable land auction located in the heart of cattle, grain, and hunting areas of Tripp County. Auction to be held at the Holiday Inn convention room, Winner, SD on:

**WEDNESDAY MARCH 20<sup>TH</sup>**  
**1:00 P.M.**

This auction grants livestock and grain producers the opportunity to purchase a full section of powerful tillable land with outstanding soil ratings and a large grazing unit that has ample water supply from dams, live creek, and Rural Water. Come take a look!!

**TRACT ONE: 640-ACRES TILLABLE LAND STAR VALLEY TOWNSHIP**

**LEGAL:** Section 21, 102-76 Tripp County, South Dakota.

**LOCATION:** From Ideal, SD go 1-mile west on 266<sup>th</sup> St. turn north go 5-miles on 311<sup>th</sup> Ave east side of the road.

- 551.71 acres of tillable land, 79.83 acres in grass, building site & trees, balance in RROW.
- Former building site in the NE corner offers established trees, two older barns and older grain bins plus rural water.
- Soil production rating of 77.4. Predominant soils include Millboro silty clay loams (86 & 79 ratings) Boro-Millboro, Carter silt loam, and others.
- New buyer able to farm, operate, or lease out for the 2019 crop year and will receive immediate possession auction day!
- Annual Taxes are \$6,282.86. Base & Yield info, and other pertinent info found in the buyer packet.

**TRACT TWO: 318.33 ACRES IDEAL TOWNSHIP PASTURE LAND**

**LEGAL:** Lots 1 - 4 and the S ½ of the N1/2 of Section 5, 101-76 Tripp County, South Dakota.

**LOCATION:** From Ideal, SD go 1-mile west on 266<sup>th</sup> St, turn north go 2 ½ miles on 311<sup>th</sup> Ave west side of the road or 2 ½ miles south of Tract One.

- This native, hard grass pasture offers excellent access to the east from a gravel township road (311<sup>th</sup> Ave) and offers a dam and rural water to grazing livestock.
- North boundary line fence is nearly new and other boundary fences are adequate. Proper stocking rates have been maintained with minimal weed pressure.
- Soil production rating of 50.2. Predominant soils include Lakoma-Okaton, Reliance, Lakoma-Millboro, and others. New buyer to receive immediate possession auction day.
- Annual Taxes are \$1,989.82.

**TRACT THREE: 869.22 ACRES IDEAL - GREENWOOD & STAR VALLEY TOWNSHIP PASTURE LAND**

**LEGAL:** Lots 1 – 5 & S ½ of the NE ¼ & SE ¼ of the NW ¼, in Section 6, 101-76, and Lots 3 & 4 and the E ½ of the SW ¼ and SE ¼ of Section 31, 102-76, and SE ¼ and the S ½ of the NE ¼ of Section 36, 102-77 all found in Tripp County, SD.

**LOCATION:** Directly to the west of Tract Two.

- This large native hard grass pasture has a flowing creek and dam for water supply to grazing livestock. Small corral located along the western edge of the property.
- Soil production rating of 46.8. Predominant soils include Wendte, Okaton-Lakoma, Ree loam, Reliance and others.
- Annual Taxes \$5,170.42. Access to this parcel would be from the south on a no maintenance section line. New buyer to receive immediate possession auction day.

**TRACT FOUR: 1187.55 ACRES COMBINATION OF TRACT 2 & 3**

- Annual taxes on entire grazing unit are \$7,160.24. East 318.33 acres is fenced separate and would allow for rotational grazing. No other cross fences exist.
- Access would be gained from Gravel township road to the east known as 311<sup>th</sup> Ave.
- Opportunity to purchase a large grazing unit that offers good water distribution from dams, live creeks and rural water. Come take a look or view the drone video footage.

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience or visit [www.wiemanauktion.com](http://www.wiemanauktion.com) for a buyers packet and view drone video footage. Buyer packets can be mailed out by calling auctioneers at 800-251-3111.

**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before April 30<sup>th</sup>, 2019. Warranty Deed and Personal Representatives Deed (according to the respective ownerships) to be granted with the cost of owner's title insurance split 50-50 between buyer and seller. Seller to pay all of the 2018 taxes in full. Buyers will be responsible for the 2019 taxes due in 2020. Sold subject to owner's approval and to the sale of real estate subject to respective estate administration to the South Dakota Uniform Probate Code. Come prepared to buy!! Remember auction held indoors at the Holiday Inn Convention room in Winner, SD.

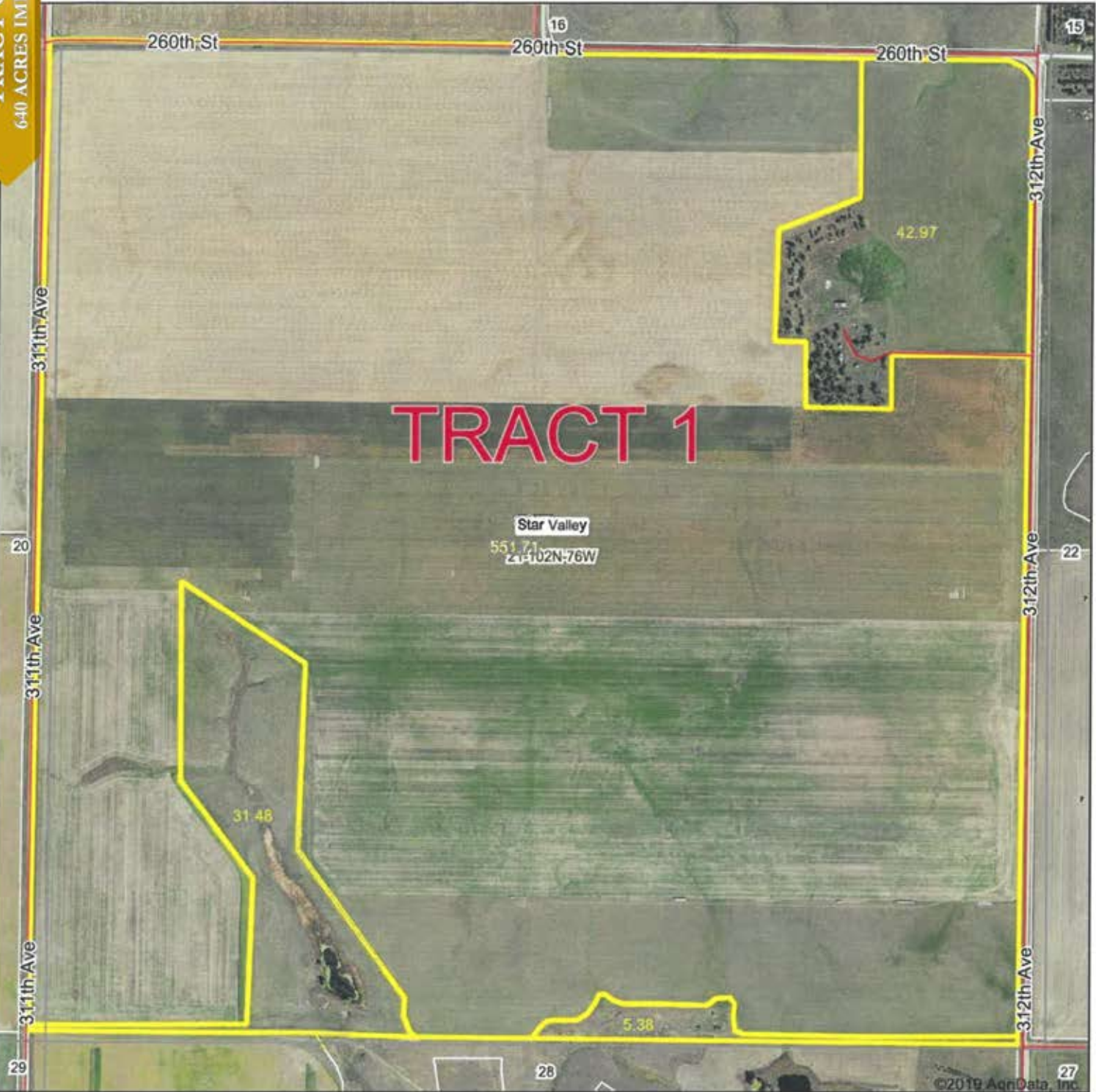
**DOROTHY EDWARDS ESTATE – ETAL**

Wieman Land & Auction Co. Inc.  
Marion, SD 800-251-3111  
[www.wiemanauktion.com](http://www.wiemanauktion.com)

Dale Strasser Law Office  
Closing Attorney  
605-925-7745

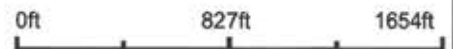
TRACT ONE  
640 ACRES IMPROVED

# Aerial Map

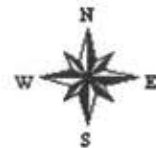


Maps Provided By:  
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map center: 43° 37' 22.74, -99° 55' 53.81



**21-102N-76W**  
**Tripp County**  
**South Dakota**

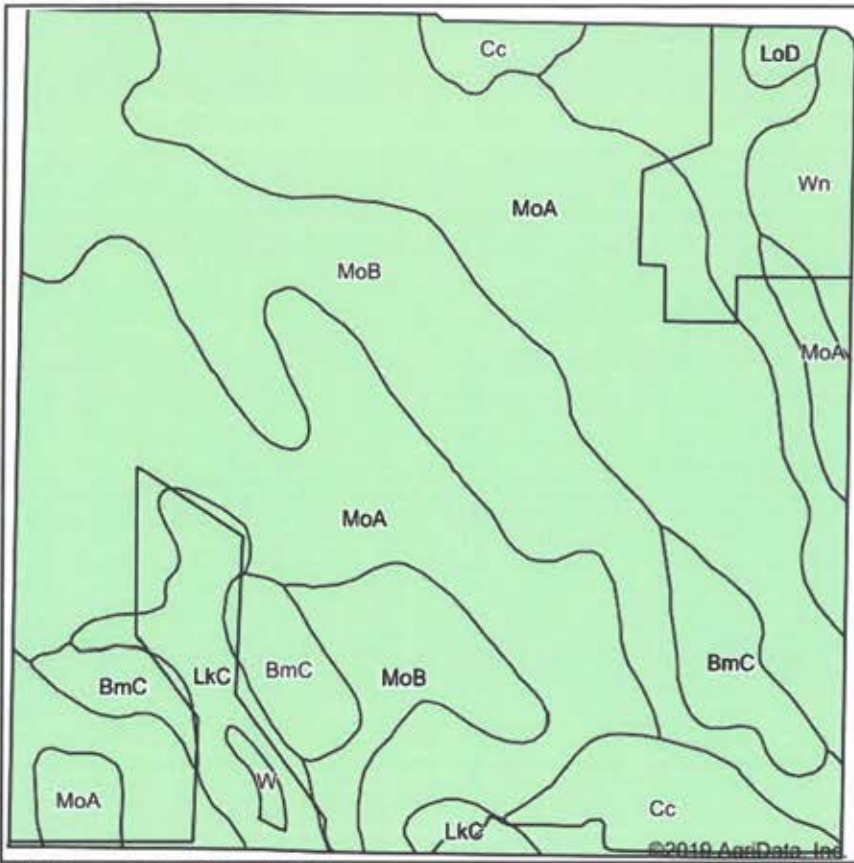


2/8/2019

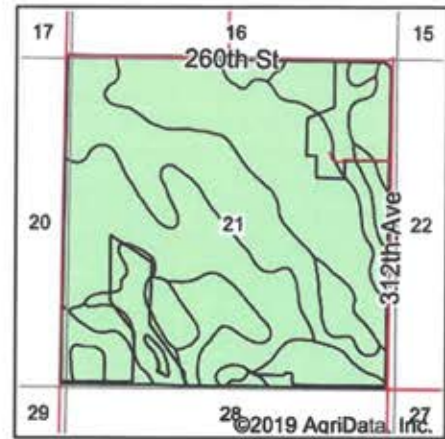
Field borders provided by Farm Service Agency as of 5/21/2008.



## Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Tripp**  
 Location: **21-102N-76W**  
 Township: **Star Valley**  
 Acres: **631.54**  
 Date: **2/8/2019**



**Area Symbol: SD123, Soil Area Version: 19**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
MoA	Millboro silty clay, 0 to 3 percent slopes	298.75	47.3%	IIs	IIs	86
MoB	Millboro silty clay, 3 to 6 percent slopes	208.61	33.0%	IIle	IIle	79
BmC	Boro-Millboro silty clays, 6 to 9 percent slopes	37.93	6.0%	IVe	IVe	56
Cc	Carter silt loam, 0 to 3 percent slopes	32.13	5.1%	IVs	IVs	39
LkC	Lakoma-Millboro silty clays, 6 to 9 percent slopes	30.77	4.9%	IVe	IVe	59
Wn	Witten silty clay, 0 to 3 percent slopes	17.76	2.8%	IIs	IIs	79
LoD	Lakoma-Okaton silty clays, 6 to 15 percent slopes	3.53	0.6%	IVe	IVe	33
W	Water	2.06	0.3%	VIII		0
<b>Weighted Average</b>						<b>77.4</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT ONE  
640 ACRES IMPROVED



**Common Land Unit**  Tract Boundary

- Non-Cropland
- Cropland

**Wetland Determination Identifiers**

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

**2019 Program Year**

Map Created August 28, 2018

**Farm 3289**

**21 -102N -76W**

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## Abbreviated 156 Farm Record

TRACT ONE  
640 ACRES IMPROVED

Operator Name : CLINTON VANNEMAN

Farms Associated with Operator :

CRP Contract Number(s) : None

Recon ID : None

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
631.54	551.71	551.71	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	551.71	0.00		0.00		0.00	0.00	0.00

## Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	WHEAT, OATS, SORGH

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	197.89	0.00	0	45	
Oats	35.54	0.00	0	68	
Corn	158.90	0.00	0	70	
Grain Sorghum	7.44	0.00	0	42	
Soybeans	6.83	0.00	0	20	
<b>TOTAL</b>	<b>406.60</b>	<b>0.00</b>			

## NOTES

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Tract Number : 2853

Description : 316L 21 102 76

FSA Physical Location : SOUTH DAKOTA/TRIPP

ANSI Physical Location : SOUTH DAKOTA/TRIPP

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : DOROTHY EDWARDS

Other Producers : THE JONES LLC

Recon ID : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
631.54	551.71	551.71	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	551.71	0.00	0.00	0.00	0.00	0.00

## DCP Crop Data

SOUTH DAKOTA  
TRIPP  
Form: FSA-156EZ



FARM : 3289  
Prepared : Feb 5, 2019  
Crop Year : 2019

**Abbreviated 156 Farm Record**

**Tract 2853 Continued ...**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	197.89	0.00	0	45
Oats	35.54	0.00	0	68
Corn	158.90	0.00	0	70
Grain Sorghum	7.44	0.00	0	42
Soybeans	6.83	0.00	0	20
<b>TOTAL</b>	<b>406.60</b>	<b>0.00</b>		

**NOTES**

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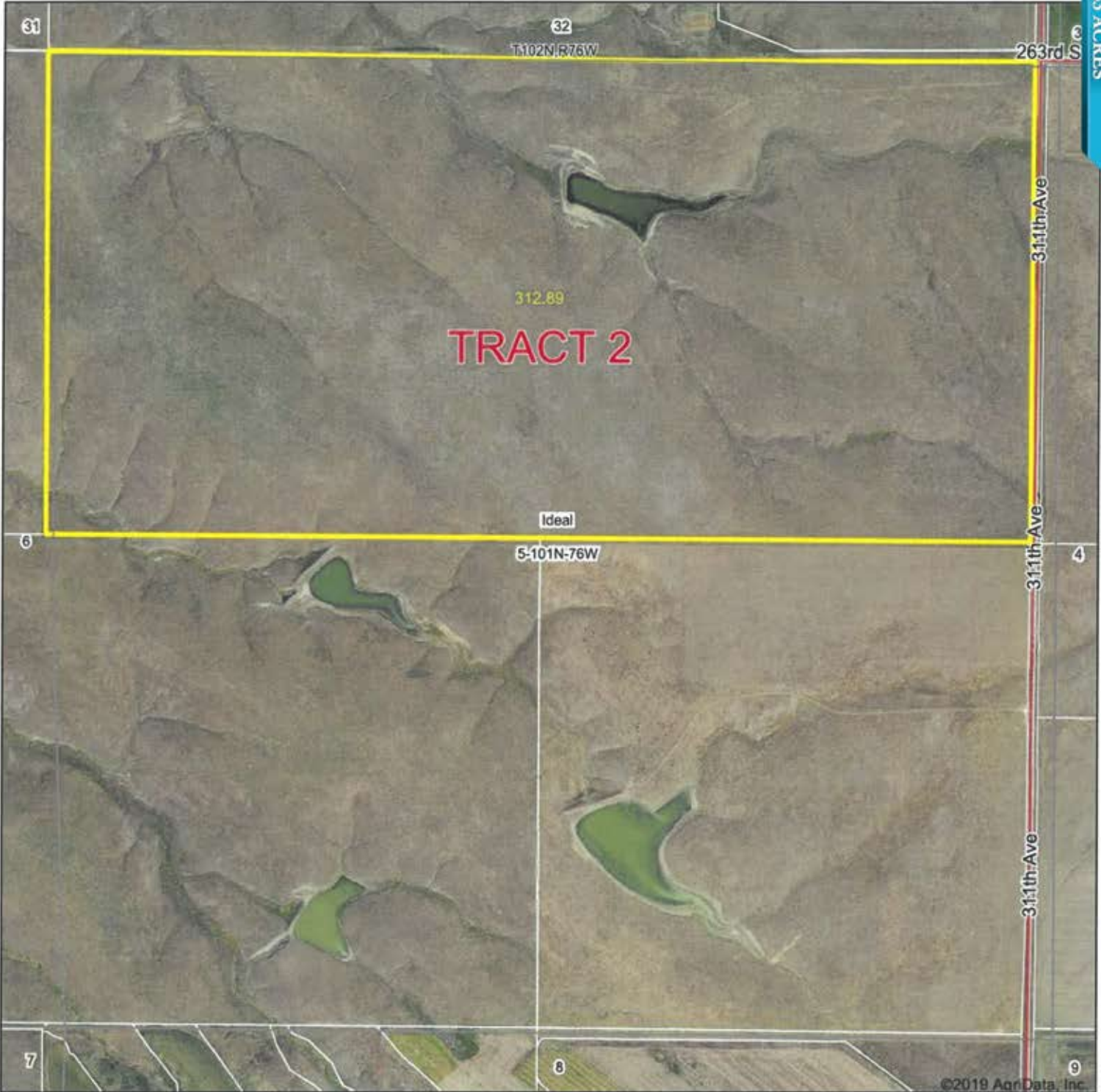
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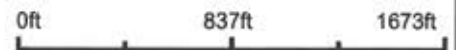
# Aerial Map

TRACT TWO  
318.33 ACRES



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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map center: 43° 34' 46.48, -99° 57' 5.7



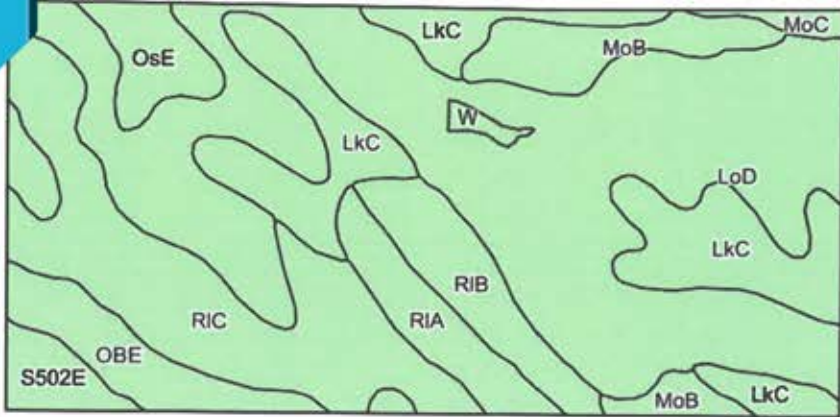
5-101N-76W  
Tripp County  
South Dakota



2/6/2019

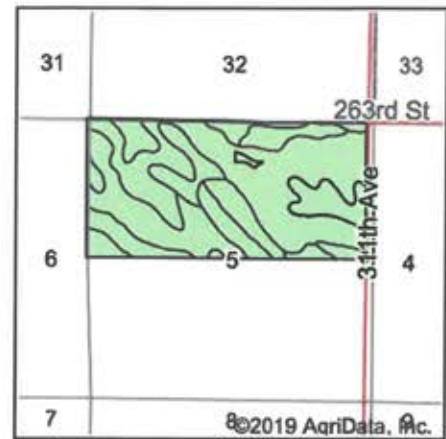
Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



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Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Tripp**  
 Location: **5-101N-76W**  
 Township: **Ideal**  
 Acres: **312.89**  
 Date: **2/6/2019**



**Area Symbol: SD123, Soil Area Version: 19**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
LoD	Lakoma-Okaton silty clays, 6 to 15 percent slopes	137.70	44.0%	IVe	IVe	33
RIC	Reliance silty clay loam, 6 to 9 percent slopes	48.78	15.6%	IIle	IIle	76
LkC	Lakoma-Millboro silty clays, 6 to 9 percent slopes	47.33	15.1%	IVe	IVe	59
MoB	Millboro silty clay, 3 to 6 percent slopes	16.60	5.3%	IIle	IIle	79
RIB	Reliance silty clay loam, 3 to 6 percent slopes	15.49	5.0%	Ile	Ile	89
OBE	Okaton-Lakoma silty clays, 15 to 40 percent slopes	14.73	4.7%	VIIe	VIIe	13
RIA	Reliance silty clay loam, 0 to 3 percent slopes	12.82	4.1%	IIC	IIC	89
OsE	Opal-Sansarc clays, 6 to 15% slopes	9.13	2.9%	VIe	VIe	38
S502E	Sansarc-Opal clays, 9 to 25 percent slopes	6.57	2.1%	VIIe	VIIe	21
MoC	Millboro silty clay, 6 to 9 percent slopes	2.29	0.7%	IVe	IVe	65
W	Water	1.45	0.5%	VIII		0
<b>Weighted Average</b>						<b>50.2</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





**Common Land Unit**

- Non-Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

2019 Program Year

Map Created August 28, 2018

**Farm 4290**

**5 -101N -76W**

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Operator Name : TROY MARION BEST

Persons Associated with Operator :

Contract Number(s) : None

Recon ID : None

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
1,181.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Active	5
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	0.00	0.00		0.00		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	CTAP Yield	PLC Yield	HIP

**NOTES**

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Tract Number : 2855

Description : 428C L1 2 3 4 SN5 101 76

FSA Physical Location : SOUTH DAKOTA/TRIPP

ANSI Physical Location : SOUTH DAKOTA/TRIPP

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : DOROTHY EDWARDS

Other Producers : None

Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
312.89	0.00	0.00	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	0.00	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

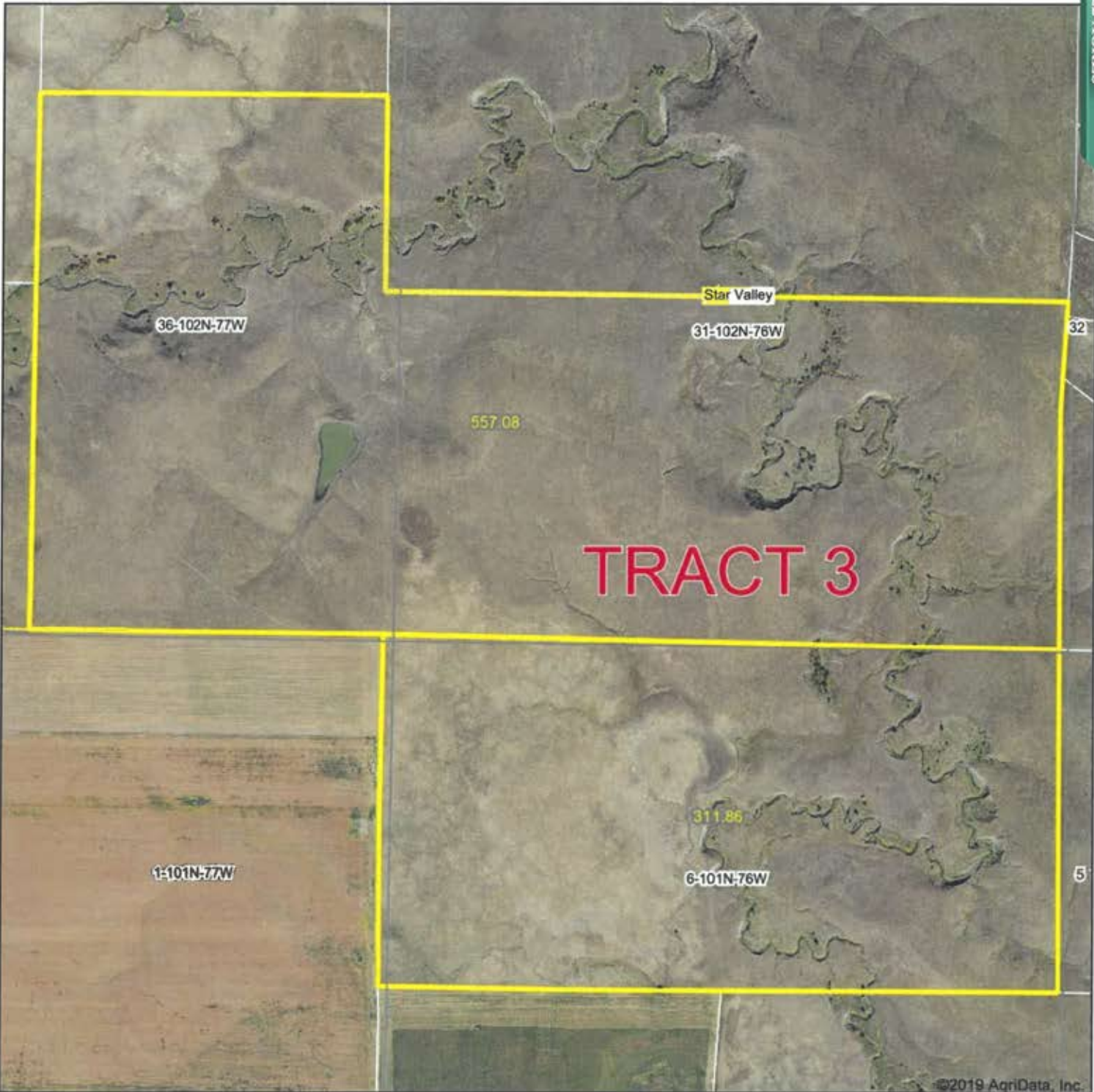
**NOTES**

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# Aerial Map

TRACT THREE  
869.22 ACRES



**TRACT 3**

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map center: 43° 35' 19.7, -99° 58' 35.58



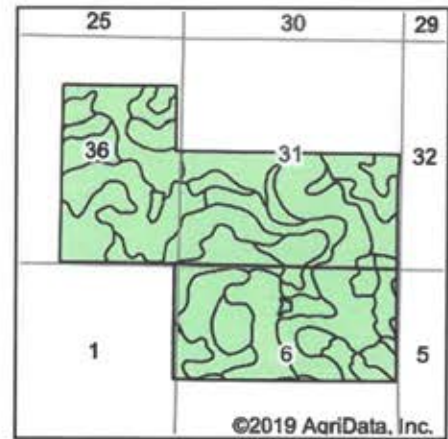
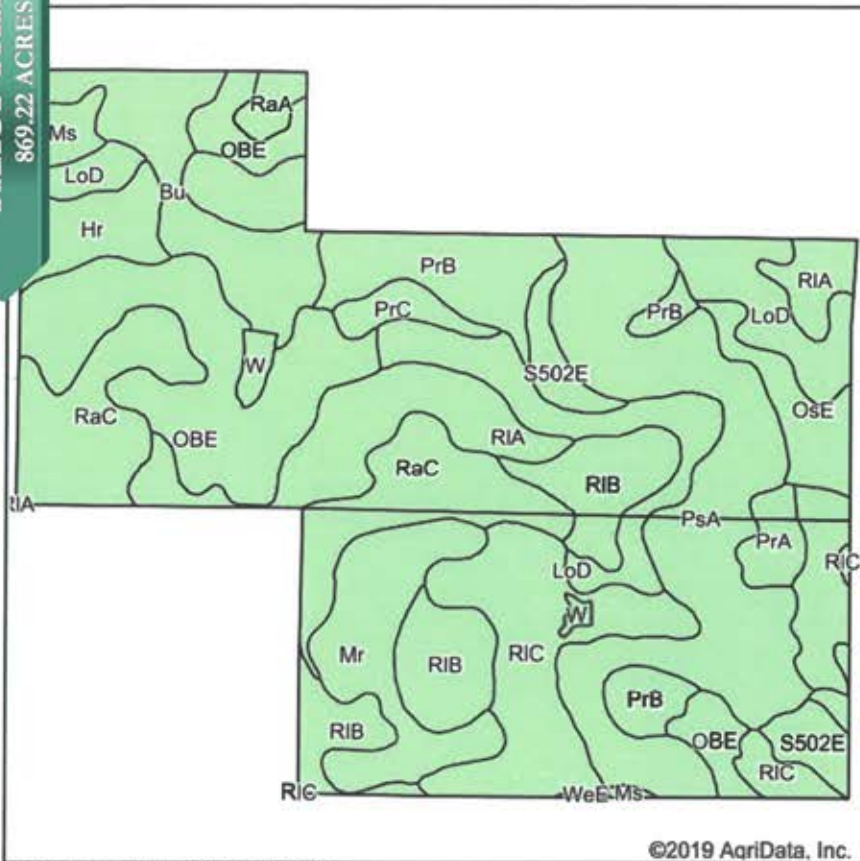
**31-102N-76W**  
**Tripp County**  
**South Dakota**



2/6/2019

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

# Soils Map



State: **South Dakota**  
 County: **Tripp**  
 Location: **31-102N-76W**  
 Township: **Star Valley**  
 Acres: **868.94**  
 Date: **2/6/2019**



Soils data provided by USDA and NRCS.

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**Area Symbol: SD123, Soil Area Version: 19**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
PsA	Wendte clay, channeled, 0 to 2 percent slopes	144.18	16.6%		Vlw	34
OBE	Okaton-Lakoma silty clays, 15 to 40 percent slopes	105.97	12.2%		Vlle	13
LoD	Lakoma-Okaton silty clays, 6 to 15 percent slopes	95.01	10.9%		IVe	33
RaC	Ree loam, 6 to 9 percent slopes	83.98	9.7%		llle	72
RIC	Reliance silty clay loam, 6 to 9 percent slopes	71.95	8.3%		llle	76
RIB	Reliance silty clay loam, 3 to 6 percent slopes	61.44	7.1%		lle	89
RIA	Reliance silty clay loam, 0 to 3 percent slopes	57.09	6.6%		llc	89
Mr	Mosher silt loam	49.09	5.6%		IVs	38
Bu	Bullcreek clay, 0 to 6 percent slopes	49.04	5.6%		Vis	13
PrB	Promise clay, 3 to 6 percent slopes	47.51	5.5%		llle	64
Hr	Hurley silt loam	21.79	2.5%		Vls	17
S502E	Sansarc-Opal clays, 9 to 25 percent slopes	20.03	2.3%		Vlle	21
OsE	Opal-Sansarc clays, 6 to 15% slopes	19.18	2.2%		Vle	38
PrA	Promise clay, 0 to 3 percent slopes	10.27	1.2%		llls	68
Ms	Mosher-Jerauld silt loams	10.18	1.2%		IVs	30
PrC	Promise clay, 6 to 9 percent slopes	9.56	1.1%		IVe	55
RaA	Ree loam, 0 to 3 percent slopes	6.51	0.7%		llc	84
W	Water	5.63	0.6%		VIII	0
WeE	Westover loam, 9 to 25 percent slopes	0.34	0.0%		Vle	20
RaB	Ree loam, 3 to 6 percent slopes	0.19	0.0%		lle	79
<b>Weighted Average</b>						<b>46.8</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





**Common Land Unit**

- Non-Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

2019 Program Year

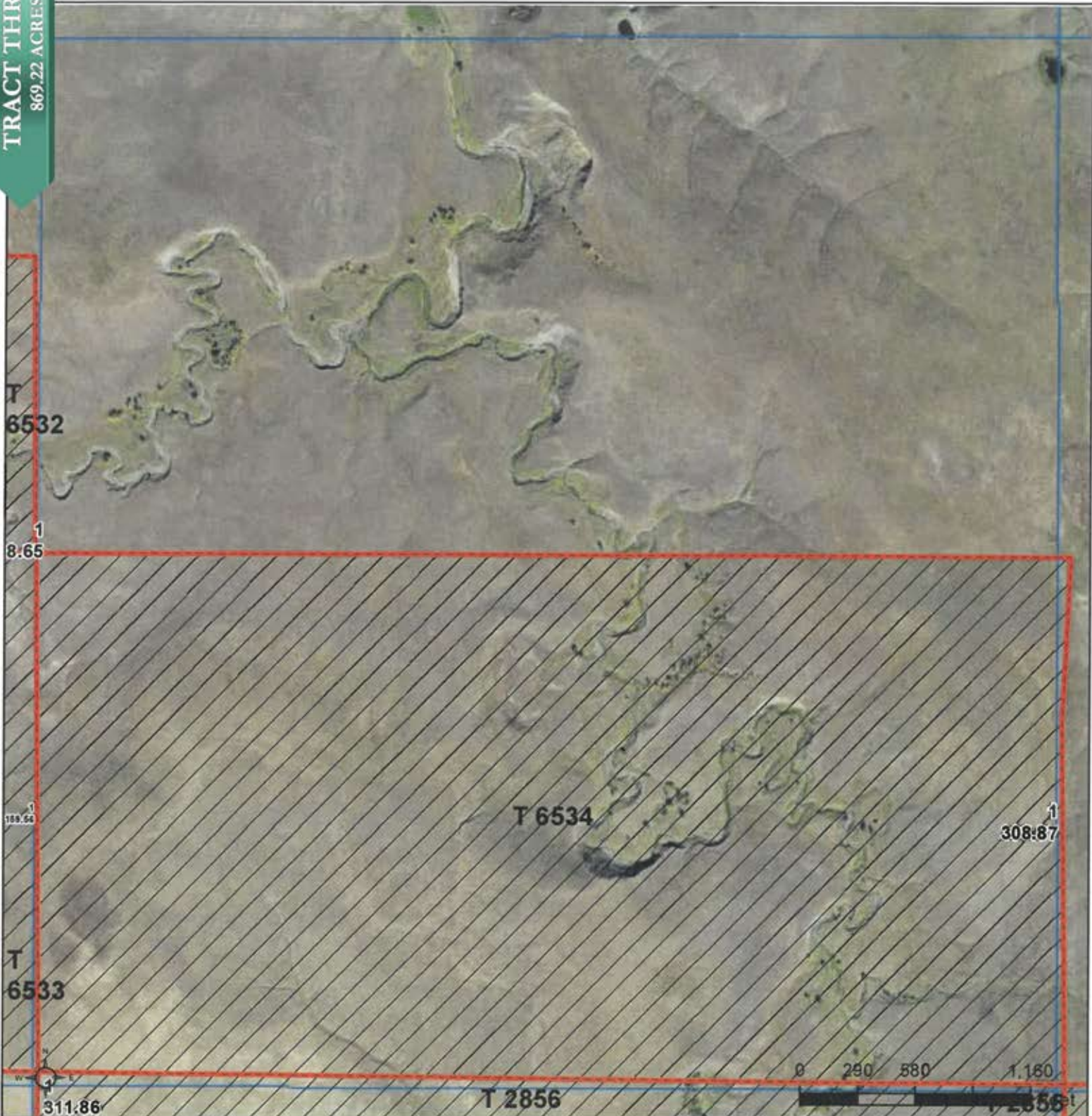
Map Created August 28, 2018

Farm 4290



6 -101N -76W

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**Common Land Unit**

-  Non-Cropland
-  Tract Boundary

**Wetland Determination Identifiers**

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

2019 Program Year

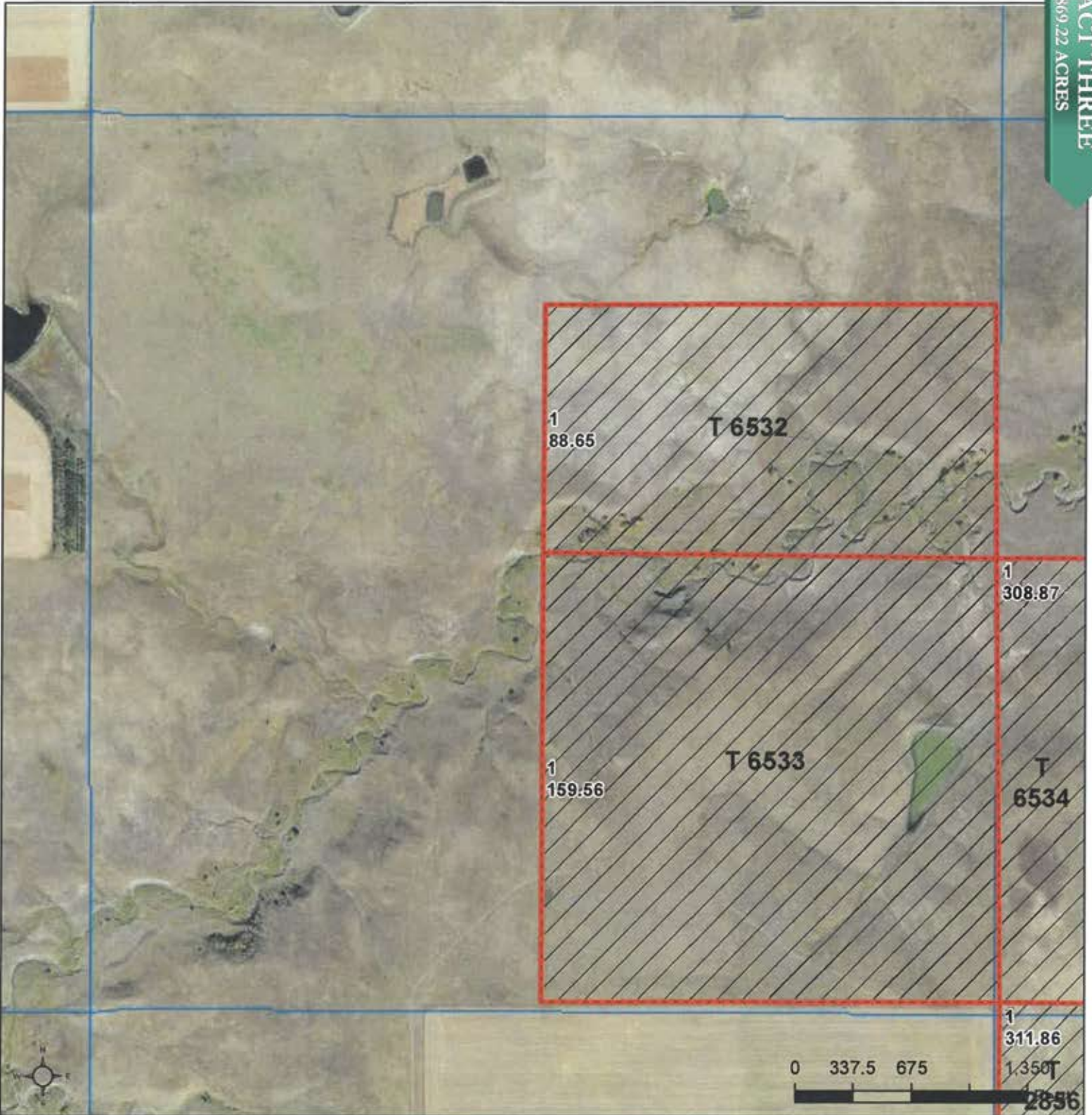
Map Created August 28, 2018

Farm 4290

31 -102N -76W

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**Common Land Unit**

- Non-Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

2019 Program Year

Map Created August 28, 2018

Farm 4290

36 -102N -77W

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**Abbreviated 156 Farm Record**

**Tract Number** : 2856

**Description** : 428C L1 2 3 4 5 SENW SNE6 101 76

**Physical Location** : SOUTH DAKOTA/TRIPP

**Physical Location** : SOUTH DAKOTA/TRIPP

**Unit Range Number** :

**HEL Status** : HEL determinations not completed for all fields on the tract

**Wetland Status** : Wetland determinations not complete

**WL Violations** : None

**Owners** : DOROTHY EDWARDS

**Other Producers** : None

**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
311.86	0.00	0.00	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	0.00	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

**NOTES**

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**Tract Number** : 6532

**Description** : SNE36-102-77

**FSA Physical Location** : SOUTH DAKOTA/TRIPP

**ANSI Physical Location** : SOUTH DAKOTA/TRIPP

**BIA Unit Range Number** :

**HEL Status** : HEL determinations not completed for all fields on the tract

**Wetland Status** : Wetland determinations not complete

**WL Violations** : None

**Owners** : DOROTHY EDWARDS

**Other Producers** : None

**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
88.65	0.00	0.00	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	0.00	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

**NOTES**

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**Abbreviated 156 Farm Record**

TRACT THREE  
869.22 ACRES

**Tract Number : 6533**  
**Description :** SE36-102-77  
**FSA Physical Location :** SOUTH DAKOTA/TRIPP  
**ANSI Physical Location :** SOUTH DAKOTA/TRIPP  
**BIA Unit Range Number :**  
**HEL Status :** HEL determinations not completed for all fields on the tract  
**Wetland Status :** Wetland determinations not complete  
**WL Violations :** None  
**Owners :** DOROTHY EDWARDS  
**Other Producers :** None  
**Recon ID :** None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
159.56	0.00	0.00	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	0.00	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

**NOTES**

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**Tract Number : 6534**  
**Description :** LOTS 3 & 4; ESW & SE31-102-76  
**FSA Physical Location :** SOUTH DAKOTA/TRIPP  
**ANSI Physical Location :** SOUTH DAKOTA/TRIPP  
**BIA Unit Range Number :**  
**HEL Status :** HEL determinations not completed for all fields on the tract  
**Wetland Status :** Wetland determinations not complete  
**WL Violations :** None  
**Owners :** DOROTHY EDWARDS  
**Other Producers :** None  
**Recon ID :** None

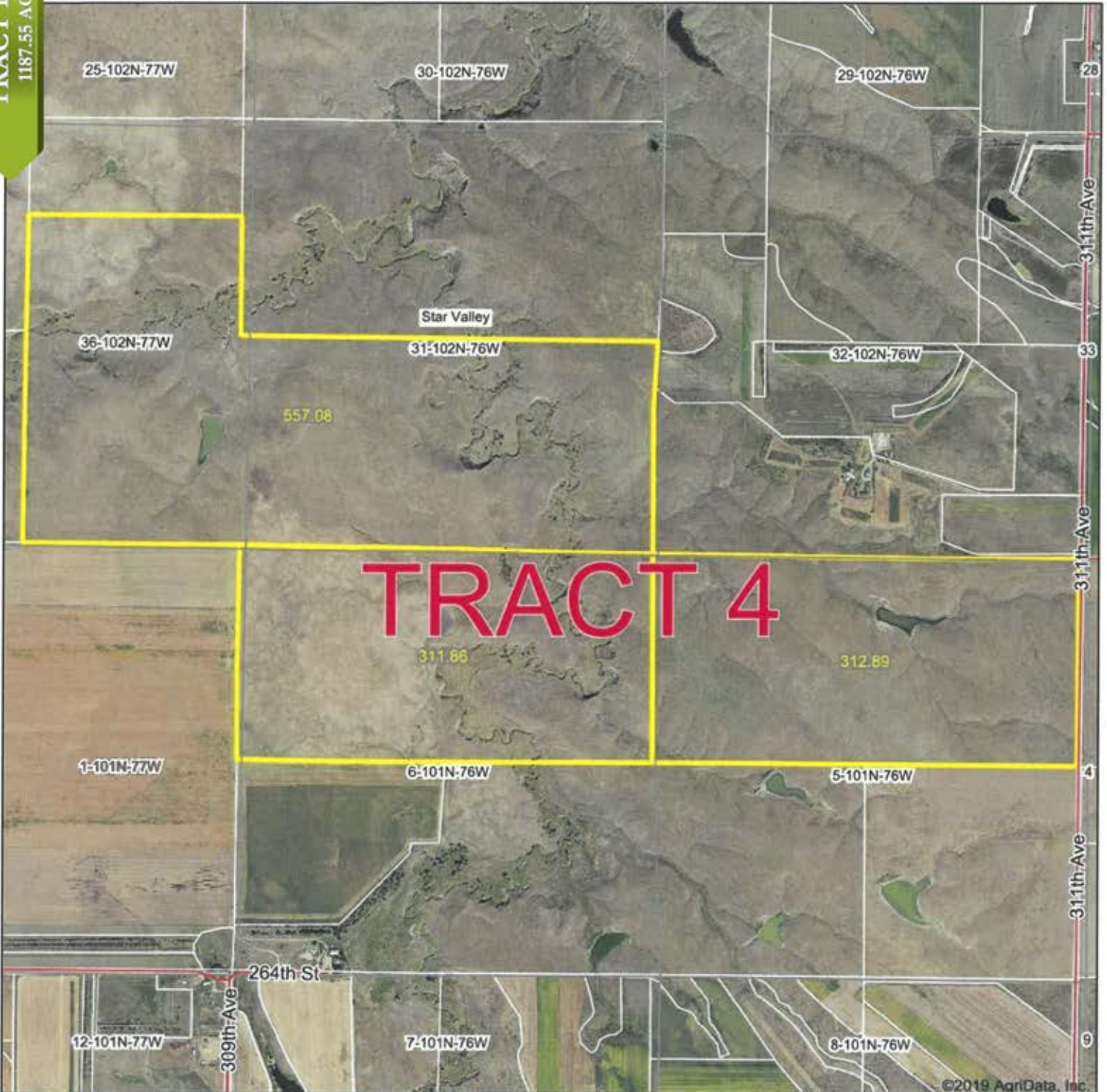
**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
308.87	0.00	0.00	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	0.00	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

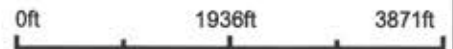
# Aerial Map



# TRACT 4



map center: 43° 35' 13.13, -99° 57' 59.77



31-102N-76W  
Tripp County  
South Dakota



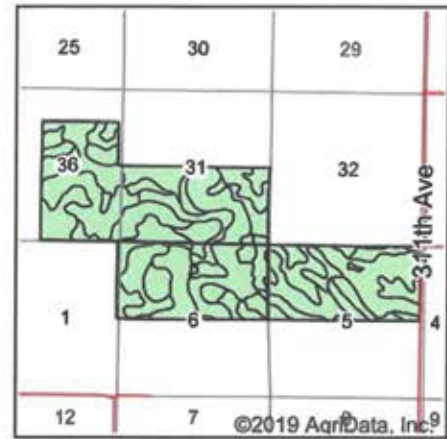
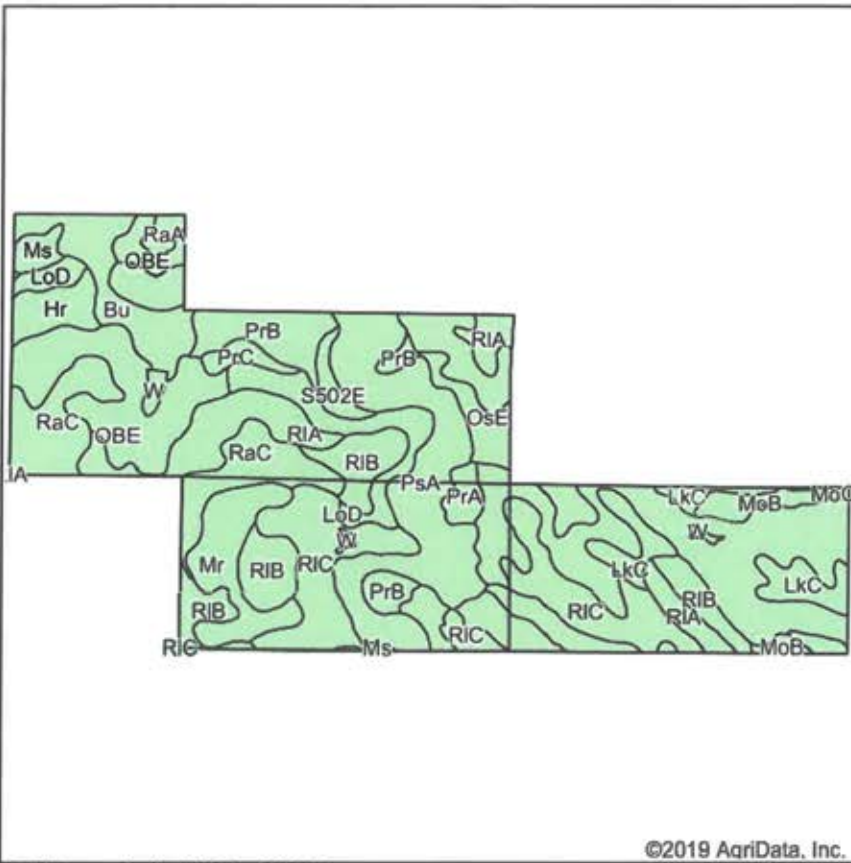
2/8/2019

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



# Soils Map

TRACT FOUR  
1187.55 ACRES



State: **South Dakota**  
 County: **Tripp**  
 Location: **31-102N-76W**  
 Township: **Star Valley**  
 Acres: **1181.83**  
 Date: **1/21/2019**



Soils data provided by USDA and NRCS.

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**Area Symbol: SD123, Soil Area Version: 19**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
LoD	Lakoma-Okaton silty clays, 6 to 15 percent slopes	232.71	19.7%		IVe	33
PsA	Wendte clay, channeled, 0 to 2 percent slopes	144.17	12.2%		Vlw	34
RIC	Reliance silty clay loam, 6 to 9 percent slopes	120.73	10.2%		IIIe	76
OBE	Okaton-Lakoma silty clays, 15 to 40 percent slopes	120.70	10.2%		VIIe	13
RaC	Ree loam, 6 to 9 percent slopes	83.98	7.1%		IIe	72
RIB	Reliance silty clay loam, 3 to 6 percent slopes	76.93	6.5%		Ile	89
RIA	Reliance silty clay loam, 0 to 3 percent slopes	69.91	5.9%		IIC	89
Mr	Mosher silt loam	49.09	4.2%		IVs	38
Bu	Bullcreek clay, 0 to 6 percent slopes	49.04	4.1%		Vis	13
PrB	Promise clay, 3 to 6 percent slopes	47.51	4.0%		IIIe	64
LkC	Lakoma-Millboro silty clays, 6 to 9 percent slopes	47.33	4.0%		IVe	59
OsE	Opal-Sansarc clays, 6 to 15% slopes	28.31	2.4%		VIIe	38
S502E	Sansarc-Opal clays, 9 to 25 percent slopes	26.61	2.3%		VIIe	21
Hr	Hurley silt loam	21.79	1.8%		Vis	17
MoB	Millboro silty clay, 3 to 6 percent slopes	16.60	1.4%		IIIe	79
PrA	Promise clay, 0 to 3 percent slopes	10.27	0.9%		IIIs	68
Ms	Mosher-Jerauld silt loams	10.18	0.9%		IVs	30
PrC	Promise clay, 6 to 9 percent slopes	9.56	0.8%		IVe	55
W	Water	7.08	0.6%		VIII	0
RaA	Ree loam, 0 to 3 percent slopes	6.51	0.6%		IIC	84
MoC	Millboro silty clay, 6 to 9 percent slopes	2.29	0.2%		IVe	65
WeE	Westover loam, 9 to 25 percent slopes	0.34	0.0%		VIIe	20
RaB	Ree loam, 3 to 6 percent slopes	0.19	0.0%		Ile	79
<b>Weighted Average</b>						<b>47.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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## SCHEDULE A ALTA COMMITMENT

File No.: 0219-023

1. Commitment Date: February 7, 2019 at 07:00 AM

2. Policy to be issued:

- (a) ALTA Owners Policy (06/17/06)  
Proposed Insured: To be determined  
Proposed Policy Amount: \$1.00

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:

Parcel #1:

Dorothy Komer Edwards a Life Estate, with remainder interest held by Betty Edwards, Dale Edwards, Joyce Edwards and Norma Jean Edwards

Parcel #2:

Dorothy Komer Edwards, a single person

Parcel #3:

Betty A. Stoner a widow, Dale R. Edwards, Norma Jean Stoner a widow and Joyce L. Jelinek a married person, as Tenants in Common

5. The Land is described as follows:

Parcel #1:

Lots One (1), Two (2), Three (3), Four (4) and the South Half of the North Half (S1/2N1/2) Section Five (5);  
Lots One (1), Two (2), Three (3), Four (4), Five (5), South Half of the Northeast Quarter (S1/2NE1/4) and  
Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) Section Six (6);  
All located in Township One Hundred One (101) North, Range Seventy-six (76) West of the 5th P.M., Tripp  
County, South Dakota

All Section Twenty-one (21);

Lots Three (3), Four (4), East Half of the Southwest Quarter (E1/2SW1/4) and Southeast Quarter (SE1/4)

Section Thirty-one (31);

Township One Hundred Two (102) North, Range Seventy-six (76) West of the 5th P.M., Tripp County, South  
Dakota

Parcel #2:

Southeast Quarter (SE1/4) Section Thirty-six (36) Township One Hundred Two (102) North, Range  
Seventy-seven (77) West of the 5th P.M., Tripp County, South Dakota

Parcel #3:

South Half of the Northeast Quarter (S1/2NE1/4) Section Thirty-six (36) Township One Hundred Two (102)  
North, Range Seventy-seven (77) West of the 5th P.M., Tripp County, South Dakota

*This page is only 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; and Schedule B, Part II – Exceptions.*



## SCHEDULE B-I ALTA COMMITMENT

### 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. In regard to parcel #1, the Life Estate interest of Dorothy Komer Edwards must be terminated, vesting title to Betty Edwards, Dale Edwards, Joyce Edwards and Norma Jean Edwards, and recorded in the office of the Register of Deeds.
6. In regard to parcels #1 and #3, the interest of Betty Edwards aka Betty A. Stoner must be probated, and recorded in the office of the Register of Deeds. As Betty Stoner died Intestate, properly executed Deeds from all heirs, in favor of a purchaser to be determined, must be recorded in the office of the Register of Deeds. Further requirements may apply.
7. In regard to parcel #1, properly executed Deeds from Dale Edwards, Joyce Edwards aka Joyce L. Jelinek and Norma Jean Edwards aka Norma Jean Stoner and spouses if any, in favor of a purchaser to be determined, must be recorded in the office of the Register of Deeds.
8. In regard to parcel #2, the interest of Dorothy Komer Edwards must be probated, and recorded in the office of the Register of Deeds. As Dorothy Komer Edwards died Intestate, properly executed Deeds from all heirs, in favor of a purchaser to be determined, must be recorded in the office of the Register of Deeds. Further requirements may apply.
9. In regard to parcel #3, properly executed Deeds from Dale R. Edwards, Norma Jean Stoner and Joyce L. Jelinek and spouses if any, in favor of a purchaser to be determined, must be recorded in the office of the Register of Deeds.
10. In regard to All Section 21-102-76 and the SE1/4 Section 36-102-77, an Affidavit of Possession must be recorded in the office of the Register of Deeds.
11. A Settlement Agreement must be recorded in the office of the Register of Deeds to address the partition actions as set out in exception 24. Further requirements may apply after we have been provided the Settlement Agreement. In the alternative, the civil action set out in exception 24 can be dismissed.
12. A Release of Lis Pendens must be recorded in the office of the Register of Deeds. This will release exception 23.
13. To be determined once we have been provided the name of a purchaser.

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## SCHEDULE B-II ALTA COMMITMENT

### 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. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
3. Rights and claims of parties in possession.
4. Construction, Mechanic's, Contractor's or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
5. Taxes and special assessments not yet due and payable and future taxes as the same accrue.
6. Exceptions, reservations, and restrictions contained in patents and deeds from any government entity.
7. Any law, statute, ordinance, regulation or right of any governmental entity exercising jurisdiction in the area in which the property described herein is located.
8. Ownership or title to any mineral interest and the effect on the surface of the exercise of the mineral rights.
9. Any existing easements, deeds and all instruments of transfer whether or not shown by public record or specifically set out in this title policy for roads, highways, ditches, canals, laterals and power and transmission lines, utility easements, railroad right of ways, and the right of the public and any governmental entity to that portion of the subject property used for such purposes.
10. Financing Statements filed in the offices of the Secretary of State or in the Register of Deeds unless the said Financing Statements have been recorded in the real estate records of the county(s) set out in Schedule A.
11. If access to and from the real estate set out on Schedule A is not established of record, then the policy insuring clause on access will be deleted. The final policy to be issued will not insure access if the same is not established of record, nor will it insure that the legal means of access to the property provides actual physical ingress and egress. The final policy to be issued will not insure access over any land held in Trust by the U.S. Government for any entity or any land subject to the jurisdiction of a tribal court.
12. No search has been made in regard to mobile homes/manufactured homes. Subsequently, we are not liable for any liens, judgments and/or taxes, current or delinquent, that would apply to the same.

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## SCHEDULE B-II

(Continued)

13. For informational purposes only, we submit the following tax figures/statement. We assume no liability for the correctness of the same. Please contact the County Treasurer for the exact amount owed. The 2018 real estate taxes for the amount of \$13,443.72 show due and owing.
14. In Book 2 Easements on page 233 on September 18, 1984, a Right of Way Easement was granted to the Tripp County Water User District. Pertains to all the real estate set out herein.
15. In Book 3 Easements on page 827 on July 24, 2007, a Right of Way Easement was granted to the Tripp County Water User District. Pertains to the NE1/4 Section 5-101-76.
16. In Book 3 Easements on page 139 on September 8, 1993, a Right of Way Easement was granted to the Tripp County Water User District. Pertains to the E1/2 Section 21-102-76.
17. In Book 4 Easements on page 791 on June 5, 2013, an Easement was granted to Golden West Telecommunications Cooperative, Inc. Pertains to All Section 21-102-76.
18. In Book 4 Deeds on page 602 on October 5, 1912, Tripp County was conveyed a 50' Right of Way for a public road. Please see the recorded document for particulars and exact location.
19. A Mortgage – One Hundred Eighty Day Redemption, Mortgage – Collateral Real Estate Mortgage, Security Agreement and Assignment of Leases and Rents, executed by Dorothy Edwards by BankWest, Inc., as Conservator, in favor of Winner Regional Healthcare Center, recorded in Book 110 Mortgages on page 571 on March 23, 2015 for the principal amount of . NOTE: Pertains to all the real estate set out herein less the S1/2NE1/4 Section 36-102-77.
20. A Mortgage – One Hundred Eighty Day Redemption, Mortgage – Collateral Real Estate Mortgage, Security Agreement and Assignment of Leases and Rents, executed by Joyce Jelinek in favor of Winner Regional Healthcare Center, recorded in Book 110 Mortgages on page 572 on March 23, 2015 for the principal amount of . NOTE: Pertains to all the real estate set out herein less the S1/2NE1/4 Section 36-102-77.
21. A Mortgage – One Hundred Eighty Day Redemption, Mortgage – Collateral Real Estate Mortgage, Security Agreement and Assignment of Leases and Rents, executed by Norma Jean Stoner in favor of Winner Regional Healthcare Center, recorded in Book 110 Mortgages on page 573 on March 23, 2015 for the principal amount of . NOTE: Pertains to all the real estate set out herein less the S1/2NE1/4 Section 36-102-77.
22. A Mortgage – One Hundred Eighty Day Redemption, Mortgage – Collateral Real Estate Mortgage, Security Agreement and Assignment of Leases and Rents, executed by Dale Edwards in favor of Winner Regional Healthcare Center, recorded in Book 110 Mortgages on page 574 on March 23, 2015 for the principal amount of . NOTE: Pertains to all the real estate set out herein less the S1/2NE1/4 Section 36-102-77.
23. In Book 37 Miscellaneous on page 287 on July 27, 2012, a Notice of Lis Pendens was recorded, Dorothy Komer Edwards, Dale Edwards, Joyce Jelinek and Norma Jean Stoner as Plaintiffs, and The Betty Stoner Estate, Patrick Stoner and Charles Stoner as Defendants. Said action is brought pursuant to SDCL Chapter 21-41 for the purpose of determining the rights of co-tenants and joint owners and for the purpose of obtaining a partition in kind or a sale of the all the real estate set out herein.
24. An Action Pending, 61CIV12000081, Dorothy Komer Edwards, Dale Edwards, Joyce Jelinek and Norma Stoner as Plaintiffs, and The Betty Stoner Estate, Patrick Stoner and Charles Stoner as Defendants. Complaint is for a Partition.

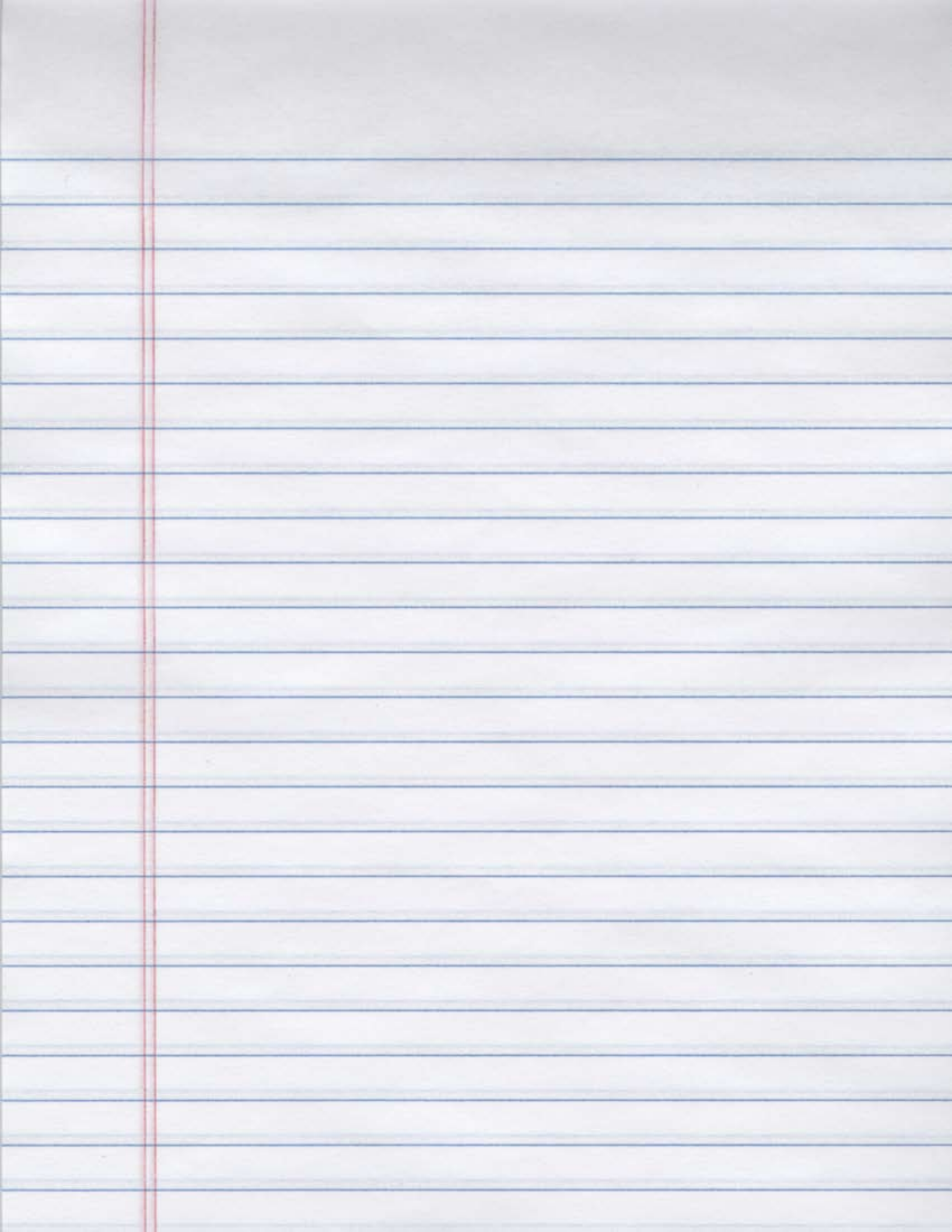
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**SCHEDULE B-II**  
(Continued)

25. An Action Pending, 61CIV13000048, Winner Regional Healthcare Center as Plaintiff, and Dorothy M. Edwards, Joyce Jelinek, Dale Edwards and Norma Jean Stoner as Defendants. Complaint is for the principal amount of \_\_\_\_\_ for services rendered to Dorothy Edwards by Winner Regional Healthcare Center.
26. A Judgment, 61CIV16000019-01 filed against Joyce Jelinek in favor of Midland Funding LLC on April 19, 2016 for the original amount of \_\_\_\_\_ and costs of \_\_\_\_\_. Interest and penalty may apply.
27. A Judgment, 61CIV15000005-01 filed against Joyce Jelinek in favor of Wells Fargo on June 16, 2015 for the original amount of \_\_\_\_\_. Interest and penalty may apply.

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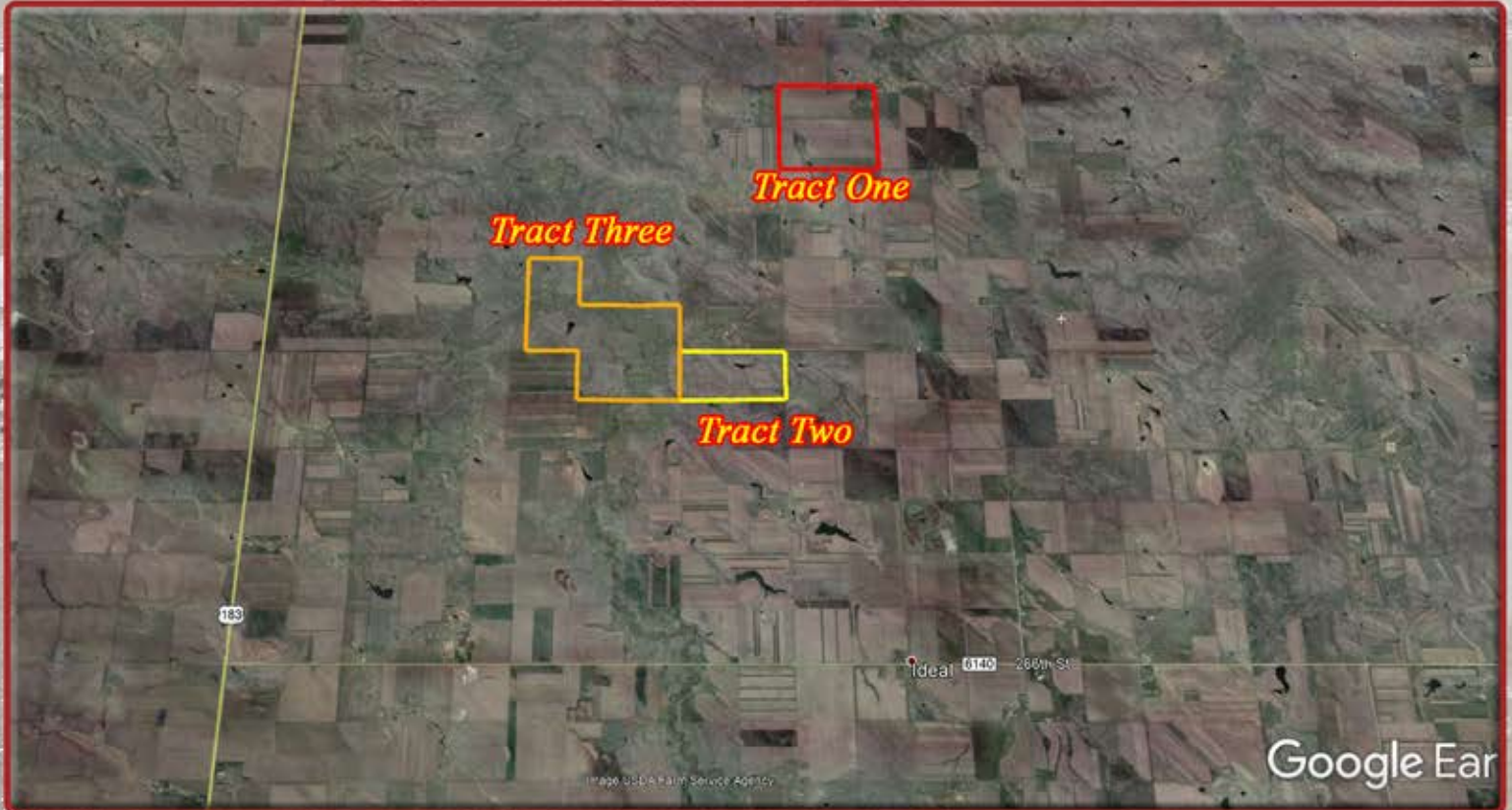




Tripp County

# FARM LAND AUCTION

1827.55  
Acres



**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before April 30th, 2019. Warranty Deed and Personal Representatives Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay all of the 2018 taxes in full. Buyers will be responsible for the 2019 taxes due in 2020. Sold subject to owners approval and restrictions and reservations of record if any. Come prepared to buy!! Remember auction held indoors at the Holiday Inn Convention room in Winner, SD.

Wednesday  
**March 20th**  
at 1:00 PM



44628 SD HWY44, Marion SD

phone: 800-251-3111

web: [wiemanauction.com](http://wiemanauction.com)

fax: 605-648-3102

"We Sell The Earth And Everything On It!"