

154.60 ACRES

HANSON COUNTY LAND

- WEDNESDAY, NOVEMBER 10TH AT 10:30AM -

ROSE FAMILY ETAL

ROSE

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



**154.60 ACRES HANSON COUNTY LAND OFFERED IN 3-TRACTS
NEW ACREAGE SITES WITH HWY 38 FRONTAGE, PASTURE & POWERFUL TILLABLE LAND AT
AUCTION**

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 10, 2021

10:30 AM CST

It is our privilege to offer this well- balanced tract of land offering pasture with good fences and powerful tillable land with Hwy 38 frontage just minutes east of Mitchell, SD. If your looking for a larger acreage for your new home with room for livestock or to play come take a look.

Great Location! Great Opportunity!

LOCATION: Located at the Intersection of SD Hwy 38 and 418th Ave, Fulton SD or approximately 7 miles east of Mitchell on Hwy 38. Signs will be posted.

TRACT 1: 79-ACRES MORE OR LESS

LEGAL: W ½ of the NE ¼ including Irregular Tact 1 therein, but expressly excepting Lots H-3 thru H5 in Section 25, 103-59 Hanson County, SD.

- 29-Acres of tillable land 49-acres in pasture and the balance in RROW.
- Soil production rating of 45.5 Predominant soils Delmont loam & Ethan Betts.
- ¼ mile of Hwy 38 frontage and previously had the tailwaters of Lake Fulton on the south side. Several choice new home sites!

TRACT 2: 76.40-ACRES MORE OR LESS

LEGAL: E ½ of the NE ¼ including Irregular Tract 1 therein, but expressly excepting Lots H-3 thru H-5 in Section 25, 103-59 Hanson County, SD.

- 51-acres tillable with 25-acres in pasture balance in RROW.
- Soil production rating of 53.7. Predominant soils Enet Loam & Ethan Betts loams.
- Hwy. 38 frontage to the north and 418th Ave to the east gravel township road.
- Several choice new home sites with walkout basement potential.

TRACT 3: 156.40 ACRES COMBINATION OF TRACTS 1 & 2

LEGAL: NE ¼, including Irregular Tract 1 (IT1) therein; but expressly excepting Lots H3, H4 & H5, in Section 25-103-59, Hanson County, South Dakota

- This tract has 79 acres in tillable land with 78 acres in pasture with creek and some trees
- Has recently been fenced with newer 4 Barb Wire Fence with 5-barb fence on the west boundary.
- Annual Real Estate Taxes are \$1869.16. Able to farm or lease for the 2022 year.
- Soil Production Rating of 49.4. Predominant soils include Enet Loams, Ethan-Betts Loams, Clarno-Bonilla & Delmont Loams
- Been in the Rose family for over 50 plus years
- This parcel would make a great add on to any cow/calf operation or investor.
- Sellers or auctioneers do not warrant or guarantee the fences lie on the true and correct boundaries. Property sold subject to any easements of record if any and sold AS IS
- Soil and Aerial Maps, Base & Yield, Wetland Maps, Title Insurance and other pertinent info found in the buyers packet.

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 15% 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.

ROSE FAMILY ETAL, OWNERS

Ron: 605-770-2983

Milton: 760-963-6282

Karen: 712-281-5427

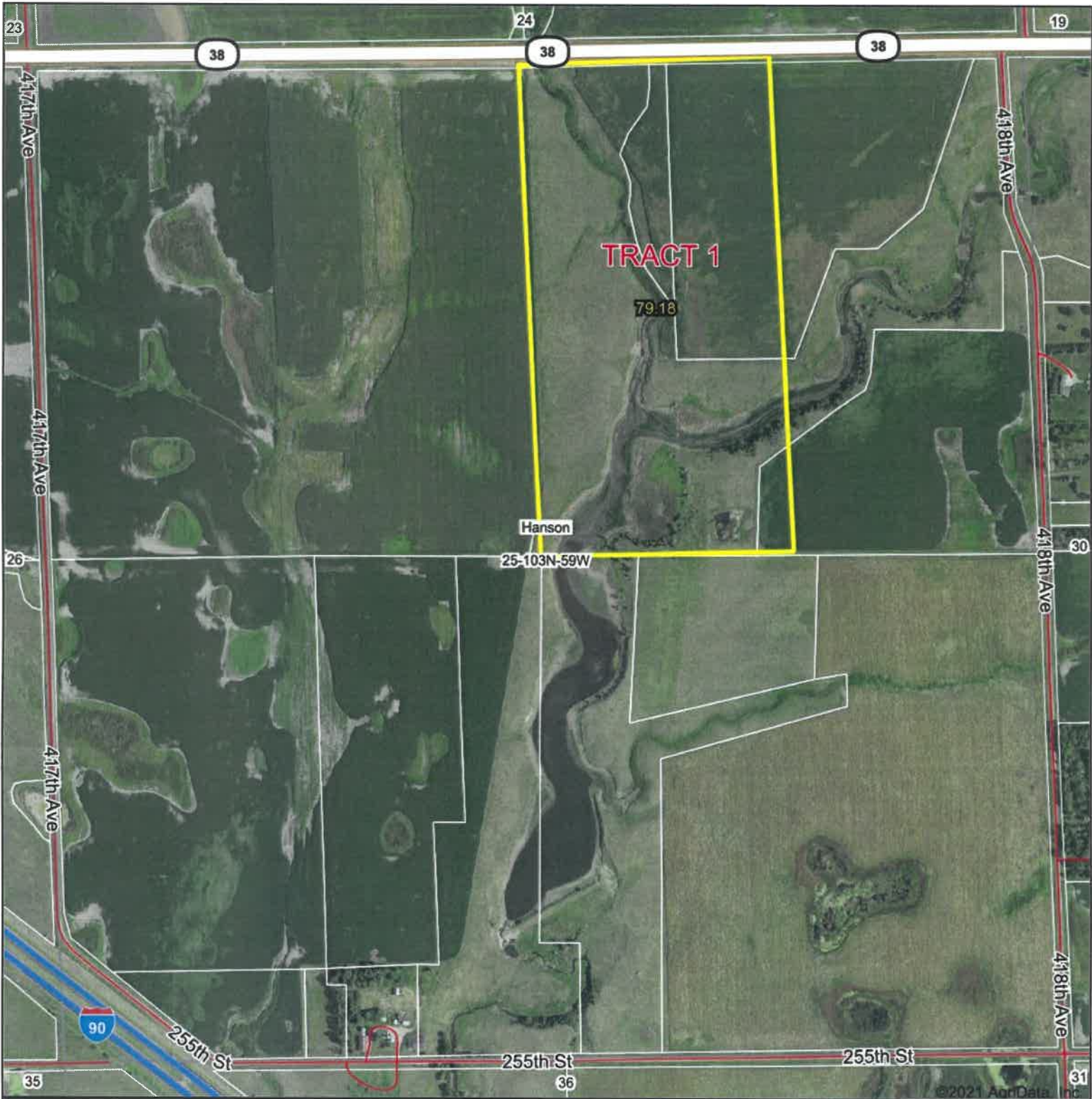
**Wieman Land & Auction Co.
Brokers & Auctioneers
Marion SD 800-251-3111**

**Morgan Theeler Law Firm
Closing Attorney
605-996-5588**

**Terry Haiar
RE Auctioneer
605-239-4626**



Aerial Map



©2021 AgriData, Inc.

Map Center: 43° 41' 43.31, -97° 51' 26.81



Maps Provided By:



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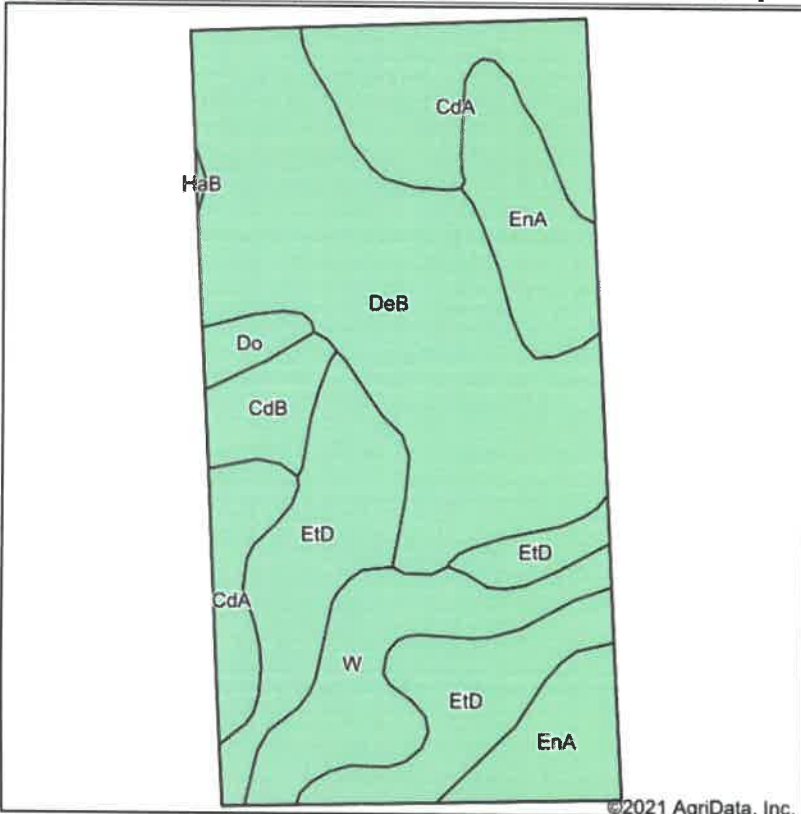
25-103N-59W
Hanson County
South Dakota



8/24/2021

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

Soils Map



State: **South Dakota**
 County: **Hanson**
 Location: **25-103N-59W**
 Township: **Hanson**
 Acres: **79.18**
 Date: **8/24/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

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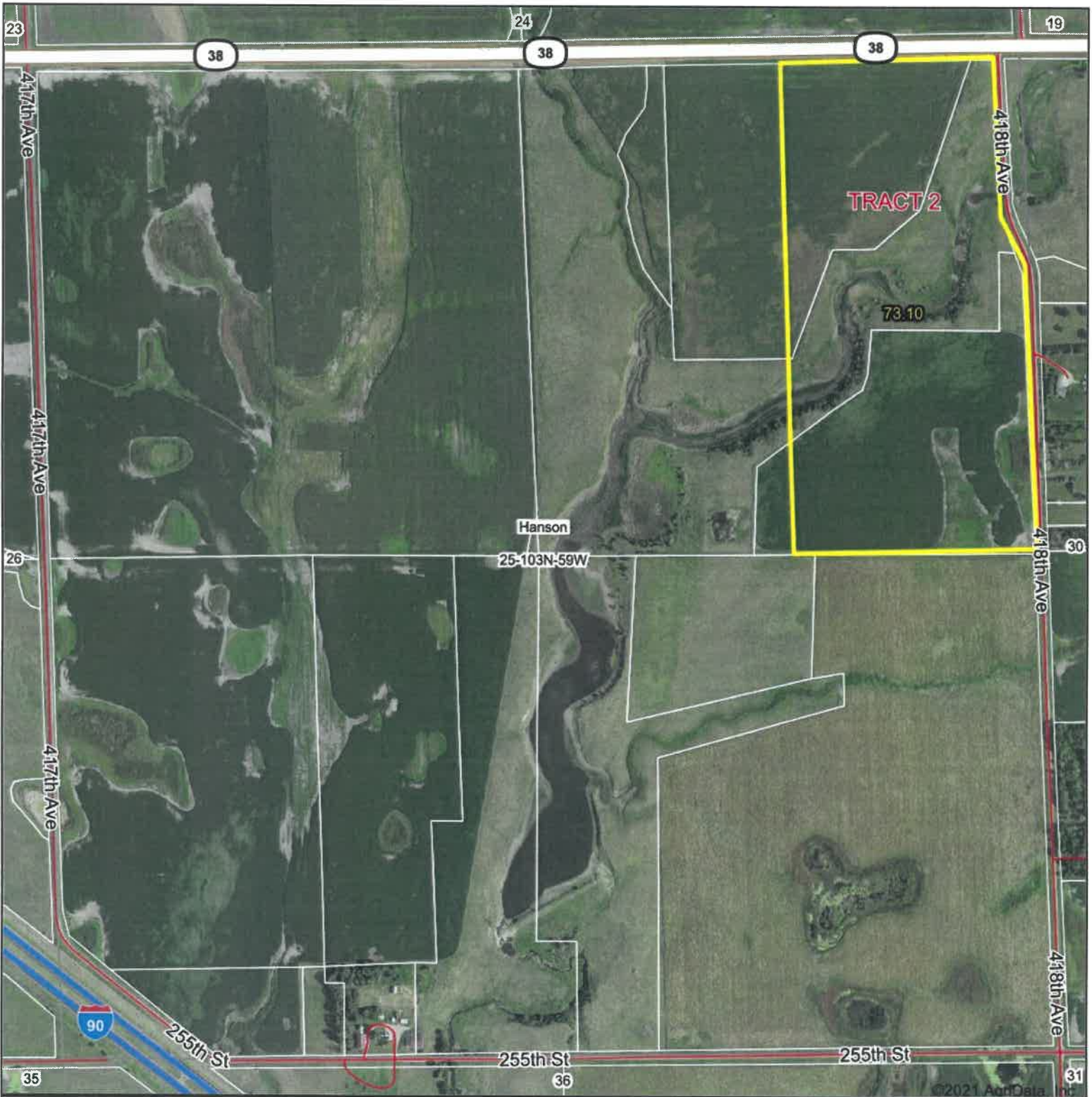
Area Symbol: SD602, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
DeB	Delmont loam, 2 to 6 percent slopes	27.74	35.0%	IVe	39
EtD	Ethan-Betts loams, 9 to 15 percent slopes	16.57	20.9%	VIe	30
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	12.00	15.2%	IIc	88
EnA	Enet loam, 0 to 2 percent slopes	10.49	13.2%	IIIIs	60
W	Water	8.09	10.2%	VIII	0
CdB	Clarno loam, 2 to 6 percent slopes	2.92	3.7%	IIe	82
Do	Dimo loam	1.29	1.6%	IIIIs	73
HaB	Hand loam, 2 to 6 percent slopes	0.08	0.1%	IIe	81
Weighted Average					45.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



Map Center: 43° 41' 43.31, -97° 51' 26.81



25-103N-59W
Hanson County
South Dakota



8/24/2021



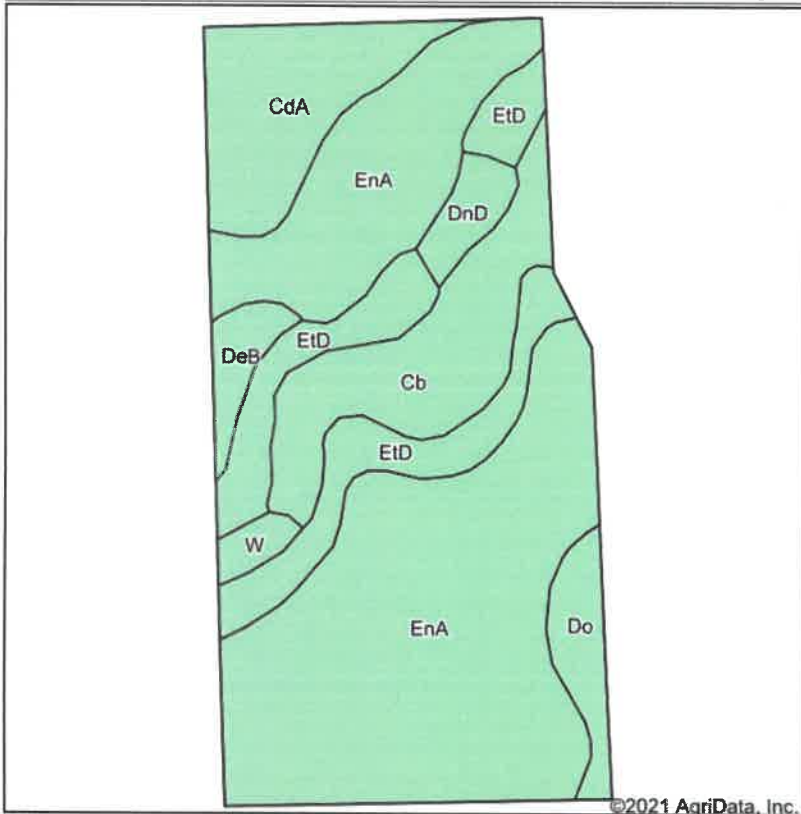
Maps Provided By:



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

Soils Map



State: **South Dakota**
 County: **Hanson**
 Location: **25-103N-59W**
 Township: **Hanson**
 Acres: **73.1**
 Date: **8/24/2021**



Soils data provided by USDA and NRCS.

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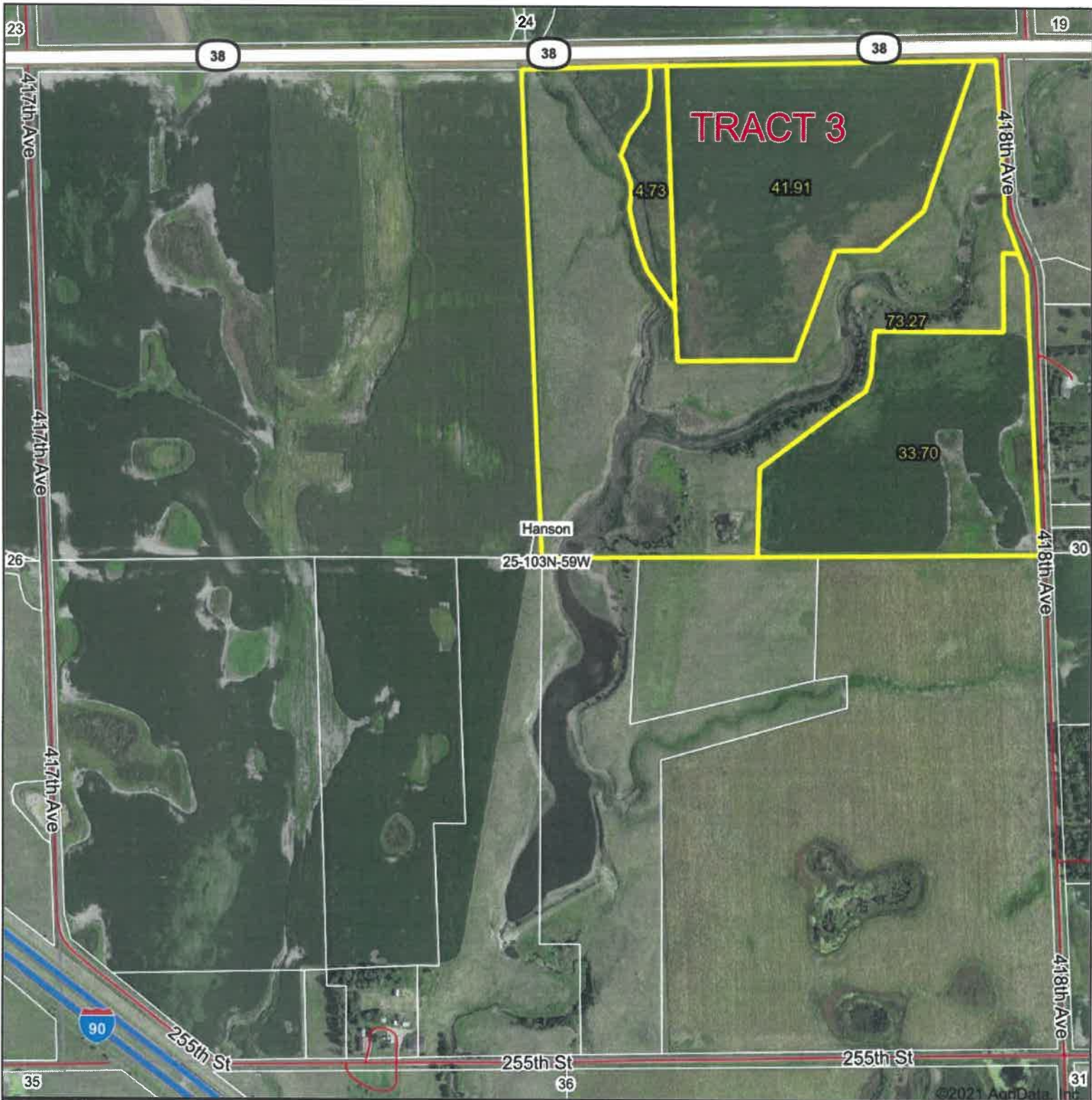
www.AgridataInc.com

Area Symbol: SD602, Soil Area Version: 22					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EnA	Enet loam, 0 to 2 percent slopes	39.20	53.6%	IIIs	60
EtD	Ethan-Betts loams, 9 to 15 percent slopes	10.44	14.3%	VIe	30
Cb	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	8.99	12.3%	VIw	34
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	7.57	10.4%	IIc	88
Do	Dimo loam	2.66	3.6%	IIIs	73
DeB	Delmont loam, 2 to 6 percent slopes	1.68	2.3%	IVe	39
DnD	Delmont-Talmo complex, 6 to 12 percent slopes	1.68	2.3%	VIe	16
W	Water	0.88	1.2%	VIII	0
Weighted Average					53.7

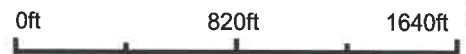
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

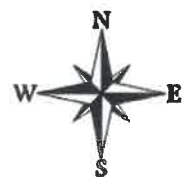
Aerial Map



Map Center: 43° 41' 43.31, -97° 51' 26.81



25-103N-59W
Hanson County
South Dakota



8/24/2021



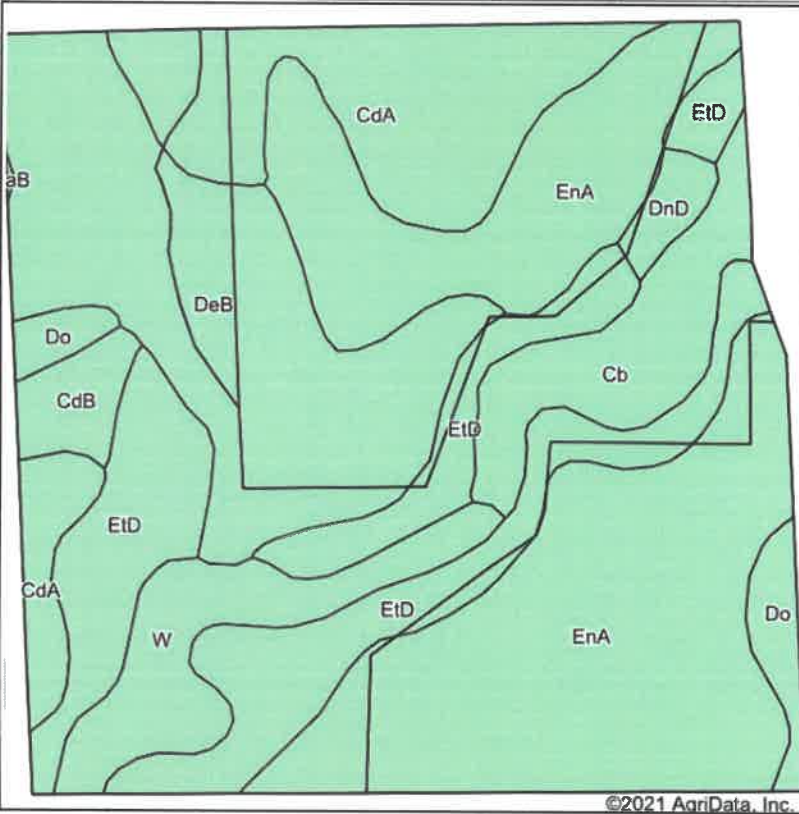
Maps Provided By:



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

Soils Map



State: **South Dakota**
 County: **Hanson**
 Location: **25-103N-59W**
 Township: **Hanson**
 Acres: **153.61**
 Date: **8/24/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

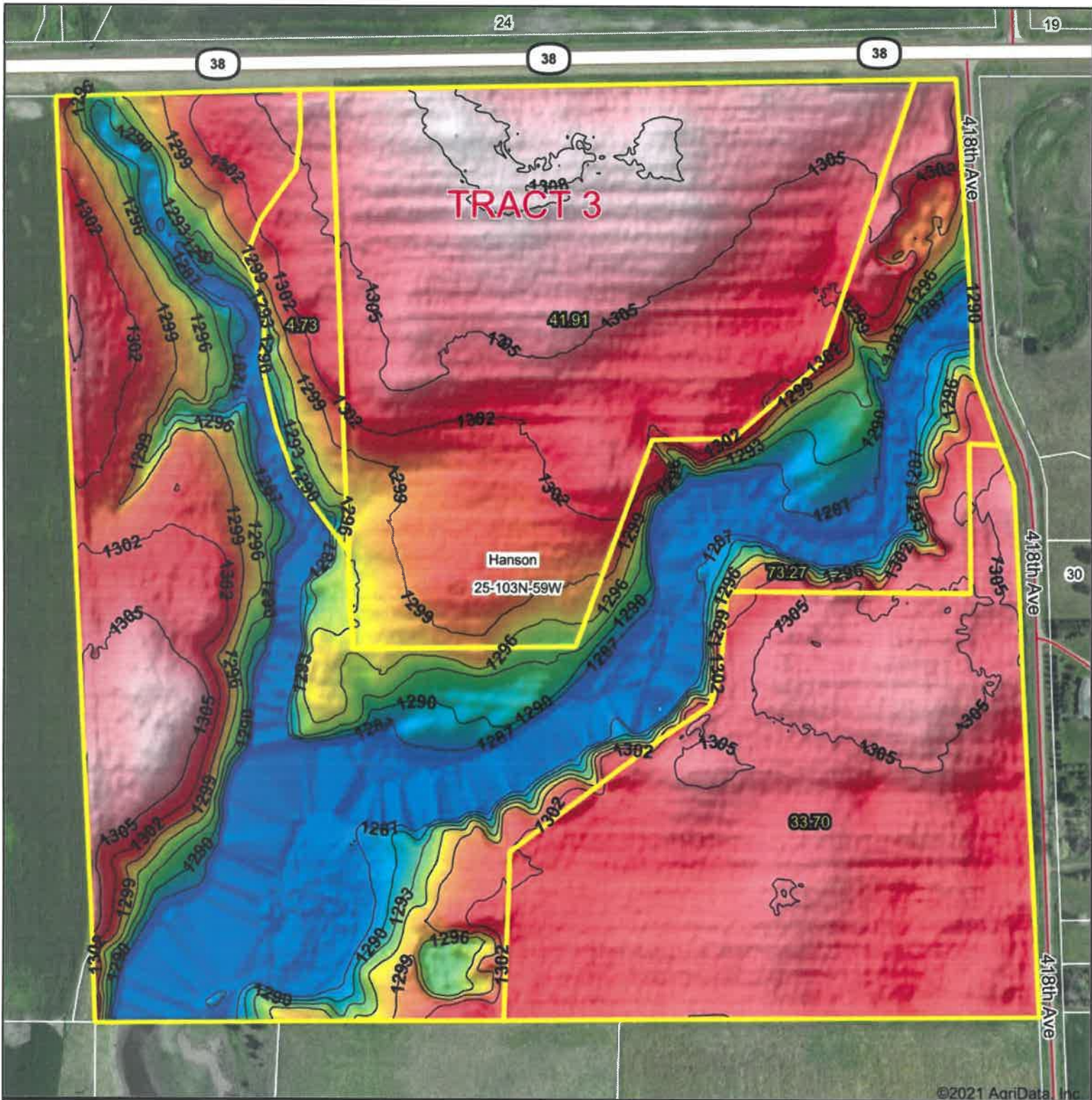
Area Symbol: SD602, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EnA	Enet loam, 0 to 2 percent slopes	50.62	33.0%	IIIs	60
DeB	Delmont loam, 2 to 6 percent slopes	29.64	19.3%	IVe	39
EtD	Ethan-Betts loams, 9 to 15 percent slopes	27.30	17.8%	VIe	30
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	19.72	12.8%	IIc	88
W	Water	9.10	5.9%	VIII	0
Cb	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	9.00	5.9%	VIw	34
Do	Dimo loam	3.66	2.4%	IIIs	73
CdB	Clarno loam, 2 to 6 percent slopes	2.89	1.9%	Ile	82
DnD	Delmont-Talmo complex, 6 to 12 percent slopes	1.68	1.1%	VIe	16
Weighted Average					49.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade

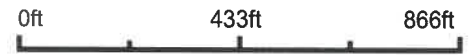


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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,284.0
Max: 1,309.0
Range: 25.0
Average: 1,299.4
Standard Deviation: 7.25 ft



25-103N-59W
Hanson County
South Dakota

map center: 43° 41' 43.31, -97° 51' 26.81

Portion of the 156EZ which pertains to the requested land.

Tract Number : 9065

Description : NE & E SW 25 103 59 LESS 7A

FSA Physical Location : SOUTH DAKOTA/HANSON

ANSI Physical Location : SOUTH DAKOTA/HANSON

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

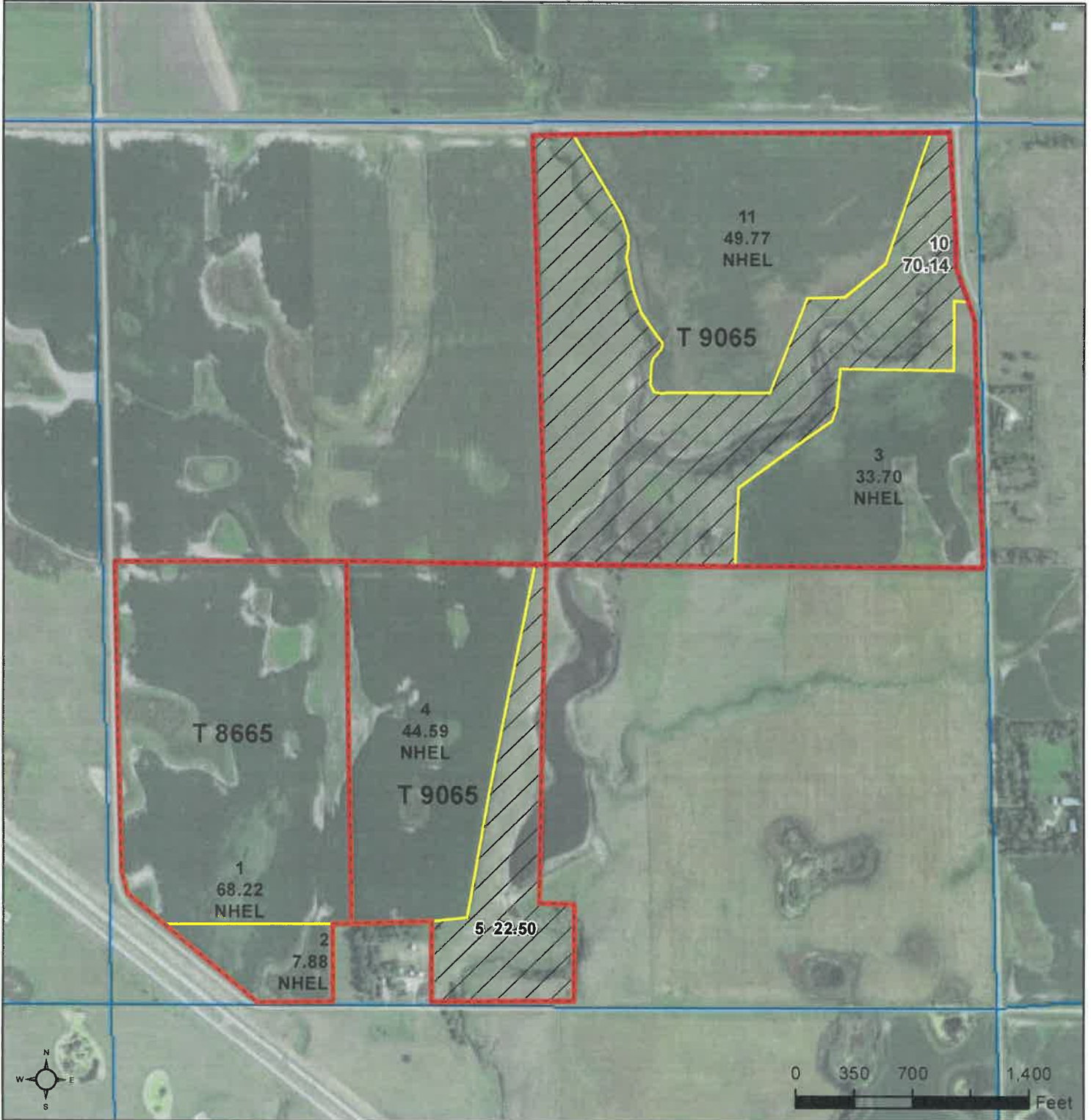
Owners : MILTON G ROSE, KAREN K BROWN, RONALD EDMUND ROSE

Other Producers : DAVID ROBERT KAYSER

Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
220.70	128.06	128.06	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	128.06	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	46.65	0.00	107
Soybeans	43.93	0.00	37
TOTAL	90.58	0.00	



Common Land Unit
 Tract Boundary
 PLSS
 Non-Cropland
 Cropland

Unless otherwise noted:
 - All corn is yellow
 - All soybeans are common
 - All fields are non-irrigated
 - All crops are for grain

2021 Program Year
 Map Created March 31, 2021
Farm 2618

Initials & Date **25 -103N -59W**

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).

I, Arthur Thiel, Deputy State Surveyor in and for the State of South Dakota do hereby certify that at the request of the Hanson County Commissioners, I have surveyed, platted and set stakes at the corners as shown on the accompanying plat all located in the NE 1/4 of Section 25, Township 103, North, Range 59, West of the 54th P.M., and described as follows:

Starting at the NE Cor of said Sec. 25, thence W. along Sec. line 169', thence S. along edge of required Highway Right of Way 800' to point of beginning; thence South 338', thence W. 300', thence North-easterly 450' to point of beginning, containing 6.22 acres. which tract shall hereafter be designated or transferred as Irregular Tract No. 1-NE 1/4 25-103-59.

Arthur Thiel
Deputy State Surveyor.

State of South Dakota }
County of Hanson } ss.

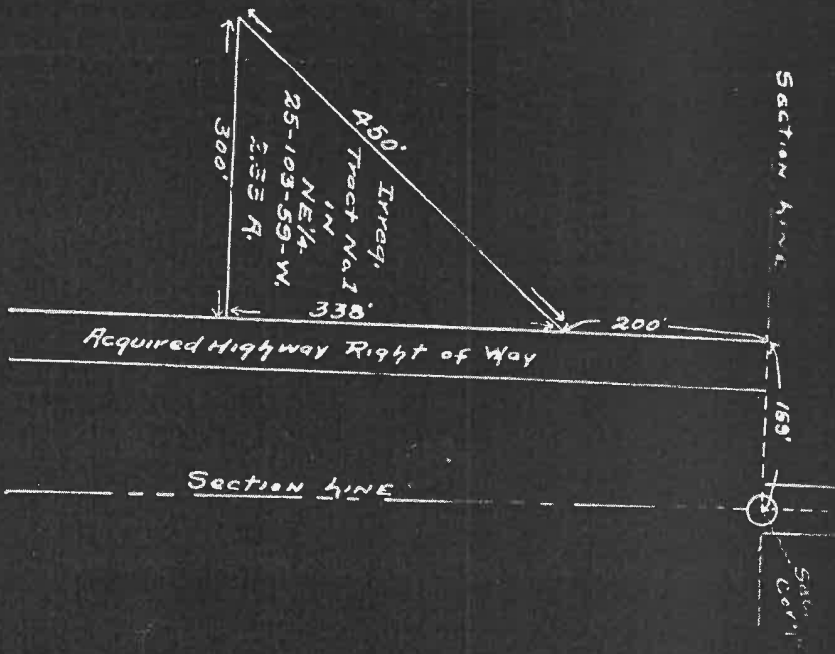
Be it known that on the 3rd day of March, 1921, personally appeared before me Arthur Thiel, well known to me to be the person who executed the foregoing certificate and acknowledged to me that he executed the same.

Notary Public, So. Dak.

I, M. J. Money, County Treasurer, Hanson County, S. D., do hereby certify that all taxes which are liens on property described in this plat are paid.

County Treasurer

I, hereby certify that I have examined this plat



Chicago Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: Vernon Holding Co Inc/The Title Company
Issuing Office: 213 E. 4th Ave., Mitchell, SD 57301
ALTA® Universal ID: 0032295
Loan ID Number:
Commitment Number: 05-21-00138
Issuing Office File Number: 05-21-00138
Property Address: ag land, , SD

SCHEDULE A

1. Commitment Date: July 15, 2021 at 07:30 AM
2. Policy to be issued:
 - (a) ALTA Own. Policy (6-17-06)
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below.
Proposed Policy Amount: \$ 14,000.00
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:

Undivided one-half interest:
Emma A. Rose, Milton G. Rose and Ronald E. Rose, as trustees of the Edmund O. Rose Trust;

Undivided one-half interest:
Ronald E. Rose and Jolene K. Rose, Trustees of the Ronald E. Rose Revocable Living Trust Agreement dated the 15th day of April, 2014, an undivided one-third interest;

Milton G. Rose and Christine Rose, Trustees of the C M Rose Trust dated December 18, 2009, an undivided on-third interest;

Karen K. Brown, an undivided one-third interest;

as tenants in common
5. The Land is described as follows:
The Northeast Quarter (NE ¼), including Irregular Tract 1 (IT1) therein; but expressly excepting Lots H3, H4 and H5, in Section Twenty-five (25), Township One Hundred Three (103) North, Range Fifty-nine (59), West of the 5th P.M., Hanson County, South Dakota.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago 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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Chicago 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 Deed executed by the duly empowered Trustee(s) of the Edmund O. Rose Trust (an undivided one-half interest) -to- Ronald E. Rose and Jolene K. Rose, Trustees of the Ronald E. Rose Revocable Living Trust Agreement dated the 15th day of April, 2014, an undivided one-third interest; and Milton G. Rose and Christine Rose, Trustees of the C M Rose Trust dated December 18, 2009, an undivided one-third interest; and Karen K. Brown, an undivided one-third interest, as tenants in common.

NOTE: The Certificate of Trust, as required below, must be attached to the Trustee's Deed.

(B) Trustee's Deed executed by Ronald E. Rose and Jolene K. Rose, Trustees of the Ronald E. Rose Revocable Living Trust Agreement dated the 15th day of April, 2014 -to- a Purchaser with contractual rights under a purchase agreement with the vested owner. An undivided one-third interest.

NOTE: The Certificate of Trust, as required below, must be attached to the Trustee's Deed.

(C) Trustee's Deed executed by Milton G. Rose and Christine Rose, Trustees of the C M Rose Trust dated December 18, 2009 -to- a Purchaser with contractual rights under a purchase agreement with the vested owner. An undivided one-third interest.

NOTE: The Certificate of Trust, as required below, must be attached to the Trustee's Deed.

(D) Warranty Deed executed by Karen K. Brown -to- a Purchaser with contractual rights under a purchase agreement with the vested owner. An undivided one-third interest.

NOTE: Marital Status of the Vestee, Karen K. Brown is not disclosed by public records, however, spousal homestead interest, if any, must be extinguished at time of conveyance by joining vestee's spouse, if any, in the conveyance or, a separate homestead rights affidavit should be executed and recorded.

In lieu of the above, and in the event that the real estate described in Schedule A herein is NOT the homestead of the vestees or their immediate families, a homestead disclaimer may be set forth in the deed of conveyance.

5. We require that standard form of affidavit or affidavits, be furnished to us at closing.

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

SCHEDULE B
(Continued)

6. If it is desired that any liens listed on Schedule B - Part II not be shown on the final policy to be issued, we require a satisfaction/release for each lien be obtained and duly filed of record.
7. We require that we be furnished with a Certificate of Trust pertaining to the Ronald E. Rose Revocable Living Trust Agreement dated the 15th day of April, 2014, pursuant to SDCL 55-4-51.3 to be filed with the Hanson County Register of Deeds. We reserve the right to raise further requirements based upon examination of same.
8. We require that we be furnished with a Certificate of Trust pertaining to the C M Rose Trust dated December 18, 2009, pursuant to SDCL 55-4-51.3 to be filed with the Hanson County Register of Deeds. We reserve the right to raise further requirements based upon examination of same.
9. We require that we be furnished with a Certificate of Trust pertaining to the Edmund O. Rose Trust, pursuant to SDCL 55-4-51.3 to be filed with the Hanson County Register of Deeds. We reserve the right to raise further requirements based upon examination of same.
10. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under the commitment until it receives a designation for a Proposed Insured, acceptable to the company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
11. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent herewith when the final amounts are approved.
12. Satisfy the retained undivided one-half interest of Emma A. Rose, Milton G. Rose and Ronald E. Rose, as trustees of the Edmund O. Rose Trust as shown in the Final Decree of Edmund O. Rose, Deceased, filed May 31, 1994 in Book 115, Pages 183-185. (copy provided upon request)

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:

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SCHEDULE B
(Continued)

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. Rights or claims of parties in possession not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the public records.
5. 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.
6. Subject to minerals and mineral rights, if any.
7. Taxes or Special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

2020 real estate taxes due and payable in 2021 in the amount of \$1,869.16 with \$934.58 paid. Tax Bill #2382; Tax ID#103-59-025-001-000-01 (NE4 (less hwy lots) incl Irreg Tract 1 25-103-59)
9. (A) Unpatented mining claims; (B) reservations or exceptions in patents, or any act 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.
10. Statutory easement for highway along the section line (or lines bounding or within) the land herein described.
11. Subject to the rights of the public, County of Davison and State of South Dakota in and to the area reserved for road right-of-way as shown in the Plats of Lot H1 filed August 16, 1932 in Book 3 of Plats, Page 108/109 and Lot H2 filed August 16, 1932 in Book 3 of Plats, Page 110/111. (copies provided upon request)
12. EASEMENT CONTRACT with the State of South Dakota, filed June 16, 1934 in Book H, Page 588. (copy provided upon request)
13. TRANSMISSION LINE RIGTH-OF-WAY to East River Electric Power Co-Operative filed June 23, 1952 in Book MM, Page 306. (copy provided upon request)
14. EASEMENT to Northern Natural Gas Company filed October 13, 1956 in Book MN, Page 188. (copy provided upon request)

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SCHEDULE B
(Continued)

15. BURIED EXCHANGE FACILITY EASEMENT to Northwestern Bell Telephone Company filed September 5, 1978 in Book 94, Page 392. (copy provided upon request)
16. TEMPORARY EASEMENT AGREEMENTS with the State of South Dakota, acting by and through its Department of Transportation filed December 5, 1994 in Book 1E, Page 886 and pages 887-888. (copies provided upon request)
17. Application for title insurance discloses a possible gravel pit located on Irregular Tract 1 in the NE1/4 25-103-59, Minerals/the mineral estate associated with the insured land, including gravel, are not covered or insured by this Commitment / Policy.
18. Rights of the public and the State of South Dakota to that part of the premises which lies below the natural high water mark of Fulton Lake and Johnson Creek.
19. Rights of the public, State of South Dakota, and the U.S. Government, in that part of the premises which lies below the natural high water mark of Fulton Lake and Johnson Creek.
20. Rights of other riparian owners to the uninterrupted flow of navigable water.
21. Rights of owners of abutting land to use that part of premises which lies within the bed of Fulton Lake and Johnson Creek.
22. The property to be insured abuts a state/federal highway and may be subject to "controlled access"
23. Tenancy rights of parties in possession of all or a portion of the real estate.
Subject to unrecorded leases, if any.
24. Subject to the terms and conditions of the Edmund O. Rose Trust.
25. Subject to the terms and conditions of the Ronald E. Rose Revocable Living Trust Agreement dated the 15th day of April, 2014.
26. Subject to the terms and conditions of the C M Rose Trust dated December 18, 2009.

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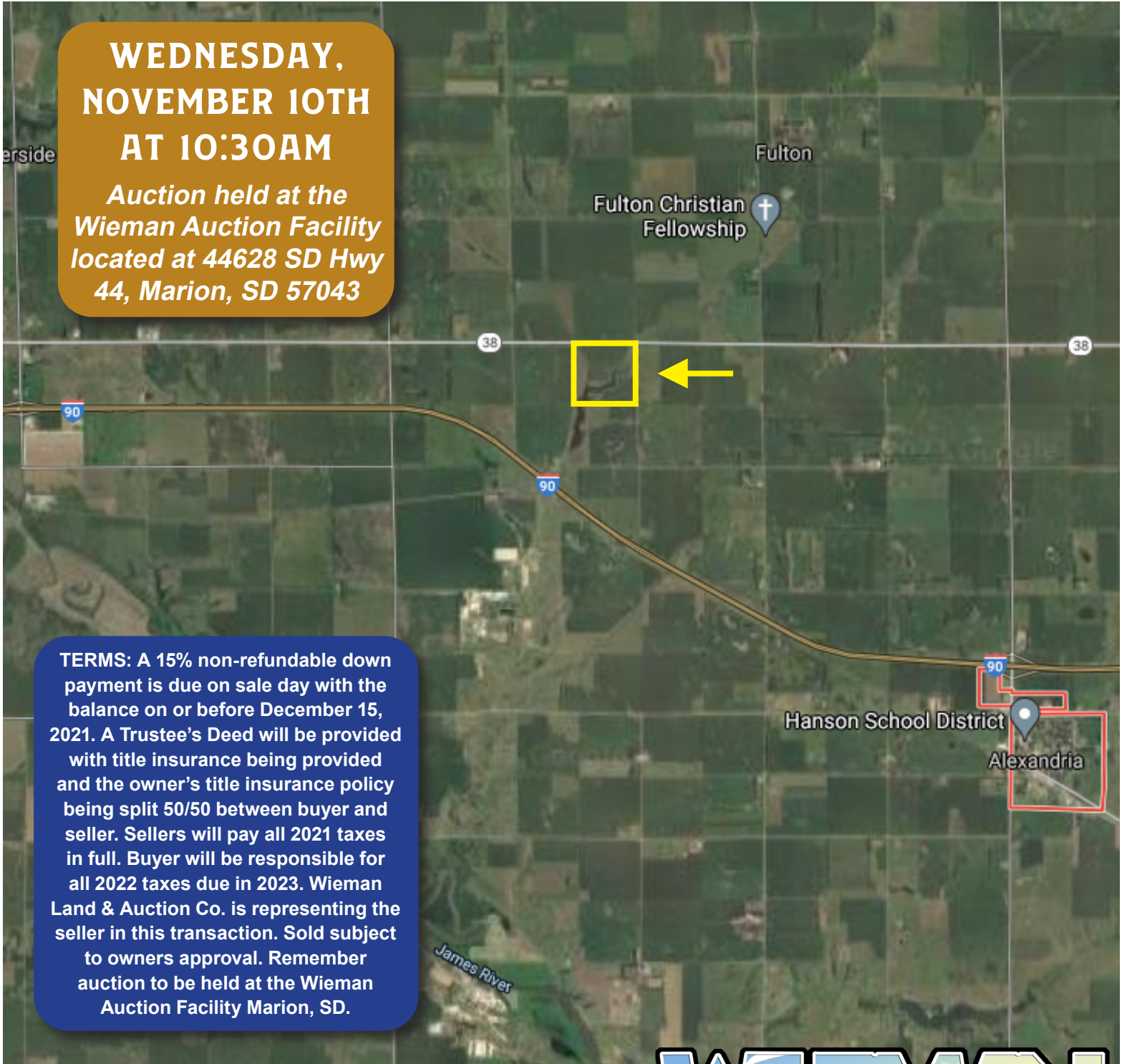


154.60 ACRES HANSON COUNTY LAND

**WEDNESDAY,
NOVEMBER 10TH
AT 10:30AM**

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

TERMS: A 15% 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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Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

