

# 160 ACRES

## DAVISON COUNTY LAND

- FRIDAY, OCTOBER 28TH AT 10:30AM -



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

800.251.3111 | Marion, SD | [WiemanAuction.com](http://WiemanAuction.com)

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



**160 ACRES OF LISBON TOWNSHIP - DAVISON COUNTY LAND AT AUCTION  
MIX OF PASTURE & TILLABLE LAND**

As a family, we have decided to sell our land at public auction on site located from Betts Road Exit 325 on I-90 go 5 ½ miles south turn west on 261<sup>st</sup> St. go 2-miles until road ends or from junction of Hwy. 42 and 401 Ave go 4-miles north west side of the road on:

**FRIDAY, OCTOBER 28<sup>TH</sup> 10:30 AM  
AUCTION HELD ON SITE**

It is our privilege to offer you this well-balanced piece offering powerful tillable land with high indexing soils with predictable yield potential and native pasture with good fences. This tract is available to farm or lease for the upcoming 2023 crop year. If you are in the need for more acres or pasture, come check this one out in the tightly held Lisbon Township!

**LEGAL:** The SE ¼ Section 30, 102-61, Davison County, South Dakota

- Currently 55.66 acres are tillable with 105.25 acres are in pasture with the balance in road right of ways.
- Soil production rating of 54 on entire unit. Predominate soils are Betts-Ethan Loams & Houdek-Stickney Complex. Tillable acres have soil rating of 76.4.
- Good fences on this tract and dug out in pasture for water supply.
- Annual Real Estate Taxes are \$1984.42.
- Buyer's packet with base and yield information and title insurance is available.
- Property has been rented by the same tenant for 20+ years and has been well farmed and maintained.

**TO VIEW THE PROPERTY:** We invite you to inspect this property at your convenience. Drone Video Footage can be viewed at [www.wiemauction.com](http://www.wiemauction.com) A buyer packet can be mailed by calling our office at 800-251-3111. If cattle are grazing we ask you inspect the pasture from the road.

**TERMS:** Cash Sale with 15% (nonrefundable) down payment on sale day with the balance due on or before November 30, 2022. Good and clear title will be granted to buyer with the cost of the Owner's Title Insurance split 50/50 between buyer and seller. Sellers to pay all the 2022 Real Estate Taxes. New buyer will pay the 2023 Real Estate Taxes. Sold subject to owner's confirmation and all easements and restrictions of record if any. Wieman Land & Auction represents the seller in this transaction. Come prepared and be ready for this great tract! Remember – the land will be sold right on the land!

**DIANE SANDHOFF - COLLEEN NUTT - DANIEL WALTERS - OWNERS**

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

Barb Braley  
Closing Attorney  
605-928-7958  
Parkston, SD



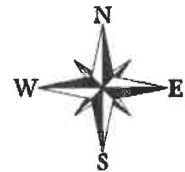
# Aerial Map



Map Center: 43° 36' 26.91, -98° 11' 45.94



**30-102N-61W**  
**Davison County**  
**South Dakota**



8/31/2022



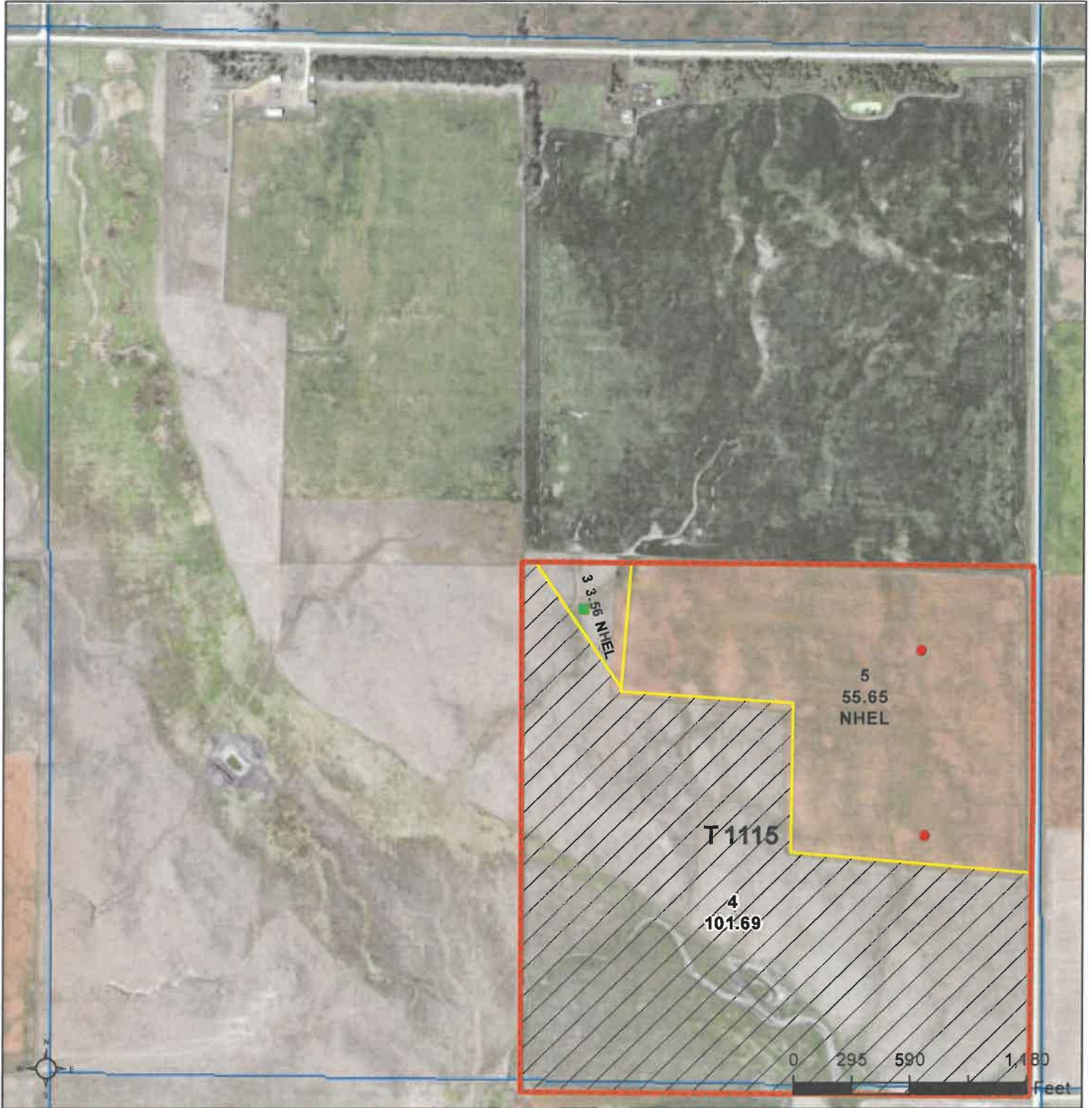
Maps Provided By:



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





**Common Land Unit**  
  Tract Boundary  
  PLSS  
  Cropland  
  Non-Cropland

**Wetland Determination Identifiers**  
● Restricted Use  
▼ Limited Restrictions  
■ Exempt from Conservation  
■ Compliance Provisions

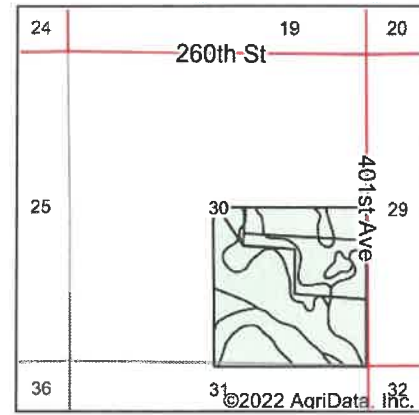
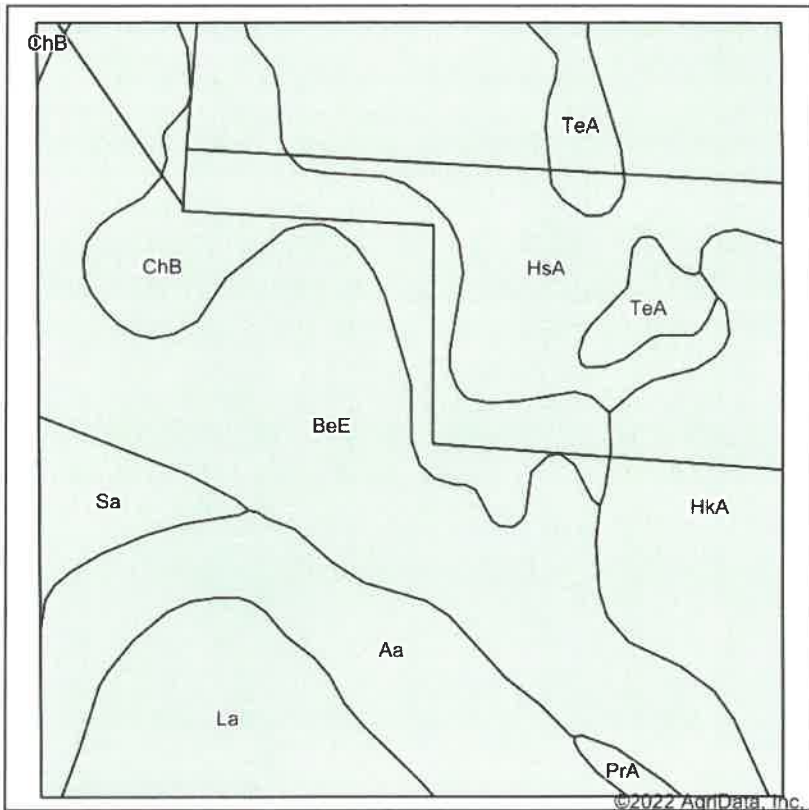
Unless otherwise noted, crops listed below are:  
 Non-irrigated  
 Intended for Grain      Producer initial \_\_\_\_\_  
 Corn = Yellow              Date \_\_\_\_\_  
 Soybeans = Common  
 Wheat - HRS or HRW  
 Sunflowers = Oil or Non-oil

**2022 Program Year**  
 Map Created August 25, 2022  
**Farm 1484**

**30-102N-61W-Davison**

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).

# Soils Map



State: **South Dakota**  
 County: **Davison**  
 Location: **30-102N-61W**  
 Township: **Lisbon**  
 Acres: **160.91**  
 Date: **8/31/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD035, Soil Area Version: 24

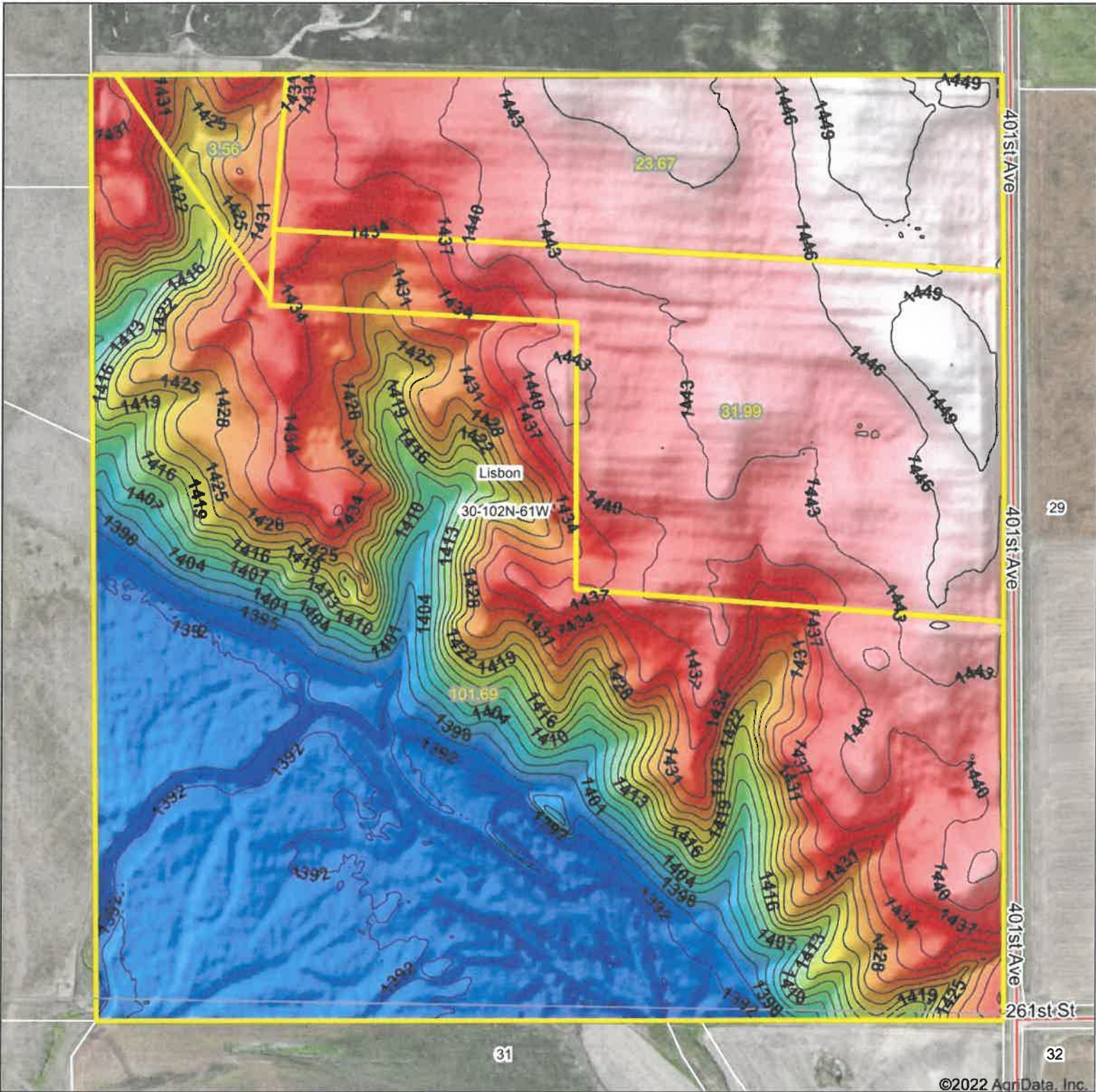
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
BeE	Betts-Ethan loams, 15 to 40 percent slopes	44.94	27.9%	Vllc	18
HsA	Houdek-Stickney complex, 0 to 2 percent slopes	33.17	20.6%	llc	77
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	20.94	13.0%	lle	78
Aa	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	19.10	11.9%	Vlw	34
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	18.26	11.3%	llc	88
La	Lamo silt loam	13.18	8.2%	llw	66
TeA	Tetonka silt loam, 0 to 1 percent slopes	5.63	3.5%	IVw	56
Sa	Salmo silt loam	4.92	3.1%	IVw	36
PrA	Prosper silt loam, 0 to 3 percent slopes	0.77	0.5%	llc	92
<b>Weighted Average</b>				<b>4.00</b>	<b>54</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

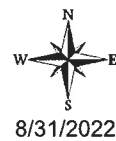
Soils data provided by USDA and NRCS.



# Topography Hillshade



Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 1,388.4  
 Max: 1,451.6  
 Range: 63.2  
 Average: 1,424.3  
 Standard Deviation: 20.73 ft



**30-102N-61W**  
**Davison County**  
**South Dakota**

map center: 43° 36' 26.91, -98° 11' 45.94



Maps Provided By:



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

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**Abbreviated 156 Farm Record**

**Operator Name** : ELDER J HERMAN  
**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
160.90	59.21	59.21	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	59.21	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	30.45	0.00	98	0
Soybeans	10.15	0.00	41	
<b>TOTAL</b>	<b>40.60</b>	<b>0.00</b>		

**NOTES**

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**Tract Number** : 1115

**Description** : D10 SE 30 102 61  
**FSA Physical Location** : SOUTH DAKOTA/DAVISON  
**ANSI Physical Location** : SOUTH DAKOTA/DAVISON  
**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** : DANIEL WALTERS, COLLEEN NUTT, DIANE SANDHOFF  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
160.90	59.21	59.21	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	59.21	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  
DAVISON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 1484  
Prepared : 8/29/22 9:35 AM  
Crop Year : 2022

Abbreviated 156 Farm Record

Tract 1115 Continued ...

Corn	30.45	0.00	98
Soybeans	10.15	0.00	41
<b>TOTAL</b>	<b>40.60</b>	<b>0.00</b>	

NOTES

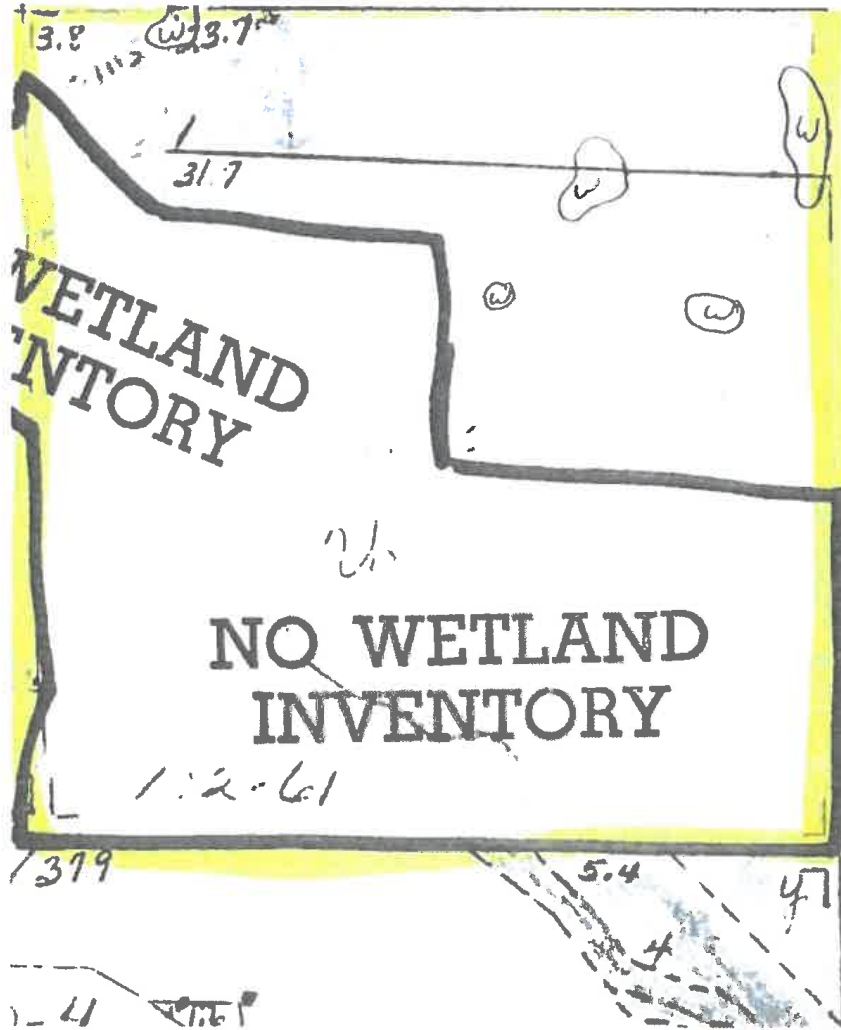
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*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any 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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*



30-102-61



WETLAND  
INVENTORY

NO WETLAND  
INVENTORY

1-2-61

31.9

5.4

47

1-41

Old Republic National Title Insurance Company

**SCHEDULE A**

Address reference (not applicable to coverage):  
ag land , SD

Office File Number: 04-22-00493

1. Commitment Date: August 29, 2022 at 07:30 AM
2. Policy or policies to be issued:
  - a. ALTA Own. Policy (06/17/06)  
 Standard Coverage     Extended Coverage  
 Proposed Insured: To Be Determined  
 Proposed Policy Amount:
  - b. ALTA Loan Policy (06/17/06)  
 Standard Coverage     Extended Coverage  
 Proposed Insured:  
 Proposed Policy Amount:
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:  
Diane Sandhoff, Colleen Nutt and Daniel Walters
5. The Land is described as follows:  
Southeast Quarter (SE ¼) of Section Thirty (30), Township One Hundred Two (102) North, Range Sixty-one (61) West of the 5th P.M., Davison County, South Dakota.

**Vernon Holding Co Inc/The Title Company**

By:   
**Vernon Holding Co. Inc./The Title Company**  
 213 E. 4th Avenue., Mitchell, SD 57301  
 (605)996-4900

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Old Republic National Title Insurance Company

## SCHEDULE B - PART 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.

(A) Deed executed by Diane Sandhoff, and spouse, if any, Colleen Nutt and spouse, if any and Daniel Walters, and spouse, if any -to- a To Be Determined party.  
NOTE: Marital Status of the Grantor(s) shown above, 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.
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. 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.
8. Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 above.
9. Prior to closing, the name of the BUYER must be searched at the courthouse pursuant to the policy of the company. We reserve the right to raise further exceptions based upon review of same.

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**SCHEDULE B**  
(Continued)

10. 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.

**END OF SCHEDULE B - PART I**

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Old Republic National Title Insurance Company

**SCHEDULE B - PART 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. Rights or claims of parties in possession not shown by the public records.
3. 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.
4. Easements, or claims of easements, or roads and highways, 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. (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.
7. 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.
8. Any Service, installation or connection charge for sewer, water or electricity.
9. Any right, title, or interest in minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.

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**Adopted 6-17-06 Revised 08-01-2016**

(04-22-00493.PFD/04-22-00493/5)

**SCHEDULE B - PART II**  
**EXCEPTIONS**  
(Continued)

10. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

2021 real estate taxes due and payable in 2022 in the amount of \$1,984.42 and are paid in full. Tax Bill #1244 Tax ID#05000-01261-30400

11. (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.
12. Statutory easement for highway along the section line (or lines bounding or within) the land herein described.
13. VESTED DRAINAGE RIGHT FORM dated and filed March 13, 1991 and recorded in Book 52 of Misc. Records on Page 158. (copy provided upon request)
14. Subject to tenancy rights of parties in possession of all or a portion of the real estate.

Subject to unrecorded leases, if any.

15. THE FOLLOWING NOTE IS FOR INFORMATIONAL PURPOSES ONLY:

The following is the most recent deed or transfer affecting said land:  
PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION dated March 24, 2010, filed April 12, 2010 and recorded in Book 610 on Page 134 executed by Diane Sandhoff, Personal Representative of the Estate of Donald S. Walters, deceased -to- Diane Sandhoff, Colleen Nutt and Daniel Walters.

**END OF SCHEDULE B - PART II**







# 160 ACRES

## DAVISON COUNTY LAND

**FRIDAY,  
OCTOBER 28TH  
AT 10:30AM**

*Auction will be held  
on-site of the land!*

**TERMS:** Cash Sale with 15% (nonrefundable) down payment on sale day with the balance due on or before November 30, 2022. Good and clear title will be granted to buyer with the cost of the Owner's Title Insurance split 50/50 between buyer and seller. Sellers to pay all the 2022 Real Estate Taxes. New buyer will pay the 2023 Real Estate Taxes. Sold subject to owner's confirmation and all easements and restrictions of record if any. Wieman Land & Auction represents the seller in this transaction. Come prepared and be ready for this great tract! Remember - the land will be sold right on the land!



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800.251.3111 | Marion, SD | [WiemanAuction.com](http://WiemanAuction.com)

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