

# 240 ACRES

## HUTCHINSON COUNTY LAND

- WEDNESDAY, NOVEMBER 2ND AT 10:30AM -



EDWARD  
**SAYLER**  
FAMILY  
★ ★ ★



*"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

**240 -ACRES LOCATED IN ODESSA TWP - YANKTON & SWEET TWP. - HUTCHINSON COUNTY  
OFFERED IN 4-TRACTS – POWERFUL- TILLABLE LAND – PASTURE – IMPROVED ACREAGE  
ALL AT AUCTION**

Our family has decided to sell the following property at public auction located at the Wieman Auction Facility located from Marion, SD go 1-mile south ½ mile west on Hwy. 44 on:

**WEDNESDAY NOVEMBER 2<sup>ND</sup>  
10:30 A.M.**

It is our privilege to offer these unique tracts of land offering something for nearly every type of land buyer. Offered in small and large tracts the property offers top-quality, excellent eye appeal tillable land, rolling pasture, and a 5-Bedroom home with full set of buildings all located on Hutchinson – Yankton County Line. Come take a look!

**TRACT ONE: 145-ACRES ALL TILLABLE HUTCHINSON COUNTY LAND**

**LEGAL:** The SW ¼ except Saylor Tract 1 (15-acres) in Section 34, 97-57 Hutchinson County, SD

**LOCATION:** From Menno, SD go 4 ½ miles south on 431<sup>ST</sup> Ave east side of the road.

- 143-acres tillable balance in road right of ways.
- Soil production rating of 85.1. Predominant soils Clarno-Bonilla (88) and Tetonka and Whitewood loams (73)
- 87% of this tract (126-acres) has one soil type that provides for ease of management and predictable yield potential. Great Eye Appeal. Well farmed and maintained.
- If sold separate buyer will settle on acres as reflected by survey.
- Annual Taxes are estimated at \$2,910. New buyer able to farm or lease out for the 2023
- Base & Yield, wetland maps, title insurance and other pertinent info can be found in the buyers packet.
- If your going to buy land buy the best available and here it is!

**TRACT TWO: 15-ACRES IMPROVED**

**LEGAL:** Saylor Tract 1 in the SW ¼ of Section 34, 97-57 Hutchinson County, South Dakota.

**LOCATION:** 29098 431<sup>ST</sup> AVE. MENNO, SD 57045

- 1917 2-Story Home with 1827 sq ft with 5-bedrooms. Addition added in 1988. Newer Steel Roof, nice floor plan, LP Gas heat, Rural Water.
- Outbuildings include 2-stall garage, 28 X 60 Quanset, 28 X 38 barn w/lean-tos, 20 X 56 open front cattle shed, Grain Bins, other livestock and storage buildings.
- Large and established tree grove, great acreage for livestock, all acres in grass/hay
- Annual Taxes estimated at \$1,100 per year. Buyer will receive full possession upon closing
- Home and outbuildings are sold in AS-IS condition. Open houses will be held to view the home and buildings.

**TRACT THREE: 80-ACRES YANKTON COUNTY**

**LEGAL:** The N ½ of the NW ¼ of Section 3, 96-57 Yankton County, South Dakota.

**LOCATION:** Directly south of Tract 1 & 2

- 30.23 acres tillable, 45.90 acres in Pasture balance in Road Right of Way.
- Soil rating of 64.6 on the entire tract. Predominant soils Clarno-Crossplain-Davison (82) on tillable land and Ethan-Davis loams in pasture (42)

- Stock dam and large dam for water source. Useable fences with hot wire.
- New buyer able to farm or lease out for 2023 crop year. Annual Taxes are \$1,308.74.

**TRACT FOUR: 240-ACRES COMBINATION OF TRACTS 1-3**

**LEGAL:** The SW ¼ of Section 34, 97-57 Hutchinson County, and the N ½ of the NW ¼ of Section 3, 96-57 Yankton County, South Dakota.

- If sold as one unit buyer will settle on taxable acres and no survey's will be completed.
- Annual Taxes on the entire unit are \$4,874.04.
- Opportunity to have a well-balanced crop and livestock farm with a large home and outbuildings. Come take a look at all the possibilities.

**TO INSPECT THE PROPERTY:** Open houses will be held on Tuesday Oct. 18<sup>th</sup> & 25<sup>th</sup> from 4:00 to 6:00 p.m. to inspect the home and outbuildings or by calling the auctioneers at 800-251-3111 to set-up a private showing. Bare land buyers can inspect the property at your convenience. Buyers packets are available by calling the auctioneers and can be mailed out. Drone video footage and buyers packets are available at [www.wiemanauktion.com](http://www.wiemanauktion.com)

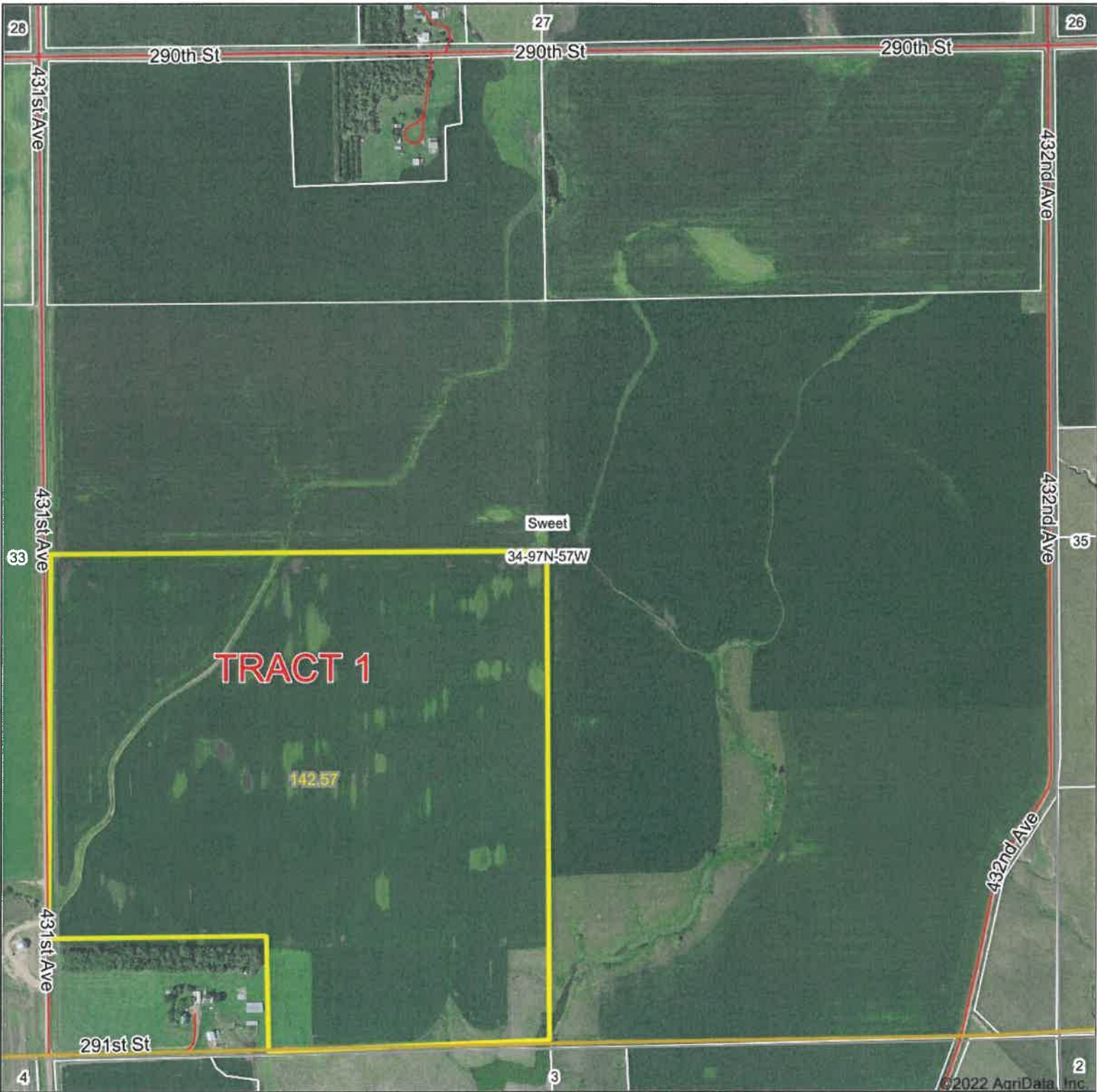
**TERMS:** Cash sale on all tracts with a 15% (non-refundable) down payment auction day with the closing on all Hutchinson County Land on December 30, 2022. Yankton County Land will close on January 2<sup>nd</sup> 2023. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2022 taxes in full. New buyer will be responsible for all 2023 taxes due in 2024. Property sold subject to owners approval and all easements and restrictions of record. Auctioneers represent the sellers. Remember auction held indoors at the Wieman Auction Facility.

**EDWARD SAYLER FAMILY – OWNERS**

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

Bertsch Law Office  
Closing Attorney  
605-387-5658

# Aerial Map



Map Center: 43° 10' 33.14, -97° 34' 4.71

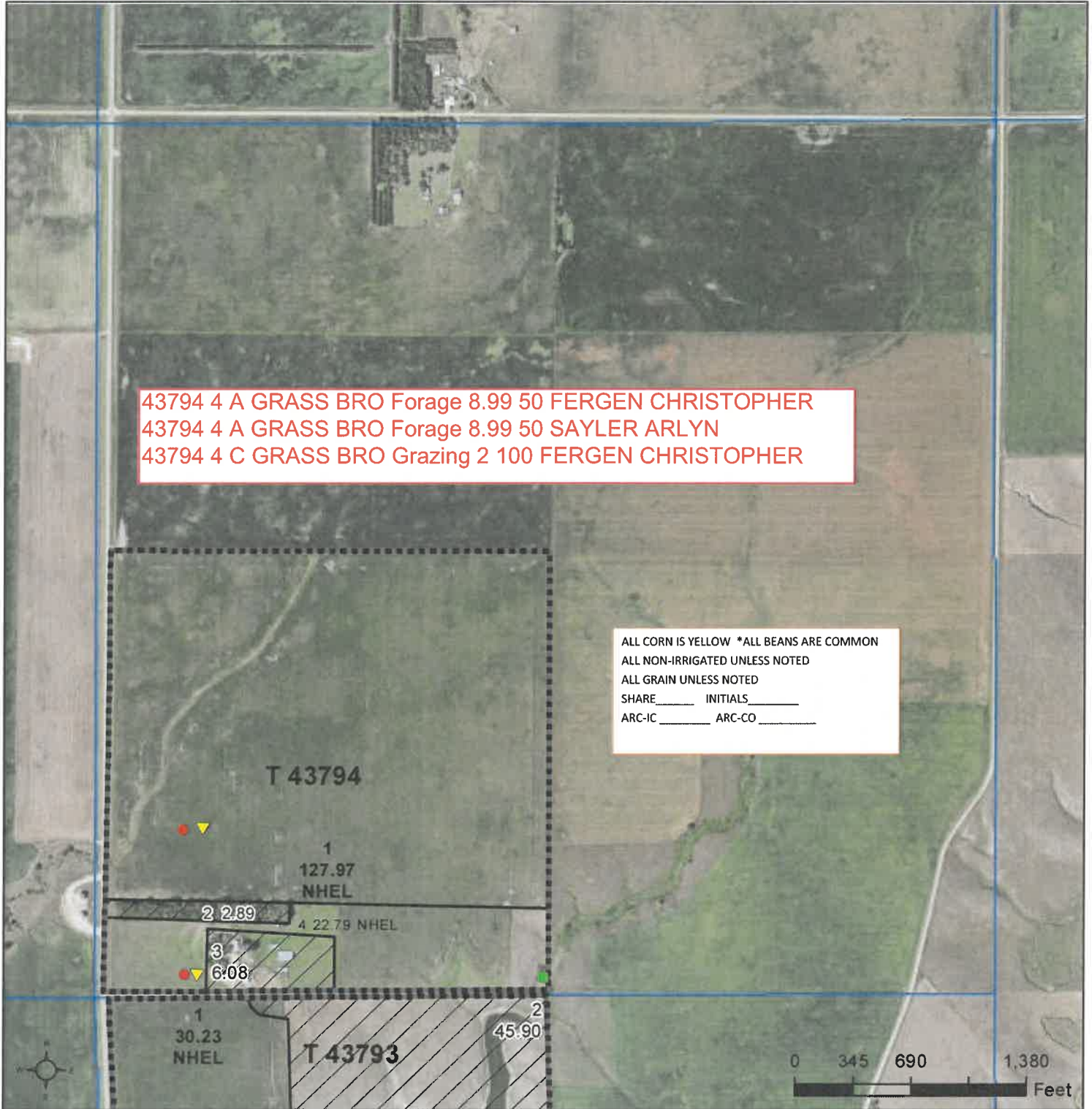


Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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**34-97N-57W**  
**Hutchinson County**  
**South Dakota**



9/6/2022



43794 4 A GRASS BRO Forage 8.99 50 FERGEN CHRISTOPHER  
 43794 4 A GRASS BRO Forage 8.99 50 SAYLER ARLYN  
 43794 4 C GRASS BRO Grazing 2 100 FERGEN CHRISTOPHER

ALL CORN IS YELLOW \*ALL BEANS ARE COMMON  
 ALL NON-IRRIGATED UNLESS NOTED  
 ALL GRAIN UNLESS NOTED  
 SHARE \_\_\_\_\_ INITIALS \_\_\_\_\_  
 ARC-IC \_\_\_\_\_ ARC-CO \_\_\_\_\_

**Common Land Unit**  
 [Hatched Box] Non-Cropland  
 [White Box] Cropland  
 [Dashed Line] Tract Boundary  
 [Blue Line] PLSS

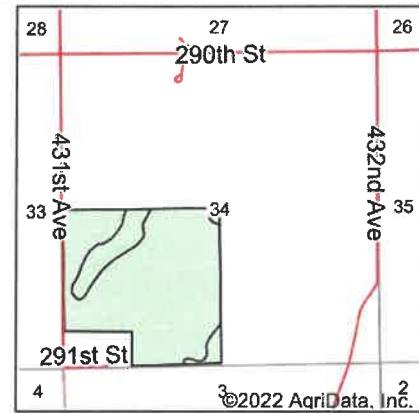
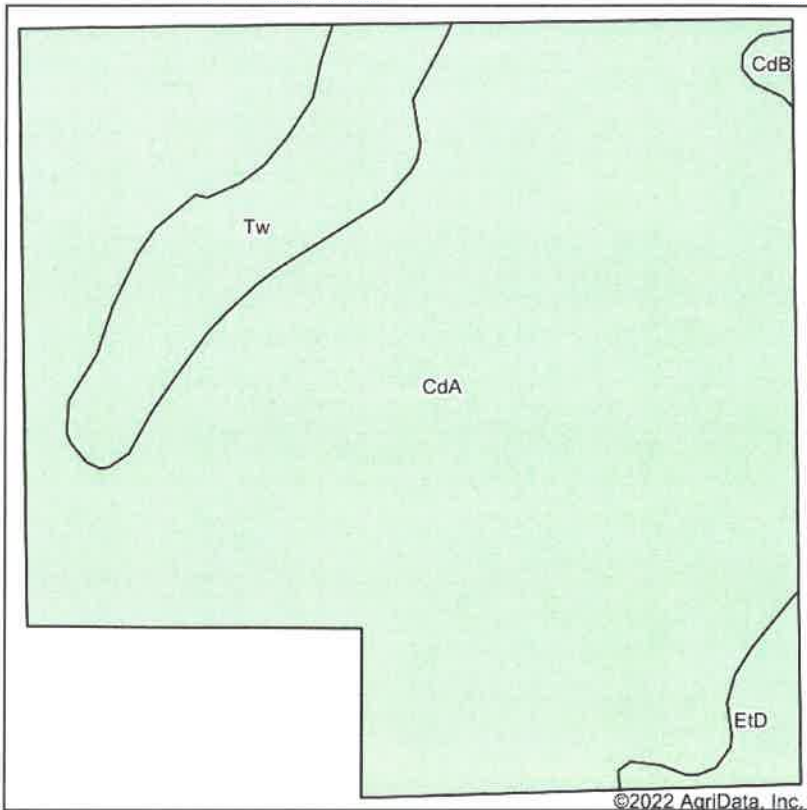
**Wetland Determination Identifiers**  
 [Red Circle] Restricted Use  
 [Yellow Triangle] Limited Restrictions  
 [Green Square] Exempt from Conservation Compliance Provisions

**2022 Program Year**  
 Map Created December 27, 2021  
**Farm 11318**

**34-97N-57W-Hutchinson**

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: **Hutchinson**  
 Location: **34-97N-57W**  
 Township: **Sweet**  
 Acres: **144.17**  
 Date: **9/2/2022**



Maps Provided By:



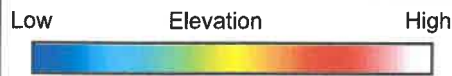
Soils data provided by USDA and NRCS.

Area Symbol: SD602, Soil Area Version: 23					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	125.71	87.2%	IIc	88
Tw	Tetonka and Whitewood silty clay loams	14.30	9.9%	IVw	73
EtD	Ethan-Betts loams, 9 to 15 percent slopes	3.46	2.4%	VIe	30
CdB	Clarno loam, 2 to 6 percent slopes	0.70	0.5%	IIe	82
<b>Weighted Average</b>				<b>2.29</b>	<b>85.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Topography Hillshade



Maps Provided By:



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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: 1,253.0  
 Max: 1,297.0  
 Range: 44.0  
 Average: 1,291.4  
 Standard Deviation: 3.35 ft



9/2/2022

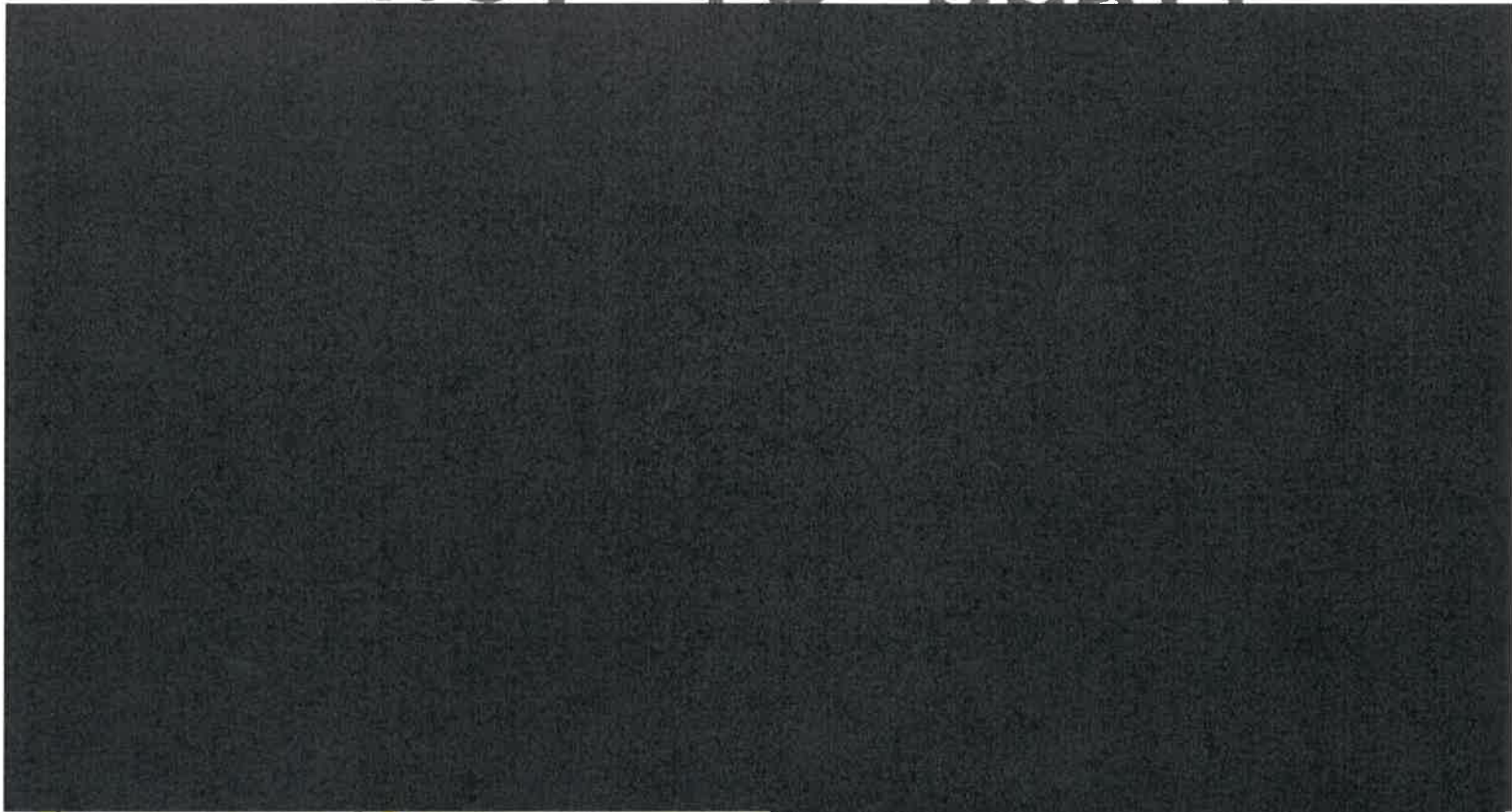
**34-97N-57W**  
**Hutchinson County**  
**South Dakota**

map center: 43° 10' 33.14, -97° 34' 4.71

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NOT TO SCALE

AUG 1990



Transferred to  
Yankton Co.

culvert

AW

Yankton  
County



# Aerial Map

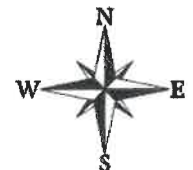


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Map Center: 43° 10' 9.99, -97° 34' 19.03



**34-97N-57W**  
**Hutchinson County**  
**South Dakota**



9/2/2022

**ED SAYLER FAMILY LAND AUCTION**  
**ADDITIONAL INFORMATION ON IMPROVED TRACT TWO**

**PHYSICAL ADDRESS**

29098 431<sup>ST</sup> AVE  
MENNO, SD 57045

**DETAILS ON THE HOME**

Courthouse records indicate the home was built in 1917 with a large addition to the south added in 1988. At present there is 1827 sq ft of living area on the main and second floors. In approx. 2012 a new steel roof was installed. Home has LP Gas furnace with window AC units. 1000 gal LP tank is owned and will transfer with the deed. Home has been rented for 15+ years and since nobody has first hand knowledge about the home it is being sold in AS IS condition. Room sizes are as follows:

**FIRST FLOOR:**

DINING ROOM:	9 ½ X 13 ½ HARDWOOD FLOORS & BUILT IN STORAGE
LIVING ROOM:	13 X 21 WITH FRONT DOOR & COAT CLOSET
MASTER BEDROOM:	11 ½ X 21 DOUBLE CLOSETS
FULL BATHROOM;	6 ½ X 11
BEDROOM #2:	11 ½ X 11 ½ 1-CLOSET
KITCHEN:	12 X 18 BUILT IN WOOD CABINETRY, WAINSCOTING
UTILITY ROOM:	8 X 12 WASHER/DRYER HOOKUPS AMPLE STORAGE
¾ BATHROOM:	5 ½ X 7 ½ FLOOR IS SOFT BETWEEN BATHROOM & UTILITY ROOM

**SECOND FLOOR**

BEDROOM #3:	10 X 11 ½ WITH A HALF BATH 4' X 5'
BEDROOM #4:	9 X 10 WITH WALK IN CLOSET
BEDROOM #5:	11 X 12 WITH CLOSET

UNFINISHED STORAGE ROOM & STORAGE CLOSETS ON 2<sup>ND</sup> FLOOR. HARDWOOD FLOORS UNDER CARPET IN BEDROOMS.

**BASEMENT:**

FULL BASEMENT UNDER ORIGINAL HOUSE WITH CRAWL SPACE UNDER ADDITON. (3) FUSE PANEL ELECTRICAL BOXES, PRESSURE TANK FOR CISTERN, BASEMENT DOES RECEIVE WATER IN SPRING OF THE YEAR.

**OUTBUILDINGS INCLUDE:**

24 X 26 TWO STALL GARAGE DETACHED	30 X 88 POLE SHED
28 X 60 QUANSET CEMENT FLOOR OH DOOR	19 X 88 LEAN-TO
28 X 38 BARN STEEL ROOF	20 X 36 NURSERY BARN
12 X 38 LEAN TO	5000 BU. GRAIN BIN
16 X 38 LEAN TO	(2) 1500 BU. GRAIN BINS
20 X 56 OPEN FRONT CATTLE SHED CON. FLOOR	20 X 40 CHICKEN BARN

PROPERTY HAS B-Y RURAL WATER AND OLDER PUMP JACK WELL WITH CONDITON UNKNOWN.





# Aerial Map



Map Center: 43° 9' 41.01, -97° 34' 4.49



**3-96N-57W**  
**Yankton County**  
**South Dakota**



Maps Provided By



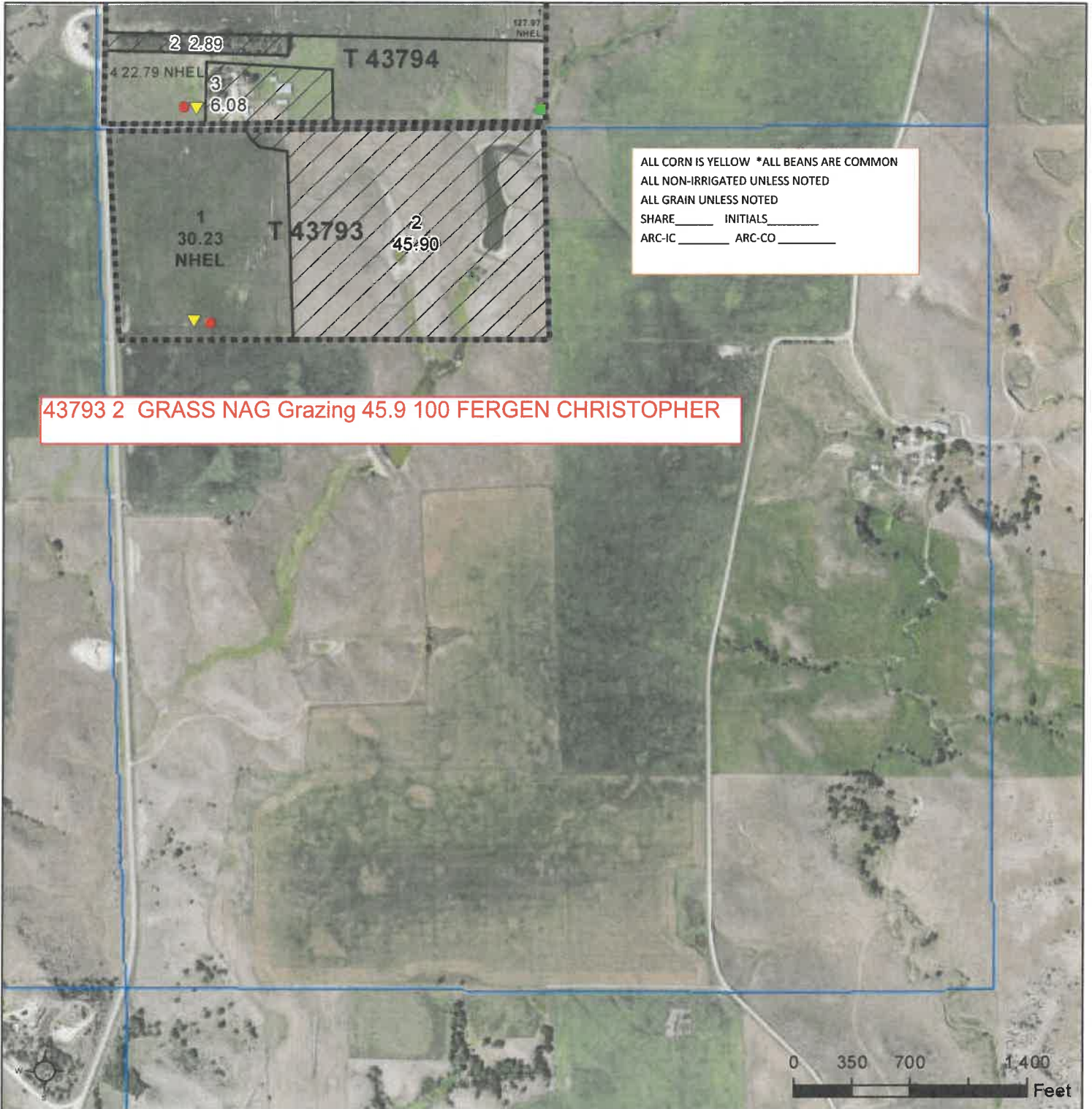
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Field borders provided by Farm Service Agency as of 5/21/2008.



United States  
Department of  
Agriculture

# Hutchinson County, South Dakota



ALL CORN IS YELLOW \*ALL BEANS ARE COMMON  
 ALL NON-IRRIGATED UNLESS NOTED  
 ALL GRAIN UNLESS NOTED  
 SHARE \_\_\_\_\_ INITIALS \_\_\_\_\_  
 ARC-IC \_\_\_\_\_ ARC-CO \_\_\_\_\_

43793 2 GRASS NAG Grazing 45.9 100 FERGEN CHRISTOPHER

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

- Wetland Determination Identifiers**
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation Compliance Provisions

2022 Program Year

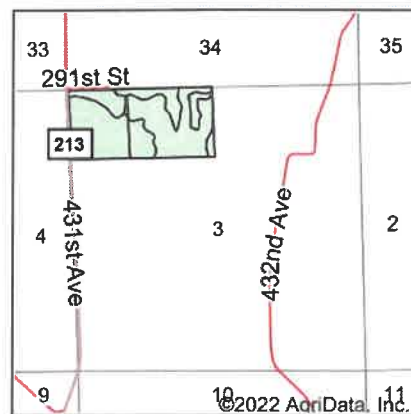
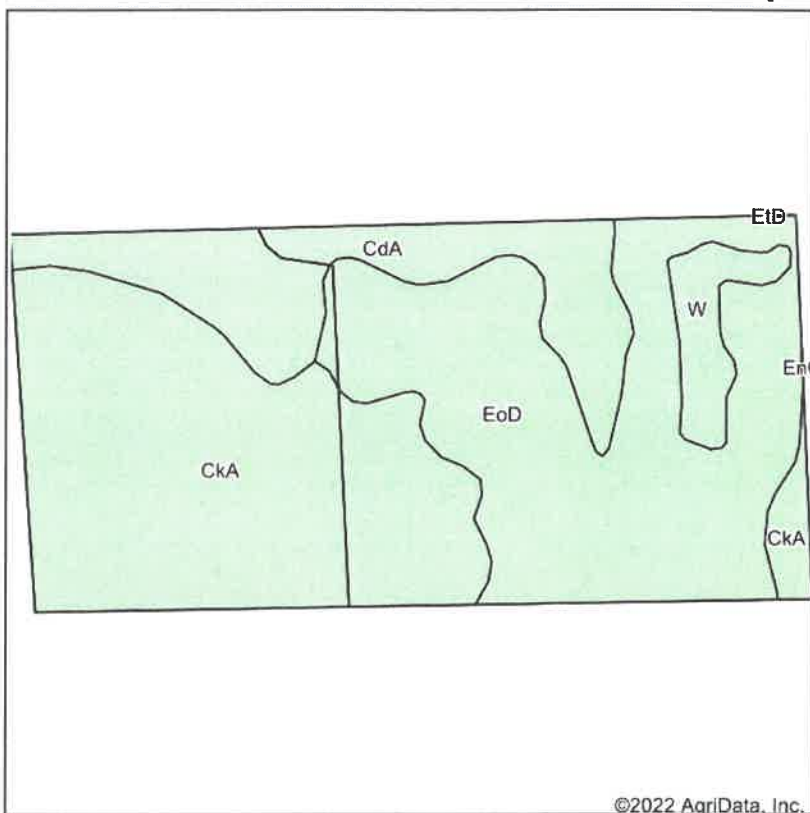
Map Created December 27, 2021

**Farm 11318**

**3-96N-57W-Yankton**

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### Soils Map



State: **South Dakota**  
 County: **Yankton**  
 Location: **3-96N-57W**  
 Township: **West Yankton**  
 Acres: **76.13**  
 Date: **9/2/2022**



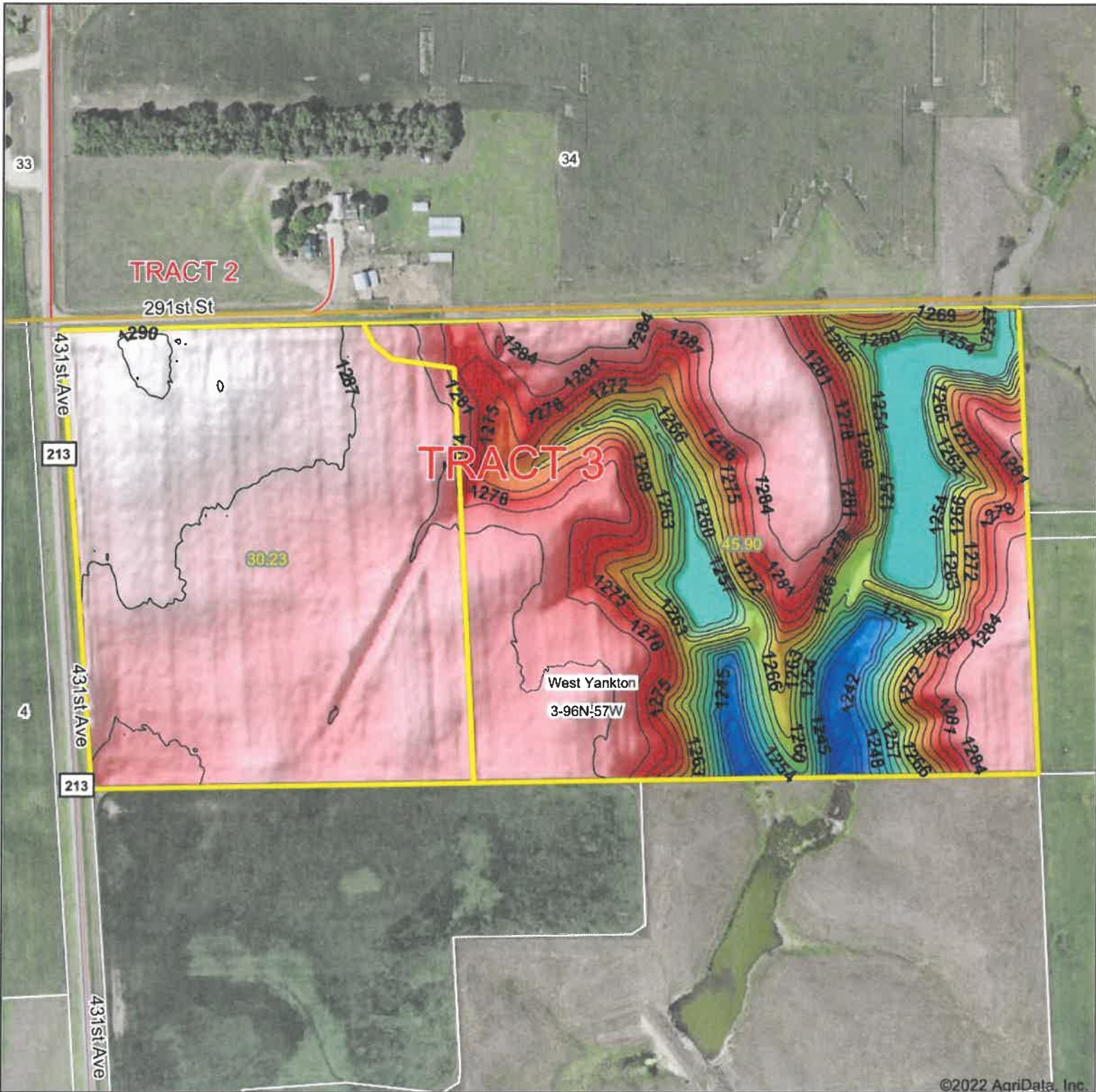
Soils data provided by USDA and NRCS.

Area Symbol: SD135, Soil Area Version: 23					
Area Symbol: SD602, Soil Area Version: 23					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	31.59	41.5%	IIc	82
EoD	Ethan-Davis loams, 9 to 15 percent slopes	28.88	37.9%	VIe	42
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	12.68	16.7%	IIc	88
W	Water	2.98	3.9%	VIII	0
<b>Weighted Average</b>				<b>3.75</b>	<b>64.6</b>

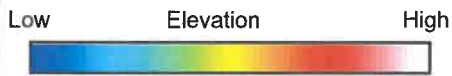
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Topography Hillshade



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Maps Provided By:



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Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 1,238.0  
 Max: 1,290.7  
 Range: 52.7  
 Average: 1,277.9  
 Standard Deviation: 12.17 ft



9/2/2022

**3-96N-57W**  
**Yankton County**  
**South Dakota**

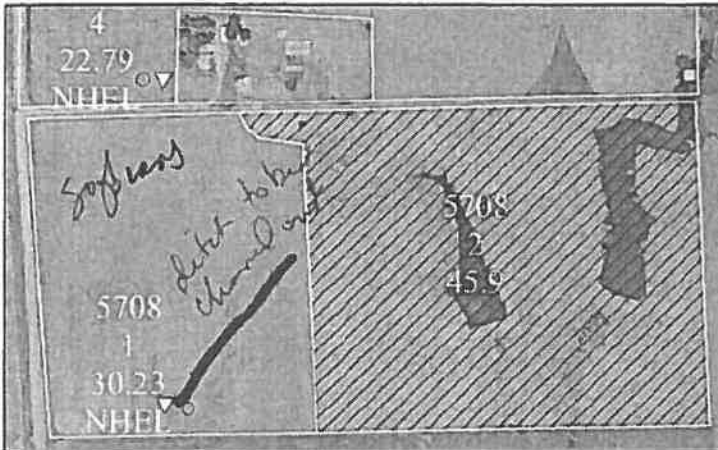
map center: 43° 9' 41.01, -97° 34' 4.49

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





United States Department of Agriculture Farm Service Agency



SAYLER

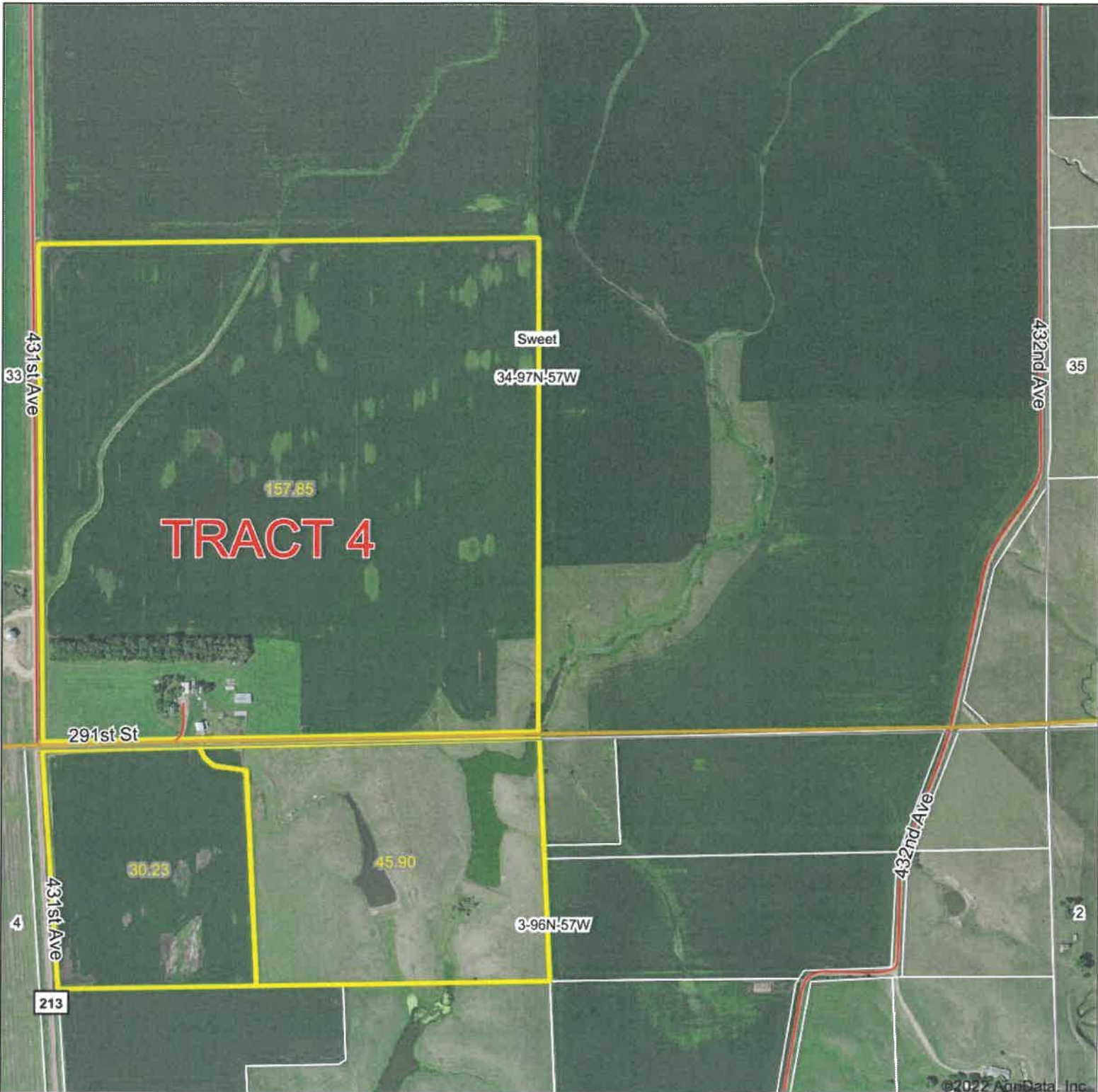
EDWARD

FARM NO

5687

Edward & Arlyn Sayler - OW

# Aerial Map



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Maps Provided By:



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Map Center: 43° 10' 16.85, -97° 34' 4.18



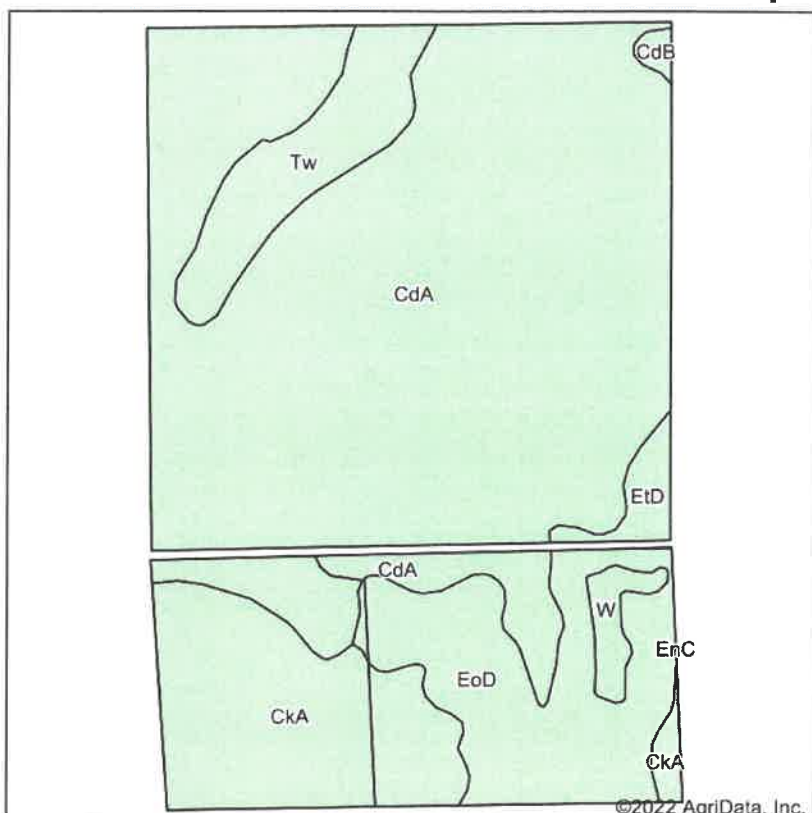
**34-97N-57W**  
**Hutchinson County**  
**South Dakota**



9/2/2022

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

### Soils Map



State: **South Dakota**  
 County: **Hutchinson**  
 Location: **34-97N-57W**  
 Township: **Sweet**  
 Acres: **233.98**  
 Date: **9/2/2022**



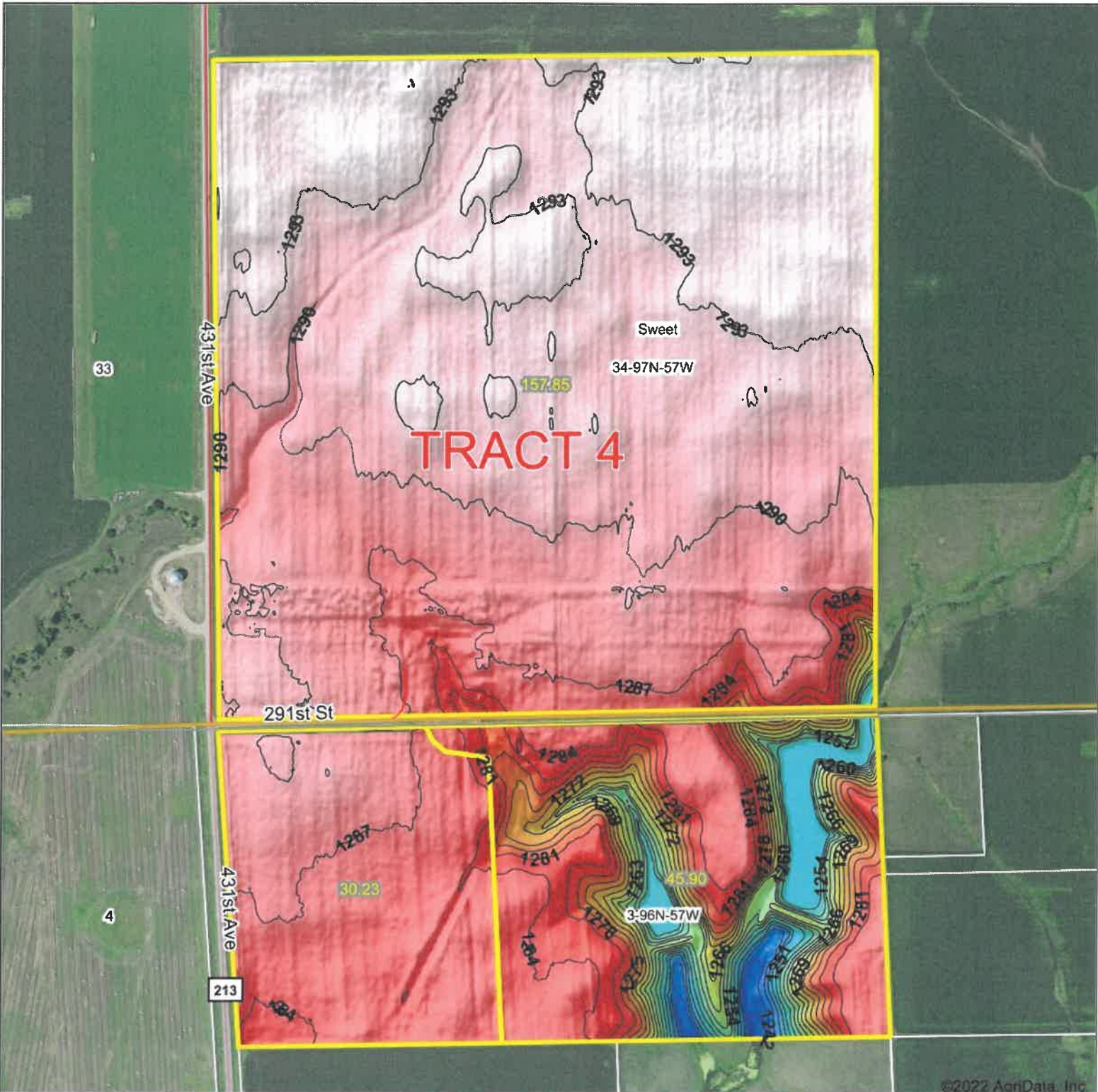
Area Symbol: SD135, Soil Area Version: 23  
 Area Symbol: SD602, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	139.55	59.6%	IIc	88
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	31.58	13.5%	IIc	82
EoD	Ethan-Davis loams, 9 to 15 percent slopes	28.88	12.3%	VIe	42
Tw	Tetonka and Whitewood silty clay loams	14.23	6.1%	IVw	73
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	12.68	5.4%	IIc	88
EtD	Ethan-Betts loams, 9 to 15 percent slopes	3.27	1.4%	VIe	30
W	Water	2.98	1.3%	VIII	0
CdB	Clarno loam, 2 to 6 percent slopes	0.81	0.3%	Ile	82
<b>Weighted Average</b>				<b>2.75</b>	<b>78.6</b>

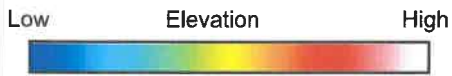
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Topography Hillshade



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Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,238.0

Max: 1,296.6

Range: 58.6

Average: 1,286.8

Standard Deviation: 9.68 ft



9/2/2022

**34-97N-57W**  
**Hutchinson County**  
**South Dakota**

map center: 43° 10' 16.85, -97° 34' 4.18

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

SOUTH DAKOTA  
HUTCHINSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11318  
Prepared : 8/12/22 8:29 AM  
Crop Year : 2022

Operator Name : MICHAEL JASON NEUHARTH  
Farms Associated with Operator :   
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From :   
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
235.86	180.99	180.99	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	180.99	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	41.64	0.00	118	
Soybeans	102.26	0.00	36	
<b>TOTAL</b>	<b>143.90</b>	<b>0.00</b>		

NOTES

*(This section is currently blank.)*

Tract Number : 43793  
Description : NNW 3-96-57  
FSA Physical Location : SOUTH DAKOTA/YANKTON  
ANSI Physical Location : SOUTH DAKOTA/YANKTON  
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 : ARLYN SAYLER  
Other Producers : CHRISTOPHER WILLIAM FERGEN  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
76.13	30.23	30.23	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	30.23	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
<i>(This section is currently blank.)</i>			

SOUTH DAKOTA  
 HUTCHINSON  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

FARM : 11318  
 Prepared : 8/12/22 8:29 AM  
 Crop Year : 2022

Abbreviated 156 Farm Record

Tract 43793 Continued ...

Corn	6.95	0.00	118
Soybeans	17.08	0.00	36
<b>TOTAL</b>	<b>24.03</b>	<b>0.00</b>	

NOTES

Tract Number : 43794

Description : SW 34-97-57 HUTCHINSON COUNTY LAND  
 FSA Physical Location : SOUTH DAKOTA/HUTCHINSON  
 ANSI Physical Location : SOUTH DAKOTA/HUTCHINSON  
 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 : ARLYN SAYLER  
 Other Producers : CHRISTOPHER WILLIAM FERGEN  
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
159.73	150.76	150.76	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	150.76	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	34.69	0.00	118
Soybeans	85.18	0.00	36
<b>TOTAL</b>	<b>119.87</b>	<b>0.00</b>	

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](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.

**COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A**

Oplinger Abstract & Title, Inc.  
PO Box 133  
Olivet, SD 57052-0133  
Telephone: (605) 387-2335  
Fax: (605) 387-2337

Office File No.: TI-1462

1. Effective Date: August 10, 2022, 8 AM

2. Policy or Policies to be issued:

A.  Owner's Policy(6/17/06)     Standard Coverage     Extended Coverage

Amount: To Be Determined.

Proposed Insured: To Be Determined.

B.  ALTA Loan Policy(6/17/06)     Standard Coverage     Extended Coverage

Amount:

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. Title to the FEE SIMPLE estate or interest in said land is at the effective date hereof vested in:

An undivided 1/3 interest is vested in Jason E. Sayler;  
An undivided 1/3 interest is vested in Jaime L. Sabers;  
An undivided 1/3 interest is vested in Corey N. Sayler;  
as tenants in common.

5. The land referred to in this Commitment is described as follows:

The SW¼ of Section 34, Township 97 North, Range 57 West 5<sup>th</sup> P.M.,  
Hutchinson County, South Dakota.

Parcel Identification Number: 097.57.34.3000

**SCHEDULE A**

Commitment – Stewart Title Guaranty Company  
0042 ALTA Commitment (6/17/06)

## SCHEDULE B-SECTION 1

Office File No.: TI-1462

Page 1

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

### GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the Public Records.
2. 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 and not shown by the Public Records 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.

### C. SPECIAL EXCEPTIONS:

(See Schedule B-Section 2 beginning on next page)

## SCHEDULE B-SECTION 1

Commitment – Stewart Title Guaranty Company



## SCHEDULE B-SECTION 2

Office File No.: TI-1462

Page 1

### SPECIAL EXCEPTIONS:

1. Real Estate Taxes for year 2021, in the amount of \$3,565.30, are paid in full.
2. Rights of the public in and to the following described parcels of land used for road purposes:
  - The statutory easement for section line road right-of-way.
  - Lot H-1 in the W $\frac{1}{2}$ SW $\frac{1}{4}$ -34-97-57, as recorded in PC 1-#59(97-57) on August 10, 1951.
3. An undivided  $\frac{1}{2}$  interest in all oil, gas, and minerals, and rights incidental thereto, as set forth in a document executed by The Federal Land Bank of Omaha, as recorded in Book BG page 352 on December 12, 1942, upon the SW $\frac{1}{4}$ -34-97-57; Mineral title has not been further searched and no representation is made as to the present ownership of said rights.
4. Easement for the construction, operation, and maintenance of a telephone line or system and rights incidental thereto as set forth in a document granted to BISON STATE TELEPHONE COMPANY (no representation is made as to the present ownership of said easement) affecting a strip of land 12 feet in width with its center line being 75 feet East of the West boundary line of the SW $\frac{1}{4}$ -34-97-57, as recorded in Book E1 page 319 on August 31, 1977.
5. Easement for the construction, operation, and maintenance of rural water system and rights incidental thereto as set forth in a document granted to B-Y WATER DISTRICT (no representation is made as to the present ownership of said easement) affecting the SW $\frac{1}{4}$ SW $\frac{1}{4}$ -34-97-57, as recorded in Book E5 page 439 on June 8, 1989.
6. Easement for the construction, operation, and maintenance of an electric transmission line or system and rights incidental thereto as set forth in a document granted to EAST RIVER ELECTRIC POWER CO-OPERATIVE, INC. (no representation is made as to the present ownership of said easement) affecting the West 50 feet of the SW $\frac{1}{4}$ -34-97-57, as recorded in Book E8 page 213 on February 2, 2009.
7. An estate for the life of Edward C. Sayler and Arlyn J. Sayler, also known as Arlyn Sayler, husband and wife, as reserved in document recorded in Book DM page 39 on July 14, 2016.  
Affidavit of Termination of Life Estate whereby Edward C. Sayler died on September 18, 2016, as recorded in Book M30 page 170 on August 10, 2017.

----- End of Schedule B -----

This Commitment is not valid without Schedule B-Section 1

SCHEDULE B-SECTION 2

Commitment - Stewart Title Guaranty Company

TRACT 1



TRACT 2



TRACT 3



# 240 ACRES

## HUTCHINSON COUNTY LAND

**WEDNESDAY,  
NOVEMBER 2ND  
AT 10:30AM**  
*Auction will be held at the  
Wieman Auction Facility  
near Marion, SD*

**TERMS:** Cash sale on all tracts with a 15% (non-refundable) down payment auction day with the closing on all Hutchinson County Land on December 30, 2022. Yankton County Land will close on January 2nd 2023. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2022 taxes in full. New buyer will be responsible for all 2023 taxes due in 2024. Property sold subject to owners approval and all easements and restrictions of record. Auctioneers represent the sellers. Remember auction held indoors at the Wieman Auction Facility.



*"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