

# 160 ACRES

## HYDE COUNTY LAND

- THURSDAY, NOVEMBER 18TH AT 11:00AM -

CONSTANCE H.  
**SPAWN**  
ESTATE  
OWNER

*"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 HOLABIRD TOWNSHIP HYDE COUNTY, SOUTH DAKOTA  
LAND AT AUCTION**

We invite you to attend this live public land auction located in the Hyde County Auditorium in Highmore, SD on:

**THURSDAY NOVEMBER 18<sup>TH</sup>  
11:00 A.M.**

It is our privilege to offer this unique tract of land that provides 90% tillable land broken by natural waterways that drain runoff water from Holabird dam. This tract allows the row crop producer along with hunters or investors the opportunity to add acres of Hyde County land to your investment portfolio. Come check it out located in the heart of pheasant country. New buyer able to farm or lease out for the 2022 crop year.

**LEGAL:** SE ¼ of Section 15, 112-73 Hyde County, South Dakota.

**LOCATION:** From the west side of Holabird, SD go 2-miles south on 327<sup>th</sup> Ave. turn east on 199<sup>th</sup> go ½ mile north side of the road

- 143.74 acres tillable with 13.66 acres in grass & waterways balance found in RROW
- Soil production rating 63.3. Predominant soils include Eakin-Raber complex (76) and DeGrey-Walke loams (56)
- Annual Real Estate Taxes are \$1,170.68. New buyer able to farm or lease out for the 2022 crop year.
- Aerial & soil maps, base & yields, title insurance and other pertinent information can be found in the buyers packet.
- Property is bordered to the south and east by minimum maintenance section line roads.

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience. Drone video footage and buyers packets can be viewed on [www.wiமானuction.com](http://www.wiமானuction.com) or packets can be mailed out by calling the auctioneers at 800-251-3111.

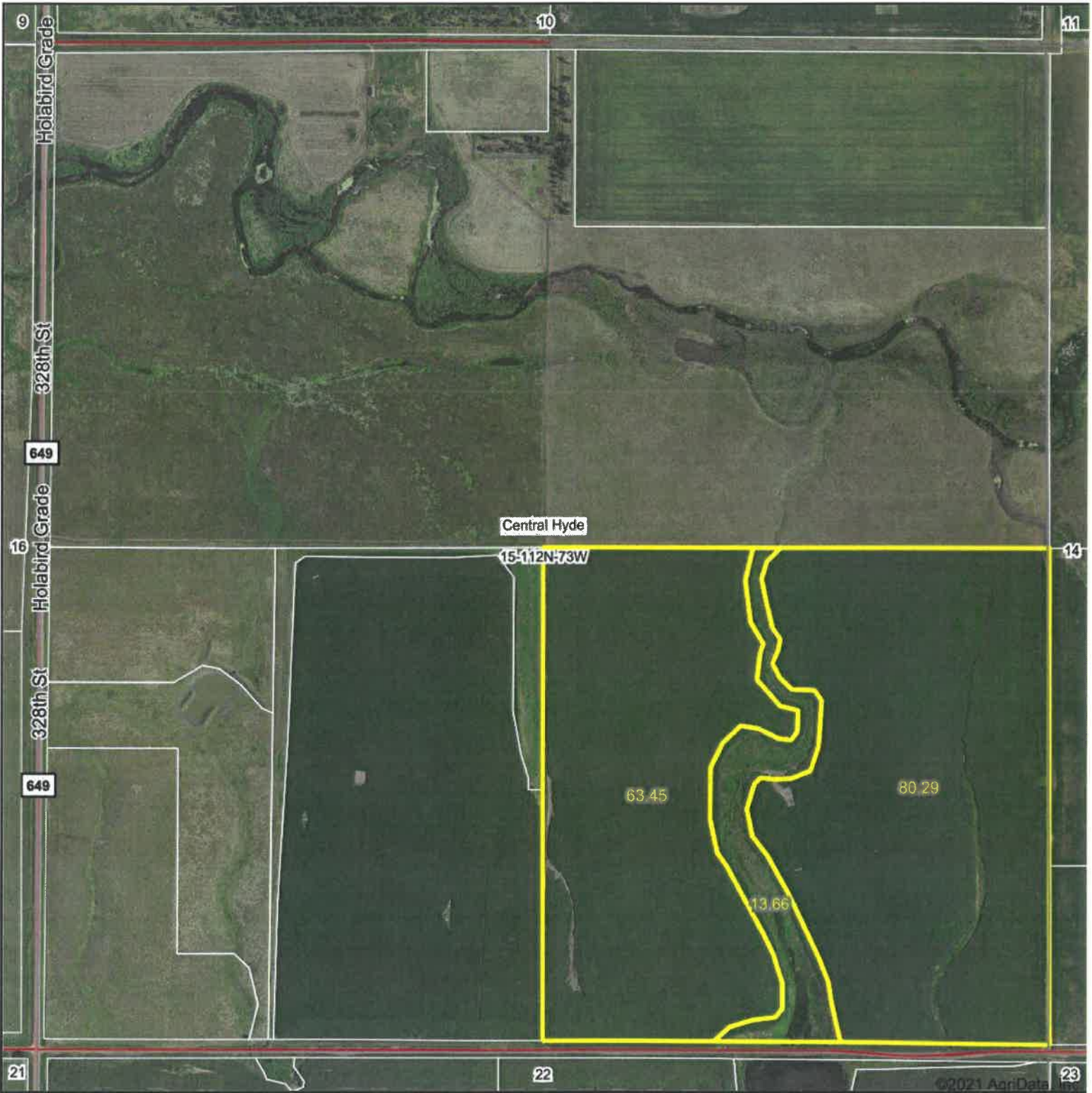
**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 20, 2021. Personal Representatives deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2021 taxes due in 2022 in full. New buyer will be responsible for all 2022 taxes. Sold subject to Personal Representatives approval and easements or restrictions of record. No surveys will be provided. Remember auction to be held in the Hyde County Auditorium.

**CONSTANCE H. SPAWN ESTATE – OWNER  
STEVE SPAWN PERSONAL REP.**

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

Whalen Law Office, P.C.  
Closing Attorney  
605-487-7645

# Aerial Map



Map Center: 44° 30' 18.12, -99° 35' 35.86



**15-112N-73W**  
**Hyde County**  
**South Dakota**



10/11/2021



Maps Provided By:



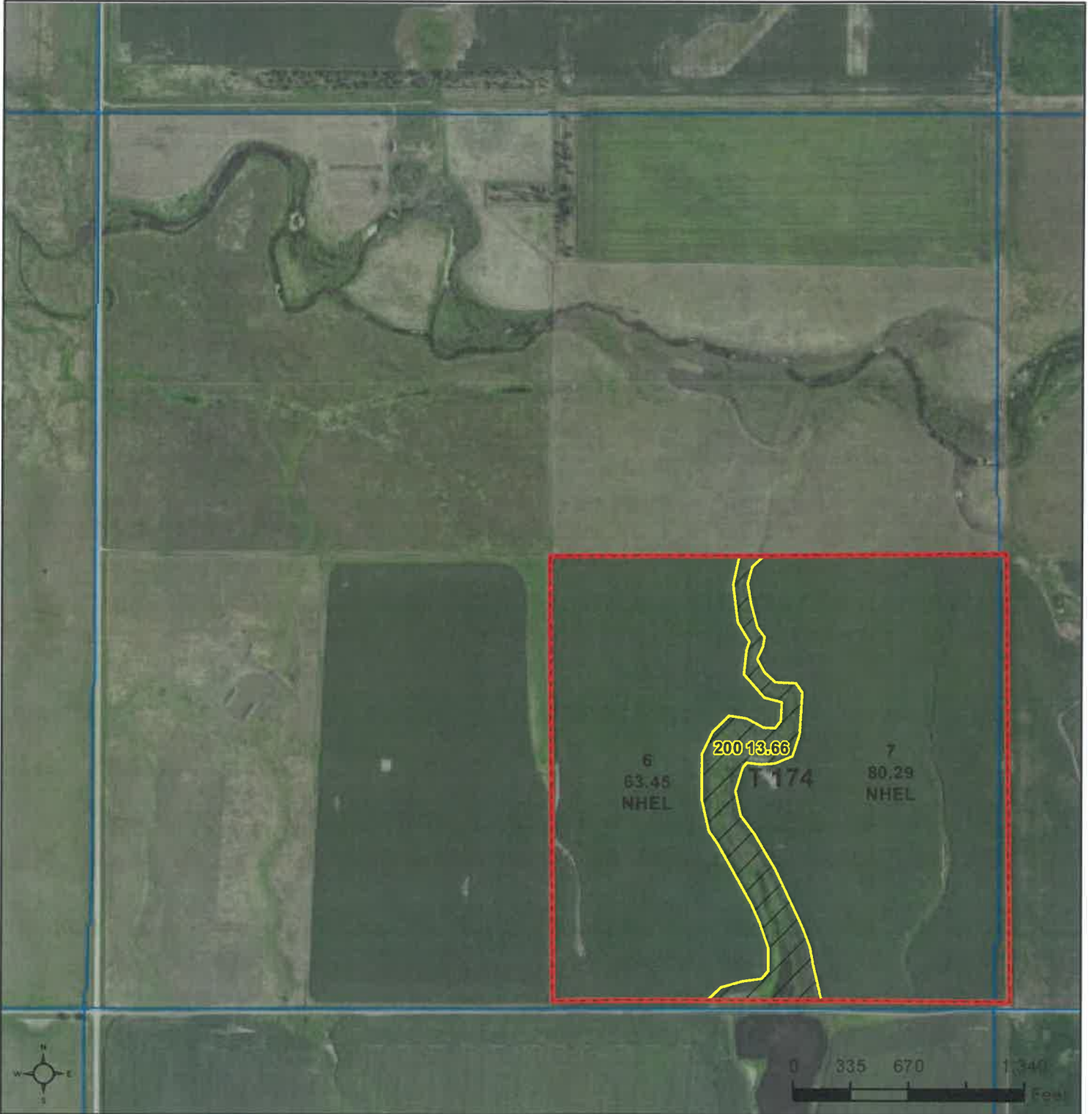
© AgriData, Inc. 2021 [www.AgriDataInc.com](http://www.AgriDataInc.com)

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



United States  
Department of  
Agriculture

# Hyde County, South Dakota



**Common Land Unit** Tract Boundary  
 PLSS

Non-Cropland  
 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

**2021 Program Year**

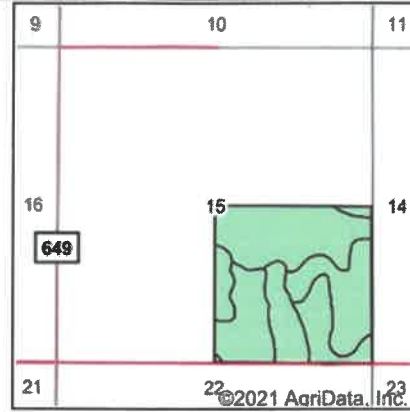
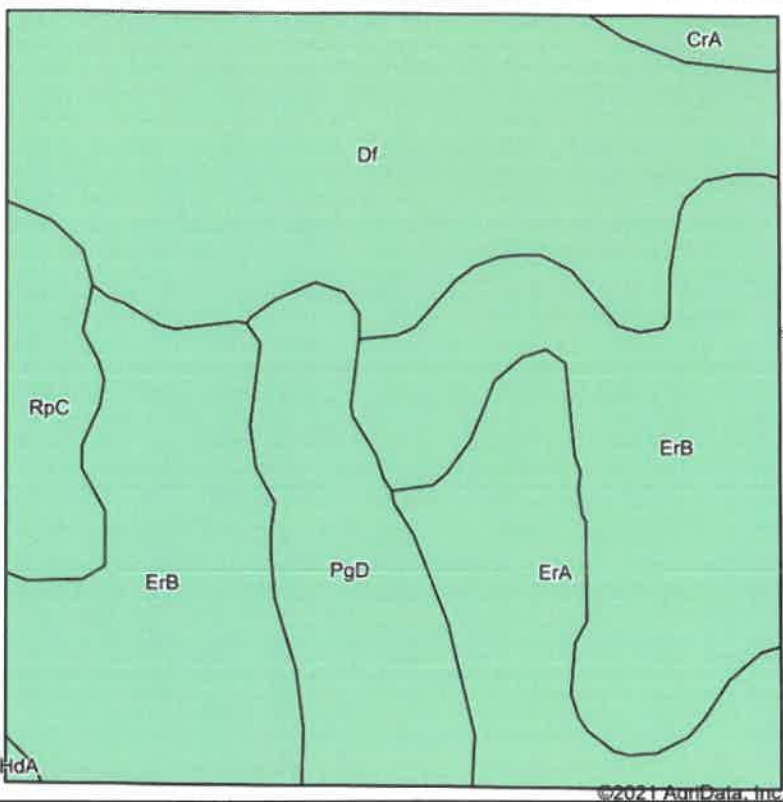
Map Created May 10, 2021

**Farm 2260**

**15-112N-73W-Hyde**

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: **Hyde**  
 Location: **15-112N-73W**  
 Township: **Central Hyde**  
 Acres: **157.24**  
 Date: **8/19/2021**



Maps Provided By:



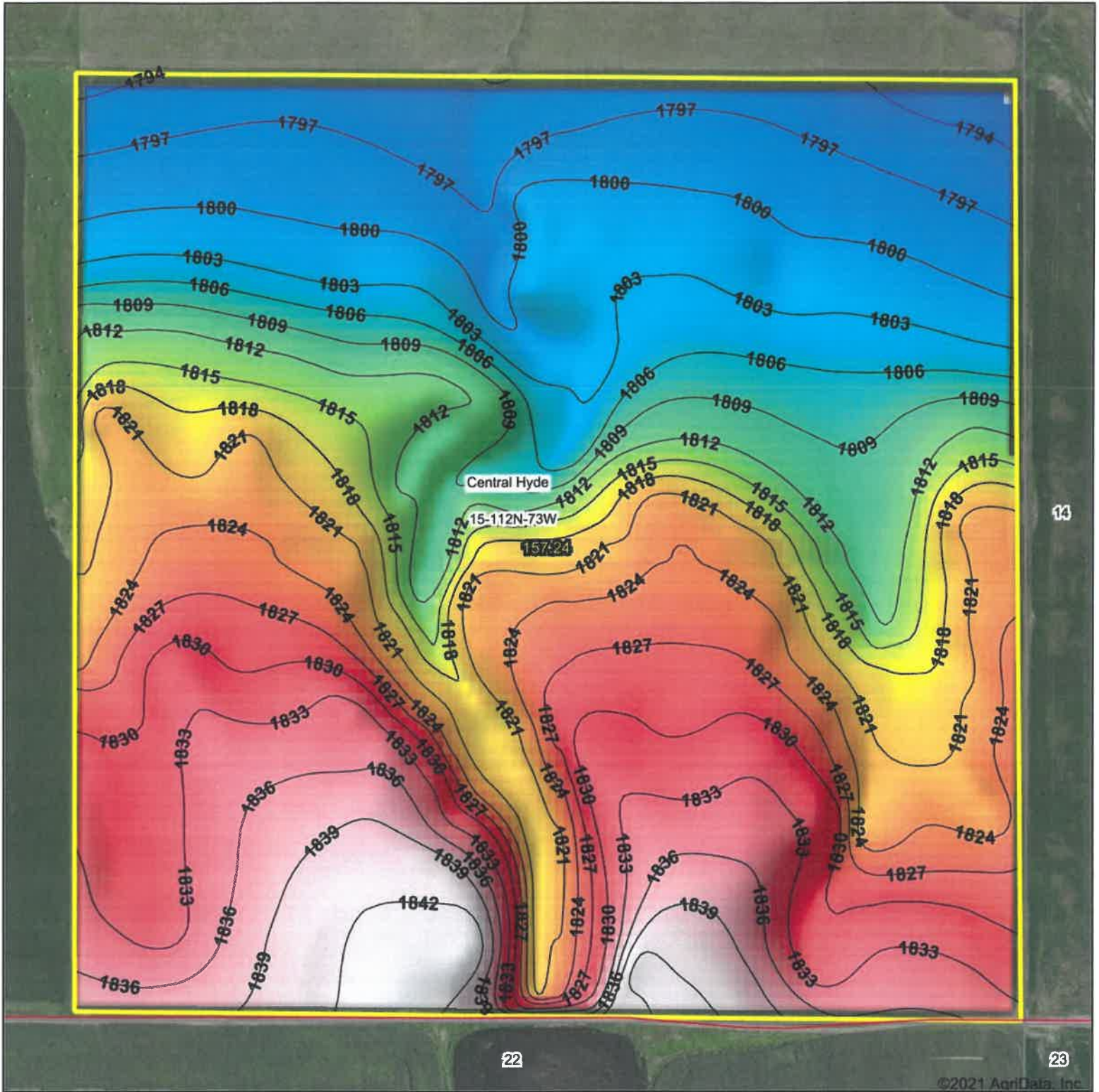
Soils data provided by USDA and NRCS.

| Area Symbol: SD069, Soil Area Version: 24 |   |       |                  |                  |                    |
|---|---|-------|------------------|------------------|--------------------|
| Code                                      | Soil Description                                  | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
| ErB                                       | Eakin-Raber complex, 2 to 6 percent slopes        | 59.59 | 37.9%            | Ile              | 76                 |
| Df  | DeGrey-Walke silt loams, 0 to 2 percent slopes    | 51.56 | 32.8%            | IVs              | 56                 |
| ErA                                       | Eakin-Raber complex, 0 to 2 percent slopes        | 17.90 | 11.4%            | IIc              | 83                 |
| PgD                                       | Peno-Gettys clay loams, 9 to 15 percent slopes    | 17.84 | 11.3%            | VIe              | 31                 |
| RpC                                       | Raber-Peno loams, 6 to 9 percent slopes           | 8.18  | 5.2%             | IIIe             | 52                 |
| CrA                                       | Cavo-Jerauld loams, 0 to 4 percent slopes         | 1.91  | 1.2%             | IVs              | 26                 |
| HdA                                       | Highmore-DeGrey silt loams, 0 to 2 percent slopes | 0.26  | 0.2%             | IIc              | 76                 |
| <b>Weighted Average</b>                   |   |       |                  |                  | <b>63.3</b>        |

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Topography Hillshade



Maps Provided By:



© AgriData, Inc. 2021 [www.AgriDataInc.com](http://www.AgriDataInc.com)

Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 1,792.7  
 Max: 1,843.2  
 Range: 50.5  
 Average: 1,818.0  
 Standard Deviation: 14.04 ft



8/19/2021

15-112N-73W  
 Hyde County  
 South Dakota

map center: 44° 30' 18.12, -99° 35' 35.92



## Abbreviated 156 Farm Record

Operator Name : PAUL DOUGLAS KNOX  
 Farms Associated with Operator :  
 CRP Contract Number(s) : None  
 Recon ID : 46-069-2014-346  
 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       |
|--------------------|--------------------|------------------------|----------------|------|------|---------------|-----------|----------------------|------------------------|
| 157.40             | 143.74             | 143.74                 | 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               | 143.74                 | 0.00           |      | 0.00 |               | 0.00      | 0.00                 | 0.00                   |

## Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage       |
|----------------|------------|---------------------------|
| None           | SOYBN      | WHEAT, CORN, SNFLR, BARLY |

## DCP Crop Data

| Crop Name    | Base Acres    | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|---------------|-----------------------------|-----------|-----|
| Wheat        | 68.80         | 0.00                        | 42        |     |
| Corn         | 68.70         | 0.00                        | 90        |     |
| Sunflowers   | 1.10          | 0.00                        | 2372      |     |
| Soybeans     | 0.20          | 0.00                        | 16        |     |
| Barley       | 3.10          | 0.00                        | 30        |     |
| <b>TOTAL</b> | <b>141.90</b> | <b>0.00</b>                 |           |     |

## NOTES

|  |
|--|
|  |
|--|

Tract Number : 174  
 Description : SE15-112-73  
 FSA Physical Location : SOUTH DAKOTA/HYDE  
 ANSI Physical Location : SOUTH DAKOTA/HYDE  
 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 : CONNIE H SPAWN, MARCIA L WEBER FAMILY TRUST  
 Other Producers : None  
 Recon ID : None

## Tract Land Data

| Farm Land          | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP                  | Sugarcane              |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------------------------|
| 157.40             | 143.74             | 143.74                 | 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               | 143.74                 | 0.00           | 0.00 | 0.00 | 0.00                 | 0.00                   |

Abbreviated 156 Farm Record

Tract 174 Continued ...

DCP Crop Data

| Crop Name    | Base Acres    | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|---------------|-----------------------------|-----------|
| Wheat        | 68.80         | 0.00                        | 42        |
| Corn         | 68.70         | 0.00                        | 90        |
| Sunflowers   | 1.10          | 0.00                        | 2372      |
| Soybeans     | 0.20          | 0.00                        | 16        |
| Barley       | 3.10          | 0.00                        | 30        |
| <b>TOTAL</b> | <b>141.90</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.*

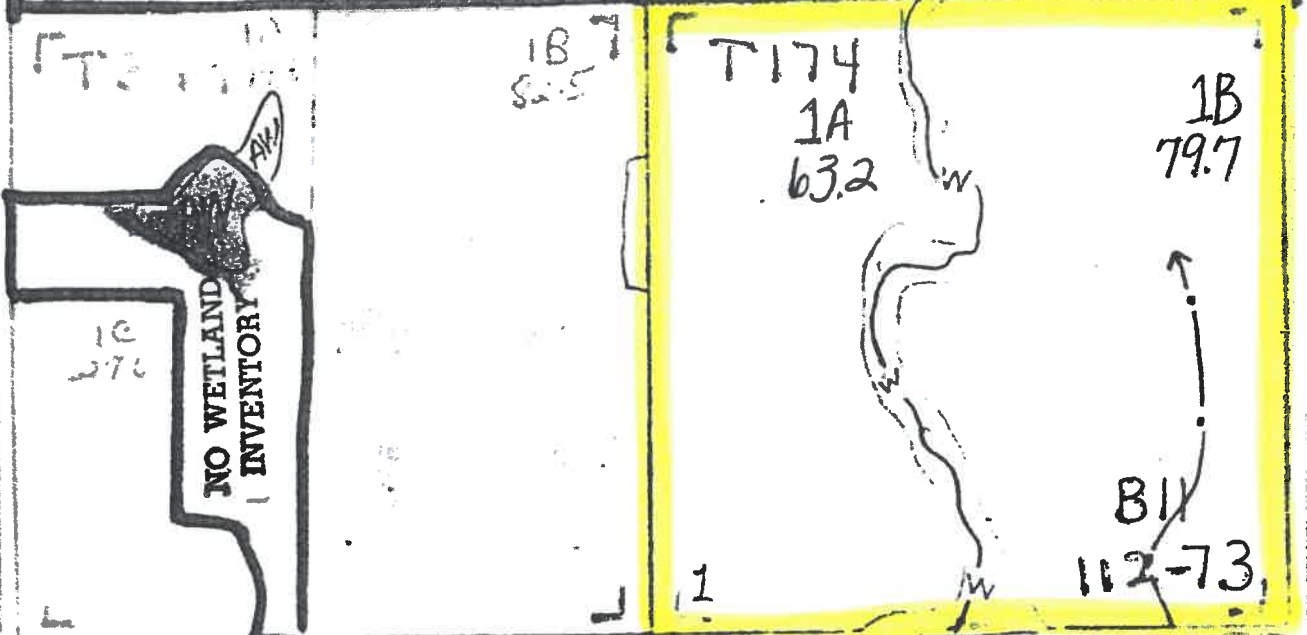
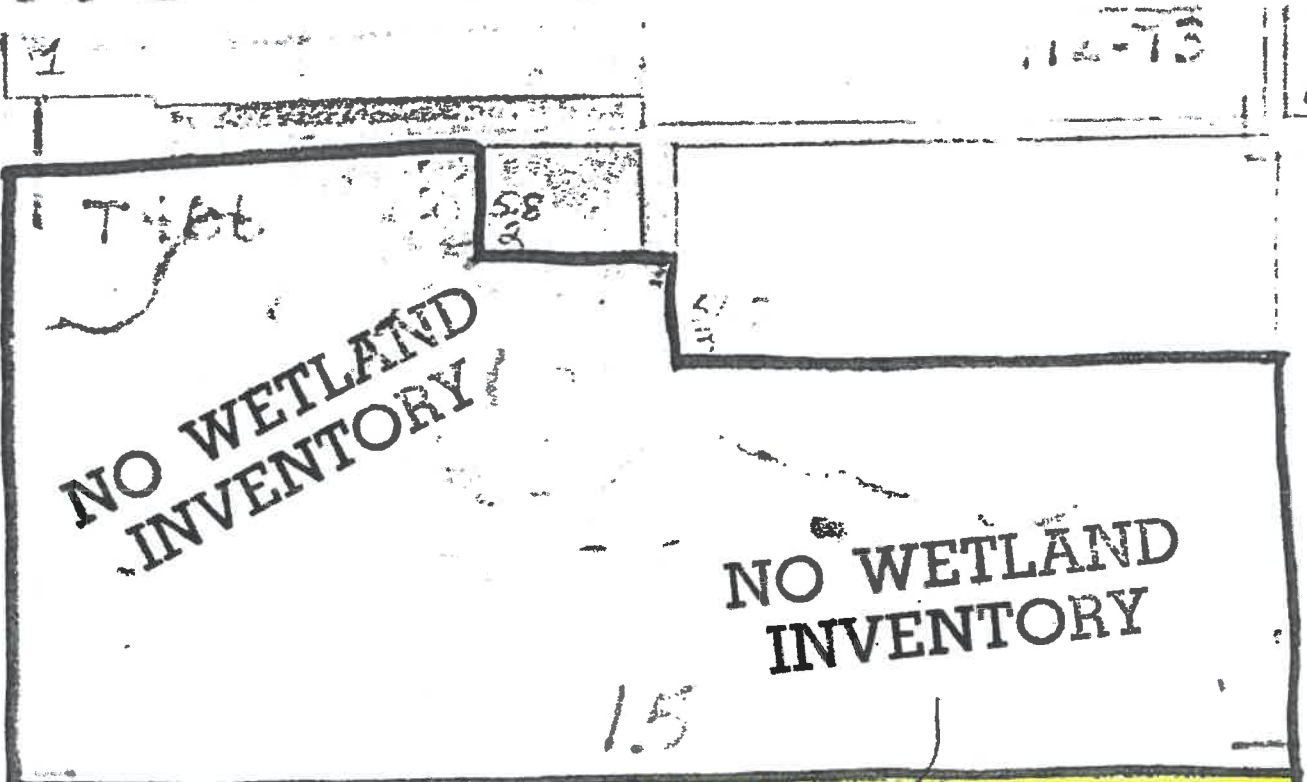
*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay 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.*



# NOT TO SCALE

53  
3



OFFICIAL WETLAND  
DETERMINATION  
HIGHLIGHTED TRACTS

**COMMITMENT FOR TITLE INSURANCE**

**Transaction Identification Data for reference only:**

Issuing Agent: Titles of Dakota  
Issuing Office: Ft. Pierre, SD  
ALTA® Universal ID: 0002672  
Commitment No.: 21-1291  
Issuing Office File No.: 21-1291  
Property Address: N/A, Highmore, SD 57345

**SCHEDULE A**

1. Commitment Date: October 5, 2021 at 08:00 AM
2. Policy to be issued:
  - a. ALTA Owners Policy (06/17/06)  
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below  
Proposed Policy Amount: \$5,000.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:  
  
Estate of Constance H. Spawn
5. The Land is described as follows:  
  
Township 112 North, Range 73 West of the 5th P.M., Hyde County, South Dakota  
Section 15: SE1/4

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

---

**Copyright 2006 - 2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



## SCHEDULE B

(Continued)

### SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. 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. Taxes or special assessments which are not shown as existing liens by the public records.
7. Exceptions, reservations, and restrictions contained in patents and deeds from any government entity.
8. Any right, title or interest in any minerals, mineral rights, or related matters, or rights of access and egress, including but not limited to oil, gas, coal, and other hydrocarbons.
9. Rights of tenants in possession under the terms of unrecorded leases.
10. Section line highways by operation of law, South Dakota Code 31-18-1, and unrecorded underground easement, if any.
11. The 2020 real estate taxes due and payable in 2021 are due and payable as follows:

SE4 of 15-112-73 in the amount of \$1,170.68 which are PAID IN FULL. (Record #1621)

Subject to real estate taxes for 2021 tax year which are not yet due and payable.

End of Schedule B.

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

Copyright 2006 - 2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

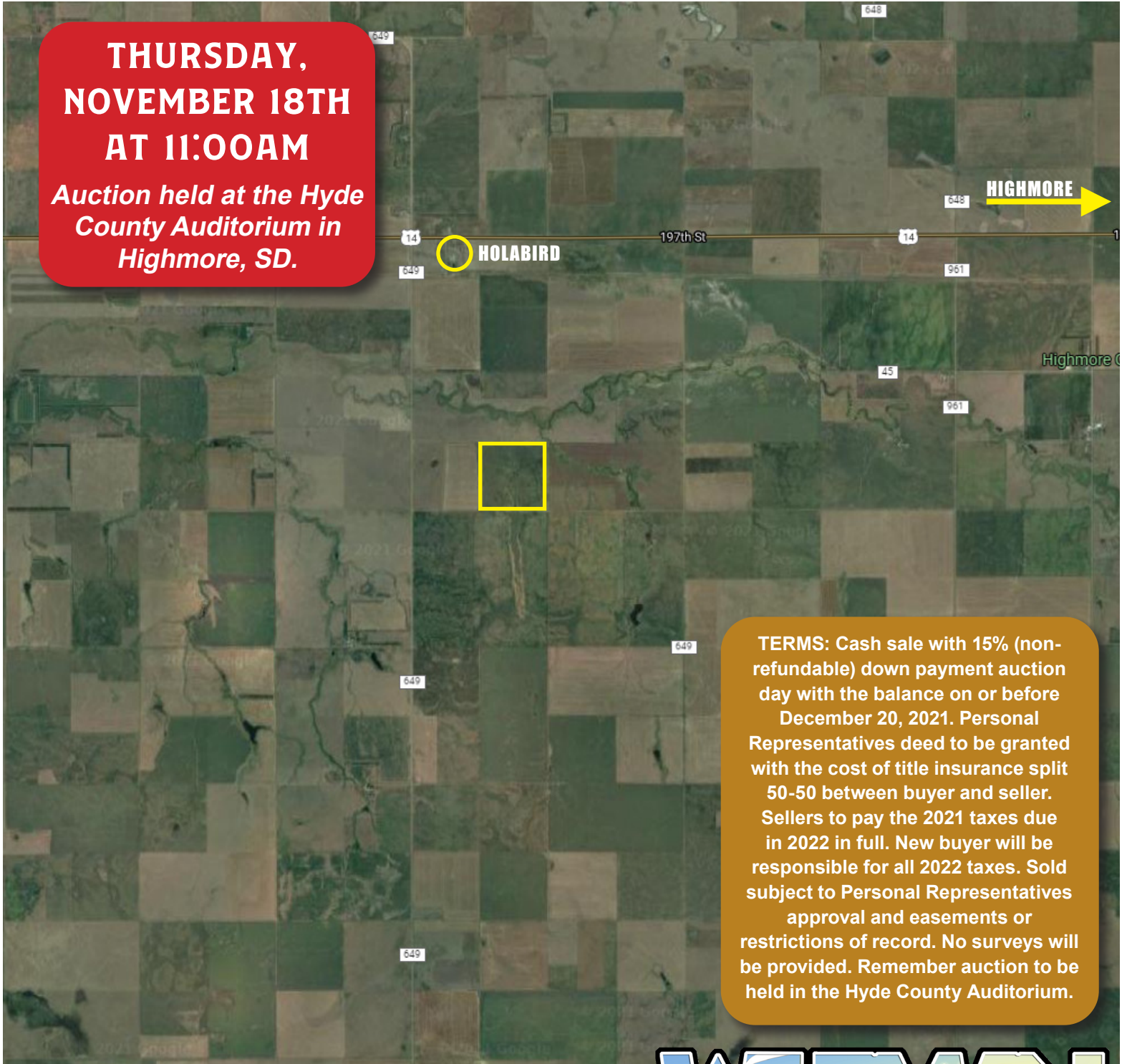


# 160 ACRES

## HYDE COUNTY LAND

**THURSDAY,  
NOVEMBER 18TH  
AT 11:00AM**

*Auction held at the Hyde  
County Auditorium in  
Highmore, SD.*



**TERMS:** Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 20, 2021. Personal Representatives deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2021 taxes due in 2022 in full. New buyer will be responsible for all 2022 taxes. Sold subject to Personal Representatives approval and easements or restrictions of record. No surveys will be provided. Remember auction to be held in the Hyde County Auditorium.

*"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

