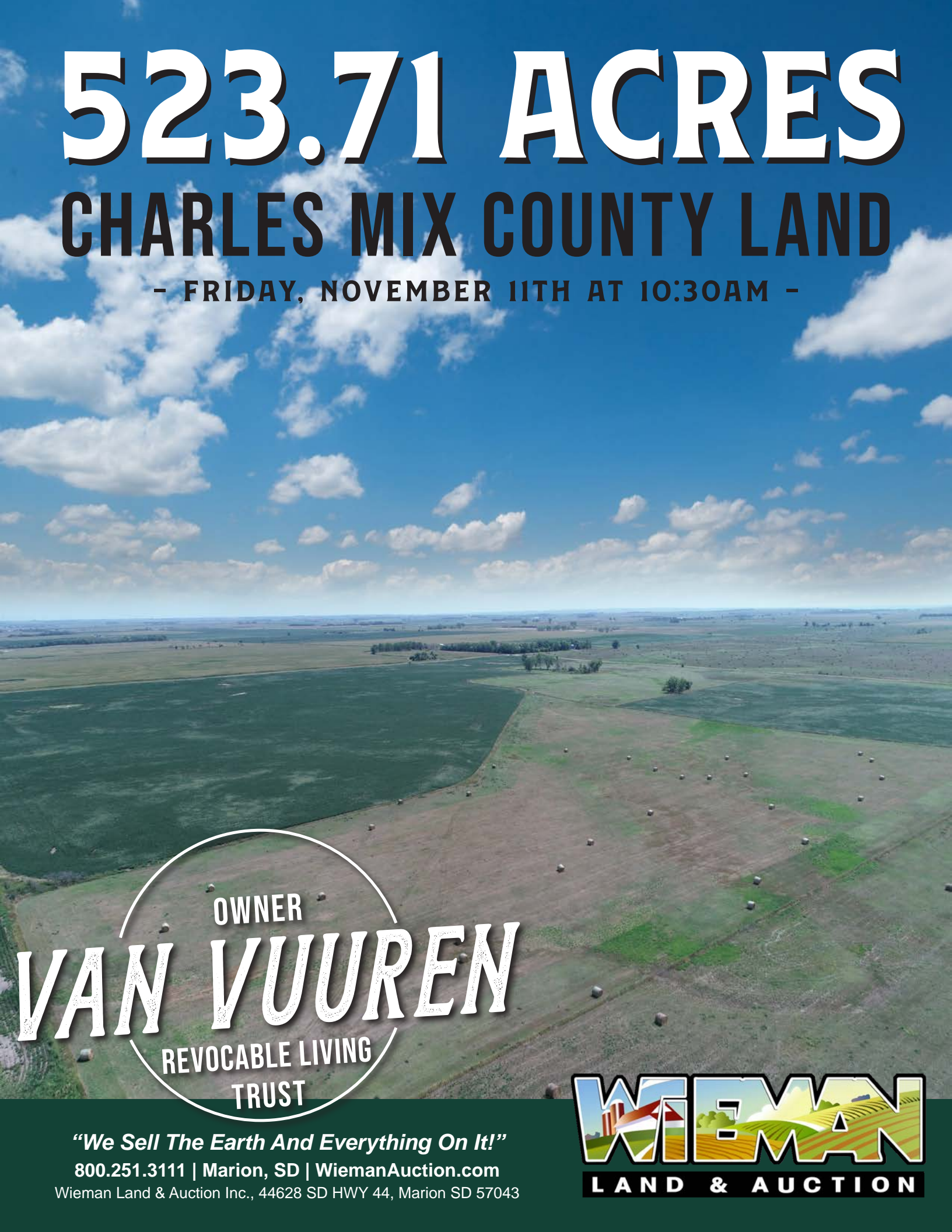


523.71 ACRES

CHARLES MIX COUNTY LAND

- FRIDAY, NOVEMBER 11TH AT 10:30AM -



OWNER
VAN VUUREN
REVOCABLE LIVING
TRUST

"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



523.71 ACRES CHARLES MIX COUNTY LAND AUCTION

On behalf of the Van Vuuren Revocable Living Trust, we will offer this excellent opportunity of Rhoda Township land in 4 different tracts at the Platte Community Building on:

FRIDAY, NOVEMBER 11th - 10:30 AM

TRACT 1: +-149.51 Acres

Property Location: From Platte, go 2 Miles East on Hwy 44 and 5 Miles South on 369th Ave

LEGAL: SE ¼ of Section 7-98-67, Charles Mix County, SD.

- The FSA shows 100.45 acres tillable with the balance in pasture/hay ground
- Weighted average productivity rating is 62.4 with the 3 predominant soil types being DeGrey-Jerauld silt loams, Eakin-DeGrey silt loams, and Eakin-Ethan complex
- 2021 RE taxes payable in 2022 are \$2,128.34

TRACT 2: +-80 Acres

Property Location: From Platte, go 2 Miles East on Hwy 44 and 5 Miles South on 369th Ave and 1 Mile East

LEGAL: E ½ of SE ¼ of Section 8-98-67, Charles Mix County, SD.

- The FSA shows 71.16 acres tillable and the balance of the land in low lying land and ROW
- Weighted average productivity rating is 58.9 with the 3 predominant soil types being Highmore-Walke silt loams, DeGrey-Jerauld silt loams, and DeGrey-Walke silt loams
- 2021 RE taxes payable in 2022 are \$1,004.10

TRACT 3: +-141.65 Acres

Property Location: From Platte, go 2 Miles East on Hwy 44 and 6 Miles South on 369th Ave

LEGAL: SW ¼ of Section 17-98-67 except Tract 1 of VanVuuren Addition in said SW ¼ of Section 17, Charles Mix County, SD.

- The FSA shows 59.93 acres tillable with the tillable acres having a soil rating of 73.6 and the balance in native grasses and ROW.
- Weighted average productivity rating is 59.4 with the 3 predominant soil types being Eakin-DeGrey silt loams and Eakin-Ethan complex
- Pasture includes a rural water tap
- 2021 RE taxes payable in 2022 are \$2,074.40

TRACT 4: +-152.55 Acres

Property Location: From Hwy 44 & Hwy 50 Junction, go 6 Miles South or 3 North of Geddes SD on Hwy 50

LEGAL: SE ¼ of Section 13-98-67 except Lot H-1 and except Outlot J-1, Charles Mix County, SD.

- The FSA shows 105.79 acres tillable with the balance being in pasture and ROW
- Weighted average productivity rating is 75.4 with the 3 predominant soil types being Eakin-Ethan complex, Onita-Hoven silt loams, and Highmore-Walke silt loams.
- Pasture includes a rural water tap
- 2021 RE taxes payable in 2022 are \$2,211.34

TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before December 30th, 2022. A trustees deed will be provided. Closing costs and title insurance will be split 50/50 between buyer and seller. Buyers will take possession on March 1st, 2023 and will have full operating privileges for the 2023 crop year. Buyer responsible for all 2023 taxes due in 2024. Sold subject to confirmation of the trustees and any easement of record. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. All tracts will be offered individually and not combined!

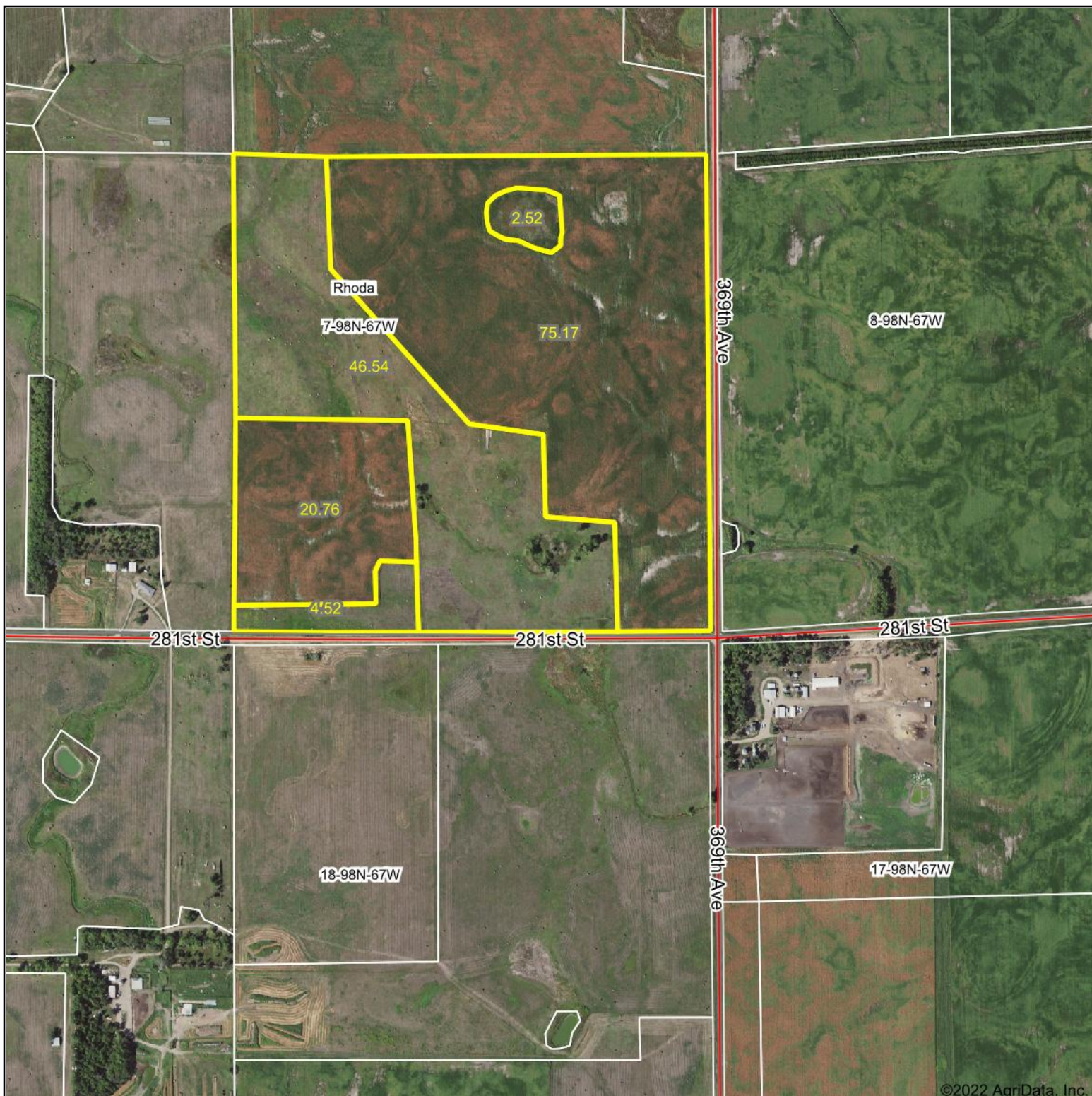
For an information packet, go to www.wiemanauktion.com or call Wieman Land & Auction at 800-251-3111 if you would like us to mail you a color brochure. We invite you to check out these parcels at your convenience or call Vernon for private showing. **NOTE:** Auction will be held at the Platte Community Building on Main Street in Platte, SD. Come prepared to buy!

Van Vuuren Revocable Living Trust
For info or showing contact Vernon – 605-201-4601

Wieman Land & Auction Co., Inc.
Marion SD 800-251-3111
Auctioneers/RE Brokers
www.wiemanauktion.com

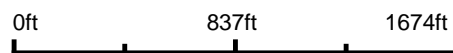
Bradley Kerner
Closing Attorney
Armour, SD 605-724-2313

Aerial Map

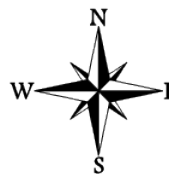


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

Map Center: 43° 18' 46.62, -98° 48' 32.13

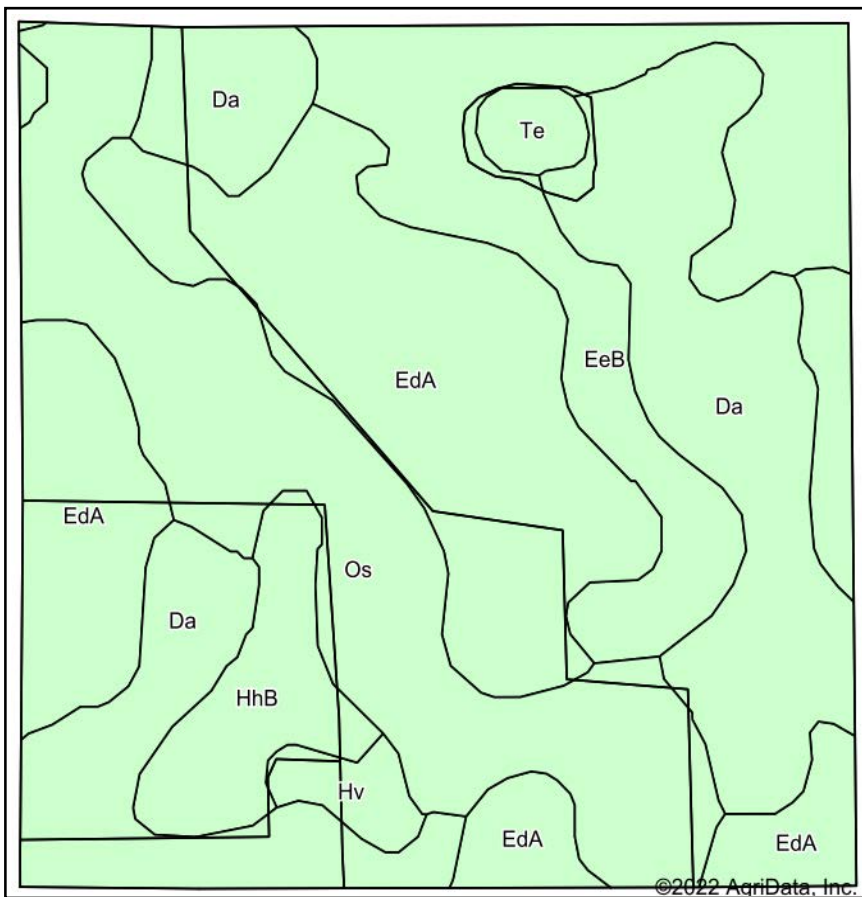


7-98N-67W
Charles Mix County
South Dakota

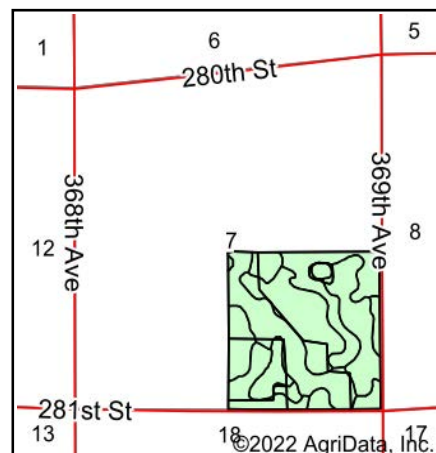


8/26/2022

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Charles Mix**
 Location: **7-98N-67W**
 Township: **Rhoda**
 Acres: **149.51**
 Date: **8/26/2022**



© AgriData, Inc. 2021

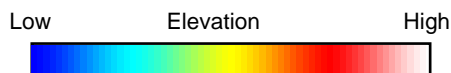
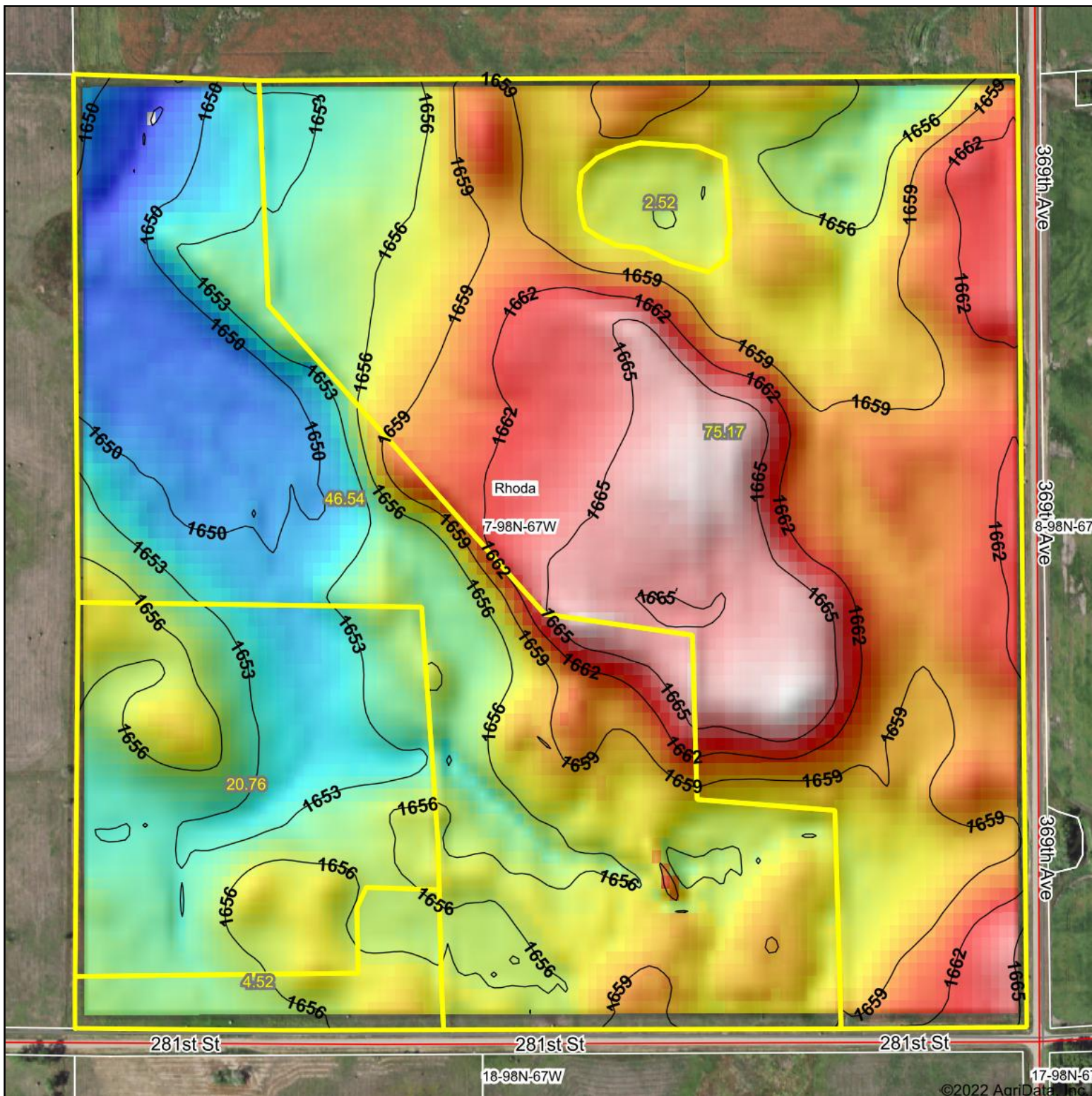
www.AgriDataInc.com



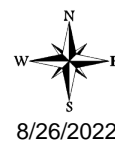
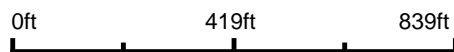
Area Symbol: SD023, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EdA	Eakin-DeGrey silt loams, 0 to 4 percent slopes	45.51	30.4%	Ile	71
Da	DeGrey-Jerauld silt loams	38.99	26.1%	IVs	34
Os	Onita-Hoven silt loams	30.40	20.3%	IIc	73
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	23.31	15.6%	Ile	75
HhB	Highmore silt loam, 2 to 6 percent slopes	7.39	4.9%	Ile	91
Hv	Hoven silt loam, 0 to 1 percent slopes	2.20	1.5%	VIIs	15
Te	Tetonka silt loam, 0 to 1 percent slopes	1.71	1.1%	IVw	56
Weighted Average				2.60	62.4

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,646.8
 Max: 1,667.6
 Range: 20.8
 Average: 1,657.5
 Standard Deviation: 4.49 ft



7-98N-67W
Charles Mix County
South Dakota

map center: 43° 18' 46.62, -98° 48' 32.13



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

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Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination
 Restricted
 Limited
 Exempt from Conservation Compliance Provisions

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

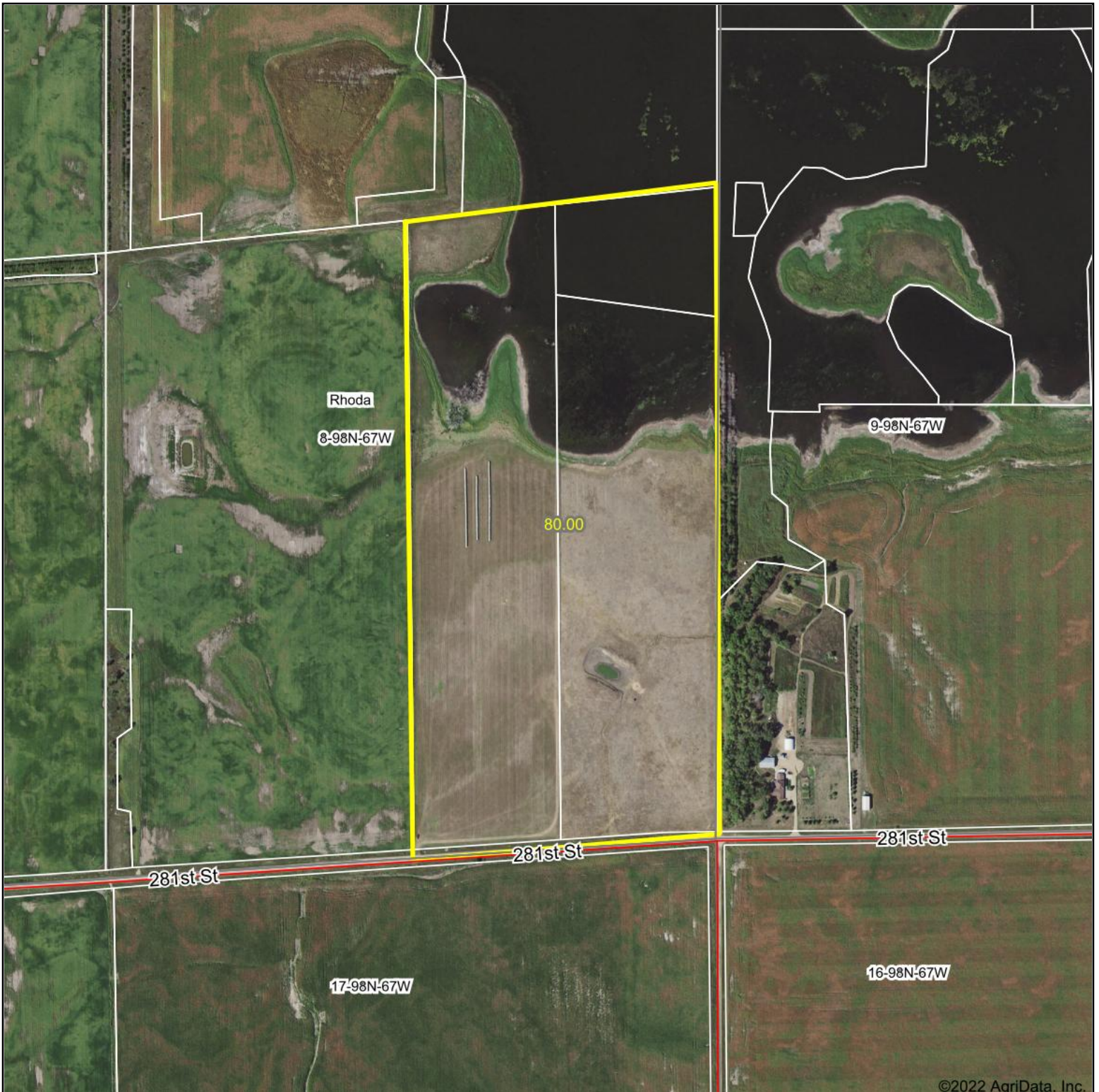
2022 Program Year
 Map Created April 13, 2022

Farm 7224

7-98N-67W-Charles Mix

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).

Aerial Map



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

Map Center: 43° 18' 57.22, -98° 47' 20.45

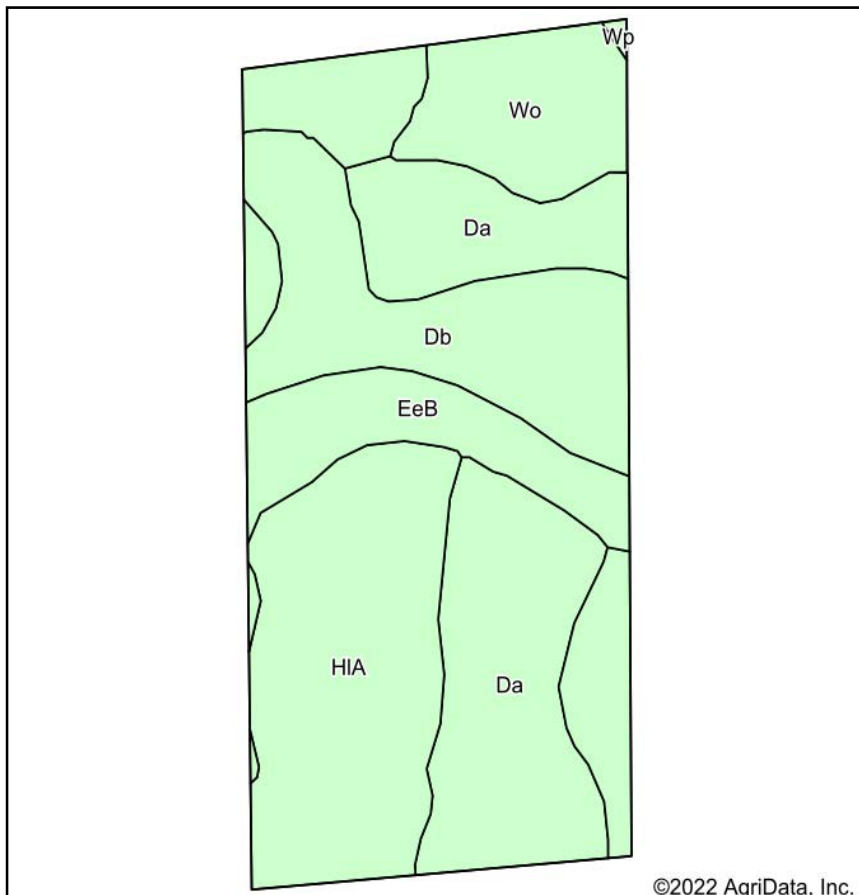


8-98N-67W
Charles Mix County
South Dakota

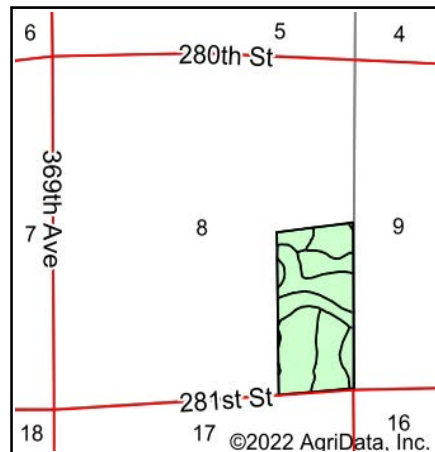


8/26/2022

Soils Map



Soils data provided by USDA and NRCS.



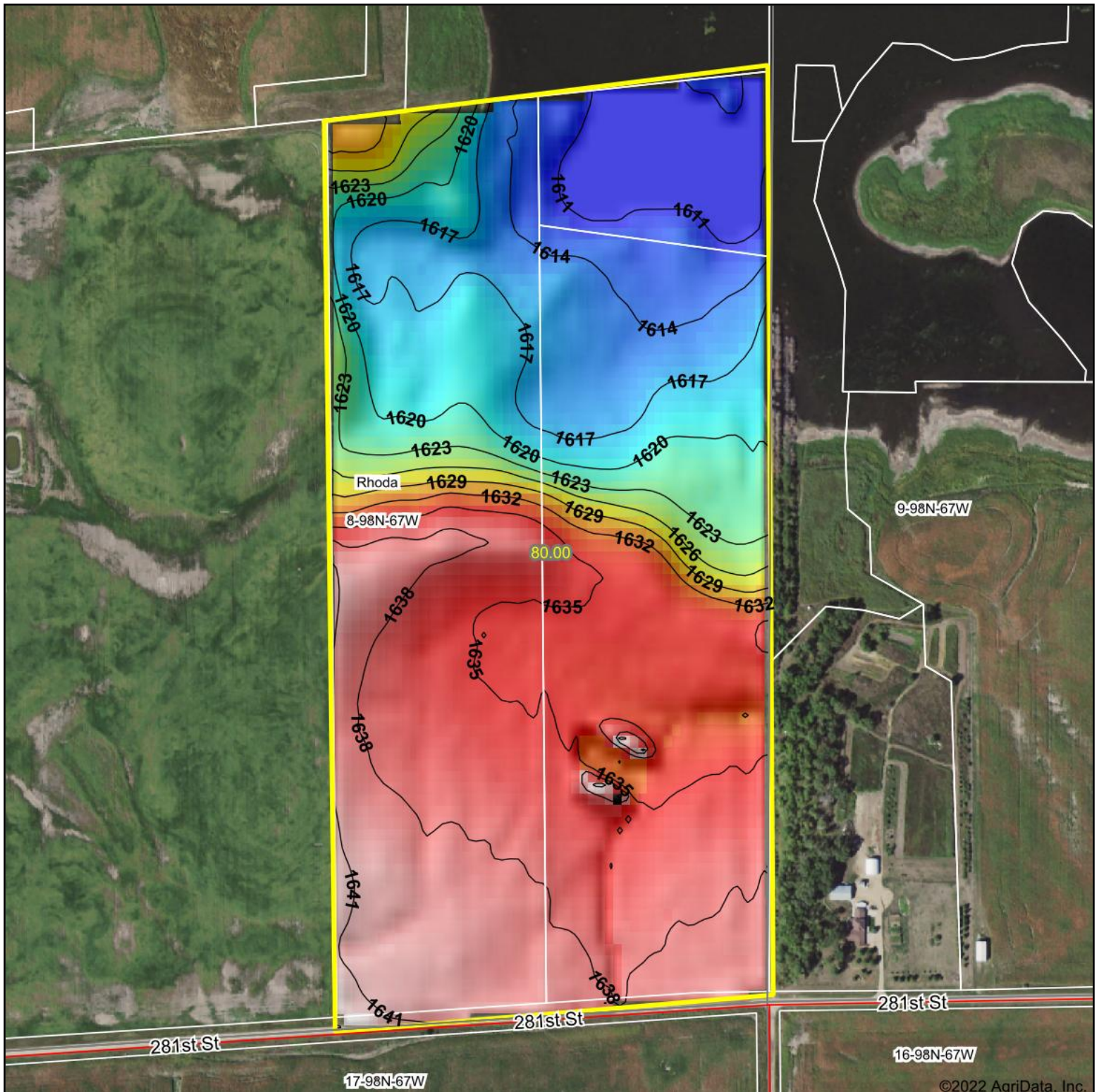
State: **South Dakota**
 County: **Charles Mix**
 Location: **8-98N-67W**
 Township: **Rhoda**
 Acres: **80**
 Date: **8/26/2022**



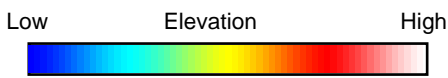
Area Symbol: SD023, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HIA	Highmore-Walke silt loams, 0 to 2 percent slopes	23.17	29.0%	IIc	85
Da	DeGrey-Jerauld silt loams	21.46	26.8%	IVs	34
Db	DeGrey-Walke silt loams, 0 to 2 percent slopes	14.79	18.5%	IVs	56
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	12.67	15.8%	Ile	75
Wo	Worthing silty clay loam, 0 to 1 percent slopes	7.78	9.7%	Vw	30
Wp	Worthing silty clay loam, ponded, 0 to 1 percent slopes	0.13	0.2%	VIIIw	10
Weighted Average				3.21	58.9

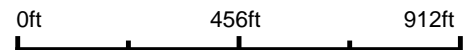
*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



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Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,611.0
 Max: 1,642.8
 Range: 31.8
 Average: 1,627.7
 Standard Deviation: 10.33 ft



8/26/2022

8-98N-67W
Charles Mix County
South Dakota

map center: 43° 18' 57.22, -98° 47' 20.45



Maps Provided By:



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



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland

Wetland Determination
 Restricted
 Limited
 Exempt from Conservation Compliance Provisions

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

Producer initial _____
 Date _____

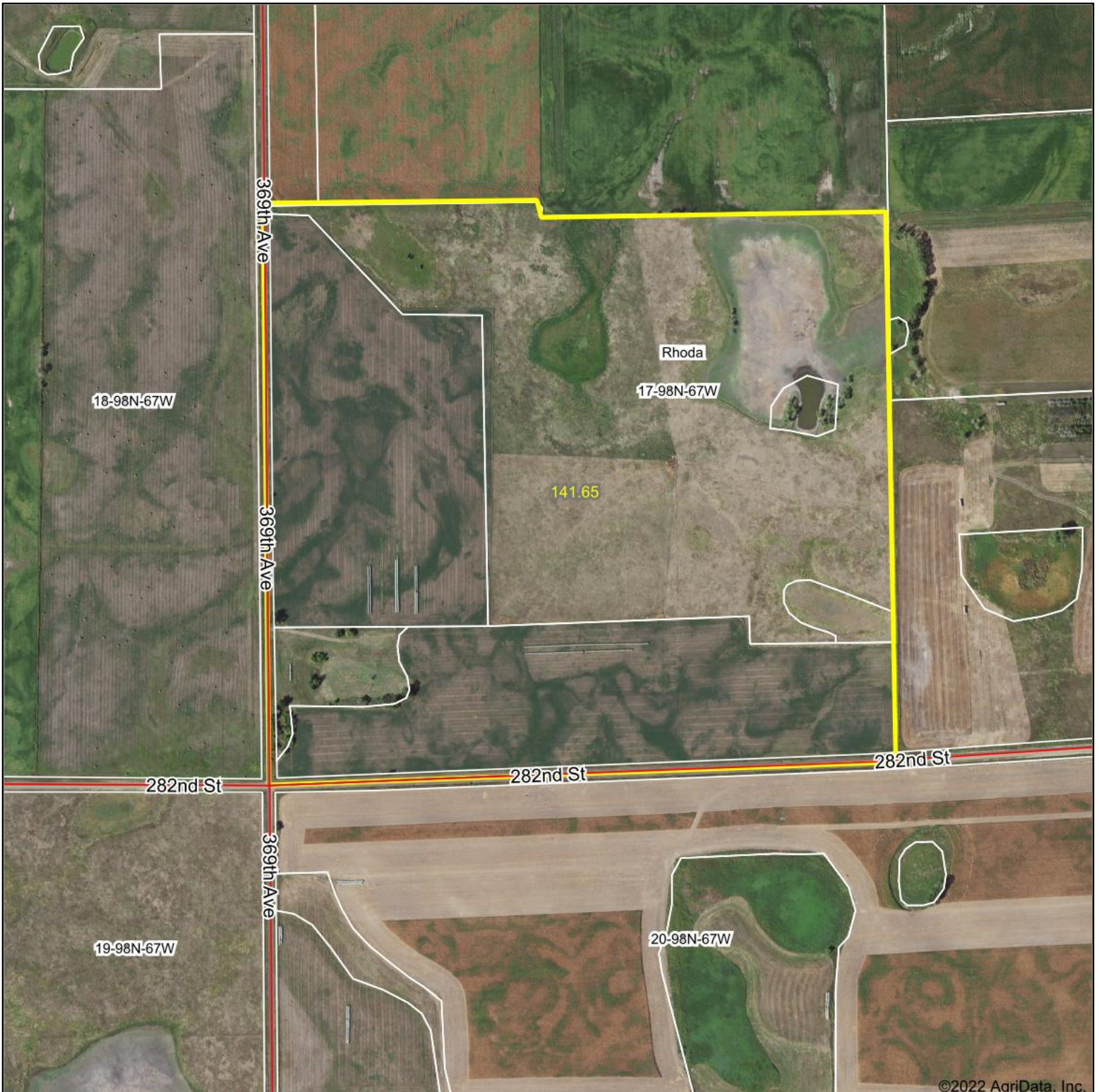
2022 Program Year
 Map Created April 13, 2022

Farm 7224

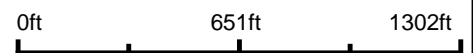
8-98N-67W-Charles Mix

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).

Aerial Map



Map Center: 43° 18' 0.61, -98° 48' 3.79



17-98N-67W
Charles Mix County
South Dakota



8/26/2022



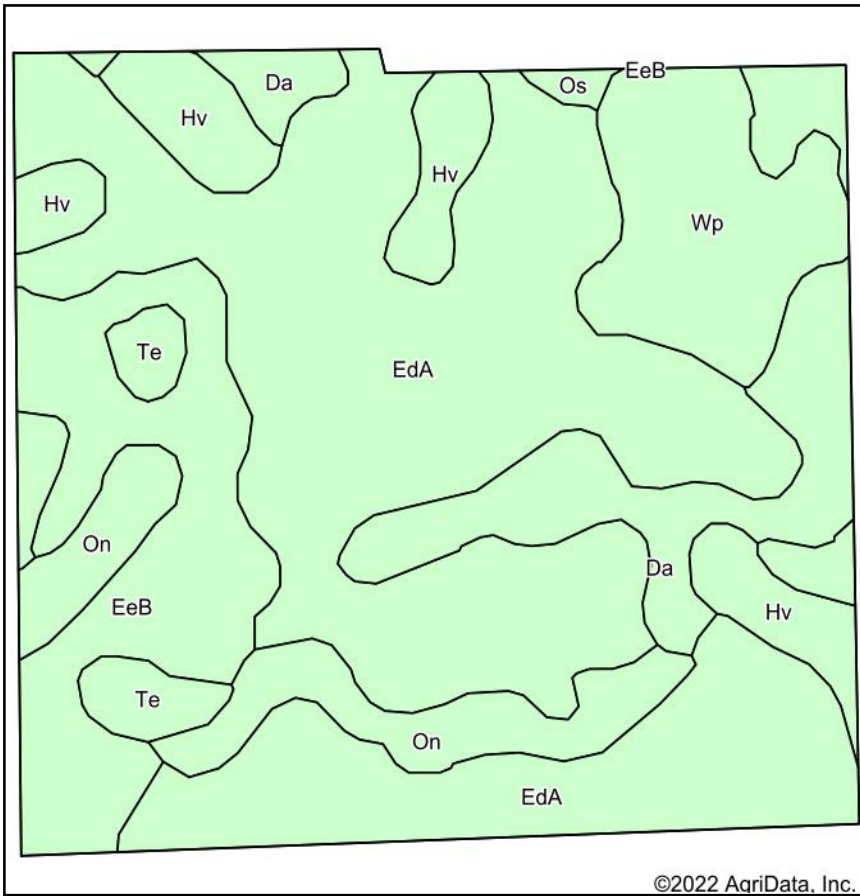
Maps Provided By:



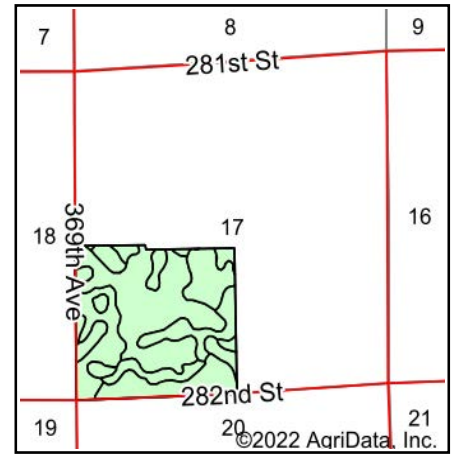
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www.AgriDataInc.com

Soils Map



Soils data provided by USDA and NRCS.



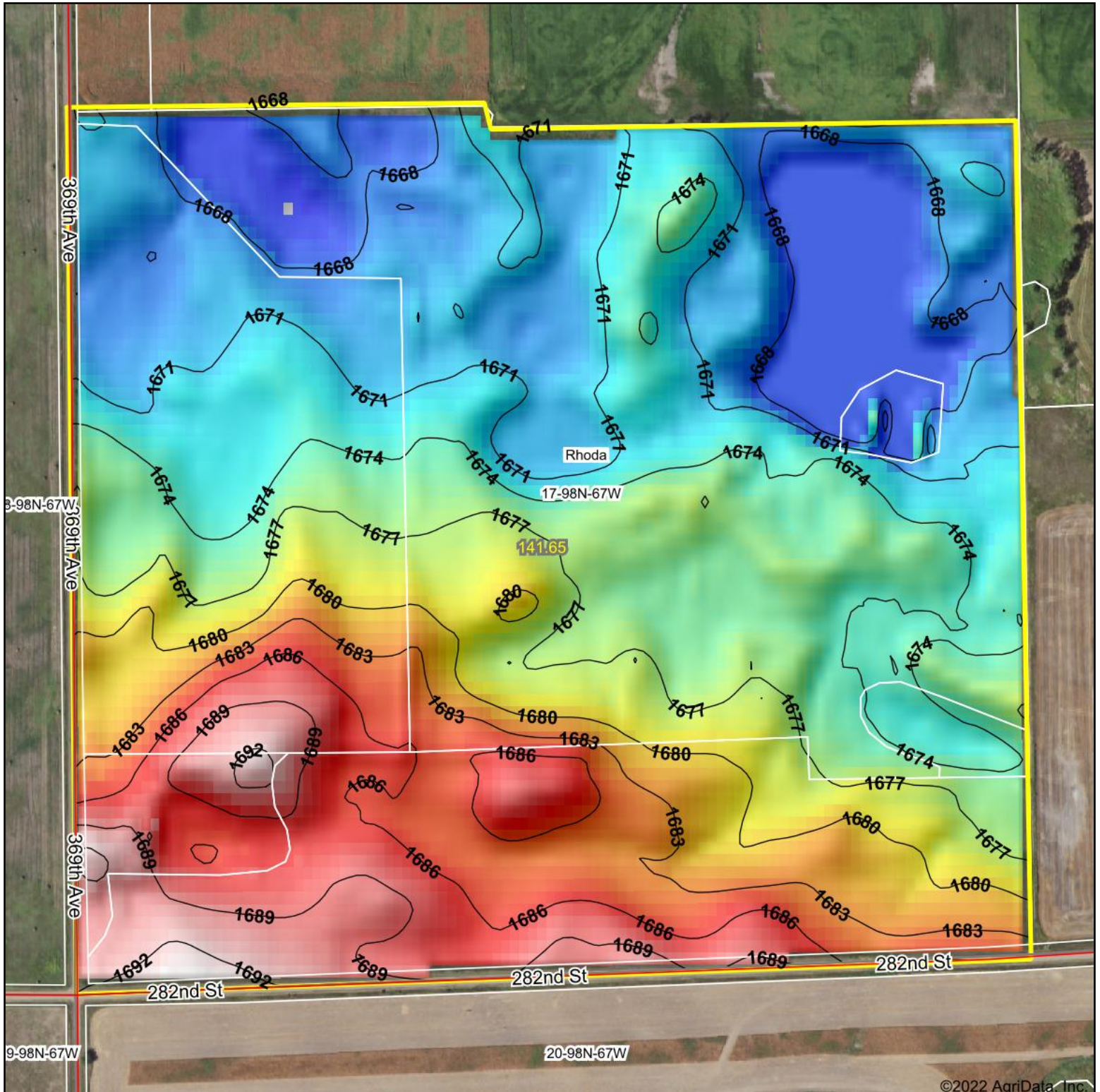
State: **South Dakota**
 County: **Charles Mix**
 Location: **17-98N-67W**
 Township: **Rhoda**
 Acres: **141.65**
 Date: **8/26/2022**



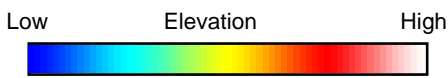
Area Symbol: SD023, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EdA	Eakin-DeGrey silt loams, 0 to 4 percent slopes	72.09	50.9%	Ile	71
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	18.07	12.8%	Ile	75
Da	DeGrey-Jerauld silt loams	15.09	10.7%	IVs	34
Wp	Worthing silty clay loam, ponded, 0 to 1 percent slopes	12.31	8.7%	VIIIw	10
Hv	Hoven silt loam, 0 to 1 percent slopes	10.44	7.4%	VIIs	15
On	Mobridge silt loam, 0 to 2 percent slopes	9.96	7.0%	IIc	94
Te	Tetonka silt loam, 0 to 1 percent slopes	3.16	2.2%	IVw	56
Os	Onita-Hoven silt loams	0.53	0.4%	IIc	73
Weighted Average				3.07	59.4

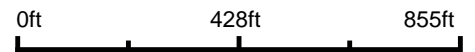
*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



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Source: USGS 10 meter dem
 Interval(ft): 3
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 Max: 1,693.8
 Range: 28.7
 Average: 1,676.4
 Standard Deviation: 7.25 ft



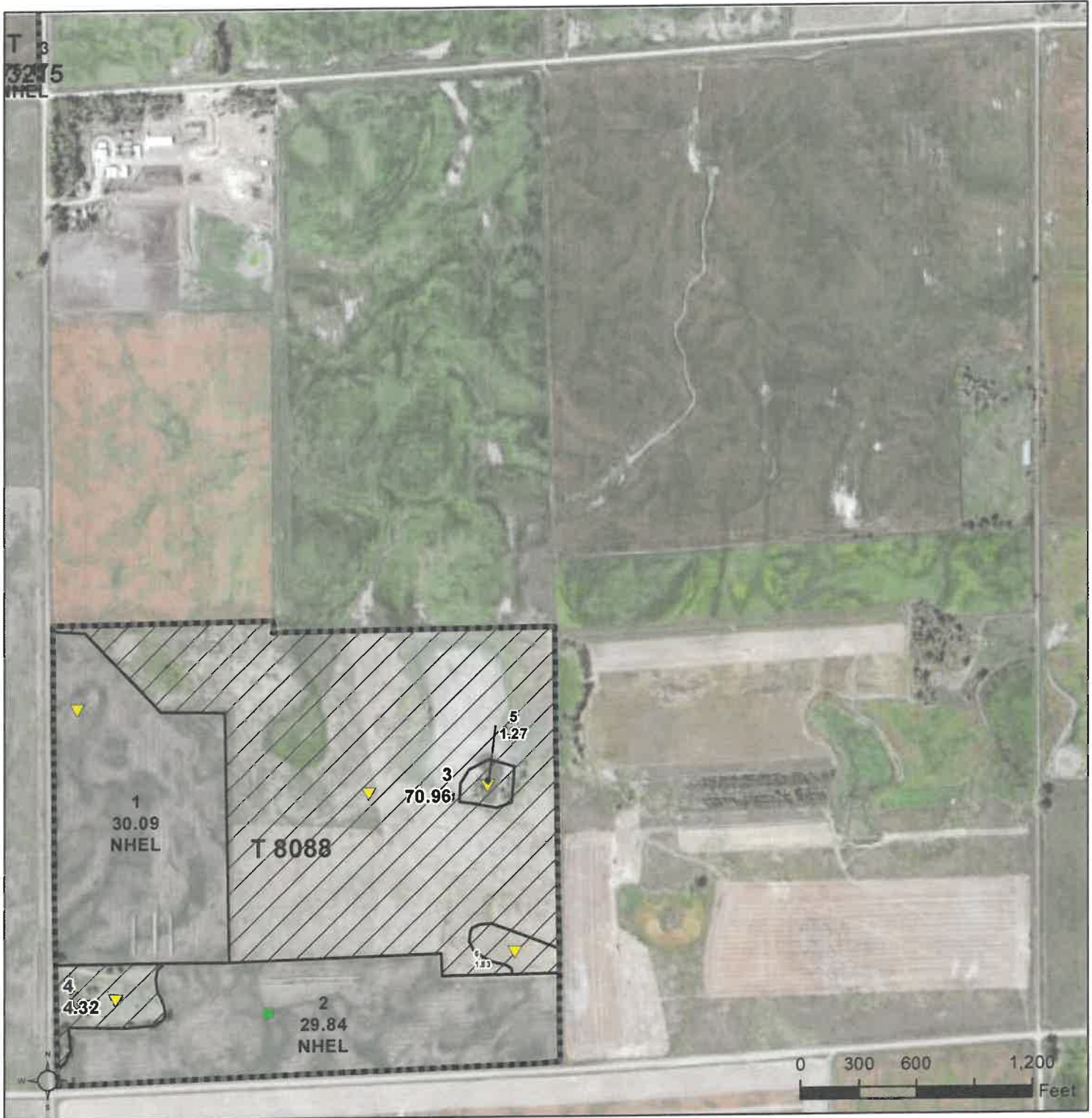
17-98N-67W
 Charles Mix County
 South Dakota

map center: 43° 18' 0.61, -98° 48' 3.79



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



- Common Land Unit**
- Non-Cropland
 - Cropland
- Wetland Determination**
- Restricted
 - Limited
 - Exempt from Conservation Compliance Provisions
- Tract Boundary**
PLSS

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

Producer initial _____
 Date _____

2022 Program Year

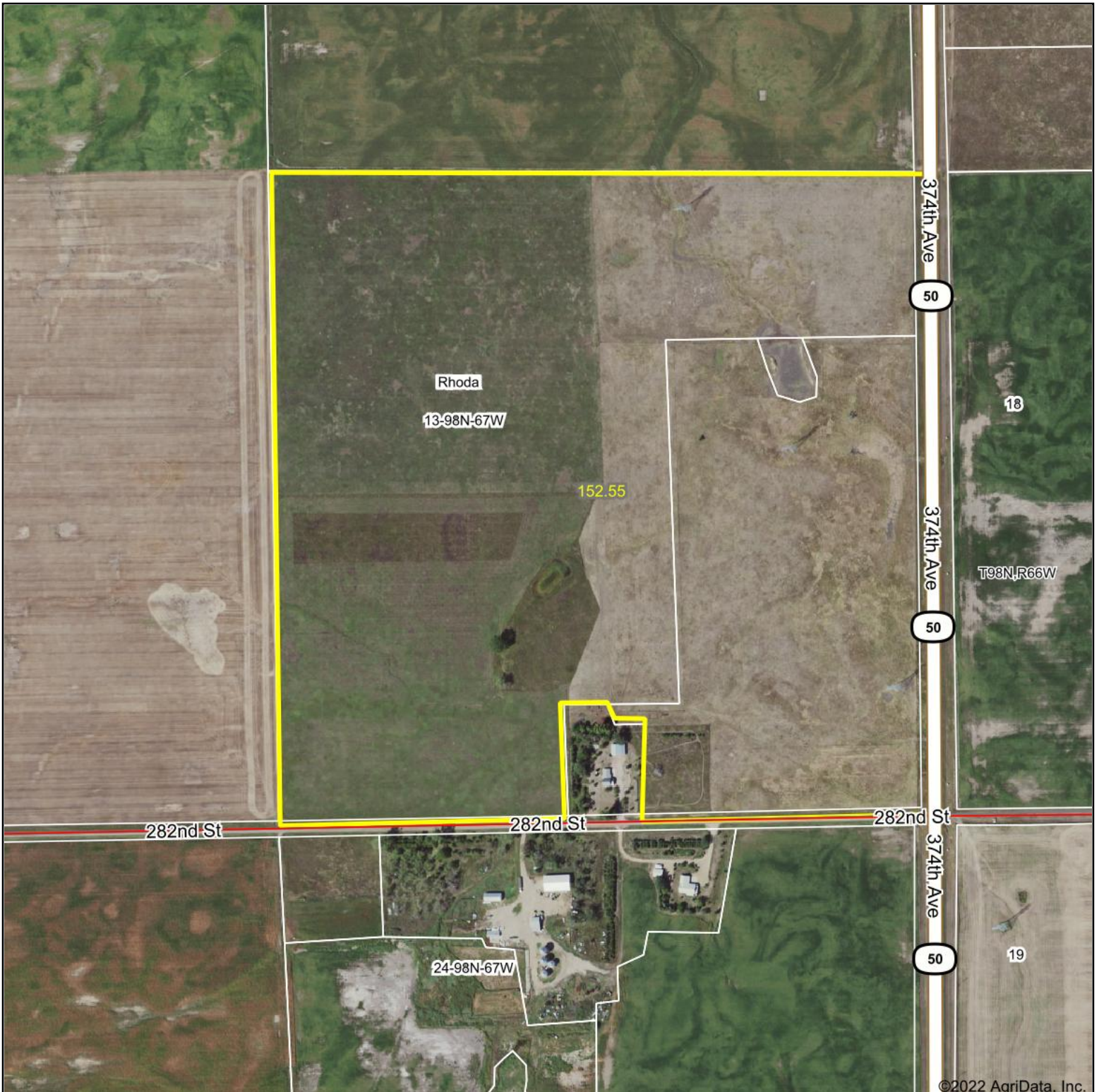
Map Created April 13, 2022

Farm 7224

17-98N-67W-Charles Mix

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Aerial Map



Map Center: 43° 18' 2.75, -98° 42' 46.97



13-98N-67W
Charles Mix County
South Dakota



8/26/2022

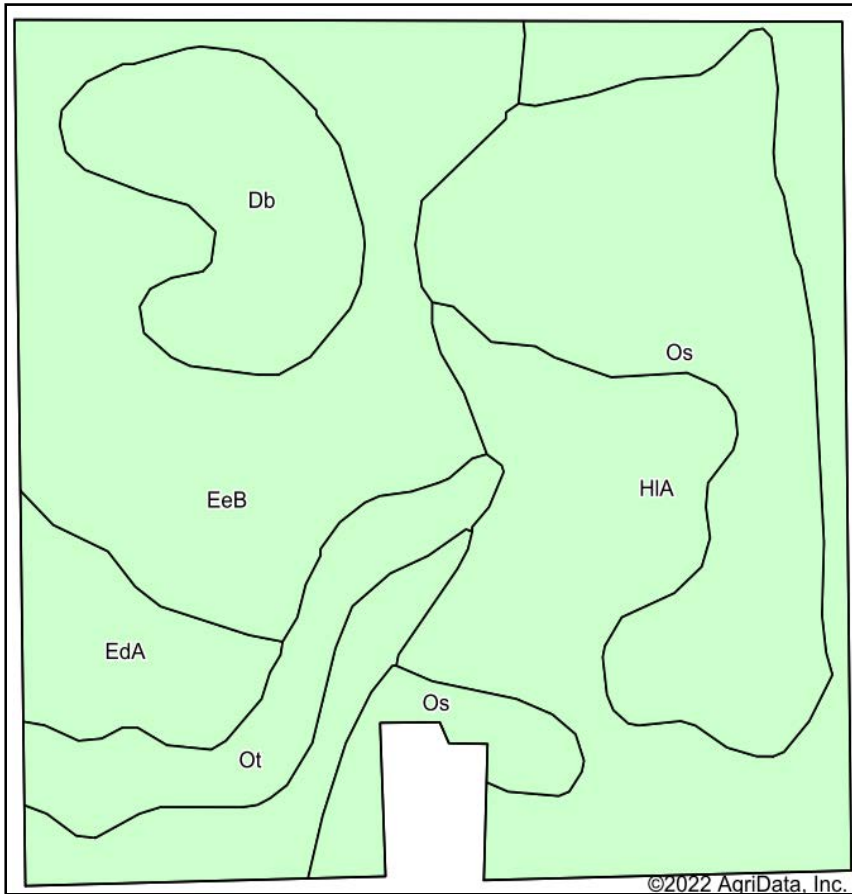


Maps Provided By:

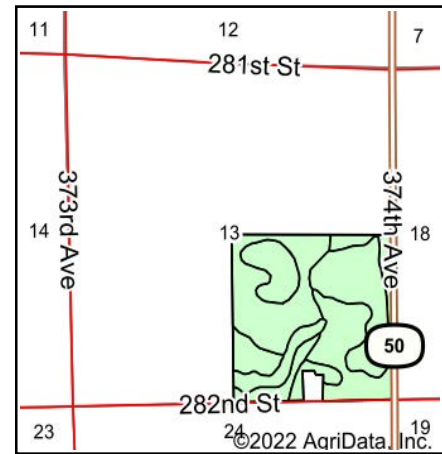


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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Charles Mix**
 Location: **13-98N-67W**
 Township: **Rhoda**
 Acres: **152.55**
 Date: **8/26/2022**



Maps Provided By:

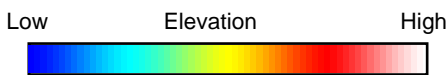
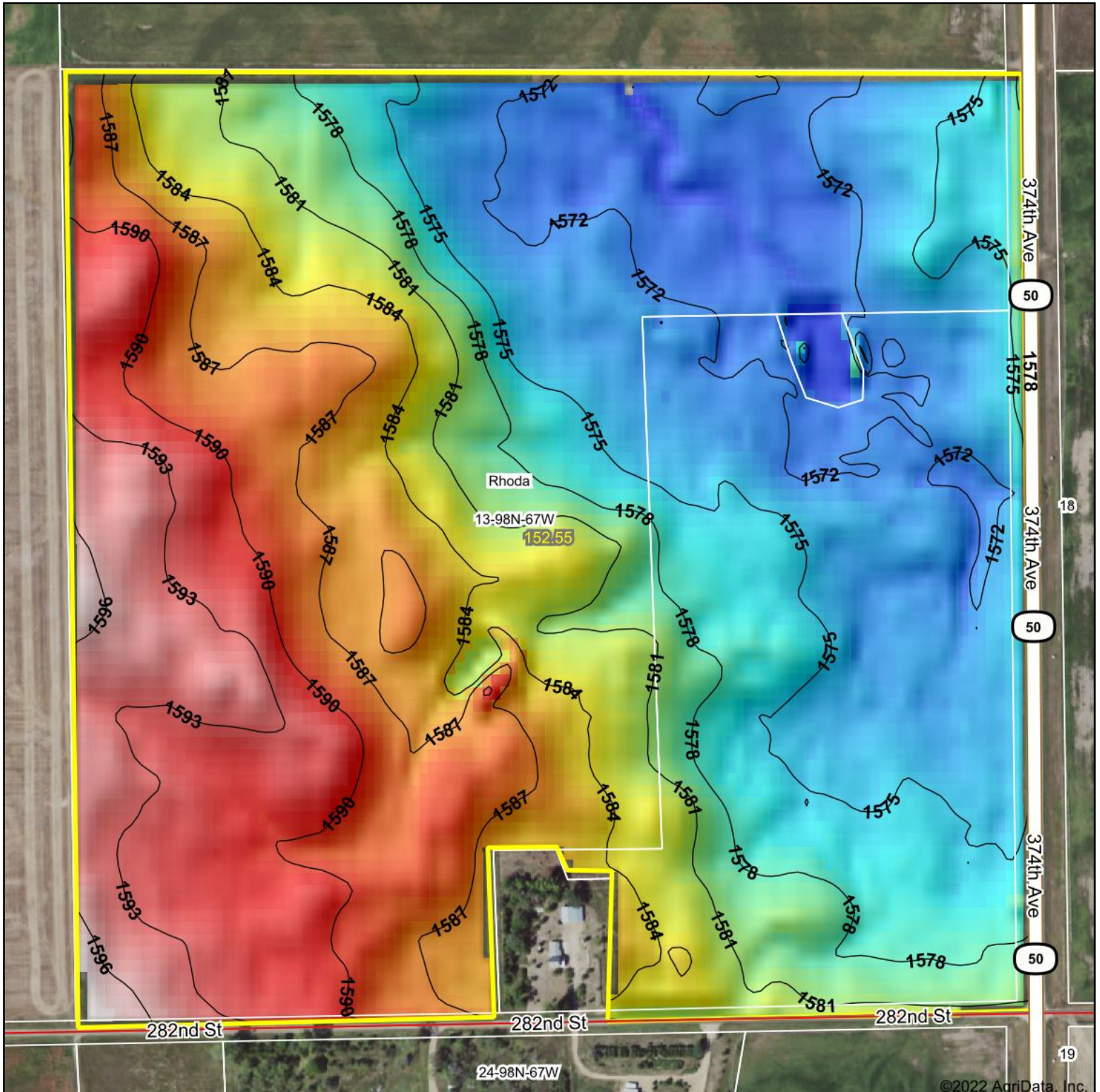
 CUSTOMIZED ONLINE MAPPING
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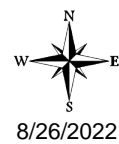
Area Symbol: SD023, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	38.88	25.5%	Ile	75
Os	Onita-Hoven silt loams	37.57	24.6%	Ilc	73
HIA	Higmore-Walke silt loams, 0 to 2 percent slopes	37.14	24.3%	Ilc	85
EdA	Eakin-DeGrey silt loams, 0 to 4 percent slopes	15.86	10.4%	Ile	71
Db	DeGrey-Walke silt loams, 0 to 2 percent slopes	13.82	9.1%	IVs	56
Ot	Onita-Tetonka silt loams	9.28	6.1%	Ilc	85
Weighted Average				2.18	75.4

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,568.8
 Max: 1,598.0
 Range: 29.2
 Average: 1,581.1
 Standard Deviation: 7.61 ft



13-98N-67W
 Charles Mix County
 South Dakota

map center: 43° 18' 2.75, -98° 42' 46.97



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

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Common Land Unit Tract Boundary
 Non-Cropland
 Cropland

Wetland Determination
 Restricted
 Limited
 Exempt from Conservation
 Compliance Provisions

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

Producer initial _____
 Date _____

2022 Program Year

Map Created April 13, 2022

Farm 7224

13-98N-67W-Charles Mix

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SOUTH DAKOTA
CHARLES MIX



United States Department of Agriculture
Farm Service Agency

FARM : 7224

Prepared : 8/29/22 9:27 AM

Crop Year : 2022

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 4 for non-discriminatory Statements.

Operator Name : VERNON JAY VANVUUREN
 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
			0.00	0.00	0.00	0.00	0.00	Active	5
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00		0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn		0.00	127	0
Grain Sorghum		0.00	52	
Soybeans		0.00	42	0
TOTAL		0.00		

NOTES

--

Tract Number : 3215

Description : SE 7 98 67
 FSA Physical Location : SOUTH DAKOTA/CHARLES MIX
 ANSI Physical Location : SOUTH DAKOTA/CHARLES MIX
 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 : VANVUUREN REVOCABLE LIVING TRUST
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
149.51	100.45	100.45	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	100.45	0.00	0.00	0.00	0.00	0.00

SOUTH DAKOTA
 CHARLES MIX
 Form: FSA-156EZ



FARM : 7224
 Prepared : 8/29/22 9:27 AM
 Crop Year : 2022

Abbreviated 156 Farm Record

DCP Crop Data

Tract 3215 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	24.70	0.00	127
Grain Sorghum	31.00	0.00	53
Soybeans	15.70	0.00	42
TOTAL	71.40	0.00	

NOTES

Tract Number : 3216

Description : SE 13 98 67
 FSA Physical Location : SOUTH DAKOTA/CHARLES MIX
 ANSI Physical Location : SOUTH DAKOTA/CHARLES MIX
 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 : VANVUUREN REVOCABLE LIVING TRUST
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
153.11	105.79	105.79	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	105.79	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	25.80	0.00	127
Grain Sorghum	36.10	0.00	52
Soybeans	4.90	0.00	42
TOTAL	66.80	0.00	

NOTES

Abbreviated 156 Farm Record

NOTES

Tract Number : 7030

Description : E 1/2 SE SEC 8 98 67
FSA Physical Location : SOUTH DAKOTA/CHARLES MIX
ANSI Physical Location : SOUTH DAKOTA/CHARLES MIX
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 : VANVUUREN REVOCABLE LIVING TRUST
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.31	71.16	71.16	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	71.16	0.00	0.00	0.00	0.00	0.00

SOUTH DAKOTA
 CHARLES MIX
 Form: FSA-156EZ



FARM : 7224
 Prepared : 8/29/22 9:27 AM
 Crop Year : 2022

Abbreviated 156 Farm Record

DCP Crop Data

Tract 7030 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	15.80	0.00	127
Grain Sorghum	19.80	0.00	53
Soybeans	14.20	0.00	42
TOTAL	49.80	0.00	

NOTES

Tract Number : 8088

Description : SW 1/4 in 17 98 67
 FSA Physical Location : SOUTH DAKOTA/CHARLES MIX
 ANSI Physical Location : SOUTH DAKOTA/CHARLES MIX
 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 : VANVUUREN REVOCABLE LIVING TRUST
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
138.31	59.93	59.93	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	59.93	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	14.10	0.00	127
Grain Sorghum	17.70	0.00	53
Soybeans	11.30	0.00	42
TOTAL	43.10	0.00	

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.

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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 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. USDA is an equal opportunity provider, employer, and lender.

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 liens, 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 any 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 notice of such proceedings, whether or not shown by the records of such agency or by the public records.
7. (a) Unpatented mining claims, 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; (b) exceptions, reservations, and restrictions contained 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.
8. Subject to any setback lines and utility easements that may exist.
9. Rights of tenants in possession under the terms of unrecorded leases.

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SCHEDULE B
(Continued)

10. The 2021 real estate taxes due and payable in 2022 are due and payable as follows:

SE¼, Section 7-98-67 (160 A), assessed to Van Vuuren Rev. Living Trust, Arie & Muriel Trustees, 4214 E. 33rd St., Sioux Falls, SD, Parcel #21.07.4000, tax in the total amount of \$2,128.34-----\$ PAID

E½SE¼, Section 8-98-67 (80 A), assessed to Van Vuuren Rev. Living Trust, Arie & Muriel Trustees, 4214 E. 33rd St., Sioux Falls, SD, Parcel #21.08.4010, tax in the total amount of \$1,004.10-----\$ PAID

SE¼, ex Lot H-1, 2.46 A & ex Outlot J-1, Section 13-98-67 (152.55 A), assessed to Van Vuuren Rev. Living Trust, Arie & Muriel Trustees, 4214 E. 33rd St., Sioux Falls, SD, Parcel #21.13.4000, tax in the total amount of \$2,211.34-----\$ PAID

SW¼, Section 17-98-67 (160 A), assessed to Van Vuuren Rev. Living Trust, Arie & Muriel Trustees, 4214 E. 33rd St., Sioux Falls, SD, Parcel #21.17.3000, tax in the total amount of \$2,070.40-----\$ PAID

Subject to real estate taxes for the 2022 tax year which are not yet due and payable.

11. Easement - executed by and between Arie Van Vuuren, 1st party, and Rhoda Township, 2nd party, dated November 23, 1991, filed November 24, 1992, at 11:30 o'clock A.M., recorded in Book 39 of Miscellaneous Records, page 450, pertaining to Parcel 1, along with other property, copy attached.
12. Manure Easement Agreement - executed by Muriel Van Vuuren, grantor, and Coyote Ridge Co-op, Inc., grantee, dated August 4, 2001, filed February 28, 2002, at 4:30 o'clock P.M., recorded in Book 46 of Miscellaneous Records, pages 271-277, pertaining to Parcels 1, 2 and 4, along with other property, copy attached.
13. Affidavit executed by Michael J. Whalen, attorney for Charles Mix Electric Association, Inc., referring to numerous unrecorded original Right-of-Way Easements, dated October 12, 2010, filed December 20, 2010, at 8:35 o'clock A.M., recorded in Book 54 of Miscellaneous Records, page 237, along with other property, copy attached.
14. Order and Resolution Granting Petition to Vacate Roads - executed by Rhoda Township Board of Supervisors, dated May 1, 2018, filed May 7, 2018, at 3:35 o'clock P.M., recorded in Book 62 of Miscellaneous Records, page 101, pertains to Parcel 1, along with other property, copy attached.
15. Judgment on Declaration of Taking - United States of America, Plaintiff -vs- 72.55 acres of land, more or less, in the Counties of Minnehaha, Hughes, and Charles Mix, State of South Dakota; City of Sioux Falls, et al., Defendants, dated July 22, 1952, filed August 7, 1952, at 8:30 o'clock A.M., recorded in Book 18 of Miscellaneous Records, pages 578-580, pertaining to Parcel 3, along with other property, copy attached.
16. Right-of-Way Easement - executed by Arie Van Vuren, to Randall Community Water District, dated April 25, 1991, filed February 24, 1992, at 2:00 o'clock P.M., recorded in Book 38 of Miscellaneous Records, page 133, pertaining to Parcel 3, copy attached.

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SCHEDULE B

(Continued)

17. Vested Drainage Right Registration Form - Scott Farms Inc., RR 1, Box 101, Geddes, SD, dated June 10, 1992, filed June 11, 1992, at 8:25 o'clock A.M., recorded in Book 38 of Miscellaneous Records, pages 548-549, pertaining to Parcel 3, along with other property, copy attached.
18. Right-of-Way Easement - executed by Arie V. Van Vuuren, to Randall Community Water District, dated April 22, 1991, filed March 29, 1995, at 2:20 o'clock P.M., recorded in Book 40 of Miscellaneous Records, page 1112, pertaining to Parcel 3, copy attached.
19. Right-of-Way Easement - executed by Muriel Van Vuuren & Vern Van Vuuren, Trustees Van Vuuren Revocable Living Trust, to Randall Community Water District, dated December 12, 2008, filed March 27, 2009, at 3:00 o'clock P.M., recorded in Book 53 of Miscellaneous Records, page 52, pertaining to Parcels 3 and 4, copy attached.
20. Matters concerning the proposed insured which do or may affect title to the subject premises.
21. As the proposed insured has not been determined, we reserve the right to add additional exceptions.
22. Section line highways by operation of law, South Dakota Code 31-18-1, and unrecorded underground easement, if any.
23. Subject to such further matters as may appear of record at the time the final policy is issued.

END OF SCHEDULE B

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TRACT 1



TRACT 2



TRACT 3



TRACT 4

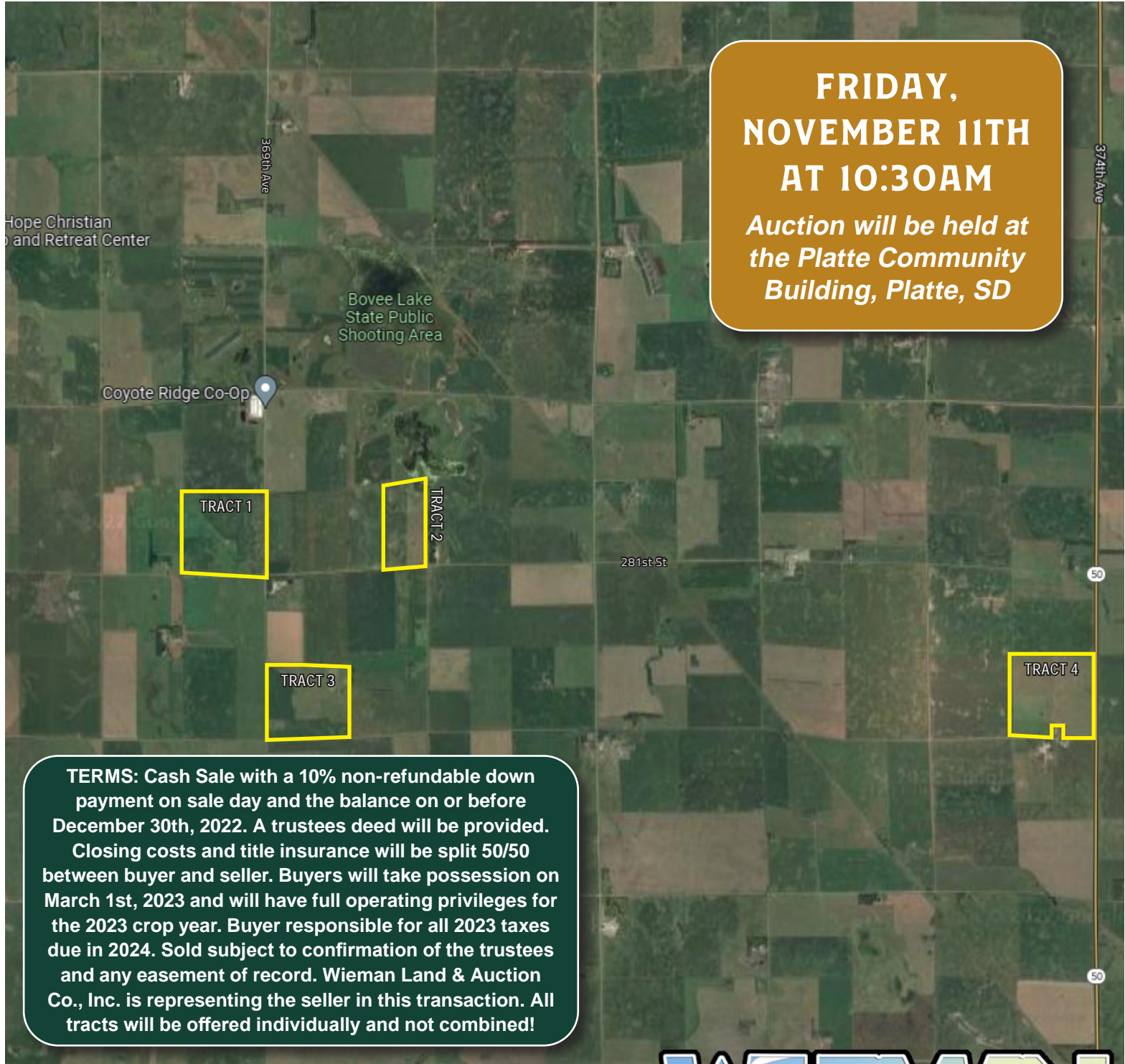


523.71 ACRES

CHARLES MIX COUNTY LAND

**FRIDAY,
NOVEMBER 11TH
AT 10:30AM**

*Auction will be held at
the Platte Community
Building, Platte, SD*



TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before December 30th, 2022. A trustees deed will be provided.

Closing costs and title insurance will be split 50/50 between buyer and seller. Buyers will take possession on March 1st, 2023 and will have full operating privileges for the 2023 crop year. Buyer responsible for all 2023 taxes due in 2024. Sold subject to confirmation of the trustees and any easement of record. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. All tracts will be offered individually and not combined!

"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

