

McCook County

FARMLAND AUCTION

**276.48
Acres**

Wednesday
February 28th
at 10:30 AM

OWNER:

**DETERMAN
FAMILY TRUST**



44628 SD HWY, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

**276.48 ACRES JEFFERSON TOWNSHIP, McCOOK COUNTY, LAND
OFFERED IN 3-TRACTS AT AUCTION – POWERFUL SOILS – GREAT LOCATION**

In order to settle the Trust, we will offer the following land for sale at public auction located at the Wieman Auction Facility 44628 SD Hwy. 44 or from Marion, SD 1-mile south and ½ mile west on:

**WEDNESDAY FEBRUARY 28TH
10:30 A.M.**

It is our privilege to offer this property located in the tightly held Jefferson Township of McCook County. Quality tillable land with great soil ratings for predictable yield potential and is in close proximity to major grain markets. Oil road borders to the west and is only 3-miles south of I-90. May have some acreage development potential. Farmers and investors come take a look!

TRACT ONE: 116.48 ACRES

LEGAL: SE ¼ except Lots A & B in Section 20,102-56 McCook County, South Dakota.

LOCATION: From Emery, SD go 2-miles east on Hwy. 262 turn north 2-miles on 431st Ave turn east go ¼ mile on 260th St. north side of the road or from I-90 & exit 353 (431st Ave) go 3-miles south ¾ east on 260th St. north side of the road.

- 115 acres tillable with the balance found in RROW. Bordered to south and east by gravel Township roads.
- Soil Production rating of 81 with the predominant soils being Clarno-Bonilla loam (88) and Clarno Crossplain (82)
- Annual Taxes estimated at \$2,775.00. Currently enrolled in ARCH County with FSA. If sold separate sellers will pay to have the west boundary line determined.
- New buyer able to farm or lease out for the 2018 crop year.

TRACT TWO: 160-ACRES

LEGAL: SW ¼ of Section 20, 102-56 McCook County, South Dakota.

LOCATION: Located directly west of Tract One.

- 160 acres with approx. 124.75 acres tillable with 31.25 acres in pasture/slough and the balance in RROW. Bordered to the west by oil road, gravel township road to the south
- Soil Production rating of 70.8. Predominant soils include Clarno-Crossplain (82) Clarno Davison loams (70) and Ethan Betts (30)
- Annual Taxes estimated at \$3,425.00. Currently enrolled in ARCH County with FSA office. IF sold separate sellers will pay to have the east boundary line determined.
- New buyer able to farm or lease out for 2018 crop year.

TRACT THREE: 276.48 ACRES COMBINATION OF TRACTS 1 & 2

LEGAL: The S ½ of Section 20 except Lots A & B in the SE ¼ all in 102-56 McCook County, South Dakota.

- 239.75 acres tillable with 31.25 acres in grass/sloughs balance in RROW.
- Annual taxes on the entire unit are estimated at \$6,200.00
- IF sold as one unit no surveys will be completed. Acres are verified
- Base & Yield info, wetland maps, aerial and soil maps, along with a title commitment can be found in the buyers packet.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience, or you may visit www.wiemanauktion.com for drone video footage of the property. Buyers packets can be mailed out by calling the auctioneers at 800-251-3111 or printable from our web-site.

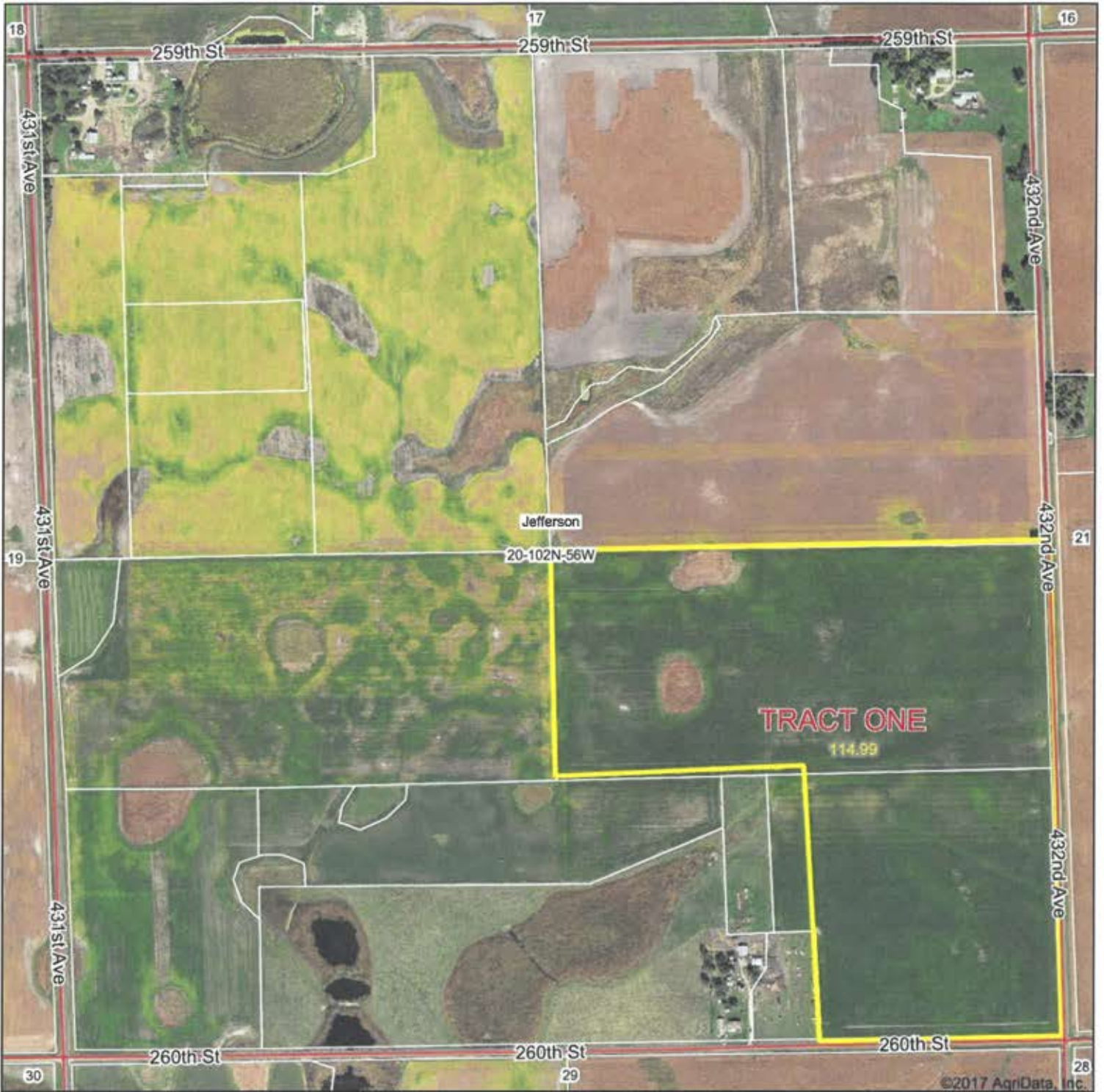
TERMS: Cash sale with 15% non-refundable down payment auction day with the balance on or before March 30, 2018. Trustees deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Buyer to receive full possession at closing. Sold subject to Trustee's approval and all easements and restrictions of record. Come prepared to buy!! Remember auction held indoors at the Wieman Auction Facility.

**DETERMAN FAMILY TRUST – OWNER
VIRGIL DETERMAN – TRUSTEE**

Wieman Land & Auction Co. Inc.
Marion, SD 800-251-3111

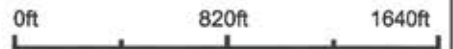
Fink Law Office
Closing Attorney
605-729-2552

Aerial Map



©2017 AgriData, Inc.

map center: 43° 37' 20.49, -97° 34' 39.07



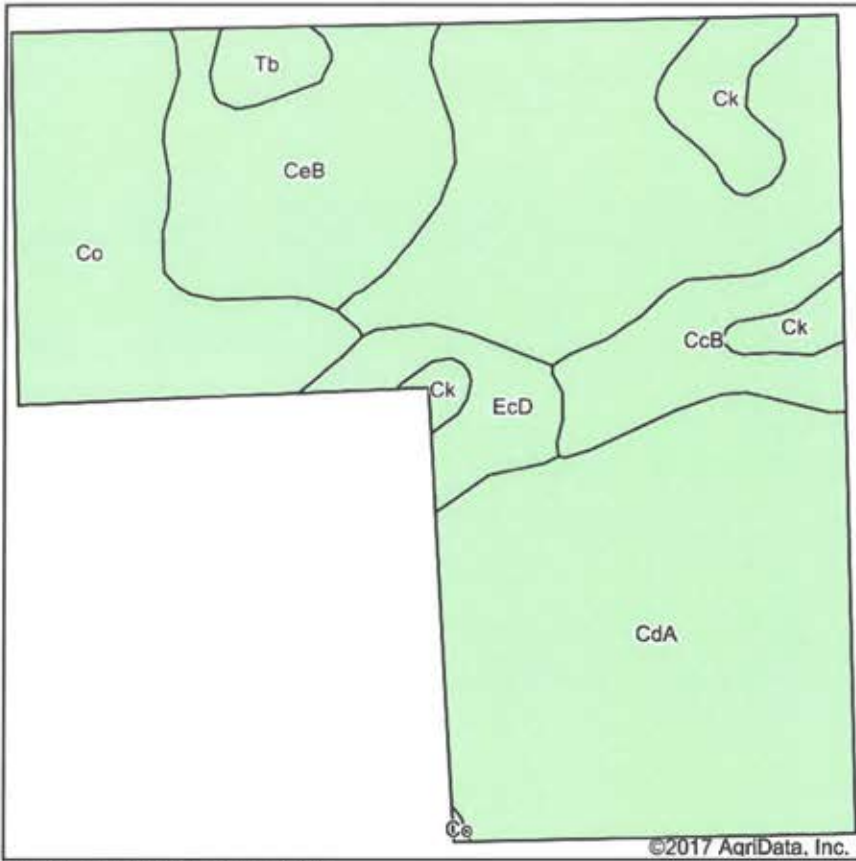
20-102N-56W
McCook County
South Dakota



1/22/2018

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

Soils Map



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.



State: **South Dakota**
 County: **McCook**
 Location: **20-102N-56W**
 Township: **Jefferson**
 Acres: **114.99**
 Date: **1/22/2018**

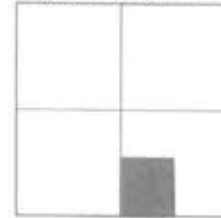
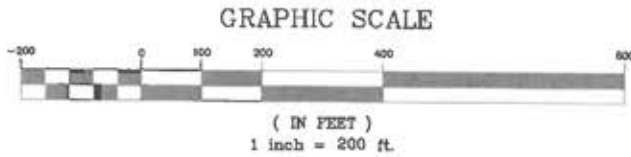


Area Symbol: SD087, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	63.84	55.5%	IIc	88								
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	17.37	15.1%	IIc	82								
CeB	Clarno-Davison loams, 2 to 5 percent slopes	14.75	12.8%	Ile	70	3	41	68	7.7	40	51	25	32
CcB	Clarno loam, 2 to 6 percent slopes	7.12	6.2%	Ile	82								
Ck	Crossplain clay loam	5.31	4.6%	IIw	77	1.8	37	73	8.1	42	46	28	28
EcD	Ethan-Betts loams, 9 to 15 percent slopes	4.77	4.1%	VIe	30								
Tb	Tetonka silt loam, 0 to 1 percent slopes	1.83	1.6%	IVw	56								
Weighted Average					81	0.5	7	12.1	1.4	7.1	8.7	4.5	5.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



LOCATION MAP
SCALE: 1" = 300'

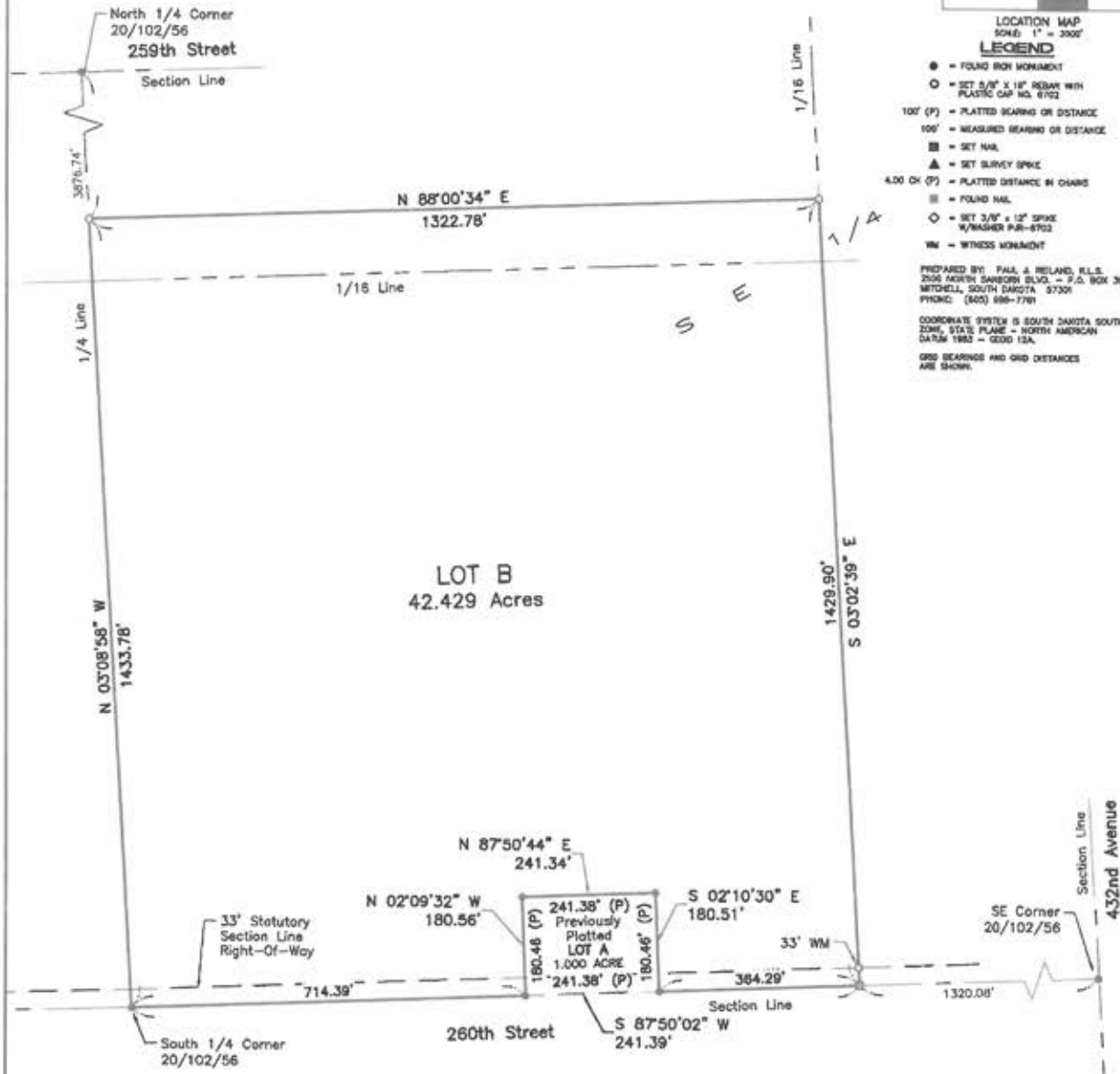
LEGEND

- = FOUND IRON MONUMENT
- = SET 3/8" X 1 1/2" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAIN
- = FOUND NAIL
- = SET 3/8" X 1/2" SPIKE W/WASHER PUB-6703
- WM = WITNESS MONUMENT

PREPARED BY: PAUL J. REILAND, R.L.S.
2008 NORTH SANDERS BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 696-7761

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE - NORTH AMERICAN DATUM 1983 - GROUND 13A.

GRID BEARINGS AND GRID DISTANCES ARE SHOWN.



A PLAT OF LOT B OF DETERMAN'S FIRST ADDITION IN THE SE 1/4 OF SECTION 20, T 102 N, R 56 W OF THE 5th P.M., MCCOOK COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Virgil M. Determan, Jr., Successor Trustee of the Determan Family Trust, dated April 18, 2007, and under his direction for purposes indicated therein, I did on or prior to December 5, 2017, survey those parcels of land described as follows: LOT B OF DETERMAN'S FIRST ADDITION IN THE SE 1/4 OF SECTION 20, T 102 N, R 56 W OF THE 5TH P.M., MCCOOK COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct, and was done on the ground in accordance with the most recent South Dakota laws relating to rural boundary surveys.

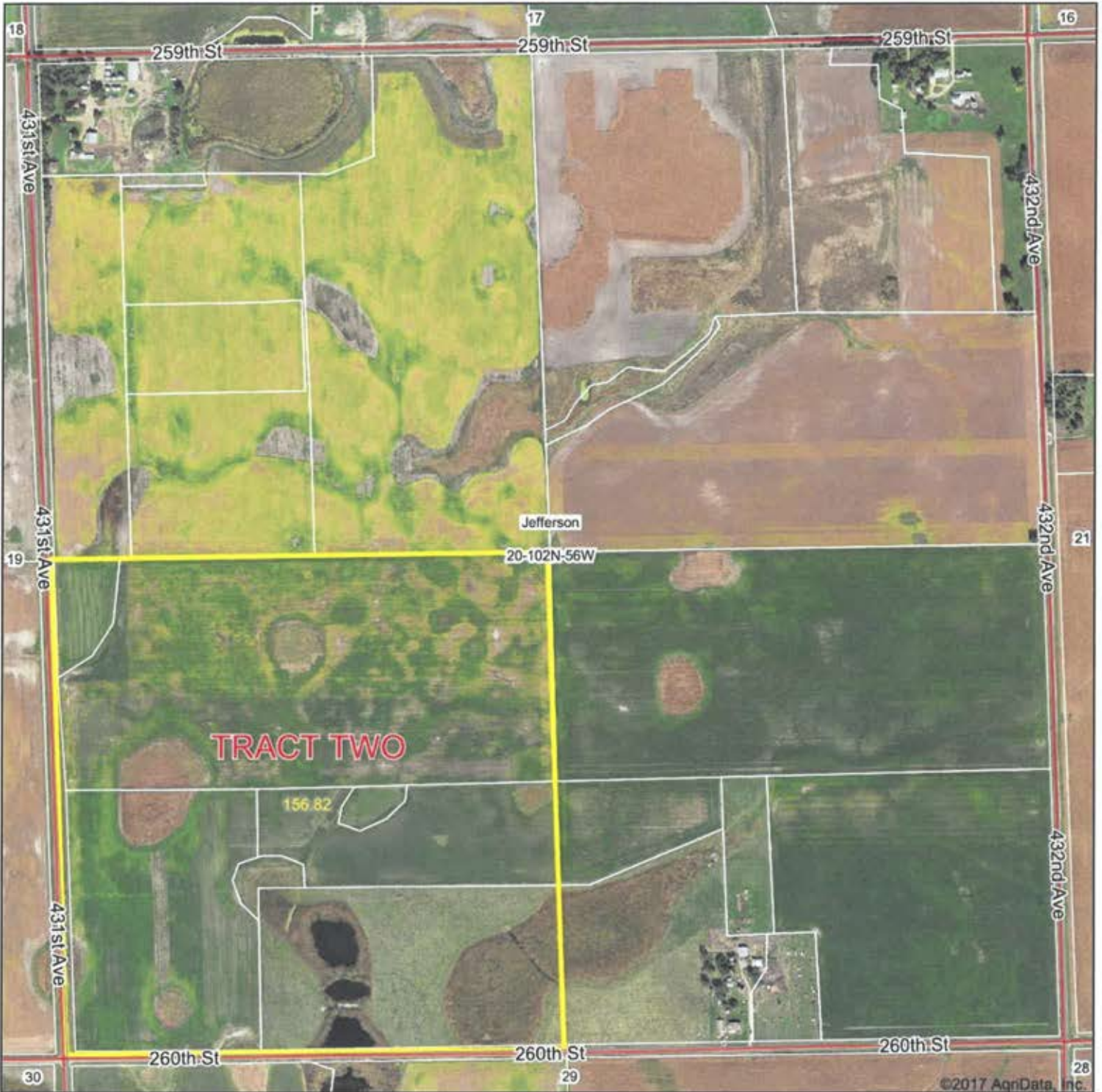
Dated this _____ day of _____, 2018.

Registered Land Surveyor #SD6702



& Associates
Engineers, Planners and Surveyors
2109 North Sanders Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

Aerial Map

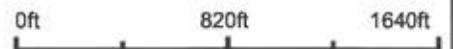


Maps Provided By:



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map center: 43° 37' 20.49, -97° 34' 39.07

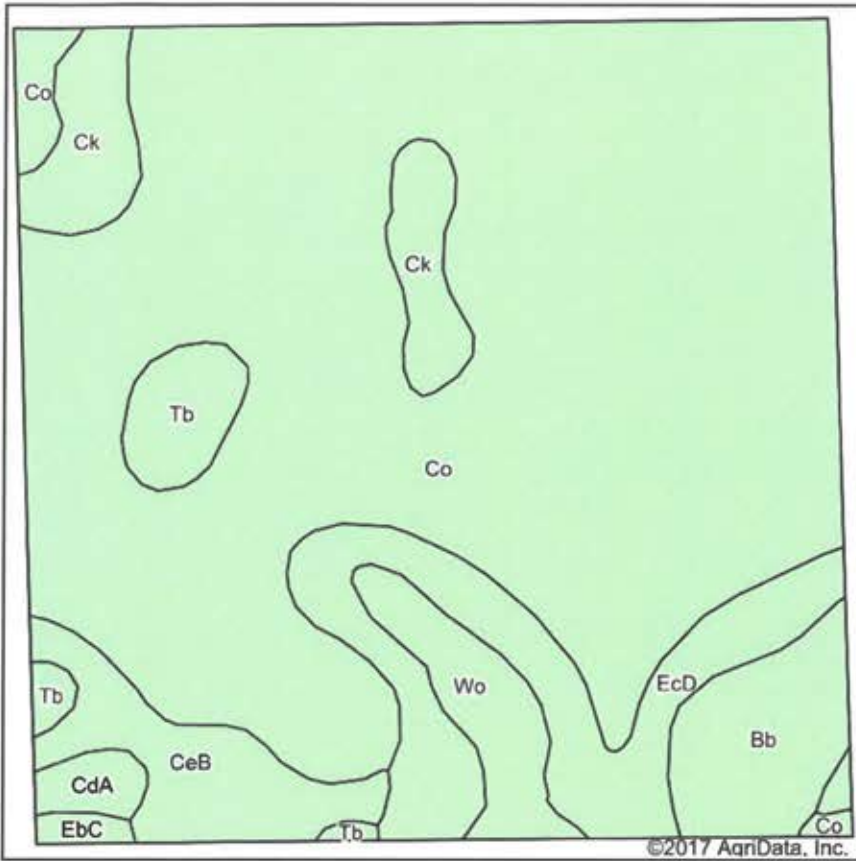


20-102N-56W
McCook County
South Dakota

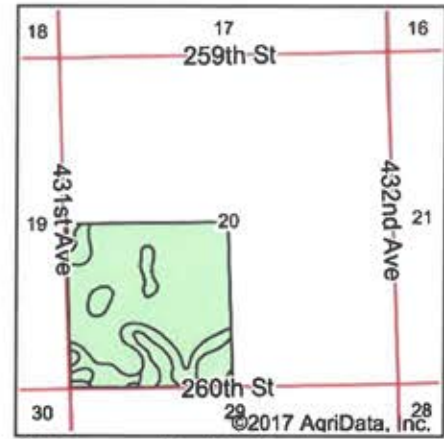


1/22/2018

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **McCook**
 Location: **20-102N-56W**
 Township: **Jefferson**
 Acres: **156.82**
 Date: **1/22/2018**



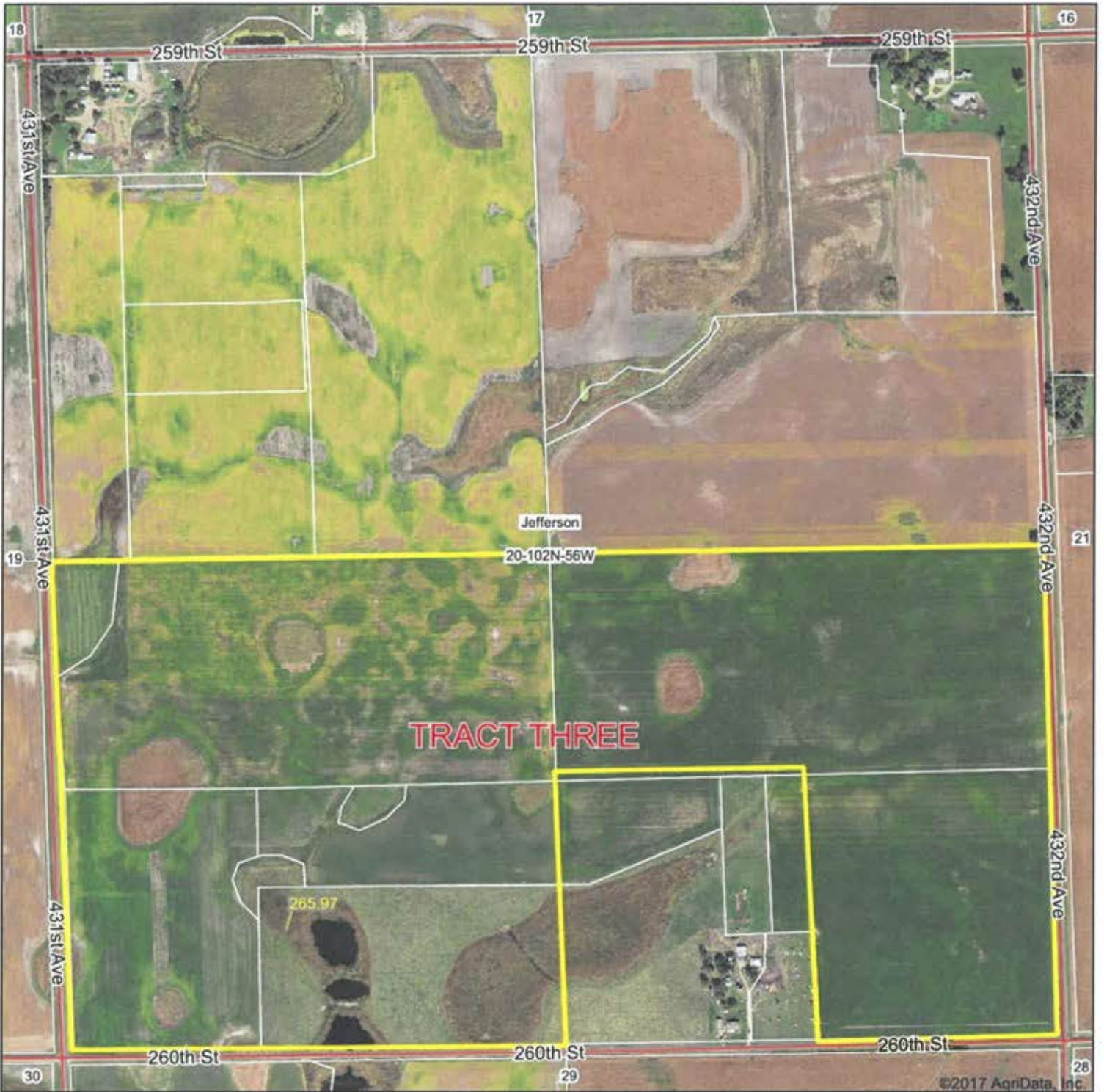
Area Symbol: SD087, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	108.90	69.4%	IIc	82								
EcD	Ethan-Betts loams, 9 to 15 percent slopes	14.88	9.5%	VIe	30								
CeB	Clarno-Davison loams, 2 to 5 percent slopes	7.44	4.7%	IIe	70	3	41	68	7.7	40	51	25	32
Ck	Crossplain clay loam	7.33	4.7%	IIw	77	1.8	37	73	8.1	42	46	28	28
Bb	Baltic silty clay loam, ponded	7.01	4.5%	VIIIw	12		1	5	0.5	3	1	1	
Wo	Worthing silty clay loam, 0 to 1 percent slopes	5.08	3.2%	Vw	30								
Tb	Tetonka silt loam, 0 to 1 percent slopes	4.04	2.6%	IVw	56								
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	1.47	0.9%	IIc	88								
EbC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	0.67	0.4%	IIe	69								
Weighted Average					70.8	0.2	3.7	6.9	0.8	4	4.6	2.5	2.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

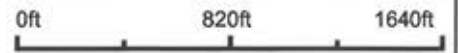
Aerial Map



©2017 AgriData, Inc.



map center: 43° 37' 20.49, -97° 34' 39.07

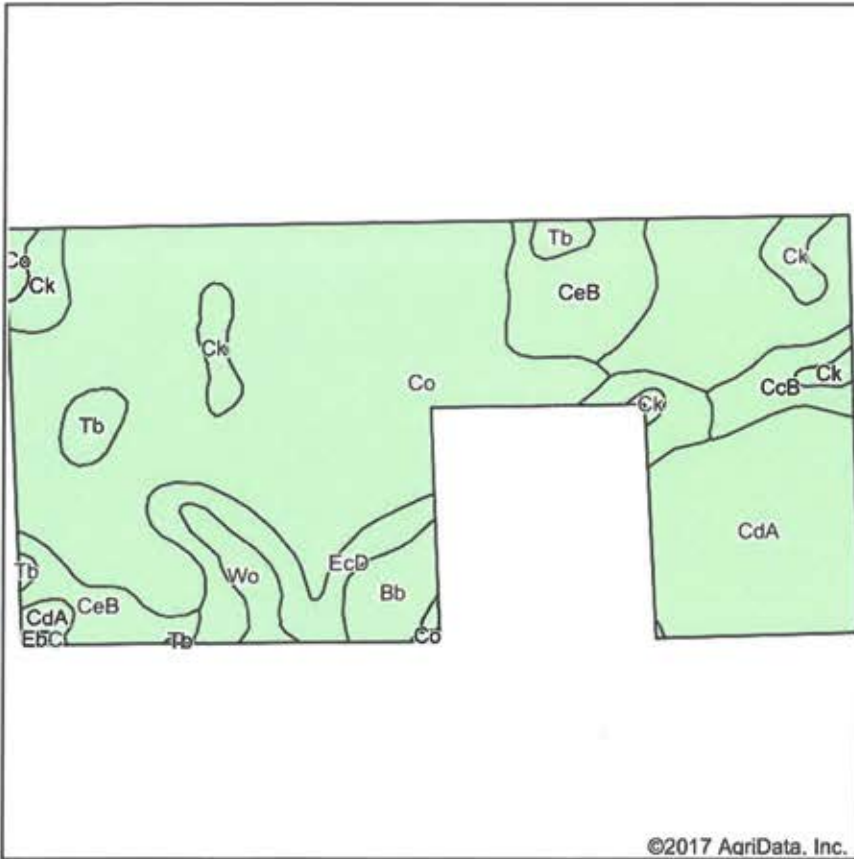


20-102N-56W
McCook County
South Dakota



1/22/2018

Soils Map



State: **South Dakota**
 County: **McCook**
 Location: **20-102N-56W**
 Township: **Jefferson**
 Acres: **265.97**
 Date: **1/22/2018**

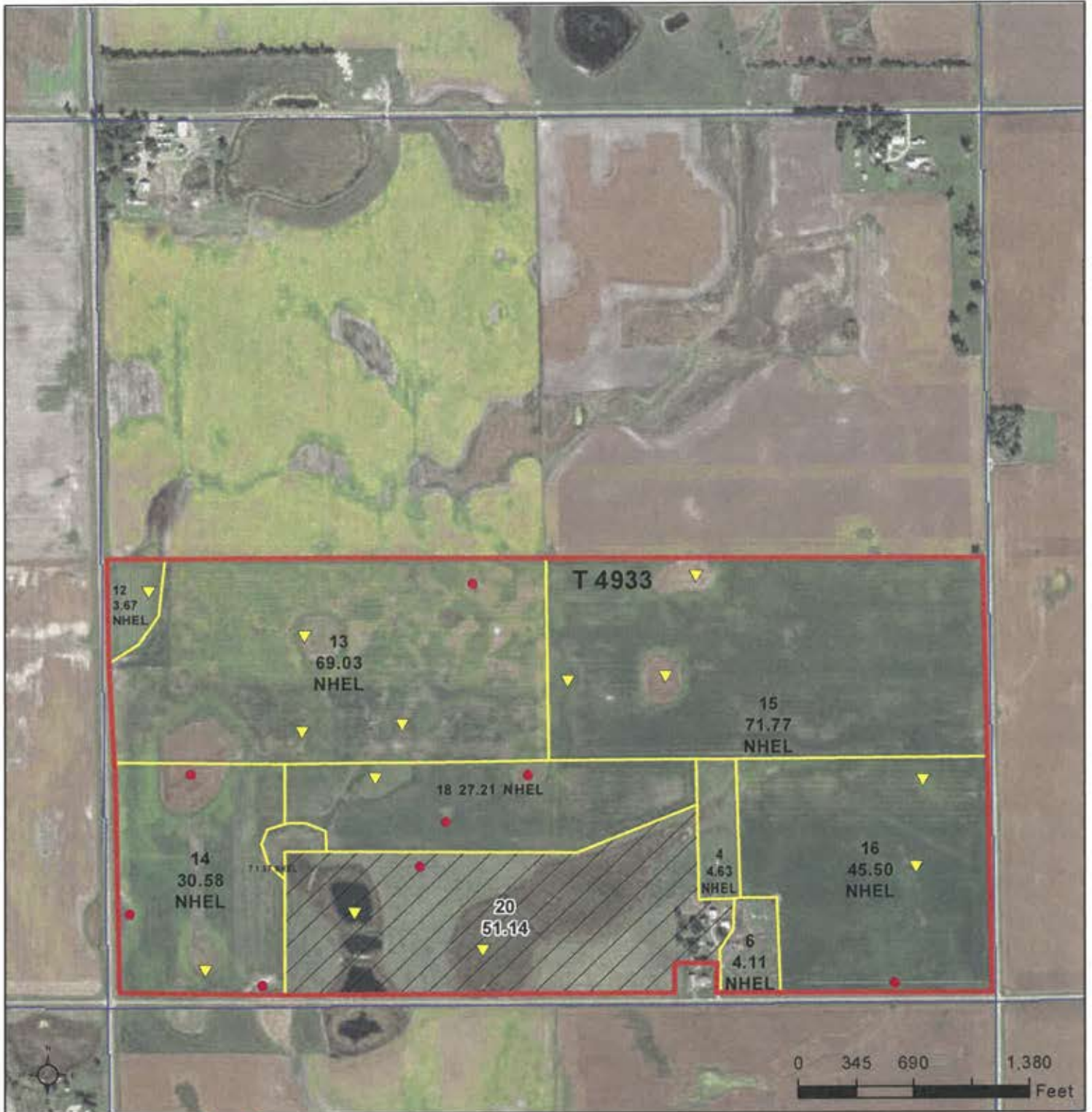


Area Symbol: SD087, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	124.67	46.9%	IIc	82								
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	63.31	23.8%	IIc	88								
CeB	Clarno-Davison loams, 2 to 5 percent slopes	21.49	8.1%	IIe	70	3	41	68	7.7	40	51	25	32
EcD	Ethan-Betts loams, 9 to 15 percent slopes	19.49	7.3%	VIe	30								
Ck	Crossplain clay loam	12.23	4.6%	IIhw	77	1.8	37	73	8.1	42	46	28	28
Bb	Baltic silty clay loam, ponded	6.99	2.6%	VIIhw	12		1	5	0.5	3	1	1	
CcB	Clarno loam, 2 to 6 percent slopes	6.90	2.6%	IIe	82								
Tb	Tetonka silt loam, 0 to 1 percent slopes	5.50	2.1%	IVw	56								
Wo	Worthing silty clay loam, 0 to 1 percent slopes	4.93	1.9%	Vw	30								
EbC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	0.46	0.2%	IIIe	69								
Weighted Average					75.1	0.3	5	9	1	5.2	6.3	3.3	3.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Common Land Unit

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

2018 Program Year

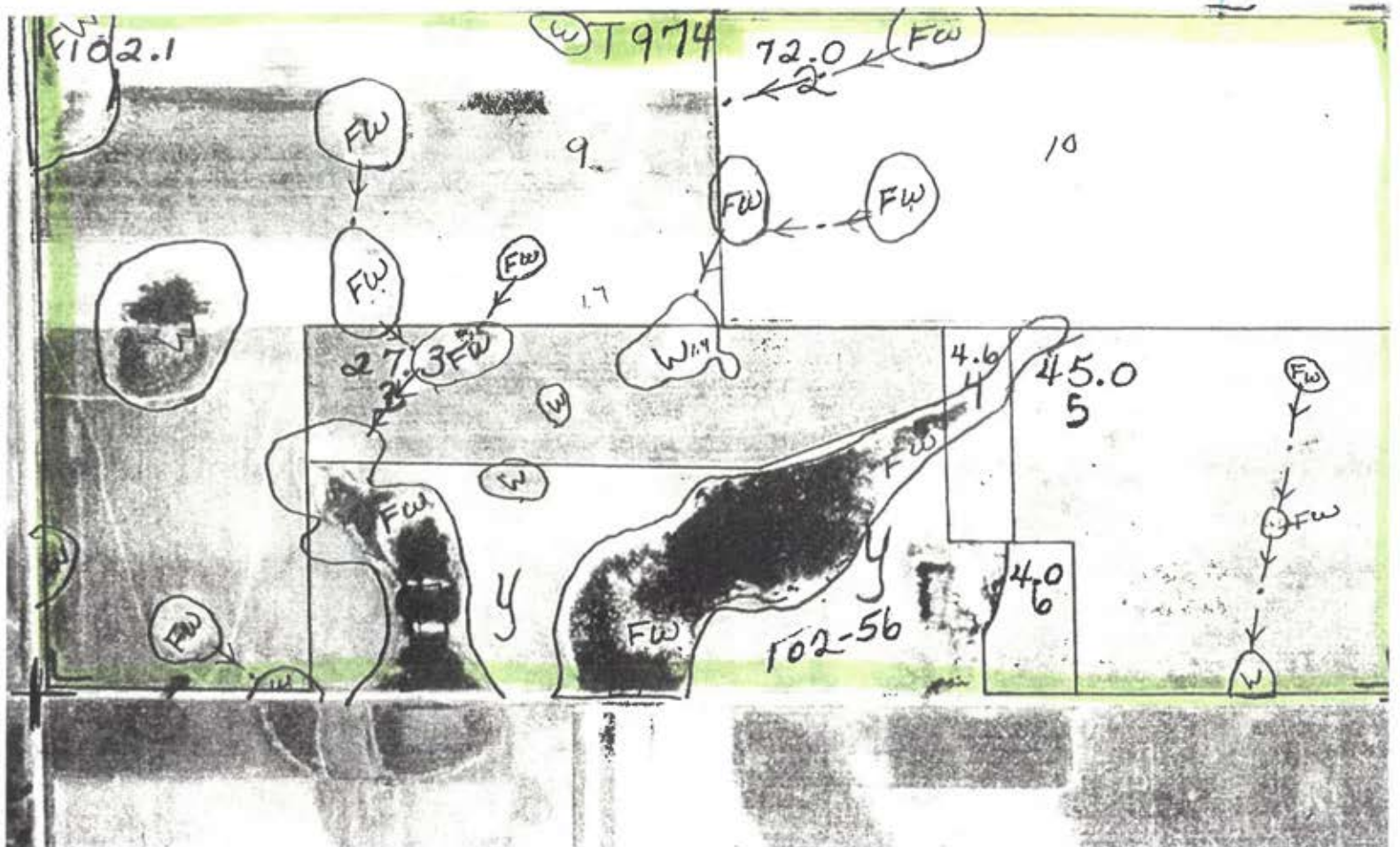
Map Created October 04, 2017

Farm 7011

20 -102N -56W

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).

NOT TO SCALE





Abbreviated 156 Farm Record

Operator Name : RICHARD B DETERMAN
 Farms Associated with Operator : 46-087-7010, 46-087-7011
 CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
309.21	258.07	258.07	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. Related Activity	
0.00	0.00	258.07	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	CTAP Yield	PLC Yield	HIP
Corn	104.85	0.00	0	94	
Soybeans	107.45	0.00	0	30	
TOTAL	212.30	0.00			

NOTES

Tract Number : 4933

Description : S 20 102 56 exc Lot A
 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 : DETERMAN FAMILY TRUST
 Other Producers : VIRGIL- DETERMAN FAMILY TRUST DETERMAN SR

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
309.21	258.07	258.07	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	258.07	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	104.85	0.00	0	94
Soybeans	107.45	0.00	0	30
TOTAL	212.30	0.00		

NOTES

DAKOTA HOMESTEAD TITLE INSURANCE COMPANY

Transaction Identification Data for reference only:

Issuing Agent: McCook County Abstract & Title Insurance, Ltd.
Issuing Office: 401 N. Nebraska St., P.O. Box 506, Salem, SD 57058
ALTA® Universal ID:
Loan ID Number:
Commitment Number: TI-8147
Issuing Office File Number: TI-8147
Property Address: Not applicable for coverage.,

SCHEDULE A

1. Commitment Date: January 12, 2018 at 07:00 AM
2. Policy to be issued:
 - (a) ALTA Own. Policy (06/17/06)
Proposed Insured: TO BE DETERMINED
(Preliminary Report For Sale Only)
Proposed Policy Amount: \$ 1.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:
VIRGIL M. DETERMAN, JR., SUCCESSOR TRUSTEE OF THE DETERMAN FAMILY TRUST
5. The Land is described as follows:
PROPOSED PARCEL:

THE SOUTH HALF (S1/2) OF SECTION TWENTY (20), TOWNSHIP ONE HUNDRED TWO (102) NORTH, RANGE FIFTY SIX (56), West of the 5th P.M., EXCEPT LOTS "A" AND "B" OF DETERMAN'S FIRST ADDITION; and EXCEPT LAND DEEDED IN BOOK 18 OF DEEDS, PAGE 65 FOR SCHOOL PURPOSES, McCook County, South Dakota.

Subject to easements, restrictions, and reservations of record, if any.

(Note: See Special Exception # 9 in Schedule B-II of this Commitment)

DAKOTA HOMESTEAD TITLE INSURANCE COMPANY

By: Pat Wegener
McCook County Abstract & Title Insurance, Ltd.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by DAKOTA HOMESTEAD TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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DAKOTA HOMESTEAD TITLE INSURANCE COMPANY

SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Requirements may be included as Special Exceptions on SCHEDULE B, PART II.
6. Marital status of any Grantor &/or Mortgagor must be stated on the documents to be insured by the policies (Ownership Deed and/or Mortgage). If married, spouses must sign documents.
7. Seller/Mortgagor Affidavit and/or Purchaser Affidavit (PROVIDED WITH THIS COMMITMENT) to be executed and returned to McCook County Abstract & Title.
8. SUBJECT TO FILING OF PLAT OF "LOT B" OF DETERMAN'S ADDITION. UPON REVIEW, THE LEGAL DESCRIPTION IN SCHEDULE OF THIS COMMITMENT IS SUBJECT TO CHANGE. FURTHER REQUIREMENTS MAY BE NEEDED.
9. A DEED FROM THE CURRENT SCHOOL DISTRICT FOR THE 1 SQUARE ACRE IN THE SOUTHWEST QUARTER TO THE CURRENT OWNER TO BE RECORDED. (Refer to Special Exception # 9)
10. AN AFFIDAVIT OF POSSESSION FROM THE CURRENT OWNER FOR THE 1 SQUARE ACRE IN THE SOUTHWEST QUARTER TO BE RECORDED. (Refer to Special Exception # 9)
11. SUBJECT TO FILING OF NEW OWNERSHIP DEED WITH A "CERTIFICATE OF TRUST" ATTACHED TO THE PROPOSED OWNER TO BE INSURED. (DETERMAN FAMILY TRUST, Dated April 18, 2007.)

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:

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by DAKOTA HOMESTEAD TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE B
 (Continued)

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. General Exceptions:
 1. Rights or claim of parties in possession not shown by the public records.*
 2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and physical 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.*
 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.*
 7. Any service, installation or connection charge for sewer, water or electricity.*
 8. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.*

* Paragraphs 1, 2, 3, 4, 5, 6, 7 and 8 will not appear as printed exceptions on extended coverage policies except as to such parts thereof which may be typed as a Special Exception.

Special Exceptions:

3. Any charges for municipal &/or rural services (i.e. water, sewer, correction of nuisance conditions, etc.) are the responsibility of the parties to this transaction. For information regarding the existence of any such bills, contact the appropriate municipal office.
4. Accrued taxes and assessments for the year 2018 and subsequent years, not yet due or delinquent.
5. 2017 Real Estate Taxes payable in 2018 are:
 Parcel # 12.20.3000: _____ \$7,099.34
 1st 1/2 _____ \$3,549.67 DUE 4/30/2018
 2nd 1/2 _____ \$3,549.67 DUE 10/31/2018
6. The land described in the Commitment/Policy does not insure amount of acres.
7. The land described in Commitment/ Policy shall not be deemed to include any house trailer or mobile home standing on the premises, if applicable.
8. This "commitment" is a pre-sale report only, and conveys no insurance whatsoever. Once a buyer is obtained, please provide the necessary purchase agreement details, if any. Further requirements will be necessary when the

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SCHEDULE B
(Continued)

commitment is updated.

9. SUBJECT TO INTEREST OF SCHOOL DISTRICT NUMBER THREE (3) and ANY REVERSIONARY INTEREST OF GRANTOR AS EVIDENCED BY WARRANTY DEED executed by Patrick Ryan -to- School District Number Three (3); dated June 1, 1887; FILED June 21, 1888 at 10:30 A.M., and recorded in Book 18 of Deeds, Page 65.
10. MORTGAGE executed by Virgil M. Determan, Jr., not personally but as Trustee on behalf of the Determan Family Trust -to- Bankwest, Inc., dated April 8, 2011; in the principal amount of \$ _____ FILED April 14, 2011 at 9:50 A.M., and recorded in Book 205 of Mortgages, Page 186.
11. ADDENDUM TO MORTGAGE executed by Bankwest, Inc. and Virgil M. Determan Jr., not personally but as Trustee on behalf of the Determan Family Trust; dated May 4, 2016; FILED May 11, 2016 at 8:30 A.M., and recorded in Book 208 of Mortgages, Page 926. (Addends Book 205 of Mtgs., Page 186.)
12. MORTGAGE executed by Virgil M. Determan, Jr., not personally but as Trustee of the Determan Family Trust -to- Bankwest, Inc., dated November 10, 2016; in the principal amount of \$ _____ FILED November 23, 2016 at 8:30 A.M., and recorded in Book 209 of Mortgages, Page 305.
...states: one note in the amount of _____
13. DAM LOCATION NOTICE executed by Ben Determan -to- Water Resources Commission of the State of South Dakota; dated July 3, 1956; FILED July 3, 1956 at 1:30 P.M., and recorded in Book 1 of Dam Locations, Page 120.
14. EASEMENT executed by Ben Determan and Anna Determan -to- McCook County, SD; dated June 3, 1960; FILED August 1, 1960 at 11:21 A.M., and recorded in Book 121 of Deeds, Page 61.
15. DAM LOCATION NOTICE executed by Virgil Determan -to- Water Resources Commission of the State of South Dakota; dated April 12, 1976; FILED April 13, 1976 at 9:30 A.M., and recorded in Book 1 of Dam Locations, Page 1305.
16. VESTED DRAINAGE RIGHT executed by Allen Terveen and Opal Terveen -to- The Public; dated June 26, 1992; FILED June 30, 1992 at 1:52 P.M., and recorded in Book 160 of Deeds, Pages 589-590.
17. VESTED DRAINAGE RIGHT executed by Virgil M. Determan -to- The Public; dated June 29, 1992; FILED June 30, 1992 at 2:28 P.M., and recorded in Book 160 of Deeds, Pages 641-642.
18. RIGHT OF WAY EASEMENT executed by Virgil Determan and Delpha Determan -to- Hanson Rural Water System, Inc., dated July 1, 1997; FILED July 29, 1998 at 11:10 A.M., and recorded in Book 172 of Deeds, Page 228.
19. CERTIFIED LAND CORNER executed by Paul C. Kiepke, Registered Land Surveyor #8296 -to- The Public; dated October 9, 2009; FILED October 23, 2009 at 9:15 A.M., and recorded in Book 1 of Land Corners, Page 182.
20. RIGHT OF WAY EASEMENT executed by Virgil M. Determan, Jr., Successor Trustee of the Determan Family Trust -to- TrioTel Communications, Inc., a cooperative corporation; dated February 17, 2011; FILED April 4, 2011 at 11:22 A.M., and recorded in Book 184 of Deeds, Page 544.
21. Statutory Easement for highway along the section line (or lines) bounding (or within) the land herein described.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by DAKOTA HOMESTEAD TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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276.48 Acres



TERMS: Cash sale with 15% non-refundable down payment auction day with the balance on or before March 30, 2018. Trustees deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Buyer to receive full possession at closing. Sold subject to Trustee's approval and all easements and restrictions of record. Come prepared to buy!! Remember auction held indoors at the Wieman Auction Facility.

Wednesday
February 28th
at 10:30 AM



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