

Miner County

FARMLAND AUCTION

**160
Acres**

Thursday
October 12th
at 10:30 AM

OWNER:

**GARY & JANE
LINDBLOM**

WIEMAN
LAND & AUCTION

44628 SD HWY, Marion SD

phone: 800-251-3111

web: wiemanauction.com

fax: 605-648-3102

"We Sell The Earth And Everything On It!"

160-ACRES OF ROCK CREEK TOWNSHIP – MINER COUNTY PASTURE LAND AT AUCTION

We have decided to sell the following land at public auction located in the Canova Legion Hall on:

THURSDAY OCTOBER 12TH

10:30 A.M.

It is our privilege to offer this outstanding turn-key grazing unit located in the heart of great cattle country. This pasture has good useable fences, limited weed pressure, and has maintained proper stocking rates. The property has a stock dam plus rural water for livestock watering and some trees from a former building site that provide shade/sun protection. If you've been looking for more pasture come take a look.

LOCATION: From Canova, SD go 6-miles west, 2 ½ miles north on 429th Ave. east side of the road, or from Howard, SD (Clark Machine Corner) go 5-miles south, 6-miles west turn south on 429th Ave go 1-mile east side of the road or at the Junction of 239th St. and 429th Ave.

LEGAL: The NW ¼ of Section 12, 105-57 Miner County, South Dakota.

- 156.65 acres in grass/pasture with the balance found in RROW acres.
- Gravel township road to the west, minimum maintenance road to the north.
- Stock Dam plus Rural Water with tire tank for grazing livestock.
- Soil production rating of 53.9. Predominant soils include Houdek-Dudley-Tetonka (54), Houdek-Dudley (63), and Worthing silt loam (30)
- Annual Real Estate Taxes are \$2,109.46 based on an Assessment of \$246,357.00
- New buyer to receive landlords possession at closing. Aerial map, wetland maps, and other pertinent info can be found in the buyers packet.
- Video of the property can be viewed at www.wiemanauktion.com

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Cattle are grazing please close any gates you open!! Buyers packets can be mailed by calling the auctioneers at 800-251-3111 or visit our web-site www.wiemanauktion.com.

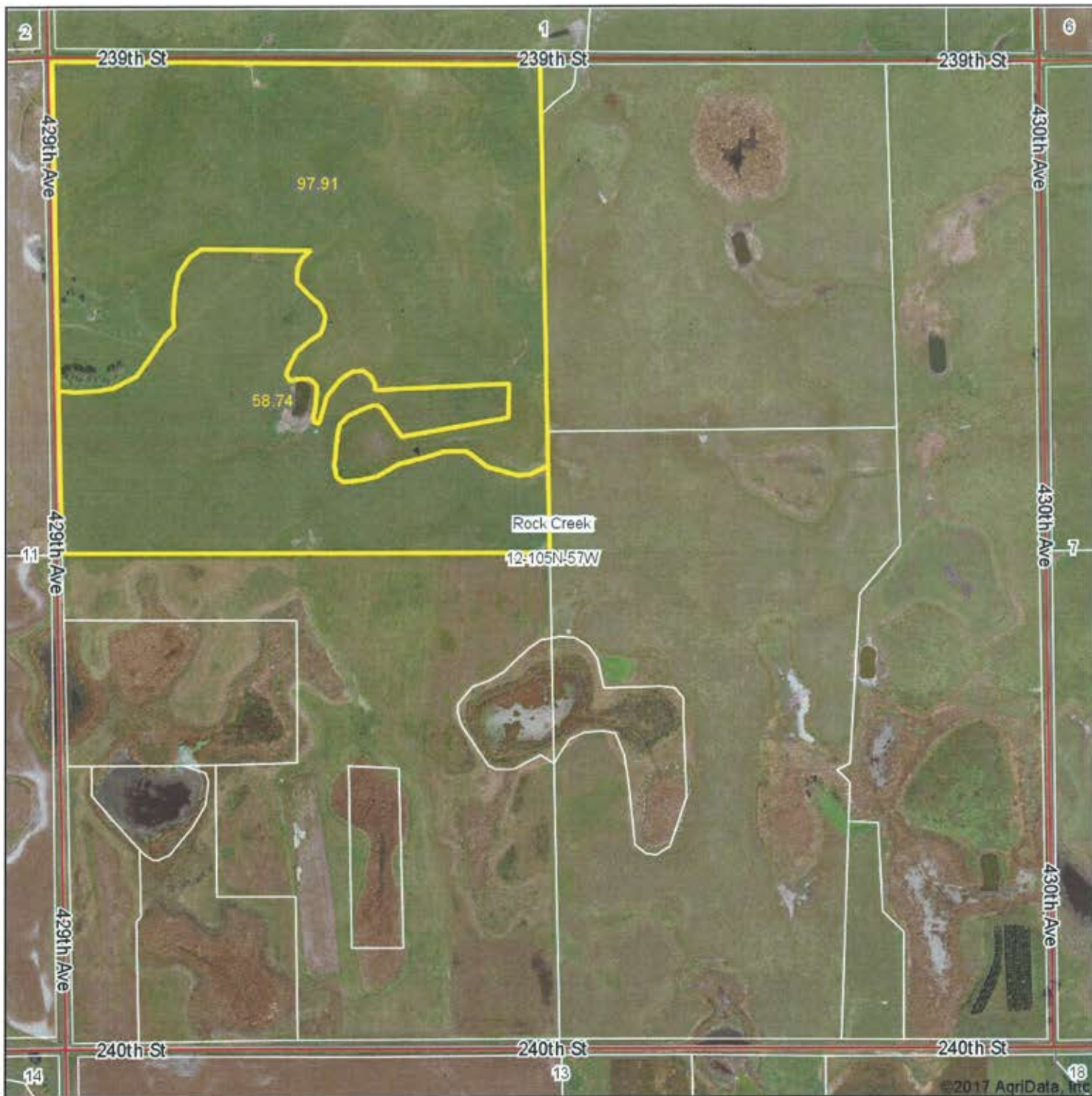
TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before November 15, 2017. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2017 taxes in full. Auctioneers represent the sellers only. Remember auction held indoors at the Canova Legion Hall.

GARY & JANE LINDBLOM – OWNERS
605-722-7989

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

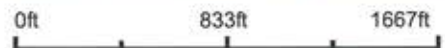
Strasser Law Office
Closing Attorney
605-925-7745

Aerial Map



©2017 AgriData, Inc.

map center: 43° 54' 51.96, -97° 37' 13.44



12-105N-57W
Miner County
South Dakota

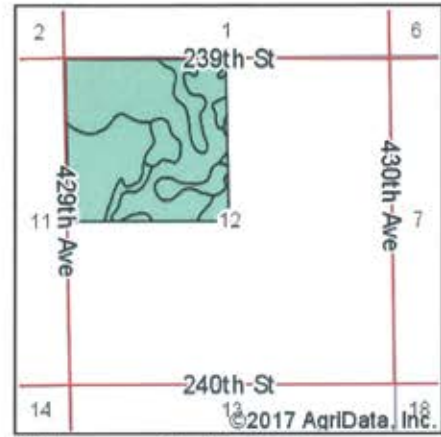
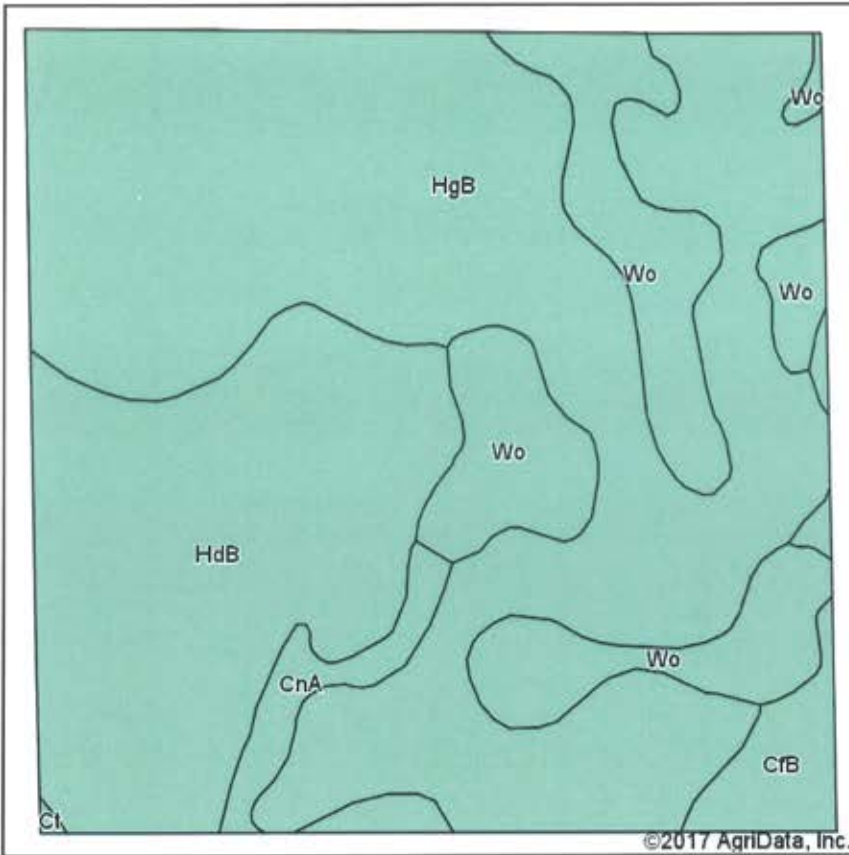


8/9/2017

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils Map



State: **South Dakota**
 County: **Miner**
 Location: **12-105N-57W**
 Township: **Rock Creek**
 Acres: **156.65**
 Date: **8/9/2017**



Soils data provided by USDA and NRCS.

Area Symbol: SD097, Soil Area Version: 18

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
HgB	Houdek-Dudley-Tetonka complex, 0 to 6 percent slopes	84.70	54.1%	IVs	54	1.5	31	48	5.1	28	37	18	21
HdB	Houdek-Dudley complex, 2 to 6 percent slopes	37.67	24.0%	Ile	63								
Wo	Worthing silty clay loam, 0 to 1 percent slopes	24.91	15.9%	Vw	30								
CfB	Clarno-Bonilla loams, 1 to 6 percent slopes	4.70	3.0%	Ile	84								
CnA	Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes	4.54	2.9%	Iic	75								
Ct	Crossplain-Tetonka complex	0.13	0.1%	Iiw	72	1	29	62	6.5	36	36	24	18
Weighted Average					53.9	0.8	16.8	26	2.8	15.2	20	9.8	11.4

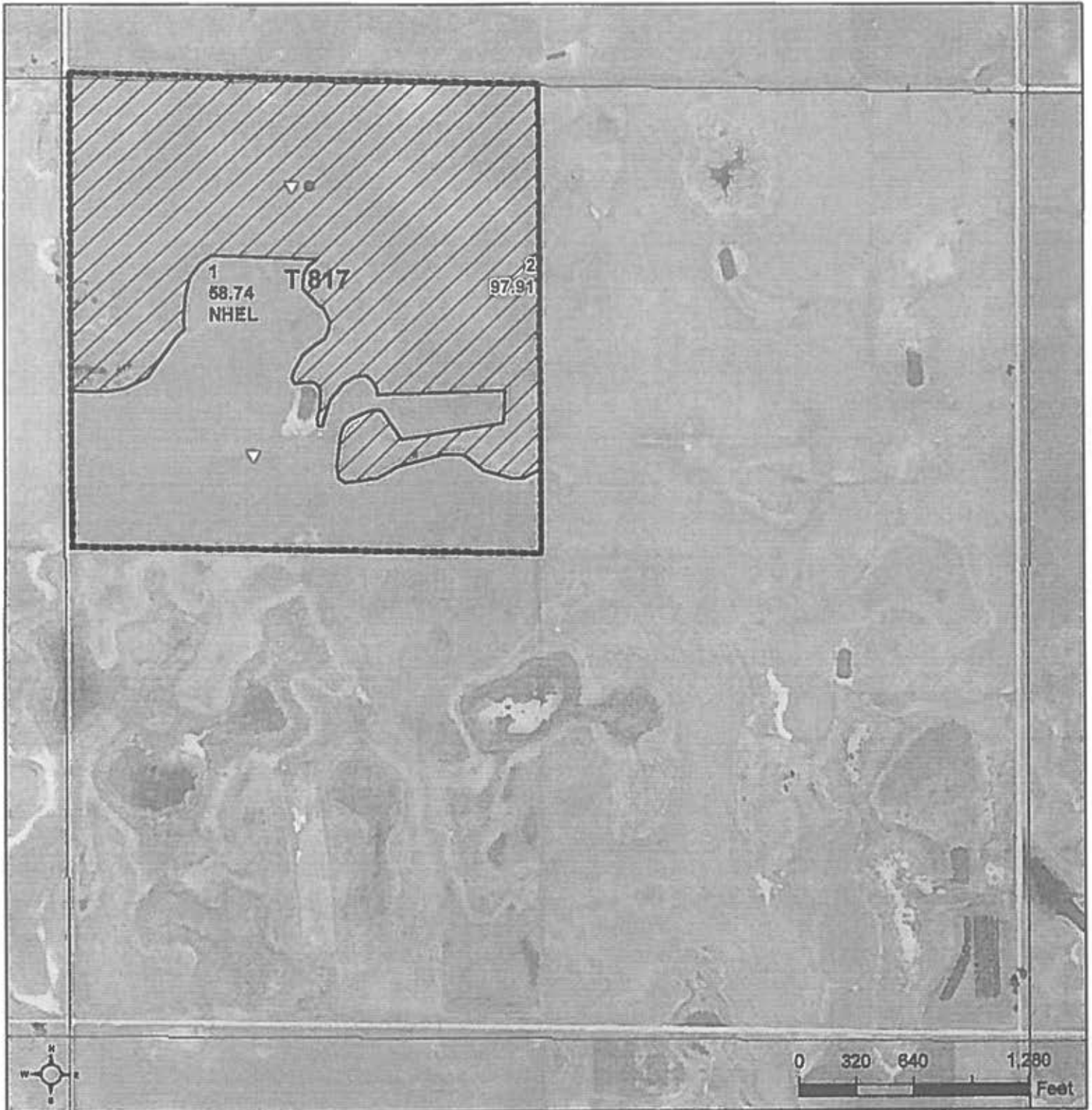
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Miner County, South Dakota



Common Land Unit Tract Boundary
 PLSS

Non-Cropland
 Cropland

Wetland Determination Identifiers

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

2017 Program Year

Map Created April 17, 2017

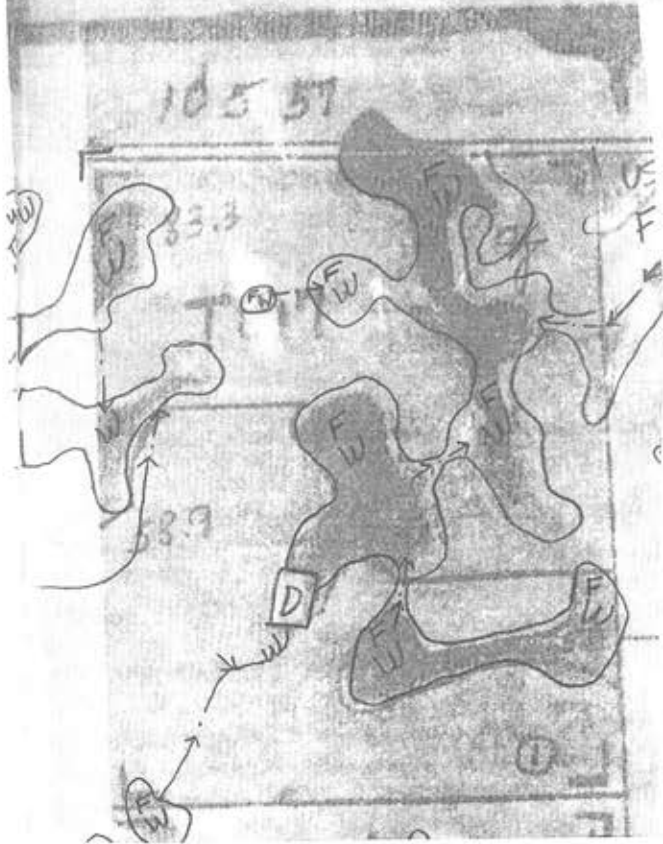
Farm 4579

12 -105N -57W

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).

WETLANDS MAP

NOT TO SCALE



Abbreviated 156 Farm Record

Tract Number : 817

Description : H22 NW 12 105 57

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 : JANE L LINDBLOM, GARY LINDBLOM

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.65	58.74	58.74	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	58.74	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield

NOTES

Tract Number : 819

Description : K20 SW 2 105 56



Schedule A

ALTA COMMITMENT

1. Commitment Date: September 5, 2017 at 8:00 a.m. File Number: FT17-113 PRE AUCTION

2. Policy to be issued:

(a) 2006 ALTA Owner's Policy
Proposed Insured: TBD
Proposed Policy Amount: \$1,000.00

(b) 2006 ALTA Loan Policy
Proposed Insured: _____
Proposed Policy Amount: \$ _____

(c) _____ ALTA _____ Policy
Proposed Insured: _____
Proposed Policy Amount: \$ _____

3. The estate or interest in the Land described or referred to in this Commitment is fee simple.

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Gary L. Lindblom and Jane L. Lindblom, husband and wife as joint tenants with right of survivorship

5. The Land is described as follows:

The Northwest Quarter (NW¼) of Section Twelve (12), Township One Hundred Five (105) North, Range Fifty-seven (57), West of the 5th P.M., Miner County, South Dakota;

This page is only a part of a 2016 ALTA Commitment for Title Insurance. 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.

Old Republic National Title Insurance Company
FIDELITY ABSTRACT & TITLE CO



Authorized Signatory

Schedule B-II

ALTA COMMITMENT

File Number: FT17-113

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:

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.

General Exceptions:

1. Rights or claims 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 or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.
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.

Special Exceptions:

1. Real Estate Taxes for the year 2017 and subsequent years which constitute a lien but are not yet due and payable.
2. First half of the 2016 real estate taxes due and payable in 2017 are paid, second half in the amount of \$1,054.73 is due but not delinquent. Parcel ID #440
3. Statutory easement or grant for public roads along section lines.
4. Coverage of this Commitment extends only to the filing in the records of the Register of Deeds, Treasurer and Clerk of Courts of Miner County, South Dakota. Search was not made of the filings in the central office of the Secretary of State of South Dakota. Any filings in the central office of the Secretary of State of South Dakota are not covered by this Commitment.
5. Certified Land Corner Record dated June 5, 1998, filed for record June 8, 1998 at 1:00 p.m. and recorded in Book 1 of Corner Records, page 35. Establishes the Southwest Corner, Southeast Corner, Northwest Corner, and Northeast Corner of the NW¼ of Section 12, 105-57

6. Vested Drainage Right dated January 28, 1992, filed for record January 30, 1992 at 9:20 a.m. and recorded in Book 137 of Misc., page 564. Describes the NW¼ 12 105-57 as dominant and SW¼ 1 105-57 as servient.
7. An Easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Kingbrook Rural Water System Inc.
Purpose: Operation and Maintenance of a water system
Filed for record: May 26, 2011 at 9:50 a.m. and recorded in Book 157 of Misc., Page 635-636
Affects: NW1/4 12-105-57

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