

74.06 ACRES

DOUGLAS COUNTY FARM LAND

- FRIDAY, NOVEMBER 5TH AT 10:30AM -



OWNER
DNL, LLC

★ ★ ★

"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



74.06 ACRES DOUGLAS COUNTY FARM LAND

We will sell the following land at public auction held at the property ½ mile east of the 398th Ave and 279th St intersection or 6 Miles East 1 North and ½ East of the Armour, SD Hospital on:

FRIDAY, NOVEMBER 5, 2021

10:30 AM CST

It is our privilege to offer this parcel of tillable land in the tightly held Lincoln Township, Douglas County SD. This would make an excellent investment property or an add-on to your existing operation. Come prepared to buy!

TRACT 1: +-74.06 Acres

LEGAL: East ½ of the Southwest ¼ of Section 31-99-62, Douglas County, SD.

- 74.06 acres of tillable soil (acres doesn't include right-of-way).
- Excellent weighted average soil productivity rating of 76.5
- Predominant soil type is the Clarno, Ethan & Bonilla Loams
- Property is available to farm for the 2022 crop year

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. For drone video footage or buyers packets please visit www.wiemanauktion.com.

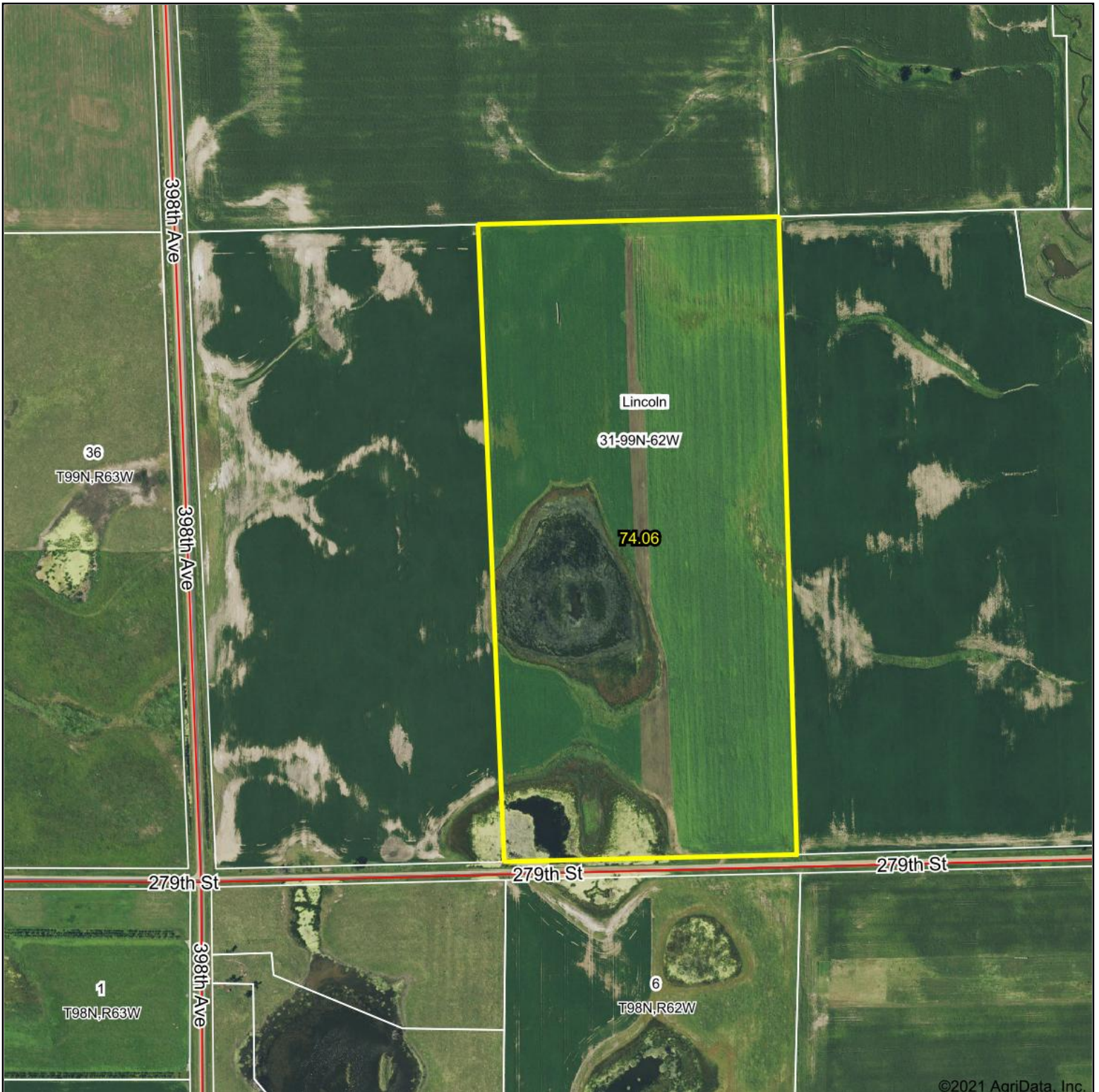
TERMS: A 10% non-refundable down payment is due on sale day with the balance on or before December 15, 2021. A warranty deed will be provided with title insurance being provided and the owner's title insurance policy being split 50/50 between buyer and seller. Sellers will pay all 2021 taxes in full. Buyer will be responsible for all 2022 taxes due in 2023. Wieman Land & Auction Co. is representing the seller in this transaction. Sold subject to owners approval. Remember auction will be held at the property.

DNL, LLC - OWNERS

**Wieman Land & Auction Co.
Brokers & Auctioneers
Marion SD 800-251-3111**

**Kerner Law Office
Closing Attorney
605-724-2313**

Aerial Map



©2021 AgriData, Inc.

Map Center: 43° 20' 35.71, -98° 13' 16.8



Maps Provided By:

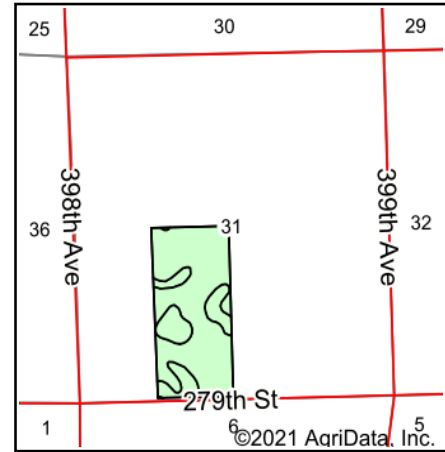
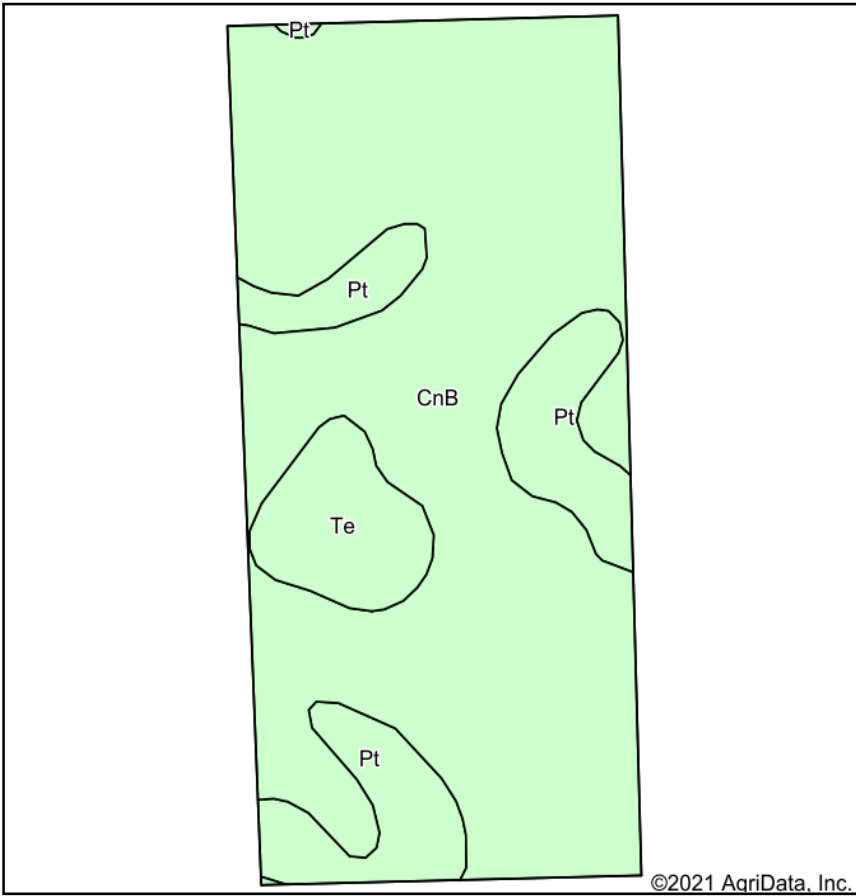
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

31-99N-62W
Douglas County
South Dakota



8/31/2021

Soils Map



State: **South Dakota**
 County: **Douglas**
 Location: **31-99N-62W**
 Township: **Lincoln**
 Acres: **74.06**
 Date: **8/31/2021**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com

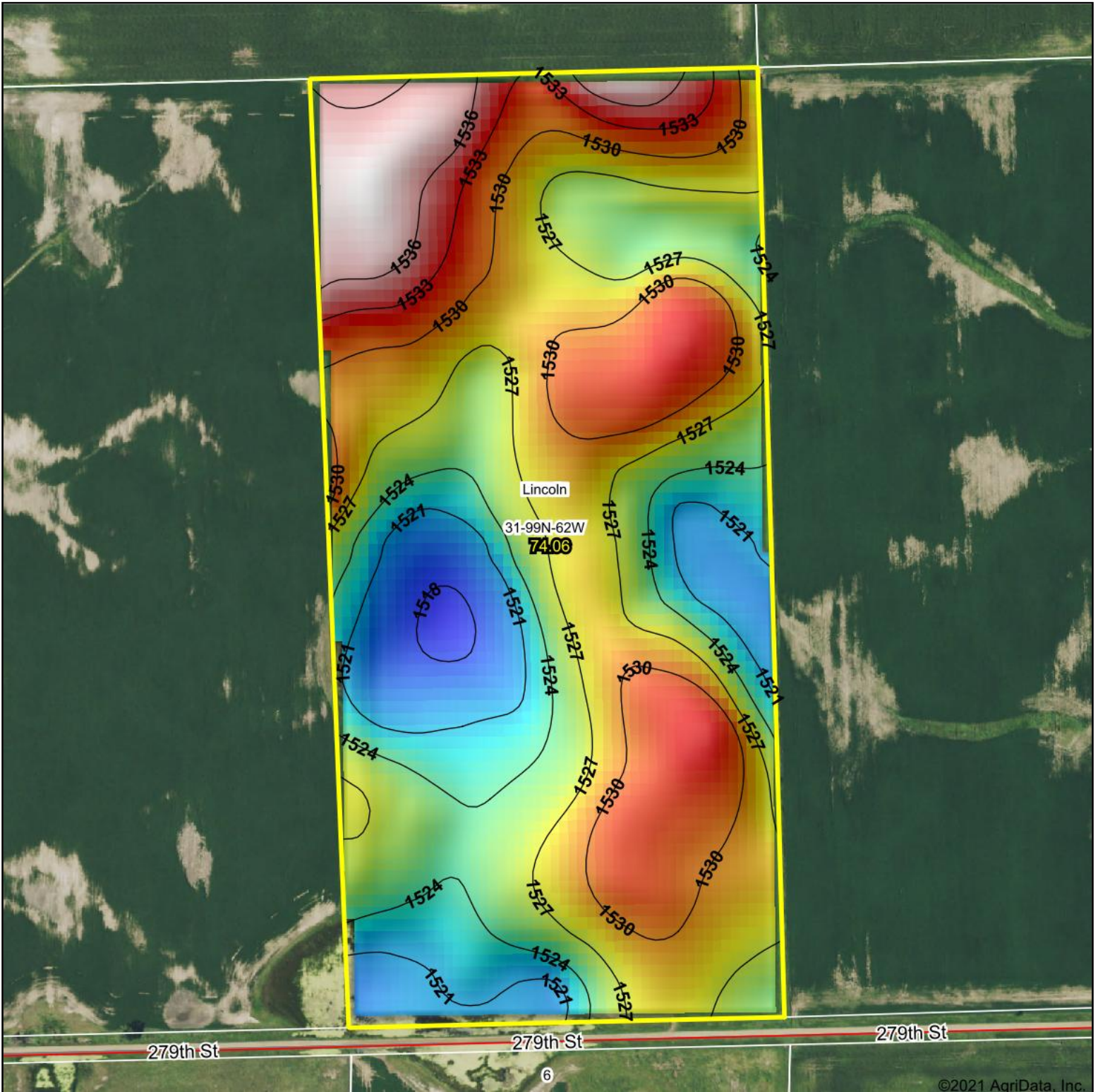


Soils data provided by USDA and NRCS.

Area Symbol: SD043, Soil Area Version: 22					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CnB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	57.52	77.7%	Ile	78
Pt	Prosper-Tetonka complex	11.35	15.3%	IIc	78
Te	Tetonka silt loam, 0 to 1 percent slopes	5.19	7.0%	IVw	56
Weighted Average					76.5

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

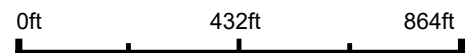
Topography Hillshade



©2021 AgriData, Inc.



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,517.3
 Max: 1,537.7
 Range: 20.4
 Average: 1,527.3
 Standard Deviation: 4.56 ft



8/31/2021

31-99N-62W
Douglas County
South Dakota

map center: 43° 20' 35.71", -98° 13' 16.8"



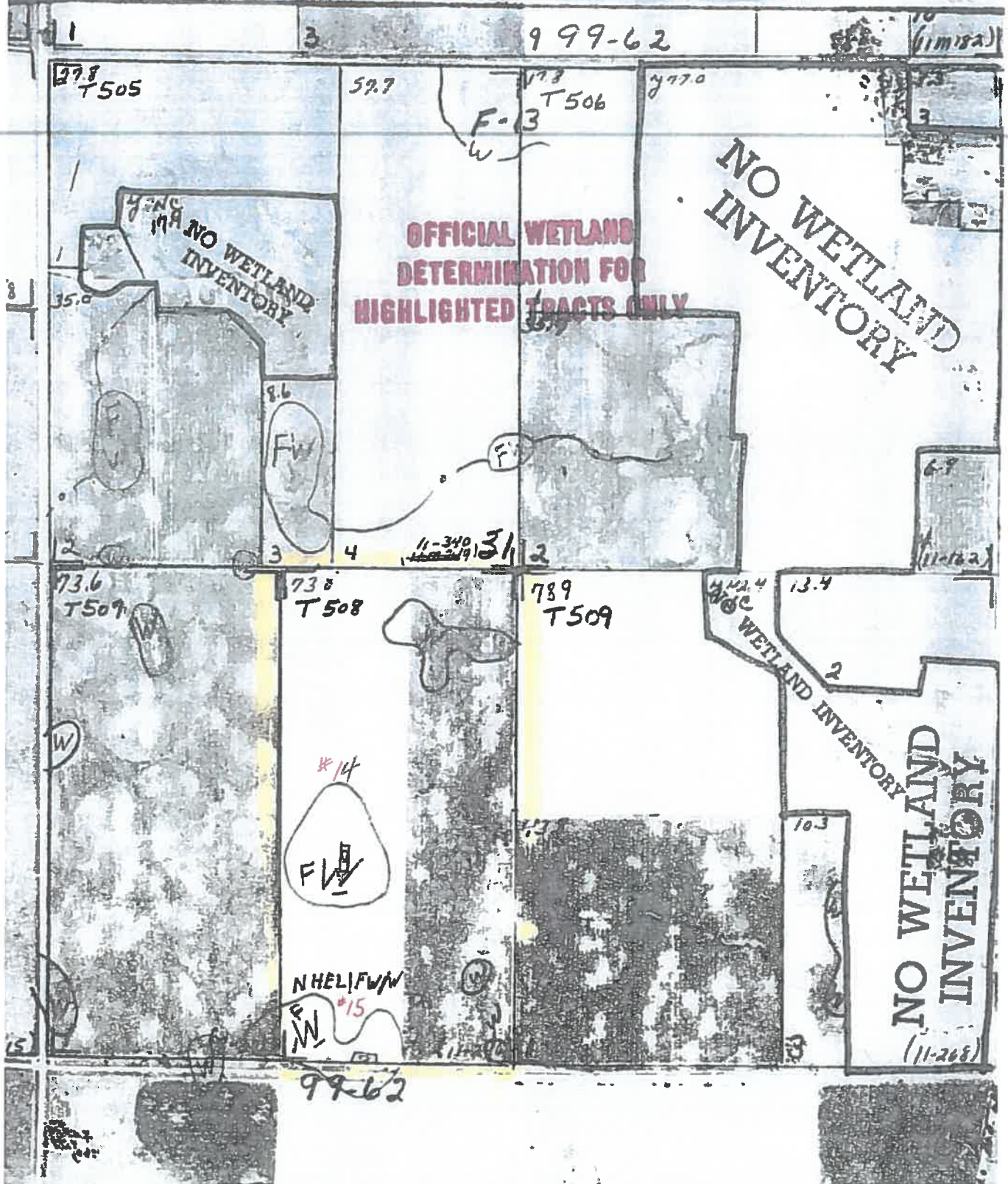
Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

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

NOT TO SCALE



SOUTH DAKOTA

DOUGLAS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

FARM : 621

Prepared : 8/31/21 10:38 AM

Crop Year : 2021

Abbreviated 156 Farm Record

Operator Name :
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
74.06	74.06	74.06	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	74.06	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	0.10	0.00	112	0
Grain Sorghum	73.70	0.00	65	
TOTAL	73.80	0.00		

NOTES

Tract Number : 508
Description : E2SW4 31 99 62
FSA Physical Location : SOUTH DAKOTA/DOUGLAS
ANSI Physical Location : SOUTH DAKOTA/DOUGLAS
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 : DNL LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
74.06	74.06	74.06	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	74.06	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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

SOUTH DAKOTA
DOUGLAS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 621
Prepared : 8/31/21 10:38 AM
Crop Year : 2021

Abbreviated 156 Farm Record

Tract 508 Continued ...

Corn	0.10	0.00	112
Grain Sorghum	73.70	0.00	65
TOTAL	73.80	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.

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.nscs.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.

COMMITMENT FOR TITLE INSURANCESCHEDULE B, Part I
Requirements

File Number: TI-1634

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. As this property is vested in a (corporation, L.L.C., or cooperative), it is subject to the provisions of a (corporation, L.L.C., or cooperative) and the following must be provided:
 - (1) A certified copy of the resolution of the Board of Directors authorizing the transaction and designating the authorized Officer to execute all documents on behalf of the (corporation, L.L.C., or cooperative).
 - (2) A copy of the Certificate of Incorporation issued by the Secretary of State.
 - (3) Documentation by and through a copy of the by-laws, providing for the allowance of the proposed mortgage or sale of said property.

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:

- A. 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.
- B. General Exceptions:
 1. Rights or claims of parties in possession not shown by the public records.*

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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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.*

*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.

C. Special Exceptions:

1. This Policy specifically excludes all real estate taxes to the applicable property. For informational purposes only, we submit the following tax figures/statement. We assume no liability for the correctness of the same. Please contact the Douglas County Treasurer for the exact amount owed (605-724-2318). The 2020 real estate taxes for Record #913 in the amount of \$1,903.66 show due and owing. For more information see attached Real Estate Tax Notices.
2. Rights of the public in and to the statutory easement for section line road right-of-way.
3. An easement for the construction, operation, and maintenance of water lines and rights incidental thereto as set forth in a document granted to Randall Community Water District, (no representation is made as to the present ownership of said easement) as recorded in Book 16 of Miscellaneous, page(s) 226 on January 13, 1978, (affecting E $\frac{1}{2}$ SW $\frac{1}{4}$ 31-99-62). The exact location and extent of said easement is not disclosed of record.
4. The Company reserves the right to add any additional requirements or exceptions dependent on determination of insured and coverage amount.

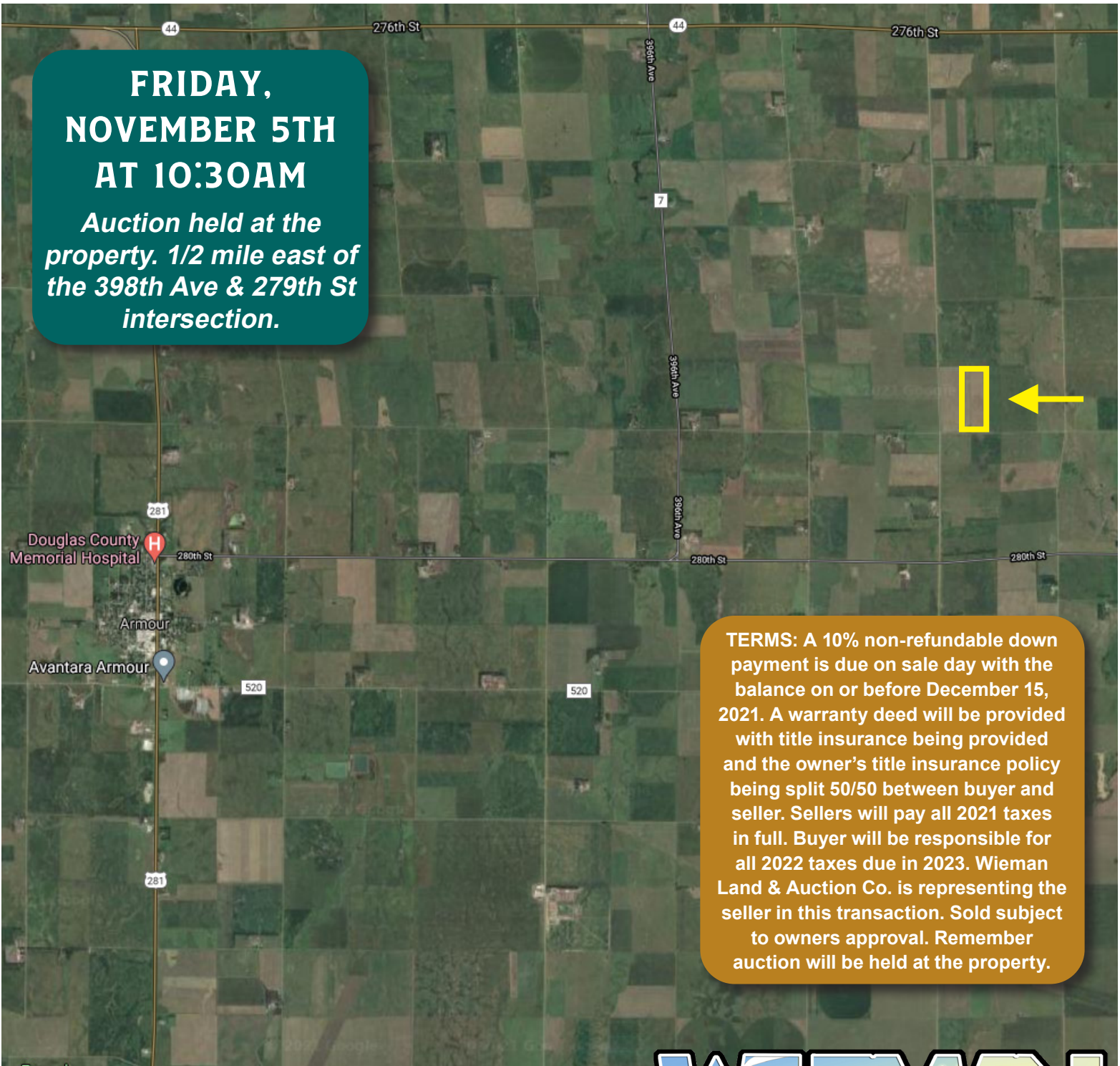


74.06 ACRES

DOUGLAS COUNTY FARM LAND

**FRIDAY,
NOVEMBER 5TH
AT 10:30AM**

Auction held at the property. 1/2 mile east of the 398th Ave & 279th St intersection.



TERMS: A 10% non-refundable down payment is due on sale day with the balance on or before December 15, 2021. A warranty deed will be provided with title insurance being provided and the owner's title insurance policy being split 50/50 between buyer and seller. Sellers will pay all 2021 taxes in full. Buyer will be responsible for all 2022 taxes due in 2023. Wieman Land & Auction Co. is representing the seller in this transaction. Sold subject to owners approval. Remember auction will be held at the property.

"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

