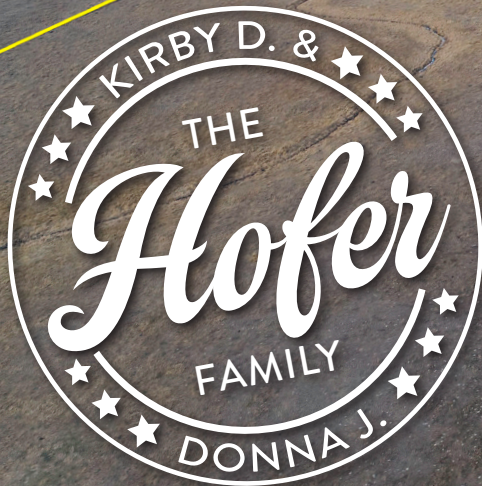


97.5 ACRES

BON HOMME COUNTY LAND

- FRIDAY, FEBRUARY 28TH AT 10:30AM -



"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

97.5 ACRES BON HOMME COUNTY LAND AUCTION

Don't miss this opportunity to purchase this Little Tabor Township land at public auction on the property on:

FRIDAY FEBRUARY 28, 2025 - 10:30 A.M.

LEGAL: W 1/2 of the NE 1/4 & the N 1/2 of the NE 1/4 of the NE 1/4 Section 6-93-58 Bon Homme County, South Dakota, except Highway

LOCATION: From the US Hwy 50 and SD Hwy 52 Junction 3 Miles South of Tabor, go 4 Miles West on Hwy 52. This will put you at the NE corner of the property.

- FSA reports 96.32 acres in production with 63.25 tillable acres and the balance in pasture and right-of-way. Currently there is 55.83 acres under row crop production. Property will be sold according to county records as +/- 97.5 acres.
- Average soil productivity rating on the tillable ground of 60 with Ethan-Alcester complex and Ethan-Davis loams making up the majority of the soil types.
- Immediate possession will be granted for the tillable acres. The pasture is subject to an existing lease for 2025 and the buyer will receive 100% of the 2025 rent income at the agreement of \$3,500.
- Tillable land has abundant black dirt and excellent natural drainage that runs west to the pasture and creek.
- 2024 taxes were \$880.32. Seller will cover all the 2024 taxes payable in 2025.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Drone video footage along with buyer's packets can be viewed on www.wiemanauktion.com or call 605-648-3111 to have one mailed to you.

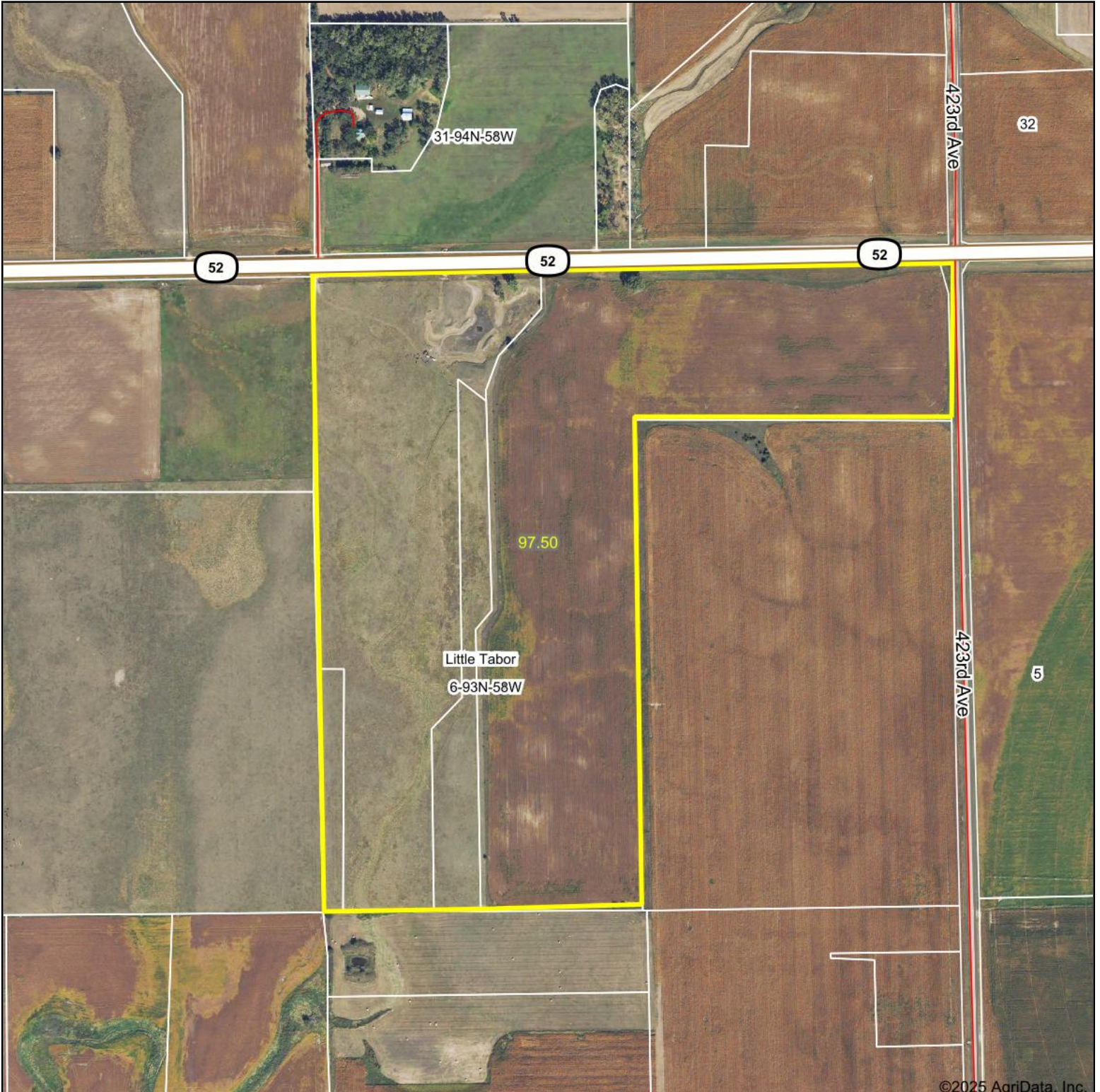
TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before April 11, 2025. Warranty Deed to be granted with the cost of the title insurance and closing costs split 50-50 between buyer and seller. Seller will be responsible for all 2024 taxes due in 2025. Sold subject to owner's confirmation and all easements or restrictions on record. Auctioneers are representing the sellers in this transaction. Remember the auction will be held on the property.

Kirby D. and Donna J. Hofer - Owners

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

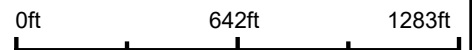
Bon Homme Title Company
Closing Agent

Aerial Map



©2025 AgriData, Inc.

Boundary Center: 42° 54' 16.6, -97° 44' 20.48



Maps Provided By:

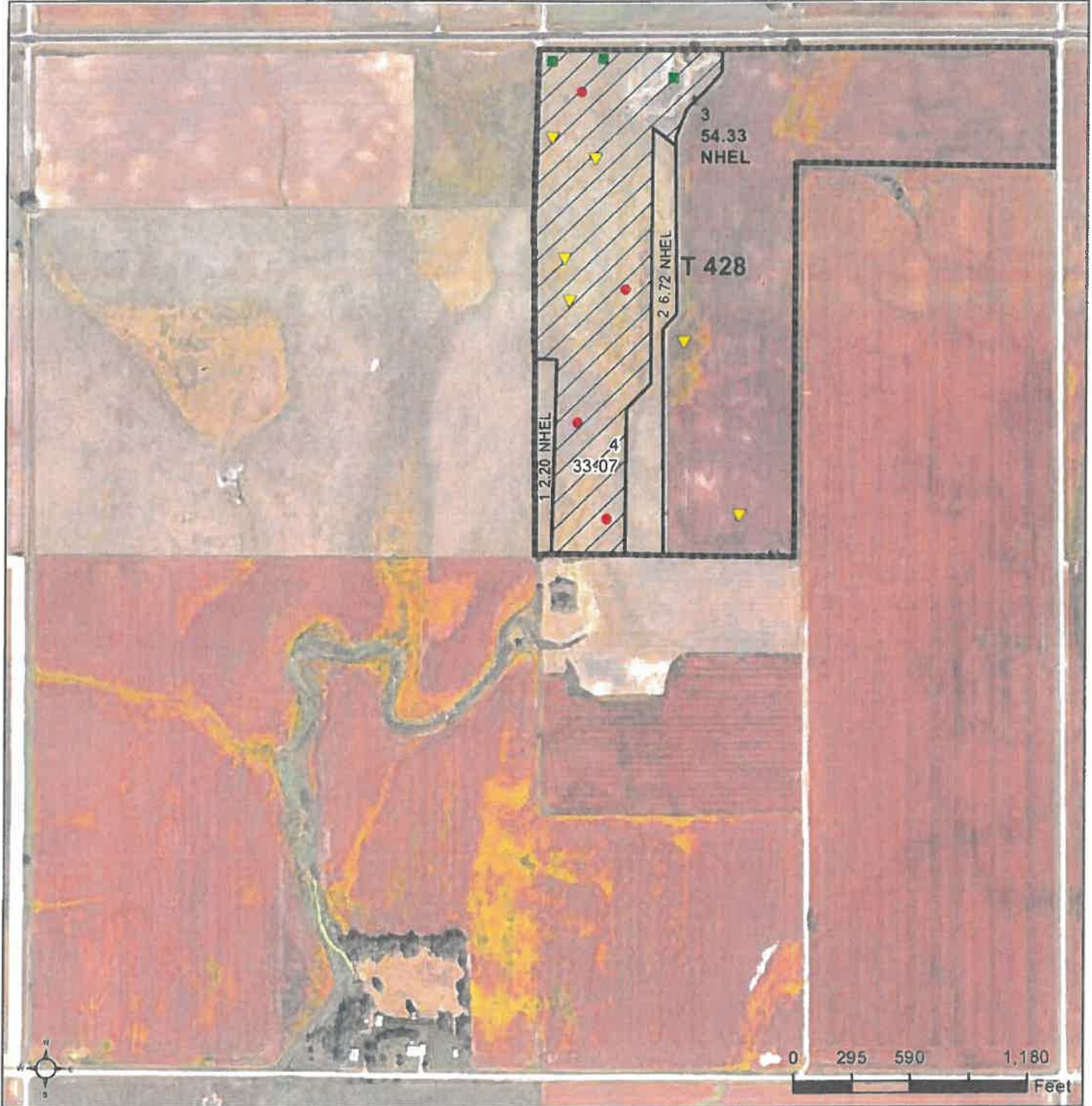


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6-93N-58W
Bon Homme County
South Dakota



1/14/2025



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 Tract Boundary
 PLSS

Wetland Determination Identifiers
● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation Compliance Provisions

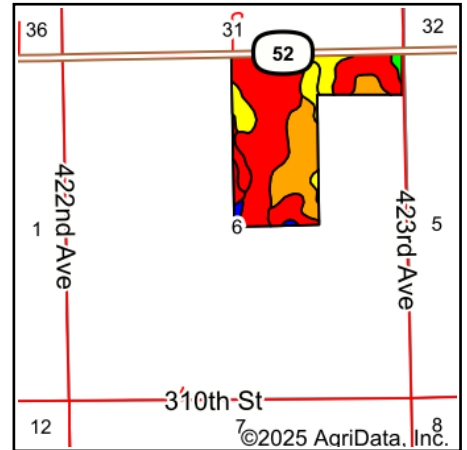
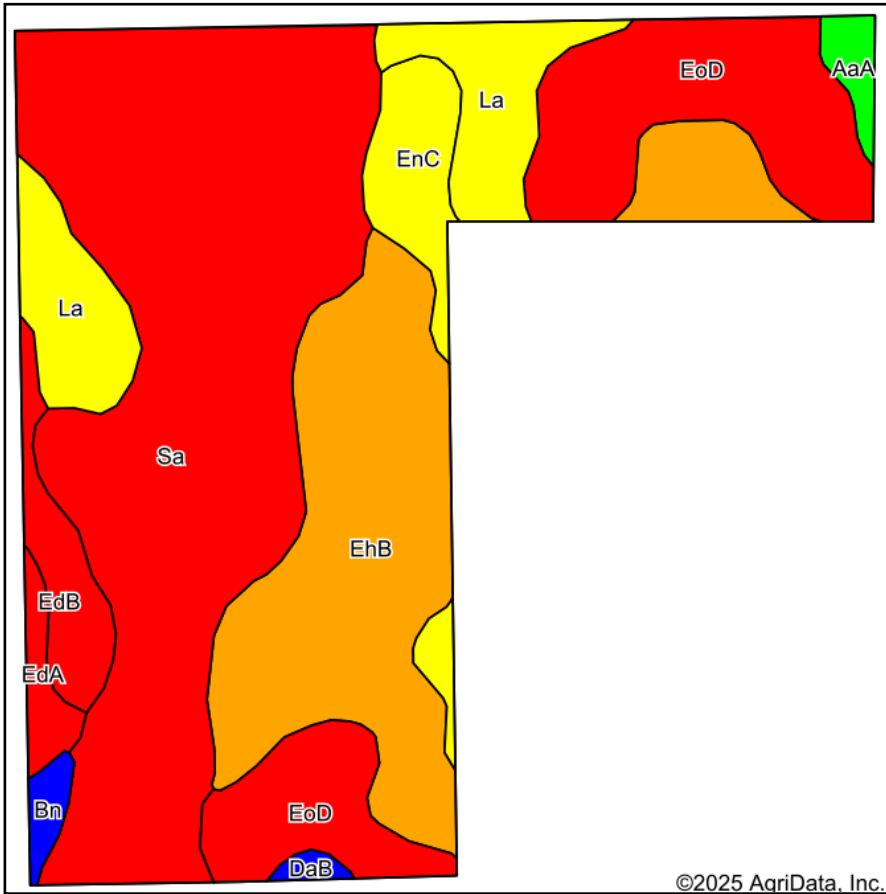
2025 Program Year
 Map Created November 20, 2024

Farm 111

6-93N-58W-Bon Homme

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: **Bon Homme**
 Location: **6-93N-58W**
 Township: **Little Tabor**
 Acres: **97.5**
 Date: **1/14/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

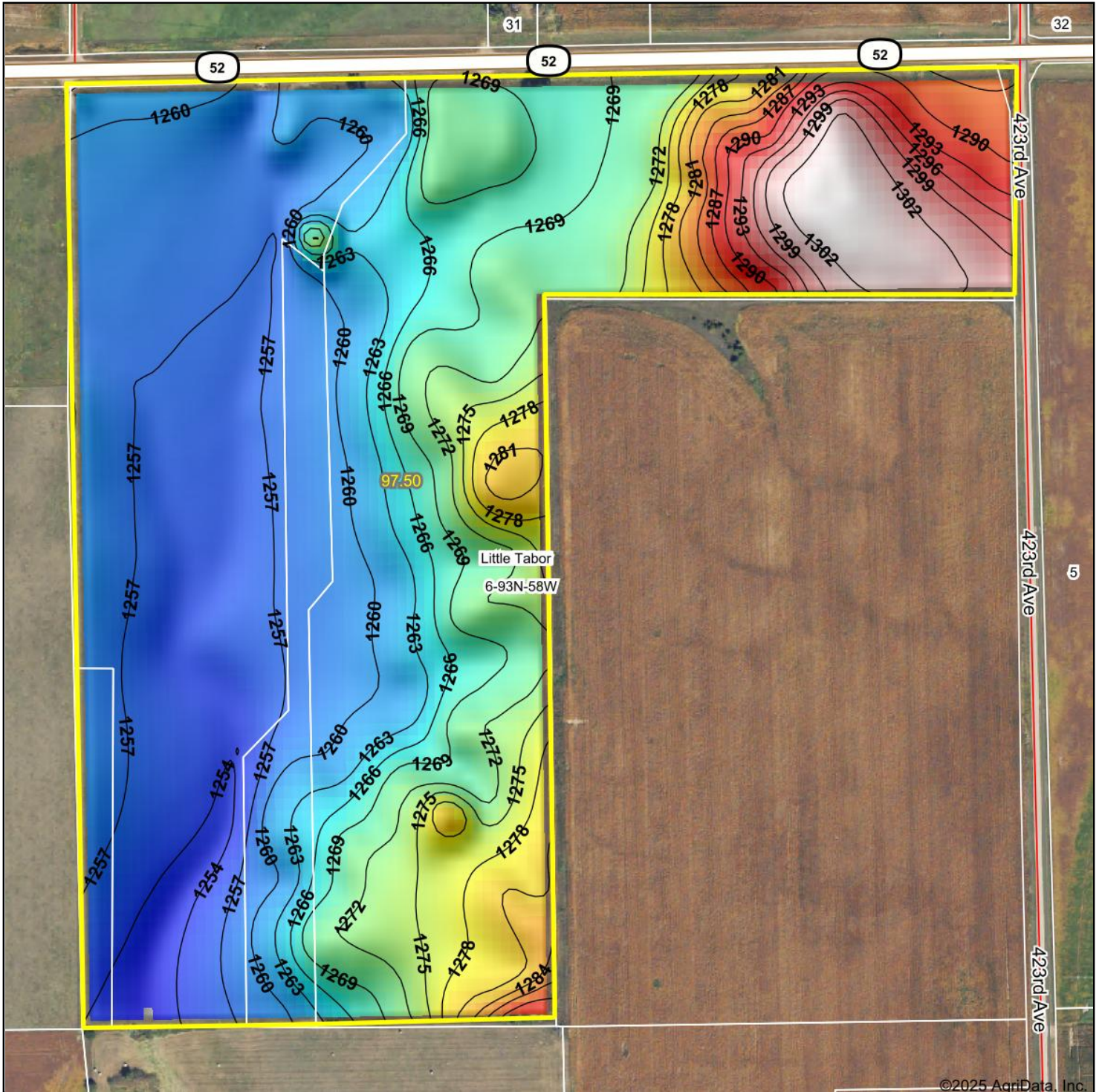
Area Symbol: SD009, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
Sa	Salmo silty clay loam	40.08	41.1%		IVw		37
EhB	Ethan-Alcester complex, 1 to 6 percent slopes	22.25	22.8%		IIIe		77
EoD	Ethan-Davis loams, 9 to 15 percent slopes	15.51	15.9%		VIe		42
La	Lamo silt loam	8.61	8.8%		IIw		64
EnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	4.37	4.5%		IIIe		69
EdB	Delmont-Enet loams, 2 to 6 percent slopes	3.10	3.2%		IVe		44
EdA	Delmont-Enet loams, 0 to 2 percent slopes	1.36	1.4%		IVs		50
AaA	Alcester silty clay loam, 0 to 2 percent slopes	1.06	1.1%		I	I	97
Bn	Bon loam, 0 to 2 percent slopes, rarely flooded	0.79	0.8%		IIc		84
DaB	Davis loam, 0 to 6 percent slopes	0.37	0.4%		IIe		83
Weighted Average					3.81	*-	52.4

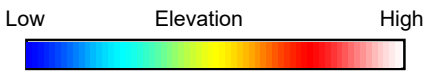
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

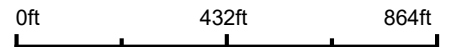
Topography Hillshade



©2025 AgriData, Inc.



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,252.4
 Max: 1,304.4
 Range: 52.0
 Average: 1,267.8
 Standard Deviation: 13.16 ft



6-93N-58W
Bon Homme County
South Dakota

Boundary Center: 42° 54' 16.6, -97° 44' 20.48



Maps Provided By:



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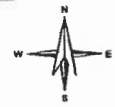
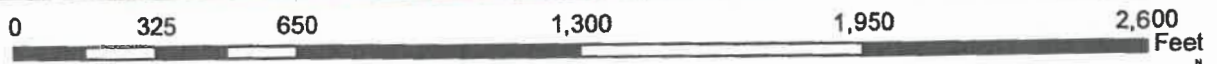
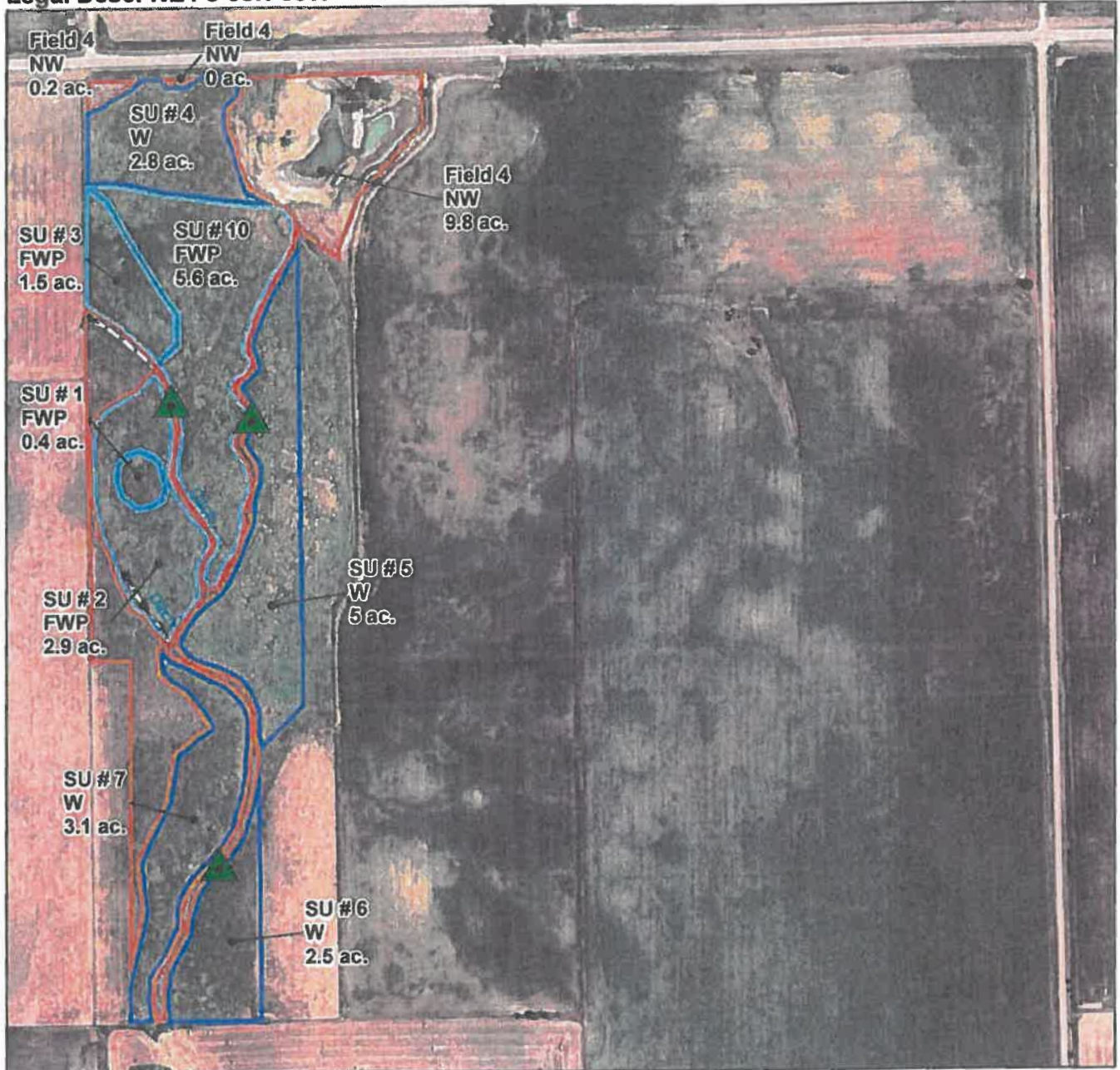
Field borders provided by Farm Service Agency as of 5/21/2008



Certified Wetland Determination

Field Office: Yankton
Certified By: K. Asao
Legal Desc: NE4 6-93N-58W

Agency: NRCS
Certified Date: 11/3/2022
Tract: 428



Bon Homme County
1:4,887 1 inch = 407 feet



SOUTH DAKOTA
BON HOMME



FARM : 111
Prepared : 1/14/25 8:11 AM CST
Crop Year : 2025

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : KIRBY D HOFER
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
96.32	63.25	63.25	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	63.25	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	43.70	0.00	123	0
TOTAL	43.70	0.00		

NOTES

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Tract Number : 428
Description : 10-K W1/2NE1/4 & N1/2NE1/4NE1/4 6 93 58
FSA Physical Location : SOUTH DAKOTA/BON HOMME
ANSI Physical Location : SOUTH DAKOTA/BON HOMME
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 : KIRBY D HOFER, DONNA J HOFER
Other Producers : MARK WALLOCH
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
96.32	63.25	63.25	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	63.25	0.00	0.00	0.00	0.00	0.00

SOUTH DAKOTA
BON HOMME
Form: FSA-156EZ



FARM : 111
Prepared : 1/14/25 8:11 AM CST
Crop Year : 2025

Abbreviated 156 Farm Record

Tract 428 Continued ...

DCP Crop Data

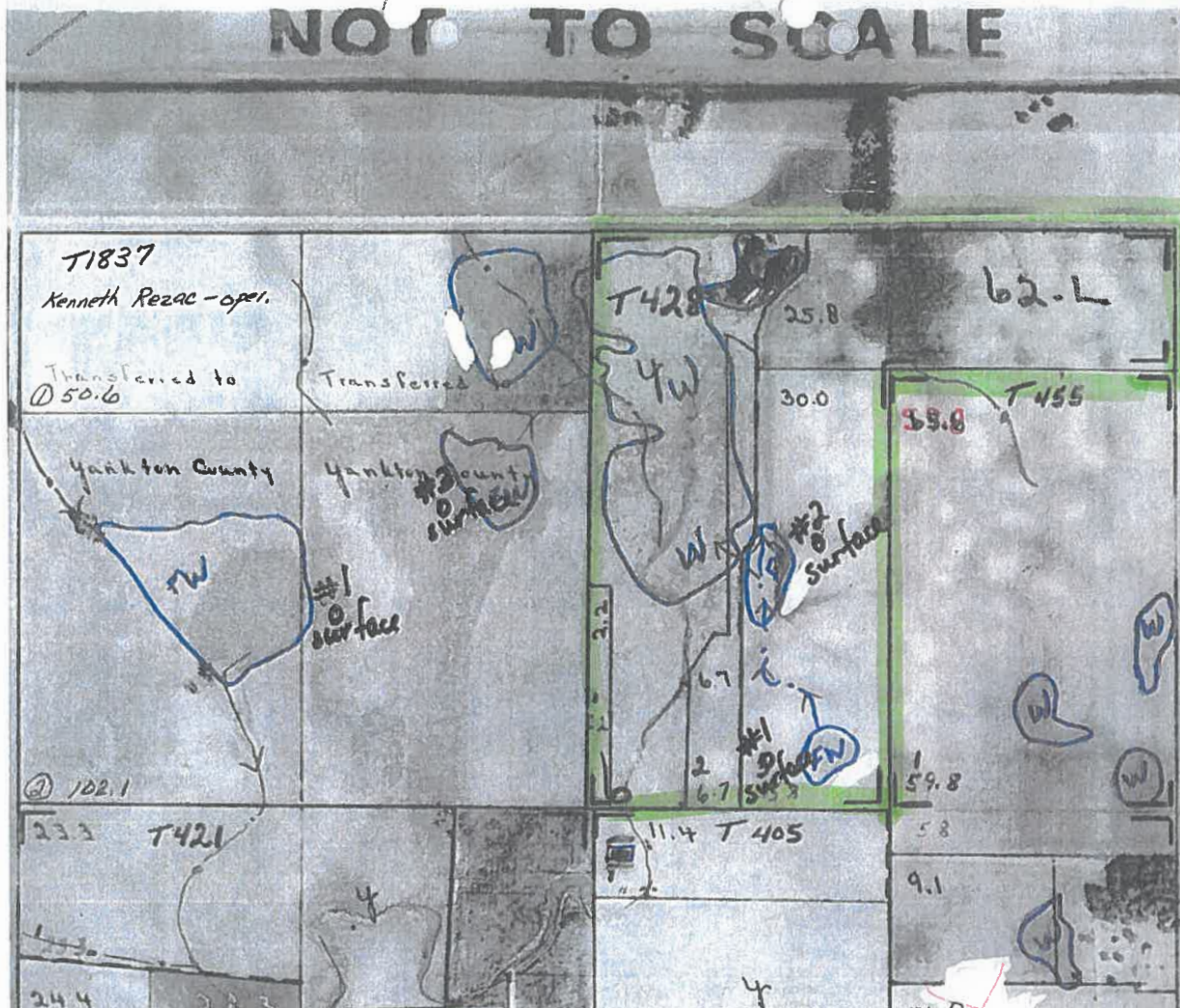
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	43.70	0.00	123
TOTAL	43.70	0.00	

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.



**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 1011-01

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions 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 recorded in the Public Records.
3. Easements, or claims of easements, not recorded in the Public Records.
4. 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 and not shown in 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 recorded in the Public Records.
6. (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.
7. 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.
8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. Rights of the public, County of Bon Homme, State of South Dakota, in and to that portion of the subject property used for highways and roads.
10. The 2024 REAL ESTATE TAXES (W1/2NE1/4 6-93-58) due and payable in 2025 in the amount of \$844.74 are now payable but not yet due. PARCEL TAX ID: 19.06.1700
11. The 2024 REAL ESTATE TAXES (N1/2NE1/4NE1/4 6-93-58) due and payable in 2025 in the amount of \$175.26 are now payable but not yet due. PARCEL TAX ID: 19.06.1160

This page is only a part of a 2021 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 countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 1011-01

SD ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 1 of 2



**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

12. EASEMENT for the operation of a public highway with reversionary rights, in favor of BON HOMME COUNTY, SD, (no representation is made as to the present ownership of said easement), as set forth in a document dated 12/21/1957 and recorded 12/23/1957 at 8:00 am in Book M12 Page 184, upon a strip of land one rod wide along the NW1/4NE1/4 6-93-58.
13. EASEMENT for the operation of a public highway with reversionary rights, in favor of BON HOMME COUNTY, SD, (no representation is made as to the present ownership of said easement), as set forth in a document dated 4/29/1958 and recorded 4/29/1958 at 2:45 pm in Book M12 Page 221, upon a strip of land one rod wide along the N1/2NE1/4NE1/4 6-93-58.
14. EASEMENT for the construction, operation and maintenance of a rural water system and rights incidental thereto, in favor of B-Y WATER DISTRICT (no representation is made as to the present ownership of said easement), as set forth in the following documents:
 - dated 7/31/2006 and recorded 8/8/2006 at 8:05 am in Book ER7 Page 595.
 - dated 3/20/2019 and recorded 3/28/2019 at 10:45 am in Book ER10 Page 796.
15. EASEMENT for the construction, operation and maintenance of an electric transmission or distribution line or system and rights incidental thereto, in favor of BON HOMME-YANKTON ELECTRIC ASSOCIATION, INC., (no representation is made as to the present ownership of said easement), as set forth in the following documents:
 - dated 4/29/2019 and recorded 9/18/2019 at 2:30 pm in Book ER10 Page 924.
 - dated 4/29/2019 and recorded 9/18/2019 at 2:30 pm in Book ER10 Page 925.
16. Any claims arising from the failure to comply with the Corporate Farming Restrictions as designated in SDCL 47-9A.
17. No search has been made with regards to oil and gas leases or reservations, mineral rights or mining rights; and no coverage is afforded hereunder for the minerals or the mineral estate underlying, associated with, or severed from the land described herein.
18. Coverage of this Commitment extends only to filings in the records of the Register of Deeds, Treasurer, and Clerk of Courts of Bon Homme County. Search was not made of filings in the Central Filing Office of the Secretary of State of South Dakota, and any filings in that office are not covered by this commitment.

This page is only a part of a 2021 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 countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 1011-01

SD ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 2 of 2



97.5 ACRES

BON HOMME COUNTY LAND

**FRIDAY,
FEBRUARY 28TH
AT 10:30AM**

*Auction will be held on
site at the property.*

TABOR 

TRACT 1

SD HWY 52

423rd Ave

TERMS

Cash sale with 15% (non-refundable) down payment auction day with the balance on or before April 11, 2025. Warranty Deed to be granted with the cost of the title insurance and closing costs split 50-50 between buyer and seller. Seller will be responsible for all 2024 taxes due in 2025. Sold subject to owner's confirmation and all easements or restrictions or record. Auctioneers are representing the sellers in this transaction. Remember, the auction will be held on the property.

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Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

