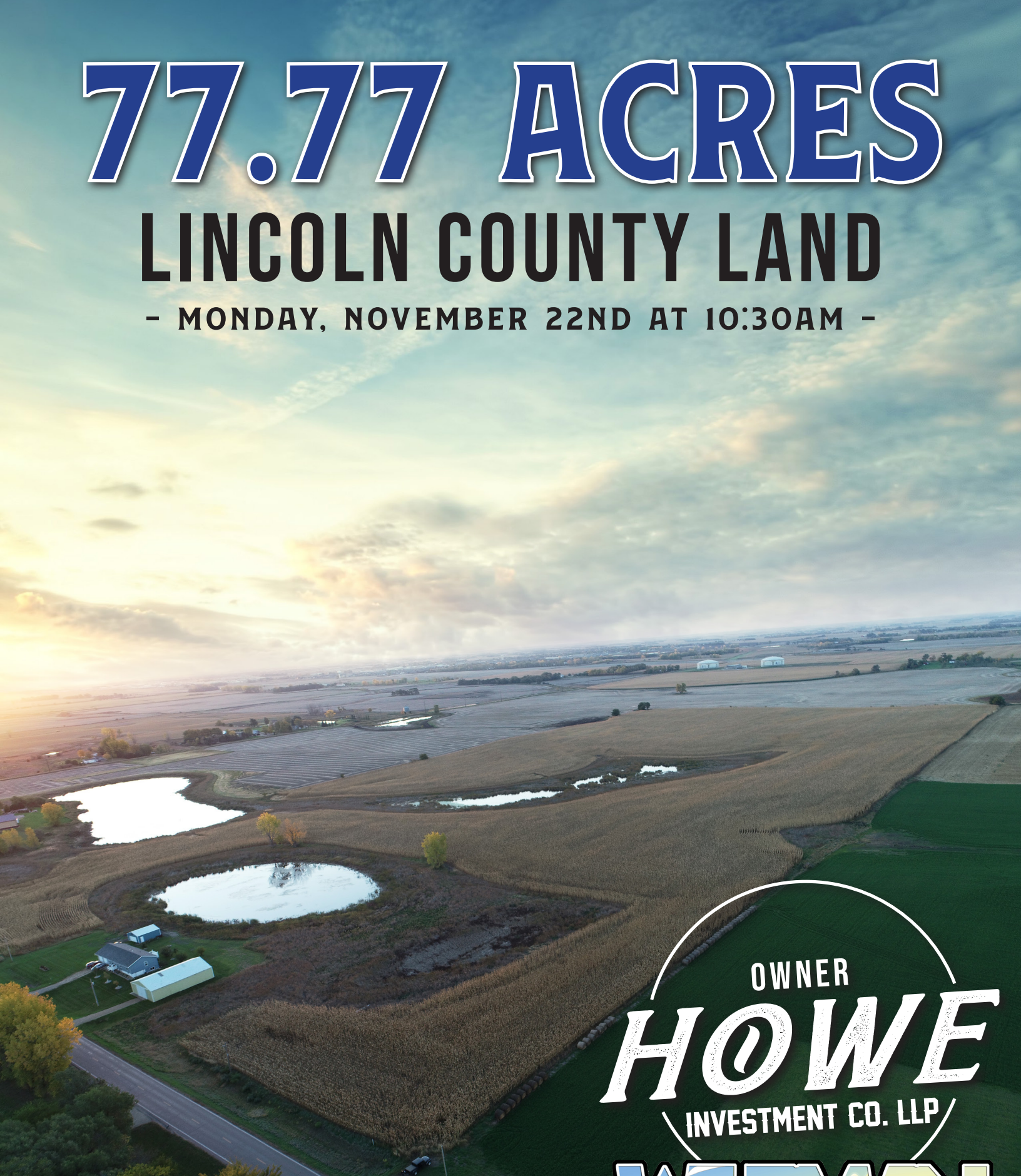


77.77 ACRES

LINCOLN COUNTY LAND

- MONDAY, NOVEMBER 22ND AT 10:30AM -



OWNER
HOWE
INVESTMENT CO. LLP



"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

**77.77 ACRES DELAPRE TOWNSHIP LINCOLN COUNTY LAND WITH GREAT LOCATION
HIGHWAY FRONTAGE AND 1-REMAINING BUILDING ELGIBILITY AT AUCTION**

We invite you to attend this live public land auction to be held at the Tea American Legion located at 245 South Main Tea, SD on:

**MONDAY NOVEMBER 22ND
10:30 A.M.**

Acreage buyers or investors take a look at this upcoming opportunity to purchase land in the highly desired and developing Delapre Twp of Lincoln County. Property has County Highway 102 or 269th St. frontage and is only 2-miles west of Sioux Falls city limits. If you have been looking for a large acreage just minutes outside of Sioux Falls to build on or an investment for the future come take look!

LEGAL: The W ½ of NE ¼ except Howe Tract 1 & 2 in Section 16, 100-51 Lincoln County, South Dakota.

LOCATION: From the junction of Hwy 17 and County Highway 102/269th St. go ½ mile east south side of the road or from the NE corner of Tea, SD go 2-miles north on Tea/Ellis road then 2 ¼ miles west on 269th St, south side of the road. Or near the junction of 467th Ave and 269th St.

- FSA reports potential for 73.7 acres tillable balance in low spots and RROW
- Soil production rating of 70.35 with the predominant soils being Egan-Worthing (66), Huntimer silty clay loam (90) and others
- Property sold subject to existing cash lease of \$12,000 annually paid ½ March 15th and ½ October 15th and expires December 31, 2022.
- 1-Building Eligibility will transfer with the property. Lincoln County Rural Water is available for hookup and a existing driveway approach is located along the western boundary and one along the eastern boundary.
- Sellers at their expense to have the property surveyed prior to closing.
- Aerial and Soil maps, Base & Yield info, and other pertinent info found in the buyers packet

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Drone video footage and buyers packets can be reviewed by visiting www.wiமானuction.com or contact the auctioneers at 800-251-3111 and buyers packets can be mailed out.

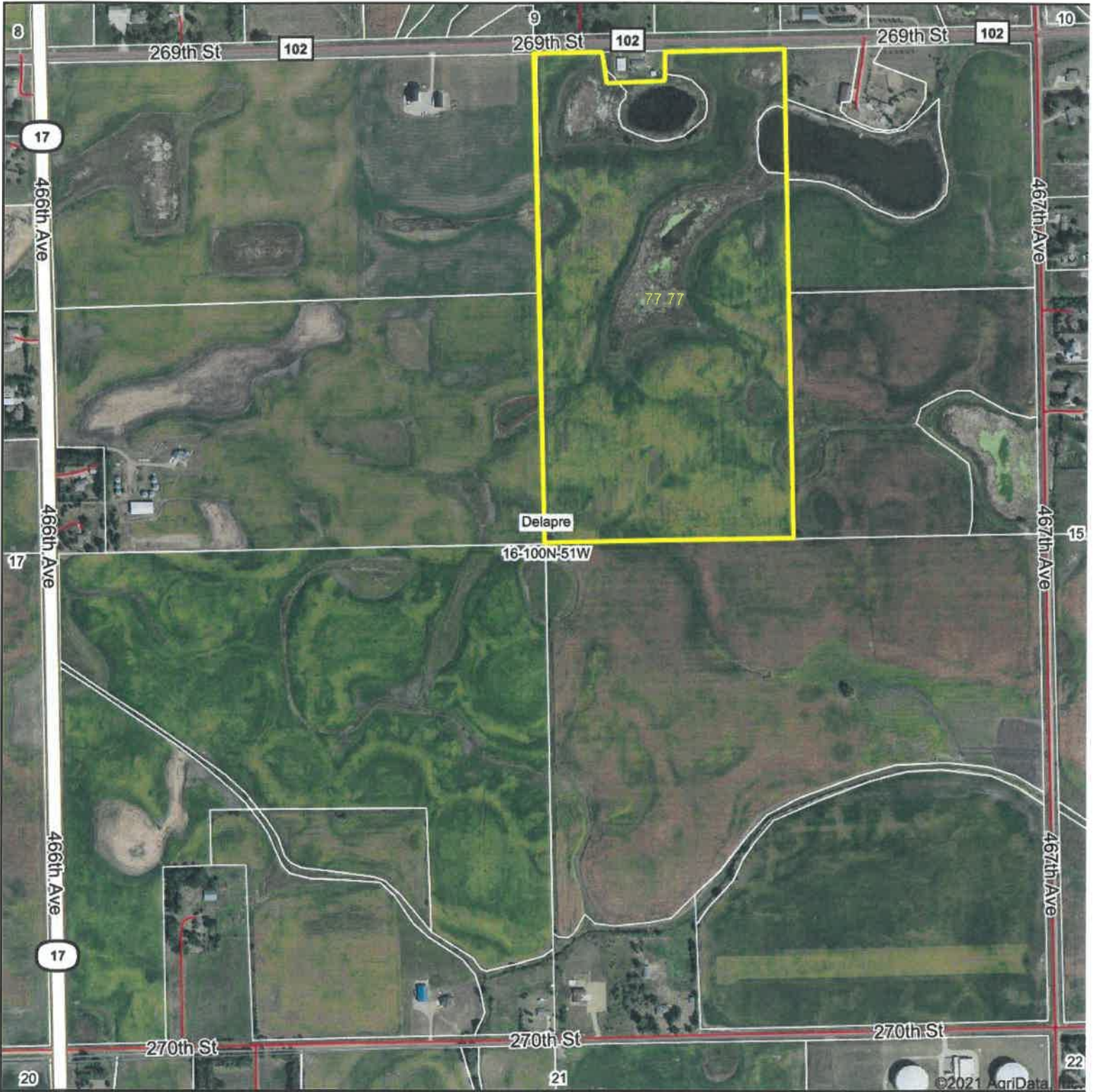
TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 28, 2021. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay all of the 2021 taxes due in 2022 in full. New buyer will be responsible for all 2022 taxes. Sold subject to owners approval and all easements and restrictions of record if any. Remember auction to be held at the Tea American Legion.

HOWE INVESTMENT CO. LLP – OWNER

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

Getty Abstract
Closing Agent
605-336-0490

Aerial Map



Map Center: 43° 28' 58.07, -96° 52' 34.26



16-100N-51W
Lincoln County
South Dakota



10/19/2021



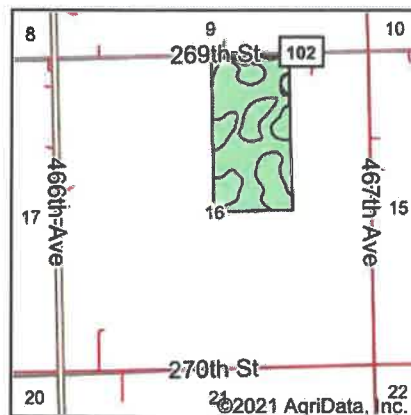
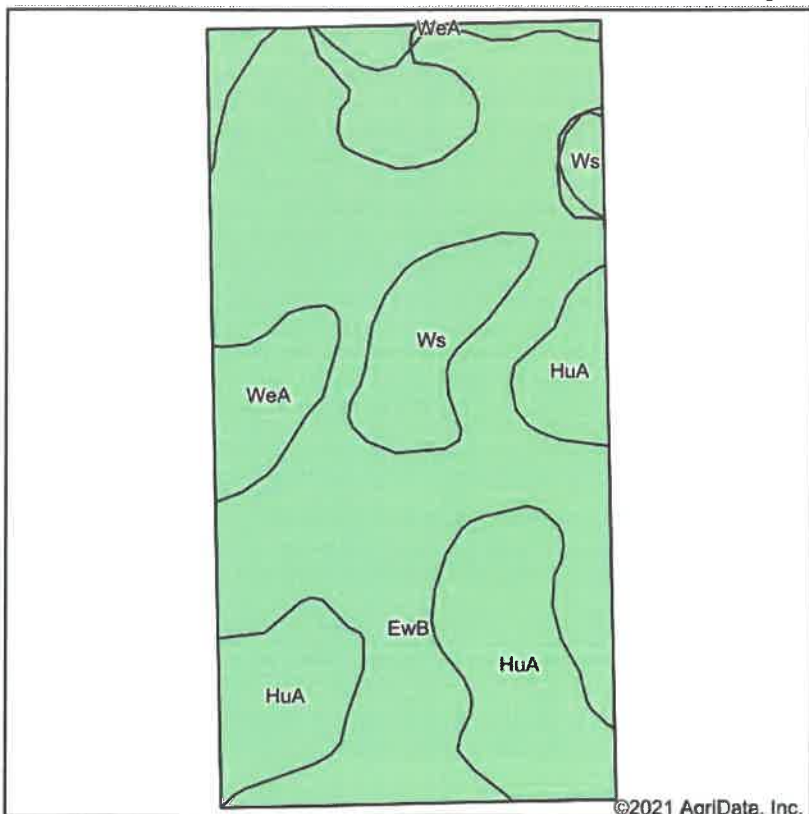
Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

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

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **16-100N-51W**
 Township: **Delapre**
 Acres: **78.83**
 Date: **10/5/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.

© AgriData, Inc. 2021

www.AgriDataInc.com

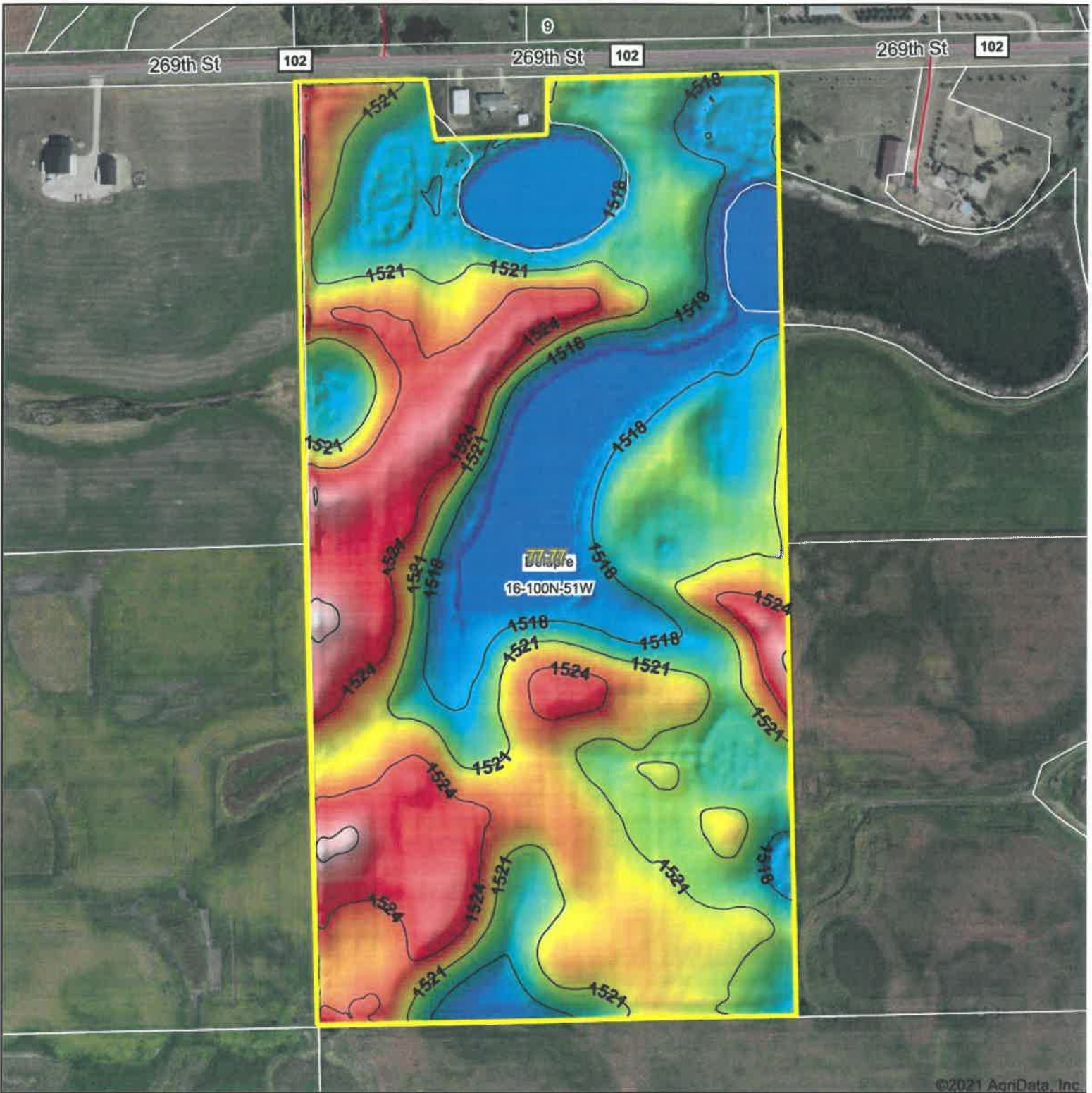
Area Symbol: SD083, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EwB	Egan-Worthing complex, 0 to 6 percent slopes	48.75	61.8%	Ile	66
HuA	Huntimer silty clay loam, 0 to 2 percent slopes	17.35	22.0%	Iw	90
Ws	Worthing silty clay loam, 0 to 1 percent slopes	6.43	8.2%	Vw	30
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	6.30	8.0%	I	93
Weighted Average				1.94	70.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



©2021 AgriData, Inc.



Source: USGS 3 meter dem



Interval(ft): 3

Min: 1,515.3

Max: 1,527.9

Range: 12.6

Average: 1,520.5

Standard Deviation: 3.02 ft



10/19/2021

16-100N-51W
Lincoln County
South Dakota

map center: 43° 28' 58.07, -96° 52' 34.26

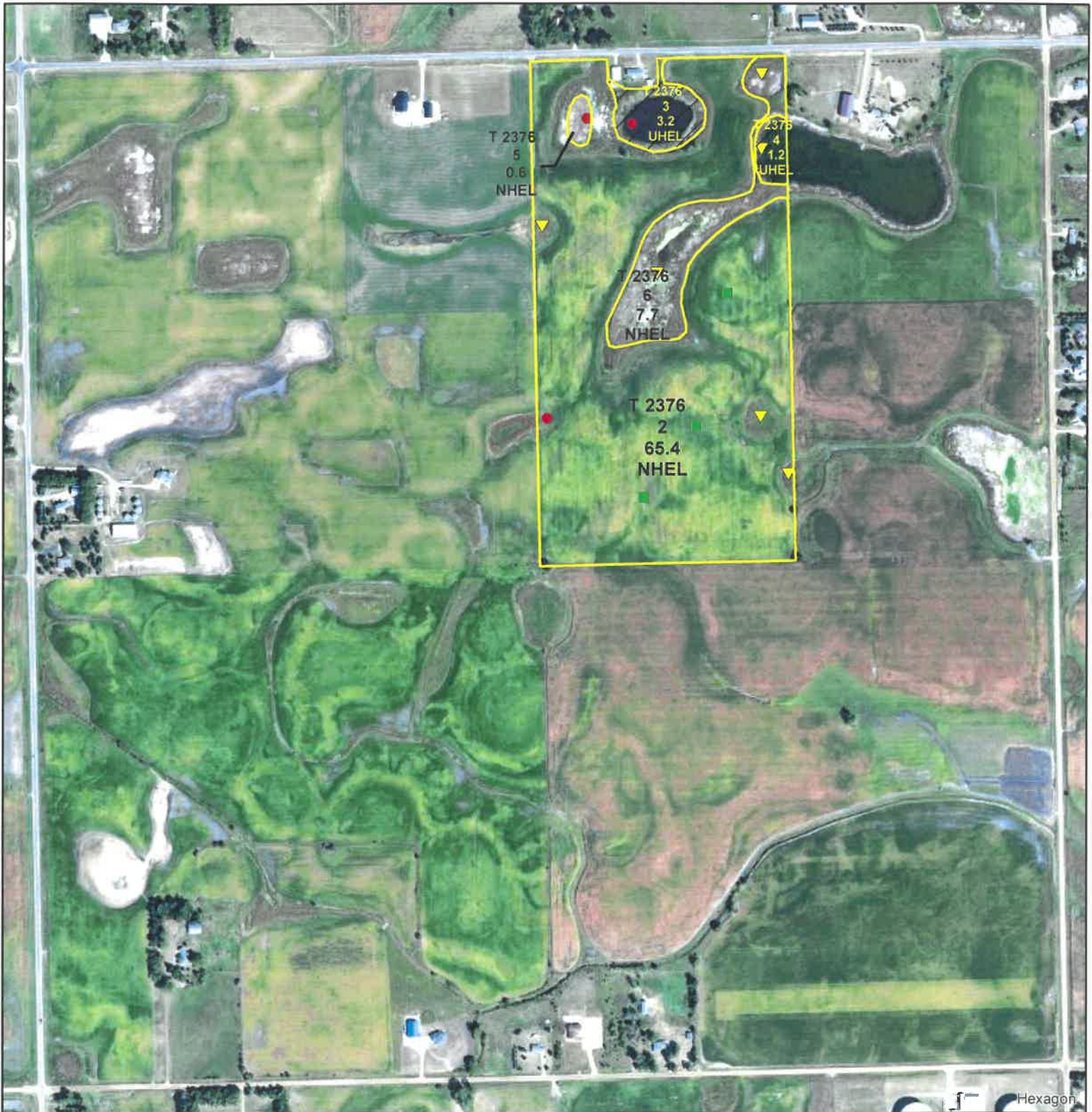


Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

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



Program
Year 2021



United States Department of Agriculture
Lincoln County, SD

PLSS: 16_100N_51W
Farm: 8191

1 inch equals 692 feet

- Wetland Determination Identifiers
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
 - Common Land Units
 - ▨ Non Cropland

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 by the producer and/or National Agricultural Imagery Program (NAIP). 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 NRCS.

2020 Ortho-Photography - Not to Scale

January 29, 2021



Certified Wetland Determination

F8191

Tract#: 2376

Certified By: Andrew Champa

Legal Desc: W2NE4 16-100-51

Certified Date: 12-4-2018



Lincoln County

1:9,000 1 inch = 750 feet





United States Department
of Agriculture

Natural Resources
Conservation Service

NRCS-CPA-026E
9/2012

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name	Howe Investment Company	Request Date:	9/13/18	County:	Lincoln
Address:	48134 Laural Oak Lane Canton, SD 57013-6217				
Agency or Person Requesting Determination:	Farm Service Agency	Tract No:	2376	FSA Farm No.:	4542

Section I - Highly Erodible Land (Y/N)

Is a soil survey now available for making a highly erodible land determination?	Y
Are there highly erodible soil map units on this farm?	N
Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.	

Field(s)	HEL(Y/N)	Sodbust(Y/N)	Acres	Determination Date
See previous determination				

The Highly Erodible Land determination was completed in the _____

Section II - Wetlands

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label*	Occurrence Year (CW)	Acres	Determination Date	Certification Date
All	W		4.6	12/3/18	12/4/18
All	PC		0.7	12/3/18	12/4/18
All	FW		6.6	12/3/18	12/4/18
All	NW		66.2	12/3/18	12/4/18

The wetland determination was completed in the _____ Field It was mailed to the person on 12/4/2018

Remarks: _____

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature	Designated Conservationist	Date
		12-4-18

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call toll-free at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay). USDA is an equal opportunity provider and employer.

South Dakota
Lincoln

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 8191
Prepared: 10/18/21 7:28 AM
Crop Year: 2022
Page: 1 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
GEIKEN, DALE ALAN		2021 - 47

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
78.1	73.7	73.7	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	73.7	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
SOYBN	CORN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	38.8	139	0.00	0
SOYBEANS	34.1	42	0.00	
Total Base Acres:	72.9			

Tract Number: 2376 Description B2 W2 NE4 16 100 51
FSA Physical Location : Lincoln, SD ANSI Physical Location: Lincoln, SD

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
78.1	73.7	73.7	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	73.7	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	38.8	139	0.00
SOYBEANS	34.1	42	0.00
Total Base Acres:	72.9		

Owners: HOWE INVESTMENT LLP

From: Jennifer Cleveland jcleveland@lincolncountysd.org
Subject: Building Eligibility Determination
Date: July 1, 2021 at 11:43 AM
To: mvellinga@me.com
Cc: lhowe0442@gmail.com



To Whom It May Concern:

Our records indicate that the parcel 100.50.56.1020 has one(1) remaining building eligibility. Please contact our office with additional questions regarding this determination.

Best Regards,



Jen Cleveland
Planning & Zoning
P 605.764.2938

104 N. Main Street Suite 220
Canton, SD 57013
lincolncountysd.org

NOTICE: The information contained in this message is confidential, protected from disclosure and may be legally privileged. If the reader of this message is not the intended recipient or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, distribution, copying, or any action taken or action omitted in reliance on it, is strictly prohibited and may be unlawful. If you have received this communication in error, please notify us immediately by replying to this message and destroy the material in its entirety, whether in electronic or hard copy format. Thank you.

RURAL WATER HOOKUP

LINCOLN COUNTY RURAL WATER
605-767-2966

LINCOLN COUNTY RURAL WATER INDICATES THEY HAVE THE AVAILABILTIY TO HOOKUP ANOTHER USER ON THIS PROPERTY. THEY CHARGE \$6,500 FOR THE HOOKUP AND THE METER PIT WHICH WILL BE LOCATED AS CLOSE TO THE ROAD RIGHT OF WAY AS POSSIBLE. LAND OWNER WILL BE RESPONSIBLE FOR BRINGING THE SUPPLY LINE FROM THE METER PIT INTO ANY AND ALL LOCATIONS. WATER MAIN LINE IS LOCATED ON THE SOUTH SIDE OF THE ROAD. WE ENCOURAGE BUYERS TO CALL AND DO YOUR OWN DUE DILLIGENCE

Schedule A

COMMITMENT

Agent: LINCOLN COUNTY TITLE COMPANY
320 NORTH MAIN STREET, CANTON, SD 57013

Issuing Agent for: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
400 SECOND AVE SOUTH MINNEAPOLIS, MN 55401

Application Number: LT52744

1. Commitment Date: October 14, 2021 at 07:30 AM.

2. Policy (or Policies) to be issued:

(a) OWNER'S POLICY ALTA 6-17-2006
PROPOSED POLICY AMOUNT: \$1,000.00
PROPOSED INSURED:
TBD

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 Effective Date vested in:

HOWE INVESTMENT COMPANY, LLC, A SOUTH DAKOTA LIMITED LIABILITY, BY VIRTUE OF QUIT CLAIM DEED DATED MARCH 18, 2010, FILED FOR RECORD OCTOBER 15, 2010 AT 11:29 AM AND RECORDED IN BOOK 116 OF DEEDS AT PAGE 1775

5. The land referred to in this Commitment is described as follows:

THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4), EXCEPT HOWE TRACT ONE (1), IN SECTION SIXTEEN (16), TOWNSHIP ONE HUNDRED (100), RANGE FIFTY-ONE (51), WEST OF THE 5TH P.M., LINCOLN COUNTY, SOUTH DAKOTA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF

PROPERTY ADDRESS: NA

PREPARED FOR:
DAWN @ WIEMAN LAND & AUCTION

SCHEDULE B – SECTION I

LT52744

REQUIREMENTS

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. OPERATING AGREEMENT FOR SELLER.
6. WARRANTY DEED EXECUTED BY HOWE INVESTMENT COMPANY, LLC, CONVEYING THE SUBJECT PROPERTY TO TBD, AS GRANTEE(S).
7. PAYMENT OF TAXES AND ANY OTHER IMPOSITIONS AS SET OUT AT ITEM 4 OF SCHEDULE B-SECTION II HEREOF.
8. THIS COMMITMENT MUST BE DOWNDATED UPON CONFIRMATION OF THE LENDER AND THE AMOUNT(S) OF THE POLICY COVERAGE OR ANY OTHER TRANSACTIONS FOR WHICH THIS COMMITMENT IS RELIED UPON.

SCHEDULE B – SECTION II

EXCEPTIONS

This commitment does not republish any covenant, condition, restriction or limitation contained in any document referred to in this commitment, or 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 they are cleared to the satisfaction of this company

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Standard Exceptions:
 - a) Rights or claims of parties in possession not shown by public records.
 - b) Easements or claims of easements where no notice thereof appears in public records.
 - c) Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
 - d) 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.
3. General or special taxes and assessments not yet due and payable.
4. 2020 Real Estate Taxes, payable in 2021 are \$2255.42, full amount as levied against W1/2NE1/3 *EX HOWE TR 1* 16-100-51. The first half due prior to May 1st, 2021 is PAID. The second half due prior to November 1st, 2021 is UNPAID. Parcel No. 100.50.56.1020
5. Restriction contained in Patent granted by the United States of America, dated March 23, 1905, filed for record July 24, 1915, at 8:00 am, and recorded in Book 23 of Deeds, on Page(s) 622, and describing SW1/4NW1/4 Sec 16-Twp 100-Rg 51, South Dakota, setting forth as follows: Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and right to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts and also subject to the right of the proprietor of a vein or lode to extract his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.
6. Right of Way Easement dated June 5, 1980, filed for record July 29, 1980, at 11:15 am, and recorded in Book W, of Miscellaneous at Page(s) 1422, granted to Lincoln County Rural Water System, Inc., with the right to construct, operate and maintain an underground water pipeline over, across and through the following described property: the W1/2NE1/4 Sec16-Twp 100-Rg 51, Lincoln County, SD. together with the right of ingress and egress over the adjacent lands of the Grantor, his successors and assigns, for the purposes of this easement.

7. Easement dated January 27, 1975, filed for record January 29, 1975, at 2:05 pm, and recorded in Book U of Miscellaneous on Page(s) 211, grants Lincoln County, one of the governmental subdivisions of the State of South Dakota, the right to construct and maintain a public highway over and across the following land(s) S17' of the N50' of NW1/4NE1/4 16-100-51, Lincoln County, SD. Contains reversionary clause when highway ceases to exist. Refer to the recorded document for further information.
8. Electric Line Right of Way Easement, dated December 5, 1995, filed for record December 28, 1995, at 11:31 am, and recorded in Book 5 of Miscellaneous, on Page(s) 435, granted to Lincoln-Union Electric Company, the right to construct, operate and maintain an electric transmission and/or distribution line or system over and across the W1/2NE1/4 Sec 16-Twp 100-Rg 51, Lincoln County, SD. Refer to the recorded document for further terms.
9. Right of Way Easement dated August 8, 2018, filed for record August 28, 2019, at 9:41 am, and recorded in Book 29, of Miscellaneous at Page(s) 507, granted to Lincoln County Rural Water System, Inc., with the right to construct, operate and maintain an underground water pipeline over, across and through the following described property: THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4), EXCEPT HOWE TRACT ONE (1), 16-100-51, Lincoln County, SD. together with the right of ingress and egress over the adjacent lands of the Grantor, his successors and assigns, for the purposes of this easement.
10. Subject to Section-Line Highways by Operation of Law, SDCL 31-18-1.
11. Commitment is issued for an amount "To Be Determined". Until such time as the Company is informed of and accepts the liability amount for the proposed policy to be issued, its liability under this Commitment is limited to \$1,000.00. The applicant agrees and understands that by accepting this Commitment it accepts the limit of liability imposed for itself and any person relying on this Commitment.

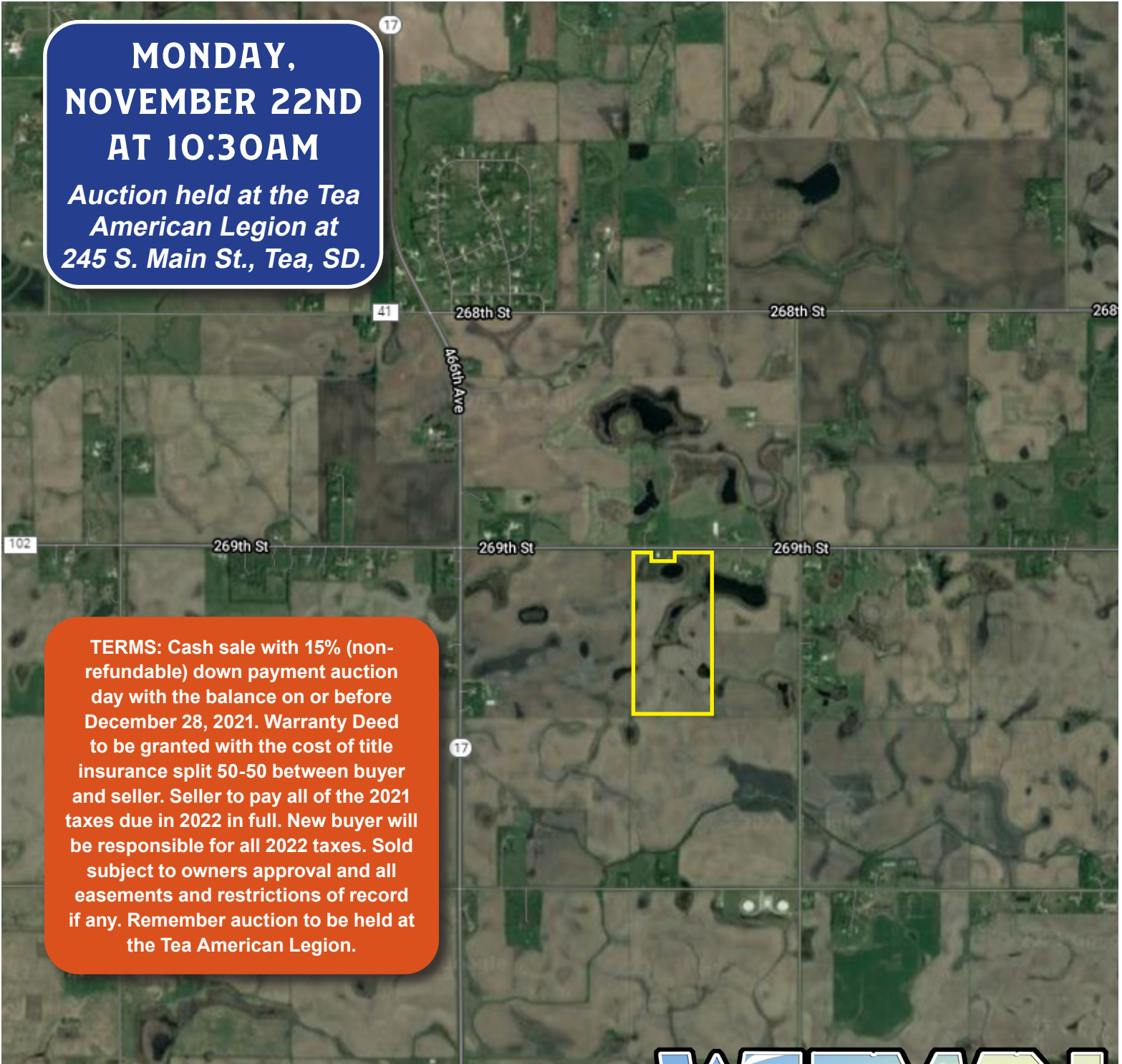


77.77 ACRES

LINCOLN COUNTY LAND

**MONDAY,
NOVEMBER 22ND
AT 10:30AM**

*Auction held at the Tea
American Legion at
245 S. Main St., Tea, SD.*



TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 28, 2021. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay all of the 2021 taxes due in 2022 in full. New buyer will be responsible for all 2022 taxes. Sold subject to owners approval and all easements and restrictions of record if any. Remember auction to be held at the Tea American Legion.

"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

