

259.9 ACRES

HUTCHINSON COUNTY LAND

- TUESDAY, NOVEMBER 11TH AT 10:30AM -



HEIRS OF
Seidel-Record
RUTH



"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

**259.9 ACRES KASSEL TOWNSHIP – HUTCHINSON COUNTY LAND
TILLABLE – PASTURE – HAY LAND OFFERED IN 4-TRACTS AT PUBLIC AUCTION**

Our family has decided to sell the following land at public auction located at the Wieman Auction Facility 1-mile south and ½ mile west of Marion, SD on Hwy. 44 on:

**TUESDAY NOVEMBER 11TH 2025
10:30 A.M.**

It is our privilege to offer this multi-parcel land auction in the tightly held Kassel Township just north of Menno, SD. Powerful tillable land with predictable yield potential, quality pasture & hay land. Cattlemen if your looking for a well-balanced tract offering pasture – hay & forage production come take a look at your convenience!

TRACT ONE: 139.9 ACRES

LEGAL: Seidel Tract 2 in Section 22, 98-57 Hutchinson County, South Dakota.

LOCATION: From Menno, SD go 4-miles north on 431st Ave turn east on 282nd St go ½ mile south side of the road or at the junction of 282nd St. and 432nd Ave.

- 94.65 acres tillable land, 38.39 acres in pasture, balance in road right of ways
- Soil Production rating overall of 75.6 with predominant soils being Prosper-Stickney (85) and Clarno-Bonilla (88)
- Majority of the pasture could be broke and farmed but has no past production history. Annual Taxes are \$2,844.58.
- New buyer able to farm or lease out for the 2026 crop year.
- If sold separate from Tract 2, sellers will have the property surveyed and platted and buyer will settle on surveyed acres.
- Aeial & Soil Maps, wetland maps, FSA info and other pertinent info found in buyers packet

TRACT TWO: 80-ACRES

LEGAL: Seidel Tract 3 in the N ½ of the SE ¼ of Section 22, 98-57 Hutchinson County, South Dakota.

LOCATION: Directly south of Tract 1.

- 77.37 acres tillable and the balance found in road right of ways
- Soil production rating of 66.4. Excellent eye appeal, all tillable tract.
- New buyer able to farm or lease out for 2026 crop year. Annual Taxes are \$1,469.10
- If sold separate from Tract 1 sellers will have the property surveyed and platted and buyer will settle on surveyed acres.

TRACT THREE: 219.90 ACRES COMBINATION OF TRACTS 1 & 2

LEGAL: The NE ¼ except Seidel Tract 1 and the N ½ of the SE ¼ of Section 22, 98-57 Hutchinson County, South Dakota.

- 171.99 acres tillable with 38.51 acres in pasture, balance in road right of ways
- Soil production rating of 72.2 on entire unit. Annual Taxes on entire unit are \$4,313.68
- If sold as one unit buyer will settle on taxable acres and no survey's will be completed. Property will be sold in the manner that realizes the most dollars for the sellers.

TRACT FOUR: 40-ACRES GRASS – HAY LAND

LEGAL: The NE ¼ of the NE ¼ of Section 27, 98-57 Hutchinson County, South Dakota.

LOCATION: ¼ mile south of Tract 2 or at the junction of 283rd St. and 432nd Ave.

- 38.06 acres tillable with the balance in road right of ways.
- Soil rating of 41.3. New buyer able to operate or lease for 2026. Has past production history. Annual Taxes are \$484.14.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. If cattle are grazing be sure to close all gates. Drone video footage can be viewed on www.wiemanauktion.com. Buyer's packet can be mailed out by contacting the auctioneers at 800-251-3111.

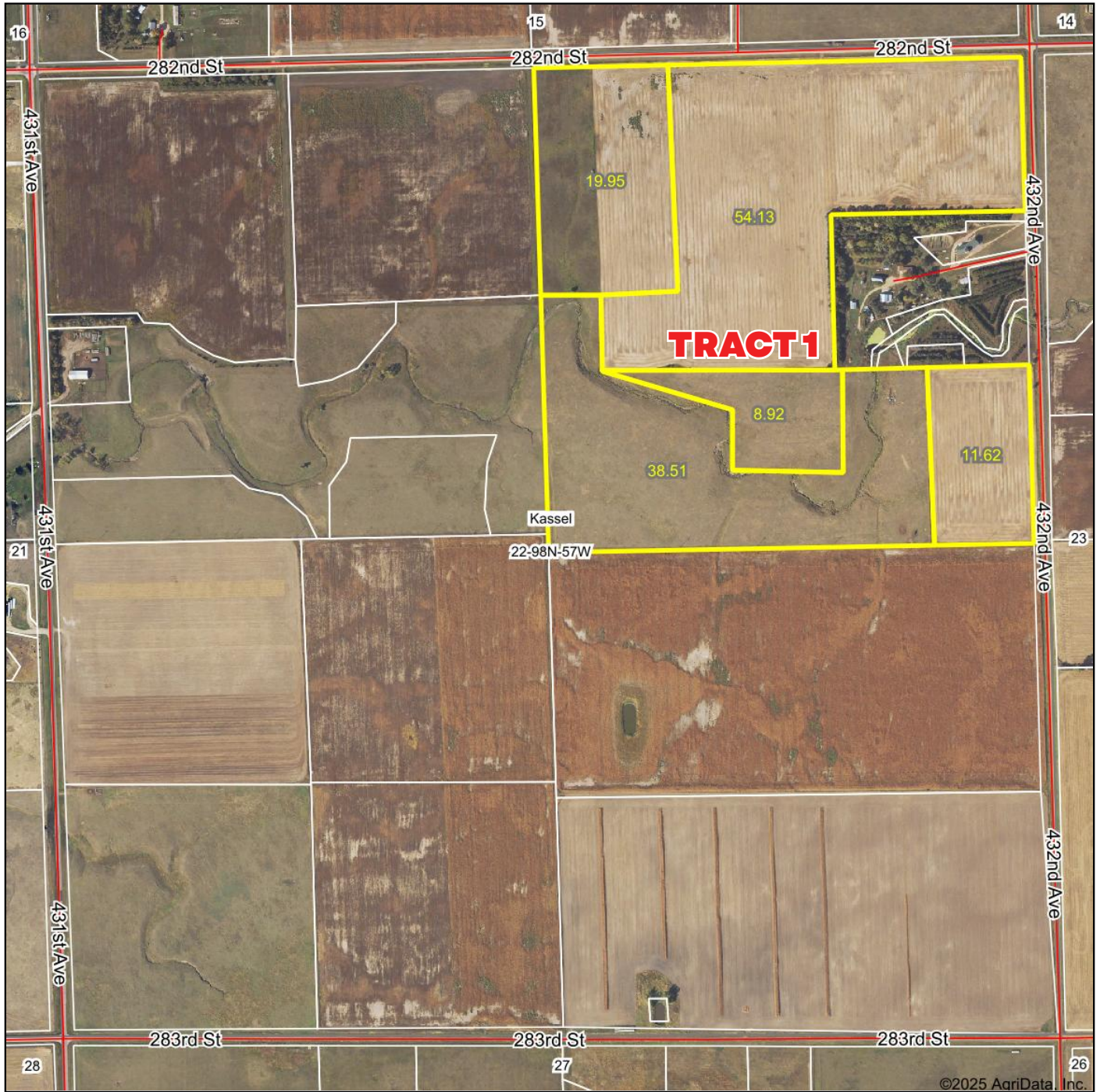
TERMS: Cash sale with 15% (non-refundable) down payment auction day with the closing on or before December 19, 2025. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2025 taxes in full. Sold subject to owners approval and all restrictions of record. Remember auction held indoors at the Wieman Auction Facility.

HEIRS OF RUTH SEIDEL-RECORD – OWNERS

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

Bertsch Law Office
Closing Attorney
605-387-5658

Aerial Map



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Maps Provided By:



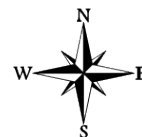
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 43° 17' 43.08, -97° 33' 51.26

22-98N-57W
Hutchinson County
South Dakota

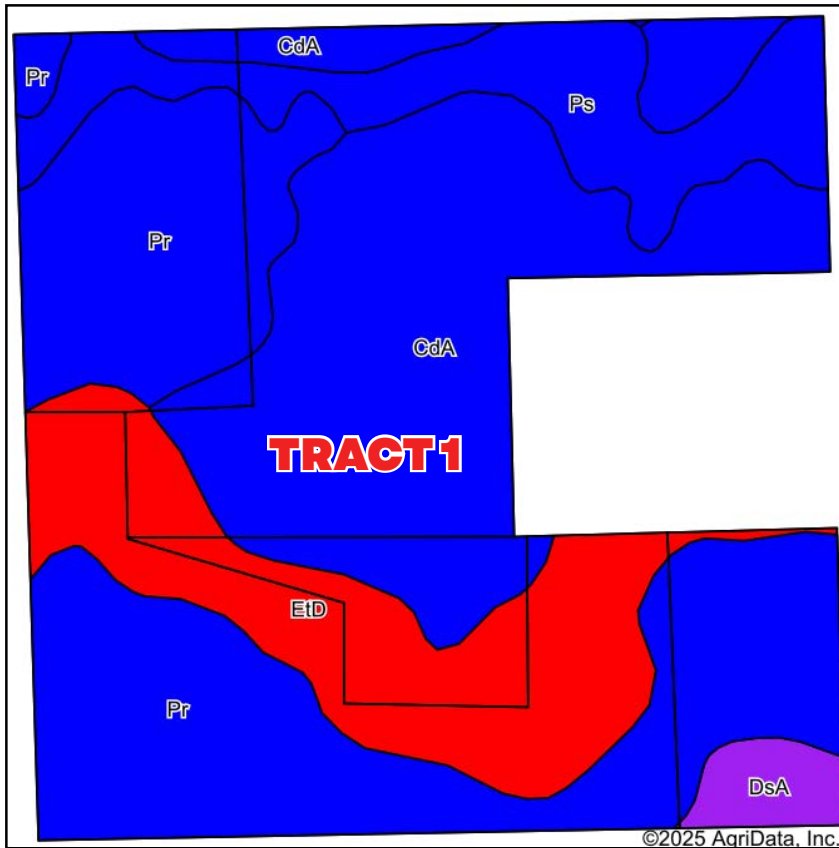
0ft 825ft 1650ft



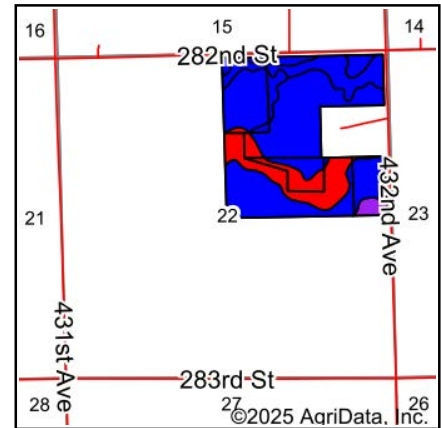
8/29/2025

TRACT 1

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hutchinson**
 Location: **22-98N-57W**
 Township: **Kassel**
 Acres: **133.13**
 Date: **8/29/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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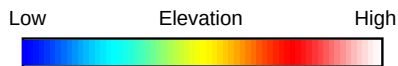
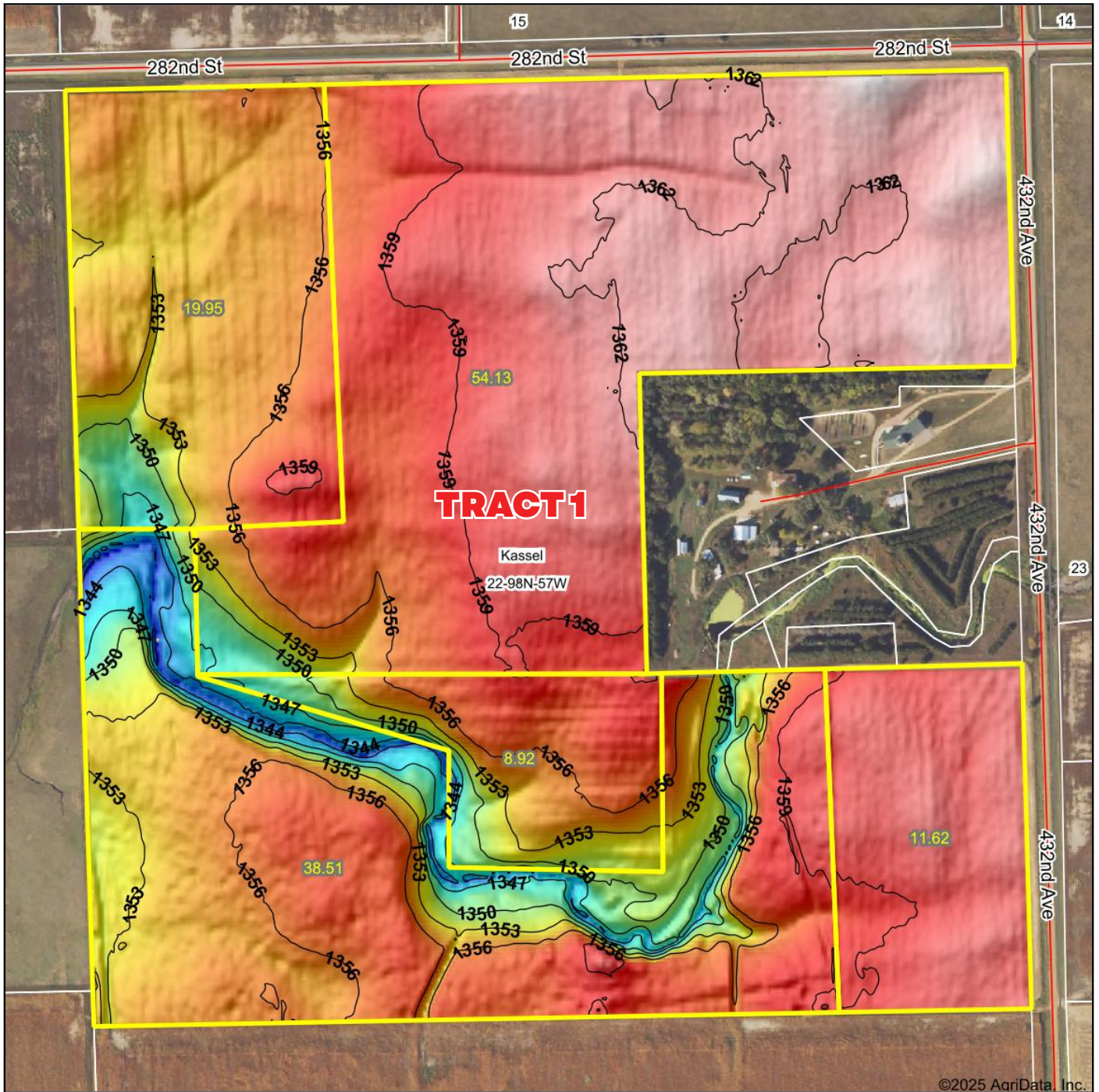
Area Symbol: SD602, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	48.76	36.7%		IIc	85
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	42.40	31.8%		IIc	88
EtD	Ethan-Betts loams, 9 to 15 percent slopes	23.78	17.9%		VIe	30
Ps	Prosper and Crossplain complex	15.34	11.5%		IIc	86
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	2.85	2.1%		IIIs	54
Weighted Average					2.74	75.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

TRACT1

Topography Hillshade

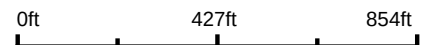


Maps Provided By:



AgriData, Inc. 2023 www.AgriDataInc.com
 ed by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,339.9
 Max: 1,364.7
 Range: 24.8
 Average: 1,357.0
 Standard Deviation: 4.43 ft



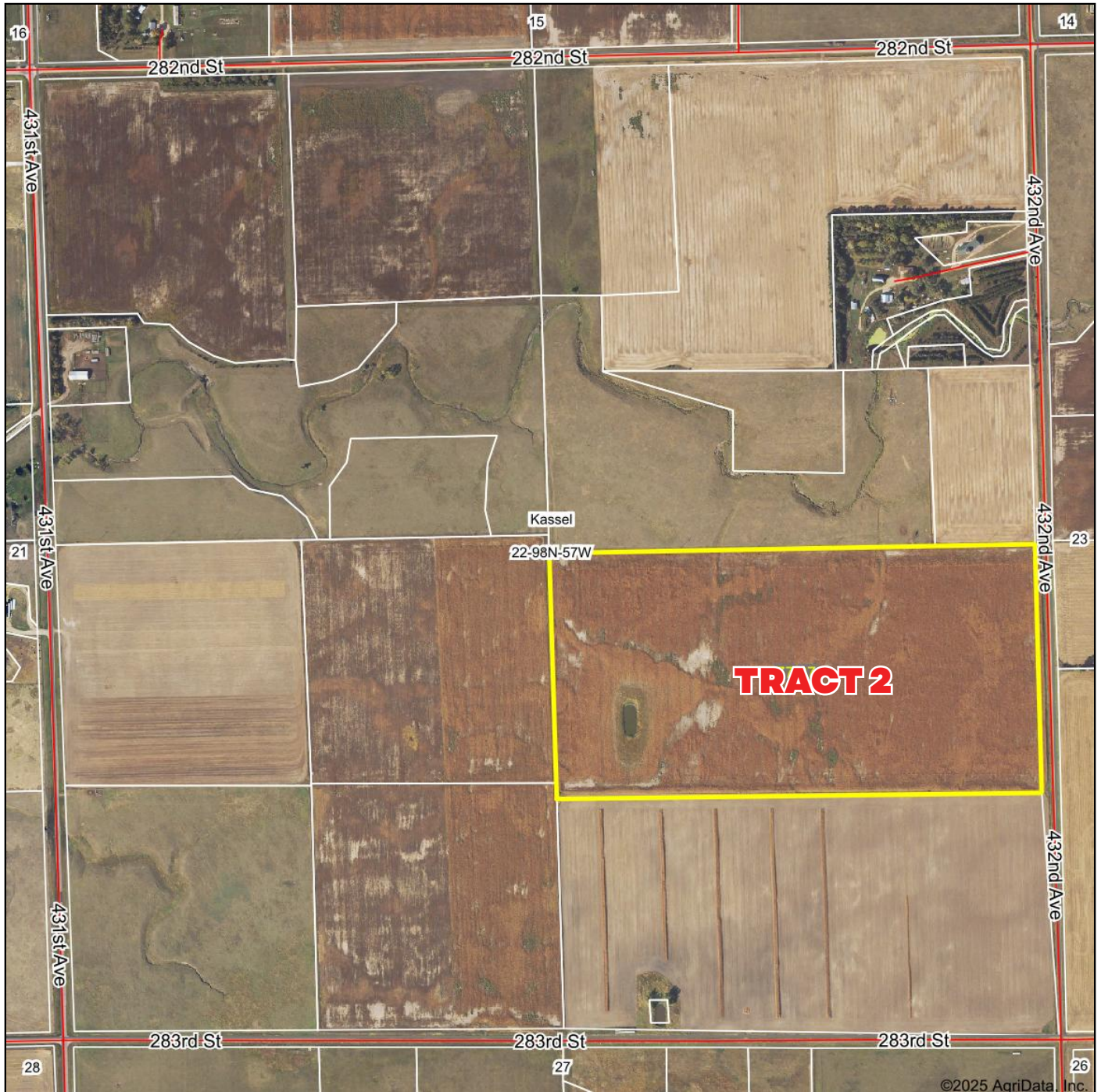
8/29/2025

22-98N-57W
Hutchinson County
South Dakota

Boundary Center: 43° 17' 43.08, -97° 33' 51.26

TRACT 1

Aerial Map



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Maps Provided By:



Boundary Center: 43° 17' 23.84, -97° 33' 50.94

22-98N-57W
Hutchinson County
South Dakota

0ft 825ft 1650ft

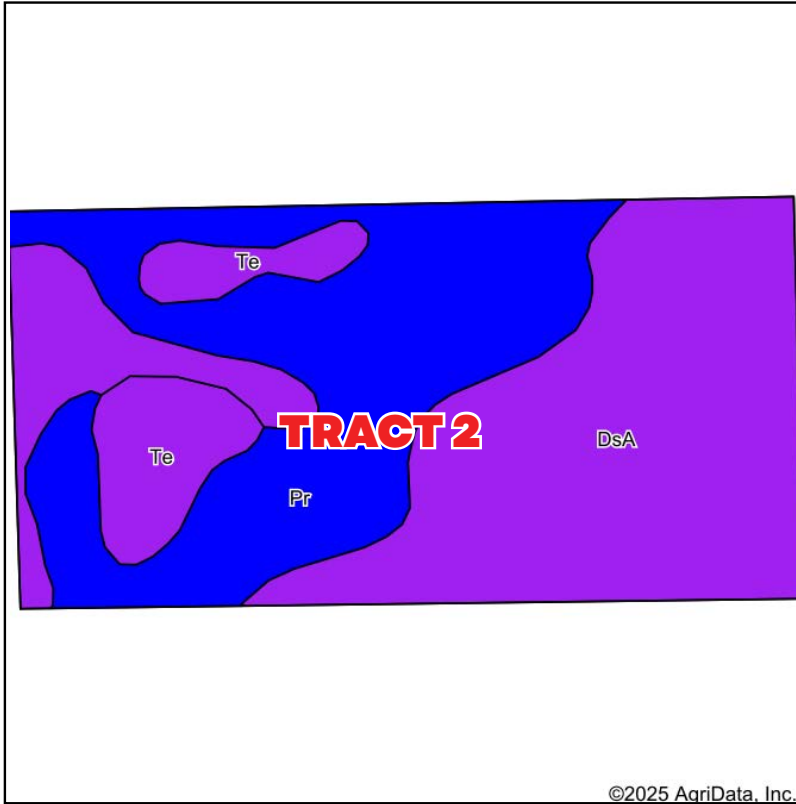


8/29/2025

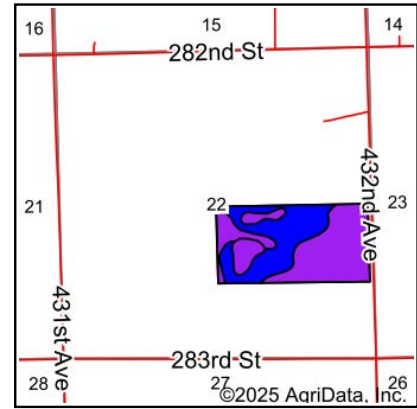
Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT 2

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hutchinson**
 Location: **22-98N-57W**
 Township: **Kassel**
 Acres: **77.37**
 Date: **8/29/2025**



Maps Provided By:



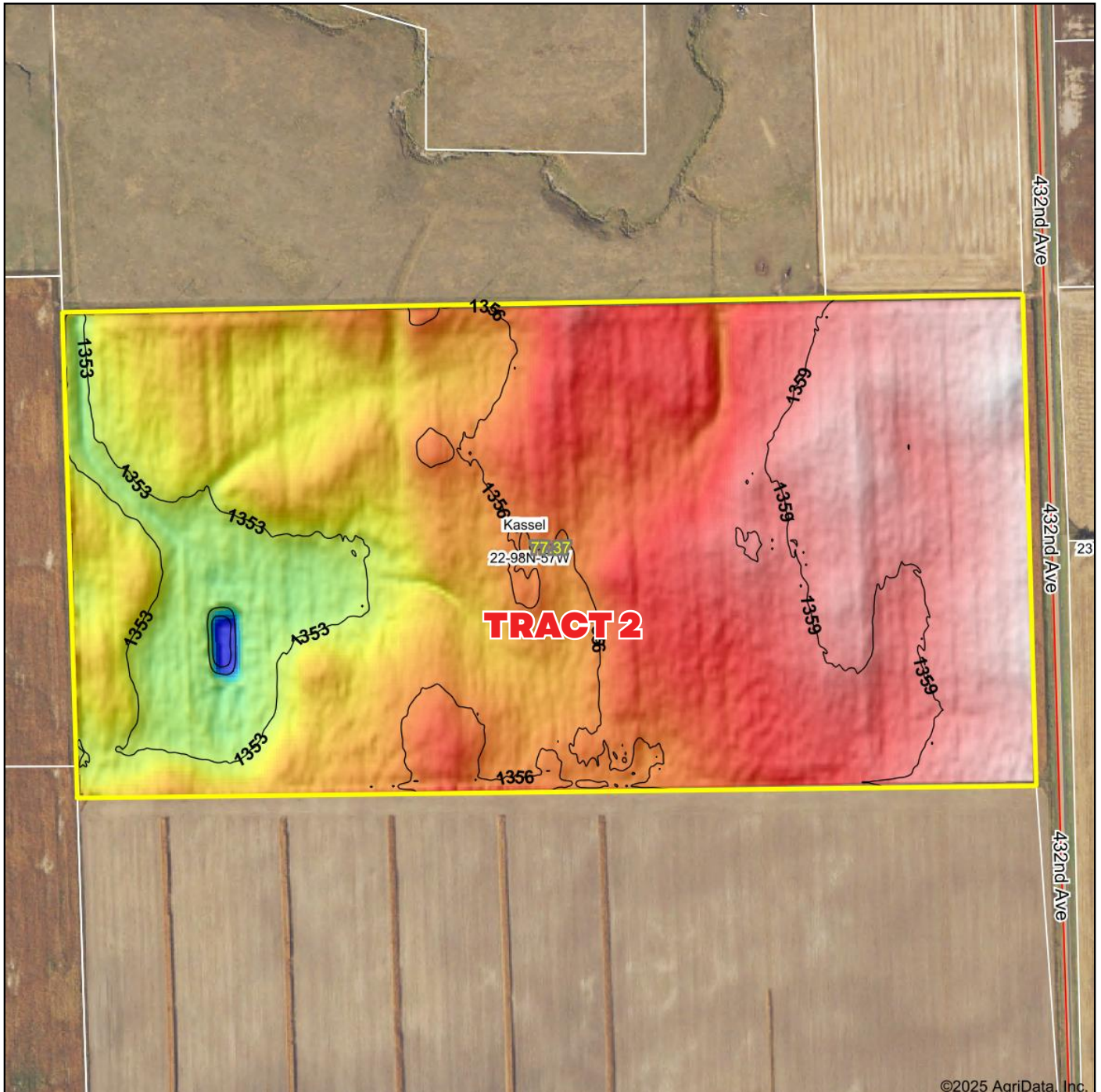
Area Symbol: SD602, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	39.35	50.9%		IIIIs	54
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	30.42	39.3%		IIc	85
Te	Tetonka silt loam, 0 to 1 percent slopes	7.60	9.8%		IVw	56
Weighted Average					2.71	66.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

led by USDA and NRCS.

TRACT 2

Topography Hillshade



Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 3

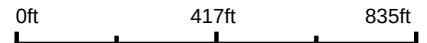
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Max: 1,361.2

Range: 14.9

Average: 1,356.3

Standard Deviation: 2.49 ft



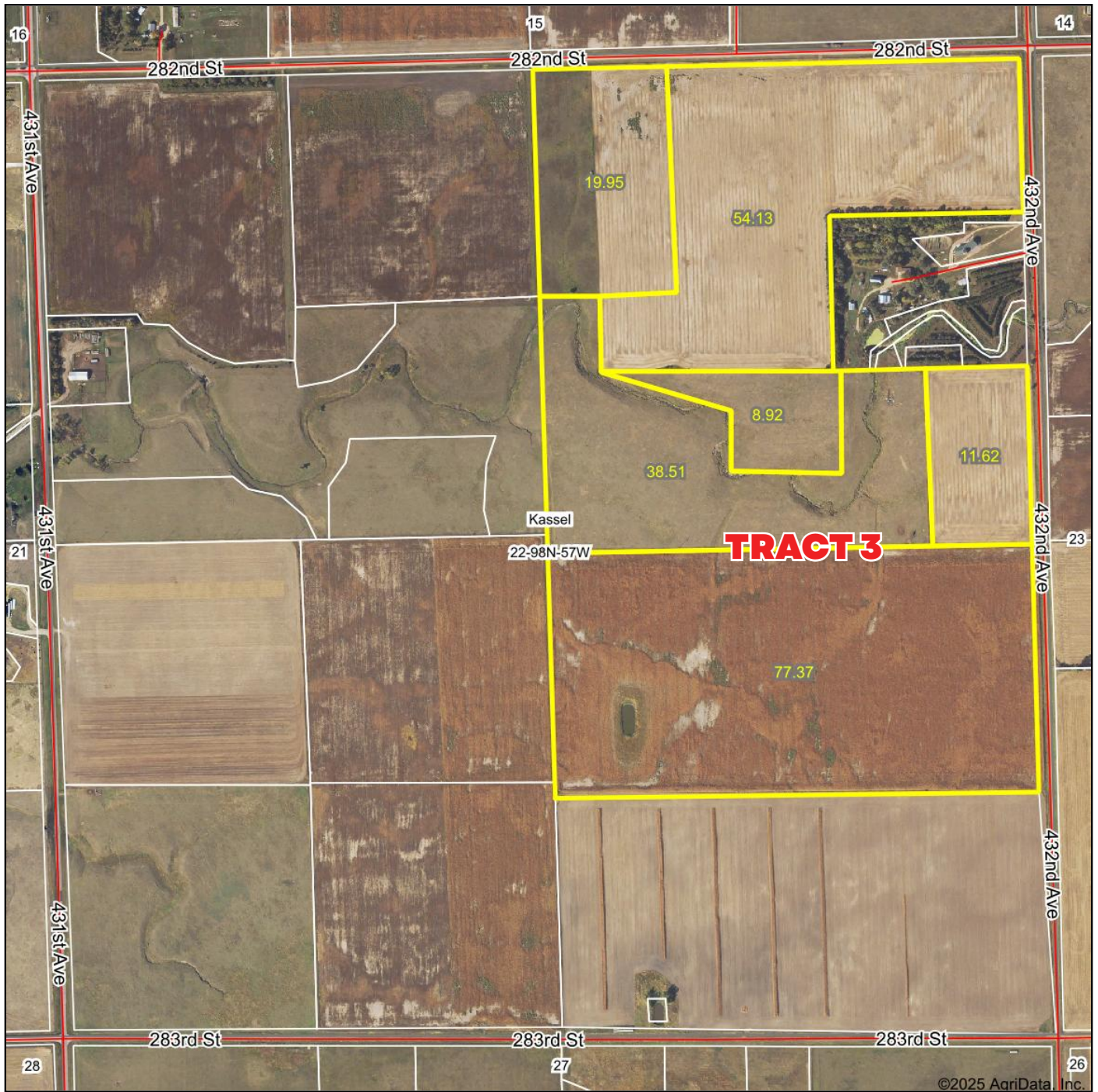
8/29/2025

22-98N-57W
Hutchinson County
South Dakota

Boundary Center: 43° 17' 23.84, -97° 33' 50.94

TRACT 2

Aerial Map



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Boundary Center: 43° 17' 36.59, -97° 33' 51.17

22-98N-57W
Hutchinson County
South Dakota

0ft 825ft 1650ft



8/29/2025

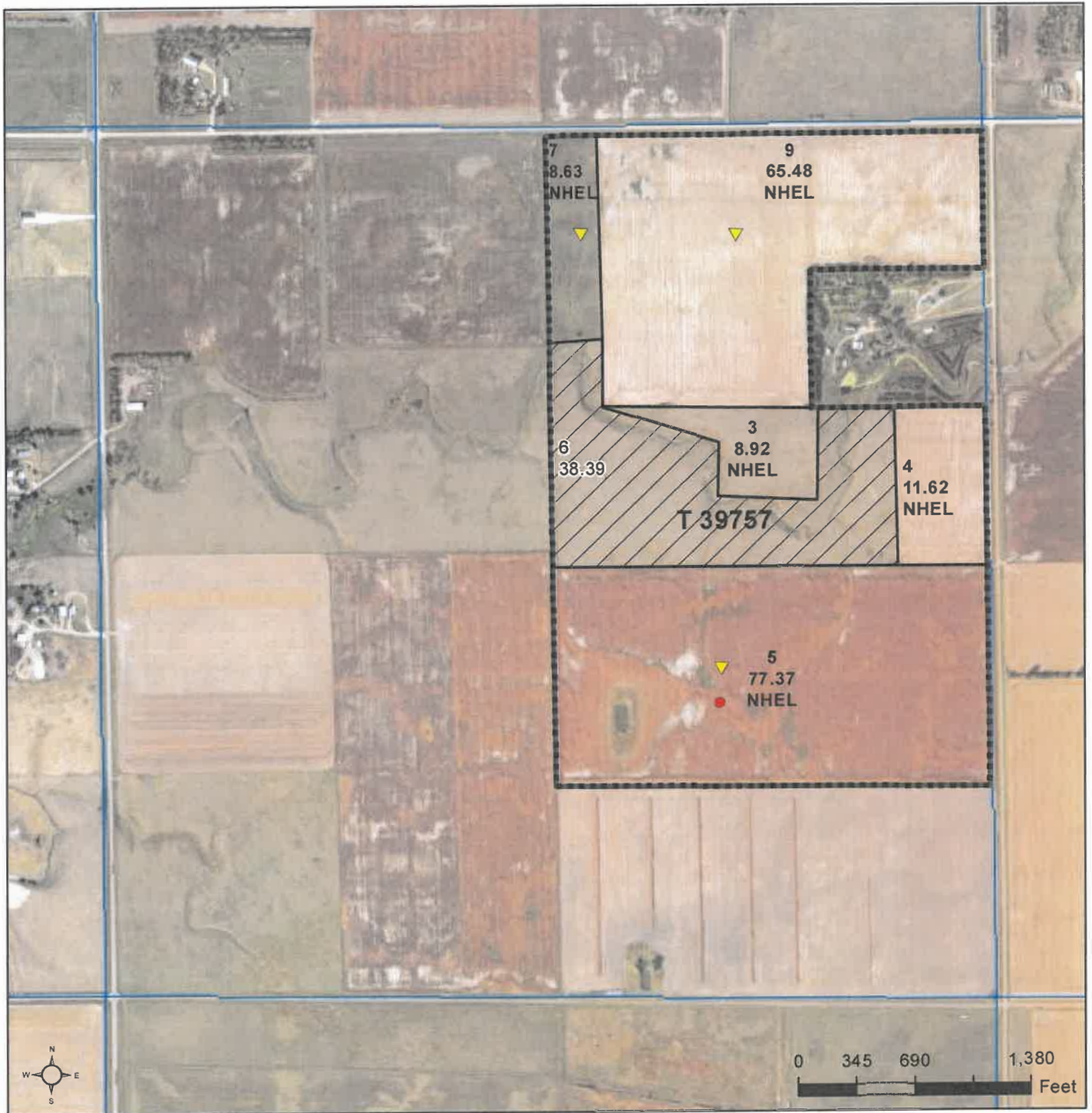
Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT 3



United States
Department of
Agriculture

Hutchinson County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

- Tract Boundary
- PLSS

Unless otherwise noted,
crops listed below are:
Non-irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non

Producer Initial _____
Date _____

2025 Program Year

Map Created April 02, 2025

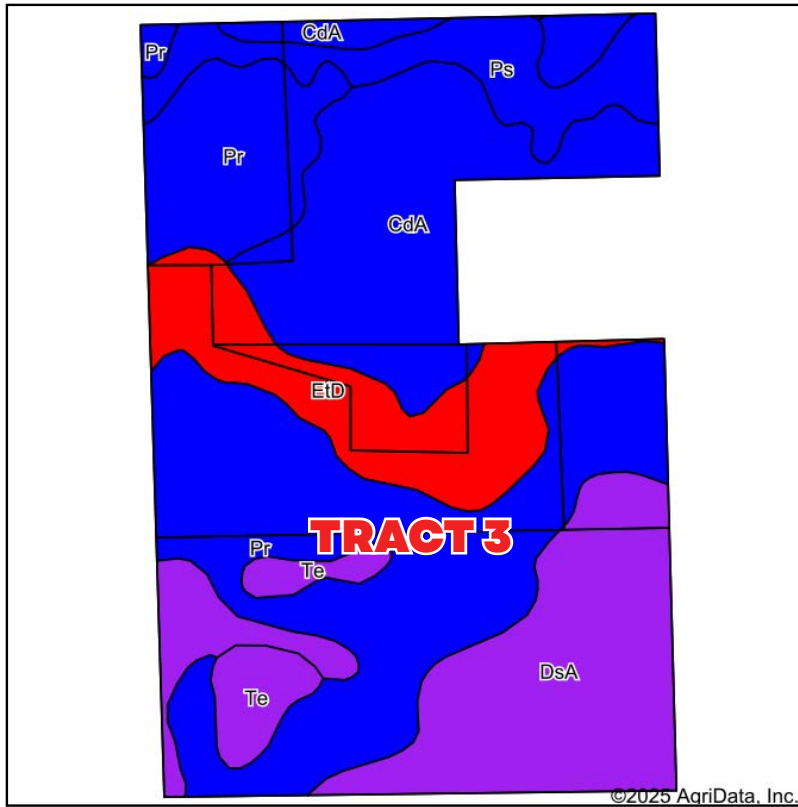
Farm 9270

22-98N-57W-Hutchinson

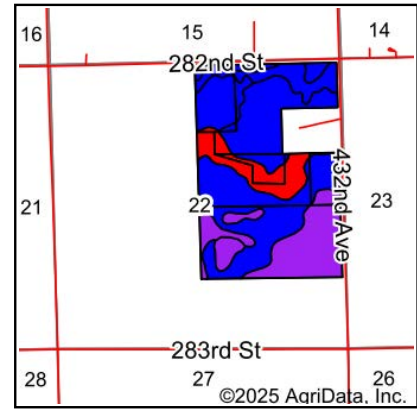
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TRACT 3

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hutchinson**
 Location: **22-98N-57W**
 Township: **Kassel**
 Acres: **210.5**
 Date: **8/29/2025**



Maps Provided By:



Area Symbol: SD602, Soil Area Version: 26

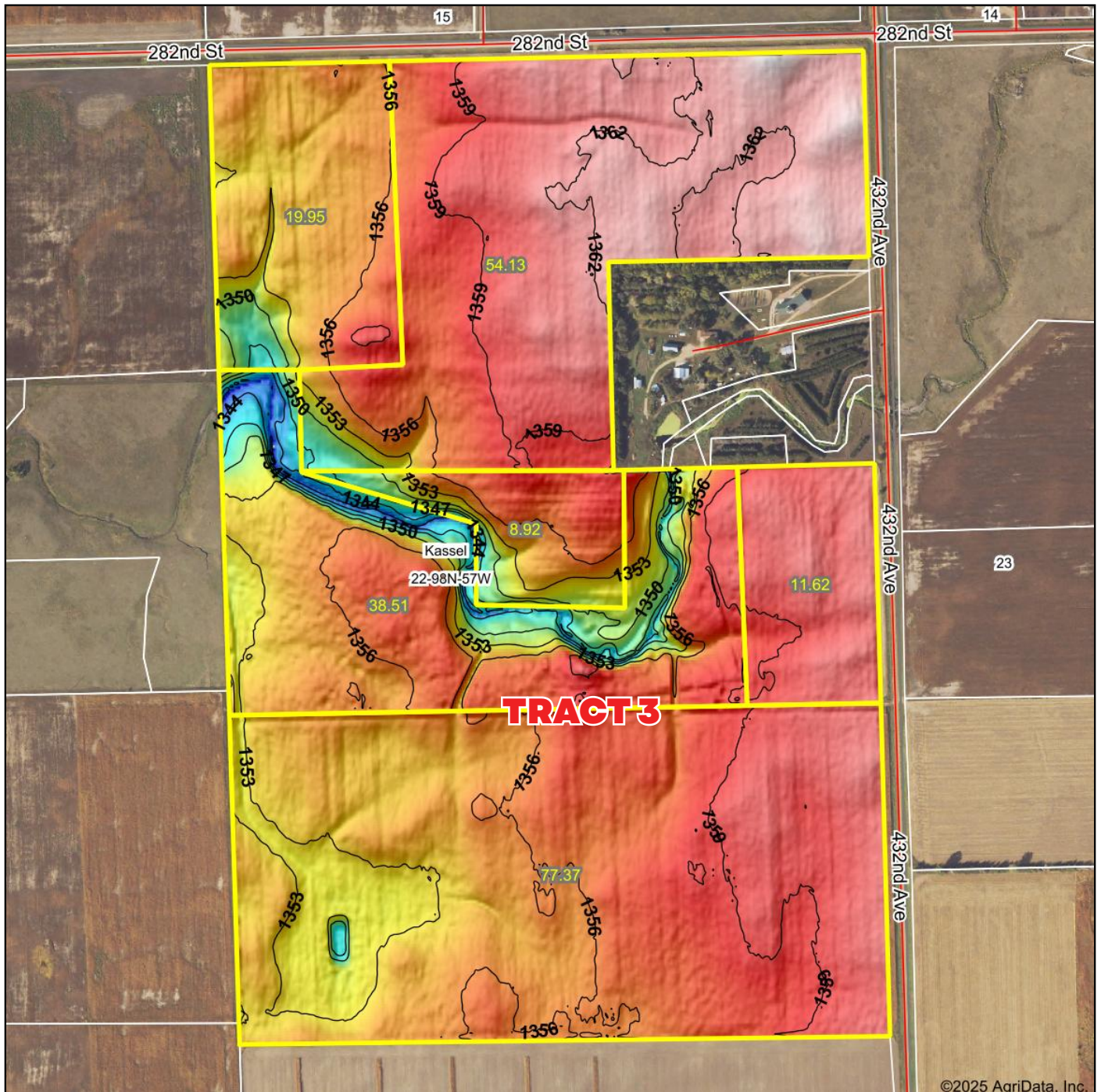
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	79.18	37.7%		IIc	85
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	42.41	20.1%		IIc	88
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	42.19	20.0%		IIIs	54
EtD	Ethan-Betts loams, 9 to 15 percent slopes	23.78	11.3%		VIe	30
Ps	Prosper and Crossplain complex	15.34	7.3%		IIc	86
Te	Tetonka silt loam, 0 to 1 percent slopes	7.60	3.6%		IVw	56
Weighted Average					2.72	72.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

led by USDA and NRCS.

TRACT 3

Topography Hillshade



Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 3

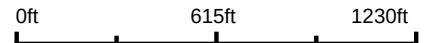
Min: 1,339.9

Max: 1,364.7

Range: 24.8

Average: 1,356.7

Standard Deviation: 3.84 ft



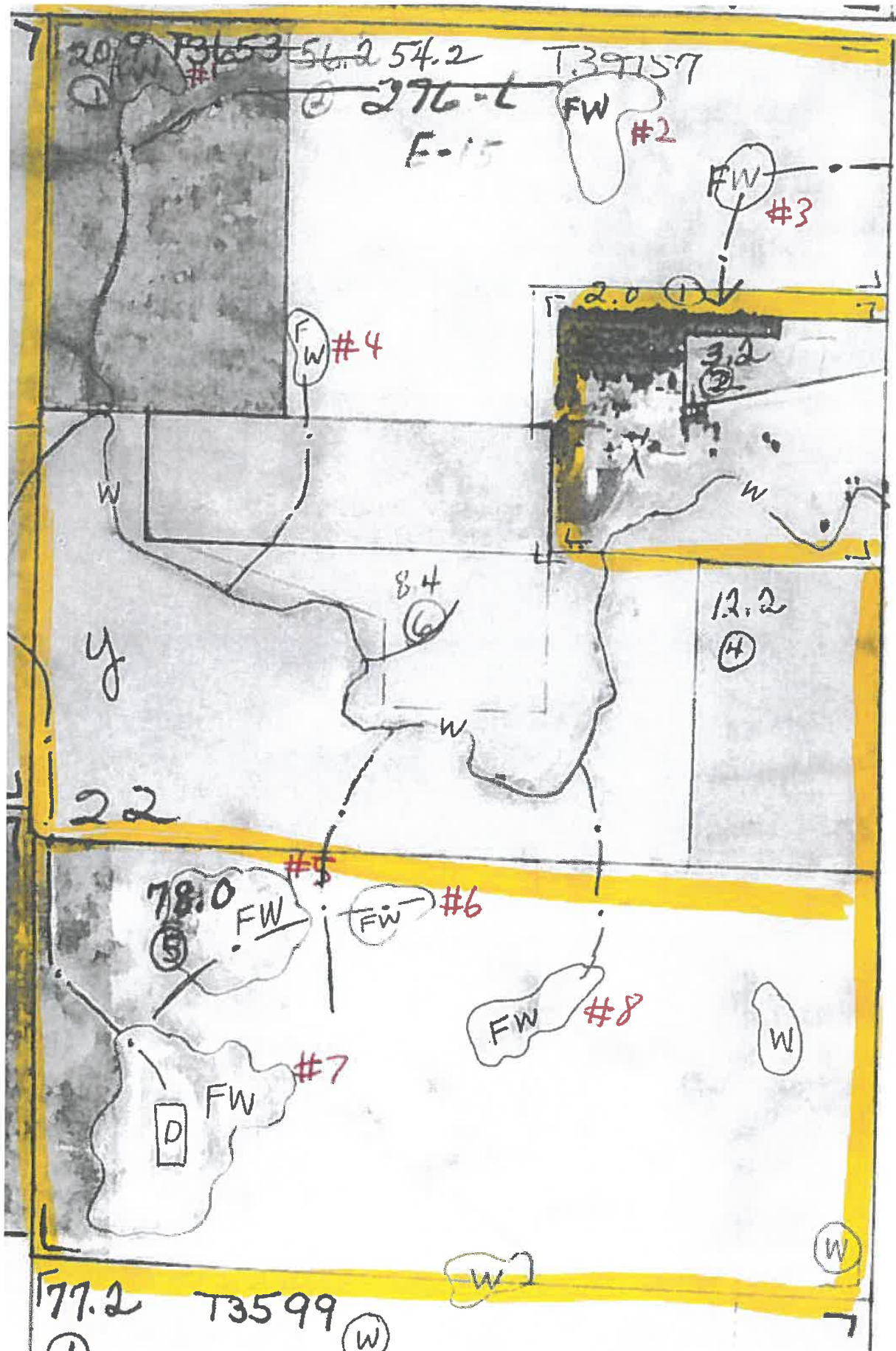
8/29/2025

22-98N-57W
Hutchinson County
South Dakota

Boundary Center: 43° 17' 36.59, -97° 33' 51.17

TRACT 3





SOUTH DAKOTA
HUTCHINSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9270

Prepared : 7/24/25 12:00 PM CST

Crop Year : 2025

Operator Name : LARRY ELNER STREYLE
CRP Contract Number(s) : None
Recon ID : 46-067-2010-105
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
210.41	172.02	172.02	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	172.02		0.00		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	PLC Yield	HIP
Corn	70.64	0.00	119	0
Soybeans	71.16	0.00	35	0
TOTAL	141.80	0.00		

NOTES

Tract Number : 39757

Description : NE 22-98-57 LESS 20 ACRES

FSA Physical Location : SOUTH DAKOTA/HUTCHINSON

ANSI Physical Location : SOUTH DAKOTA/HUTCHINSON

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 : LENOWN L SEIDEL, JANA E HERMAN, TRAVIS HERMAN, MICHELLE HERMAN, LISA KLAUDT, KRISTI SAYLER

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
210.41	172.02	172.02	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA
HUTCHINSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9270
Prepared : 7/24/25 12:00 PM CST
Crop Year : 2025

Tract 39757 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	172.02	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	70.64	0.00	119
Soybeans	71.16	0.00	35
TOTAL	141.80	0.00	

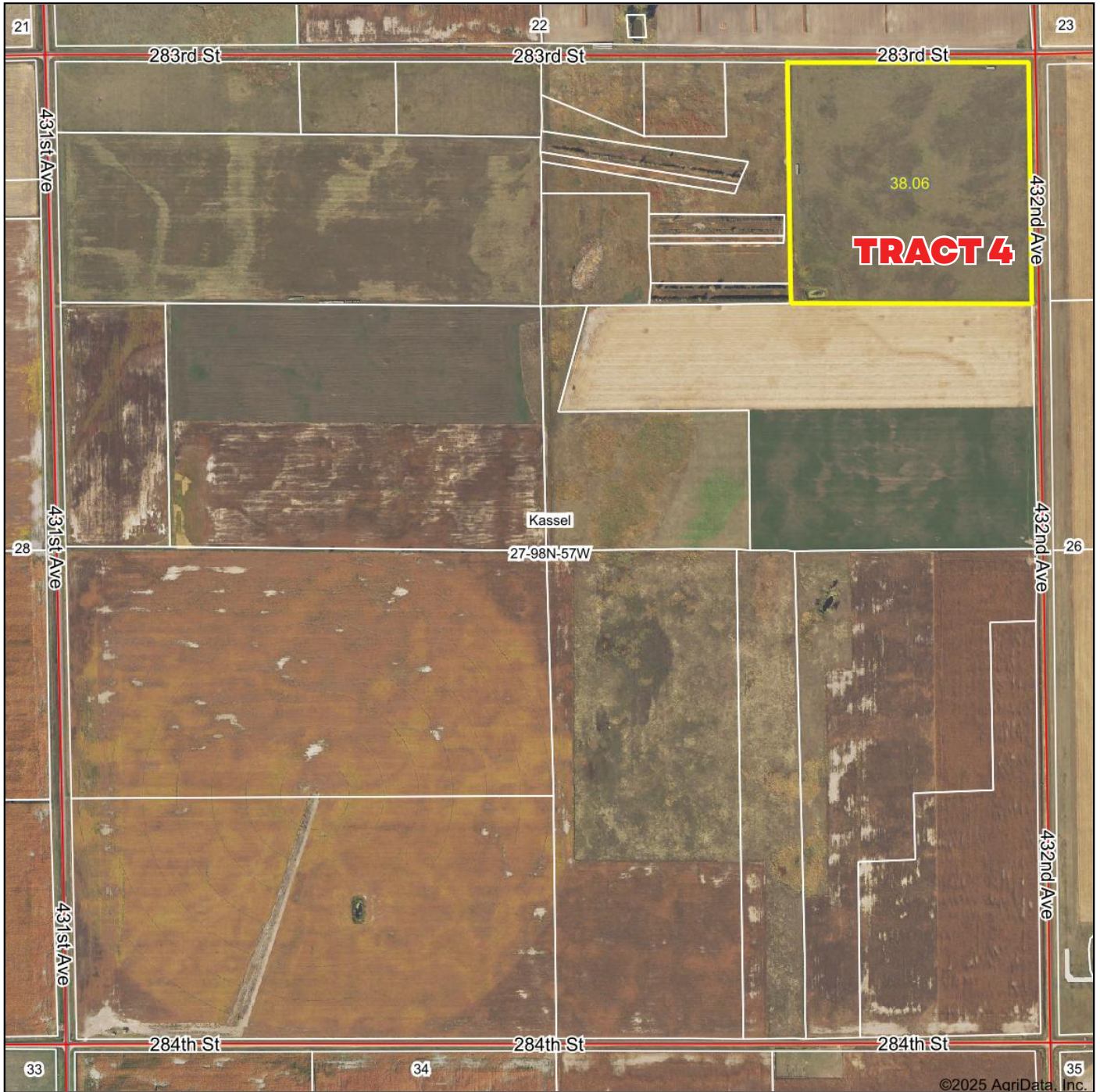
NOTES

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Aerial Map



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Maps Provided By:



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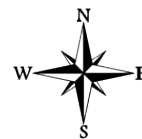
www.AgriDataInc.com

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

Boundary Center: 43° 16' 57.69, -97° 33' 41.58

27-98N-57W
Hutchinson County
South Dakota

0ft 831ft 1662ft



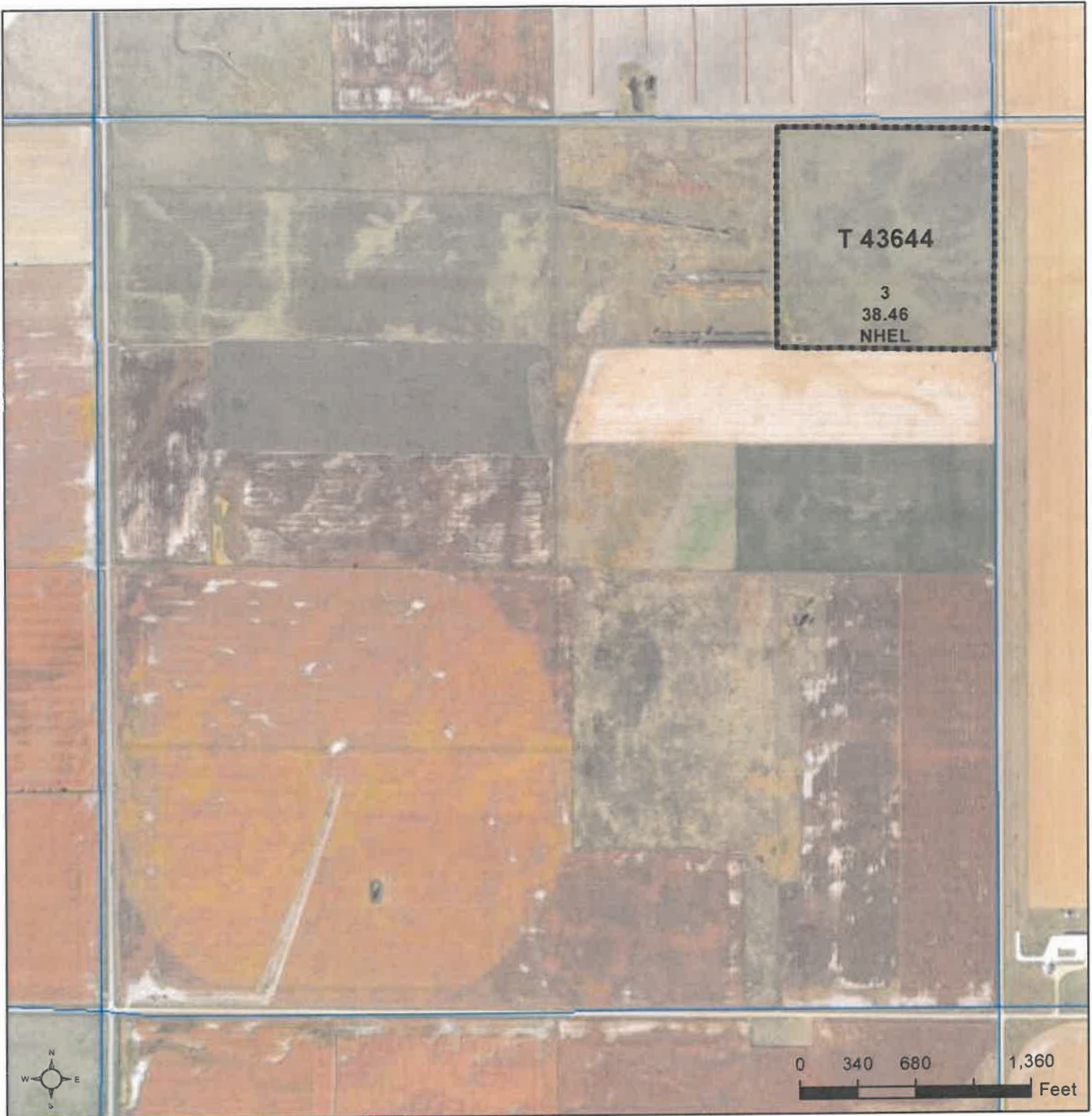
8/29/2025

TRACT 4



United States
Department of
Agriculture

Hutchinson County, South Dakota



Common Land Unit ☐ PLSS

☐ Cropland
☐ Tract Boundary

Wetland Determination Identifiers

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

Unless otherwise noted,
crops listed below are:
Non-irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non

Producer Initial _____
Date _____

2025 Program Year

Map Created April 02, 2025

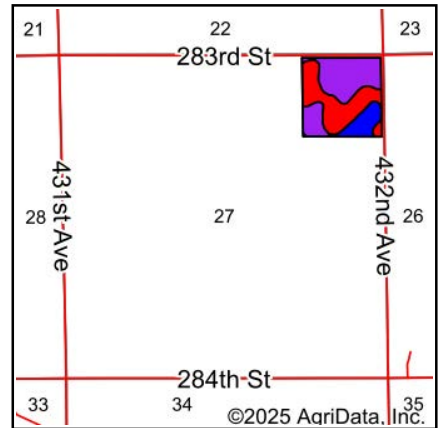
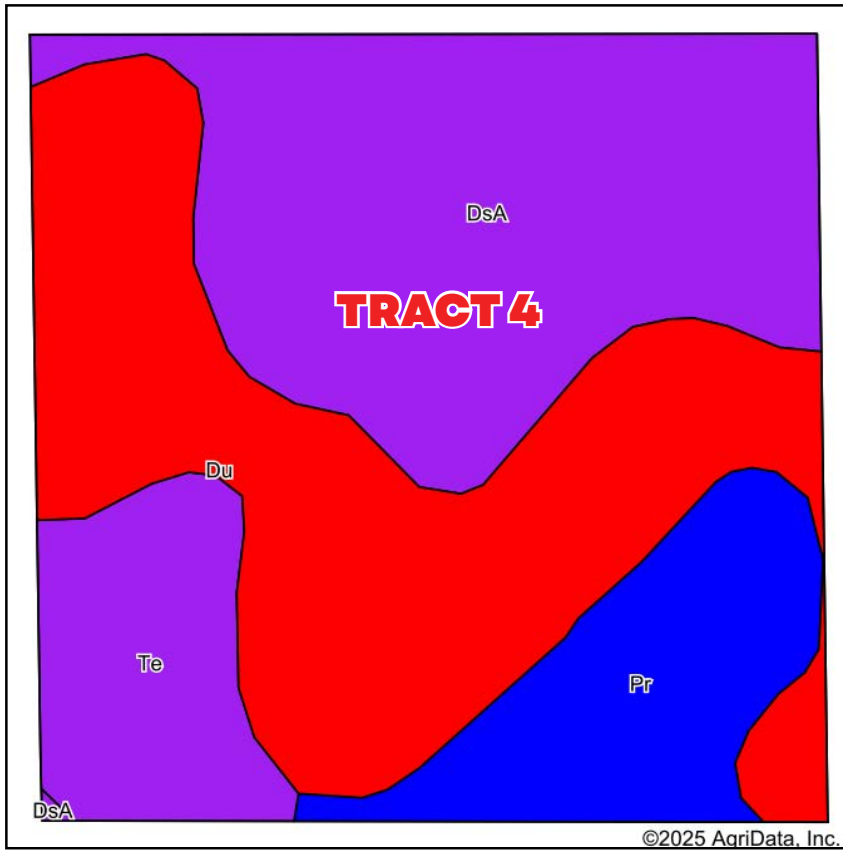
Farm 11082

27-98N-57W-Hutchinson

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TRACT 4

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **27-98N-57W**
 Township: **Kassel**
 Acres: **38.06**
 Date: **8/29/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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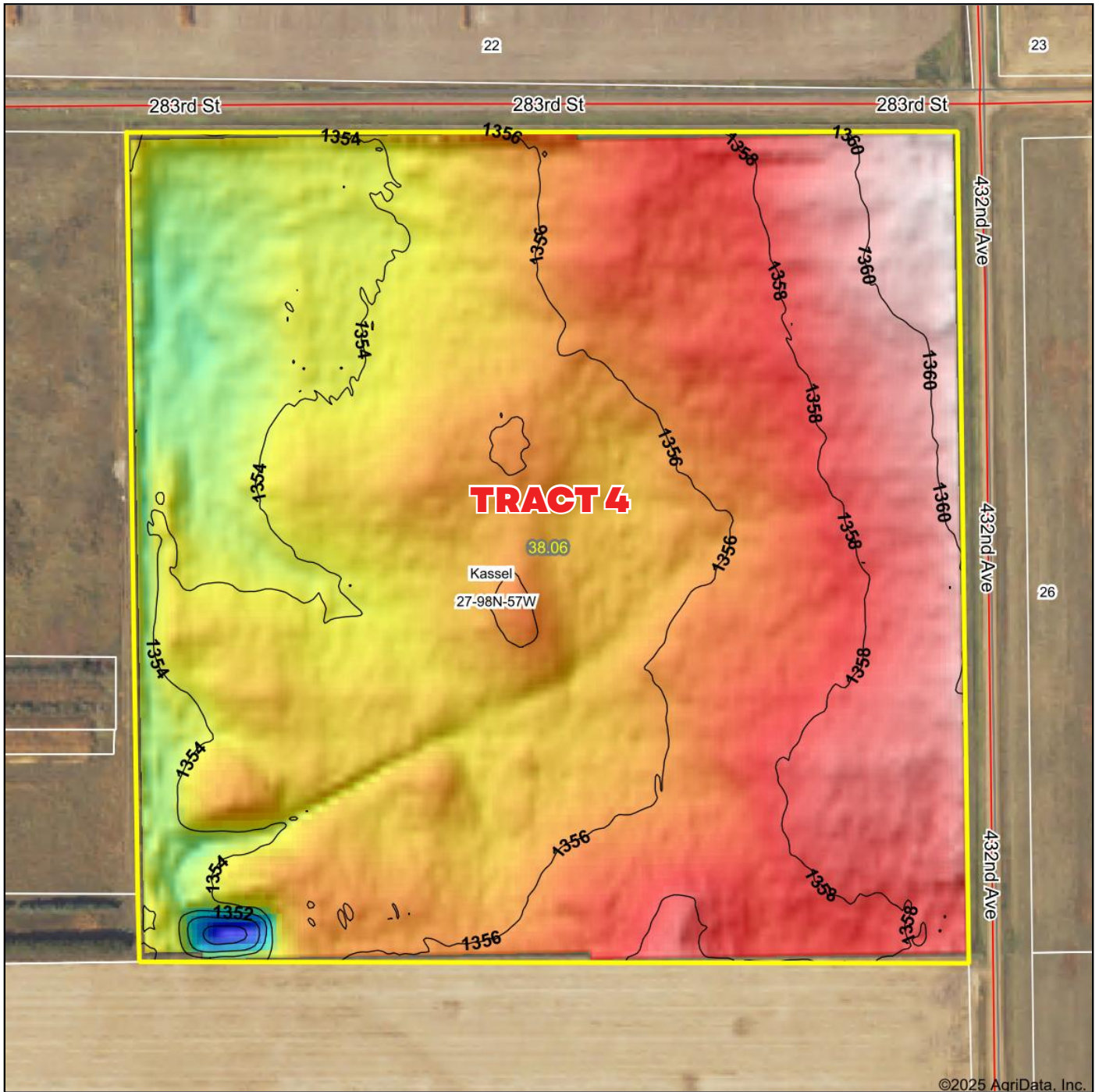
Soils data provided by USDA and NRCS.

Area Symbol: SD602, Soil Area Version: 26

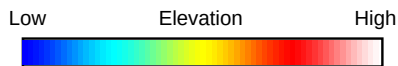
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Du	Durrstein silt loam	14.60	38.4%		VIIs	9
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	13.94	36.6%		IIIs	54
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	5.30	13.9%		IIc	85
Te	Tetonka silt loam, 0 to 1 percent slopes	4.22	11.1%		IVw	56
Weighted Average					4.12	41.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



©2025 AgriData, Inc.



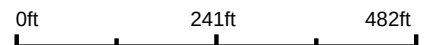
Maps Provided By:



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

Source: USGS 3 meter dem
Interval(ft): 2
Min: 1,347.1
Max: 1,361.1
Range: 14.0
Average: 1,355.9
Standard Deviation: 2 ft



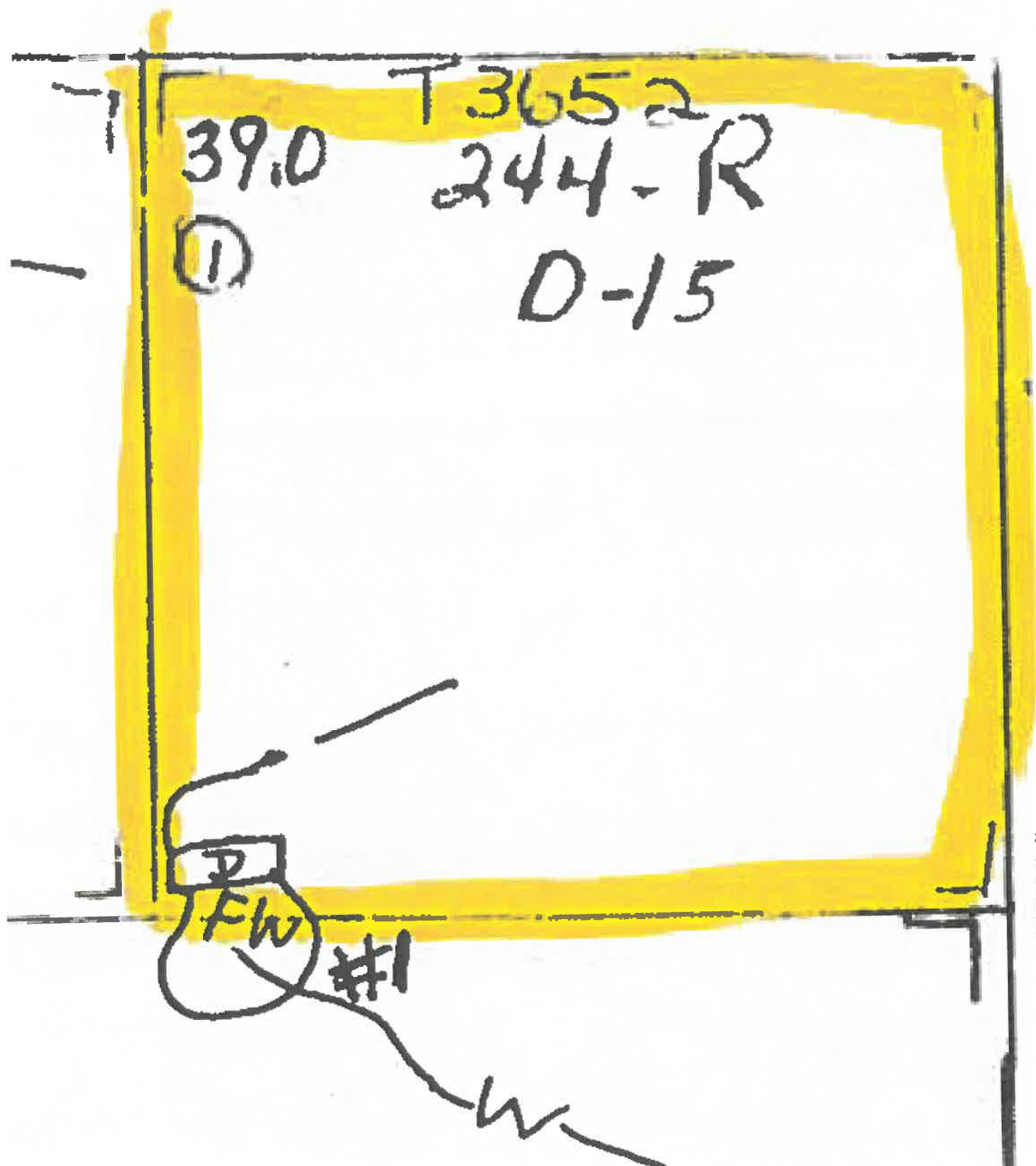
8/29/2025

27-98N-57W
Hutchinson County
South Dakota

Boundary Center: 43° 16' 57.69, -97° 33' 41.58

TRACT 4





SOUTH DAKOTA
HUTCHINSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11082

Prepared : 7/24/25 12:01 PM CST

Crop Year : 2025

Operator Name : LARRY & DAVID STREYLE
CRP Contract Number(s) : None
Recon ID : 46-067-2017-118
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
38.46	38.46	38.46	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	38.46	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	0.40	0.00	45	
Corn	15.00	0.00	106	0
Soybeans	16.40	0.00	28	0
TOTAL	31.80	0.00		

NOTES

Tract Number : 43644

Description : NENE 27-98-57
FSA Physical Location : SOUTH DAKOTA/HUTCHINSON
ANSI Physical Location : SOUTH DAKOTA/HUTCHINSON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : LENOWN L SEIDEL, JANA E HERMAN, MICHELLE HERMAN, TRAVIS HERMAN, LISA KLAUDT, KRISTI SAYLER
Other Producers : MR DAVID HENRY STREYLE, LARRY ELNER STREYLE
Recon ID : 46-067-2017-117

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.46	38.46	38.46	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA
HUTCHINSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11082

Prepared : 7/24/25 12:01 PM CST

Crop Year : 2025

Tract 43644 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	38.46	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	0.40	0.00	45
Corn	15.00	0.00	106
Soybeans	16.40	0.00	28
TOTAL	31.80	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, 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 [How to File a Program Discrimination Complaint](#) 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) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

Oplinger Abstract & Title, Inc.
PO Box 133
Olivet, SD 57052-0133
Telephone: (605) 387-2335
Fax: (605) 387-2337

Office File No.: TI-4891

1. Effective Date: August 27, 2025, 8 AM

2. Policy or Policies to be issued:

A. ☒ Owner's Policy(7/1/21) ☒ Standard Coverage ☐ Extended Coverage

Amount: \$1,000.00 / To Be Determined.

Proposed Insured: To Be Determined.

B. ☐ ALTA Loan Policy(7/1/21) ☐ Standard Coverage ☐ Extended Coverage

Amount:

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. Title to the FEE SIMPLE estate or interest in said land is at the effective date hereof vested in:

An undivided ½ interest is vested in LeNown Seidel.

An undivided ½ interest is vested in the heirs or devisees of Gary A. Herman, deceased, their interest being subject to the administration of the estate of said decedent in Hutchinson County, Probate Case No. 33PRO0800020, wherein Lisa A. Klaudt is appointed Personal Representative of said estate.

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

The NE¼, less Seidel Tract 1 in the NE¼NE¼ and in the SE¼NE¼, of Section 22;

AND

The N½SE¼ of Section 22;

AND

The NE¼NE¼ of Section 27;

ALL BEING IN Township 98 North, Range 57 West 5th P.M., Hutchinson County, South Dakota.

Parcel Identification Numbers: 098.57.22.1010	NE¼-22-98-57 less Seidel Tract 1
098.57.22.4010	N½SE¼-22-98-57
098.57.27.1010	NE¼NE¼-27-98-57

SCHEDULE A

Commitment – Stewart Title Guaranty Company

0042 ALTA Commitment (07/01/2021)

SCHEDULE B-SECTION 1

Office File No.: TI-4891

Page 1

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

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 of record for value the estate or interest or mortgage thereon covered by this Commitment.

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the Public Records.
2. 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 by the Public Records 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.

C. SPECIAL EXCEPTIONS:

(See Schedule B-Section 2 beginning on next page)

SCHEDULE B-SECTION 1

Commitment – Stewart Title Guaranty Company

SCHEDULE B-SECTION 2

Office File No.: TI-4891

Page 1

SPECIAL EXCEPTIONS:

The NE $\frac{1}{4}$, less Seidel Tract 1 in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ and in the SE $\frac{1}{4}$ NE $\frac{1}{4}$, of Section 22-98-57:

1. Real Estate Taxes for the second half of year 2024, due and payable in year 2025, in the amount of \$1,422.29.
2. Rights of the public in and to the statutory easement for section line road right-of-way.
3. Easement for the construction, operation, and maintenance of an electric transmission line and rights incidental thereto as set forth in a document granted to EAST RIVER ELECTRIC POWER CO-OPERATIVE, INC. (no representation is made as to the present ownership of said easement) affecting the S $\frac{1}{2}$ NE $\frac{1}{4}$ and N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 22-98-57, as recorded in Book M14 page 303 on September 29, 1966. The exact location and extent of said easement is not disclosed of record.
4. Easement for the construction, operation, and maintenance of a telephone line or system and rights incidental thereto as set forth in a document granted to BISON STATE TELEPHONE COMPANY (no representation is made as to the present ownership of said easement) affecting a strip of land 12 feet in width with its center line running 58 feet South of the North boundary of the N $\frac{1}{2}$ NE $\frac{1}{4}$ -22-98-57, as recorded in Book E1 page 328 on August 31, 1977.
5. Easement for the construction, operation, and maintenance of rural water system and rights incidental thereto as set forth in a document granted to B-Y WATER DISTRICT (no representation is made as to the present ownership of said easement) affecting the NE $\frac{1}{4}$ NE $\frac{1}{4}$ -22-98-57, as recorded in Book E4 page 335 on December 18, 1986. The exact location and extent of said easement is not disclosed of record.
6. Claims of vested drainage rights for the drainage of water and rights incidental thereto as set forth in the following recorded documents:
 - from the NE $\frac{1}{4}$ and the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 22-98-57 onto the NW $\frac{1}{4}$ -22-98-57, as recorded in Book D3 page 66 on June 25, 1992.
 - from the N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ and the S $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 23-98-57 onto the NE $\frac{1}{4}$ -22-98-57, as recorded in Book D3 page 183 on June 26, 1992.
7. Easement for the construction, operation, and maintenance of electric lines and rights incidental thereto as set forth in a document granted to SOUTHEASTERN ELECTRIC COOPERATIVE (no representation is made as to the present ownership of said easement) affecting a 15-foot strip of land following the East boundary of the NE $\frac{1}{4}$ -22-98-57 less Seidel Tract 1 therein, as recorded in Book E9 page 576 on January 9, 2019.

The N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 22-98-57:

1. Real Estate Taxes for the second half of year 2024, due and payable in year 2025, in the amount of \$734.55.

(continued)

SCHEDULE B-2 – SPECIAL EXCEPTION (continued)

2. Rights of the public in and to the statutory easement for section line road right-of-way.
3. Easement for the construction, operation, and maintenance of an electric transmission line and rights incidental thereto as set forth in a document granted to EAST RIVER ELECTRIC POWER CO-OPERATIVE, INC. (no representation is made as to the present ownership of said easement) affecting the S½NE¼ and N½SE¼ of Section 22-98-57, as recorded in Book M14 page 303 on September 29, 1966. The exact location and extent of said easement is not disclosed of record.
4. Claim of vested drainage rights for the drainage of water from the NE¼ and the N½SE¼ of Section 22-98-57 onto the NW¼-22-98-57, and rights incidental thereto as set forth in a document recorded in Book D3 page 66 on June 25, 1992.

The NE¼NE¼ of Section 27-98-57:

1. Real Estate Taxes for the second half of year 2024, due and payable in year 2025, in the amount of \$242.07.
2. Rights of the public in and to the statutory easement for section line road right-of-way.
3. Easement for the construction, operation, and maintenance of a telephone line or system and rights incidental thereto as set forth in a document granted to BISON STATE TELEPHONE COMPANY (no representation is made as to the present ownership of said easement) affecting a strip of land 12 feet in width with its center line being 58 feet South of the North boundary of the NE¼NE¼-27-98-57, as recorded in Book E1 page 330 on August 31, 1977.
4. Claims of vested drainage rights for the drainage of water and rights incidental thereto as set forth in the following recorded documents:
 - from the NE¼NE¼-27-98-57 onto other parts of the NE¼NE¼-27-98-57, as recorded in Book D3 page 67 on June 25, 1992.
 - from the S½NE¼-27-98-57 onto the N½NE¼-27-98-57, as recorded in Book D3 page 230 on June 26, 1992.

----- End of Schedule B -----

This Commitment is not valid without Schedule B-Section 1

SCHEDULE B-SECTION 2

Commitment - Stewart Title Guaranty Company





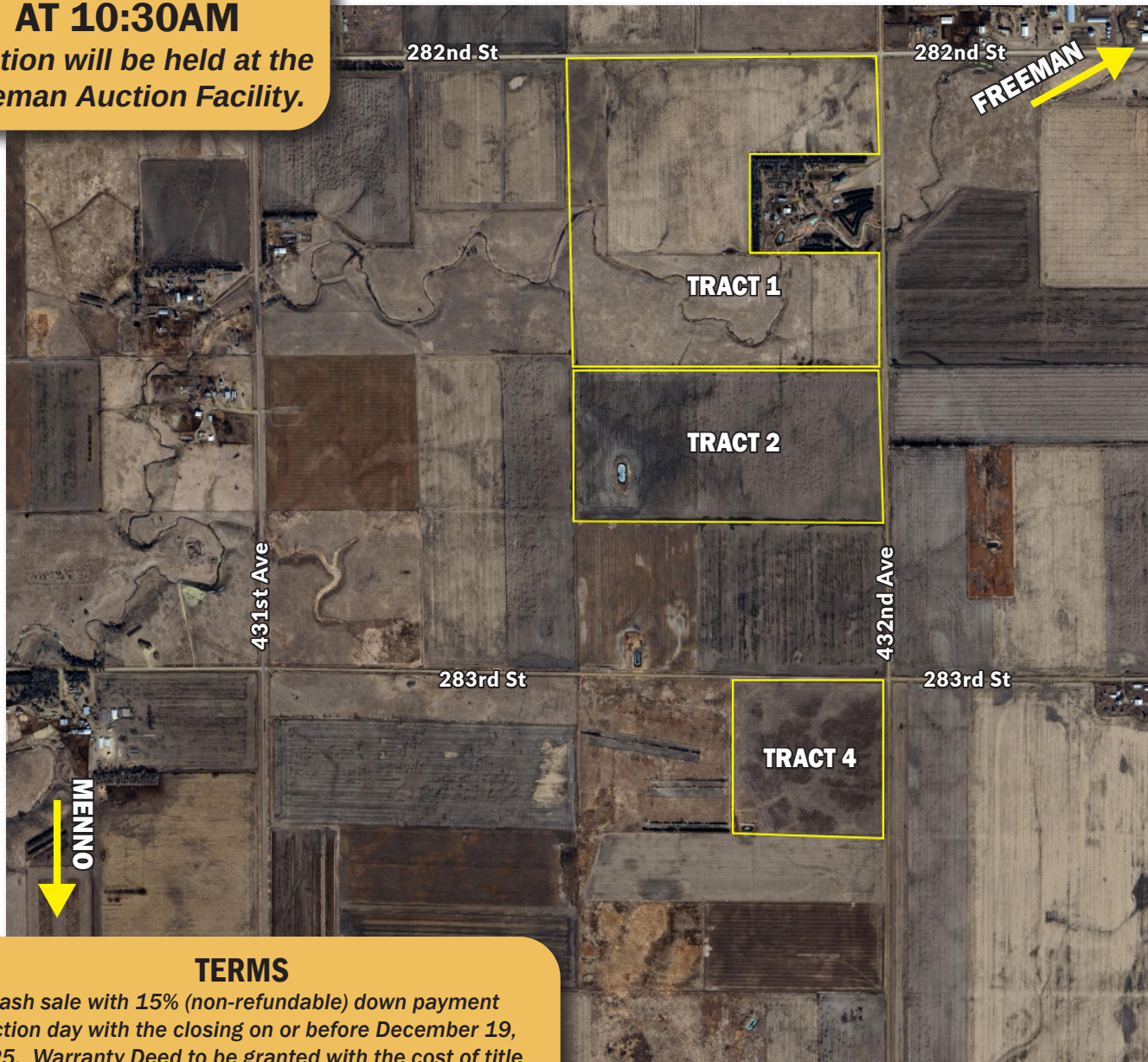
Notes

259.9 ACRES

HUTCHINSON COUNTY LAND

**TUESDAY,
NOVEMBER 11TH
AT 10:30AM**

*Auction will be held at the
Wieman Auction Facility.*



TERMS

Cash sale with 15% (non-refundable) down payment auction day with the closing on or before December 19, 2025. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2025 taxes in full. Sold subject to owners approval and all restrictions of record. Remember auction held indoors at the Wieman Auction Facility.

"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

