

273.38 ACRES

DAVISON COUNTY LAND

- MONDAY, MARCH 30TH AT 10:30 AM -



"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

**273.38 ACRES BEULAH TOWNSHIP – DAVISON COUNTY LAND
OFFERED IN 4-TRACTS WITH GREAT LOCATION – DEVELOPMENT POTENTIAL
AT AUCTION**

As a family we have decided to sell the following land for sale at public auction indoors at the Davison County Fairgrounds Complex 3200 West Havens Ave. Mitchell, SD on:

MONDAY MARCH 30TH 2026

10:30 A.M.

It is our privilege to offer this outstanding tract of land that offers something for every type of land buyer. Powerful, high indexing tillable land, development land, CRP for hunting or just room to play. Located 1-mile west of Mitchell city limits this property offers unlimited possibilities with incredible location. Come take a look!

TRACT ONE: 86.69 ACRES

LEGAL: Wilson Tract 3 in the E ½ of Section 25, 103-61 Davison County, SD

LOCATION: From Davison County Fairgrounds Complex go 1 ¼ mile west on West Havens Ave – 254th St. south side of the road or from Betts Road and West Havens Ave intersection go 2.5 miles east south side of the road.

- At present 75-acres tillable with 9-acres in CRP that pays \$89.88/acre and expires in 2030. Balance of acres in highway and interstate RROW.
- Soil production rating of 83 with only 2-soil types Clarno-Ethan-Bonilla and Houdek-Prosper Loams. Predictable yield potential easy to operate soils.
- ¼ mile of West Havens/Highway frontage with several locations for choice acreage or commercial sites. Presently Zoned Ag-Residential.
- New Buyer able to farm or lease out for 2026 crop year. If sold separate Sellers will have the property surveyed and platted. Annual taxes are estimated at \$1,368.

TRACT TWO: 57.48 ACRES

LEGAL: Wilson Tract 4 in the E ½ of Section 25, 103-61 Davison County, SD.

LOCATION: Directly east of Tract One

- 30.11 acres tillable with the balance in CRP – Grass – Waterways
- (3) CRP contracts exist with 1-contract expiring 9-30-26 and the other two expire 9-30-30. Presently Zoned Ag-Residential.
- Soil Production index of 56. Tillable acres have rating of 80. New buyer able to farm or lease out for 2026 crop year.
- If your looking for a larger acreage site to build on with room for horses-livestock or small hobby farm check this out. Great access on the north and east sides.

- If sold sperate SELLERS will have the property surveyed and BUYER will settle on surveyed acres. Annual taxes are estimated at \$906.

TRACT THREE: 129.21 ACRES

LEGAL: Wilson Tract 5 in the E ½ of Section 25 103-61, Davison County, South Dakota.

LOCATION: Directly south of Tracts 1 & 2 on the south side of the interstate at the intersection of 406th Ave. and 255th St.

- 83.41 acres currently under cultivation with 40.42 acres in CRP balance in road right of ways and interstate right of way. CRP contracts expire in 2027 and 2030.
- Soil production rating of 74.4. 4-soil types found on entire tract. Provides ease of management on tillable acres. Presently Zoned Ag only.
- New buyer able to farm or lease out for the 2026 crop year. Improved Acreage site is out not included. Annual Taxes are \$2,128.62.
- Base & Yield info and other pertinent info found in the buyers packet

TRACT FOUR: 273.38 ACRES COMBINATION OF TRACTS 1-3

LEGAL: Wilson Tracts 3,4, & 5 in the E ½ of Section 25 103-61 Davison County, SD.

- Taxes on entire unit are \$4,370.10. Soil rating on entire unit 72.8.
- Large tract of land with great location and access with present and future development potential. 191.52 acres tillable, 70.49 acres in CRP.
- Will be sold in whatever manner realizes the most dollars for the sellers. If sold as one unit buyer will settle on taxable acres and no survey's will be completed.

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

TERMS: Cash sale with 15% (non-refundable) down payment sale day with the balance on or before May 15, 2026. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. The 2025 taxes will be paid in full by the seller. All 2026 taxes will be paid by the buyer. Sold subject to owners approval and all easements and restrictions if any. Remember auction held indoors at the Davison County Fairgrounds Complex.

PAUL WILSON – TERESA WILSON – JOAN JERKE – OWNERS

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

The Title Company
Closing Agent
605-996-4900

Aerial Map



Boundary Center: 43° 41' 53.7, -98° 5' 37.52

0ft 815ft 1629ft



25-103N-61W
Davison County
South Dakota



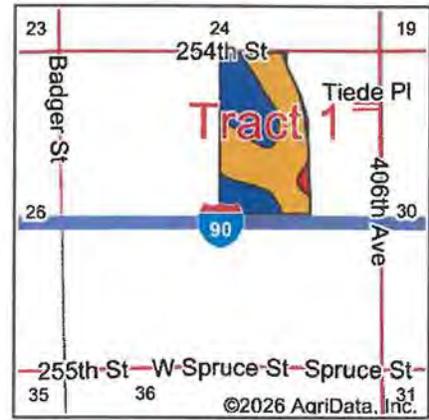
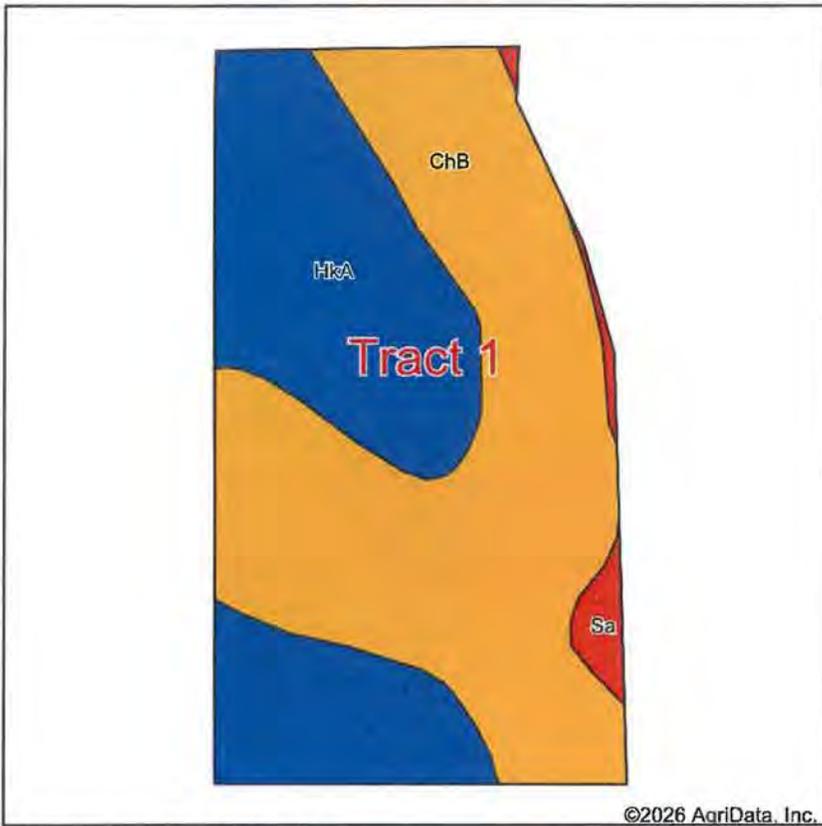
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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2/18/2026

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

TRACT 1

Soils Map



State: **South Dakota**
 County: **Davison**
 Location: **25-103N-61W**
 Township: **Beulah**
 Acres: **84.65**
 Date: **2/18/2026**



Soils data provided by USDA and NRCS.

Area Symbol: SD035, Soil Area Version: 29

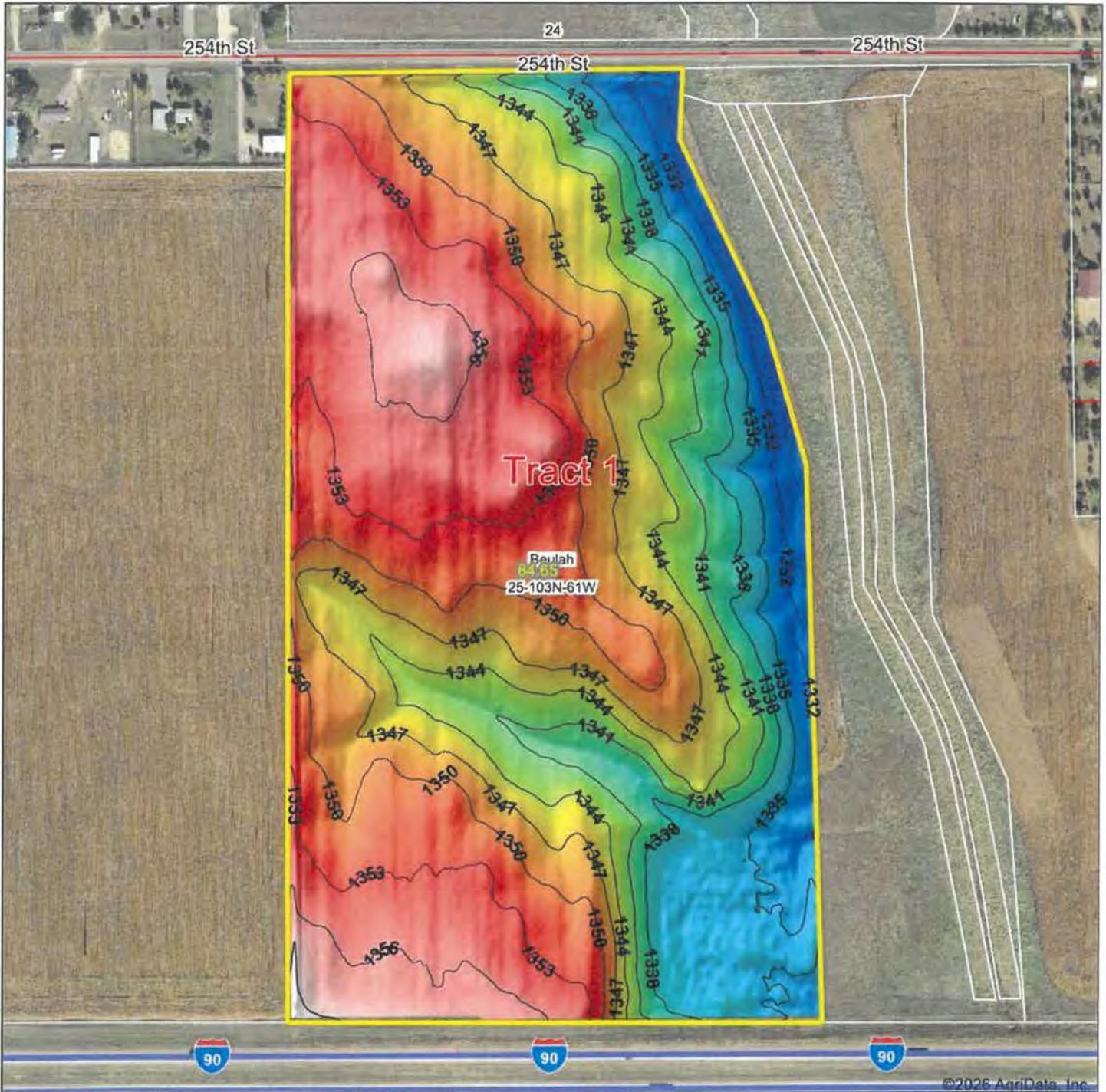
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	48.45	57.2%		Ile	80
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	34.02	40.2%		IIc	88
Sa	Salmo silt loam	2.18	2.6%		IVw	36
Weighted Average					2.05	82.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Topography Hillshade



©2026 AgriData, Inc.

Low Elevation High



Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,329.4

Max: 1,360.8

Range: 31.4

Average: 1,346.8

Standard Deviation: 7.25 ft

0ft 437ft 873ft



2/18/2026

25-103N-61W
Davison County
South Dakota

Boundary Center: 43° 41' 53.7, -98° 5' 37.52



Maps Provided By:



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

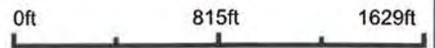
TRACT 1

Aerial Map

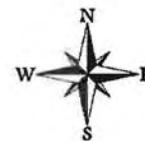


Tract 2

Boundary Center: 43° 41' 53.66, -98° 5' 22.4



25-103N-61W
Davison County
South Dakota



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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2/18/2026

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

TRACT 2

Soils Map



State: **South Dakota**
 County: **Davison**
 Location: **25-103N-61W**
 Township: **Beulah**
 Acres: **59.3**
 Date: **2/18/2026**



Soils data provided by USDA and NRCS.

Area Symbol: SD035, Soil Area Version: 29

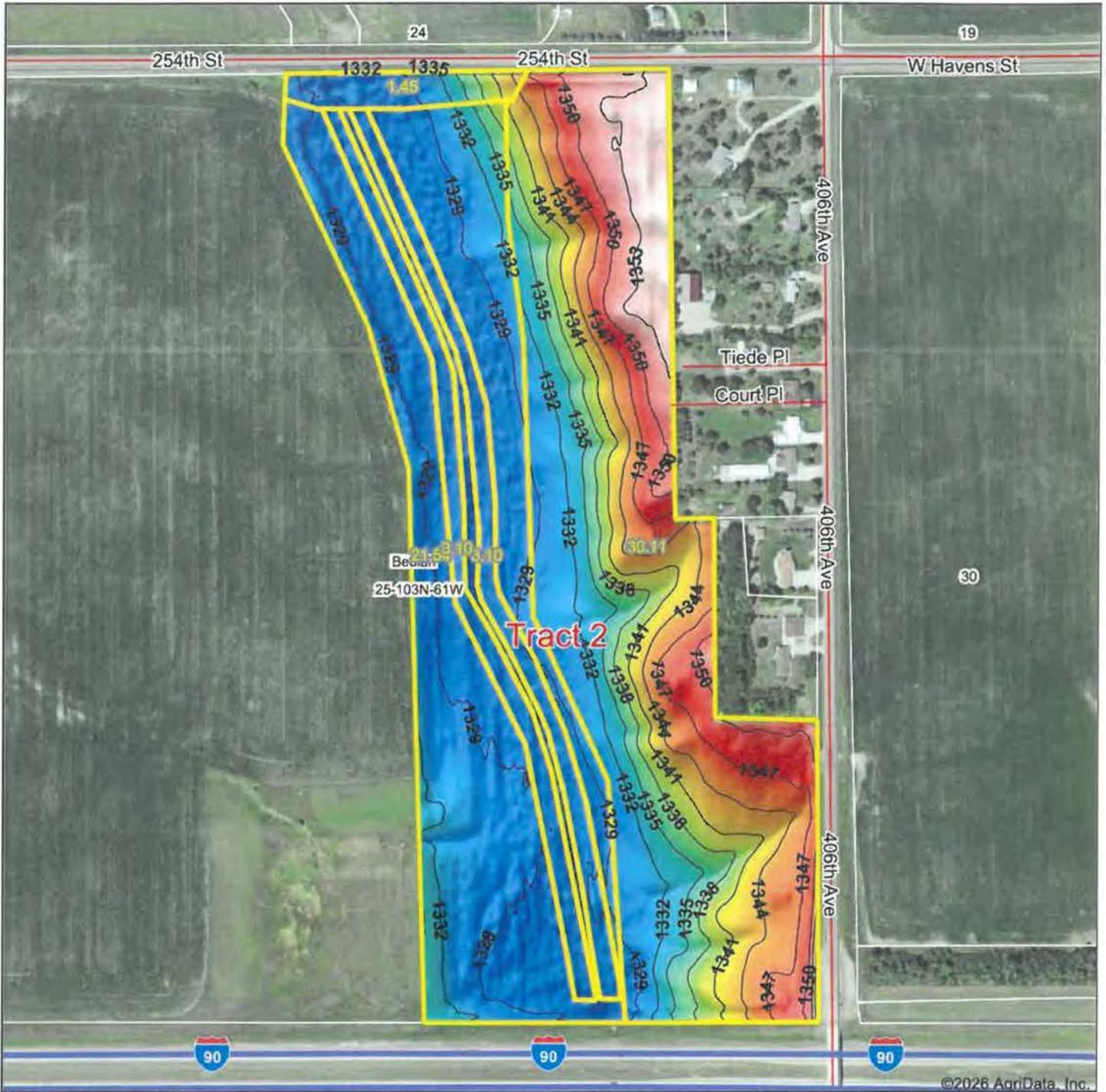
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Sa	Salmo silt loam	32.70	55.1%		IVw	36
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	24.48	41.3%		Ile	80
ChA	Clarno-Bonilla loams, 0 to 2 p	.12	3.6%		Ilc	88
Weighted Average					3.10	56

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT 2

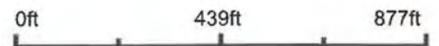
Topography Hillshade



©2026 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,326.4
 Max: 1,355.7
 Range: 29.3
 Average: 1,335.6
 Standard Deviation: 8.37 ft



25-103N-61W
 Davison County
 South Dakota

Boundary Center: 43° 41' 53.66, -98° 5' 22.4



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

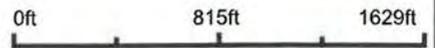
TRACT 2

Aerial Map



©2026 AgriData, Inc.

Boundary Center: 43° 41' 26.5, -98° 5' 30.05



25-103N-61W
Davison County
South Dakota

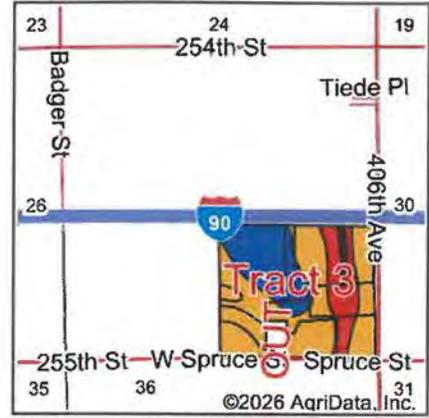
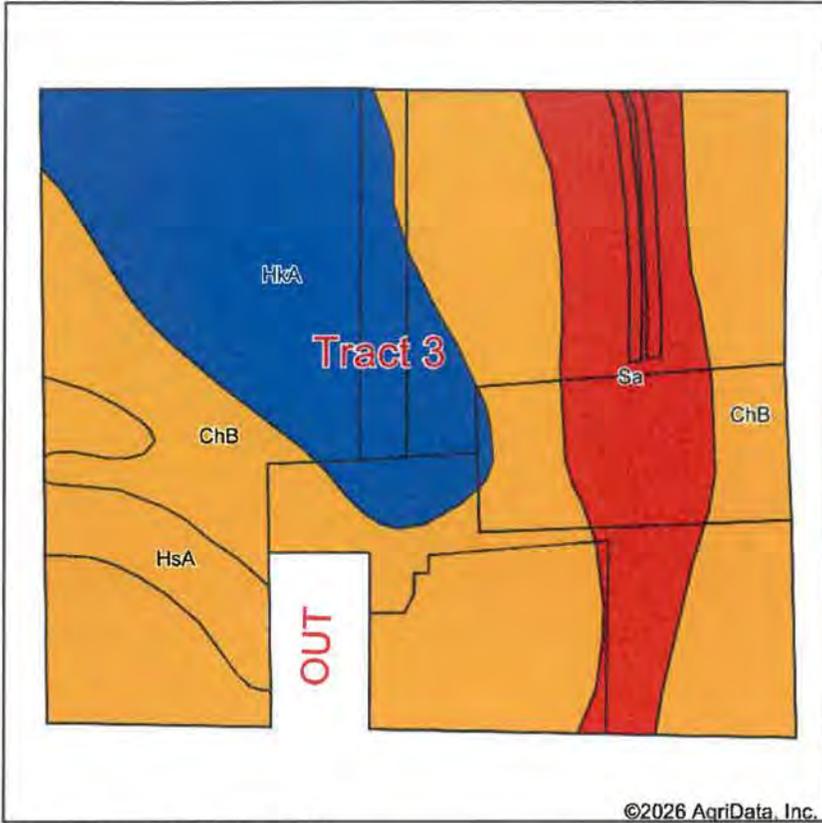


2/18/2026

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

TRACT 3

Soils Map



State: **South Dakota**
 County: **Davison**
 Location: **25-103N-61W**
 Township: **Beulah**
 Acres: **126.47**
 Date: **2/17/2026**



Soils data provided by USDA and NRCS.

Area Symbol: SD035, Soil Area Version: 29

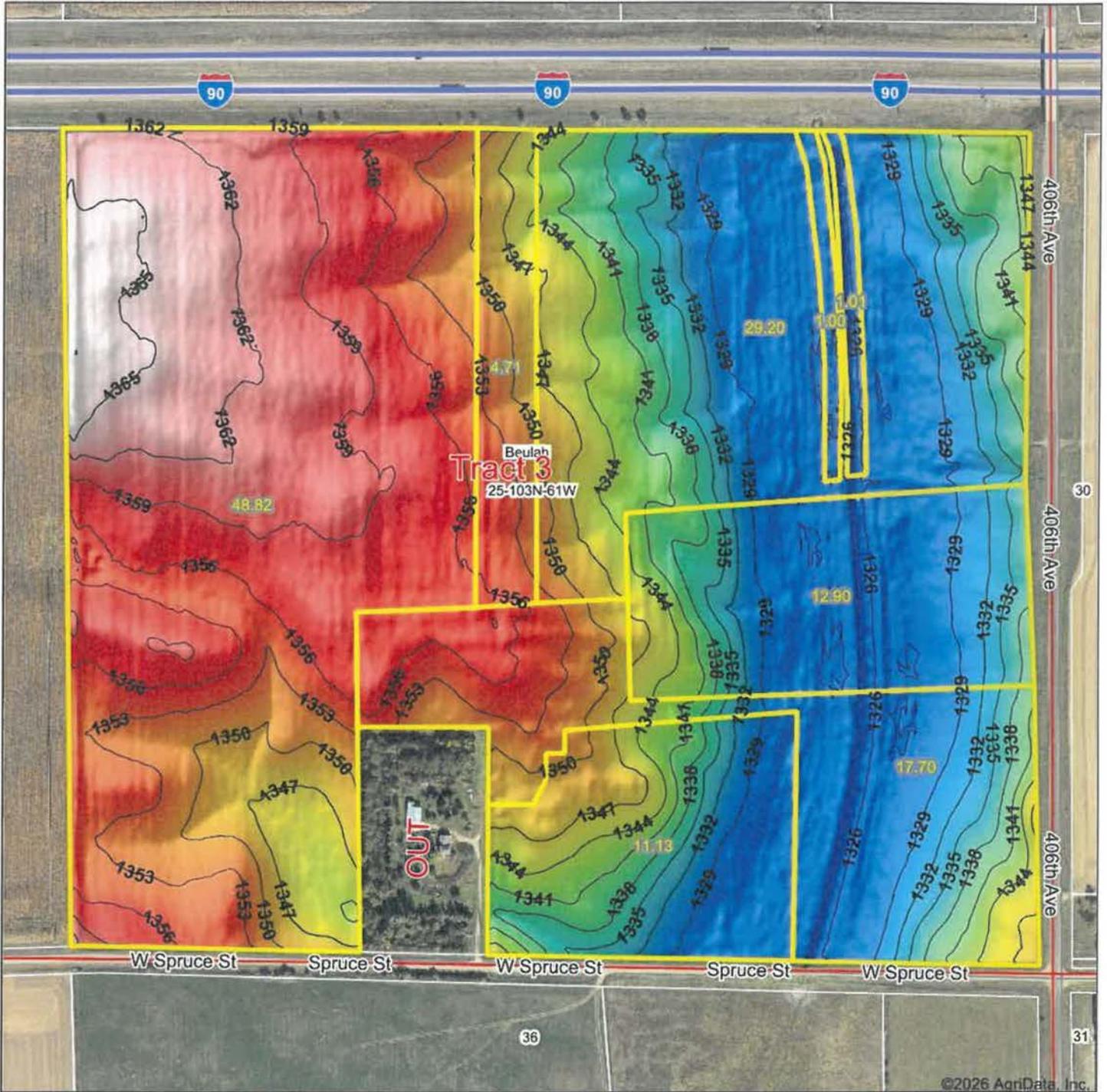
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	65.56	51.8%		Ile	80
HkA	Houdek-Prospers loams, 0 to 2 percent slopes	32.33	25.6%		IIc	88
Sa	Salmo silt loam	21.49	17.0%		IVw	36
HsA	Houdek-Stickney complex, 0 to 2 percent slopes	7.09	5.6%		IIc	77
Weighted Average					2.34	74.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Topography Hillshade



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,324.0
 Max: 1,367.8
 Range: 43.8
 Average: 1,344.5
 Standard Deviation: 12.89 ft



2/17/2026

25-103N-61W
Davison County
South Dakota

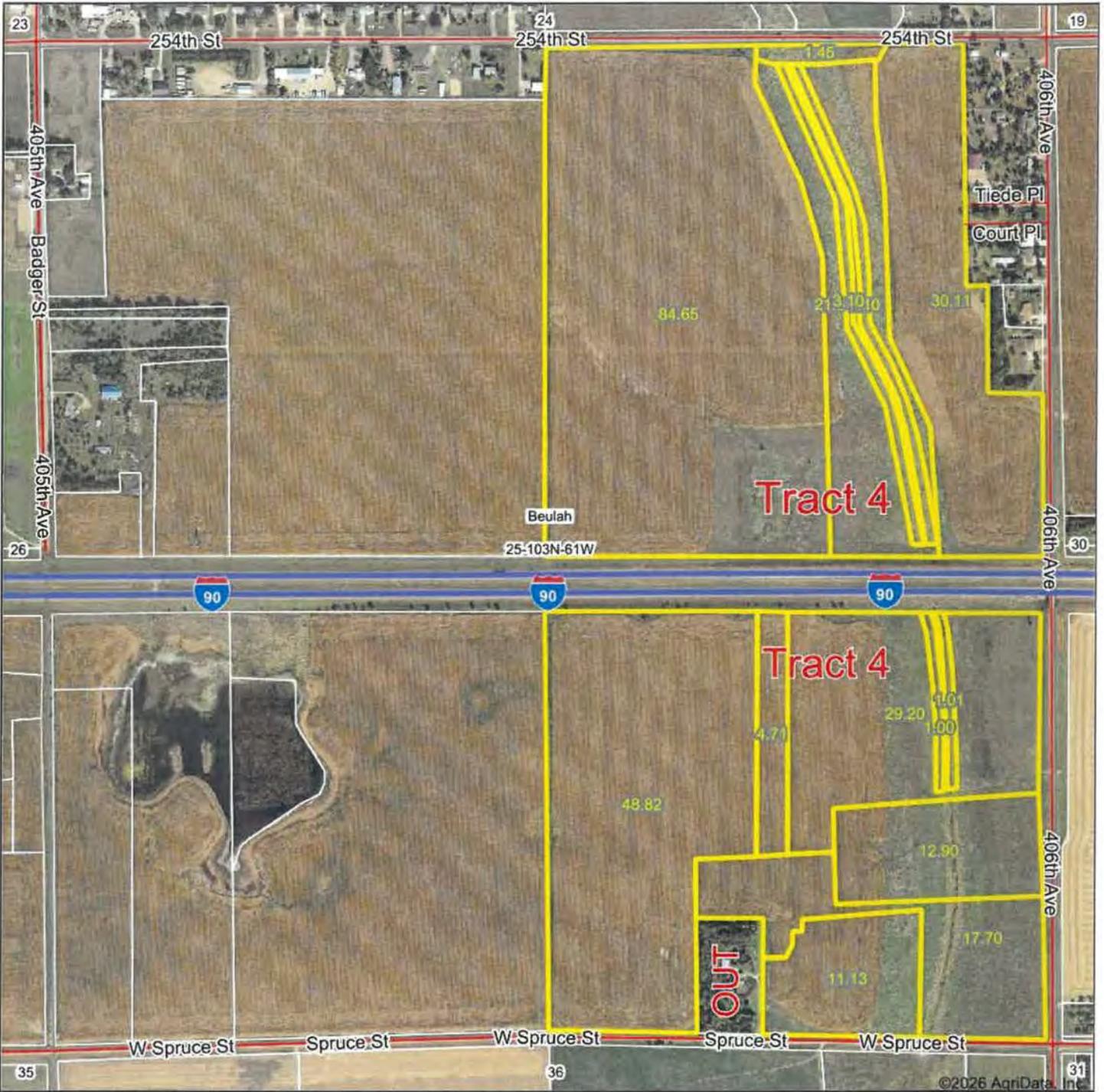
Boundary Center: 43° 41' 26.5, -98° 5' 30.05



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

TRACT 3

Aerial Map



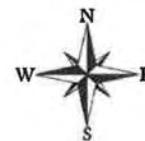
Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 43° 41' 41.11, -98° 5' 29.99

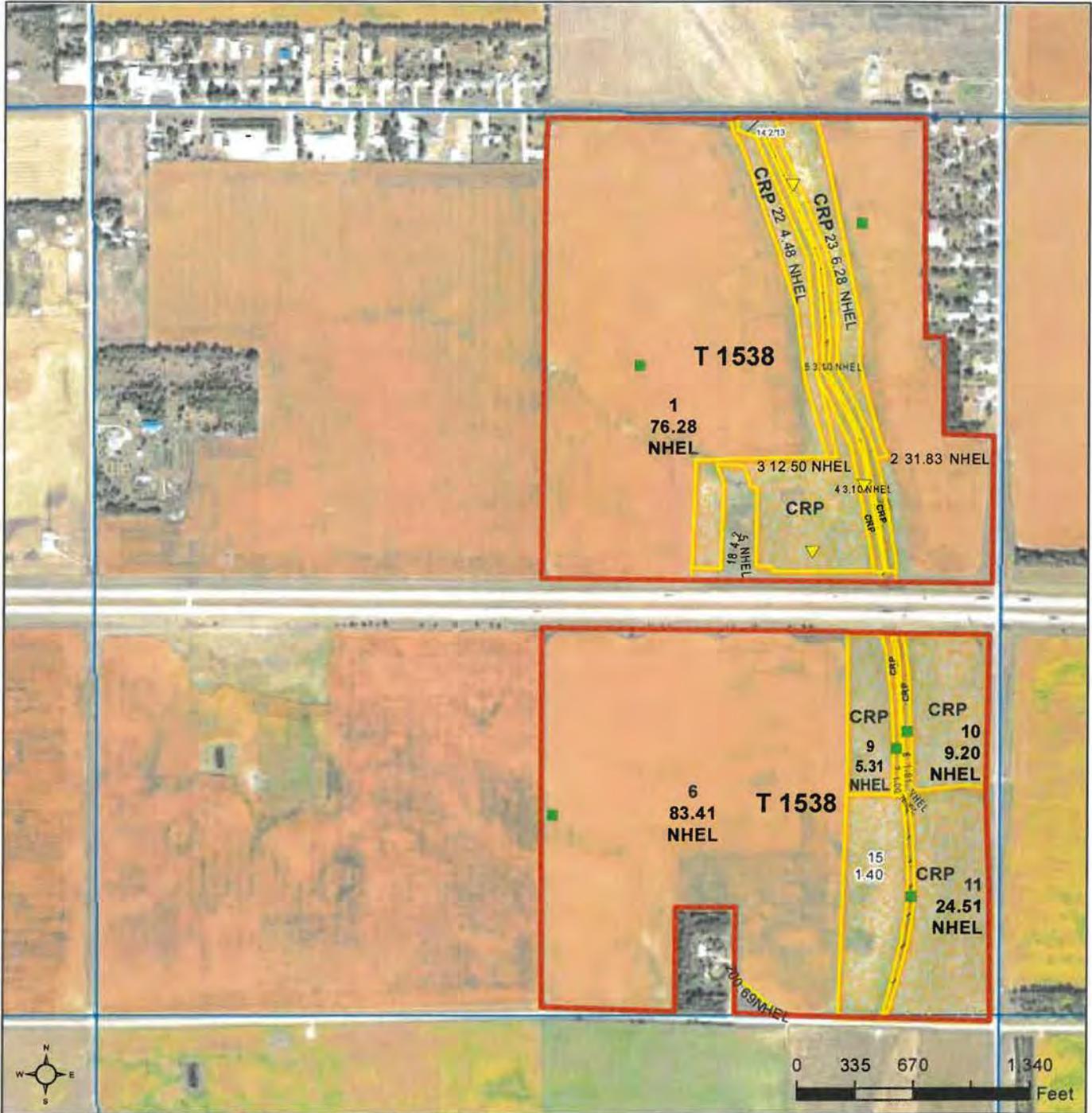
25-103N-61W
Davison County
South Dakota

0ft 815ft 1629ft



2/17/2026

TRACT 4



Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- PLSS

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 18, 2025

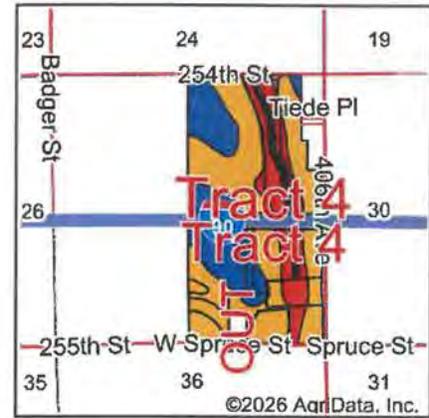
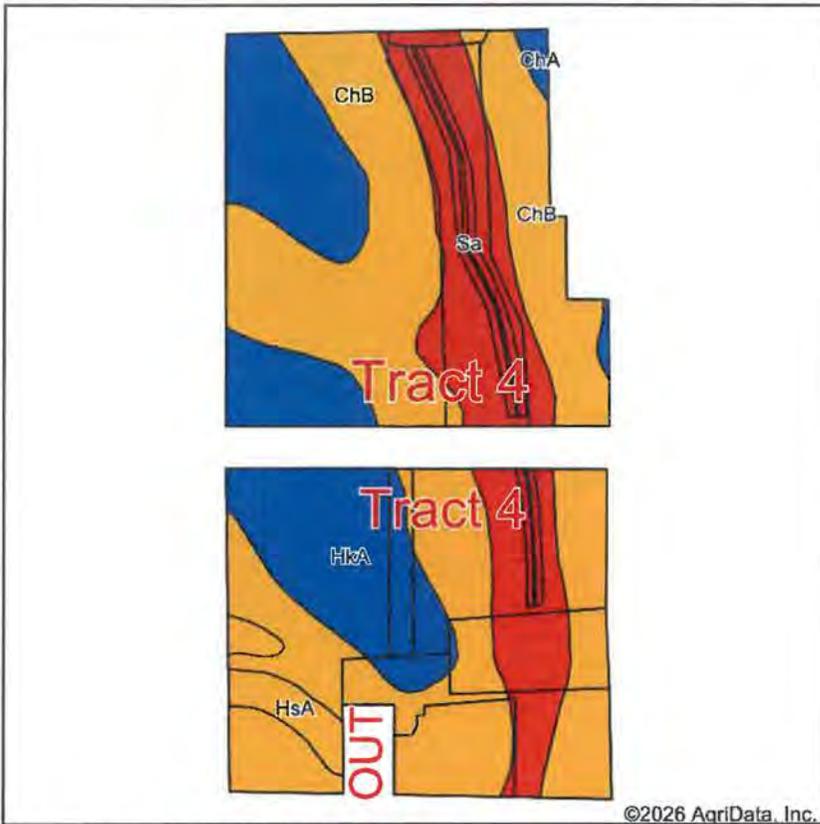
Farm 3981

25-103N-61W-Davison

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Soils Map



State: **South Dakota**
 County: **Davison**
 Location: **25-103N-61W**
 Township: **Beulah**
 Acres: **270.42**
 Date: **2/17/2026**



Soils data provided by USDA and NRCS.

Area Symbol: SD035, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
ChB	Clamo-Ethan-Bonilla loams, 1 to 6 percent slopes	138.49	51.3%		Ile	80
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	66.35	24.5%		IIc	88
Sa	Salmo silt loam	56.37	20.8%		IVw	36
HsA	Houdek-Stickney complex, 0 to 2 percent slopes	7.09	2.6%		IIc	77
ChA	Clamo-Bonilla loams, 0 to 2 percent slopes	2.12	0.8%		IIc	88
Weighted Average					2.42	72.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



CRP-1
(07-06-20)

U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

1. ST. & CO. NAME & ADMIN. LOCATION
46 035

2. SIGNUP NUMBER
53

3. CONTRACT NUMBER
1184

4. ACRES FOR ENROLLMENT
12.50

5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)
DAVISON COUNTY FARM SERVICE AGENCY
1820 NORTH KIMBALL-SUITE A
MITCHELL, SD 57301-0100

6. TRACT NUMBER
1538

7. CONTRACT PERIOD
FROM: (MM-DD-YYYY) 10/01/2020
TO: (MM-DD-YYYY) 09/30/2030

8. SIGNUP TYPE:
Continuous

CONSERVATION RESERVE PROGRAM CONTRACT

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the thereto. **BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.**

10. Identification of CRP Land (See Page 2 for additional space)

9A. Rental Rate Per Acre	\$ 89.88
9B. Annual Contract Payment	\$ 1,124.00
9C. First Year Payment	\$
E. Total Estimated Cost-Share	\$ 0.00

(Item 9C is applicable only when the first year payment is prorated.)

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
PAUL WILSON 11407 N HIGH MEADOWS DR BLACK HAWK, SD 57118-9710	33.34 %	<i>(Signature)</i> e-Signed by Paul Wilson For, if applicable: On 09-25-20	INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) JIM WILSON 3071 BANJO DR COLORADO SPRINGS, CO 80918-1688	33.33 %	<i>(Signature)</i> See attached	INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) TEREKIA WILSON 25429 4065TH AVE MITCHELL, SD 57301-5408	33.33 %	<i>(Signature)</i> Terakia W	INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	

12. CCC USE ONLY

A. SIGNATURE OF CCC REPRESENTATIVE
(Signature)

B. DATE
(MM-DD-YYYY) 9-29-2020

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act of 1974 (16 U.S.C. 3801 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempt from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.** 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

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 46 035		2. SIGN-UP NUMBER 50	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11133A		4. ACRES FOR ENROLLMENT 14.51	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) DAVISON COUNTY FARM SERVICE AGENCY 1920 NORTH KIMBALL-SUITE A MITCHELL, SD 57301-6160				6. TRACT NUMBER 1538		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2017 09-30-2027	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (605) 996-1564				8. SIGNUP TYPE: Continuous			
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.							
9A. Rental Rate Per Acre \$ 139.17		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 2,119.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	
9C. First Year Payment \$		1538	9	CP18C	5.31	\$ 0.00	
(Item 9C is applicable only when the first year payment is prorated.)		1538	10	CP18C	9.20	\$ 0.00	
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) TERESA WILSON 29429 406TH AVE MITCHELL, SD 57301-5426		(2) SHARE 33.34%	(3) SIGNATURE (By) 		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY) 5-31-2023
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) JEAN WILSON PO BOX 247 WINTER PARK, CO 80149-0247		(2) SHARE 33.33%	(3) SIGNATURE (By) Signed by Jean Wilson For, if applicable: On 05-30-23		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY) 05-30-23
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) PAUL WILSON 11107 N HIGH MEADOWS DR BLACK HAWK, SD 57007-3107		(2) SHARE 33.33%	(3) SIGNATURE (By) 		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY POT		(5) DATE (MM-DD-YYYY) 5-31-2023
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE 				B. DATE (MM-DD-YYYY) 5-31-23	

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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) 720-2609 (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.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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

COPY



CRP-1 (12-02-19)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation			1. ST. & CO. CODE & ADMIN. LOCATION 46 035		2. SIGN-UP NUMBER 54	
CONSERVATION RESERVE PROGRAM CONTRACT					3. CONTRACT NUMBER 11188		4. ACRES FOR ENROLLMENT 35.27	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) DAVISON COUNTY FARM SERVICE AGENCY 1820 NORTH KIMBALL-SUITE A MITCHELL, SD 57301-6100					6. TRACT NUMBER 1538		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2020 09-30-2030	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (605) 996-1564					8. SIGNUP TYPE: General			
<p>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.</p>								
9A. Rental Rate Per Acre \$ 83.40			10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 2,942.00			A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	
9C. First Year Payment \$			1538	0011	CP2	24.51	\$ 2,402.00	
(Item 9C is applicable only when the first year payment is prorated.)			1538	0022	CP2	4.48	\$ 439.00	
			1538	0023	CP2	6.28	\$ 615.00	
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)								
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) PAUL WILSON 11107 N HIGH MEADOWS DR BLACK HAWK, SD 57718-9010		(2) SHARE 33.34 %	(3) SIGNATURE (By) <i>Paul V. Wilson</i>		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY) 02/25/2020	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) JOAN WILSON 3071 BANJO DR COLORADO SPRINGS, CO 80918-1688		(2) SHARE 33.33 %	(3) SIGNATURE (By) <i>see attached</i>		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) TERESA WILSON 25429 406TH AVE MITCHELL, SD 57301-5408		(2) SHARE 33.33 %	(3) SIGNATURE (By) <i>Teresa L Wilson</i>		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY) 2-23-2020	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>					B. DATE (MM-DD-YYYY) 9-29-2020	
<p>NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</p> <p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 7 U.S.C. 9091(2)(c)(B). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</p>								

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14506, 14507, 14508, 14509, 14510, 14511, 14512, 14513, 14514, 14515, 14516, 14517, 14518, 14519, 14520, 14521, 14522, 14523, 14524, 14525, 14526, 14527, 14528, 14529, 14530, 14531, 14532, 14533, 14534, 14535, 14536, 14537, 14538, 14539, 14540, 14541, 14542, 14543, 14544, 14545, 14546, 14547, 14548, 14549, 14550, 14551, 14552, 14553, 14554, 14555, 14556, 14557, 14558, 14559, 14560, 14561, 14562, 14563, 14564, 14565, 14566, 14567, 14568, 14569, 14570, 14571, 14572, 14573, 14574, 14575

CRP-1 (07-06-20)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 46 035	2. SIGN-UP NUMBER 48
		3. CONTRACT NUMBER 11075A	4. ACRES FOR ENROLLMENT 8.21
CONSERVATION RESERVE PROGRAM CONTRACT		6. TRACT NUMBER 1538	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2016 TO: (MM-DD-YYYY) 09-30-2026
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) DAVISON COUNTY FARM SERVICE AGENCY 1820 NORTH KIMBALL-SUITE A MITCHELL, SD57301-6100		8. SIGNUP TYPE: Continuous	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (605) 996-1564			

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 154.80	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 1,272.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	1538	4	CP21	3.10	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)		1538	5	CP21	3.10	\$ 0.00
		1538	7	CP21	1.00	\$ 0.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.) 8 (P2) / 01				
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) PAUL WILSON 11107 N HIGH MEADOWS DR BLACK HAWK, SD57718-9010	(2) SHARE 33.33%	(3) SIGNATURE (By) e-Signed by Paul Wilson For, if applicable: On 03-23-22	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) 03-23-22
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) TERESA WILSON 25429 406TH AVE MITCHELL, SD57301-5408	(2) SHARE 33.34%	(3) SIGNATURE (By) e-Signed by Teresa Wilson For, if applicable: On 03-23-22	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) 03-23-22
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) JOAN WILSON PO BOX 247 WINTER PARK, CO80462-0247	(2) SHARE 33.33%	(3) SIGNATURE (By) e-Signed by Joan Wilson For, if applicable: On 03-27-22	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) 03-27-22
12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE			B. DATE (MM-DD-YYYY) 3-28-22

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

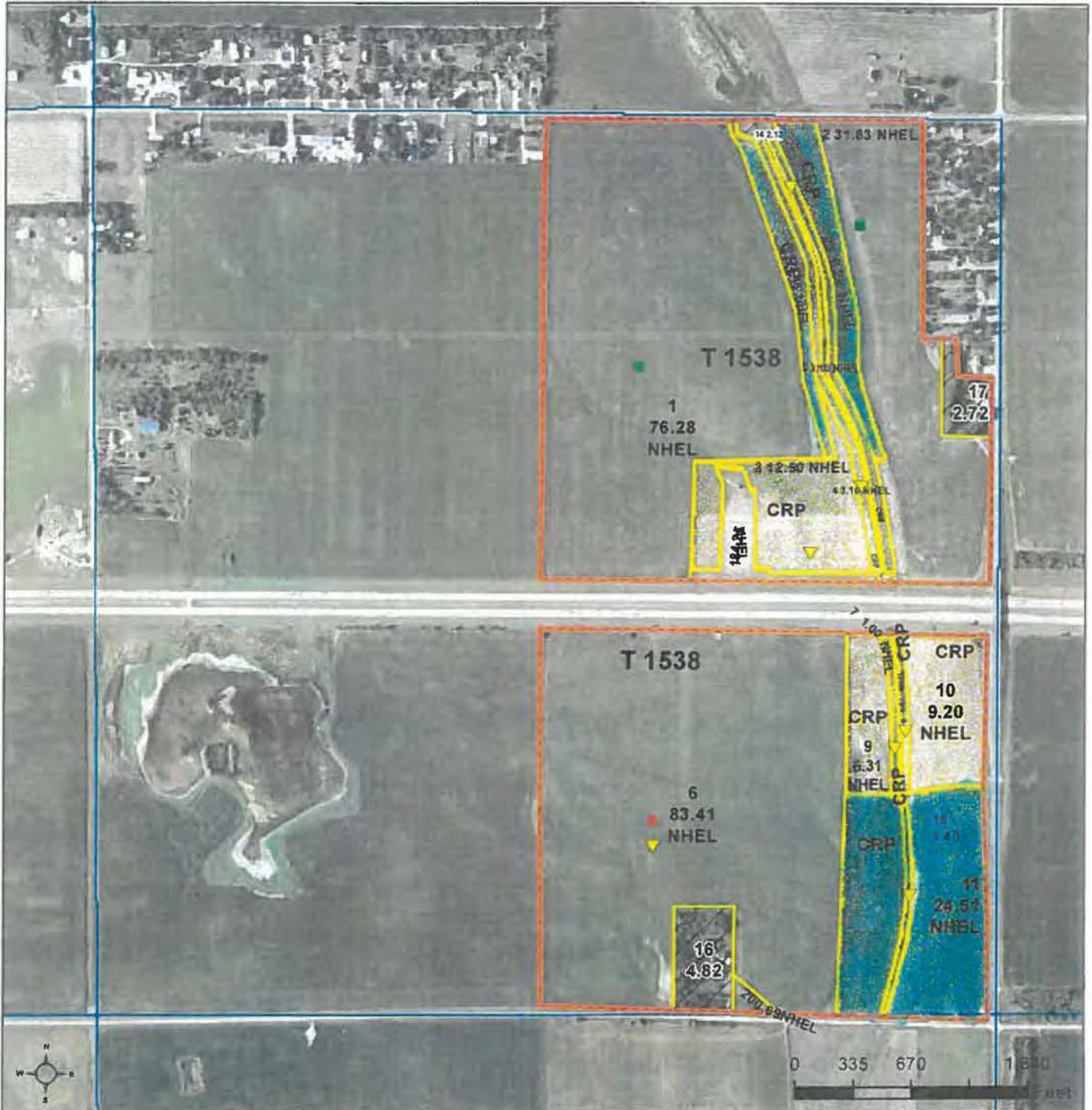
In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national 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.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) email: program.intake@usda.gov USDA is an equal opportunity provider, employer, and lender.

COPY





Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS
- CRP

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-oil

Producer Initial _____
 Date _____

2022 Program Year

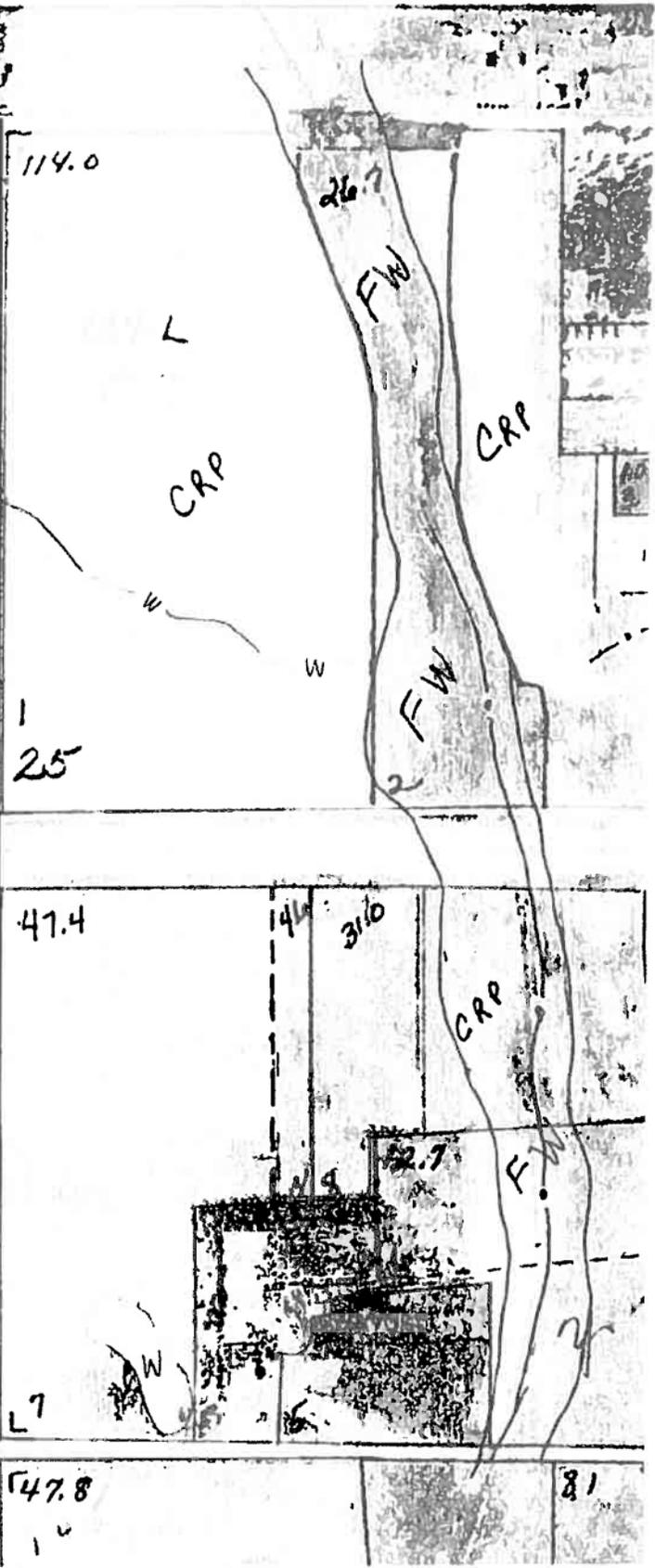
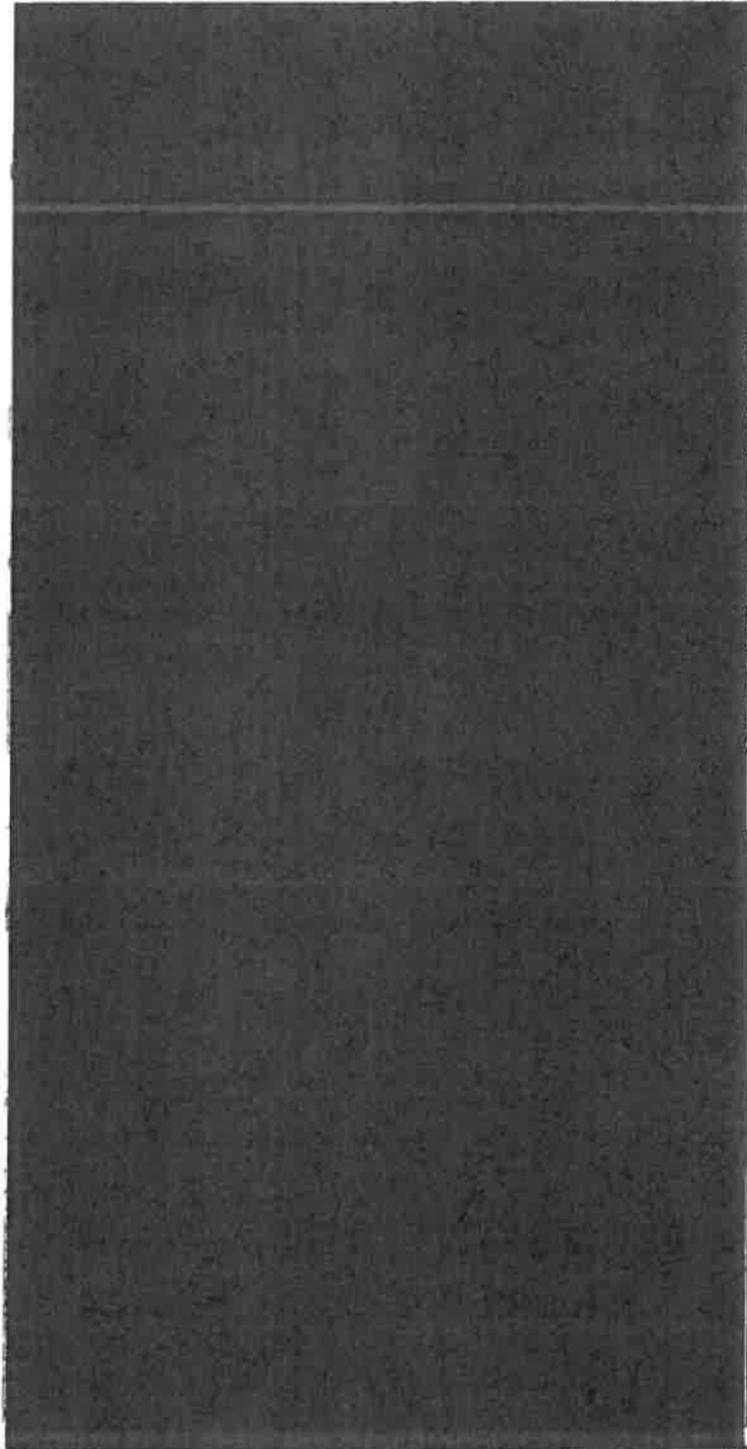
Map Created March 08, 2022

Farm 3981

25-103N-61W-Davison

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).

NOT TO SCALE



85 R
F 2694 1

80.8

47.8
1

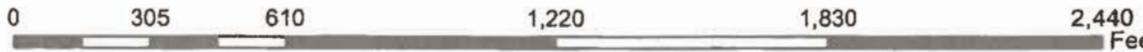
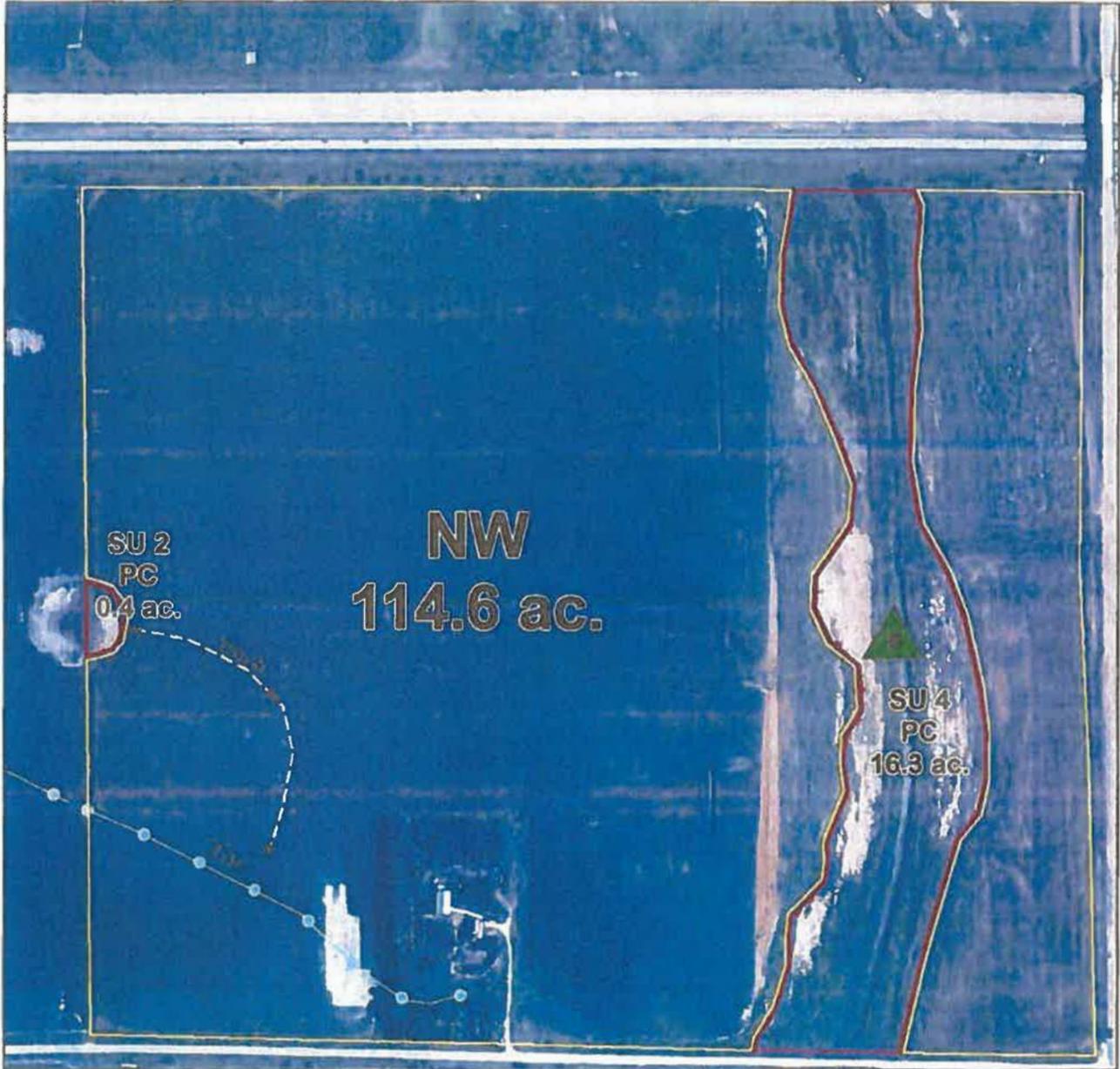
81



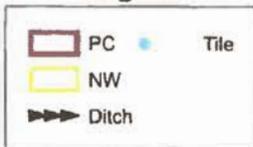
Certified Wetland Determination

Field Office: Mitchell FO
Certified by: S Groepper
Legal Descr: SE4 25-103-61

Agency: USDA-NRCS
Certified date: 5/17/22
Tract: 1538



Legend



Davison County

1:4,576 1 inch = 381 feet

 Potential Jurisdictional Waters



SOUTH DAKOTA

DAVISON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3981

Prepared : 2/11/26 11:08 AM CST

Crop Year : 2026

Operator Name : ██████████
CRP Contract Number(s) : 11075A,11133A,11184,11188
Recon ID : 46-035-2011-19
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
270.48	266.95	266.95	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	196.46	0.00		70.49	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	94.40	0.00	140	0
Soybeans	100.00	0.00	39	
TOTAL	194.40	0.00		

NOTES

Empty text box for notes.

Tract Number : 1538
Description : E 25 103 61 LESS LT 1-7 H1 & H2
FSA Physical Location : SOUTH DAKOTA/DAVISON
ANSI Physical Location : SOUTH DAKOTA/DAVISON
BIA Unit Range Number :
CRP Contract Number(s) : 11075A,11133A,11184,11188
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : JOAN WILSON, TERESA WILSON, PAUL WILSON
Other Producers : ██████████
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
270.48	266.95	266.95	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA
 DAVISON
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 3981

Prepared : 2/11/26 11:08 AM CST

Crop Year : 2026

Abbreviated 156 Farm Record

Tract 1538 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	196.46	0.00	70.49	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	94.40	0.00	140
Soybeans	100.00	0.00	39
TOTAL	194.40	0.00	

NOTES

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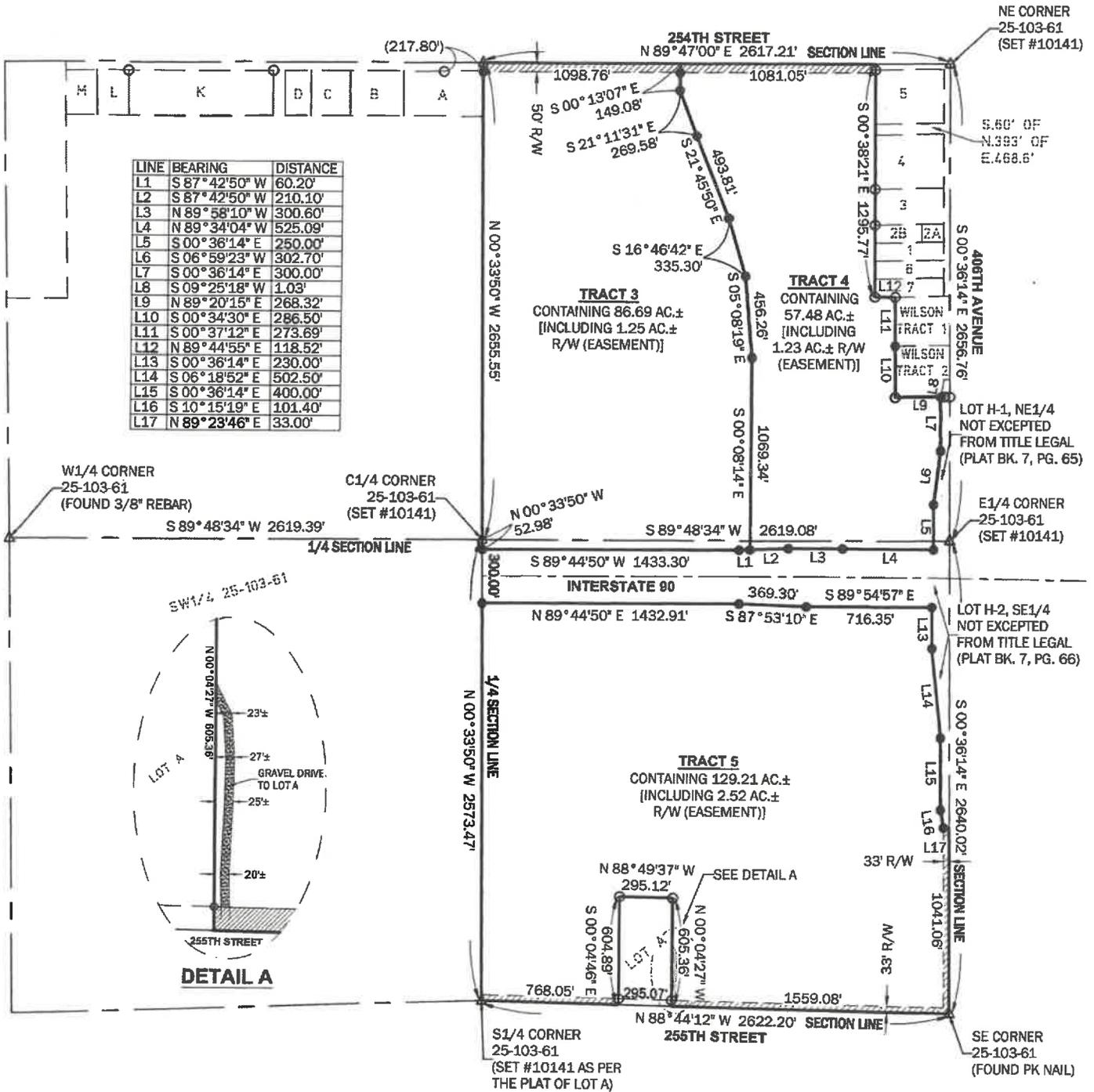
In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national 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.

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SALE DRAWING - TRACTS 3, 4 AND 5

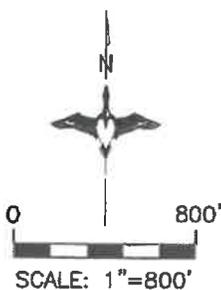
IN THE EAST HALF OF SECTION 25, T103N, R61W, DAVISON COUNTY, SOUTH DAKOTA.



OWNERS: ESTATE OF EVERETT V. WILSON
CLIENT: WIEMAN LAND & AUCTION

TOTAL ACRES
CONTAINING 273.37 AC.±
[INCLUDING 5.00 AC.± R/W (EASEMENT)]

- LEGEND:**
- SET PROPERTY CORNER
 - △ SECTION CORNER
 - AC. ACRES
 - FD. FOUND
 - R/W RIGHT OF WAY



211 E. 14th street, Sioux Falls, SD 57104 | Phone: (605) 339-8901

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #26-092
DRAWN BY: AJR

LEGAL DESCRIPTION:

(AS PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 04-26-00059)
NORTHEAST QUARTER, BUT EXCEPTING THEREFROM LOTS 1, 2A, 2B, 3, 4, 5, 6, 7, WILSON TRACTS 1 AND 2 AND FURTHER EXCEPTING THE SOUTH 60' OF THE NORTH 393' OF EAST 435.6' THEREIN, ALL IN SECTION 25, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA.

SOUTHEAST QUARTER, EXCEPT LOT A PLATTED THEREIN IN SECTION 25, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA.

TRACT LEGAL DESCRIPTIONS:

(IF SOLD SEPARATELY)
TRACT 3, TRACT 4 AND TRACT 5 OF WILSON'S ADDITION IN THE EAST HALF OF SECTION 25, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA.

Old Republic National Title Insurance Company

SCHEDULE A

Address reference (not applicable to coverage):
Not Applicable to Coverage , SD

Office File Number: 04-26-00059

1. Commitment Date: February 19, 2026 at 07:30 AM

2. Policy or policies to be issued:

a. 2021 ALTA Owner's Policy (07/01/2021)

Standard Coverage Extended Coverage

Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below.

Proposed Amount of Insurance: \$ 10,000.00

The estate or interest to be insured: Fee Simple

b. 2021 ALTA Loan Policy (07/01/2021)

Standard Coverage Extended Coverage

Proposed Insured:

Proposed Amount of Insurance:

The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

NE4 excepting therefrom Lots 1, 2A, 2B, 3, 4, 5, 6, 7, Wilson Tracts 1 and 2 and further excepting the S60' of N393' of E468.6' all in 25-103-61:

Paul Vern Wilson and Barbara Jean Wilson, shown in the public record as a married couple, as joint tenants with right of survivorship and not as tenants in common, an undivided 1/3 interest;

Teresa Lucille Wilson, an undivided 1/3 interest; and

Joan L. Jerke, shown in the public record as a married person, an undivided 1/3 interest.

NOTE: A Revocable Transfer on Death Deed has been filed on June 11, 2024 in Book 824, Page 17, executed by Joan L. Jerke, a married person -to- Scott W. Jerke, husband of Owner and Transferor, Beneficiary.

S. 60' of N393' of E468.6' except the E. 435.6' of the NE1/4 of 25-103-61:

The Estate of Everett V. Wilson, Deceased and the Estate of Marjorie L. Wilson, Deceased

5. The Land is described as follows:

Northeast Quarter (NE1/4), but excepting therefrom Lots 1, 2A, 2B, 3, 4, 5, 6, 7, Wilson Tracts 1 and 2 and further excepting the South 60 Feet (S. 60') of the North 393 Feet (N. 393') of East 435.6' (E. 435.6') therein, all in Section Twenty-five (25), Township One Hundred Three (103) North, Range Sixty-one (61), West of the 5th P.M., Davison County, South Dakota.

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Old Republic National Title Insurance Company

SCHEDULE B - PART I
ALTA COMMITMENT

Office File Number: 04-26-00059

Requirements

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.

(A) Affidavit, as required below, to be executed by Paul Vern Wilson and Barbara Jean Wilson, husband and wife; Teresa Lucille Wilson and spouse, if any; and Joan L. Jerke and Scott W. Jerke, husband and wife.

(B) Warranty Deed executed by Paul Vern Wilson and Barbara Jean Wilson, husband and wife; Teresa Lucille Wilson and spouse, if any; and Joan L. Jerke, a married person -to- Purchaser with contractual rights under a purchase agreement with the vested owner .

NOTE: Marital Status of one of the Vestee, Teresa Lucille Wilson is not disclosed by public records, however, spousal homestead interest, if any, must be extinguished at time of conveyance by joining vestee's spouse, if any, in the conveyance or, a separate homestead rights affidavit should be executed and recorded. In lieu of the above, and in the event that the real estate described in Schedule A herein is NOT the homestead of the vestees or their immediate families, a homestead disclaimer may be set forth in the deed of conveyance.

NOTE: The Revocable Transfer on Death Deed filed June 11, 2024 in Book 824, Page 17, executed by Joan L. Jerke, a married person must be expressly revoked either by specific revocation language in the deed above or by use of the statutory revocation for or similar instrument.

5. The following Certifications must be provided to us at or prior to closing: Sellers Certification, Buyer Certification, and Property Certification. We reserve the right to make further exceptions and requirements upon examination of said certifications.
6. If it is desired that any liens listed on Schedule B - Part II not be shown on the final policy to be issued, we require a satisfaction/release for each lien be obtained and duly filed of record.

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SCHEDULE B
(Continued)

Office File Number: 04-26-00059

7. Satisfy the retained interest of Everett V. Wilson and Marjorie L. Wilson, both deceased, in and to the S60 of N393' of E468.6' ex E435.6' of the NE 1/4 of 25-103-61 by way of an Affidavit of Correction to be executed by Paul Vern Wilson and Barbara Jean Wilson, husband and wife; Teresa Lucille Wilson and spouse, if any; and Joan L. Jerke and Scott W. Jerke, husband and wife.

On March 7, 2008 in Book 68 of Misc. Records, Page 95, Everett V. Wilson and Marjorie L. Wilson, executed an affidavit stating that in Warranty Deed Book 186, Pages 271 and 272, they attempted to transfer and convey the unplatted land lying between Lots 4 and 5 in the NE 1/4 of 25-103-61, however, by clerical error on said deed the East/West measurement used in said deed stated the E468.6' and should have been the E435.6' due to the distance correction in Plat Book 6, Page 100. All subsequent conveyances, termination, Personal Representatives Deed, Quit Claim Deeds and Revocable Transfer on Death Deed have reflected the incorrect footage of E468.6' in the exception portion of the description, resulting in Everett V. Wilson and Marjorie L. Wilson retaining a 60' by 33' parcel. The affiants listed above, are the heirs of Everett V. Wilson and Marjorie L. Wilson, now deceased and are attesting to the fact that the legal descriptions on the following listed conveyances contained a clerical error in the exception footage in the Northeast Quarter of 25-103-61 and should have reflected except the S60' of N393' of E435.6' rather than except the S60' of N393' of E468.6'.

The conveyances containing this exception footage error are as follows:

Termination of the joint tenancy interest of Marjorie L. Wilson a/k/a Marjorie Lucille Wilson, Deceased filed March 7, 2012 in Book 72 of Misc. Records, Page 105.

Personal Representative's Deed filed September 4, 2013 in Book 613 of Deeds, Page 477, executed by Paul Vern Wilson, Personal Representative of the Estate of Everett V. Wilson, a single person at death -to- Paul Vern Wilson, Teresa Lucille Wilson and Joan Lynn Whittemore, each an undivided 1/3 interest

Quit Claim Deed filed May 18, 2022 in Book 722 of Quit Claim Deeds, Page 38, executed by Paul Vern Wilson, a married person -to- Paul Vern Wilson and Barbara Jean Wilson, a married couple, as joint tenants with right of survivorship and not as tenants in common, an undivided 1/3 interest

Quit Claim Deed filed June 11, 2024 in Book 724 of Quit Claim Deeds, Page 55, executed by Joan Lynn Jerke, formerly known as Joan Lynn Whittemore, a married person -to- Joan L. Jerke, a married person.

Revocable Transfer on Death Deed filed June 11, 2024 in Book 824 of Transfer on Death Deeds, Page 17, executed by Joan L. Jerke, a married person -to- Scott W. Jerke, husband of Owner and Transferor, Beneficiary.

We reserve the right to make further exception(s) / requirement(s) upon review of same.

8. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the land. A Loan Policy, if any, should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent herewith when the final amounts are approved.

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SCHEDULE B
(Continued)

Office File Number: 04-26-00059

9. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under the commitment until it receives a designation for a Proposed Insured, acceptable to the company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

NOTE: Revocable Transfer on Death Deed filed June 11, 2024 in Book 824, Page 17, executed by Joan L. Jerke, a married person -to- Scott W. Jerke, husband of Owner and Transferor, Beneficiary.

END OF SCHEDULE B - PART I

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Old Republic National Title Insurance Company

SCHEDULE B - PART II
ALTA COMMITMENT

Office File Number: 04-26-00059

Exceptions From Coverage

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 shown by the public records.
3. 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.
4. Easements, or claims of easements, or roads and highways, not shown by 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 shown by the public records.
6. (A) Unpatented mining claims; (B) reservations or exceptions in patents, or any act 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. 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.
8. Any Service, installation or connection charge for sewer, water or electricity.
9. Any right, title, or interest in minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.
10. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

2025 real estate taxes due and payable in 2026 in the amount of \$2,241.48 and are unpaid. Tax Bill #2149; Tax ID#03000-10361-25105 (NE1/4 ex Lts 1-7 ex H-1 & ex the S60' of N393' of E468.6' & ex TRS 1 & 2 Wilson Tracts 25-103-61)

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SCHEDULE B - PART II
EXCEPTIONS
(Continued)

Office File Number: 04-26-00059

11. Statutory easement for highway along the section line (or lines bounding or within) the land herein described.
12. Subject to the rights of the public, County of Davison and State of South Dakota in and to the area reserved for highway right-of-way in the Plat of Lot H-1 filed July 6, 1965 in Book 7 of Plats, Page 65B. Right-of-way obtained pursuant to the Judgment of Condemnation filed October 18, 1966 in Book 28 of Misc. Records, Page 16. (copies provided upon request)
13. Controlled Access and the reservation for a drainage structure allowing water to pass from one side of the interstate to the other as reserved in Judgment of Condemnation filed October 18, 1966 in Book 28 of Misc. Records, Page 16. (copies provided upon request)
14. AGREEMENT with Mitchell Power Company, a corporation filed April 15, 1918 in Book 12 of Misc. Records, Page 642. (copy provided upon request)
15. DAVISON RURAL WATER SYSTEM, INC. RIGHT-OF-WAY EASEMENT filed March 10, 1986 in Book 47 of Misc. Records, Page 573. (copy provided upon request)
16. VESTED DRAINAGE RIGHT filed June 24, 1992 in Book 53 of Misc. Records, Page 365. (copy provided upon request)
17. VESTED DRAINAGE RIGHT filed June 29, 1992 in Book 53 of Misc. Records, Page 441. (copy provided upon request)
18. Tenancy rights of parties in possession of all or a portion of the real estate.

Subject to unrecorded leases, if any.

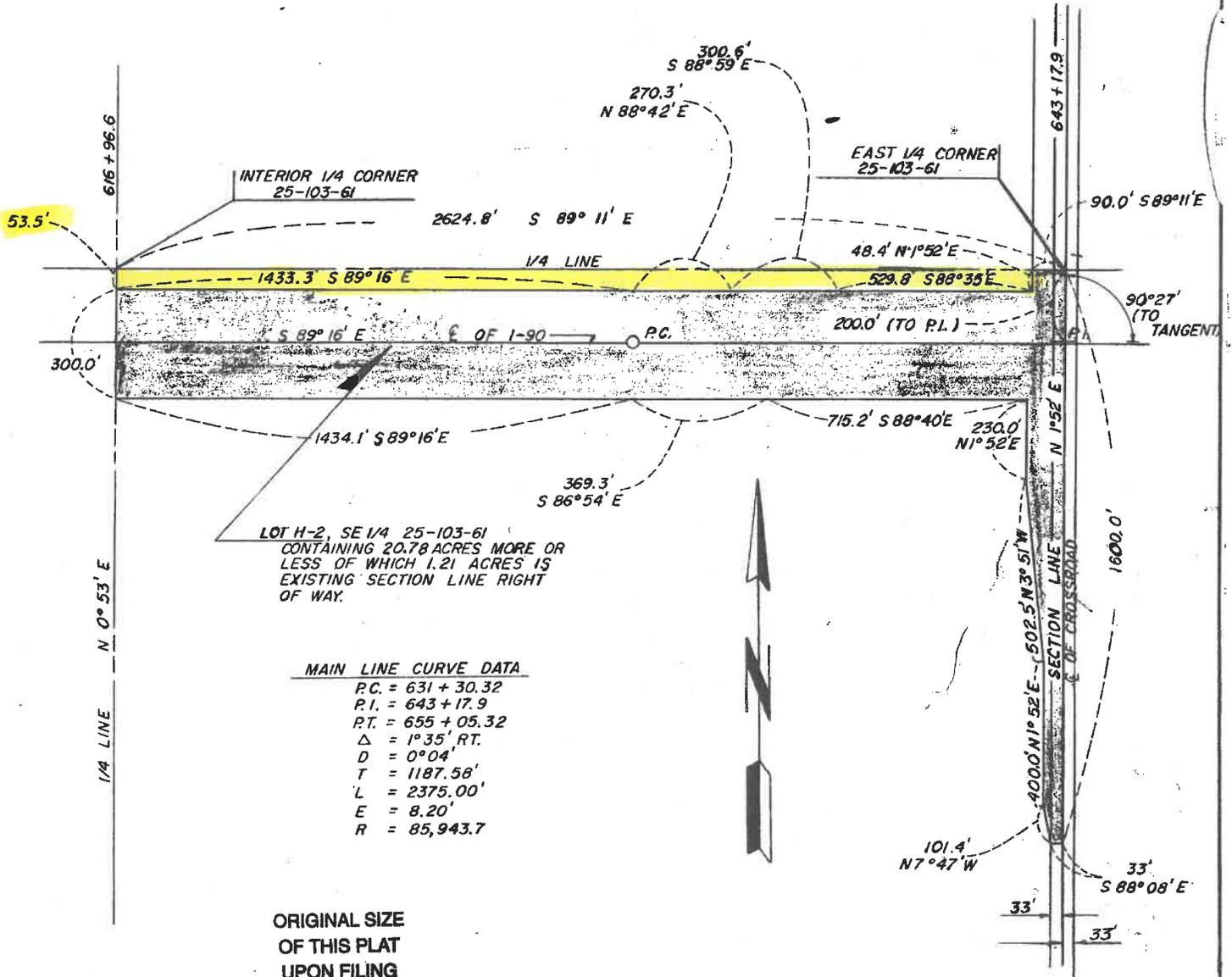
END OF SCHEDULE B - PART II

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PLAT OF LOT H-2, SE 1/4 SEC. 25-T103N-R61W

Showing Right of Way to be acquired for highway purposes

THE SE 1/4 OF SECTION 25 - TWP 103 NORTH - RANGE 61 WEST OF THE 5th P.M.
for construction of FEDERAL AID PROJECT NO. 1-90-7(13)-328
DAVISON COUNTY, S.O.DAK.
Scale: 1" = 300'



MAIN LINE CURVE DATA

- P.C. = 631 + 30.32
- P.I. = 643 + 17.9
- P.T. = 655 + 05.32
- Δ = 1° 35' RT.
- D = 0° 04'
- T = 1187.58'
- L = 2375.00'
- E = 8.20'
- R = 85,943.7

ORIGINAL SIZE
OF THIS PLAT
UPON FILING

IS 12" x 15"

DRAWING PREPARED BY
J.T. BANNER & ASSOC., INC.
BROOKINGS, SOUTH DAKOTA
Drawn by: K.D.V. Checked by: K.J.B.
Date: JULY 1964

SURVEYOR'S CERTIFICATE

S.W. Gentle Registered Land Surveyor, do hereby certify that, at the direction of the South Dakota State Highway Commission, I have surveyed the tract of land as shown on the above plat and such tract shall be hereafter known by the lot number designated above. The location and dimensions of the tract are as shown on the plot. In witness whereof, I have set my hand and seal this _____ day of _____

MAR 10 1965

A. D., 19

Plat Book 7 Page 66

S.W. Gentle
REGISTERED LAND SURVEYOR.

STATE OF	FILED FOR RECORD	DAVISON
SOUTH DAKOTA		COUNTY
8	JUL 6 1965	11
RECORDED BY		BY

Old Republic National Title Insurance Company

SCHEDULE A

Address reference (not applicable to coverage):
Not Applicable to Coverage, SD

Office File Number: 04-26-00060

1. Commitment Date: February 19, 2026 at 07:30 AM

2. Policy or policies to be issued:

a. 2021 ALTA Owner's Policy (07/01/2021)

Standard Coverage Extended Coverage

Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below.

Proposed Amount of Insurance: \$ 10,000.00

The estate or interest to be insured: Fee Simple

b. 2021 ALTA Loan Policy (07/01/2021)

Standard Coverage Extended Coverage

Proposed Insured:

Proposed Amount of Insurance:

The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Paul Vern Wilson and Barbara Jean Wilson, shown in the public record as a married couple, as joint tenants with right of survivorship and not as tenants in common, an undivided 1/3 interest;

Teresa Lucille Wilson, an undivided 1/3 interest; and

Joan L. Jerke, shown in the public record as a married person, an undivided 1/3 interest.

NOTE: A Revocable Transfer on Death Deed has been filed on June 11, 2024 in Book 824, Page 17, executed by Joan L. Jerke, a married person -to- Scott W. Jerke, husband of Owner and Transferor, Beneficiary.

5. The Land is described as follows:

Southeast Quarter (SE 1/4), except Lot A platted therein in Section Twenty-five (25), Township One Hundred Three (103) North, Range Sixty-one (61), West of the 5th P.M., Davison County, South Dakota.

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Old Republic National Title Insurance Company

SCHEDULE B - PART I
ALTA COMMITMENT

Office File Number: 04-26-00060

Requirements

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.

(A) Warranty Deed executed by Paul Vern Wilson and Barbara Jean Wilson, husband and wife; Teresa Lucille Wilson and spouse, if any; and Joan L. Jerke, a married person -to- Purchaser with contractual rights under a purchase agreement with the vested owner .

NOTE: Marital Status of one of the Vestee, Teresa Lucille Wilson is not disclosed by public records, however, spousal homestead interest, if any, must be extinguished at time of conveyance by joining vestee's spouse, if any, in the conveyance or, a separate homestead rights affidavit should be executed and recorded. In lieu of the above, and in the event that the real estate described in Schedule A herein is NOT the homestead of the vestees or their immediate families, a homestead disclaimer may be set forth in the deed of conveyance.

NOTE: The Revocable Transfer on Death Deed filed June 11, 2024 in Book 824, Page 17, executed by Joan L. Jerke, a married person must be expressly revoked either by specific revocation language in the deed above or by use of the statutory revocation for or similar instrument.

5. The following Certifications must be provided to us at or prior to closing: Sellers Certification, Buyer Certification, and Property Certification. We reserve the right to make further exceptions and requirements upon examination of said certifications.
6. If it is desired that any liens listed on Schedule B - Part II not be shown on the final policy to be issued, we require a satisfaction/release for each lien be obtained and duly filed of record.
7. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the land. A Loan Policy, if any, should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent herewith when the final amounts are approved.

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SCHEDULE B
(Continued)

Office File Number: 04-26-00060

8. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under the commitment until it receives a designation for a Proposed Insured, acceptable to the company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

NOTE: Revocable Transfer on Death Deed filed June 11, 2024 in Book 824, Page 17, executed by Joan L. Jerke, a married person -to- Scott W. Jerke, husband of Owner and Transferor, Beneficiary.

END OF SCHEDULE B - PART I

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Old Republic National Title Insurance Company

SCHEDULE B - PART II
ALTA COMMITMENT

Office File Number: 04-26-00060

Exceptions From Coverage

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 shown by the public records.
3. 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.
4. Easements, or claims of easements, or roads and highways, not shown by 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 shown by the public records.
6. (A) Unpatented mining claims; (B) reservations or exceptions in patents, or any act 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. 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.
8. Any Service, installation or connection charge for sewer, water or electricity.
9. Any right, title, or interest in minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.
10. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

2025 real estate taxes due and payable in 2026 in the amount of \$2,128.62 and are unpaid. Tax Bill #7704; Tax ID#03000-10361-25400

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SCHEDULE B - PART II
EXCEPTIONS
(Continued)

Office File Number: 04-26-00060

11. Statutory easement for highway along the section line (or lines bounding or within) the land herein described.
12. Subject to the rights of the public, County of Davison and State of South Dakota in and to the area reserved for highway right-of-way in the Plat of Lot H-2 filed July 6, 1965 in Book 7 of Plats, Page 66. Right-of-way obtained pursuant to the Judgment of Condemnation filed October 18, 1966 in Book 28 of Misc. Records, Page 16. (copies provided upon request)
13. Controlled Access and the reservation for a drainage structure allowing water to pass from one side of the interstate to the other as reserved in Judgment of Condemnation filed October 18, 1966 in Book 28 of Misc. Records, Page 16. (copies provided upon request)
14. As of the effective date of this commitment, February 19, 2026, the sellers are in ownership of SE4 ex Lot A; and the NE4 ex Lots 1, 2A, 2B, 3-7, Wilson Tracts 1 & 2 and ex S60' of N393' of E435.6' of 25-103-61. If the ownership of the parcels sever at auction, that small portion of the SE4 located on the north side of Interstate I-90 (Lot H-2) will lack independent access and will be land locked as referenced on the Plat of Lot H-2 SE4 25-103-61 filed July 6, 1965 in Book 7 of Plats, Page 66. (copy provided upon request)
15. DAVISON RURAL WATER SYSTEM, INC. RIGHT-OF-WAY EASEMENT filed March 11, 1986 in Book 47 of Misc. Records, Page 659. (copy provided upon request)
16. BURIED INTER-EXCHANGE FACILITY EASEMENT -to- Northwestern Bell Telephone Company filed October 22, 1990 in Book 51 of Misc. Records, Page 377. (copy provided upon request)
17. Vested Drainage Rights(s) as filed for record June 24, 1992 and recorded in Book 53 of Misc. Records on page(s) 365. (copy provided upon request)
18. Vested Drainage Rights(s) as filed for record June 29, 1992 and recorded in Book 53 of Misc. Records on page(s) 441. (copy provided upon request)
19. Vested Drainage Rights(s) as filed for record June 29, 1992 and recorded in Book 53 of Misc. Records on page(s) 443. (copy provided upon request)
20. MEMORANDUM OF LEASE filed May 18, 2022 in Book 82 of Misc. Records, Page 225, executed by and between Paul Wilson, Teresa Wilson and Joan Wilson, as Lessor and Legacy Outdoor Advertising LLC, as Lessee. (copy provided upon request)
21. NOTICE OF LEASE filed December 8, 2023 in Book 83 of Misc. Records, Page 534, executed by and between Paul Wilson, Teresa Wilson and Joan Wilson as Lessor and Legacy Outdoor Advertising, LLC, as Lessee. (copy provided upon request)
22. Tenancy rights of parties in possession of all or a portion of the real estate.

Subject to unrecorded leases, if any.

END OF SCHEDULE B - PART II

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TRACT 1 & 2



TRACT 3

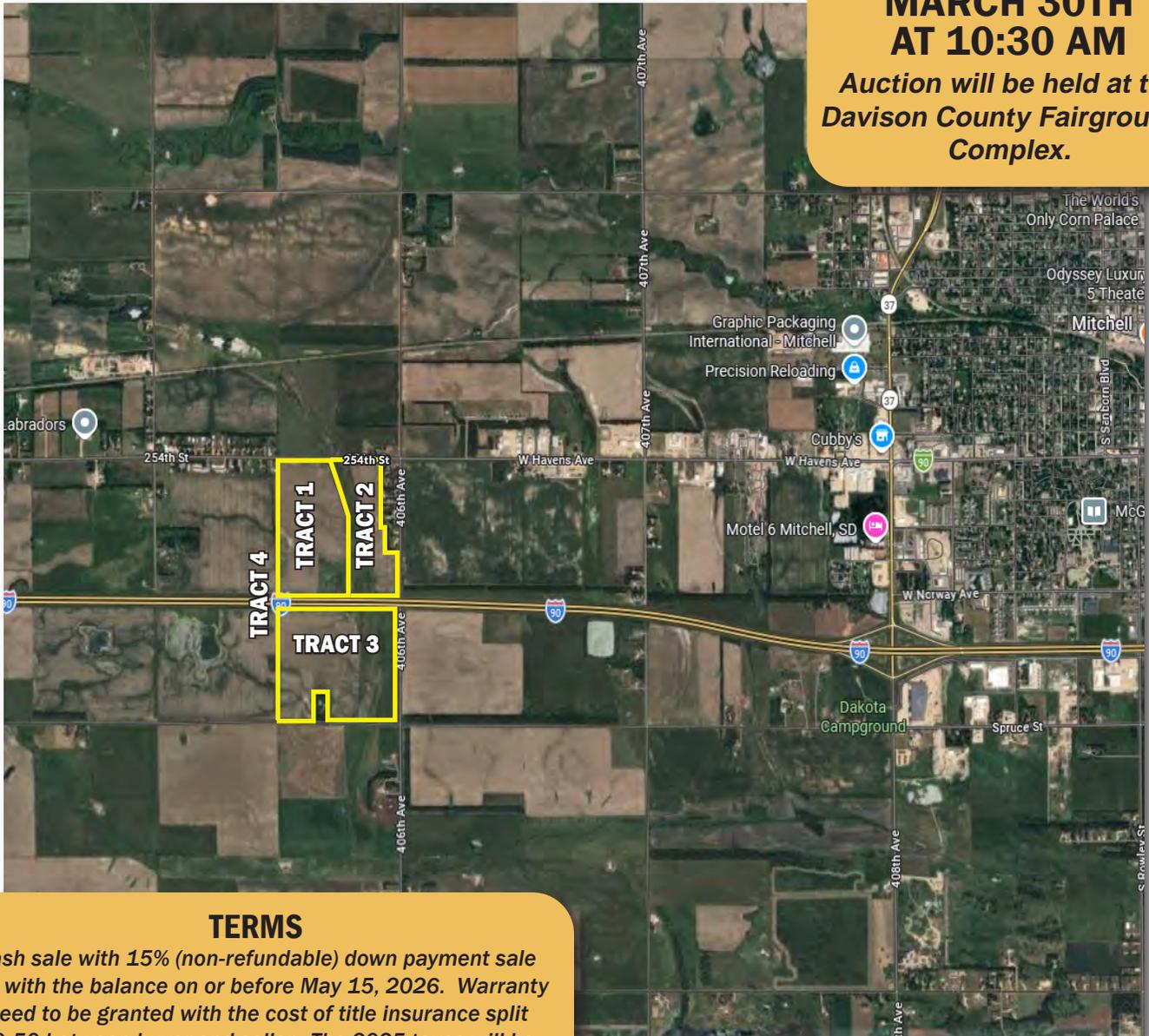


273.38 ACRES

DAVISON COUNTY LAND

**MONDAY,
MARCH 30TH
AT 10:30 AM**

*Auction will be held at the
Davison County Fairgrounds
Complex.*



TERMS

Cash sale with 15% (non-refundable) down payment sale day with the balance on or before May 15, 2026. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. The 2025 taxes will be paid in full by the seller. All 2026 taxes will be paid by the buyer. Sold subject to owners approval and all easements and restrictions if any. Remember auction held indoors at the Davison County Fairgrounds Complex.

“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

