

COURT-ORDERED REAL ESTATE PARTITION AUCTION

APRIL 22, 2022 - 10 AM

Auction Location: Arrowwood Resort at Cedar Shore,
1500 Shoreline Drive - Dacoma, SD
2705.60 Acres near Reliance, Lyman County, South Dakota
Offered in 14 tracts from 80 acres to 480 acres

For questions or to schedule a showing, contact:

**Peterson**
Land & Auction

310 Sorensen Drive • PO Box 498
Chamberlain, SD 57325
605-234-4214 • Chisum@petersonlandauction.com
Chisum Peterson, Broker #11738



CLARK & ASSOCIATES
LAND BROKERS, LLC

515 National St, Suite 101 • PO Box 307
Belle Fourche, SD 57717
605-210-0337 • ensz@rushmore.com
Ron Ensz, Associate Broker, #11744

Auction Location: Arrowwood Resort at Cedar Shore, 1500 Shoreline Dr, Oacoma, SD

Property Location(s): South Parcels: I-90 Exit 251, South 1 mile on SD Hwy 47, then west one mile on 246th Street. North Parcels: I-90 Exit 248, two miles north on SD Hwy 47, then 1.5 miles west on 242nd Street. Signs designate the property.

Broker Note: Peterson Land & Auction LLC is pleased to partner with Clark & Associates Land Brokers, LLC to bring you this excellent farm & ranch property in Lyman County, SD! An offering of this size and scope is a rare opportunity in an area where land is closely held and rarely hits the open market! Access to both parcel groups is excellent as the south tracts are just two miles from I-90 and the north tracts are approximately three miles from the Reliance, SD exit! The cropland and pasture will be offered in 14 tracts ranging in size from 80 to 480 acres, in addition to an older home and lot in the town of Reliance. The majority of the cropland is level to gently rolling and majority soils are Class II Silty-Clay Loams with productivity indexes in the 80s. Wheat, Corn, Soybeans, Sunflowers and Milo are all grown in the area. The two main pasture tracts of 480 acres and 320 acres are situated northwest of Reliance and feature stock dams as well as existing pipelines and tanks with rural water potential. A headquarters is located on one of the south parcels and includes a house and several outbuildings. The headquarters is served by rural water and high-speed internet. Lyman County is in the heart of wildlife country and several parts of this property are well suited to habitat production for pheasants, deer and more! We cannot stress enough, the investment opportunity this auction presents to farm & ranch operations-big or small, investors, outdoor enthusiasts and more! Inspect the property at your convenience from the road(s) and section line trails along the property boundaries. Brokers will be available at Tract 5 for questions and tours of the house April 9, 2022 from 1-4pm or by appointment. Come prepared to BUY!

THE PROPERTY WILL NOT BE OFFERED IN COMBINATIONS OF ANY KIND. PRINTABLE MAPS ARE AVAILABLE!

Court Appointed Referee - Robert L. Morris, Morris Law Firm, Prof. LLC, Belle Fourche, SD.

TERMS & CONDITIONS: All prospective purchasers that have no prior purchase/business history with either Peterson Land & Auction LLC or Clark & Associates Land Brokers LLC shall be required to submit a letter of credit/guarantee or proof of funds from an FDIC insured lending institution or financial services company prior to being approved to bid. Peterson Land & Auction LLC, Clark & Associates Land Brokers LLC and Robert Morris, Referee shall have absolute discretion and authority to qualify or not qualify potential bidders. If you have any question as to your being approved to bid, contact the respective auction representatives in advance of the auction.

1. The real estate above described shall be sold free and clear of any prior estates, leases, charges or liens,

real estate taxes and special assessments not yet due, excepted, but shall be sold subject to all rights of way, easements, building covenants and restrictions, mineral rights, water rights, fossil rights, reservations and other restrictions and covenants of record, and rights of the municipal, county, state and federal governments, if any, pertaining to the use of the land.

2. All real estate and improvements thereon will be sold AS IS in its present condition as a cash sale with no financing contingency

3. There shall be no reservation of mineral or fossil rights.

4. Property will be offered in 14 individual Tracts.

5. 10% non-refundable down payment and signed purchase agreement required the day of the auction with balance due at closing which is expected to be scheduled for on or before June 1, 2022, or other such time after June 1, 2022 if circumstances warrant.

6. The high bidder at the auction will also sign a one-year cash rent lease for the acres purchased by the high bidder. The purpose of the lease so the high bidder can take possession of the property on April 23, 2022, in order to immediately prepare the property for planting or grazing. If the high bidder is the ultimate purchaser of the property, the lease will merge with the transfer of the property via Referee's Deed.

7. Tract 5 lease will be for cropland and pasture only. The lease will not include the house and buildings.

8. The amount of cash rent for each Tract, except Tract 14, is as follows: Tract 1:\$21,450.00; Tract 2:\$9,900.00; Tract 3:\$5,325.00; Tract 4:\$15,750.00; Tract 5:\$7,130.00; Tract 6:\$11,325.00; Tract 7:\$10,965.00; Tract 8:\$7,735.00; Tract 9:\$10,345.00; Tract 10:\$5,700; Tract 11:\$14,340.00; Tract 12:\$11,115.00; Tract 13:\$5,620.00.

9. Title insurance will be provided. A copy of the title insurance commitment will be provided to all interested persons who request a copy prior to the public auction.

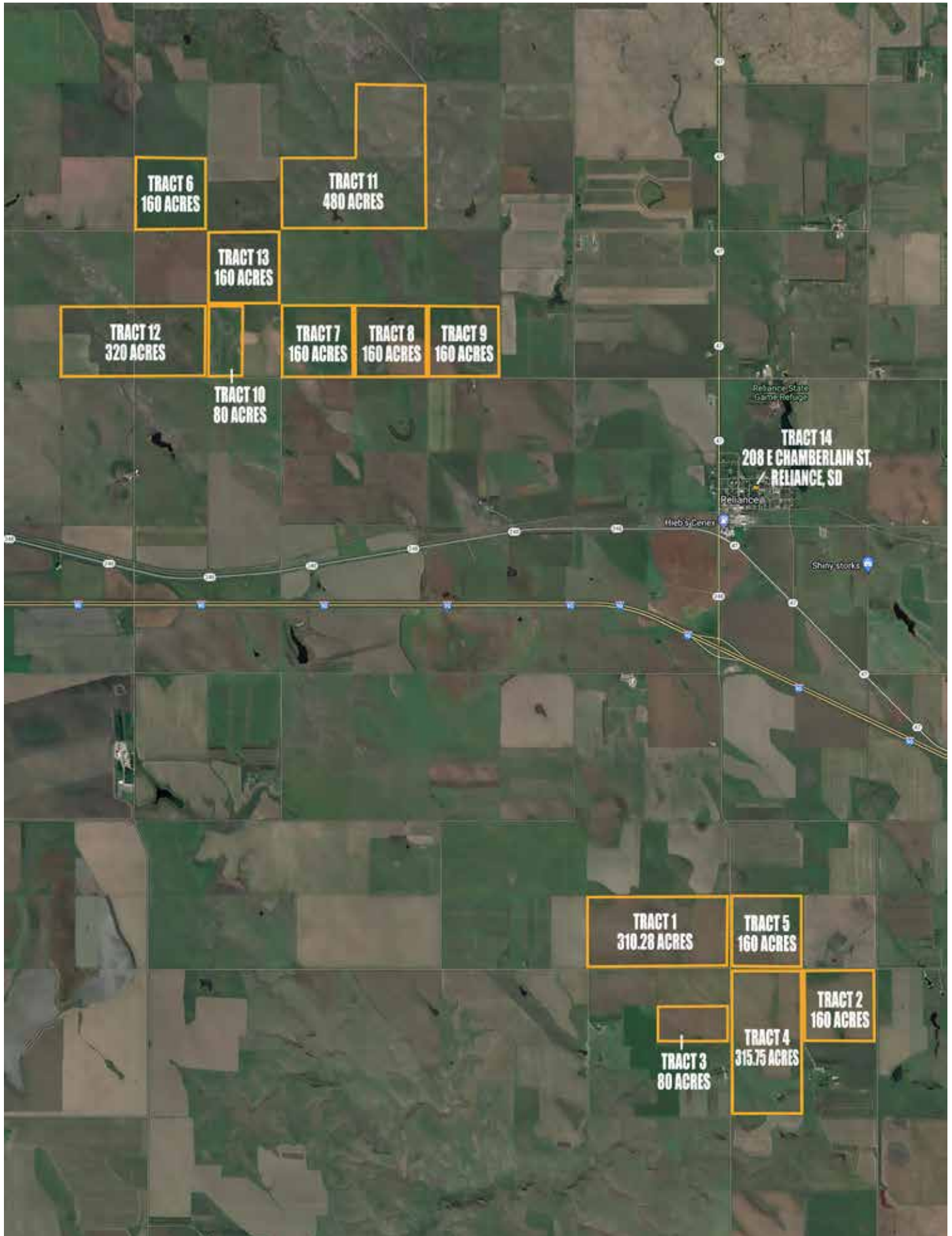
10. Transfer fees paid by seller. Recording fees paid by buyer.

11. Owners title insurance premium and closing service fee shall be split equally between buyer and seller.

12. The 2021 real estate taxes due in 2022 shall be paid by the seller out of sale proceeds-if not paid before the auction. 2022 real estate taxes payable in 2023 will be prorated to date closing and shall be the buyers responsibility thereafter.

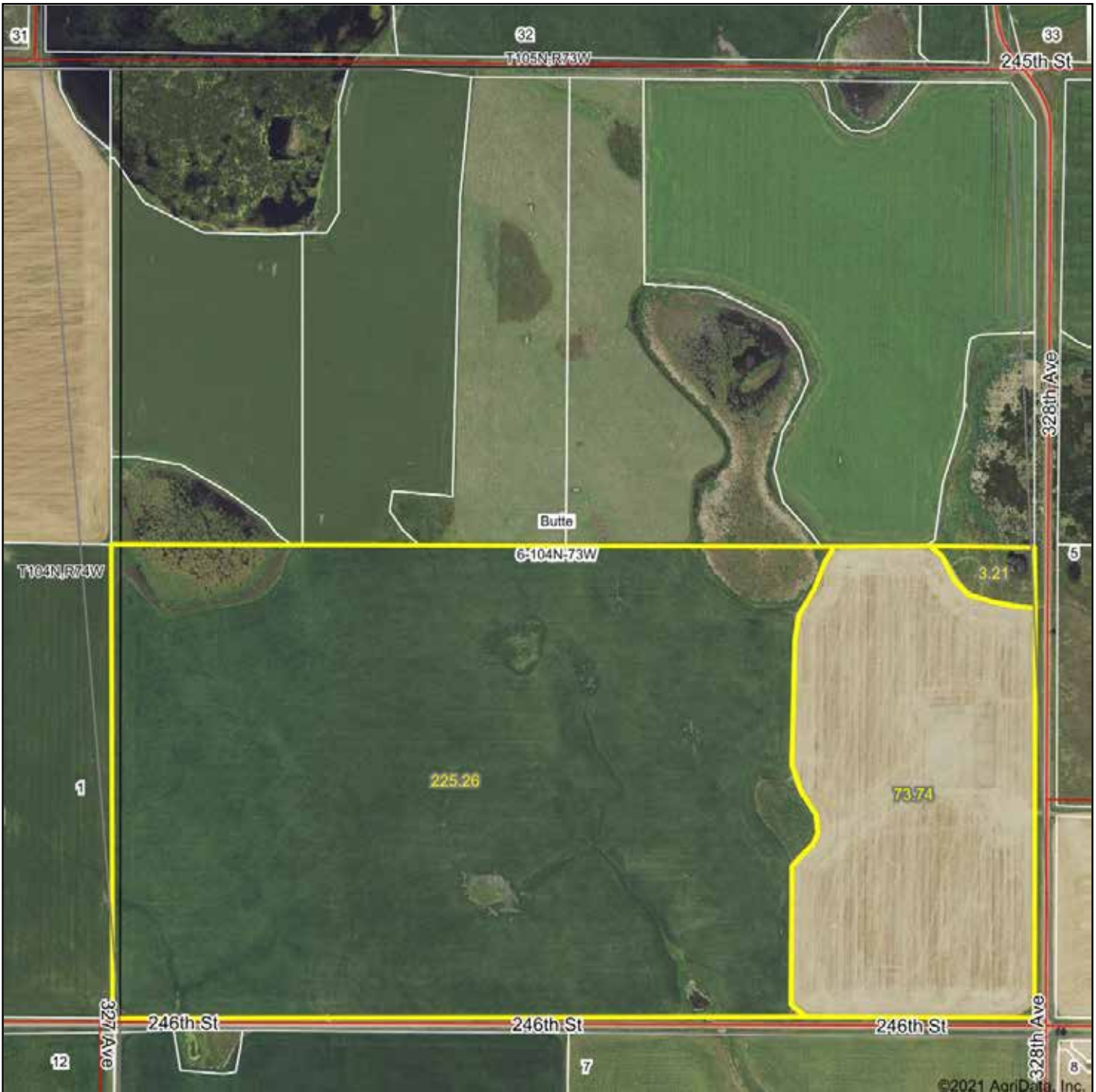
13. The sellers and Referee do not warranty or guarantee that the existing fences lie on the true and correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to South Dakota statutes.

14. Transfer of property will be via Referees Deed.

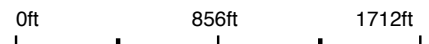


TRACT 1

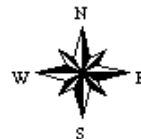
Aerial Map



Map Center: 43° 50' 23.95, -99° 36' 53.66



6-104N-73W
Lyman County
South Dakota



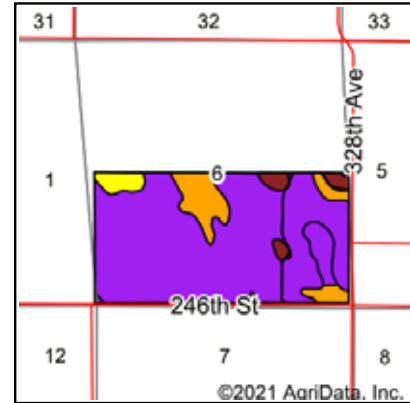
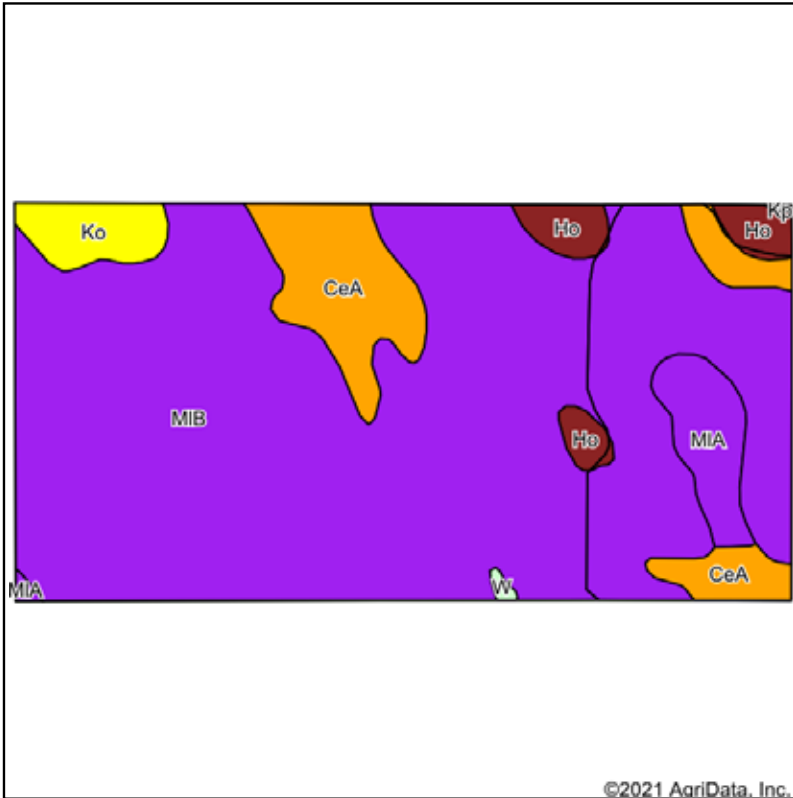
6/8/2021



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

Soils Map



State: **South Dakota**
 County: **Lyman**
 Location: **6-104N-73W**
 Township: **Butte**
 Acres: **302.21**
 Date: **6/8/2021**



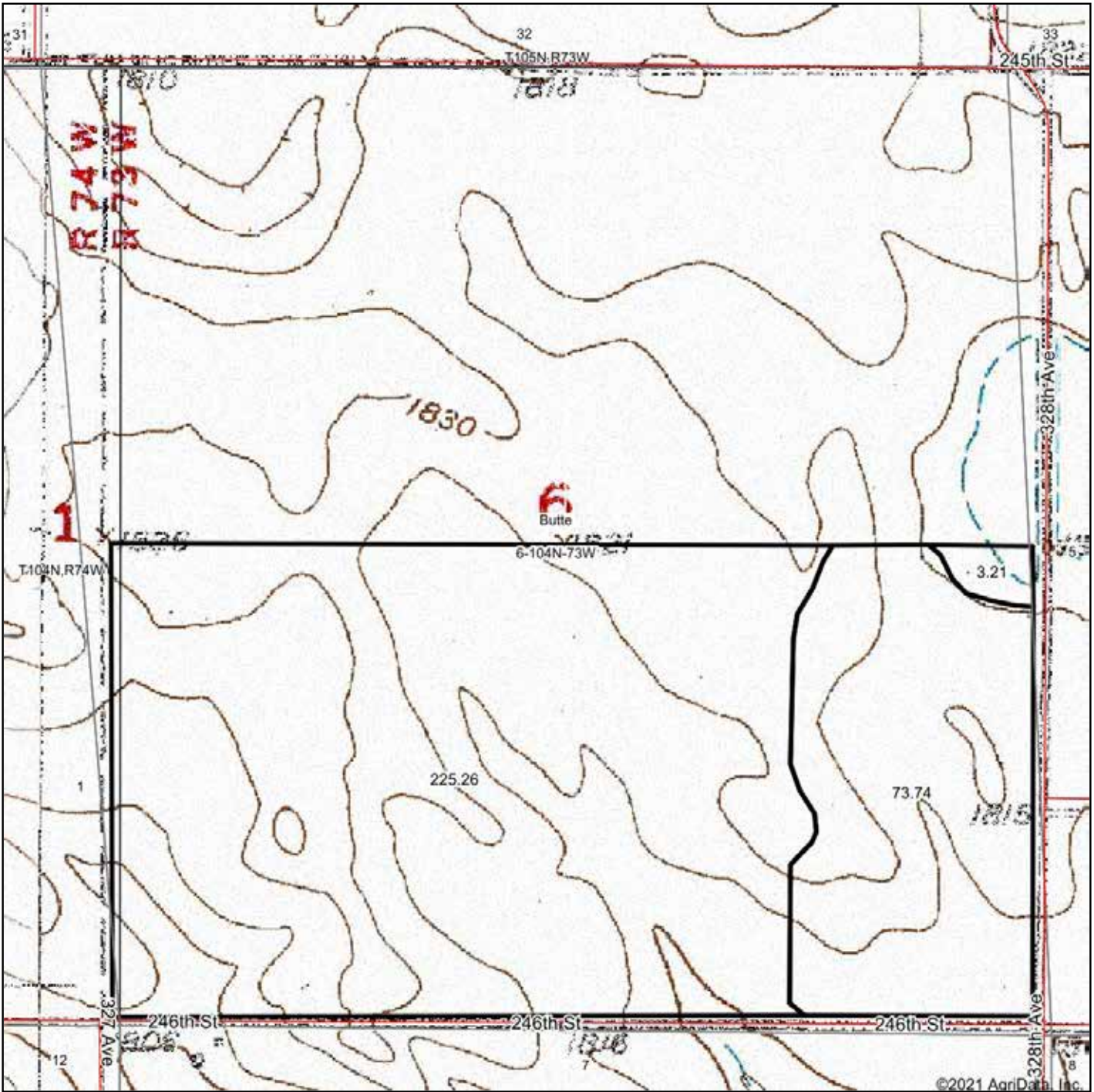
Soils data provided by USDA and NRCS.

| Area Symbol: SD085, Soil Area Version: 21 | | | | | | | |
|---|---|--------|------------------|-----------|------------------|--------------|--------------------|
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index |
| MIB | Millboro silty clay loam, 3 to 6 percent slopes | 241.88 | 80.0% | | Ile | Ile | 82 |
| CeA | Carter silt loam, 0 to 3 percent slopes | 30.28 | 10.0% | | IVs | IVs | 39 |
| MIA | Millboro silty clay loam, 0 to 3 percent slopes | 11.55 | 3.8% | | Ils | Ils | 89 |
| Ho | Hoven silt loam | 9.56 | 3.2% | | Vls | | 15 |
| Ko | Kolls silty clay | 8.29 | 2.7% | | Vw | Vw | 30 |
| W | Water | 0.51 | 0.2% | | VIII | | 0 |
| Kp | Kolls silty clay, ponded | 0.14 | 0.0% | | VIIIw | | 10 |
| Weighted Average | | | | | | | 74.2 |

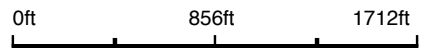
*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Tract 1: Lots 6-7 & E ½ SW ¼; SE ¼ of Section 6-T104N-R73W of the 5thPM Lyman County, SD. 310.28 +/- acres. Tract 1 represents a powerful, mostly tillable, easily accessed piece of property that features 282.53 +/- acres under cultivation with the balance in low areas and ROW. The entire tract boasts a 74 productivity index with over 80% of the land in just two soil types! Gravel road access is available on 328th Avenue on the east and 246th Street on the south. R.E. Taxes: \$2846.32

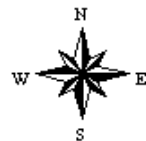
Topography Map



map center: 43° 50' 23.95, -99° 36' 53.66



6-104N-73W
Lyman County
South Dakota



6/8/2021

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

South Dakota

U.S. Department of Agriculture

Prepared: 5/17/21 8:28 AM

Lyman

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 6 of 7

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

Other Producers: MCMANUS, DONALD JOHN

Tract Number: 5096 Description S/ 6-104-73

FSA Physical Location : Lyman, SD

ANSI Physical Location: Lyman, SD

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Recon Number

Wetland Status: Wetland determinations not complete

2016 - 47

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 296.47 | 282.53 | 282.53 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | |
| 0.0 | 0.0 | 282.53 | 0.0 | 0.0 | 0.0 | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| WHEAT | 28.65 | 63 | 0.00 |
| OATS | 4.71 | 38 | 0.00 |
| CORN | 0.32 | 103 | 0.00 |
| GRAIN SORGHUM | 43.82 | 43 | 0.00 |
| SUNFLOWERS | 6.86 | 892 | 0.00 |
| Total Base Acres: | 84.36 | | |

Owners: STEWART, DENNIS EUGENE
STEWART, LELAND
ROBINSON, MARILYN
STEWART, GORDON

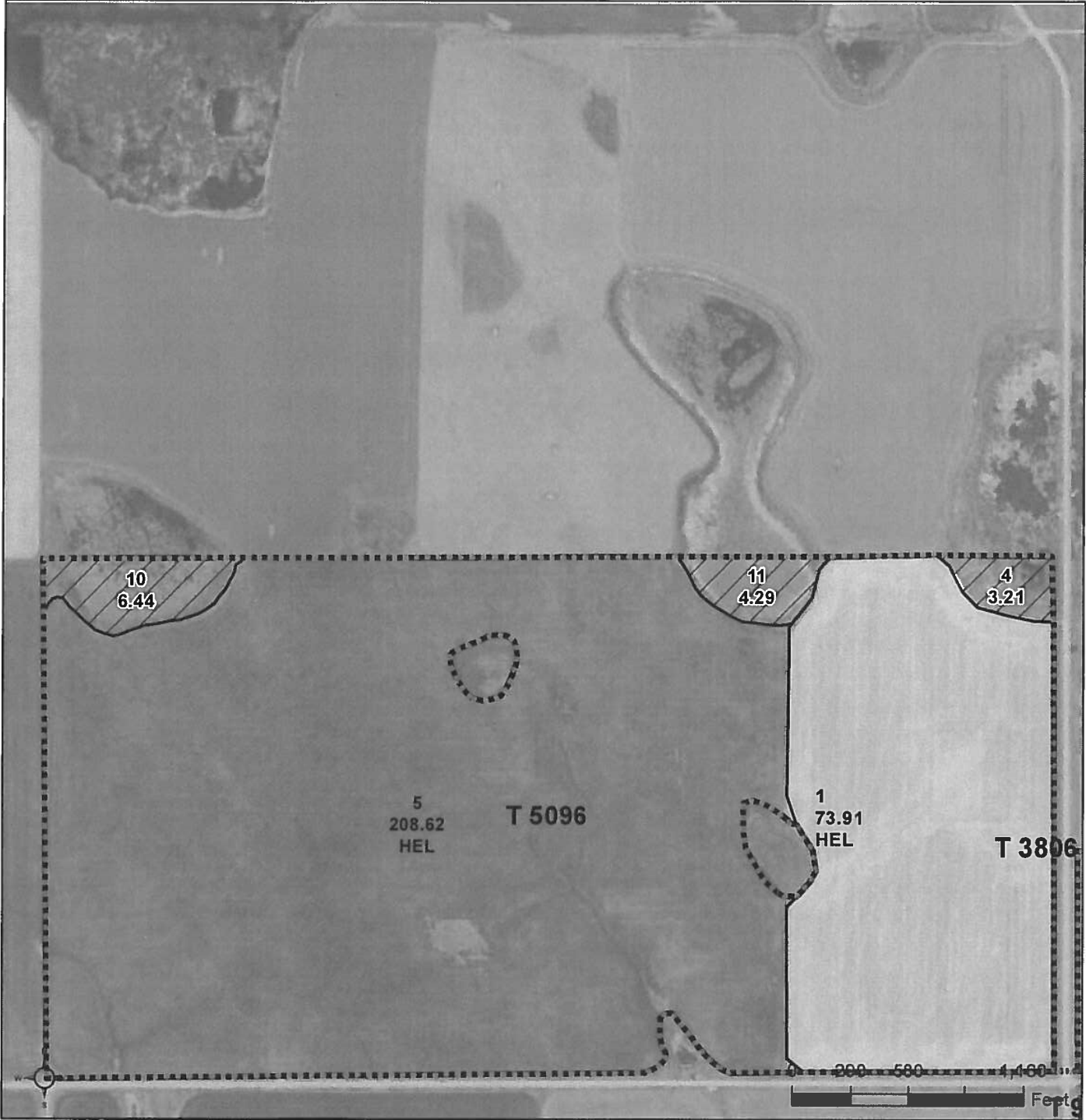
WHEELER, EILEEN
STEWART, DOUGLAS
STEWART, DONNA

Other Producers: None



United States
Department of
Agriculture

Lyman County, South Dakota



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

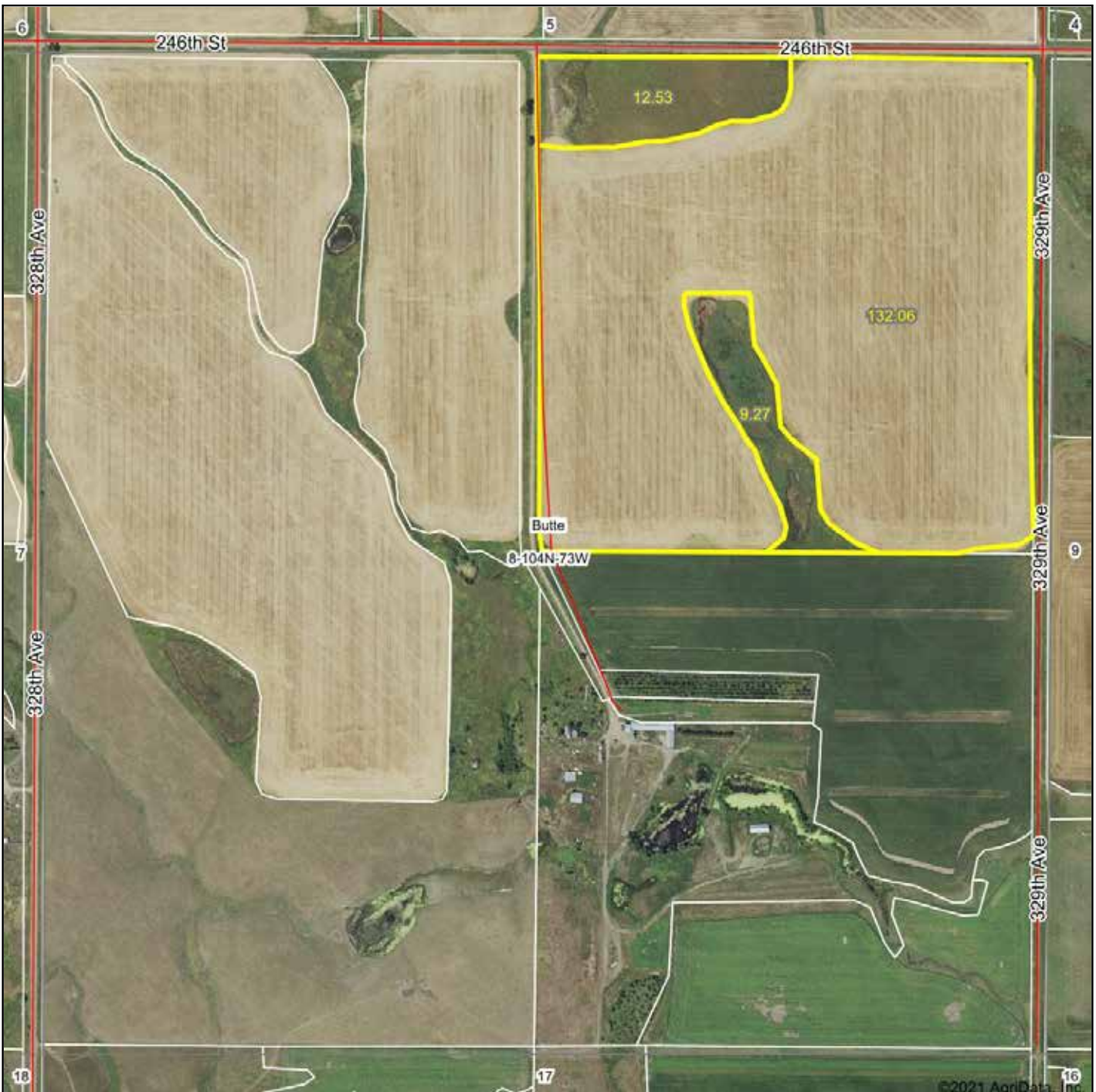
2021 Program Year
 Map Created December 14, 2020
Farm 3628

6-104N-73W-Lyman

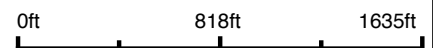
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TRACT 2

Aerial Map



Map Center: 43° 49' 31.95, -99° 35' 39.23



8-104N-73W
Lyman County
South Dakota

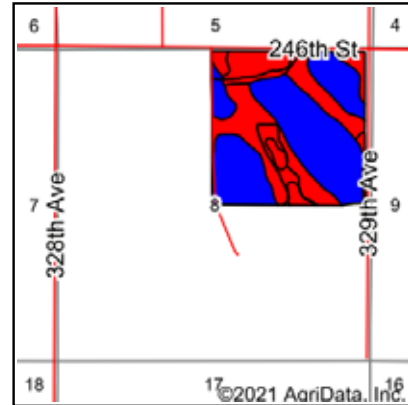
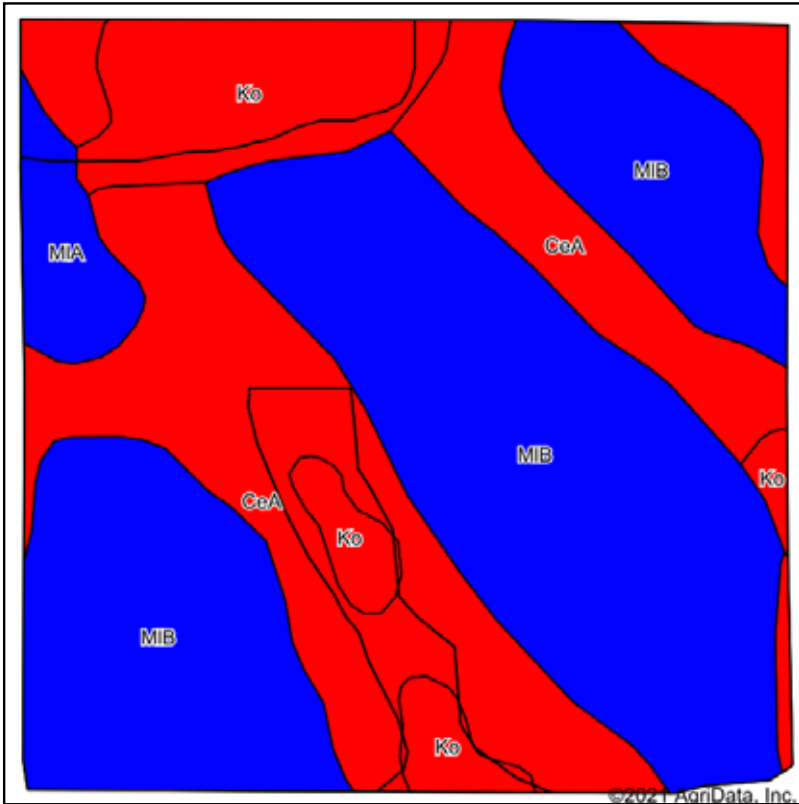


11/18/2021



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

Soils Map



State: **South Dakota**
 County: **Lyman**
 Location: **8-104N-73W**
 Township: **Butte**
 Acres: **153.86**
 Date: **11/18/2021**



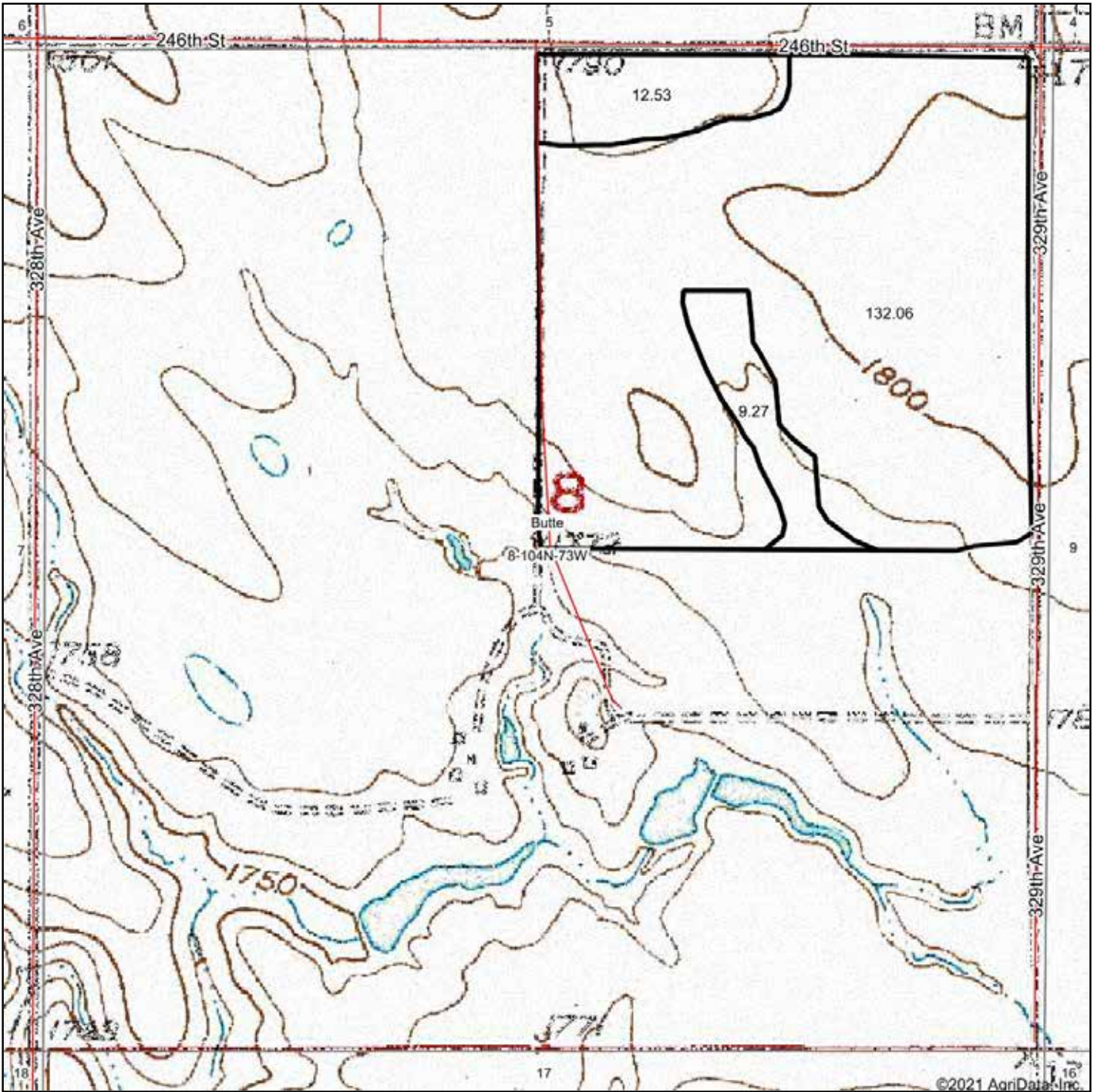
Soils data provided by USDA and NRCS.

| Area Symbol: SD085, Soil Area Version: 22 | | | | | | | | |
|---|---|-------|------------------|-----------|------------------|--------------|--------------------|-------------------|
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index | *n NCCPI Soybeans |
| MIB | Millboro silty clay loam, 3 to 6 percent slopes | 82.24 | 53.5% | | Ile | Ile | 82 | 33 |
| CeA | Carter silt loam, 0 to 3 percent slopes | 48.46 | 31.5% | | IVs | IVs | 39 | 34 |
| Ko | Kolls silty clay | 17.88 | 11.6% | | Vw | Vw | 30 | 5 |
| MIA | Millboro silty clay loam, 0 to 3 percent slopes | 5.28 | 3.4% | | Ils | Ils | 89 | 34 |
| Weighted Average | | | | | 2.98 | 2.98 | 62.7 | *n 30.1 |

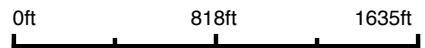
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Tract 2: NE ¼ of Section 8-T104N-R73W of of the 5thPM Lyman County, SD. 160 +/- acres. This tract features 132.06 +/- acres under cultivation, 22.13 +/- acres of low-lying slough/grass waterways and the remaining balance in ROW. Tract 2 features a 62 productivity index. This tract has excellent access with 246thStreet along the north side and 329thAvenue on the east boundary. R.E. Taxes:\$1264.34

Topography Map



map center: 43° 49' 31.95, -99° 35' 39.23



8-104N-73W
Lyman County
South Dakota



11/18/2021

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

South Dakota
Lyman

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

FARM: 3628
Prepared: 5/17/21 8:28 AM
Crop Year: 2021
Page: 2 of 7

Report ID: FSA-156EZ

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

Tract Number: 948 Description NE,W/ 8-104-73
FSA Physical Location : Lyman, SD ANSI Physical Location: Lyman, SD

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

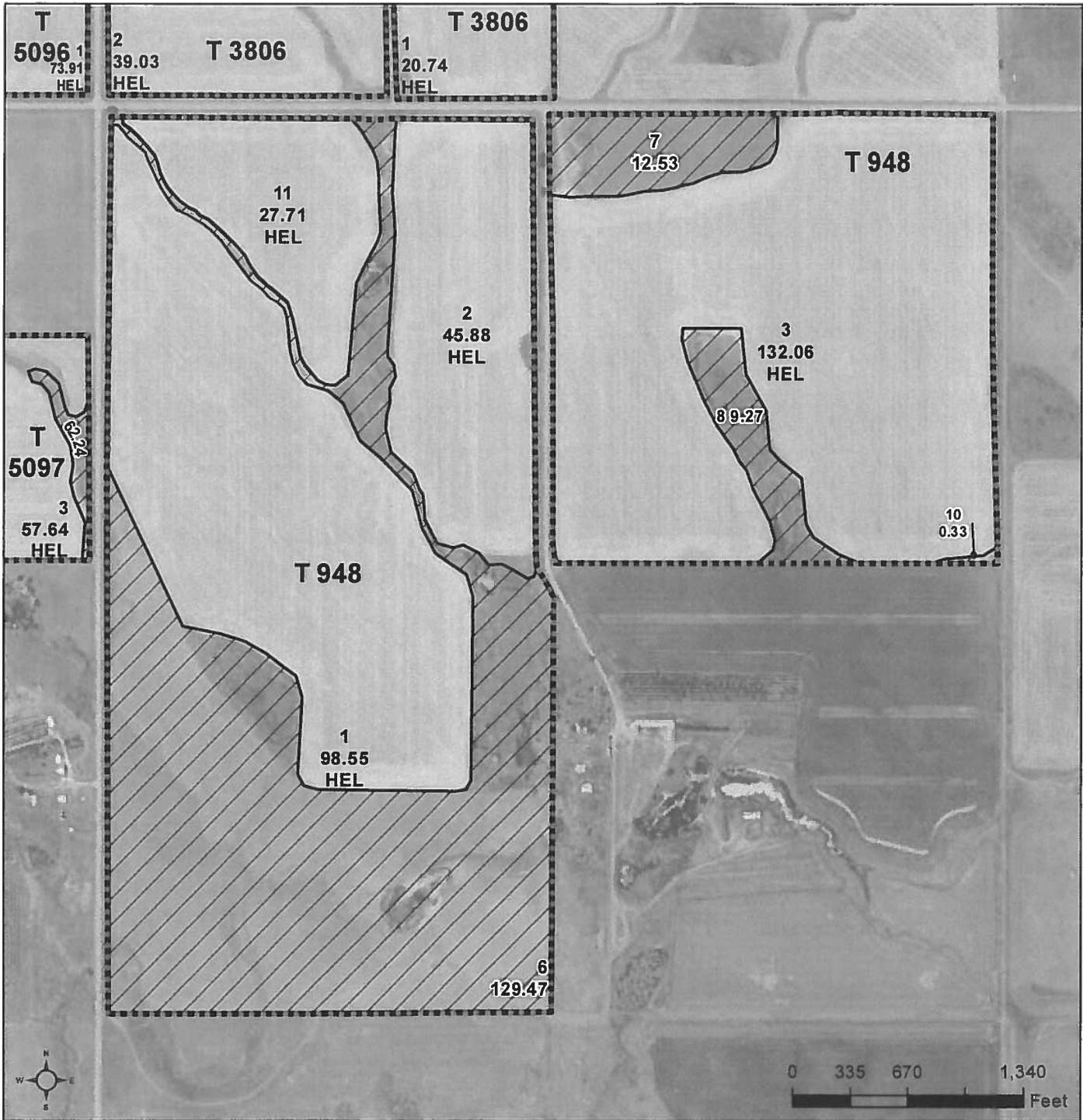
WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 455.8 | 304.2 | 304.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | |
| 0.0 | 0.0 | 304.2 | 0.0 | 0.0 | 0.0 | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| WHEAT | 92.5 | 63 | 0.00 |
| OATS | 6.2 | 38 | 0.00 |
| CORN | 3.3 | 103 | 0.00 |
| GRAIN SORGHUM | 88.4 | 43 | 0.00 |
| SUNFLOWERS | 19.6 | 892 | 0.00 |
| Total Base Acres: | 210.0 | | |

Owners: STEWART, DENNIS EUGENE
STEWART, LELAND
ROBINSON, MARILYN
STEWART, GORDON
WHEELER, EILEEN
STEWART, DOUGLAS
STEWART, DONNA

Other Producers: COSGROVE, JOHN



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

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

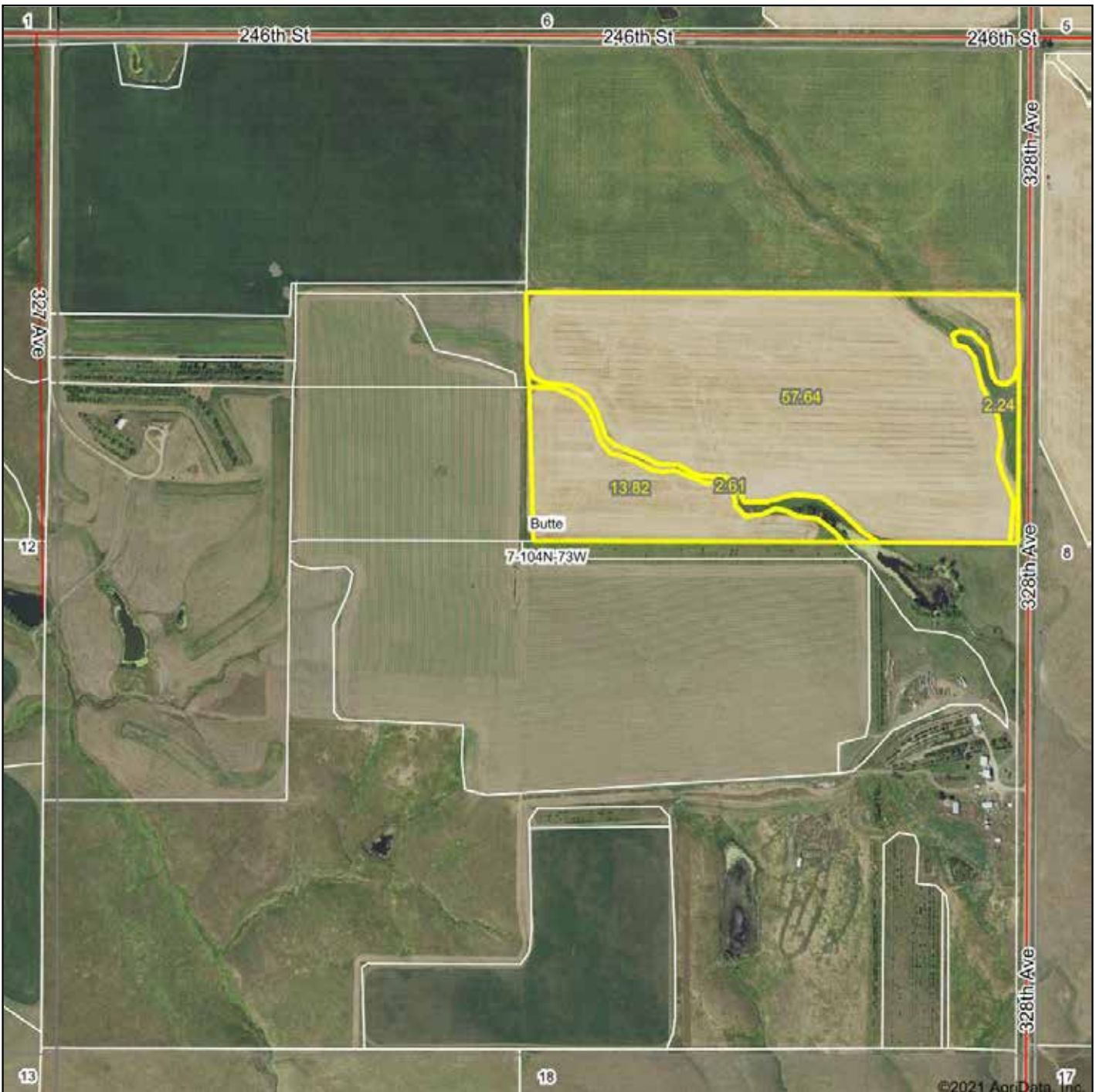
2021 Program Year
 Map Created December 14, 2020
Farm 3628

8-104N-73W-Lyman

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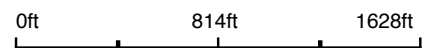
TRACT 3

Aerial Map

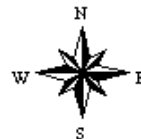


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Map Center: 43° 49' 31.52, -99° 36' 50.26



7-104N-73W
Lyman County
South Dakota

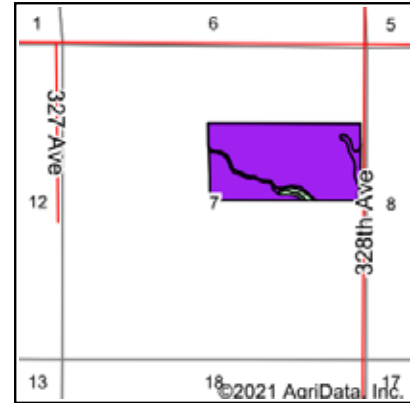
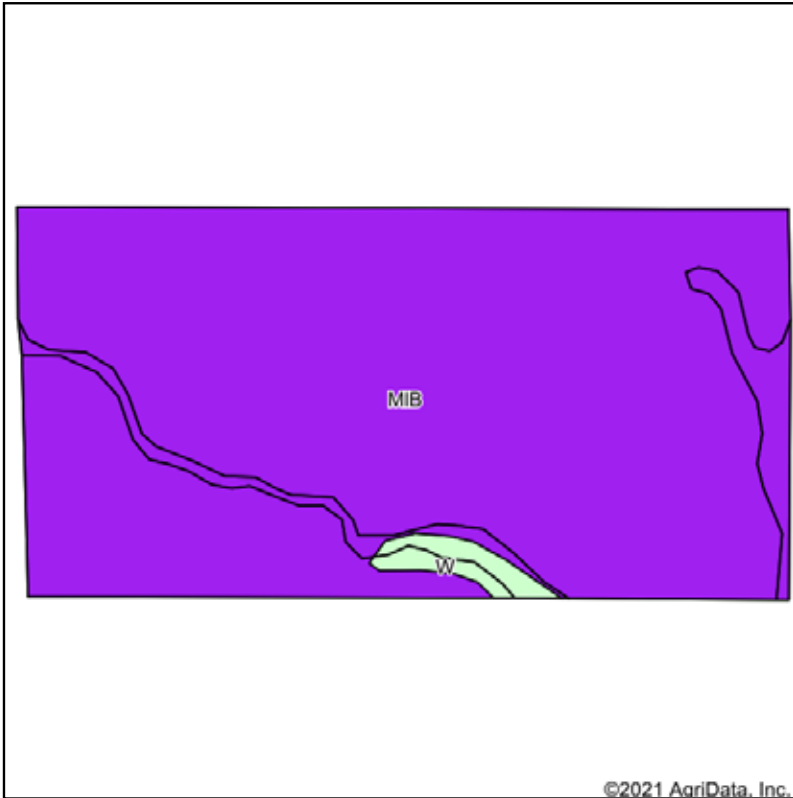


6/8/2021



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

Soils Map



State: **South Dakota**
 County: **Lyman**
 Location: **7-104N-73W**
 Township: **Butte**
 Acres: **76.31**
 Date: **6/8/2021**



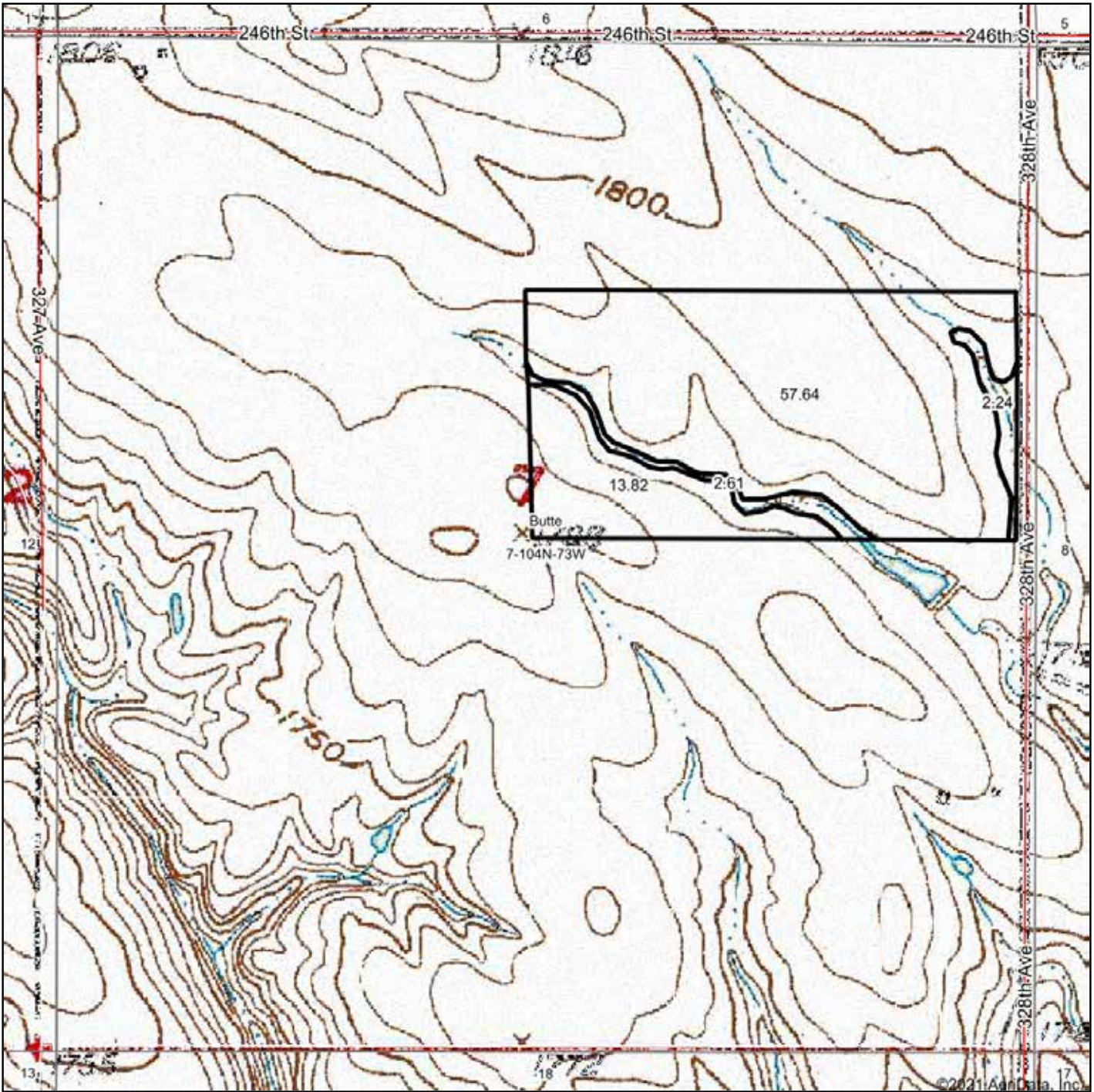
Soils data provided by USDA and NRCS.

| Area Symbol: SD085, Soil Area Version: 21 | | | | | | | |
|---|---|-------|------------------|-----------|------------------|--------------|--------------------|
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index |
| MIB | Millboro silty clay loam, 3 to 6 percent slopes | 74.81 | 98.0% | | Ile | Ile | 82 |
| W | Water | 1.50 | 2.0% | | VIII | | 0 |
| Weighted Average | | | | | | | 80.4 |

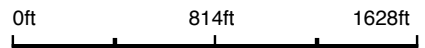
*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Tract 3: S ½ NE ¼ of Section 7-T104N-R73W of the 5thPM, Lyman County, SD. 80 +/- acres. Very powerful tract of land that features an 80 productivity index with 98% of the parcel consisting of ONE soil type! FSA records indicated 71.46 +/- acres under cultivation with the balance in grass waterways, low-lying areas and ROW. Gravel road access on the east boundary with 328th Avenue. R.E. Taxes: \$785.80

Topography Map



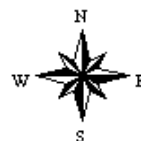
map center: 43° 49' 31.52, -99° 36' 50.26



Maps Provided By

CUSTOMIZED ONLINE MAPPING
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7-104N-73W
Lyman County
South Dakota



6/8/2021

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

South Dakota
 Lyman
 Report ID: FSA-156EZ

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

FARM: 3628
 Prepared: 5/17/21 8:28 AM
 Crop Year: 2021
 Page: 7 of 7

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

Tract Number: 5097 Description S/NE 7-104-73

FSA Physical Location : Lyman, SD ANSI Physical Location: Lyman, SD

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Recon Number

Wetland Status: Wetland determinations not complete

2016- 47

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 76.31 | 71.46 | 71.46 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | |
| 0.0 | 0.0 | 71.46 | 0.0 | 0.0 | 0.0 | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| WHEAT | 7.25 | 63 | 0.00 |
| OATS | 1.19 | 38 | 0.00 |
| CORN | 0.08 | 103 | 0.00 |
| GRAIN SORGHUM | 11.08 | 43 | 0.00 |
| SUNFLOWERS | 1.74 | 892 | 0.00 |
| Total Base Acres: | 21.34 | | |

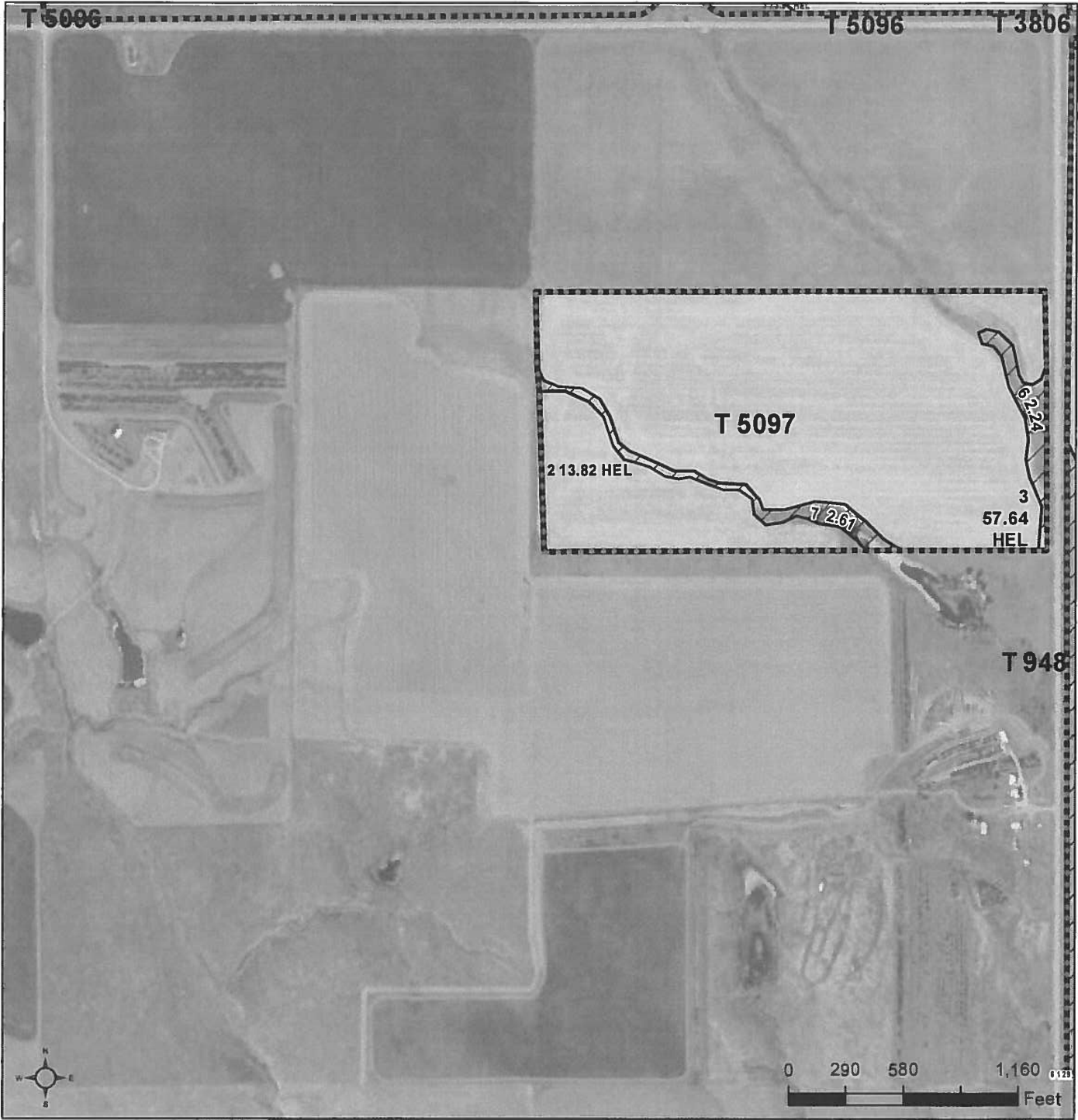
Owners: STEWART, DENNIS EUGENE
 STEWART, LELAND
 ROBINSON, MARILYN
 STEWART, GORDON
 WHEELER, EILEEN
 STEWART, DOUGLAS
 STEWART, DONNA

Other Producers: None



United States
Department of
Agriculture

Lyman County, South Dakota



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

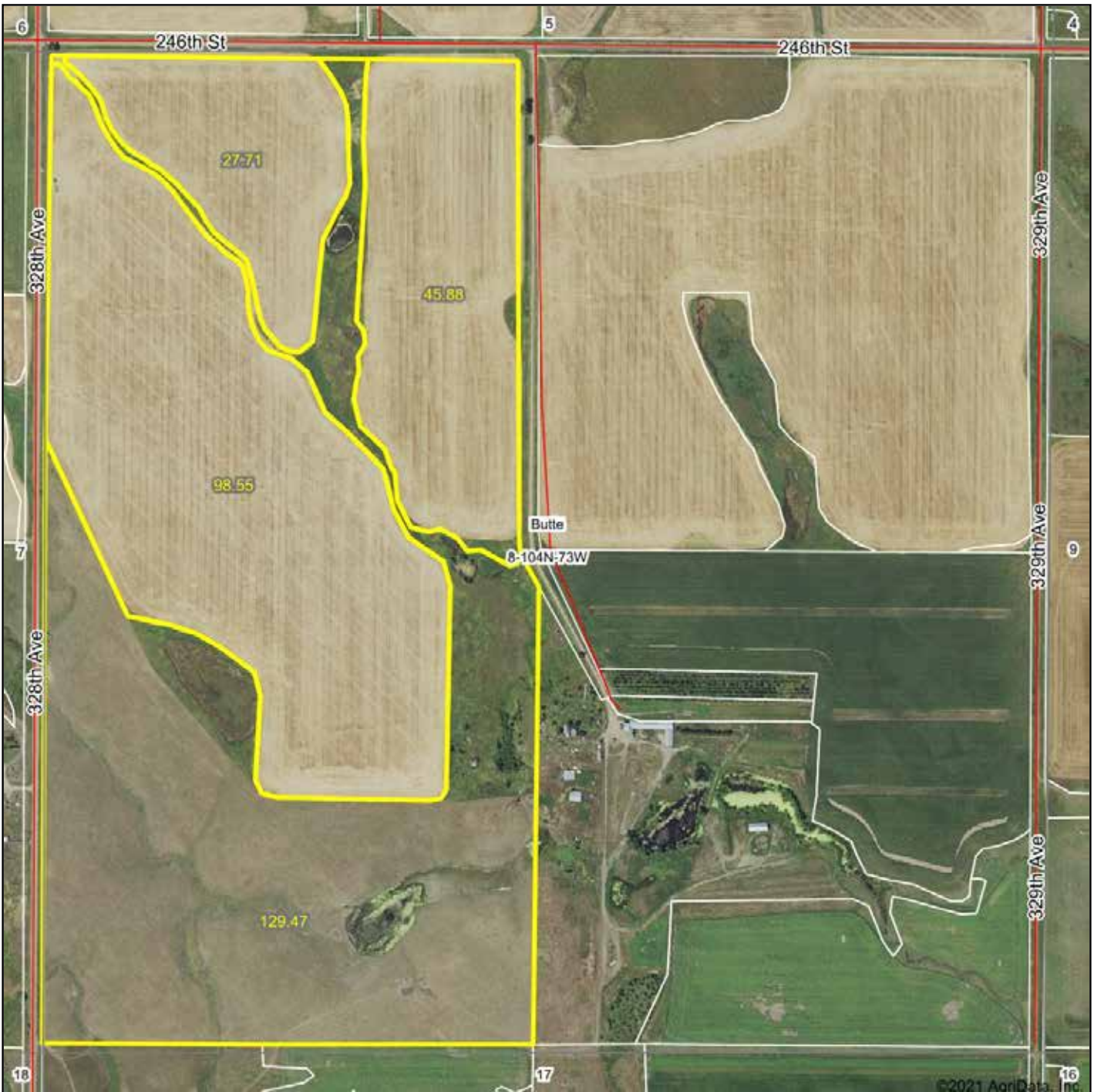
2021 Program Year
 Map Created December 14, 2020
Farm 3628

7-104N-73W-Lyman

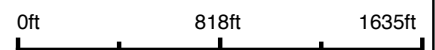
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

TRACT 4

Aerial Map



Map Center: 43° 49' 31.95, -99° 35' 39.23



8-104N-73W
Lyman County
South Dakota



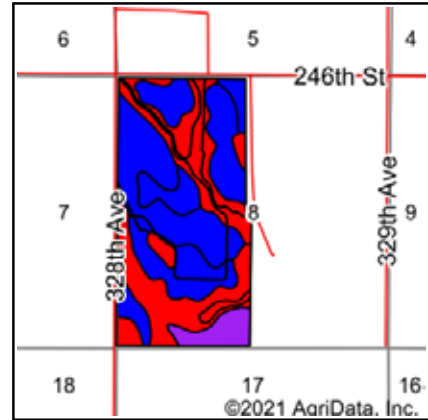
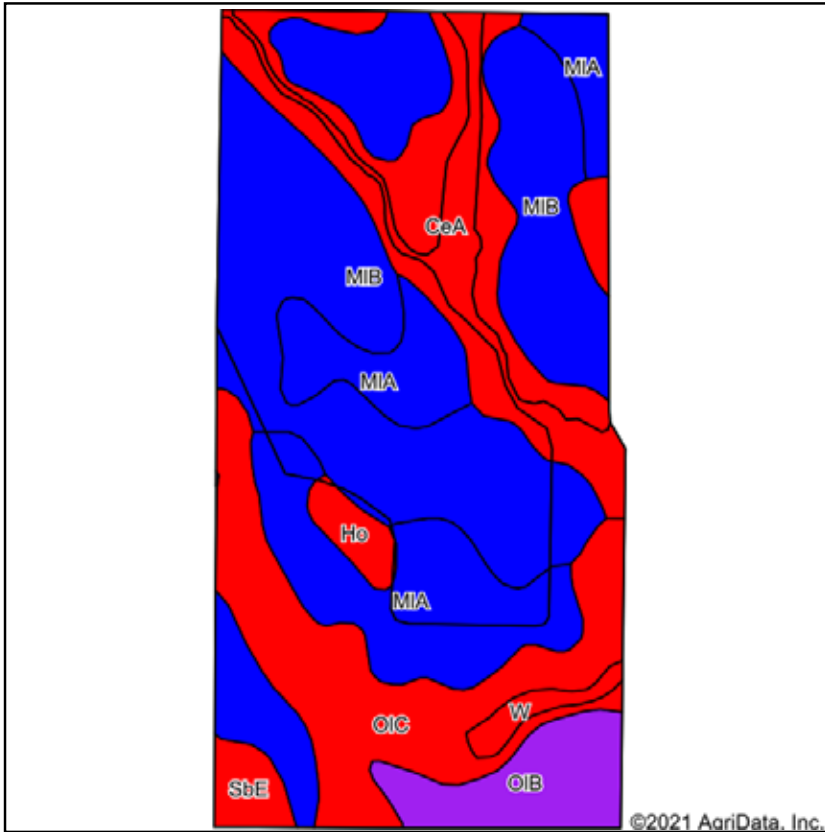
11/18/2021

Maps Provided By

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

Soils Map



State: **South Dakota**
 County: **Lyman**
 Location: **8-104N-73W**
 Township: **Butte**
 Acres: **301.61**
 Date: **11/18/2021**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: SD085, Soil Area Version: 22

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index | Corn Bu | Grain sorghum Bu | Oats Bu | Spring wheat Bu | Winter wheat Bu | *n NCCPI Soybeans |
|-------------------------|---|--------|------------------|-----------|------------------|--------------|--------------------|-----------|------------------|------------|-----------------|-----------------|-------------------|
| MIB | Millboro silty clay loam, 3 to 6 percent slopes | 118.26 | 39.2% | | Ile | Ile | 82 | | | | | | 33 |
| MIA | Millboro silty clay loam, 0 to 3 percent slopes | 54.18 | 18.0% | | IIs | IIs | 89 | | | | | | 34 |
| CeA | Carter silt loam, 0 to 3 percent slopes | 50.88 | 16.9% | | IVs | IVs | 39 | | | | | | 34 |
| OIC | Opal clay, 6 to 9 percent slopes | 47.49 | 15.7% | | IVe | IVe | 49 | | | | | | 19 |
| OIB | Opal clay, 3 to 6 percent slopes | 17.17 | 5.7% | | IIIe | IIIe | 60 | | | | | | 20 |
| SbE | Sansarc-Opal clays, 9 to 25 percent slopes | 5.26 | 1.7% | | VIIe | VIIe | 21 | | | | | | 14 |
| Ho | Hoven silt loam | 4.79 | 1.6% | | VIIs | | 15 | 3 | 4 | 4 | 2 | 2 | 7 |
| W | Water | 3.58 | 1.2% | | VIII | | 0 | | | | | | |
| Weighted Average | | | | | 2.93 | 2.74 | 66.5 | *- | 0.1 | 0.1 | *- | *- | *n 29.3 |

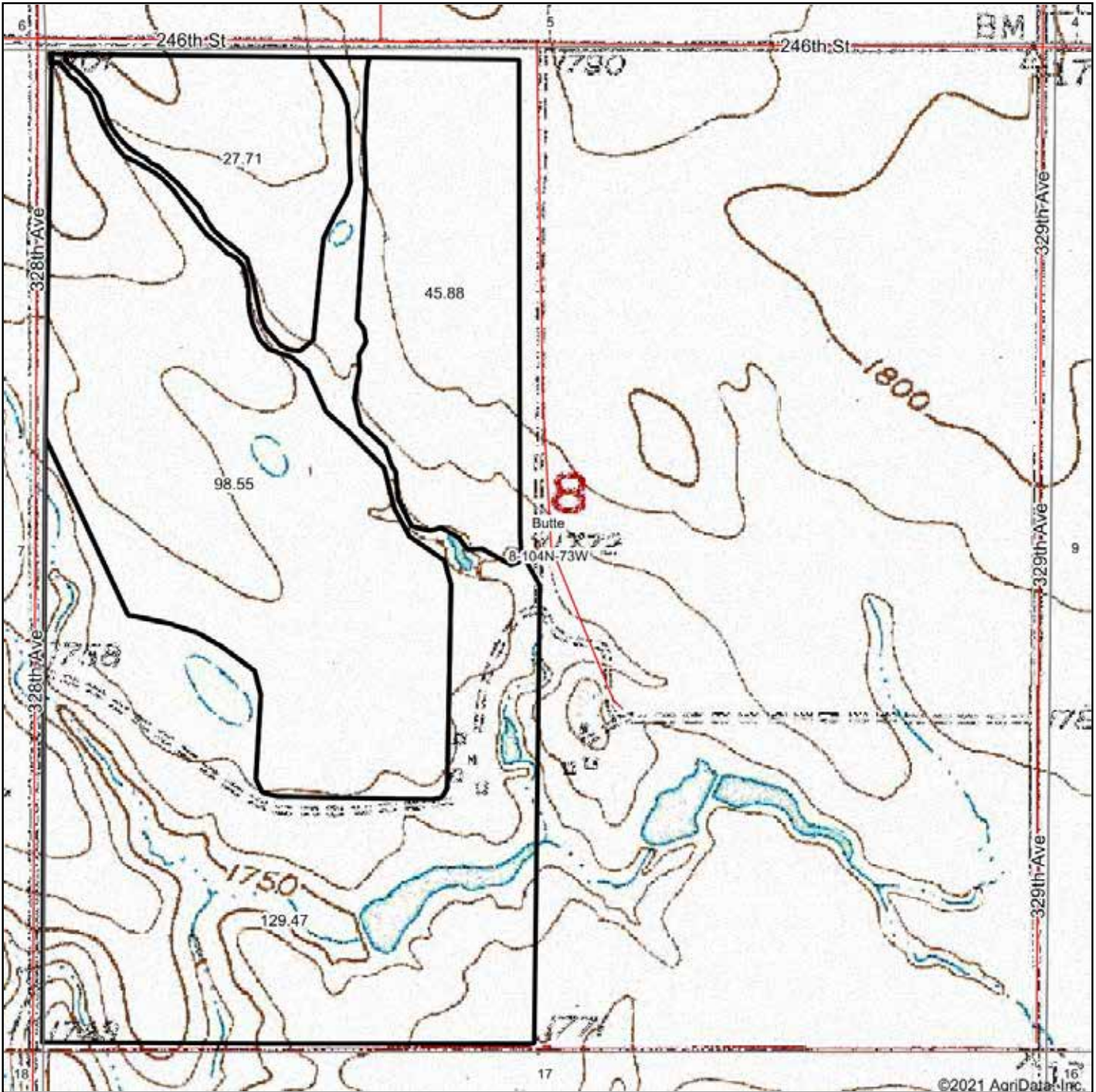
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

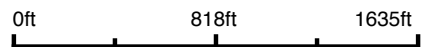
Soils data provided by USDA and NRCS.

Tract 4: W ½, Except Road as conveyed by Deed in Book 72, Page 305, Section 8-T105N-R73W of the 5thPM Lyman County, SD. 315.75 +/- acres. Large, mixed-use parcel consisting of 172.14 +/- tillable acres, 95 +/- acre fenced pasture and the remaining acres in low-lying/grass waterways and ROW. The pasture dam is washed out. Gravel road access to the property is very good with 246th Street along the north boundary and 328th Avenue along the west side. R.E. Taxes: \$2650.82

Topography Map



map center: 43° 49' 31.95, -99° 35' 39.23



8-104N-73W
Lyman County
South Dakota



11/18/2021

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

South Dakota
Lyman

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

FARM: 3628
Prepared: 5/17/21 8:28 AM
Crop Year: 2021
Page: 2 of 7

Report ID: FSA-156EZ

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

Tract Number: 948 Description NE,W/ 8-104-73

FSA Physical Location : Lyman, SD ANSI Physical Location: Lyman, SD

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

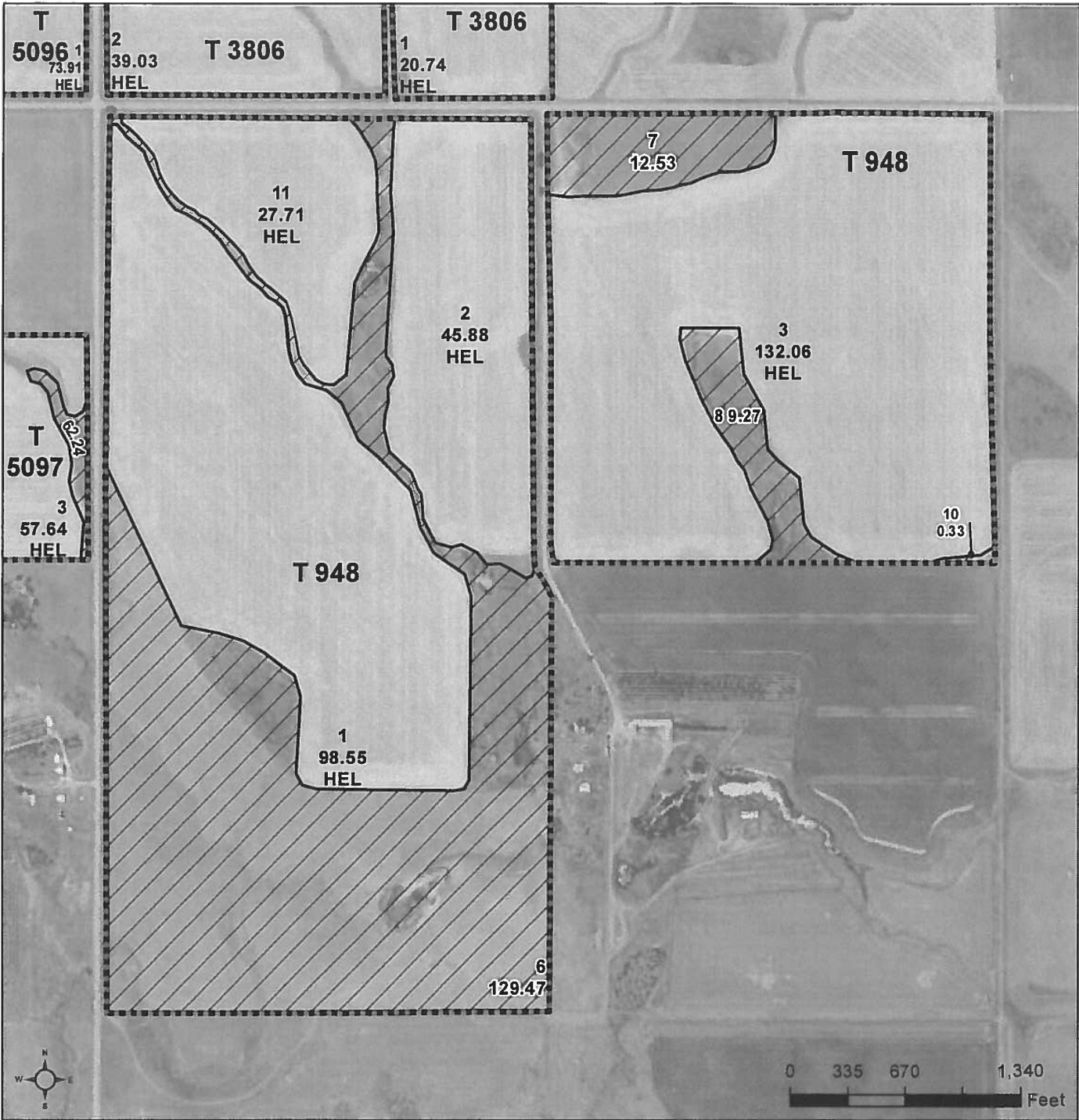
WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 455.8 | 304.2 | 304.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | |
| 0.0 | 0.0 | 304.2 | 0.0 | 0.0 | 0.0 | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| WHEAT | 92.5 | 63 | 0.00 |
| OATS | 6.2 | 38 | 0.00 |
| CORN | 3.3 | 103 | 0.00 |
| GRAIN SORGHUM | 88.4 | 43 | 0.00 |
| SUNFLOWERS | 19.6 | 892 | 0.00 |
| Total Base Acres: | 210.0 | | |

Owners: STEWART, DENNIS EUGENE
STEWART, LELAND
ROBINSON, MARILYN
STEWART, GORDON
WHEELER, EILEEN
STEWART, DOUGLAS
STEWART, DONNA

Other Producers: COSGROVE, JOHN



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

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

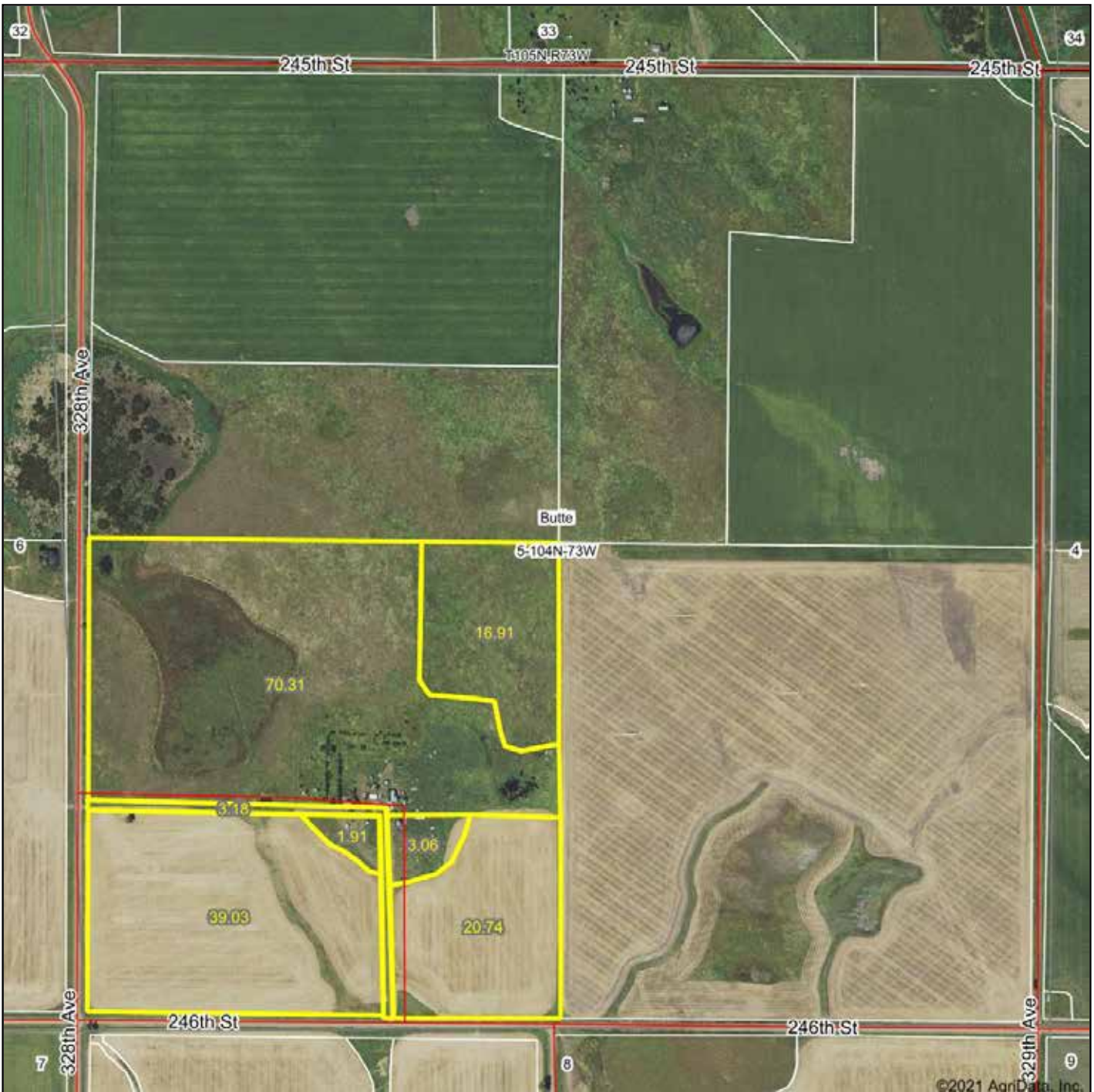
2021 Program Year
 Map Created December 14, 2020
Farm 3628

8-104N-73W-Lyman

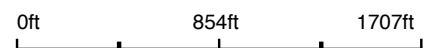
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

TRACT 5

Aerial Map



Map Center: 43° 50' 23.95, -99° 35' 41.08



5-104N-73W
Lyman County
South Dakota

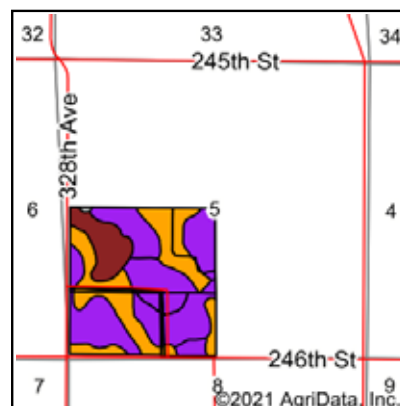
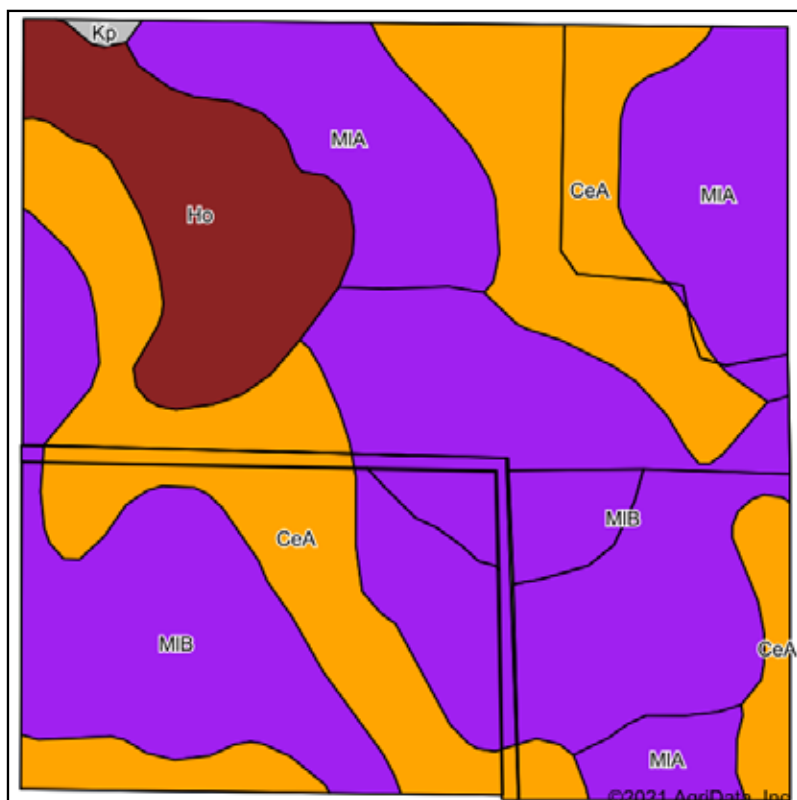


8/14/2021



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

Soils Map



State: **South Dakota**
 County: **Lyman**
 Location: **5-104N-73W**
 Township: **Butte**
 Acres: **155.14**
 Date: **8/14/2021**



Soils data provided by USDA and NRCS.

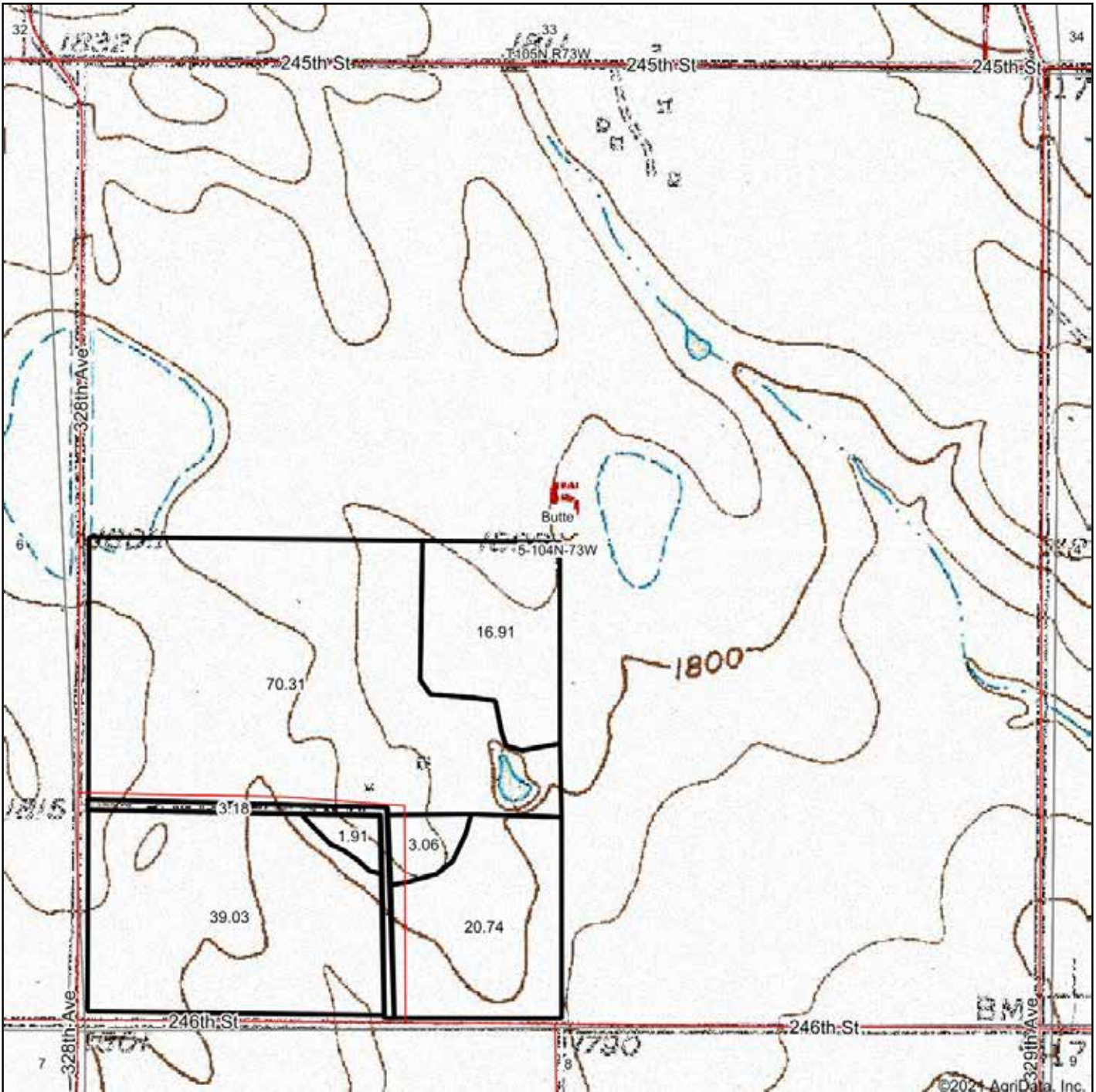
Area Symbol: SD085, Soil Area Version: 21

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index | |
|-------------------------|---|-------|------------------|-----------|------------------|--------------|--------------------|-------------|
| MIB | Millboro silty clay loam, 3 to 6 percent slopes | 61.28 | 39.5% | | | Ile | Ile | 82 |
| CeA | Carter silt loam, 0 to 3 percent slopes | 48.17 | 31.0% | | | IVs | IVs | 39 |
| MIA | Millboro silty clay loam, 0 to 3 percent slopes | 28.64 | 18.5% | | | IIs | IIs | 89 |
| Ho | Hoven silt loam | 16.67 | 10.7% | | | VIIs | | 15 |
| Kp | Kolls silty clay, ponded | 0.38 | 0.2% | | | VIIIw | | 10 |
| Weighted Average | | | | | | | | 62.6 |

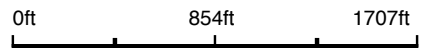
*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Tract 5: . SW ¼ of Section 5-T104N-R73W of the 5thPM, Lyman County, SD. 160 +/- acres. "The Home Quarter" tract features 76.68 +/- acres considered tillable, 70 acres of pasture and the remaining land in building site, driveway and ROW. The overall productivity index of the entire quarter is 62. The building site is less than three miles from the Reliance, SD I-90 exit and sits off the road approximately one-quarter mile and features a home and several outbuildings. The site includes WR/LJ Rural Water and high-speed internet. Gravel road access to the property is available along 328th Avenue on the west and 246th Street on the south. R.E. Taxes:\$1833.98

Topography Map



map center: 43° 50' 23.95, -99° 35' 41.08



Maps Provided By

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5-104N-73W
Lyman County
South Dakota



8/14/2021

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

South Dakota
Lyman

U.S. Department of Agriculture
Farm Service Agency

FARM: 3627
Prepared: 5/17/21 8:27 AM
Crop Year: 2021
Page: 3 of 3

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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

Tract Number: 3807 Description N/SW 5-104-73

FSA Physical Location : Lyman, SD ANSI Physical Location: Lyman, SD

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 87.22 | 16.91 | 16.91 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | |
| 0.0 | 0.0 | 16.91 | 0.0 | 0.0 | 0.0 | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| CORN | 6.6 | 46 | 0.00 |
| GRAIN SORGHUM | 6.6 | 42 | 0.00 |
| Total Base Acres: | 13.2 | | |

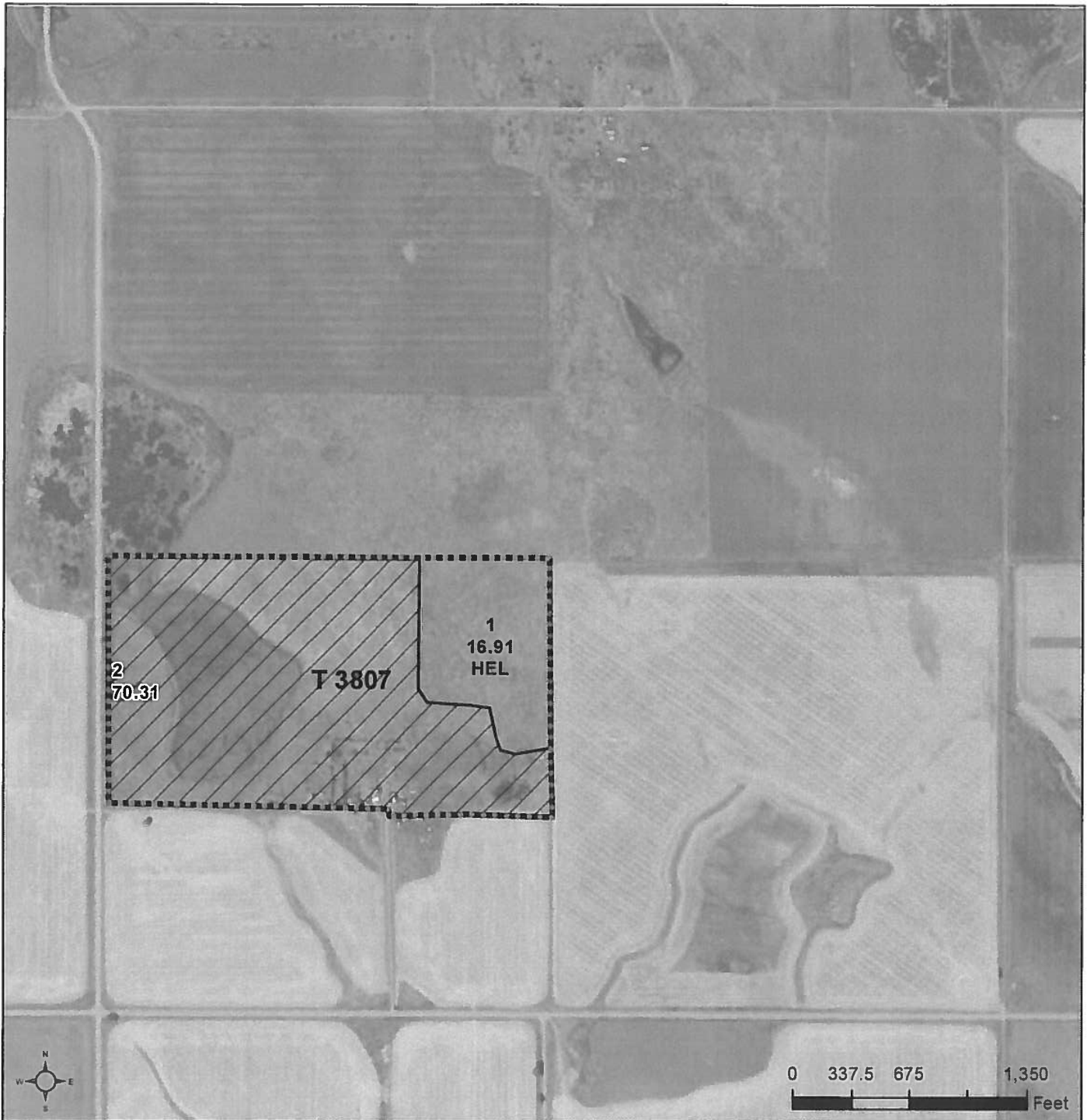
Owners: STEWART, DENNIS EUGENE
STEWART, LELAND
ROBINSON, MARILYN
STEWART, GORDON
WHEELER, EILEEN
STEWART, DOUGLAS
STEWART, DONNA

Other Producers: None



United States
Department of
Agriculture

Lyman County, South Dakota



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

2021 Program Year
Map Created December 14, 2020

Farm 3627

5-104N-73W-Lyman

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South Dakota
Lyman

Report ID: FSA-156EZ

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

FARM: 3628
Prepared: 5/17/21 8:28 AM
Crop Year: 2021
Page: 4 of 7

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

Tract Number: 3806 Description S/SW 5-104-73

FSA Physical Location : Lyman, SD ANSI Physical Location: Lyman, SD

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 64.74 | 59.77 | 59.77 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | |
| 0.0 | 0.0 | 59.77 | 0.0 | 0.0 | 0.0 | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| WHEAT | 15.1 | 63 | 0.00 |
| OATS | 2.5 | 38 | 0.00 |
| CORN | 0.2 | 103 | 0.00 |
| GRAIN SORGHUM | 23.0 | 43 | 0.00 |
| SUNFLOWERS | 3.6 | 892 | 0.00 |
| Total Base Acres: | 44.4 | | |

| | |
|--------------------------------|------------------|
| Owners: STEWART, DENNIS EUGENE | WHEELER, EILEEN |
| STEWART, LELAND | STEWART, DOUGLAS |
| ROBINSON, MARILYN | STEWART, DONNA |
| STEWART, GORDON | |

Other Producers: None



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination

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

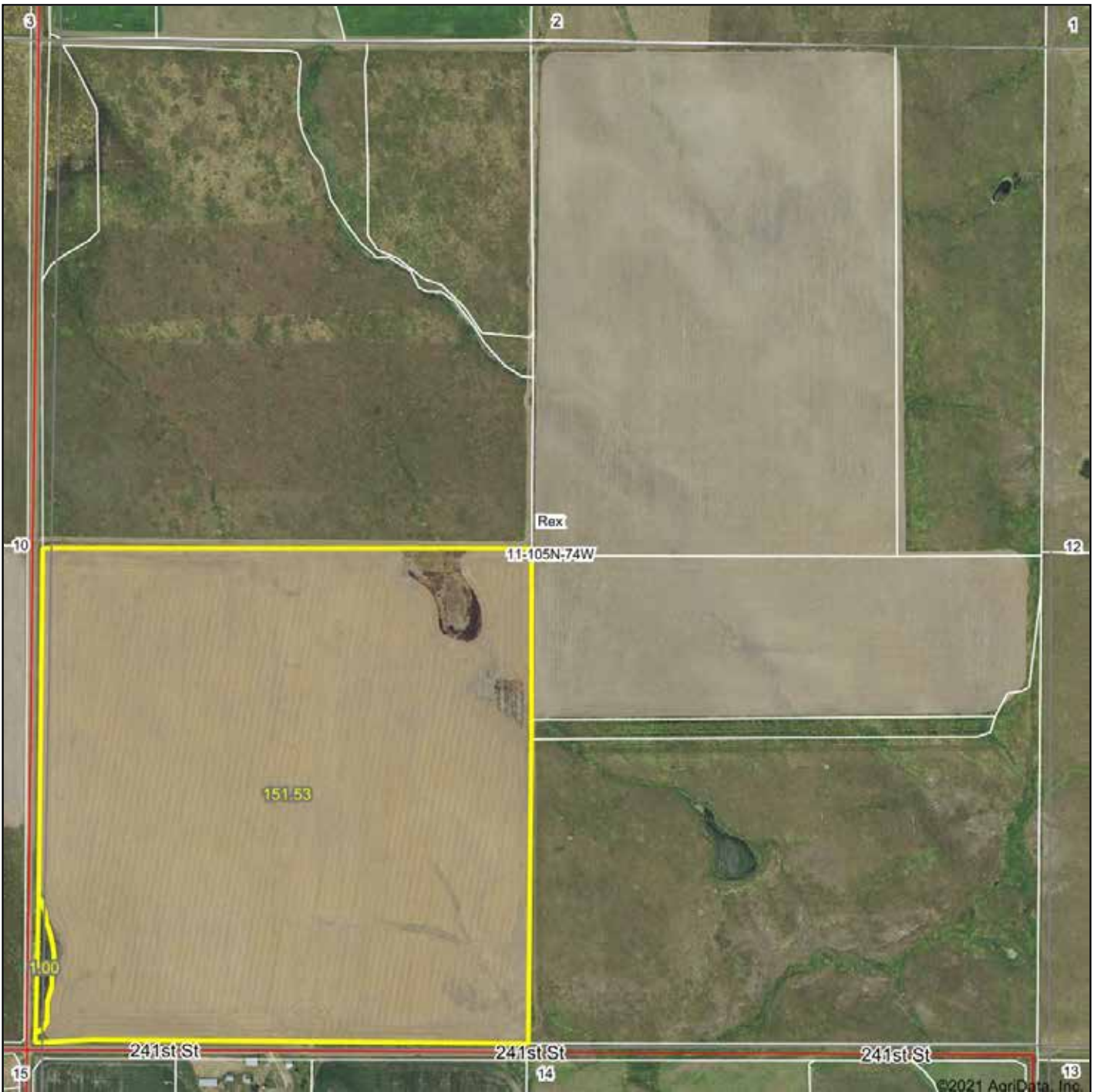
2021 Program Year
 Map Created December 14, 2020
Farm 3628

5-104N-73W-Lyman

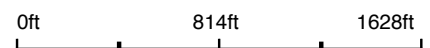
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TRACT 6

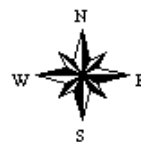
Aerial Map



Map Center: 43° 54' 45.02, -99° 40' 31.57



11-105N-74W
Lyman County
South Dakota



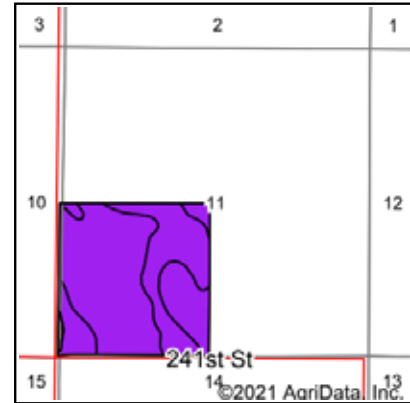
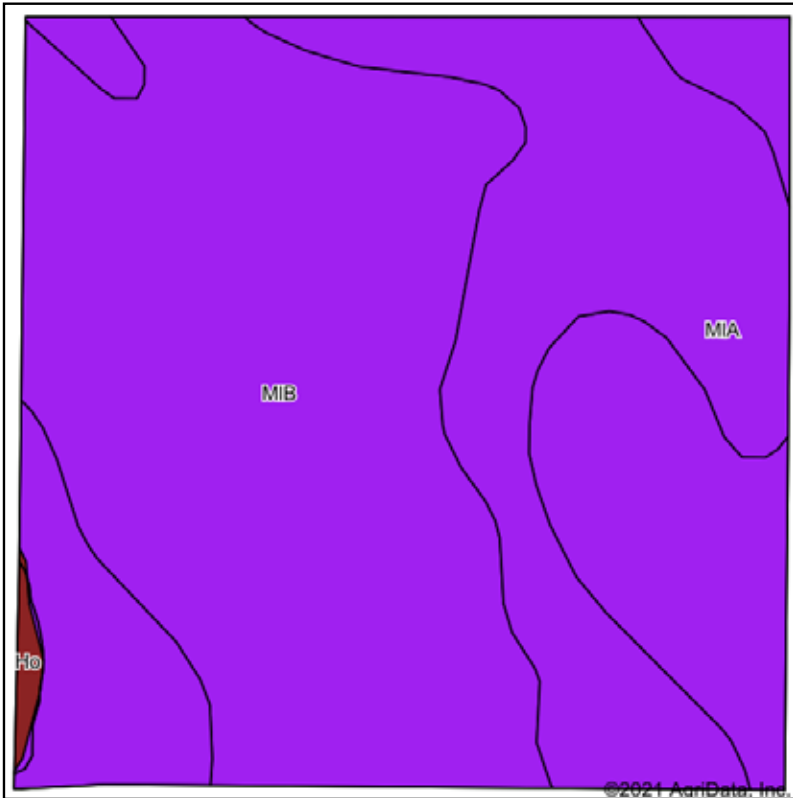
6/8/2021

Maps Provided By

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

Soils Map



State: **South Dakota**
 County: **Lyman**
 Location: **11-105N-74W**
 Township: **Rex**
 Acres: **152.53**
 Date: **6/8/2021**



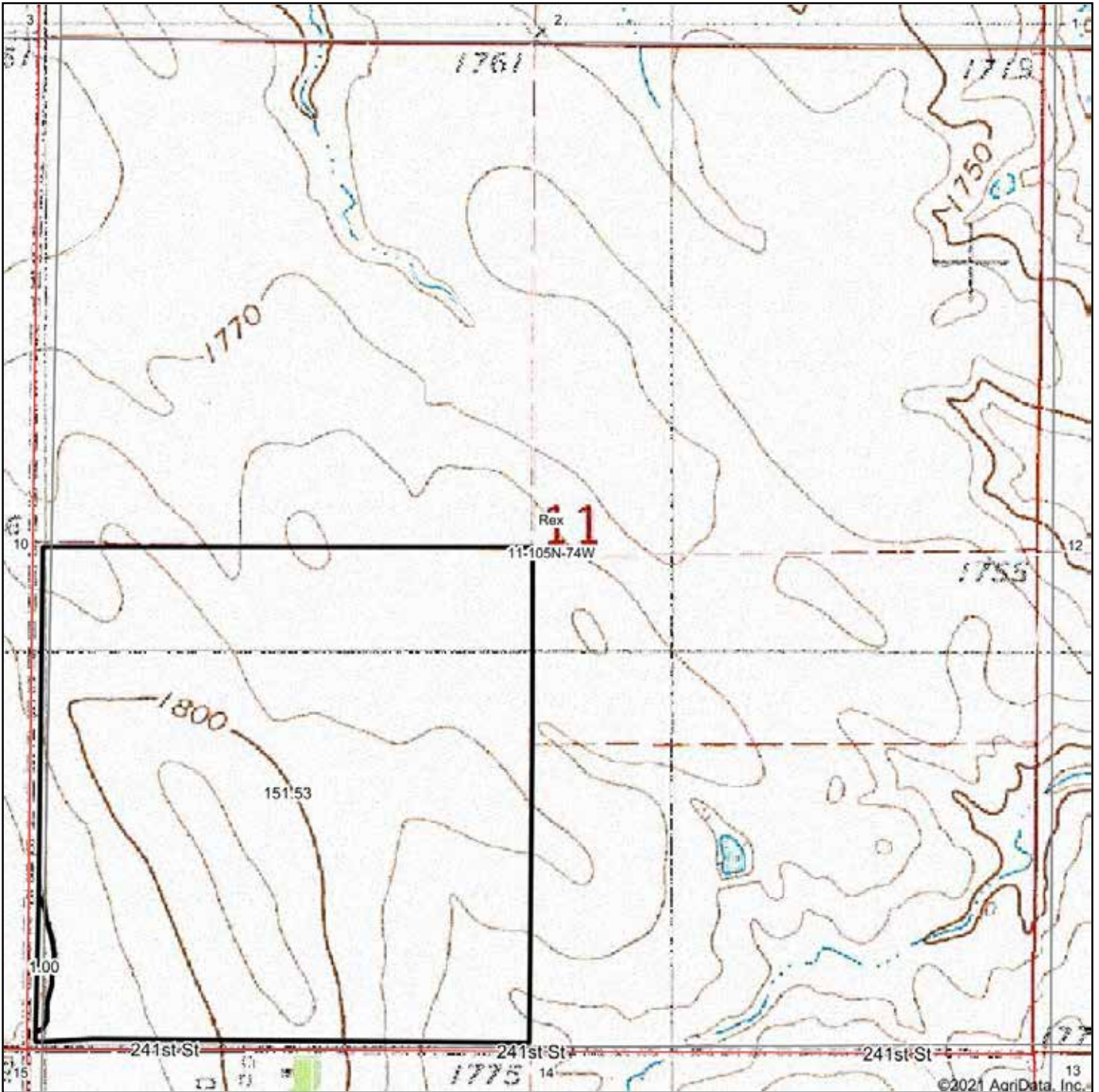
Soils data provided by USDA and NRCS.

| Area Symbol: SD085, Soil Area Version: 21 | | | | | | | |
|---|---|--------|------------------|-----------|------------------|--------------|--------------------|
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index |
| MIB | Millboro silty clay loam, 3 to 6 percent slopes | 100.65 | 66.0% | | Ile | Ile | 82 |
| MIA | Millboro silty clay loam, 0 to 3 percent slopes | 51.00 | 33.4% | | Ils | Ils | 89 |
| Ho | Hoven silt loam | 0.88 | 0.6% | | Vls | | 15 |
| Weighted Average | | | | | | | 84 |

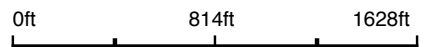
*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Tract 6: SW ¼ of Section 11-T105N-R74W of the 5thPM, Lyman County, SD. 160 +/- acres. This powerful, tillable tract of land is the northern-most piece of farmland offered. FSA records indicate 151.53 acres under cultivation with the balance in low-lying areas and ROW. TWO soil types make up the entire tract which features an 84 productivity index. Gravel road access on 241st Street on the south boundary and dirt section-line access along the west. R.E. Taxes: \$1335.34

Topography Map



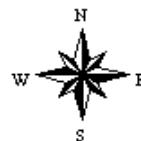
map center: 43° 54' 45.02, -99° 40' 31.57



Maps Provided By

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11-105N-74W
Lyman County
South Dakota



6/8/2021

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

South Dakota
 Lyman
 Report ID: FSA-156EZ

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

FARM: 3628
 Prepared: 5/17/21 8:28 AM
 Crop Year: 2021
 Page: 3 of 7

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

Tract Number: 3541 Description SW 11-105-74
 FSA Physical Location : Lyman, SD ANSI Physical Location: Lyman, SD
 BIA Range Unit Number:
 HEL Status: HEL: conservation system is being actively applied
 Wetland Status: Wetland determinations not complete
 WL Violations: None

| | | | | | | | |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
| 152.53 | 151.53 | 151.53 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | |
| 0.0 | 0.0 | 151.53 | 0.0 | 0.0 | 0.0 | | |

| | | | |
|---------------|--------------|-----------|-----------------------|
| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
| GRAIN SORGHUM | 145.6 | 42 | 0.00 |
| SUNFLOWERS | 0.4 | 892 | 0.00 |

Owners: STEWART, DENNIS EUGENE WHEELER, EILEEN
 STEWART, LELAND STEWART, DOUGLAS
 ROBINSON, MARILYN STEWART, DONNA
 STEWART, GORDON

Other Producers: None



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLS

2021 Program Year
 Map Created December 14, 2020
Farm 3628

Wetland Determination
 ● Restricted Use
 ▽ Limited Restrictions
 □ Exempt from Conservation
 □ Compliance Provisions

11-105N-74W-Lyman

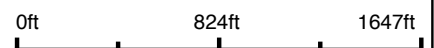
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TRACT 7

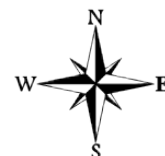
Aerial Map



Map Center: 43° 53' 53.17, -99° 39' 19.42



13-105N-74W
Lyman County
South Dakota

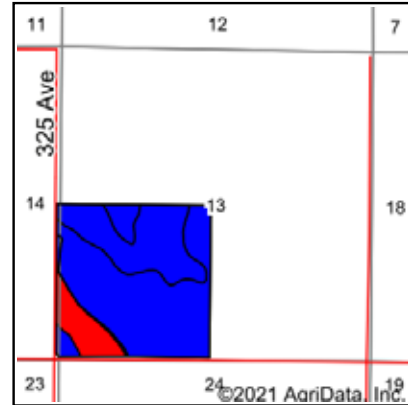
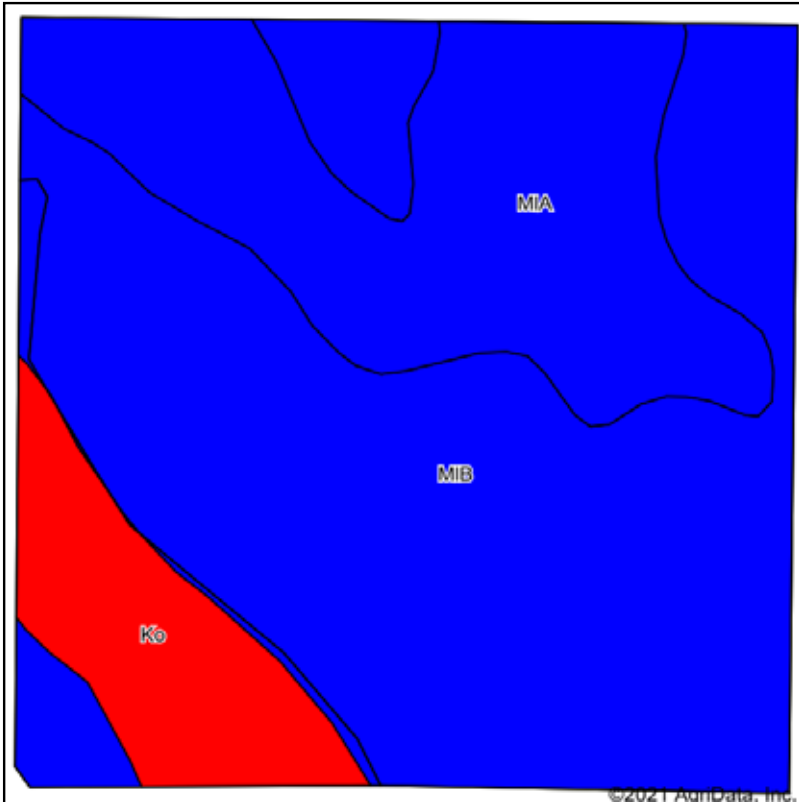


11/18/2021

Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **South Dakota**
 County: **Lyman**
 Location: **13-105N-74W**
 Township: **Rex**
 Acres: **155.91**
 Date: **11/18/2021**



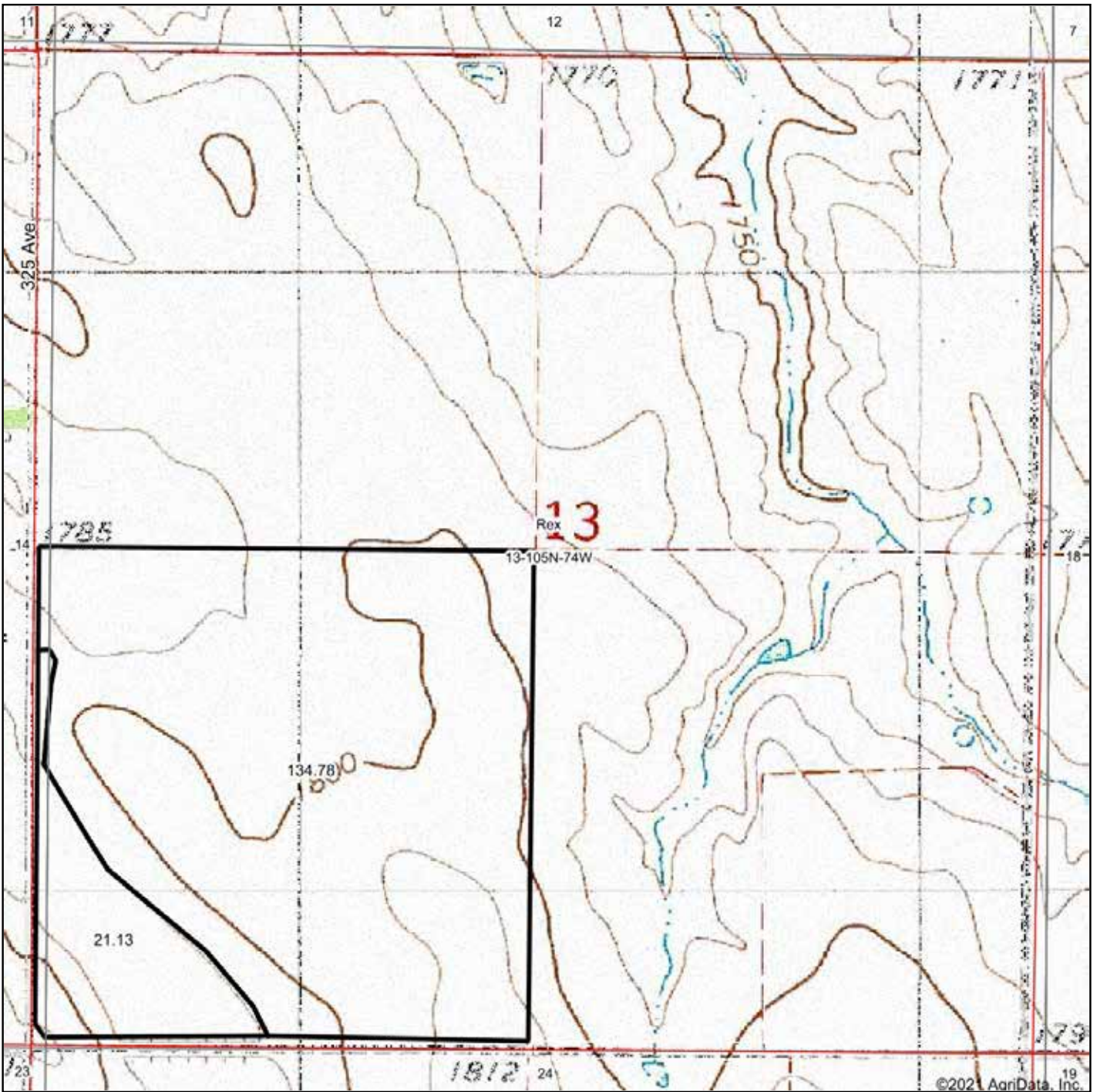
Soils data provided by USDA and NRCS.

| Area Symbol: SD085, Soil Area Version: 22 | | | | | | | | | |
|---|---|-------|------------------|-----------|------------------|--------------|--------------------|-------------------|----------------|
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index | *n NCCPI Soybeans | |
| MIB | Millboro silty clay loam, 3 to 6 percent slopes | 95.93 | 61.5% | | Ile | Ile | 82 | 33 | |
| MIA | Millboro silty clay loam, 0 to 3 percent slopes | 43.72 | 28.0% | | Ils | Ils | 89 | 34 | |
| Ko | Kolls silty clay | 16.26 | 10.4% | | Vw | Vw | 30 | 5 | |
| Weighted Average | | | | | | 2.31 | 2.31 | 78.5 | *n 30.4 |

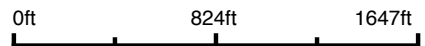
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Tract 7: SW ¼ of Section 13- T105N-R74W of the 5thPM, Lyman County, SD. 160 +/- acres. This tract features 134.78 +/- acres of cultivated land, 21.3 +/- acres of low-lying grass and remaining balance in ROW. The overall productivity index for Tract 7 is 78. Gravel road access on 242ndStreet and only 2.5 miles east to SD Hwy 47. R.E. Taxes: \$1231.52

Topography Map



map center: 43° 53' 53.17, -99° 39' 19.42



Maps Provided By

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13-105N-74W
Lyman County
South Dakota



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

South Dakota
 Lyman
 Report ID: FSA-156EZ

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

FARM: 3628
 Prepared: 5/17/21 8:28 AM
 Crop Year: 2021
 Page: 3 of 7

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

Tract Number: 3539 Description S/13-105-74

FSA Physical Location : Lyman, SD ANSI Physical Location: Lyman, SD

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

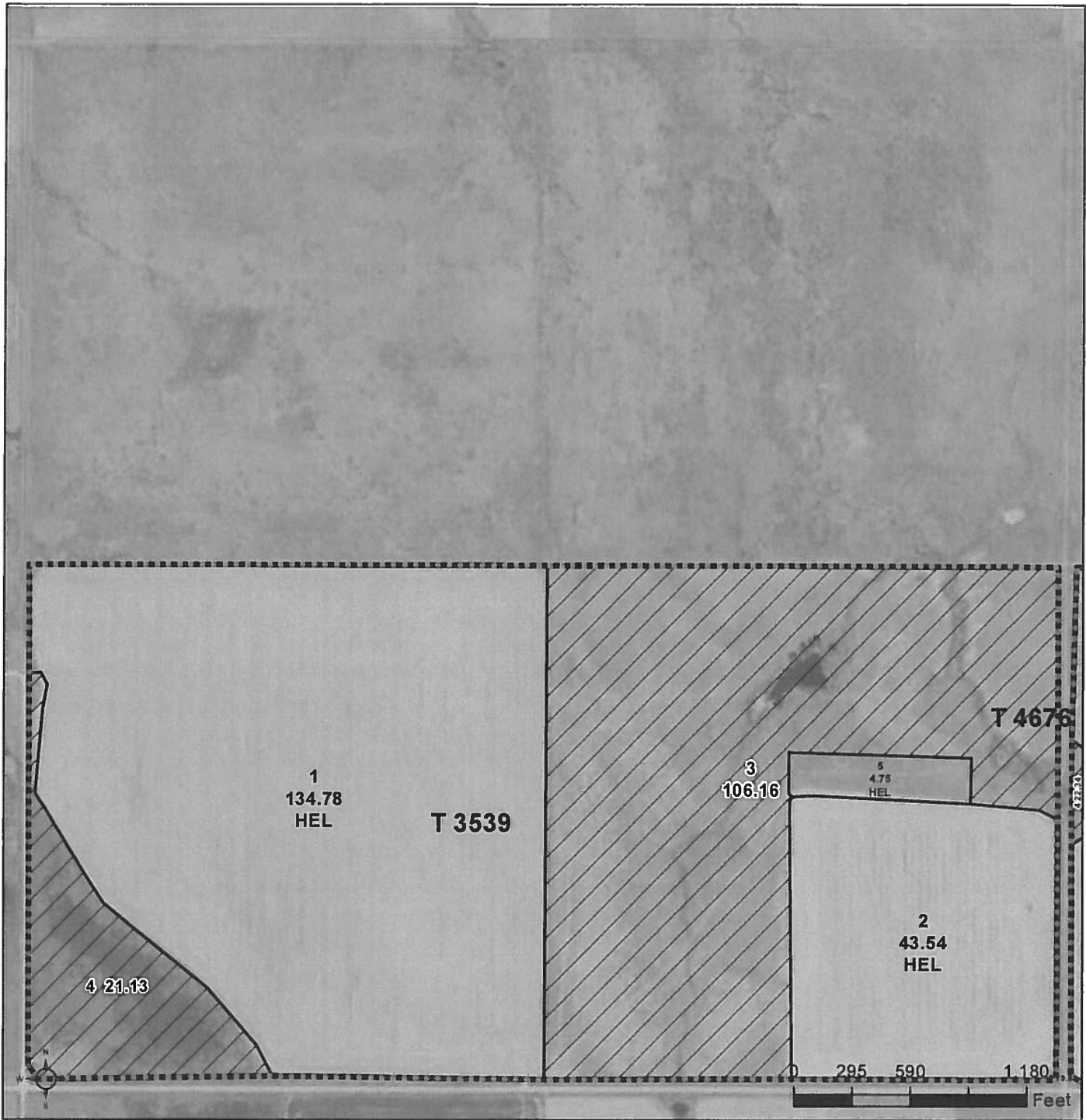
WL Violations: None

| | | | | | | | |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
| 310.36 | 183.07 | 183.07 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | |
| 0.0 | 0.0 | 183.07 | 0.0 | 0.0 | 0.0 | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| WHEAT | 172.2 | 63 | 0.00 |
| GRAIN SORGHUM | 0.8 | 42 | 0.00 |
| SUNFLOWERS | 0.4 | 892 | 0.00 |
| Total Base Acres: | 173.4 | | |

Owners: STEWART, DENNIS EUGENE WHEELER, EILEEN
 STEWART, LELAND STEWART, DOUGLAS
 ROBINSON, MARILYN STEWART, DONNA
 STEWART, GORDON

Other Producers: None



- Common Land Unit**
- Tract Boundary
 - Non-Cropland
 - Cropland
 - PLSS
- Wetland Determination**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

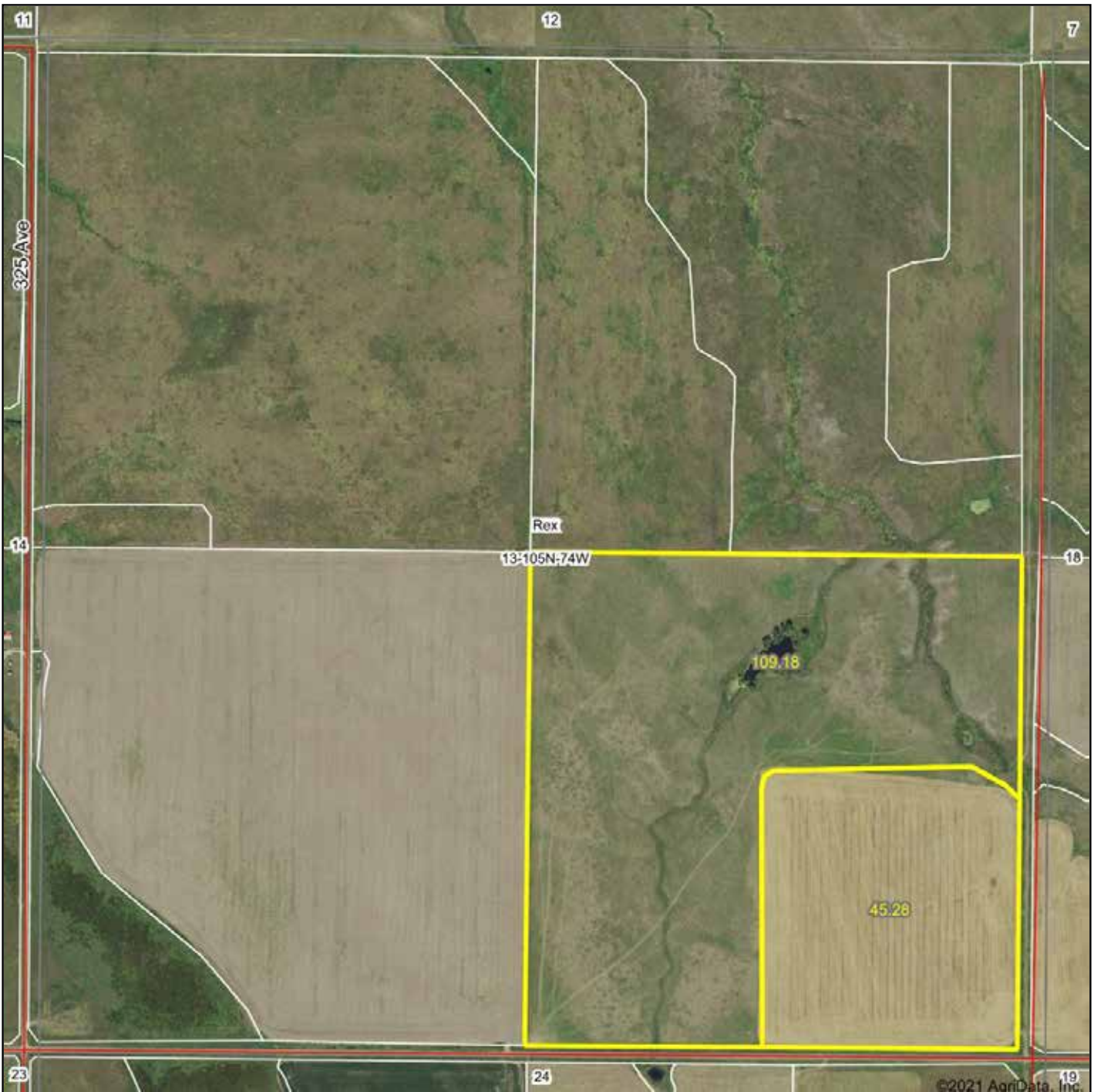
2021 Program Year
 Map Created December 14, 2020
Farm 3628

13-105N-74W-Lyman

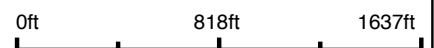
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TRACT 8

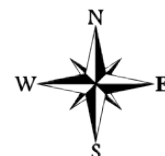
Aerial Map



Map Center: 43° 53' 53.17, -99° 39' 19.18



13-105N-74W
Lyman County
South Dakota



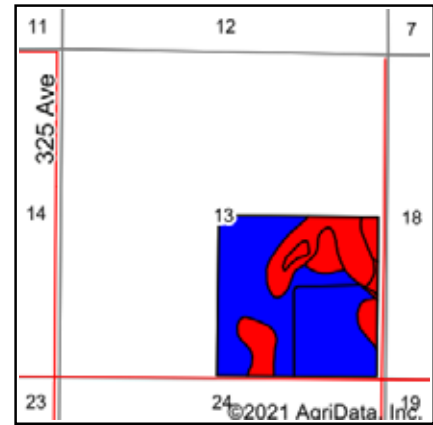
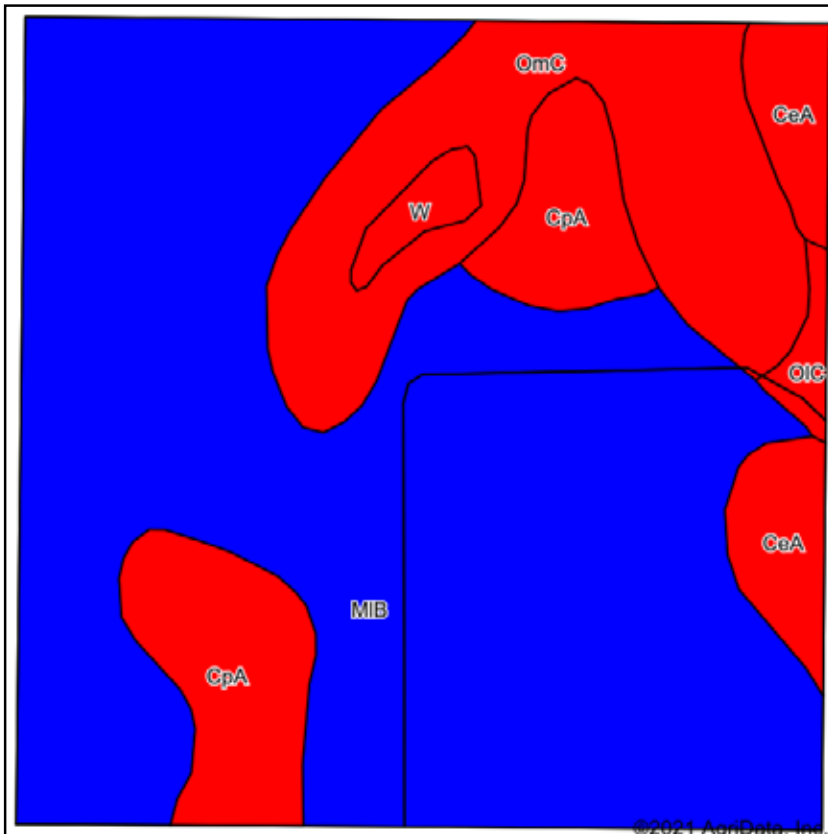
11/18/2021

Maps Provided By

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

Soils Map



State: **South Dakota**
 County: **Lyman**
 Location: **13-105N-74W**
 Township: **Rex**
 Acres: **154.46**
 Date: **11/18/2021**



Soils data provided by USDA and NRCS.

Area Symbol: SD085, Soil Area Version: 22

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index | Alfalfa hay Tons | Corn Bu | Grain sorghum Bu | Oats Bu | Spring wheat Bu | Tall wheatgrass AUM | Winter wheat Bu | *n NCCPI Soybeans |
|-------------------------|---|--------|------------------|-----------|------------------|--------------|--------------------|------------------|------------|------------------|------------|-----------------|---------------------|-----------------|-------------------|
| MIB | Millboro silty clay loam, 3 to 6 percent slopes | 103.51 | 67.0% | | Ile | Ile | 82 | | | | | | | | 33 |
| OmC | Opal-Chantier clays, 2 to 9 percent slope | 24.61 | 15.9% | | IVe | | 29 | 1.3 | 21 | 24 | 33 | 17 | 2.2 | 26 | 16 |
| CpA | Capa silt loam, 0 to 6 percent slopes | 15.44 | 10.0% | | VIs | VIs | 11 | | | | | | | | 14 |
| CeA | Carter silt loam, 0 to 3 percent slopes | 7.61 | 4.9% | | IVs | IVs | 39 | | | | | | | | 34 |
| W | Water | 1.81 | 1.2% | | VIII | | 0 | | | | | | | | |
| OIC | Opal clay, 6 to 9 percent slopes | 1.48 | 1.0% | | IVe | IVe | 49 | | | | | | | | 19 |
| Weighted Average | | | | | | | 63.1 | 0.2 | 3.3 | 3.8 | 5.3 | 2.7 | 0.4 | 4.1 | *n 27.9 |

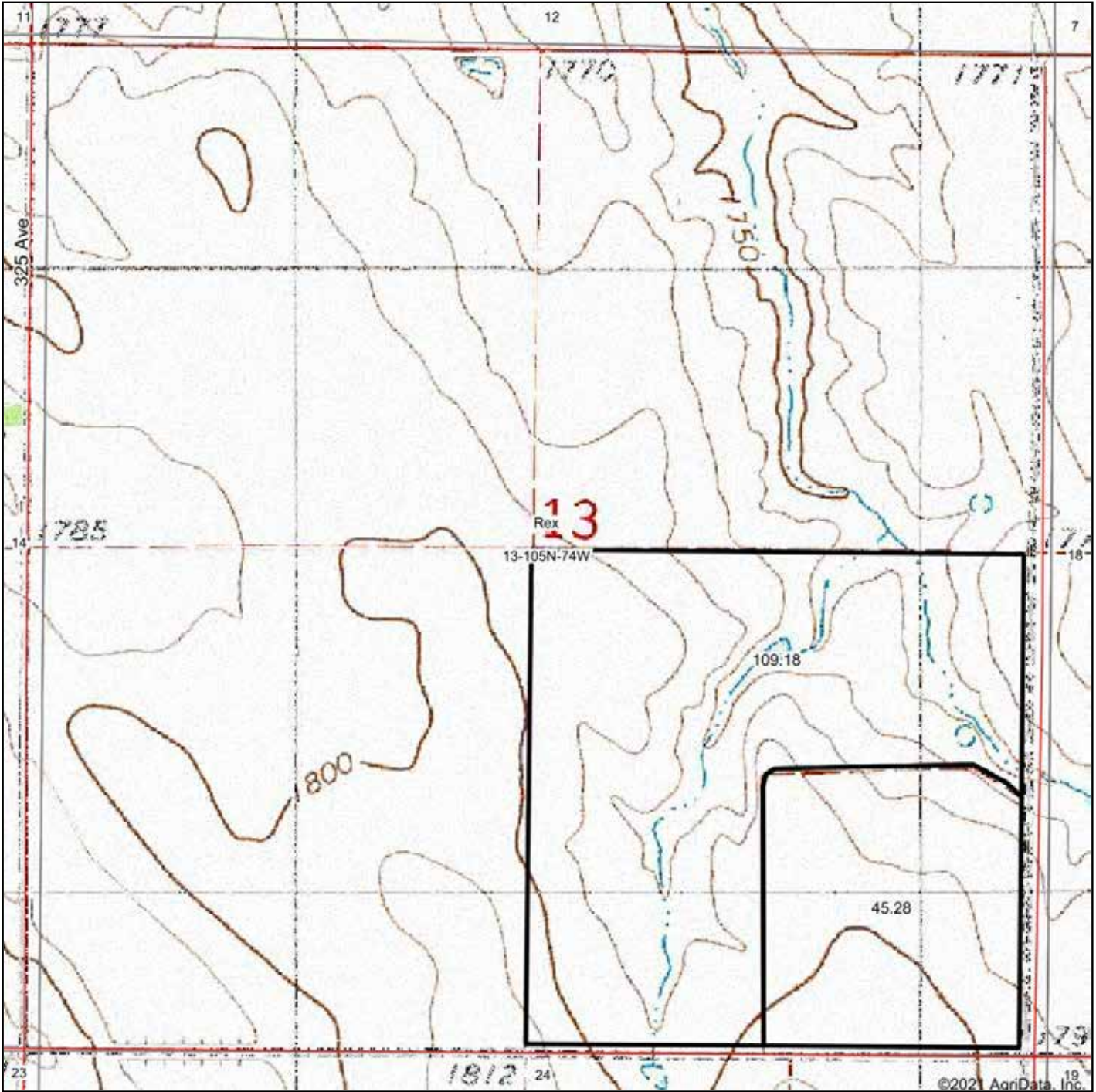
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract 8: SE ¼ of Section 13- T105N-R74W of the 5thPM, Lyman County, SD. 160 +/- acres. Tract 8 features 45.28 +/- acres of cultivated land, 109.18 acres of hay land/pasture and the remaining balance in ROW. The overall productivity index for the whole tract is 63. The cultivated acres productivity index is 77. Potential for additional cultivated acres is possible with the tract. For those interested in wildlife habitat, you'll want to consider this tract! Gravel road access along south boundary on 242ndStreet and section line access along the east side. Tract 8 is located two miles straight west of SD Hwy 47. R.E. Taxes: \$982.40

Topography Map



map center: 43° 53' 53.17, -99° 39' 19.18

0ft 818ft 1637ft



13-105N-74W
Lyman County
South Dakota



11/18/2021

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

South Dakota

Lyman

Report ID: FSA-156EZ

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

FARM: 3628
Prepared: 5/17/21 8:28 AM
Crop Year: 2021
Page: 3 of 7

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

Tract Number: 3539 Description S/13-105-74

FSA Physical Location : Lyman, SD ANSI Physical Location: Lyman, SD

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

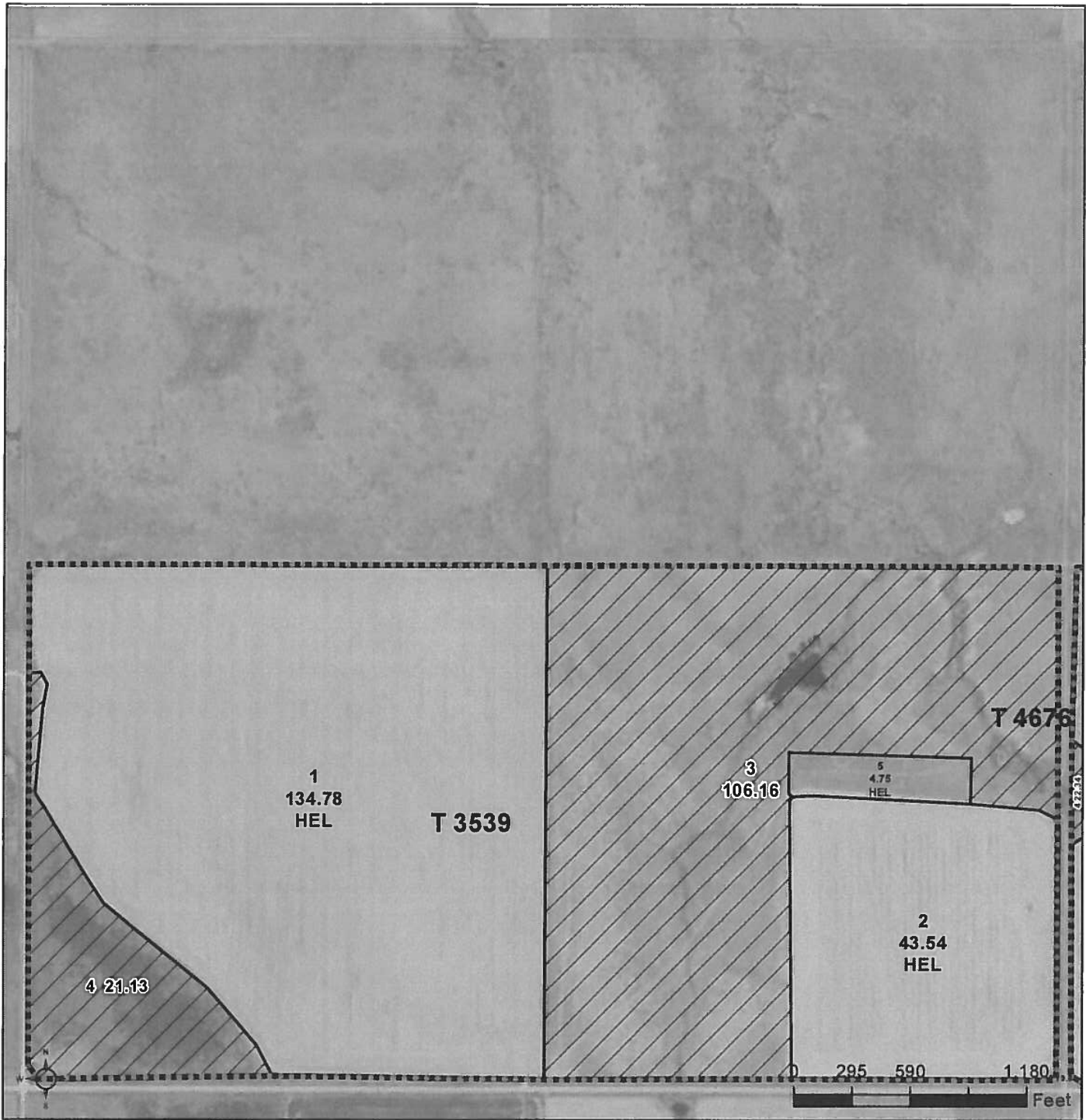
WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 310.36 | 183.07 | 183.07 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | |
| 0.0 | 0.0 | 183.07 | 0.0 | 0.0 | 0.0 | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| WHEAT | 172.2 | 63 | 0.00 |
| GRAIN SORGHUM | 0.8 | 42 | 0.00 |
| SUNFLOWERS | 0.4 | 892 | 0.00 |
| Total Base Acres: | 173.4 | | |

Owners: STEWART, DENNIS EUGENE
STEWART, LELAND
ROBINSON, MARILYN
STEWART, GORDON
WHEELER, EILEEN
STEWART, DOUGLAS
STEWART, DONNA

Other Producers: None



- Common Land Unit**
- Tract Boundary
 - Non-Cropland
 - Cropland
 - PLSS
- Wetland Determination**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

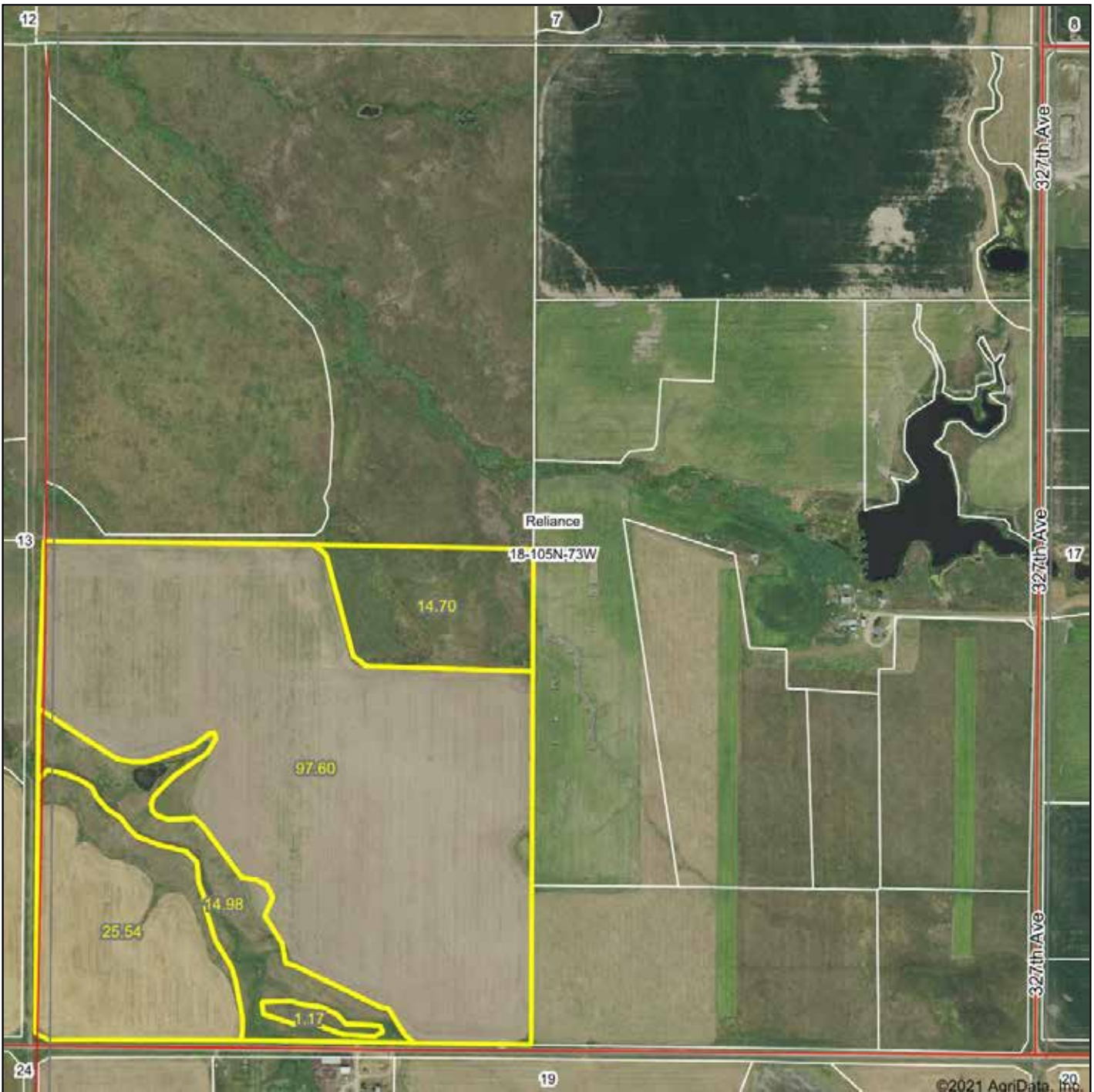
2021 Program Year
 Map Created December 14, 2020
Farm 3628

13-105N-74W-Lyman

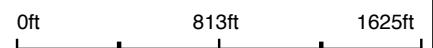
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TRACT 9

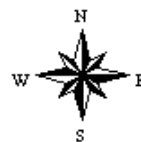
Aerial Map



Map Center: 43° 53' 52.74, -99° 38' 7.8



18-105N-73W
Lyman County
South Dakota



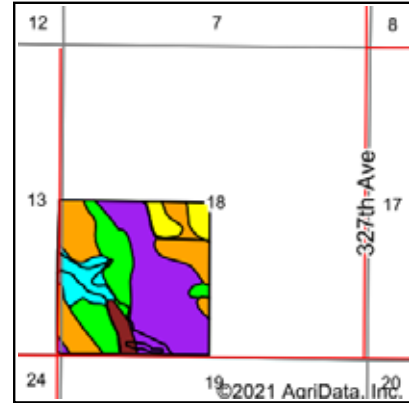
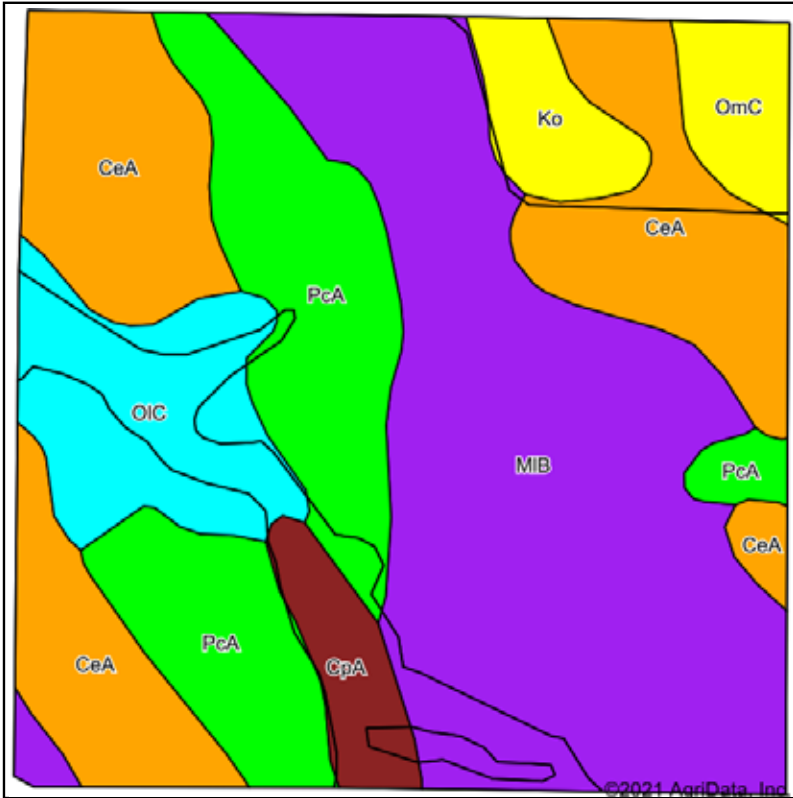
6/8/2021

Maps Provided By

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

Soils Map



State: **South Dakota**
 County: **Lyman**
 Location: **18-105N-73W**
 Township: **Reliance**
 Acres: **153.99**
 Date: **6/8/2021**



Soils data provided by USDA and NRCS.

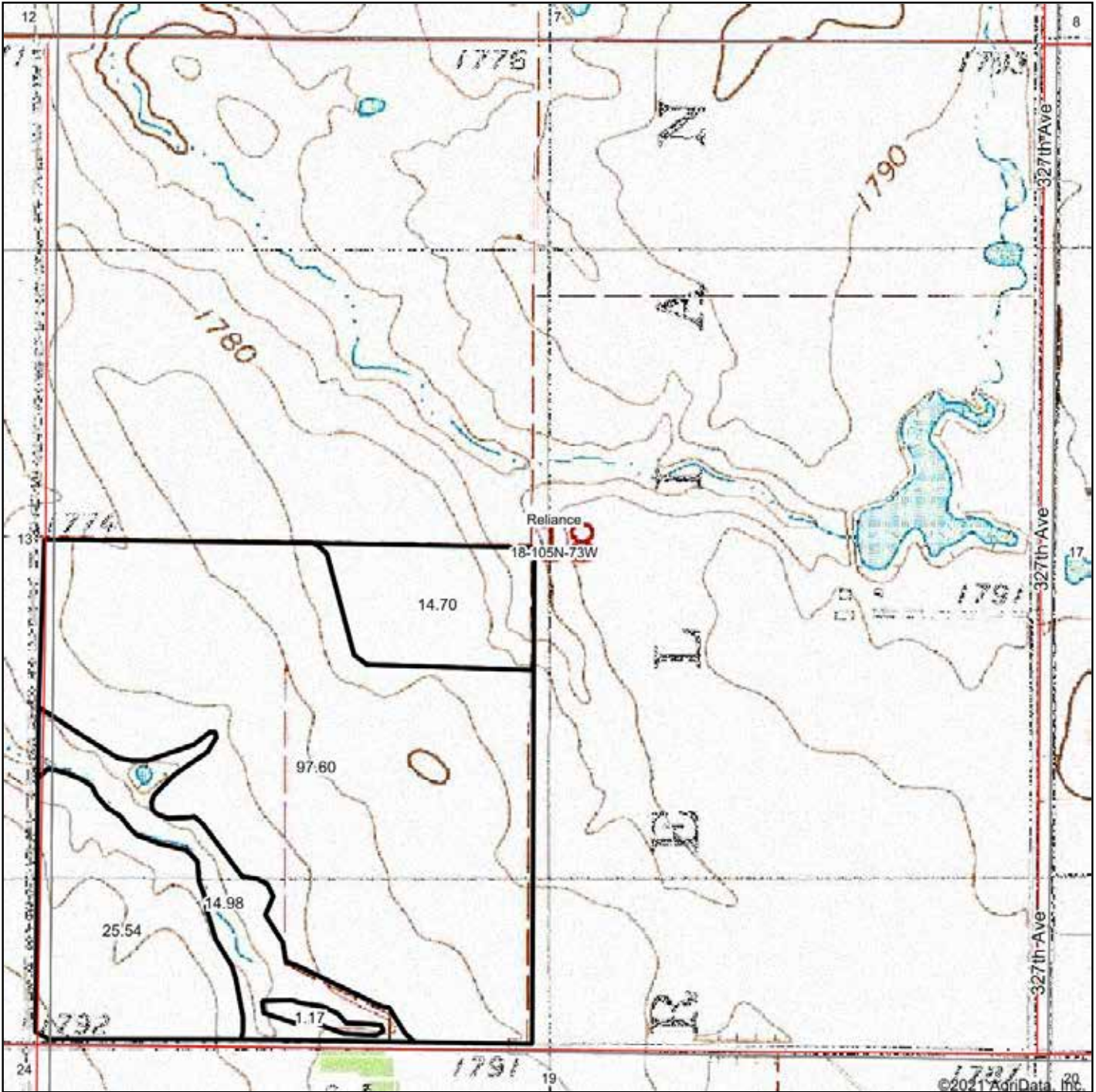
Area Symbol: SD085, Soil Area Version: 21

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index |
|-------------------------|---|-------|------------------|-----------|------------------|--------------|--------------------|
| MIB | Millboro silty clay loam, 3 to 6 percent slopes | 57.74 | 37.5% | | Ile | Ile | 82 |
| CeA | Carter silt loam, 0 to 3 percent slopes | 37.71 | 24.5% | | IVs | IVs | 39 |
| PcA | Promise-Capa complex, 0 to 3 percent slopes | 28.85 | 18.7% | | IIIe | IIIe | 53 |
| OIC | Opal clay, 6 to 9 percent slopes | 14.50 | 9.4% | | IVe | IVe | 49 |
| Ko | Kolls silty clay | 5.25 | 3.4% | | Vw | Vw | 30 |
| CpA | Capa silt loam, 0 to 6 percent slopes | 5.18 | 3.4% | | VIIs | VIIs | 11 |
| OmC | Opal-Chantier clays, 2 to 9 percent slope | 4.76 | 3.1% | | IVe | | 29 |
| Weighted Average | | | | | | | 57.1 |

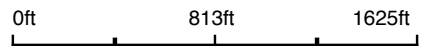
*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Tract 9: Lots 3-4 & E ½ SW ¼ of Section 18-T105N-R73W, of the 5thPM, Lyman County, SD. 159.57 +/- acres. This tract includes 122.31 +/- acres under cultivation, 30.85 +/- acres of grass waterways, low areas and ROW. The overall productivity index for the parcel is 57. Tract 9 is 1.5 miles west of SD Hwy 47.R. E. Taxes: \$967.80

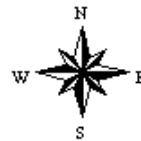
Topography Map



map center: 43° 53' 52.74, -99° 38' 7.8



18-105N-73W
Lyman County
South Dakota



6/8/2021

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

South Dakota
 Lyman
 Report ID: FSA-156EZ

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

FARM: 3628
 Prepared: 5/17/21 8:28 AM
 Crop Year: 2021
 Page: 6 of 7

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

Other Producers: MCMANUS, DONALD JOHN

Tract Number: 4676 Description SW 18-105-73

FSA Physical Location : Lyman, SD ANSI Physical Location: Lyman, SD

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Recon Number
 2009 - 41

Wetland Status: Wetland determinations not complete

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 153.98 | 122.31 | 122.31 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | |
| 0.0 | 0.0 | 122.31 | 0.0 | 0.0 | 0.0 | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| GRAIN SORGHUM | 119.2 | 42 | 0.00 |
| SUNFLOWERS | 0.4 | 892 | 0.00 |
| Total Base Acres: | 119.6 | | |

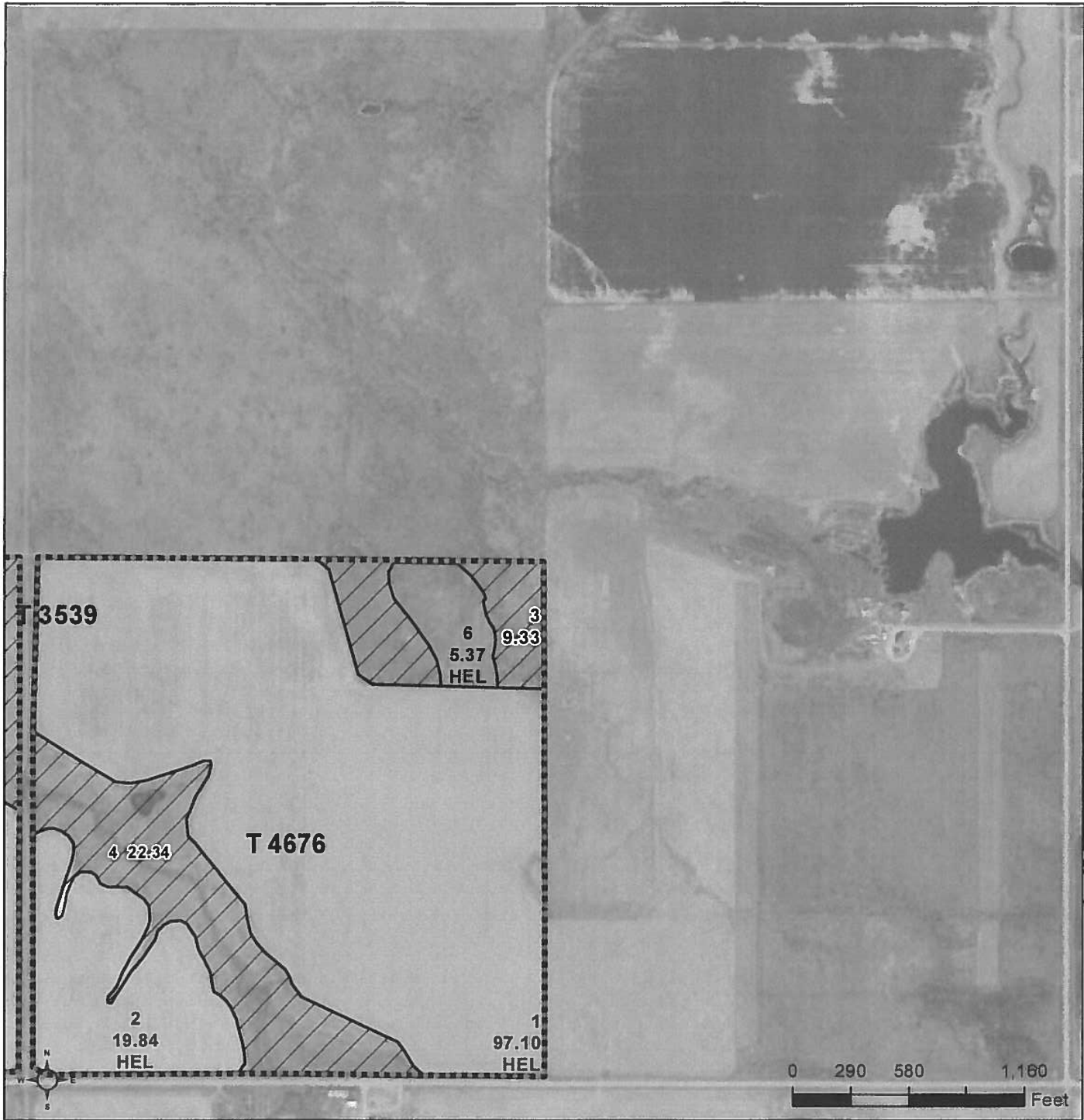
Owners: STEWART, DENNIS EUGENE
 STEWART, LELAND
 ROBINSON, MARILYN
 STEWART, GORDON
 WHEELER, EILEEN
 STEWART, DOUGLAS
 STEWART, DONNA

Other Producers: MCMANUS, DONALD JOHN



United States
Department of
Agriculture

Lyman County, South Dakota



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination
 ● Restricted Use
 ▽ Limited Restrictions
 □ Exempt from Conservation
 Compliance Provisions

2021 Program Year
 Map Created December 14, 2020

Farm 3628

18-105N-73W-Lyman

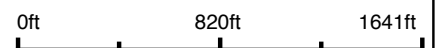
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TRACT 10

Aerial Map



Map Center: 43° 53' 53.11, -99° 40' 31.53



14-105N-74W
Lyman County
South Dakota



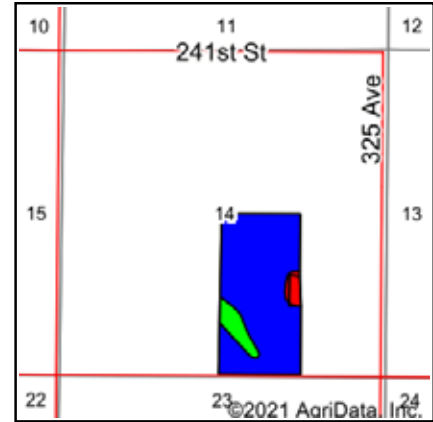
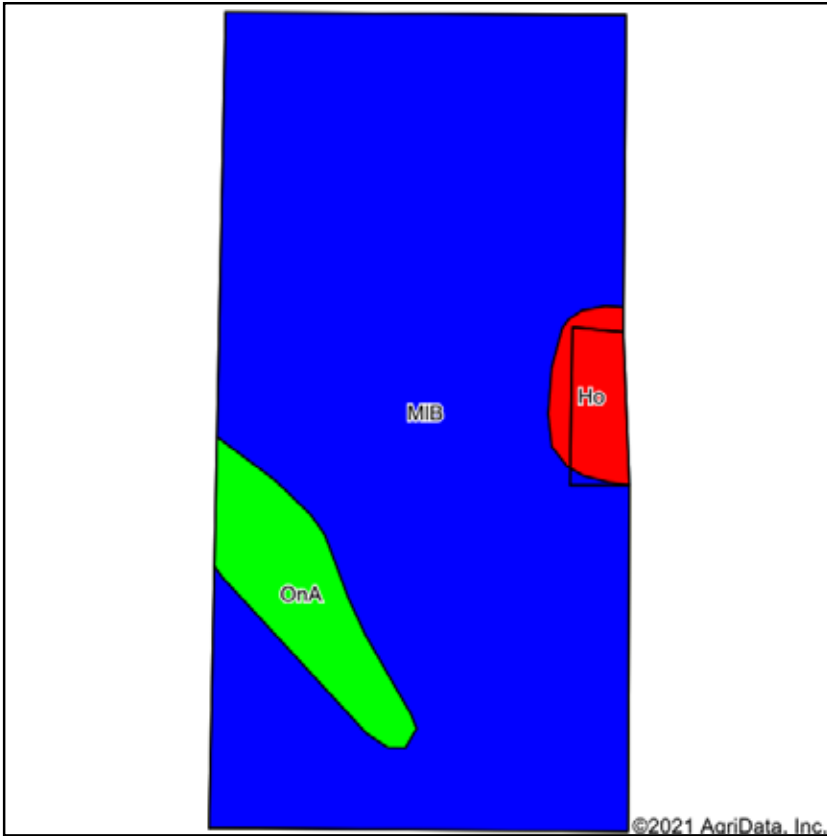
11/18/2021

Maps Provided By

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

Soils Map



State: **South Dakota**
 County: **Lyman**
 Location: **14-105N-74W**
 Township: **Rex**
 Acres: **78.15**
 Date: **11/18/2021**

Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: SD085, Soil Area Version: 22

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index | Corn Bu | Grain sorghum Bu | Oats Bu | Spring wheat Bu | Winter wheat Bu | *n NCCPI Soybeans |
|-------------------------|---|-------|------------------|-----------|------------------|--------------|--------------------|------------|------------------|------------|-----------------|-----------------|-------------------|
| MIB | Millboro silty clay loam, 3 to 6 percent slopes | 69.68 | 89.2% | | Ile | Ile | 82 | | | | | | 33 |
| OnA | Onita silt loam, 0 to 2 percent slopes | 5.71 | 7.3% | | IIc | Ie | 93 | | | | | | 57 |
| Ho | Hoven silt loam | 2.76 | 3.5% | | VIc | | 15 | 3 | 4 | 4 | 2 | 2 | 7 |
| Weighted Average | | | | | | | 80.4 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | *n 33.8 |

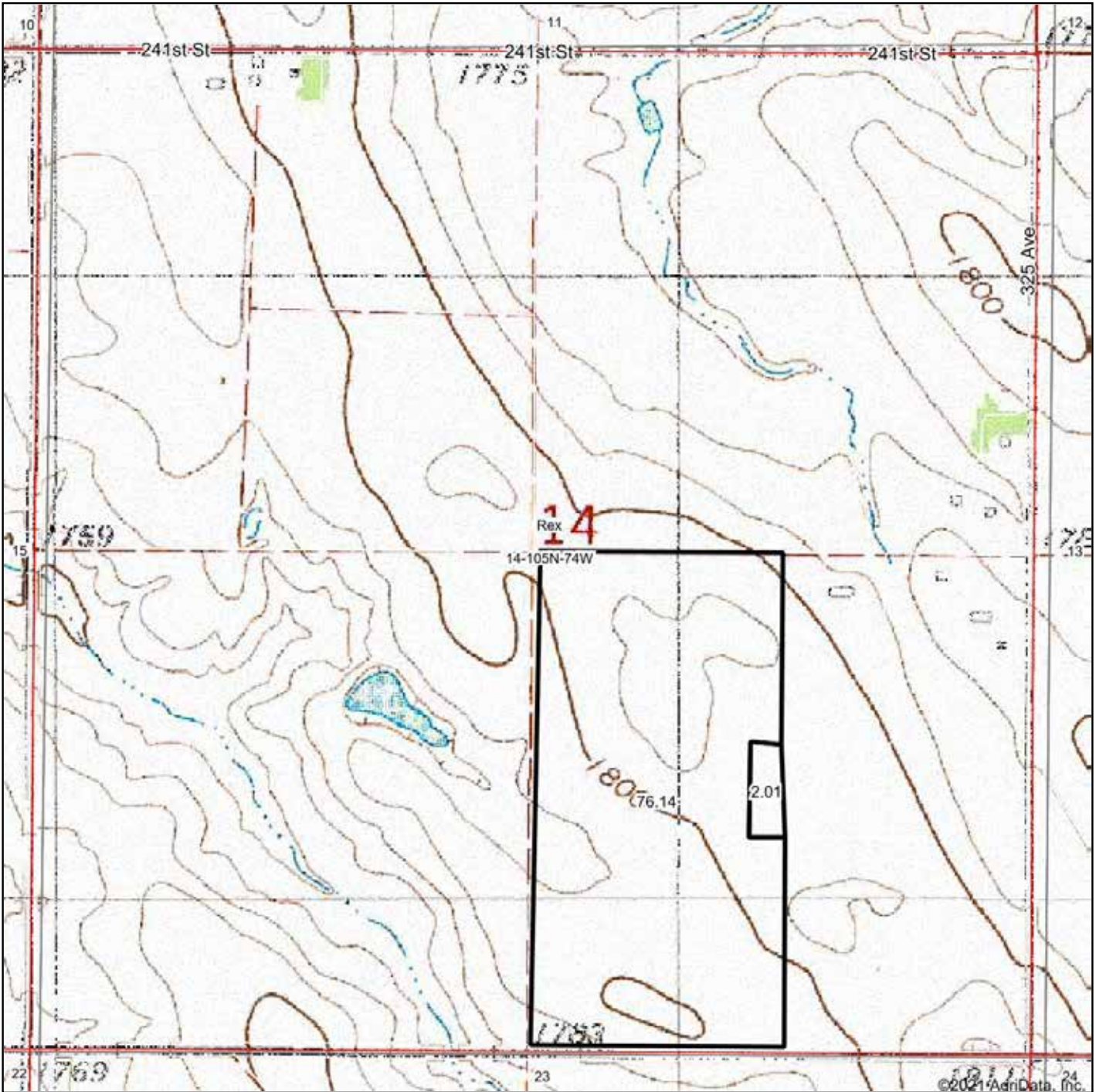
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

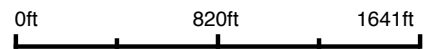
Soils data provided by USDA and NRCS.

Tract 10: W ½ SE ¼ of Section 14- T105N-R74W of the 5thPM, Lyman County, SD. 80 +/- acres. Another high-powered tillable tract! FSA records indicated 76.14 +/- acres under cultivation, 2.01 acres of low-lying land and the balance in ROW. The parcel boasts an 80 productivity index and is only 3.25 miles west of SD Hwy 47 on 242ndSt. R.E. Taxes: \$650.56

Topography Map



map center: 43° 53' 53.11, -99° 40' 31.53



Maps Provided By

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14-105N-74W
Lyman County
South Dakota



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

South Dakota
 Lyman
 Report ID: FSA-156EZ

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

FARM: 3628
 Prepared: 5/17/21 8:28 AM
 Crop Year: 2021
 Page: 5 of 7

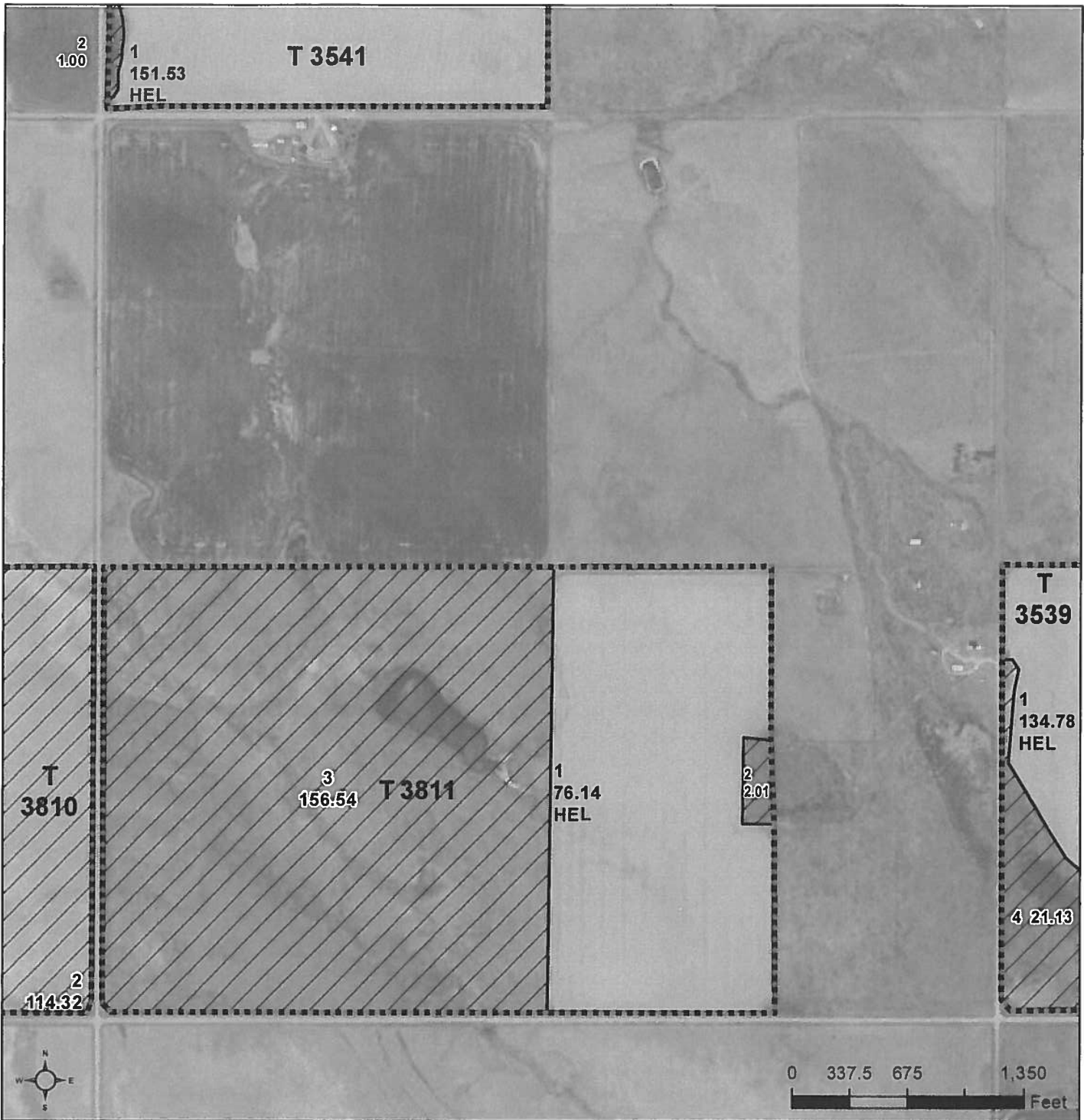
DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 3811 Description SW,W/SE 14-105-74
 FSA Physical Location : Lyman, SD ANSI Physical Location: Lyman, SD
 BIA Range Unit Number:
 HEL Status: HEL: conservation system is being actively applied
 Wetland Status: Wetland determinations not complete
 WL Violations: None

| | | | | | | | |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
| 234.69 | 76.14 | 76.14 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | |
| 0.0 | 0.0 | 76.14 | 0.0 | 0.0 | 0.0 | | |

| | | | |
|--------------------------|--------------|-----------|-----------------------|
| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
| GRAIN SORGHUM | 75.3 | 42 | 0.00 |
| Total Base Acres: | 75.3 | | |

Owners: STEWART, DENNIS EUGENE WHEELER, EILEEN
 STEWART, LELAND STEWART, DOUGLAS
 ROBINSON, MARILYN STEWART, DONNA
 STEWART, GORDON



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination

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

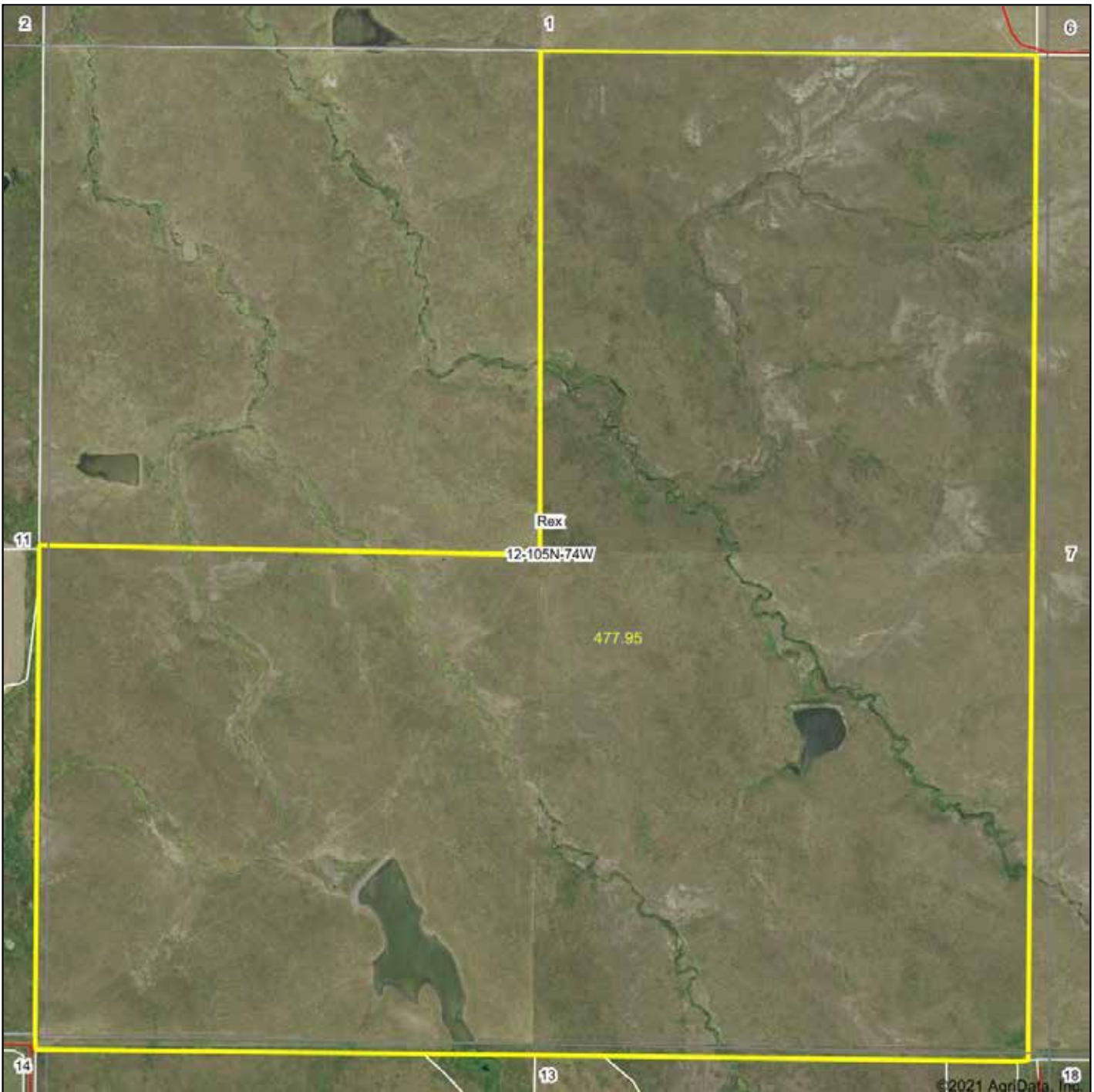
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2021 Program Year
 Map Created December 14, 2020
Farm 3628

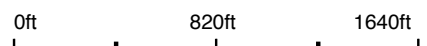
14-105N-74W-Lyman

TRACT 11

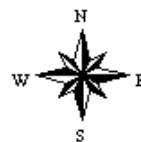
Aerial Map



Map Center: 43° 54' 45.1, -99° 39' 19.56



12-105N-74W
Lyman County
South Dakota



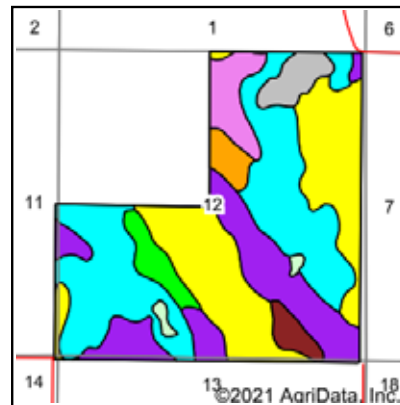
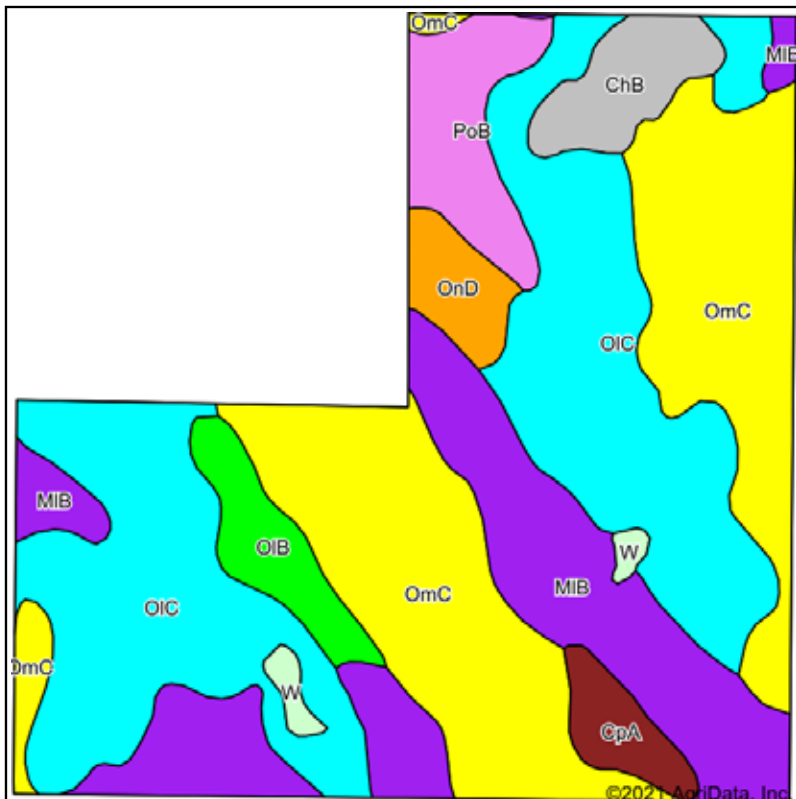
6/8/2021

Maps Provided By

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

Soils Map



State: **South Dakota**
 County: **Lyman**
 Location: **12-105N-74W**
 Township: **Rex**
 Acres: **477.95**
 Date: **6/8/2021**



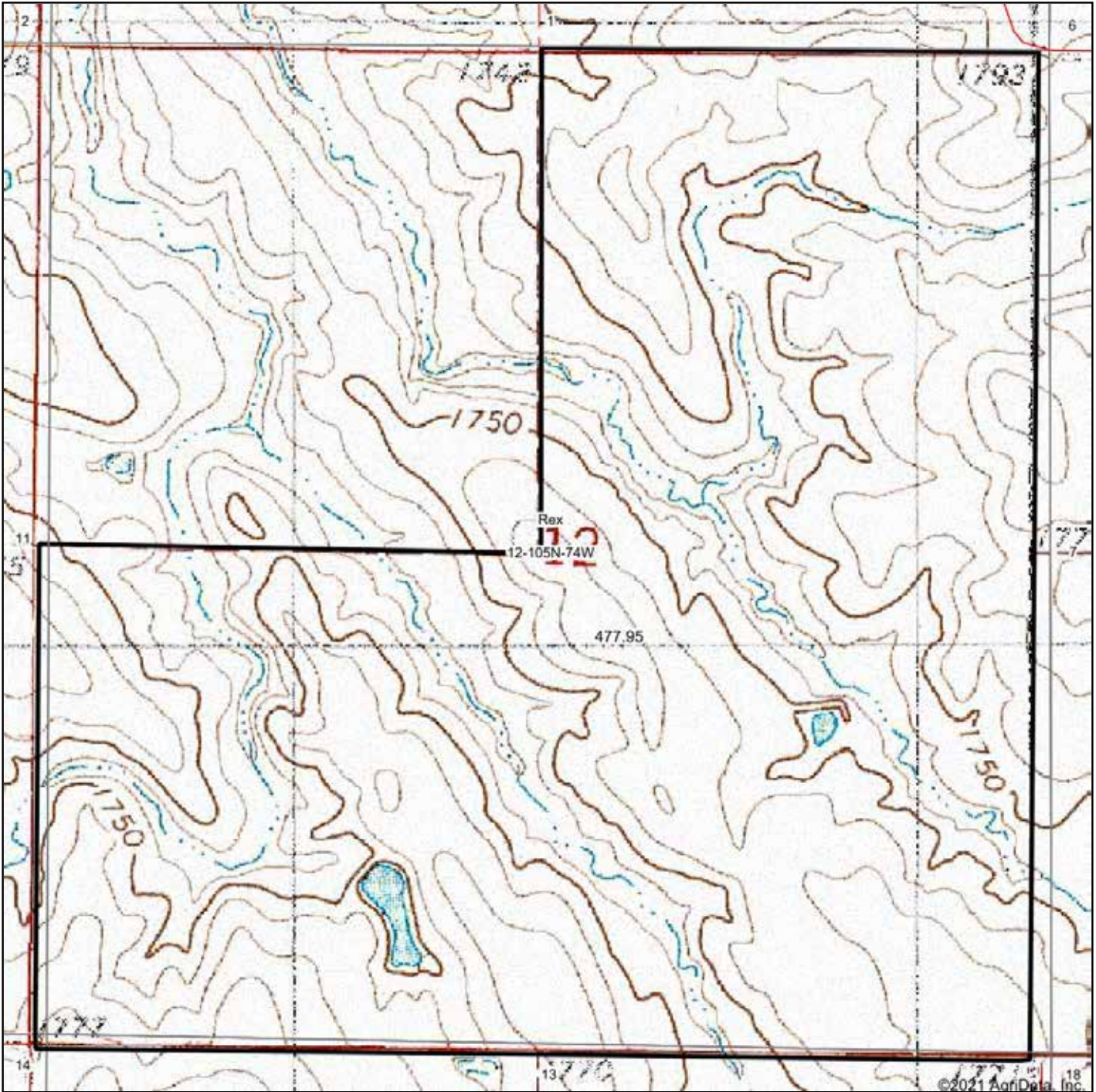
Soils data provided by USDA and NRCS.

| Area Symbol: SD085, Soil Area Version: 21 | | | | | | | |
|---|---|--------|------------------|-----------|------------------|--------------|--------------------|
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index |
| OIC | Opal clay, 6 to 9 percent slopes | 162.47 | 34.0% | | IVe | IVe | 49 |
| OmC | Opal-Chantier clays, 2 to 9 percent slope | 142.89 | 29.9% | | IVe | | 29 |
| MIB | Millboro silty clay loam, 3 to 6 percent slopes | 88.96 | 18.6% | | IIe | IIe | 82 |
| PoB | Promise clay, 3 to 6 percent slopes | 24.32 | 5.1% | | IIIe | IIIe | 64 |
| ChB | Chantier clay, 2 to 9 percent slopes | 16.79 | 3.5% | | VIIs | | 7 |
| OIB | Opal clay, 3 to 6 percent slopes | 16.65 | 3.5% | | IIIe | IIIe | 60 |
| OnD | Opal-Sansarc clays, 6 to 15% slopes | 11.44 | 2.4% | | VIe | VIe | 38 |
| CpA | Capa silt loam, 0 to 6 percent slopes | 10.40 | 2.2% | | VIIs | VIIs | 11 |
| W | Water | 4.03 | 0.8% | | VIII | | 0 |
| Weighted Average | | | | | | | 47.3 |

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

Tract 11: NE ¼, SE ¼ and SW ¼ of Section 12-T105N-R74W of the 5thPM, Lyman County, SD. 480 +/- acres. "The North Pasture" is just that. FSA records indicate 477.95 +/- acres of native & tame grass pasture. The combined productivity index for the full tract is 47. A large stock dam is located on the south end of the tract. This dam was repaired approximately 5 years ago and we're told is a good dam. The small dam in the SE ¼ is shallow and poor condition. A water pipeline with tire tanks in each of the three quarters exists on the property. The rural water meter pit the line is presently connected to, will not be available to the buyer. A new supply line will need to be brought approximately ½ mile – from the south – and a new meter pit installed in the SW ¼. This large grazing tract is located 3 miles west of SD Hwy 47 on 242nd Street and one mile north on 325th Avenue. The approximate last half mile to the property gate is improved section line. R.E. Taxes: \$2121.58

Topography Map

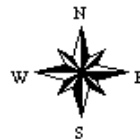


map center: 43° 54' 45.1, -99° 39' 19.56

0ft 820ft 1640ft



12-105N-74W
Lyman County
South Dakota



6/8/2021

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

South Dakota
Lyman
Report ID: FSA-156EZ

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

FARM: 3627
Prepared: 5/17/21 8:27 AM
Crop Year: 2021
Page: 1 of 3

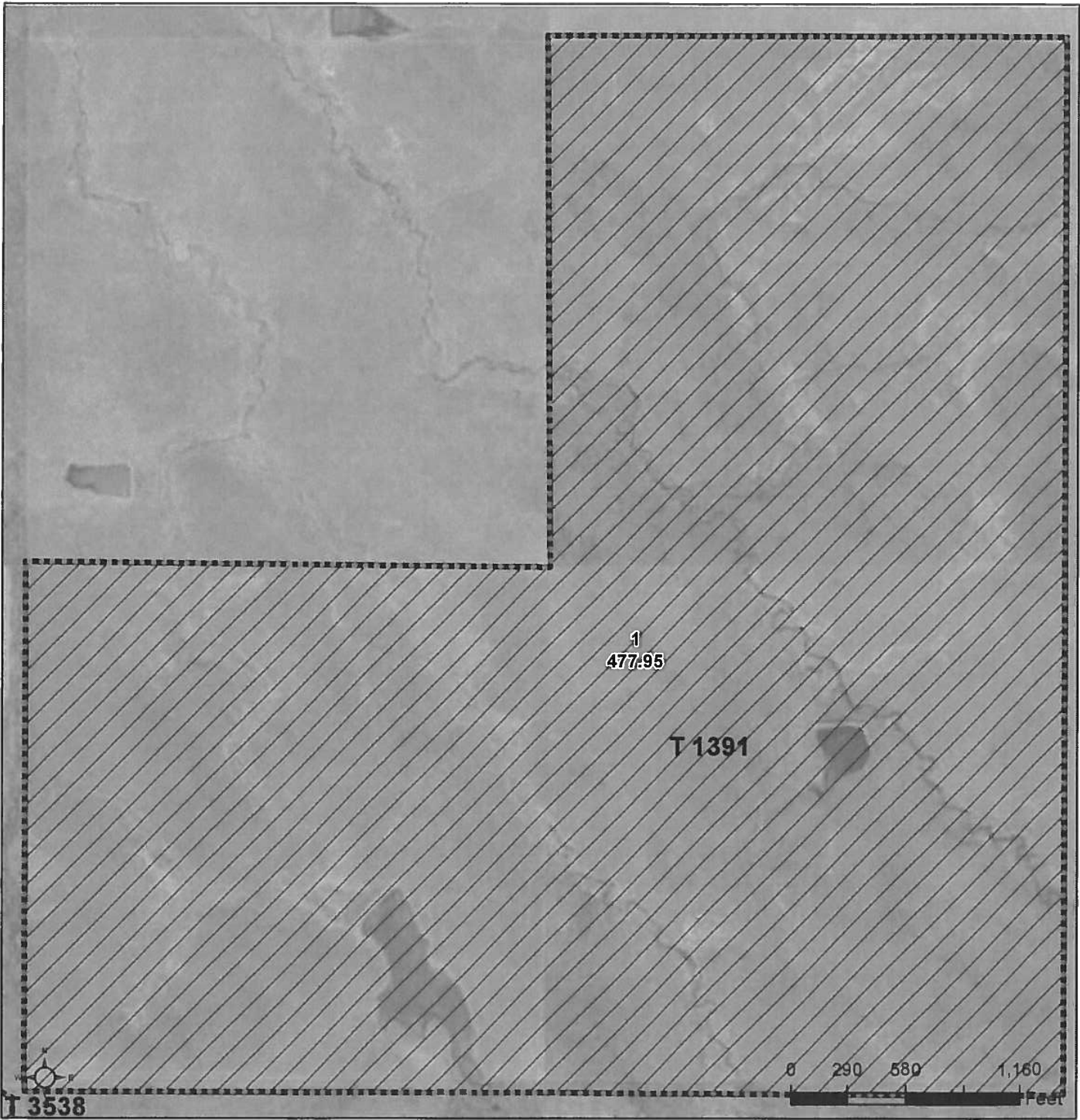
DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 1391 Description S/,NE 12-105-74
FSA Physical Location : Lyman, SD ANSI Physical Location: Lyman, SD
BIA Range Unit Number:
HEL Status: HEL Determinations not complete
Wetland Status: Wetland determinations not complete
WL Violations: None



| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 477.95 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | |
| 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | |

Owners: STEWART, DENNIS EUGENE WHEELER, EILEEN
 STEWART, LELAND STEWART, DOUGLAS
 ROBINSON, MARILYN STEWART, DONNA
 STEWART, GORDON




Other Producers: None



Common Land Unit PLSS

-  Non-Cropland
-  Tract Boundary

Wetland Determination

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

2021 Program Year

Map Created December 14, 2020

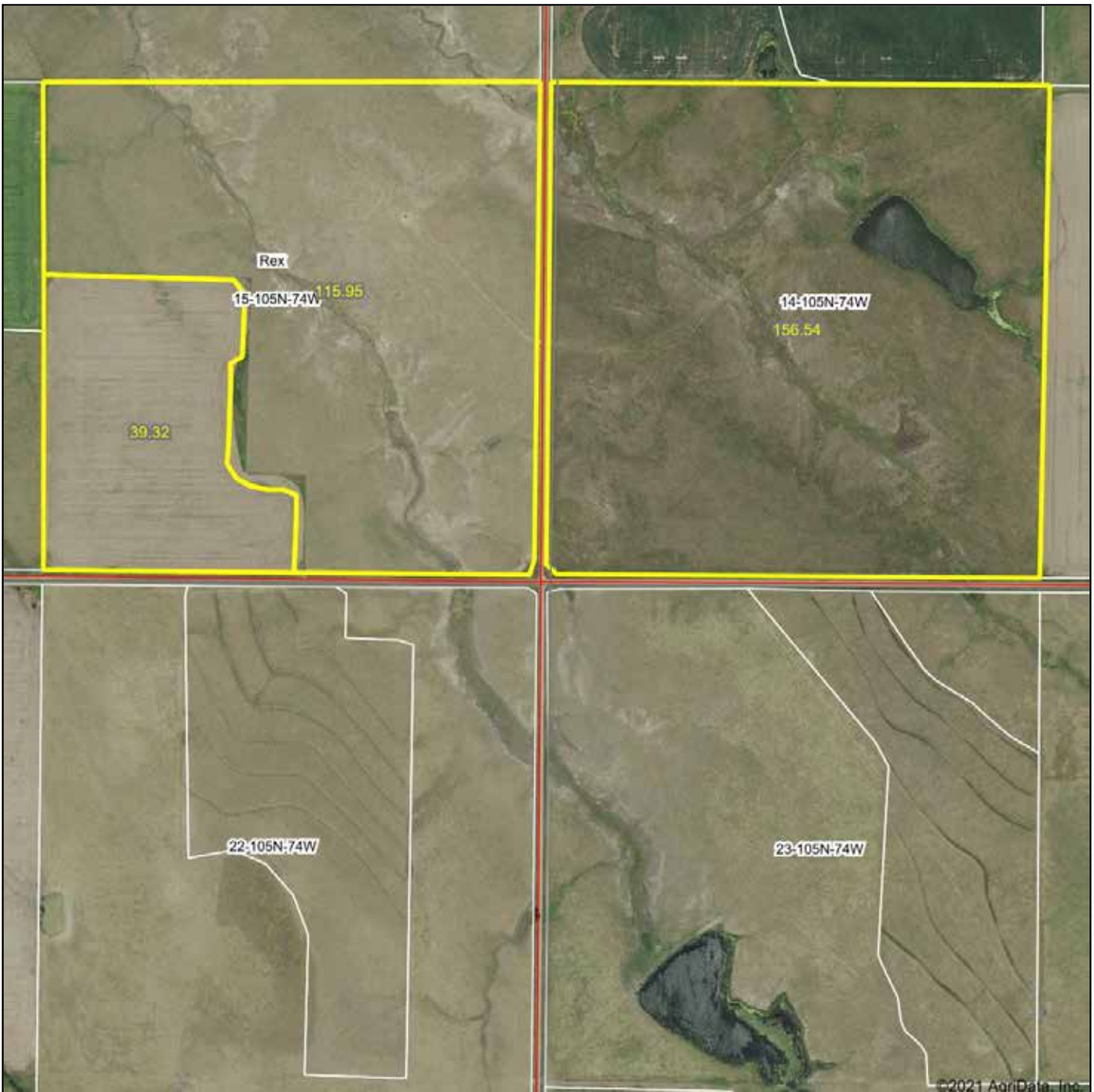
Farm 3627

12-105N-74W-Lyman

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TRACT 12

Aerial Map



Map Center: 43° 53' 28.51, -99° 41' 8.11



15-105N-74W
Lyman County
South Dakota



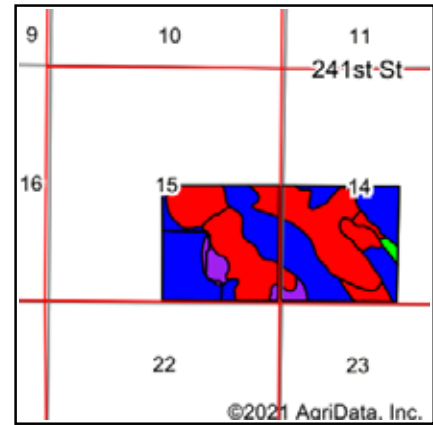
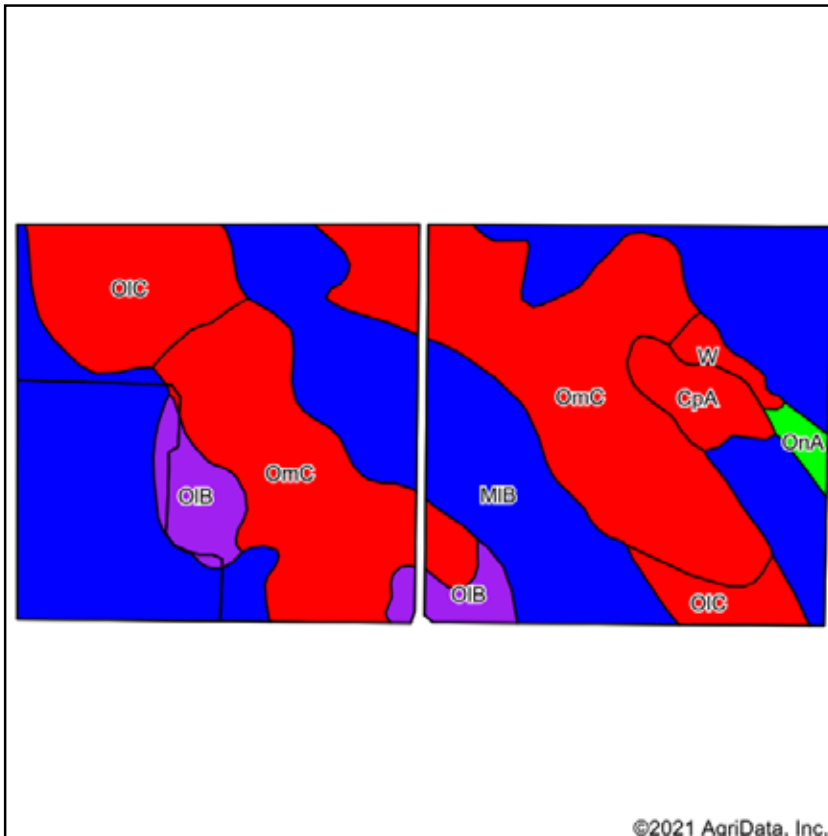
11/18/2021

Maps Provided By

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

Soils Map



State: **South Dakota**
 County: **Lyman**
 Location: **15-105N-74W**
 Township: **Rex**
 Acres: **311.81**
 Date: **11/18/2021**



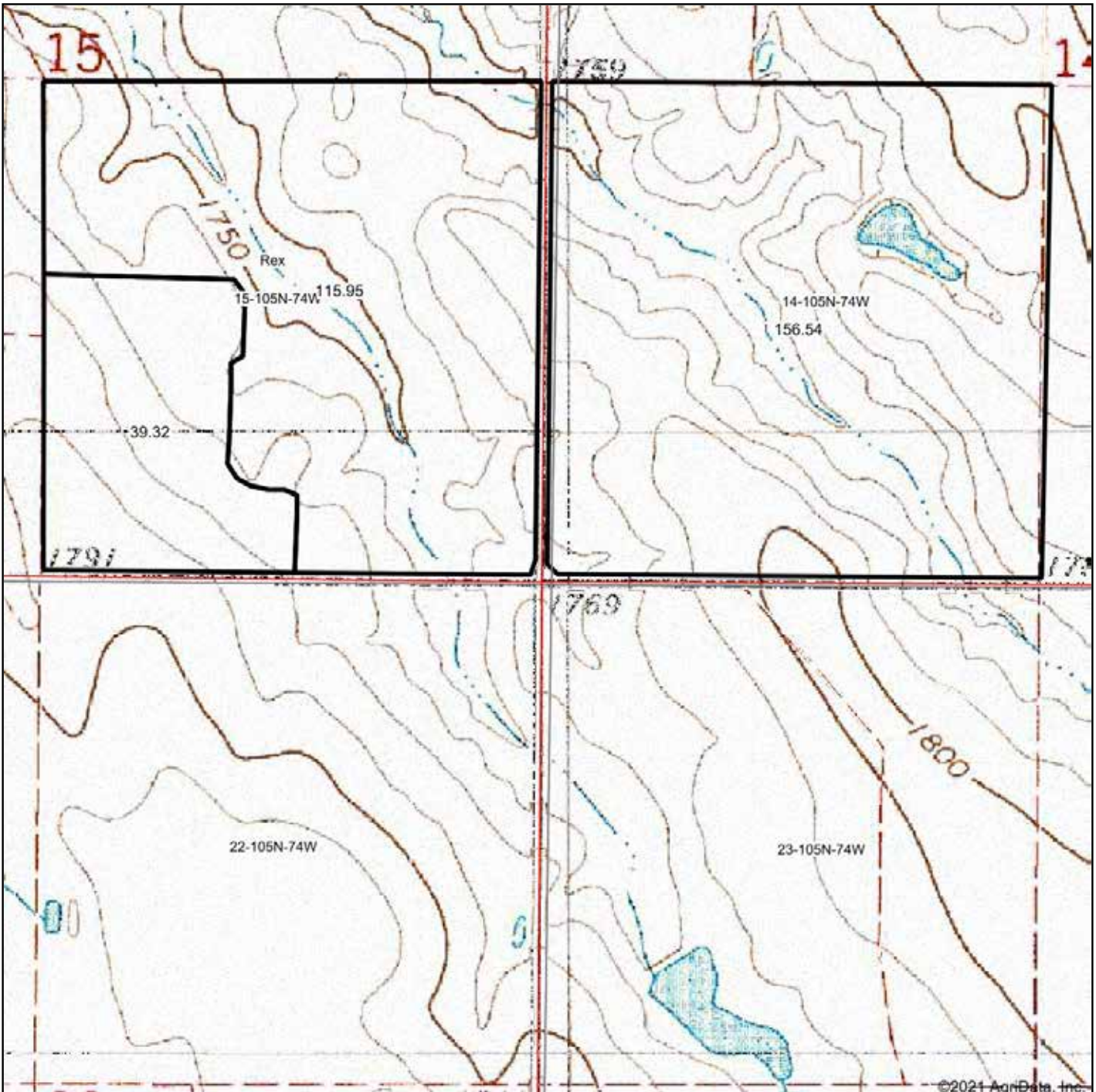
Soils data provided by USDA and NRCS.

| Area Symbol: SD085, Soil Area Version: 22 | | | | | | | | | | | | | | | |
|---|---|--------|------------------|-----------|------------------|--------------|--------------------|------------------|------------|------------------|-------------|-----------------|---------------------|-----------------|-------------------|
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index | Alfalfa hay Tons | Corn Bu | Grain sorghum Bu | Oats Bu | Spring wheat Bu | Tall wheatgrass AUM | Winter wheat Bu | *n NCCPI Soybeans |
| MIB | Millboro silty clay loam, 3 to 6 percent slopes | 141.42 | 45.4% | [Blue] | Ile | Ile | 82 | | | | | | | | 33 |
| OmC | Opal-Chantier clays, 2 to 9 percent slope | 109.08 | 35.0% | [Red] | IVe | | 29 | 1.3 | 21 | 24 | 33 | 17 | 2.2 | 26 | 16 |
| OIC | Opal clay, 6 to 9 percent slopes | 31.76 | 10.2% | [Red] | IVe | IVe | 49 | | | | | | | | 19 |
| OIB | Opal clay, 3 to 6 percent slopes | 14.99 | 4.8% | [Purple] | IIIe | IIIe | 60 | | | | | | | | 20 |
| CpA | Capa silt loam, 0 to 6 percent slopes | 8.74 | 2.8% | [Red] | VIc | VIc | 11 | | | | | | | | 14 |
| W | Water | 3.24 | 1.0% | [Red] | VIII | | 0 | | | | | | | | |
| OnA | Onita silt loam, 0 to 2 percent slopes | 2.58 | 0.8% | [Green] | IIc | Ie | 93 | | | | | | | | 57 |
| Weighted Average | | | | | 3.13 | 1.64 | 56.3 | 0.5 | 7.3 | 8.4 | 11.5 | 5.9 | 0.8 | 9.1 | *n 24.3 |

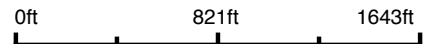
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Tract 12: SW ¼ of Section 14 and SE ¼ of Section 15, all in T105N-R74W of the 5thPM, Lyman County, SD. 320 +/- acres. "The West Pastures" have excellent access either from four miles west of Reliance on Hwy 248 then 1.5 mile north or four miles west of SD Hwy 47 on 242nd Street. 324th Avenue separates each quarter. The west quarter (SE ¼ of Sec 15) features 40.94 acres of cultivated land that has a good fence separating it from the remaining pasture. The east quarter (SW ¼ of Sec 14) is an all grass tract and has a stock dam toward the east side of the quarter. A water pipeline with a tire tank in each quarter exists on the property. However, the same condition exists in relation to the meter pit as in Tract 11. The rural water meter pit the line is presently connected to, will not be available to the buyer. A rural water pipeline does run north and south along the road (324th Avenue) to which a new meter pit can be installed and connected to the existing pipeline. The combined productivity index for the entire tract is 56. R.E. Taxes: \$1674.18

Topography Map

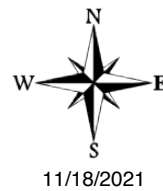


map center: 43° 53' 28.51, -99° 41' 8.11



Maps Provided By
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15-105N-74W
Lyman County
South Dakota



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

South Dakota
Lyman

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

FARM: 3628
Prepared: 5/17/21 8:28 AM
Crop Year: 2021
Page: 5 of 7

Report ID: FSA-156EZ

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

Tract Number: 3810 Description SE 15-105-74

FSA Physical Location : Lyman, SD ANSI Physical Location: Lyman, SD

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

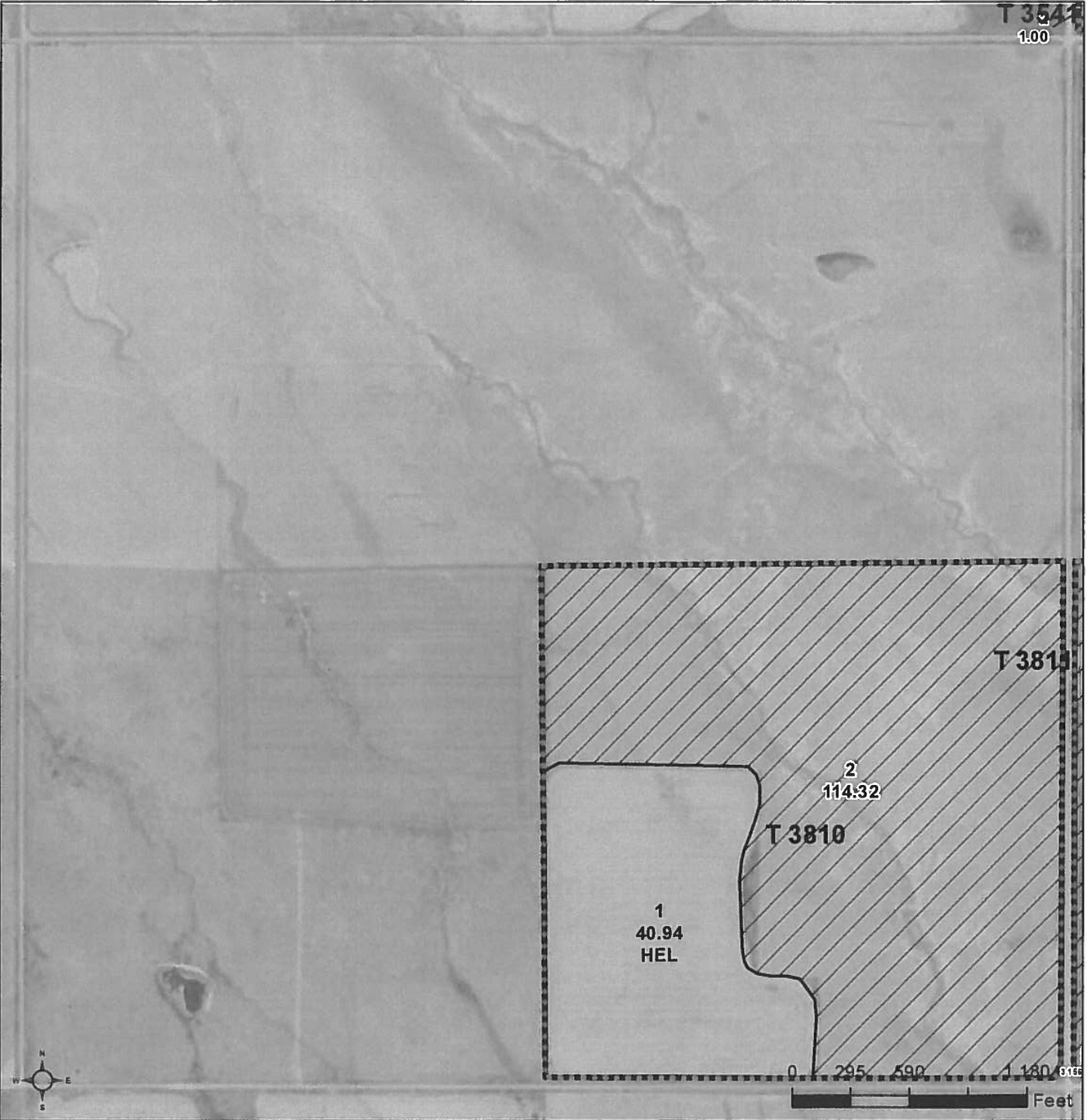
WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 155.26 | 40.94 | 40.94 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | |
| 0.0 | 0.0 | 40.94 | 0.0 | 0.0 | 0.0 | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| GRAIN SORGHUM | 39.1 | 42 | 0.00 |
| Total Base Acres: | 39.1 | | |

Owners: STEWART, DENNIS EUGENE
STEWART, LELAND
ROBINSON, MARILYN
STEWART, GORDON
WHEELER, EILEEN
STEWART, DOUGLAS
STEWART, DONNA

Other Producers: MCMANUS, DONALD JOHN



Common Land Unit Tract Boundary PLSS
 Non-Cropland
 Cropland

Wetland Determination
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

2021 Program Year
 Map Created December 14, 2020

Farm 3628

15-105N-74W-Lyman

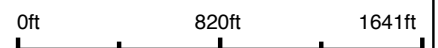
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TRACT 13

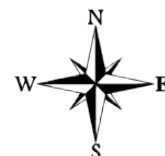
Aerial Map



Map Center: 43° 53' 53.11, -99° 40' 31.53



14-105N-74W
Lyman County
South Dakota

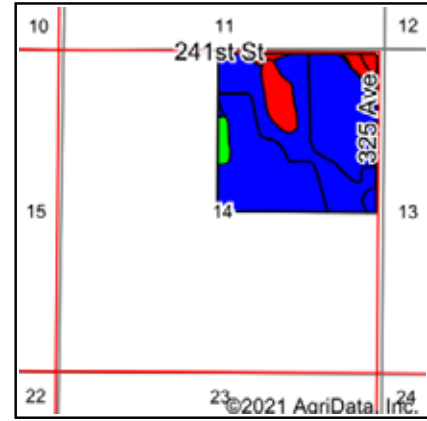
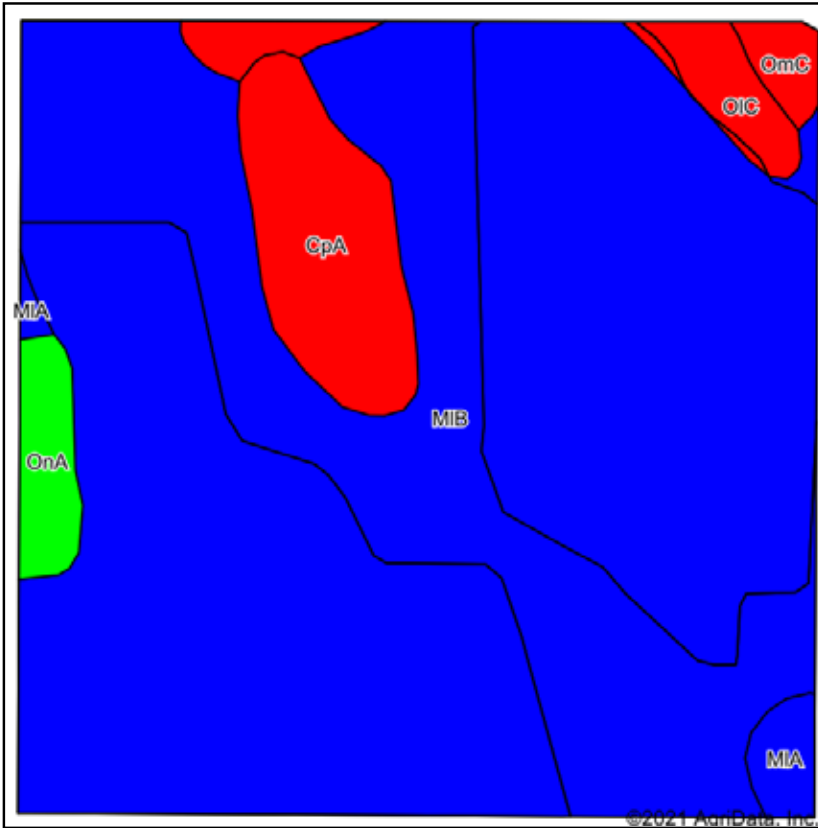


11/18/2021

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

Soils Map



State: **South Dakota**
 County: **Lyman**
 Location: **14-105N-74W**
 Township: **Rex**
 Acres: **156.02**
 Date: **11/18/2021**



Soils data provided by USDA and NRCS.

| Area Symbol: SD085, Soil Area Version: 22 | | | | | | | | | | | | | | | |
|---|---|--------|------------------|-----------|------------------|--------------|--------------------|------------------|------------|------------------|------------|-----------------|---------------------|-----------------|-------------------|
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index | Alfalfa hay Tons | Corn Bu | Grain sorghum Bu | Oats Bu | Spring wheat Bu | Tall wheatgrass AUM | Winter wheat Bu | *n NCCPI Soybeans |
| MIB | Millboro silty clay loam, 3 to 6 percent slopes | 134.29 | 86.1% | | Ile | Ile | 82 | | | | | | | | 33 |
| CpA | Capa silt loam, 0 to 6 percent slopes | 10.39 | 6.7% | | Vis | Vis | 11 | | | | | | | | 14 |
| OIC | Opal clay, 6 to 9 percent slopes | 4.54 | 2.9% | | IVe | IVe | 49 | | | | | | | | 19 |
| OnA | Onita silt loam, 0 to 2 percent slopes | 3.26 | 2.1% | | IIc | Ie | 93 | | | | | | | | 57 |
| MIA | Millboro silty clay loam, 0 to 3 percent slopes | 2.07 | 1.3% | | IIs | IIs | 89 | | | | | | | | 34 |
| OmC | Opal-Chantier clays, 2 to 9 percent slope | 1.47 | 0.9% | | IVe | | 29 | 1.3 | 21 | 24 | 33 | 17 | 2.2 | 26 | 16 |
| Weighted Average | | | | | 2.34 | 2.28 | 76.1 | *- | 0.2 | 0.2 | 0.3 | 0.2 | *- | 0.2 | *n 31.7 |

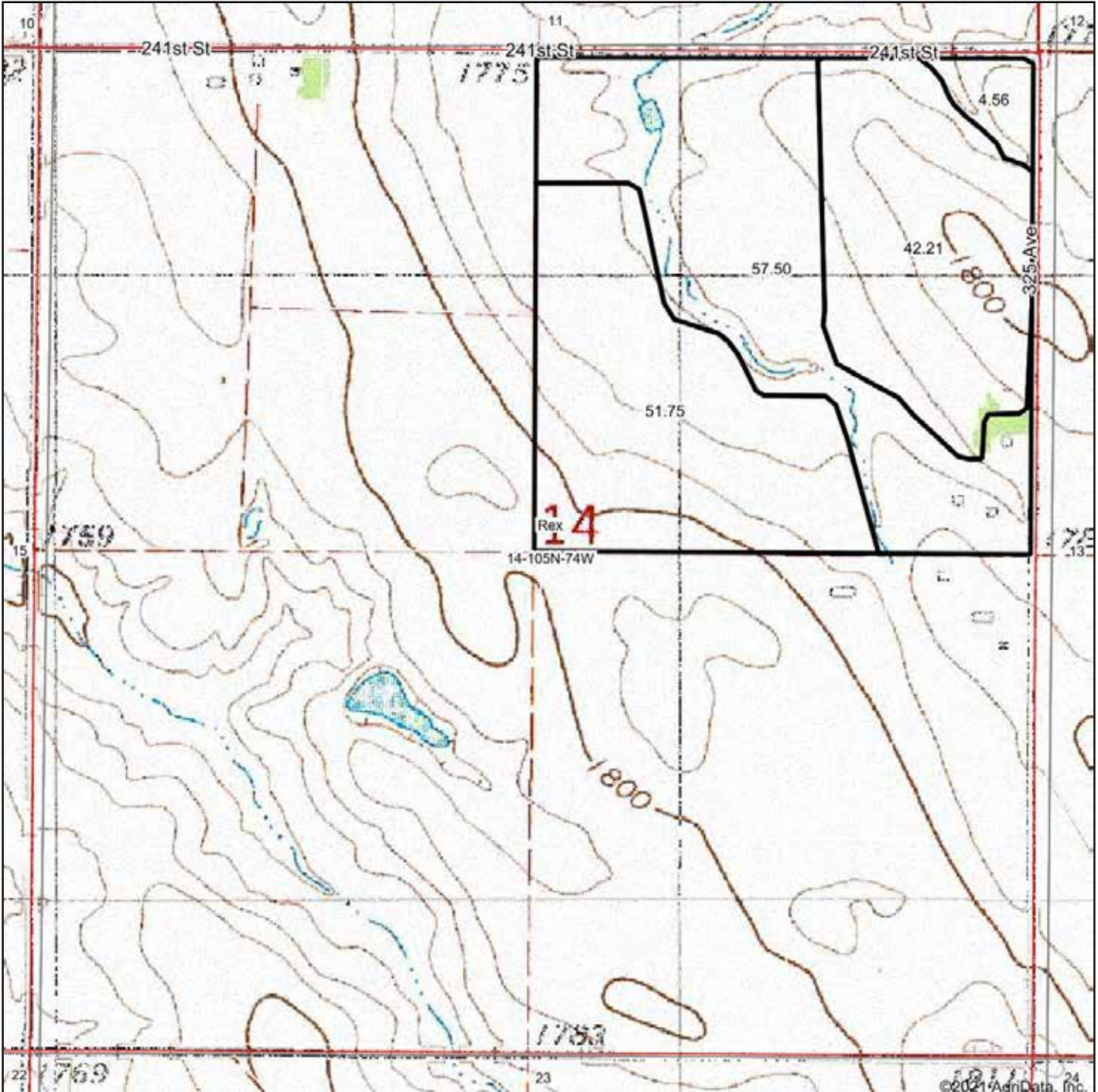
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

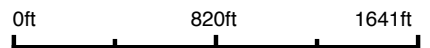
Soils data provided by USDA and NRCS.

Tract 13: NE ¼ of Section 14- T105N-R74W of the 5thPM, Lyman County, SD. 160 +/- acres. Last but certainly not least is a parcel that features 93.96 +/- acres of cropland acres with the balance in grass & hay land. Presently, all tillable acres are grass and had been alfalfa several years ago. This tract has good potential for wildlife habitat. Very good access 3 miles west of SD Hwy 47 on 242nd Street and north ½ mile on 325th Avenue. R.E. Taxes: \$1216.94

Topography Map



map center: 43° 53' 53.11, -99° 40' 31.53



14-105N-74W
Lyman County
South Dakota



11/18/2021

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

South Dakota
Lyman

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

FARM: 3627
Prepared: 5/17/21 8:27 AM
Crop Year: 2021
Page: 2 of 3

Report ID: FSA-156EZ

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

Tract Number: 3538 Description NE 14-105-74

FSA Physical Location : Lyman, SD ANSI Physical Location: Lyman, SD

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

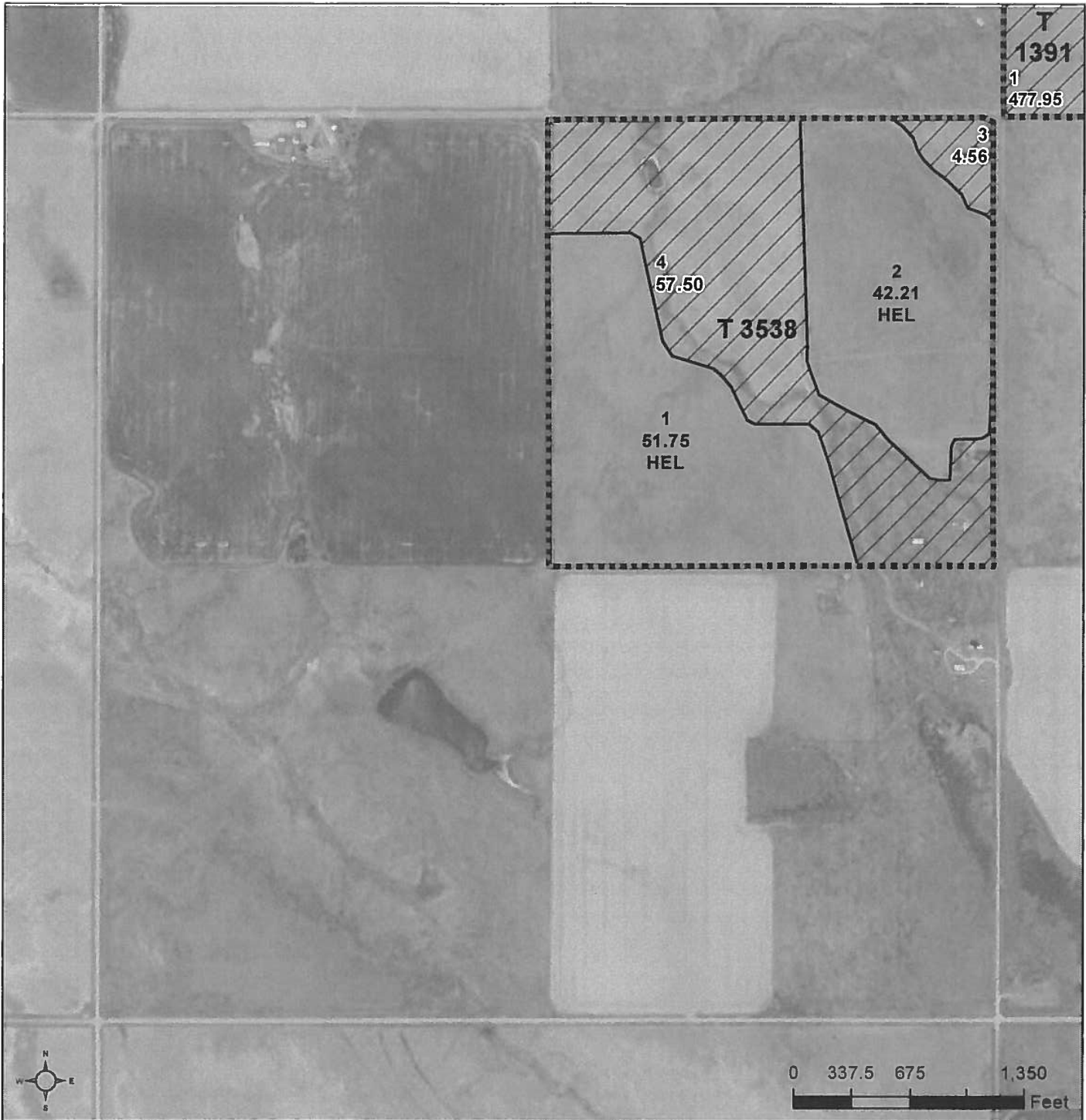
| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 156.02 | 93.96 | 93.96 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | |
| 0.0 | 0.0 | 93.96 | 0.0 | 0.0 | 0.0 | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| CORN | 36.67 | 46 | 0.00 |
| GRAIN SORGHUM | 36.67 | 42 | 0.00 |
| Total Base Acres: | 73.34 | | |

Owners: STEWART, DENNIS EUGENE
STEWART, LELAND
ROBINSON, MARILYN
STEWART, GORDON

WHEELER, EILEEN
STEWART, DOUGLAS
STEWART, DONNA

Other Producers: None



Common Land Unit Tract Boundary PLSS
 Non-Cropland
 Cropland

Wetland Determination
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Provisions

2021 Program Year
 Map Created December 14, 2020
Farm 3627

14-105N-74W-Lyman

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TRACT 14



Tract 14: Lots 5 & 6 Block 10 Milwaukee Land Companys 1stAddition, Reliance Town, Lyman County, SD. 208 E Chamberlain St, Reliance, SD is located on the corner of 3rd Avenue and Chamberlain Street and features a 100 ft x 140 ft lot size - according to the recorded plat. The house structure on the property has not been lived in for an unknown number of years. No warranty is made as to the structural or mechanical components and no warranty as to environmental hazards of any kind. Property sells "AS-IS". R.E. Taxes: \$94.90

PURCHASE AGREEMENT

IMPORTANT NOTICE

You are requested and encouraged to review the **Amended Comprehensive Order On Sale of Property Subject to Partition** signed by the Honorable M. Bridget Mayer, Circuit Court Judge, on March 22, 2022 and the **Notice of Court Ordered Partition Sale** signed on March 21, 2022, by the Court Appointed Referee, Robert L. Morris.

Chisum E. Peterson of Peterson Land & Auction LLC., a designated **South Dakota Licensed Real Estate Broker** acknowledge receipt of: \$ _____
(_____) dollars representing ten percent (10%) of the purchase price from:

High Bidder/Buyer NAME: _____

ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE/EMAIL: _____

hereinafter designated as **High Bidder/Buyer(s)**, as a non-refundable deposit and earnest money on the purchase of the property legally described as:

TOWNSHIP 104 North, RANGE 73 WEST OF THE 5TH P.M. Lyman County, South Dakota

Tract 1

SECTION 6: LOTS 6-7 & E1/2SW1/4; SE1/4
310.28 +/- acres

Tract 2

SECTION 8: NE1/4
160 +/- acres

Tract 3

SECTION 7: S1/2NE1/4
80 +/- acres

Tract 4

SECTION 8: W1/2, except Road as conveyed by Deed in Book 72, Page 305
315.75 +/- acres

Tract 5
SECTION 5: SW1/4
160 +/- acres

**TOWNSHIP 105 North, RANGE 74 WEST OF THE 5TH P.M., Lyman County,
South Dakota**

Tract 6
SECTION 11: SW1/4
160 +/- acres

Tract 7
SECTION 13: SW1/4
160 +/- acres

Tract 8
SECTION 13: SE1/4
160 +/- acres

**TOWNSHIP 105 North, RANGE 73 WEST OF THE 5TH P.M., Lyman County,
South Dakota**

Tract 9
SECTION 18: LOTS 3-4 & E1/2SW1/4
159.57 +/- acres

**TOWNSHIP 105 North, RANGE 74 WEST OF THE 5TH P.M., Lyman County,
South Dakota**

Tract 10
SECTION 14: W1/2SE1/4
80 +/- acres

Tract 11
SECTION 12: NE1/4 & S1/2
*The above is how described in the Title Insurance Commitment. *Auction Tract
is described as NE1/4, SE1/4, and SW1/4.
477.95 +/- acres

Tract 12
SECTION 14: SW1/4
SECTION 15: SE1/4
320 +/- acres

Tract 13
SECTION 14: NE1/4
160 +/- acres

Tract 14
Lots 5 & 6 in Block 10, Milwaukee Land Company's First Addition to the Town of Reliance, Lyman County, South Dakota, according to the recorded plat thereof.

OWNED BY: Eileen Wheeler, Leland Stewart, Marilyn Robinson, Douglas Stewart, Donna Stewart, Gordon Stewart, and Dennis Stewart, fee owners, and being sold by Court Appointed Referee, Robert L. Morris, Morris Law Firm, Prof. LLC, via the **Amended Comprehensive Order On Sale of Property Subject to Partition** signed by the Honorable M. Bridget Mayer, Circuit Court Judge, on March 22, 2022 and the **Notice of Court Ordered Partition Sale** signed on March 21, 2022, by the Court Appointed Referee, Robert L. Morris, hereinafter referred to as **Seller**.

Terms of the Agreement

1. The total purchase price is \$ _____.
(_____),
which includes the earnest money deposit herewith.
2. After earnest money is credited, **the remaining balance of \$ _____**
(_____) **is to be paid in full at closing, in guaranteed funds, on or before June 1, 2022, or such other time after June 1, 2022, if circumstances warrant.**
3. The real estate above described shall be sold free and clear of any prior estates, leases, charges or liens, real estate taxes and special assessments not yet due, excepted, but shall be sold subject to all rights of way, easements, building covenants and restrictions, mineral rights, water rights, fossil rights, reservations and other restrictions and covenants of record, and rights of the municipal, county, state and federal governments, if any, pertaining to the use of the land.
4. All real estate and improvements thereon will be sold "as is" in its present condition as a cash sale with no financing contingency
5. No reservation of mineral or fossil rights, if any, by Seller. All surface and subsurface rights will transfer from Seller to High Bidder/Buyer, that may be reserved or held by Seller with no guarantee that such rights exist.

6. Title insurance provided by Titles of Dakota. Title insurance premium split equally between High Bidder/Buyer and Seller.
7. Closing service fee for Titles of Dakota shall be split equally between High Bidder/Buyer and Seller.
8. Transfer fees paid by Seller. Recording fees paid by High Bidder/Buyer.
9. The 2021 real estate taxes due in 2022 shall be paid by the Seller out of sale proceeds if not paid before the auction. 2022 real estate taxes payable in 2023 will be prorated to date of closing and shall be the High Bidder/Buyer's responsibility thereafter.
10. The Sellers do not warranty or guarantee that the existing fences lie on the true and correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to South Dakota statutes.
11. Marketable title, shall be conveyed by Referee's Deed, properly executed with necessary transfer fee paid for recording subject to any easements, restrictions, reservations and covenants of record.
12. Property sold by legal description only. High Bidder/Buyer acknowledges that existing fences may not be located on the actual property boundaries. Seller is not aware of any boundary disputes or encroachments.
13. High Bidder/Buyer and Seller acknowledge that Chisum E. Peterson of Peterson Land & Auction LLC., and Ron Ensz, Clark & Associates Land Brokers LLC are representing the **Seller Only** in this transaction.
14. Titles of Dakota shall act as escrow agent for both Seller and High Bidder/Buyer and it is agreed that Title Company shall hold above all earnest money deposit and balance of sale proceeds in the Trust Account of Titles of Dakota., in account of the Seller until time of closing. High Bidder/Buyer understands and agrees that the above earnest money payment is irrevocable and is not subject to buyer contingency of any kind. In the event the High Bidder/Buyer shall not complete the purchase as herein agreed, the Seller may elect to declare the earnest money as liquidated damages. Seller and High Bidder/Buyer, upon such election by Seller, agree that in the event of default by High Bidder/Buyer the actual damages accruing to Seller would be impracticable or extremely difficult to fix and establish. Seller and High Bidder/Buyer, upon such election by Seller, agree that the amount of the down payment (earnest money) herein deposited, is a reasonable approximation of liquidated

damages in the event of default and that amount shall be the liquidated damages due to Seller. In addition, Seller may be entitled to such other remedies allowed by the laws of the State of South Dakota including without limitation, seeking specific performance.

15. High Bidder/Buyer has examined the property to the extent deemed necessary and is purchasing the property in "AS-IS" condition. High Bidder/Buyers are not relying upon any statements or representation made by the Broker or Seller in any way. No warranty is made as to soil productivity, water supply or environmental hazards. No personal property is included in the sale of the property including-but not limited to-continuous fence, gates, machinery, vehicles and household appliances. Any property not removed by the Seller by time of closing, will become the property of the High Bidder/Buyer, unless a written agreement between Seller and High Bidder/Buyer is entered into prior to closing.
16. No contingencies of any kind are offered nor are any contingencies accepted by the Seller. High Bidder/Buyer acknowledges that this purchase is subject to the approval of the Court.
17. High Bidder/Buyer and Seller agree for mutual scheduling of the closing at the designated title company, Titles of Dakota, Kennebec, SD and to share equally in cost of the closing fee with High Bidder/Buyer and Seller paying for customary closing costs incurred by this transaction.
18. Time is of the essence for purpose of performance under this agreement.
19. This agreement shall be governed by, and construed and enforced in accordance with the laws of the State of South Dakota.
20. The parties agree that this writing constitutes the entire agreement between them and that there are no other oral or collateral agreements or understandings of any kind or character.
21. In the event of any litigation arising out of this agreement, the prevailing party shall be entitled to all of its costs and expenses, including reasonable attorneys' fees and disbursements.
22. This agreement shall extend to and be binding upon the heirs, administrators, personal representatives, successors and assigns of the parties hereto.

23. Notice and Acknowledgment of Cash Rent Lease and Court Confirmation Process:

- a. The High Bidder/Buyer at the auction will, in addition to this Purchase Agreement, sign a one-year Cash Rent Lease for the acres purchased by the High Bidder/Buyer. The purpose of the lease so the High Bidder/Buyer can take possession of the property on April 23, 2022, in order to immediately prepare the property for planting or grazing. If the High Bidder/Buyer is the ultimate purchaser of the property and confirmed as such by the Court, the lease will merge with the transfer of the property to High Bidder/Buyer via Referee's Deed.
- b. This sale is subject to confirmation by the Honorable M. Bridget Mayer, Circuit Court Judge, Sixth Judicial Circuit, Lyman County, South Dakota and such confirmation hearing will be held at the Lyman County Courthouse on Monday, May 23, 2022 at 1 p.m. for confirmation of sale of the property. The Referee will file a Notice of Hearing electronically with the Lyman County Clerk of Courts, he will serve the Notice of Hearing upon the High Bidder/Buyer of each Tract via email or via First Class Mail. The High Bidder/Buyer is encouraged to attend the hearing on May 23, 2022 regarding confirmation of sale by the Court.
- c. As this sale is subject to SDCL Chapter 21-45, other and higher bids (aka as "up bids") may be received by the Court prior to the confirmation of sale. If other and higher bids are received after completion of the sale, then pursuant to SDCL 21-45-31, this sale may not be confirmed should a higher or better bid be filed in writing before the confirmation of sale.
- d. Only a higher and better bid, in writing, filed pursuant to SDCL 21-45-43 of not less than an additional 15% per acre above the auction sale price along with 15% percent down payment, will be considered by the Court and if so made, the procedure in SDCL 21-45-44 will be followed.
- e. If there is one or more higher and better bids, filed in writing as required, then the Court pursuant to SDCL 21-45-44, will conduct the process to obtain the highest bid for the subject Tract from the High Bidder/Buyer and those who submitted qualifying higher and better bids.
- f. After the Court follows the process pursuant to SDCL 21-45-44, and the ultimate purchaser has the requisite 15% percent down payment, the Court may confirm the sale and direct the Referee enter into a Purchase Agreement with the ultimate purchaser. The Purchase Agreement will be similar to this Purchase Agreement

except for paragraph 23, the purchase price, down payment, and remaining balance due.

- g. If a higher and better bid is filed and after the procedure in SDCL 21-45-44 is followed, should the ultimate purchaser not be the same person or entity who was the High Bidder/Buyer at the public sale, the ultimate purchaser will be purchasing the property subject to the one-year cash rent lease executed by the High Bidder/Buyer at the public sale.
- h. Should the High Bidder/Buyer at the public sale purchase be confirmed the Court, the cash rent payment will be refunded to the High Bidder/Buyer after closing on the property.
- i. Should the ultimate confirmed purchaser of the property be someone other than the High Bidder/Buyer at the public sale, the cash rent payment will be transferred to the ultimate confirmed purchaser of the property after closing.
- j. Should the ultimate confirmed purchaser of the property be someone other than the High Bidder/Buyer at the public sale, the earnest money deposited by High Bidder/Buyer will be refunded to the High Bidder/Buyer after closing.

Dated this 22nd day of April, 2022

Buyer

Buyer

Robert L. Morris
Owner Representative
Court Appointed Referee

CASH RENT FARM LEASE AGREEMENT

IMPORTANT DISCLOSURE. PLEASE READ. SIGNING IS ACKNOWLEDGEMENT OF READING AND ACCEPTANCE.

1. You are requested and encouraged to review the **Amended Comprehensive Order On Sale of Property Subject to Partition** signed by the Honorable M. Bridget Mayer, Circuit Court Judge, on March 22, 2022, and the **Notice of Court Ordered Partition Sale** signed on March 21, 2022, by the Court Appointed Referee, Robert L. Morris.
2. At Public Sale on April 22, 2022, certain Lyman County Property will be offered in 14 individual Tracts. Tracts 1-13 are agriculture land and Tract 14 is two lots in the Town of Reliance. This Cash Rent Farm Lease Agreement is for each Tract of agriculture land and does not apply to Tract 14.
3. 10% non-refundable down payment and signed Purchase Agreement is required the day of the auction with balance due at closing which is expected to be scheduled for on or before June 1, 2022, or other such time after June 1, 2022, if circumstances warrant.
4. The high bidder at the auction will also sign a one-year cash rent lease for the acres purchased by the high bidder. The purpose of the lease is so the high bidder can take possession of the property on April 23, 2022, in order to immediately prepare the property for planting or grazing. If the high bidder is the ultimate purchaser of the property, the lease will merge with the transfer of the property via Referee's Deed.
5. Tract 5 lease will be for cropland and pasture only. The lease will not include the house and buildings.
6. The sale is subject to Court confirmation and SDCL Chapter 21-45. Prior to Court confirmation, if a higher and better written bid is filed and after the procedure in SDCL 21-45-44 is followed, should the ultimate purchaser not be the same person or entity who was the high bidder at the public sale, the ultimate purchaser will be purchasing the property subject to the one-year cash rent lease executed by the high bidder at the public sale.

Fee Titled Owners/Landlord: Eileen Wheeler, Leland Stewart, Marilyn Robinson, Douglas Stewart, Donna Stewart, Gordon Stewart, and Dennis Stewart.

Stewart et al Partition Action
Lyman County 42CIV20-000018
Cash Rent Farm Lease Agreement
Page 1 of 5

Tenant: High Bidder at Public Sale on April 22, 2022.

Successor Landlord: Confirmed Purchaser by the Court at Confirmation Hearing if other than original high bidder at Public Sale on April 22, 2022.

Owner Representative/Landlord via Court Appointment: Robert L. Morris, Court Appointed Referee, Morris Law Firm, Prof. LLC, P.O. Box 370, Belle Fourche, SD, 57717. (605) 723-7777 bobmorris@westriverlaw.com

High Bidder/Tenant at April 22, 2022, Public Sale:

1. Legal Description:

TBD

2. Terms of Lease: The term of the lease shall be for a period of year, beginning April 23, 2022 and ending on April 22, 2023, unless terminated by a separate written agreement signed by the Landlord or Successor Landlord and Tenant after April 23, 2022.

3. Cash Rent: Tenant agrees to pay the Landlord cash rent for the use of part or all of the Real Estate as follows:

a. One-time payment on April 22, 2023 for the above legally described property in the amount of:

Tract 1: \$21,450.00; Tract 2: \$9,900.00; Tract 3: \$5,325.00 Tract 4: \$15,750.00;
Tract 5: \$7,130.00; Tract 6: \$11,325.00; Tract 7: \$10,965.00; Tract 8: \$7,735.00;
Tract 9: \$10,345.00; Tract 10: \$5,700.00; Tract 11: \$14,340.00;
Tract 12: \$11,115.00; and Tract 13: \$5,620.00.

b. Make checks payable to Morris Law Firm, Prof. LLC Attorney Trust Account. Rent deposit will be placed in the Court Appointed Referee's Attorney Trust Account.

i. If the Tenant is the confirmed ultimate purchaser of the above described property, the amount of the cash rent deposited will be returned to the Tenant/confirmed ultimate purchaser after closing on the property.

ii. If the Tenant is not the confirmed ultimate purchaser of the property (due to the "up bid" procedure), the cash rent payment will be transferred to the

confirmed ultimate purchaser (aka Successor Landlord) after closing on the property and Tenant authorizes Morris Law Firm, Prof. LLC to remit the cash rent deposited to the confirmed ultimate purchaser, aka Successor Landlord, of the real property, after closing.

4. USDA Commodity Program Payments: Payments shall be paid to the Tenant unless otherwise agreed on with the Farm Service Agency.
5. Recreational Use: Use of the real estate is not allowed for hunting or other recreational purposes without written consent of the Landlord.
6. Division of Expense: All crop production expenses are the responsibility of the Tenant.
7. Expenses: No expense shall be incurred by the Tenant for or on account of the Landlord without first obtaining written permission from Landlord. The Tenant agrees to take no actions that might cause a mechanic's or other lien to be imposed upon the Real Estate and agrees to indemnify the Landlord if actions are taken by the Tenant that result in such a lien being imposed.
8. Repair and Maintenance: Maintenance of fences is the responsibility of the Tenant.
9. Tenants Duties:
 - a. Tenant agrees to operate the farm in an efficient and steward-like manner, control weeds and brush in the fields, fence rows, and road ditches, provide proper maintenance to control erosion and maintain terraces, waterways, and tiles, and building lots and all other areas of the farm where access is possible.
 - b. The Tenant agrees to furnish to the Landlord by December 15 an annual report including 1) a summary of fertilizer, lime, and pesticide application records and 2) production or yield information about harvested crops each year, such as may be required for participation in Farm Service Agency programs or for setting crop insurance actual production history yields, and to use measurement methods acceptable for these purposes.
 - c. Tenant agrees, on termination of the lease, to yield prompt possession of the farm to the Landlord and to leave the premises in as good condition as before they took possession or to compensate the Landlord for damages.

10. Landlord Duties:
 - a. Landlord agrees to warrant and defend the Tenant's possession against all persons as long as this lease remains in effect.
 - b. The Landlord will promptly pay real property taxes.
11. Transfer of Interest:
 - a. The Tenant agrees not to lease or sublet any part of the Real Estate nor assign this lease to any other person or entity, nor sublease any or all of the property described herein without prior written permission of the Landlord.
 - b. This lease shall be binding upon the heirs, assignees, or successors in interest of both parties.
 - c. If the Landlord should sell or otherwise transfer title to the Real Estate, the Landlord will do so subject to the provisions of this lease.
12. Changes in Lease Terms: The conduct, representation, or statement of either party, by act or omission, shall not be construed as a material alteration of this lease until such provision is reduced to writing and executed by both parties as an addendum to this lease.
13. Right of Entry: The Landlord reserves the right to enter the premises at any time for any reasonable purpose. Upon notice of the lease termination, the Tenant agrees to permit the Landlord or the Landlord's agent to enter the premise to do customary tillage and operations on any land from which the current crops have been harvested.
14. Insurance: Tenant shall be responsible for insuring all crops grown on the real property leased hereunder and shall be responsible for insuring any of its property or equipment located on the leased premises.
15. Hold Harmless. Tenant agrees to indemnify and hold the Landlord harmless from any liability of any kind or character arising out of the use and occupation of the property by Tenant or anyone claiming under the Tenant, including, but not limited to, reasonable attorney fees for any litigation to which the Landlord is made or threatened to be made a party and which arises out of the use and occupation of the property by Tenant or anyone claiming under Tenant.
16. Termination upon Default: If either party defaults in the performance of the existing rental agreement, the non-defaulting party shall serve a notice of default upon the defaulting party. The defaulting party shall have 10 days to cure the default. Failure to cure within the required timeframe shall terminate the lease.

17. Arbitration: Any disputes between the Landlord and Tenant not covered by this lease may be submitted by either party for arbitration at a reasonable fee by three disinterested persons, one of whom shall be selected by the Landlord, one by the Tenant, and the third by the previously named two. If and when disputes are submitted, a majority decision of the arbitrators shall be binding upon the parties to the lease.
18. Applicable Law: South Dakota law will apply to the interpretation of this lease and any applicable remedies sought under the lease, including the arbitration process.

We acknowledge the disclosures stated above and we agree to the terms and conditions of this lease by affixing our signatures below on April 22, 2022.

Owner Representative/Landlord:

Tenant:

Robert L. Morris
 Court Appointed Referee
 P.O. Box 370
 Belle Fourche, SD, 57717

605-723-7777

bobmorris@westriverlaw.com

Printed Name

Mailing Address

Cell Number and Home Phone

Email Address

COMMITMENT FOR TITLE INSURANCE



COMMITMENT FOR TITLE INSURANCE

Issued By

CHICAGO TITLE INSURANCE COMPANY

Transaction Identification Data for reference only:

Issuing Agent: Titles of Dakota
Issuing Office: Kennebec, SD
ALTA® Universal ID: 1171962
Commitment No.: 21-1421
Issuing Office File No.: 21-1421
Property Address: N/A, Reliance, SD 57569

SCHEDULE A

1. Commitment Date: March 23, 2021 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (06/17/06)
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
Proposed Policy Amount: \$100,000.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:

Eileen Wheeler
Leland Stewart
Marilyn Robinson
Douglas Stewart
Donna Stewart
Gordon Stewart
Dennis Stewart
5. The Land is described as follows:

Lots 5 & 6 in Block 10, Milwaukee Land Company's First Addition to the Town of Reliance, Lyman County, South Dakota, according to the recorded plat thereof.

TOWNSHIP 104 North, RANGE 73 WEST OF THE 5TH P.M. Lyman County, South Dakota
SECTION 5: SW1/4
SECTION 6: LOTS 6-7 & E1/2SW1/4; SE1/4

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SCHEDULE A

(Continued)

SECTION 7: S1/2NE1/4

SECTION 8: NE1/4 & W1/2, except Road as conveyed by Deed in Book 72, Page 305

TOWNSHIP 105 North, RANGE 73 WEST OF THE 5TH P.M., Lyman County, South Dakota

SECTION 18: LOTS 3-4 & E1/2SW1/4

SECTION 28: NW1/4, lying South of U.S. Highway 16

TOWNSHIP 105 North, RANGE 74 WEST OF THE 5TH P.M., Lyman County, South Dakota

SECTION 11: SW1/4

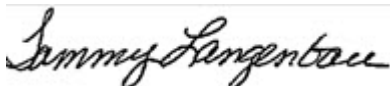
SECTION 12: NE1/4 & S1/2

SECTION 13: S1/2

SECTION 14: NE1/4; SW1/4; W1/2SE1/4;

SECTION 15: SE1/4

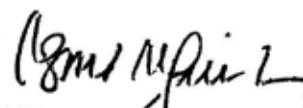
CHICAGO TITLE INSURANCE COMPANY



Tammy Langenbau
Title Examiner
213 S Main St
Kennebec, SD 57544
605-869-2215



By:



President

ATTEST



Secretary

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COMMITMENT FOR TITLE INSURANCE
Issued By
CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B, PART I
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.
5. A properly executed Deed from ,Eileen Wheeler, and spouse if married, and Leland Stewart, and spouse if married, and Marilyn Robinson, and spouse if married, and Donna Stewart, and spouse if married, and Gordon Stewart, and spouse if married, and Dennis Stewart, and spouse if married, and Douglas Stewart, and spouse if married.
6. 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 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)

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

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. 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.
4. Easements, or claims of easements, 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. Taxes or special assessments which are not shown as existing liens by the public records.
7. The 2021 real estate taxes due and payable in 2022 are due and payable as follows:

ALL REAL ESTATE TAXES FOR 2021 ARE UNPAID - PLEASE SEE ATTACHED RECORDS

Subject to real estate taxes for 2022 tax year which are not yet due and payable.

8. NOTICE OF LIS PENDENS, dated July 1, 2020 wherein Dennis and Carol Stewart; Marilyn and DeeJay Robinson, Plaintiff, VS Eileen Wheeler, Leland and Sally Stewart, Douglas Stewart, Gordon Stewart, County of Lyman, Don McManus, John Cosgrove, Warren Karlen, Brad Karlen, John Doe #1, and John Dow #2, Defendants; filed for record July 6, 2020 at 9:00 AM. by Microfilm No. 20-428 records of Lyman county as follows: "NOTICE IS HEREBY GIVEN The object of the action is the partition of certain real estate located in Lyman County as legally described in Exhibit A attached hereto and incorporated by reference."

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SCHEDULE B

(Continued)

9. Easement Contract dated June 26, 1934 by and between George King and Jennie King, parties of the First Part, and the State of South Dakota, party of the second part. Recorded July 5, 1934 at 9:00 AM in Book 10 of Misc. on page 348. (S1/2 Sec. 13-105-74)
10. Right of Way Easement dated October 18, 1997 executed by Carrol I. Stewart to We4st Central Electric Cooperative, Inc. Recorded May 28, 1998 at 10:10 AM by Microfilm No. 98-408. (NE1/4 Sec. 14-105-74)
11. Grant of Easement dated February 27, 2002 executed by Carrol I. Stewart and Dorothy E. Stewart, as tenants in common, to United States of America, acting through the Department of the Interior, Bureau of Reclamation. Recorded June 6, 2002 at 10:10 AM by Microfilm No. 02-397. (Lots 3-4 & E1/2SW1/4 Sec. 18-105-73; S1/2 Sec. 13; SW1/4 and W1/2SE1/4 Sec. 14; SE1/4 Sec. 15-105-74)
Affidavit of Location dated September 22, 2003 and recorded October 9, 2003 at 2:30 PM by Microfilm No. 03-830.
12. Notice of Buried Pipeline dated June 18, 2003 executed by West River/Lyman-Jones Rural Water Systems, Inc. to the Public. Recorded June 18, 2003 at 3:30 PM by Microfilm No. 03-413.
13. Location Notice dated October 21, 1949 executed by Grant J. Rockafellow, locator, to the Public. Recorded November 2, 1949 at 9:00 AM in Book 14 of Misc. on Page 168. (SE1/4SE1/4 Sec. 12-105-74)
14. Location Notice dated October 11, 1949 executed by Fred K. Nissen, locator, to the Public. Recorded November 2, 1949 at 9:00 AM in Book 14 of Misc. on Page 169. (SW1/4SW1/4 Sec. 12-105-74)
15. Location Notice dated October 12, 1949 executed by Grant J. Rockafellow, locator, to the Public. Recorded November 8, 1949 at 9:00 AM in Book 14 of Misc. on Page 177. (SE1/4SW1/4 Sec. 12-105-74)
16. Location Notice dated November 8, 1949 executed by R. W. Stewart, locator, to the Public. Recorded November 10, 1949 at 2:00 PM in Book 14 of Misc. on Page 178. (NE1/4SE1/4 Sec. 6-104-73)
17. Location Notice dated September 29, 1961 executed by Grant J. Rockafellow, locator, to the Public. Recorded August 16, 1962 at 11:00 AM in Book 17 of Misc. on Page 20. (SW1/4 Sec. 11; S1/2 Sec. 12-105-74)
18. Vested Drainage Right Form dated June 30, 1992 executed by Grant Rockafellow to the Public. Recorded June 30, 1992 at 3:40 PM by Microfilm No. 92-400. (SW1/4 Sec. 14-105-74)
19. Vested Drainage Right Form dated June 30, 1992 executed by Carrol I. Stewart to the Public. Recorded June 30, 1992 at 3:50 PM by Microfilm No. 92-402. (SW1/4 Sec. 5-104-73)

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SCHEDULE B

(Continued)

20. (a) Unpatented mining claims, title, or interest in any minerals, mineral rights, or related matters, or rights of access and egress, including but not limited to oil, gas, coal, and other hydrocarbons; (b) exceptions, reservations, and restrictions contained 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.
21. Rights of tenants in possession under the terms of unrecorded leases.
22. Present maps show that there is not open roads to all of the Land. However, there is access by section line highways under South Dakota law.
23. Section line highways by operation of law, South Dakota Code 31-18-1, and unrecorded underground easement, if any.
24. Subject to any setback lines and utility easements that may exist.

End of Schedule B.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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