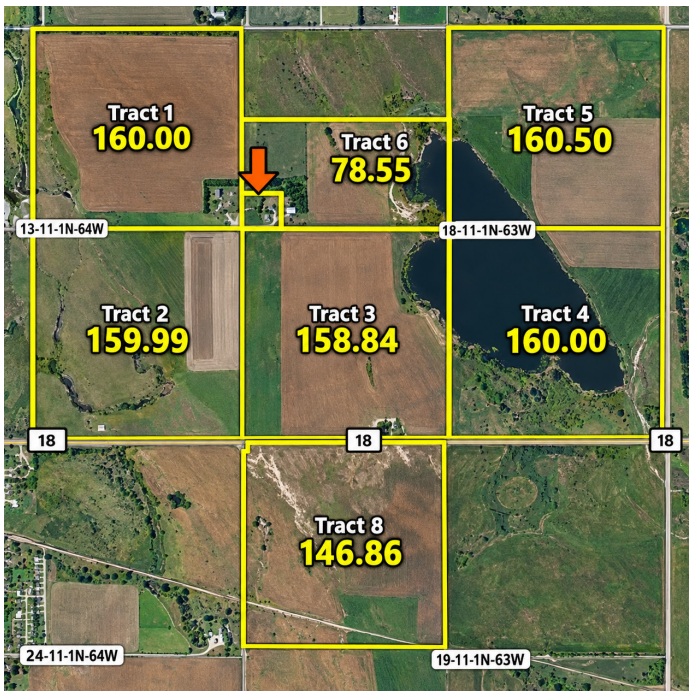
LAND AUCTION

LIVE AUCTION! NOVEMBER 4TH • 10 AM





1,024 ACRES OFFERED IN 8 TRACTS

Cropland, Pasture, Hunting Land and a Ranch Style Home

Highly productive grain and cattle operation situated just east of Wolsey, South Dakota, offering a unique combination of agricultural productivity and outstanding recreational appeal in the heart of pheasant hunting country.

Since 1908, this land has been proudly cared for by the Langbehn family, carrying with it more than a century of memories, traditions, and agricultural heritage.

Owners Tracts 1-5:
Langbehn Family Partnership LLP

Owners Tract 6-8:
Jeffrey S Langbehn Revocable Living Trust & Darcie A Langbehn Revocable Living Trust

Sale Location:
Auction will be held at
Huron Event Center, (Crossroads Hotel)
501 Wisc. Ave SW, Huron, SD

MEYER AUCTION SERVICE, LLC

MORE INFO AND PICTURES AT
www.BenMeyerAuctions.com

Ben Meyer, CAI #13234 - Broker/Auctioneer - Agent for Seller
Huron, SD | Cell: 605-350-0316

NAA Auctioneer
South Dakota Auctioneers Association

Terms & Conditions

A 10% non-refundable earnest money deposit will be required on the day of the auction, with the balance of the purchase price due at closing, which is scheduled after January 1st 2027. The Seller shall be responsible for all 2026 real estate taxes payable in 2027. Costs associated with the closing service and owner's title insurance policy shall be divided equally, with 50% paid by the Buyer and 50% paid by the Seller. Possession of the agricultural land shall be granted March 1, 2027, following closing. Possession of the home may be granted as soon as possible upon successful closing. All property is being sold as is, where is. Prospective purchasers are encouraged to conduct their own independent inspections and due diligence regarding the property prior to bidding. Property boundary lines shown in advertising materials are approximate. Existing fences, if any, may not be located on the true legal boundary lines and shall not be relied upon as evidence of exact property boundaries. The sale is not contingent upon financing, appraisal, inspection, or any other buyer contingency. Prospective bidders are advised to have all financial arrangements secured prior to participating in the auction. The Auctioneer/Broker represent the Seller exclusively and are acting solely as agents of the Seller. All announcements made on auction day shall take precedence over any printed or electronic advertising material. Sold subject to owner confirmation. Come prepared to buy!

Tracts 1-5

Tract 1

NE ¼ of Section 13-111N-64W | 160 Acres

This predominantly tillable 160-acre tract features approximately 118.11 tillable acres, with an additional 5.8 acres of trees located along the north side of the property. The remaining acreage consists of pastureland situated along the south and west boundaries, as well as an 8-acre cattle yard in the southeast corner, complete with continuous fencing and a calving barn. Power to the barn comes from the house and new owner will be responsible for any new electrical installation through Dakota Energy. There is a well for water supply to livestock. The tillable land has an average soil productivity rating of 74.6, with the predominant soil type being Hand-Bonilla Loam, a Class II soil with a Productivity Index (PI) of 81. Across the entire 160-acre tract, the property carries an average soil rating of 69.3. Taxes $2739.66

Tract 2

SE ¼, Less W 5' of N 40'of S 90' of SE ¼ and Less W 5' of N 15' of S 105' of SE ¼, Section 13-111N-64W | 159.99 Acres

According to FSA records, this 159.99-acre tract contains approximately 77.62 cropland acres. Currently, a 29.72-acre field located along the east road frontage is being farmed, while the balance of the property, approximately 130 acres, is utilized as pastureland for livestock grazing. Water source is a dugout that was cleaned out a few years ago and the creek running through it. It does have some cattails in the lower lying areas in creek bottom. The tract carries an overall average soil productivity rating of 35.7. The productive cropland field along the east side has a significantly higher average soil rating of 73.7, offering strong agricultural potential for crop production on that 29 acres. RE Taxes $1655.76

Combination of Tracts 1 & 2 – 319.99 Acres ± | Farmland, Pasture & Wildlife Habitat

E½ of Section 13, Township 111N, Range 64W | Wolsey Township, Beadle County, South Dakota.

Tracts 1 and 2 combine to offer a diverse 319.99-acre property featuring highly productive farmland, quality pasture, and excellent wildlife habitat. According to FSA records, the property includes 310.17 cropland acres, with 195.73 DCP cropland acres. FSA base acres consist of: 146.06 Corn Base Acres with a PLC Yield of 116. 15.42 Soybean Base Acres with a PLC Yield of 32, 6.13 Oat Base Acres with a PLC Yield of 40. The property is characterized by strong soil productivity ratings on what is farmed, supporting consistent crop production and long-term agricultural value. In addition to its farming potential, the pasture acres provide quality grazing opportunities for livestock operations. The combination of productive cropland, pasture, and natural habitat creates an attractive setting for both agricultural producers and recreational enthusiasts. The property offers excellent habitat for **deer and pheasants**, enhancing its appeal as a premier mixed-use agricultural and recreational investment.

Tract 3

SW¼ of Section 18-111N-63W | 158.84 Acres

According to FSA records, this tract contains 121.33 cropland acres, with approximately 111.50 acres currently under cultivation. Surety AgriData indicates an average soil productivity rating of 67.1 across the entire tract. A significant portion of the property consists of approximately 91.6 acres of highly productive Hand-Bonilla Loam soils, carrying a productivity rating of 81. Additional features include pastureland on the west side and continuous fence pens in the North West corner. An approximately 13-acre wetland/lake area is situated in the northeast corner, providing excellent wildlife and recreational habitat. US Fish and Wildlife Waterfowl Management Easement on this tract. RE Taxes $2435.16

Tract 4

SE¼ of Section 18-111N-63W | 160 Acres

According to FSA records, this tract includes approximately 82.50 tillable acres, all of which are currently under cultivation. Surety AgriData reports a weighted average soil productivity rating of 75.6 for the cultivated acres. Approximately 75% of the tillable land consists of Class II Hand-Bonilla Loam soils, recognized for their strong agricultural productivity. The balance of the tract includes hay ground and wetland/lake areas in the center and NW area, offering additional agricultural and wildlife habitat value. US Fish and Wildlife Waterfowl Management Easement on this tract. RE Taxes $1901.54

Tract 5

NE¼ of Section 18-111N-63W | 160 Acres

FSA records indicate approximately 124.50 cropland acres on this tract. The cultivated acres carry a Surety AgriData weighted average soil productivity rating of 73.8, including approximately 87 acres of Class II Hand-Bonilla Loam soils. This tract offers a strong combination of productive cropland and diverse wetland features in the SW corner for both agricultural operations and wildlife. US Fish and Wildlife Waterfowl Management Easement on this tract. RE Taxes $2369.98

Combination of Tracts 3, 4 & 5 – 478.84 Total Acres | Farmland, Pasture & Wildlife Habitat

These three tracts combine to create an outstanding 478.84-acre property featuring productive cropland, pastureland, wetlands, and exceptional wildlife habitat. The diverse landscape supports excellent populations of pheasant, deer, and waterfowl, making this property attractive to both agricultural producers, investors and outdoor enthusiasts. According to FSA records, the combined tracts include: 463.79 farmland acres, 328.31 DCP cropland acres, 245.07 corn base acres with a PLC yield of 116, 25.85 soybean base acres with a PLC yield of 32, 10.26 oat base acres with a PLC yield of 40. Surety AgriData reports an overall weighted average soil productivity rating of 61.5 across the entire 478.84 acres. This rating is influenced by the property's wetland and non-cropland areas. The acres currently under cultivation feature a significant concentration of highly productive Class II soils, highlighted by extensive areas of Hand-Bonilla Loams, which contribute to the tract's strong agricultural value.

The combination of productive cropland, pasture, strong FSA base acres, quality Class II soils, and outstanding deer, pheasant and waterfowl habitat makes this a rare opportunity to acquire a large, diverse piece of land in Central South Dakota

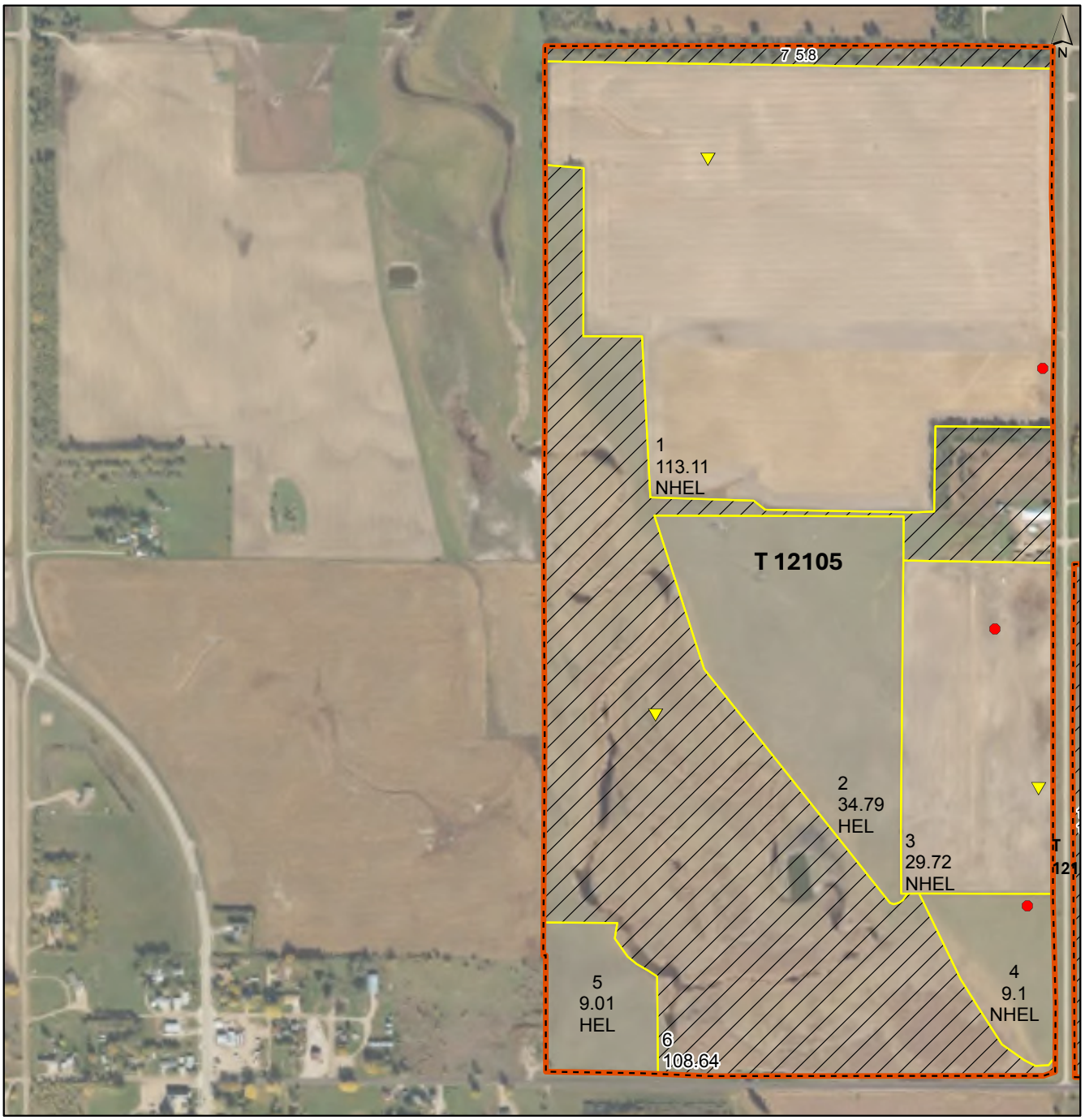
Owner Tracts 1-5: Langbehn Family Partnership LLP

Tracts 1 & 2

United States Department of Agriculture

Beadle County, South Dakota

Farm **6496**



Tract Boundary Cropland
Noncropland

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

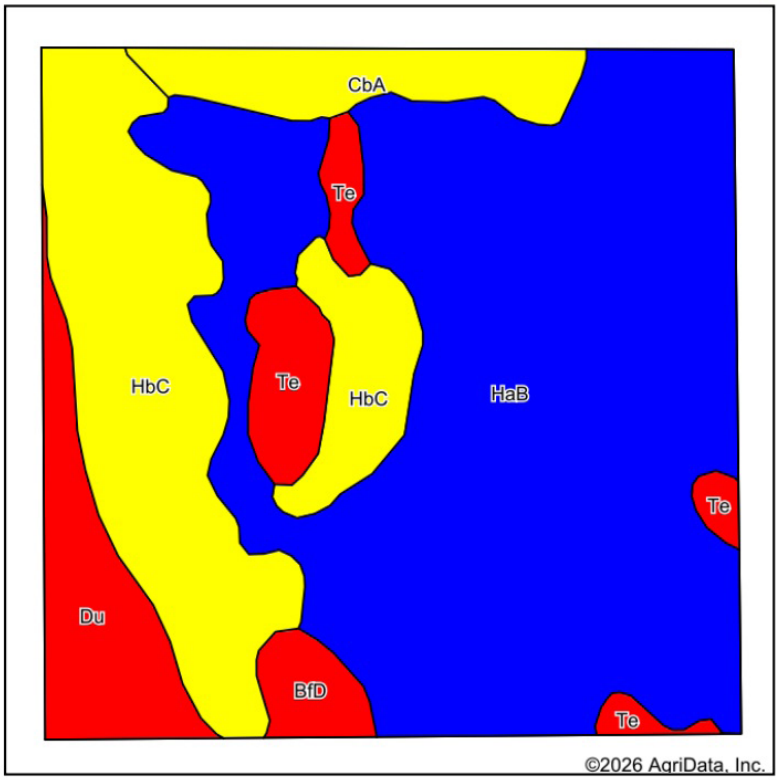
2026 Program Year
Phy. County: Beadle
2023 imagery
S13 T111N R064W

0 340 680 Ft

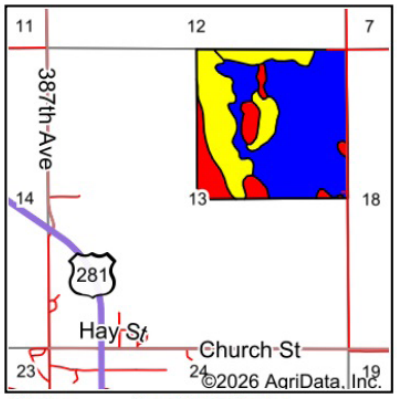
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Map Created 04/08/2026

Tract 1 Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Beadle**
Location: **13-111N-64W**
Township: **Wolsey**
Acres: **160**
Date: **10/14/2026**

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N W E S

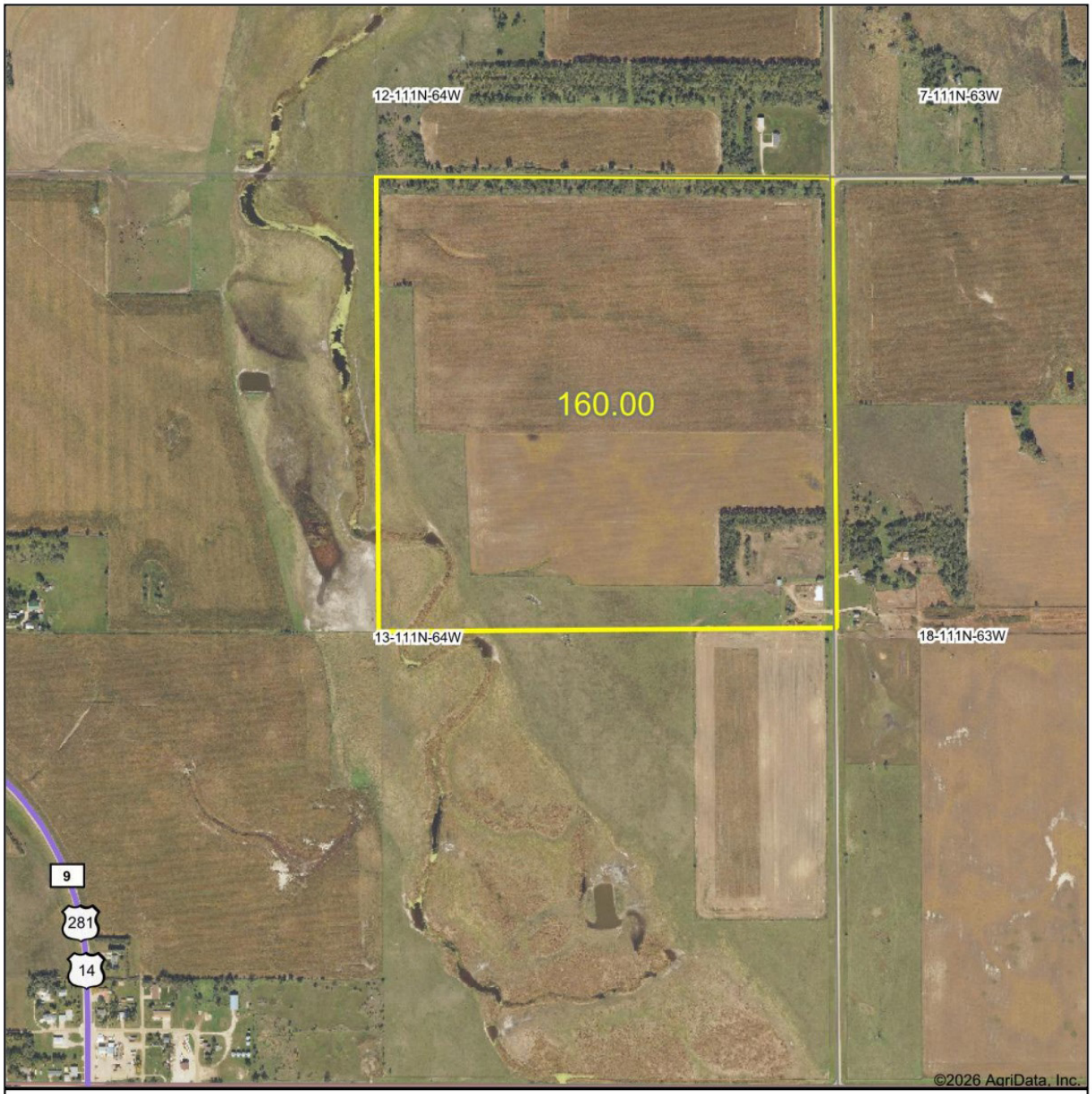
Area Symbol: SD005, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
HaB	Hand-Bonilla loams, 3 to 6 percent slopes	92.03	57.6%		IIe	81	62
HbC	Hand-Ethan loams, 6 to 9 percent slopes	36.93	23.1%		IIIe	65	57
Du	Durrstein silt loam	11.23	7.0%		VIs	8	9
CbA	Carthage-Blendon fine sandy loams, 0 to 2 percent slopes	8.53	5.3%		IIIe	66	44
Te	Tetonka-Hoven silt loams	8.06	5.0%		IVw	48	9
BfD	Ethan-Betts loams, 9 to 15 percent slopes	3.22	2.0%		VIe	46	57
			Weighted Average		**2.75**	**69**	***n 53.4**

*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 1 Aerial Map



Boundary Center: 44° 25' 30.09, -98° 27' 48.1

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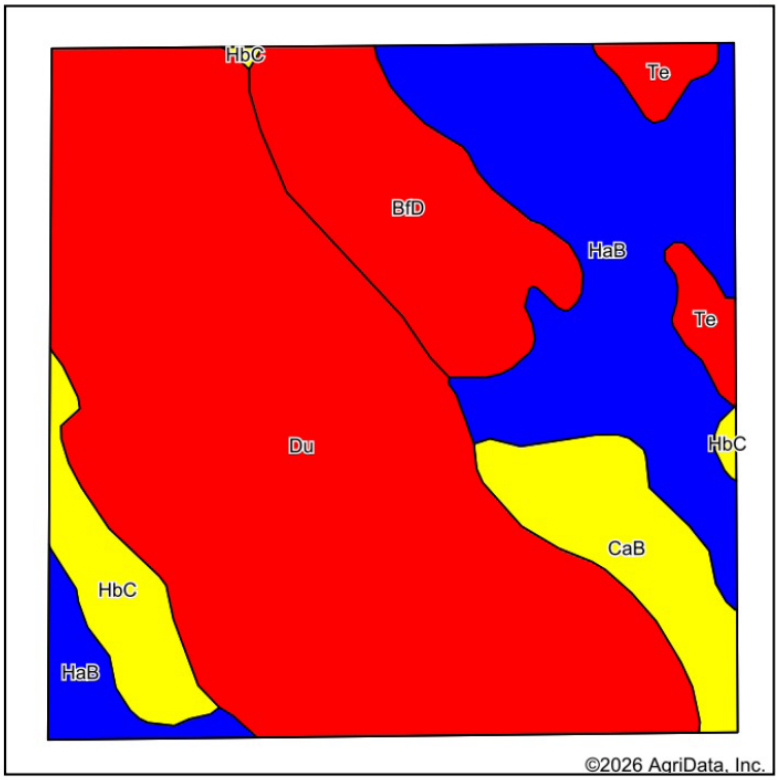
13-111N-64W
Beadle County
South Dakota

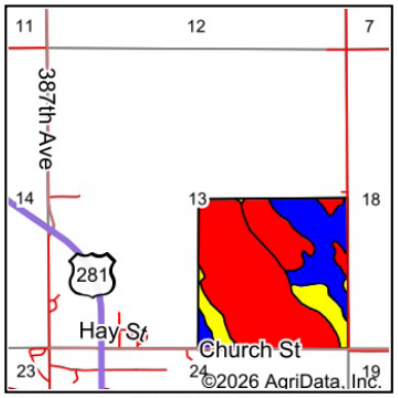
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10/14/2026

Tract 2 Soils Map





State: **South Dakota**
County: **Beadle**
Location: **13-111N-64W**
Township: **Wolsey**
Acres: **160.79**
Date: **10/14/2026**

Maps Provided By: surety® CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

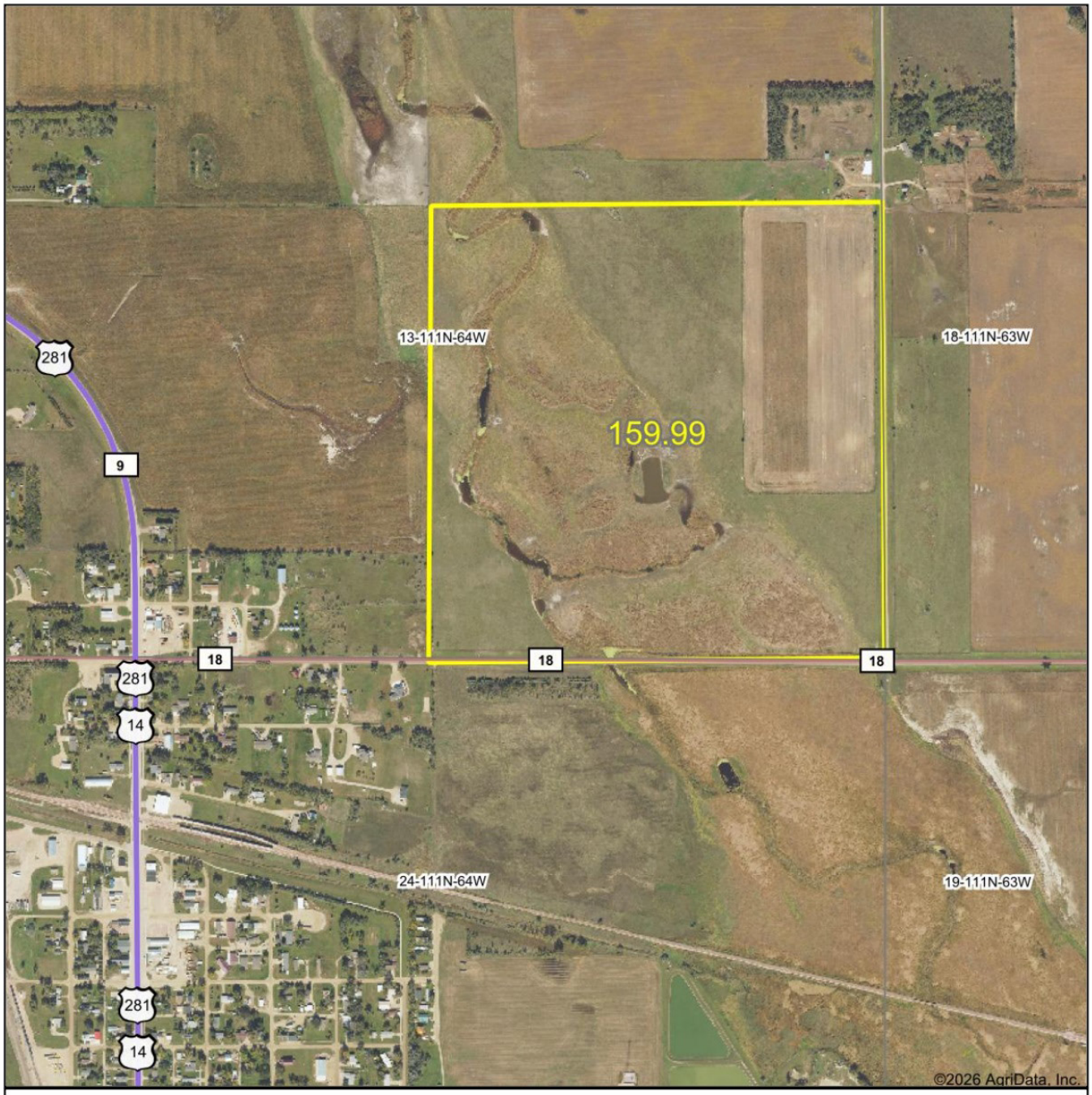
Area Symbol: SD005, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
Du	Durrstein silt loam	83.57	51.9%		VIs	8	9
HaB	Hand-Bonilla loams, 3 to 6 percent slopes	35.87	22.3%		IIe	81	62
BfD	Ethan-Betts loams, 9 to 15 percent slopes	19.07	11.9%		VIe	46	57
CaB	Carthage fine sandy loam, 2 to 6 percent slopes	10.62	6.6%		IIIe	62	44
HbC	Hand-Ethan loams, 6 to 9 percent slopes	7.55	4.7%		IIIe	65	57
Te	Tetonka-Hoven silt loams	4.11	2.6%		IVw	48	9
			Weighted Average		**4.72**	**36.1**	***n 31.1**

*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 Aerial Map



Boundary Center: 44° 25' 3.95, -98° 27' 48.21

0ft 897ft 1795ft

13-111N-64W
Beadle County
South Dakota

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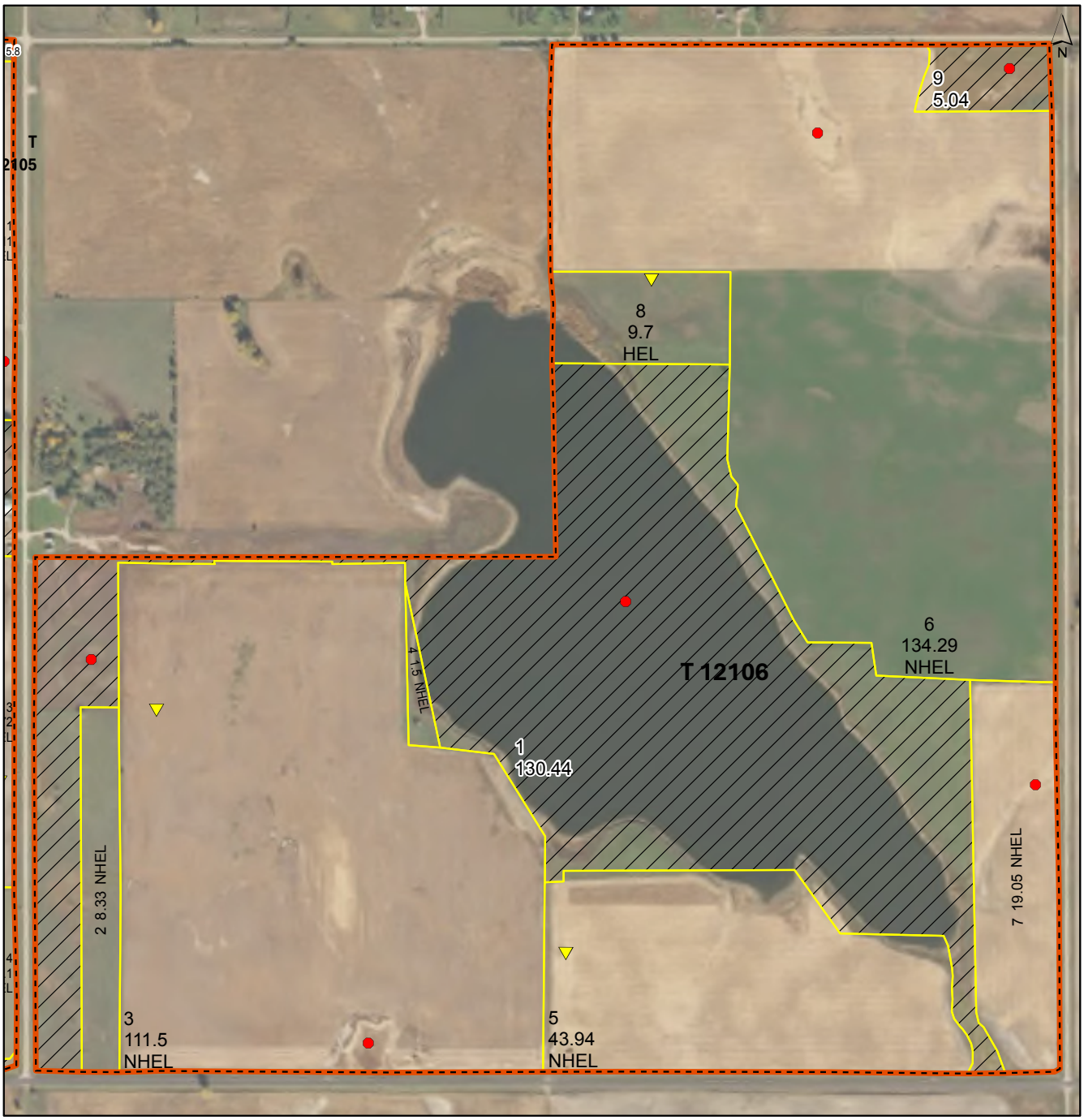
10/14/2026

Tracts 3, 4, & 5

United States Department of Agriculture

Beadle County, South Dakota

Farm **6496**



Tract Boundary Cropland

Noncropland

Wetland Determination Identifiers

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

2026 Program Year

Phy. County: Beadle

2023 imagery

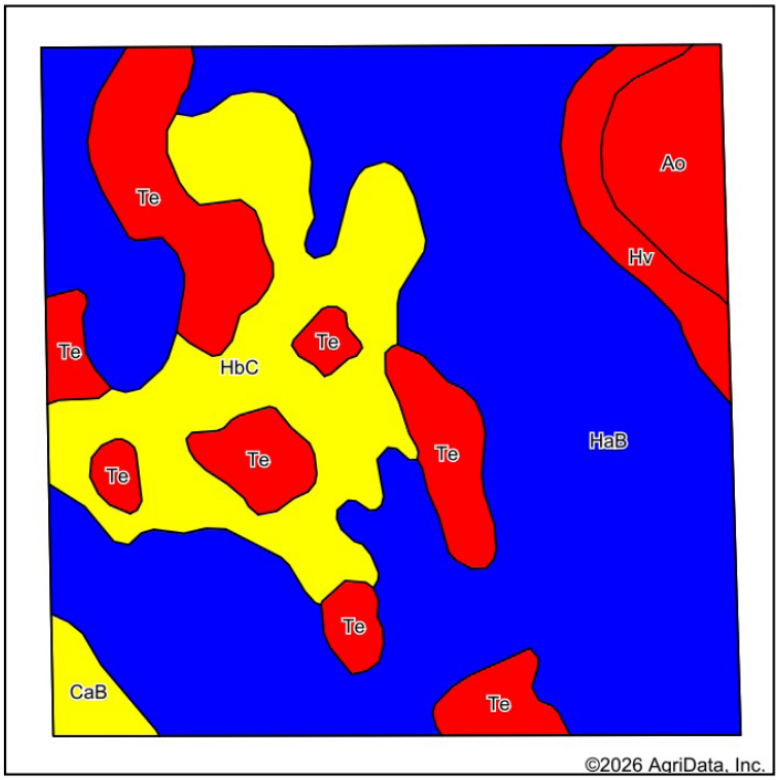
S18 T111N R063W

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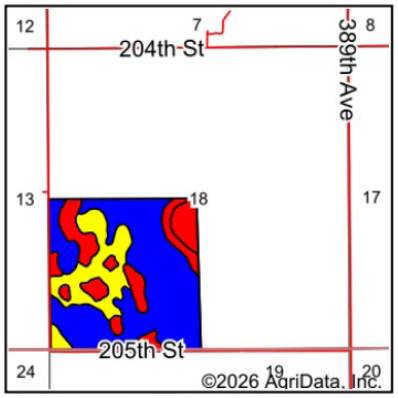
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Map Created 04/08/2026

Tract 3 Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Beadle**
Location: **18-111N-63W**
Township: **Hartland**
Acres: **158.84**
Date: **10/14/2026**

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N W E S

Area Symbol: SD005, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
HaB	Hand-Bonilla loams, 3 to 6 percent slopes	92.19	58.1%		IIe	81	62
HbC	Hand-Ethan loams, 6 to 9 percent slopes	27.68	17.4%		IIIe	65	57
Te	Tetonka-Hoven silt loams	23.44	14.8%		IVw	48	9
Ao	Worthing silty clay loam, ponded, 0 to 1 percent slopes	7.54	4.7%		VIIIw	10	4
Hv	Hoven silt loam, 0 to 1 percent slopes	5.56	3.5%		VIs	15	5
CaB	Carthage fine sandy loam, 2 to 6 percent slopes	2.43	1.5%		IIIe	62	44
			Weighted Average		**2.91**	**67.4**	***n 48.3**

*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 3 Aerial Map



Boundary Center: 44° 25' 3.77, -98° 27' 11.62

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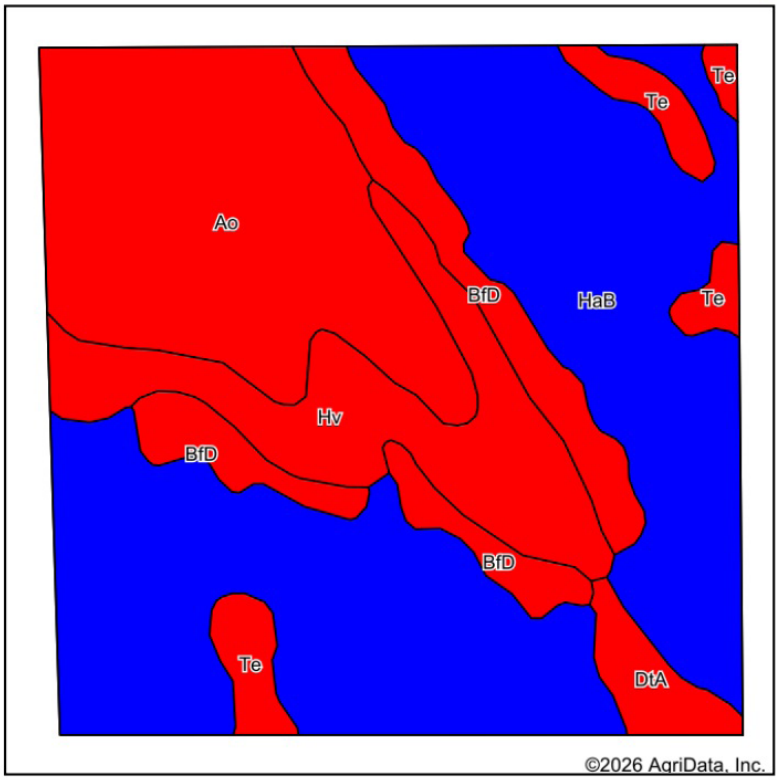
18-111N-63W
Beadle County
South Dakota

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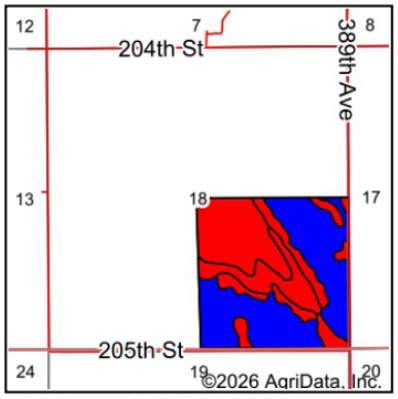
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10/14/2026

Tract 4 Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Beadle**
Location: **18-111N-63W**
Township: **Hartland**
Acres: **160**
Date: **10/14/2026**

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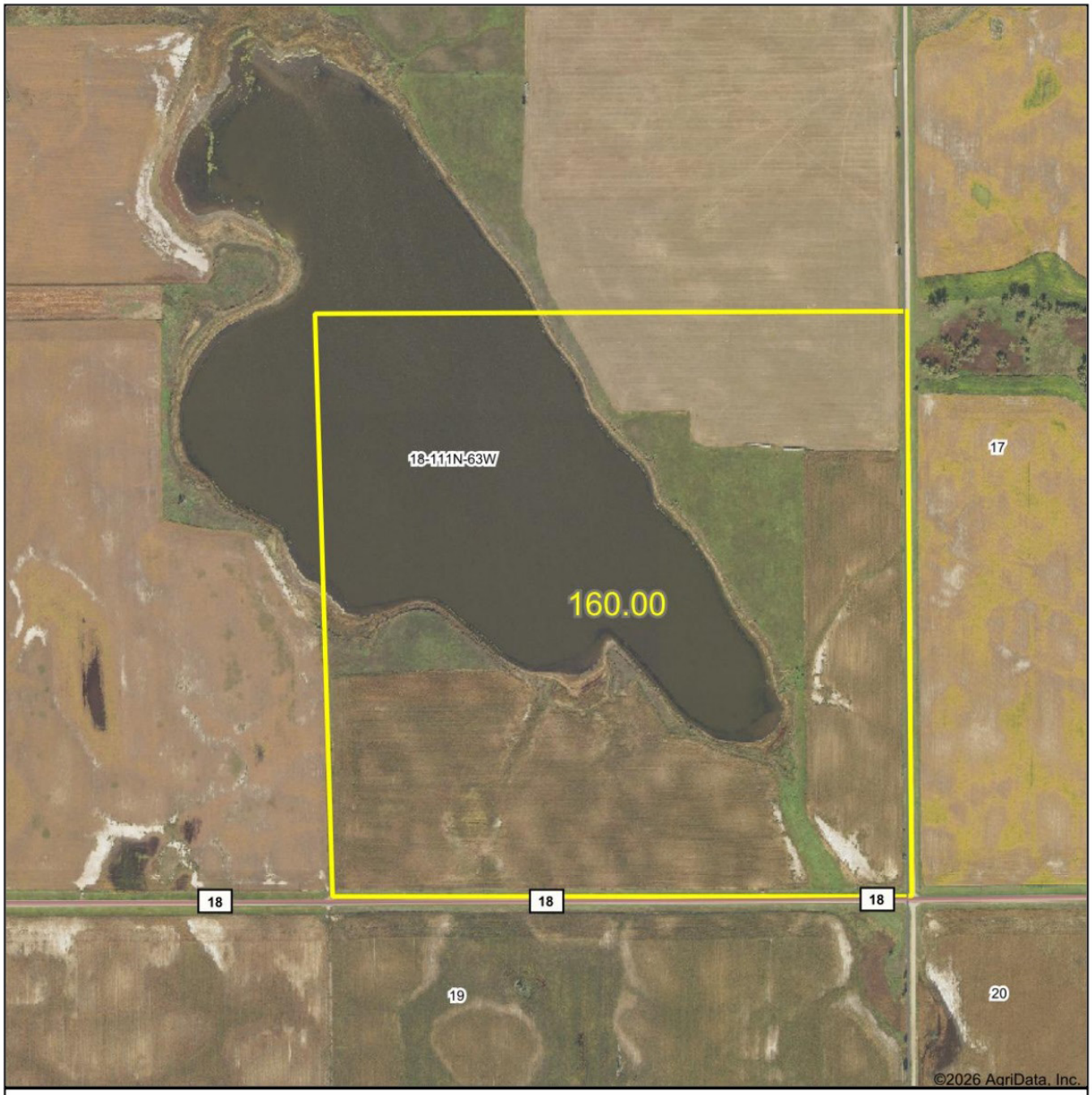
N W E S

Area Symbol: SD005, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
HaB	Hand-Bonilla loams, 3 to 6 percent slopes	78.72	49.1%		IIe	81	62
Ao	Worthing silty clay loam, ponded, 0 to 1 percent slopes	36.40	22.8%		VIIIw	10	4
Hv	Hoven silt loam, 0 to 1 percent slopes	19.51	12.2%		VIs	15	5
BfD	Ethan-Betts loams, 9 to 15 percent slopes	14.85	9.3%		VIe	46	57
Te	Tetonka-Hoven silt loams	6.88	4.3%		IVw	48	9
DtA	Dudley-Tetonka silt loams	3.64	2.3%		IVs	43	23
				Weighted Average	**4.36**	**51.3**	***n 38.2**

*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 Aerial Map



Boundary Center: 44° 25' 3.79, -98° 26' 35.55

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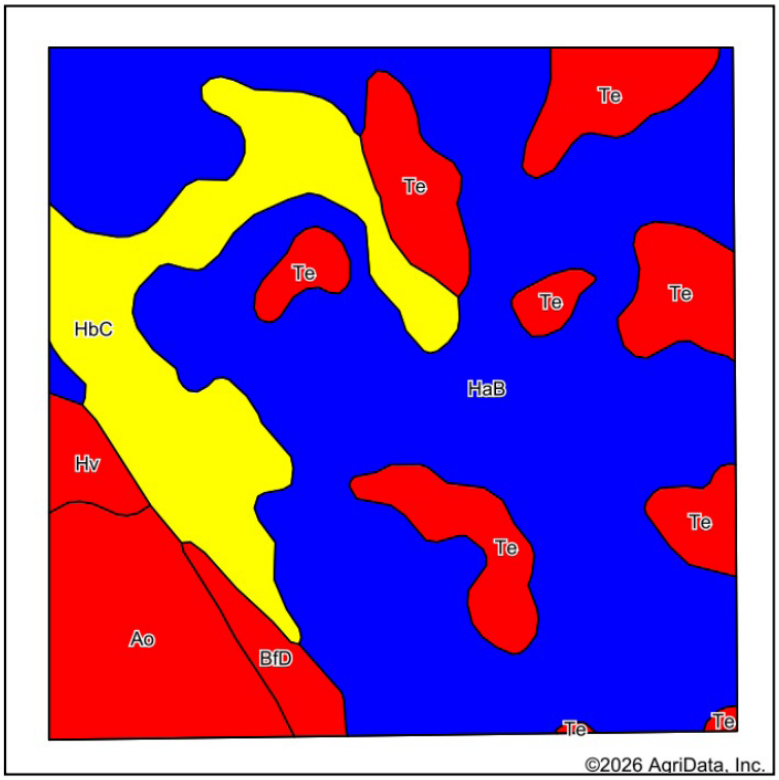
18-111N-63W
Beadle County
South Dakota

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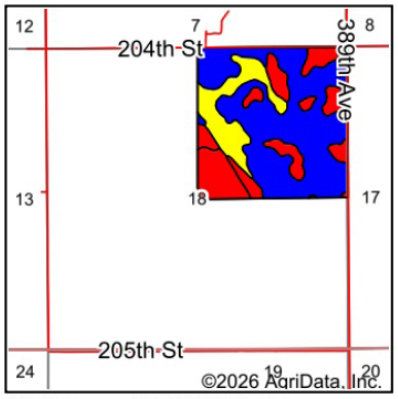
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10/14/2026

Tract 5 Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Beadle**
Location: **18-111N-63W**
Township: **Hartland**
Acres: **160**
Date: **10/14/2026**

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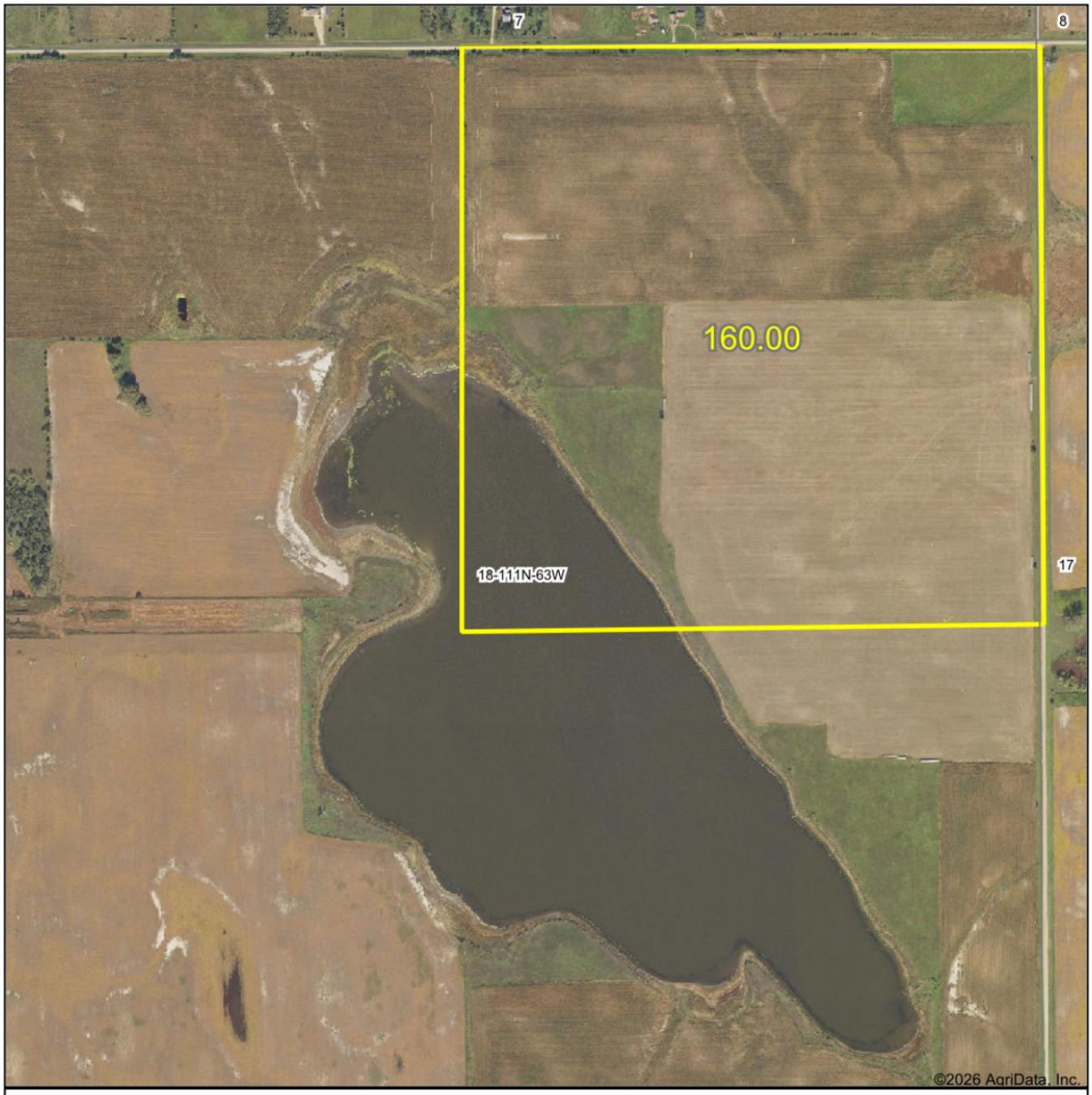
N W E S

Area Symbol: SD005, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
HaB	Hand-Bonilla loams, 3 to 6 percent slopes	93.07	58.1%		IIe	81	62
Te	Tetonka-Hoven silt loams	23.81	14.9%		IVw	48	9
HbC	Hand-Ethan loams, 6 to 9 percent slopes	23.56	14.7%		IIIe	65	57
Ao	Worthing silty clay loam, ponded, 0 to 1 percent slopes	13.92	8.7%		VIIIw	10	4
BfD	Ethan-Betts loams, 9 to 15 percent slopes	3.13	2.0%		VIe	46	57
Hv	Hoven silt loam, 0 to 1 percent slopes	2.51	1.6%		VIs	15	5
				Weighted Average	**3.11**	**65.8**	***n 47.3**

*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 5 Aerial Map



Boundary Center: 44° 25' 29.8, -98° 26' 35.3

0ft 702ft 1405ft

18-111N-63W
Beadle County
South Dakota

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10/14/2026

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SOUTH DAKOTA
BEADLE

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6496
Prepared : 9/16/26 3:53 PM CST
Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : 46-005-2008-37
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
773.96	524.04	524.04	0.00	0.00	0.00	0.00	0.0	Active	2

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	524.04	0.00	0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	**ARC County - Default**	**Price Loss Coverage - Default**
None	OATS, CORN	WHEAT, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	2.08	0.00	30	
Oats	16.39	0.00	40	
Corn	391.13	0.00	116	0
Soybeans	41.27	0.00	32	0
TOTAL	**450.87**	**0.00**		

NOTES

Tract Number : **12105**

Description : E 13-111-64
FSA Physical Location : SOUTH DAKOTA/BEADLE
ANSI Physical Location : SOUTH DAKOTA/BEADLE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : LANGBEHN FAMILY FARMS LLP
Other Producers :
Recon ID : 46-005-2013-56

Tract Land Data

Tract 12105 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
310.17	195.73	195.73	0.00	0.00	0.00	0.00	0.0
State Conservation	**Other Conservation**	**Effective DCP Cropland**	**Double Cropped**	**CRP**	**MPL**	**DCP Ag. Rel Activity**	**SOD**
0.00	0.00	195.73	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.78	0.00	30
Oats	6.13	0.00	40
Corn	146.06	0.00	116
Soybeans	15.42	0.00	32
TOTAL	**168.39**	**0.00**	

NOTES

Tract Number : 12106

Description : E & SW 18-111-63
FSA Physical Location : SOUTH DAKOTA/BEADLE
ANSI Physical Location : SOUTH DAKOTA/BEADLE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : LANGBEHN FAMILY FARMS LLP
Other Producers :
Recon ID : 46-005-2013-56

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
463.79	328.31	328.31	0.00	0.00	0.00	0.00	0.0
State Conservation	**Other Conservation**	**Effective DCP Cropland**	**Double Cropped**	**CRP**	**MPL**	**DCP Ag. Rel Activity**	**SOD**
0.00	0.00	328.31	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.30	0.00	30

Tract 12106 Continued ...

Oats	10.26	0.00	40
Corn	245.07	0.00	116
Soybeans	25.85	0.00	32
TOTAL	**282.48**	**0.00**	

NOTES

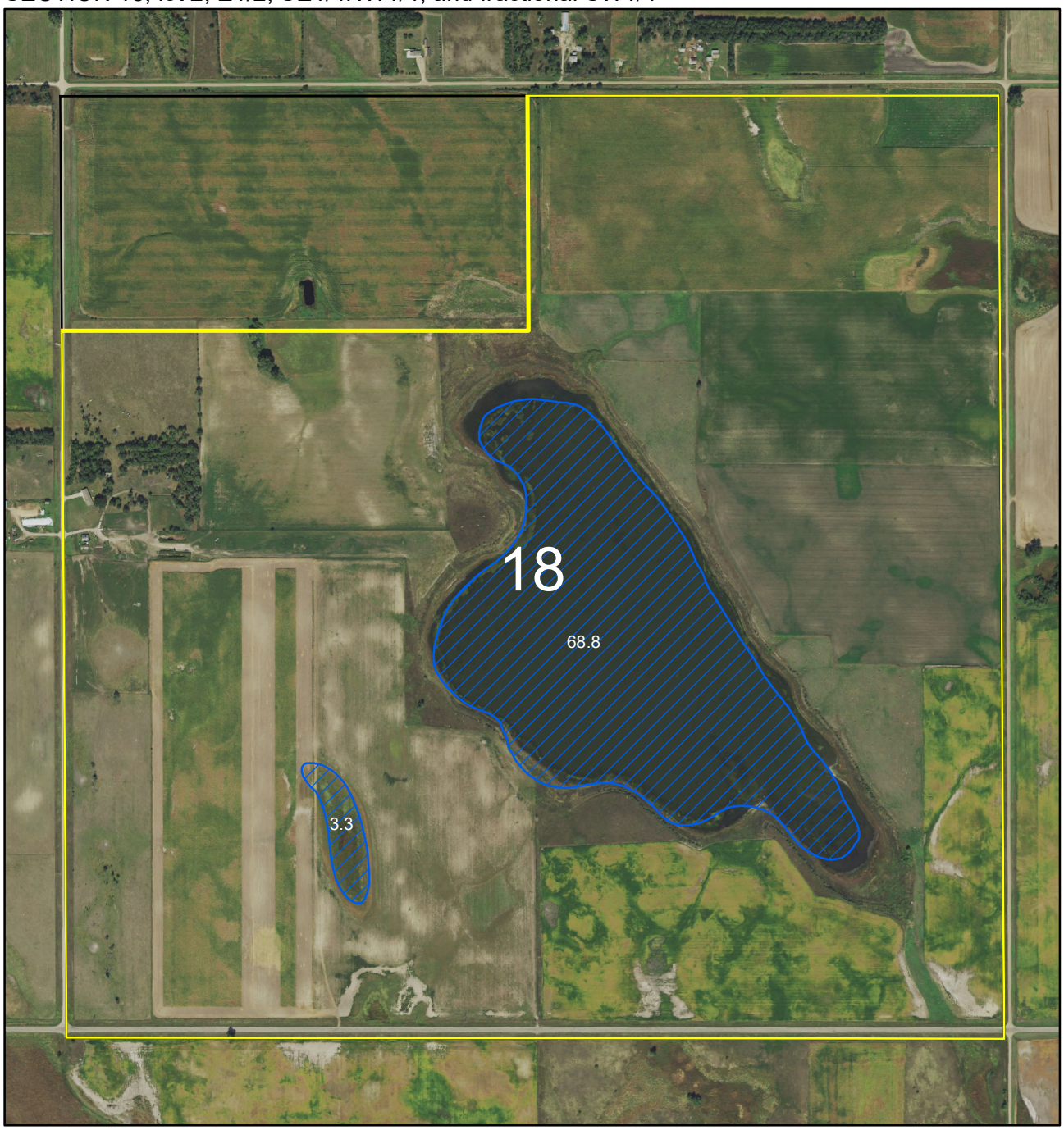
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210X
T 111 N. R 63 W.
SECTION 18, lot 2, E1/2, SE1/4NW1/4, and fractional SW1/4

Beadle County, South Dakota



Scale: 1:10,560

0 0.1 0.2 0.4 0.6 0.8 1

Miles

The U.S. Fish & Wildlife Service (Service) has purchased and owns a perpetual easement which restricts the rights to drain, burn, fill or level any wetland areas depicted on this map. This map represents the Service's effort to depict the approximate sizes, shapes, and locations of all protected wetland areas and is not intended to depict water levels in wetland areas for any given year. Wetland area acre estimates are provided to demonstrate that mapped wetland areas are consistent with the acres for which the Service paid. Any other interpretation of the estimated wetland area acreages may lead to a mischaracterization of the easement conveyance. A permit is required from the Service before conducting activities that result in the draining, burning, filling or leveling of wetland areas identified on this map.

Section Boundary

Boundary of Easement Description

Wetland Areas Covered by Provisions of the Easement

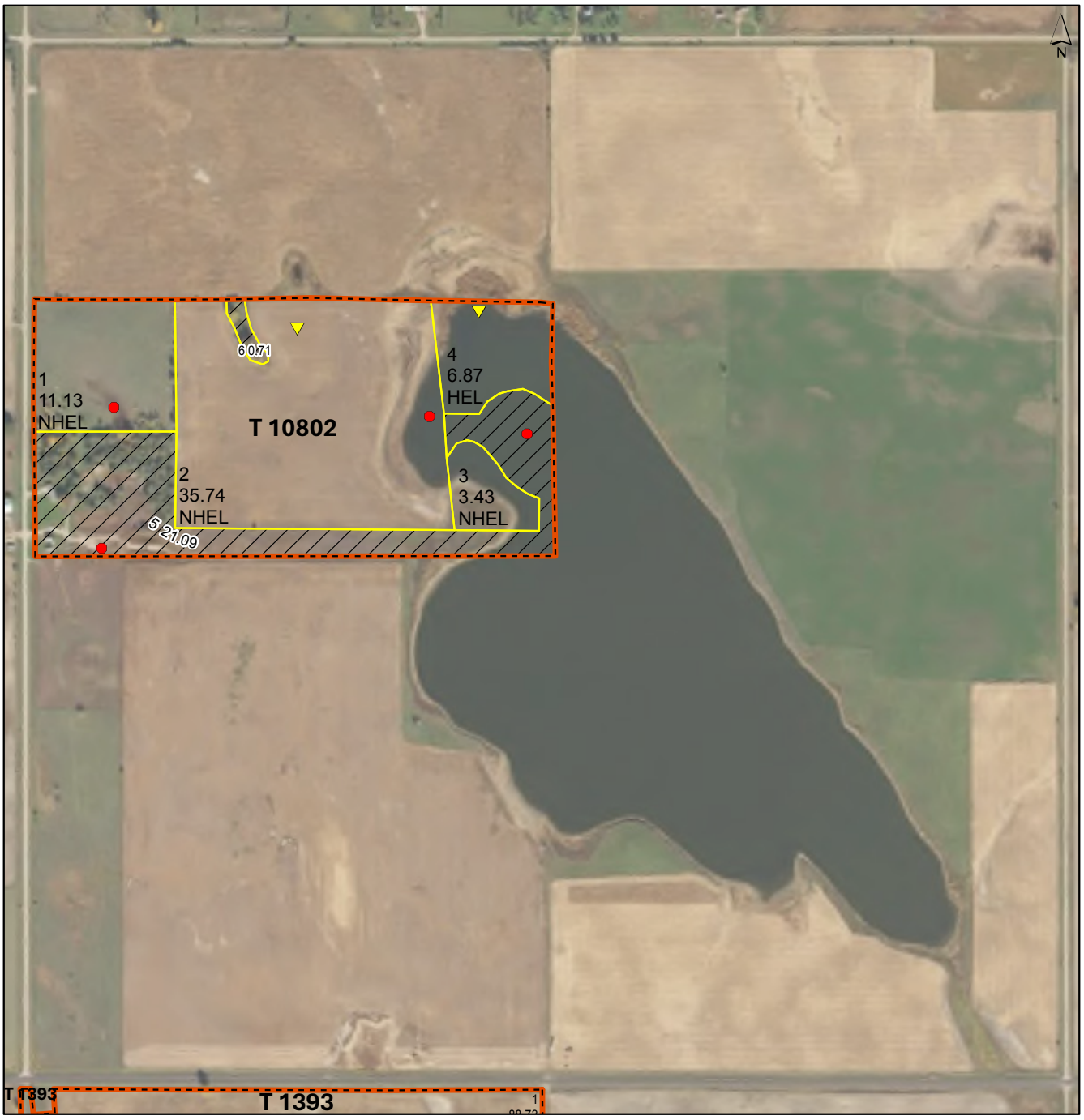
Data Sources: FSA: NAIP Imagery 2018, USFWS: Easement Boundary, BLM: Public Land Survey System (Sections). Map Date: 9/16/2020

Tracts 6 & 7

United States Department of Agriculture

Beadle County, South Dakota

Farm **6497**



Tract Boundary
Cropland
Noncropland

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2026 Program Year
Phy. County: Beadle
2023 imagery
S18 T111N R063W

0 340 680 Ft

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). USDA is an equal opportunity provider, employer, and lender.

Map Created 04/08/2026

Tracts 6-7

Tract 6

S½ NW¼ of Section 18-111N-63W | 73.55 Acres ±.

This highly diverse tract offers a blend of farmland, pasture, mature trees, and wetland habitat. According to FSA records, the property includes 57.17 DCP cropland acres, It looks to be approximately 29 acres more or less being farmed in the center going east up to the wetland. The west side is in grass/pasture. Approximately 5 acres have been surveyed out for the existing residence located in Tract 7. While surveyed separately, these acres will be offered in combination, creating an outstanding opportunity for buyers seeking a home in the country with some trees, pasture, farm ground and hunting areas. Surety AgriData reports an average soil productivity rating of 65.4 across the entire tract, with approximately 54 acres consisting of productive Class II soils. The combination of quality cropland, grazing potential, shelterbelts, and wildlife habitat makes this a well-rounded property suitable for farmers, investors, and outdoor enthusiasts or purchase the combination of tract 6 & 7 to have an amazing acreage with plenty of room. US Fish and Wildlife Waterfowl Management Easement on this tract.

Tract 7

ACREAGE 5 Acres ± 20448 388th Avenue, Wolsey, SD.

Country living at its finest. This attractive acreage features a 3-bedroom, 2½-bath ranch-style home situated on approximately 5 acres, with the added opportunity to purchase the adjoining land offered as Tract 6, creating a combined ownership opportunity of 78.55 acres ±. Built in 1999, the home offers 1,784 square feet of main-level living space along with an additional 1,784 square feet in a mostly finished open floor plan basement, providing ample room for family living, entertaining, or hobby space. Recent updates include replacement of the main-level flooring within the past year. Additional improvements include an attached 28' x 28' two-stall garage. Personal property included with the sale consists of the stove, refrigerator, microwave, washer, dryer, and wine refrigerator. Water source is from Mid Dakota Rural Water. There is an Artesian well approximately 1160 ft deep with a 5 inch pipe at the top couple hundred feet.

Located just minutes from Wolsey, this property offers the ideal combination of rural privacy and comfortable living.

Tract 6 & 7 Combination of House 5 Acres and 73.55 Acres totaling 78.55 Acres.

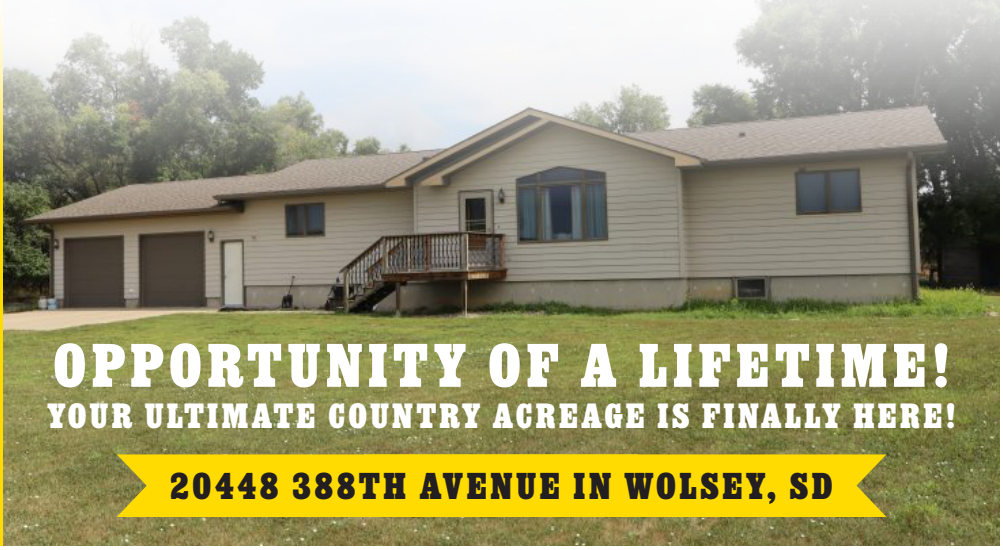
RE Taxes $3187.52

LIVE AUCTION!

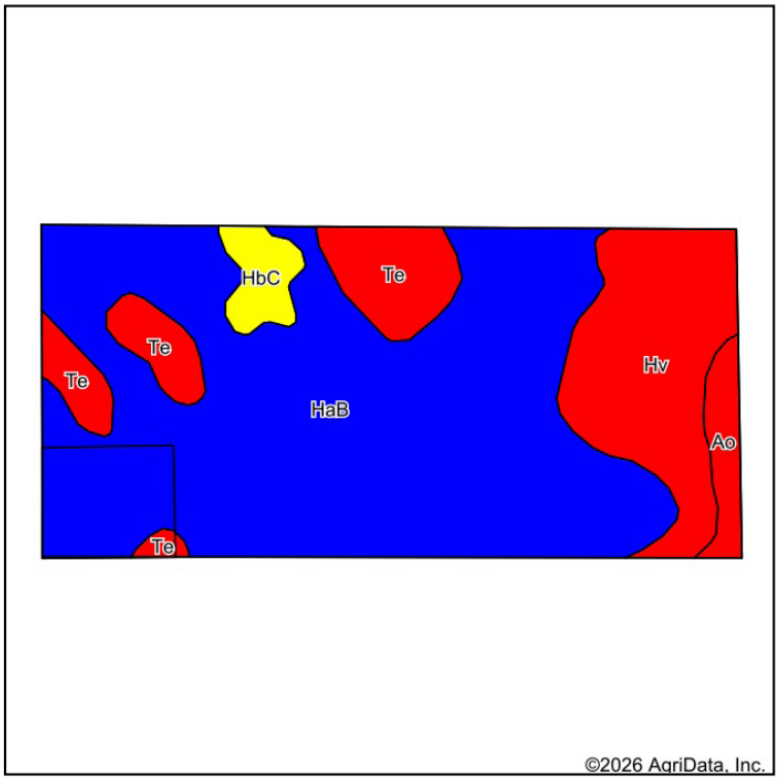
NOVEMBER 4TH
10:00 AM

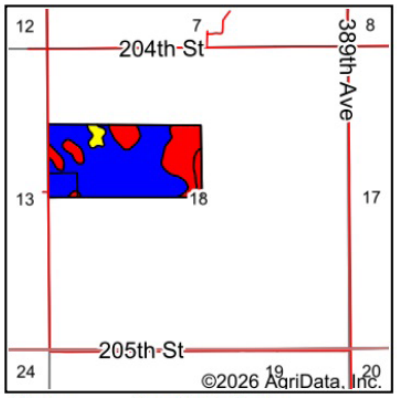
Live Auction held at
Huron Event Center

OWNERS:
JEFF & DARCIE LANGBEHN



Tract 6 & 7 Soils Map





State: **South Dakota**
County: **Beadle**
Location: **18-111N-63W**
Township: **Hartland**
Acres: **83.57**
Date: **10/14/2026**

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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N W E S

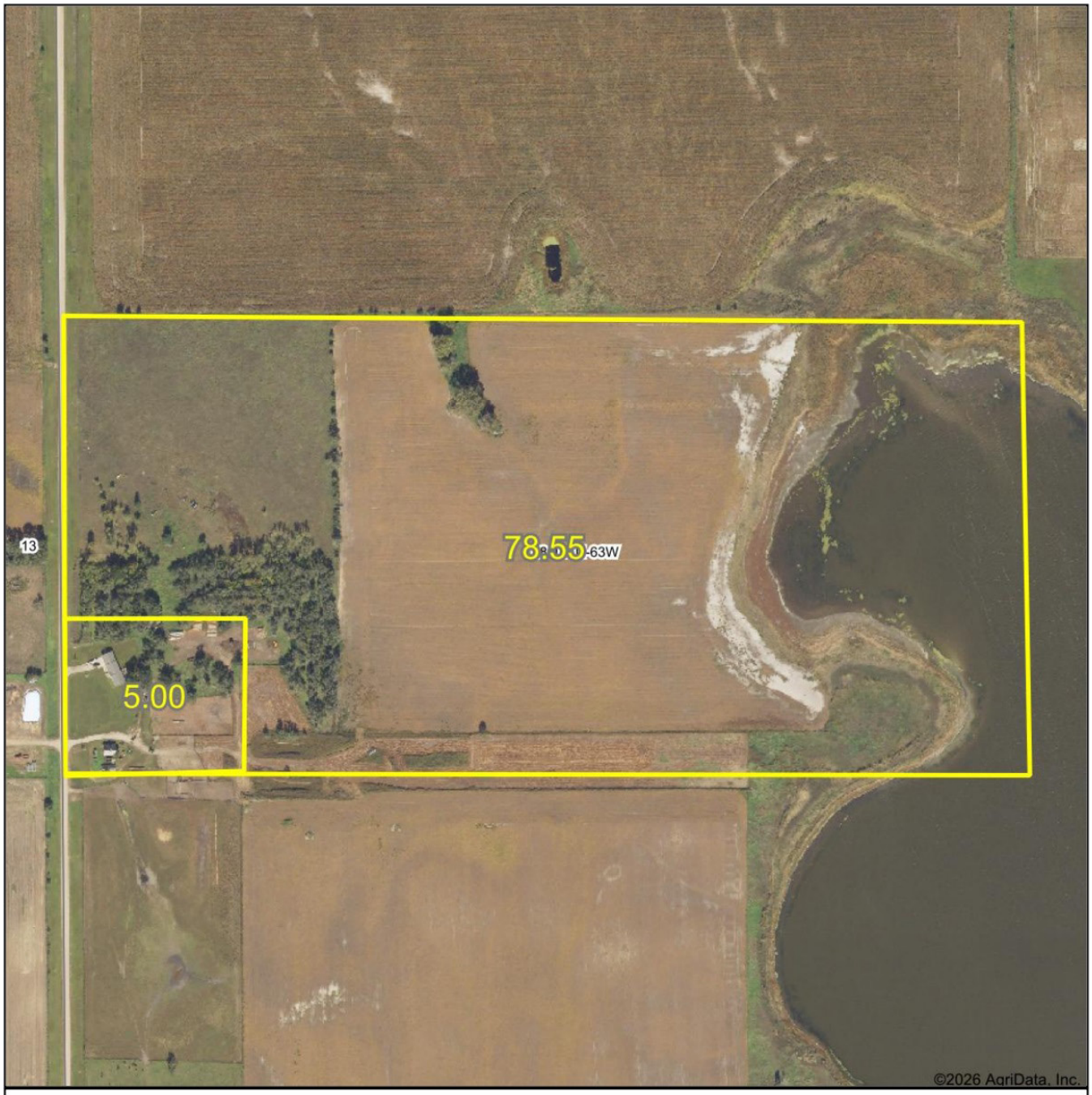
Soils data provided by USDA and NRCS.

Area Symbol: SD005, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
HaB	Hand-Bonilla loams, 3 to 6 percent slopes	56.76	67.9%		IIe	81	62
Hv	Hoven silt loam, 0 to 1 percent slopes	13.60	16.3%		VIs	15	5
Te	Tetonka-Hoven silt loams	8.52	10.2%		IVw	48	9
Ao	Worthing silty clay loam, ponded, 0 to 1 percent slopes	2.36	2.8%		VIIIw	10	4
HbC	Hand-Ethan loams, 6 to 9 percent slopes	2.33	2.8%		IIIe	65	57
				Weighted Average	**3.05**	**64.4**	***n 45.5**

*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 6 & 7 Aerial Map



Map Center: 44° 25' 23.42, -98° 27' 11.32

0ft 432ft 864ft

18-111N-63W
Beadle County
South Dakota

N
W E
S

10/14/2026

Maps Provided By:
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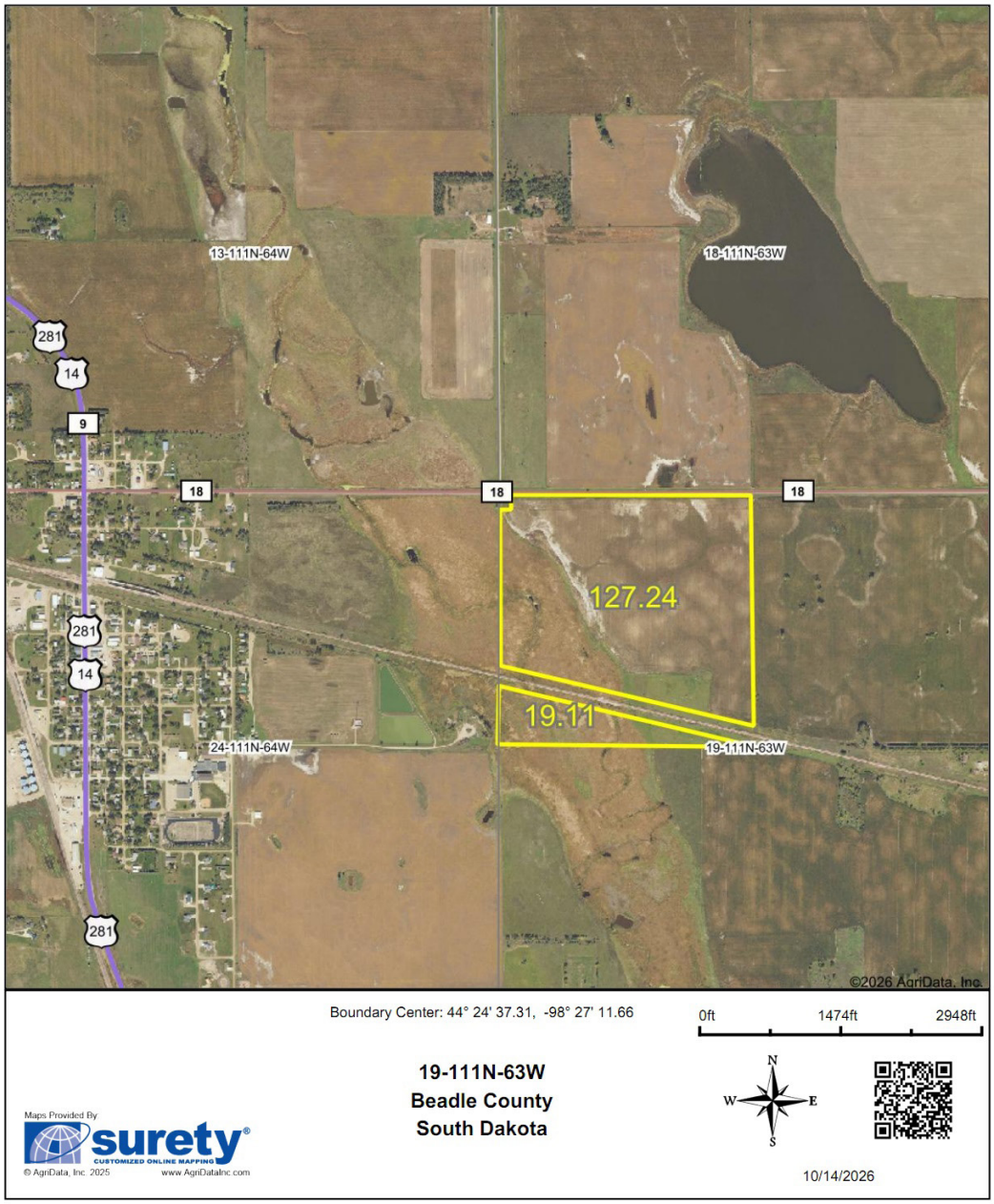
Tract 8

Tract 8

NW¼ of Section 19-111N-63W | 146.86 Acres ±

Farmer, Investor, or Hunter – This versatile tract offers an outstanding combination of cropland production, hay ground, and exceptional wildlife habitat. According to FSA records, the property includes 146.35 farmland acres and 88.73 DCP cropland acres. The balance of the acreage consists of hay ground and cattail areas that provide excellent cover and habitat for pheasants, waterfowl, and other wildlife. There is a Rail Road Right of Way crossing the SW portion. Whether your objective is farming, haying, hunting, recreation, or long-term land investment, this tract offers multiple avenues for ownership value. RE Taxes $1820.01

Tract 8 Aerial Map

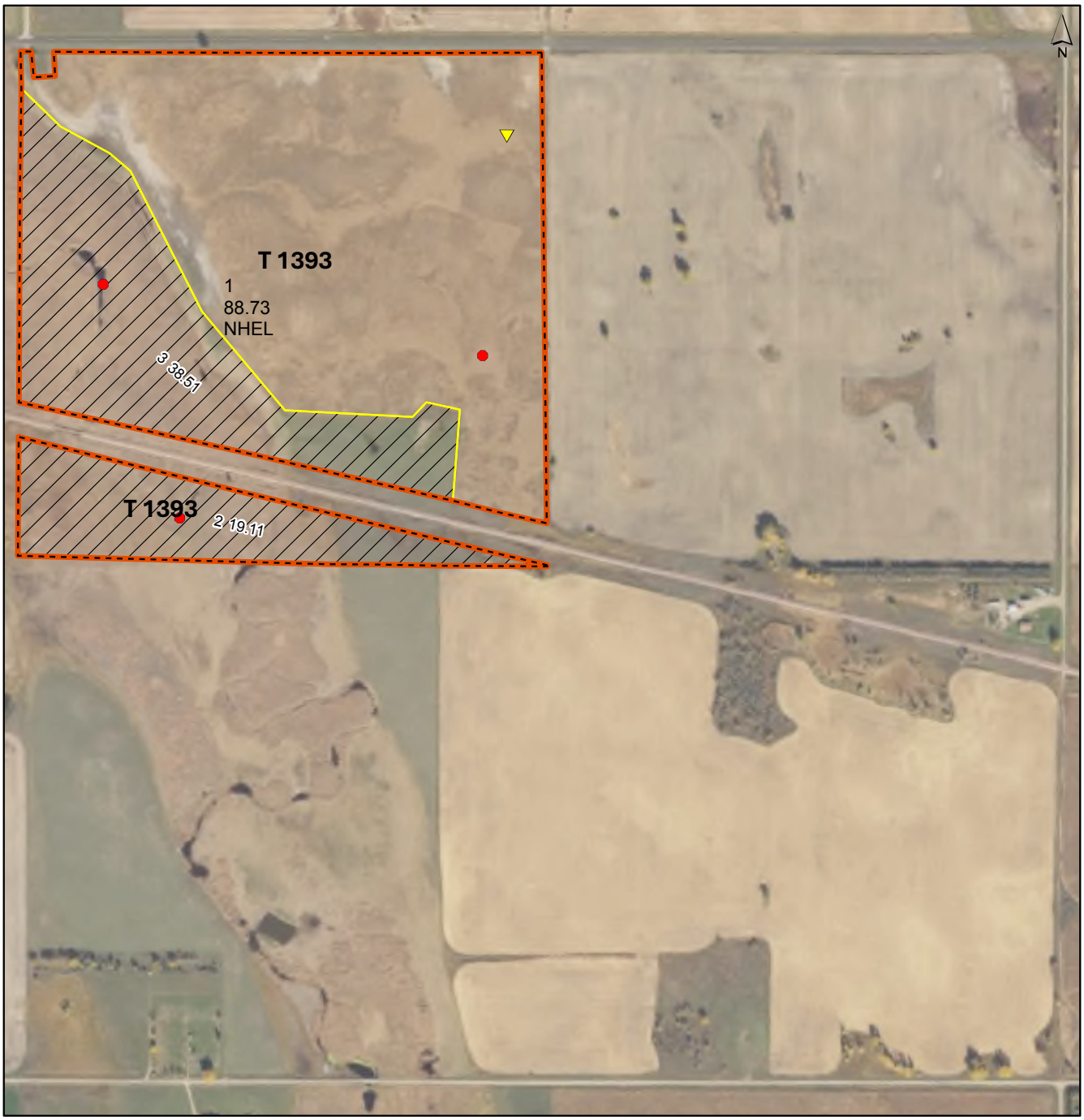


Tract 8

United States Department of Agriculture

Beadle County, South Dakota

Farm **6497**



Tract Boundary
Cropland
Noncropland

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

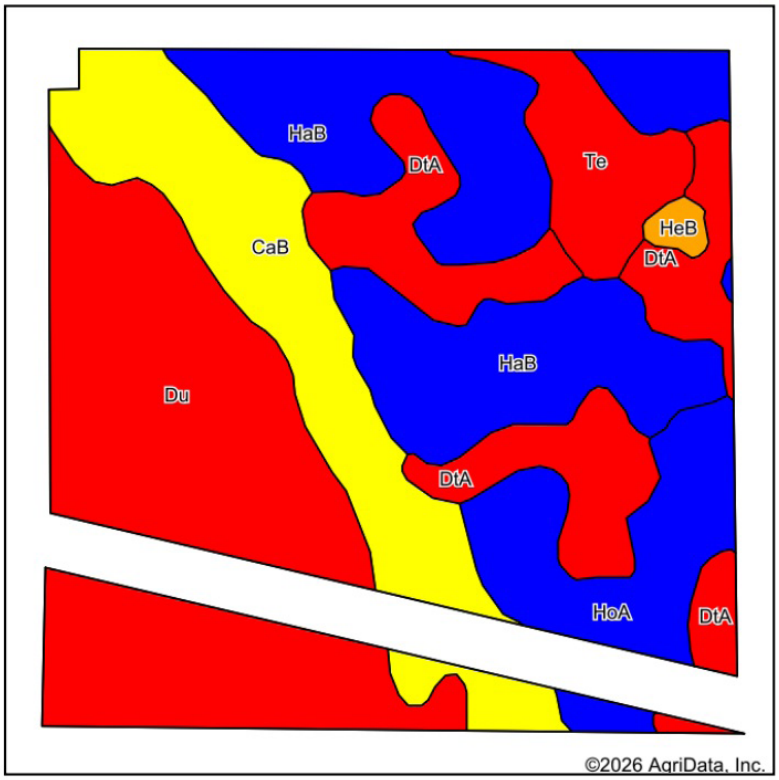
2026 Program Year
Phy. County: Beadle
2023 imagery
S19 T111N R063W

0 340 680 Ft

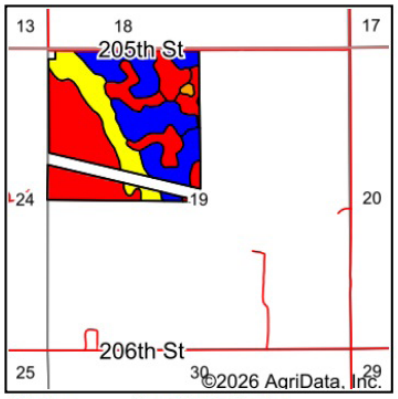
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Map Created 04/08/2026

Tract 8 Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Beadle**
Location: **19-111N-63W**
Township: **Hartland**
Acres: **146.35**
Date: **10/14/2026**

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: SD005, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
Du	Durrstein silt loam	43.84	30.1%		VIs	8	9
HaB	Hand-Bonilla loams, 3 to 6 percent slopes	34.50	23.6%		IIe	81	62
CaB	Carthage fine sandy loam, 2 to 6 percent slopes	24.21	16.5%		IIIe	62	44
DtA	Dudley-Tetonka silt loams	21.36	14.6%		IVs	43	23
HoA	Houdek-Prosper loams, 0 to 2 percent slopes	13.53	9.2%		IIc	88	63
Te	Tetonka-Hoven silt loams	7.97	5.4%		IVw	48	9
HeB	Houdek-Ethan loams, 2 to 6 percent slopes	0.94	0.6%		IIe	75	58
			Weighted Average		**3.76**	**49.3**	***n 34.6**

*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.

SOUTH DAKOTA
BEADLE

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6497
Prepared : 9/16/26 3:53 PM CST
Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : 46-005-2008-38
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
225.32	145.90	145.90	0.00	0.00	0.00	0.00	0.0	Active	2

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	145.90	0.00	0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	**ARC County - Default**	**Price Loss Coverage - Default**
None	OATS, CORN, SOYBN	WHEAT

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	1.72	0.00	30	
Oats	2.65	0.00	40	
Corn	117.54	0.00	119	0
Soybeans	14.56	0.00	33	0
TOTAL	**136.47**	**0.00**		

NOTES

Tract Number : 1393

Description : NW 19-111-63
FSA Physical Location : SOUTH DAKOTA/BEADLE
ANSI Physical Location : SOUTH DAKOTA/BEADLE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : JEFF S LANGBEHN
Other Producers :
Recon ID : None

Tract Land Data

Tract 1393 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
146.35	88.73	88.73	0.00	0.00	0.00	0.00	0.0
State Conservation	**Other Conservation**	**Effective DCP Cropland**	**Double Cropped**	**CRP**	**MPL**	**DCP Ag. Rel Activity**	**SOD**
0.00	0.00	88.73	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	77.61	0.00	119
Soybeans	11.10	0.00	33
TOTAL	**88.71**	**0.00**	

NOTES

Tract Number : 10802

Description : S 1/2 NW 18 111 63
FSA Physical Location : SOUTH DAKOTA/BEADLE
ANSI Physical Location : SOUTH DAKOTA/BEADLE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : JEFF S LANGBEHN
Other Producers :
Recon ID : 46-005-2007-69

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.97	57.17	57.17	0.00	0.00	0.00	0.00	0.0
State Conservation	**Other Conservation**	**Effective DCP Cropland**	**Double Cropped**	**CRP**	**MPL**	**DCP Ag. Rel Activity**	**SOD**
0.00	0.00	57.17	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.72	0.00	30
Oats	2.65	0.00	40
Corn	39.93	0.00	119

Tract 10802 Continued ...

Soybeans	3.46	0.00	33
TOTAL	**47.76**	**0.00**	

NOTES

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Old Republic National Title Insurance Company

SCHEDULE A

Address reference (not applicable to coverage):

Office File Number: 03-26-00278

1. Commitment Date: August 17, 2026 at 07:30 AM
2. Policy or policies to be issued:
   a. 2021 ALTA Owner's Policy (07/01/2021)
      [ ] Standard Coverage [ ] Extended Coverage
      Proposed Insured: TBD
      Proposed Amount of Insurance:
      The estate or interest to be insured: Fee Simple

   b. 2021 ALTA Loan Policy (07/01/2021)
      [ ] Standard Coverage [ ] Extended Coverage
      Proposed Insured:
      Proposed Amount of Insurance:
      The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:
   Fee Simple
4. The Title is, at the Commitment Date, vested in:
   Langbehn Family Farms, LLP
5. The Land is described as follows:
   Parcel 1: NE 1/4 of Section 13, Township 111, Range 64;
   Parcel 2: SE 1/4 of Section 13, Township 111, Range 64, (less the West 5 feet of North 40 feet of South 90 feet and less West 5 feet of North 15 feet of South 105 feet);
   Parcel 3: South Half of Section 18, Township 111, Range 63;
   Parcel 4: NE 1/4 of Section 18, Township 111, Range 63,
   all in Beadle County, South Dakota

Old Republic National Title Insurance Company

By: _____

Huron Title Company
2260 Kansas Ave. SE, Suite 1, Huron, SD 57350
(605)352-6157

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic National 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.

Old Republic National Title Insurance Company

SCHEDULE B - PART I

ALTA COMMITMENT

Office File Number: 03-26-00278

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   a. We must be provided with the purchaser's name and the purchase amount, and/or the Lender's name and loan amount, at which time our policy premium charge will be adjusted accordingly. We reserve the right to make additional exceptions and requirements upon receipt of the same.

   The marital status of all grantors and/or mortgagors must be stated in all documents, and the spouses of said grantors or mortgagors, and anyone who does or will have a Homestead interest in the property, must join in the execution of the documents.

5. If it is desired that any liens listed on Schedule B - Part II not be shown on the final policy to be issued, we require a satisfaction release for each lien be obtained and duly filed for record.

END OF SCHEDULE B - PART I

Old Republic National Title Insurance Company

SCHEDULE B - PART II
ALTA COMMITMENT

Office File Number: 03-26-00278

Exceptions From Coverage

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Easements, or claims of easements, or roads and highways, not shown by the public records.
3. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
4. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
5. Any Service, installation or connection charge for sewer, water or electricity.
6. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, or other hydrocarbons.
7. Coverage extends only to filings in the records of the Register of Deeds, Treasurer and Clerk of Courts in Beadle County, SD.
8. Rights and claims of parties in possession.
9. Construction, Mechanic's Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
10. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
11. Last Half of 2025 real estate taxes due and payable in 2026 are unpaid as follows:
    $716.76, ID: 4181 - Parcel 1 - N 1/2
    $653.07, ID: 4182 - Parcel 1 - S 1/2
    $827.88, ID: 4185 - Parcel 2
    $1,217.58, ID: 4010 - Parcel 3 - SW 1/4
    $950.77, ID: 4011 - Parcel 3 - SE 1/4
    $1,184.49, ID: 4007 - Parcel 4

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12. Rights of tenants in possession, if any.

13. Subject to unrecorded leases, if any

14. Statutory section line right-of-way 33 feet wide on each side of each section line, pursuant to SDCL, chapter 31-18.

15. Reservations in Patent as follows: subject to any vested and accrued water rights for mining, agricultural manufacturing or other purposed, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts, and also subject to the right of the proprietor, of vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

16. This Commitment / Policy does not insure or cover riparian rights, if any, of the owner or insured, or claims of riparian rights, if any, by adjacent owners. - Parcel 4

17. Right of Way Grant filed June 7, 1965 in Book 354, Page 564 grants to Kaneb Pipe Line Company, its successors and assigns, a perpetual easement over, across and through the E 1/2 of Sec. 13. T111N, R64W, Beadle Co., SD, with the right to erect, construct, install and lay, and thereafter perpetually use, operate, inspect, repair, maintain, replace, and remove pipeline or pipelines. (See recorded document for further details).

    Assignment filed October 6, 1989, in Book 464, Page 111, by and between Kaneb Pipe Line Company, grantor to Kaneb Pipe Line Operating Partnership, L.P, grantee.

18. Petition to Vacate Road, filed March 30, 1983, in Book 424, Page 119, petition to vacate the township road between Sections 12 and 13, T111, R64.

19. Electric Utility Easement filed May 5, 2021 in Disk 1J, #189E, grants to Northwestern Cooperation, a Delaware Corporation, dba Northwestern Energy, its successors and assigns, a utility easement over, under, upon and through the N 15' of the N 1/2 of the NE 1/4 of 13-111-64, for installation, maintenance and operation of underground electrical lines and natural gas pipelines lines along with all appurtenances. (See recorded document for further details).

20. Resolution, filed January 19, 1962 in Book 343, Page 432, petition to exclude from corporate town limits of the Town of Wolsey, the real property described as the SE 1/4 of Sec. 13, T111, R64, Beadle Co., SD. (See recorded document for further details).

21. Easement filed July 1, 1964, in Book 354, Page 212, grants to Northwestern Public Service Company, its successors and assigns, an easement over, under, upon and through the SE 1/4 of 13-111-64, for installation, maintenance and operation of electric transmission line, including overhead line overhang along the south boundary lines. (See recorded document for further details).

22. Right of Way Easement filed July 28, 1971 in Book 375, Page 18, conveys unto Beadle County, of the State of South Dakota, a right of way in and over a certain strip of land described as: From the S 1/2 of SE 1/4 of Sec. 13. T111, R64W, a strip of land parallel to and adjacent to the regular public road right of way along the south side of Sec 13, T 113N, R64W, said strip of land being 17.0 feet wide and 2607 feet, more or less long and extending from the east and west one quarter line of said section 13 to the south boundary line of the regular public road right of way along the south side of said section 13.

23. Right of Way Easement filed July 28, 1971 in Book 375, Page 14, conveys unto Beadle County, of the State of South Dakota, a right of way in and over a certain strip of land described as: From the S 1/2 of S 1/2 of Sec. 18. T111, R63W, a strip of land parallel to and adjacent to the regular public road right of way along the south side of Sec 18, T 111N, R63W, said strip of land being 17.0 feet wide and 5214 feet, more or less long and extending from the east boundary line of the regular public road right of way along the west side of said section 18 to the west boundary line of the regular public road right of way along the east side of said section 18.

24. Easement for Waterfowl Management Rights to United States of America, its successors and assigns, as created by and subject to terms, covenants and conditions set forth in the grant recorded April 12, 1974 in Book 355, Page 196, records of Beadle County, South Dakota, over and across T. 111 N., R. 63 W., 5th PM, Section 18, Lot 2, E 1/2 and fractional SW 1/4 (and other land), Beadle County, South Dakota.

25. Right of Way Easement filed May 9, 2002 in Disk 1F, #1498, grants unto Beadle Electric Association Inc., its successors and assigns, the right to enter upon the S1/2 and the NE 1/4 of Sec. 18, T111, R63W, Beadle Co., SD, with the right to construct, operate and maintain on the above described lands and/or in or upon all streets, road or highways abutting said lands, an electric transmission or distribution line or system, and to cut and trim trees and shrubbery. (See recorded document for further details).

26. Right of Way Easement filed February 13, 1984 in Book 426, Page 39, grants unto Southern Spink-Northern Beadle Municipal Water Corporation, and to its successors or assigns, a perpetual easement over, across and upon the NE 1/4 of Sec. 18, Township 111, Range 63, Beadle Co., SD, with the right to erect, construct, install and lay, and thereafter perpetually use, operate, inspect, repair, maintain, replace, and remove water pipes, connections, valves and all other devices used in connection with the operation of a rural water system.. (See recorded document for further details).

27. Right of Way Easement filed March 2, 2004 in Disk 1g, #615A, grants to Mid-Dakota Rural Water System, Inc., its successors and assigns, a perpetual easement over, across and through NW /14 of the NW /14 of NE 1/4 of Sec. 18, T111N, R63W, with the right to erect, construct, install and lay, and thereafter perpetually use, operate, inspect, repair, maintain, replace, and remove water pipes, connections, valves and all other devices used in connection with the operation of a rural water system. (See recorded document for further details).

END OF SCHEDULE B - PART II

Old Republic National Title Insurance Company

SCHEDULE A

Address reference (not applicable to coverage): Office File Number: 03-26-00279

1. Commitment Date: August 14, 2026 at 07:30 AM
2. Policy or policies to be issued:
   a. 2021 ALTA Owner's Policy (07/01/2021)
      [ ] Standard Coverage [ ] Extended Coverage
      Proposed Insured: TBD
      Proposed Amount of Insurance:
      The estate or interest to be insured: Fee Simple

   b. 2021 ALTA Loan Policy (07/01/2021)
      [ ] Standard Coverage [ ] Extended Coverage
      Proposed Insured:
      Proposed Amount of Insurance:
      The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:
   Fee Simple
4. The Title is, at the Commitment Date, vested in:
   Jeffrey S. Langbehn and Darcie A. Langbehn, Trustees, or their successors in trust, under the Jeffrey S. Langbehn Revocable Living Trust, an undivided one-half interest and Darcie A. Langbehn and Jeffrey S. Langbehn, Trustees, or their successors in trust, under the Darcie A. Langbehn Revocable Living Trust, dated September 17, 2014, an undivided one-half interest
5. The Land is described as follows:
   Parcel 1: South Half of NW 1/4 of Section 18, Township 111, Range 63;
   Parcel 2: NW 1/4, including Tract 3 platted therein, of Section 19, Township 111, Range 63, (less railroad right of way and highway right of way and less one acre described as beginning at the northwest corner of said section and running due east 10 rods, thence south 16 rods, thence west 10 rods, thence north 16 rods to the place of beginning);
   all in Beadle County, South Dakota

Old Republic National Title Insurance Company

By: _____

Huron Title Company
2260 Kansas Ave. SE, Suite 1, Huron, SD 57350
(605)352-6157

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Old Republic National Title Insurance Company

SCHEDULE B - PART I

ALTA COMMITMENT

Office File Number: 03-26-00279

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   a. We must be provided with the purchaser's name and the purchase amount, and/or the Lender's name and loan amount, at which time our policy premium charge will be adjusted accordingly. We reserve the right to make additional exceptions and requirements upon receipt of the same.

   The marital status of all grantors and/or mortgagors must be stated in all documents, and the spouses of said grantors or mortgagors, and anyone who does or will have a Homestead interest in the property, must join in the execution of the documents.

5. If it is desired that any liens listed on Schedule B - Part II not be shown on the final policy to be issued, we require a satisfaction release for each lien be obtained and duly filed for record.

END OF SCHEDULE B - PART I

Old Republic National Title Insurance Company

SCHEDULE B - PART II
ALTA COMMITMENT

Office File Number: 03-26-00279

Exceptions From Coverage

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Easements, or claims of easements, or roads and highways, not shown by the public records.
3. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
4. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
5. Any Service, installation or connection charge for sewer, water or electricity.
6. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, or other hydrocarbons.
7. Coverage extends only to filings in the records of the Register of Deeds, Treasurer and Clerk of Courts in Beadle County, SD.
8. Rights and claims of parties in possession.
9. Construction, Mechanic's Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
10. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
11. Last Half of 2025 real estate taxes due and payable in 2026 are unpaid as follows:
    $1,593.76, ID: 4009 - Parcel 1
    $897.23, ID: 4013 - Parcel 2 - NW 1/4, less Tract 3

    All 2025 real estate taxes due and payable in 2026 in the amount of $25.55, are paid. ID: 4014 - Parcel 2 - Tract 3
12. Rights of tenants in possession, if any.

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13. Subject to unrecorded leases, if any.

14. Statutory section line right-of-way 33 feet wide on each side of each section line, pursuant to SDCL, chapter 31-18.

15. Reservations in Patent as follows: subject to any vested and accrued water rights for mining, agricultural manufacturing or other purposed, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts, and also subject to the right of the proprietor, of vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

16. This Commitment / Policy does not insure or cover riparian rights, if any, of the owner or insured, or claims of riparian rights, if any, by adjacent owners. - Parcel 1

17. An Easement for Waterfowl Management Rights to United States of America, its successors or assigns, as created by and subject to terms, covenants and conditions as set forth in the grant recorded April 12, 1974, in Book 355, Page 196, Records of Beadle County, South Dakota, over and across T. 111 N., R. 63 W., 5th PM, section 18, lot 2, E1/2, SE 1/4 of the NW 1/4, and fractional SW 1/4, Beadle County, South Dakota.

18. Right of Way Easement filed February 13, 1984 in Book 426, Page 39, grants unto Southern Spink-Northern Beadle Municipal Water Corporation, and to its successors or assigns, a perpetual easement over, across and upon the W 1/2 of the SW 1/4 of the NW 1/4 of Sec. 18, Township 111, Range 63, Beadle Co., SD, with the right to erect, construct, install and lay, and thereafter perpetually use, operate, inspect, repair, maintain, replace, and remove water pipes, connections, valves and all other devices used in connection with the operation of a rural water system.. (See recorded document for further details).

19. Right of Way Easement filed May 9, 2002 in Disk 1F, #1498, grants unto Beadle Electric Association Inc., its successors and assigns, the right to enter upon the S1/2 of the NW 1/4 of Sec. 18, T111, R63W, Beadle Co., SD, with the right to construct, operate and maintain on the above described lands and/or in or upon all streets, road or highways abutting said lands, an electric transmission or distribution line or system, and to cut and trim trees and shrubbery. (See recorded document for further details).

20. Right of Way Easement filed March 4, 2004 in Disk 1g, #631A, grants to Mid-Dakota Rural Water System, Inc., its successors and assigns, a perpetual easement over, across and through S 1/2 of the NW /14 of Sec. 18, T111N, R63W, with the right to erect, construct, install and lay, and thereafter perpetually use, operate, inspect, repair, maintain, replace, and remove water pipes, connections, valves and all other devices used in connection with the operation of a rural water system. (See recorded document for further details).

21. Right of Way Easement filed July 28, 1971 in Book 375, Page 15, conveys unto Beadle County, of the State of South Dakota, a right of way in and over a certain strip of land described as: From the N 1/2 of the NW 1/4 of Sec. 19. T111, R63W, a strip of land parallel to and adjacent to the regular public road right of way along the north side of Sec 19, T 111N, R63W, said strip of land being 17.0 feet wide and 2607 feet, more or less long and extending from the east and west one quarter line of said section 19 to the north boundary line of the regular public road right of way along the north side of said section 19.

22. Buried Exchange Facility Easement filed October 20, 1972 in Book 375, Page 440, grants to Northwestern Bell Telephone Company, an Iowa corporation, its associated and allied companies, its and their respective successors, assigns, lessees and agents, a right of way and easement to construct, operate, maintain, replace, and remove a communications system, together with the right of access thereto for the purpose of exercising the rights herein granted, upon, under and across The North 100 feet of the NW ¼ of Section 19, Township 111, Range 63, Beadle Co., SD.

23. Easement filed November 18, 1985 in Book 436, Page 112 grants to the Town of Wolsey, a Municipal Corporation of Wolsey, Beadle Co., SD, an Easement over and across the following described premises: to-wit: Tract 3, a part of the NW 1/4 of Section 19, Township 111, Range 63, Beadle Co., SD. This easement shall be for the purpose of allowing effluent from the Wolsey Sewer Lagoon located on Lot L-1, a part of the NE ¼ of Section 24, Township 111, Range 64, lying South of the Chicago Northwestern Railroad, Beadle Co., SD, to flow upon the subject premises, as a result of the overflow of such Lagoon.

END OF SCHEDULE B - PART II