



LAND AUCTION

Extraordinary Offering of
+/-1,943.67 Surveyed Acres of
Productive Kingsbury County, SD
Land - Including 3 Farms in Spirit
Lake "West" Township Containing
+/-823.67 Acres - Inclusive of a
Nicely Improved
Farmstead/Acreage on Farm #1
& Multiple Parcels of Cropland,
Pasture & Areas with Hunting
Opportunities and Farm #4 –
a +/-25.08 Acre Acreage/Hobby
Farm and 5 Farms Containing a
Total of +/-1,120 Acres in
Manchester North Township with
Mixtures of Parcels of Cropland and
Cropland/Pasture

FRIDAY MAY 3, 2024
SALE TIME: 10:00 AM

VIEWINGS OF THE FARMSTEAD ON FARM #1 ON
SATURDAY APRIL 20th and
SUNDAY APRIL 21st from 1:00 PM to 4:00 PM or by
Appointment Arranged with
Mike Martens - 605-860-0142 or Tom Martens - 605-261-1470
or the Auctioneers

We will offer ALL of the Following Parcels of Land
at public auction with the auction of all farms to be
held at the DeSmet, SD Event & Wellness
Center Theater at 705 Wilder Lane SW –
which is located NW of the DeSmet High School
Football Field.

**TRUSTS & ESTATES OF RICHARD BAIER &
DELORES BAIER**

Owners



BAIER LAND AUCTION



**AUCTIONEERS
NOTE:**

AUCTIONEER'S NOTE: ATTENTION – Row Crop Operators, Crop-Livestock Operators – Especially Cattle Producers in the Market for Well Managed Pasture/ Grassland, as well as Investors & Others in the Market for Kingsbury County, SD Land! Auctions of this magnitude are “Rare” in Eastern South Dakota and in the locale of this land in Kingsbury County, SD – With All of this Land Located within a Fairly Close Proximity to One Another and in a Prominent Agricultural Area, where land is tightly held in an area where land is not available on the open market with much frequency. The land will be offered in multiple parcels – some with high percentages tillable, some that will be primarily pasture & hayland and others with a mixture of varying percentages of cropland/pasture. This land will be offered as individual farms and in specific combinations of parcels, in a manner to allow both large and small operators to participate in this auction – with the largest combinations offered being 2 - +/-480 Acre Combinations. This land has been long held by the Baier Family for many decades, thus this auction presents a “Once in a Lifetime Opportunity” to Purchase this Land.

THE MAJORITY OF THE ACRES ARE BEING SOLD WITH THE BUYER TO RECEIVE FULL POSSESSION FOR 2024, ALTHOUGH SOME PARCELS WILL BE SOLD WITH EXISTING LEASES FOR 2024. ALL PARCELS BEING SOLD ARE SOLD SUBJECT TO SURVEY, WITH THE ACTUAL ACRES BEING SOLD TO BE ADJUSTED

**This Land will be Offered Individually as FARM #1 – TRACT #1A - +/- 39 Acres With a Spacious Home, Outbuildings & Livestock Yards;
TRACT 1B - +/-101 Acres of Mostly Cropland and a few acres of grassland and tree grove - with excellent hunting opportunities for deer & other wildlife;
TRACT 1C - +/- 180 Acres of Mostly Pastureland; or in Contiguous Combinations;
FARM #2 - +/- 158.59 Acres lying adj. to Tract 1C – which may be Purchased Individually or in Combinations with Contiguous Parcels in Farm #1 – With the Largest Combination Being Farm #1 & Farm #2 Combined in It's Entirety – A +/-478.59 Acre Combination;
FARM #3 – TO BE OFFERED AS – TRACT #3A - +/- 191 Acres of Predominately Cropland and TRACT 3B - +/- 129 Acres and TRACTS #3A & 3B Combined – A 320 Acre Unit;
FARM #4 – An Individual +/-25.08 Acre Acreage/Hobby Farm w/Improvements;
FARM #5 – A +/-160 Acre Parcel; FARM #6 An Individual +/-160 Acre Grass Parcel;
FARM #7 – +/-480 Acres – To be Offered as TRACT #7A - +/-202 Acres of High Percentage Tillable Cropland; TRACT #7B - +/-69 Acres of High Percentage Tillable Cropland; TRACT #7C - +/-209 Acres of Pasture; TRACTS #7A & #7B Combined - +/-271 Acres of Predominately Cropland; TRACTS #7B & #7C - +/-278 Acres of Easterly Located Pasture & Cropland or as TRACTS #7A, #7B & #7C Combined – The +/-480 Acre Combined Unit;
FARM #8 - +/-160 Acres of Cropland & Pasture;
FARM #9 - +/-160 Acres of Cropland & Pasture**

FARM #1

+/-320 Acres – LEGAL DESC.: The SW¼ and the NW¼ of Sec. 2, T. 111N., R. 57W., Spirit Lake “W” Twp., Kingsbury Co., SD. – **TO BE OFFERED AS – Tr. #1A – The +/-39 Acre Improved Farmstead/Acreage; Tr. #1B – The East +/-101 Acres Located North of the Farmstead (Tr. #1A) – Being Mostly Cropland; Tr. #1C - +/-180 Acres Located West and Northwest of the Farmstead (Tr. #1A) and West of Tr. #1B – Being Mostly Pastureland.**

LOCATED - from DeSmet, SD (Jct. of Hwy’s. #14 & #25) - 4 miles west on Hwy. #14, 4 miles north on 429th Ave and ½ mile west on 203rd St to the SE Corner of Farm #1 at the Jct. of Cottonwood Ave. & 203rd St.

All of the Cropland and Pasture Acres on FARM #1 are available to the buyer to utilize for the 2024 crop and pasture season with immediate possession on sale day. The Building Site and the Adjacent Acres in Tract #1A will have possession delayed until Sept. 1, 2024. The Improvements on the Acreage/Farmstead (Parcel #1A) consist of a spacious two story home which was remodeled and moved onto a new foundation in 1983 – The main level is comprised of an open step and west entrance to a dining area w/ skylights, kitchen w/hickory cabinets & appliances, a large room utilized as a master bedroom (no closet) and an adjacent enclosed seasonal room, a spacious “L” shaped family and dining room w/wall AC unit and a full bath – the main floor features varnished knotty pine wood floor throughout; additionally there is a breezeway with a sliding rear patio door and an attached triple garage which the owners utilized mostly as a family room/man cave & grandchildren’s play area – the garage has finished walls and ceiling, 3 insulated overhead doors w/elec. openers, an Empire LP gas hanging furnace and a wall mounted air conditioner; there is an open stairway to the 2nd level which includes a spacious master bedroom w/dbl. closets, an additional bedroom w/ closet and a open landing suitable for use as a study or other similar purposes; the home has a basement with a newer poured concrete foundation (installed in 1983) with the basement inclusive of and east walk door, large family room, non-legal bedroom, an office and a ¾ bath/laundry room w/ elec. HW heater - the basement has varnished wood floors. The home has a 200 amp breaker elec. service & electric heat and there is an owned 500 gal. LP tank which services the heaters in the triple garage and the shop bldg. west of the house. There is Kingbrook Rural Water Servicing the home and water to the livestock yards and hydrants can be either rural water or well water – outside water currently is provided by a well with a pressure system. Other improvements on the property include a wooden granary w/colored steel exterior utilized for storage; a +/-32’x53’ shop bldg. with galv. steel exterior, overhead door w/elec. opener, white colored interior walls & ceiling, 2 ceiling fans, Reznor hanging LP gas furnace, built-in work bench and a concrete floor throughout; a +/-40’x76’ uninsulated galv. steel clad machine shed/shop bldg. w/2 overhead doors & elec. openers, concrete floor, 220V & 110V electrical; a Tan & Brown steel clad +/-36’x52’ stg. bldg. w/partial concrete & gravel floor, overhead door w/elec. opener and walk door; a cattle loafing/calving barn w/warming room & loadout; an older barn w/newer attached cattle shed; a feed wagon/feed shed; multiple livestock yards w/mostly sucker rod fencing & 4 Ritchie auto. livestock fountains, 2 small grain bins with a total of approx. 4,500 bushels of grain storage and other incidental improvements.

Currently the W½ of Sec. 2 is operated as 2 FSA Tracts – Tr. 5778 has approx. 283.41 acres of Farmland and 113.13 acres of Cropland with a 55.64 acre corn base with a 151 bu. PLC yield and a 27.53 acre soybean base with a 43 bu. yield & Tr. 5779 has approx. 28.98 acres of Farmland & 28.98 acres of Cropland with a 14.21 acre corn base with a 151 bu. yield and a 7.03 acre soybean base with a 43 bu. yield, the cropland acres have a topography which is generally gently rolling to rolling; the non-tillable acres are comprised of the farmstead, pasture, tree belts, lowland acres and roads. The pastureland acres has established well managed grass with a rolling to somewhat hilly terrain. Excluding the portion within the farmstead, info. obtained from Surety Agri-Data indicates this remaining cropland and pasture has a soil productivity index of 72.4; Kingsbury County Assessor’s information indicates the soil ratings on the SW¼ are .716 and the NW ¼ are .647. This property is subject to a combination of an existing US Fish & Wildlife Wetland Easement on all of the wetland areas of Farm #1 and a Grassland Easement on approx. 140 acres. The 2023 RE taxes payable in 2024 on the SW¼ are \$4,597.52 and on the NW¼ are \$2,750.16.

FARM #2

+/-158.59 Acres - LEGAL DESC.: The NE¼ of Sec. 3, T. 111N., R. 57W. Spirit Lake "W" Twp., Kingsbury Co., SD.

LOCATED - From DeSmet, SD (Jct. of Highways #14 & #25) - 4 miles west on Hwy. #14, 4 miles north on 429th Ave. and ½ mile west on 203rd St., then 1 mile north on Cottonwood Ave. & 1 mile west on grassed road to the NE Corner of the land (Jct. 202nd St. & 428th Ave).

All of the acres in Farm #2 are available to the buyer to utilized for the 2024 crop and pasture season with immediate possession on sale day. Farm #2 will be offered as an individual parcel or in combination with FARM #1 or Parcel #1C. **This property presently is all being utilized as pastureland.** This property has an existing rural water pasture service with a large tire water tank and has a diagonal fence dividing the pasture allowing for rotational grazing. This property has a gently rolling to hilly terrain. According to information obtained from Surety Agri-Data this parcel as a soil rating of 62.6; comparatively the Kingsbury Co. Assessor indicates this land has a soil rating of .550. This property has an existing US Fish and Wildlife Wetland and a Grassland Easement – which prohibits growing row crops, but allows for grazing at any time and haying after July 15th. The 2023 RE taxes payable in 2024 on this farm are \$2,387.00.

FARM #3

+/-320 Acres – LEGAL DESC.: The W½ of Sec. 35, T. 112N., R. 57W., Spirit Lake "W" Twp., Kingsbury Co., SD. - **TO BE OFFERED AS – Tr. #3A - +/-191 Acres of Predominately Cropland and Tr. 3B - +/-129 Acres with a mixture of cropland & pasture and Tracts #3A & 3B Combined – A +/-320 Acre Unit.**

LOCATED - From DeSmet, SD (Jct. of Highways #14 & #25) - 4 miles west on Hwy. #14, 4 miles north on 429th Ave. to 203rd St., then ½ mile west on 203rd St. and 1 mile north on Cottonwood Ave. to the SE Corner of Farm #3 at the Jct. of Cottonwood Ave. & 202nd St.

All of the acres in Farm #3 are available to the buyer to utilized for the 2024 crop and pasture season with immediate possession on sale day. This +/-320 Acre Farm will be offered as two individual parcels or as a combined unit. Previously the land in Farm #3 was operated by multiple operators and divided by FSA into two operating units – FSA Tracts 5807 & 5808 were operated by Tom Martens and Tr. 5807 had 189.18 acres of Farmland with 173.26 acres of Cropland with an 83.83 acre corn base with a 151 bu. PLC yield and a 41.47 acre soybean base with a 43 bu. yield, additionally Tr. 5808 had approx. 33.68 acres of Farmland and 33.68 acres of Cropland with a 16.29 acre corn base with a 151 bu. PLC yield and a 8.06 acre soybean base with a 43 bu. PLC yield; additionally FSA Tract 5772 was operated by Mike Martens with the west pasture acres leased by Paul Larson which together was indicated by FSA to contain 84.40 acres of Farmland with 26.01 acres of Cropland with a 12.58 acre corn base with a 151 bu. PLC yield and a 6.23 acre soybean base with a 43 bu. yield – presently these cropland acres leased by Mike Martens are being utilized as grassed hayland. All Combined Together it appears that on the +/-320 acre unit there is a total of approx. 232.95 acres of cropland according to FSA. According to information obtained from Surety Agri-Data the entire +/-320 acres has an overall soil rating of 61.9 and based on measured acres Parcel 3A has a soil rating of 63.3 and Parcel 3B has a soil rating of 60.6; comparatively the Kingsbury County Assessor indicates the soil rating on the SW ¼ is a .515 and on the NW ¼ is a .609. The cropland acres on this property are subject to existing US Fish and Wildlife Wetland Easements on the wetland areas, that prohibits draining, filling or burning, etc.; additionally, approx. 40 acres are subject to a Grassland Easement which allows for grazing at any time & haying after July 15th. The 2023 RE taxes payable in 2024 on the SW¼ are \$2,183.48 and on the NW¼ are \$2,586.46.

FARM #4

+/-25.08 Acres - LEGAL DESC.: The S. 1,068' of the E. 1,023' of the SE ¼ of Sec. 2, T. 111N., R. 57W., Spirit Lake "W" Twp., Kingsbury Co., SD

LOCATED - from DeSmet, SD (Jct. of Highways #14 & #25) - 4 miles west on Hwy. #14 and 4 miles north on 429th Ave. to the SE Corner of the property at the Jct. of 429th Ave. & 203rd St.

All of the pasture acres, livestock yards, water and electricity on FARM #4 are available to the buyer to utilize for the 2024 pasture season with immediate possession on sale day. The Building Site inclusive of the machine shed and grain bins will have possession delayed until Sept. 1, 2024. Farm #4 could be an excellent location for a new home construction site for individuals seeking a parcel of land well suited for use as a rural acreage site and/or hobby farm. **This parcel currently consists of a small parcel that is inclusive of an abandoned presently uninhabitable home, along with some outbuildings, livestock yards and adjacent pastureland.** Improvements on the property include a Behlen Curvet Quonset Steel Machine Shed (approx. 38'x72') with an overhead door and electric opener and gravel floor throughout; +/-8,000 bu. steel grain bin with an air floor, 2 small gov't. bins – not presently in use; galv. steel quonset livestock bldg., a livestock yard with a Ritchie waterer and other incidental improvements. The property is serviced by Kingsbury Electric and a well with a pressure system. According to FSA this parcel is identified as Tr. 5262 and has no established cropland, yields or bases, with all of the land lying adjacent to the bldg. site being utilized as pasture. According to info. obtained from Surety Agri-Data this parcel has a soils productivity index of an 87.7; comparatively the Kingsbury County Assessor indicates this land has a soil rating of .838. This property is subject to an existing US Fish and Wildlife Wetland Easement that prohibits draining, filling or burning, etc. The 2023 RE taxes payable in 2024 on this farm are \$986.70.

FARM #5

+/-160 Acres - LEGAL DESC.: The NW¼ of Sec. 10, T. 111N., R. 57W., Manchester "N" Twp., Kingsbury Co., SD

LOCATED - from DeSmet, SD (Jct. of Highways #14 & #25) - 4 miles west on Hwy. #14, 4 miles north on 429th Ave and 1 ½ miles west on 203rd St. to the NE Corner of the land (the NW corner of the land is at the Jct. of 203rd St. & 427th Ave.– Farm #5 is located approx. 1 mile west of the farmstead on Farm #1.

The land currently under cultivation of Farm #5 - (approx. 100 acres is under lease for the 2024 crop year with the buyer to receive \$160.00 per acre - \$16,000.00) – credited to the buyer at closing on those leased acres, with possession of the leased acres subsequent to the harvest of the 2024 crops; the remaining acres of alfalfa and grass hayland previously operated by Mike Martens will be available to the buyer to operate in 2024. Farm #5 will be sold as an individual parcel. According to FSA information this farm is designated as Tract 1887 and is indicated to have approx. 156.17 acres of Farmland and 142.20 acres of cropland with an 82.80 acre corn base with a 143 bu. PLC yield and a 46.80 acre soybean base with a 42 bu. PLC yield. This farm has a generally level to gently rolling topography, with pockets of lowland and waterway. According to information obtained from Surety Agri-Data this parcel as a soil rating of 76.3; comparatively the Kingsbury County Assessor indicates this land has a soil rating of .712. This property is subject to an existing US Fish and Wildlife Wetland Easement that prohibits draining, filling or burning, etc. The 2023 RE taxes payable in 2024 on this farm are \$2,869.30.

**REMEMBER—Successful Auctions
Don't Just Happen— They're Planned!**

WWW.SUTTONAUCTION.COM

FARM #6

+/-160 Acres - LEGAL DESC.: The NW¼ of Sec. 15, T. 111N., R. 57W., Manchester "N" Twp., Kingsbury Co., SD.

LOCATED - from DeSmet, SD (Jct. of Highways #14 & #25) - 4 miles west on Hwy. #14, 3 miles north on 429th Ave and 1 ½ miles west on 204th St. to the NE Corner of the land (the NW corner of the land is at the Jct. of 204th St. & 427th Ave.) – Farm #6 is located ½ mile south of Farm #5.

Farm #6 is currently all sowed to grass and is being utilized as pasture and will be sold subject to a cash lease for 2024, with the buyer to receive \$85.00 per acre on 160 acres (\$13,600.00) – credited to the buyer at closing on those leased acres, with possession of the leased acres subsequent to the 2024 grazing season ending October 1, 2024. Farm #6 will be sold as an individual parcel. The general topography of this farm is level to gently rolling. **This farm is currently all being utilized as pasture** with water provided by a dugout. According to information obtained from Surety Agri-Data this parcel has a soil rating of 81.1; comparatively the Kingsbury County Assessor indicates this land has a soil rating of .758. This property is sold subject to an existing US Fish and Wildlife Grassland Easement – which prohibits growing row crops, but allows for grazing at any time and haying after July 15th; furthermore, this property also is covered by a Wetland Easement. The 2023 RE taxes payable in 2024 on this farm are \$3,135.38.

FARM #7

+/-480 Acres – LEGAL DESC.: The SW¼, the SE¼ and the NE¼, Sec. 12, T. 111N., R. 57W., Manchester "N Twp., Kingsbury County, SD – **To be Offered as Tract #7A – +/-202 Acres of Predominately Cropland in the SW¼ & W½ SE¼; Tr. #7B – +/-69 Acres of Predominately Cropland in the SE¼; and Tr. #7C – +/-209 Acres of Pasture in the NE¼ & SE¼; Tracts #7A & 7B Combined - +/- 271 Acres of Predominately Cropland; Tracts #7B & 7C – +/-278 Acres - The Easterly Pasture & Cropland; or Tracts #7A, #7B & #7C Combined – The +/-480 Acre Unit.**

LOCATED - From DeSmet, SD (Jct. of Highways #14 & #25) - 4 miles west on Hwy. #14 and 3 miles north on 429th Ave. to the SW Corner of FARM #7 at the Jct. of 429th Ave. & 204th St.

All of the Cropland Acres in Farm #7 are available to the buyer to utilized for the 2024 crop year with immediate possession on sale day; although the pastureland is under lease for the 2024 pasture season with the buyer to receive \$85.00 per acre on 209 acres (\$17,765.00) – credited to the buyer at closing on those leased acres, with full possession of the leased acres subsequent to the 2024 grazing season ending October 1, 2024. This +/-480 Acre Farm will be offered as three individual parcels, combinations of parcels or as a combined unit. Previously the land in Farm #7 was operated by multiple operators and divided by FSA into two operating units – 5781 was operated by Mike Martens and contained approx. 371.11 acres of Farmland with approx. 182.94 acres of cropland, of which currently approx. 167.96 acres was under cultivation, with an FSA 88.52 acre corn base with a 151 bu. PLC yield and a 43.80 acre soybean base with a 43 bu. PLC yield; FSA Tract 5777 was operated by Tom Martens, which FSA indicated to have approx. 93.11 acres of Farmland with 92.18 acres of Cropland with an FSA 44.61 acre corn base with a 151 bu. PLC yield and a 22.07 acre soybean base with a 43 bu. PLC yield; the remaining +/-209 acres was being utilized as pasture. The portion of the pasture in the NE ¼ has a diagonal divide fence to facilitate rotational grazing and has an area in the NE corner with a large rubber tire water tank that is serviced by Kingbrook Rural Water; there is an area in the NW corner of the SE¼ which allows livestock to access the south pasture in the SE¼ and in that pasture there is a corral, a well with a pump and Kingsbury Rural Electric electricity and a +/-5,000 bu. grain bin. All Combined it appears that currently there is a total of approx. 260.14 acres of productive cropland being utilized – Measured Surety Agri-Data soils in Parcel #7A indicates a very respectable soil rating of an 82.1 and the area in Parcel #7B represents a soil rating of 81 and the +/-480 acres in its' entirety indicates a Surety soil rating of 79.7; comparatively Kingsbury County Assessor's information indicates the soil ratings on the SW ¼ are .767, on the SE¼ are .736 and on the NE¼ are .734. The pasture acres – including all of the NE¼ (160 Acres) & approx. 40 acres in the SE¼ are subject to a Perpetual Grassland Easement which allows for grazing at any time & haying after July 15th and prohibits crop production; The cropland acres on this property are subject to existing US Fish and Wildlife Wetland Easements on the wetland areas, that prohibits draining, filling or burning, etc.; The 2023 RE Taxes payable in 2024 on the SW¼ are \$3,179.66, on the SE¼ are \$2,938.16 and on the NE¼ are \$3,030.58.

FARM #8

+/-160 Acres – LEGAL DESC.: The NE¼ of Sec. 13, T. 111N., R. 57W., Manchester “N” Twp., Kingsbury County, SD

LOCATED - From DeSmet, SD (Jct. of Highways #14 & #25) - 4 miles west on Hwy. #14 and 3 miles north on 429th Ave. and 1 mile east on 204th St. to the NW Corner of Farm #8; the NE Corner of the land is at the Jct. of 204th St. and 430th Ave. – Farm #8 is located south of Farm #7.

All of the Cropland Acres in Farm #8 are available to the buyer to utilized for the 2024 crop year with immediate possession on sale day; although the pastureland is under lease for the 2024 pasture season with the buyer to receive \$85.00 per acre on 70 acres (\$5,950.00) – credited to the buyer at closing on those leased acres, with full possession of the leased acres subsequent to the 2024 grazing season ending October 1, 2024. Farm #8 will be sold as an individual parcel. Previously the land in Farm #8 was operated by multiple operators and divided by FSA into two operating units – 5774 was operated by Mike Martens and contained approx. 111.91 acres of Farmland with approx. 37.10 acres of cropland with an FSA 17.33 acre corn base with a 151 bu. PLC yield and an 8.57 acre soybean base with a 43 bu. PLC yield; FSA Tract 5775 was operated by Tom Martens, which FSA indicated to have approx. 45.83 acres of Farmland with 45.83 acres of Cropland with an FSA 21.4 acre corn base with a 151 bu. PLC yield and a 10.59 acre soybean base with a 43 bu. PLC yield; additionally this parcel has approx. 70 acres of pasture with a dugout. Improvements on this property include 4 small steel grain bins. There is an existing tree belt on the north side of the property. Surety Agri-Data information indicates that this parcel has an overall soil rating of an 80.8; comparatively the Kingsbury County Assessor indicates this land has a soil rating of .740. There is an existing perpetual US Fish & Wildlife Grassland Easement on approx. 85 acres which includes +/-70 acres of existing pasture acres in the east +/-70 acres, and also on an area including the grove & an upside down “L” shaped area lying in the north & northwesterly sector of the farm (+/- 15 acres) - which allows for grazing at any time & haying after July 15th and prohibits crop production; there also is an existing US Fish and Wildlife Wetland Easement on the wetland areas of this property, that prohibits draining, filling or burning, etc. The 2023 RE taxes payable in 2024 on this farm are \$2,837.04.

FARM #9

+/-160 Acres – LEGAL DESC.: The NW¼ of Sec. 23, T. 111N., R. 57W., Manchester “N” Twp., Kingsbury County, SD

LOCATED - From DeSmet, SD (Jct. of Highways #14 & #25) - 4 miles west on Hwy. #14 and 2 miles north on 429th Ave. and ½ mile west on 205th St. to the NE Corner of Farm #9; the NW Corner of the land is at the Jct. of 205th St. and 428th Ave.

This Entire Farm is Under Lease for the 2024 Crop Year & Pasture Season – At Closing the buyer will receive a credit for the 2024 rent on the Cropland of \$160.00 per acre on 78 acres (\$12,480.00) and on the Pasture \$85.00 per acre 82 acres (\$6,970.00) or a Total Combined Rental Compensation of \$19,450.00 at closing, with full possession of the cropland acres subsequent to the harvest of the 2024 crops and full possession of the pasture acres subsequent to the 2024 grazing season ending October 1, 2024. Farm #9 will be sold as an individual parcel. According to FSA information this farm is designated as Tract 1884 and is indicated to have approx. 158.15 acres of Farmland and 77.75 acres of cropland with a 37.61 acre corn base with a 151 bu. PLC yield and an 18.61 acre soybean base with a 43 bu. PLC yield. The general topography of this farm is level to gently rolling, with some low lying areas. The acres being utilized as hayland/grass, but could be converted back to pasture, as the grassed area has perimeter fencing and has had livestock water in the past provided by the existing dugout located on the property. According to information from Surety Agri-Data this parcel as a soil rating of 79; comparatively the Kingsbury County Assessor indicates this land has a soil rating of .722. This property is subject to existing US Fish and Wildlife Easements, with a Wetland Easement on the wetland areas of the property and a perpetual Grassland Easement on the E½ NW¼ - which allows for grazing at any time & haying after July 15th and prohibits crop production. The 2023 RE taxes payable in 2024 on this farm are \$2,870.66.

Cash - A 15% non-refundable earnest money payment on sale day and the balance on or before July 12, 2024, with full possession on the majority of the cropland acres and landlord's possession on various parcels subject to the existing farm leases in place for 2024 on approx. 100 acres in FARM #5, all of FARM #6, approx. 209 acres of pasture in FARM #7 approx. 70 acres in FARM #8 and All of FARM #9, although in accordance with the leases purchasers may be allowed Fall possession for tillage on the cropland acres subsequent to the harvest of the 2024 crops, although the lessee's shall have ownership and rights to harvest said crops after the expiration of the lease, in the event that weather or other conditions should hinder the harvest of those crops. **Furthermore, the sellers will retain use of the Farmstead on FARM #1 & the Machine Shed, Bins and acres in the Farmstead on FARM #4 until Sept. 1, 2024, or until a Farm Equipment and Personal Property Auction Can be Conducted & Equipment removed. The total amount of the 2024 cash rents for parcels under lease will be credited to the buyer at closing.** Marketable title will be conveyed by Trustee's Deeds and owner's title insurance policies will be provided, with the cost of the owner's policy divided 50-50 between the buyer and seller. The attorneys & closing agents costs (Wilkinson & Schumaker Law) to be paid by the sellers. All of the 2023 RE taxes payable in 2024 will be paid by the trust with the buyer(s) to pay 100% of the 2024 RE taxes payable in 2025. All of these properties are sold in accordance with recent surveys as completed by Midwest Land Surveying, Inc., with the acres understood to be "more or less". The sellers do not warranty or guarantee that the existing fences lie on the on the true and correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA cropland, yields, bases & other information is estimated and not guaranteed and are subject to county committee approval. Information contained herein is deemed to be correct but is not guaranteed. This property is sold in "AS IS" CONDITION and subject to any existing easements, restrictions, reservations or highways of record if any, as well as any or all Kingsbury County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the agent for the owners.

Please mark your calendars and plan to attend this momentous auction.

To Inspect the Home on FARM #1, plan to attend the Open Houses or schedule an appointment, the land parcels may be inspected at your own at your convenience. If you are unable to attend the auction and need to make arrangements to bid absentee, then contact the auctioneers prior to sale day to make arrangements. To View the Full Auction Brochure, Drone Video of the Farms, FSA Maps, Soils or additional info., see www.suttonauction.com or www.burlagepeterston.com or contact the auctioneers.

TRUSTS & ESTATES OF RICHARD BAIER & DELORES BAIER Owners

Wilkinson & Schumaker Law Prof., LLC - Attorneys & Closing Agent's for the Trusts
DeSmet, SD - ph. 605-854-3378

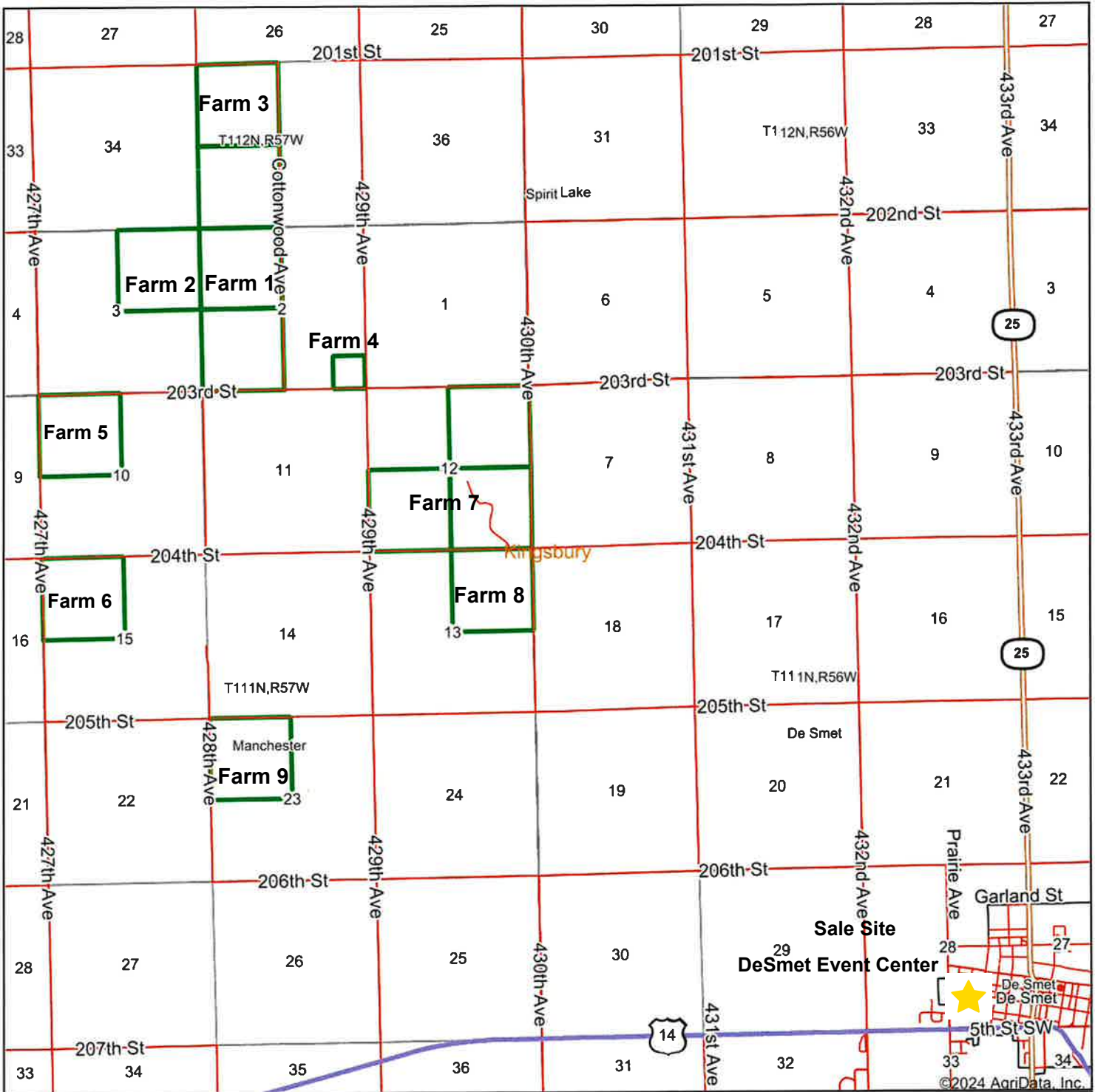
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Overview Map



Map Center: 44° 25' 35.23, -97° 36' 36.46

0ft 5011ft 10023ft



4/3/2024

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Aerial Map - FARM #1



Maps Provided By:
 surety
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Boundary Center: 44° 26' 53.95, -97° 38' 50.9

2-111N-57W
Kingsbury County
South Dakota

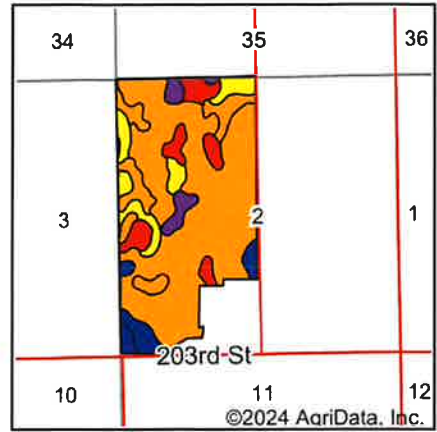
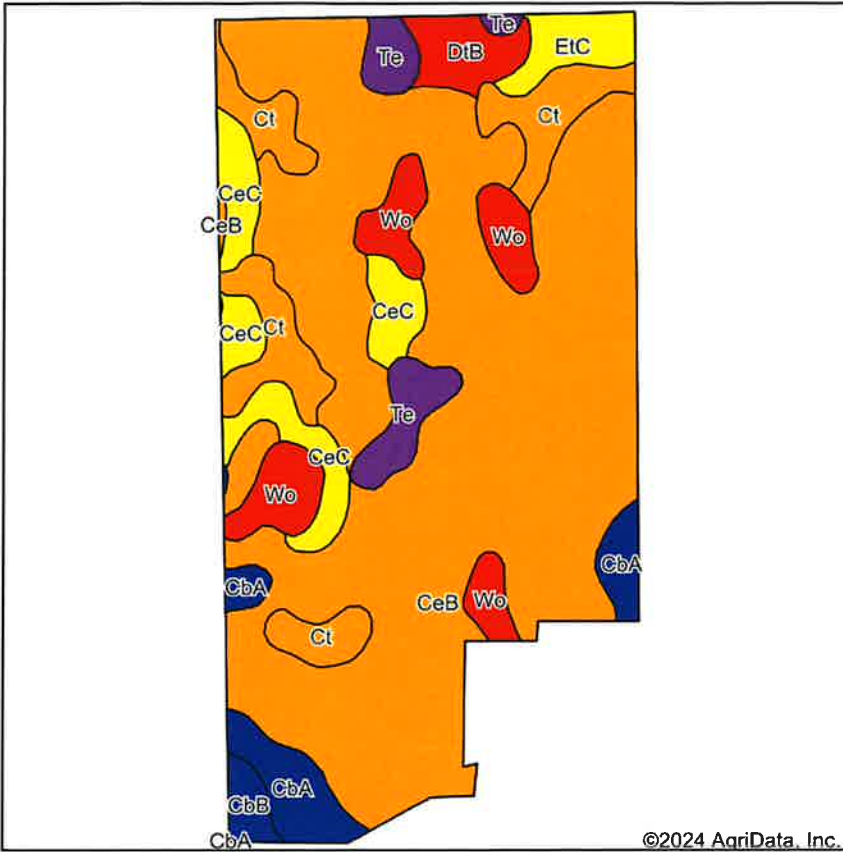
0ft 812ft 1625ft



4/3/2024

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

Soils Map



State: **South Dakota**
 County: **Kingsbury**
 Location: **2-11N-57W**
 Township: **Spirit Lake**
 Acres: **277.23**
 Date: **3/19/2024**

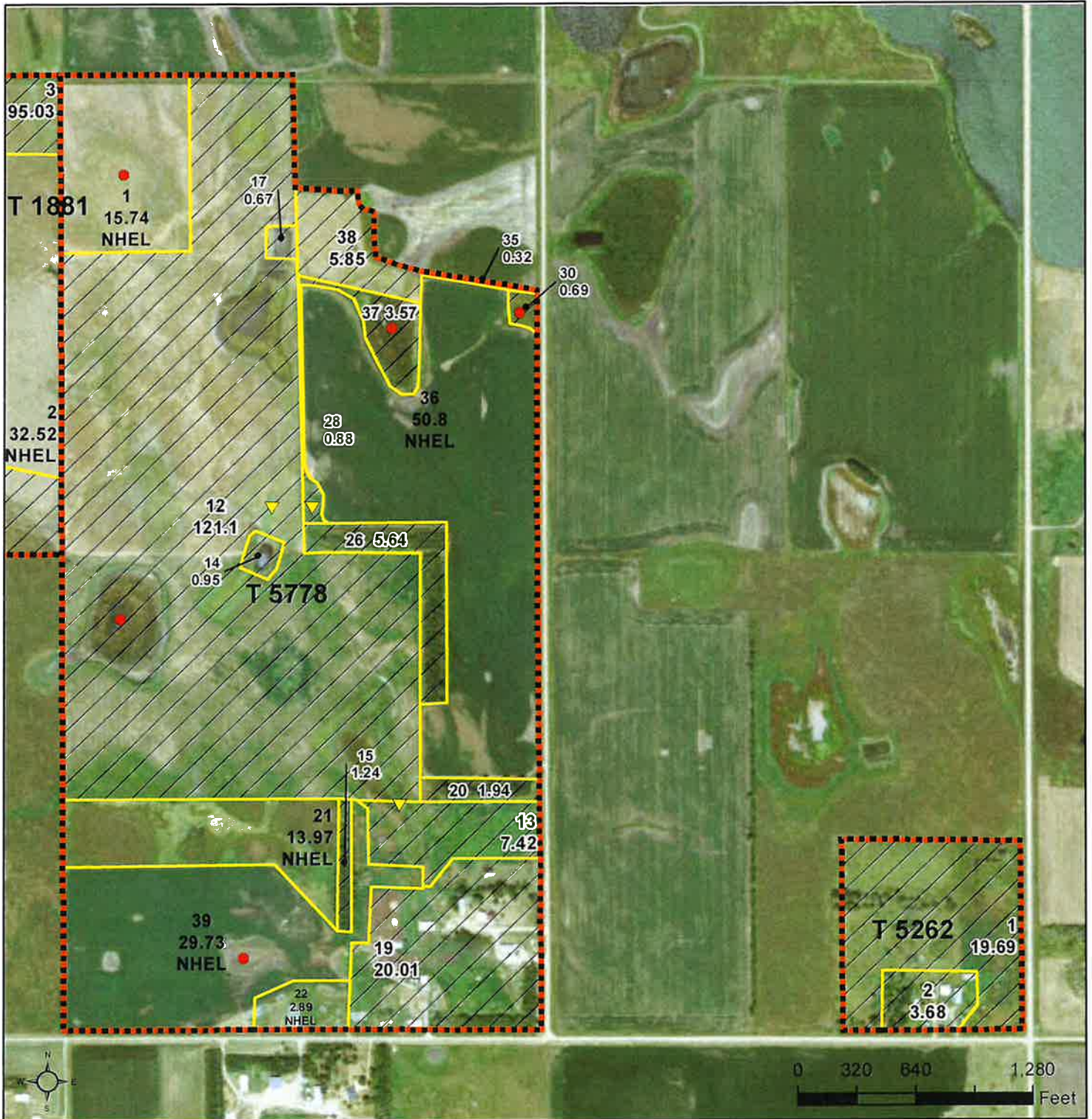


Soils data provided by USDA and NRCS.



Area Symbol: SD077, Soil Area Version: 27

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|---|--------|------------------|-----------|------------------|--------------------|
| CeB | Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes | 178.92 | 64.5% | | Ile | 78 |
| Ct | Crossplain-Tetonka complex | 24.98 | 9.0% | | IIw | 73 |
| CeC | Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes | 18.29 | 6.6% | | IIIe | 69 |
| Wo | Worthing silty clay loam, 0 to 1 percent slopes | 17.12 | 6.2% | | Vw | 30 |
| CbA | Clarno-Bonilla loams, 0 to 2 percent slopes | 12.59 | 4.5% | | IIc | 88 |
| Te | Tetonka silt loam, 0 to 1 percent slopes | 9.76 | 3.5% | | IVw | 56 |
| DtB | Delmont-Talmo loams, 2 to 6 percent slopes | 6.48 | 2.3% | | IVe | 34 |
| EtC | Ethan-Clarno loams, 6 to 9 percent slopes | 6.16 | 2.2% | | IVe | 64 |
| CbB | Clarno-Bonilla loams, 1 to 6 percent slopes | 2.93 | 1.1% | | Ile | 84 |
| Weighted Average | | | | | 2.41 | 72.4 |





*c: Using Capabilities Class Dominant Condition Aggregation Method



Common Land Unit

-  Non-Cropland
-  Cropland

Wetland Determination Identifiers

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

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).

2024 Program Year

Map Created March 18, 2024

Farm 7662

2-11N-57W-Kingsbury

UNITED STATES DEPARTMENT OF THE INTERIOR
U.S. FISH AND WILDLIFE SERVICE
EXHIBIT "A"

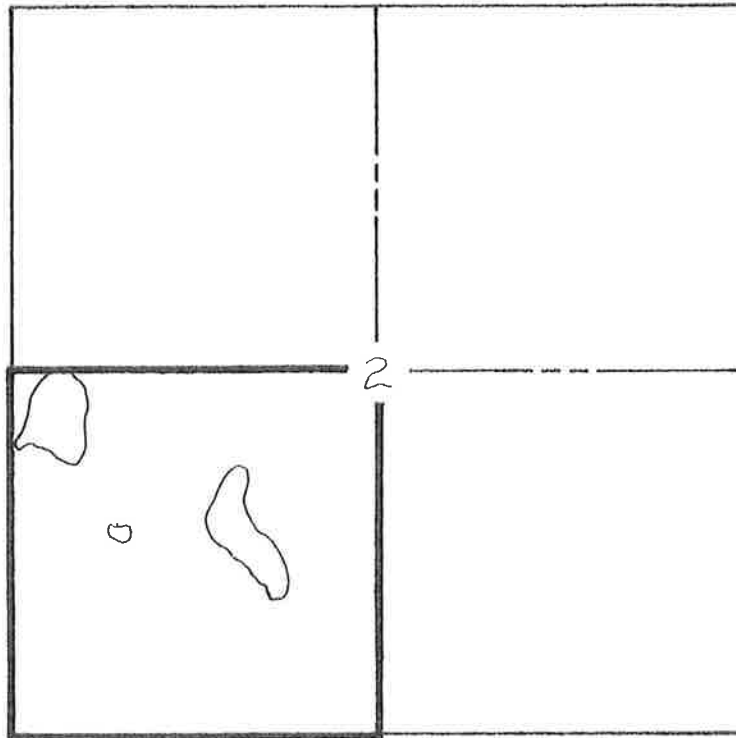
Map 1 of 1

Gaier, Richard P.

TRACT (343X-1)

WATERFOWL PRODUCTION AREA Kingsbury COUNTY, STATE OF South Dakota
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 111 N., R. 57 W., 5th PRINCIPAL MERIDIAN

section 2, SW¹₄.



Scale: 4 Inches = 1 Mile

This map delineates wetlands referred to in the easement conveyance dated 12-21-83 which the parties of the first part agree to maintain as a waterfowl production area. The lands covered by this conveyance include any enlargement of the delineated wetland areas resulting from normal or abnormal increased water.

LEGEND



Boundary of Easement Description



Wetlands covered by provisions of the easement



Nonfunctional drainage facilities which the landowner agrees NOT to repair or clean out

Landowner Signature

Prepared by: JDH Date: 12/14/83

UNITED STATES DEPARTMENT OF THE INTERIOR
U.S. FISH AND WILDLIFE SERVICE
EXHIBIT "A"

Map 1 of 2

Baier, Richard P.

TRACT (343X 2.3)

WATERFOWL PRODUCTION AREA Kingsbury COUNTY, STATE OF South Dakota

EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.

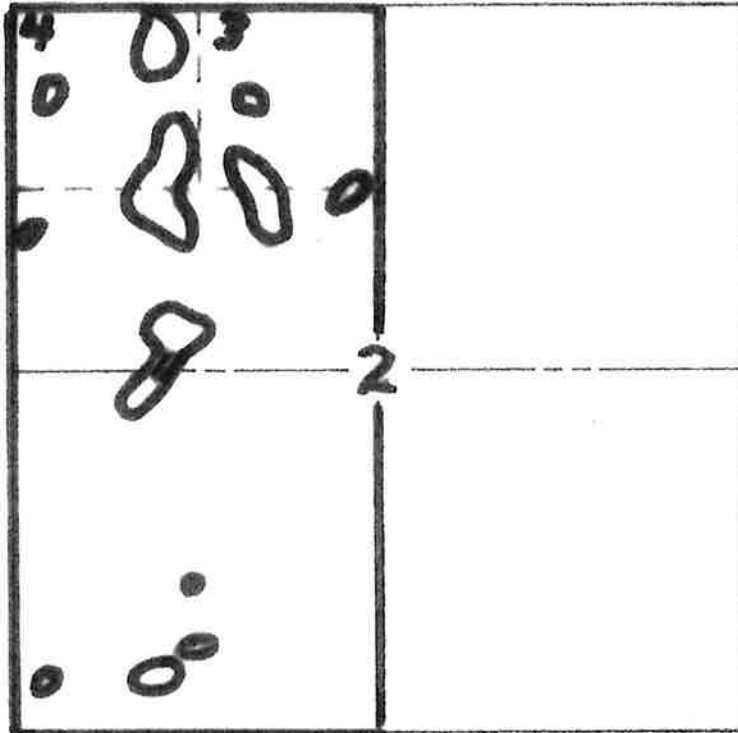
T. 111 N., R. 57 W., 5th PRINCIPAL MERIDIAN

sec. 8, Lot 3, 4, SW_{1/4}, SW_{1/4}.

Lot table

Lot 3 = 39.41 acres

Lot 4 = 29.19 acres



Scale: 4 Inches = 1 Mile

This map delineates wetlands referred to in the easement conveyance dated October 3, 1991 which the parties of the first part agree to maintain as a waterfowl production area. The lands covered by this conveyance include any enlargement of the delineated wetland areas resulting from normal or abnormal increased water.

LEGEND

Richard P. Baier
Landowner Signature



Boundary of Easement Description



Wetlands covered by provisions of the easement



Nonfunctional drainage facilities which the landowner agrees NOT to repair or clean out

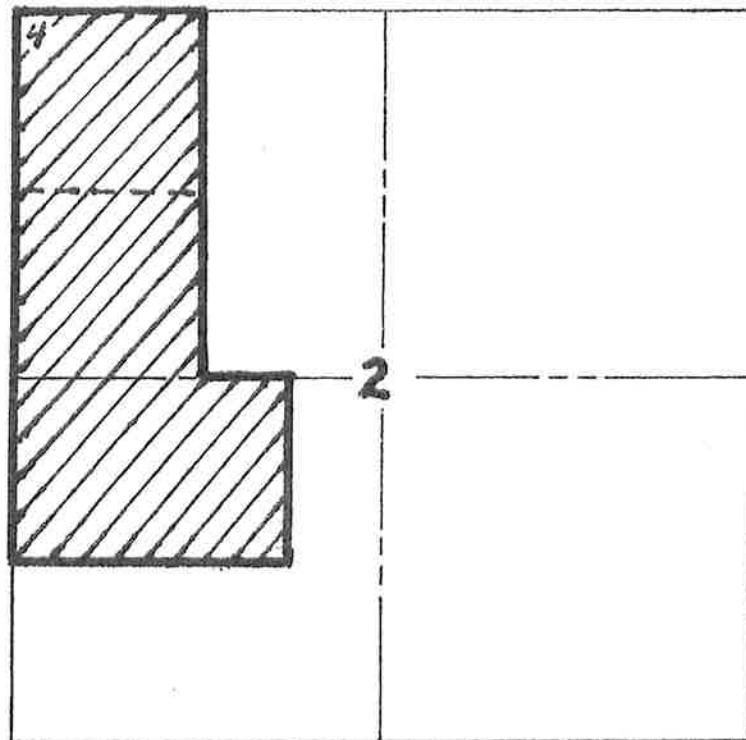
Prepared by: William B. Barnes Date: 10-3-91

Grassland Easement
November, 1989

UNITED STATES DEPARTMENT OF THE INTERIOR
U. S. FISH AND WILDLIFE SERVICE
EXHIBIT "A"

Baier, Richard

TRACT (343G,1) _____ Map 1 of 3
WILDLIFE MANAGEMENT AREA Kingsbury COUNTY, STATE OF S. D.
T. 111 N. R. 57 W. 5th PRINCIPAL MERIDIAN
Section 2, lot 4, SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$



Lot Table

Lot 4 = 39.19 acres

Scale: 4 Inches = 1 Mile

This map delineates lands referred to in the easement conveyance dated 8 - 19 - 96 which the parties of the first part agree to maintain as a Wildlife Management Area.

Richard Baier
Landowner Signature

LEGEND

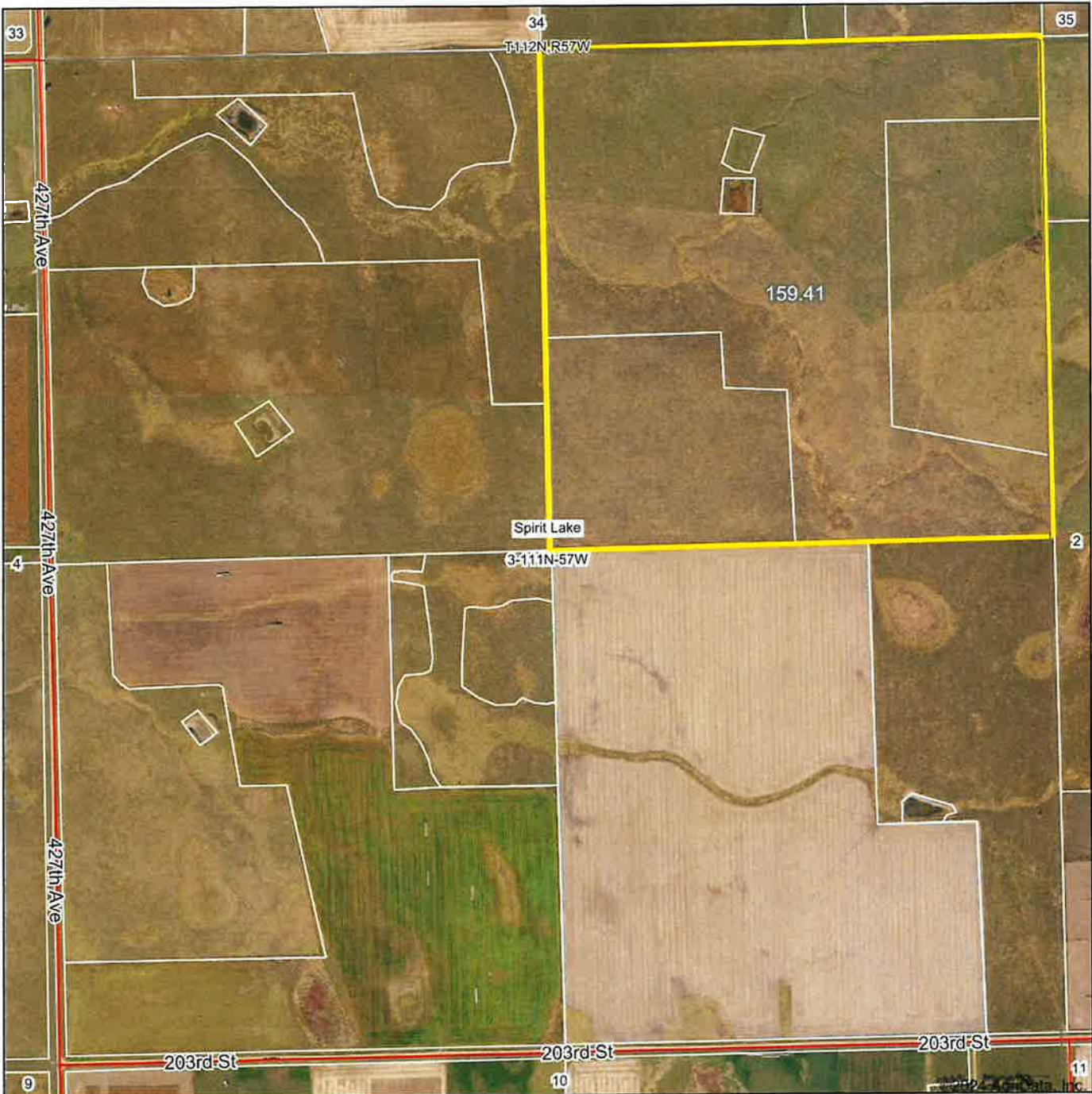
_____ Boundary of Easement Description



Lands covered by provisions of the easement

Prepared by: William Barnes Date: 8-14-96

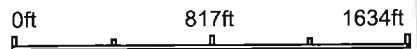
Aerial Map - FARM #2



© AgriData, Inc. 2023 www.AgrDataInc.com

Boundary Center: 44° 27' 7.01, -97° 39' 27.64

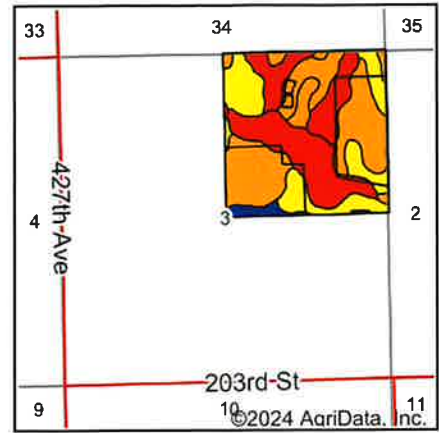
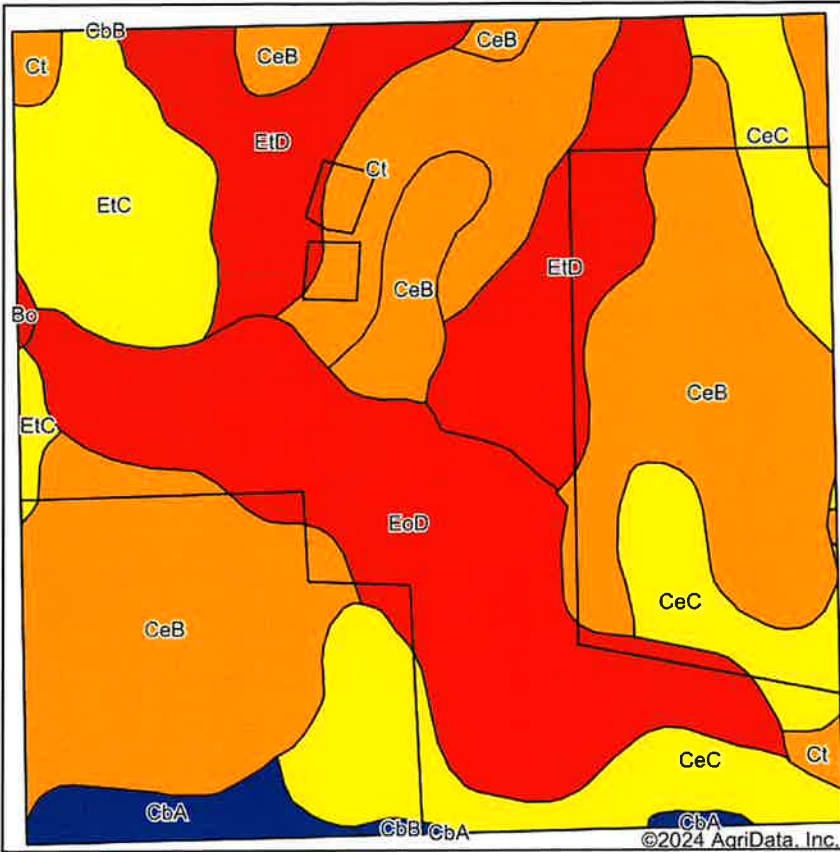
3-111N-57W
Kingsbury County
South Dakota



4/3/2024

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

Soils Map - FARM #2



State: **South Dakota**
 County: **Kingsbury**
 Location: **3-11N-57W**
 Township: **Spirit Lake**
 Acres: **159.17**
 Date: **4/3/2024**

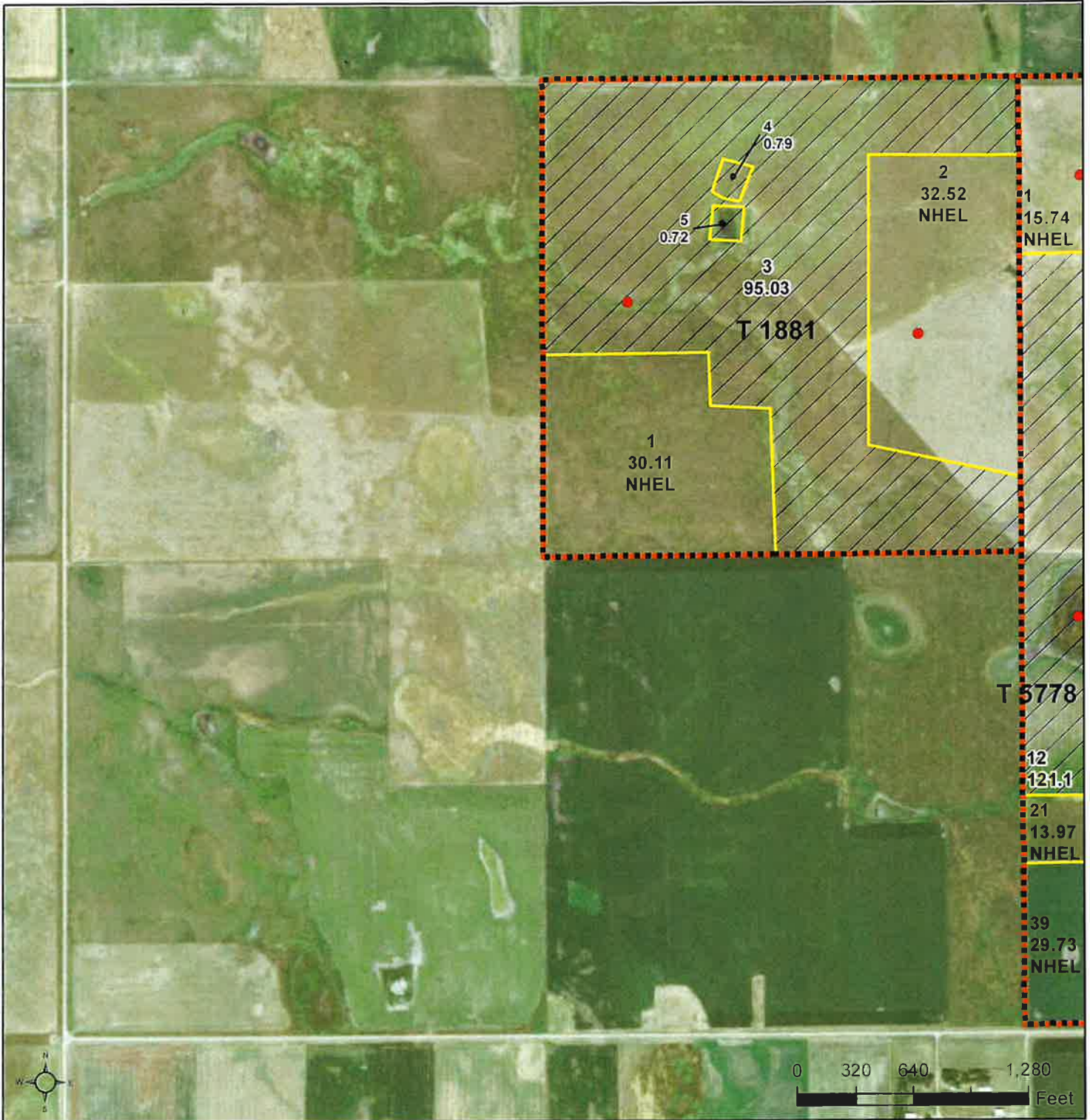


Soils data provided by USDA and NRCS.

Area Symbol: SD077, Soil Area Version: 27

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|
| CeB | Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes | 50.11 | 31.5% | | Ile | 78 |
| EoD | Ethan-Bon, channeled, loams, 0 to 20 percent slopes | 31.55 | 19.8% | | VIe | 39 |
| CeC | Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes | 23.36 | 14.7% | | IIIe | 69 |
| EtD | Ethan-Clarno loams, 9 to 15 percent slopes | 22.60 | 14.2% | | VIe | 43 |
| Ct | Crossplain-Tetonka complex | 14.35 | 9.0% | | IIw | 73 |
| ETC | Ethan-Clarno loams, 6 to 9 percent slopes | 12.73 | 8.0% | | IVe | 64 |
| CbA | Clarno-Bonilla loams, 0 to 2 percent slopes | 3.97 | 2.5% | | IIc | 88 |
| CbB | Clarno-Bonilla loams, 1 to 6 percent slopes | 0.27 | 0.2% | | Ile | 84 |
| Bo | Bon loam, channeled, 0 to 2 percent slopes, frequently flooded | 0.23 | 0.1% | | VIw | 34 |
| Weighted Average | | | | | 3.67 | 62.6 |

*c: Using Capabilities Class Dominant Condition Aggregation Method



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

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2024 Program Year

Map Created March 18, 2024

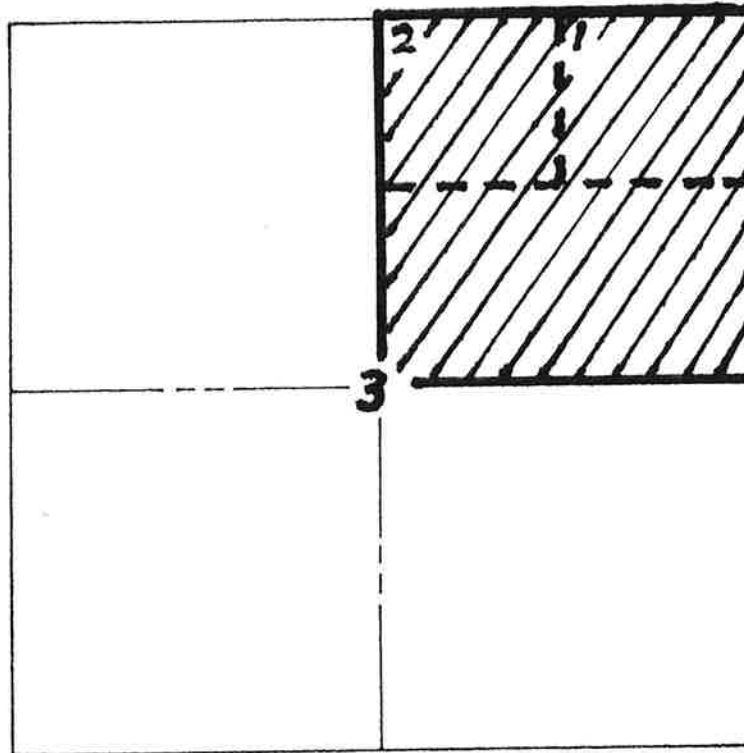
Farm 7662

3-111N-57W-Kingsbury

Grassland Easement
November, 1989

UNITED STATES DEPARTMENT OF THE INTERIOR
U. S. FISH AND WILDLIFE SERVICE
EXHIBIT "A"

Baier, Richard
TRACT (343G,1) Map 2 of 3
WILDLIFE MANAGEMENT AREA Kingsbury COUNTY, STATE OF S. D.
T. 111 N. R. 57 W. 5th PRINCIPAL MERIDIAN
Section 3, lot 1,2, S $\frac{1}{2}$ NE $\frac{1}{4}$



Lot Table

Lot 1 = 39.19 acres
Lot 2 = 39.40 acres

Scale: 4 Inches = 1 Mile

This map delineates lands referred to in the easement conveyance dated 8 - 19 - 96 which the parties of the first part agree to maintain as a Wildlife Management Area.

Richard Baier
Landowner Signature

LEGEND

_____ Boundary of Easement Description



Lands covered by provisions of the easement

Prepared By: William Barnes Date: 8-14-96

Aerial Map - FARM #3



Maps Provided By:



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Boundary Center: 44° 27' 46.15, -97° 38' 51.3

35-112N-57W
Kingsbury County
South Dakota

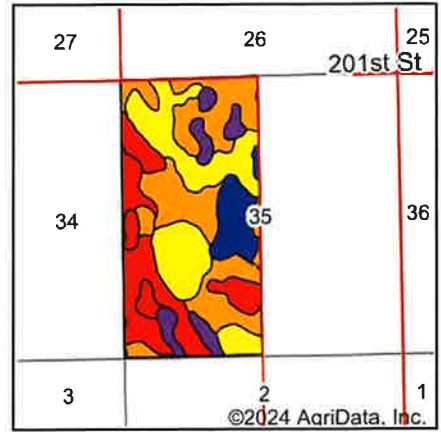
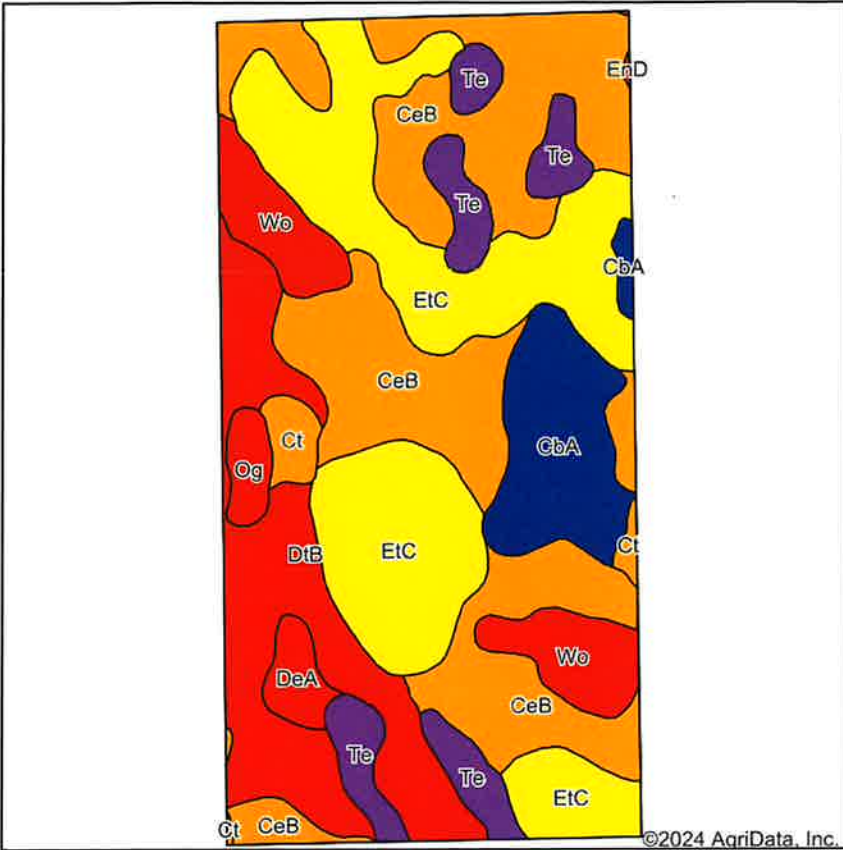
0ft 826ft 1653ft



4/3/2024

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

Soils Map



State: **South Dakota**
 County: **Kingsbury**
 Location: **35-112N-57W**
 Township: **Spirit Lake**
 Acres: **320.3**
 Date: **4/3/2024**



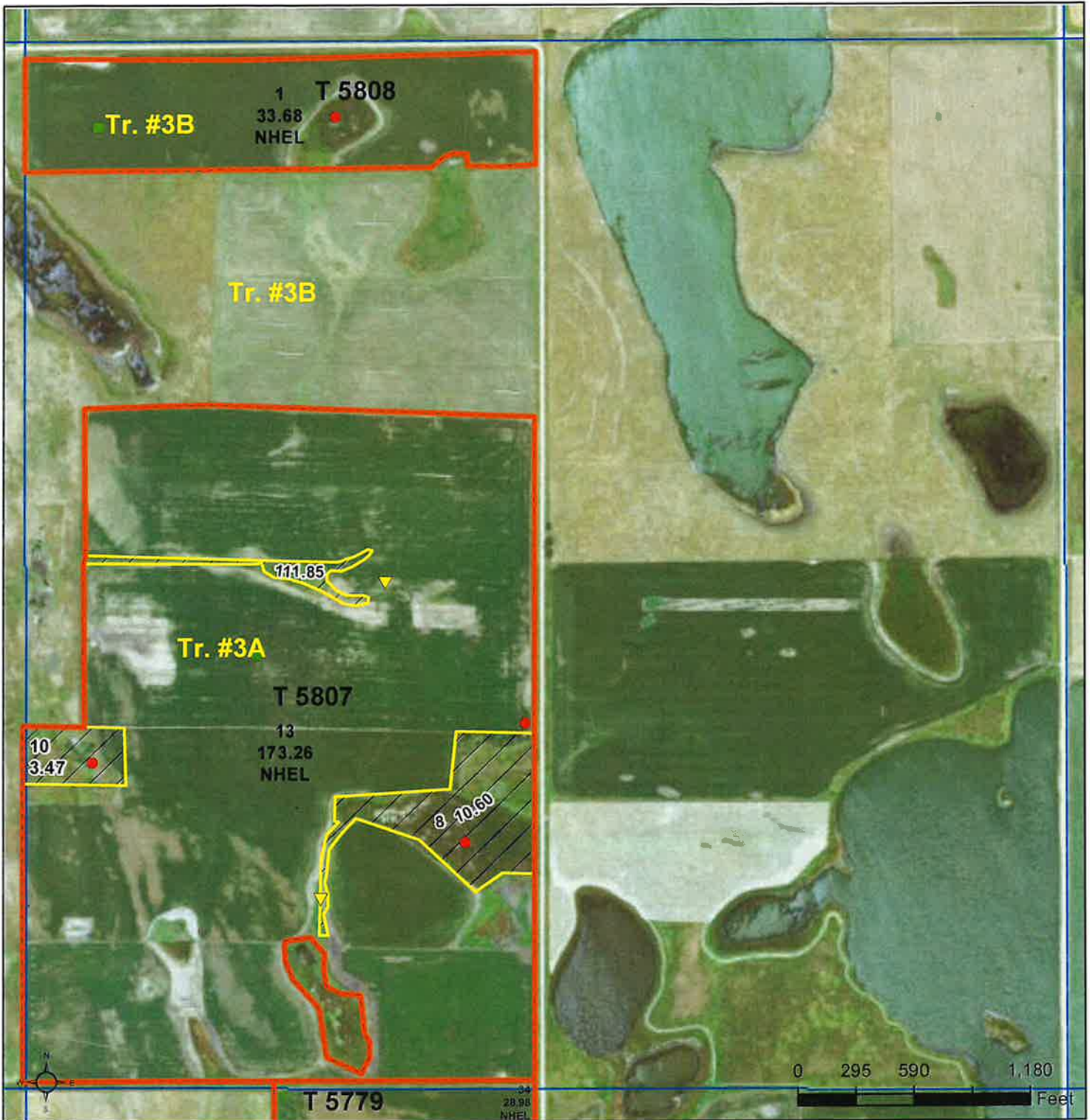
Soils data provided by USDA and NRCS.

Area Symbol: SD077, Soil Area Version: 27

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|---|--------|------------------|-----------|------------------|--------------------|
| CeB | Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes | 102.40 | 32.0% | | Ile | 78 |
| EtC | Ethan-Clarno loams, 6 to 9 percent slopes | 86.89 | 27.1% | | IVe | 64 |
| DtB | Delmont-Talmo loams, 2 to 6 percent slopes | 48.38 | 15.1% | | IVe | 34 |
| CbA | Clarno-Bonilla loams, 0 to 2 percent slopes | 25.40 | 7.9% | | IIc | 88 |
| Te | Tetonka silt loam, 0 to 1 percent slopes | 22.02 | 6.9% | | IVw | 56 |
| Wo | Worthing silty clay loam, 0 to 1 percent slopes | 20.69 | 6.5% | | Vw | 30 |
| Ct | Crossplain-Tetonka complex | 5.28 | 1.6% | | IIw | 73 |
| DeA | Delmont loam, 0 to 2 percent slopes | 4.89 | 1.5% | | IVs | 41 |
| Og | Orthents, gravelly | 4.17 | 1.3% | | VIIIIs | 3 |
| EnD | Ethan-Betts loams, 9 to 15 percent slopes | 0.18 | 0.1% | | VIe | 30 |
| Weighted Average | | | | | 3.29 | 62.1 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Common Land Unit
 Non-Cropland
 Cropland
 Tract Boundary
 PLSS

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

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

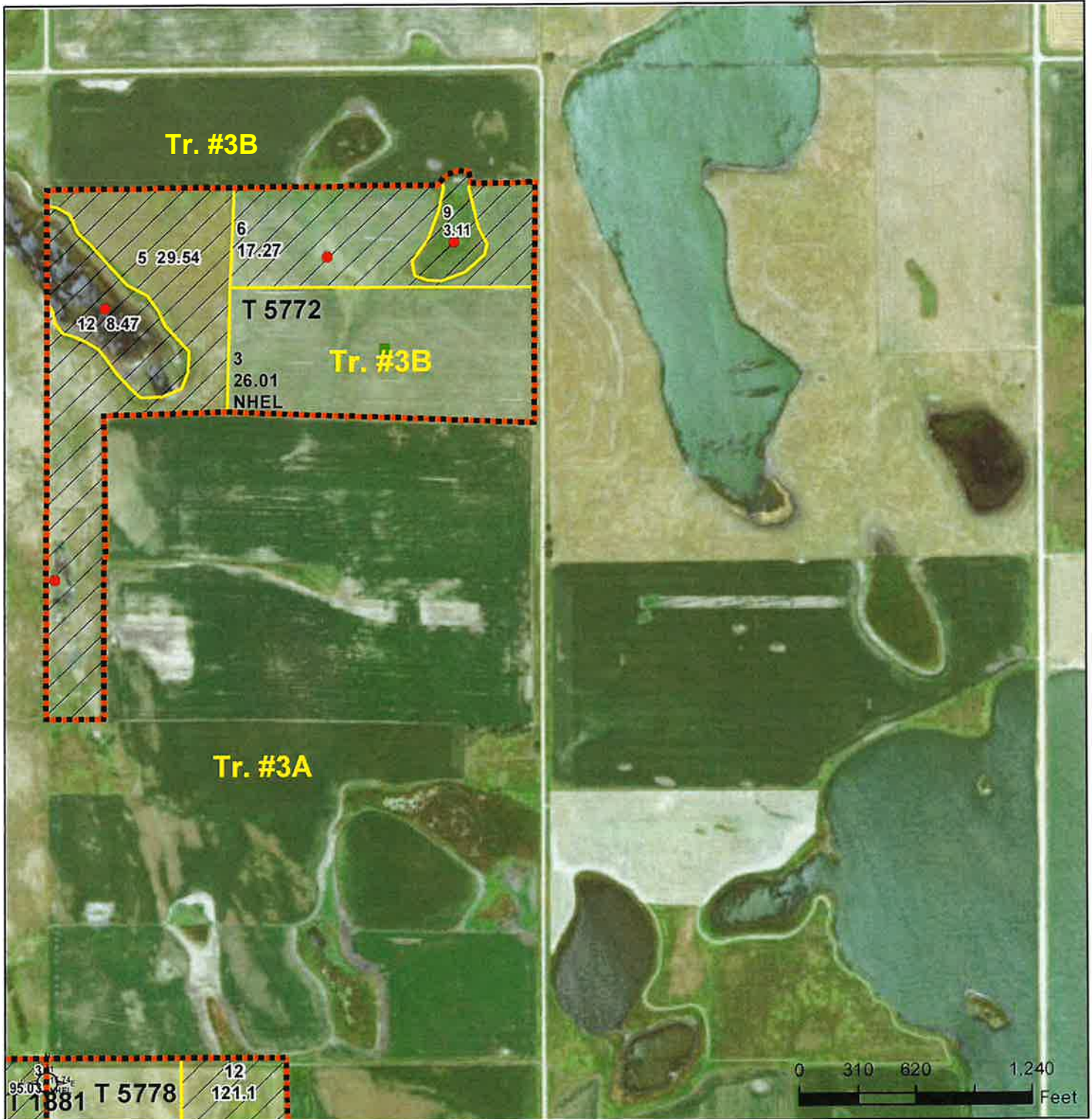
2023 Program Year

Map Created March 22, 2023

Farm 7472

35-112N-57W-Kingsbury

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Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

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).

2024 Program Year

Map Created March 18, 2024

Farm 7662

35-112N-57W-Kingsbury

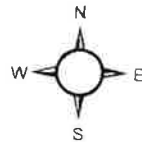
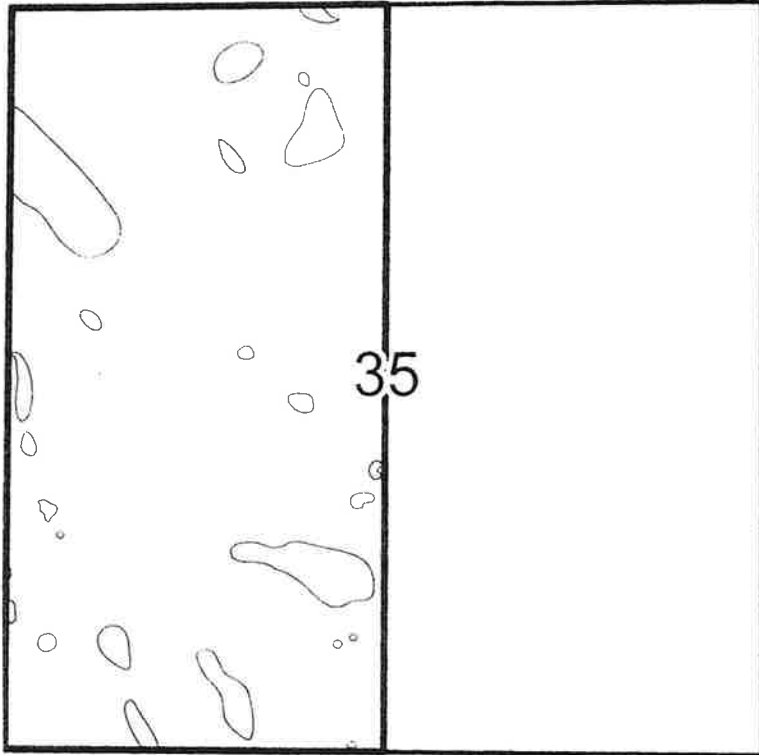
UNITED STATES DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE

Tract: 19X-1

Map 2 of 2

WATERFOWL PRODUCTION AREA KINGSBURY COUNTY, STATE OF SOUTH DAKOTA EASEMENT
AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 112 N., R. 57 W., 5th PRINCIPAL MERIDIAN

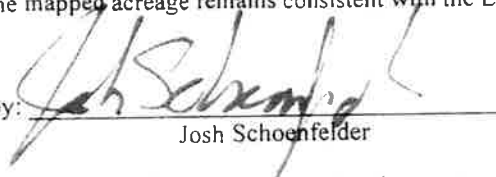
SECTION 35, W 1/2 lying west of the road R/W



1 inch = 0.25 miles

The U.S. Fish and Wildlife Service (Service) has purchased and owns perpetual rights which restrict or prohibit the right to drain, burn, level, and fill any wetland basins depicted on this map. This map represents the Service's effort to depict the approximate location, size and shape of all protected wetlands based on information and maps available at the time this map was prepared. However, wetlands are hydrologically dynamic systems, with expanding and contracting water levels. This map is not meant to depict water levels in the wetland in any given year. The Service reserves the right to revise this map provided the mapped acreage remains consistent with the Easement's Summary Acres.

Prepared by:


Josh Schoenfelder

LEGEND



Section Boundary

Boundary of Easement Description

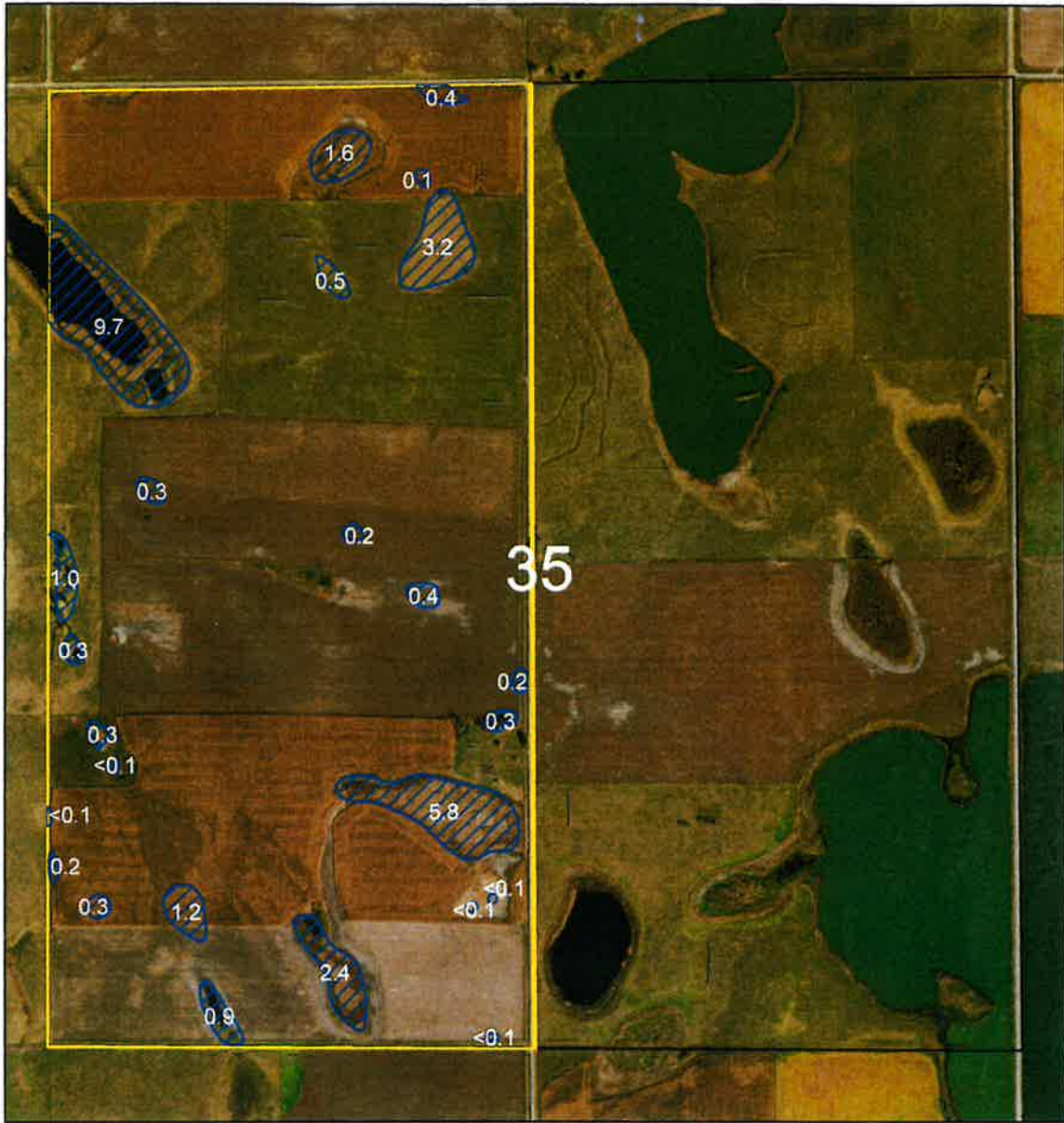
R. 10 H

19X-1

Kingsbury County, South Dakota

T 112 N. R 57 W.




SECTION 35, W1/2 lying west of the road ROW



Scale: 1:10,560



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

UNITED STATES DEPARTMENT OF INTERIOR
U.S. FISH AND WILDLIFE SERVICE
EXHIBIT "A"

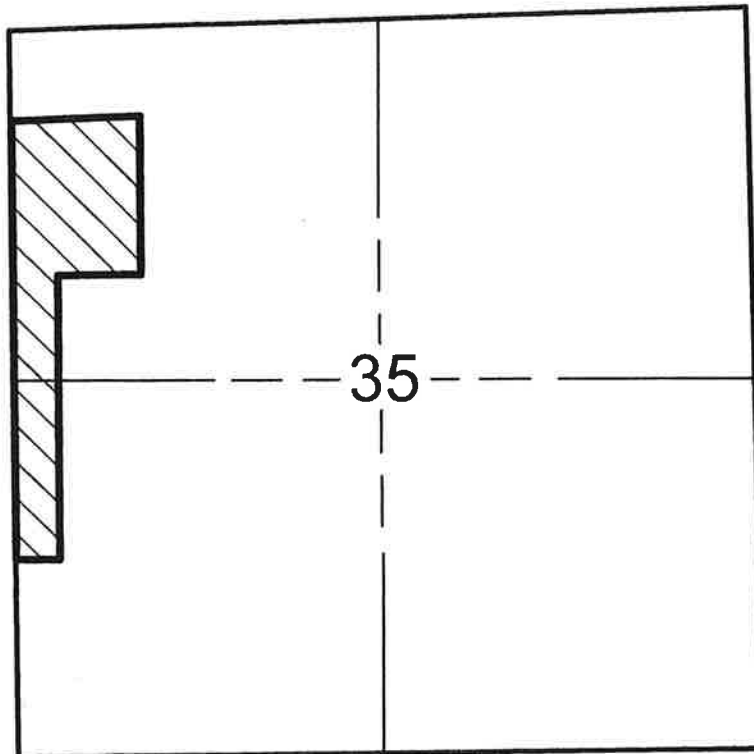
TRACT: 518G,1,2

Map: 4 of 4

WILDLIFE MANAGEMENT AREA Kingsbury County, State of South Dakota
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.

T. 112 N., R. 57 W., 5th Principal Meridian

Section 35, the south 1,925 feet of the west 940 feet of the NW¼ EXCEPT the south 725 feet of the east 640 feet thereof,
the north 1,270 feet of the west 300 feet of the SW¼.





Scale: 4" = 1 mile

This map delineates lands referred to in the easement conveyance dated 11-25-13, which the parties of the first part agree to maintain as a Wildlife Management Area.

(signatures on attachment)

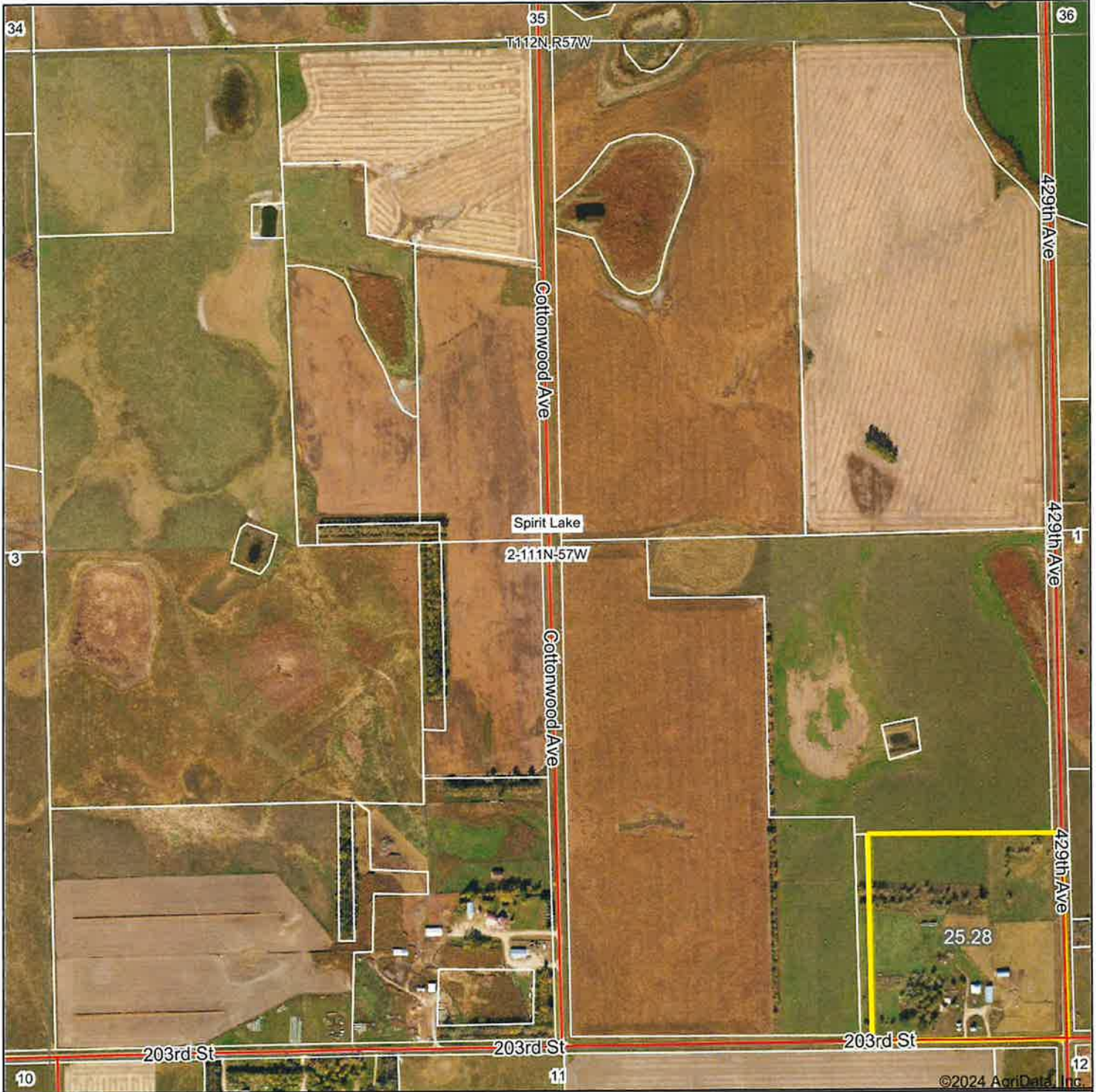
Legend:

-  Boundary of Easement Description
-  Lands covered by provisions of the easement

Map prepared by: James Gropper, Realty Specialist

Date: 9/11/2013

Aerial Map - FARM #4



Boundary Center: 44° 26' 33.29, -97° 38' 3.09

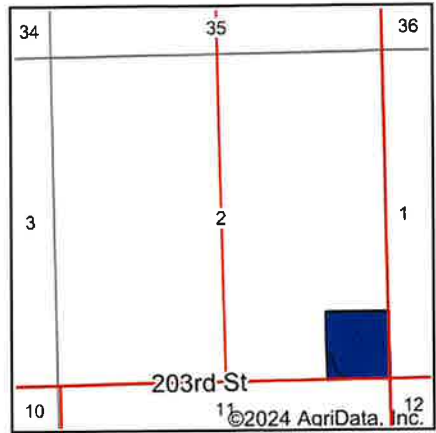
2-111N-57W
Kingsbury County
South Dakota

0ft 812ft 1625ft



4/3/2024

Soils Map - FARM #4



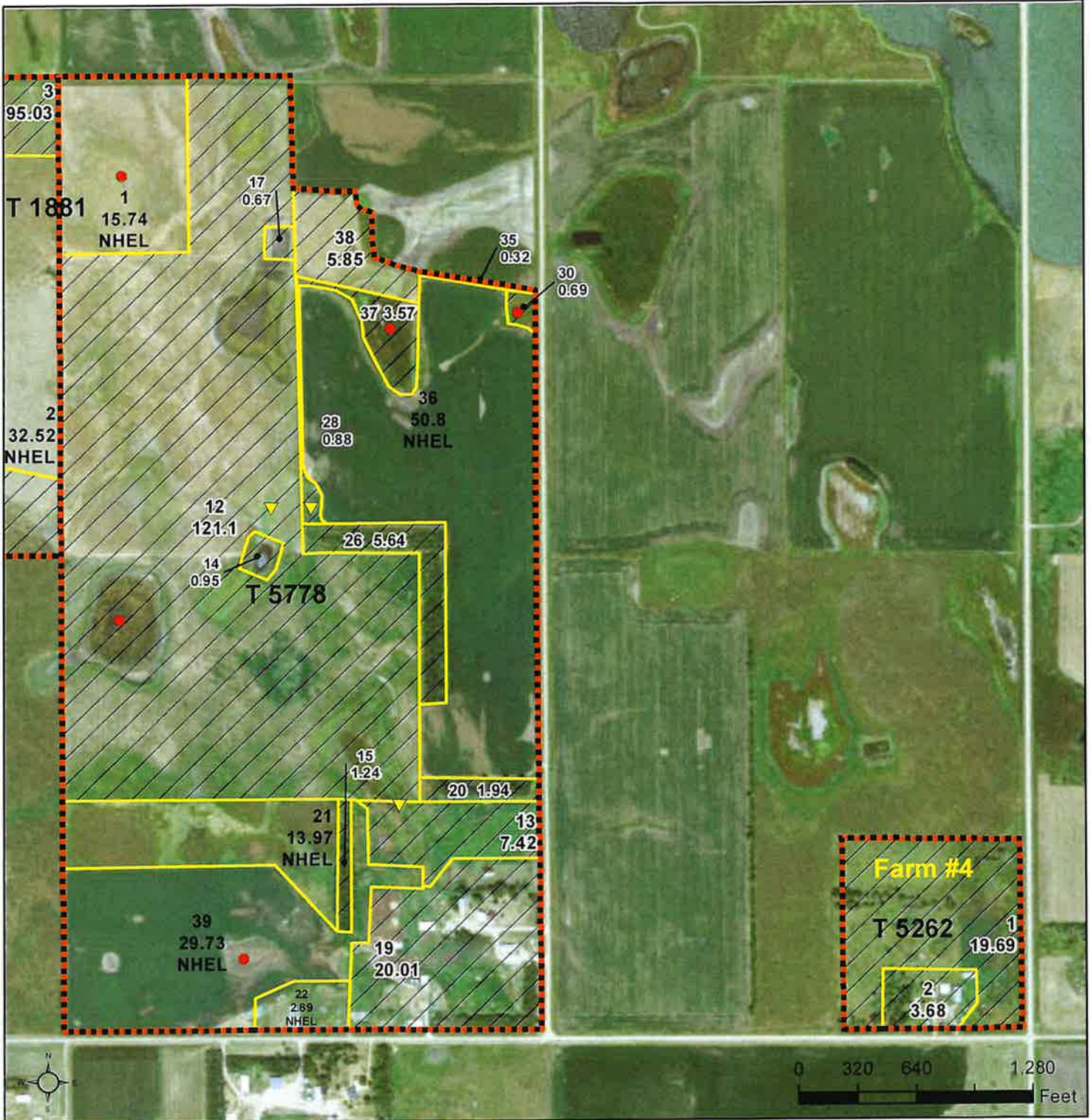
State: **South Dakota**
 County: **Kingsbury**
 Location: **2-111N-57W**
 Township: **Spirit Lake**
 Acres: **25.28**
 Date: **4/3/2024**



Area Symbol: SD077, Soil Area Version: 27

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|---|-------|------------------|-----------|------------------|--------------------|
| CbA | Clarno-Bonilla loams, 0 to 2 percent slopes | 23.75 | 93.9% | | IIc | 88 |
| CbB | Clarno-Bonilla loams, 1 to 6 percent slopes | 1.53 | 6.1% | | IIe | 84 |
| Weighted Average | | | | | 2.00 | 87.8 |

*c: Using Capabilities Class Dominant Condition Aggregation Method



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

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2024 Program Year

Map Created March 18, 2024

Farm 7662

2-111N-57W-Kingsbury

27X,1

Kingsbury County, South Dakota

T 111 N. R 57 W.




SECTION 2, W1/2 of fr. NE1/4 lying east of road ROW, SE1/4 exc. road ROW



Scale: 1:10,560



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: Farm Service Agency: NAIP Imagery 2018, USFWS: Easement Boundary, BLM: Public Land Survey System (Sections). Map Date: 4/7/2020

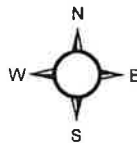
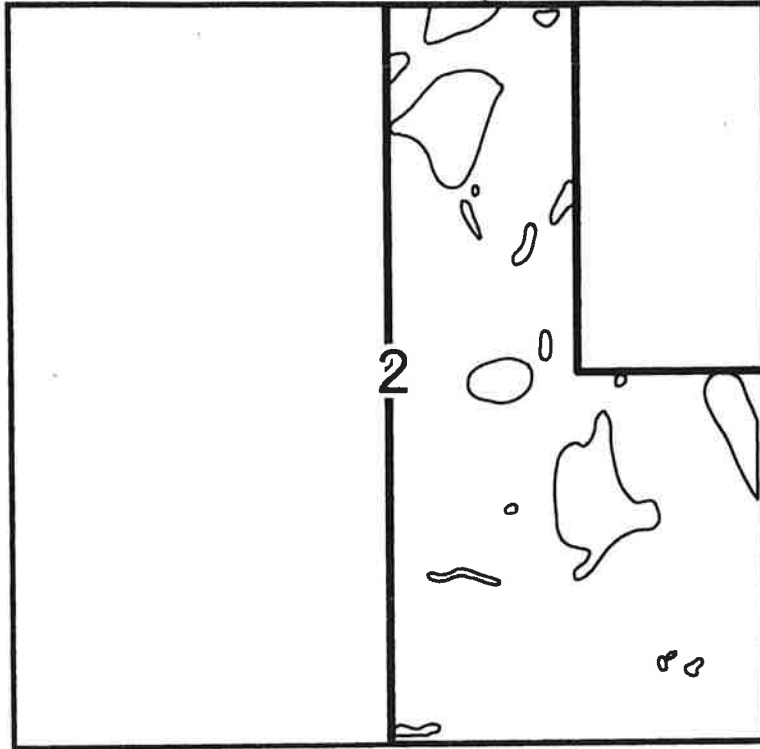
UNITED STATES DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE

Tract: 27X,1

Map 1 of 2

WATERFOWL PRODUCTION AREA KINGSBURY COUNTY, STATE OF SOUTH DAKOTA EASEMENT
AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 112N., R. 57W., 5th PRINCIPAL MERIDIAN

SECTION 2, W1/2 of fractional NE1/4 lying east of road r/w, SE1/4 except road r/s/w.



1 inch = 0.25 miles

U.S. Fish and Wildlife Service (Service) has purchased and owns perpetual rights which restrict or prohibit the right to drain, burn, level, and fill any wetland basins depicted on this map. This map represents the Service's effort to depict the approximate location, size and shape of all protected wetlands based on information and maps available at the time this map was prepared. However, wetlands are hydrologically dynamic systems, with expanding and contracting water levels. This map is not meant to depict water levels in the wetland in any given year. The Service reserves the right to revise this map, provided the mapped acreage remains consistent with the Easement's Summary Acres.

Prepared by: Tony Arampatzis
Tony Arampatzis

Approved by: Bryan Schultz

LEGEND



Section Boundary

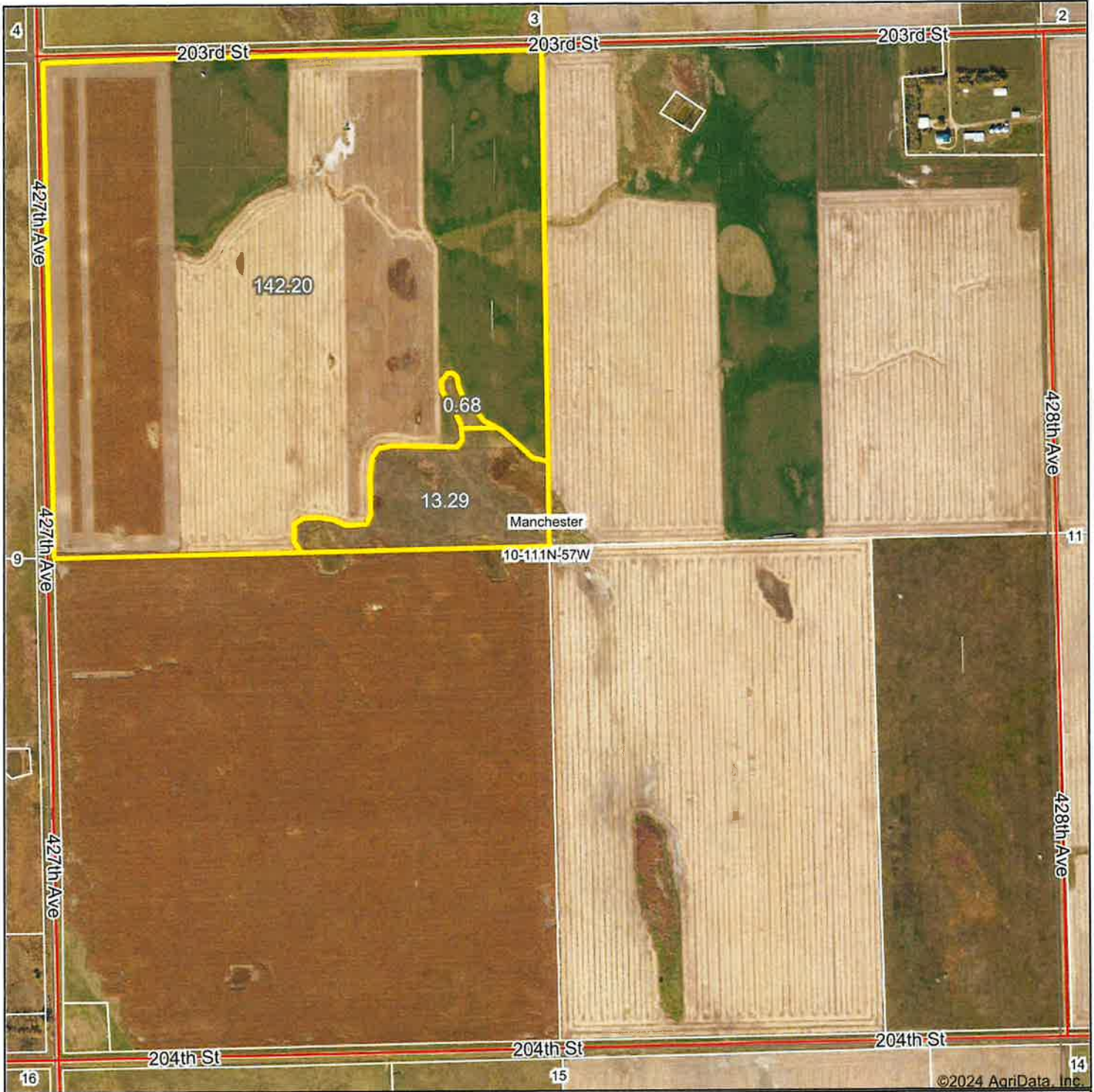


Boundary of Easement Description



Wetlands Covered by Provisions of the Easement

Aerial Map - FARM #5



Boundary Center: 44° 26' 14.73, -97° 40' 3.46

10-111N-57W
Kingsbury County
South Dakota

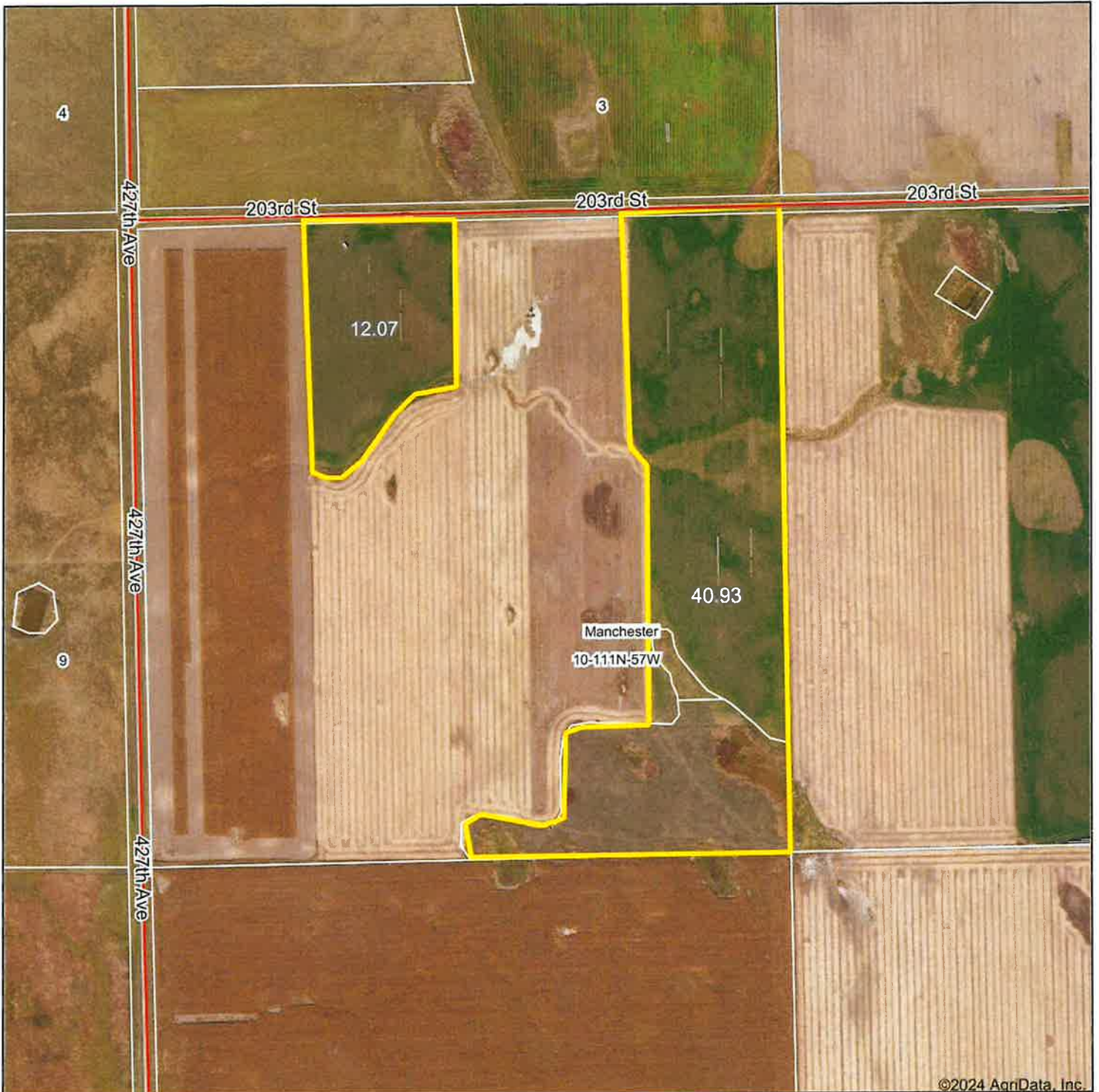
0ft 815ft 1630ft



4/3/2024

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

Aerial Map - FARM #5 - Hayland Acres Available Prev. Leased by Mike Martens



©2024 AgriData, Inc.



Boundary Center: 44° 26' 14.93, -97° 39' 58.88

0ft 634ft 1268ft

10-111N-57W
Kingsbury County
South Dakota

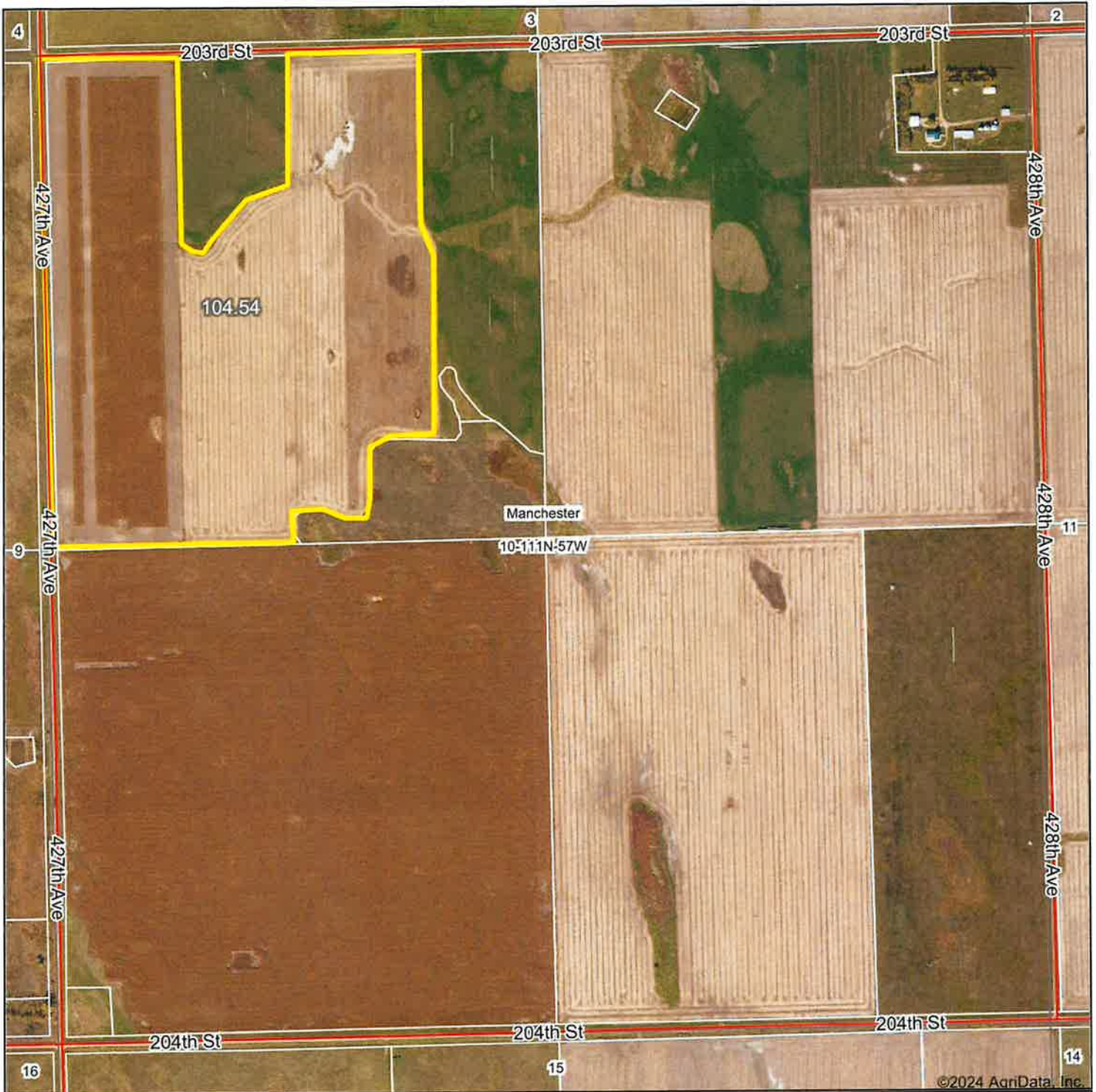


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

4/1/2024

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

Aerial Map - FARM #5 - Outline of Leased Acres to Darcy Penner



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

Boundary Center: 44° 26' 14.87, -97° 40' 7.73

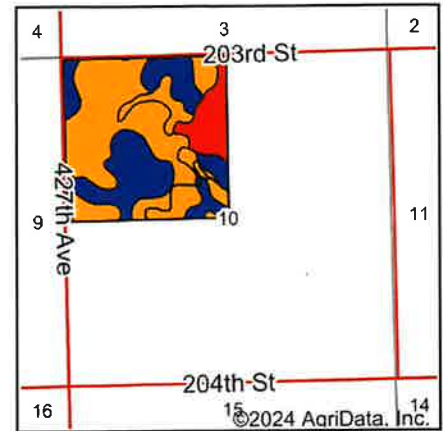
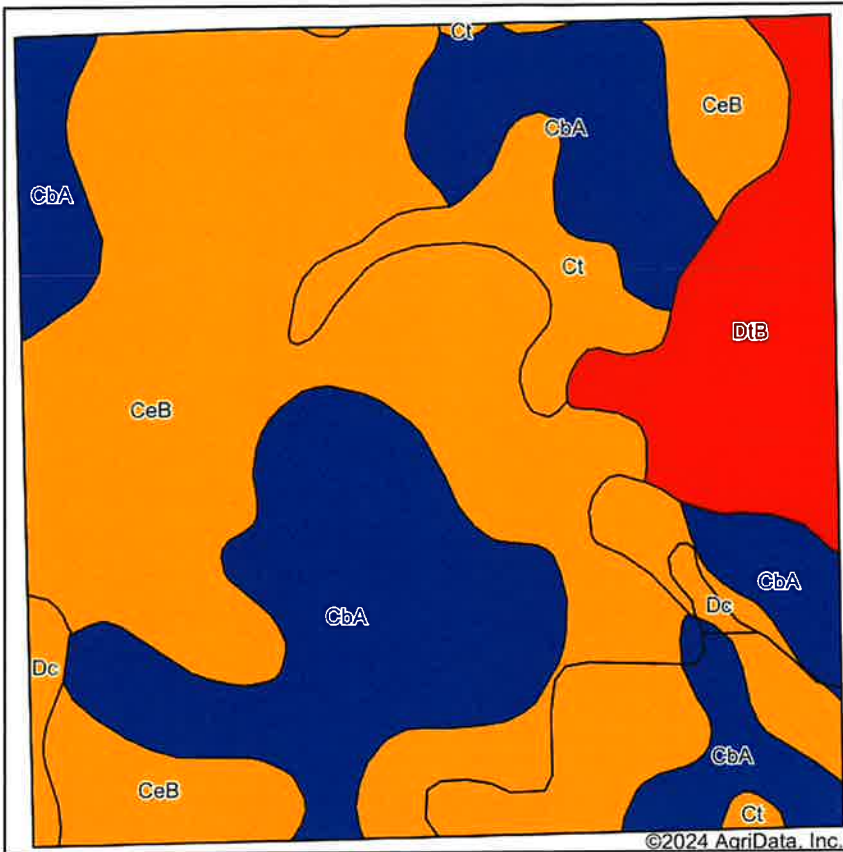


10-111N-57W
Kingsbury County
South Dakota



4/1/2024

Soils Map - FARM #5



State: **South Dakota**
 County: **Kingsbury**
 Location: **10-111N-57W**
 Township: **Manchester**
 Acres: **156.17**
 Date: **4/3/2024**








Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

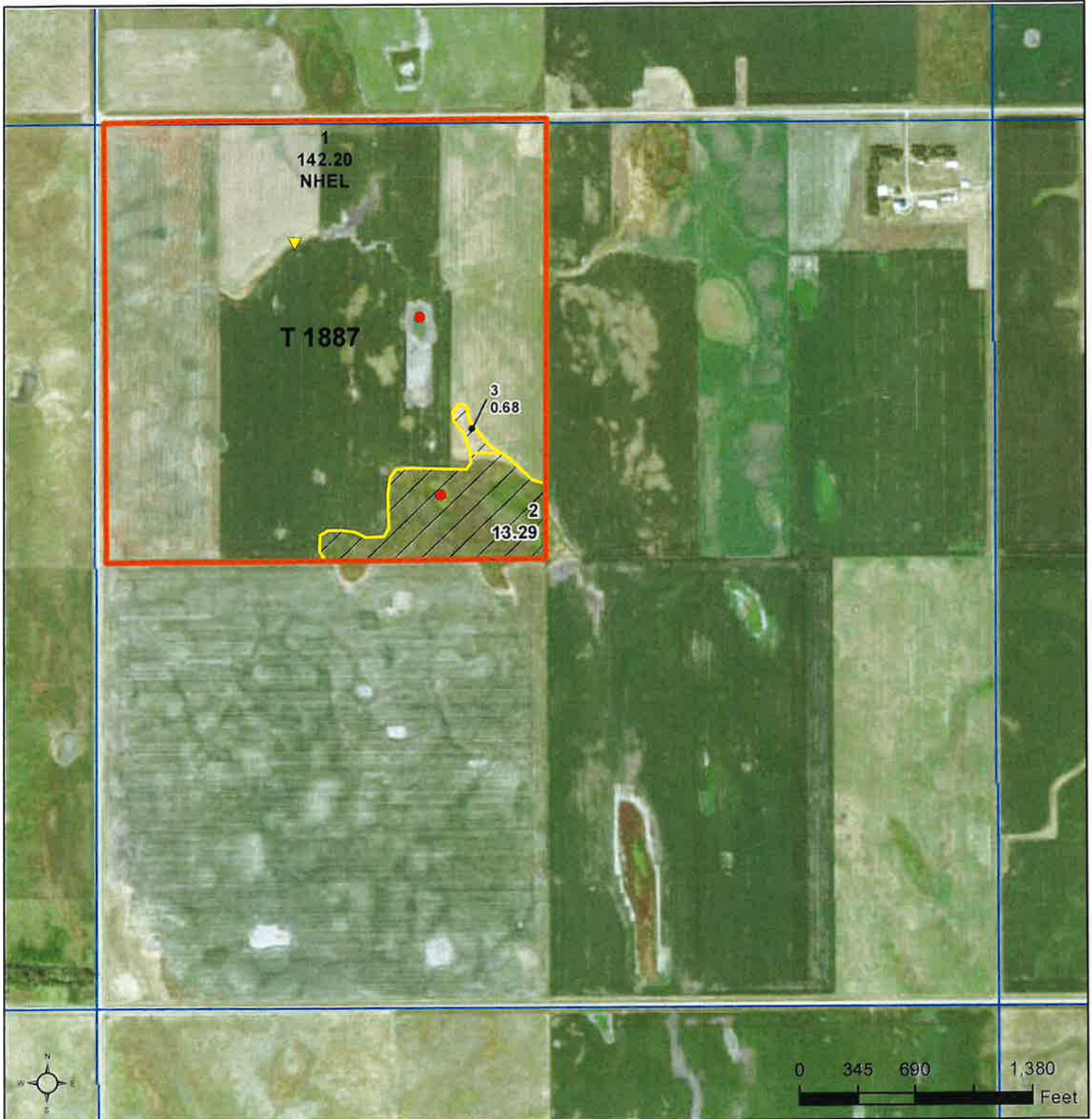


Soils data provided by USDA and NRCS.

Area Symbol: SD077, Soil Area Version: 27

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|---|-------|------------------|--|------------------|--------------------|
| CeB | Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes | 75.88 | 48.6% |  | Ile | 78 |
| CbA | Clarno-Bonilla loams, 0 to 2 percent slopes | 49.42 | 31.6% |  | Ilc | 88 |
| DtB | Delmont-Talmo loams, 2 to 6 percent slopes | 16.28 | 10.4% |  | IVe | 34 |
| Ct | Crossplain-Tetonka complex | 8.08 | 5.2% |  | IIw | 73 |
| Dc | Davison-Crossplain complex | 6.51 | 4.2% |  | IIw | 78 |
| Weighted Average | | | | | 2.21 | 76.3 |

*c: Using Capabilities Class Dominant Condition Aggregation Method



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

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

Producer initial _____
 Date _____

2023 Program Year
 Map Created March 22, 2023
Farm 2238

10-111N-57W-Kingsbury

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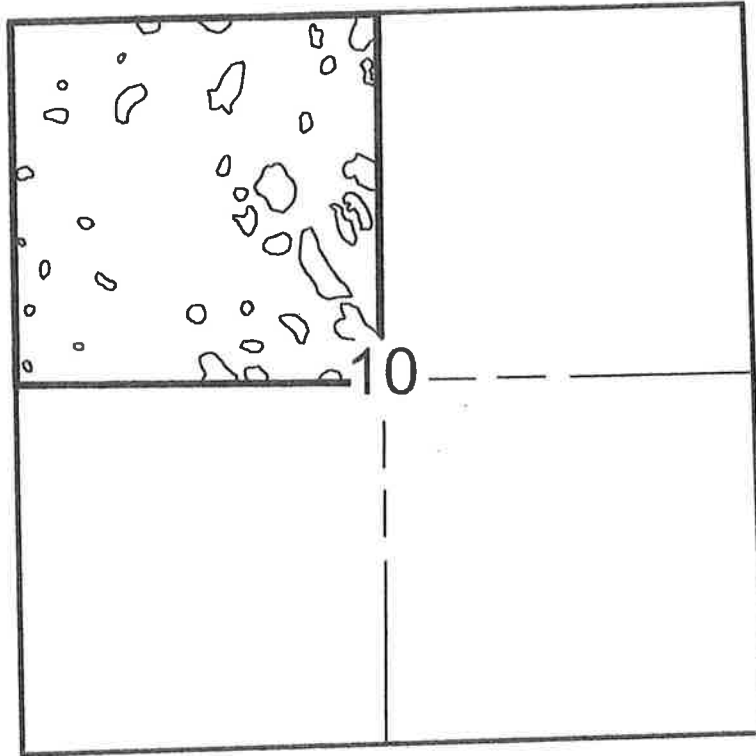
UNITED STATES DEPARTMENT OF INTERIOR
U.S. FISH AND WILDLIFE SERVICE
EXHIBIT "A"

TRACT: 518X

Map: 1 of 1

WATERFOWL PRODUCTION AREA Kingsbury County, State of South Dakota
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.

T. 111 N., R. 57 W., 5th Principal Meridian
Section 10, NW¼.





Scale: 4" = 1 mile

This map delineates wetlands referred to in the easement conveyance dated 11-25-13, which the parties of the first part agree to maintain as a waterfowl production area. The lands covered by this conveyance include any enlargement of the delineated wetland areas resulting from normal or abnormal increased water.

(signatures on attachment)

Legend:

-  Boundary of Easement Description
-  Wetlands Covered by Provisions of the Easement

Map prepared by: James Gropper, Realty Specialist

Date: 8/22/2013

Aerial Map - FARM #6 - All Subject to a USF&W Grassland Easement



© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 44° 25' 22.77, -97° 40' 3.5

0ft 817ft 1635ft

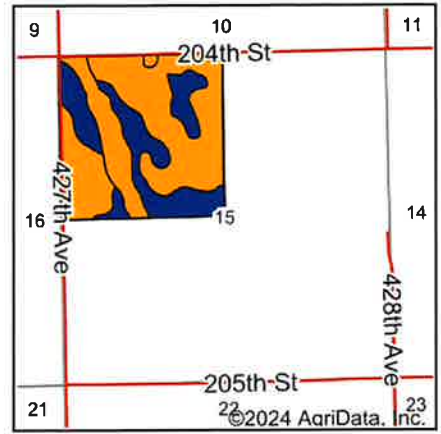
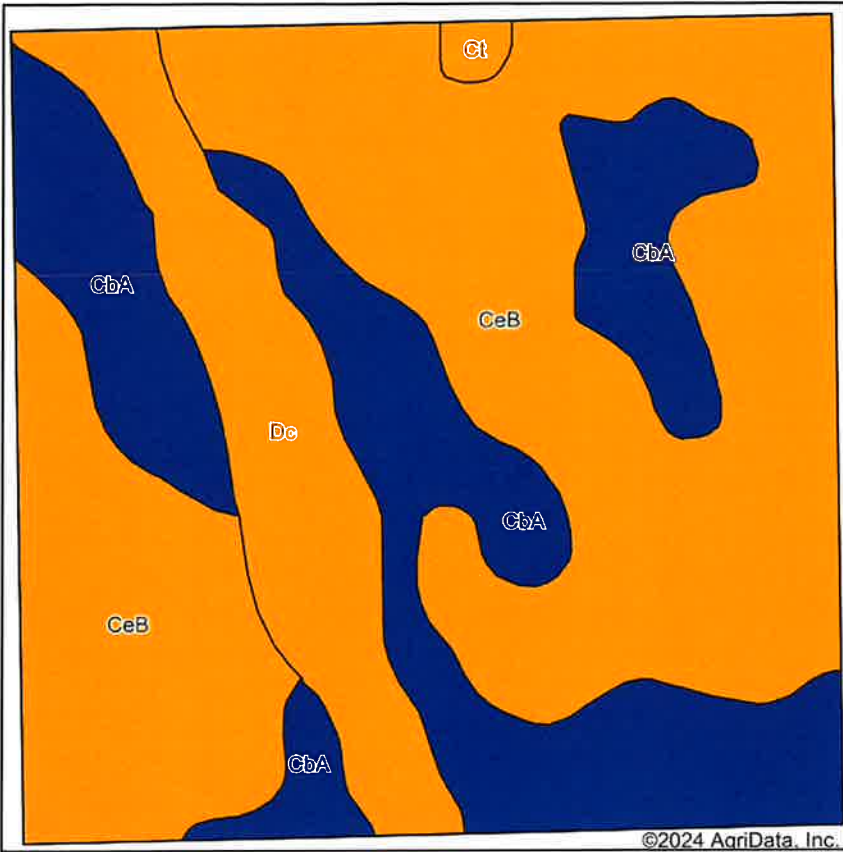
15-111N-57W
Kingsbury County
South Dakota



4/3/2024

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

Soils Map - FARM #6 - All Subject to a USF&W Grassland Easement



State: **South Dakota**
 County: **Kingsbury**
 Location: **15-11N-57W**
 Township: **Manchester**
 Acres: **159.86**
 Date: **4/3/2024**

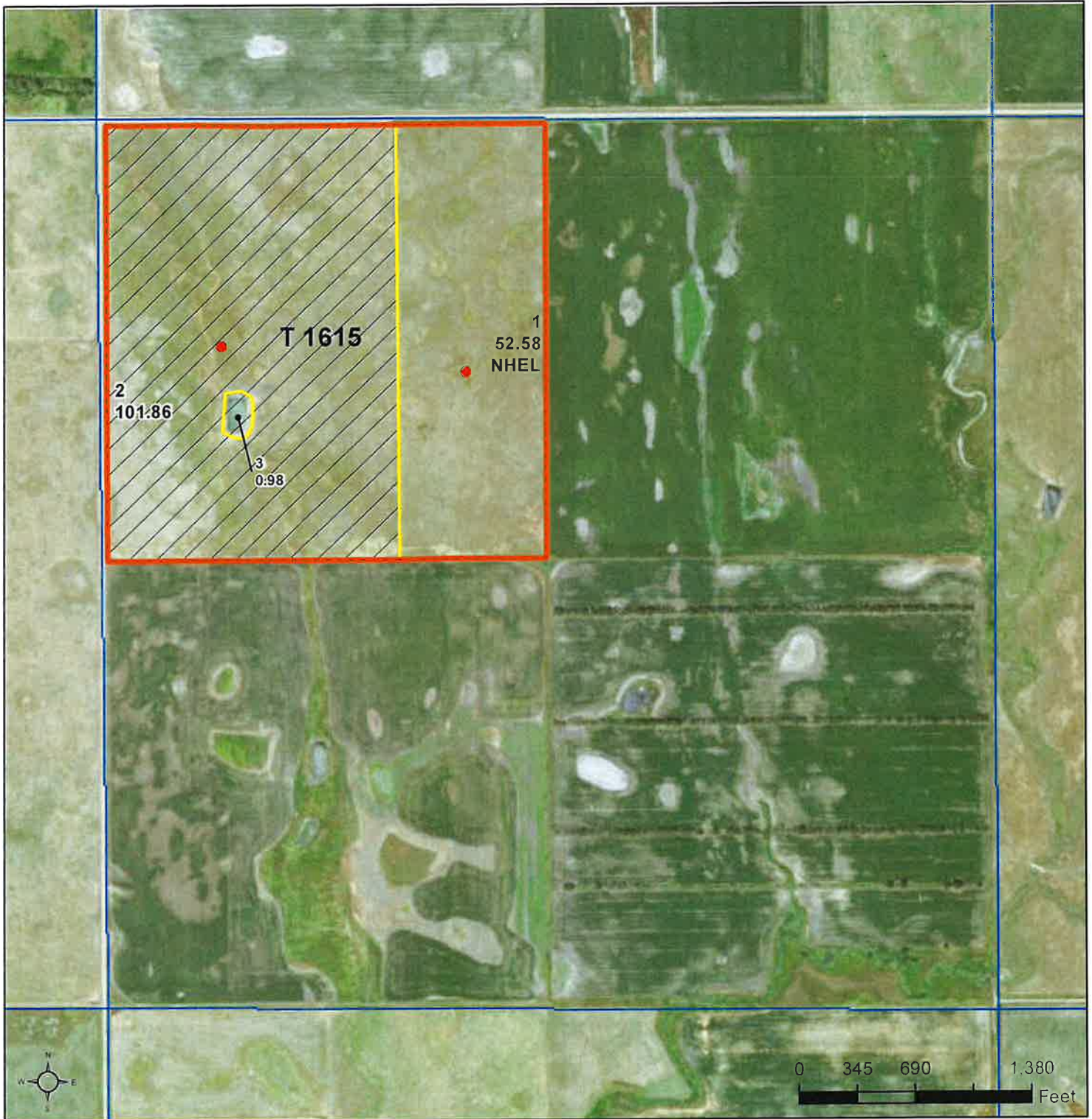


Soils data provided by USDA and NRCS.

Area Symbol: SD077, Soil Area Version: 27

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|
| CeB | Clamo-Ethan-Bonilla loams, 1 to 6 percent slopes | 88.60 | 55.4% | | IIe | 78 |
| CbA | Clamo-Bonilla loams, 0 to 2 percent slopes | 48.61 | 30.4% | | IIc | 88 |
| Dc | Davison-Crossplain complex | 21.73 | 13.6% | | IIw | 78 |
| Ct | Crossplain-Tetonka complex | 0.92 | 0.6% | | IIw | 73 |
| Weighted Average | | | | | 2.00 | 81 |

*c: Using Capabilities Class Dominant Condition Aggregation Method



Common Land Unit Tract Boundary PLSS
 Non-Cropland
 Cropland

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

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

Producer initial _____
 Date _____

2023 Program Year
 Map Created March 22, 2023
Farm 7470

15-111N-57W-Kingsbury

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UNITED STATES DEPARTMENT OF THE INTERIOR
U.S. FISH AND WILDLIFE SERVICE
EXHIBIT "A"

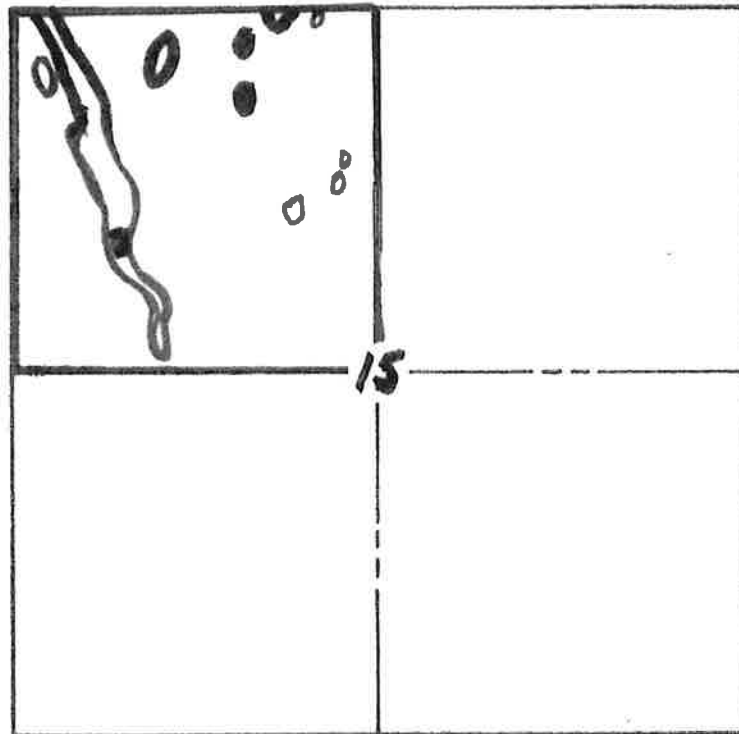
Map 2 of 2

Waterfowl Production Area #

TRACT (343X-2,3)

WATERFOWL PRODUCTION AREA Kingsbury COUNTY, STATE OF South Dakota
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 111 N., R. 17 W., 5th PRINCIPAL MERIDIAN

sec. 15, NW₄.



Scale: 4 Inches = 1 Mile

This map delineates wetlands referred to in the easement conveyance dated October 8, 1991 which the parties of the first part agree to maintain as a waterfowl production area. The lands covered by this conveyance include any enlargement of the delineated wetland areas resulting from normal or abnormal increased water.

LEGEND



Boundary of Easement Description



Wetlands covered by provisions of the easement



Nonfunctional drainage facilities which the landowner agrees NOT to repair or clean out

William B. Barnes
Landowner Signature

Prepared by: William B. Barnes

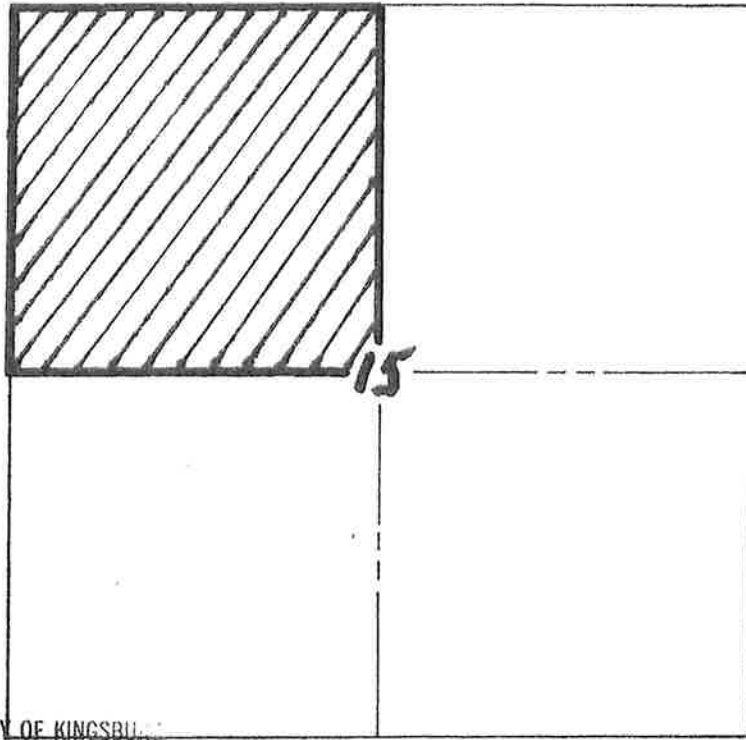
Date: 10-3-91

Grassland Easement
November, 1989

UNITED STATES DEPARTMENT OF THE INTERIOR
U. S. FISH AND WILDLIFE SERVICE
EXHIBIT "A"

Baier, Richard

TRACT (343G,1) Map 3 of 3
WILDLIFE MANAGEMENT AREA Kingsbury COUNTY, STATE OF S. D.
T. 111 N. R. 57 W. 5th PRINCIPAL MERIDIAN
section 15, NW $\frac{1}{4}$.



13879

STATE OF SOUTH DAKOTA, COUNTY OF KINGSBURY

Filed for record the 1 day of Oct., 19 97 at 8:13 o'clock
A.M. in Book 36 of Maps on page 298.

Register of Deeds

Deputy

Scale: 4 Inches = 1 Mile


FEE \$ 13.00
RECORDED ✓
INDEXED ✓
GRANTOR ✓
GRANTEE ✓

This map delineates lands referred to in the easement conveyance dated 8-19-96 which the parties of the first part agree to maintain as a Wildlife Management Area.

Richard Baier
Landowner Signature

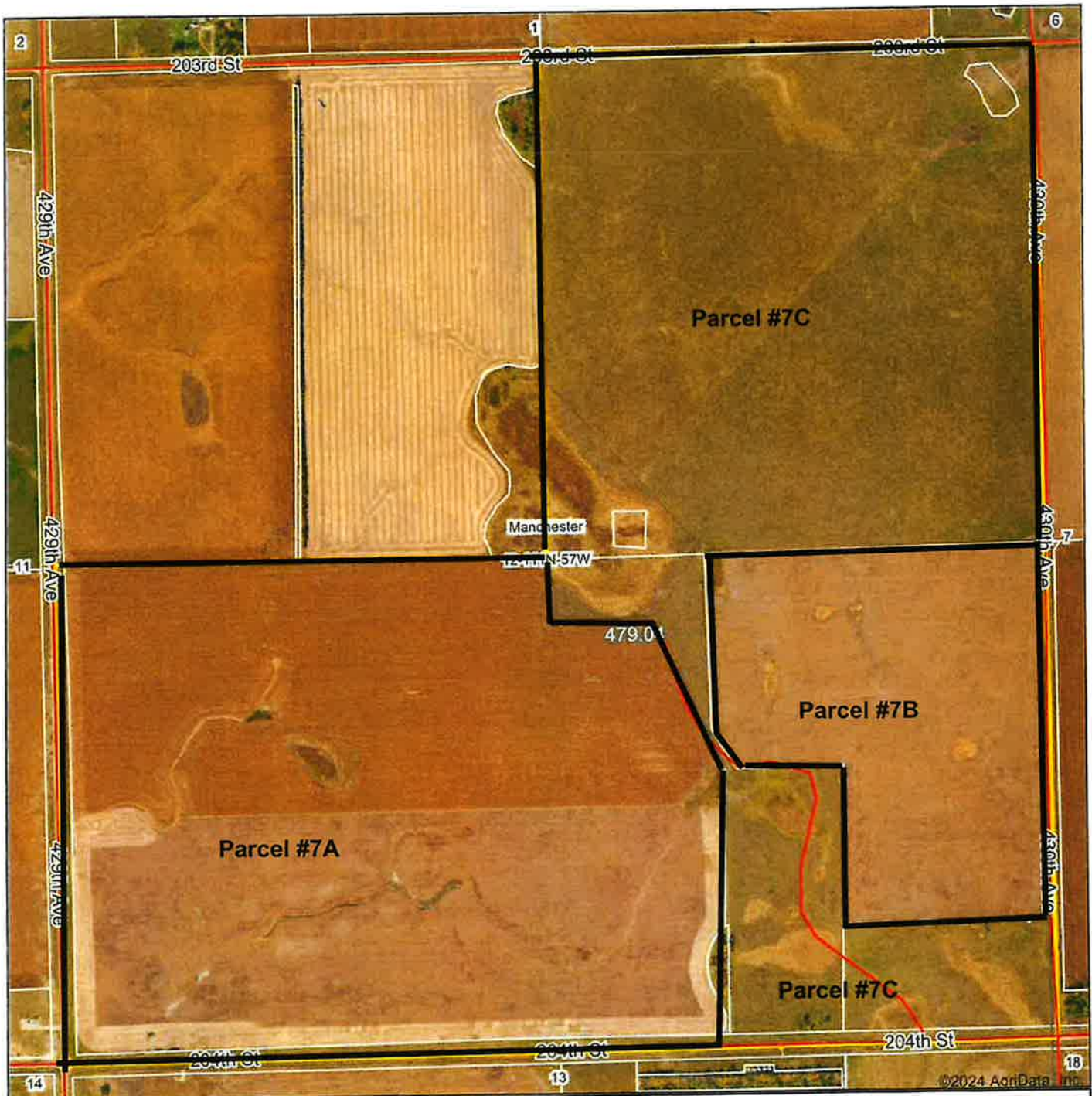
LEGEND

_____ Boundary of Easement Description

 Lands covered by provisions of the easement

Prepared by: William Barnes Date: 8-14-96

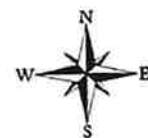
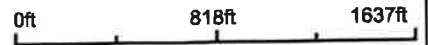
Aerial Map - FARM #7



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

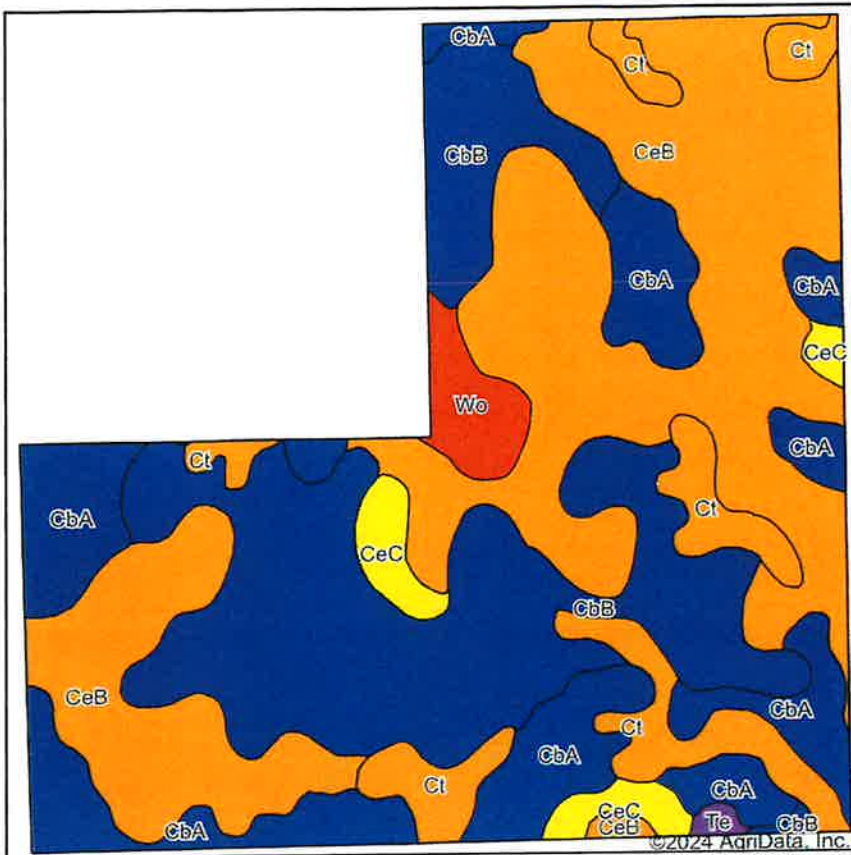
Boundary Center: 44° 26' 1.79, -97° 37' 19.73

12-111N-57W
Kingsbury County
South Dakota

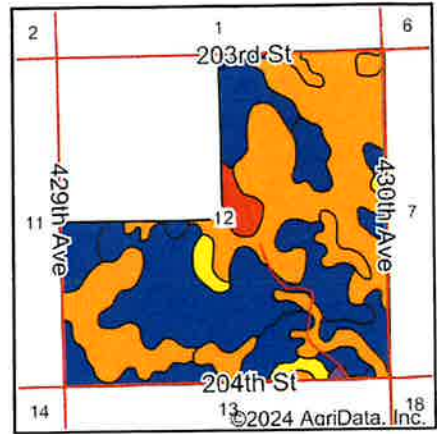


4/3/2024

Soils Map - FARM #7 as a Unit



Soils data provided by USDA and NRCS.



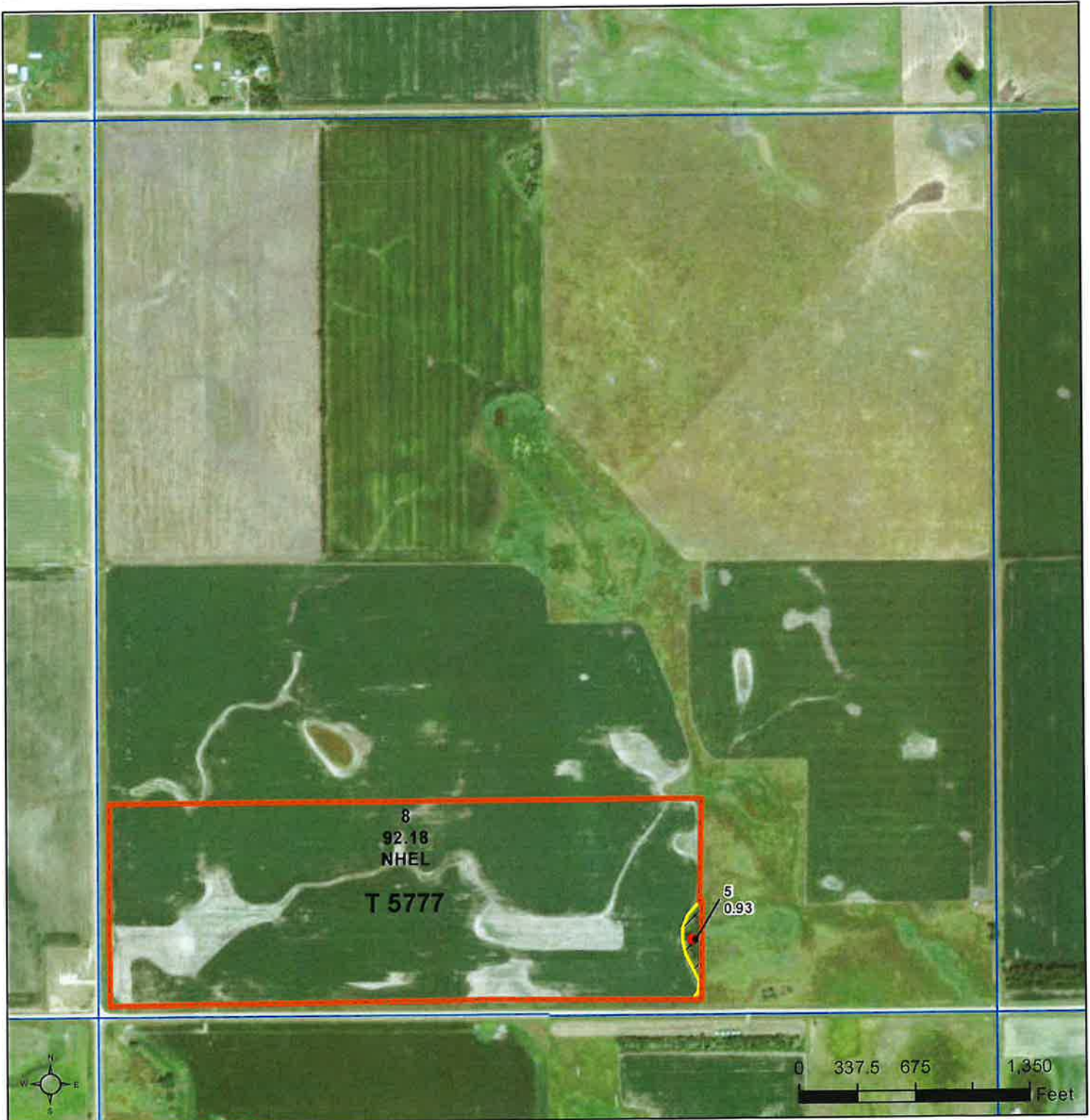
State: **South Dakota**
 County: **Kingsbury**
 Location: **12-111N-57W**
 Township: **Manchester**
 Acres: **480.26**
 Date: **3/26/2024**



Area Symbol: SD077, Soil Area Version: 27

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|---|--------|------------------|-----------|------------------|--------------------|
| CeB | Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes | 187.26 | 39.0% | | IIe | 78 |
| CbB | Clarno-Bonilla loams, 1 to 6 percent slopes | 136.61 | 28.4% | | IIe | 84 |
| CbA | Clarno-Bonilla loams, 0 to 2 percent slopes | 89.39 | 18.6% | | IIc | 88 |
| Ct | Crossplain-Tetonka complex | 41.27 | 8.6% | | IIw | 73 |
| CeC | Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes | 13.44 | 2.8% | | IIIe | 69 |
| Wo | Worthing silty clay loam, 0 to 1 percent slopes | 10.95 | 2.3% | | Vw | 30 |
| Te | Tetonka silt loam, 0 to 1 percent slopes | 1.34 | 0.3% | | IVw | 56 |
| Weighted Average | | | | | 2.10 | 79.7 |

*c: Using Capabilities Class Dominant Condition Aggregation Method



Common Land Unit

- Non-Cropland
- Cropland

- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

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

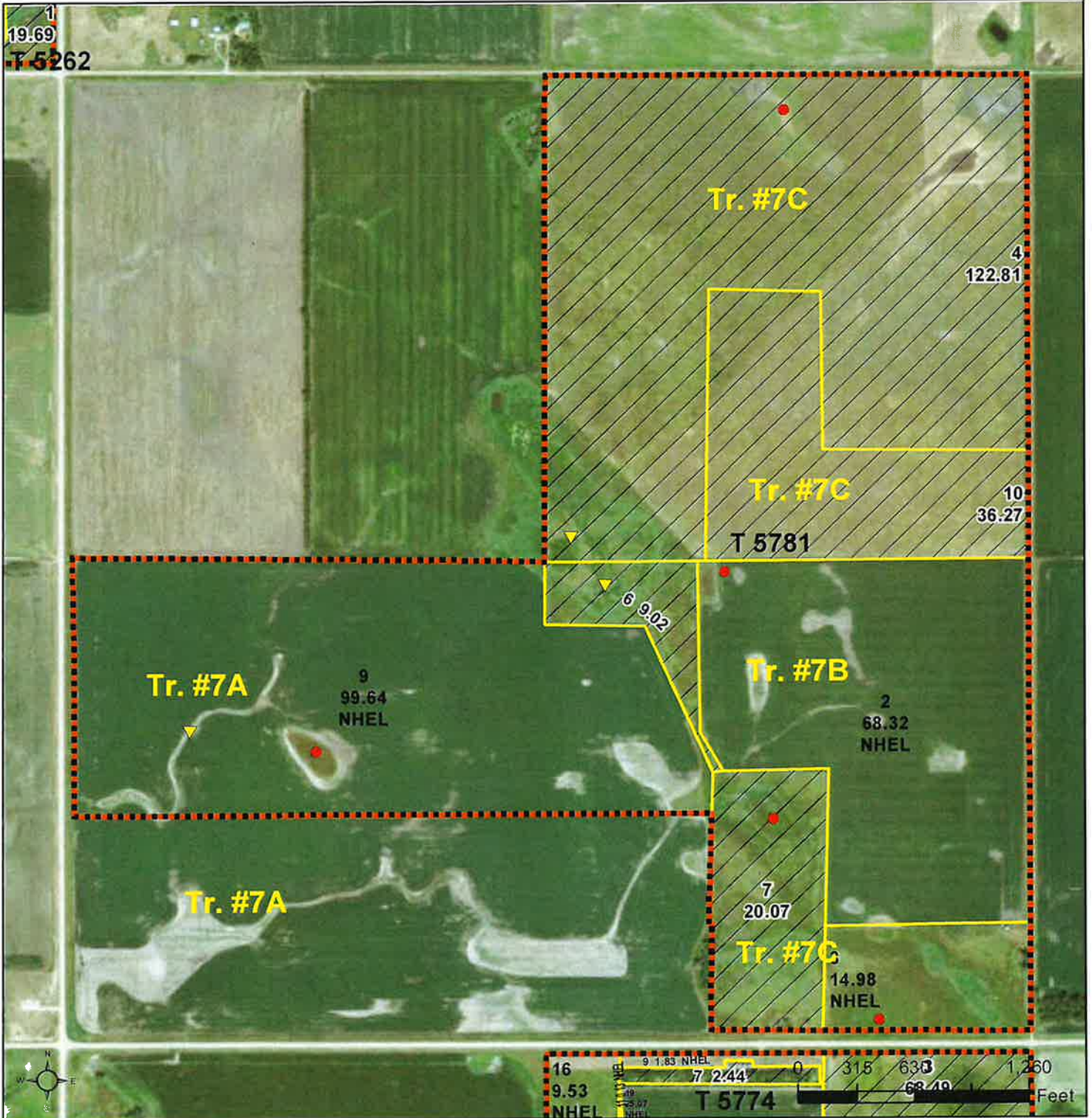
2023 Program Year

Map Created March 22, 2023

Farm 7472

12-111N-57W-Kingsbury

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Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

2024 Program Year
Map Created March 18, 2024

Farm 7662

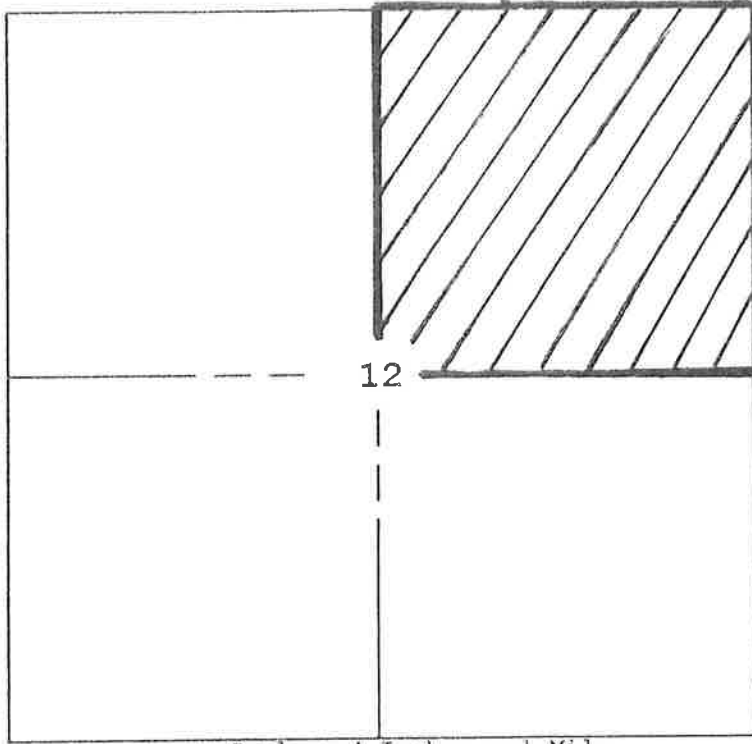
12-111N-57W-Kingsbury

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).

UNITED STATES DEPARTMENT OF THE INTERIOR
 FISH AND WILDLIFE SERVICE
 EXHIBIT "A"

MAP 1 of 1

TRACT 468G
 Baier et al, Richard
 WILDLIFE MANAGEMENT AREA Kingsbury COUNTY, STATE OF South Dakota
 EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
 T. 111 N., R. 57 W., 5th PRINCIPAL MERIDIAN
 Section 12, NE⁴.



Scale: 4 inches = 1 Mile

This map delineates lands referred to in the easement conveyance dated 2-4-97 which the parties of the first part agree to maintain as a wildlife management area.

Sam Nettles
 Sam Nettles
Richard Baier
 Richard Baier
Alan Gillette
 Alan Gillette
David R. Knudson
 David R. Knudson as custodian for Kristin Knudson

Anita Lueders Nettles
 Anita Nettles, formerly known as Anita Lueders, also known as Anita Lueders Nettles
Delores J. Baier
 Delores J. Baier
Suzanne Gillette
 Suzanne Gillette, formerly known as Suzanne Lueders
Suzanne Knudson
 Suzanne Knudson

FILED 20.00
 RECORDED ✓
 INDEXED ✓
 GRANTOR ✓
 GRANTEE ✓

STATE OF SOUTH DAKOTA } 88
 Kingsbury County }
 Filed for record the 17 day of Feb, AD, 1998 at 8 o'clock and 15 minutes P.M., and recorded in Book 38 of Misc on page 595



Ja. Donne Williams
 Register of Deeds
 By _____
 Date: 3-1-97 Deputy

LEGEND

- Boundary of Easement Description
- Land covered by provisions of the easement

Prepared by: William B. Barnes

UNITED STATES DEPARTMENT OF INTERIOR
U.S. FISH AND WILDLIFE SERVICE
EXHIBIT "A"

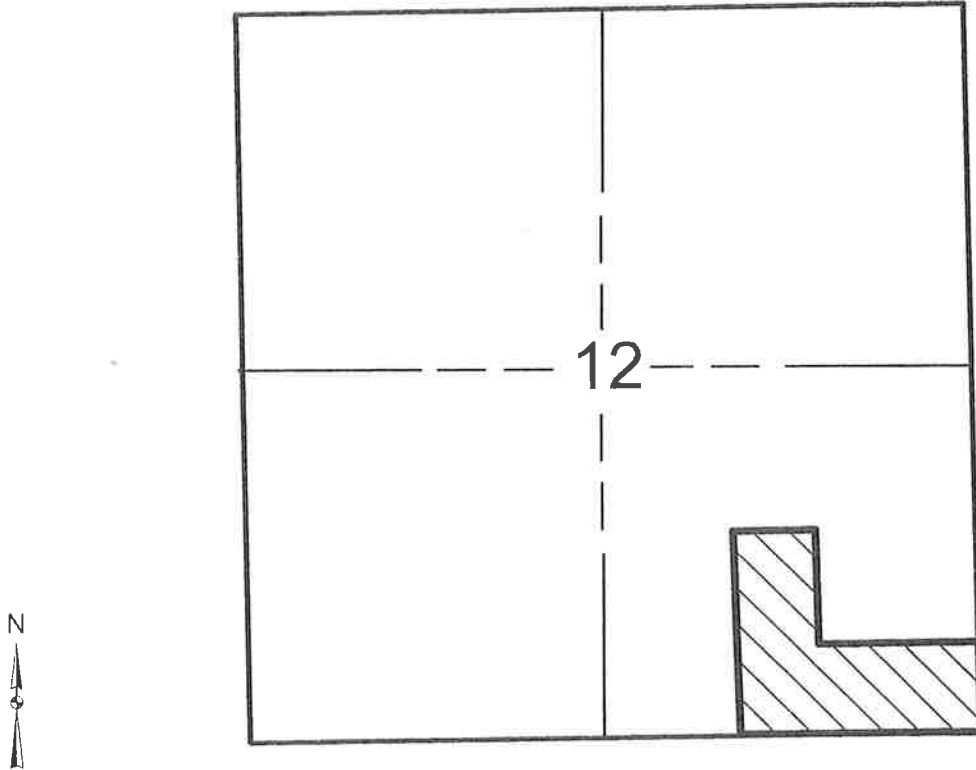
TRACT: 518G,1,2

Map: 1 of 4

WILDLIFE MANAGEMENT AREA Kingsbury County, State of South Dakota
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.

T. 111 N., R. 57 W., 5th Principal Meridian

Section 12, the south 1,475 feet of the east 1,725 feet of the SE¼ EXCEPT the north 850 feet of the east 1,125 feet thereof.





Scale: 4" = 1 mile

This map delineates lands referred to in the easement conveyance dated 11-25-13, which the parties of the first part agree to maintain as a Wildlife Management Area.

(signatures on attachment)

Legend:

-  Boundary of Easement Description
-  Lands covered by provisions of the easement

Map prepared by: James Gropper, Realty Specialist

Date: 8/22/2013

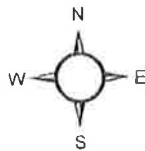
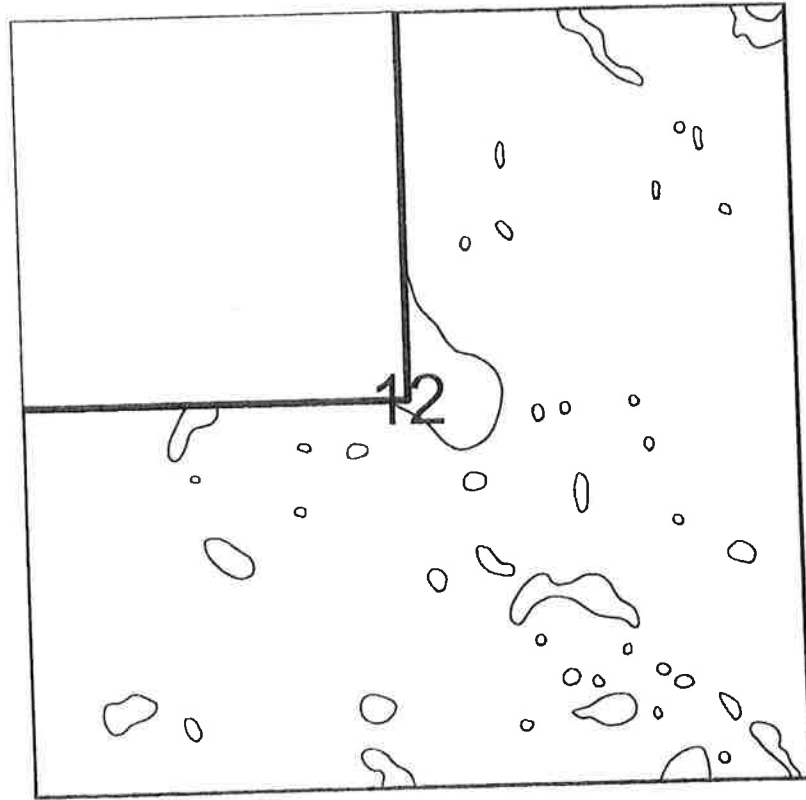
UNITED STATES DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE

Tract: 113X,1

Map 1 o

WATERFOWL PRODUCTION AREA KINGSBURY COUNTY, STATE OF SOUTH DAKOTA EASEMENT
AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 111N., R. 57W., 5TH PRINCIPAL MERIDIAN

SECTION 12, S1/2, NE1/4





1 inch equals 0.25 miles

The U.S. Fish and Wildlife Service (Service) has purchased and owns perpetual rights which restrict or prohibit the drain, burn, level, and fill any wetland basins depicted on this map. This map represents the Service's effort to depict approximate location, size and shape of all protected wetlands based on information and maps available at the time was prepared. However, wetlands are hydrologically dynamic systems, with expanding and contracting water levels map is not meant to depict water levels in the wetland in any given year. The Service reserves the right to revise this provided the mapped acreage remains consistent with the Easement's Summary Acres.

Prepared by: *Early Freshen*
1/11/11

LEGEND

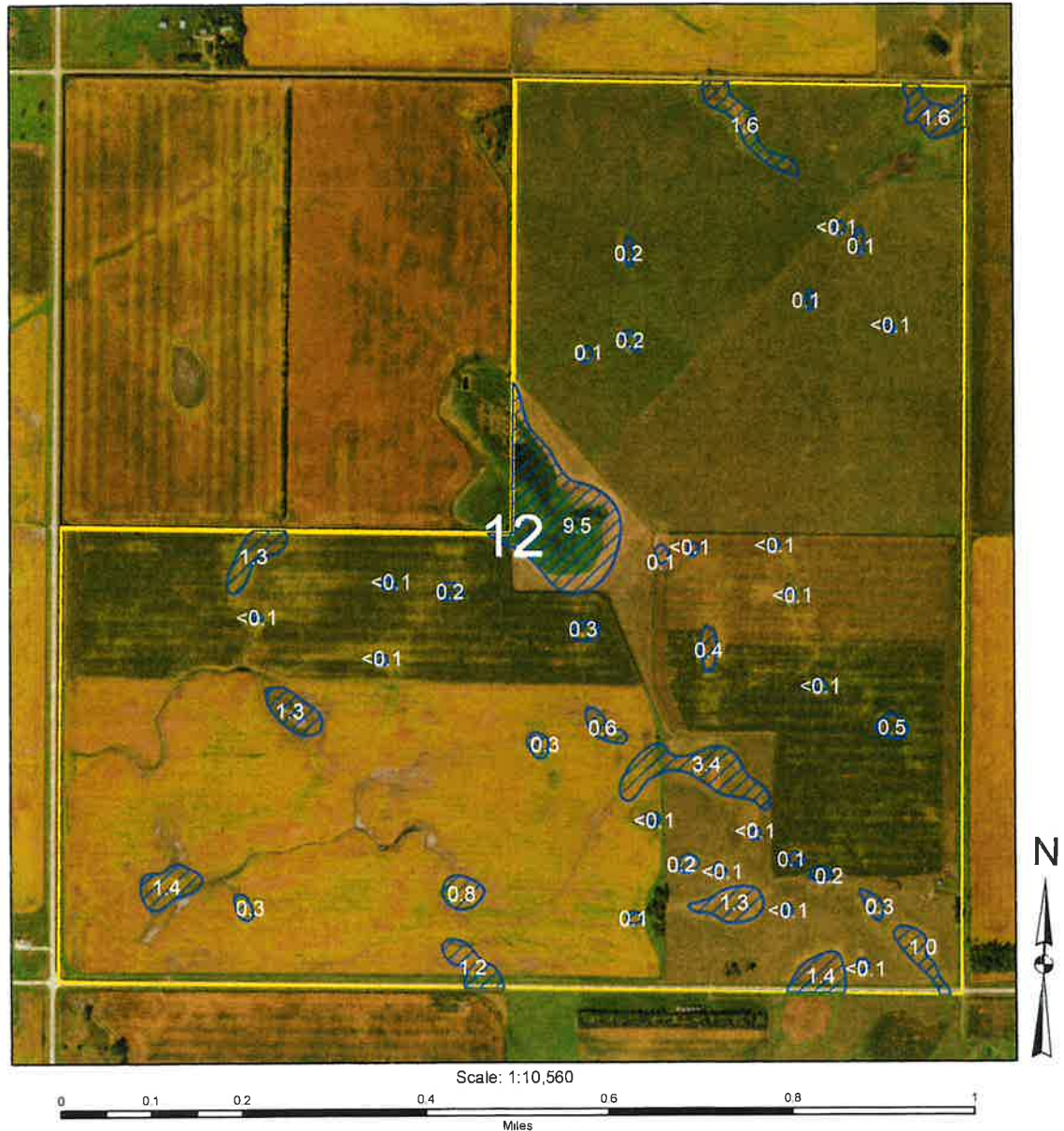
-  Section Boundary
-  Boundary of Easement Description

113X,1




Kingsbury County, South Dakota

T 111 N. R 57 W.

SECTION 12, S1/2, NE1/4

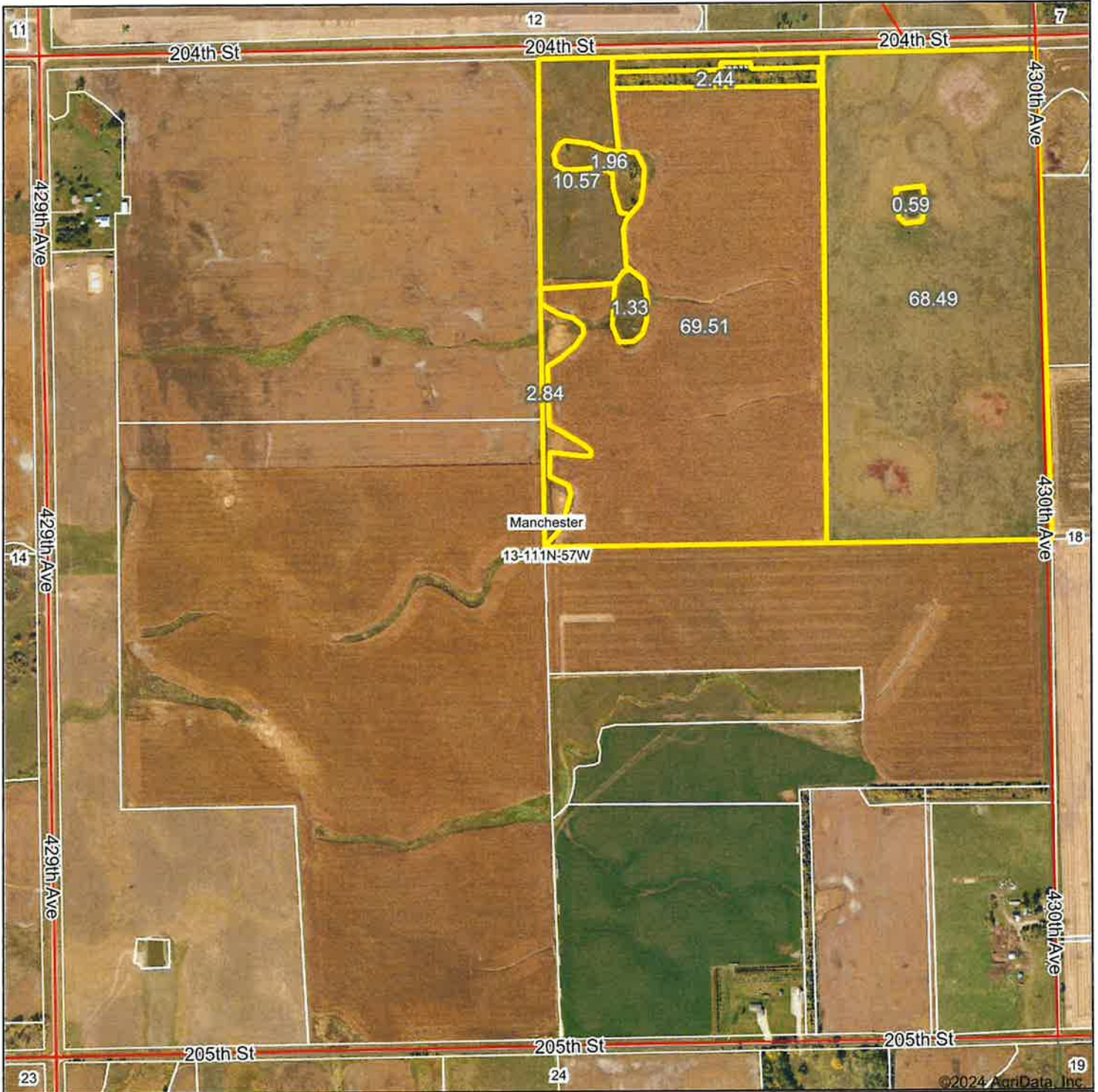


The U.S. Fish & Wildlife Service (Service) has purchased and owns a perpetual easement which restricts the rights to drain, burn, fill or level any wetland areas depicted on this map. This map represents the Service's effort to depict the approximate sizes, shapes, and locations of all protected wetland 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: Farm Service Agency: NAIP Imagery 2018, USFWS: Easement Boundary, BLM: Public Land Survey System (Sections), Map Date: 4/7/2020

Aerial Map - FARM #8



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Boundary Center: 44° 25' 22.3, -97° 37' 1.46

0ft 820ft 1641ft

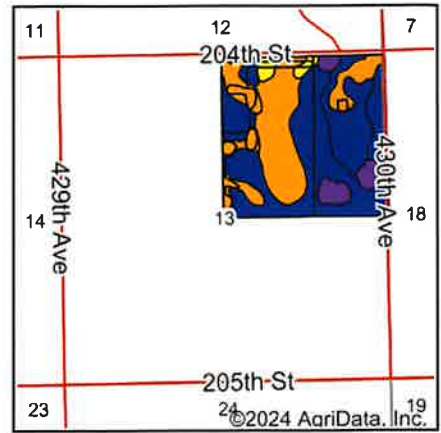
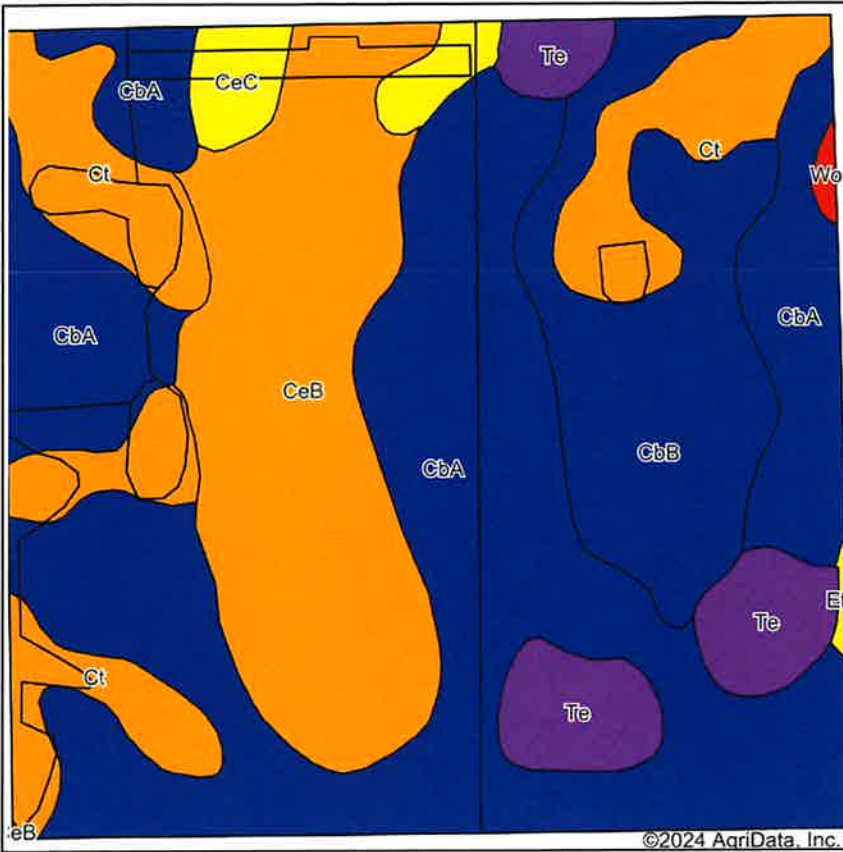
13-111N-57W
Kingsbury County
South Dakota



4/3/2024

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

Soils Map - FARM #8



State: **South Dakota**
 County: **Kingsbury**
 Location: **13-111N-57W**
 Township: **Manchester**
 Acres: **157.73**
 Date: **4/3/2024**

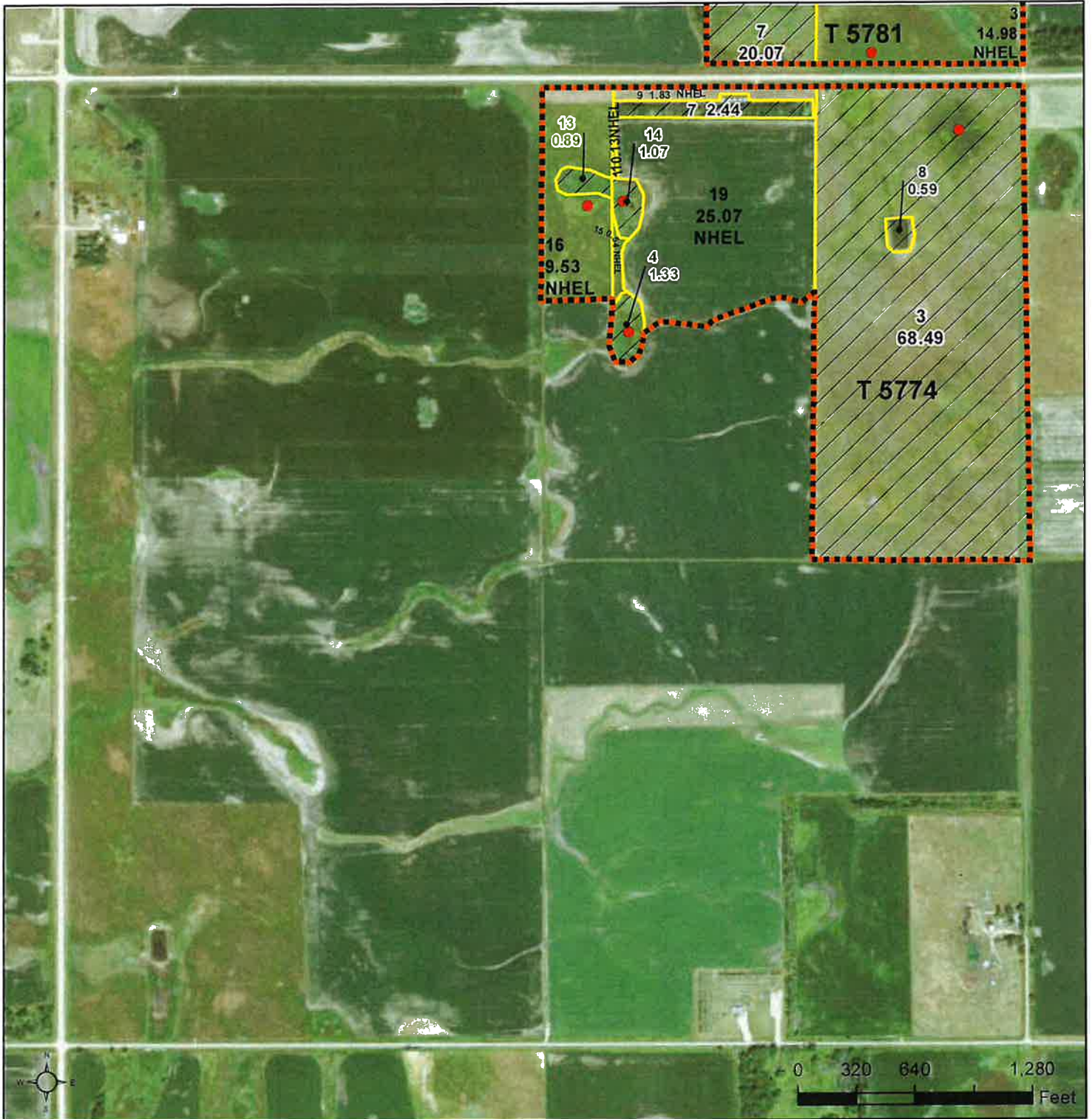


Soils data provided by USDA and NRCS.

Area Symbol: SD077, Soil Area Version: 27

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|---|-------|------------------|-----------|------------------|--------------------|
| CbA | Clarno-Bonilla loams, 0 to 2 percent slopes | 70.37 | 44.6% | | IIc | 88 |
| CeB | Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes | 30.94 | 19.6% | | IIe | 78 |
| Ct | Crossplain-Tetonka complex | 21.74 | 13.8% | | IIw | 73 |
| CbB | Clarno-Bonilla loams, 1 to 6 percent slopes | 20.10 | 12.7% | | IIe | 84 |
| Te | Tetonka silt loam, 0 to 1 percent slopes | 9.69 | 6.1% | | IVw | 56 |
| CeC | Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes | 4.17 | 2.6% | | IIIe | 69 |
| Wo | Worthing silty clay loam, 0 to 1 percent slopes | 0.41 | 0.3% | | Vw | 30 |
| EtC | Ethan-Clarno loams, 6 to 9 percent slopes | 0.31 | 0.2% | | IVe | 64 |
| Weighted Average | | | | | 2.16 | 80.8 |

*c: Using Capabilities Class Dominant Condition Aggregation Method



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

2024 Program Year

Map Created March 18, 2024

Farm 7662

13-111N-57W-Kingsbury

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Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

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

2023 Program Year

Map Created March 22, 2023

Farm 7472

13-111N-57W-Kingsbury

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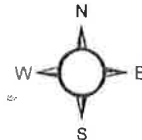
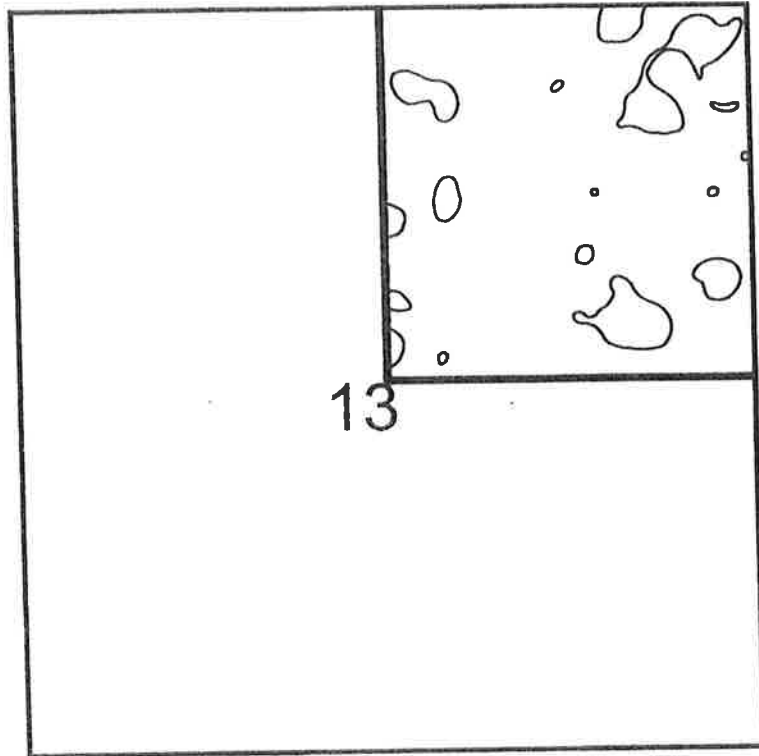
UNITED STATES DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE

Tract: 42X,1

Map 2 of 2

WATERFOWL PRODUCTION AREA KINGSBURY COUNTY, STATE OF SOUTH DAKOTA EASEMENT
AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 111N., R. 57W., 5th PRINCIPAL MERIDIAN

SECTION 13, NE1/4






1 inch = 0.25 miles

The U.S. Fish and Wildlife Service (Service) has purchased and owns perpetual rights which restrict or prohibit the right to drain, burn, level, and fill any wetland basins depicted on this map. This map represents the Service's effort to depict the approximate location, size and shape of all protected wetlands based on information and maps available at the time this map was prepared. This map is not meant to depict water levels in the wetland in any given year.

Prepared by: Tony Arampatzis
Tony Arampatzis

Approved by: Bryan Schulte

LEGEND

-  Section Boundary
-  Boundary of Easement Description
-  Wetlands Covered by Provisions of the Easement

42X,1

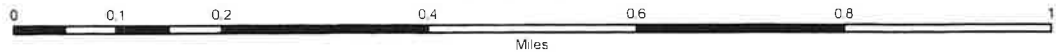
Kingsbury County, South Dakota

T 111 N. R 57 W.




SECTION 13, NE1/4



Scale: 1:10,560



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

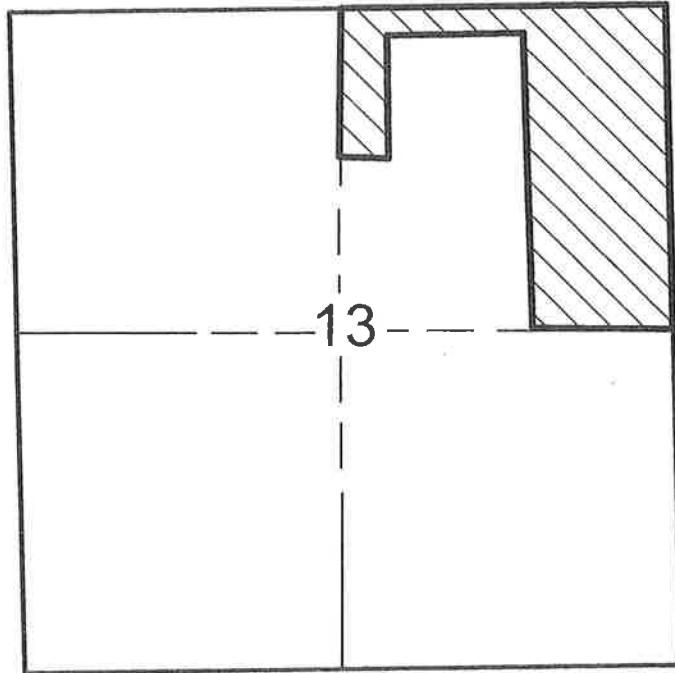
UNITED STATES DEPARTMENT OF INTERIOR
U.S. FISH AND WILDLIFE SERVICE
EXHIBIT "A"

TRACT: 518G, 1, 2

Map: 2 of 4

WILDLIFE MANAGEMENT AREA Kingsbury County, State of South Dakota
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.

T. 111 N., R. 57 W., 5th Principal Meridian
Section 13, the east 1,120 feet of the NE¼, the north 1,215 feet lying west of the east 1,120 feet of the NE¼
EXCEPT the south 990 feet of the east 1,120 feet thereof.





Scale: 4" = 1 mile

This map delineates lands referred to in the easement conveyance dated 8-25-13, which the parties of the first part agree to maintain as a Wildlife Management Area.

(signatures on attachment)

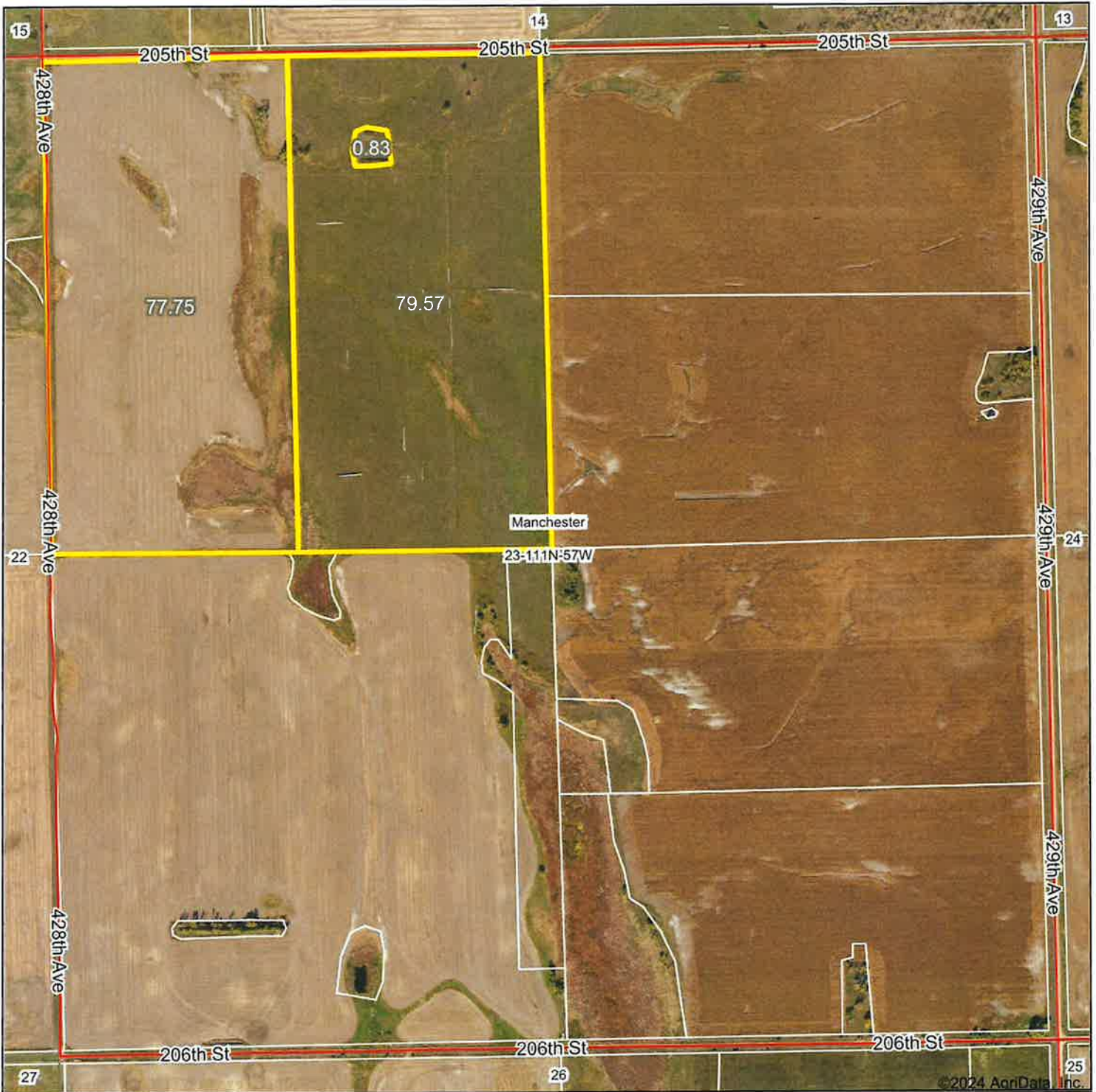
Legend:

-  Boundary of Easement Description
-  Lands covered by provisions of the easement

Map prepared by: James Gropper, Realty Specialist

Date: 8/22/2013

Aerial Map - FARM #9



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Boundary Center: 44° 24' 30.49, -97° 38' 50.18

0ft 819ft 1638ft

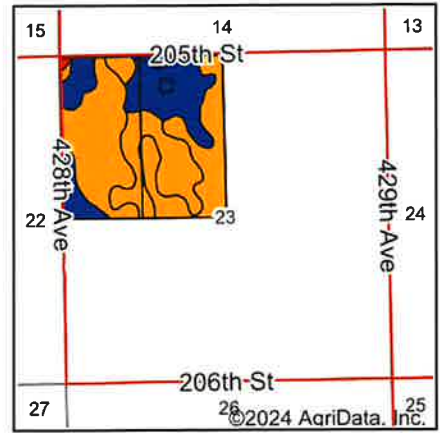
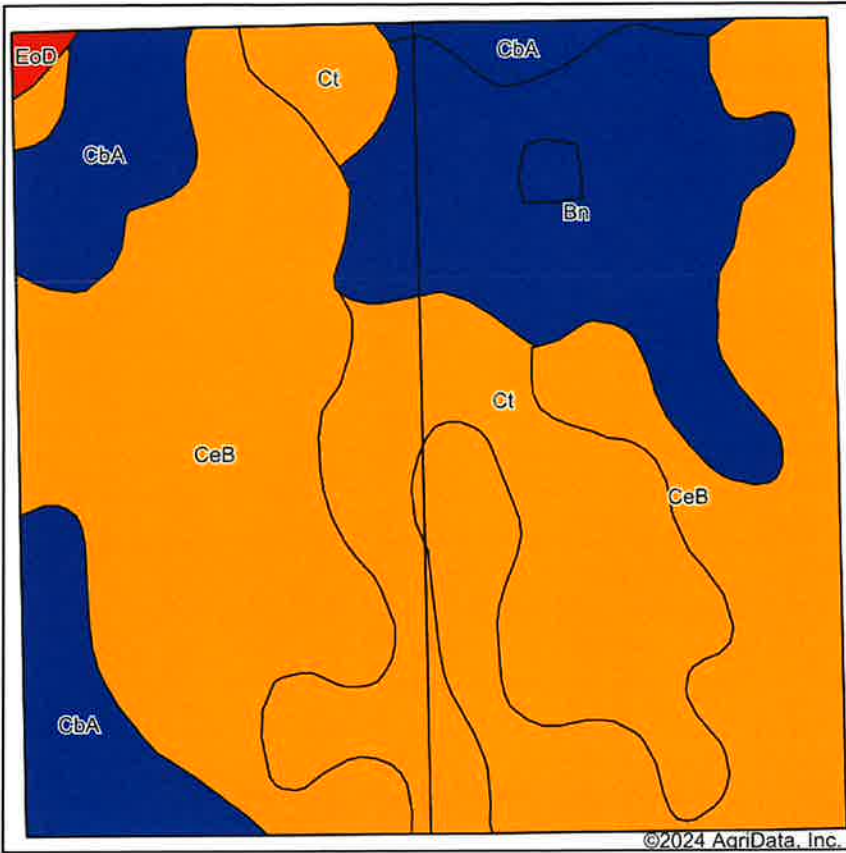
23-111N-57W
Kingsbury County
South Dakota



4/3/2024

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

Soils Map - FARM #9



State: **South Dakota**
 County: **Kingsbury**
 Location: **23-11N-57W**
 Township: **Manchester**
 Acres: **158.15**
 Date: **4/3/2024**

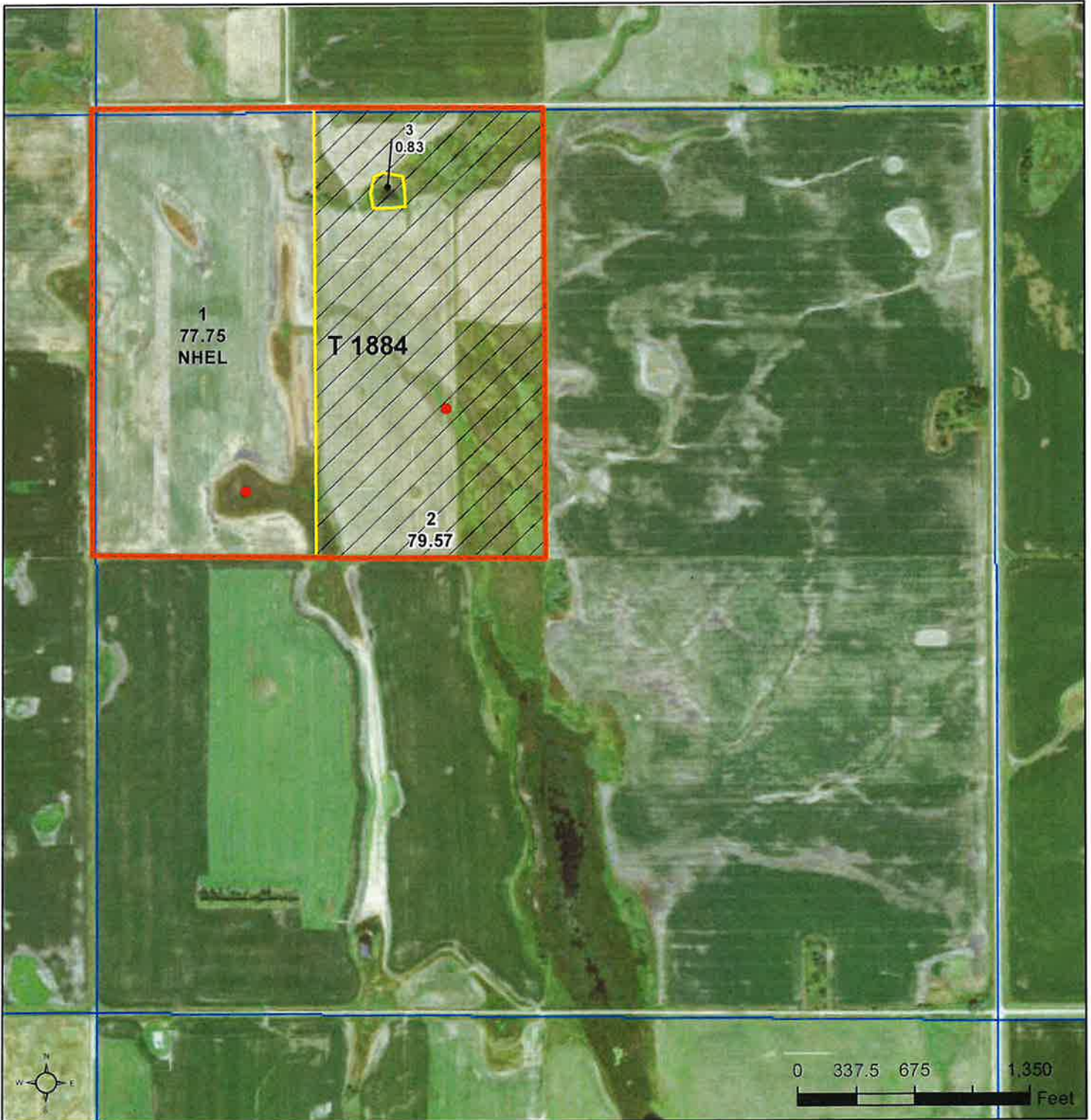


Soils data provided by USDA and NRCS.

Area Symbol: SD077, Soil Area Version: 27

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|---|-------|------------------|-----------|------------------|--------------------|
| CeB | Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes | 78.12 | 49.4% | | Ile | 78 |
| Ct | Crossplain-Tetonka complex | 33.50 | 21.2% | | IIw | 73 |
| Bn | Bon loam, 0 to 2 percent slopes, rarely flooded | 27.39 | 17.3% | | Ilc | 84 |
| CbA | Clarno-Bonilla loams, 0 to 2 percent slopes | 18.54 | 11.7% | | Ilc | 88 |
| EoD | Ethan-Bon, channeled, loams, 0 to 20 percent slopes | 0.60 | 0.4% | | VIe | 39 |
| Weighted Average | | | | | 2.02 | 79 |

*c: Using Capabilities Class Dominant Condition Aggregation Method



Common Land Unit
 [Hatched Box] Non-Cropland
 [Yellow Box] Cropland
 [Red Outline Box] Tract Boundary
 [Blue Outline Box] PLSS

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

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

2023 Program Year

Map Created March 22, 2023

Farm 7469

23-111N-57W-Kingsbury

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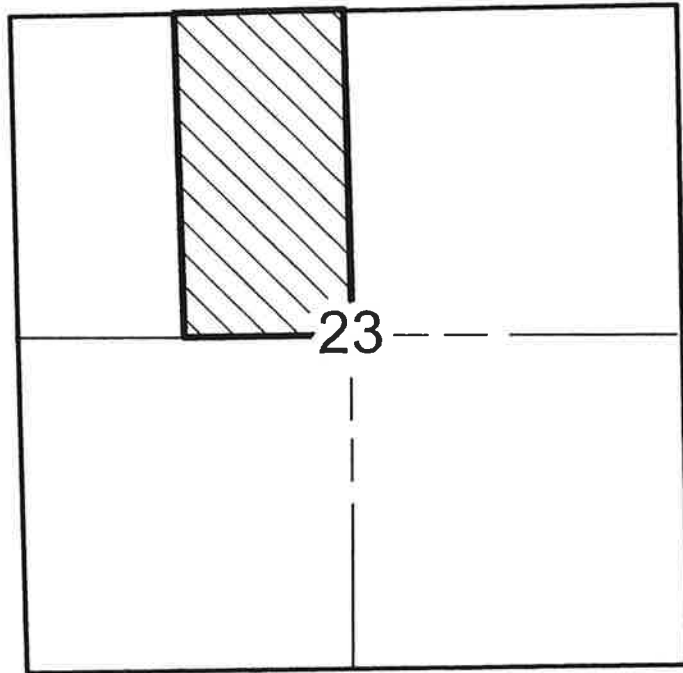
UNITED STATES DEPARTMENT OF INTERIOR
U.S. FISH AND WILDLIFE SERVICE
EXHIBIT "A"

TRACT: 518G,1,2

Map: 3 of 4

WILDLIFE MANAGEMENT AREA Kingsbury County, State of South Dakota
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.

T. 111 N., R. 57 W., 5th Principal Meridian
Section 23, E $\frac{1}{2}$ NW $\frac{1}{4}$.





Scale: 4" = 1 mile

This map delineates lands referred to in the easement conveyance dated 11-25-13, which the parties of the first part agree to maintain as a Wildlife Management Area.

(signatures on attachment)

Legend:

-  Boundary of Easement Description
-  Lands covered by provisions of the easement

Map prepared by: James Gropper, Realty Specialist

Date: 8/22/2013

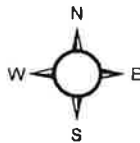
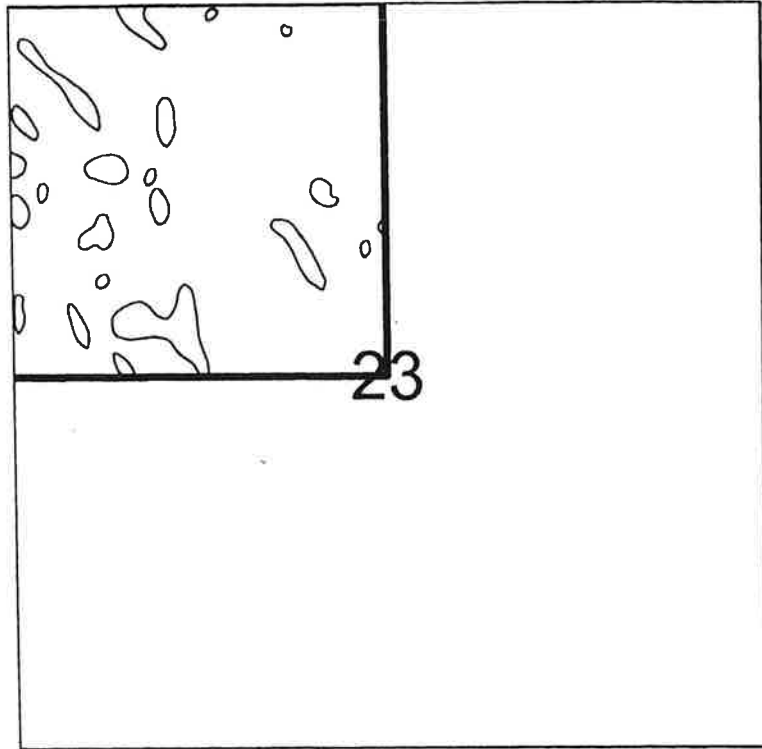
UNITED STATES DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE

Tract: 113X,1

Map 3

WATERFOWL PRODUCTION AREA KINGSBURY COUNTY, STATE OF SOUTH DAKOTA EASEMENT
AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 111N., R. 57W., 5TH PRINCIPAL MERIDIAN

SECTION 23, NW1/4



1 inch equals 0.25 miles

The U.S. Fish and Wildlife Service (Service) has purchased and owns perpetual rights which restrict or prohibit the drain, burn, level, and fill any wetland basins depicted on this map. This map represents the Service's effort to depict approximate location, size and shape of all protected wetlands based on information and maps available at the time it was prepared. However, wetlands are hydrologically dynamic systems, with expanding and contracting water levels. This map is not meant to depict water levels in the wetland in any given year. The Service reserves the right to revise this map provided the mapped acreage remains consistent with the Easement's Summary Acres.

Prepared by: *Julie Fisher*

Approved by: *William L. Halbeck*

LEGEND



Section Boundary



Boundary of Easement Description



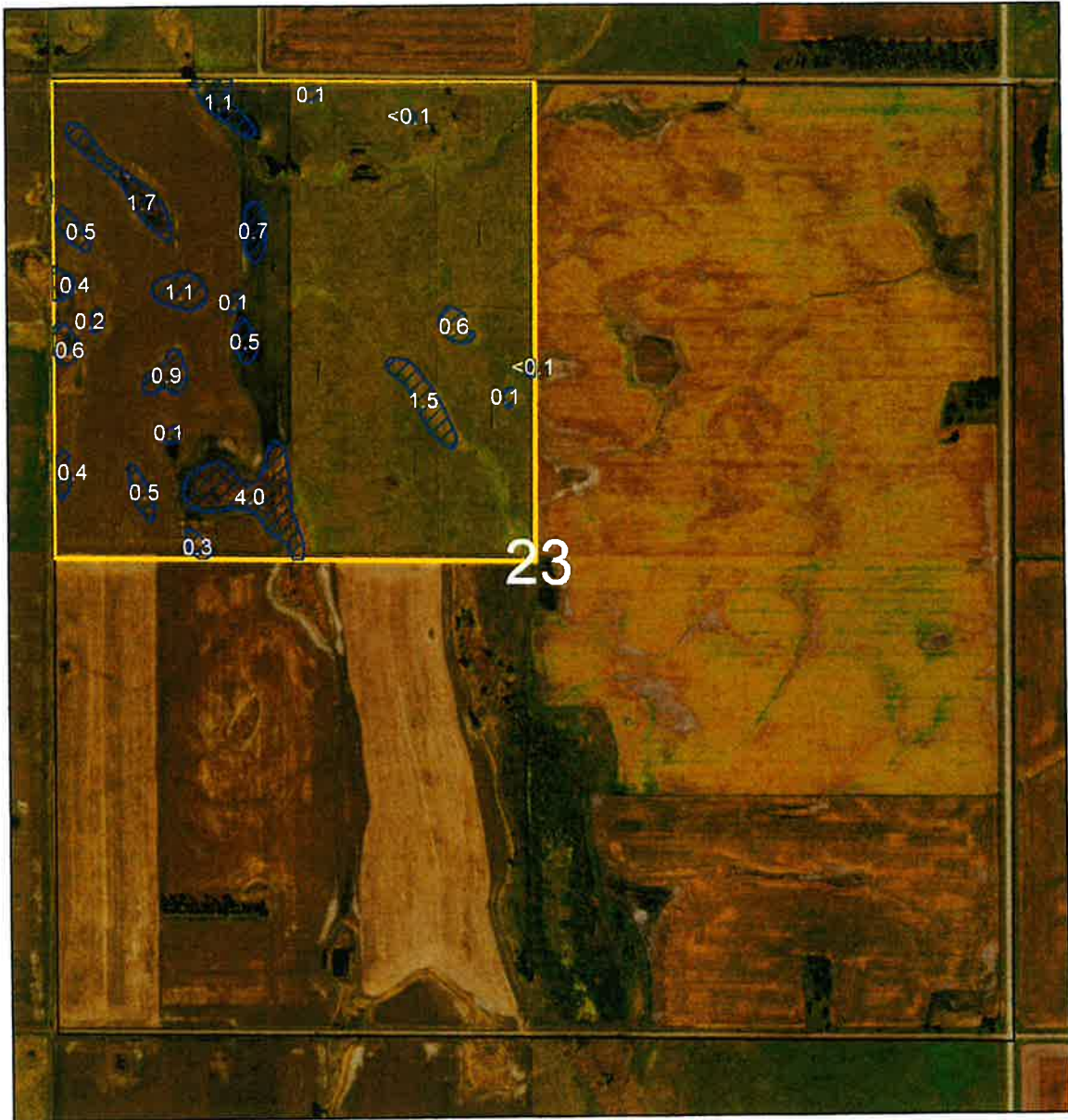
Wetlands Covered by Provisions of the

113X,1

Kingsbury County, South Dakota

T 111 N. R 57 W.




SECTION 23, NW1/4



Scale: 1:10,560



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-  Section Boundary
-  Boundary of Easement Description
-  Wetland Areas Covered by Provisions of the Easement



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NOTES:



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