

116.03 ACRES

YANKTON COUNTY LAND

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



"We Sell The Earth And Everything On It!"
800.251.3111 | Marion, SD | WiemanAuction.com
Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

116.03 ACRES OF LESTERVILLE TOWNSHIP YANKTON COUNTY FARMLAND AT AUCTION

We are pleased to offer the following quality farmland at public auction offered in 3 tracts, to be held at the Kortan-Hatwan American Legion Post #183 in Tabor, SD, on:

Tuesday November 10th, 2026 10:30 AM

Farmland is located From Tabor, SD: From the north end of Tabor, go 1 mile east on 306th Street, then 4 miles north on 428th Avenue. Auction will be held in Tabor at Kortan-Hatwan American Legion Post #183

TRACT 1: 38.71 ACRES – Lesterville Township

LEGAL: The SW ¼ SW ¼ in Section 30-95-57, Yankton County, SD.

The property consists of 38.71 acres, including 27.49 acres of tillable farmland with a strong soil productivity rating of 83.9! The balance of the land offers 10.78 pasture that also has an 84 rating! The land is gently rolling with excellent eye appeal. The property has annual real estate taxes of \$750.48

TRACT 2: 77.32 ACRES – Lesterville Township

LEGAL: The N ½ NW ¼ in Section 31-95-57, Yankton County, SD.

The property consists of 77.32 acres, including 53.38 acres of tillable farmland with a soil productivity rating of 70.7. The balance of the land is in grass and pasture with a powerful 84 soil rating! The land is gently rolling with excellent eye appeal, offering a variety of potential uses. The property has annual real estate taxes of \$1,269.68

TRACT 3: 116.03 ACRES – Combination of Tracts 1 & 2

Combination of quality tillable farmland, strong soil productivity, gently rolling terrain, and a desirable mix of pasture make this an outstanding tract with excellent potential. Opportunities like this don't come along often—don't miss your chance to add this quality Yankton County property to your operation or investment portfolio! **Whether you're looking to expand your farming operation, add quality acreage to your portfolio, or find a versatile tract with recreational and agricultural possibilities, this property deserves a close look.**

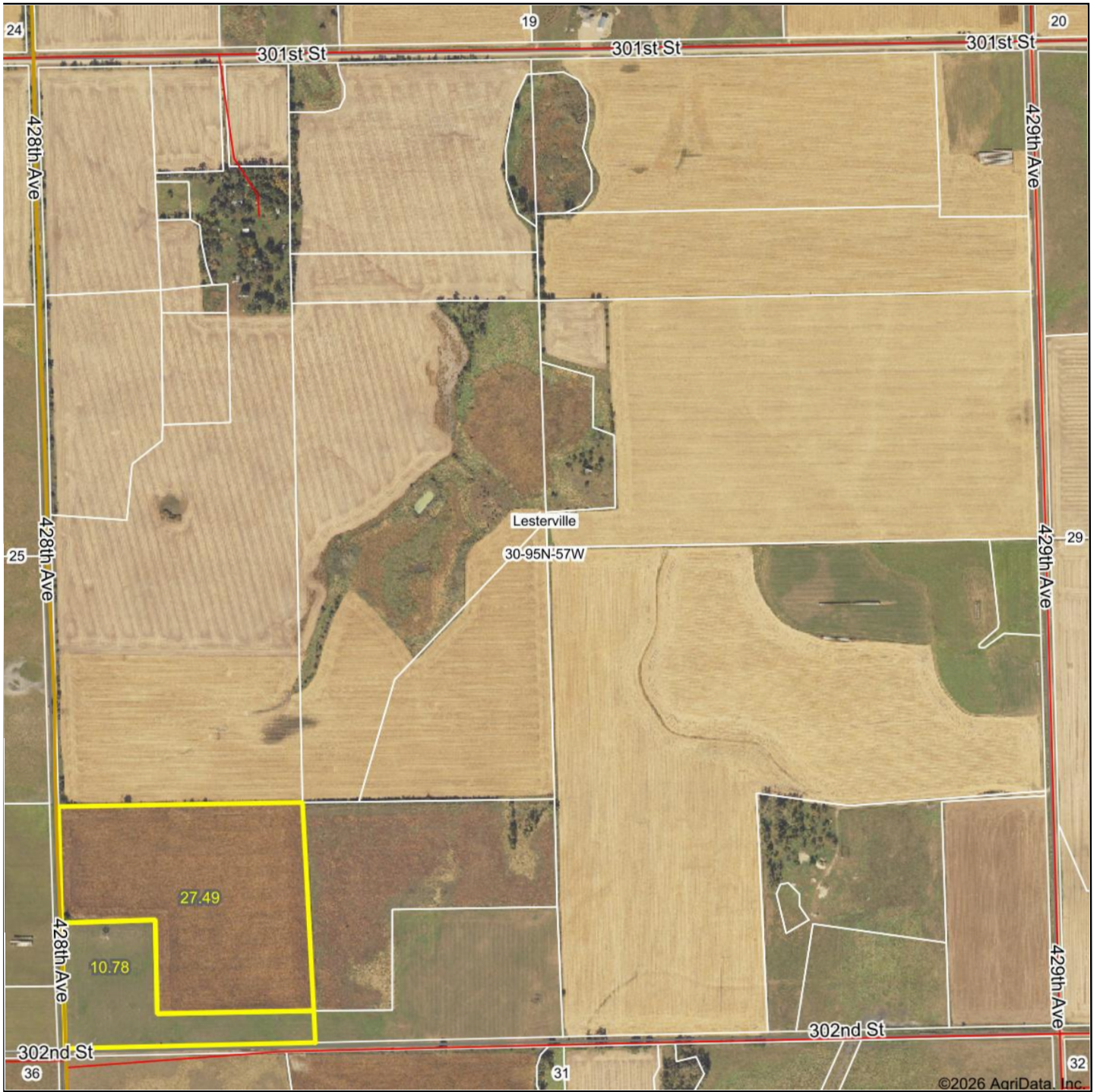
AUCTION TERMS: 10% nonrefundable down payment due on the day of the auction, with the remaining balance due on or before January 15, 2027. A Warranty Deed will be provided at closing. Closing fee and Owner's Title Insurance will be split equally (50/50) between the buyer and seller. The seller will pay all the 2026 real estate taxes due in 2027. Closing to be held at Yankton Title Company. Full possession will be delivered to the buyer upon completion of the existing lease on March 1, 2027. The buyer will have the right to farm the property for the 2027 crop year. All property is being sold AS-IS, subject to confirmation by the owners. Wieman Land & Auction represents the sellers in this transaction. For additional information or to request a Buyer's Information Packet, visit our website at www.wiemanauktion.com or call 800-251-3111 and our office will mail one to you.

Deborah Caba & Kathryn Kortan - Owners

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

Hubner Auction & Realty
Avon, SD | 605-660-1867

Aerial Map



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 43° 0' 43.46, -97° 37' 59.38

30-95N-57W
Yankton County
South Dakota

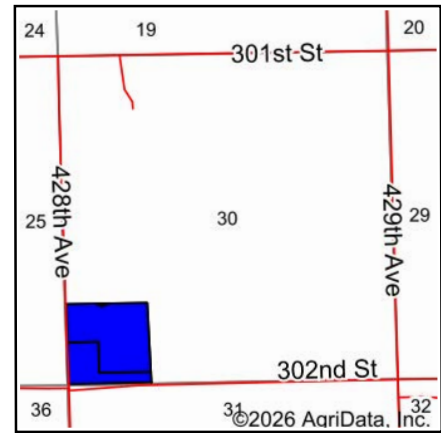
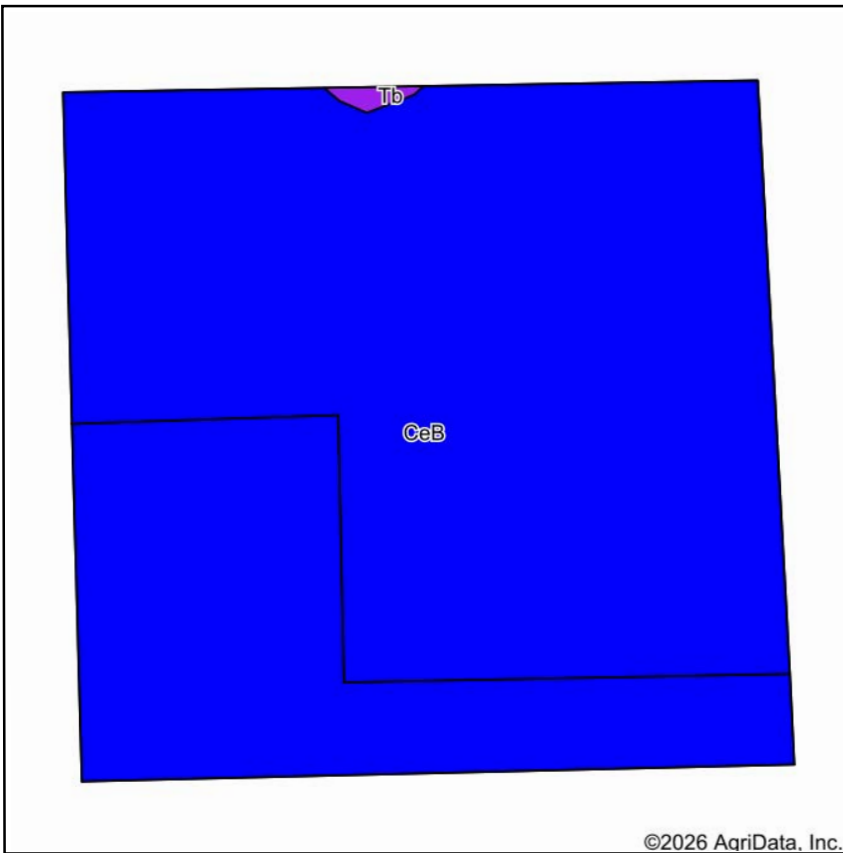
0ft 822ft 1643ft



9/17/2026

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

Soils Map

State: **South Dakota**County: **Yankton**Location: **30-95N-57W**Township: **Lesterville**Acres: **38.27**Date: **9/17/2026**

Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: SD135, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	38.15	99.7%		Ile	84
Tb	Tetonka silt loam, 0 to 1 percent slopes	0.12	0.3%		IVw	56
Weighted Average					2.01	83.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

NOT TO SCALE

NOT A CERTIFIED WETLAND DETERMINATION



UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

SD-LTP-14
12/89

SURFACE DRAINAGE IN WETLANDS

Applicant [Redacted] Section 30 Township 95 Range 57

County San Juan ASCS Tract & Field No.(s) [Redacted]

1. Review wetland areas and ditches as outlined on the attached map(s) of land owned and/or operated by you. If corrections or additions are needed, please sketch these on the map(s). Please indicate the length and direction of flow of all drainage ditches. The symbol for ditches is ---, with the arrow indicating direction of flow.
2. On the worksheet below describe all man-made surface drainage that was done in any of these wetland areas before December 23, 1985. On the map(s) number the wetlands (W and FW) that have been drained or partially drained, and provide the required information below.

Wetland Number	Original Installation		Last Maintenance		Normal Frequency of Maintenance	Depth of Ponding		If no ponding occurs indicate if any of these frequently apply (Y-Yes, N-No)			
	Year	Equipment Used	Year	Equipment Used		None	After Original Construction	Delayed Planting	Crop	Replant	Other - Describe
#1	1980	Flow	1987	Flow	13	✓	6-12in.	✓			

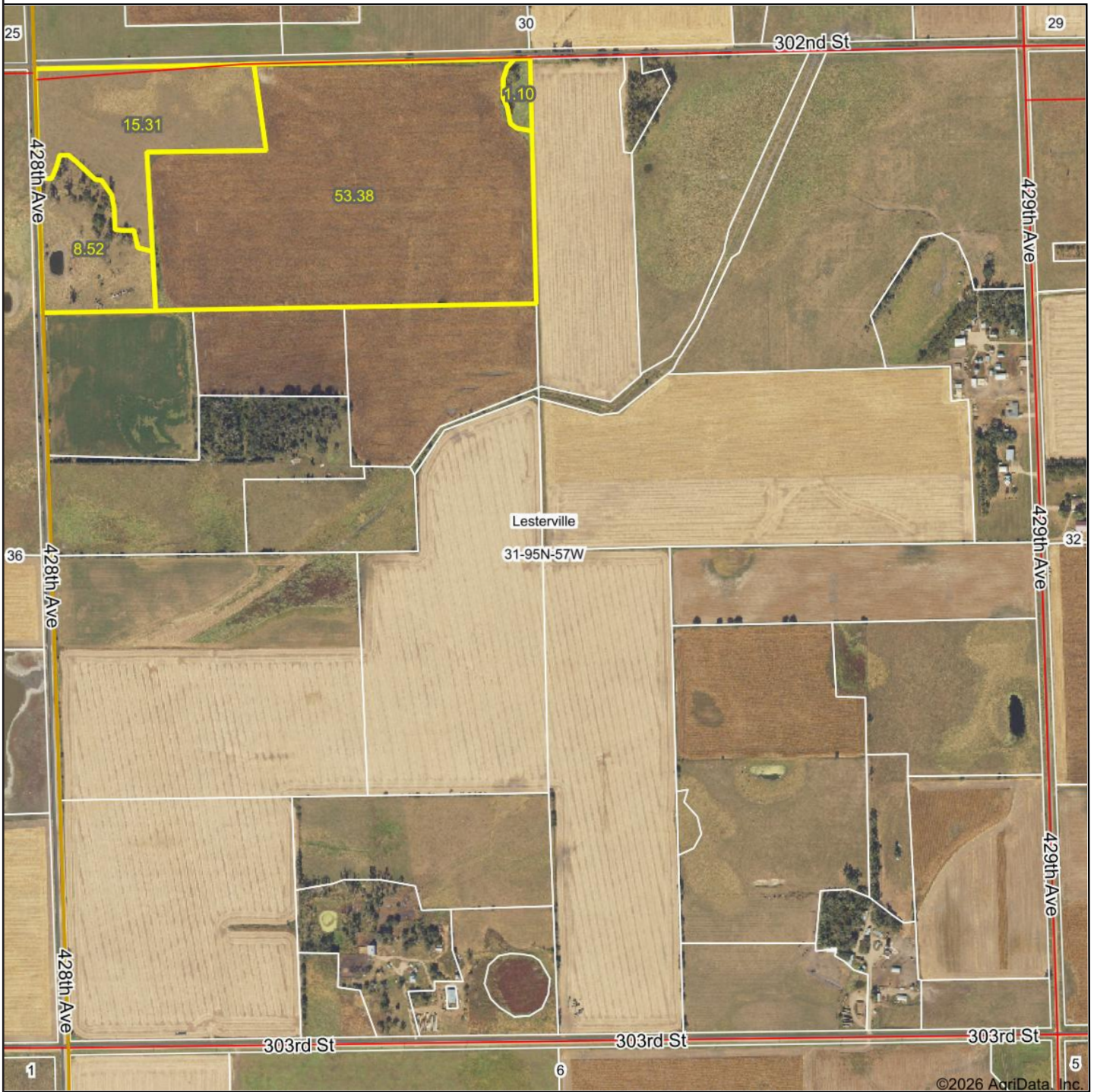


Do the wetland areas as outlined on the attached maps accurately reflect the area(s) affected by wetness? Yes X No ---

I certify the information given above is complete, true, and correct to the best of my knowledge and that all alterations listed were originally installed before December 23, 1985.

Producer Signature [Redacted] Date [Redacted]

Aerial Map



Maps Provided By:

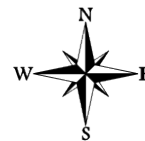


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Boundary Center: 43° 0' 30.36, -97° 37' 50.39

31-95N-57W
Yankton County
South Dakota

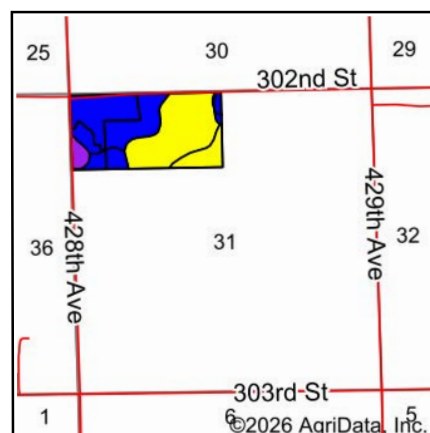
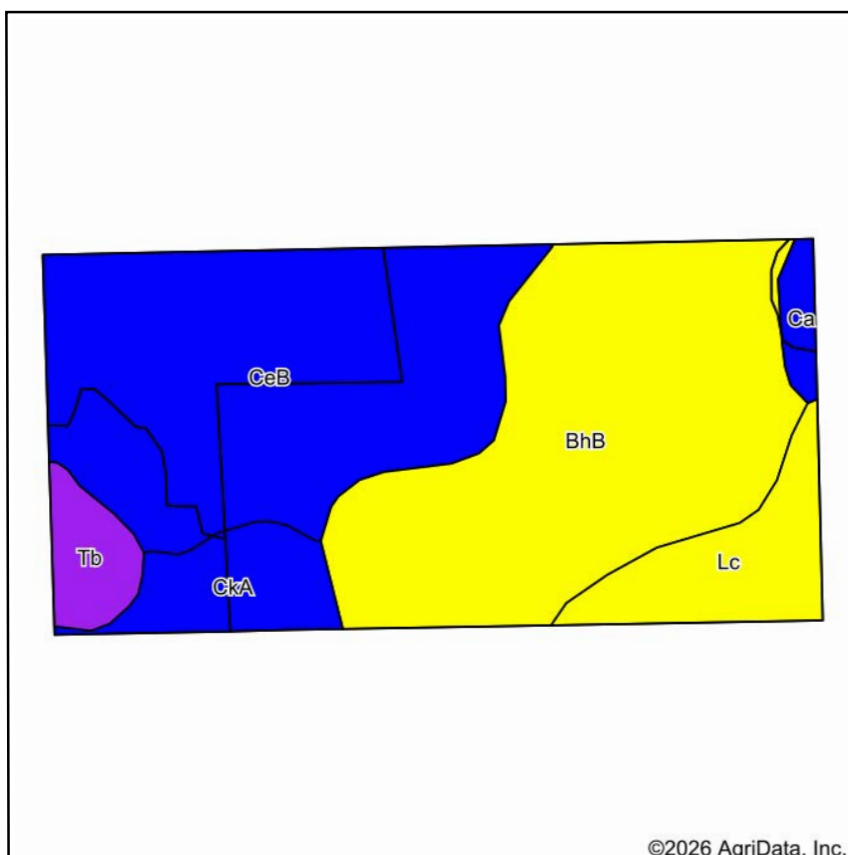
0ft 825ft 1651ft



9/17/2026

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

Soils Map



State: **South Dakota**
 County: **Yankton**
 Location: **31-95N-57W**
 Township: **Lesterville**
 Acres: **78.31**
 Date: **9/17/2026**



Maps Provided By:



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Soils data provided by USDA and NRCS.

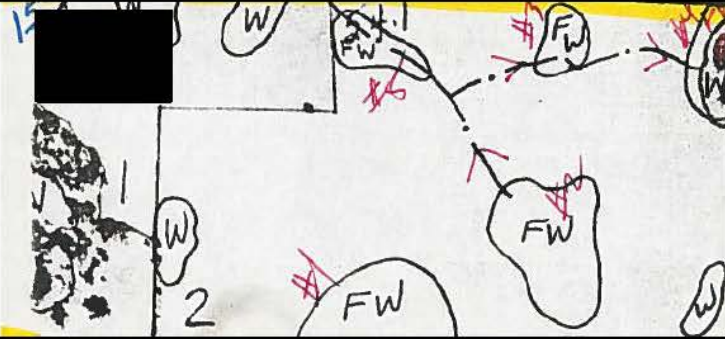
Area Symbol: SD135, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	31.25	39.9%		Ile	84
BhB	Blendon-Thurman complex, 0 to 6 percent slopes	31.16	39.8%		IIIe	66
Lc	Luton silty clay	6.58	8.4%		IVw	62
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	5.08	6.5%		Ilc	82
Tb	Tetonka silt loam, 0 to 1 percent slopes	2.92	3.7%		IVw	56
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	1.32	1.7%		IIw	81
Weighted Average					2.64	73.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

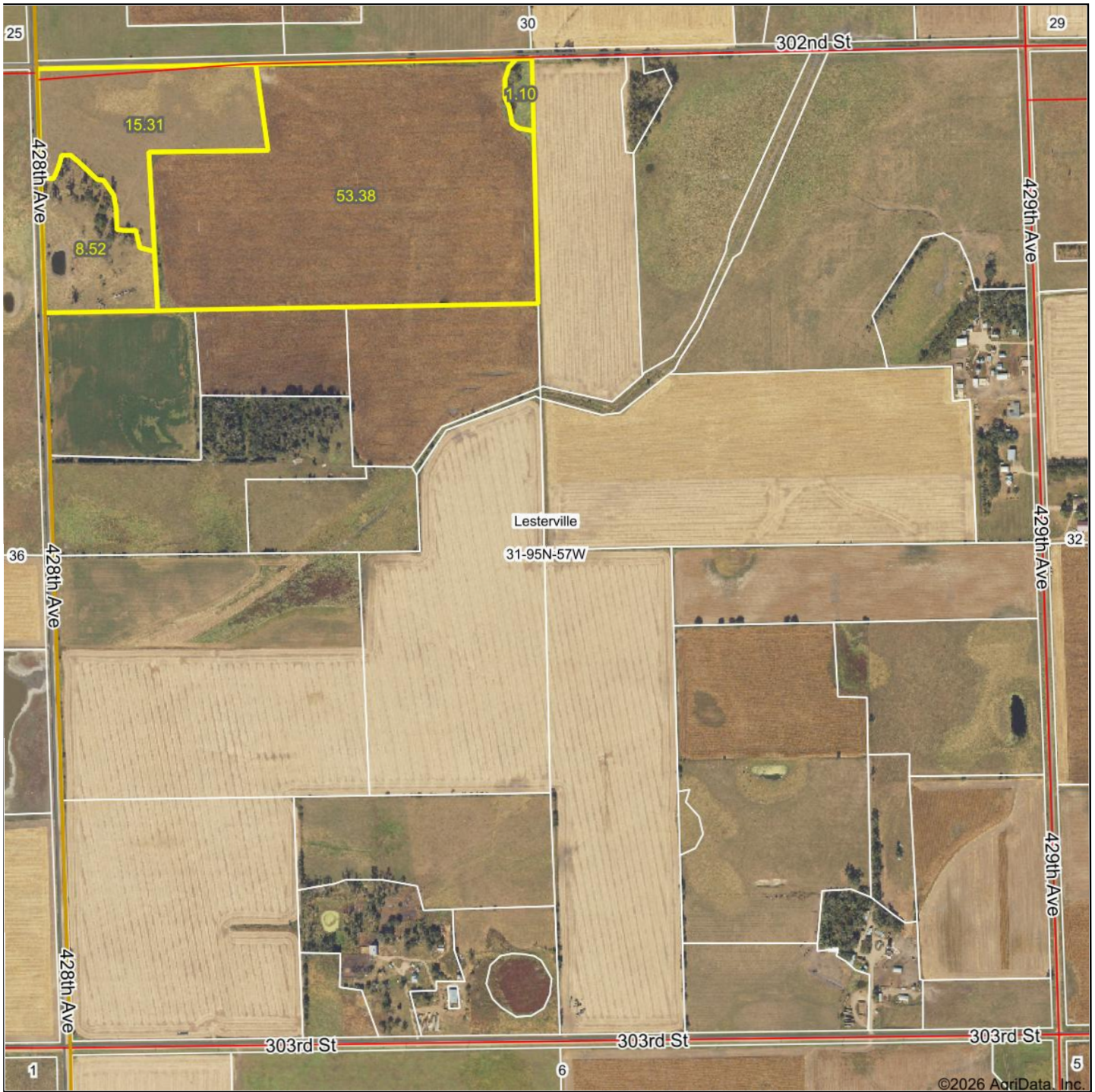
NOT TO SCALE

NOT A CERTIFIED WETLAND DETERMINATION



3-28-91

Aerial Map



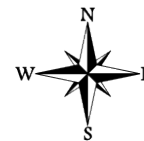
Maps Provided By:



Boundary Center: 43° 0' 30.36, -97° 37' 50.39

31-95N-57W
Yankton County
South Dakota

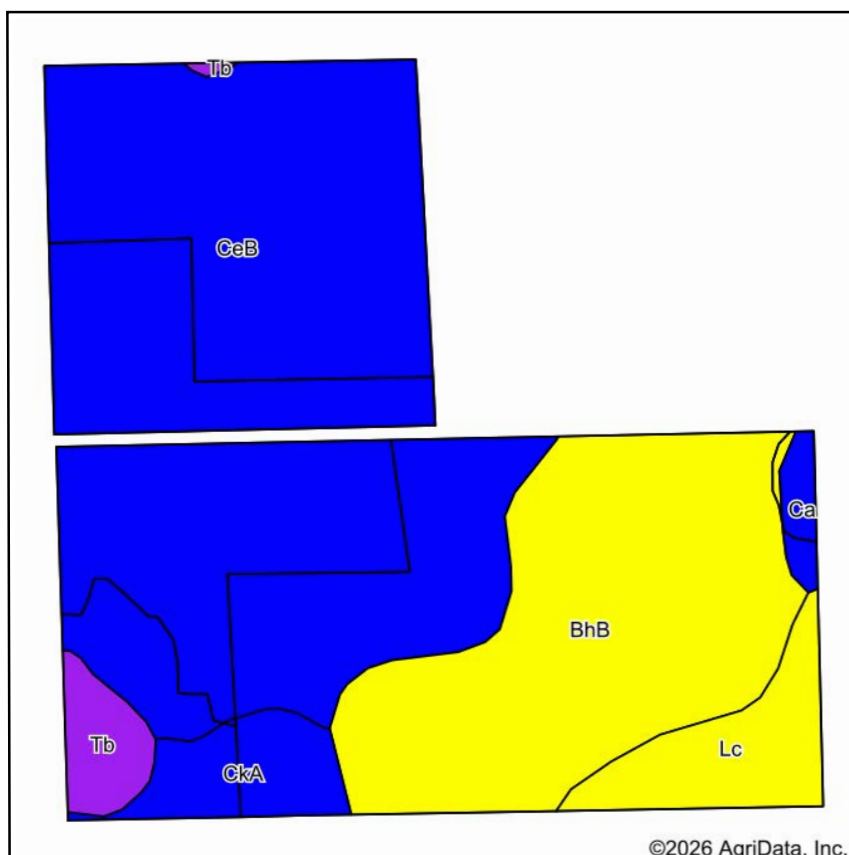
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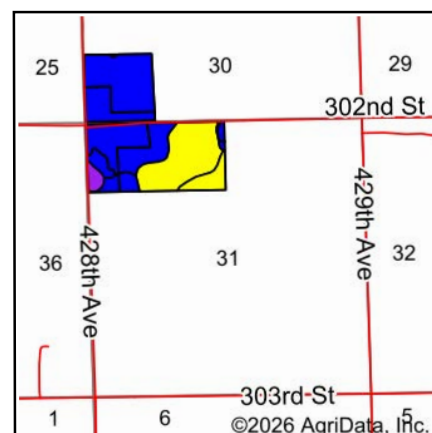
9/17/2026

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

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Yankton**
 Location: **31-95N-57W**
 Township: **Lesterville**
 Acres: **116.58**
 Date: **9/17/2026**



Maps Provided By:



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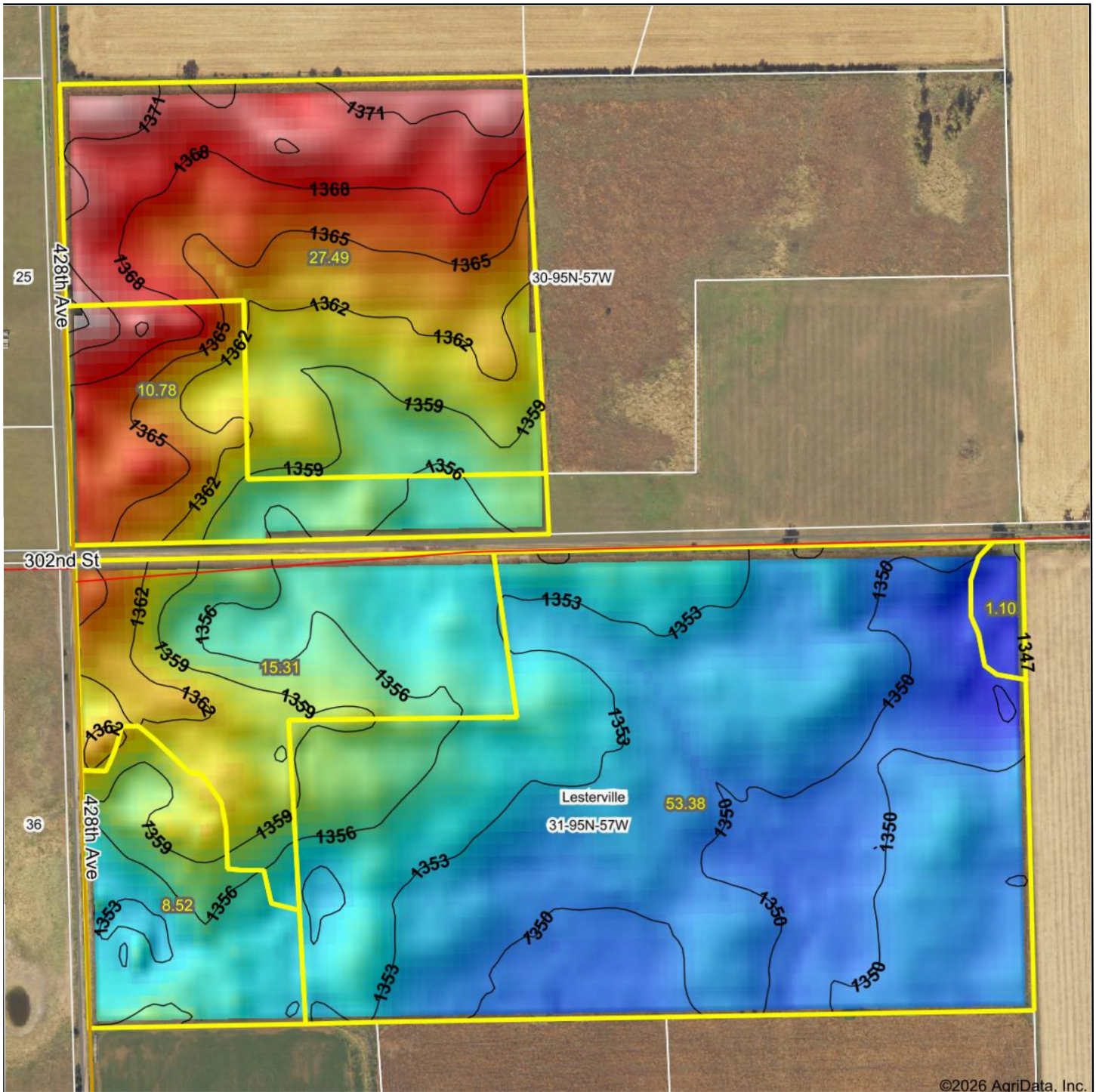


Area Symbol: SD135, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	69.40	59.6%		Ile	84
BhB	Blendon-Thurman complex, 0 to 6 percent slopes	31.16	26.7%		IIIe	66
Lc	Luton silty clay	6.58	5.6%		IVw	62
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	5.08	4.4%		Ilc	82
Tb	Tetonka silt loam, 0 to 1 percent slopes	3.04	2.6%		IVw	56
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	1.32	1.1%		IIw	81
Weighted Average					2.43	77.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Low Elevation High



Maps Provided By



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

Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,346.8

Max: 1,375.1

Range: 28.3

Average: 1,356.8

Standard Deviation: 6.56 ft

0ft 432ft 863ft



9/17/2026

31-95N-57W
Yankton County
South Dakota

Boundary Center: 43° 0' 36.84, -97° 37' 50.5



United States
Department of
Agriculture

Yankton County, South Dakota

Farm 7300



 Tract Boundary Cropland
 Noncropland

Wetland Determination Identifiers

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

Unless Otherwise Noted
 crops listed below are: Producer Initial _____
 Non-Irrigated
 Intended for Grain Date _____
 Corn = Yellow
 Soybeans = Common

2026 Program Year

Phy. County: Yankton

2025 imagery

S30 T095N R057W

0 350 700
Ft

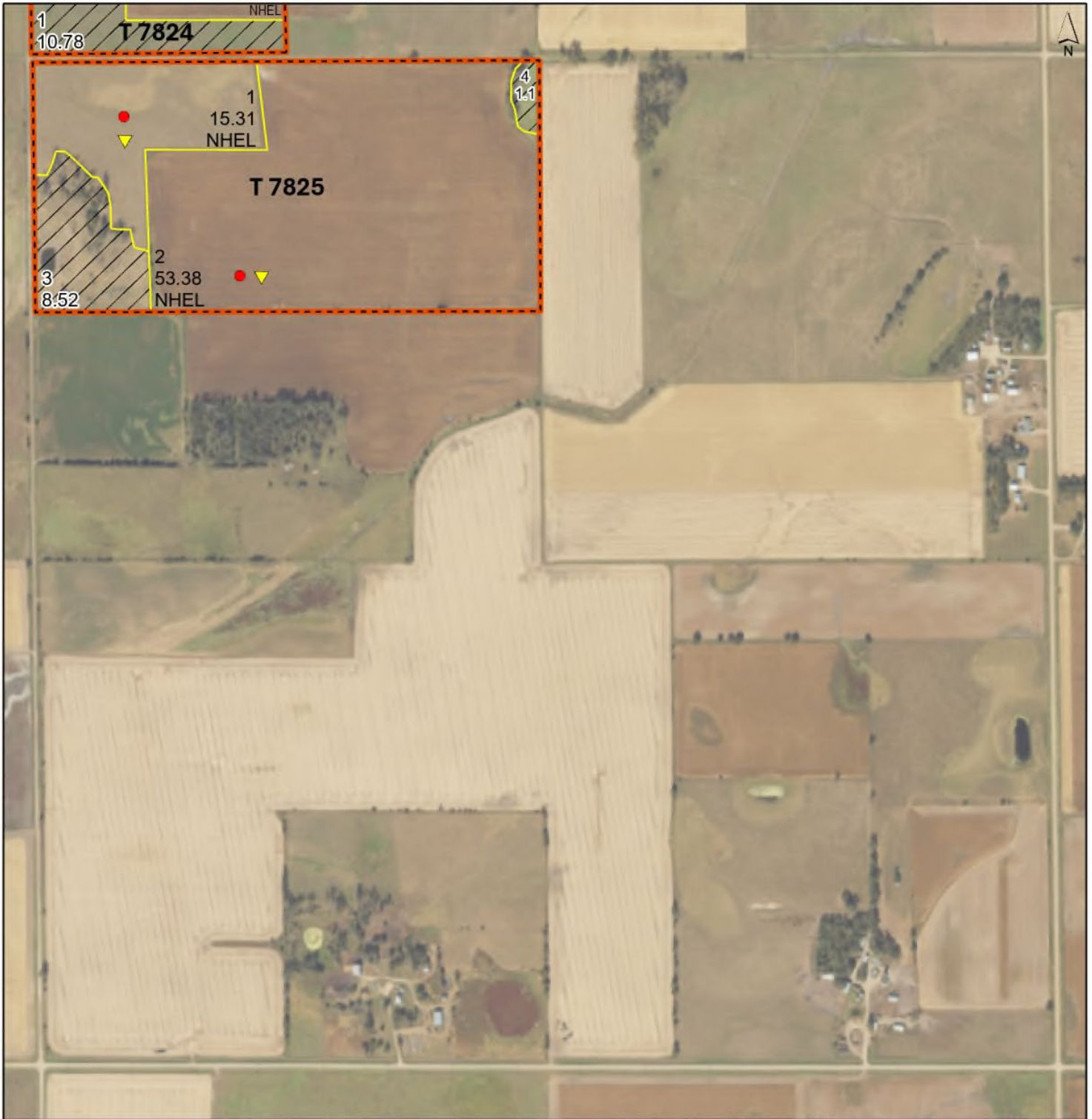
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Map Created 05/22/2026

United States
Department of
Agriculture

Yankton County, South Dakota

Farm 7300



Tract Boundary Cropland
 Noncropland

Wetland Determination Identifiers

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

Unless Otherwise Noted
 crops listed below are: Producer Initial _____
 Non-Irrigated
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 Corn = Yellow
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2026 Program Year
 Phy. County: Yankton
 2025 imagery
S31 T095N R057W

0 350 700
 Ft

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Map Created 05/22/2026

SOUTH DAKOTA
YANKTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record**FARM : 7300**

Prepared : 9/3/26 2:33 PM CST

Crop Year : 2026

See Page 3 for non-discriminatory Statements.

Operator Name : DEAN JOSEPH VAITH
CRP Contract Number(s) : None
Recon ID : None
Transferred From : 2019-46-009-0005324
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
116.58	96.18	96.18	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	96.18		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	WHEAT, OATS, CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	3.80	0.00	25	
Oats	13.90	0.00	52	
Corn	36.00	0.00	148	0

TOTAL **53.70** **0.00**

NOTES

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Tract Number : 7824

Description : SW4SW4 30-95-57
FSA Physical Location : SOUTH DAKOTA/YANKTON
ANSI Physical Location : SOUTH DAKOTA/YANKTON
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 : KATHRYN A KORTAN, DEBORAH J CABA
Other Producers : None
Recon ID : None

SOUTH DAKOTA
YANKTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7300

Prepared : 9/3/26 2:33 PM CST

Crop Year : 2026

Tract Land Data

Tract 7824 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.27	27.49	27.49	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	27.49	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	1.10	0.00	25
Oats	4.00	0.00	52
Corn	10.30	0.00	148

TOTAL

15.40

0.00

NOTES

Tract Number : 7825

Description : N2NW4 31-95-57
FSA Physical Location : SOUTH DAKOTA/YANKTON
ANSI Physical Location : SOUTH DAKOTA/YANKTON
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 : KATHRYN A KORTAN, DEBORAH J CABA
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.31	68.69	68.69	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	68.69	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	2.70	0.00	25
Oats	9.90	0.00	52

SOUTH DAKOTA
YANKTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7300
Prepared : 9/3/26 2:33 PM CST
Crop Year : 2026

Tract 7825 Continued ...

Corn	25.70	0.00	148
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TOTAL	38.30	0.00	
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NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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TRACT 1



TRACT 2

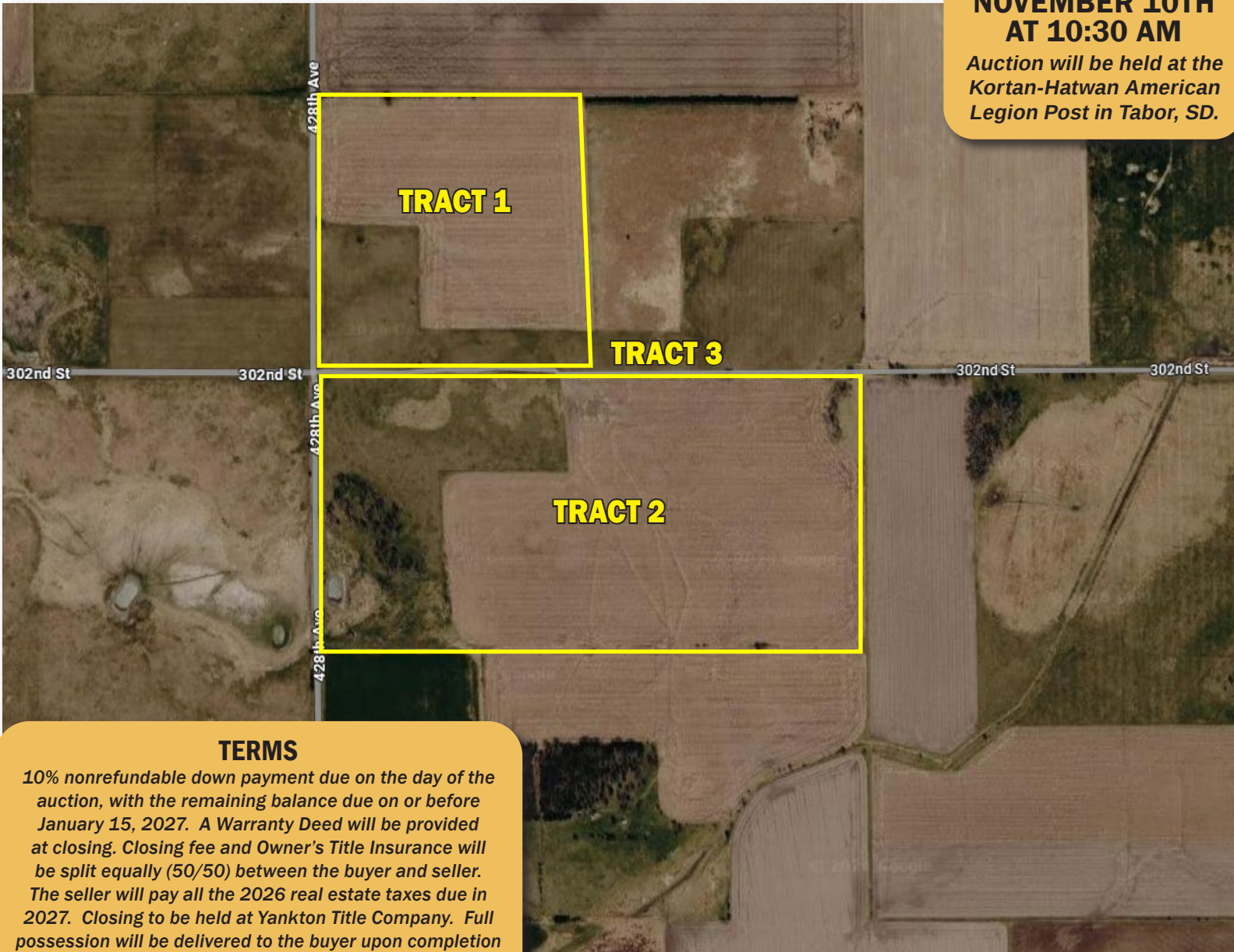


116.03 ACRES

YANKTON COUNTY LAND

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

*Auction will be held at the
Kortan-Hatwan American
Legion Post in Tabor, SD.*



TERMS

10% nonrefundable down payment due on the day of the auction, with the remaining balance due on or before January 15, 2027. A Warranty Deed will be provided at closing. Closing fee and Owner's Title Insurance will be split equally (50/50) between the buyer and seller. The seller will pay all the 2026 real estate taxes due in 2027. Closing to be held at Yankton Title Company. Full possession will be delivered to the buyer upon completion of the existing lease on March 1, 2027. The buyer will have the right to farm the property for the 2027 crop year. All property is being sold AS-IS, subject to confirmation by the owners. Wieman Land & Auction represents the sellers in this transaction.

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