

78.04 ACRES

HUTCHINSON COUNTY LAND

- WEDNESDAY, NOVEMBER 4TH 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

78.04 ACRES OF PLEASANT TOWNSHIP – HUTCHINSON COUNTY, SD
LAND FOR SALE AT AUCTION

In order to close the Trust the following land will be sold at public auction located at the Wieman Auction Facility 1-mile south and ½ mile west of Marion, SD on Hwy. 44 on:

WEDNESDAY NOVEMBER 4TH 2026

10:30 A.M.

This auction is the last piece of land to be sold from the Leland Hofer Revocable Trust. A great add-on piece to any farmer or investor with good access. New buyer will be able to farm or lease out for the 2027 crop year. Mark your Calendars!

LEGAL: The S ½ of the SE ¼ of Section 28, 100-57 Hutchinson County, SD.

LOCATION: From Salem Mennonite Church on 272nd St. go ½ mile west north side of the road or from the Junction of Hwy. 44 and 431st Ave. go 3-miles north on the west side of the road. Or at the junction of 431st Ave. and 272nd St.

- 56.68 acres of tillable land with 18.73 acres in grass with no production history balance in road right of ways.
- Soil production rating of 78.5. Predominant soils Clarno-Bonilla (88) and Clarno-Crossplain-Davison complex (82)
- With some work and drain tile improvements this tract could be 100% tillable.
- Aerial and Soil Maps, Base & Yield Info, and other pertinent info found in buyers packet.

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

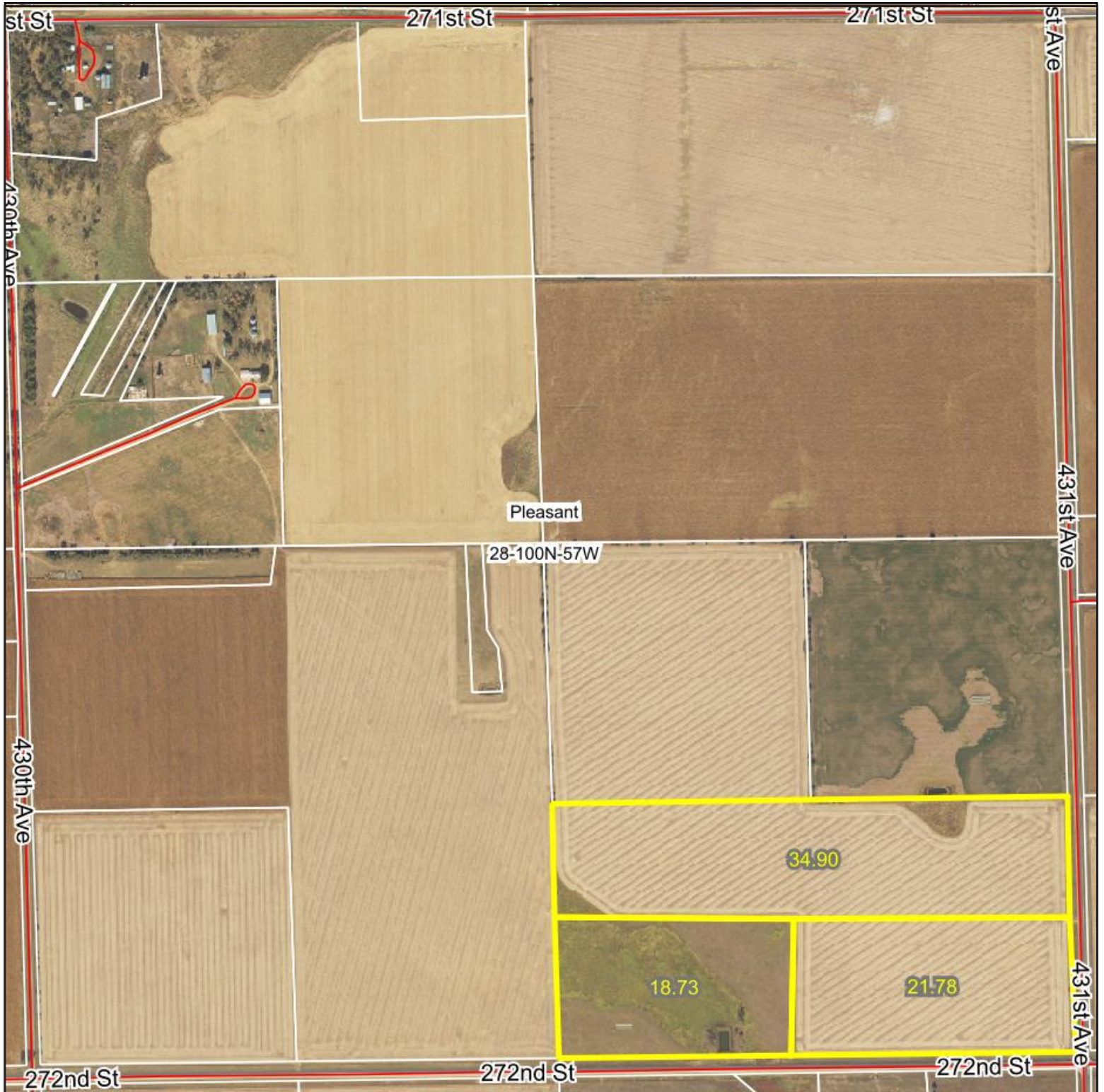
TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 16, 2026. Trustee's Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2026 taxes in full. New buyer will be responsible for all 2027 taxes. Sold subject to Trustee Approval and all easements and restrictions of record. Remember auction held indoors at the Wieman Auction Facility.

LELAND J. HOFER REVOCABLE TRUST – OWNER
JOYCE HOFER – TRUSTEE

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

Strasser Law Office
Closing Attorney
605-925-7745

Aerial Map



Boundary Center: 43° 26' 44.46, -97° 35' 5.5

0ft 974ft 1948ft

28-100N-57W
Hutchinson County
South Dakota



Maps Provided By:



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7/29/2026

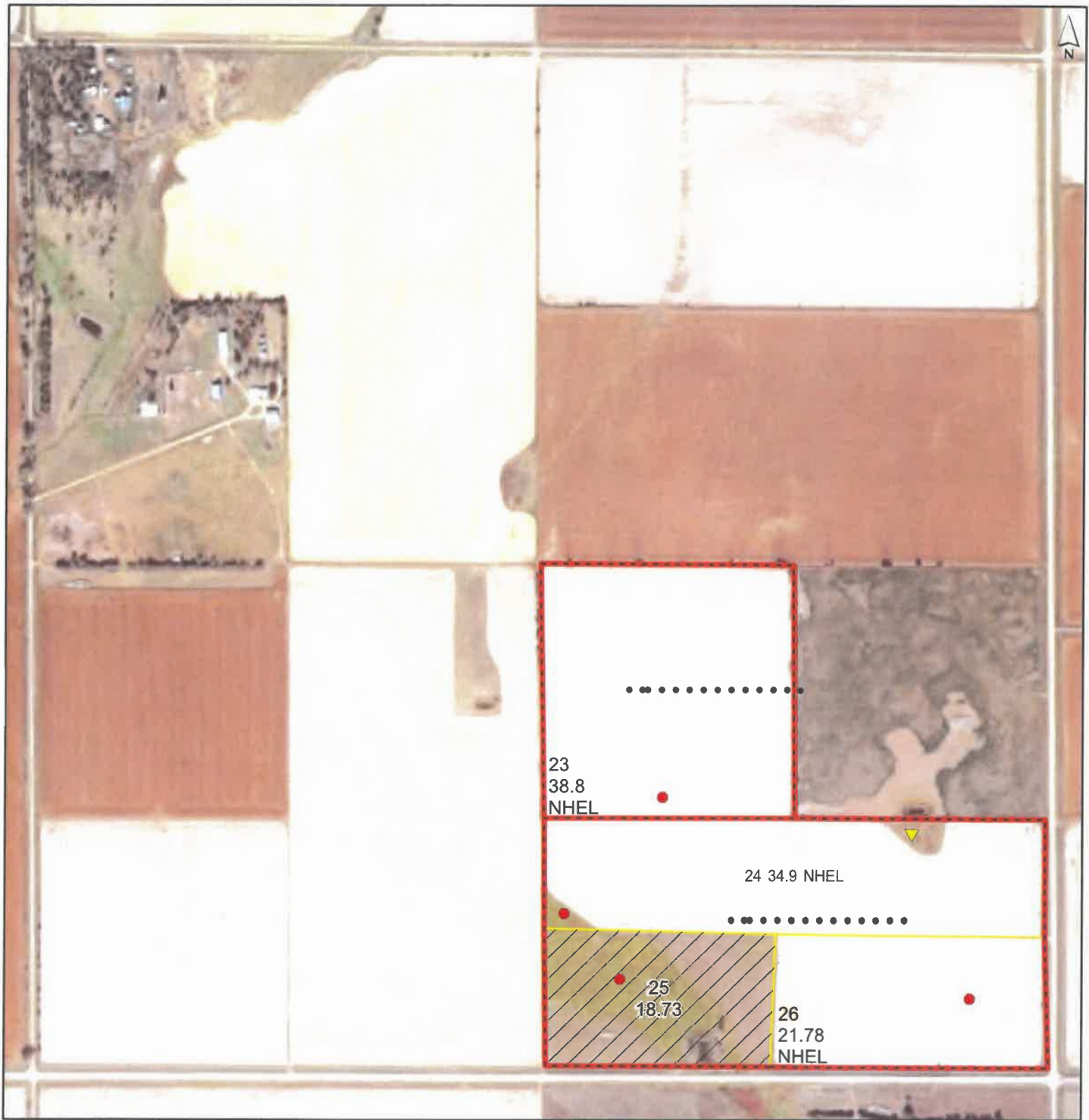
Field borders provided by Farm Service Agency as of 5/21/2008.



United States
Department of
Agriculture

Hutchinson County, South Dakota

Farm 11263



Tract Boundary Cropland
 Noncropland

Wetland Determination Identifiers

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

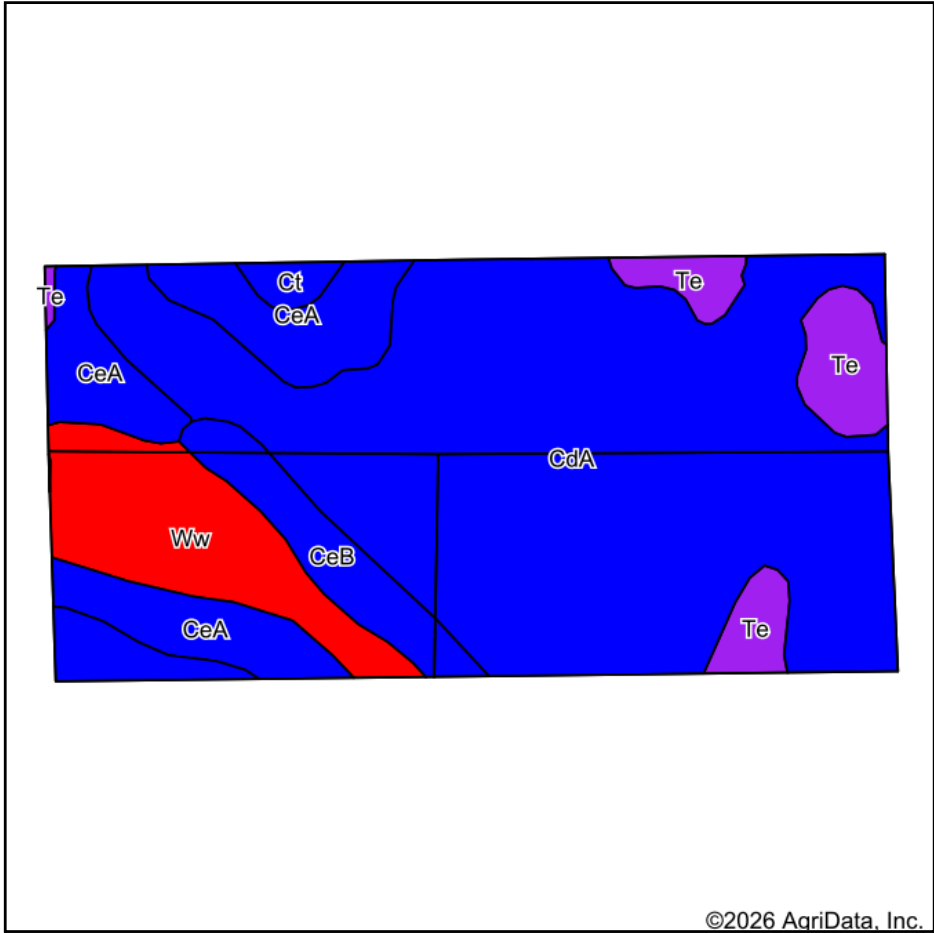
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program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

2026 Program Year
Phy. County: Hutchinson
2025 imagery
S28 T100N R057W

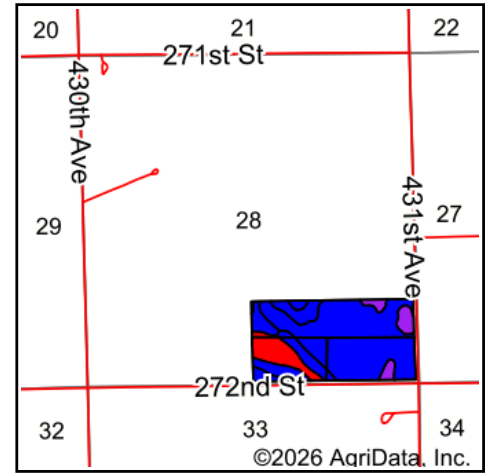
0 340 680
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Map Created 03/24/2026

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hutchinson**
 Location: **28-100N-57W**
 Township: **Pleasant**
 Acres: **75.41**
 Date: **7/29/2026**



Maps Provided By:



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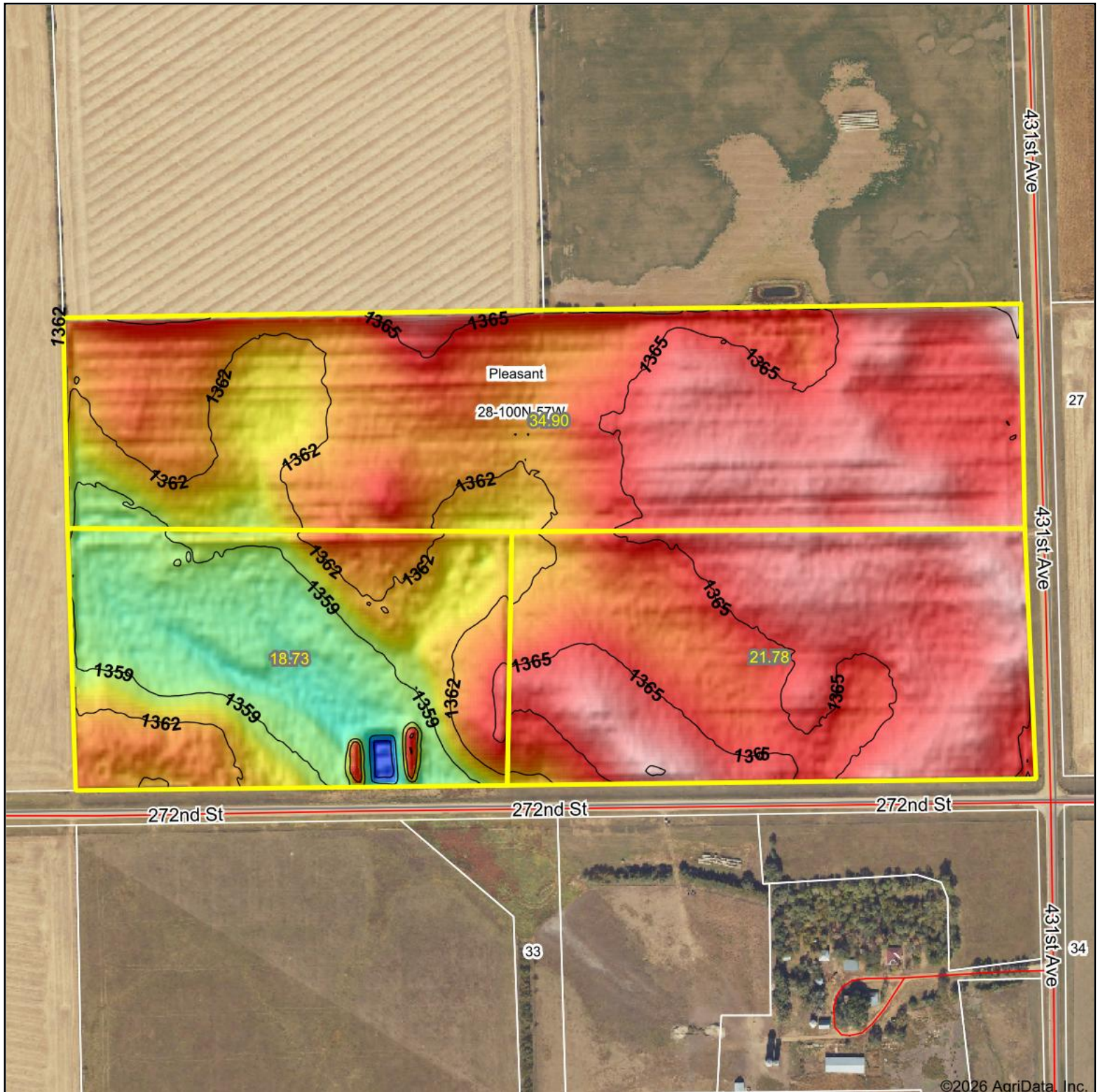
Area Symbol: SD602, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	47.72	63.2%		IIc		88
CeA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	10.02	13.3%		IIc		82
Ww	Worthing silty clay loam, 0 to 1 percent slopes	8.05	10.7%		Vw		30
Te	Tetonka silt loam, 0 to 1 percent slopes	4.95	6.6%		IVw		56
CeB	Clarno-Davison loams, 2 to 4 percent slopes	3.93	5.2%		IIe	IIIe	81
Ct	Crossplain-Harps complex	0.74	1.0%		IIw		82
Weighted Average					2.45	*-	78.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Topography Hillshade



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Low Elevation High



Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,351.9

Max: 1,369.1

Range: 17.2

Average: 1,363.4

Standard Deviation: 2.79 ft

0ft 419ft 837ft



7/29/2026

28-100N-57W
Hutchinson County
South Dakota

Boundary Center: 43° 26' 44.46, -97° 35' 5.5

SOUTH DAKOTA

HUTCHINSON

Form: FSA-156EZ

See Page 3 for non-discriminatory States


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11263

Prepared : 7/16/26 3:54 PM CST

Crop Year : 2026

Tract Number : 41297

Description : SSE 28-100-57

FSA Physical Location : SOUTH DAKOTA/HUTCHINSON

ANSI Physical Location : SOUTH DAKOTA/HUTCHINSON

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 : LELAND J HOFER REVOCABLE TRUST

Other Producers : LELAND HOFER

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
75.41	56.68	56.68	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	56.68	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

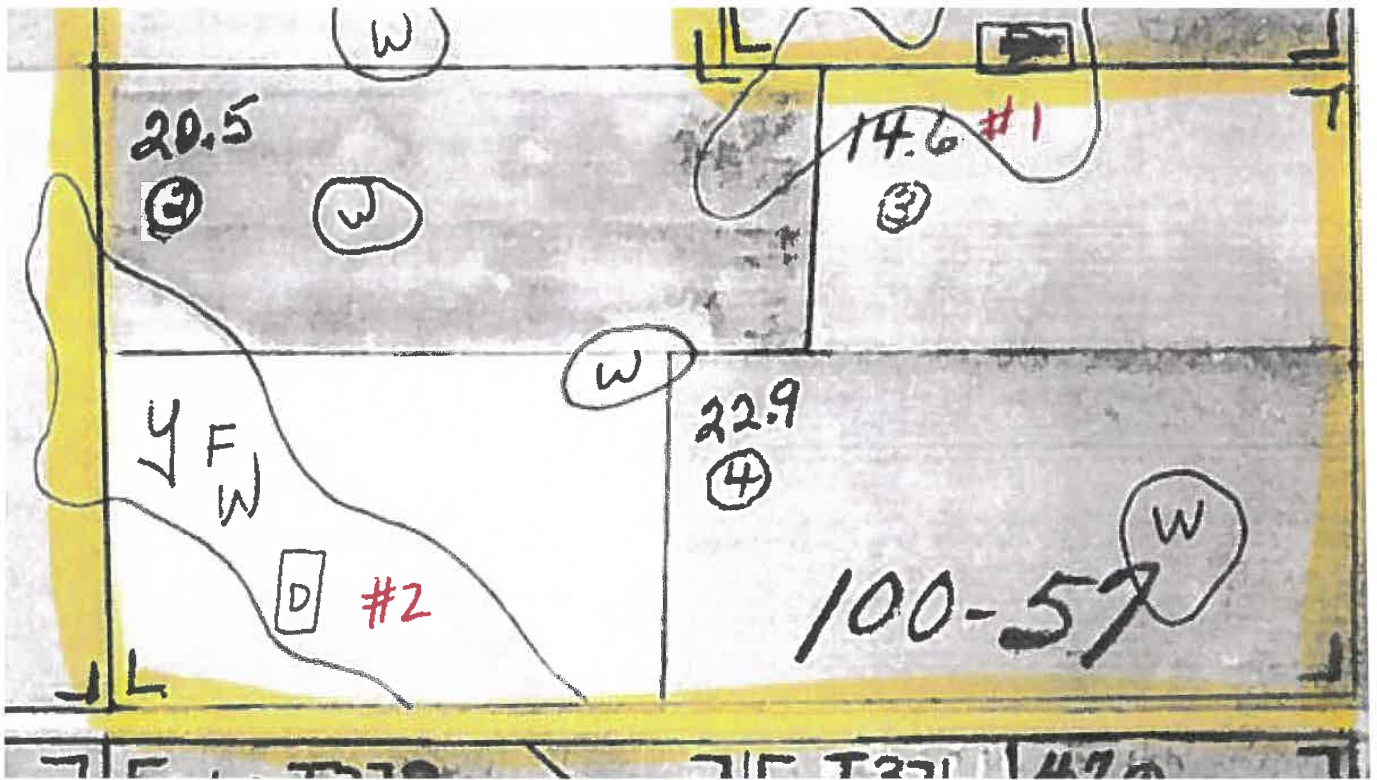
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	5.80	0.00	62
Corn	15.20	0.00	111
Soybeans	3.80	0.00	34

Tract 41297 Continued ...

TOTAL

24.80

0.00



**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

Oplinger Abstract & Title, Inc.
PO Box 133
Olivet, SD 57052-0133
Telephone: (605) 387-2335
Fax: (605) 387-2337

Office File No.: TI-4977

1. Effective Date: July 23, 2026, 8 AM

2. Policy or Policies to be issued:

A. ☒ Owner's Policy(7/1/21) ☒ Standard Coverage ☐ Extended Coverage

Amount: \$1,000.00 / To Be Determined.

Proposed Insured: To Be Determined.

B. ☐ ALTA Loan Policy(7/1/21) ☐ Standard Coverage ☐ Extended Coverage

Amount:

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. Title to the FEE SIMPLE estate or interest in said land is at the effective date hereof vested in:

Leland J. Hofer, Trustee of the Leland J. Hofer Revocable Trust under agreement dated
September 22, 2014.

5. The land referred to in this Commitment is described as follows:

The S½SE¼ of Section 28, Township 100 North, Range 57 West 5th P.M.,
Hutchinson County, South Dakota.

Parcel Identification Number: 100.57.28.4030

SCHEDULE A

Commitment – Stewart Title Guaranty Company
0042 ALTA Commitment (07/01/2021)

SCHEDULE B-SECTION 1

Office File No.: TI-4977

Page 1

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

C. SPECIAL EXCEPTIONS:

(See Schedule B-Section 2 beginning on next page)

SCHEDULE B-SECTION 1

Commitment – Stewart Title Guaranty Company

SCHEDULE B-SECTION 2

Office File No.: TI-4977

Page 1

SPECIAL EXCEPTIONS:

1. Real Estate Taxes for the second half of year 2025, due and payable in year 2026, in the amount of \$791.95.
2. Rights of the public in and to the following described parcels of land used for road purposes:
 - The statutory easement for section line road right-of-way.
 - Lot R-3 in the S½SE¼-28-100-57 as recorded in PC 1-#36(100-57) on September 28, 1978.
 - Lot H-20 in the S½SE¼-28-100-57, as recorded in PC 2-#17(100-57) on May 7, 1982.
3. Easement for the construction, operation, and maintenance of rural water system and rights incidental thereto as set forth in a document granted to B-Y WATER DISTRICT (no representation is made as to the present ownership of said easement) affecting the SE¼SE¼-28-100-57, as recorded in Book E3 page 391 on April 1, 1986.
4. Claim of vested drainage rights for the drainage of water from the SW¼NW¼ and SE¼SW¼ and N½SW¼ of Section 28-100-57 onto the NE¼-29-100-57 and SE¼-28-100-57, and rights incidental thereto as set forth in a document recorded in Book D3 page 23 on June 24, 1992.

----- End of Schedule B -----

REQUIREMENT: This Company will require a CERTIFICATE OF TRUSTEE of the Leland J. Hofer Revocable Trust, according to the provisions of SDCL 55-4-51.3. This Company also reserves the right to make further requirements regarding the trust or its trustees.

This Commitment is not valid without Schedule B-Section 1

SCHEDULE B-SECTION 2

Commitment - Stewart Title Guaranty Company





 Notes

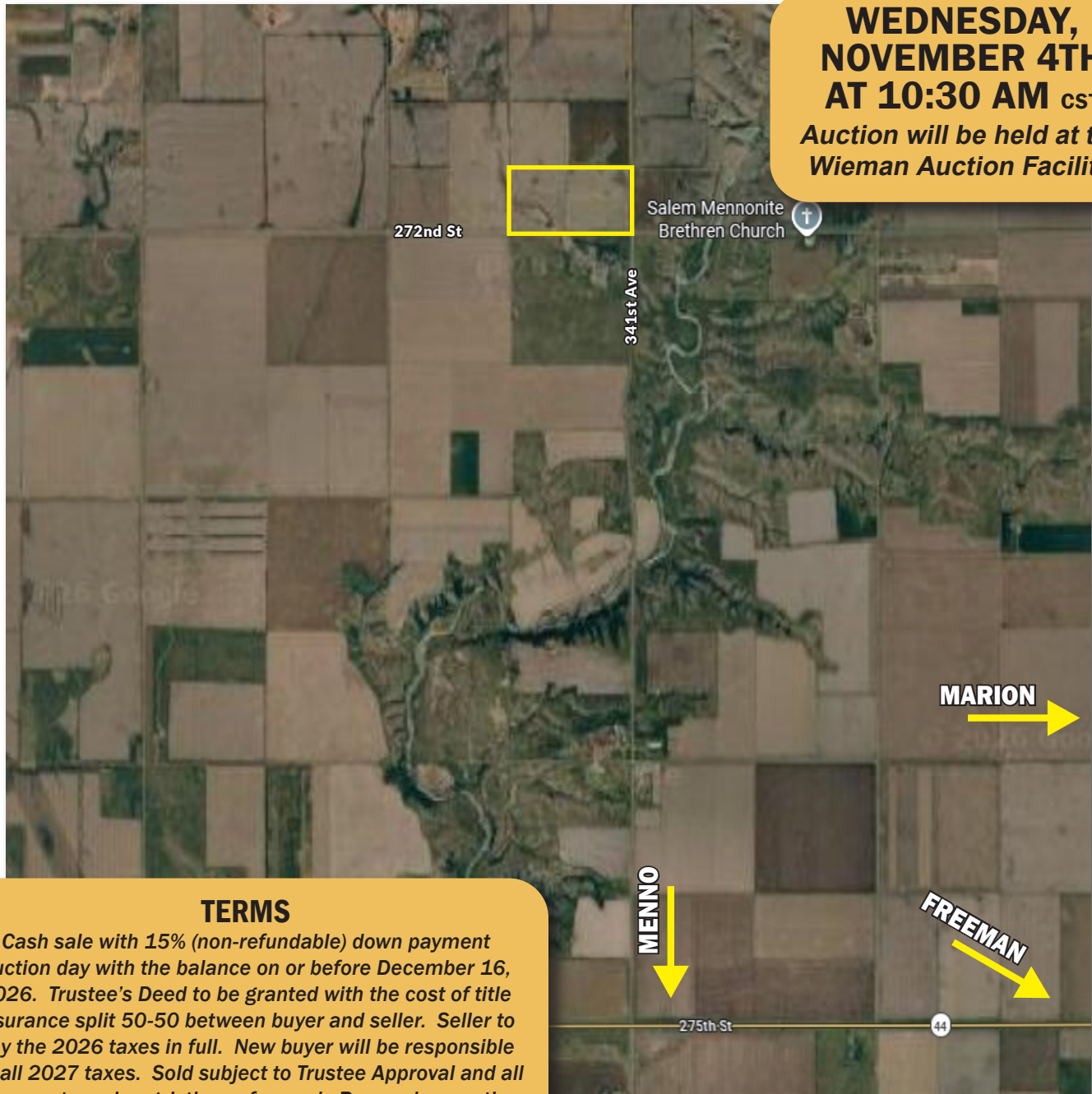


 Notes

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