

106.52 ACRES

HUTCHINSON COUNTY LAND

- WEDNESDAY, NOVEMBER 4TH AT 1:30 PM -



"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

**106.52 ACRES OF GRANDVIEW TOWNSHIP
HUTCHINSON COUNTY FARMLAND AT AUCTION**

We are excited to offer the following quality farmland at public auction offered in 3 tracts, to be held at the Wieman Auction Facility near Marion, SD, on:

Wednesday November 4th, 2026 1:30 PM

Land Location: From Freeman, SD, go 3 mile north on US 81. Located at the corner of US 81 & SD 44.

TRACT 1: 36.52 ACRES (Subject to Survey) – Grandview Township

LEGAL: The NW ¼ NW ¼ in Section 13-99-56, Hutchinson County, SD.

The property consists of 36.52 acres (subject to survey), with approx. 32.5 acres of tillable farmland with a strong soil productivity rating of 78.9. Situated right at the intersection of US Hwy 81 and SD Hwy 44, this property offers unmatched visibility and exceptional access. Small tracts of land with exposure like this are incredibly rare. Whether you want to build a thriving agribusiness, a high-traffic truck stop, a grain handling facility, or your dream home, the potential here is limitless. Don't miss out on this unique highway-frontage opportunity!

TRACT 2: 70 ACRES (Subject to Survey) – Grandview Township

LEGAL: The S ½ NW ¼ less the SW ¼ SW ¼ NW ¼, all in Section 13-99-56, Hutchinson County, SD.

The property consists of approx. 70 acres (subject to survey), with approx. 64 acres of tillable farmland with a soil productivity rating of 77.4. The land is level to gently rolling with excellent eye appeal, offering a variety of potential uses.

TRACT 3: 106.52 ACRES – Combination of Tracts 1 & 2

The annual real estate taxes are \$2,244.34. Located in the Freeman School District 33-1.

Positioned strategically along two major South Dakota highways, this high-visibility property offers unmatched potential and outstanding exposure. Whether you are looking to expand your current farming operation, diversify your investment portfolio, or capitalize on a unique tract with endless development possibilities, this piece of land deserves your attention. Don't miss your chance to secure a high-quality farm in a prime location!

AUCTION TERMS: 10% nonrefundable down payment due on the day of the auction, with the remaining balance due on or before December 16, 2026. A Personal Representatives 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 credit the buyer for the 2026 real estate taxes due in 2027, with the credit applied at closing. Closing to be held at Glenn Roth Law Office in Freeman, SD. Full possession will be delivered to the buyer upon closing. The buyer will have the right to farm the property in 2027. Seller will pay for surveying if the property is sold in 2 tracts. Buyers to settle on the adjusted surveyed acres if sold in 2 tracts. All property is being sold AS-IS, subject to confirmation by the personal representative. 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. **Reminder: The auction will be held in Wieman Auction Facility near Marion, SD.**

**LaVonne Kleinsasser Schrag Estate – Owner
Greg Kleinsasser - PR**

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

Glenn Roth
Closing Attorney
Freeman, SD

Aerial Map



Boundary Center: 43° 23' 56.14, -97° 25' 5.47

13-99N-56W
Hutchinson County
South Dakota

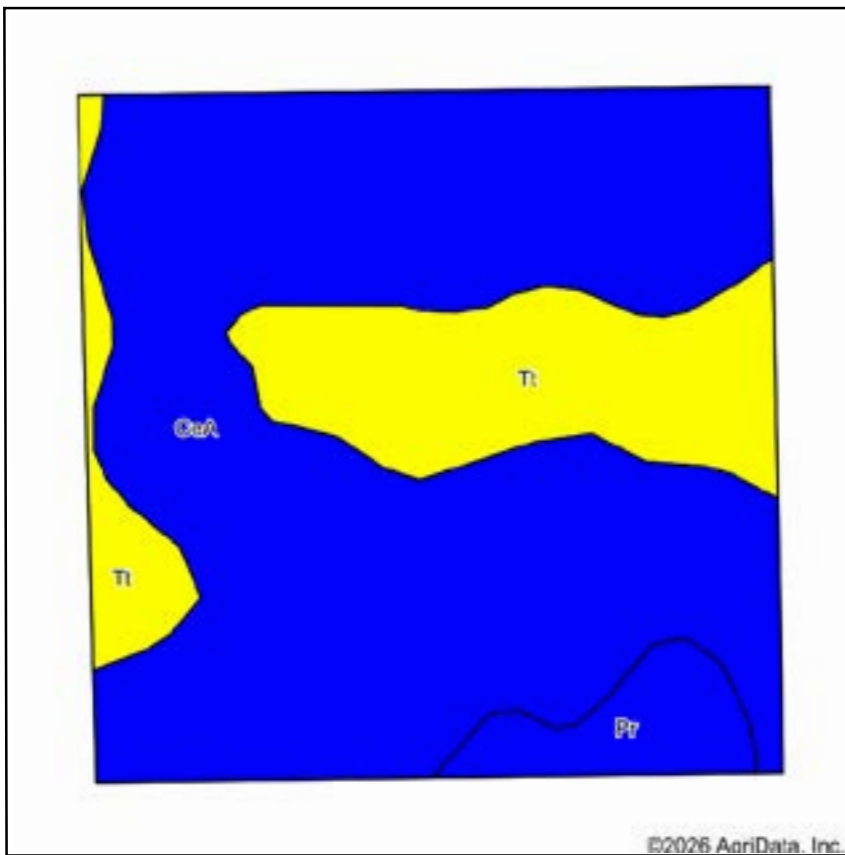
0ft 825ft 1651ft



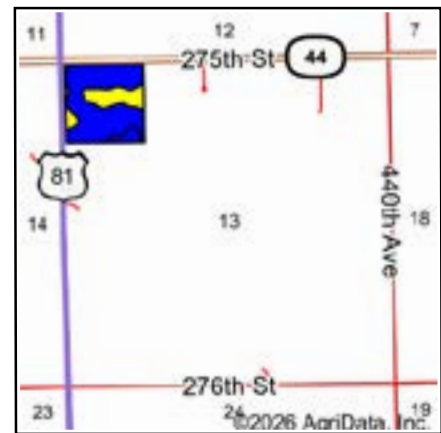
9/17/2026

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: **Hutchinson**
 Location: **13-99N-56W**
 Township: **Grandview**
 Acres: **36.22**
 Date: **9/17/2026**



Maps Provided By



surety®
 © AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: SD602, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CeA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	26.67	73.7%		IIc	82
Tt	Tetonka-Harps complex	7.66	21.1%		IVw	67
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	1.89	5.2%		IIc	85
Weighted Average					2.42	79

*c: Using Capabilities Class Dominant Condition Aggregation Method

Aerial Map



Boundary Center: 43° 23' 43.39, -97° 24' 56.45

0ft 825ft 1651ft

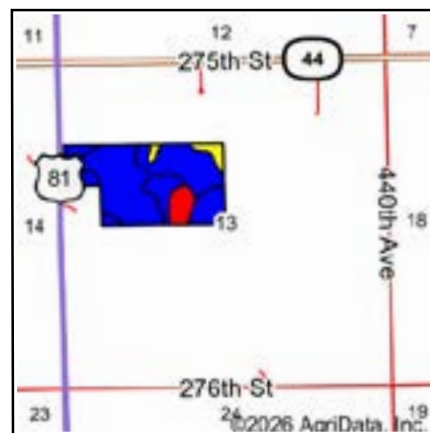
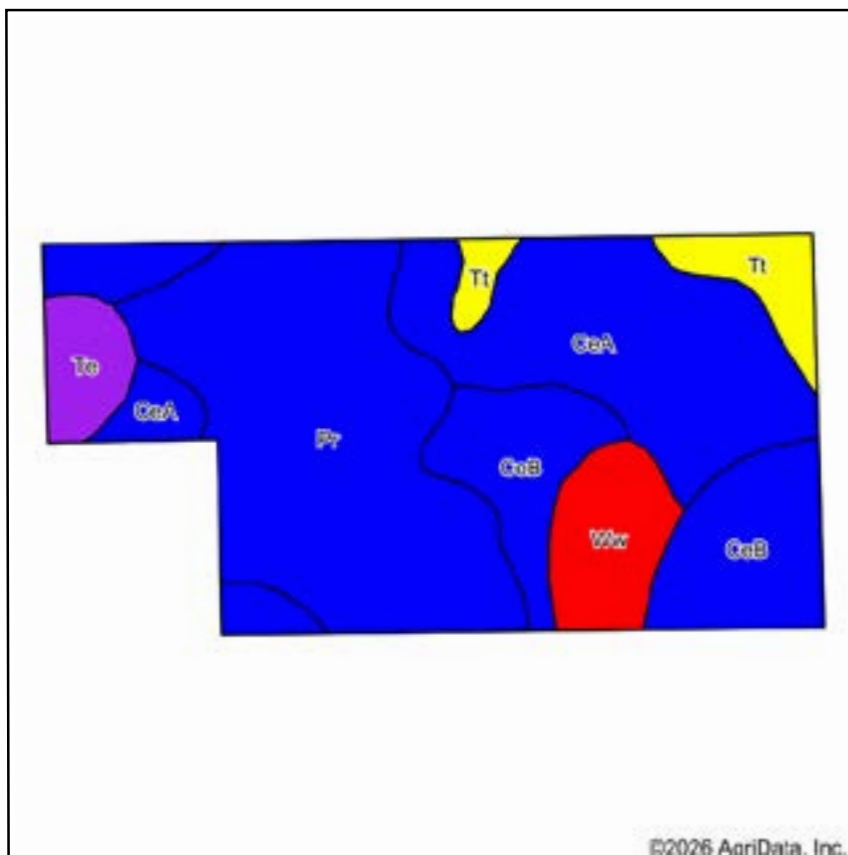
13-99N-56W
Hutchinson County
South Dakota



9/17/2026

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

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **13-99N-56W**
 Township: **Grandview**
 Acres: **69.47**
 Date: **9/17/2026**



Soils data provided by USDA and NRCS.

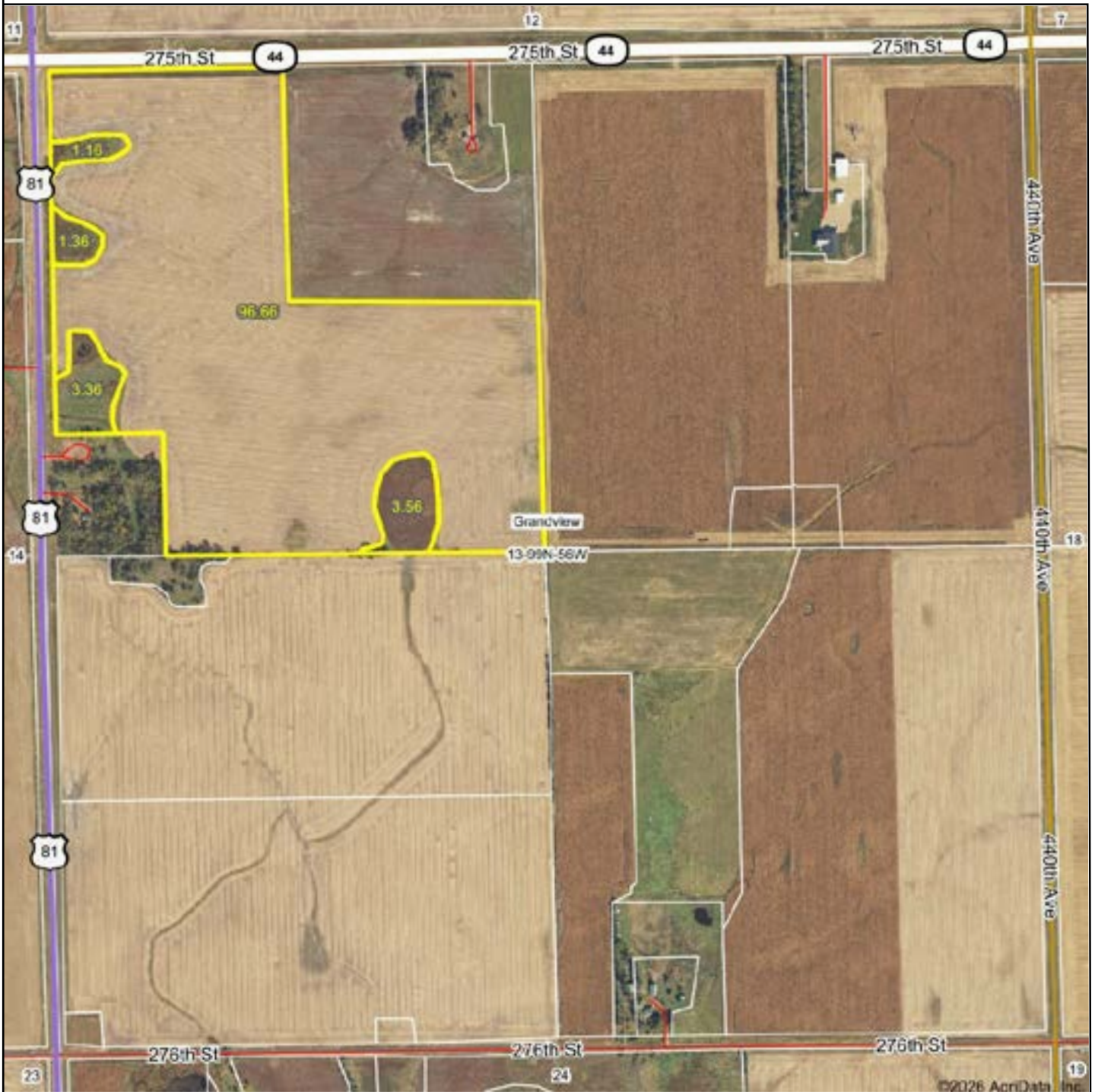
Area Symbol: SD602, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	24.98	36.0%		IIc		85
CeA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	20.64	29.7%		IIc		82
CeB	Clarno-Davison loams, 2 to 4 percent slopes	12.39	17.8%		Ile	IIle	81
Ww	Worthing silty clay loam, 0 to 1 percent slopes	4.94	7.1%		Vw		30
Tt	Tetonka-Harps complex	3.68	5.3%		IVw		67
Te	Tetonka silt loam, 0 to 1 percent slopes	2.84	4.1%		IVw		56
Weighted Average					2.40	*-	77.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Aerial Map



Boundary Center: 43° 23' 49.64, -97° 24' 56.44

0ft 825ft 1651ft

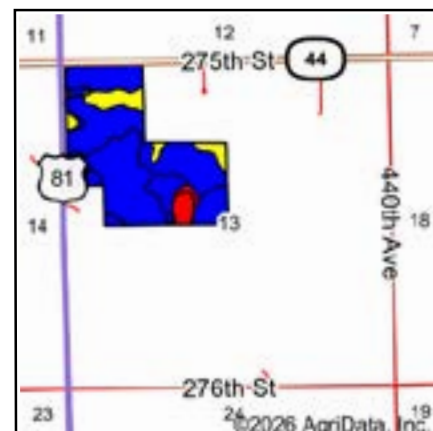
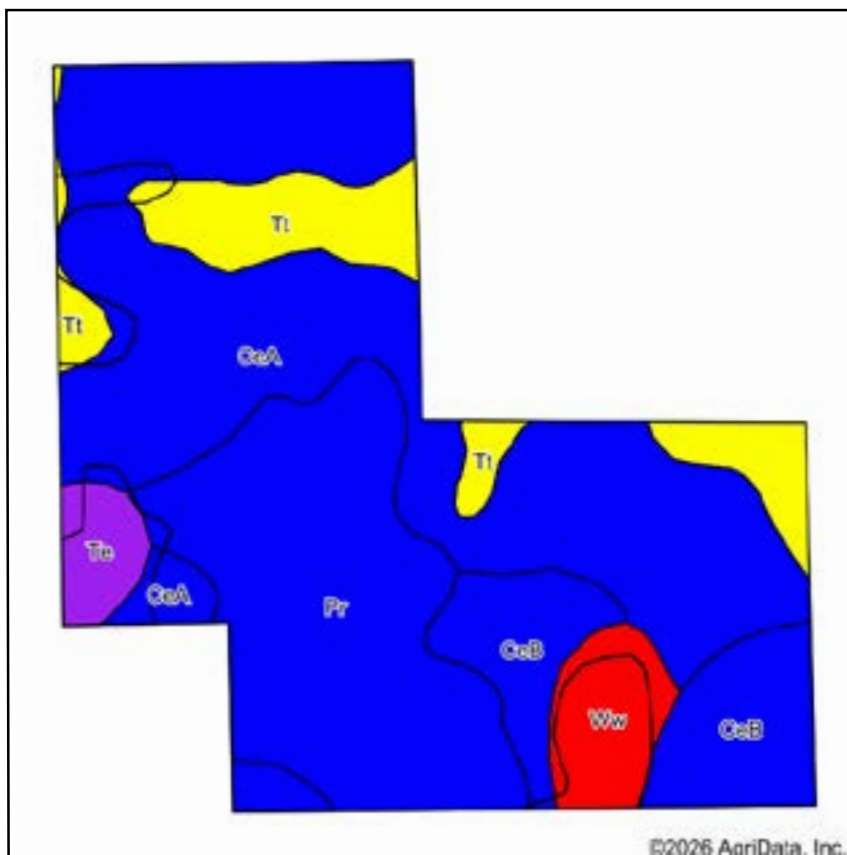


13-99N-56W
Hutchinson County
South Dakota

9/17/2026

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

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **13-99N-56W**
 Township: **Grandview**
 Acres: **106.1**
 Date: **9/17/2026**



Map Provided By
surety
South Dakota Real Estate Appraisers
 © AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

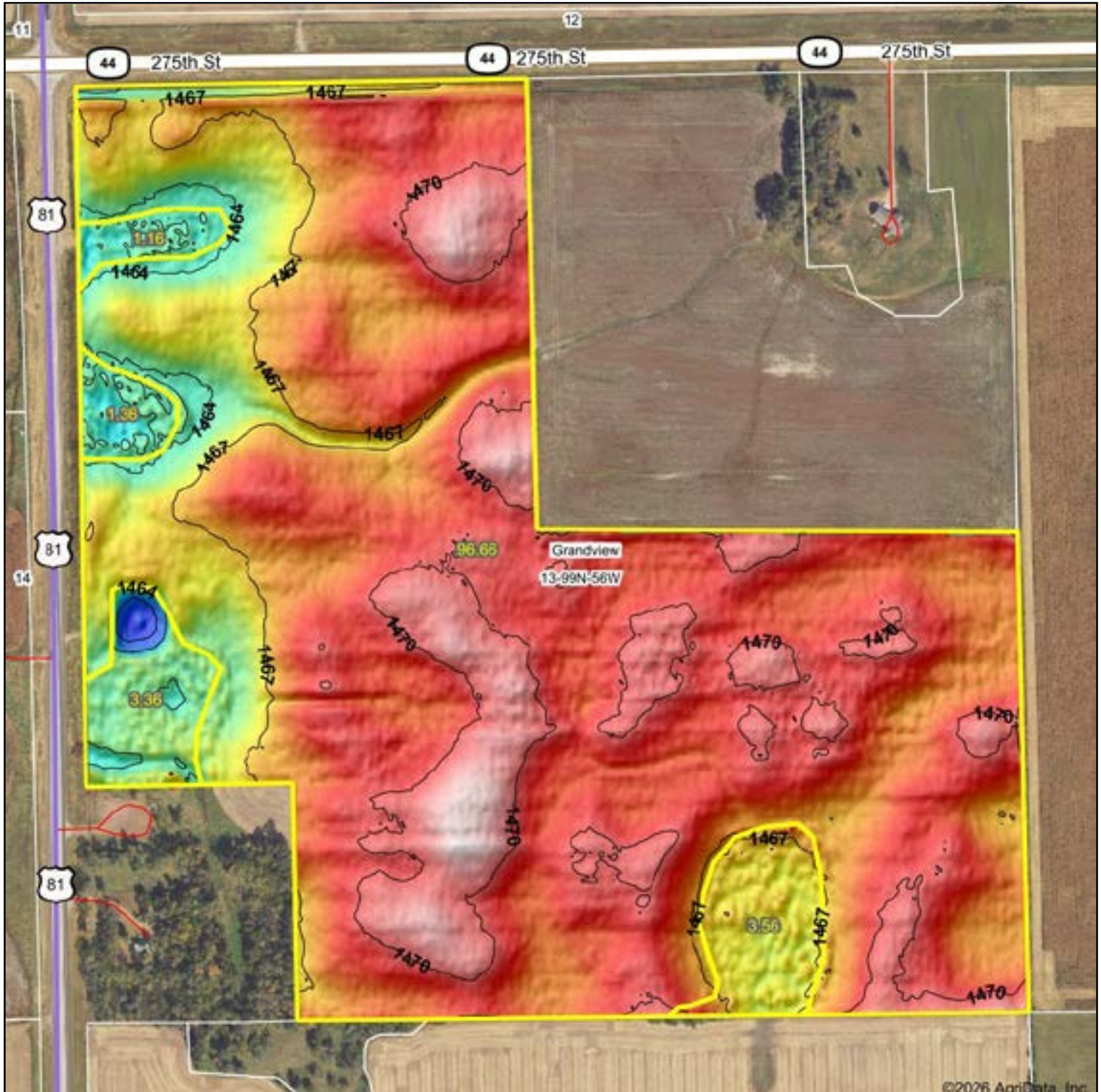
Area Symbol: SD602, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
CeA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	47.81	44.9%		IIc		82
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	26.85	25.3%		IIc		85
CeB	Clarno-Davison loams, 2 to 4 percent slopes	12.38	11.7%		Ile	IIle	81
Tt	Tetonka-Harps complex	11.30	10.7%		IVw		67
Ww	Worthing silty clay loam, 0 to 1 percent slopes	4.94	4.7%		Vw		30
Te	Tetonka silt loam, 0 to 1 percent slopes	2.82	2.7%		IVw		56
Weighted Average					2.41	*-	77.9

*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



Low Elevation High



Maps Provided By



© AgriData, Inc. 2025 www.AgrDataInc.com

Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,460.1

Max: 1,472.3

Range: 12.2

Average: 1,468.2

Standard Deviation: 1.94 ft

0ft 429ft 858ft



9/17/2026

13-99N-56W
Hutchinson County
South Dakota

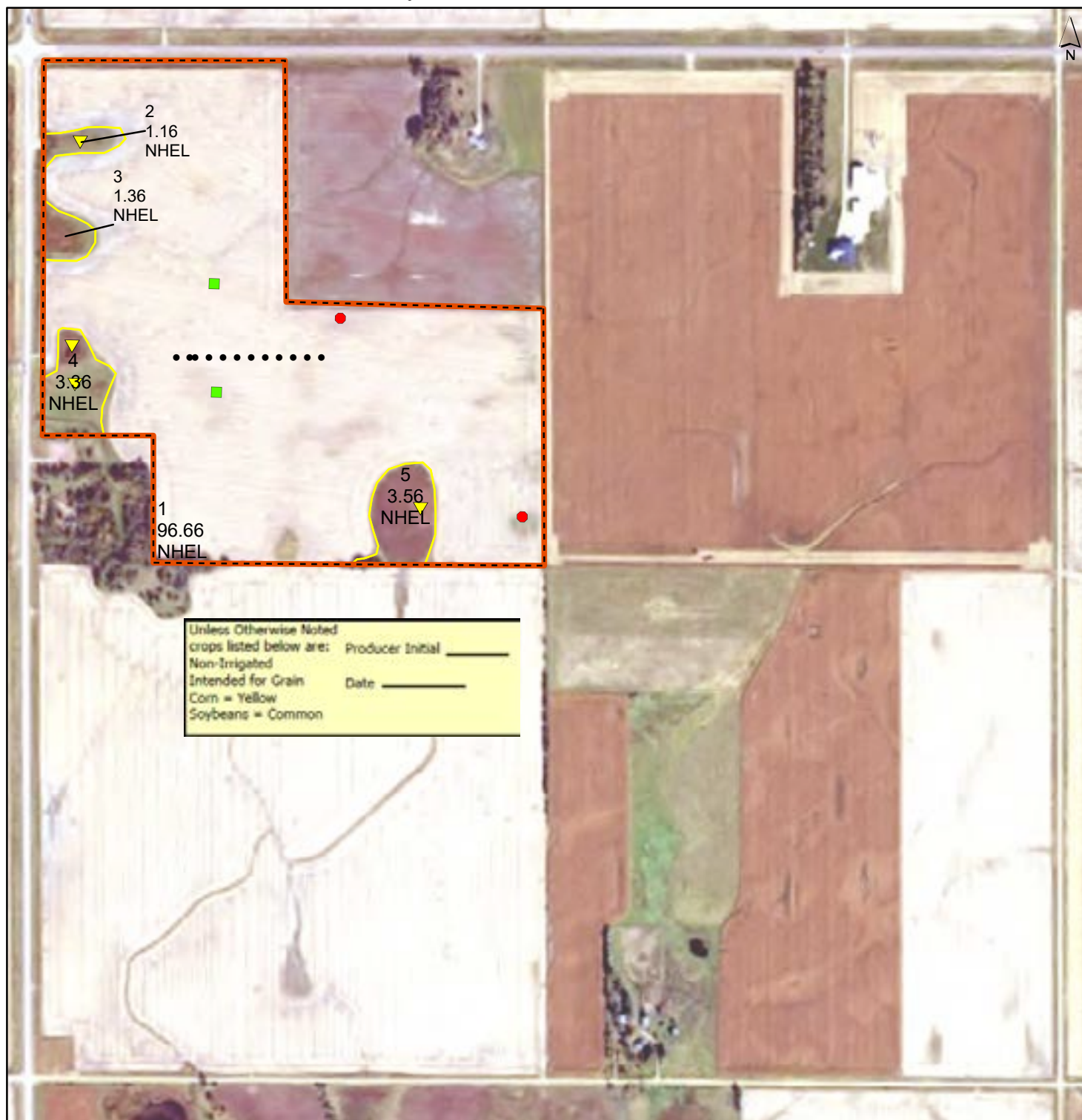
Boundary Center: 43° 23' 49.64, -97° 24' 56.44



United States
Department of
Agriculture

Hutchinson County, South Dakota

Farm 11120



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

2026 Program Year
Phy. County: Hutchinson
2025 imagery
S13 T099N R056W

0 340 680
Ft

SOUTH DAKOTA
HUTCHINSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11120
Prepared : 9/10/26 3:59 PM CST
Crop Year : 2026

Tract Number : 2937

Description : L4L/WNW EX SW 10 AC;SENW 13-99-56
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 : LAVONNE SCHRAG ESTATE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
106.10	106.10	106.10	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	106.10	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	52.98	0.00	134
Soybeans	52.98	0.00	40

TOTAL 105.96 0.00

Certified Wetland Determination

NW

Field Office: Parkston FO
Certified By: Hobbick
Legal Desc: NW1/4 13-99-58

Agency: USDA-NRCS
Certified Date: 3/16/12
Tract: 2837



Legend



0 265 530 1,060 1,590 2,120 2,650 3,180 Feet

W Wetland
FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
PC Prior Converted
NW Non Wetland
NI Not Inventoried Potential Waters of the US
See NRCS CPA-026E for definitions and additional info.







Notes

106.52 ACRES

HUTCHINSON COUNTY LAND

**WEDNESDAY,
NOVEMBER 4TH
AT 1:30 PM**

*Auction will be held at
Wieman Auction Facility
near Marion, SD.*

TRACT 1

TRACT 3

TRACT 2

MARION →

TERMS

10% nonrefundable down payment due on the day of the auction, with the remaining balance due on or before December 16, 2026. A Personal Representatives 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 credit the buyer for the 2026 real estate taxes due in 2027, with the credit applied at closing. Closing to be held at Glenn Roth Law Office in Freeman, SD. Full possession will be delivered to the buyer upon closing. The buyer will have the right to farm the property in 2027. Seller will pay for surveying if the property is sold in 2 tracts. Buyers to settle on the adjusted surveyed acres if sold in 2 tracts. All property is being sold AS-IS, subject to confirmation by the personal representative. Wieman Land & Auction represents the sellers in this transaction.

“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

