

174.26 ACRES

HANSON COUNTY LAND

- THURSDAY, NOVEMBER 12TH 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

174.26 SURVEYED ACRES HANSON COUNTY LAND AT PUBLIC AUCTION!

Don't miss this chance to purchase this Hanson County land offered in 3 tracts at public auction at RJ's Party Room at 437 Main St on:

THURSDAY, NOVEMBER 12th - 10:30 A.M.

In order to settle the estate of the Late Wayne and Irene LaDue, we will offer this combination of grass and CRP/tillable ground to the buying public. New buyers able to operate for the 2027 crop year. Come prepared to buy!

TRACT ONE: +-42.26 ACRES

LEGAL: Lot Three (3) of LaDue Addition in Section (9), Township One Hundred One (101) North, Range Fifty-Eight (58) West of the 5th P.M., Hanson County, South Dakota

LOCATION: From SD Hwy 42 and 421st Ave, go 1 mile North and 1 West on 264th St

- FSA reports 41.4 acres tillable
- Will be sold according to surveyed acres of 42.26
- Soil Rating of 50 with composition being mostly James River bottom silty clay
- CRP Contract on 41.40 acres paying \$101.27/acre expires 9/30/2030
- Multitude of options including tillable land, leave it in CRP, hunting ground or convert to grazing acres

TRACT TWO: +-132 ACRES

LEGAL: Lot Two (2) of LaDue Addition in Section (9), Township One Hundred One (101) North, Range Fifty-Eight (58) West of the 5th P.M., Hanson County, South Dakota

LOCATION: From SD Hwy 42 and 421st Ave, go 1 mile North and 1/2 West on 264th St

- FSA reports 25.92 tillable acres with the balance in native grass and right of way
- Will be sold according to surveyed acres of 132
- Currently the whole unit is utilized as pasture grass.
- Soil rating on the whole unit is 34.3 with the 25 tillable acres that has crop history ranging from 60 - 86
- Rolling river hills with good access and a good dam make it excellent pasture

TRACT THREE: +-174.26 ACRES (Combination of Tracts 1 & 2)

LEGAL: Lots Two (2) and Three (3) of LaDue Addition in Section (9), Township One Hundred One (101) North, Range Fifty-Eight (58) West of the 5th P.M., Hanson County, South Dakota

- FSA reports 67.32 tillable acres including the 41.4 acres in the CRP contract and 106.69 acres in native grass.
- Will be sold according to surveyed acres of 174.26
- NO U.S. Fish & Wildlife Easements

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience.

Drone video footage along with buyers packets can be viewed on

www.wiமானuction.com or call 605-648-3111 to have one mailed to you.

TERMS: Cash sale with 10% non-refundable down payment day of auction with the balance on or before December 31, 2026. Warranty deed to be granted with the cost of title insurance and closing costs split 50-50 between buyer and seller. Sellers will credit buyer for all 2026 taxes payable in 2027 at closing. Possession will be March 1st, 2027. Sold subject to owners approval and all restrictions of record. Auctioneers are representing the sellers in this transaction. Remember the auction will be held at RJ's Party Room on Main Street in Alexandria SD!

Jolene Rose, Peggy A LaDue, Dennis LaDue and Lee Etta LaDue – Owners

Wieman Land & Auction Co. Inc.

Marion, SD 800-251-3111

www.wiமானuction.com

Aerial Map



©2026 AgriData, Inc.



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Boundary Center: 43° 33' 53.89, -97° 48' 18.38

0ft 659ft 1318ft

9-101N-58W
Hanson County
South Dakota

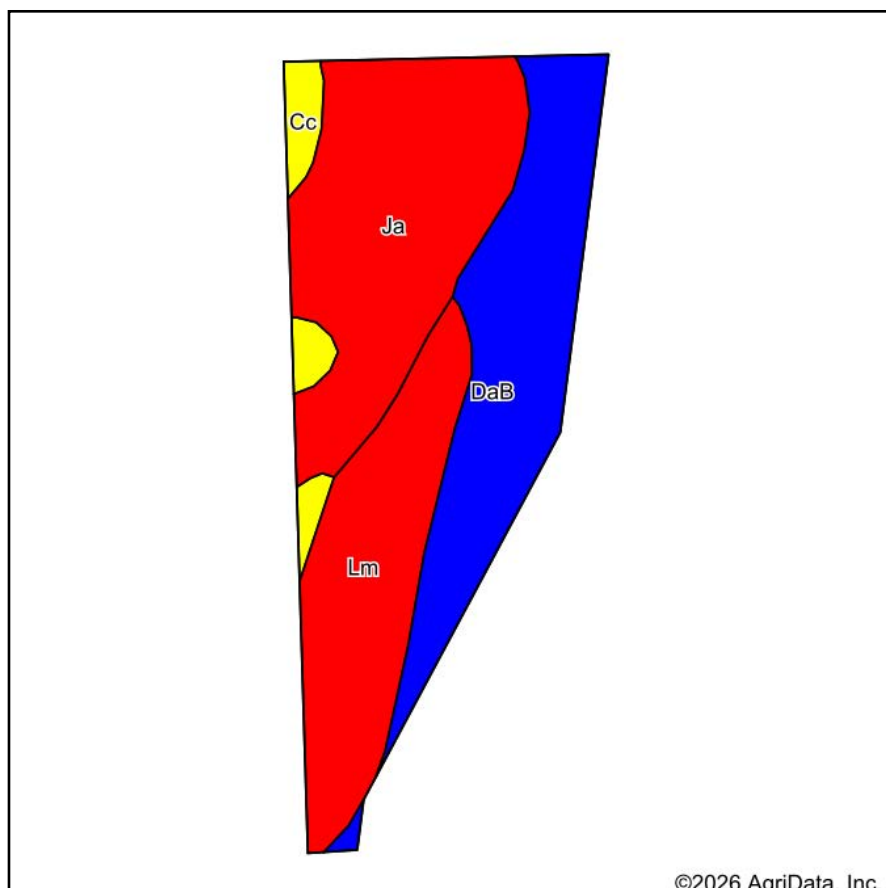


9/4/2026

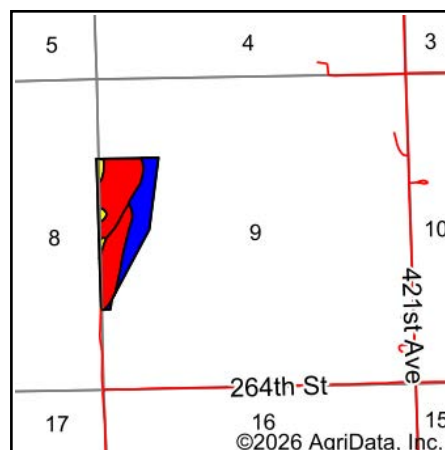
Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT 1

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hanson**
 Location: **9-101N-58W**
 Township: **Beulah**
 Acres: **42.26**
 Date: **9/4/2026**



Maps Provided By:



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www.AgriDataInc.com

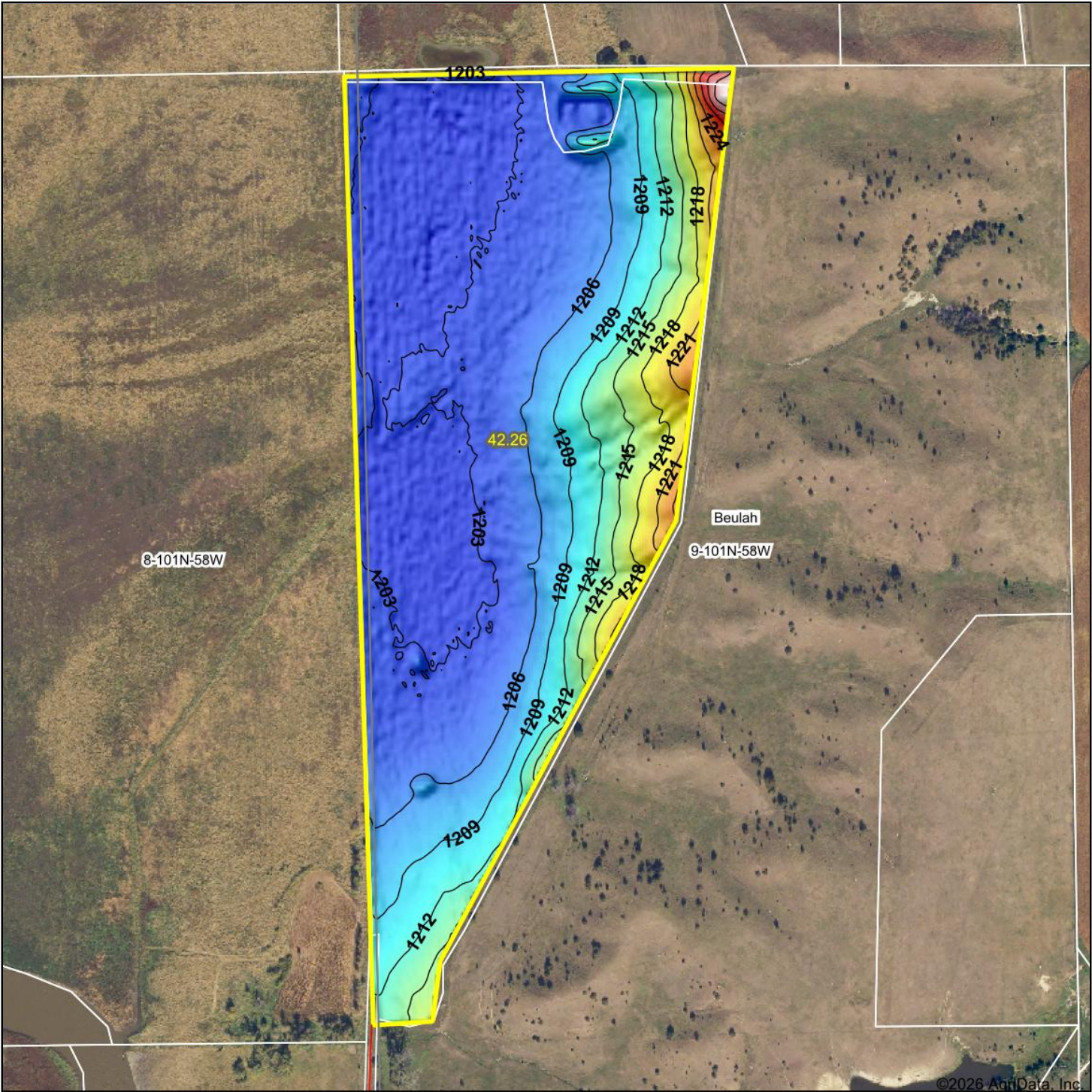


Area Symbol: SD602, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Ja	James silty clay	15.63	36.9%		IVw	29
DaB	Davis loam, 2 to 6 percent slopes	13.30	31.5%		Ile	83
Lm	Lamo-Wann complex, frequently flooded	11.23	26.6%		IVw	38
Cc	Clamo silty clay loam	2.10	5.0%		IVw	62
Weighted Average					3.37	50

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



COPY

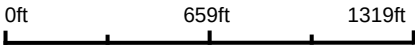
TRACT 1

Aerial Map



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Boundary Center: 43° 33' 47.21, -97° 48' 11.84



9-101N-58W
Hanson County
South Dakota

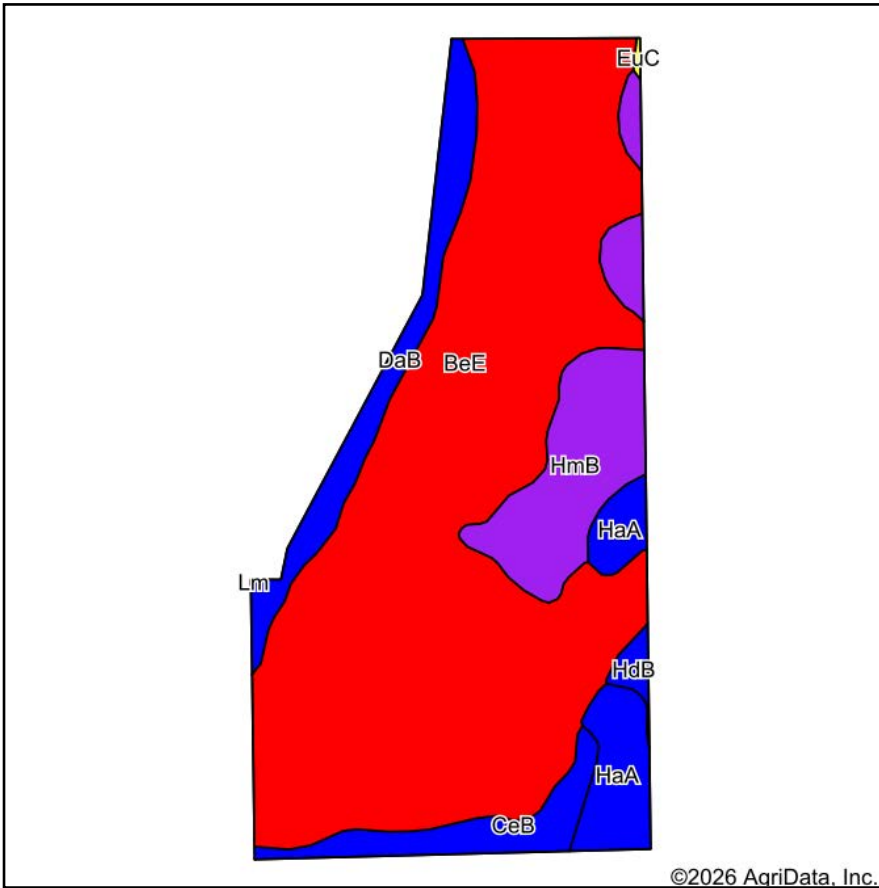


9/4/2026

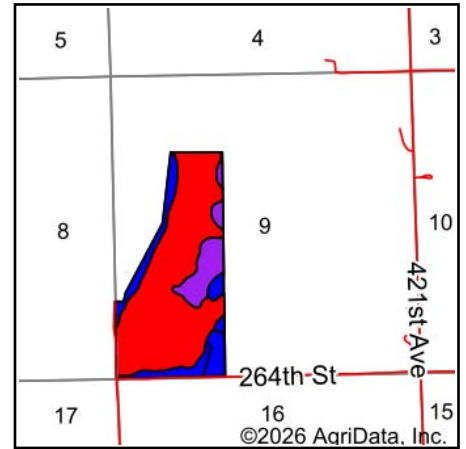
Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT 2

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hanson**
 Location: **9-101N-58W**
 Township: **Beulah**
 Acres: **132**
 Date: **9/4/2026**



Maps Provided By:



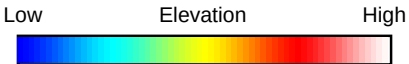
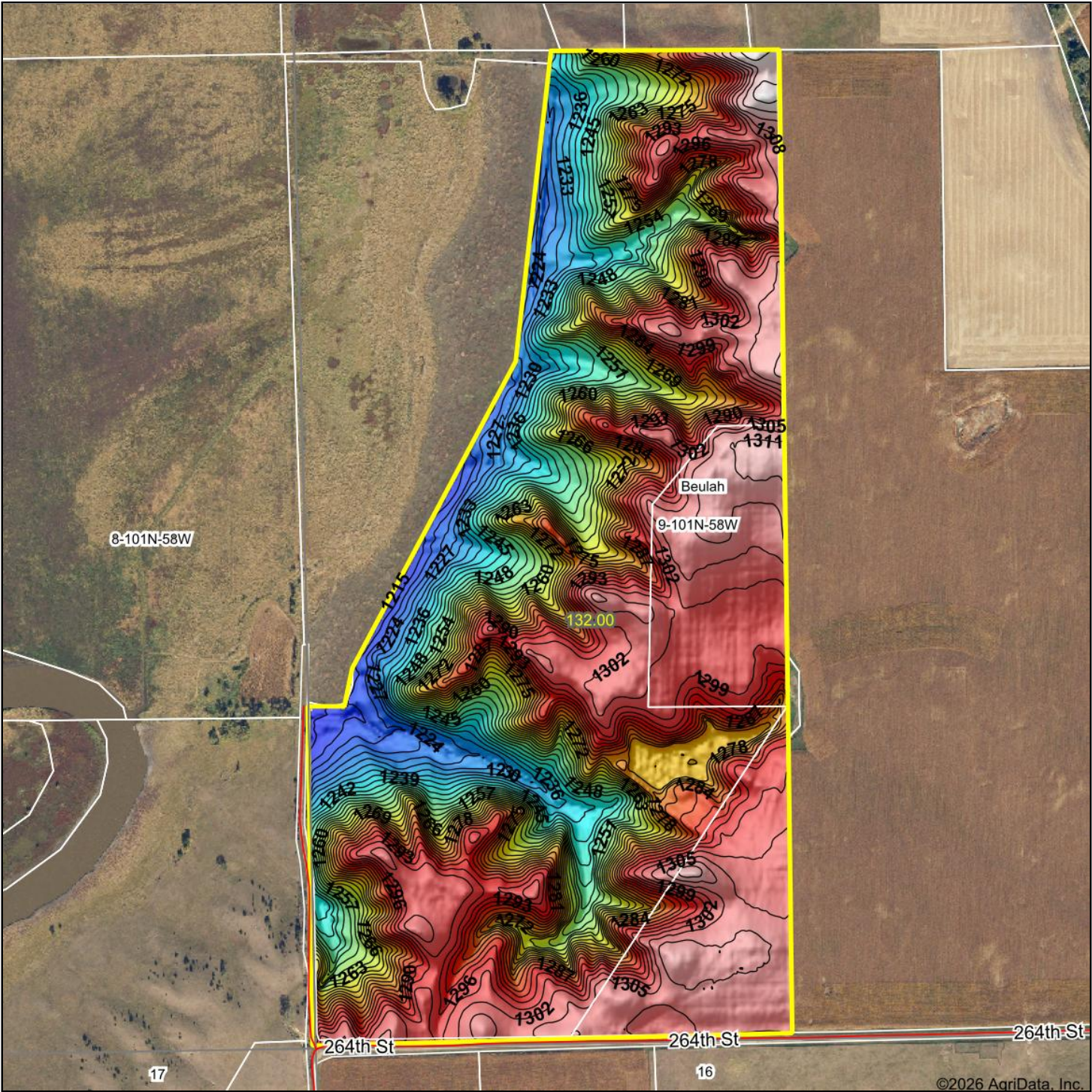
Area Symbol: SD602, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
BeE	Betts-Ethan loams, 15 to 40 percent slopes	93.82	71.0%		Vlle		18
HmB	Henkin fine sandy loam, 2 to 6 percent slopes	14.82	11.2%		Ille		60
DaB	Davis loam, 2 to 6 percent slopes	8.92	6.8%		Ile		83
HaA	Hand loam, 0 to 2 percent slopes	7.51	5.7%		Ilc		86
CeB	Clarno-Davison loams, 2 to 4 percent slopes	5.80	4.4%		Ile	Ille	81
HdB	Hand-Davison loams, 2 to 6 percent slopes	1.02	0.8%		Ile		84
EuC	Ethan-Clarno loams, 6 to 9 percent slopes	0.11	0.1%		IVe		64
Weighted Average					5.67	*-	34.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

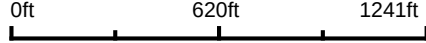
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Topography Hillshade



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

Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,213.1
Max: 1,319.0
Range: 105.9
Average: 1,276.5
Standard Deviation: 26.84 ft



9-101N-58W
Hanson County
South Dakota

Boundary Center: 43° 33' 47.21, -97° 48' 11.84

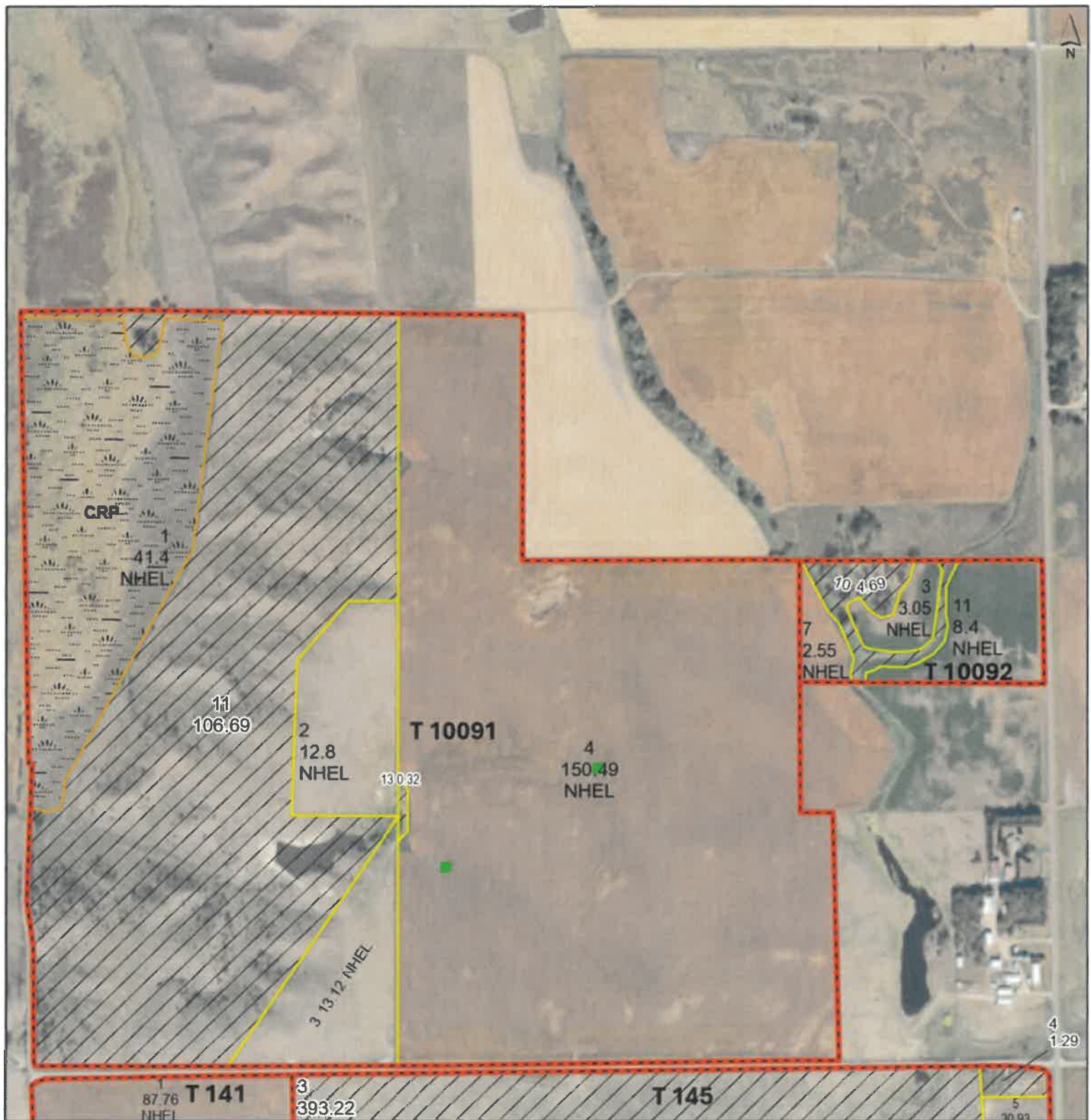
TRACT 2



United States
Department of
Agriculture

Hanson County, South Dakota

Farm 4059



- Tract Boundary Noncropland
 CRP Cropland

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: Hanson

2025 imagery

S09 T101N R058W

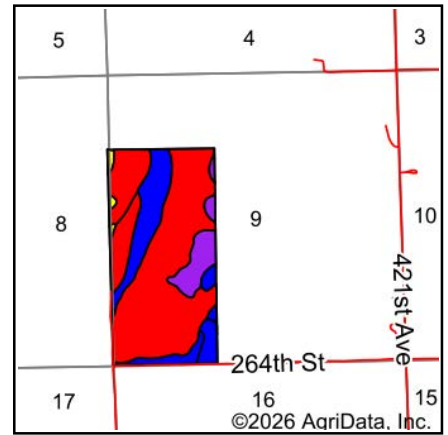
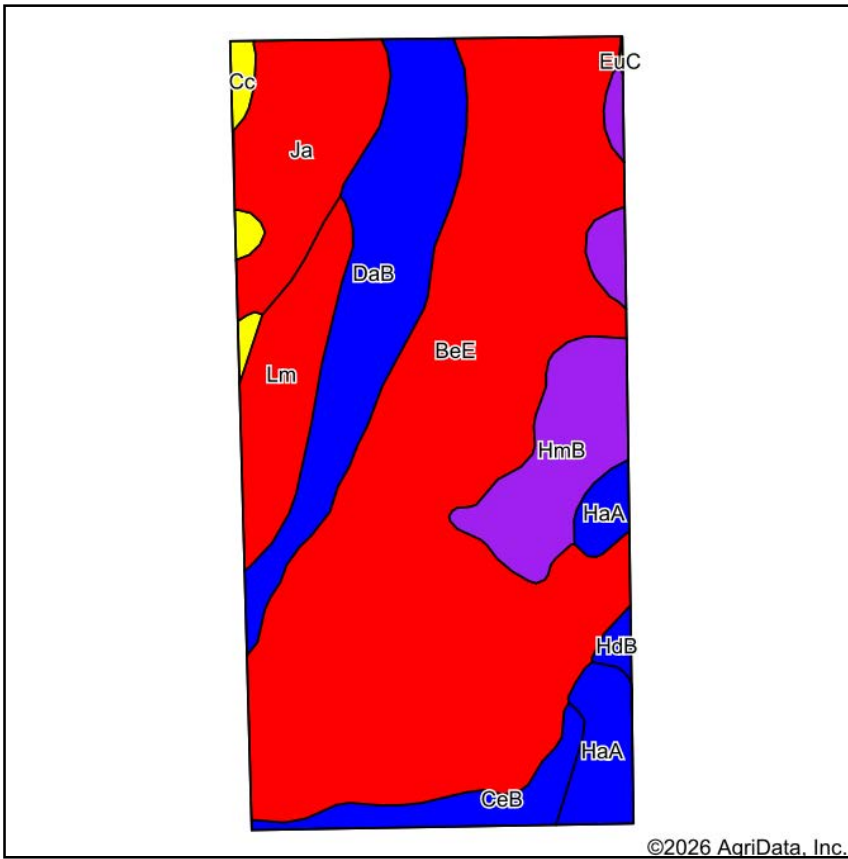
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Ft

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). USDA is an equal opportunity provider, employer, and lender.

Map Created 05/21/2026

TRACT 3

Soils Map



State: **South Dakota**
 County: **Hanson**
 Location: **9-101N-58W**
 Township: **Beulah**
 Acres: **174.26**
 Date: **9/4/2026**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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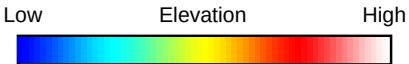
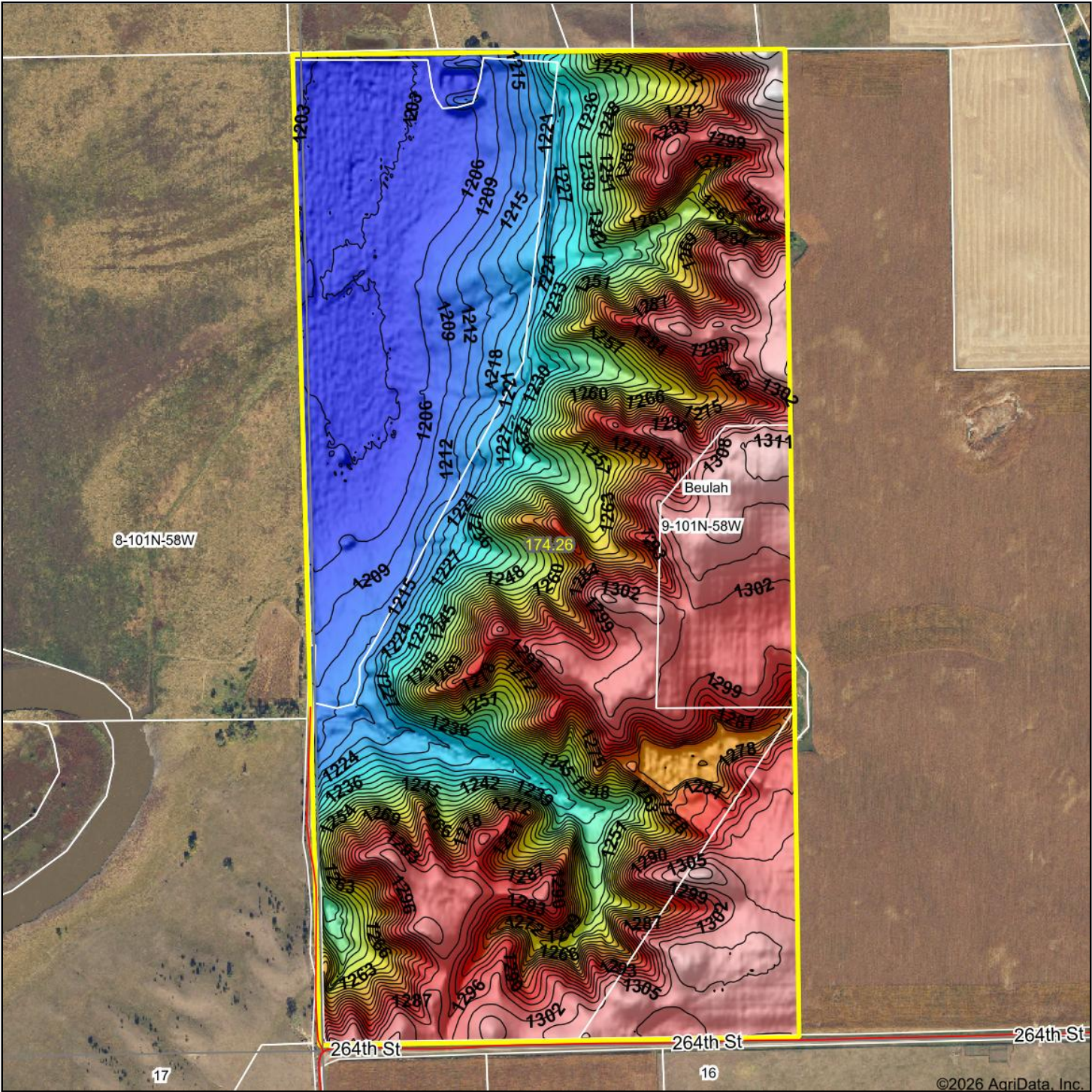
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DaB	Davis loam, 2 to 6 percent slopes	23.04	13.2%		IIe		83
Ja	James silty clay	15.65	9.0%		IVw		29
HmB	Henkin fine sandy loam, 2 to 6 percent slopes	14.45	8.3%		IIIe		60
Lm	Lamo-Wann complex, frequently flooded	11.34	6.5%		IVw		38
HaA	Hand loam, 0 to 2 percent slopes	7.39	4.2%		IIc		86
CeB	Clarno-Davison loams, 2 to 4 percent slopes	5.67	3.3%		IIe	IIIe	81
Cc	Clamo silty clay loam	2.11	1.2%		IVw		62
HdB	Hand-Davison loams, 2 to 6 percent slopes	0.91	0.5%		IIe		84
EuC	Ethan-Clarno loams, 6 to 9 percent slopes	0.06	0.0%		IVe		64
Weighted Average					5.10	*-	38.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

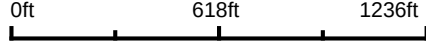
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Topography Hillshade



© AgriData, Inc. 2025 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,201.7
Max: 1,319.0
Range: 117.3
Average: 1,258.8
Standard Deviation: 37.86 ft



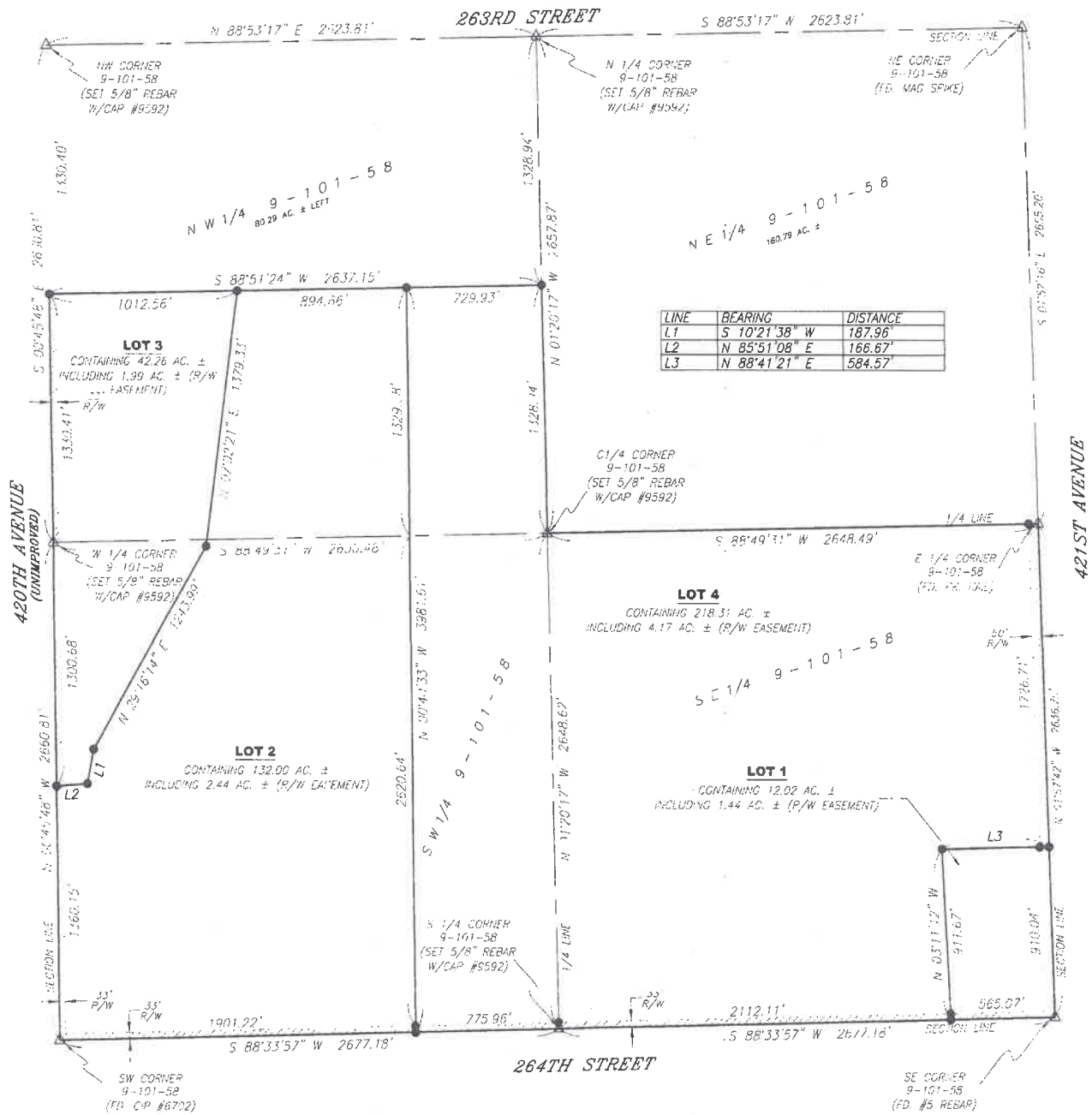
9/4/2026

9-101N-58W
Hanson County
South Dakota

Boundary Center: 43° 33' 47.24, -97° 48' 12.26

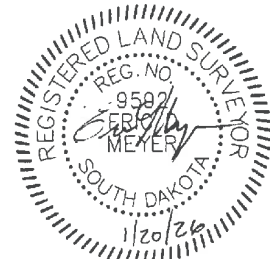
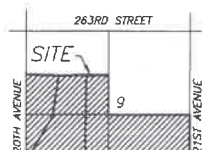
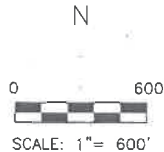
TRACT 3

THE 5TH PRINCIPAL MERIDIAN, HANSON COUNTY, SOUTH DAKOTA,
THIS PLAT VACATES PLAT BOOK 9P, PAGE 61



LEGEND:

- SET 5/8" REBAR W/CAP #9592
- FOUND MONUMENT
- △ SECTION CORNER (AS NOTED)
- (R) RECORD INFORMATION
- (M) MEASURED DISTANCE
- AC. ACRES
- S.F. SQUARE FEET
- A.E. ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE
- R.H.C. RECORDS OF HANSON COUNTY



SOUTH DAKOTA
HANSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4059
Prepared : 8/17/26 7:33 AM CST
Crop Year : 2026

Tract 141 Continued ...

NOTES

Tract Number : 145

Description : NE & E2NW & N2SE & SWSW 16 101 58
FSA Physical Location : SOUTH DAKOTA/HANSON
ANSI Physical Location : SOUTH DAKOTA/HANSON
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : L. WAYNE LADUE AND IRENE K. LADUE JOINT REVOCABLE LIVING TRUST
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
433.08	37.77	37.77	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	37.77	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	2.80	0.00	38
Corn	20.37	0.00	112
Soybeans	14.60	0.00	36

TOTAL 37.77 0.00

NOTES

Tract Number : 10091

Description : NW SE & S2NW SE 9 101 58
FSA Physical Location : SOUTH DAKOTA/HANSON
ANSI Physical Location : SOUTH DAKOTA/HANSON
BIA Unit Range Number :
CRP Contract Number(s) : 11253
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None

SOUTH DAKOTA
HANSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4059
Prepared : 8/17/26 7:33 AM CST
Crop Year : 2026

Tract 10091 Continued ...

Owners : L. WAYNE LADUE AND IRENE K. LADUE JOINT REVOCABLE LIVING TRUST
Other Producers :
Recon ID : 46-061-2018-40

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
324.82	217.81	217.81	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	176.41	0.00	41.40	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.63	0.00	38
Corn	85.43	0.00	112
Soybeans	87.00	0.00	36
TOTAL	176.06	0.00	

NOTES

Tract Number : 10092

Description : N2NESE 9 101 58
FSA Physical Location : SOUTH DAKOTA/HANSON
ANSI Physical Location : SOUTH DAKOTA/HANSON
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : L. WAYNE LADUE AND IRENE K. LADUE JOINT REVOCABLE LIVING TRUST
Other Producers :
Recon ID : 46-061-2018-41

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
18.69	14.00	14.00	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	14.00	0.00	0.00	0.00	0.00	0.00

Old Republic National Title Insurance Company

SCHEDULE B - PART II

ALTA COMMITMENT

Office File Number: 05-26-00132

Exceptions From Coverage

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.
4. Easements, or claims of easements, or roads and highways, not shown by the public records.
5. 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.
6. (A) Unpatented mining claims; (B) reservations or exceptions in patents, or any act 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.
7. 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.
8. Any Service, installation or connection charge for sewer, water or electricity.
9. Any right, title, or interest in minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.
10. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

2025 real estate taxes due and payable in 2026 in the amount of \$465.54 and are paid in full. Tax Bill #1521; Tax ID#101-58-017-003-000-02 (N2SW4 E James River, S10 Rds S2NW4 17-101-58)

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE B - PART II
EXCEPTIONS
(Continued)

Office File Number: 05-26-00132

11. RIGHT-OF-WAY EASEMENT to Central Electric Cooperative Association filed February 25, 2011 in Book 4E, Pages 382-383. (copy provided upon request)
12. Tenancy rights of parties in possession of all or a portion of the real estate.

Subject to unrecorded leases, if any.
13. Rights of the public, State of South Dakota, and the U.S. Government, in that part of the premises which lies below the natural high water mark of the James River.
14. Rights of other riparian owners to the uninterrupted flow of navigable water.
15. Rights of owners of abutting land to use that part of premises which lies within the bed of the James River.
16. Consequences of any changes in the location of the James River which forms a boundary line of the premises.
17. Subject to the terms and conditions of the Right of First Refusal held by Jolene and Ron Rose, or the survivor of them, contained within the Trustee's Deed filed May 21, 2026 in Book 207 of Deeds, Pages 377-384, executed by Jolene K. Rose and Peggy A. LaDue, Trustees of the L. Wayne LaDue and Irene K. LaDue Joint Revocable Living Trust dated the 7th day of November, 2013 -to- Jolene K. Rose, a married person, Peggy A. LaDue, a married person, Dennis W. LaDue, a married person and LeeEtta LaDue, a single, as tenants in common. (copy provided upon request)
18. Subject to the terms and conditions of the Ronald E. Rose Revocable Living Trust Agreement dated the 15th day of April, 2014.
19. Subject to the terms and conditions of the Jolene K. Rose Revocable Living Trust Agreement dated the 15th day of April, 2014.
20. Lack of a right of access to and from the land.

END OF SCHEDULE B - PART II

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



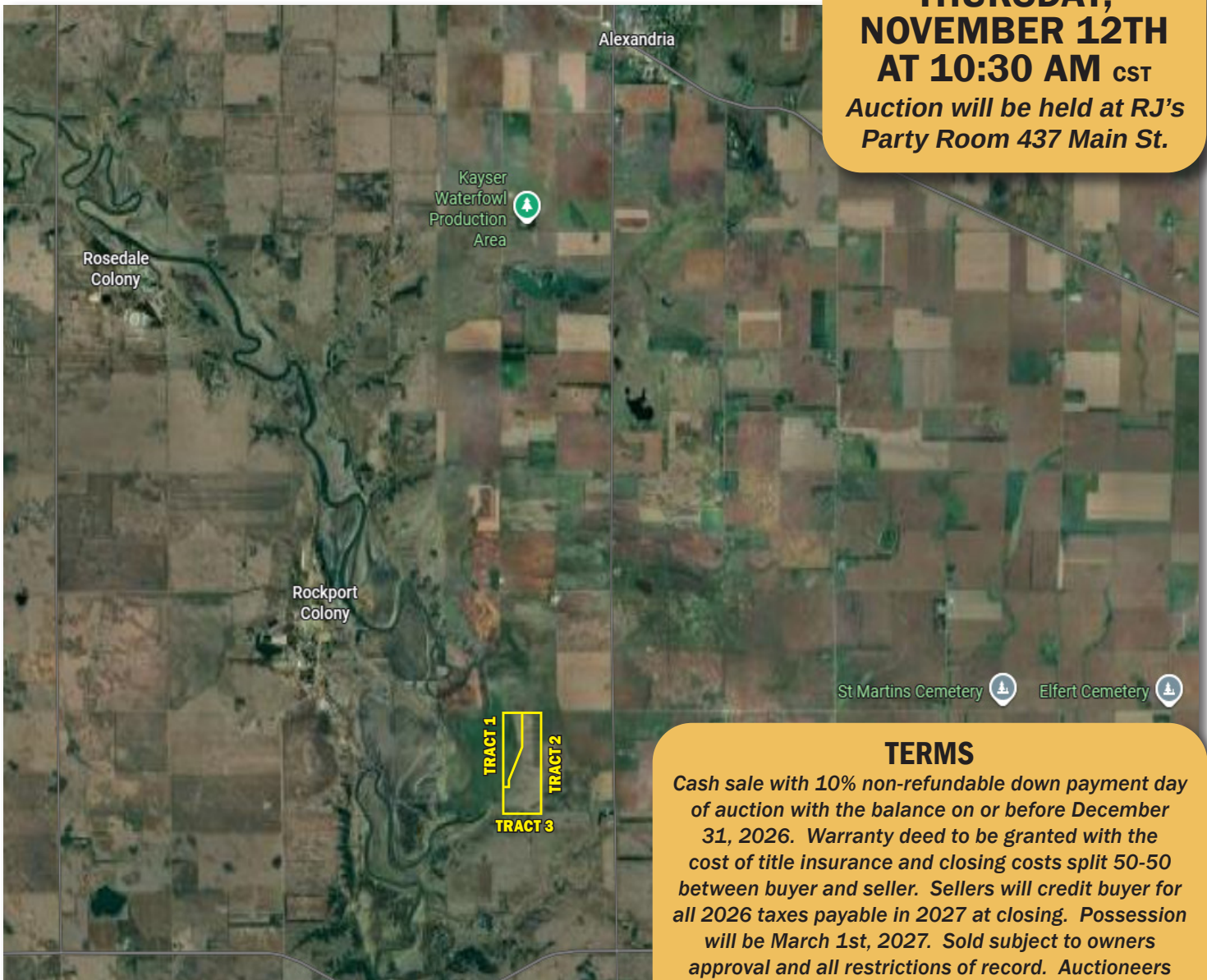
 Notes



174.26 ACRES

HANSON COUNTY LAND

**THURSDAY,
NOVEMBER 12TH
AT 10:30 AM CST**
*Auction will be held at RJ's
Party Room 437 Main St.*



TERMS

Cash sale with 10% non-refundable down payment day of auction with the balance on or before December 31, 2026. Warranty deed to be granted with the cost of title insurance and closing costs split 50-50 between buyer and seller. Sellers will credit buyer for all 2026 taxes payable in 2027 at closing. Possession will be March 1st, 2027. Sold subject to owners approval and all restrictions of record. Auctioneers are representing the sellers in this transaction. Remember the auction will be held at RJ's Party Room on Main Street in Alexandria SD!

"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

