

381.55 ACRES

YANKTON & HUTCHINSON COUNTY LAND

- TUESDAY, OCTOBER 20TH 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

**381.55 ACRES OF POWERFUL – ALL TILLABLE LAND OFFERED IN 4-TRACTS
IN YANKTON & HUTCHINSON COUNTY – SOUTH DAKOTA
AT PUBLIC AUCTION**

In order to close the estate of Hildegard Mehlhaff the following land will be sold at the Utica Hall 108 McCarthy St. Utica, SD on:

**TUESDAY OCTOBER 20TH 2026
10:30 A.M.**

It is our privilege to offer 4 outstanding tracts of high caliber land with high indexing soils and all are available to farm for the 2027 crop year. Soil & Aerial Maps, Base & Yields and title insurance found in buyers packet. These tracts represent some of the best soils found in Yankton & Hutchinson County. Come take a look no disappointments!

TRACT ONE: 156-ACRES

LEGAL: SE ¼ of Section 26, 95-56 Yankton County, South Dakota

LOCATION: From north edge of Yankton go 6-miles north on Hwy. 81 turn west on 302nd St. go 1-mile north side of the road.

- 154.25 acres tillable with the balance in road right of ways.
- Soil production index of 89.6 with only 3-soil types Clarno-Bonilla loams (88), Wentworth silt loam (93) and Bonilla-Crossplain (89). No wetlands!
- Outstanding, highly productive tract of land with great eye appeal and has been well farmed and managed. Anybody would be proud to own this one!
- Annual Taxes \$3,620.60.

TRACT TWO: 65.55-ACRES

LEGAL: The E ½ of the NE ¼ Except Tract 1 of Schramm's Addition in Section 35, 95-56 Yankton County, South Dakota.

LOCATION: Directly south of Tract 1 or at the Junction of 302nd St. and 439th Ave.

- 66.41 acres tillable according to FSA office. Acreage site is out not included.
- Soil production index of 87.6 with 98% of the parcel having Clarno-Bonilla loam.
- Highly productive, great eye appeal and excellent add-on piece.
- Annual Taxes are \$1,442.50.

TRACT THREE: 80-ACRES

LEGAL: The S ½ of the NW ¼ of Section 13, 96-56 Yankton County, South Dakota

LOCATION: From County Line curves on Hwy. 81 go 2-mile south turn west on 293rd St. go 1-mile mile turn south on 439th Ave go ¼ mile east side of the road

- 79.37 acres tillable with the balance in road right of ways

- Soil Production index of 81.3. Predominant soils include Clarno-Crossplain-Davison Complex (82), Clarno-Bonilla (84) and Tetonka silt loam (56)
- Minimum Maintenance road to the west, Hwy. 81 is ½ mile to the east.
- Annual Taxes are \$1,650.94.

TRACT FOUR: 80-ACRES HUTCHINSON COUNTY

LEGAL: The N ½ of the NE ¼ of Section 16, 97-59 Hutchinson County, SD.

LOCATION: From the Junction of Hwy. 18 and Kaylor Oil (418th Ave) go 1-mile south on 418th Ave turn east on 287th St. go ½ mile south side of the road. At the junction of 419th Ave and 287th St.

- 74.16 acres tillable with the balance in road right of ways.
- Soil Production Index of 87.1. Only 3-soil types which are Clarno-Bonilla (88) Hand Loam (86) and Prosper & Crossplain (86).
- Great eye appeal, powerful tract of land that anyone would be proud to own
- Annual Taxes are \$1,685.52. This tract was a school section so the state of South Dakota has retained the mineral rights.

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

Drone video footage and buyers packets can be viewed on www.wiemanauktion.com.

Buyers packets can be mailed out by calling the auctioneers at 800-251-3111.

TERMS: Cash sale with 15% non-refundable down payment auction day with the balance on or before December 4, 2026. Personal Representative'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 and new buyer will be responsible for all 2027 real estate taxes. All tracts will be sold individually and won't be offered as one unit or tied together. Sold subject to owners approval and all easements and restrictions of record. Remember land auction held indoors at the Utica Hall in Utica, SD.

HILDEGARD MEHLHAFF ESTATE – OWNER

MIKE MEHLHAFF -PERSONAL REP.

Wieman Land & Auction Co. Inc.

Marion, SD 800-251-3111

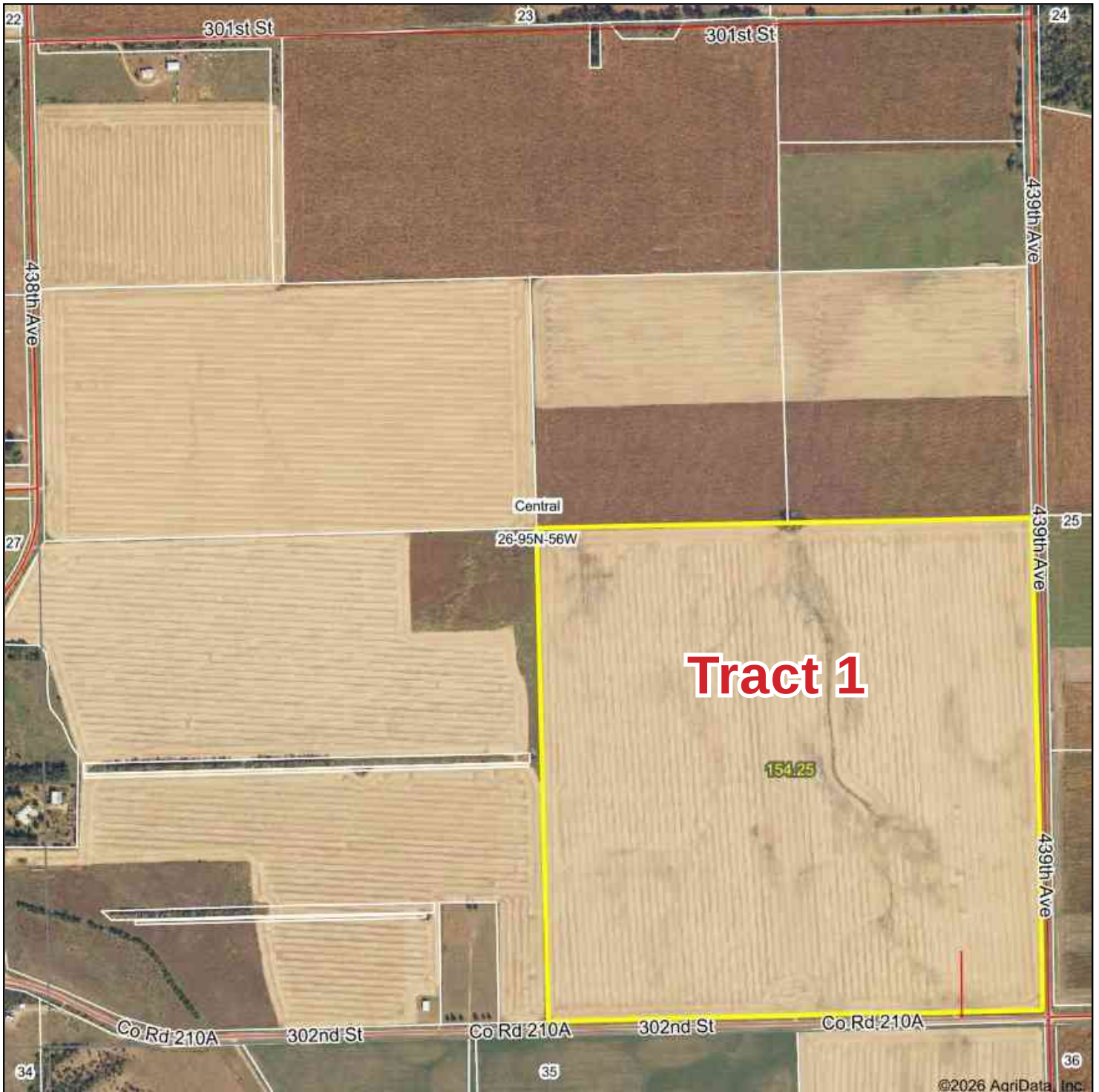
www.wiemanauktion.com

Yankton County Title

Closing Agent

605-665-5775

Aerial Map



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 43° 0' 50.41, -97° 25' 24.46

26-95N-56W
Yankton County
South Dakota

0ft 816ft 1632ft



8/6/2026

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

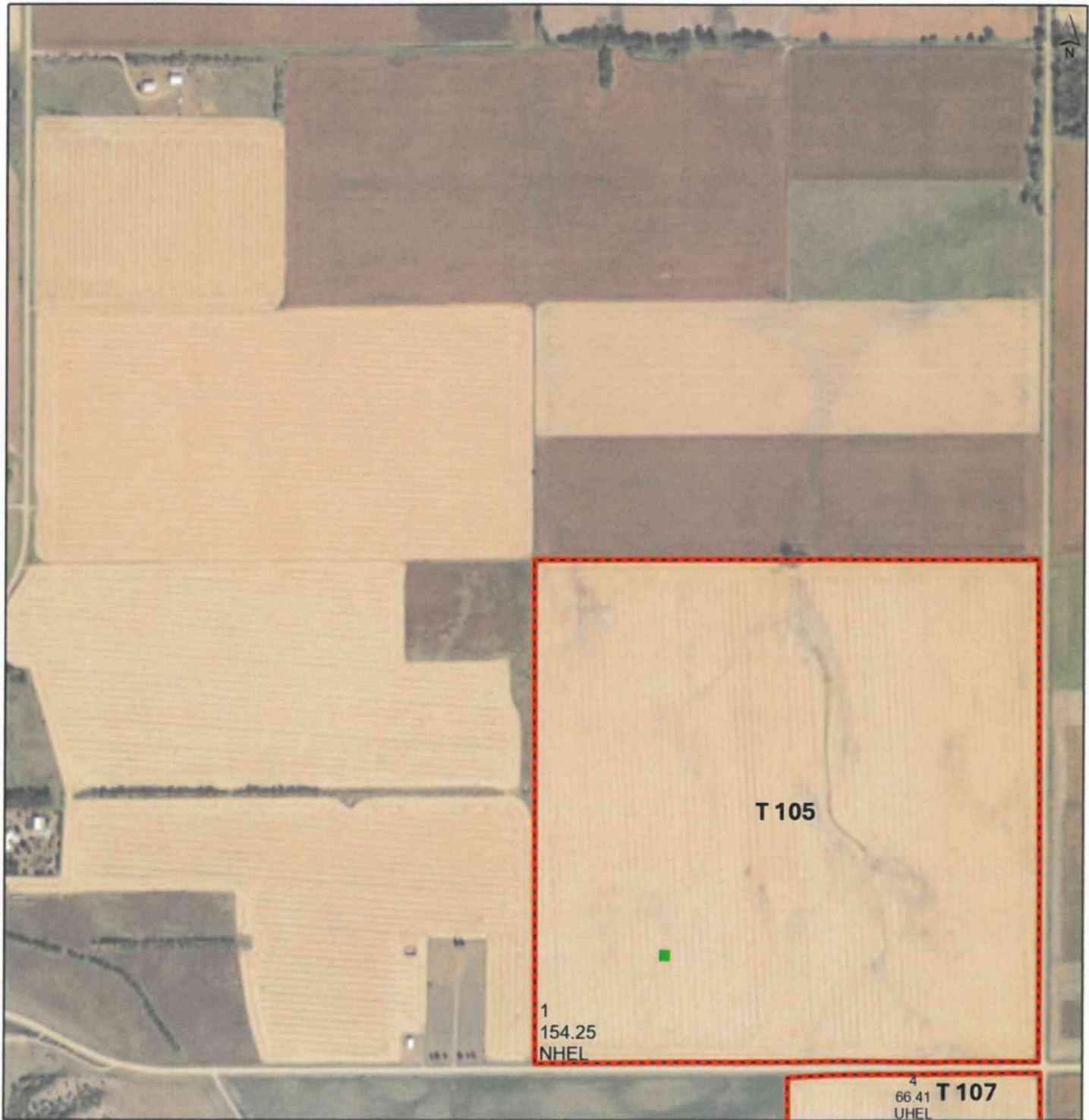
TRACT 1



United States
Department of
Agriculture

Yankton County, South Dakota

Farm 5852



 Tract Boundary 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

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.

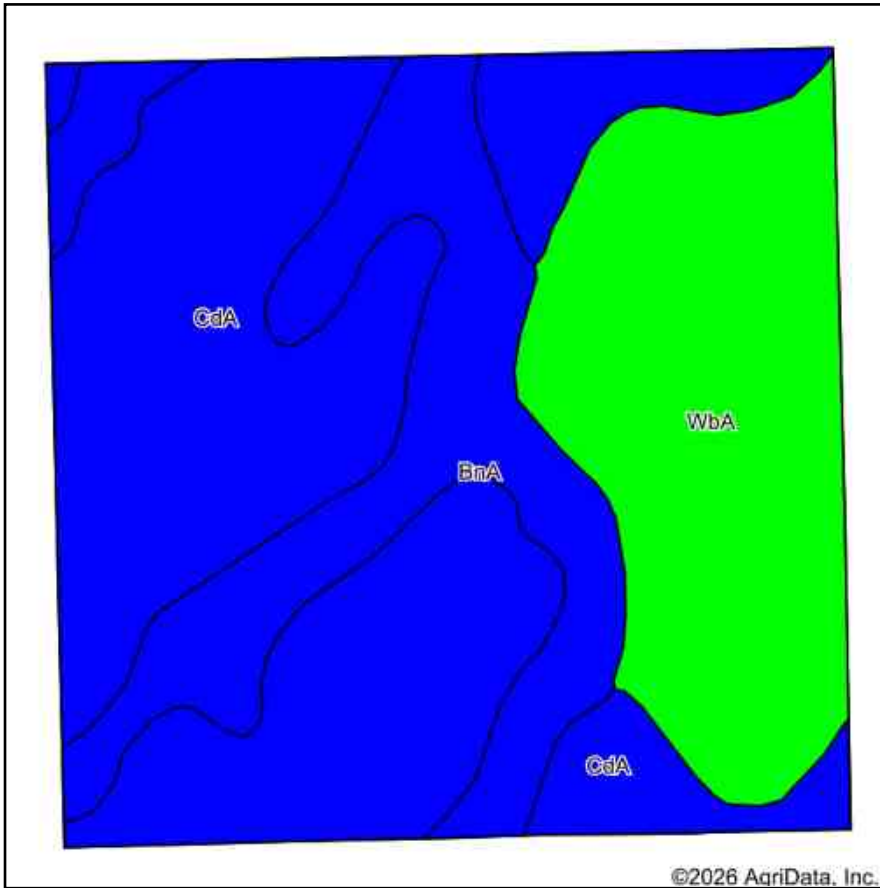
Map Created 05/22/2026

2026 Program Year
Phy. County: Yankton
2025 imagery
S26 T095N R056W

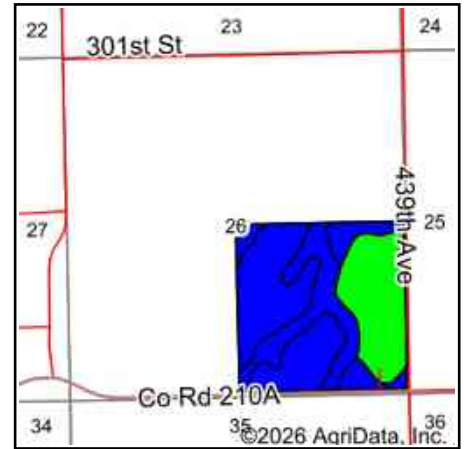
0 350 700
Ft

TRACT 1

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Yankton**
 Location: **26-95N-56W**
 Township: **Central**
 Acres: **154.25**
 Date: **8/6/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com

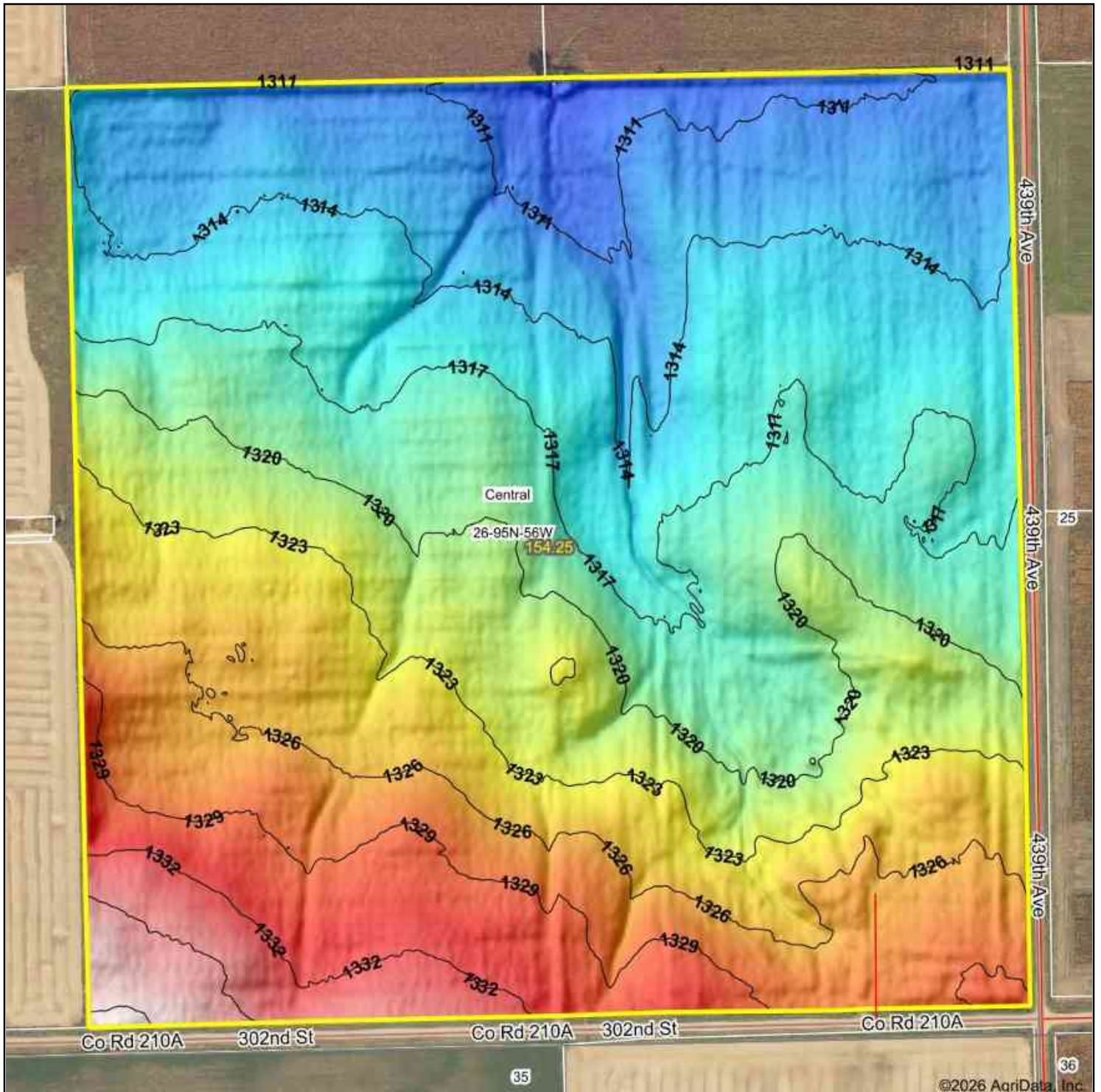


Area Symbol: SD135, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	76.81	49.8%		IIc	88
WbA	Wentworth silty clay loam, 0 to 2 percent slopes	43.33	28.1%		I	93
BnA	Bonilla-Crossplain complex, 0 to 2 percent slopes	34.11	22.1%		IIc	89
Weighted Average					1.72	89.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Low Elevation High



Maps Provided By:



© 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: 1,307.9

Max: 1,338.8

Range: 30.9

Average: 1,320.3

Standard Deviation: 6.53 ft

0ft 429ft 857ft



8/6/2026

26-95N-56W
Yankton County
South Dakota

Boundary Center: 43° 0' 50.41, -97° 25' 24.46

TRACT 1

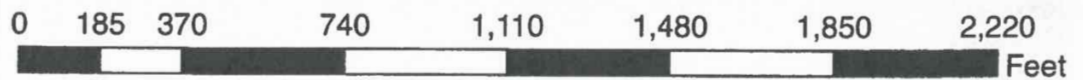
Certified Wetland Determination

Field Office: Yankton FO
Certified By: D. Hobbick
Legal Desc: S26, T95N, R56W

Agency: USDA-NRCS
Certified Date: 10/23/2012
Tract: 105



Legend



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-O26E for definitions and additional info.



Aerial Map



Maps Provided By:



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Boundary Center: 43° 0' 24.22, -97° 25' 15.2

35-95N-56W
Yankton County
South Dakota

0ft 813ft 1625ft



8/6/2026

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

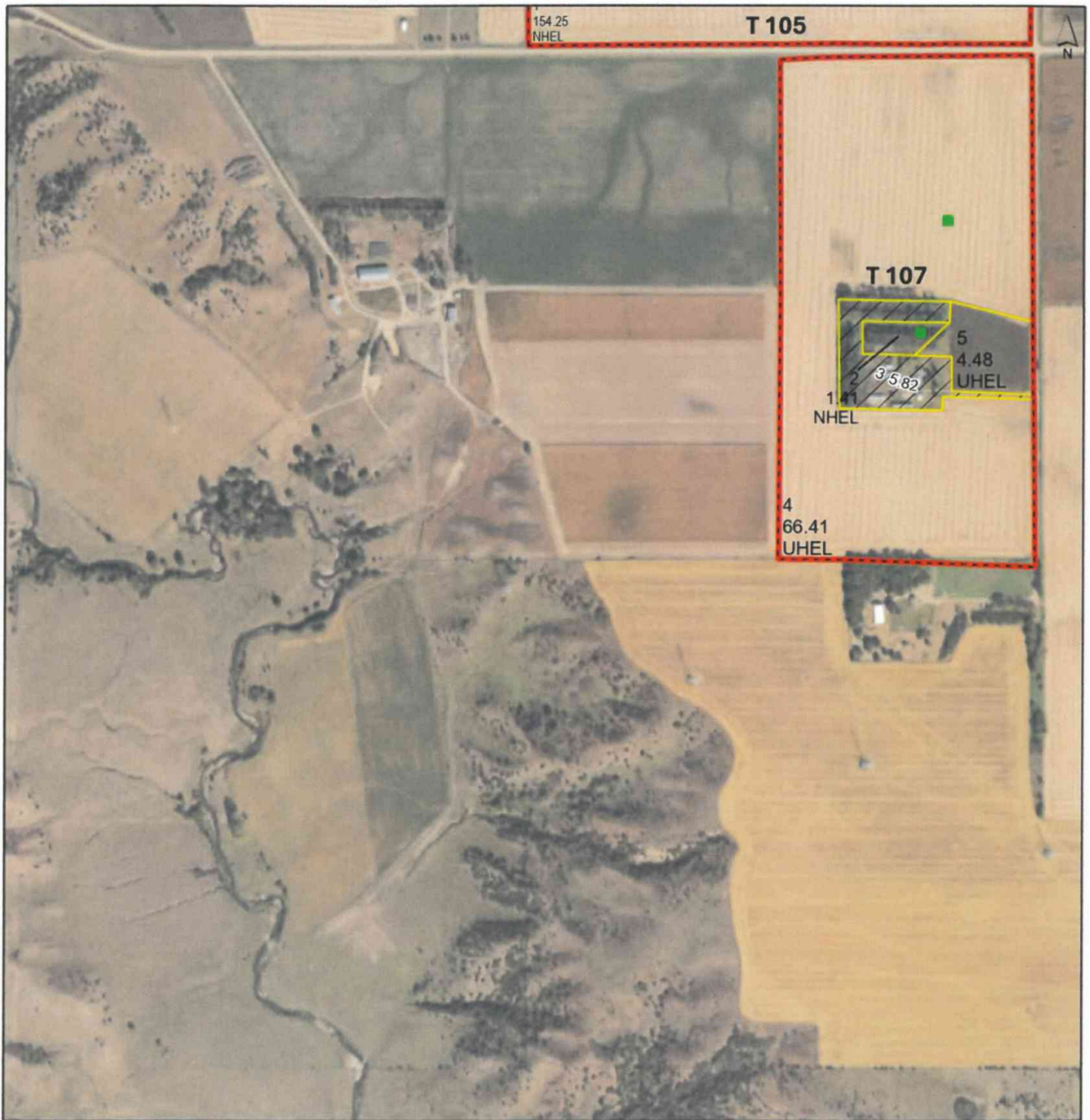
TRACT 2



United States
Department of
Agriculture

Yankton County, South Dakota

Farm 5852



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

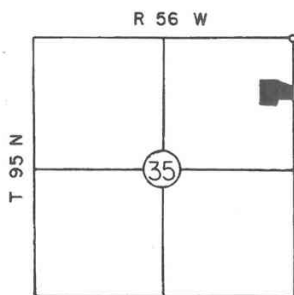
2026 Program Year
Phy. County: Yankton
2025 imagery
S35 T095N R056W

0 350 700
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 05/22/2026

TRACT 2

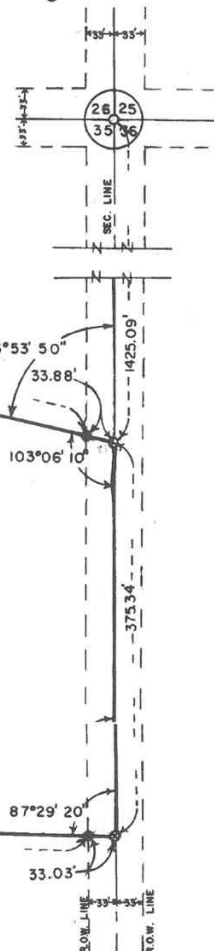


LOCATION
NO SCALE

LEGEND	
NAIL SET	⊙
IRON PIN FOUND	○
IRON PIN SET	●

PLAT
SCALE 1" = 100'

STATE OF SOUTH DAKOTA
County of Yankton
Office of Register of Deeds
Filed for Record
FEB 1 1983
4:15 P.M. and Registered
in Book 11 on Page 41
[Signature]



TRACT I
11.45± acres

A PLAT OF TRACT I OF SCHRAMM'S SUBDIVISION LYING IN THE E 1/2 OF THE NE 1/4 OF SECTION 35 IN T95N, R56W OF THE 5th P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE
I, Daniel D. Eisenbraun, a Registered Professional Engineer and Land Surveyor of Yankton, South Dakota, do hereby certify that at the request of Thomas R. Schramm and Beverly J. Schramm as owners, and under their direction, did on or prior to January 13, 1983, survey the land described as follows:
A PLAT OF TRACT I OF SCHRAMM'S SUBDIVISION LYING IN THE E 1/2 OF THE NE 1/4 OF SECTION 35 IN T95N, R56W OF THE 5th P.M., YANKTON COUNTY, SOUTH DAKOTA.
I also hereby certify that this plat is to the best of my knowledge and belief, in all respects, a true description of said property.
Dated this 13th day of JANUARY, 1983.
[Signature] Daniel D. Eisenbraun
Registered Engineer and Land Surveyor

STATE OF SOUTH DAKOTA)
COUNTY OF YANKTON) SS
On this, the 13th day of January, 1983, before me, the undersigned, a Notary Public, personally appeared Daniel D. Eisenbraun, known to me to be the person who is described in and who executed the foregoing and within instrument, and duly acknowledged to me that he executed the same in his official capacity as a Registered Engineer and Land Surveyor.
In witness whereof, I hereunto set my hand and official seal.
My commission expires November 21, 1986
[Signature] Constance K. Ziegler
Notary Public, South Dakota

THE DEDICATION
We, the undersigned hereby certify that we are the absolute and unqualified owners of the land included in this plat, this plat being entitled:
A PLAT OF TRACT I OF SCHRAMM'S SUBDIVISION LYING IN THE E 1/2 OF THE NE 1/4 OF SECTION 35 IN T95N, R56W OF THE 5th P.M., YANKTON COUNTY, SOUTH DAKOTA, that the plat has been made at our request and under our direction, for the purpose of defining and describing the property as shown by this plat, that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations, and we hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on this plat. In witness whereof we have hereunto set our hands this 14th day of January, 1983.
[Signature] Thomas R. Schramm
[Signature] Beverly J. Schramm

STATE OF S. D.)
COUNTY OF Yankton) SS
On this, the 14th day of January, 1983, before me, the undersigned, a Notary Public, personally appeared Thomas R. Schramm and Beverly J. Schramm, known to me to be the persons whose names are subscribed to the foregoing Dedication, and I hereby acknowledge that they executed the foregoing instrument.
In witness whereof, I hereunto set my hand and official seal.
My commission expires 2-26-84
[Signature] William W. Markham
Notary Public

CERTIFICATE OF COUNTY TREASURER

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Yankton**
 Location: **35-95N-56W**
 Township: **Central**
 Acres: **66.22**
 Date: **7/13/2026**



Maps Provided By:



Area Symbol: SD135, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	65.01	98.2%		IIc	88
Tb	Tetonka silt loam, 0 to 1 percent slopes	0.88	1.3%		IVw	56
BnA	Bonilla-Crossplain complex, 0 to 2 percent slopes	0.33	0.5%		IIc	89
Weighted Average					2.03	87.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

302nd St

Co Rd 210A

302nd St

439th Ave

439th Ave

439th Ave

Central
35-95N-56W

66.22

1335

1338

1344

1347

1353

1356

1359

1335

1338

1344

1347

1353

1356

1359

36

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surety®
CUSTOMIZED ONLINE BIDDING

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

Standard Deviation: 7.97 ft



35-95N-56W
Yankton County
South Dakota

Boundary Center: 43° 0' 24.16, -97° 25' 15.55

TRACT 2

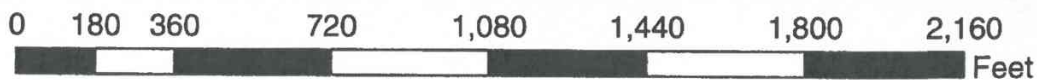
Certified Wetland Determination

Field Office: Yankton FO
Certified By: D. Hobbick
Legal Desc: S35, T95N, R56W

Agency: USDA-NRCS
Certified Date: 10/23/2012
Tract: 107



Legend



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-O26E for definitions and additional info.



SOUTH DAKOTA
YANKTON

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5852

Prepared : 7/21/26 9:37 AM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : 46-135-2008-42
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
232.37	226.55	226.55	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	226.55	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	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	100.30	0.00	120	0
Soybeans	116.80	0.00	37	0
TOTAL	217.10	0.00		

NOTES

Tract Number : 105

Description : SE 26-95-56
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 does not contain a wetland
WL Violations : None
Owners : HILDEGARD MARTHA MEHLHAFF
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 : 5852
Prepared : 7/21/26 9:37 AM CST
Crop Year : 2026

Tract Land Data

Tract 105 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
154.25	154.25	154.25	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	154.25	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	81.60	0.00	121
Soybeans	65.00	0.00	38
TOTAL	146.60	0.00	

NOTES

Tract Number : 107

Description : ENE 35-95-56
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 does not contain a wetland
WL Violations : None
Owners : HILDEGARD MARTHA MEHLHAFF
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.12	72.30	72.30	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	72.30	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	18.70	0.00	113
Soybeans	51.80	0.00	35
TOTAL	70.50	0.00	

Aerial Map



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 43° 8' 5.81, -97° 24' 50.88

13-96N-56W
Yankton County
South Dakota

0ft 826ft 1652ft



8/6/2026

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

TRACT 3



Tract Boundary 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: Yankton
2025 imagery
S13 T096N R056W

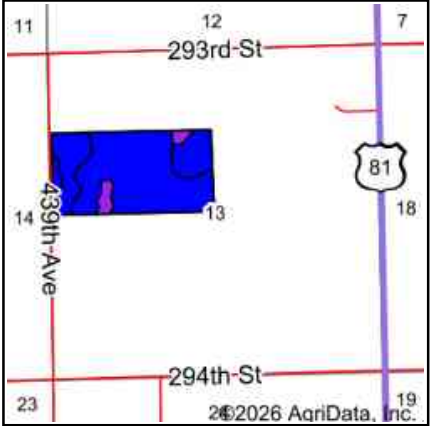
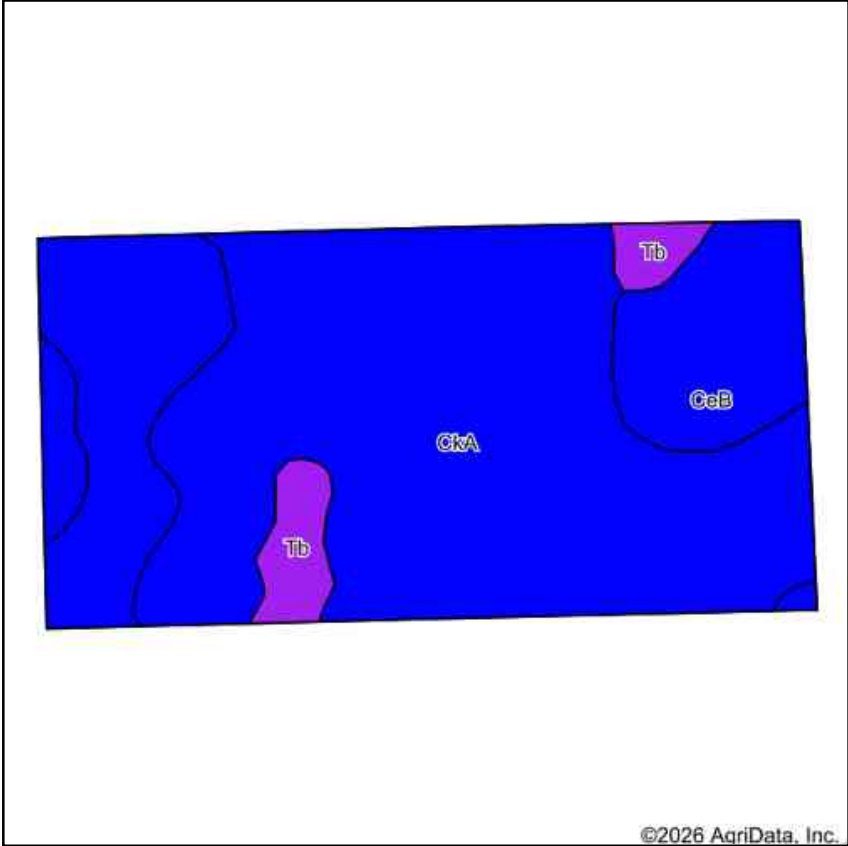
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Ft

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Map Created 05/22/2026

TRACT 3

Soils Map



State: **South Dakota**
County: **Yankton**
Location: **13-96N-56W**
Township: **Jamesville**
Acres: **79.37**
Date: **8/7/2026**



Maps Provided By:

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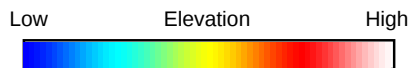
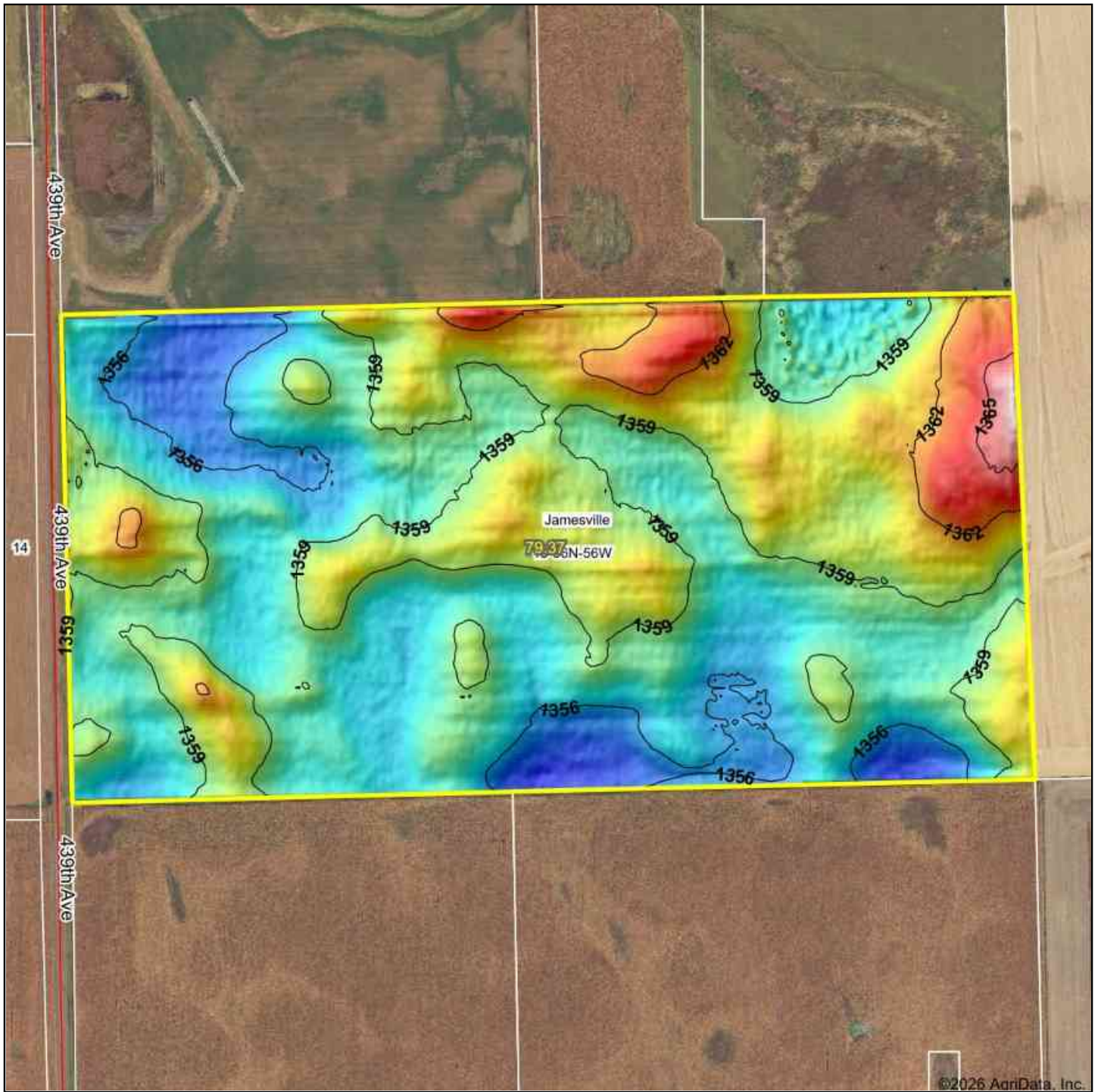
Soils data provided by USDA and NRCS.

Area Symbol: SD135, Soil Area Version: 27						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	53.12	67.0%		IIc	82
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	22.33	28.1%		Ile	84
Tb	Tetonka silt loam, 0 to 1 percent slopes	3.92	4.9%		IVw	56
Weighted Average					2.10	81.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



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: 1,353.9
Max: 1,367.4
Range: 13.5
Average: 1,358.8
Standard Deviation: 2.1 ft



13-96N-56W
Yankton County
South Dakota

Boundary Center: 43° 8' 5.81, -97° 24' 50.88

SOUTH DAKOTA

YANKTON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2725

Prepared : 7/21/26 9:36 AM CST

Crop Year : 2026

Operator Name

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.37	79.37	79.37	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	79.37	0.00		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	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	47.50	0.00	85	0
Soybeans	31.50	0.00	34	0
TOTAL	79.00	0.00		

NOTES

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Tract Number : 333

Description : SNW 13-96-56

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 : HILDEGARD MARTHA MEHLHAFF

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 : 2725
Prepared : 7/21/26 9:36 AM CST
Crop Year : 2026

Tract Land Data

Tract 333 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.37	79.37	79.37	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	79.37	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	47.50	0.00	85
Soybeans	31.50	0.00	34
TOTAL	79.00	0.00	

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.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Yankton Title Company, Inc
Issuing Office: 202 West 3rd Street, Yankton, SD 57078
Issuing Office's ALTA® Registry ID: 0002694
Loan ID Number:
Commitment Number: 2984464
Issuing Office File Number: 1549
Property Address: 3 Parcels SD
Revision Number:

1. **Commitment Date:** July 15, 2026 at 8:00AM

2. **Policy to be issued:** **Proposed Amount of Insurance**

(a) 2021 ALTA® Owner's Policy - T.B.D.
Proposed Insured:

(b) 2021 ALTA® Loan Policy - T.B.D.
Proposed Insured:

3. **The estate or interest in the Land at the Commitment Date is:**

FEE SIMPLE

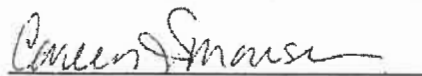
4. **The Title is, at the Commitment Date, vested in:**

Hildegard M. Mehlhaff also known as Hildegard Mehlhaff

5. **The Land is described as follows:**

See Exhibit "A" Attached Hereto

STEWART TITLE GUARANTY COMPANY



Authorized Countersignature

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

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File No.: 2984464

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 1 of 5

AMERICAN
LAND TITLE
ASSOCIATION



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2984464

Parcel 1: South Half of the Northwest Quarter (S1/2 NW1/4), Section Thirteen (13), Township Ninety-six (96) North, Range Fifty-six (56) West of the 5th PM, Yankton County, South Dakota, less highways and roads.

Parcel 2: Southeast Quarter (SE1/4), Section Twenty-six (26), Township Ninety-five (95) North, Range Fifty-six (56) West of the 5th PM, Yankton County, South Dakota, less highways and roads.

Parcel 3: East Half of the Northeast Quarter (E1/2 NE1/4), except Tract 1 of Schramm's Addition as platted in Book S11, page 41, Section Thirty-five (35), Township Ninety-five (95) North, Range Fifty-six (56) West of the 5th PM, Yankton County, South Dakota, less highways and roads.

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ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 2 of 5



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2984464

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Yankton Title Company, Inc. will require a certified copy of the Appointment of the Personal Representative in the Matter of the Estate of Hildegard M. Mehlhaff be attached to and filed with the Personal Representatives Deed we are being asked to insure.
6. Yankton Title reserves the right to add requirements once the property is sold at auction and a buyer is named.

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ALTA Commitment for Title Insurance Schedule BI (07-01-2021)

Page 3 of 5



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2984464

Exceptions

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. 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.
4. Easements, or claims of easements, 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 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.
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. Minerals of whatsoever kind, subsurface, and surface substances, including, but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. Any disputes as to boundaries caused by a change in the location of any water body within or adjacent to the land prior to the policy, and any adverse claim to all or part of the land, that is, at Date of Policy, or was previously under water.

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File No.: 2984464

ALTA Commitment for Title Insurance Schedule BII (07-01-2021)

Page 4 of 5



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

10. No coverage is provided for municipal code compliance matters and fees, including, but not limited to, utilities, water or sewer services, or fees for tree, weed, grass and snow or garbage removal, police boarding, vacant building registration and zoning.
11. Parcel 1: The real estate taxes for the year 2025, due and payable in 2026 are paid in full in the amount of \$1,650.94 and the 2026 taxes are not yet due. Parcel #12.013.400.200
Parcel 2: The real estate taxes for the year 2025, due and payable in 2026 are paid in full in the amount of \$3,620.60 and the 2026 taxes are not yet due. Parcel #11.026.200.100
Parcel 3: The real estate taxes for the year 2025, due and payable in 2026 are paid in full in the amount of \$1,442.50 and the 2026 taxes are not yet due. Parcel #11.035.100.125
12. Rights of the public, County of Yankton, State of South Dakota, in and to that portion of the subject property used for roads.
13. Parcel 1: Easement, dated February 20, 1950, in favor of Northwestern Public Service Company, for the installation, maintenance and operation of electrical cables and related equipment along with all appurtenances thereto, over, across and through SW1/4 NW1/4, 13-96-56; as set forth in instrument filed for record June 15, 1950 at 9:00 a.m. and recorded in Book 188, page 597.
14. Parcel 2: Right-of-Way Easement, dated July 14, 1987, in favor of B-Y Water District, for the operation and maintenance of a rural water system, and rights incidental thereto, over, across and through SE1/4, 26-95-56; as set forth in instrument filed for record August 14, 1987 at 9:53 a.m. and recorded in Book 333, page 312.
15. Parcel 3: Right-of-Way Easement, dated March 25, 1977, in favor of B-Y Water District, for the operation and maintenance of a rural water system, and rights incidental thereto, over, across and through NW1/4 NW1/4 and SW1/4, 26-95-56 and E1/2 NE1/4, 35-95-56; as set forth in instrument filed for record June 19, 1978 at 4:05 p.m. and recorded in Book 290, page 23.

Coverage of this Commitment extends only to filings in the records of the Register of Deeds, Treasurer, and Clerk of Courts of Yankton County. Search was not made of filings in the Central Filing Office of the Secretary of State of South Dakota, and any filings in that office are not covered by this Commitment.

Policy will be issued subject to the above exceptions and to any liens, encumbrances or instruments that may be placed of record subsequent to the effective date of this title commitment.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

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File No.: 2984464

ALTA Commitment for Title Insurance Schedule BII (07-01-2021)

Page 5 of 5



Aerial Map



Boundary Center: 43° 13' 30.37" -50° 40' 14.2"

16-57N-55W
Hutchinson County
South Dakota



88-100000-1



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TRACT 4



United States
Department of
Agriculture

Hutchinson County, South Dakota

Farm 875



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.

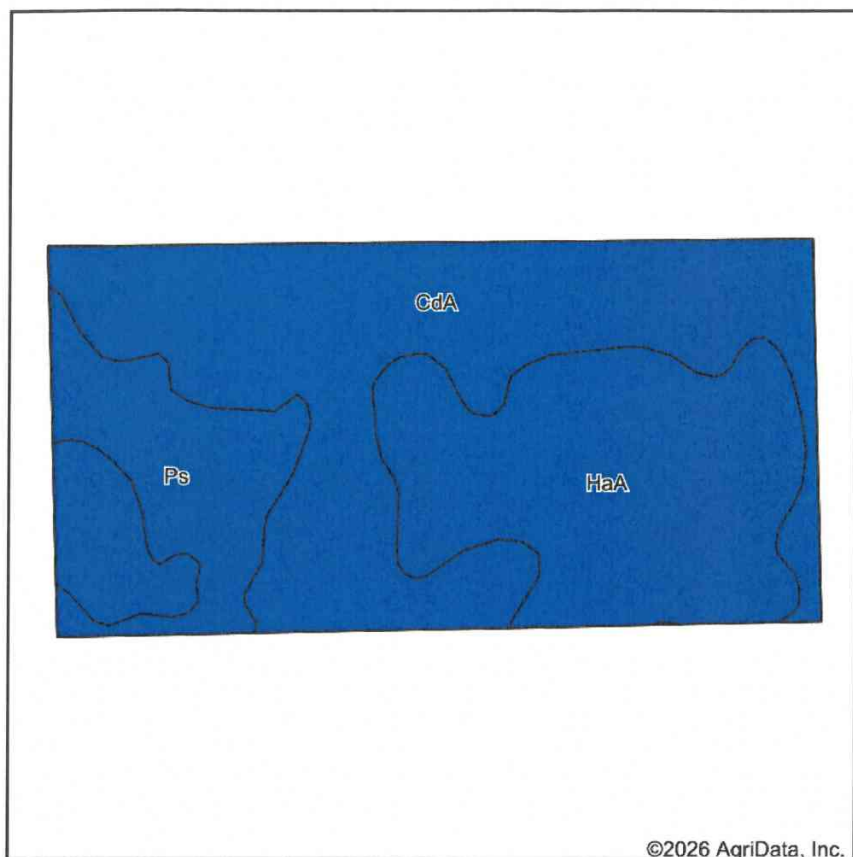
Map Created 03/23/2026

2026 Program Year
Phy. County: Hutchinson
2025 imagery
S16 T097N R059W

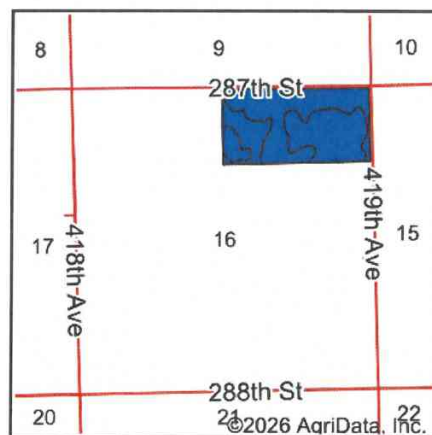
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TRACT 4

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hutchinson**
 Location: **16-97N-59W**
 Township: **Kaylor**
 Acres: **74.16**
 Date: **1/5/2026**



Maps Provided By:



© AgriData, Inc. 2025

www.AgriDataInc.com



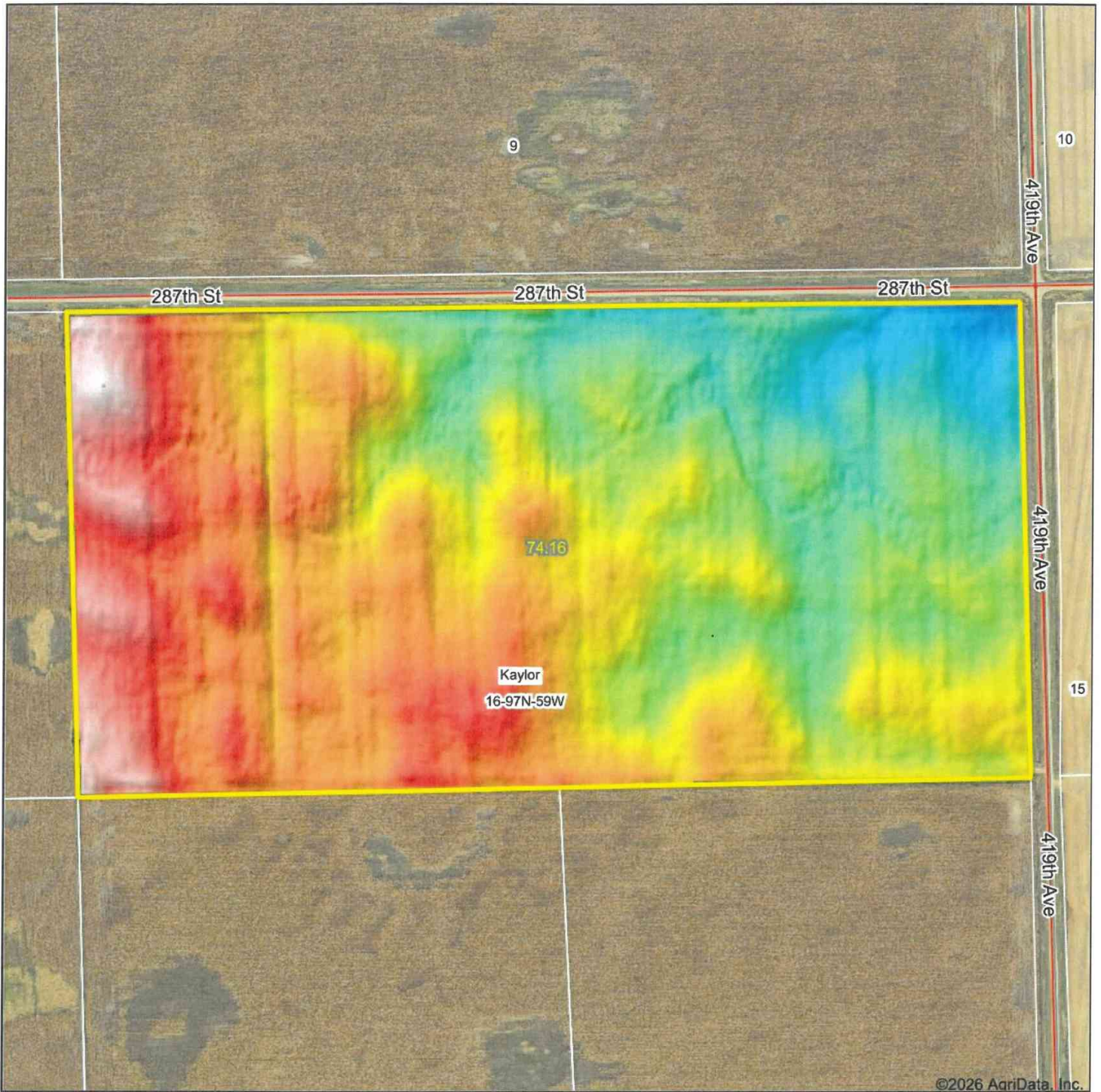
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Area Symbol: SD602, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	39.57	53.4%		IIc	88
HaA	Hand loam, 0 to 2 percent slopes	24.20	32.6%		IIc	86
Ps	Prosper and Crossplain complex	10.39	14.0%		IIc	86
Weighted Average					2.00	87.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



©2026 AgriData, Inc.

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: 1,364.4

Max: 1,374.9

Range: 10.5

Average: 1,369.9

Standard Deviation: 1.74 ft



1/5/2026

16-97N-59W
Hutchinson County
South Dakota

Boundary Center: 43° 13' 30.37, -97° 49' 14.2

TRACT 4

73.4

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T3873

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T40727

755

~~755~~

SOUTH DAKOTA

HUTCHINSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 875

Prepared : 7/16/26 12:26 PM CST

Crop Year : 2026

Operator Name : KEVIN MARLIN HOLZWARTH

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
74.16	74.16	74.16	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	74.16	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	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	36.70	0.00	117	0
Soybeans	36.70	0.00	37	0
TOTAL	73.40	0.00		

NOTES

Tract Number : 3873

Description : E10R/ NNE 16-97-59

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 : HILDEGARD MARTHA MEHLHAFF

Other Producers : None

Recon ID : None

SOUTH DAKOTA
HUTCHINSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 875
Prepared : 7/16/26 12:26 PM CST
Crop Year : 2026

Tract Land Data

Tract 3873 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
74.16	74.16	74.16	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	74.16	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	36.70	0.00	117
Soybeans	36.70	0.00	37
TOTAL	73.40	0.00	

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.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

**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-4976

1. Effective Date: July 22, 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:

The heirs or devisees of Hildegard M. Mehlhaff, deceased, their interest being subject to the administration of the estate of said decedent in Yankton County, Probate Case No. 66PRO25-000071, wherein Michael Mehlhaff is appointed Personal Representative of said estate.

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

The N½NE¼ of Section 16, Township 97 North, Range 59 West 5th P.M.,
Hutchinson County, South Dakota.

Parcel Identification Number: 097.59.16.1010

SCHEDULE A

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

SCHEDULE B-SECTION 1

Office File No.: TI-4976

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-4976

Page 1

SPECIAL EXCEPTIONS:

1. Real Estate Taxes for year 2025, in the amount of \$837.18, are paid in full.
2. Rights of the public in and to the statutory easement for section line road right-of-way.
3. Mineral reservations and rights incidental thereto as reserved by the State of South Dakota in its State Patent and as recited in SDCL 5-2-12, recorded in:
 - Book X page 42 on September 28, 1899 affecting the NE $\frac{1}{4}$ NE $\frac{1}{4}$ -16-97-59.
 - Book X page 43 on September 28, 1899 affecting the NW $\frac{1}{4}$ NE $\frac{1}{4}$ -16-97-59.
4. Easement for the construction, operation, and maintenance of an electric transmission or distribution line or system and rights incidental thereto as set forth in a document granted to TURNER-HUTCHINSON ELECTRIC ASSOCIATION, INC., (no representation is made as to the present ownership of said easement) affecting the NW $\frac{1}{4}$ NE $\frac{1}{4}$ -16-97-59, as recorded in Book M11 page 278 on February 1, 1950.

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

This Commitment is not valid without Schedule B-Section 1

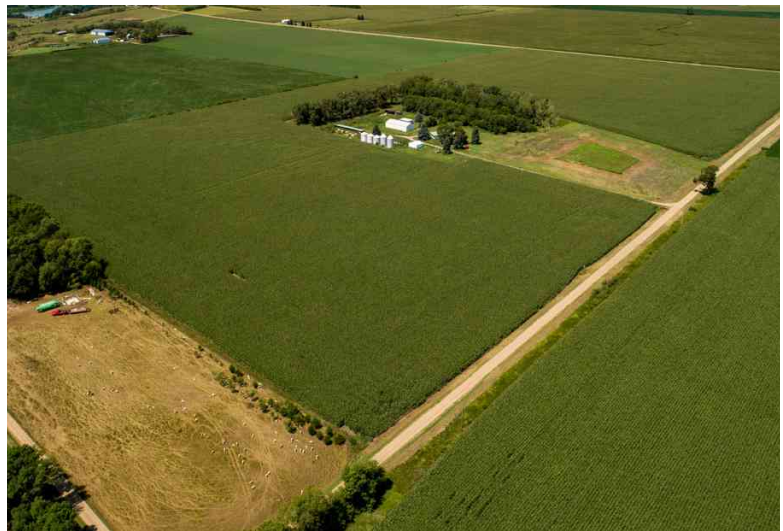
SCHEDULE B-SECTION 2

Commitment - Stewart Title Guaranty Company

TRACT 1



TRACT 2



TRACT 3



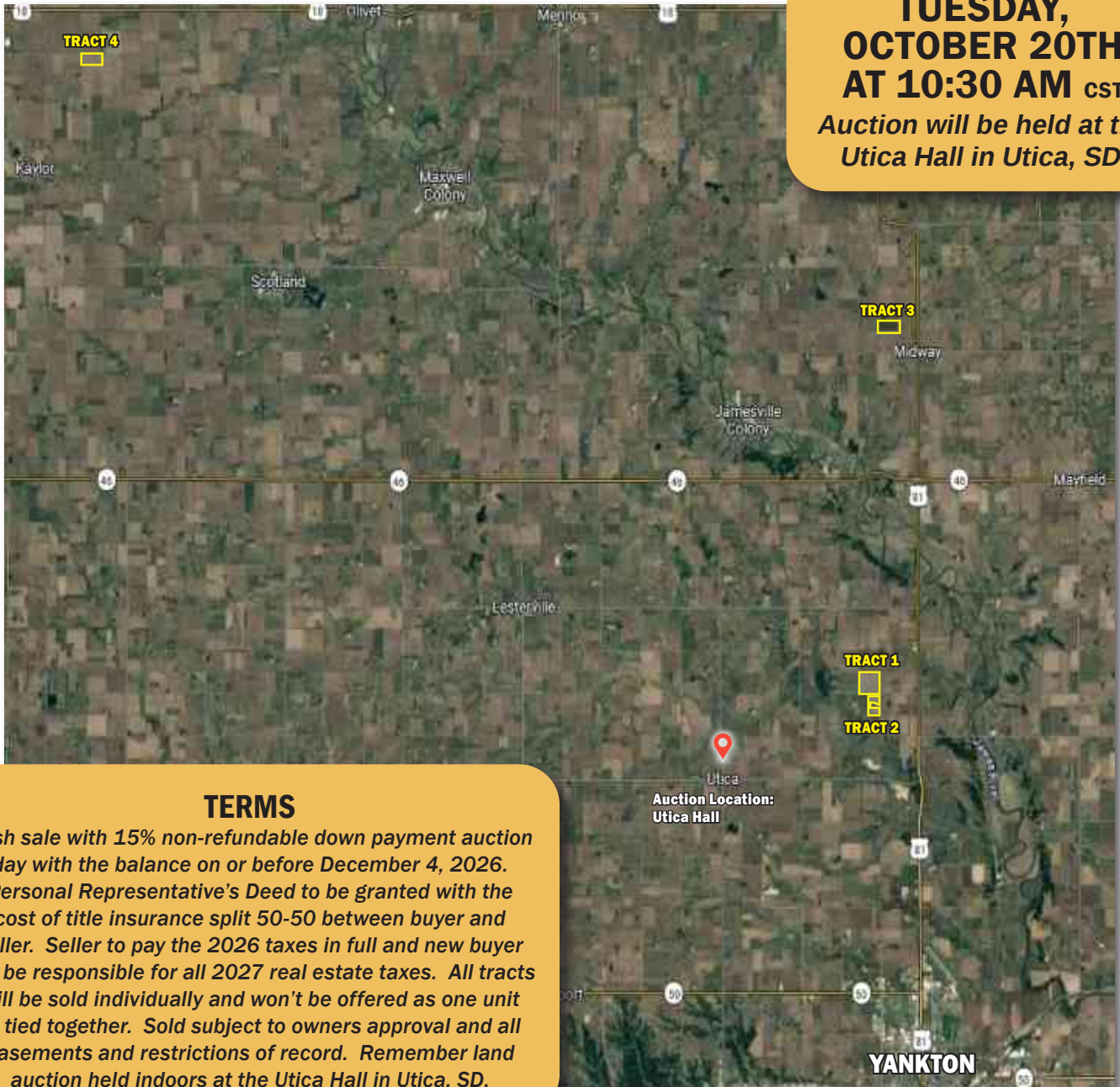
TRACT 4



381.55 ACRES

YANKTON & HUTCHINSON COUNTY LAND

**TUESDAY,
OCTOBER 20TH
AT 10:30 AM CST**
Auction will be held at the
Utica Hall in Utica, SD.



TERMS

Cash sale with 15% non-refundable down payment auction day with the balance on or before December 4, 2026. Personal Representative'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 and new buyer will be responsible for all 2027 real estate taxes. All tracts will be sold individually and won't be offered as one unit or tied together. Sold subject to owners approval and all easements and restrictions of record. Remember land auction held indoors at the Utica Hall in Utica, SD.

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