

157.54 ACRES

DOUGLAS COUNTY LAND

- WEDNESDAY, NOVEMBER 11TH 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

157.54 ACRES GRANDVIEW TOWNSHIP DOUGLAS COUNTY LAND AUCTION

In order to settle the estate the following land will be sold at public auction in the Corsica Travel Plaza in Corsica, SD on:

WEDNESDAY, NOVEMBER 11th – 10:30 a.m.

LEGAL: SE ¼ Less Lot H-1 Section 18-99-64W Douglas County, SD.

LOCATION: From US Hwy 281 and SD Hwy 44 Junction, go 2 Miles West – Property on North side of road

- FSA shows 146.25 tillable acres, 9.36 acres in sloughs and the balance in road right of way.
- Soil Rating of 78.7 with Highmore silt loams and Eakin-Ethan complex being the main soil types
- New buyer able to farm or lease out for the 2027 crop year.
- Aerial & Soil Maps, wetland maps, title insurance and other pertinent information found in the buyers packet.
- Annual Real Estate Taxes payable in 2026 were \$3,059.50

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Drone video footage and buyers packets can be viewed by visiting www.wiமானuction.com or by calling the auctioneer at 800-251-3111 and packets can be mailed out. Come prepared to buy!

TERMS: Cash sale with 10% (non-refundable) auction day with the balance on or before December 30th, 2027. Personal Representative's Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to credit buyer for all of the 2026 real estate taxes due in 2027. Sold subject to Personal Representative's Approval and all easements of record. Auctioneers and closing attorney are representing the sellers in this transaction.

IRENE WAGNER ESTATE – OWNER
CARLA HOBACK - PERSONAL REPRESENTATIVE

Wieman Land & Auction Co. Inc.
Marion, SD 57043
www.wiமானuction.com

Keith Goehring Law Office
Closing Attorney
605-928-3356

Aerial Map



Boundary Center: 43° 23' 19.71, -98° 27' 5.8

18-99N-64W
Douglas County
South Dakota

0ft 683ft 1366ft



9/4/2026

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



 Tract Boundary
  Cropland
 Noncropland

Weekend Determination Identifiers

 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

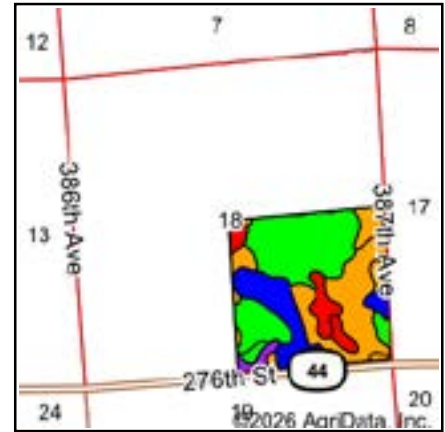
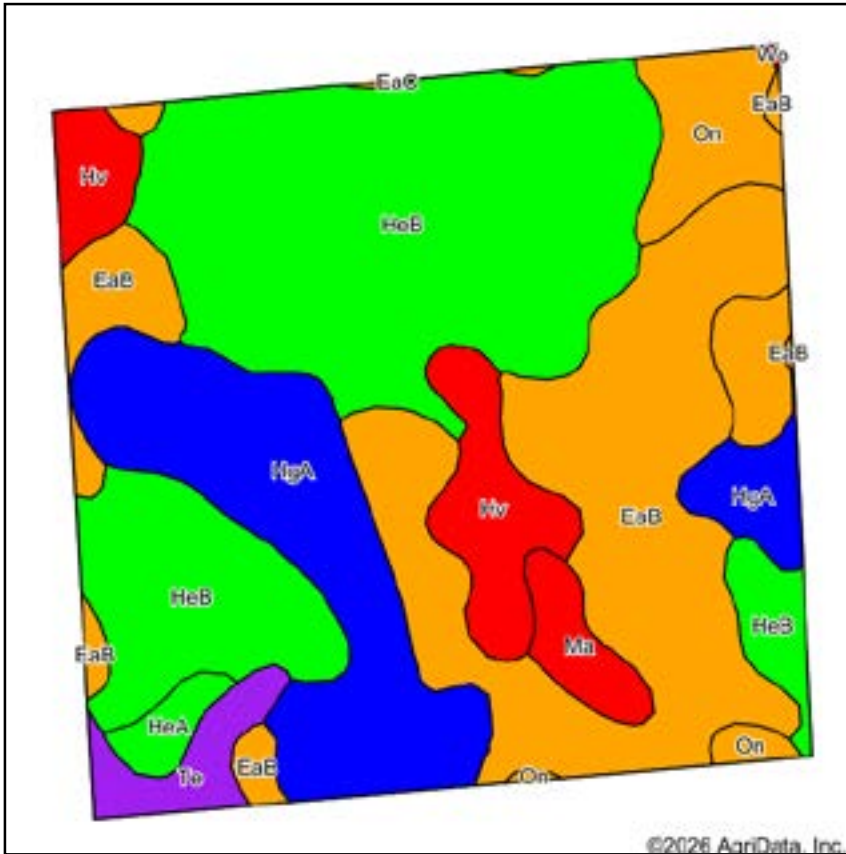
Tree

2026 Program Year
Phy. County: Douglas
2025 imagery
S18 T099N R064W

C 170 740 Y

[illegible]

Soils Map



State: **South Dakota**
 County: **Douglas**
 Location: **18-99N-64W**
 Township: **Grandview**
 Acres: **157.54**
 Date: **9/4/2026**



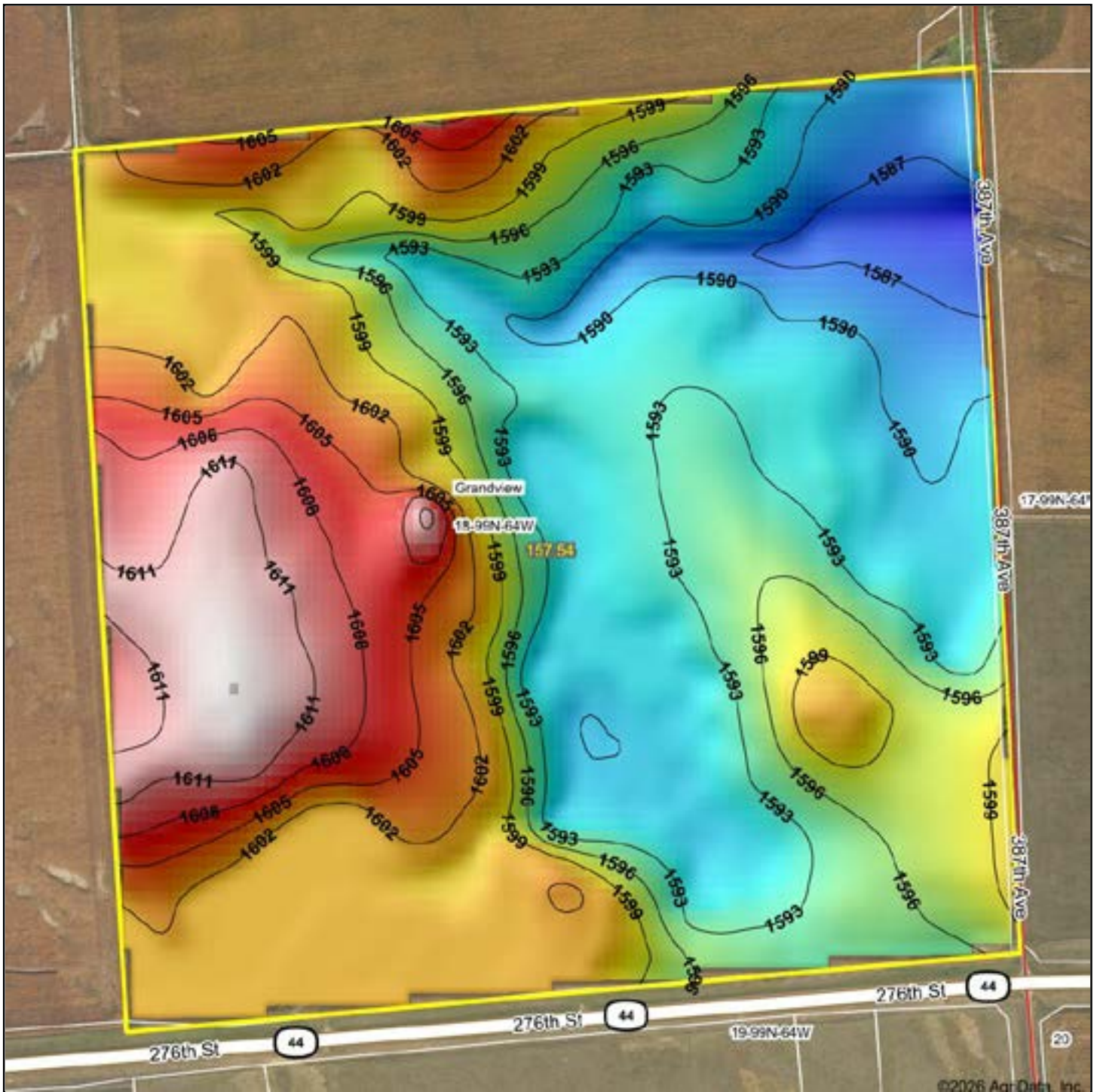
Soils data provided by USDA and NRCS.

Area Symbol: SD043, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
HeB	Highmore silt loam, 2 to 6 percent slopes	59.27	37.7%		Ile	91
EaB	Eakin-Ethan complex, 2 to 6 percent slopes	42.14	26.7%		Ile	79
HgA	Highmore-Walke silt loams, 0 to 2 percent slopes	26.54	16.8%		IIc	85
Hv	Hoven silt loam, 0 to 1 percent slopes	10.21	6.5%		VIIs	15
On	Onita-Tetonka silt loams	10.02	6.4%		IIc	77
Te	Tetonka silt loam, 0 to 1 percent slopes	3.86	2.5%		IVw	56
Ma	Macken silty clay loam, 0 to 1 percent slopes	3.32	2.1%		Vw	27
HeA	Highmore silt loam, 0 to 2 percent slopes	1.94	1.2%		IIc	92
EaC	Eakin-Ethan complex, 6 to 9 percent slopes	0.18	0.1%		IIIe	71
Wo	Worthing silty clay loam, 0 to 1 percent slopes	0.06	0.0%		Vw	30
Weighted Average					2.37	78.7

*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 10 meter dem

Interval(ft): 3

Min: 1,584.2

Max: 1,613.6

Range: 29.4

Average: 1,597.7

Standard Deviation: 6.86 ft

0ft 456ft 911ft



9/4/2026

18-99N-64W
Douglas County
South Dakota

Boundary Center: 43° 23' 19.71, -98° 27' 5.8

**OFFICIAL WETLAND
DETERMINATION FOR
HIGHLIGHTED TRACTS ONLY**



SOUTH DAKOTA
DOUGLAS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2513

Prepared : 8/28/26 3:30 PM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
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
155.61	146.25	146.25	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	SOO
0.00	0.00	146.25	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
Com	89.60	0.00	120	0
Soybeans	38.90	0.00	42	0
TOTAL	128.50	0.00		

NOTES

Tract Number : 627

Description : SE4 18-99-64
FSA Physical Location : SOUTH DAKOTA/DOUGLAS
ANSI Physical Location : SOUTH DAKOTA/DOUGLAS
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 : IRENE WAGNER
Other Producers :
Recon ID : None

SOUTH DAKOTA
DOUGLAS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2513
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Crop Year : 2026

Tract Land Data

Tract 627 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.61	146.25	146.25	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	146.25	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	89.60	0.00	120
Soybeans	38.90	0.00	42
TOTAL	128.50	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](https://www.usda.gov/how-to-ask) 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.

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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

- A. 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.
- B. General Exceptions:
1. Rights or claims of parties in possession not shown by the public records.*
 2. 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.*
 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.*
 7. Any Service, installation or connection charge for sewer, water or electricity.*
 8. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.*

*Paragraphs 1, 2, 3, 4, 5, 6, 7 and 8 will not appear as printed exceptions on extended coverage policies, except as to such parts thereof which may be typed as a Special Exception.

C. Special Exceptions:

1. This Policy specifically excludes all real estate taxes to the applicable property. **The 2025 assessed real estate taxes for Parcel #1268 show as \$3,059.50**, being provided for informational purposes only, and is based on the attached Real Estate Tax Notice issued from the office of the Douglas County Treasurer. We assume no liability for the correctness of the same. For the exact amount of real estate taxes, contact the Douglas County Treasurer (605-724-2318).
2. No search of the records on file at the Office of the South Dakota Secretary of State has been or will be conducted in connection with any of the land described in Schedule A and any such records and/or their effect on title to said land are hereby excluded from coverage hereunder.
3. No title examination was made regarding and no coverage is afforded hereunder for the minerals or the mineral estate underlying, associated with, or severed from the land described in Schedule A, if any, including rights and easements granted or reserved along therewith or arising by operation of law.

4. Rights of the public in and to the statutory easement for section line road right-of-way.
5. Claims of vested drainage rights for drainage of water and rights incidental thereto as set forth in the following recorded documents:
 - from the SW¼ 18-99-64 onto the SE¼ 18-99-64, recorded in Book 22 of Miscellaneous, Page(s) 287-288 on June 30, 1992.
6. Any claims arising of the heirs or devisees of Irene Wagner, deceased, their interest being subject to the administration of the estate of said decedent in Douglas County, Probate Case No. 21PRO26-000005, wherein Carla J. Hoback is appointed Personal Representative of said estate.
7. The Company reserves the right to make additional exceptions and requirements to this Commitment and reissue the same upon its receipt of any information or documentation pertinent to the insured transaction or contrary to the terms of this Commitment.







Notes

157.54 ACRES

DOUGLAS COUNTY LAND

**WEDNESDAY,
NOVEMBER 11TH
AT 10:30 AM**

*Auction will be held at the
Corsica Travel Plaza in
Corsica, SD.*

Auction Location:

Corsica Travel
Plaza/Brewskies
Recently viewed



TERMS

Cash sale with 10% (non-refundable) auction day with the balance on or before December 30th, 2027. Personal Representative's Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to credit buyer for all of the 2026 real estate taxes due in 2027. Sold subject to Personal Representative's Approval and all easements of record. Auctioneers and closing attorney are representing the sellers in this transaction.

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