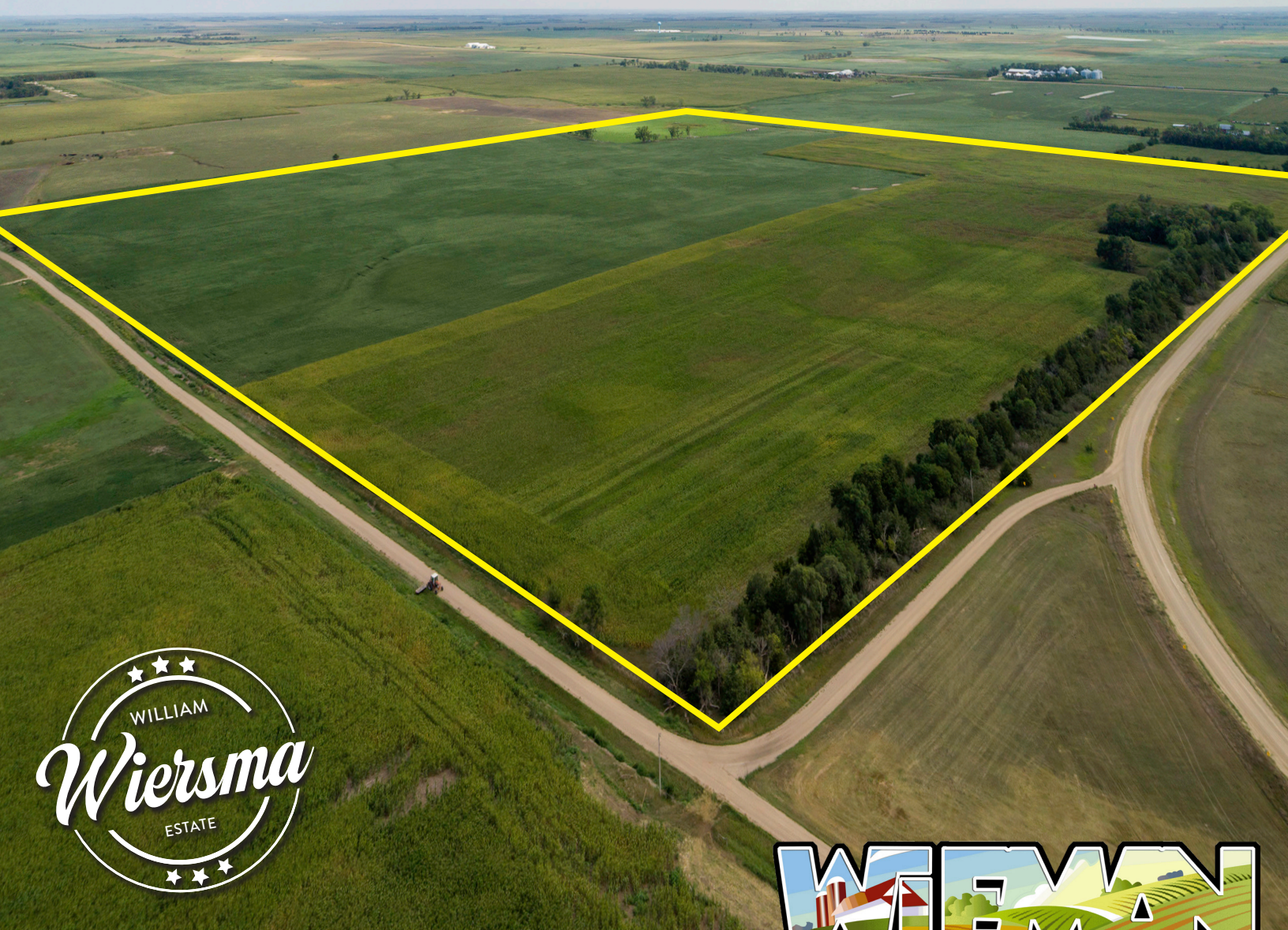


149 ACRES

DOUGLAS COUNTY LAND

- FRIDAY, DECEMBER 4TH AT 10:30 AM -



"We Sell The Earth And Everything On It!"

800.251.3111 | Marion, SD | WiemanAuction.com

Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

149 ACRES IOWA 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:

FRIDAY, DECEMBER 4th – 10:30 a.m.

LEGAL: NW ¼ Section 15-99-65W Douglas County, SD.

LOCATION: From US Hwy 281 and SD Hwy 44 Junction, go 6 Miles West and 1 Mile North on 383rd Ave or 2 Miles South of Harrison, SD

- FSA shows 129.3 tillable acres, a 5.88 acre tree belt, 10.37 acre slough and the balance in right of way
- Soil Rating of 76.6 with the majority made up of Eakin-Ethan complex and Highmore-Walke silt loams
- 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 \$2,762.38

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 January 15th, 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.

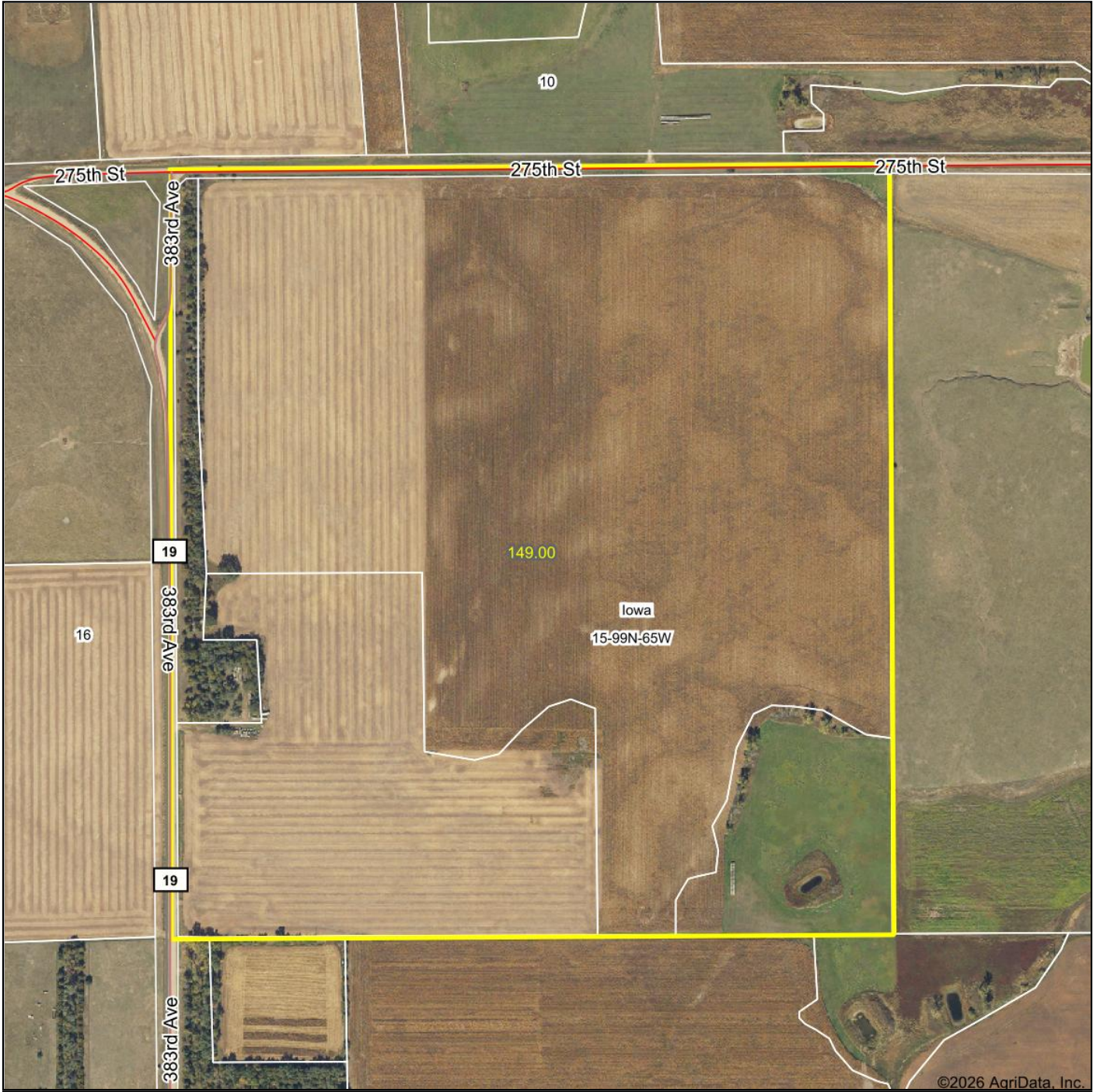
WILLIAM WIERSMA ESTATE – OWNER

LARRY NEUGEBAUER - PERSONAL REPRESENTATIVE

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

Braley Law Office
Chris Braley - Closing Attorney
605-946-5255

Aerial Map



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

Boundary Center: 43° 23' 44.2, -98° 30' 54.48

15-99N-65W
Douglas County
South Dakota

0ft 531ft 1063ft



9/4/2026

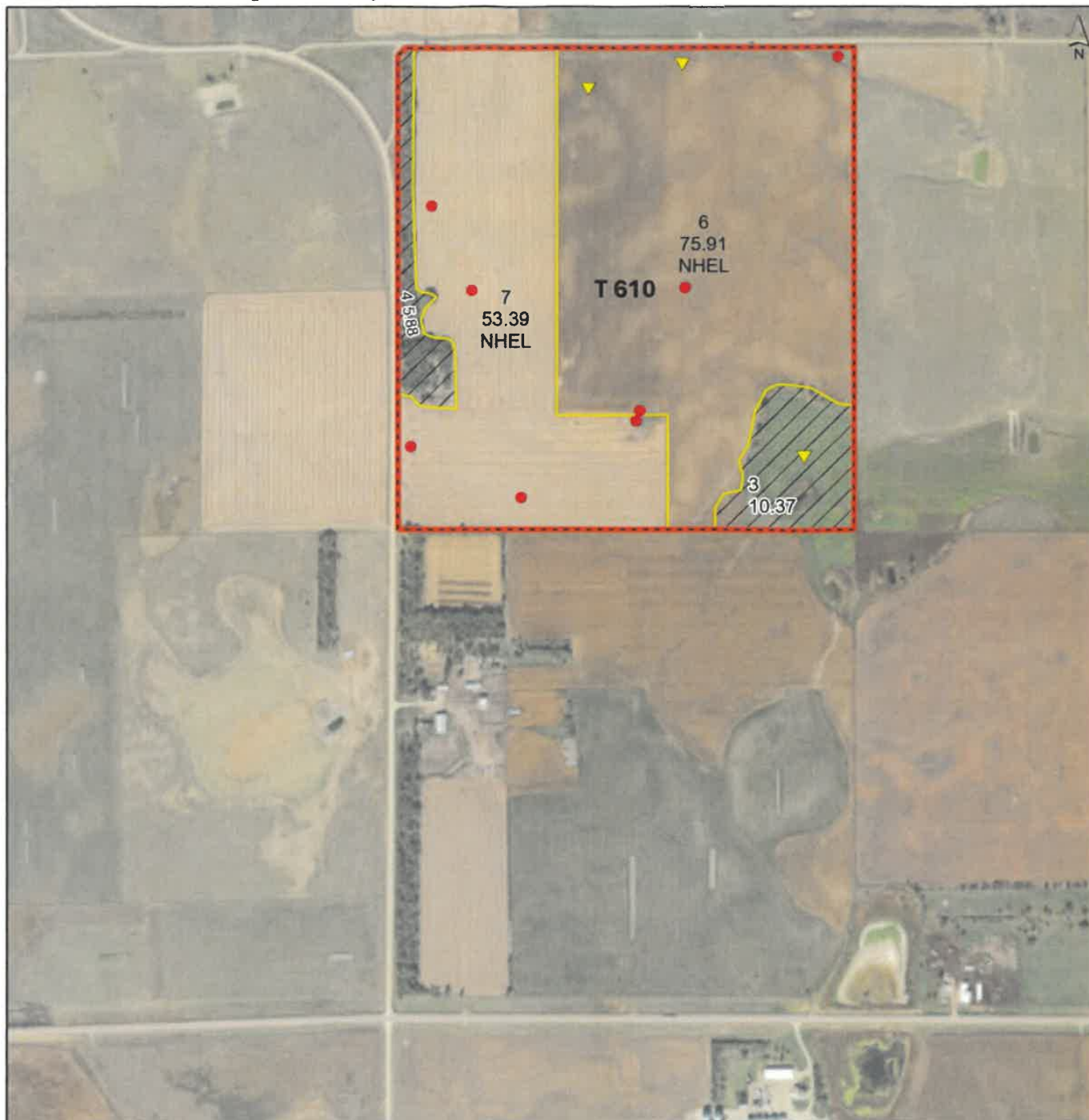
Field borders provided by Farm Service Agency as of 5/21/2008.



United States
Department of
Agriculture

Douglas County, South Dakota

Farm 500



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

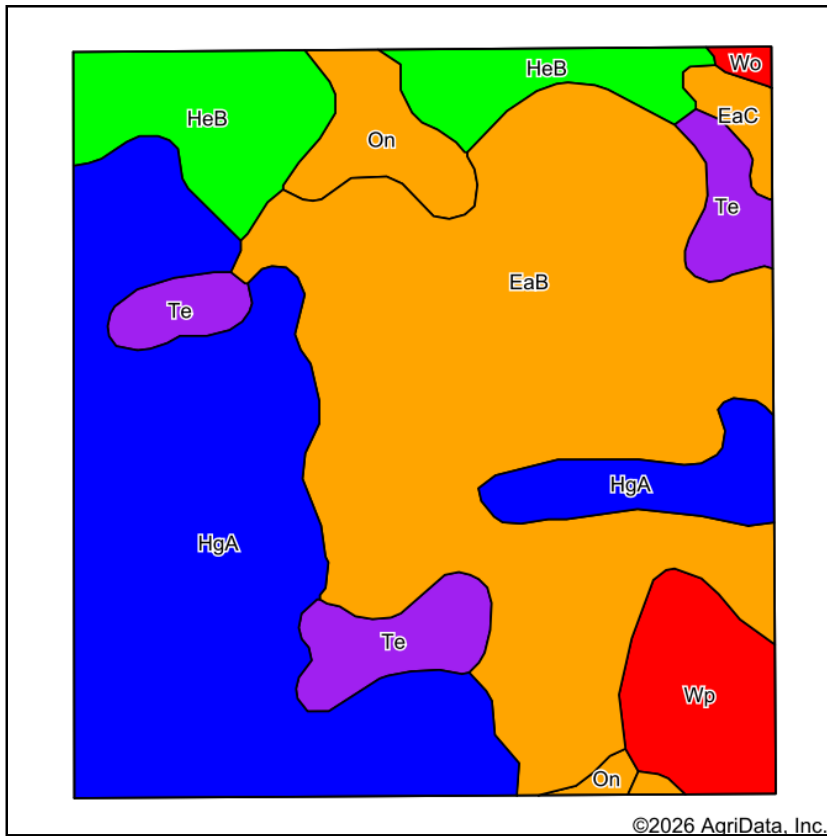
2026 Program Year
Phy. County: Douglas
2025 imagery
S15 T099N R065W

0 360 720
Feet

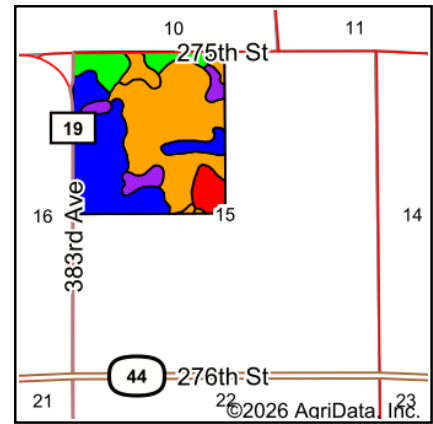
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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 06/08/2026

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Douglas**
 Location: **15-99N-65W**
 Township: **Iowa**
 Acres: **149**
 Date: **9/4/2026**



Maps Provided By:



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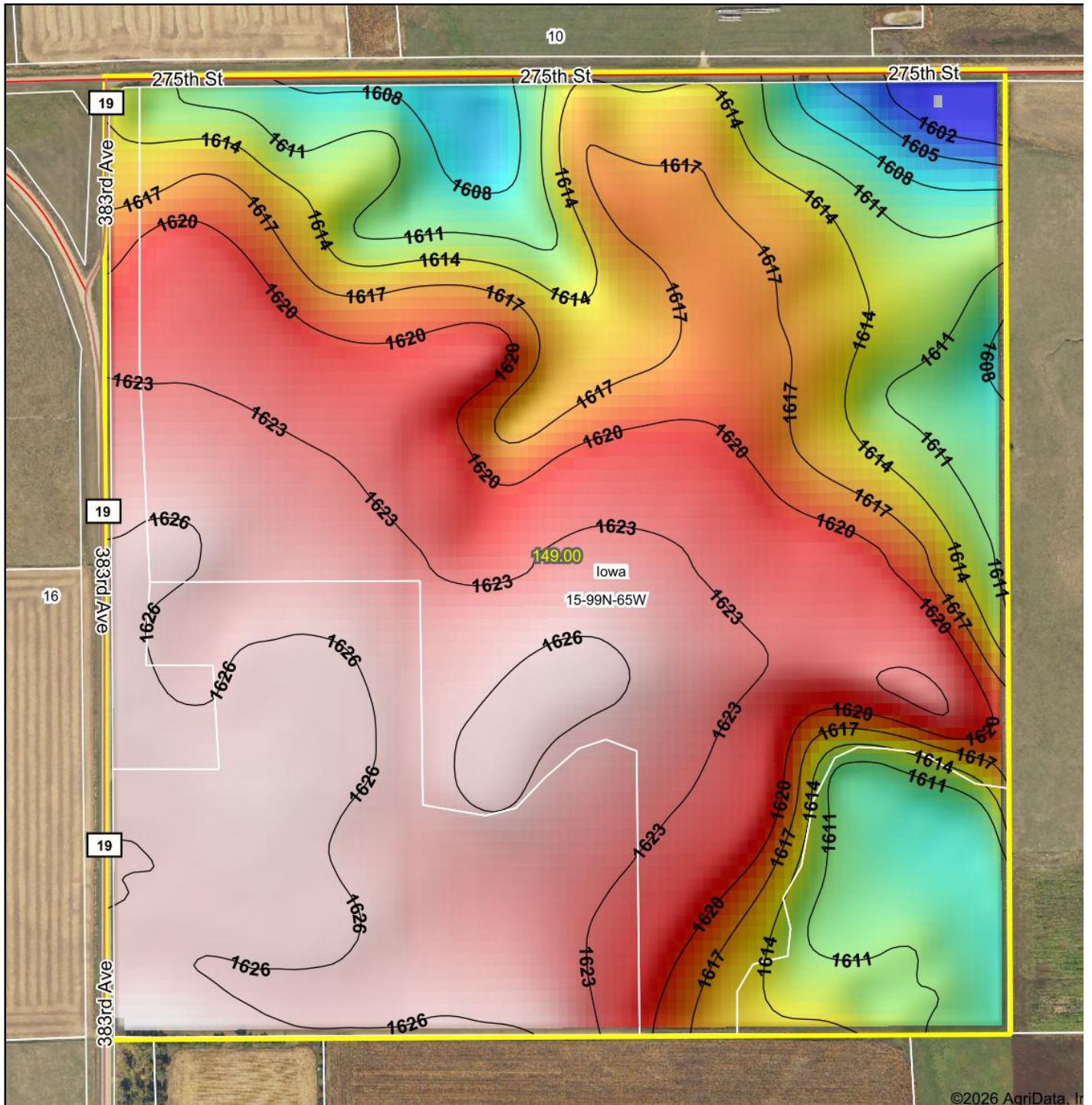
Area Symbol: SD043, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EaB	Eakin-Ethan complex, 2 to 6 percent slopes	60.29	40.6%		Ile	79
HgA	Highmore-Walke silt loams, 0 to 2 percent slopes	49.41	33.2%		IIc	85
HeB	Highmore silt loam, 2 to 6 percent slopes	14.19	9.5%		Ile	91
Te	Tetonka silt loam, 0 to 1 percent slopes	9.58	6.4%		IVw	56
Wp	Worthing silty clay loam, ponded, 0 to 1 percent slopes	7.96	5.3%		VIIIw	10
On	Onita-Tetonka silt loams	5.43	3.6%		IIc	77
EaC	Eakin-Ethan complex, 6 to 9 percent slopes	1.63	1.1%		IIIe	71
Wo	Worthing silty clay loam, 0 to 1 percent slopes	0.51	0.3%		Vw	30
Weighted Average					2.47	76.6

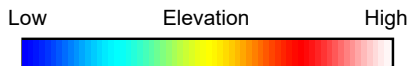
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



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Maps Provided By:



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

Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,600.5

Max: 1,627.2

Range: 26.7

Average: 1,619.2

Standard Deviation: 6.17 ft

0ft 430ft 860ft

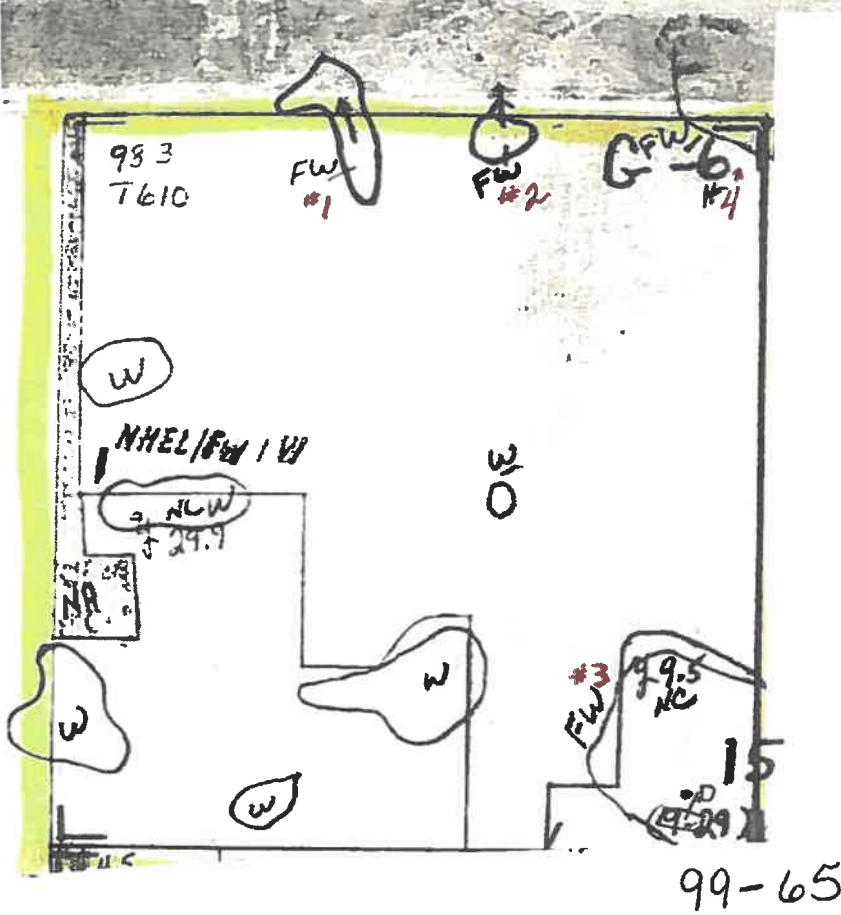


9/4/2026

15-99N-65W
Douglas County
South Dakota

Boundary Center: 43° 23' 44.2, -98° 30' 54.48

NOT TO SCALE



**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 : 500

Prepared : 8/25/26 4:31 PM CST

Crop Year : 2026

Tract Number : 610

Description : NW4 15-99-65

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 : WILLIAM WIERSMA

Other Producers : None

Recon ID : None

Tract Land Data

Tract 610 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
145.55	129.30	129.30	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	129.30	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	22.84	0.00	58
Corn	45.70	0.00	119
Soybeans	29.76	0.00	48

TOTAL	98.30	0.00
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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 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 #1438 show as \$2,762.38**, 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

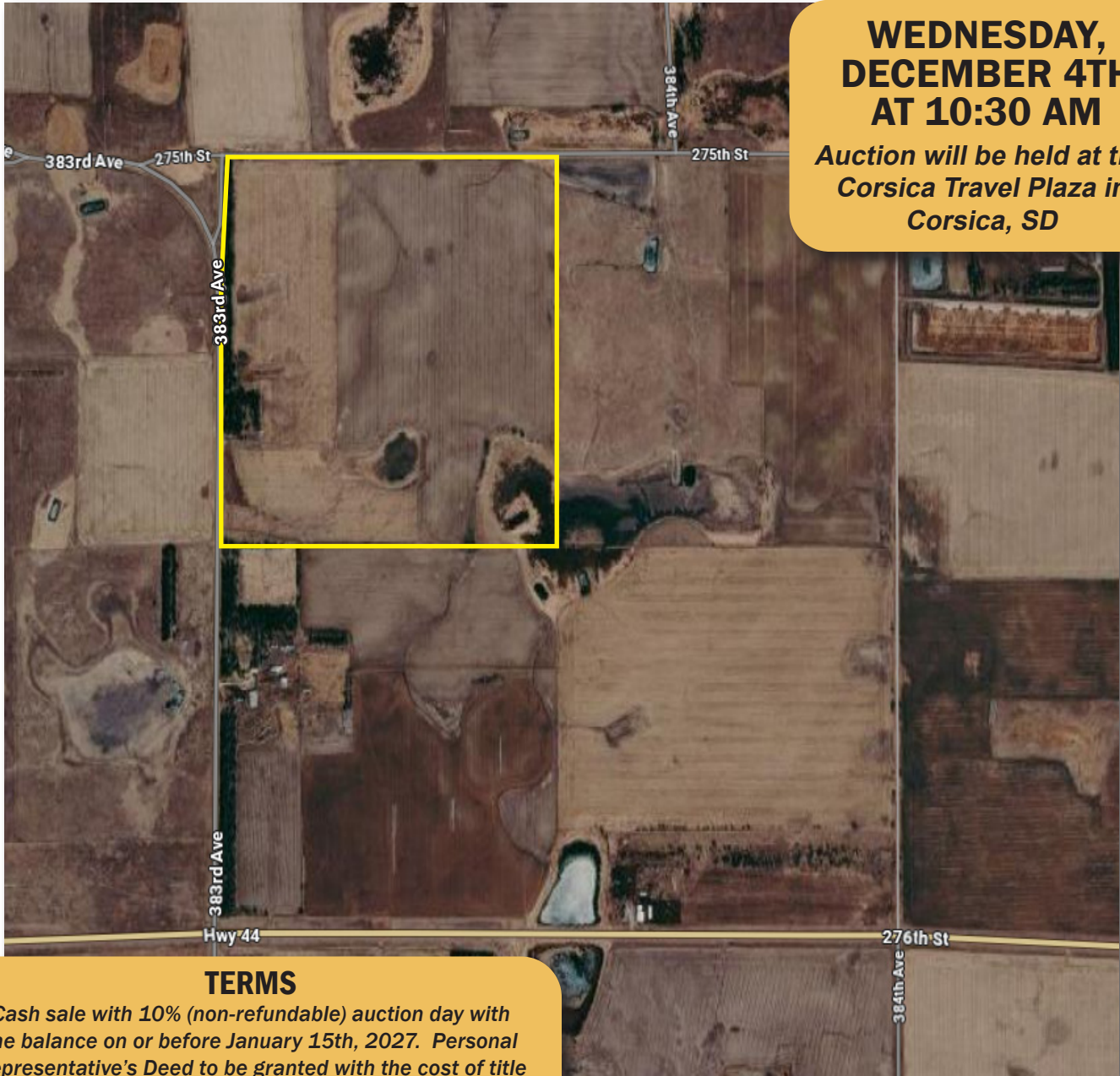
A, if any, including rights and easements granted or reserved along therewith or arising by operation of law.

4. Rights of the public in and to the statutory easement for section line road right-of-way.
5. Subject to the proper probate administration of the Estate of William Wiersma, Case No. 01PRO26-00005, currently pending in the Douglas County, SD Circuit Court.
6. Any claims or liabilities arising from unpaid creditors and/or possible existence of lien for Federal Estate taxes in connection with the Estate of William Wiersma.



149 ACRES

DOUGLAS COUNTY LAND



**WEDNESDAY,
DECEMBER 4TH
AT 10:30 AM**

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

TERMS

Cash sale with 10% (non-refundable) auction day with the balance on or before January 15th, 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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