

29.48 ACRES

TURNER COUNTY LAND

- THURSDAY, NOVEMBER 19TH 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

29.48 ACRES ROSEFIELD TOWNSHIP TURNER COUNTY LAND AUCTION

In order to settle the estate the following land will be sold at public auction located at the Wieman Auction Facility 44628 SD Hwy. 44 Marion, SD on:

THURSDAY, NOVEMBER 19th – 10:30 a.m.

Join us at the Wieman Auction facility for the opportunity to purchase this powerful, all tillable small tract of excellent Turnery County land. Please view at your leisure and come prepared to buy!

LEGAL: Tract 4 of Saner Addition, an Addition in the West Half of Section 24, 99-55 Turner County, SD.

LOCATION: From Wieman Auction Facility go 1 ½ miles West and 1.5 miles South on 445th Ave

- 29.30 acres tillable with the balance in road right of ways
- Soil Rating of 81.7 with 99% consisting of Clarno-Crossplain-Davison complex soil
- This is a ½ mile long 29.48-acres with clear operational boundaries
- Annual Real Estate Taxes \$718.48. 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.

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.wiemanauktion.com or by calling the auctioneer at 800-251-3111 and packets can be mailed out.

TERMS: Cash sale with 15% (non-refundable) auction day with the balance on or before December 30th, 2026. 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.

SHARON WOLLMANN ESTATE – OWNER
ALEX & JEFF WOLLMANN – CO-PERSONAL REPRESENTATIVES

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

Strasser Law Office
Diana Randall - Closing Attorney
605-925-7745

Aerial Map



Boundary Center: 43° 22' 40.86, -97° 17' 41.8

24-99N-55W
Turner County
South Dakota

0ft 831ft 1661ft



8/19/2026

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



United States
Department of
Agriculture

Turner County, South Dakota

Farm 9917



Tract Boundary Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Unless Otherwise Noted map legend items are from legend	Product (crop)	_____
Intended for Grain	_____	_____
Com = Yellow	_____	_____
Soil = Green	_____	_____

2026 Program Year

Phy. County: Turner

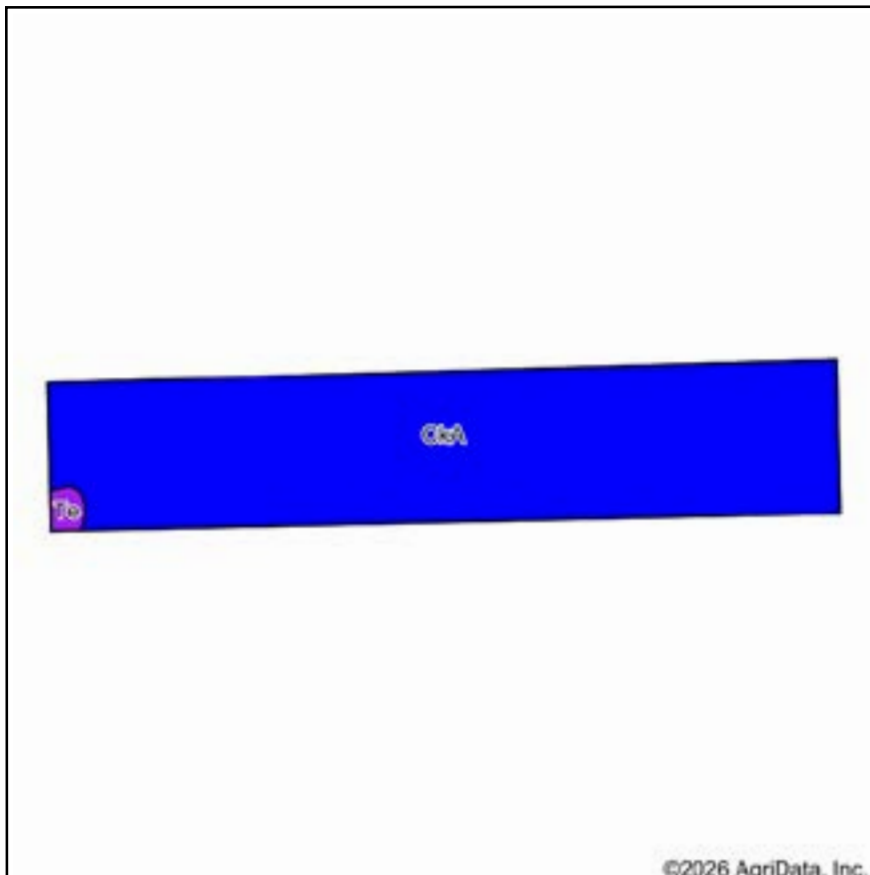
2025 imagery

S24 T099N R055W

0 50 100
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 type, depth, or species determination of the area. Refer to your original determination (CPN 626 and attached maps) for exact boundaries and document type or contact USDA National Resources Conservation Service (NRCS). USDA is an equal opportunity provider, employer, and lender. Map Created 06/04/2025

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Turner**
 Location: **24-99N-55W**
 Township: **Rosefield**
 Acres: **29.48**
 Date: **8/19/2026**

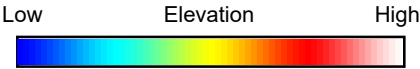
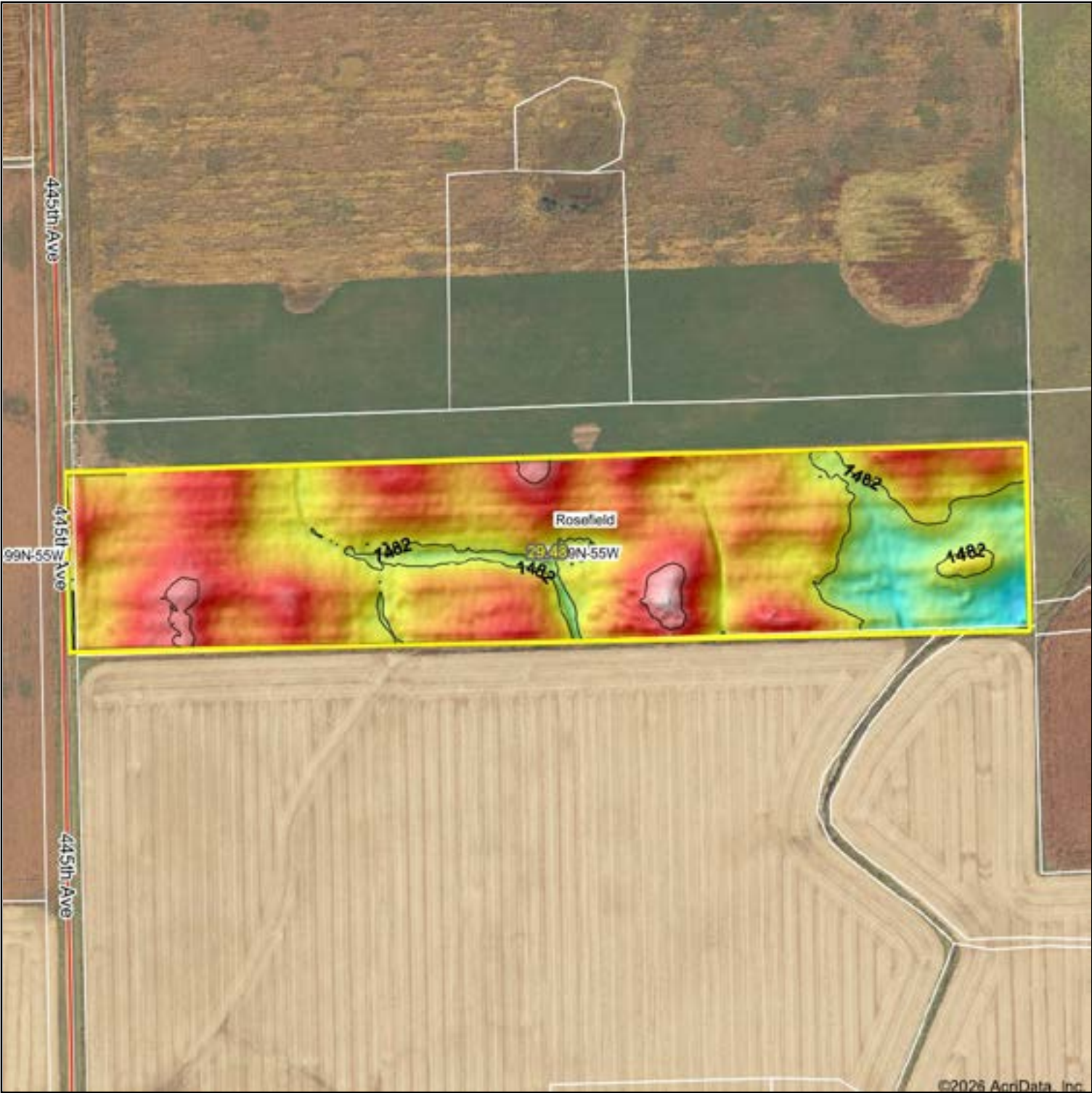


Area Symbol: SD125, Soil Area Version: 28

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	29.13	98.8%		IIc	82
Te	Tetonka silt loam, 0 to 1 percent slopes	0.35	1.2%		IVw	56
Weighted Average					2.02	81.7

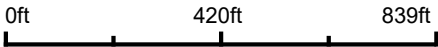
*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



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

Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,478.3
Max: 1,486.3
Range: 8.0
Average: 1,483.0
Standard Deviation: 1.05 ft



24-99N-55W
Turner County
South Dakota

Boundary Center: 43° 22' 40.86, -97° 17' 41.8

SOUTH DAKOTA
TURNER

Form: FSA-158EZ

See Page 2 for non-eligibility statements



United States Department of Agriculture
Farm Service Agency

Abbreviated 158 Farm Record

FARM : 9917

Prepared: 8/2/2015 10:01 PM CST

Crop Year : 2015

Operator Name

CRP Contract Number(s) : None

Record ID : 46-125-2015-132

Transferred From : None

ARC PLC QAP Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WGP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
29.30	29.30	29.30	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			GRP	MPL	DCP Ag-Rel. Activity	\$00
0.00	0.00	29.30	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-905 CRP Reduction Acres	PLC Yield	HIP
Corn	13.16	0.00	138	0
Soybeans	13.57	0.00	39	0
TOTAL	26.78	0.00		

NOTES

Tract Number : 7798

Description : NSG# 249955

FSA Physical Location : SOUTH DAKOTA TURNER

ANSI Physical Location : SOUTH DAKOTA TURNER

BIA Unit Range Number

CRP Contract Number(s) : None

NEL Status : NEL: No agricultural commodity planted on undetermined to be

Wetland Status : Tract does not contain wetlands

Wt. Violations : None

Owners : SHARON WOOLYASH

Other Products : None

Record ID : 46-125-2015-132

Dakota Homestead Title Insurance Company

SCHEDULE B - PART II
ALTA COMMITMENT

Office File Number 28-TI-15283

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 not shown by the public records.
5. Any tax 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 lien 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 any minerals, mineral's rights or related matters, including but not limited to oil, gas, coal and other hydrocarbons.
10. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the final title policy.
11. THE COMPANY requires that an Affidavit of Possession be prepared by the current owner according to South Dakota Statutes and be recorded in the records of the Registrar of Deeds, Turner County, SD. This is to clarify that there are no outstanding interests of past owners due to defects in past Deeds of record.

This page is only a portion of 2021 ALTA Commitment for Title Insurance issued by Dakota Homestead 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: 25-TI-15252

12. TELEPHONE LINE RIGHT-OF-WAY EASEMENT, dated December 8, 1978, filed July 12, 1979 @ 4:00 P.M. and recorded in Book 34 of Misc., page 64, Turner County Records, grants unto Bison State Telephone Company, a corporation, its successors and assigns, the right to construct, reconstruct, operate and maintain a telephone line or system on, over, above, under and through the S 1/2 NW 1/4 Sec 24-99-55.
13. TELEPHONE LINE RIGHT-OF-WAY EASEMENT, dated December 8, 1978, filed July 12, 1979 @ 4:00 P.M. and recorded in Book 34 of Misc., page 65, Turner County Records, grants unto Bison State Telephone Company, a corporation, its successors and assigns, the right to construct, reconstruct, operate and maintain a telephone line or system on, over, above, under and through the N 1/2 N 1/2 SW 1/4 Sec 24-99-55.
14. VESTED DRAINAGE RIGHT FORM, dated June 25, 1992, filed June 25, 1992 @ 3:00 P.M. and recorded in Book 41 of Misc., page 525, Turner County Records, claims the right of drainage from the N 1/2 N 1/2 SW 1/4 Sec 24-99-55 through plow ditches onto the S 1/2 NE 1/4 Sec 24-99-55 AND from the S 1/2 NW 1/4 Sec 24-99-55 through plow ditches onto the N 1/2 NE 1/4 Sec 24-99-55.
15. VESTED DRAINAGE RIGHT FORM, dated June 25, 1992, filed June 26, 1992 @ 9:10 A.M. and recorded in Book 41 of Misc., page 554, Turner County Records, claims the right of drainage from the W 1/2 NE 1/4 and E 1/2 NW 1/4 Sec 25-99-55 through drainage ditches onto Sec 24-99-55.
16. VESTED DRAINAGE RIGHT FORM, dated June 30, 1992, filed June 30, 1992 @ 2:20 P.M. and recorded in Book 41 of Misc., page 36A, Turner County Records, claims the right of drainage from the S 1/2 SW 1/4; NW 1/4 N 1/2 SW 1/4 and SW 1/4 SE 1/4 Sec 24-99-55 through ditches and the onto the N 1/2 NE 1/4 SE 1/4 Sec 24-99-55.
17. SUBJECT to the probate administration of PRO. NO. 33PRO25-000009 currently pending in the Circuit Court, Hutchinson County, South Dakota, wherein the Last Will and Testament of Sharon Wollmann was admitted to Probate on March 2, 2026 in which Jeffrey L. Wollmann and Alex L. Wollmann have been appointed Co-Personal Representatives of the Estate of Sharon Wollmann. THIS Commitment is subject to any circumstances that may arise through the execution of said estate.
18. POSSIBLE Lien for State and Federal Estate Taxes arising out of the Estate of Sharon Wollmann, being Case No. PRO. 2147483547 in the Circuit Court of Hutchinson County, South Dakota.
19. NOTE: An Affidavit Regarding Access Easement, dated April 4, 2018, filed April 13, 2018 @ 10:00 A.M. and recorded in Book 51 of Misc., page 721, Turner County Records, establishes for public record that the 20 Foot Access Easement (as shown on the Plat recorded in Book 8 of Plats, page 256, Turner County Records, establishes that no actual Access Easement has been placed of record for said property.
20. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land. We may make additional requirements and exceptions.
21. THIS COMMITMENT shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.
22. REAL ESTATE TAXES for the year 2026 and subsequent years which constitute a lien but are not due and payable Real Estate Taxes for the first half of 2025 payable by April 30, 2026 in the amount of \$359.24 are paid; the second half of the 2025 Real Estate Taxes payable by October 31, 2026 in the amount of \$359.24 are also paid. Parcel ID# 14000-C9955-24240

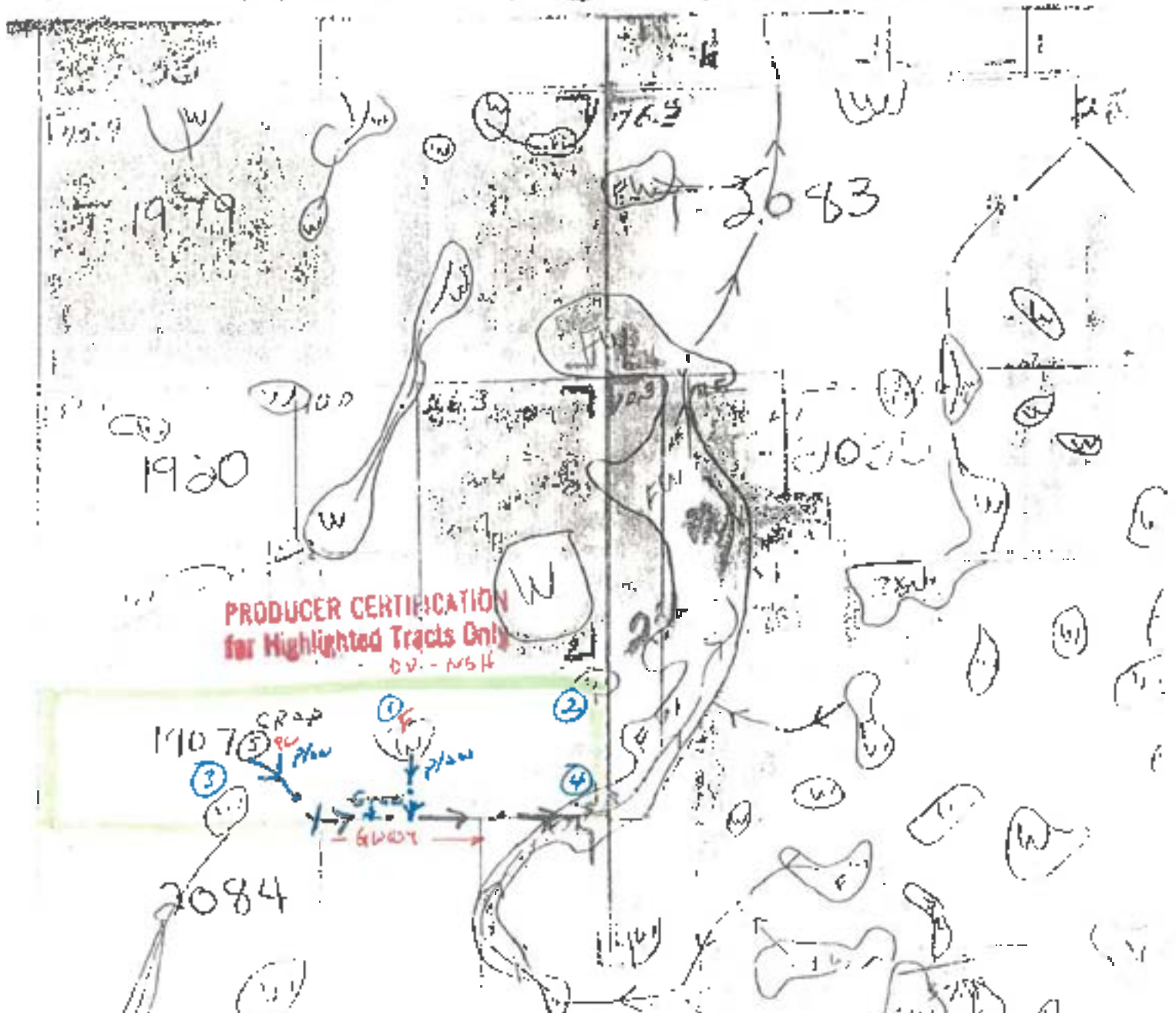
This page is only a portion of 2021 ALTA Commitment for Title Insurance issued by Dakota Homebased Title Insurance Company. This Commitment is not valid without the 44000, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I Requirements, and Schedule B, Part II Exceptions, and a countersignature by a Company or its insurance agent that may be in electronic form.

(Continued)

Office File Number 26-TI-15262

23 Note: Coverage of this Commitment extends only to filings in the records of the Register of Deeds, Treasurer and Clerk of Courts of Turner 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.

NOT TO SCALE

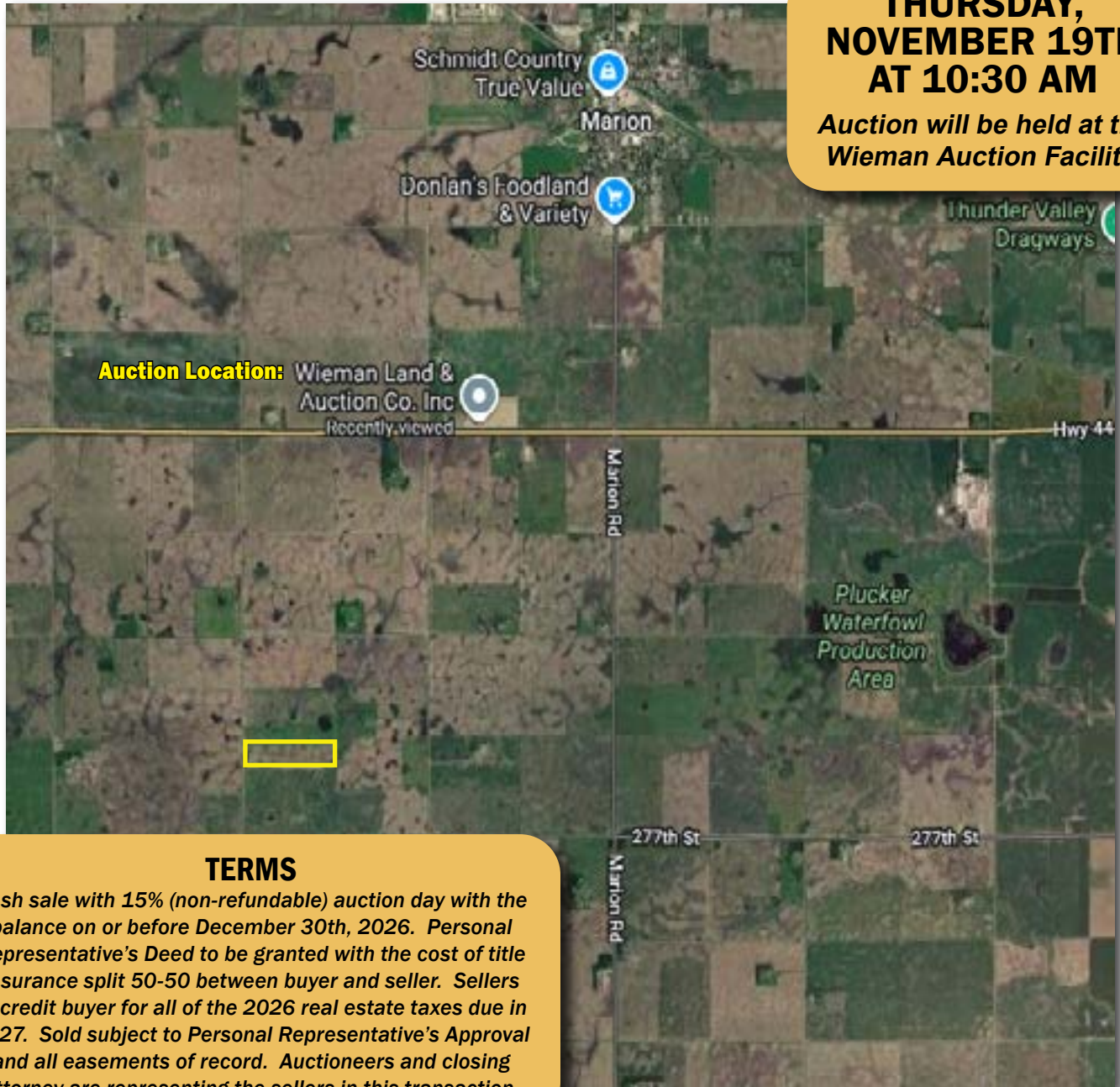


29.48 ACRES

TURNER COUNTY LAND

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NOVEMBER 19TH
AT 10:30 AM**

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Wieman Auction Facility.*



TERMS

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