

158.66 ACRES

DAVISON COUNTY LAND

- THURSDAY, JANUARY 15TH 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

**158.66 ACRES BEULAH TOWNSHIP – DAVISON COUNTY LAND
OFFERED IN 3-TRACTS- POWERFUL – HIGH INDEX LAND AT AUCTION**

I have decided to sell the following land at public auction indoors at the Davison County Fairgrounds Complex 3200 West Haven in Mitchell, SD on:

THURSDAY JANUARY 15TH 2026

10:30 A.M.

It is our privilege to offer the following land located in the tightly held Beulah Twp. on the NW edge of Mitchell, SD. This property offers acreage site development with 1-mile of highway frontage along with top quality tillable land. If your looking for a acreage site for your new home with land for livestock & crop production or a developer looking for the next project come take a look at all this property has to offer!

TRACT ONE: 79.33 ACRES

LEGAL: The North 1309' of the NE ¼ of Section 13, 103-61 Davison County, SD.

LOCATION: From the junction of West Haven & 406th Ave go 1 ¾ mile north on the west side of the road or from Vern Eide Ford & Hwy. 37 go 3-miles west on 23rd St. south side of the road.

- 76-acres tillable balance in RROW and low ground
- Soil rating of 83.7. Predominant soil Clarno-Bonilla loam (88) only 3-soil types across the entire tract provides ease of management and predictable yield potential.
- New Buyer able to farm or lease out for the 2026 crop year.
- Annual Real Estate Taxes \$1,314.12. Property has current or future development potential for acreage or housing development.
- Aerial & soil maps, wetland maps, title insurance and other info found in buyers packet

TRACT TWO: 79.33 ACRES

LEGAL: The North 1309' of the NW ¼ of Section 13, 103-61 Davison County, SD.

LOCATION: Located directly to the west of Tract 1. Bordered to the west by 405th Ave and Cemetery Rd – West 23rd Ave to the north

- 76-acres tillable balance in RROW. Soil rating of 80 with the predominant soil Clarno-Ethan-Bonilla loams (80) and again only 3-soil types total.
- New buyer able to farm or lease out for 2026 crop year. Annual Real Estate Taxes \$1,292.48.
- Additional info found in buyers packet. If sold separate, seller at their expense will have the boundary line staked out.

TRACT THREE: 158.66 ACRES COMBINATION OF TRACT 1 & 2

LEGAL: The North 1309' of Section 13, 103-61 Davison County, SD.

- Annual taxes on entire unit \$2,606.60. 1-mile of highway frontage
- Soil rating of 81.8 with only 3-soil types running throughout the property.
- Opportunity to add a tract with 1-mile rounds and easy to operate fields

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

Drone video footage and buyers packets available at www.wiமானuction.com or contact the auctioneers at 800-251-3111 and packets can be mailed out.

TERMS: Cash Sale with 15% (non-refundable) down payment auction day with the balance on or before February 20, 2026. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2025 taxes in full new buyer will pay all of the 2026 taxes. Sold subject to owners approval and all reservations of record.

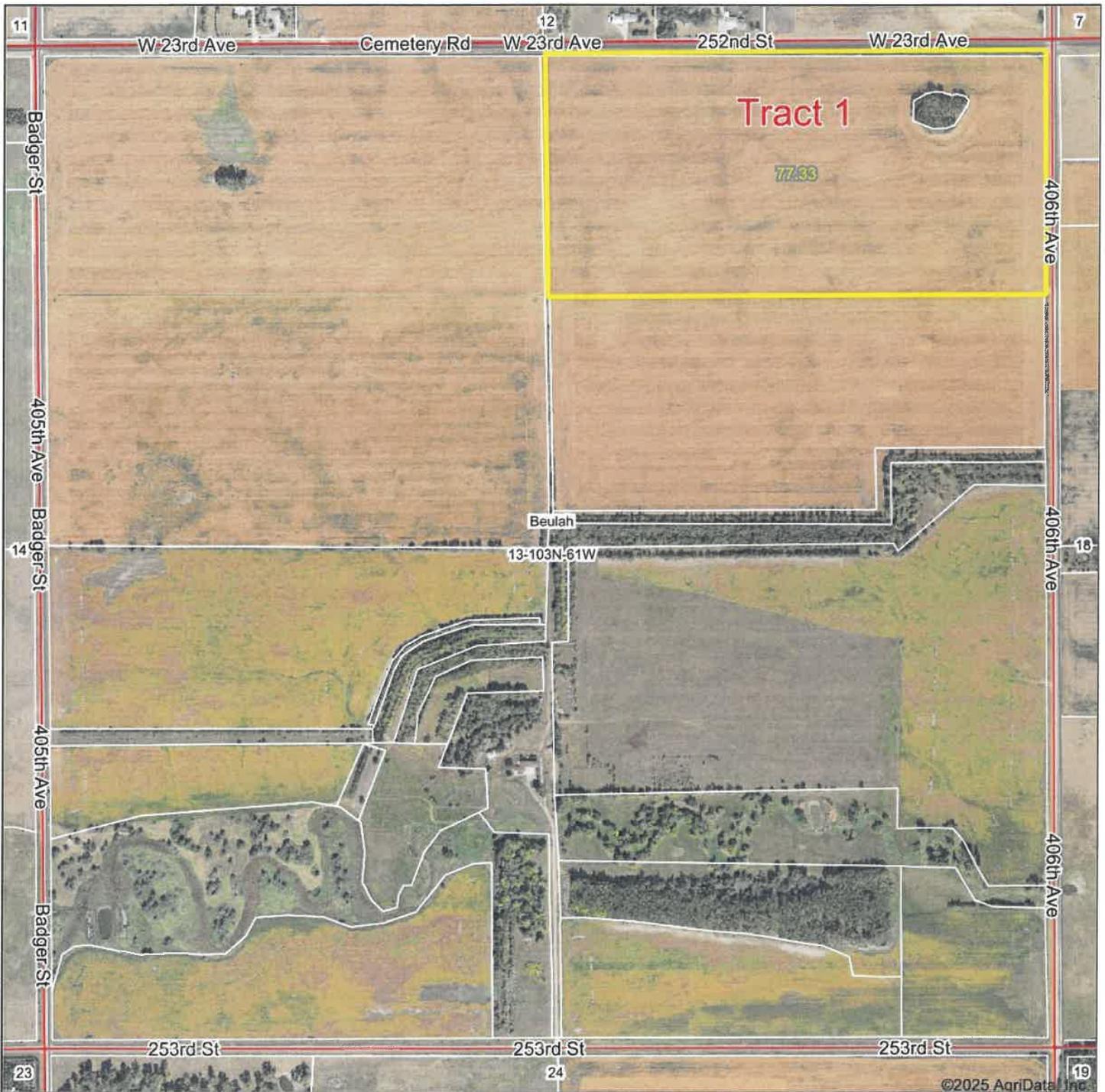
Remember auction held at the Davison County Fairground Complex.

SANDRA RITTER – OWNER

Wieman Land & Auction Co. Inc.
Marion, SD 800-251-3111
www.wiமானuction.com

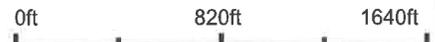
Bertsch Law Office
Closing Agent
605-387-5658

Aerial Map



©2025 AgriData, Inc.

Boundary Center: 43° 43' 45.14, -98° 5' 29.66



Maps Provided By:



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13-103N-61W
Davison County
South Dakota



10/29/2025

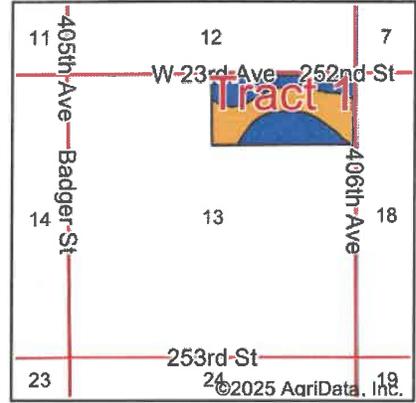
Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT 1

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Davison**
 Location: **13-103N-61W**
 Township: **Beulah**
 Acres: **77.33**
 Date: **10/29/2025**

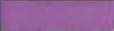


Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD035, Soil Area Version: 29

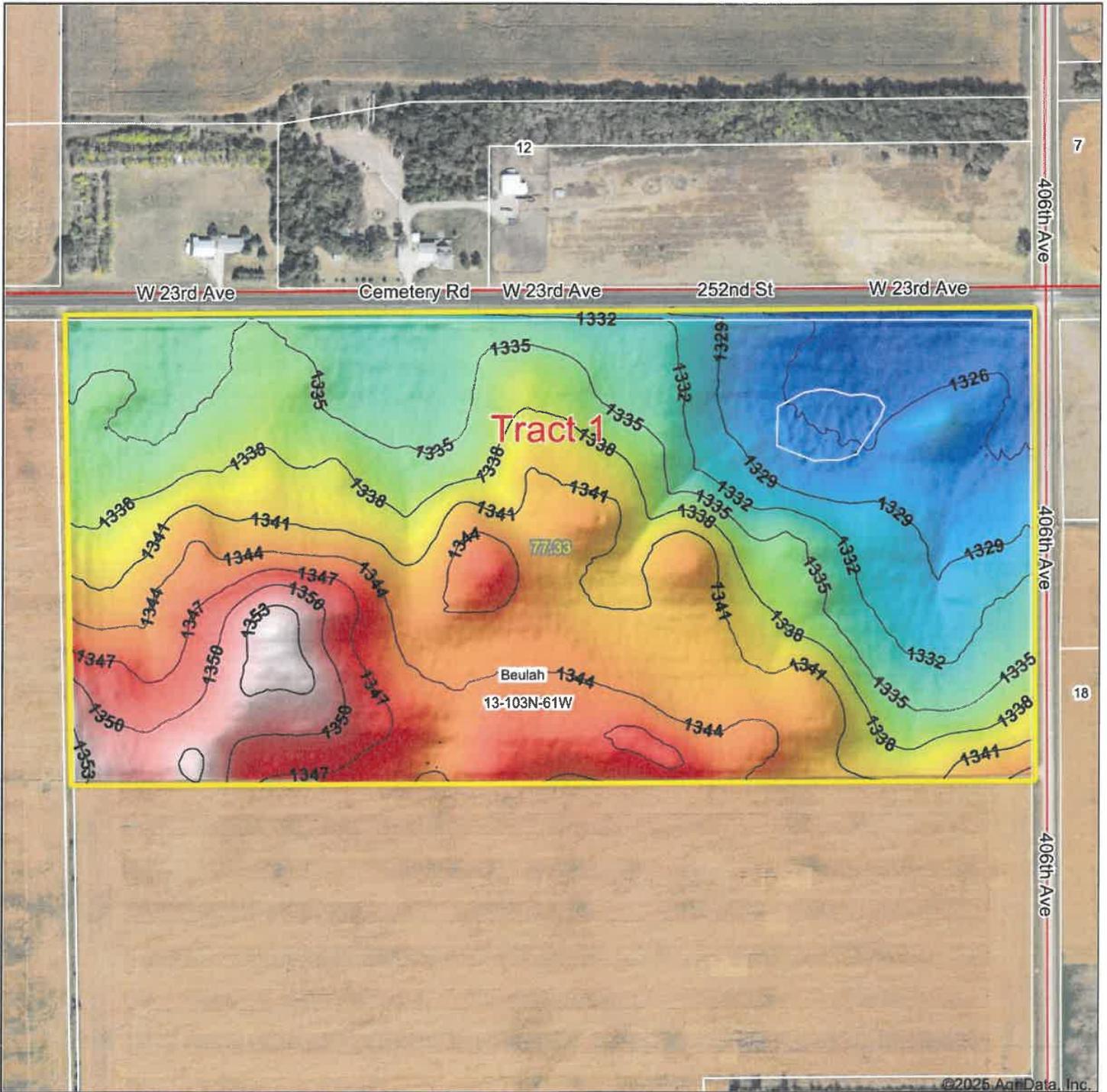
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|---|-------|------------------|--|------------------|--------------------|
| ChA | Clarno-Bonilla loams, 0 to 2 percent slopes | 40.42 | 52.3% |  | IIc | 88 |
| ChB | Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes | 35.48 | 45.9% |  | IIe | 80 |
| TeA | Tetonka silt loam, 0 to 1 percent slopes | 1.43 | 1.8% |  | IVw | 56 |
| Weighted Average | | | | | 2.04 | 83.7 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Topography Hillshade



Source: USGS 3 meter dem



Interval(ft): 3

Min: 1,323.0

Max: 1,355.2

Range: 32.2

Average: 1,338.0

Standard Deviation: 7.35 ft



10/29/2025

13-103N-61W
Davison County
South Dakota

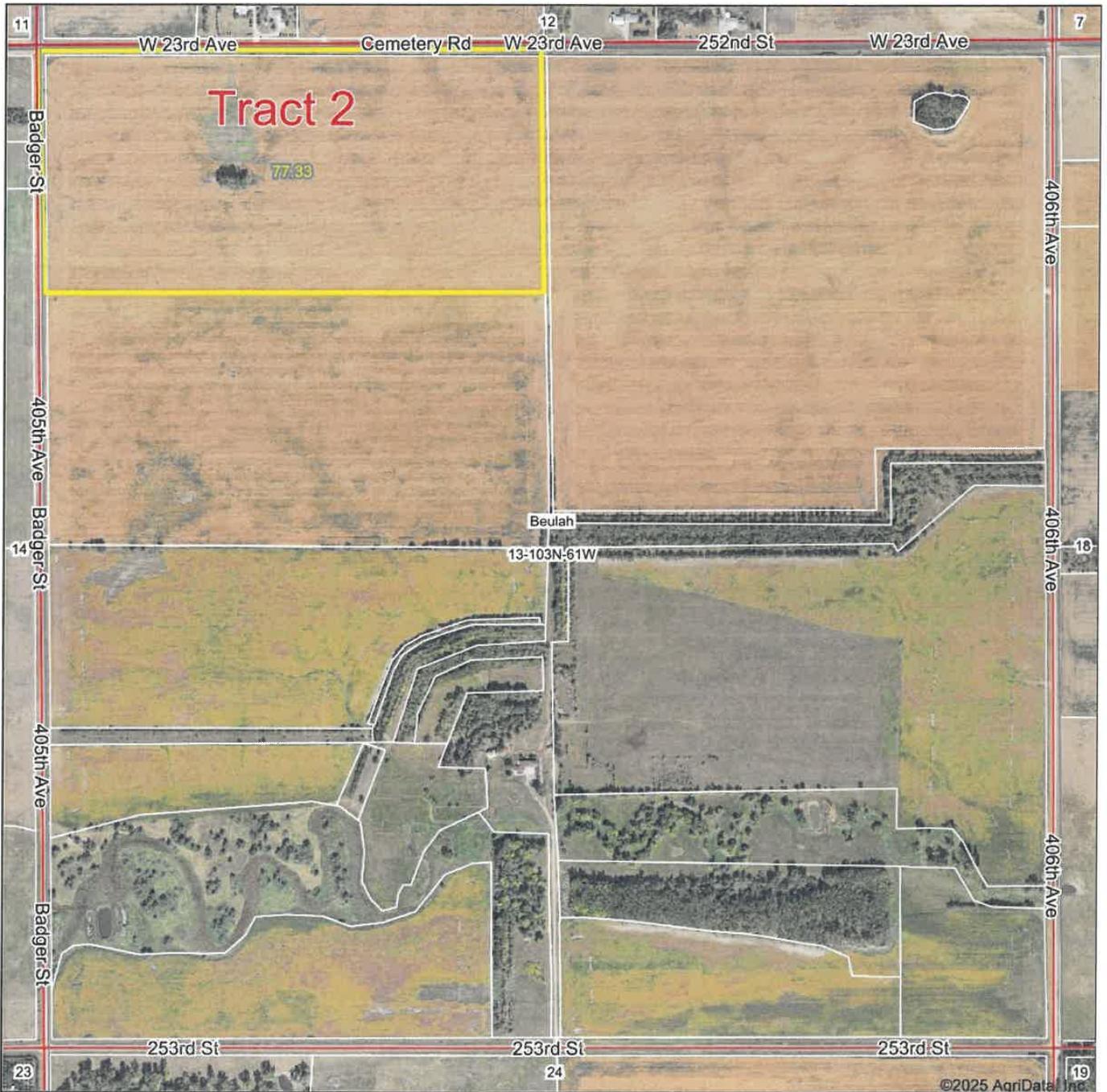
Boundary Center: 43° 43' 45.14, -98° 5' 29.66



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

TRACT 1

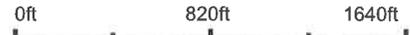
Aerial Map



©2025 AgriData, Inc.



Boundary Center: 43° 43' 45.52, -98° 6' 5.8



13-103N-61W
Davison County
South Dakota



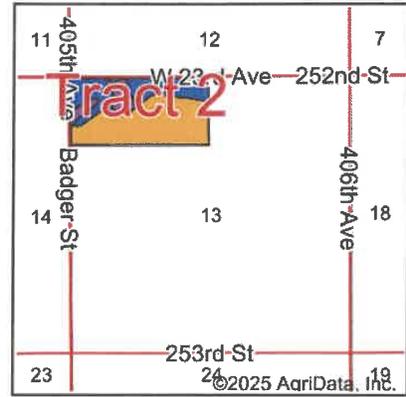
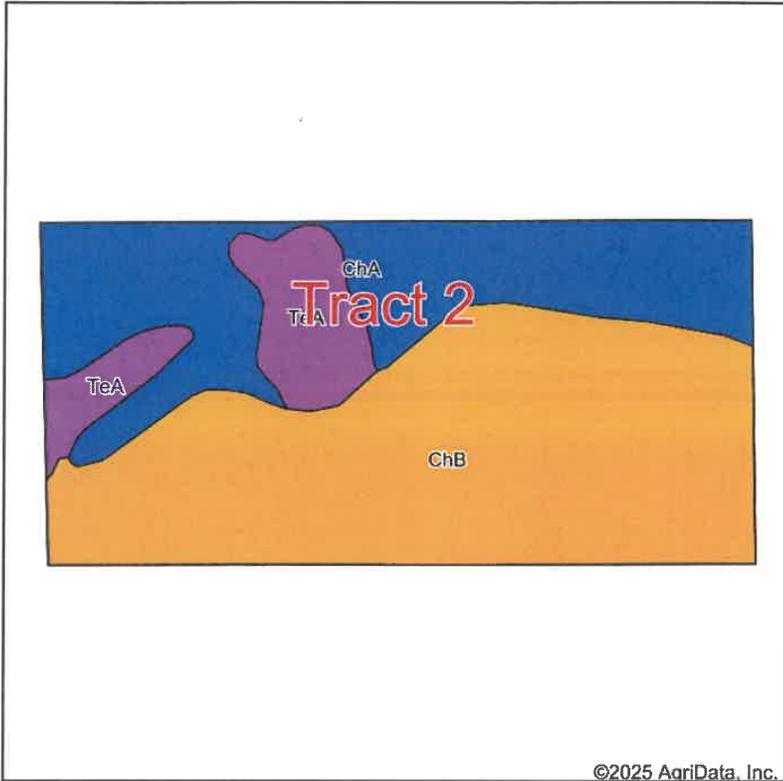
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

10/29/2025

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



Soils Map



State: **South Dakota**
 County: **Davison**
 Location: **13-103N-61W**
 Township: **Beulah**
 Acres: **77.33**
 Date: **10/29/2025**



Maps Provided By:

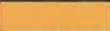
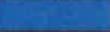
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

Area Symbol: SD035, Soil Area Version: 29

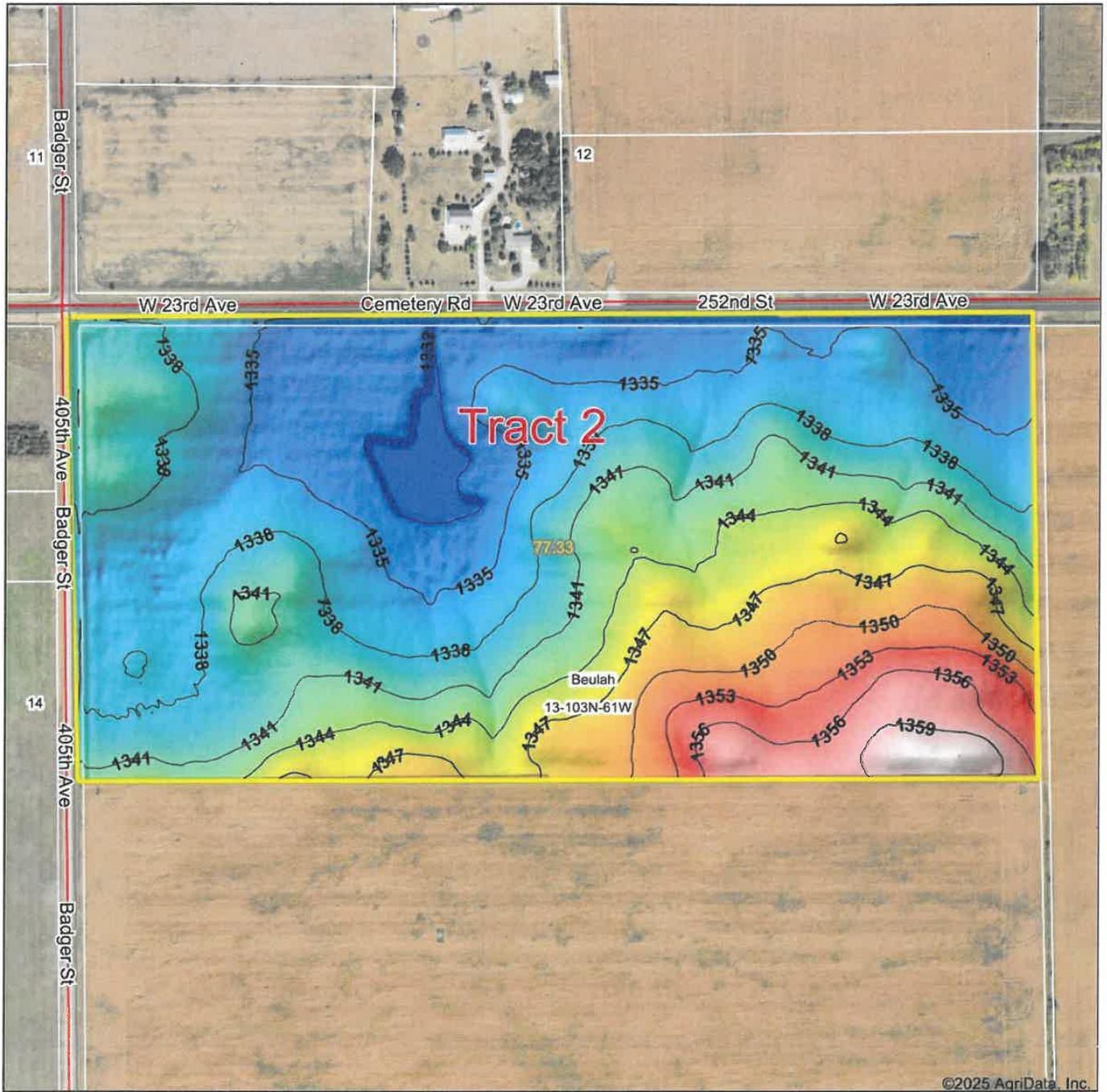
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|---|-------|------------------|--|------------------|--------------------|
| ChB | Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes | 44.41 | 57.4% |  | Ile | 80 |
| ChA | Clarno-Bonilla loams, 0 to 2 percent slopes | 24.60 | 31.8% |  | IIc | 88 |
| TeA | Tetonka silt loam, 0 to 1 percent slopes | 8.32 | 10.8% |  | IVw | 56 |
| Weighted Average | | | | | 2.22 | 80 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

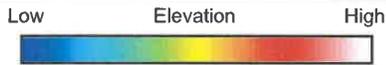
Soils data provided by USDA and NRCS.



Topography Hillshade



©2025 AgriData, Inc.



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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: 1,330.8
 Max: 1,361.5
 Range: 30.7
 Average: 1,340.9
 Standard Deviation: 6.86 ft



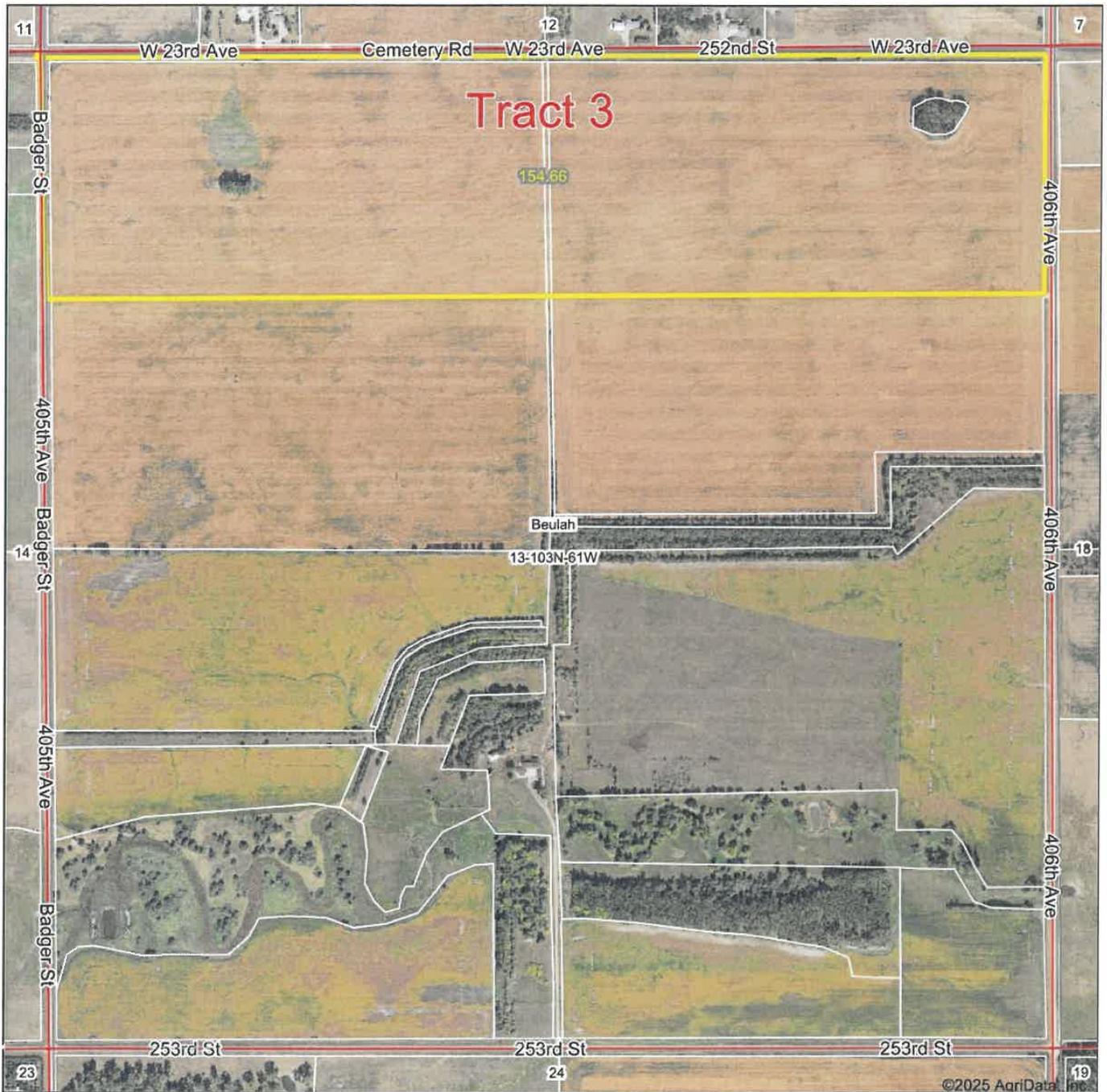
10/29/2025

13-103N-61W
Davison County
South Dakota

Boundary Center: 43° 43' 45.52, -98° 6' 5.8

TRACT 2

Aerial Map



Boundary Center: 43° 43' 45.71, -98° 5' 48.02

0ft 825ft 1649ft



Maps Provided By:



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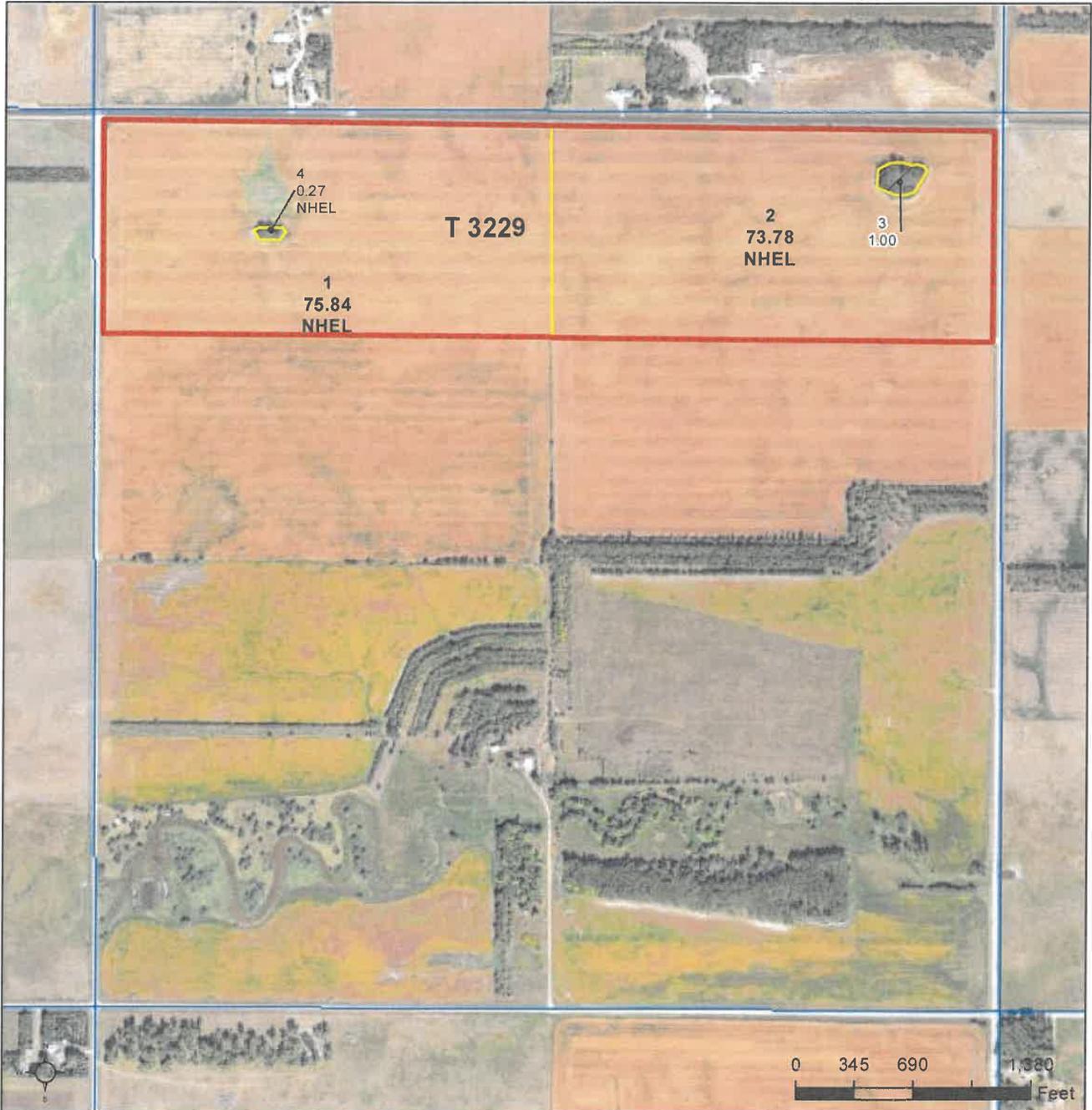
13-103N-61W
Davison County
South Dakota



10/29/2025

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

TRACT 3



Common Land Unit Tract Boundary
 PLSS

Non-Cropland
 Cropland

Wetland Determination Identifiers

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

Unless otherwise noted, crops listed below are:
 Non-irrigated Intended for Grain
 Corn = Yellow
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non

Producer initial _____
 Date _____

2025 Program Year

Map Created April 18, 2025

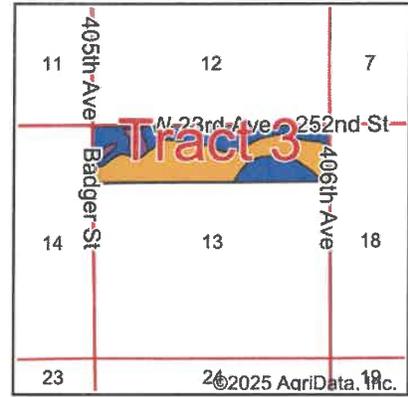
Farm 4023

13-103N-61W-Davison

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Soils Map



State: **South Dakota**
 County: **Davidson**
 Location: **13-103N-61W**
 Township: **Beulah**
 Acres: **154.66**
 Date: **10/29/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: SD035, Soil Area Version: 29

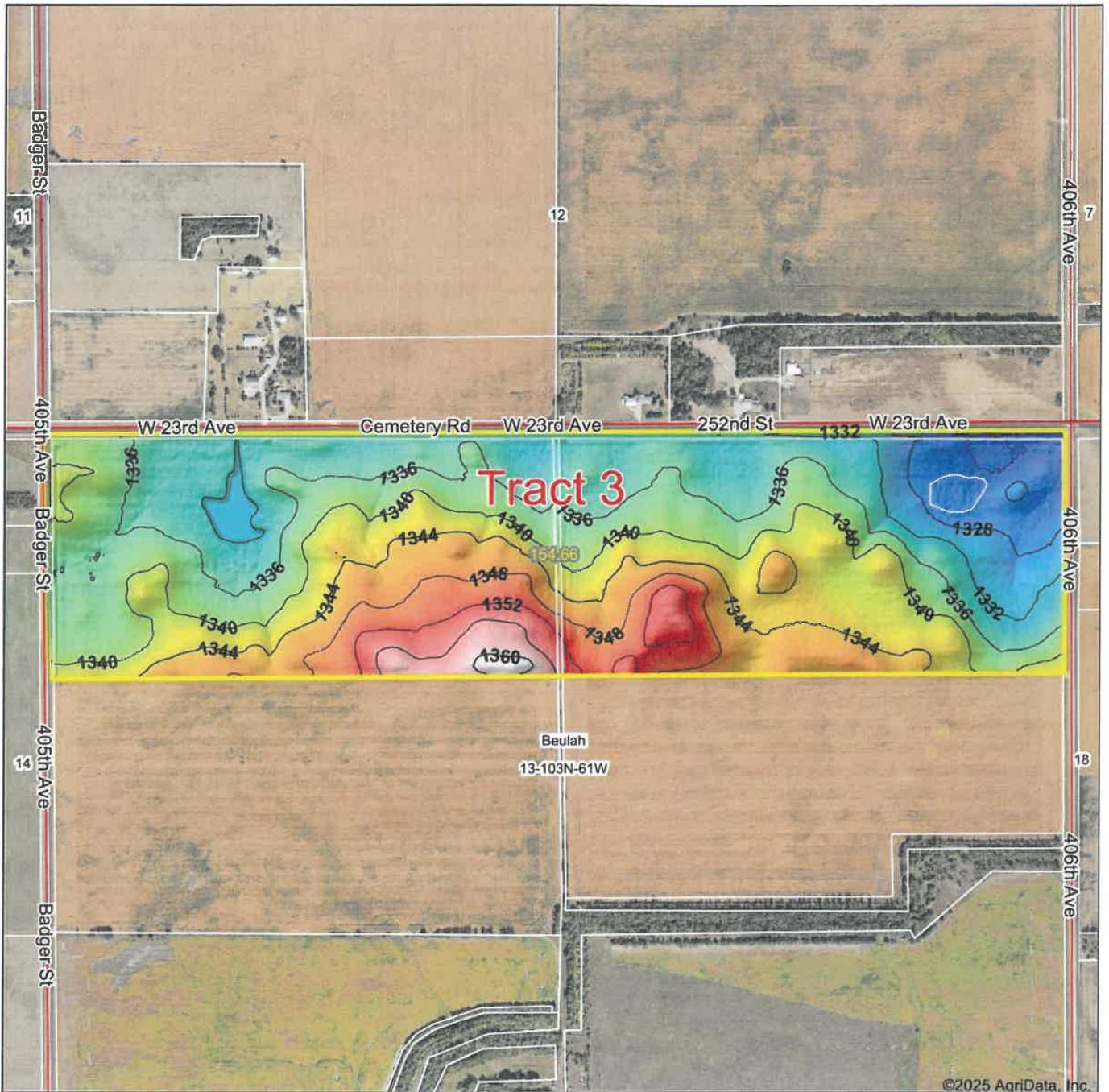
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|---|-------|------------------|--|------------------|--------------------|
| ChB | Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes | 80.03 | 51.8% |  | Ile | 80 |
| ChA | Clarno-Bonilla loams, 0 to 2 percent slopes | 64.69 | 41.8% |  | Ilc | 88 |
| TeA | Tetonka silt loam, 0 to 1 percent slopes | 9.94 | 6.4% |  | IVw | 56 |
| Weighted Average | | | | | 2.13 | 81.8 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Topography Hillshade



Source: USGS 3 meter dem
 Interval(ft): 4
 Min: 1,323.0
 Max: 1,361.5
 Range: 38.5
 Average: 1,339.5
 Standard Deviation: 7.25 ft



13-103N-61W
Davison County
South Dakota

Boundary Center: 43° 43' 45.71, -98° 5' 48.02

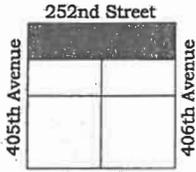


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 Field borders provided by Farm Service Agency as of 5/21/2008.

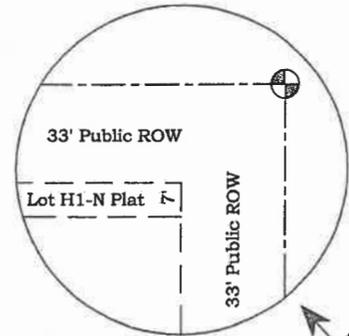


BOUNDARY SURVEY

Key Map

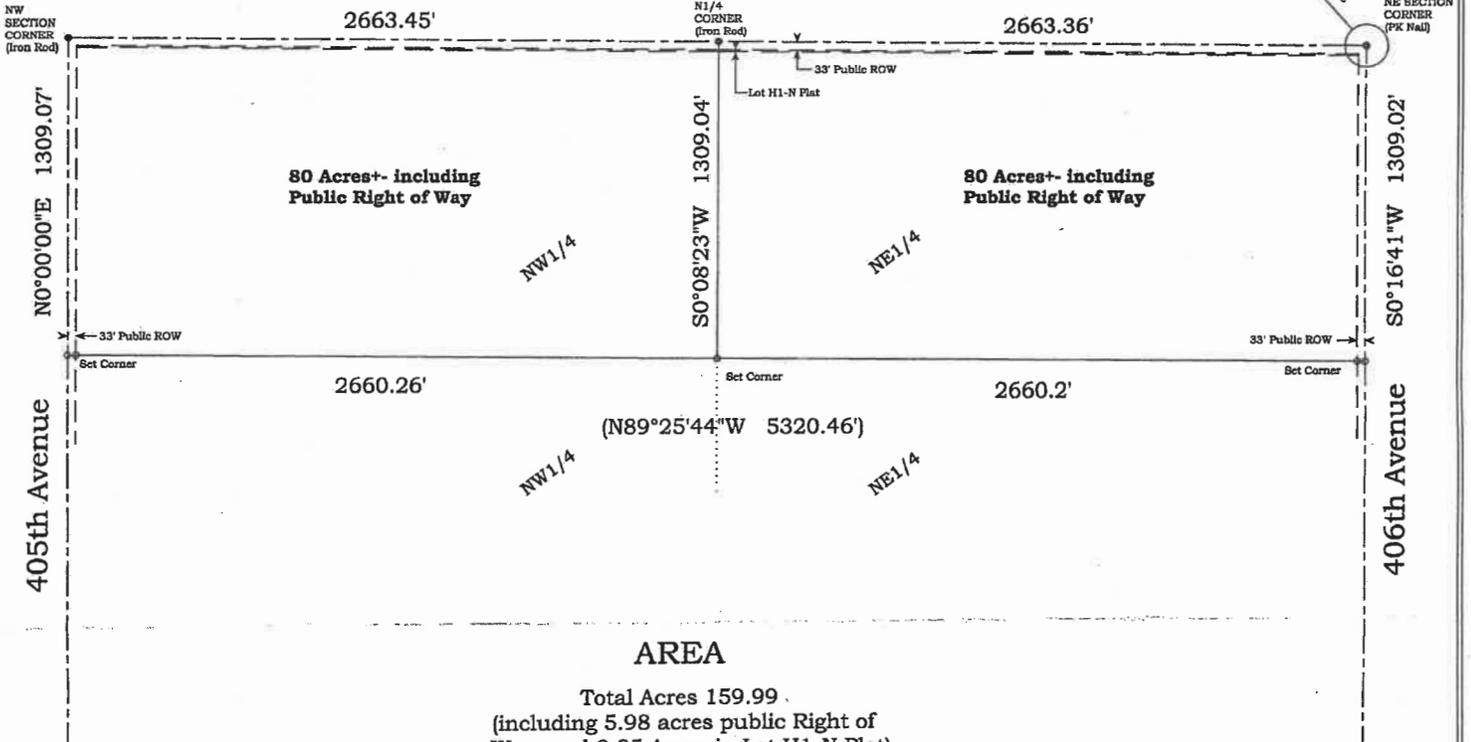


Section 13, T103N, R61W
Davison County, South Dakota



252nd Street

(S89°25'44"E 5326.81')





Abbreviated 156 Farm Record

Operator Name : JANE MICHELLE GOLDAMMER
 CRP Contract Number(s) : None
 Recon ID : 46-035-2011-62
 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 |
|--------------------|--------------------|------------------------|----------------|------|------|------|----------------------|-------------|------------------|
| 150.89 | 149.89 | 149.89 | 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 | 149.89 | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 | |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|------------|---------------------|
| None | None | CORN, SOYBN |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|---------------|-----------------------------|-----------|-----|
| Corn | 58.73 | 0.00 | 126 | 0 |
| Soybeans | 57.37 | 0.00 | 30 | |
| TOTAL | 116.10 | 0.00 | | |

NOTES

| |
|--|
| |
|--|

Tract Number : 3229

Description : N 1309ft NW & N 1309ft NE 13 103 61
 FSA Physical Location : SOUTH DAKOTA/DAVISON
 ANSI Physical Location : SOUTH DAKOTA/DAVISON
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : SANDRA RITTER
 Other Producers : None
 Recon ID : 46-035-2011-61

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 150.89 | 149.89 | 149.89 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |

SOUTH DAKOTA
 DAVISON
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4023
 Prepared : 9/29/25 9:05 AM CST
 Crop Year : 2026

Tract 3229 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00 | 0.00 | 149.89 | 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 | 58.73 | 0.00 | 126 |
| Soybeans | 57.37 | 0.00 | 30 |
| TOTAL | 116.10 | 0.00 | |

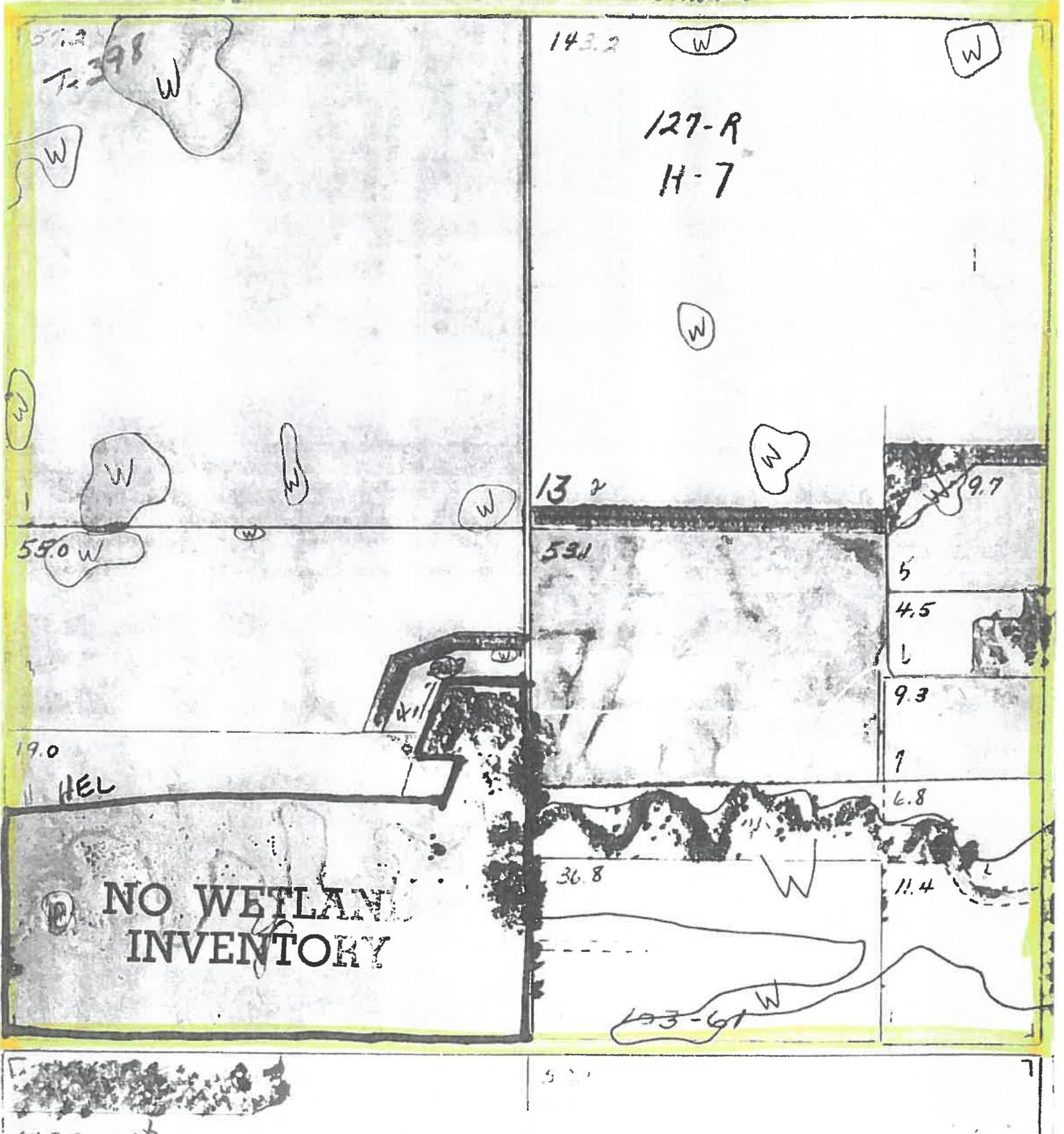
NOTES

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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 responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. 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.

NOT TO SCALE



Dakota Homestead Title Insurance Company

SCHEDULE A

Address reference (not applicable to coverage):
NotApplicable to Coverage , SD

Office File Number: 04-25-00505

1. Commitment Date: October 23, 2025 at 07:30 AM
2. Policy or policies to be issued:
 - a. 2021 ALTA Owner's Policy (07/01/2021)
 Standard Coverage Extended Coverage
 Proposed Insured: "Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below"
 Proposed Amount of Insurance: \$ 10,000.00
 The estate or interest to be insured: Fee Simple
 - b. 2021 ALTA Loan Policy (07/01/2021)
 Standard Coverage Extended Coverage
 Proposed Insured:
 Proposed Amount of Insurance:
 The estate or interest to be insured: Fee Simple
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:
Sandra Hedy Ritter
5. The Land is described as follows:
 The North One Thousand Three Hundred Nine Feet (N. 1309') of the Northwest Quarter (NW1/4); together with the North One Thousand Three Hundred Nine Feet (N. 1309') of the Northeast Quarter (NE1/4), all in Section Thirteen (13), Township One Hundred Three (103) North, Range Sixty-one (61), West of the 5th P.M., Davison County, South Dakota, according the the Boundary Survey dated December 17, 2010 as prepared by Benchmark Surveying, Inc. as Project 10-262A filed February 3, 2011 in Book 71 of Miscellaneous Records, Page 60 in the office of the Register of Deeds of Davison County, South Dakota.

Dakota Homestead Title Insurance Company

By: Shawn Heyings
Vernon Holding Co. Inc./The Title Company
 213 E. 4th Avenue,, Mitchell, SD 57301
 (605)996-4900

This page is only a part of a 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.

Dakota Homestead Title Insurance Company

SCHEDULE B - PART I
ALTA COMMITMENT

Office File Number: 04-25-00505

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.

(A) Deed executed by Sandra Hedy Ritter and spouse, if any -to- "Purchaser with contractual rights under a purchase agreement with the vested owner".

NOTE: Marital Status of the Vestee, Sandra Hedy Ritter is not disclosed by public records, however, spousal homestead interest, if any, must be extinguished at time of conveyance by joining vestee's spouse, if any, in the conveyance or, a separate homestead rights affidavit should be executed and recorded.

In lieu of the above, and in the event that the real estate described in Schedule A herein is NOT the homestead of the vestees or their immediate families, a homestead disclaimer may be set forth in the deed of conveyance.

5. The following Certifications must be provided to us at or prior to closing: Sellers Certification, Buyer Certification, and Property Certification. We reserve the right to make further exceptions and requirements upon examination of said certifications.
6. If it is desired that any liens listed on Schedule B - Part II not be shown on the final policy to be issued, we require a satisfaction/release for each lien be obtained and duly filed of record.
7. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under the commitment until it receives a designation for a Proposed Insured, acceptable to the company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
8. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent herewith when the final amounts are approved.

END OF SCHEDULE B - PART I

This page is only a part of a 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.

Dakota Homestead Title Insurance Company

SCHEDULE B - PART II
ALTA COMMITMENT

Office File Number: 04-25-00505

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 any 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):

2024 real estate taxes due and payable in 2025 are as follow:
N1309' of NW4 13-103-61 - \$1,292.48 and are paid in full. Tax Bill #697; Tax ID #03000-10361-13210
N1309' of NE4 13-103-61 - \$1,314.12 and are paid in full. Tax Bill #5104; Tax ID #03000-10361-13110
11. Statutory easement for highway along the section line (or lines bounding or within) the land herein described.

This page is only a part of a 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: 04-25-00505

12. Subject to the rights of the public, Davison County and the State of South Dakota in and to the area reserved for highway purposes as shown in the plat of Lot H1-N filed May 5, 1959 in Book 6, Page 236; and as shown in the plat of Lot H1-N filed May 5, 1959 in Book 6, Page 235. (copies provided upon request)

13. DAVISON RURAL WATER SYSTEM, INC. RIGHT-OF-WAY EASEMENT filed February 28, 1986 in Book 47, Page 160. (copies provided upon request) (NE1/4)

DAVISON RURAL WATER SYSTEM, INC. RIGHT-OF-WAY EASEMENT filed February 28, 1986 in Book 47, Pages 165 and 167. (copies provided upon request) (NW1/4)

14. Tenancy rights of parties in possession of all or a portion of the real estate.

Subject to unrecorded leases, if any.

END OF SCHEDULE B - PART II

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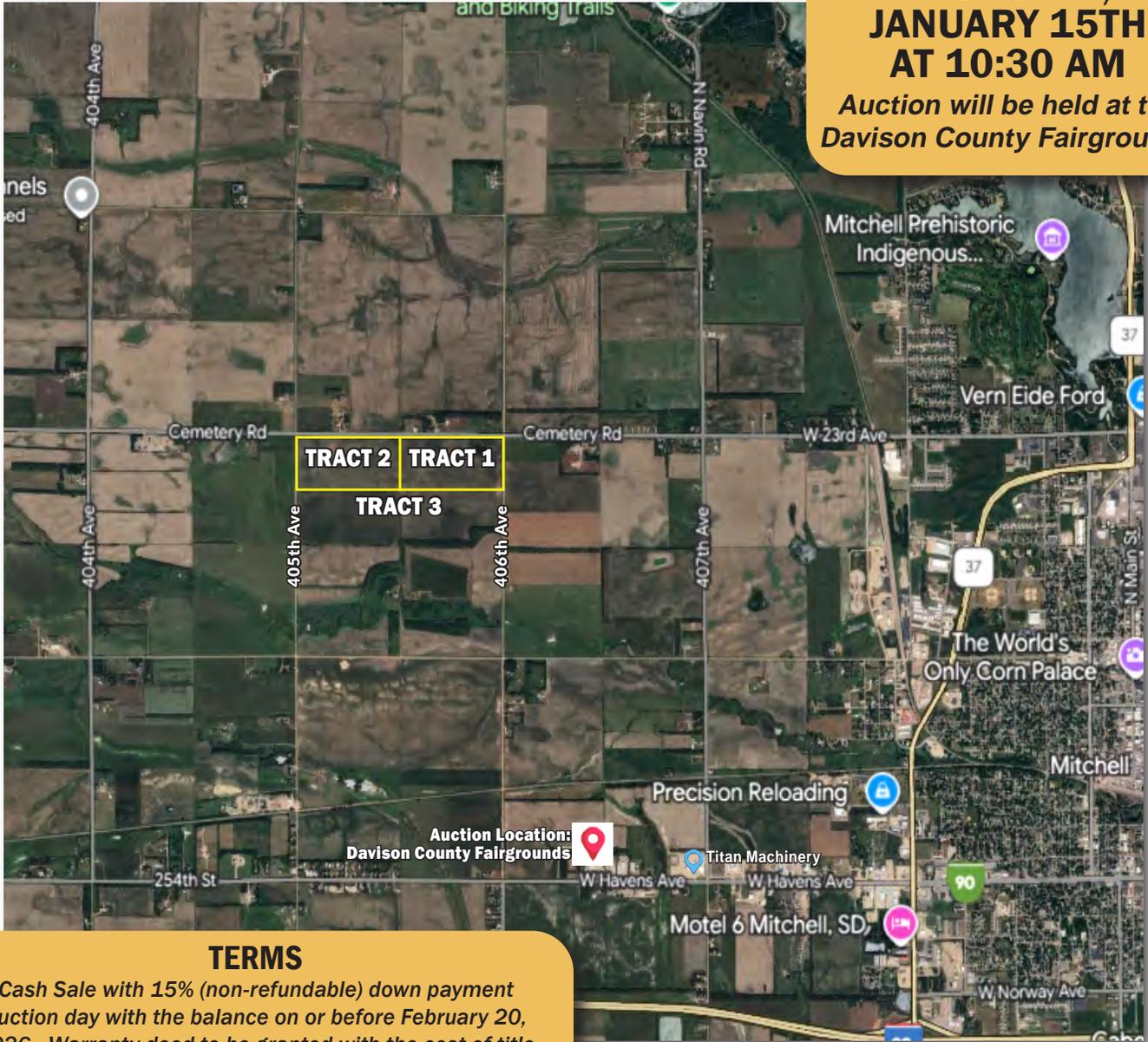


158.66 ACRES

DAVISON COUNTY LAND

**THURSDAY,
JANUARY 15TH
AT 10:30 AM**

*Auction will be held at the
Davison County Fairgrounds*



TERMS

Cash Sale with 15% (non-refundable) down payment auction day with the balance on or before February 20, 2026. Warranty deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2025 taxes in full new buyer will pay all of the 2026 taxes. Sold subject to owners approval and all reservations of record. Remember auction held at the Davison County Fairground Complex.

“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

