

264.65 ACRES

MCCOOK COUNTY LAND

- FRIDAY, FEBRUARY 27TH 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

**264.65 ACRES OF HIGH QUALITY
UNION TOWNSHIP - MCCOOK COUNTY LAND
AT AUCTION**

To settle the Ron Scharffenberg Estate, we will offer the following land at public auction located at the Wieman Auction Facility at Marion, SD on:

FRIDAY FEBRUARY 27TH 10:30 AM

Here is an excellent opportunity to acquire excellent farmland in a tightly held area! For an information packet, go to www.wiemanauktion.com or call 800-251-3111 and we will mail one to you. We invite you to inspect these great parcels of McCook County land at your convenience.

TRACT 1: 144.65 Acres – Union Township – McCook County, SD

Property Location: Located 1 mile east of Bridgewater, SD on 264th St. & 437th Ave.

LEGAL: NE4 less Cemetery & Tract 1 Scharffenberg Addition in Section 18-101N-55W, McCook County, SD.

- The FSA map shows this tract to have 140.35 acres tillable with a powerful soil rating of 76.7
- 2025 RE taxes payable in 2026 are \$3,590.62
- Property in the Bridgewater-Emery School District 30-3.

TRACT 2: 120 Acres – Union Township – McCook County, SD

Property Location: Located ½ mile north of Tract #1.

LEGAL: S2 NE4 & NW4 NE4 in 7-101N-55W, McCook County, SD.

- The FSA map shows this 99.39 acres tillable with a soil rating of 72.6
- 2025 RE taxes payable in 2026 are \$2,922.28
- Property in the Bridgewater-Emery School District 30-3.

TERMS: Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before March 31, 2026. A trustee's deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. The Buyer will receive full possession at closing and have the right to farm the land in 2026! Seller will pay the 2025 RE taxes due in 2026 at closing. Buyer is responsible for all 2026 taxes due in 2027. Closing fee split 50/50 between the buyer and seller. Sold subject to confirmation of the trustee and any easement of record. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

NOTE: Auction will be held at the Wieman Auction Facility near Marion, SD. Come prepared to buy!

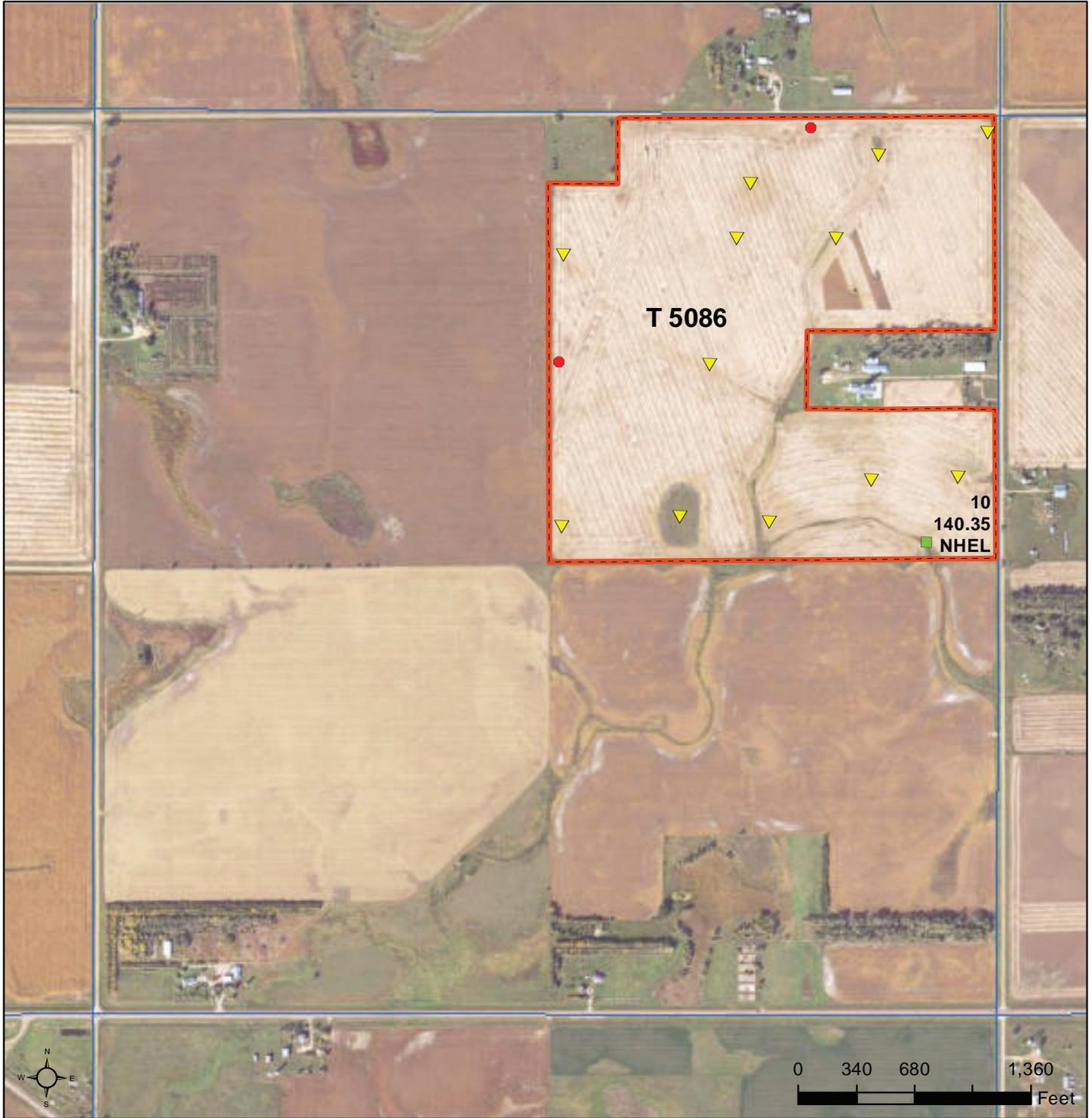
**RONALD W. SCHARFFENBERG TRUST - OWNER
Rochelle Reider – Trustee**

Wieman Land & Auction Co., Inc.

Marion SD 800-251-3111

Auctioneers/RE Brokers

www.wiemanauktion.com



Common Land Unit PLSS

- Cropland
- Tract Boundary

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 August 29, 2025

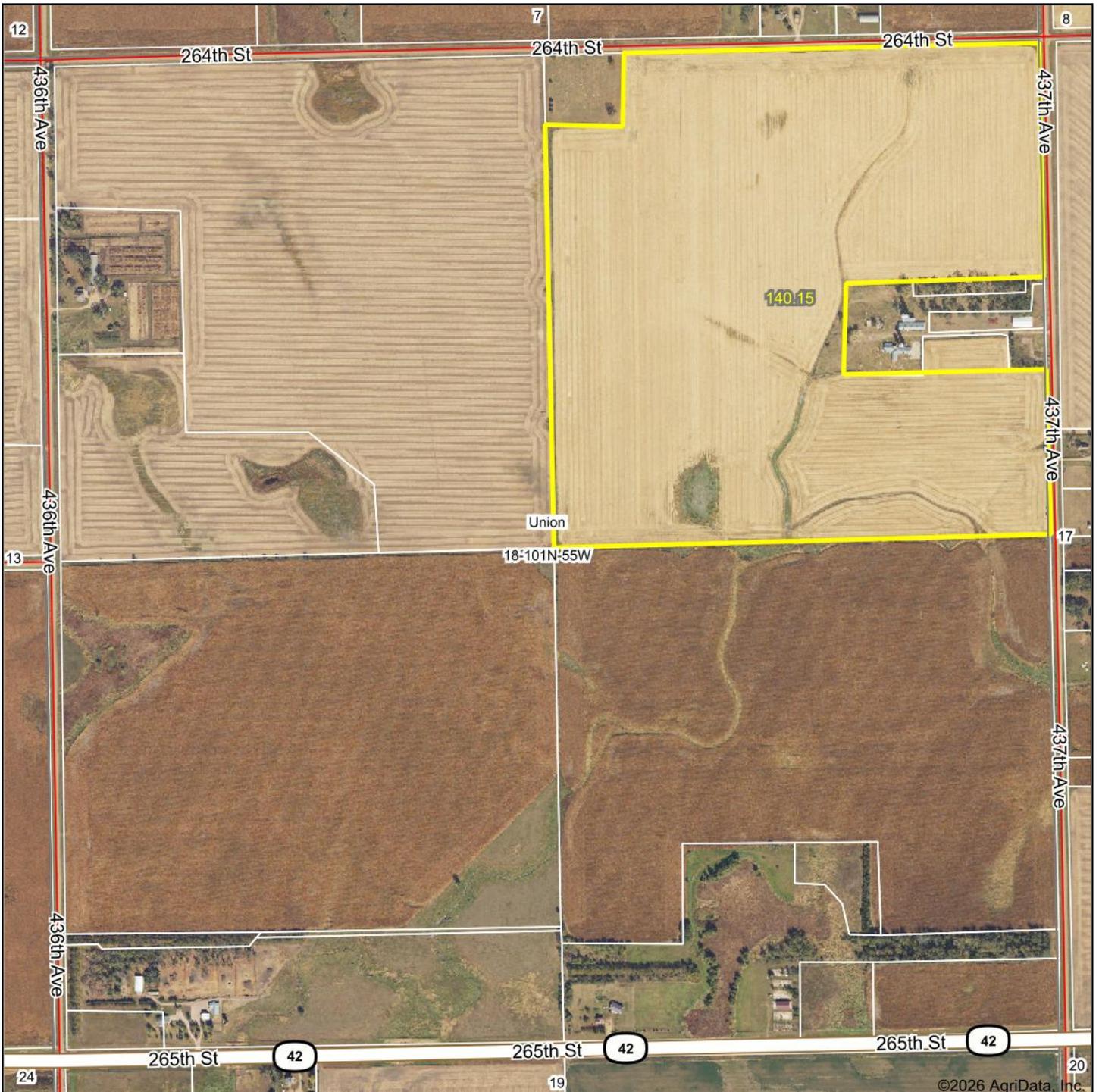
Farm 7274

18-101N-55W-McCook

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).

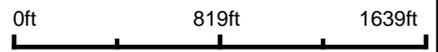


Aerial Map



©2026 AgriData, Inc.

Boundary Center: 43° 33' 15.27, -97° 28' 22.26



1/21/2026



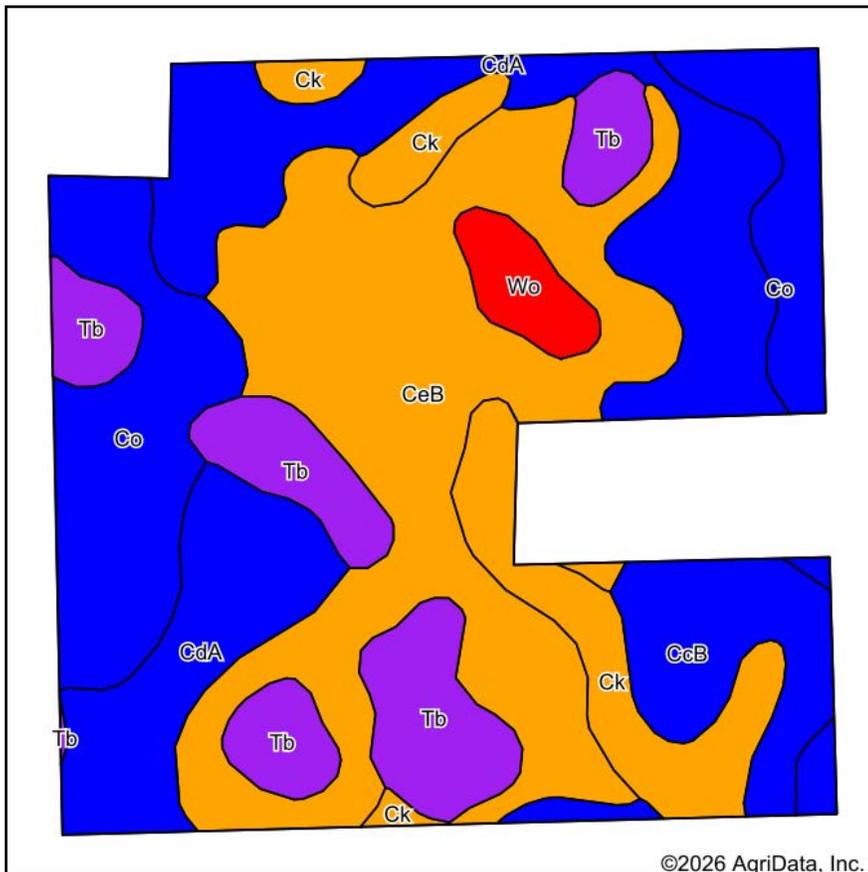
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Field borders provided by Farm Service Agency as of 5/21/2008.

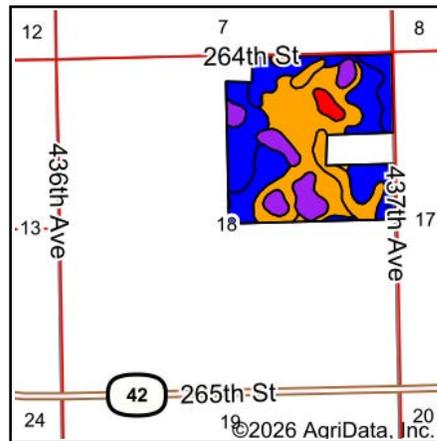
18-101N-55W
McCook County
South Dakota

TRACT 1

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **McCook**
 Location: **18-101N-55W**
 Township: **Union**
 Acres: **140.15**
 Date: **1/21/2026**



Maps Provided By:



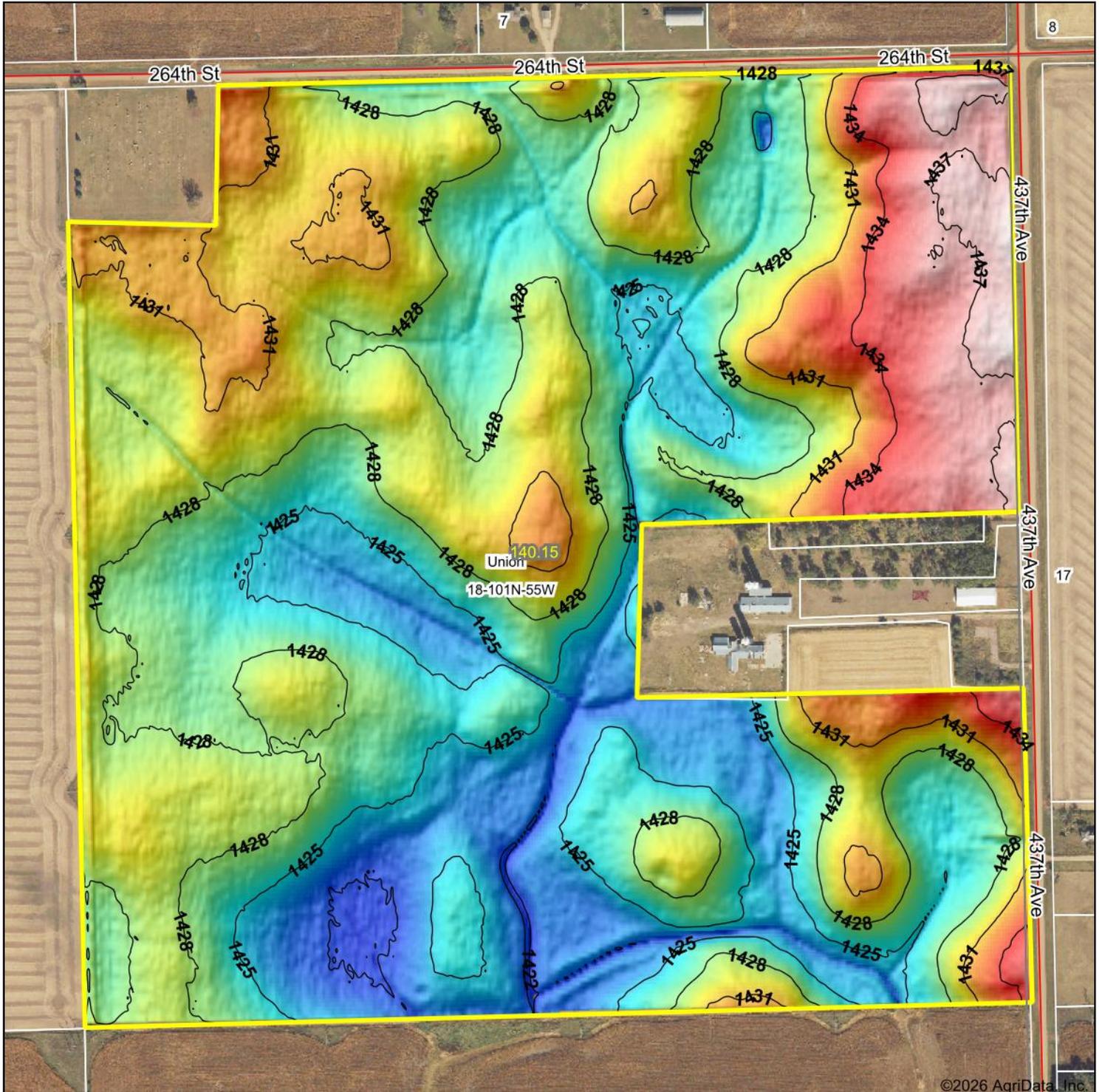
Area Symbol: SD087, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CeB	Clarno-Davison loams, 2 to 5 percent slopes	42.71	30.4%		Ile	76
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	31.86	22.7%		Ilc	88
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	22.56	16.1%		Ilc	82
Tb	Tetonka silt loam, 0 to 1 percent slopes	17.46	12.5%		IVw	56
Ck	Crossplain clay loam	12.57	9.0%		IIw	77
CcB	Clarno loam, 2 to 6 percent slopes	9.80	7.0%		Ile	82
Wo	Worthing silty clay loam, 0 to 1 percent slopes	3.19	2.3%		Vw	30
Weighted Average					2.32	76.7

*c: Using Capabilities Class Dominant Condition Aggregation Method



Topography Hillshade



Low Elevation High



Maps Provided By:



CUSTOMIZED ONLINE MAPPING

© 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: 1,421.2

Max: 1,438.2

Range: 17.0

Average: 1,428.2

Standard Deviation: 3.44 ft

0ft 431ft 862ft



1/21/2026

18-101N-55W
McCook County
South Dakota

Boundary Center: 43° 33' 15.27, -97° 28' 22.26

TRACT 1

SOUTH DAKOTA
MCCOOK
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 7274
Prepared : 1/20/26 10:33 AM CST
Crop Year : 2026

Tract 2749 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	99.39	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	45.90	0.00	133
Soybeans	44.20	0.00	41
TOTAL	90.10	0.00	

NOTES

Tract Number : 5086

Description : NE 18 101 55 exc Tr 1 & N413' of W380'(cementery)
 FSA Physical Location : SOUTH DAKOTA/MCCOOK
 ANSI Physical Location : SOUTH DAKOTA/MCCOOK
 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 : RONALD W SCHARFFENBERG IRREVOCABLE REAL ESTATE TRUST
 Other Producers :
 Recon ID : 46-087-2017-71

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
140.35	140.35	140.35	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	140.35	0.00	0.00	0.00	0.00	0.00

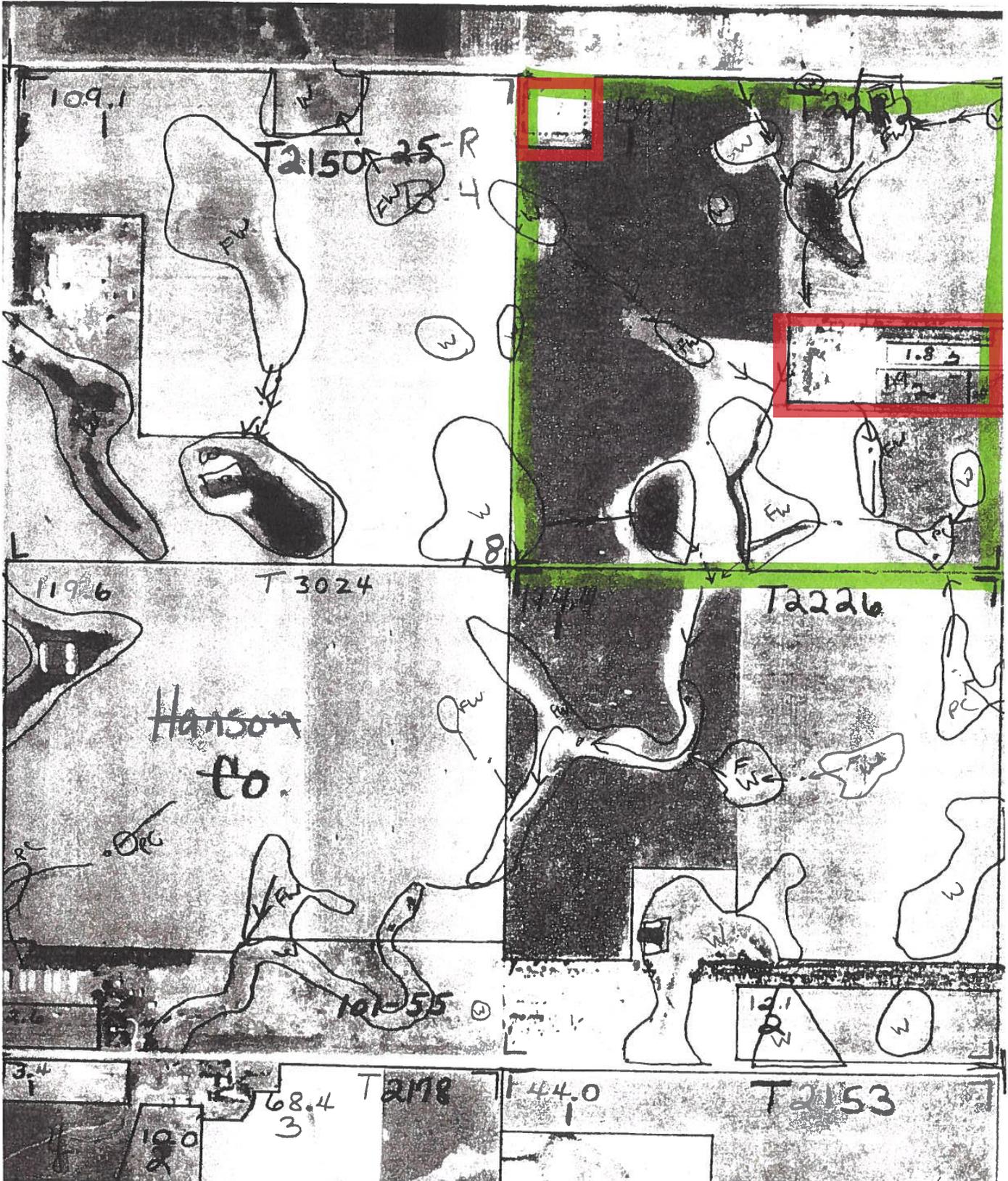
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	69.20	0.00	133
Soybeans	68.50	0.00	41
TOTAL	137.70	0.00	

NOTES

(W) Wetland
 (FW) Ditched or tilled prior to 12-23-85 by fill wetland
 (PC) Converted Wetland prior to 12-23-85
 (CW) Converted Wetland after 12-23-85
 (---) Ditched prior to 12-23-85
 (---) Tilled prior to 12-23-85
 (---W---) Wetland in a channel

**OFFICIAL WETLAND DETERMINATION
 for Highlighted Tracts Only**





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 August 29, 2025

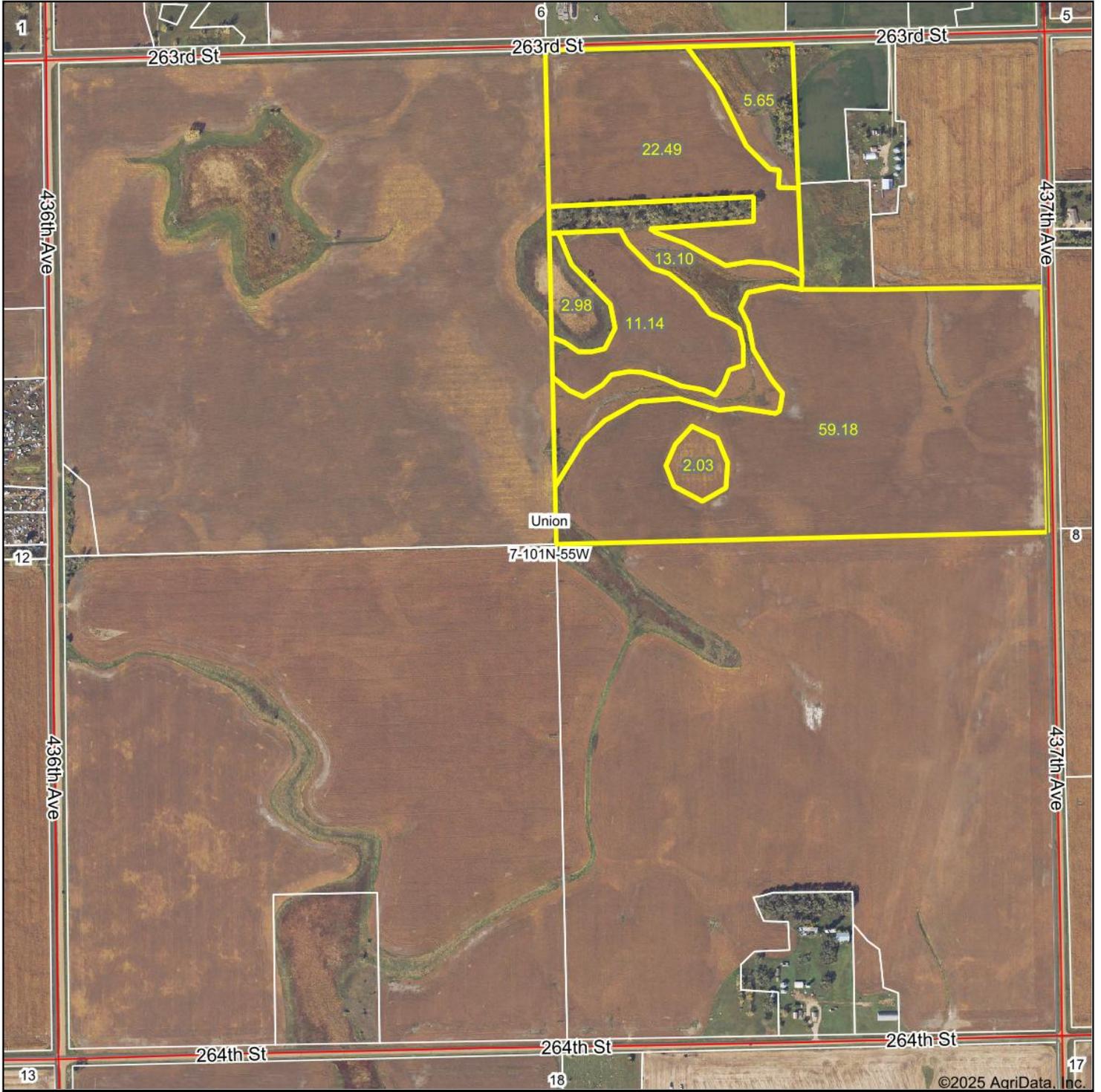
Farm 7274

7-101N-55W-McCook

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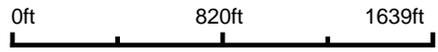


Aerial Map



©2025 AgriData, Inc.

Boundary Center: 43° 34' 7.47, -97° 28' 22.32



7-101N-55W
McCook County
South Dakota



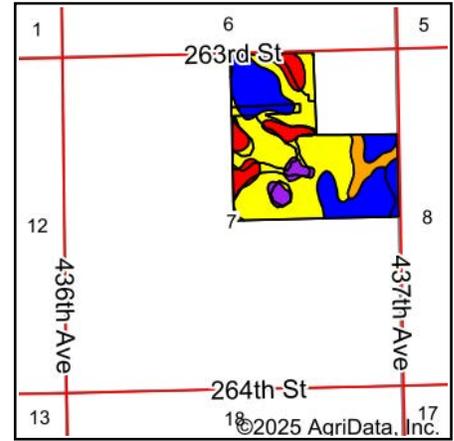
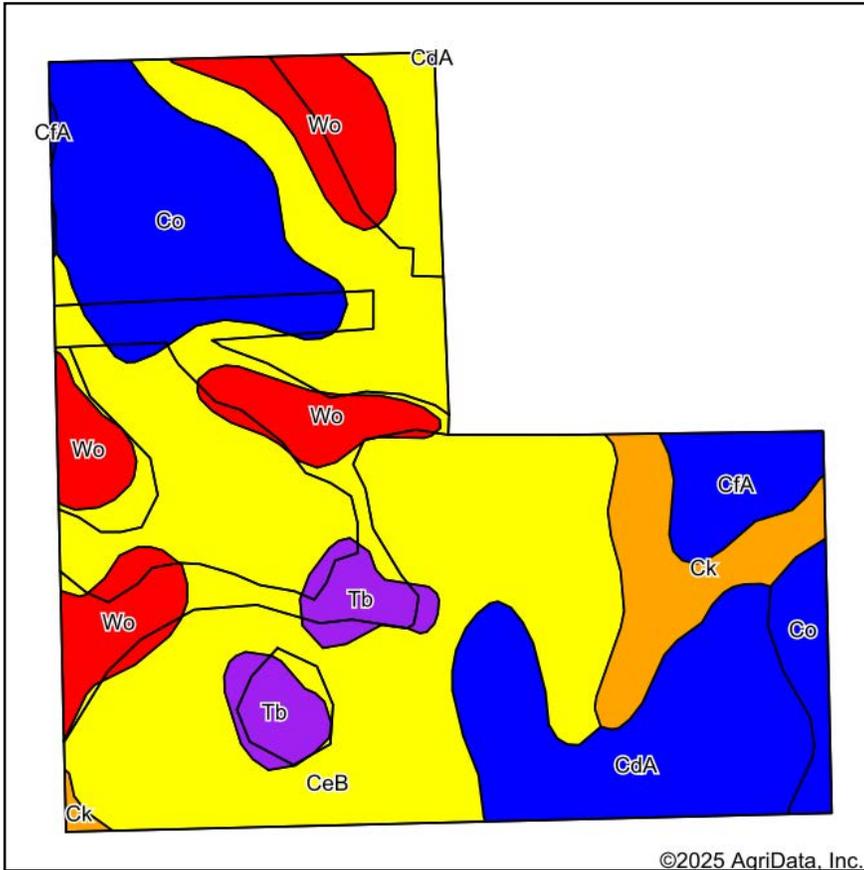
Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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9/25/2025

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

TRACT 2

Soils Map



State: **South Dakota**
 County: **McCook**
 Location: **7-101N-55W**
 Township: **Union**
 Acres: **116.57**
 Date: **9/25/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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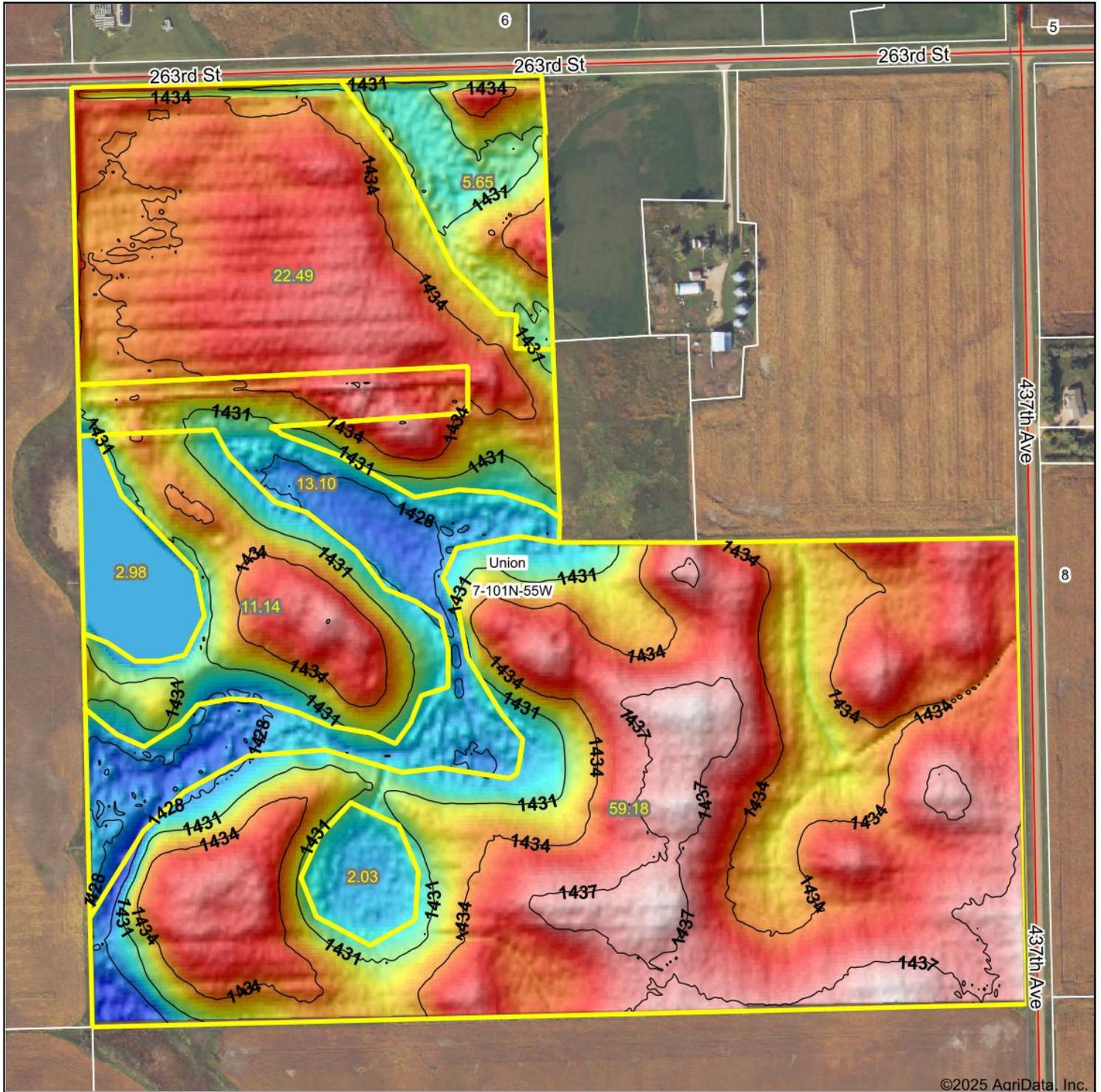
Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 26

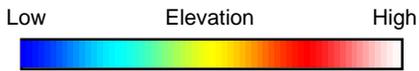
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CeB	Clarno-Davison loams, 2 to 5 percent slopes	56.43	48.4%		Ile	70
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	17.31	14.8%		IIc	82
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	14.27	12.2%		IIc	88
Wo	Worthing silty clay loam, 0 to 1 percent slopes	13.14	11.3%		Vw	30
Ck	Crossplain clay loam	6.71	5.8%		IIw	77
Tb	Tetonka silt loam, 0 to 1 percent slopes	4.66	4.0%		IVw	56
CfA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	4.05	3.5%		IIc	82
Weighted Average					2.42	69.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

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 3 meter dem

Interval(ft): 3

Min: 1,426.1

Max: 1,438.4

Range: 12.3

Average: 1,433.2

Standard Deviation: 2.89 ft



9/25/2025

7-101N-55W
McCook County
South Dakota

Boundary Center: 43° 34' 7.47, -97° 28' 22.32

TRACT2

SOUTH DAKOTA

MCCOOK

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7274

Prepared : 1/20/26 10:33 AM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : 46-087-2017-72
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
256.92	239.74	239.74	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	239.74	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	115.10	0.00	133	
Soybeans	112.70	0.00	41	
TOTAL	227.80	0.00		

NOTES

Empty box for notes.

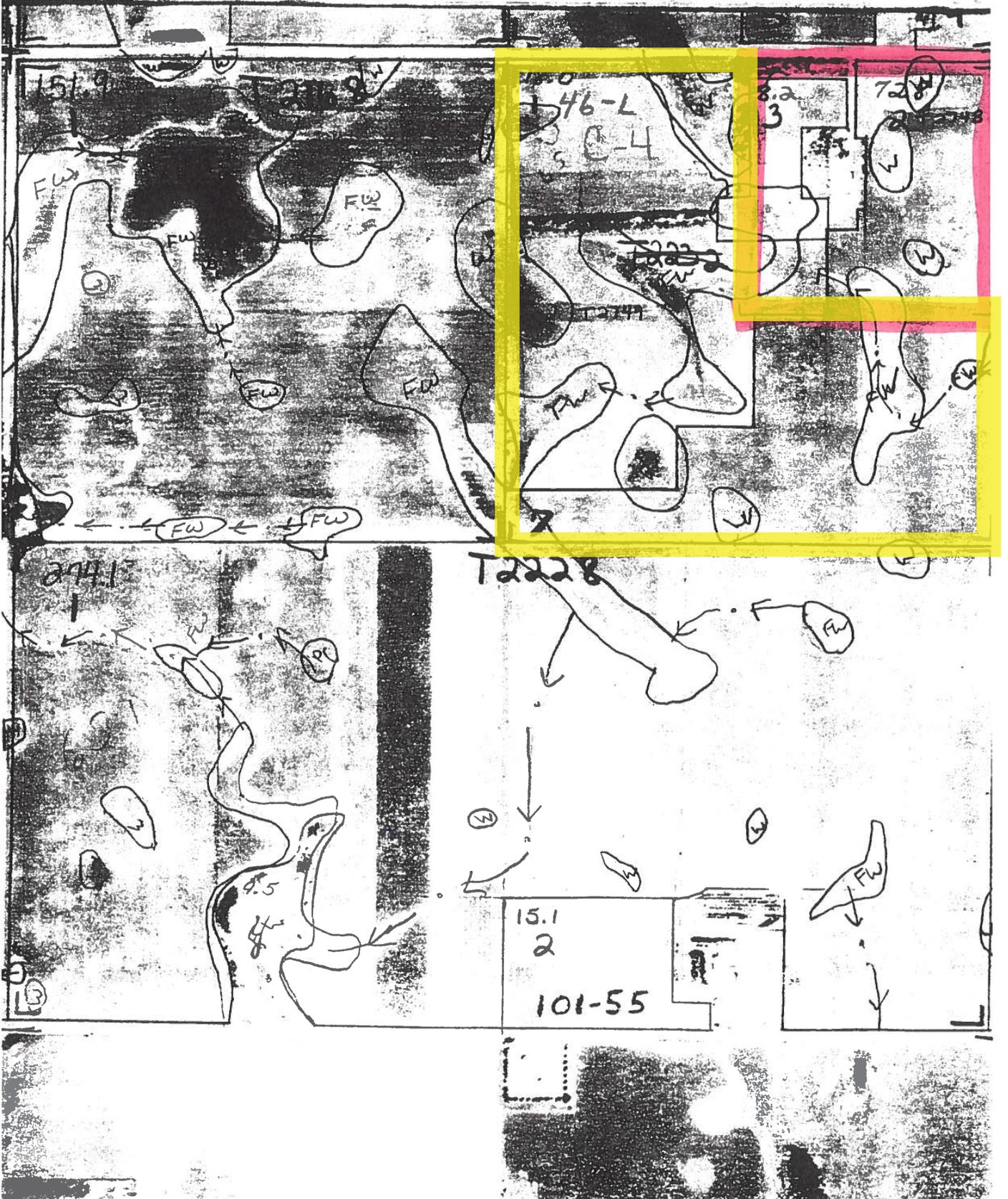
Tract Number : 2749
Description : D12 S NE 7; NW NE 7 101 55
FSA Physical Location : SOUTH DAKOTA/MCCOOK
ANSI Physical Location : SOUTH DAKOTA/MCCOOK
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : RONALD W SCHARFFENBERG IRREVOCABLE REAL ESTATE TRUST
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
116.57	99.39	99.39	0.00	0.00	0.00	0.00	0.0

N OFFICIAL WETLAND DETERMINATION
for Highlighted Tracts Only

SCALE





TRACT 1



TRACT 2

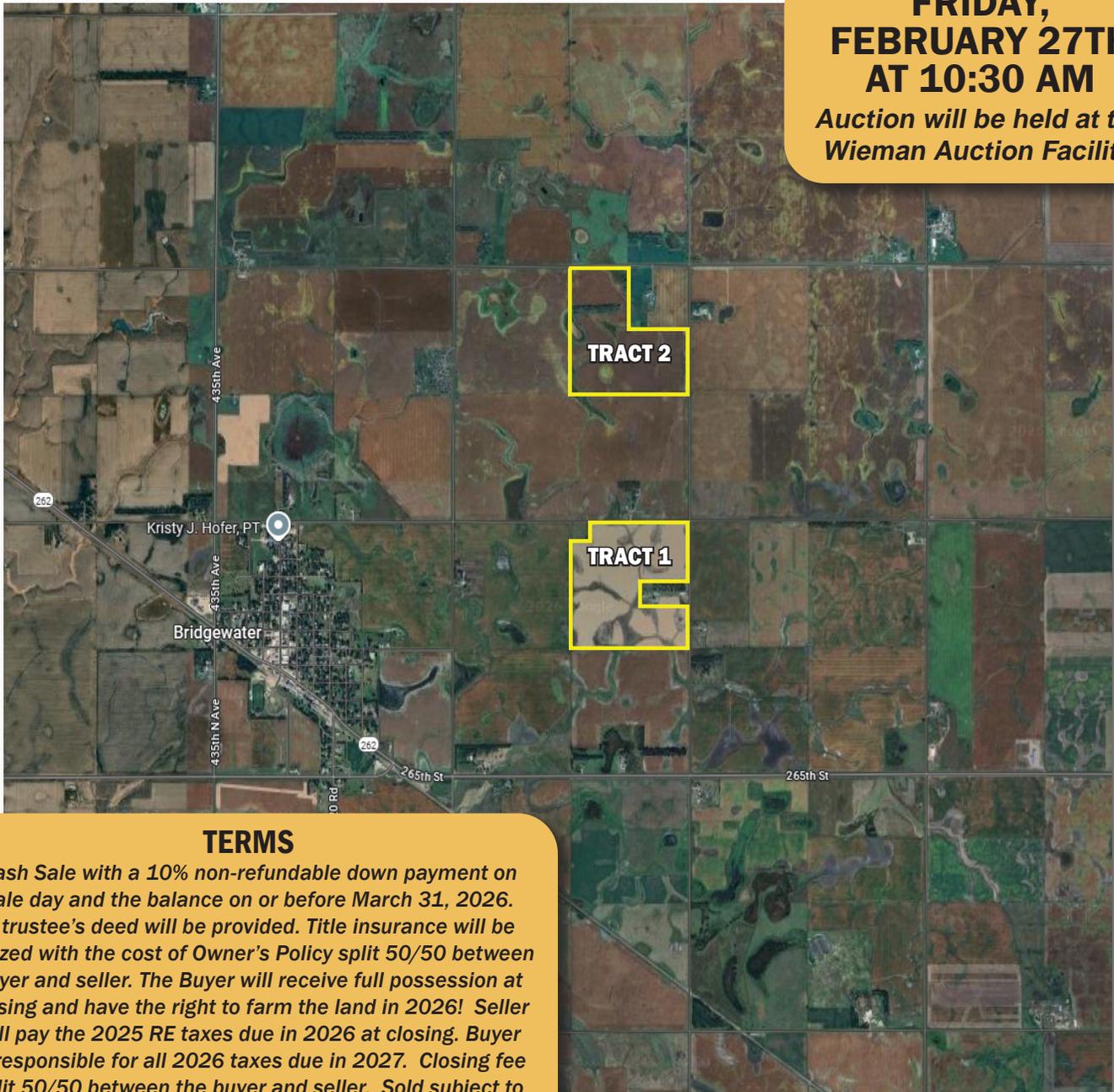


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TERMS

Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before March 31, 2026. A trustee's deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. The Buyer will receive full possession at closing and have the right to farm the land in 2026! Seller will pay the 2025 RE taxes due in 2026 at closing. Buyer is responsible for all 2026 taxes due in 2027. Closing fee split 50/50 between the buyer and seller. Sold subject to confirmation of the trustee and any easement of record. Wieman Land & Auction Co., Inc. is representing the seller in this transaction.

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