

158.71 ACRES

DAVISON COUNTY LAND

- THURSDAY, APRIL 17TH AT 10:30AM -



"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

**158.71 ACRES BAKER TOWNSHIP – DAVISON COUNTY SD LAND
MIX OF PASTURE & TILLABLE LAND WITH 4-BEDROOM HOME & OUTBUILDINGS AT AUCTION**

As we have purchased another property out of state, we will offer the following land for sale at public auction located at 26502 398th Ave. Mt. Vernon, SD 57363 or from Junc. of 37 & 42 go 12-miles west south side of the road or from the Junc. of the Mt. Vernon Oil (397th Ave.) and 265th St. go 1-mile east south side of the road on:

THURSDAY APRIL 17TH 2025

10:30 A.M.

It is our honor to offer this unique property at auction located in the tightly held Baker Township just minutes SW of Mitchell, SD. This would make an incredible setup for cattle, horses, or even a new home site with ample acres to produce hay – grain – forage. If your looking for a new acreage site or a place for a family member or hired man come take a look at all this property has to offer!!

LEGAL: NW ¼ except Lot H-1 in Section 23, 101-62 Davison County, South Dakota.

- 85.93 acres in pasture, 66.91 acres with production history, 3.98 ac. Building site
- 1940 1.5 story 4-bedroom home, 1512 sq ft, 32 X 48 detached garage, several older livestock and storage buildings. For pictures and more info please refer to buyers packet. Property has working well. Offered as one unit only acreage will not be split.
- Soil Production rating of 54.2 overall with the tillable acres having a rating of 77 with Houdek-Prosper loams (88) being predominant. 42,800 bushel grain storage!
- New buyer able to farm or lease out the tillable and pasture for 2025 crop year. Buyer will receive immediate possession once down payment is made.
- For base & yield info, pictures, title insurance please see buyers packet.

TO INSPECT THE PROPERTY: To inspect the home and outbuildings contact the auctioneers to set up a private showing. We invite you to inspect the bare land at your convenience. Buyers packet and drone video footage can be seen at www.wiemanauktion.com

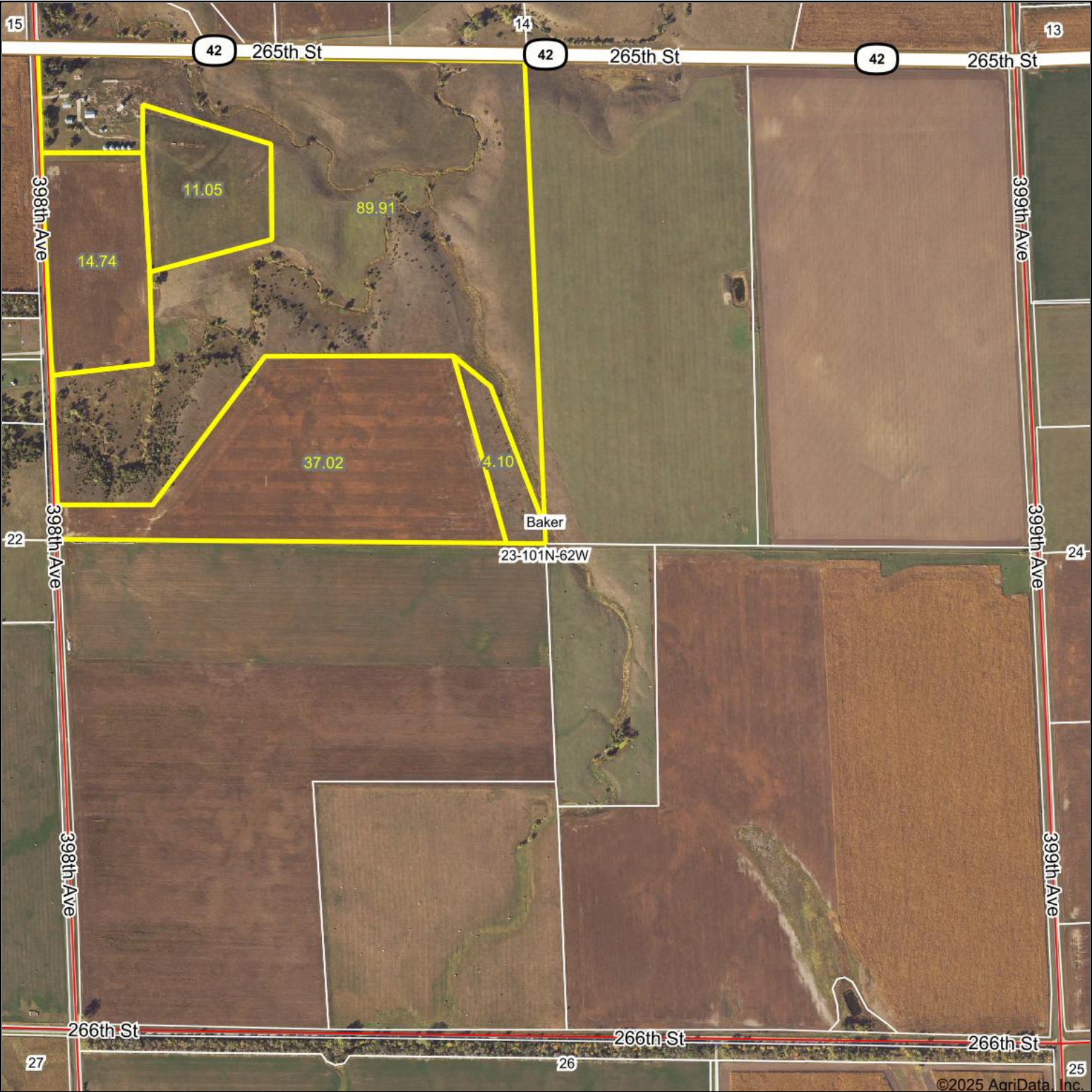
TERMS: Cash sale with 15% non-refundable down payment auction day with the balance on or before May 28, 2025. Trustee's Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2024 taxes in full. New buyer to pay all of the 2025 taxes due in 2026. Sold subject to owners approval and all easements and restrictions of record. Remember land auction held on the land site.

EDWIN & LYLA SIGMUND LIVING TRUST – OWNERS

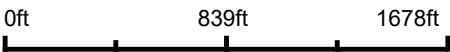
Wieman Land & Auction Co. Inc.
Marion, SD 800-251-3111
www.wiemanauktion.com

605 Title Company
Closing Agent
605-996-6462

Aerial Map



Boundary Center: 43° 32' 16.56, -98° 14' 18.63



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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23-101N-62W
Davison County
South Dakota



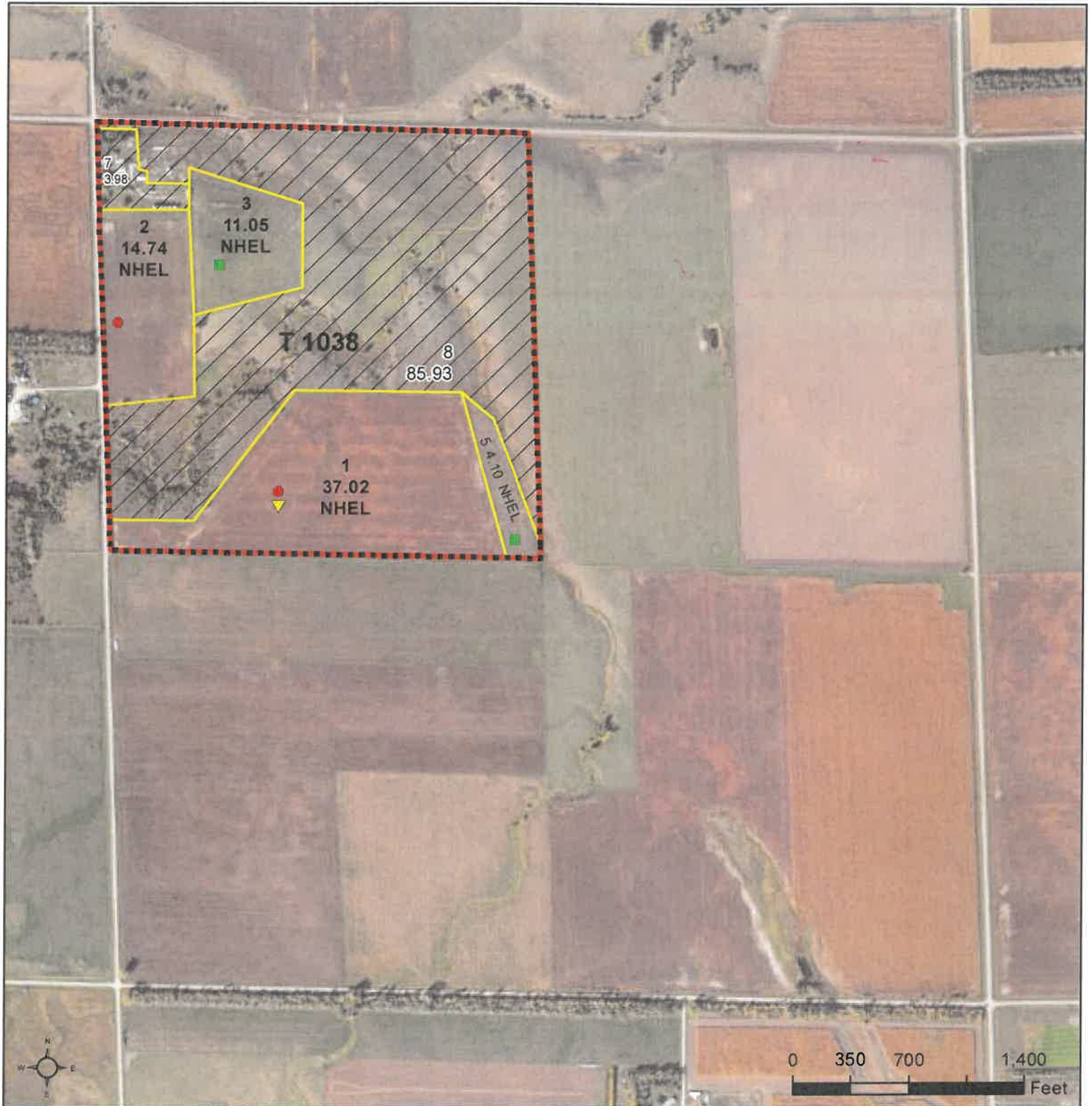
3/11/2025

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



United States
Department of
Agriculture

Davison County, South Dakota



Common Land Unit Tract Boundary

Non-Cropland
 Cropland

PLSS

Wetland Determination Identifiers

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

2025 Program Year

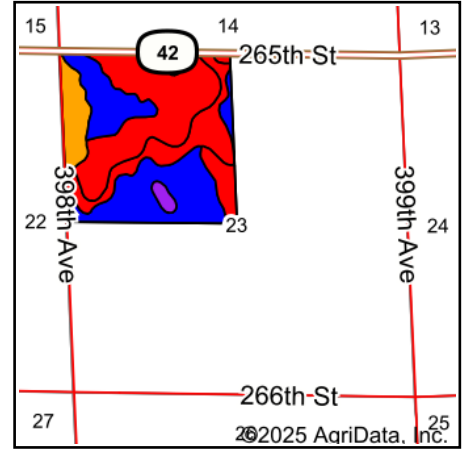
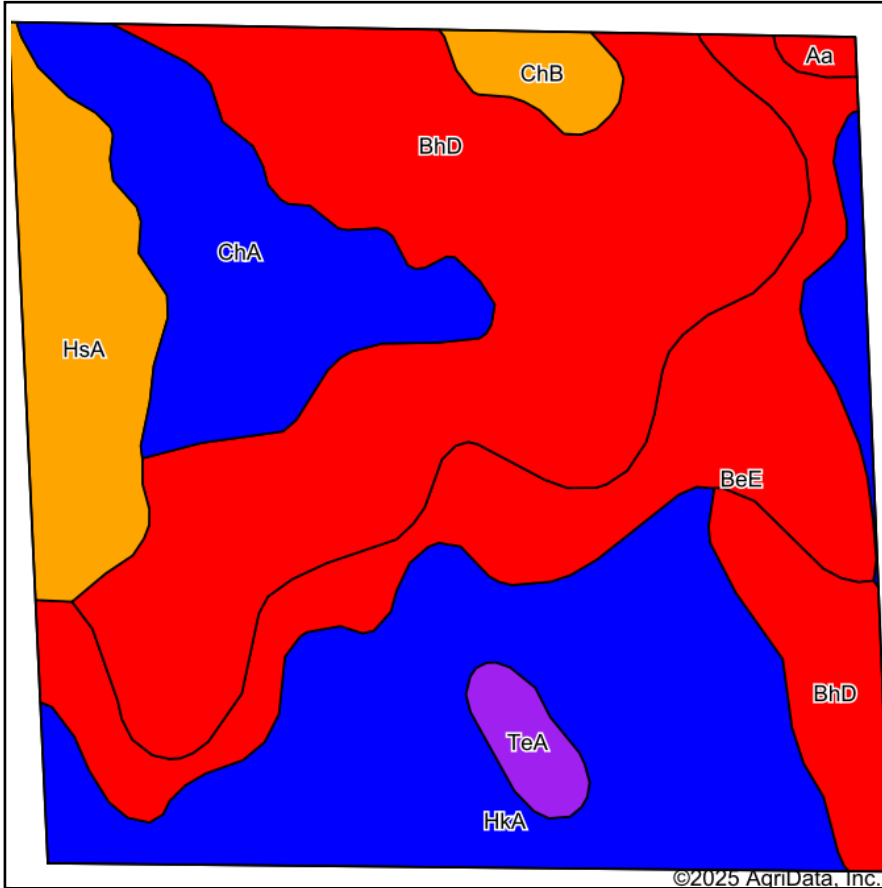
Map Created October 22, 2024

Farm 4833

23-101N-62W-Davison

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Soils Map



State: **South Dakota**
 County: **Davison**
 Location: **23-101N-62W**
 Township: **Baker**
 Acres: **158.71**
 Date: **3/11/2025**



Maps Provided By:

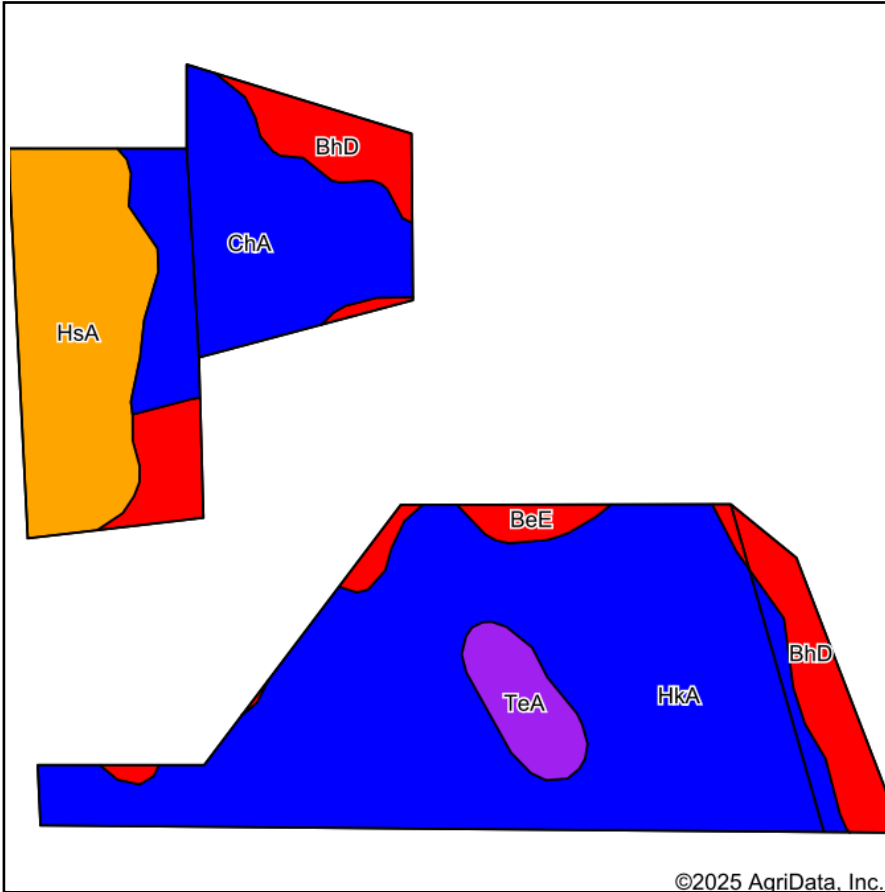


Soils data provided by USDA and NRCS.

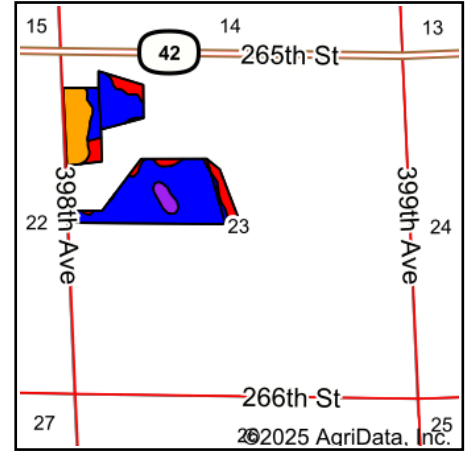
Area Symbol: SD035, Soil Area Version: 28						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
BhD	Ethan-Betts loams, 9 to 15 percent slopes	58.36	36.8%		VIe	30
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	39.33	24.8%		IIc	88
BeE	Betts-Ethan loams, 15 to 40 percent slopes	23.85	15.0%		VIIe	18
ChA	Clarno-Bonilla loams, 0 to 2 percent slopes	18.08	11.4%		IIc	88
HsA	Houdek-Stickney complex, 0 to 2 percent slopes	13.17	8.3%		IIc	77
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	2.85	1.8%		Ile	78
TeA	Tetonka silt loam, 0 to 1 percent slopes	2.42	1.5%		IVw	56
Aa	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	0.65	0.4%		VIw	34
Weighted Average					4.27	54.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Davison**
 Location: **23-101N-62W**
 Township: **Baker**
 Acres: **66.91**
 Date: **3/11/2025**



Maps Provided By:

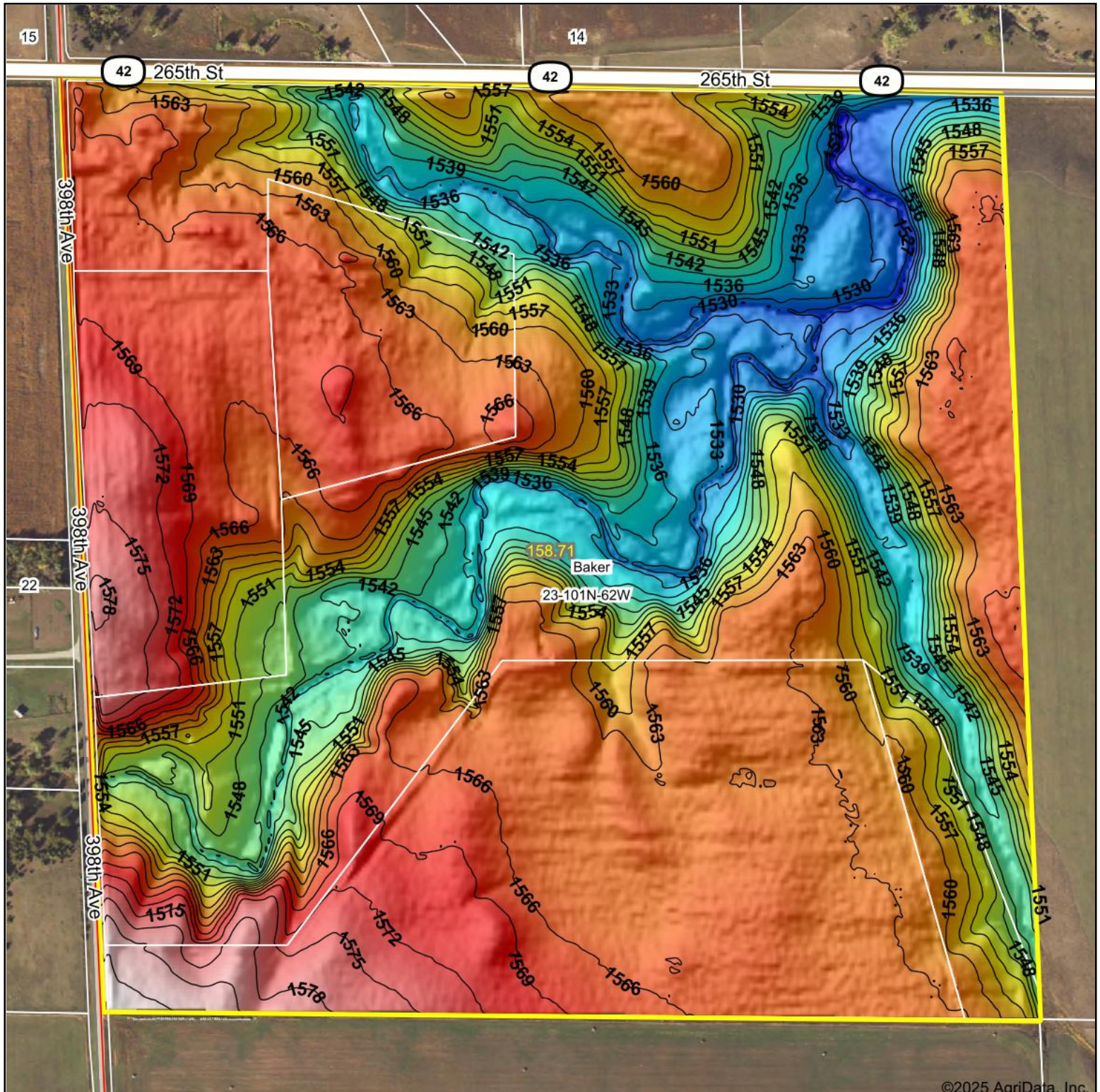


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Area Symbol: SD035, Soil Area Version: 28						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	33.87	50.7%		IIc	88
ChA	Clarno-Bonilla loams, 0 to 2 percent slopes	11.52	17.2%		IIc	88
HsA	Houdek-Stickney complex, 0 to 2 percent slopes	10.00	14.9%		IIc	77
BhD	Ethan-Betts loams, 9 to 15 percent slopes	7.59	11.3%		VIe	30
TeA	Tetonka silt loam, 0 to 1 percent slopes	2.42	3.6%		IVw	56
BeE	Betts-Ethan loams, 15 to 40 percent slopes	1.51	2.3%		VIIe	18
Weighted Average					2.64	77

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



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Low Elevation High



Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,522.0

Max: 1,585.9

Range: 63.9

Average: 1,557.0

Standard Deviation: 12.8 ft

0ft 438ft 876ft



3/11/2025

23-101N-62W
Davison County
South Dakota

Boundary Center: 43° 32' 16.59, -98° 14' 18.75



Maps Provided By:



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

**SIGMUND TRUST LAND AUCTION
ADDITIONAL INFORMATION**

HOUSE INFO. 28 X 36 1.5 STORY 1512 SQ FT

The home has not been lived in for 22 years. Power has been on but has not been heated. Home is being sold in AS-IS condition. Property Disclosure will be provided. Heated by Electric Furnace with Trane Central Air and Heat Pump. Shingles need to be replaced soon.

MAIN FLOOR ROOMS:

KITCHEN: 10 X 13

FRONT ENTRY: 4.5 X 6

DINING: 12 X 17.5

LIVING ROOM: 11.5 X 14

BEDROOM: 9 X 12.5

BEDROOM: 9 X 13

FULL BATH: 7 X 7.5

2ND FLOOR:

BEDROOM: 10.5 X 13 W/CLOSET

9 X 12.5 W/CLOSET

STORAGE ROOM: 8 X 13

AMPLE STORAGE IN ATTIC SPACE

BASEMENT:

BREAKER BOX ELECTRICAL SERVICE, PLASTIC ELECTRIC WATER HEATER - PRESSURE TANK. SUMP PUMP IN CORNER NO DRAIN TILE.

OUTBUILDINGS INCLUDE

32 X 48 POLE SHED/GARAGE, FULL CONCRETE FLOOR, INSULATED, REZNOR LP GAS HEATER NO TANK INCLUDED. 2-GARAGE DOORS W/OPENERS 10 X 14 SLIDING DOORS.

32 X 50 HOG BARN

28 X 30 WOOD GRANARY

16 X 40 OPEN FRONT BARN

12 X 16 PUMP HOUSE

(2) 10,000 BUSHEL DRYER BINS

(3) 6500 BUSHEL BINS W/FANS

1-3300 BUSHEL STORAGE BIN

CATTLE YARDS WITH CONTINUOUS FENCE AND SUCKER ROD CORRALS INCLUDES CIRCLE SPIN TUB, FILSON AUTO CATTLE WORK CHUTE, 80' CONCRETE FENCELINE BUNKS, ALL GATES & RITCHIE WATERERS WILL REMAIN WITH PROPERTY.

WORKING WELL ON PROPERTY RURAL WATER OVER 1-MILE AWAY. CEDAR SUPPLY TANK IN PUMP HOUSE LEAKS NEEDS TO BE REPLACED FOR WATER SYSTEM TO FUNCTION.

SOUTH DAKOTA
DAVISON
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 4833
Prepared : 3/10/25 12:45 PM CST
Crop Year : 2025

Tract 257 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

TOTAL

NOTES

Tract Number : 1038

Description : NW 23 101 62
FSA Physical Location : SOUTH DAKOTA/DAVISON
ANSI Physical Location : SOUTH DAKOTA/DAVISON
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : EDWIN AND LYLA SIGMUND LIVING TRUST
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.82	66.91	66.91	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	66.91	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	6.20	0.00	61
Corn	35.80	0.00	118
Soybeans	7.80	0.00	38

TOTAL 49.80 0.00

NOTES

NOT TO



SCHEDULE B, PART I – 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.

Properly executed, acknowledged, and duly recorded deed from Edwin and Lyla Sigmund Living Trust, dated July 14, 2010 to To Be Determined.

5. The marital status of all grantors and/or mortgagors must be stated in all documents and the spouses of said grantors or mortgagors, and anyone who does or will have a homestead interest in the property, must joint in the execution of the documents.
6. Provide the appropriate signed Title Affidavit or Commercial Affidavit. We reserve the right to make further exceptions upon examination of said affidavits.
7. 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 for record.
8. Due to a survey NOT being required, we require that the Buyer / Borrower sign and return a Survey Waiver.
9. Any charges for municipal and/or rural services (i.e. water, sewer, corrections of nuisance conditions such as sidewalk repair, mowing or snow removal, etc.) are the responsibility of the parties to this transaction. For information regarding the existence of any such bills, contact the appropriate offices.
10. Schedule B of the policy or policies to be issued will contain exception to the following matters unless the same are disposed of to the satisfaction of the company.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

11. The Company reserves the right to make further requirements once a purchaser is determined.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.

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SCHEDULE B, PART II – Exceptions

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. Rights or claims of parties in possession not shown by the Public Records.
2. Easements, or claims of easements, not shown by Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat 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 in 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. Real Estate Taxes for the year 2025 which are due in 2026 and subsequent years are a lien but not delinquent. Real Estate Taxes for the year 2024 which are due in 2025 are in the amount of \$2,222.80 with \$0.00 paid. Parcel # 02000-101-62-23200
Real Estate Taxes are customarily paid semi-annually, with the first half due by April 30 and the second half due by October 31.
[Click Here for Image](#)

Vested Drainage Right Form recorded on March 22, 1991, in Misc. Book 52 Page 174.
[Click Here for Image](#)

Vested Drainage Right Form recorded on June 26, 1992, in Misc. Book 53 Page 389.
[Click Here for Image](#)
8. Right of Way Easement to Central Electric Cooperative Association recorded on August 25, 2008, in Misc. Book 68 Page 399.
[Click Here for Image](#)
9. The Company reserves the right to make further exceptions once a purchaser is determined.

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10. Any charges for municipal and/or rural services (i.e. water, sewer, corrections of nuisance conditions such as sidewalk repair, mowing or snow removal, etc.) are the responsibility of the parties to this transaction. For information regarding the existence of any such bills, contact the appropriate offices.
11. Coverage of this commitment extends only to filings in the records of the Register of Deeds, Treasurer and Clerk of Court of Aurora or Davison 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.

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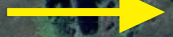
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265th St

398th Ave

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