

# 103.01 ACRES

## MINNEHAHA COUNTY LAND

- WEDNESDAY, OCTOBER 25TH AT 1:00PM -



LILA L.

**FLADMARK**

ESTATE

OWNER



*"We Sell The Earth And Everything On It!"*

800.251.3111 | Marion, SD | [WiemmanAuction.com](http://WiemmanAuction.com)

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

**103.01 ACRES OFFERED IN 4 TRACTS  
LYONS TOWNSHIP - MINNEHAHA COUNTY  
AT LIVE PUBLIC AUCTION**

We will offer the following at a live public auction located at 25075 467<sup>th</sup> Ave. Colton, SD 57018 on:

**WEDNESDAY OCTOBER 25<sup>TH</sup> 1:00 PM**

Here is a rare opportunity to buy an established acreage & highly productive farmland that has been in the Fladmark Family for almost 50 years! This is a unique property that doesn't come along very often. Come check out the possibilities!

**Property Location:** 25075 467<sup>th</sup> Ave. Colton, SD 57018 or from Lyons, SD go approx. 2 miles north on 467<sup>th</sup> Ave. or from Baltic Exit # 94 on I29 go 4.5 miles west to 467<sup>th</sup> Ave. and  $\frac{3}{4}$  mile south.

**LEGAL:** NE  $\frac{1}{4}$  ex RY & ex Tract 1 RD & ex PT W of RY in 7-103-50; Portion of the SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  lying E of RR ROW & S of South Line of Norgaard Tr 1 & including E  $\frac{1}{2}$  SE  $\frac{1}{4}$  (ex Norgaard Tr1) in 6-103-50, Lyons Township, Minnehaha County, SD.

**TRACT 1: 7.90 ACRE - IMPROVED ACREAGE**

- 1.5 story 4-bedroom home built in 1979 w/ approx. 2400 sq. ft. and an attached double garage.
- The home has a nice open floor plan, master bedroom on the main, main floor laundry, & 3 bathrooms.
- The outbuildings include a 30' x 80' Machine shed, 42' x 64' Machine Shed, & 6,000 bu. Bin. All the buildings have some damage for the previous 2 years storms. All the buildings will be sold as-is.

**TRACT 2: 85.11 ACRES OF HIGHLY PRODUCTIVE FARMLAND**

- The FSA shows this farm to be almost 100% tillable with a soil rating of 74.9.
- This tract has a 1140' Irrigation Pivot and well that is included with this tract. The Irrigation pivot was damaged in the previous years storms and will need replacement or repair before being operational.
- Great access along a paved county road on the east side.

**TRACT 3: 10 ACRE – FUTURE ACREAGE SITE**

- Located at the southern end of Tract 2, this site is awarded great access along the paved highway.
- This would make a great spot for a new home, Barndominium, or Grain Bin Site.
- This tract has one building eligibility that would transfer with the property.

**TRACT 4: COMBINATION OF TRACTS 2 & 3 –95.11 ACRES**

**TRACT 5: COMBINATION OF TRACTS 1, 2, & 3 – 103.01 ACRES**

- 2022 RE taxes payable in 2023 were \$3,752.18
- Property located in the Tri-Valley School District 49-6

**TERMS:** Cash Sale with a 10% non-refundable down payment on sale day and the balance on or before December 22, 2023. A Personal Representative's deed will be provided. Title insurance will be utilized with the cost of Owner's Policy split 50/50 between buyer and seller. Buyer will receive full possession at closing. Seller will credit the 2023 RE taxes due in 2024 to the new buyer at closing. Closing to be held at the Dell Rapids Law Firm with the closing fee split 50/50 between the buyer and seller. Sold subject to confirmation of the personal representatives and any easement of record. Property is being sold to settle the Lila Fladmark Estate and will be sold in As-Is condition. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. For an information packet, go to [www.wiemanauktion.com](http://www.wiemanauktion.com). We invite you to view these parcels at your convenience. Contact Ryan Wieman 605-366-3369 for a private showing.

**NOTE:** Auction will be held on site at the acreage near Lyons, SD. Online bidding will be available if you are unable to attend the auction in person. Online bidding approval must be made prior to auction. Call Ryan Wieman 605-366-3369 or Nathan Timmermans 605-351-1273 for more details. Come prepared to buy!

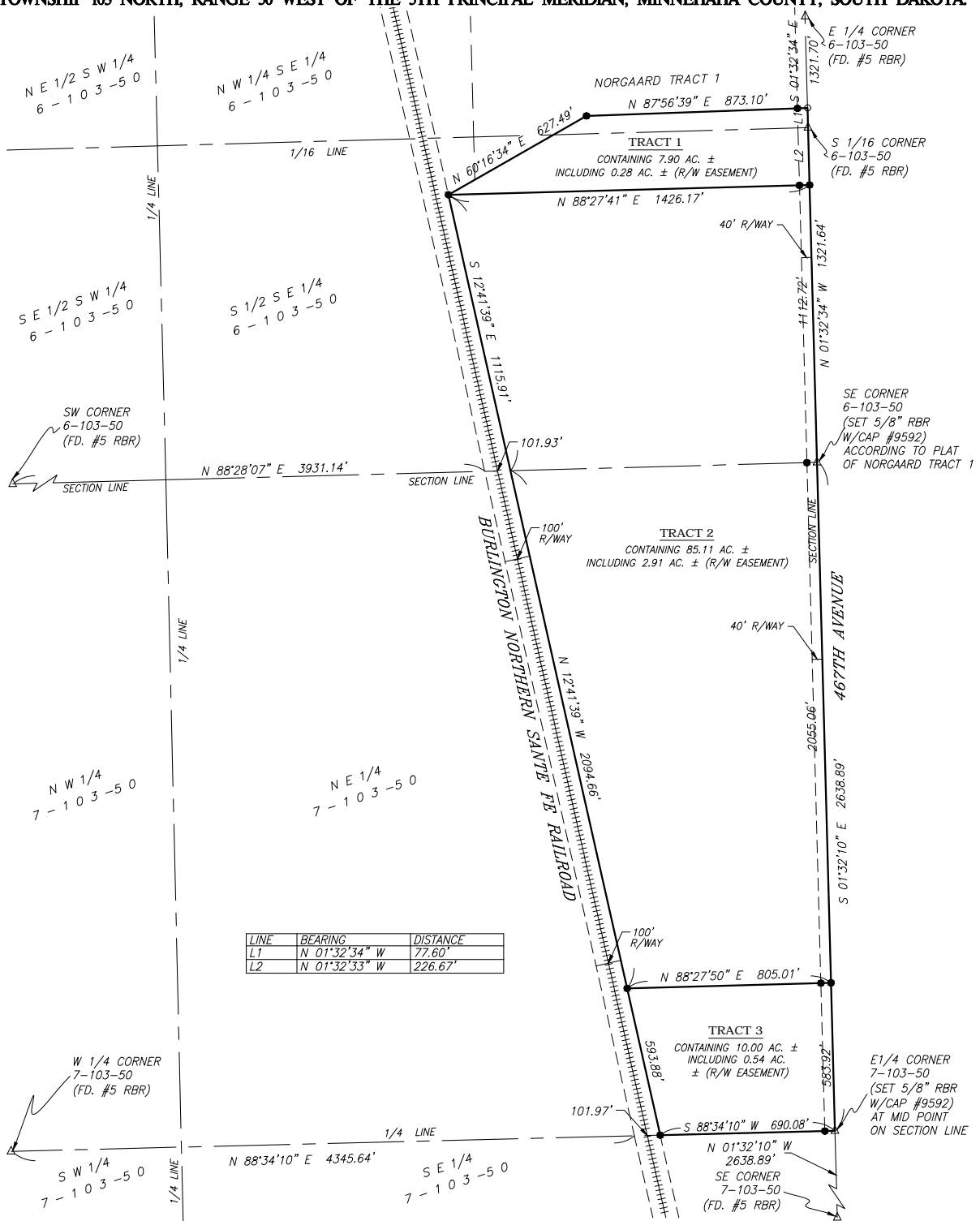
**LILA L. FLADMARK ESTATE – OWNER**

Wieman Land & Auction Co., Inc.  
Marion SD 800-251-3111  
Auctioneers/RE Brokers  
[www.wiemanauktion.com](http://www.wiemanauktion.com)

Casson A. Dennison  
Closing Attorney  
Dell Rapids, SD  
605-428-5444

# PLAT OF TRACT 1, 2, & 3 OF FLADMARK ADDITION

IN THE SOUTHEAST QUARTER OF SECTION 6, AND THE EAST HALF OF SECTION 7  
TOWNSHIP 103 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

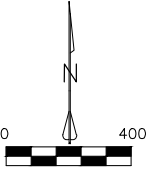


LINE	BEARING	DISTANCE
L1	N 01°32'34" W	77.60'
L2	N 01°32'33" W	226.67'

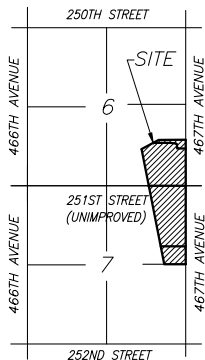
NOTES:  
BASIS OF BEARINGS IS UTM-ZONE 14

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.



- LEGEND:**
- SET 5/8" REBAR W/CAP #9592
  - FD. MONUMENT
  - △ SECTION CORNER (AS NOTED)
  - (R) RECORD INFORMATION
  - AC. ACRES
  - S.F. SQUARE FEET
  - U.E. UTILITY EASEMENT
  - A.E. ACCESS EASEMENT
  - D.E. DRAINAGE EASEMENT
  - R/W RIGHT-OF-WAY
  - N.T.S. NOT TO SCALE
  - EASEMENT LINE
  - - - PREVIOUSLY PLATTED PROPERTY LINE
  - SECTION LINE
  - ▬ PLATTED PARCEL

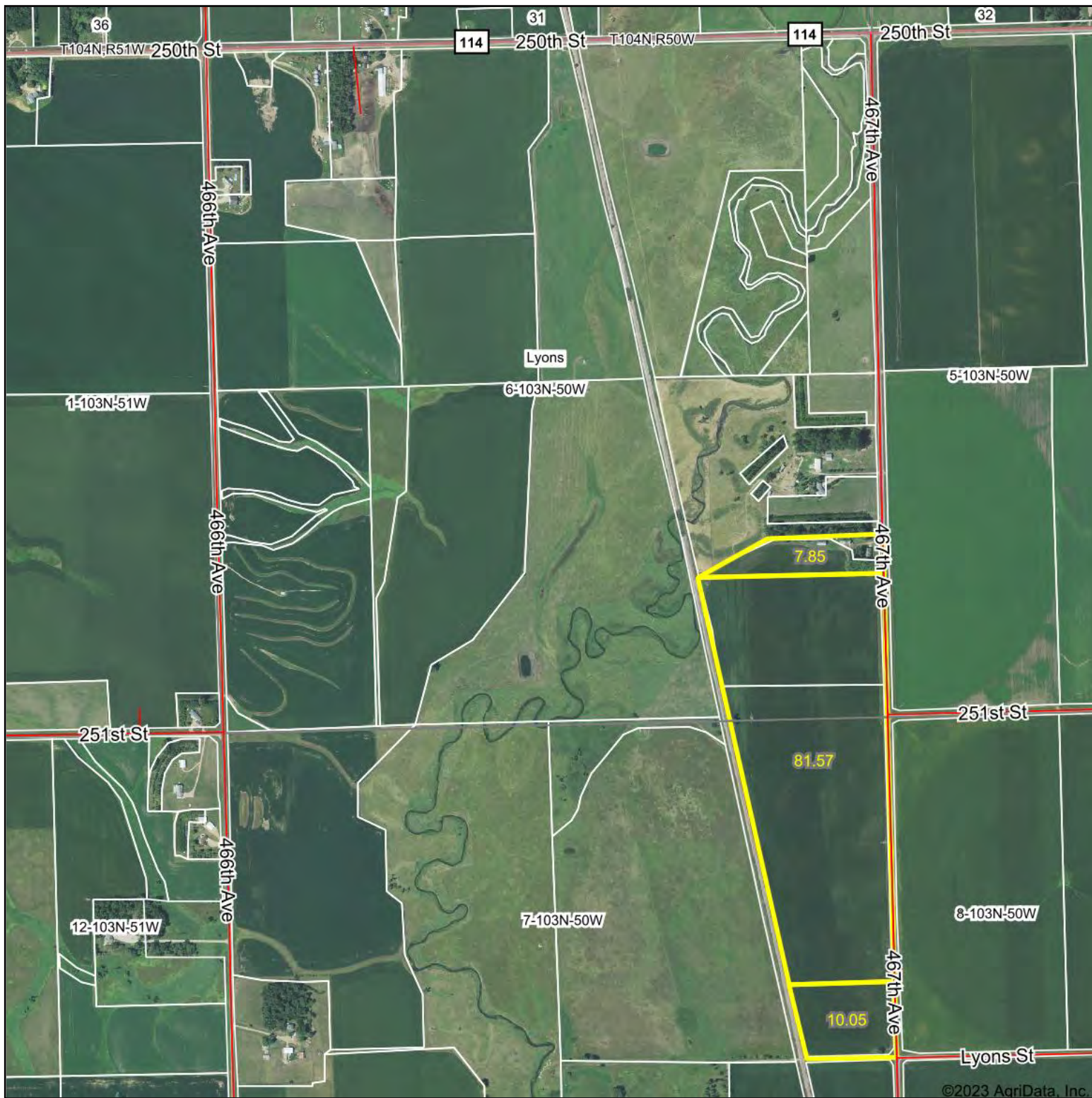


**AREA MAP**  
SECTION 6 & 7, T103N, R50W  
5TH P.M.



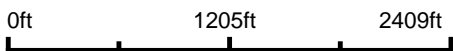
PREPARED BY:  
Meyer Land Surveying, LLC  
45246 Hwy 44  
Parker, SD 57053  
Phone: (605) 310-9401

# Aerial Map



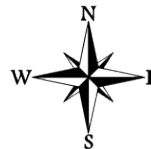
©2023 AgriData, Inc.

Boundary Center: 43° 44' 41.62, -96° 52' 26.26



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



**7-103N-50W**  
**Minnehaha County**  
**South Dakota**






9/25/2023



Common Land Unit  PLSS

-  Cropland
-  Tract Boundary

**Wetland Determination Identifiers**

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

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).

2023 Program Year

Map Created August 30, 2023

Farm 1372

6-103N-50W-Minnehaha

# Certified Wetland Determination

Field Office: Sioux Falls FO

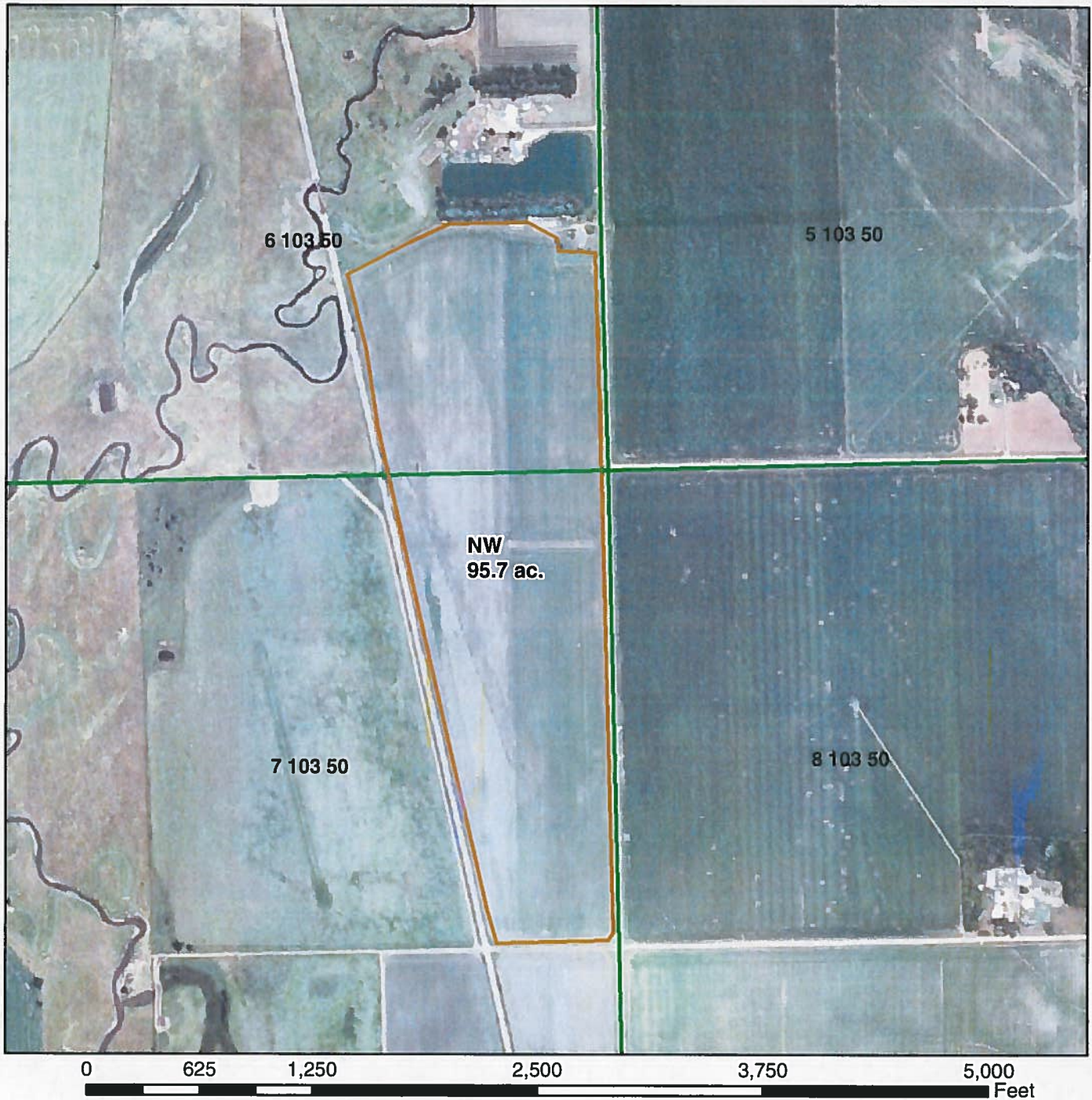
Certified By: N. Blankers

Legal Desc: Pt. of E2 of NE4 of 7-103-50 & Pt. of SE4 of SE4 of 6-103-50

Agency: USDA-NRCS

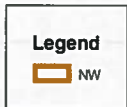
Certified Date: 9/25/19

Tract: 2019



Minnehaha County

1:9,600 1 inch = 800 feet





## Abbreviated 156 Farm Record

Operator Name : SHANE WARNE

CRP Contract Number(s) : None

Recon ID : None

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
95.66	95.66	95.66	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	95.66	0.00		0.00	0.00	0.00	0.00	

## Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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## NOTES

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Tract Number : 2019

Description : SESE(EAST OF RR)-6; E2NE(EAST OF RR)-7-103-50

FSA Physical Location : SOUTH DAKOTA/MINNEHAHA

ANSI Physical Location : SOUTH DAKOTA/MINNEHAHA

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 : LILA LAVONNE FLADMARK

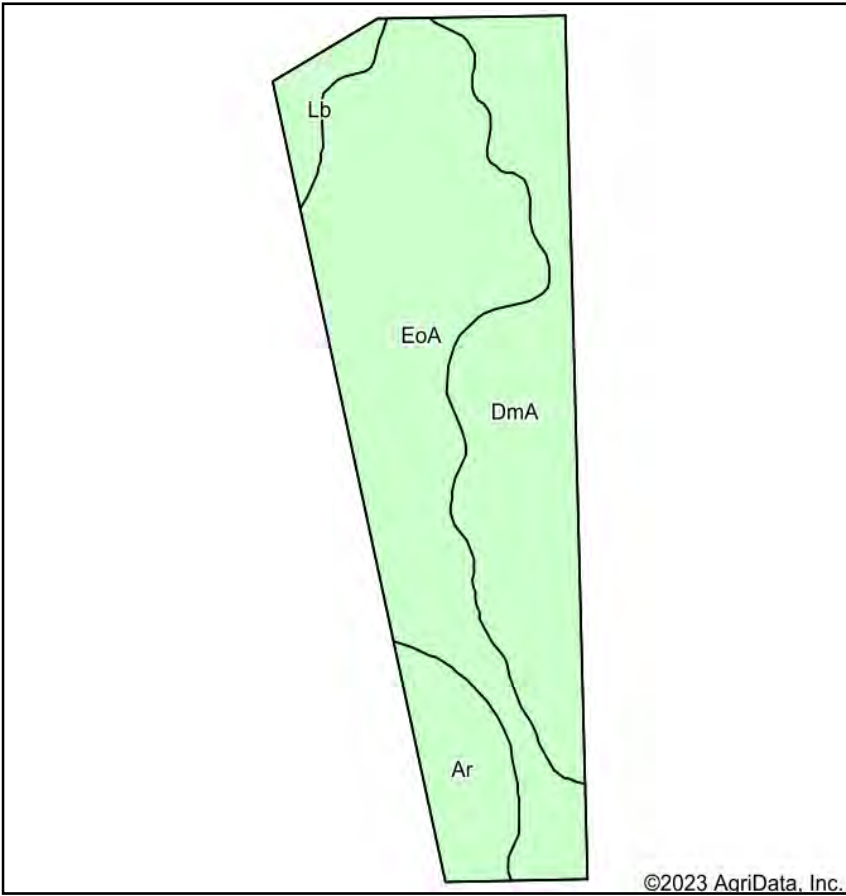
Other Producers : None

Recon ID : None

## Tract Land Data

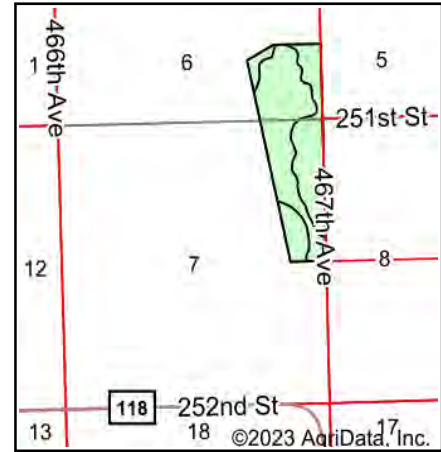
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
95.66	95.66	95.66	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	95.66	0.00	0.00	0.00	0.00	0.00

# Soils Map



©2023 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Minnehaha**  
 Location: **7-103N-50W**  
 Township: **Lyons**  
 Acres: **98.95**  
 Date: **10/6/2023**



Maps Provided By:



Area Symbol: SD099, Soil Area Version: 25					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EoA	Enet-Dimo complex, 0 to 2 percent slopes	51.78	52.3%	Ils	64
DmA	Dempster silt loam, 0 to 2 percent slopes	33.83	34.2%	Ils	66
Ar	Arlo loam, 0 to 1 percent slopes	9.59	9.7%	IVw	53
Lb	Lamo silty clay loam, channeled	3.75	3.8%	VIw	37
<b>Weighted Average</b>				<b>2.35</b>	<b>62.6</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



# PROPERTY INFORMATION

## TRACT 1

- The Home has total of 2,341 sq ft of living with 1634 sq ft on the main level and 707 sq ft on the 2<sup>nd</sup> level. Attached 24'x22' double garage. Crawl space basement with cement floor. Built in 1979
- Rural Water, Rural Electric
- 500-gallon Propane Tank is leased from Koopman Oil.
- 30' x 80' Shop with cement floor
  - o West half of the roof is missing/damage from storms
- 42' x 64' Machine shed with dirt floor
  - o Roof is missing/damages from storms
- 6,000 bushel grain bin
- 1 Building Eligibility will be transferred with this tract.

\*Home and all the building are sold in AS-IS condition.

## TRACT 2

- Approx 81 acres of tillable land
- 1140' irrigation pivot – was tipped over and has damage
- 32' Well - SD Water Permit # 4223-3
- Water rights to be transferred with this property. Buyer will be responsible to transfer water rights into their name at closing. Water rights are currently in good standing with the state of SD.
- There is NO Building Eligibility on this tract.

\*Well and Irrigation pivot is sold in AS-IS condition.

## TRACT 3

- Approx 10 acres of tillable land
- 1 Building Eligibility will be transferred with this tract.





# 103.01 ACRES

## MINNEHAHA COUNTY LAND

**WEDNESDAY,  
OCTOBER 25TH  
AT 1:00PM**

**Auction will be held at the  
property at 25075 467th  
Ave., Colton, SD**



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