

# 200 ACRES

## TURNER COUNTY LAND

- WEDNESDAY, NOVEMBER 15TH AT 10:30AM -



CHAD & ANGELA  
**SEDLACEK**  
OWNERS



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

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

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



**200-ACRES OF CHILDSTOWN TOWNSHIP - TURNER COUNTY LAND  
AT AUCTION**

We have decided to sell the following land at public auction located at the Wieman Auction Facility located 1-mile south and ½ mile west of Marion, SD on Hwy. 44 on:

**WEDNESDAY NOVEMBER 15<sup>TH</sup>, 2023**

**10:30 A.M.**

It is our privilege to offer this unique tract of land found in the tightly held Childstown Twp. of Turner County. New buyer able to farm or lease out for the 2024 crop year. This farm offers powerful, high indexing soils with predictable yield potential, plus ample wildlife habitat. Whether farmer or investor we invite you to check it out!

**LEGAL:** The S ½ of the NE ¼ and the NE ¼ of the SW ¼ and the N ½ of the SE ¼ and Christensen Tract 1 all in Section 31, 98-55 Turner County, South Dakota.

**LOCATION:** From Meridian Corner (Junct. of Hwy. 81 & 18) go 2-miles east on Hwy. 18 turn north on 441<sup>st</sup> Ave go 1 ¼ mile north west side of the road. Or near the Junction of 285<sup>th</sup> St. and 441<sup>st</sup> Ave.

- FSA reports at present 182.67 acres tillable balance in former pasture, trees, low spots, and road right of ways.
- Soil Production rating of 68.7. Predominant soils include Egan-Ethan Complex (77), Egan-Trent (92) and others.
- Annual Taxes \$4,243.94. New buyer able to farm or lease out for 2024 crop year.
- 5.69 acres in trees from former building site great new home site or outstanding deer and small game hunting potential.
- Property has easement in place with Turkey Ridge Wind Farm, LLC to construct a wind tower on property. See buyers packet for more info.
- Drain Tile improvements along with surface drainage improvements have been done in recent years.
- Aerial and Soil Maps, Base & Yield Info, wetland maps, 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 are available at [www.wiemanauktion.com](http://www.wiemanauktion.com) or contact the auctioneers at 800-251-3111 and packets can be mailed out.

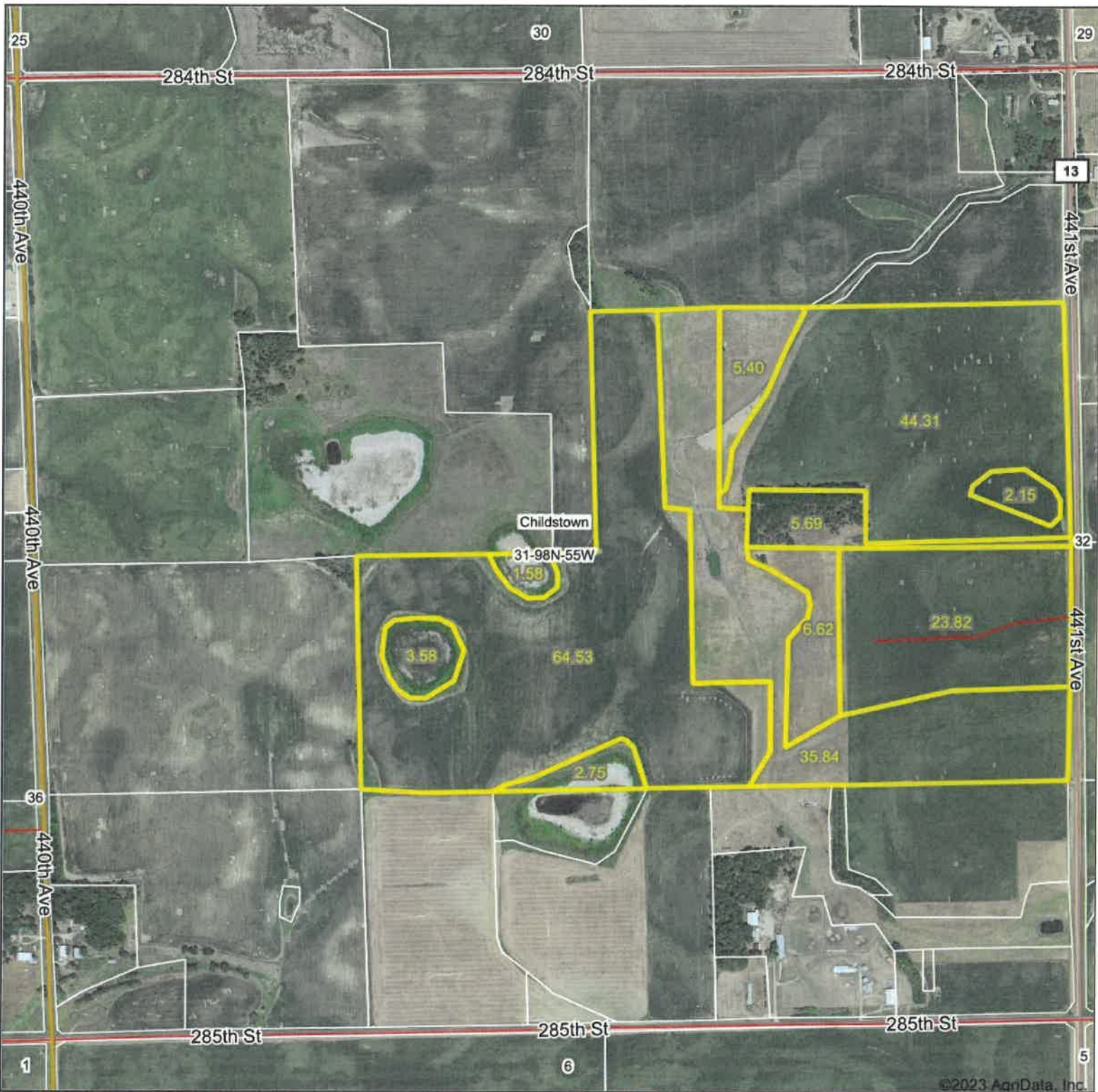
**TERMS:** Cash sale with 15% non-refundable down payment auction day with the balance on 120-acres on December 29<sup>th</sup>, 2023. The remaining 80-acres will close on January 2<sup>nd</sup> 2024 or Sellers will offer a 5-yr contract for Deed with 6.5% interest and balloon payment at the end of the 5<sup>th</sup> year. Contact auctioneers for more information. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2023 taxes in full with the buyer responsible for all 2024 taxes. Sold subject to owners approval and all easements and restrictions or record. Remember auction held indoors at the Wieman Auction Facility.

**CHAD & ANGELA SEDLACEK – OWNERS**

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

Yankton Title Co.  
Closing Agent  
605-665-5775

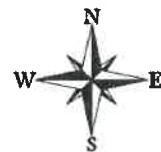
# Aerial Map



Boundary Center: 43° 15' 48.47, -97° 23' 8.81



**31-98N-55W**  
**Turner County**  
**South Dakota**



Maps Provided By:

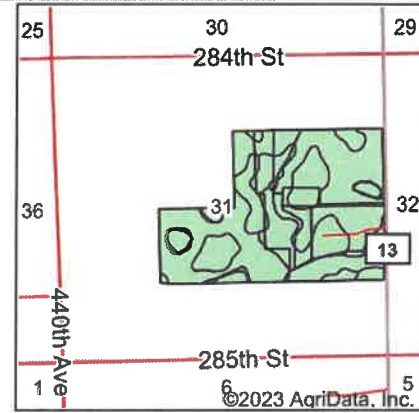
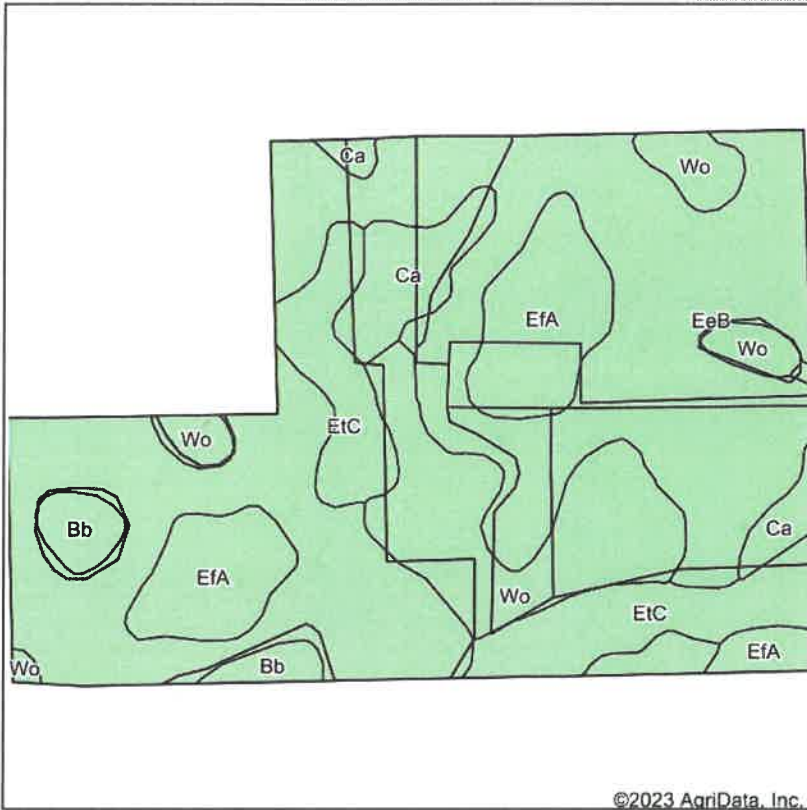


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Field borders provided by Farm Service Agency as of 5/21/2008.

9/6/2023

### Soils Map



State: **South Dakota**  
 County: **Turner**  
 Location: **31-98N-55W**  
 Township: **Childstown**  
 Acres: **196.27**  
 Date: **9/6/2023**



Soils data provided by USDA and NRCS.

Area Symbol: SD125, Soil Area Version: 24					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EeB	Egan-Ethan complex, 2 to 6 percent slopes	109.25	55.7%	Ile	77
Wo	Worthing silty clay loam, 0 to 1 percent slopes	28.78	14.7%	Vw	30
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	22.57	11.5%	Is	92
EtC	Ethan-Egan complex, 5 to 9 percent slopes	20.52	10.5%	IVe	61
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	10.39	5.3%	IIw	81
Bb	Baltic silty clay loam, ponded	4.76	2.4%	VIIIw	10
<b>Weighted Average</b>				<b>2.68</b>	<b>68.7</b>

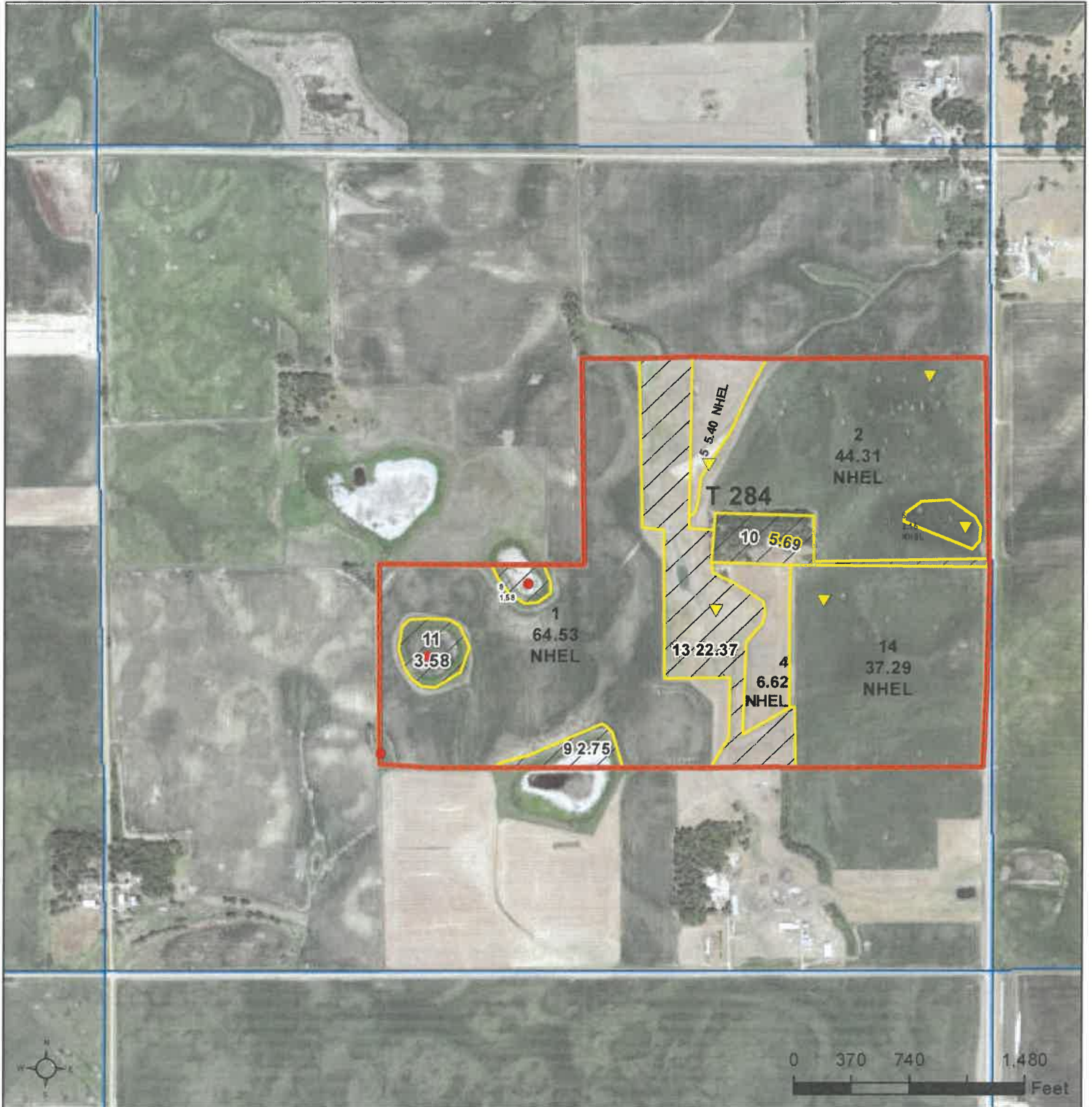
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States  
Department of  
Agriculture

# Turner County, South Dakota



**Common Land Unit**  
 [Hatched] Non-Cropland  
 [Yellow] Cropland  
 [Red] Tract Boundary  
 [Blue] PLSS

**Wetland Determination Identifiers**  
 [Red dot] Restricted Use  
 [Yellow triangle] Limited Restrictions  
 [Green square] Exempt from Conservation  
 [Pink square] 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 \_\_\_\_\_

2023 Program Year

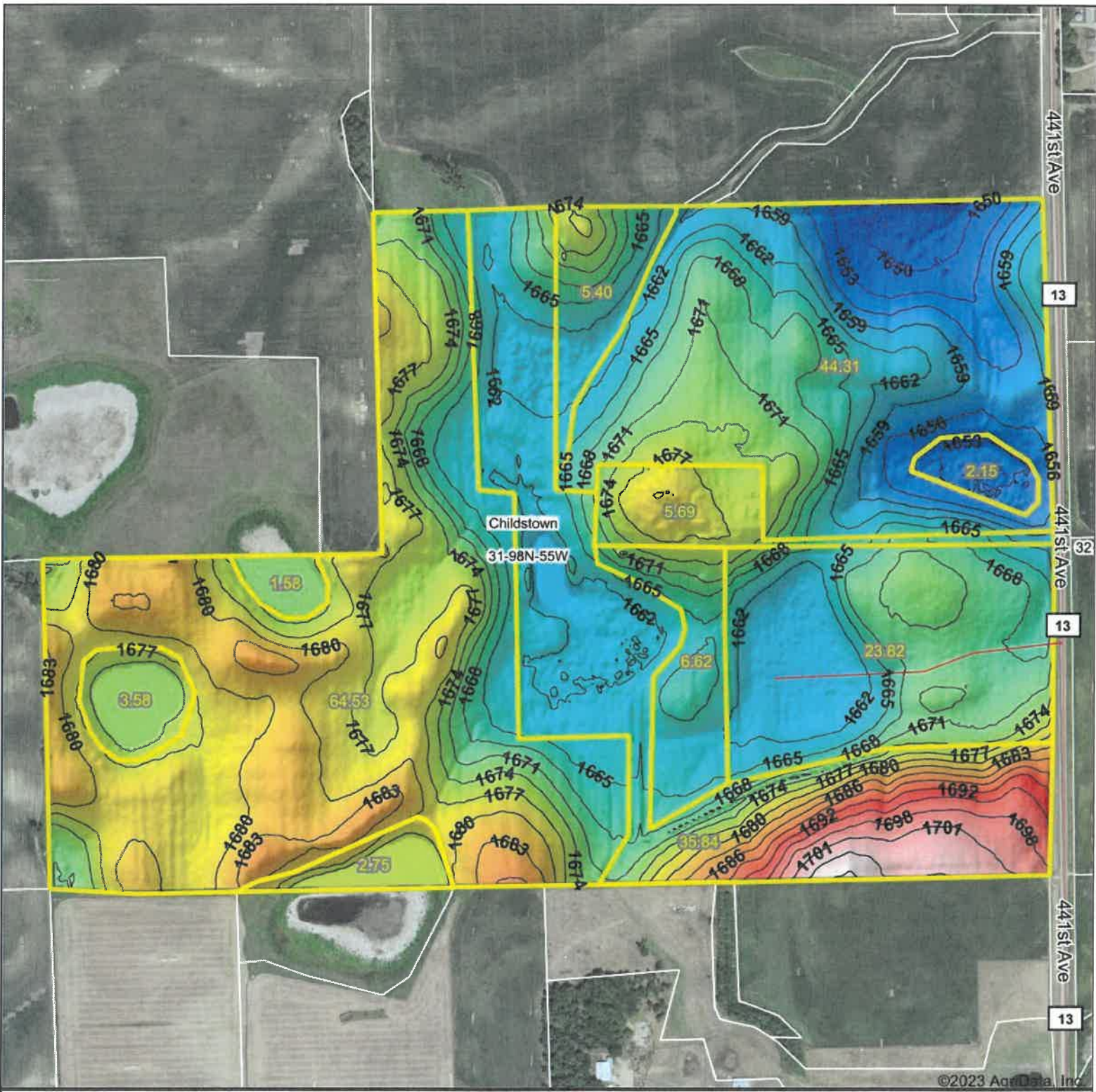
Map Created April 06, 2023

**Farm 4646**

**31-98N-55W-Turner**

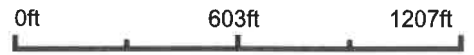
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

# Topography Hillshade



© AgriData, Inc. 2023 www.AgriDataInc.com  
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 1,648.5  
Max: 1,707.9  
Range: 59.4  
Average: 1,670.6  
Standard Deviation: 10.27 ft



**31-98N-55W**  
**Turner County**  
**South Dakota**

Boundary Center: 43° 15' 48.47, -97° 23' 8.81



SOUTH DAKOTA  
TURNER  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 4646  
Prepared : 9/28/23 9:41 AM CST  
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : RIDGEVIEW DAIRY LLC  
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
196.27	182.67	182.67	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	182.67	0.00		0.00	0.00	0.00	22.37	

**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	90.98	0.00	131	0
Soybeans	41.72	0.00	46	0
<b>TOTAL</b>	<b>132.70</b>	<b>0.00</b>		

**NOTES**

**Tract Number : 284**

Description : SNE; NSE; NESW 31 98 55  
FSA Physical Location : SOUTH DAKOTA/TURNER  
ANSI Physical Location : SOUTH DAKOTA/TURNER  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : CHAD SEDLACEK, ANGELA SEDLACEK  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
196.27	182.67	182.67	0.00	0.00	0.00	0.00	0.0



SOUTH DAKOTA  
 TURNER  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

FARM : 4646  
 Prepared : 9/28/23 9:41 AM CST  
 Crop Year : 2024

Abbreviated 156 Farm Record

Tract 284 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	182.67	0.00	0.00	0.00	0.00	22.37

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	90.98	0.00	131
Soybeans	41.72	0.00	46
<b>TOTAL</b>	<b>132.70</b>	<b>0.00</b>	

NOTES

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*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) 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) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

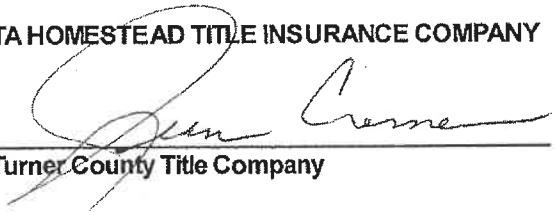
Issuing Agent: Turner County Title Company  
Issuing Office File Number: 23-TI-14221

**SCHEDULE A**

- 1. Commitment Date: October 2, 2023 at 08:00 AM
- 2. Policy or policies to be issued:
  - a. ALTA Own. Policy (06/17/06)
    - Standard Coverage       Extended Coverage
    - Proposed Insured: TO BE DETERMINED
    - Proposed Policy Amount: \$ 1,000.00
  - b. ALTA Loan Policy (06/17/06)
    - Standard Coverage       Extended Coverage
    - Proposed Insured:
    - Proposed Policy Amount:
- 3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
- 4. Title to the estate or interest in the Land is at the Commitment Date vested in Chad Sedlacek and Angela Sedlacek, husband and wife, as joint tenants with right of survivorship and not as tenants in common.
- 5. The Land is described as follows:  
 The South Half of the Northeast Quarter (S 1/2 NE 1/4) except Christensen Tract One (1); the North Half of the Southeast Quarter (N 1/2 SE 1/4) except Christensen Tract One (1); and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4), all situated in Section Thirty-One (31), Township Ninety-Eight (98) North, Range Fifty-Five (55) West of the 5th P.M., Turner County, South Dakota; AND  
  
 Christensen Tract One (1) lying in the South Half of the Northeast Quarter (S1/2 NE1/4) and in the North Half of the Southeast Quarter (N1/2 SE1/4) of Section Thirty-One (31), Township Ninety-Eight (98) North, Range Fifty-Five (55) West of the 5th P.M., Turner County, South Dakota, according to the recorded plat thereof.

**DAKOTA HOMESTEAD TITLE INSURANCE COMPANY**

By:



Turner County Title Company

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**SCHEDULE B, PART I**  
**Requirements**

File Number: 23-TI-14221

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.
5. THE COMPANY requires a Warranty Deed be executed and recorded conveying title from Chad Sedlacek and Angela Sedlacek, husband and wife to the purchaser of the property.
6. THE COMPANY requires the enclosed South Dakota Data Breach Notification Law Compliance Forms be completed by the Sellers/ Buyers/ Mortgagees and returned to our office. NOTE: THIS WILL BE PROVIDED WHEN FURTHER INFORMATION IS RECEIVED AND WILL BE REQUIRED AT TIME OF CLOSING.
7. THE enclosed Affidavit of Sellers as to Liens and Encumbrances must be completed, signed and returned to our office. NOTE: THIS WILL BE PROVIDED WHEN FURTHER INFORMATION IS RECEIVED AND WILL BE REQUIRED AT TIME OF CLOSING.
8. THE enclosed Affidavit of Purchasers as to Liens and Encumbrances must be completed, signed and returned to our office. NOTE: THIS WILL BE PROVIDED WHEN FURTHER INFORMATION IS RECEIVED AND WILL BE REQUIRED AT TIME OF CLOSING.
9. THE enclosed Residential Property Affidavit must be completed, signed and returned to our office. NOTE: THIS WILL BE PROVIDED WHEN FURTHER INFORMATION IS RECEIVED AND WILL BE REQUIRED AT TIME OF CLOSING.
10. 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.
11. AS referenced in Schedule A, this Commitment does not purport to insure any particular transaction, it is being issued as a preliminary or "To Be Determined" Commitment only, and is being issued as a courtesy. This Commitment must be updated and reissued in order to insure a specific transaction.

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**SCHEDULE BI & BII**  
(Continued)

File Number: 23-TI-14221

**SCHEDULE B, PART II**  
**Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- A. 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.
- B. General Exceptions:
1. Rights or claims of parties in possession not shown by the public records.\*
  2. 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.\*
  3. Easements, or claims of easements, not 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 by 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. Any Service, installation or connection charge for sewer, water or electricity.\*
  8. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.\*

\*Paragraphs 1, 2, 3, 4, 5, 6, 7 and 8 will not appear as printed exceptions on extended coverage policies, except as to such parts thereof which may be typed as a Special Exception.

- C. Special Exceptions:
1. 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.
  2. EASEMENT, dated April 12, 1990, filed September 10, 1990 @ 2:00 P.M. and recorded in Book 40 of Misc., page 75, Turner County Records, grants unto the County of Turner, State of South Dakota, a permanent easement and right-of-way for highway purposes over a strip of land 16 1/2 feet in addition to any existing right-of-way along the East side of the S 1/2 NE 1/4 Sec 31-98-55.

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**SCHEDULE BI & BII**  
(Continued)

File Number: 23-TI-14221

3. EASEMENT, dated April 12, 1990, filed September 10, 1990 @ 2:00 P.M. and recorded in Book 40 of Misc., page 76, Turner County Records, grants unto the County of Turner, State of South Dakota, a permanent easement and right-of-way for highway purposes over a strip of land 16 1/2 feet in addition to any existing right-of-way along the East side of the NE 1/4 SW 1/4 and N 1/2 SE 1/4 Sec 31-98-55.
4. RIGHT-OF-WAY EASEMENT, dated January 22, 1998, filed February 27, 1998 @ 8:30 A.M. and recorded in Book 43 of Misc., page 584, Turner County Records, grants unto B-Y Water District, its successors and assigns, a perpetual easement in conjunction with the operation of a rural water system, over, under, across and through the E 1/2 NE 1/4 SE 1/4 and E 1/2 SE 1/4 NE 1/4 Sec 31-98-55.
5. GRANT OF EASEMENTS AND MEMORANDUM OF AMENDED AND RESTATED WIND ENERGY EASEMENT AGREEMENT, dated January 19, 2022, filed February 22, 2022 @ 8:30 A.M. and recorded in Book 53 of Misc., page 52, Turner County Records, grants unto Turkey Ridge Wind Farm, LLC, a Delaware Limited Liability Company, a perpetual easement to construct, reconstruct, operate, inspect and maintain windpower facilities on Christensen Tract 1 lying in the S 1/2 NE 1/4 and in the N 1/2 SE 1/4 Sec 31-98-55 and on the S 1/2 NE 1/4 and the NE 1/4 SW 1/4 and the NE 1/4 SE 1/4 Sec 31-98-55 except Christensen Tract 1 lying in the S 1/2 NE 1/4 and in the N 1/2 SE 1/4 Sec 31-98-55.
6. 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.
7. REAL ESTATE TAXES for the year 2023 and subsequent years which constitute a lien but are not due and payable. Real Estate Taxes for the first half of 2022 payable by April 30, 2023 in the amount of \$1,963.36 are paid; the second half of the 2022 Real Estate Taxes payable by October 31, 2023 in the amount of \$1,948.02 are unpaid on the property described as the S 1/2 NE 1/4 and NE 1/4 SW 1/4 and N 1/2 SE 1/4 except Christensen Tract 1 lying in the S 1/2 NE 1/4 and in the N 1/2 SE 1/4 Sec 31-98-55. Parcel ID#: 03000-09855-31110
8. REAL ESTATE TAXES for the year 2023 and subsequent years which constitute a lien but are not due and payable. Real Estate Taxes for the first half of 2022 payable by April 30, 2023 in the amount of \$158.61 are paid; the second half of the 2022 Real Estate Taxes payable by October 31, 2023 in the amount of \$157.37 are unpaid on the property described as Christensen Tract 1 lying in the S 1/2 NE 1/4 and in the N 1/2 SE 1/4 Sec 31-98-55. Parcel ID#: 03000-09855-31120
9. 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.

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# 200 ACRES TURNER COUNTY LAND

**WEDNESDAY,  
NOVEMBER 15TH  
AT 10:30AM**

*Auction will be held at the  
Wieman Auction Facility  
near Marion, SD*

**TERMS:** Cash sale with 15% non-refundable down payment auction day with the balance on 120-acres on December 29th, 2023. The remaining 80-acres will close on January 2nd 2024 or Sellers will offer a 5-yr contract for Deed with 6.5% interest and balloon payment at the end of the 5th year. Contact auctioneers for more information. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2023 taxes in full with the buyer responsible for all 2024 taxes. Sold subject to owners approval and all easements and restrictions or record. Remember auction held indoors at the Wieman Auction Facility.

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

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

