

160 ACRES

TURNER COUNTY LAND

- MONDAY, NOVEMBER 3RD 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

**160-ACRES SALEM TOWNSHIP – TURNER COUNTY, SD LAND AT AUCTION
DRAIN TILED – POWERFUL TILLABLE LAND – CRP – GREAT HUNTING**

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

NOVEMBER 3RD 2025

10:30 A.M.

It is our privilege to offer the following land in the tightly held Salem Township. Powerful tillable land that has been greatly improved with drain tile to provide predictable yield potential. 38.77 acres of CRP creates outstanding small game and waterfowl habitat plus large tree grove for excellent deer habitat. If you have been searching for your own piece of South Dakota Hunting Heaven that provides a good return come take a look!

LEGAL: The NE ¼ of Section 27, 97-55 Turner County, South Dakota

LOCATION: From Pearsons Corner go 1.5 mile north on 444th Ave west side of from Turkey Ridge, SD go 2-miles west on Hwy. 18 turn south on 444th Ave go 3-miles west side of the road or at the junction of 289th St. & 444th Ave.

- 143.45 acres tillable with 8.9 acres in grass waterways, 1.93 acres in low spots balance in trees and road right of ways.
- At present 38.77 acres enrolled in CRP paying \$228.03 per acre and expires 9-30-2031 with an additional 103 acres of tillable land.
- Soil Production rating of 69 prior to drain tile improvements. Drain tile project was completed in 2016 drain tile location map is found in buyers packet.
- Property has a signed wind tower easement with Swan Lake Wind Holdings, LLC for the construction of a wind turbine.
- Annual Taxes are \$2,953.48. New Buyer able to farm or lease out for the 2026 crop year.
- Soil & Aerial Map, wetland & tile map, and other pertinent information found in buyers packet.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Drone video footage and buyers packet can be viewed on www.wiemanauktion.com. Buyers packets can be mailed out by contacting the auctioneers at 800-251-3111.

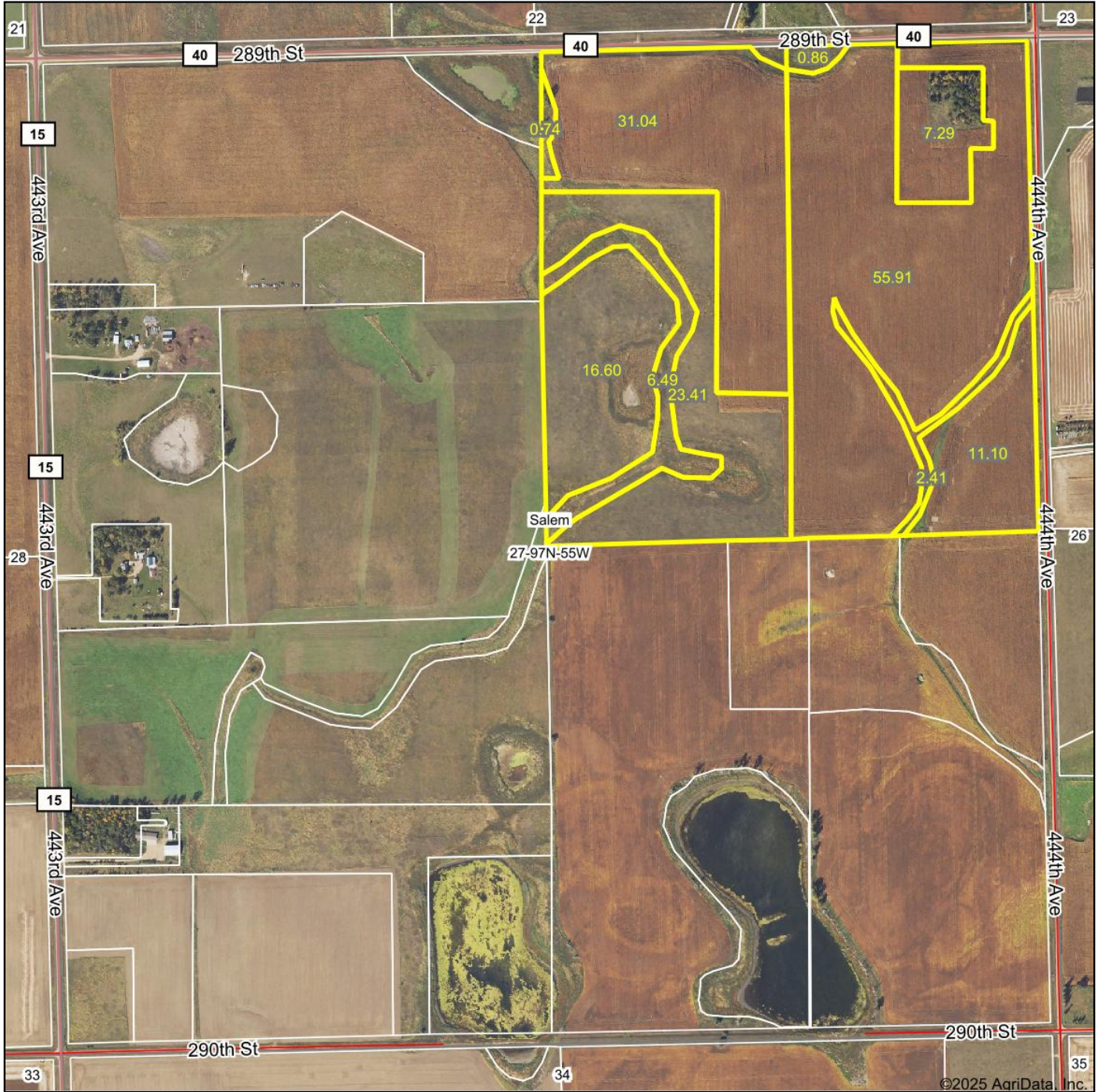
TERMS: Cash sale with 15% (non-refundable) down auction day with the balance on or before December 19, 2025. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Sellers to pay the 2025 taxes in full. Sold subject to owners approval and all easements and restrictions of record. Remember land auction held indoors at the Wieman Auction Facility.

DALE & DEBRA AMAN – OWNERS

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

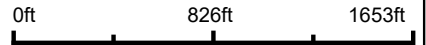
Yankton County Title
Closing Agent
605-665-5775

Aerial Map



©2025 AgriData, Inc.

Boundary Center: 43° 11' 41.52, -97° 19' 24.99



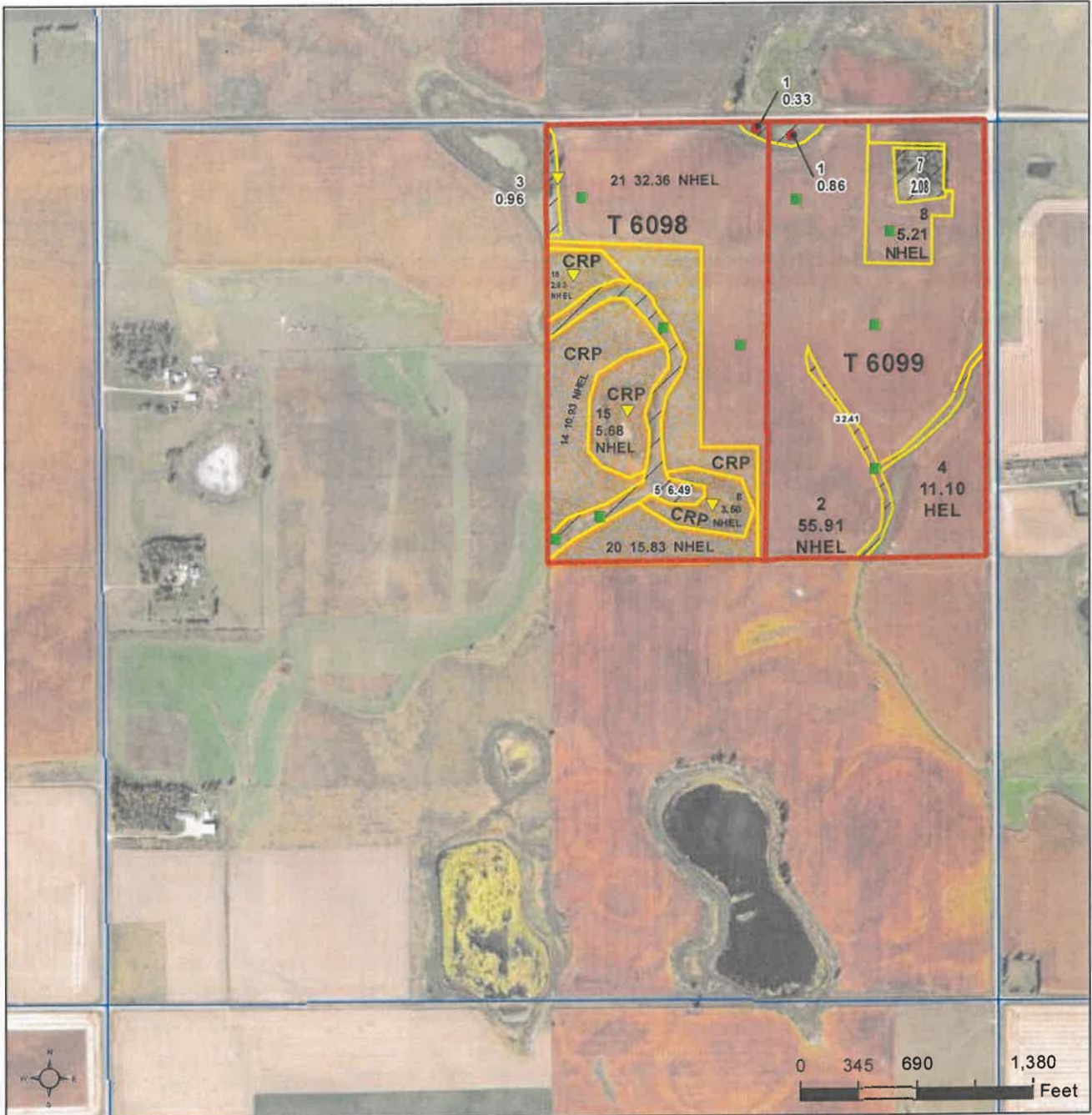
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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27-97N-55W
Turner County
South Dakota



8/29/2025

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



Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

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

2025 Program Year

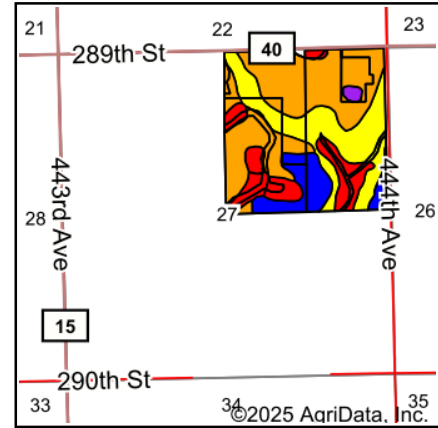
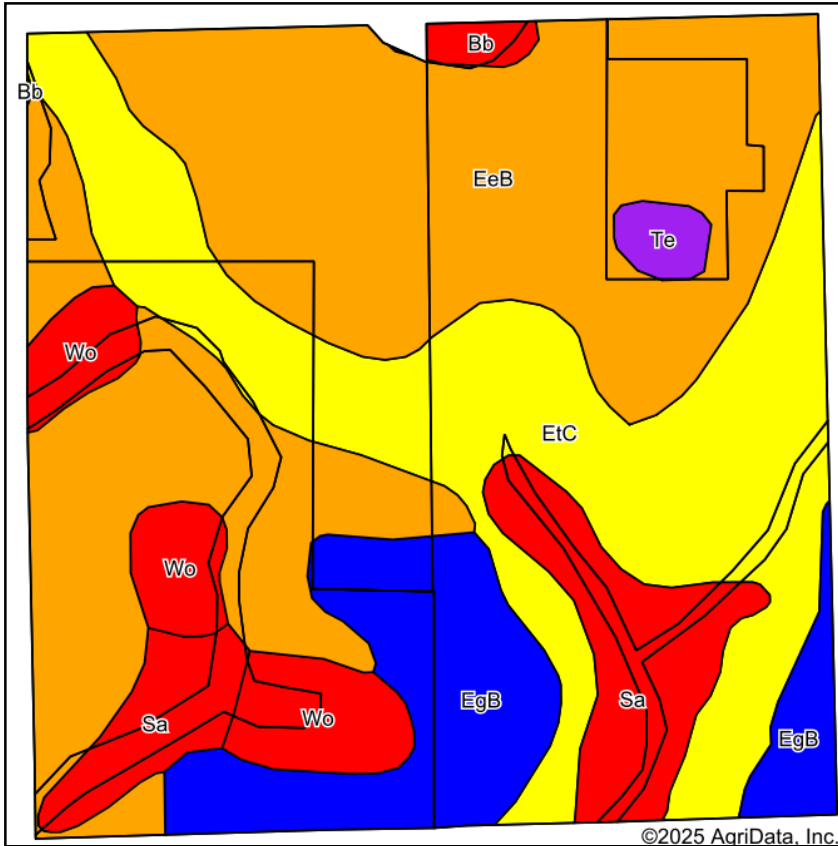
Map Created April 04, 2025

Farm 9548

27-97N-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).

Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **27-97N-55W**
 Township: **Salem**
 Acres: **155.85**
 Date: **8/29/2025**










Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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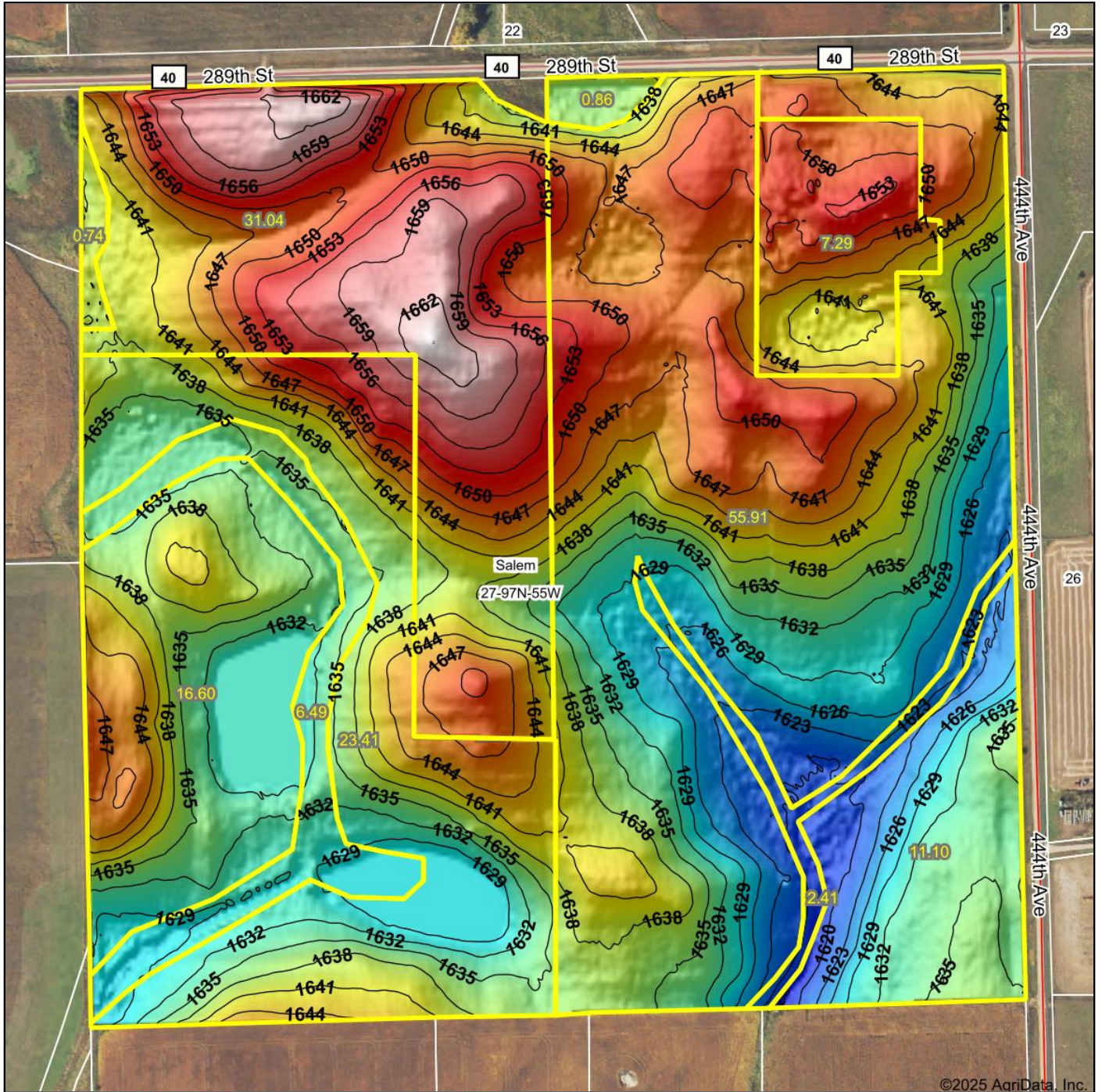
Soils data provided by USDA and NRCS.

Area Symbol: SD125, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EeB	Egan-Ethan complex, 2 to 6 percent slopes	69.96	45.0%		Ile	79
EtC	Ethan-Egan complex, 5 to 9 percent slopes	41.17	26.4%		Ile	69
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	18.13	11.6%		Ile	84
Sa	Salmo silty clay loam	14.24	9.1%		IVw	32
Wo	Worthing silty clay loam, 0 to 1 percent slopes	9.70	6.2%		Vw	30
Te	Tetonka silt loam, 0 to 1 percent slopes	1.53	1.0%		IVw	56
Bb	Baltic silty clay loam, 0 to 2 percent slopes, frequently ponded	1.12	0.7%		VIIIe	36
Weighted Average					2.43	69.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



©2025 AgriData, Inc.



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

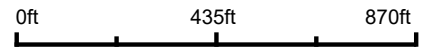
Min: 1,616.6

Max: 1,664.7

Range: 48.1

Average: 1,639.8

Standard Deviation: 9.88 ft



8/29/2025

27-97N-55W
Turner County
South Dakota

Boundary Center: 43° 11' 41.52, -97° 19' 24.99

Certified Wetland Determination

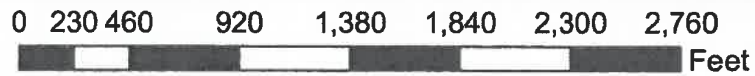
Field Office: Madison Field Office
 Certified By: Jeremy Todoroff
 Legal Desc: E2NE4 27-97-55

Agency: USDA-NRCS
 Certified Date: 5/5/2015
 Tract: 6099



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI \ Ditch
- Tile



- W Wetland
- FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
- PC Prior Converted
- NW Non Wetland
- NI Not Inventoried Potential Waters of the US

See NRCS CPA-O26E for definitions and additional info.



Certified Wetland Determination

Field Office: Madison Field Office
 Certified By: Jeremy Todoroff
 Legal Desc: W2NE4 27-97-55

Agency: USDA-NRCS
 Certified Date: 5/5/2015
 Tract: 6098



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI/Ditch
- Tile



- W Wetland
- FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
- PC Prior Converted
- NW Non Wetland
- NI Not Inventoried Potential Waters of the US

See NRCS CPA-O26E for definitions and additional info.



SOUTH DAKOTA
TURNER



United States Department of Agriculture
Farm Service Agency

FARM : 9548

Prepared : 8/8/25 10:24 AM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : CHARLES AMAN
CRP Contract Number(s) : 11148D
Recon ID :
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
156.48	143.35	143.35	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	104.58	0.00		38.77	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	60.80	0.00	67	0
Soybeans	23.70	0.00	22	0
TOTAL	84.50	0.00		

NOTES

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Tract Number : 6098
Description : WNE 27 97 55
FSA Physical Location : SOUTH DAKOTA/TURNER
ANSI Physical Location : SOUTH DAKOTA/TURNER
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 : DEBRA AMAN, DALE AMAN
Other Producers : None
Recon ID : 46-125-2008-26

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.91	71.13	71.13	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA
TURNER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9548
Prepared : 8/8/25 10:24 AM CST
Crop Year : 2025

Tract 6098 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	32.36	0.00	38.77	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	19.50	0.00	67
Soybeans	9.20	0.00	22
TOTAL	28.70	0.00	

NOTES

Tract Number : 6099

Description : ENE 27 97 55
 FSA Physical Location : SOUTH DAKOTA/TURNER
 ANSI Physical Location : SOUTH DAKOTA/TURNER
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : DEBRA AMAN, DALE AMAN
 Other Producers : None
 Recon ID : 46-125-2008-26

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.57	72.22	72.22	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	72.22	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	41.30	0.00	67
Soybeans	14.50	0.00	22
TOTAL	55.80	0.00	

NOTES

Dakota Homestead

SCHEDULE A

Address reference (not applicable to coverage):

Office File Number: 25-TI-14883

1. Commitment Date: August 13, 2025 at 08:00 AM
2. Policy or policies to be issued:
 - a. ALTA 2021 Owner Policy (07/01/2021)
 Standard Coverage Extended Coverage
 Proposed Insured: TO BE DETERMINED
 Proposed Amount of Insurance: \$ 1,000.00
 The estate or interest to be insured: Fee Simple
 - b. ALTA 2021 Loan Policy (07/01/2021)
 Standard Coverage Extended Coverage
 Proposed Insured:
 Proposed Amount of Insurance: \$ 0.00
 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:
Debra G. Aman and Dale Aman, wife and husband, as joint tenants with right of survivorship
5. The Land is described as follows:
The Northeast Quarter (NE ¼) of Section Twenty-Seven (27) Township Ninety-Seven (97) North, Range Fifty-Five (55) West of the 5th P.M., Turner County, South Dakota.

Dakota Homestead

By: _____

Turner County Title Company
255 North Main, P.O. Box 489, Parker, SD 57053
(605)297-5555

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Dakota Homestead. 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

SCHEDULE B - PART I
ALTA COMMITMENT

Office File Number: 25-TI-14883

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.
5. THE COMPANY requires a Warranty Deed be executed and recorded conveying title from Debra G. Aman and Dale Aman, wife and husband, 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.
7. The enclosed Affidavit of Sellers as to Liens and Encumbrances must be completed, signed and returned to our office.
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 MORE INFORMATION IS AVAILABLE.
9. The enclosed Non-Residential Property Affidavit must be completed, signed and returned to our office.
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.

END OF SCHEDULE B - PART I

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Dakota Homestead

SCHEDULE B - PART II
ALTA COMMITMENT

Office File Number: 25-TI-14883

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, 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 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.
7. Taxes or special assessments which are not shown as existing lien 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, minerals rights or related matters, including but not limited to oil, gas, coal and other hydrocarbons.
10. 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.
11. RIGHT-OF-WAY EASEMENT, dated March 28, 1977, filed June 1, 1979 @ 8:30 A.M. and recorded in Book 33 of Misc., page 580, Turner County Records, grants unto B-Y Water District, it's successors and assigns, a perpetual easement in conjunction with the operation of a rural water system over, under, across and through the NE ¼ of Sec 27-97-55.

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SCHEDULE B - PART II
EXCEPTIONS
(Continued)

Office File Number: 25-TI-14883

12. RIGHT-OF-WAY EASEMENT, dated August 31, 1978, filed July 30, 1981 @ 8:30 A.M. and recorded in Book 35 of Misc., page 297, 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 NE ¼ of Sec 27-97-55.
13. RIGHT-OF-WAY EASEMENT, dated August 31, 1978, filed July 30, 1981 @ 8:30 A.M. and recorded in Book 35 of Misc., page 302, 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 Sec 27-97-55.
14. EASEMENT, dated November 30, 1987, filed October 7, 1988 @ 9:00 A.M. and recorded in Book 39 of Misc., page 271, 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 ½ feet in addition to any existing right-of-way along the South side of the W ½ NE ¼ Sec 27-97-55.
15. EASEMENT, dated November 30, 1987, filed October 7, 1988 @ 9:00 A.M. and recorded in Book 39 of Misc., page 272, Turner County Records, conveys to Turner County, South Dakota, a strip of land parallel to and adjacent to the regular public road right-of-way along the South side of the E ½ NE ¼ Sec 27-97-55; said strip of land being 16 1/2 Feet wide and 80 rods more or less long.
16. VESTED DRAINAGE RIGHT FORM, dated November 30, 1990, filed December 5, 1990 @ 10:35 A.M. and recorded in Book 40 of Misc., page 173, Turner County Records, claims the right of drainage from the NE ¼ NE ¼ Sec 27-97-55 through ditch and grass waterway.
17. VESTED DRAINAGE RIGHT FORM, dated November 30, 1990, filed December 5, 1990 @ 10:35 A.M. and recorded in Book 40 of Misc., page 174, Turner County Records, claims the right of drainage from the NE ¼ NE ¼ Sec 27-97-55 through ditch and grass waterway.
18. VESTED DRAINAGE RIGHT FORM, dated November 30, 1990, filed December 5, 1990 @ 10:35 A.M. and recorded in Book 40 of Misc., page 175, Turner County Records, claims the right of drainage of surface water from the SW ¼ NE ¼ Sec 27-97-55 through grass waterway unto the NE ¼ SE ¼ Sec 27-97-55.
19. VESTED DRAINAGE RIGHT FORM, dated November 30, 1990, filed December 5, 1990 @ 10:35 A.M. and recorded in Book 40 of Misc., page 176, Turner County Records, claims the right of drainage of surface water from the W ½ NE ¼ Sec 27-97-55 through ditch unto the SW ¼ NW ¼ Sec 27-97-55.
20. RIGHT-OF-WAY EASEMENT, dated March 26, 1998, filed April 15, 1998 @ 8:30 A.M. and recorded in Book 43 of Misc., page 665, 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 N ½ NE ¼ NE ¼ of Sec 27-97-55.
21. 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.
22. REAL ESTATE TAXES for the year 2025 and subsequent years which constitute a lien but are not due and payable. Real Estate Taxes for the first half of 2024 payable by April 30, 2025 in the amount of \$1,476.74 are paid; the second half of the 2024 Real Estate Taxes payable by October 31, 2025 in the amount of \$1,476.74 are also paid. Parcel ID#: 15000-09755-27100

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SCHEDULE B - PART II
EXCEPTIONS
(Continued)

Office File Number: 25-TI-14883

23. 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.

END OF SCHEDULE B - PART II

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SWAN LAKE WIND HOLDINGS, LLC

November 6, 2023

Dale & Debra Aman
1225 Stewart Drive
Aberdeen, SD 57401

Dear Mr. and Mrs. Aman:

As you may know, Orion Renewable Resources, LLC (“Orion”) has been actively developing and advancing the Turkey Ridge Wind Farm project near Turner and Yankton Counties, South Dakota. In continuing the effort to advance this project, we are pleased to share with you that Swan Lake Wind Holdings, LLC, a subsidiary of NextEra Energy Resources, LLC, has purchased and acquired Turkey Ridge Wind Farm. Orion views this sale as a successful milestone in advancing the project with the goal of seeing it become operational.

We would like to offer you direct deposit for future payments. If you would like to choose this option, please return the following: (i) Landowner Contact Information Sheet and (ii) FEDI Authorization Form to set up direct deposit payments. A self-addressed, stamped envelope is included to return the documents. You may also send the completed forms via facsimile.

If you would like to learn more about NextEra Energy Resources, please visit our website: www.NextEraEnergyResources.com. Please reach out to let us know if there have been any changes in payee’s, allocation of payments, or if you have any additional changes and questions via our contact information listed below.

Sincerely,

Landowner Services
700 Universe Boulevard E1W/JB
Juno Beach, Florida 33408
Phone – (855) 552-9872
Fax – (561) 304-5372
Landowner-Services@nexteraenergy.com

A NextEra Energy Resources, LLC company

700 Universe Boulevard, Juno Beach, FL 33408

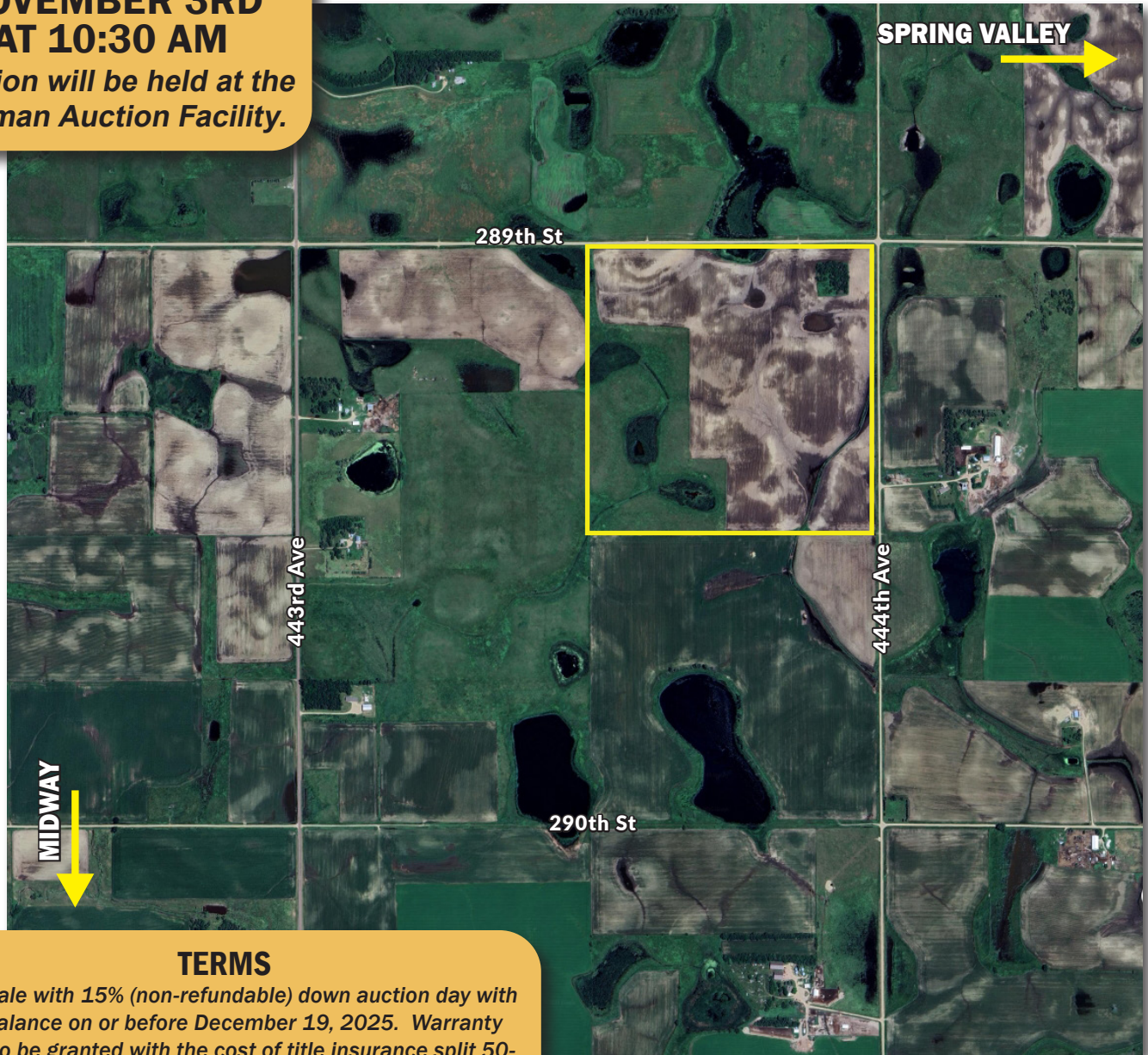


160 ACRES

TURNER COUNTY LAND

**MONDAY,
NOVEMBER 3RD
AT 10:30 AM**

*Auction will be held at the
Wieman Auction Facility.*



TERMS

Cash sale with 15% (non-refundable) down auction day with the balance on or before December 19, 2025. 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. Sold subject to owners approval and all easements and restrictions of record. Remember land auction held indoors at the Wieman Auction Facility.

“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

