

800 ACRES

GREGORY COUNTY LAND

- THURSDAY, DECEMBER 11 AT 11:00 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

**800 ACRES OF GREGORY COUNTY SD FARMLAND
WITH BUILDING SITE, TILLABLE, HAYLAND & PASTURE
AT AUCTION**

To settle the Earl Tech Estate, we are privileged to offer this farm at live public auction held in the VFW in Burke, SD on:

THURSDAY DECEMBER 11TH 2025 - 11:00 AM CST

It is our privilege to offer this amazing property that will appeal to the farmer, rancher, and sportsman! If you have been looking for excellent setup with extra support acres for your operation, Look no Further! This property offers high quality tillable land, hay land, rolling pasture/grassland, hunting & private dams! Located just 20 minutes west of the Majestic Missouri River! This is a rare and excellent opportunity to purchase an amazing property with South Dakota paradise located all around you. Check out the drone video footage or better yet make a drive and see it in person.

TRACT # 1 - 160 ACRES ACREAGE & FARMLAND – HOUSTON TOWNSHIP

28326 343rd Ave. Burke, SD - Located 5-miles west & ½ mile north of Lucas, SD

This tract consists of 160 acres (+ / -) with a nicely improved building site. Improvements include an older 2 story home, remodeled summer kitchen/man cave, 36'x50' machine shed w/newer concrete floor, 50'x60' barn, 28'x28' garage w/cement floor, older 20'x40' garage with dirt floor, & 28' x 40' Quonset set up for raising pheasants. The building site has an established tree grove around the yard with an additional tree grove on the southern boundary, 2 stock dams, and approx. 121 acres tillable with a soil productivity rating of 76. This property was drain tiled in 2023. The property is serviced with Tripp County rural water. RE Taxes are \$2,622.70

LEGAL: TheNW ¼ of Section 24-98-72, Gregory County, South Dakota

TRACT # 2 - 160 ACRES FARMLAND – HOUSTON TOWNSHIP

Located just north of Tract 1

This tract consists of 160 acres (+ / -) with a nice mix of tillable, grass, and 2 large stock dams. There are approx. 81 acres tillable with a soil productivity rating of 67. This property was drain tiled in 2023 and runs through Tract 1. This property has a rural water tap. Great views and abundant wildlife, come check out the scenic views from this tract! RE Taxes are \$1,139.36

LEGAL: SW ¼ of Section 13-98-72, Gregory County, South Dakota

TRACT # 3 - 320 ACRES - COMBINATION OF TRACTS 1 & 2

This tract consists of a combination of Tracts 1 & 2. This tract had a tiling project done on the tillable acres in 2023 with a total cost of \$180,000!

TRACT # 4 – 160 ACRES OF GRASSLAND & PRIME HUNTING LAND – HOUSTON TOWNSHIP

Located ½ mile north of Tract 2

This tract consists of an L-shaped 160 acres of hay land. This farm is all in grass and has a soil productivity index rating of 36.2. This tract has a good 4-barb perimeter fence, cattle loading facilities, fishing dam, and excellent hunting habitat! Don't miss this great opportunity to own 160 acres of sportsman's paradise! RE Taxes are \$552.74.

LEGAL: NW ¼ SE ¼ & E ½ SE ¼ of Section 11-98-72 & NE ¼ NE ¼ of Section 14-98-72, Gregory County, South Dakota

TRACT # 5 – 320 ACRES OF PASTURE & HUNTING LAND – HOUSTON TOWNSHIP

Located ½ mile north of Tract 4

This tract consists of 320 Acres of all contiguous pasture! A turn-key grazing unit with good fences, low weed pressure, and 3 water hydrants make this a cattleman's dream! This tract also appeals to the hunter/sportsman and showcases prime habitat for deer hunting! This tract has a rural water pasture tap along with 3 hydrants. RE Taxes are \$1,063.50

LEGAL: SW ¼ of Section 2-98-72 & SE ¼ of Section 3-98-72, Gregory County, South Dakota

TRACT # 6 – 800 ACRES – COMBINATION OF ALL THE ABOVE TRACTS

This tract consists of a combination of 800 acres of the Earl Tech Estate, all conveniently located within 2 miles! This property has been well maintained with most of the parcels having a newer 4 barbed fences installed on the perimeters. All the tracts have individual Rural Water taps serviced by Tripp Rural Water. Located in the Gregory School District 26-4. This farm has been in the Frerichs & Tech Family for more than 75 years! You will search long and hard to find a setup like this again! Don't miss this unique opportunity to own Gregory County land at its finest.

VIEWING THE PROPERTY: Please feel free to view the land and outbuildings at your leisure! To view the home, call Ryan Wieman 605-366-3369 to set up a time.

AUCTION TERMS: Cash sale with 15% non-refundable downpayment on the day of sale and the balance on March 1st, 2026. A Personal Representatives Deed will be provided. Closing agent fee and Owner's Title Insurance will be split 50/50 between buyer and seller. The seller will pay all the 2025 RE taxes due in 2026. Buyers will be responsible for the full 2026 taxes due in 2027. Buyers will get the right to operate the land in 2026. Full possession will be granted upon final settlement. The seller does not guarantee or warranty that the existing perimeter fence lines lie on the true and correct boundary lines. All property is sold in AS-IS Condition. Property is sold subject to confirmation by the personal representative. Auctioneers represent the Seller in this transaction. For more information and buyer's info packet, visit our website at www.wiemanauktion.com or feel free to call 800-251-3111 and we will mail one to you.

NOTE: Wieman Land & Auction Co., Inc. is excited to offer these great tracts at auction! Please make a note that this auction will be held at the VFW in Burke, SD. Come prepared to buy!

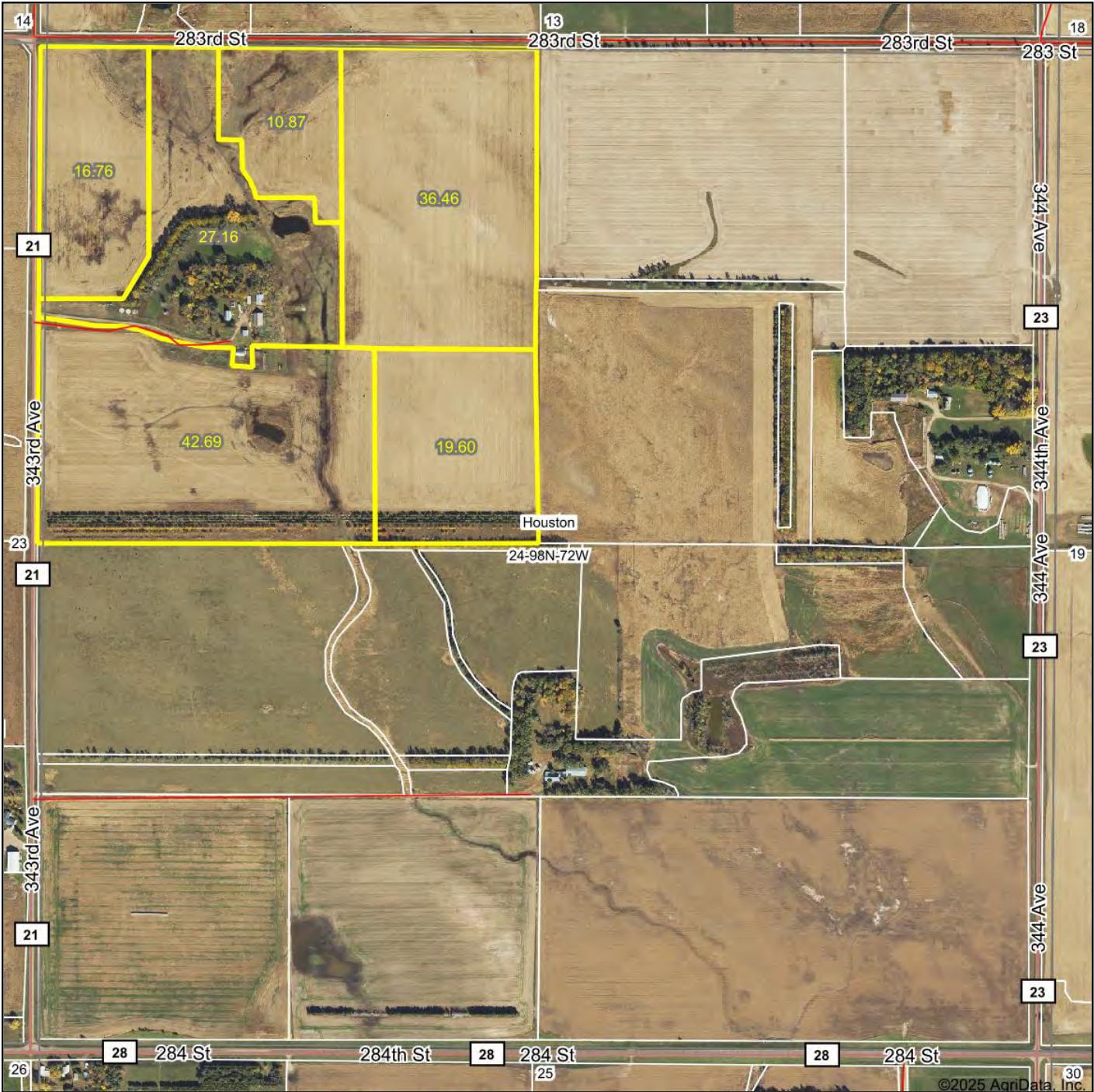
EARL TECH ESTATE, OWNER

Carol Litherland – PR

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

Rachelle M. Norberg
Estate Attorney
Gunvordahl Gunvordahl & Norberg Prof. L.L.C
Burke, SD – 605-775-2531

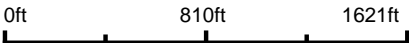
Aerial Map



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

Boundary Center: 43° 17' 43.87, -99° 18' 41.76

24-98N-72W
Gregory County
South Dakota

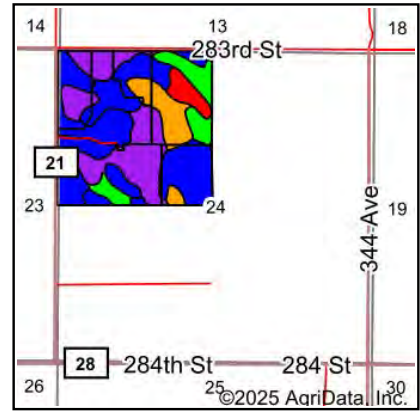
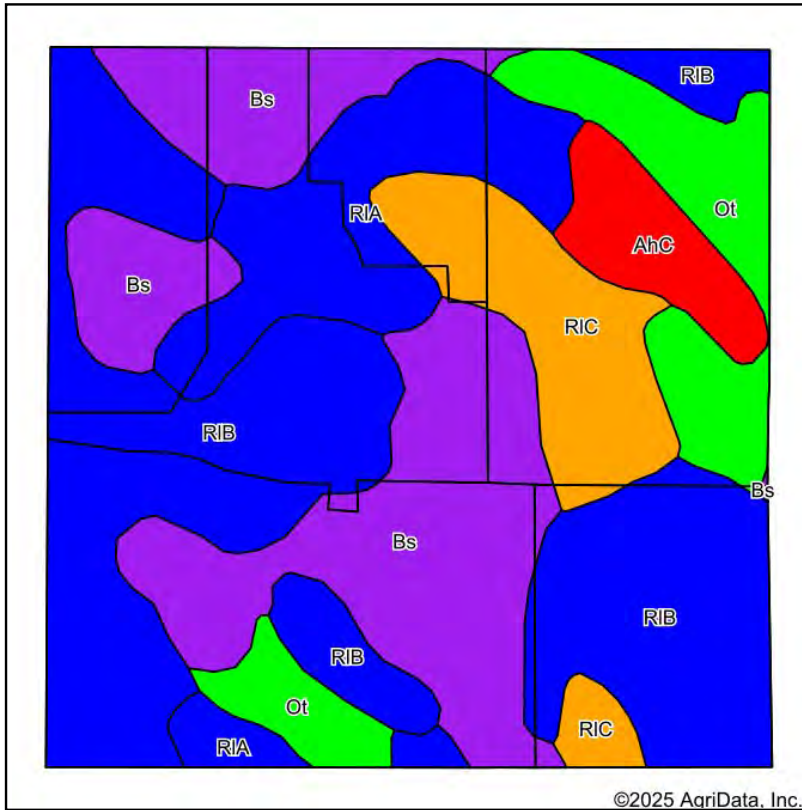


9/25/2025

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

TRACT 1

Soils Map



State: **South Dakota**
 County: **Gregory**
 Location: **24-98N-72W**
 Township: **Houston**
 Acres: **153.54**
 Date: **9/25/2025**



Maps Provided By:



Area Symbol: SD053, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
RIB	Reliance silty clay loam, 3 to 6 percent slopes	55.99	36.4%		Ile	Ile	89
Bs	Bonesteel silt loam	40.36	26.3%		IVw	IVw	52
RIA	Reliance silty clay loam, 0 to 3 percent slopes	19.59	12.8%		IIc	IIc	89
Ot	Onita silt loam, moist	16.10	10.5%		IIc		95
RIC	Reliance silty clay loam, 6 to 9 percent slopes	14.94	9.7%		IIIe	IIIe	76
AhC	Anselmo-Holt fine sandy loams, 6 to 9 percent slopes	6.56	4.3%		IVe		42
Weighted Average					2.71	*-	76.6

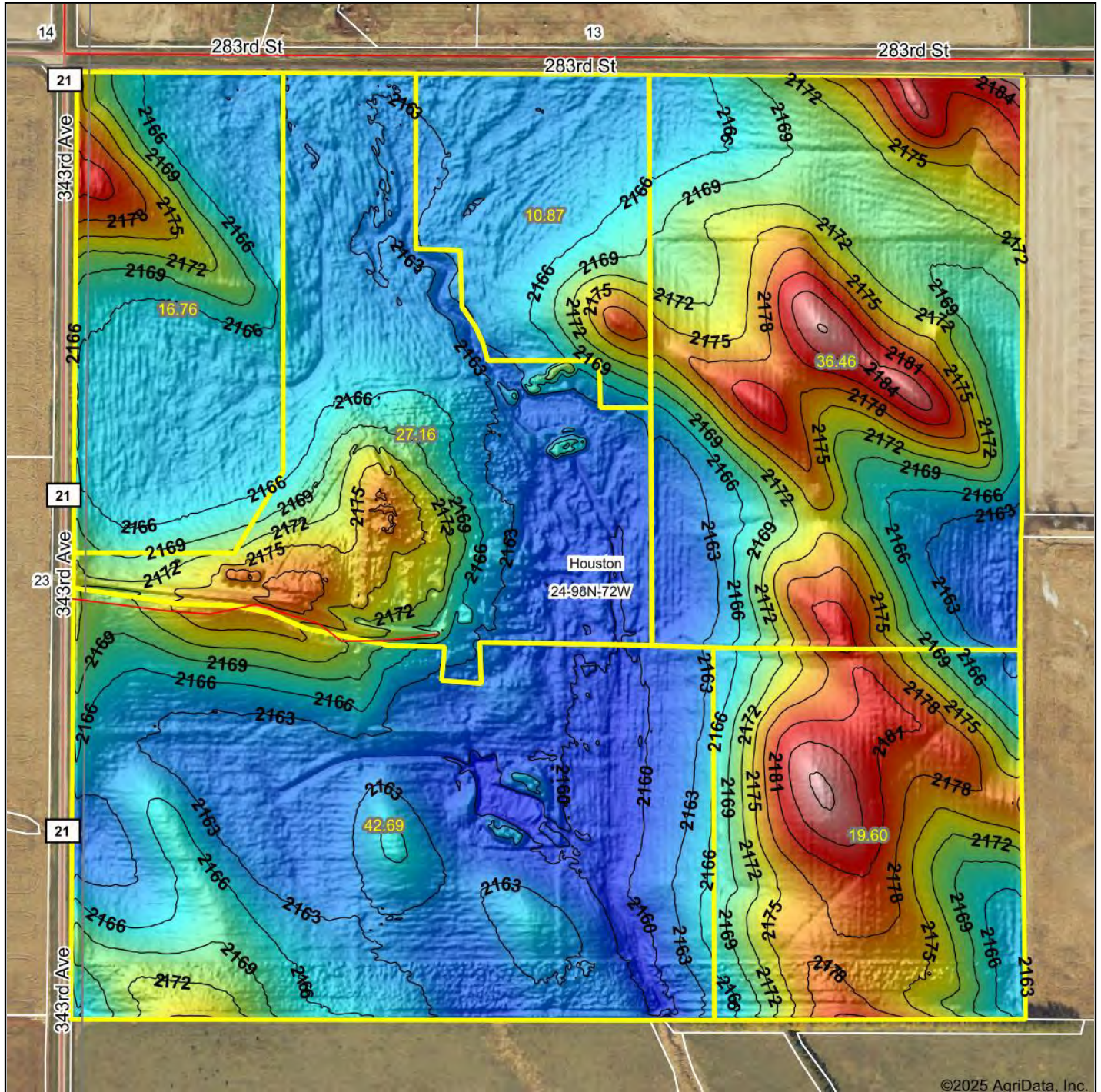
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

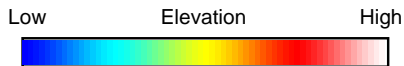
Soils data provided by USDA and NRCS.

TRACT 1

Topography Hillshade



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

Source: USGS 1 meter dem

Interval(ft): 3

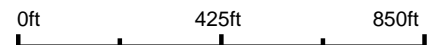
Min: 2,158.4

Max: 2,189.6

Range: 31.2

Average: 2,168.0

Standard Deviation: 6.36 ft



9/25/2025

24-98N-72W
Gregory County
South Dakota

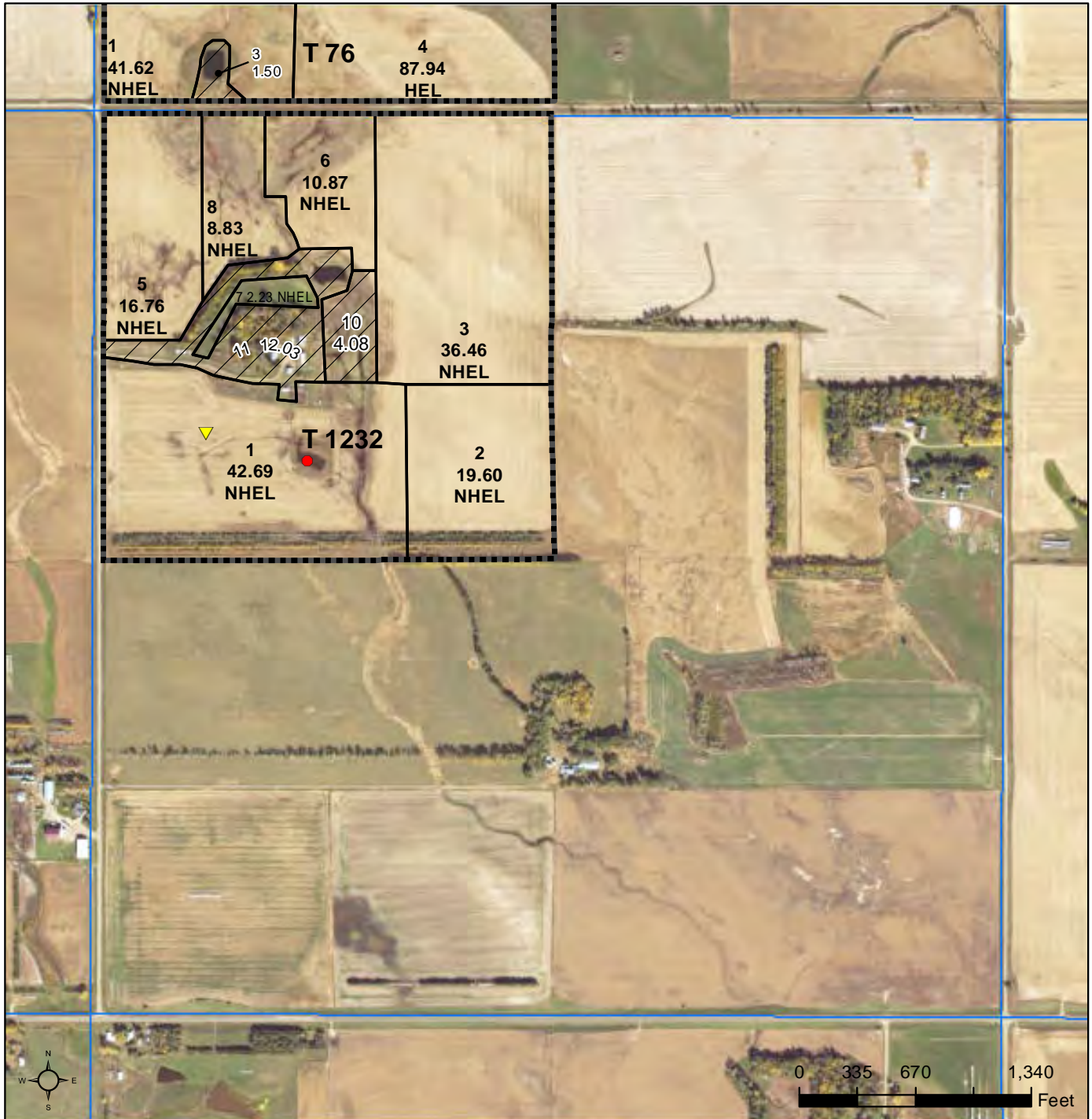
Boundary Center: 43° 17' 43.87, -99° 18' 41.76

TRACT 1



United States
Department of
Agriculture

Gregory County, South Dakota



Common Land Unit

	Non-Cropland
	Cropland

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
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non

Producer initial _____
Date _____

2025 Program Year

Map Created April 14, 2025

Farm 4568

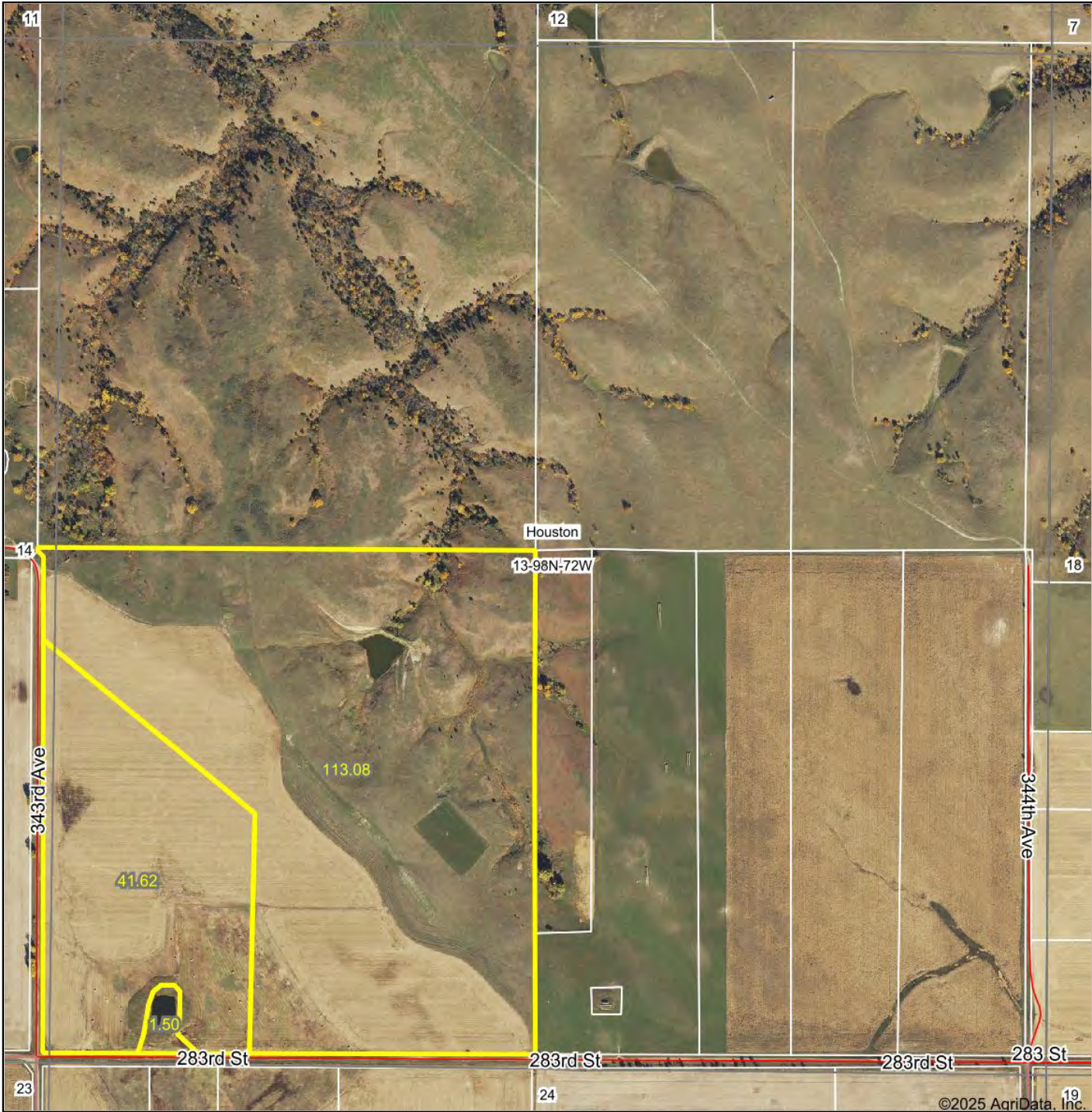
24-98N-72W-Gregory

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TRACT 1



Aerial Map



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

Boundary Center: 43° 18' 10.29, -99° 18' 41.95

13-98N-72W
Gregory County
South Dakota

0ft 822ft 1644ft

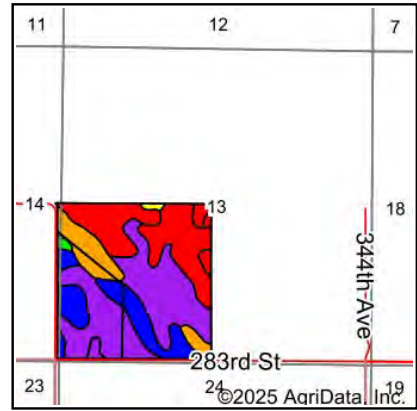
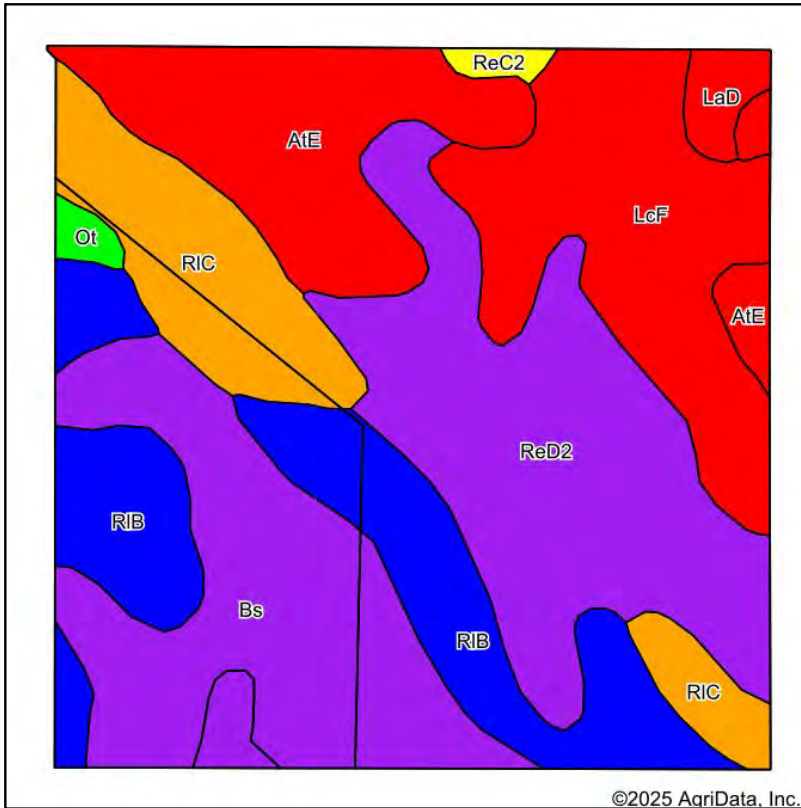


9/25/2025

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

TRACT 1

Soils Map



State: **South Dakota**
 County: **Gregory**
 Location: **13-98N-72W**
 Township: **Houston**
 Acres: **156.2**
 Date: **9/25/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: SD053, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
ReD2	Reliance silty clay loam, 9 to 15 percent slopes, eroded	35.09	22.4%		Vle		56
Bs	Bonesteel silt loam	30.37	19.4%		IVw	IVw	52
RIB	Reliance silty clay loam, 3 to 6 percent slopes	25.37	16.2%		Ile	Ile	89
LcF	Labu-Sansarc silty clays, 9 to 35 percent slopes	23.89	15.3%		Vle		33
AtE	Anselmo-Tassel fine sandy loams, 6 to 25 percent slopes	20.90	13.4%		Vle		13
RIC	Reliance silty clay loam, 6 to 9 percent slopes	16.53	10.6%		IIIe	IIIe	76
LaD	Labu clay, 9 to 15 percent slopes	2.14	1.4%		Vle		36
Ot	Onita silt loam, moist	1.02	0.7%		IIc		95
ReC2	Reliance silty clay loam, 6 to 9 percent slopes, eroded	0.89	0.6%		IVe		67
Weighted Average					4.61	*-	53.5

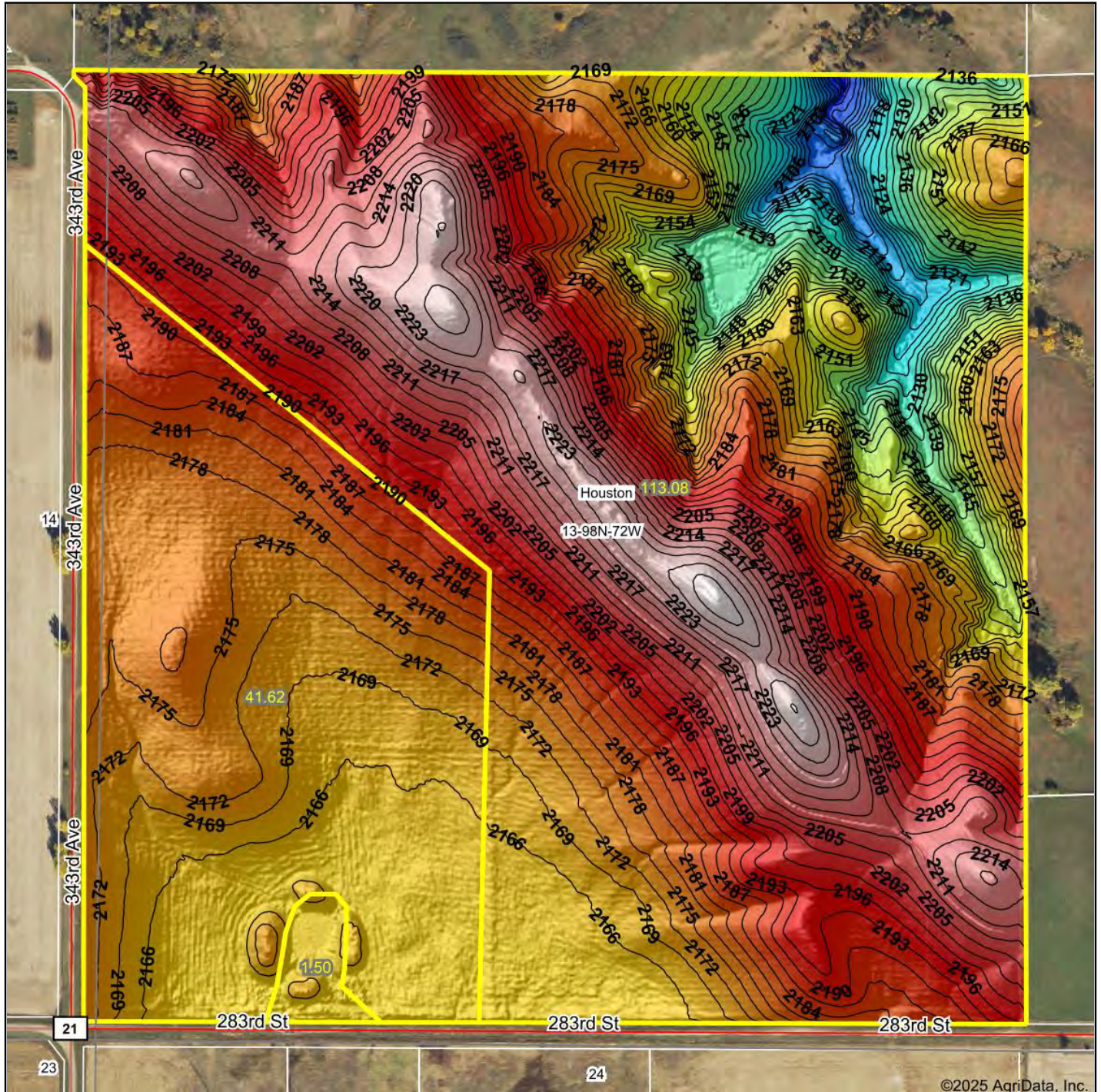
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

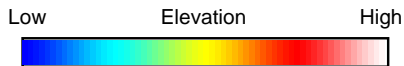
sd by USDA and NRCS.

TRACT2

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 1 meter dem

Interval(ft): 3

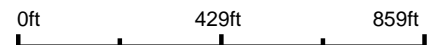
Min: 2,084.8

Max: 2,231.3

Range: 146.5

Average: 2,180.0

Standard Deviation: 24.77 ft



9/25/2025

13-98N-72W
Gregory County
South Dakota

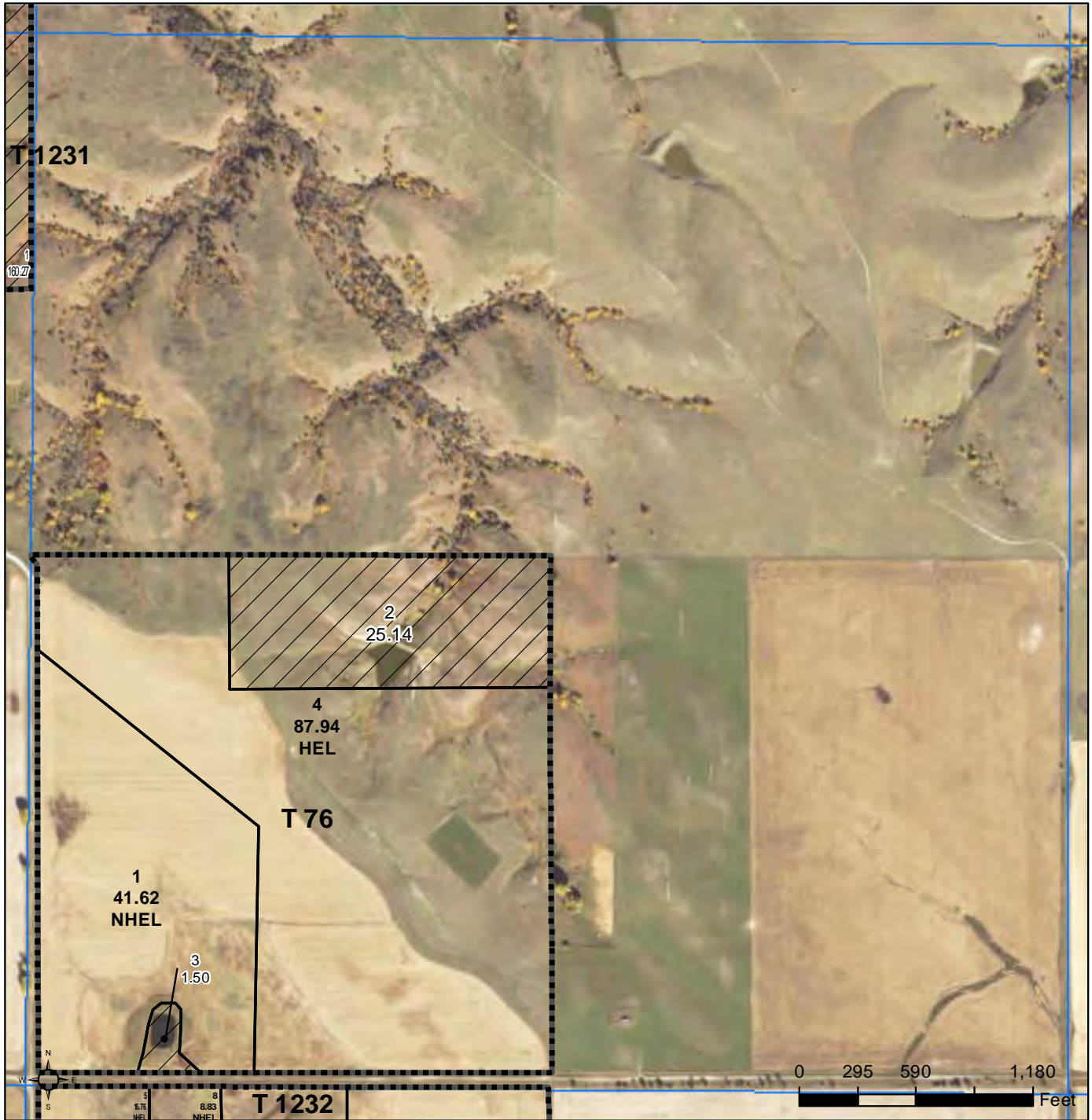
Boundary Center: 43° 18' 10.29, -99° 18' 41.95

TRACT 2



United States
Department of
Agriculture

Gregory County, South Dakota



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 April 14, 2025

Farm 4568

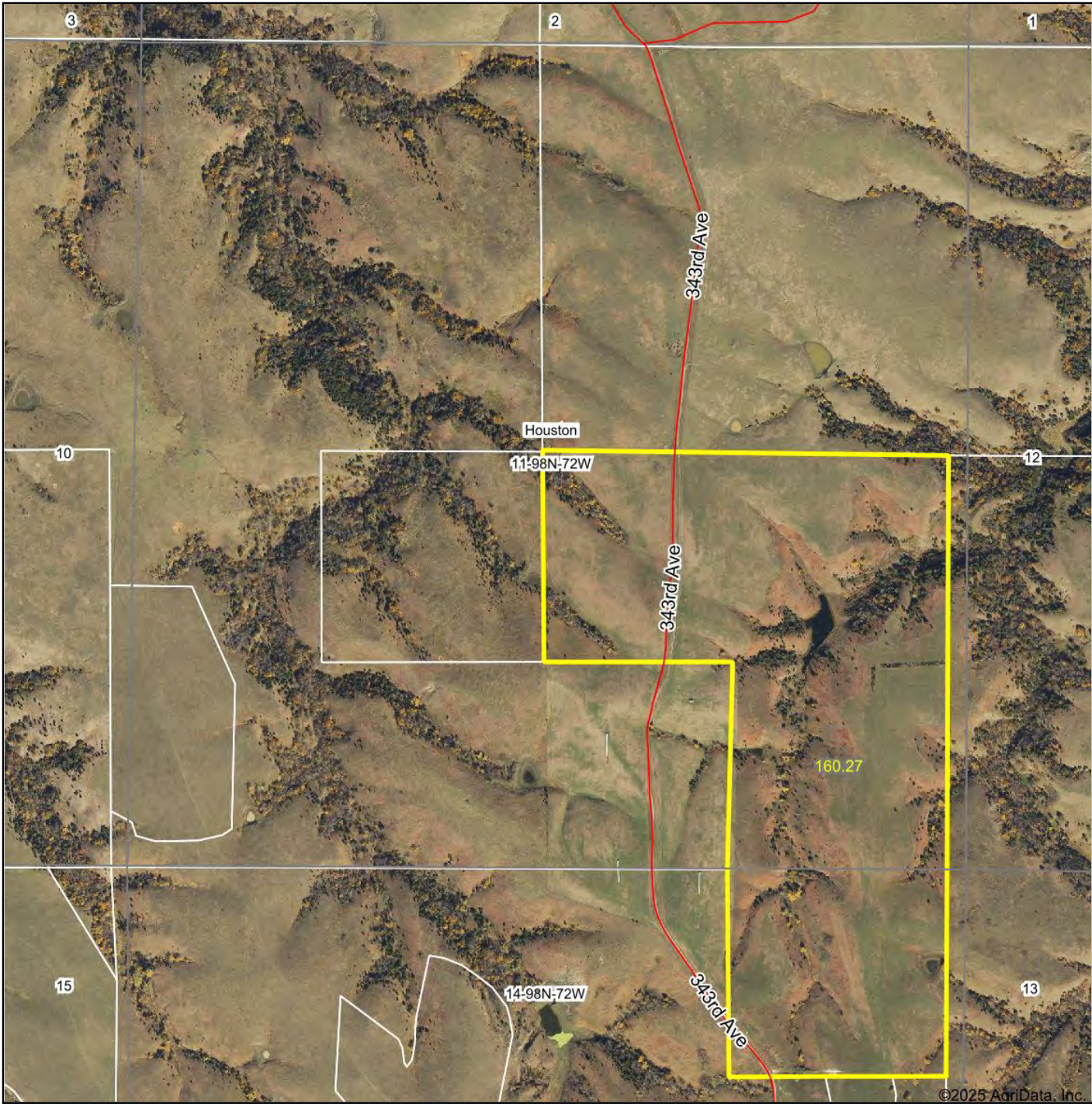
13-98N-72W-Gregory

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TRACT 2



Aerial Map



©2025 AgriData, Inc.



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 43° 18' 55.86, -99° 19' 17.2

0ft 988ft 1976ft

11-98N-72W
Gregory County
South Dakota

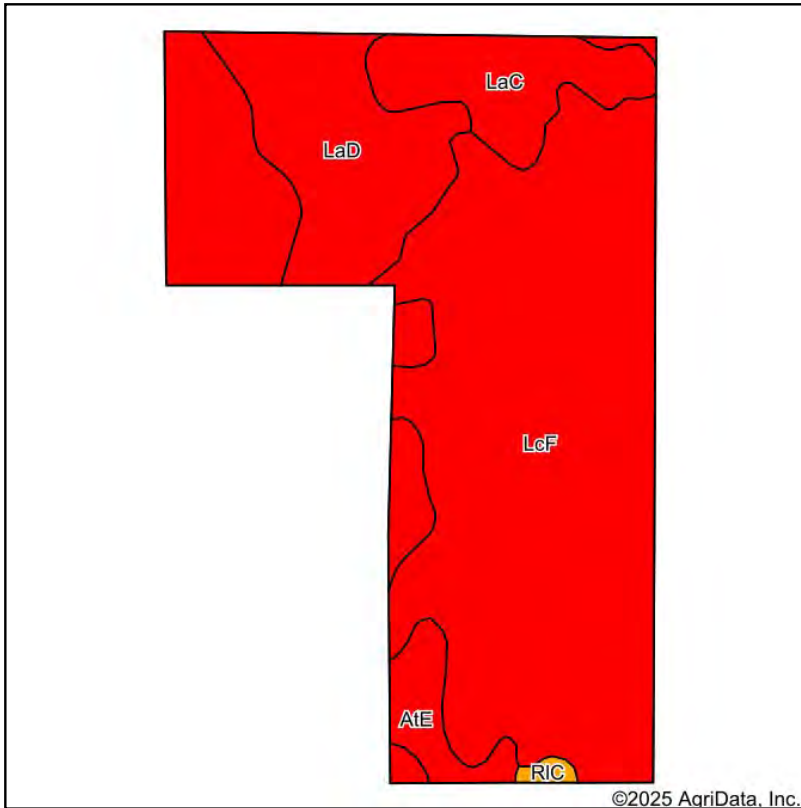


9/25/2025

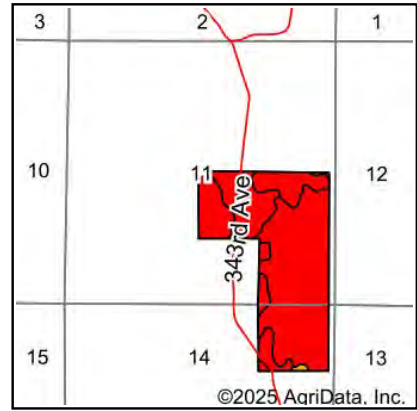
Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT 4

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Gregory**
 Location: **11-98N-72W**
 Township: **Houston**
 Acres: **160.27**
 Date: **9/25/2025**



Maps Provided By:



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Area Symbol: SD053, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
LcF	Labu-Sansarc silty clays, 9 to 35 percent slopes	111.14	69.3%		Vle		33
LaD	Labu clay, 9 to 15 percent slopes	28.61	17.9%		Vle		36
LaC	Labu clay, 6 to 9 percent slopes	13.95	8.7%		IVe	IVe	42
AtE	Anselmo-Tassel fine sandy loams, 6 to 25 percent slopes	5.79	3.6%		Vle		13
RIC	Reliance silty clay loam, 6 to 9 percent slopes	0.78	0.5%		IIIe	IIIe	76
Weighted Average					5.81	*-	33.8

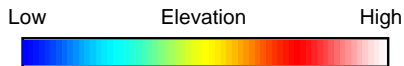
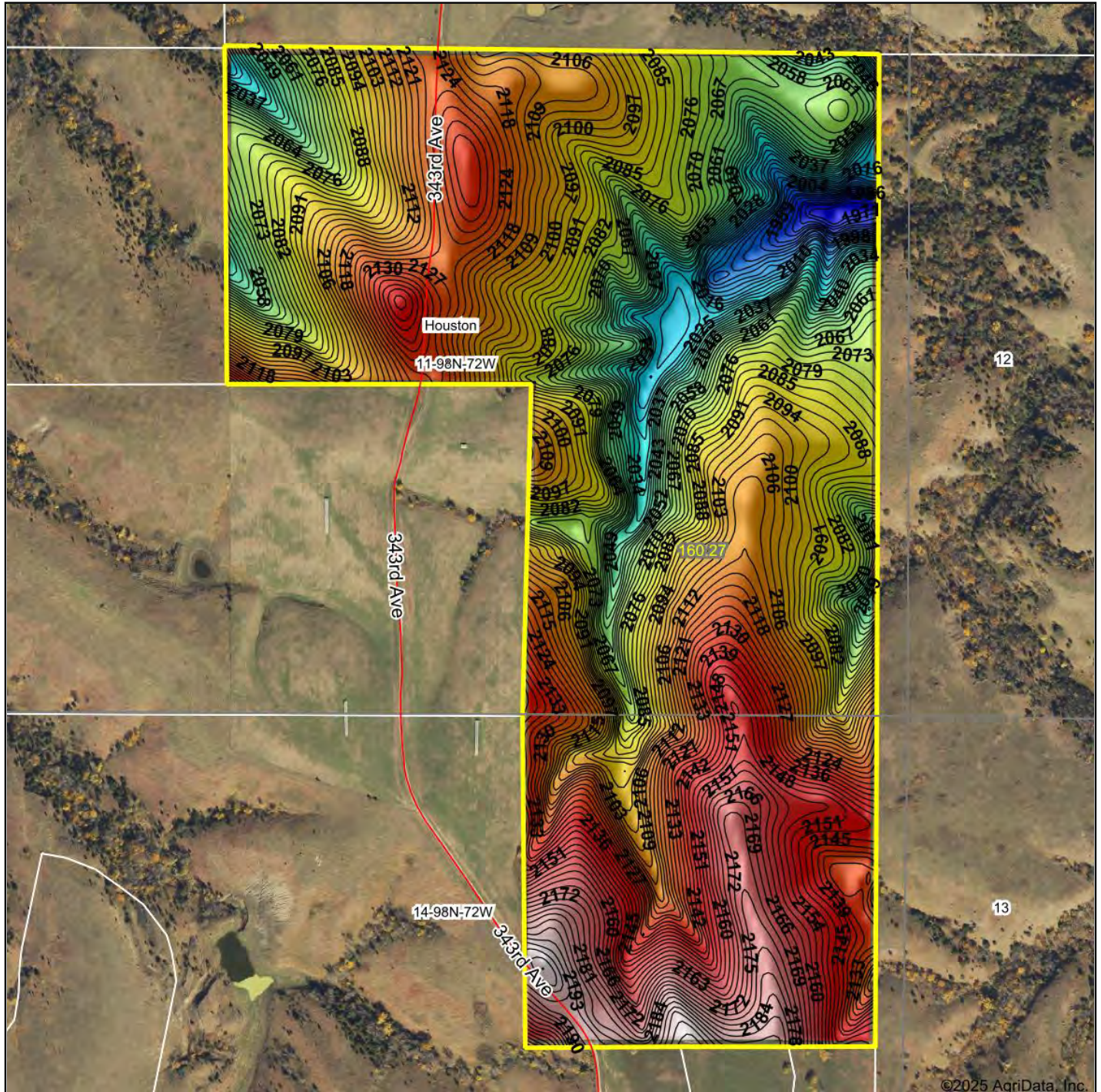
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

TRACT 4

Topography Hillshade



Maps Provided By:



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

Source: USGS 10 meter dem

Interval(ft): 3

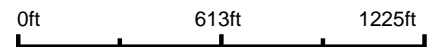
Min: 1,965.4

Max: 2,209.4

Range: 244.0

Average: 2,100.6

Standard Deviation: 44.36 ft



9/25/2025

11-98N-72W
Gregory County
South Dakota

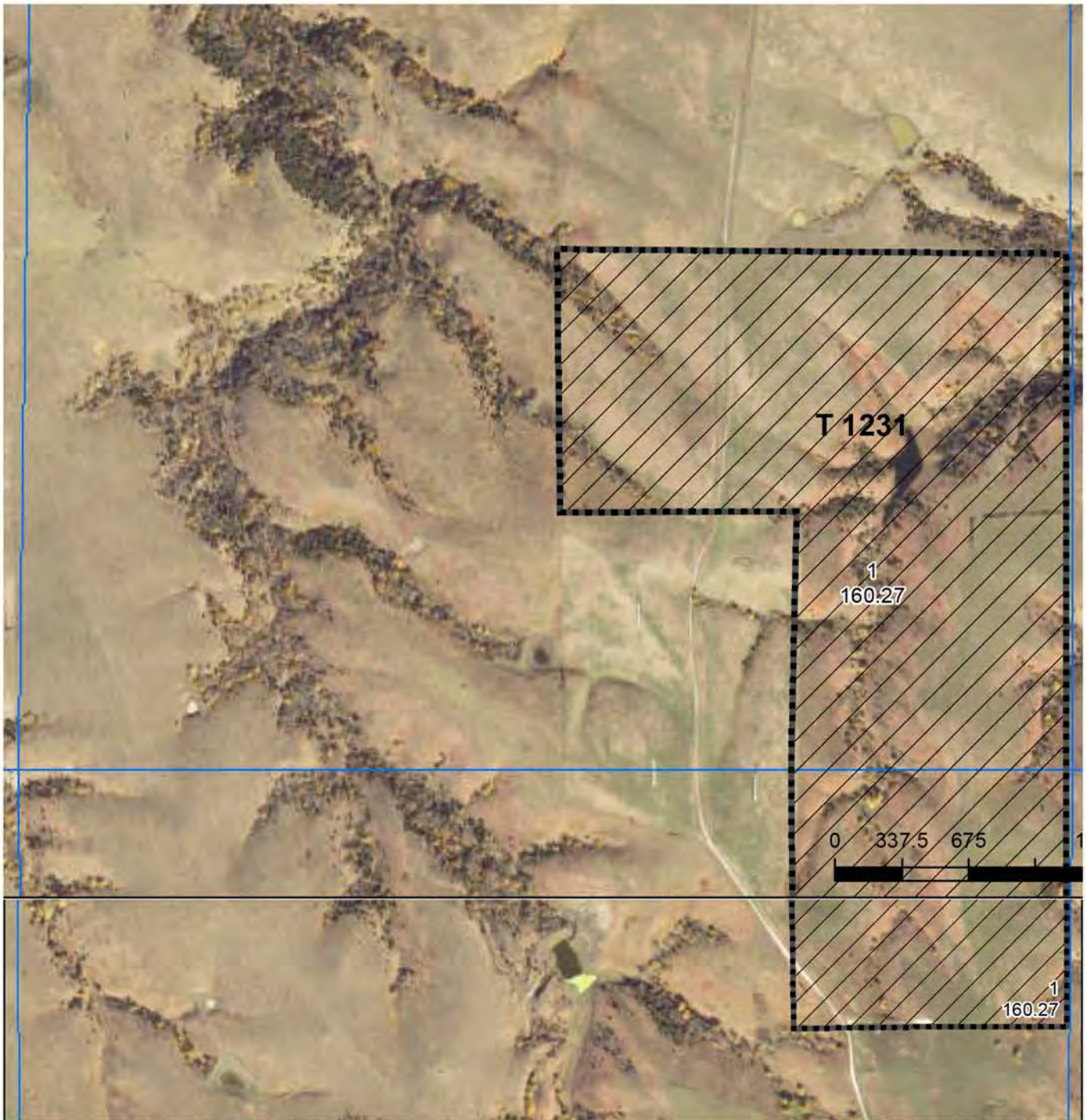
Boundary Center: 43° 18' 55.86, -99° 19' 17.2

TRACT 4



United States
Department of
Agriculture

Gregory County, South Dakota



Common Land Unit ☐ PLSS

- ☐ Non-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 April 14, 2025

Farm 4568

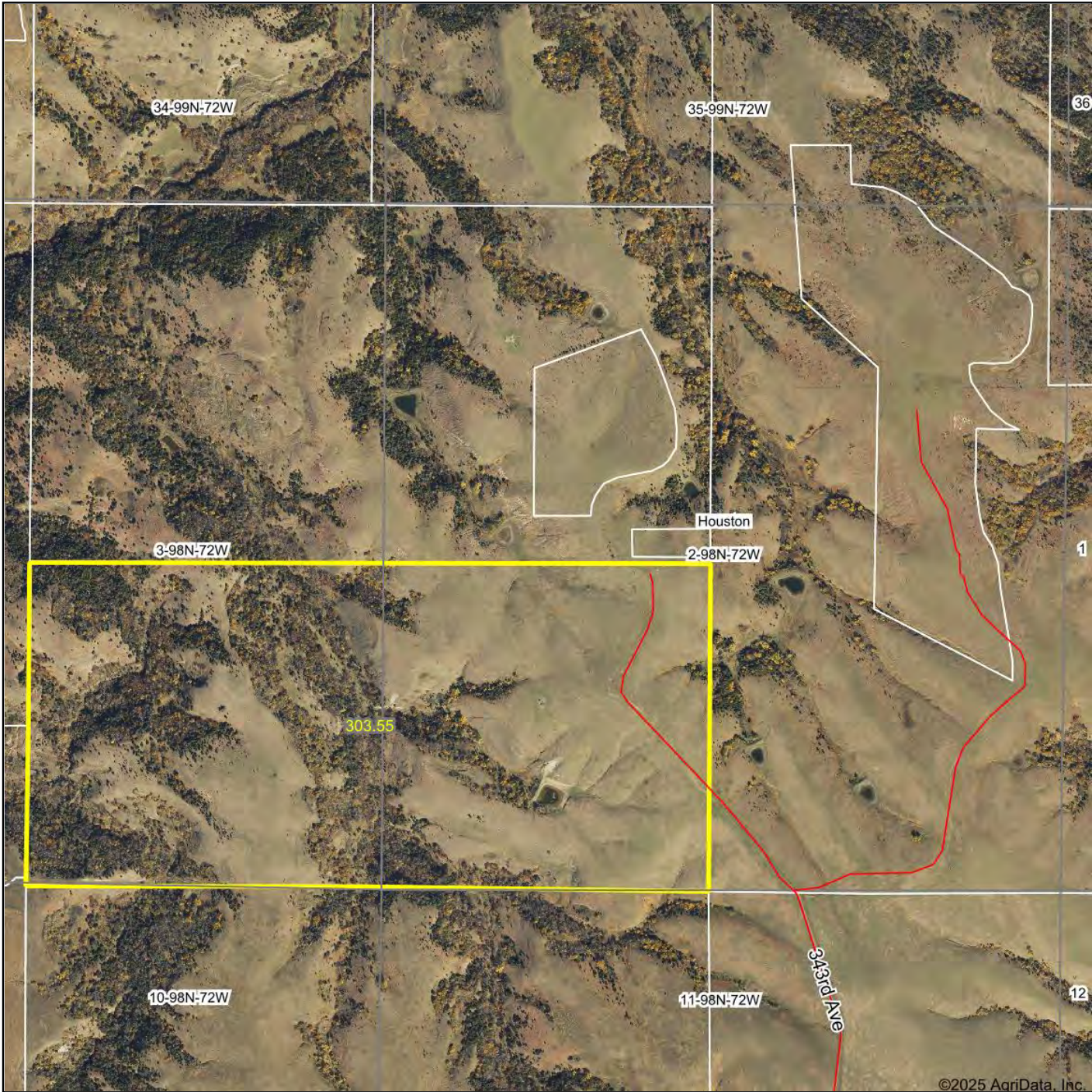
14-98N-72W-Gregory

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TRACT 4



Aerial Map

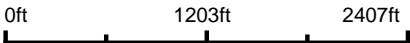


Maps Provided By:

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Boundary Center: 43° 19' 53.02, -99° 20' 10.7

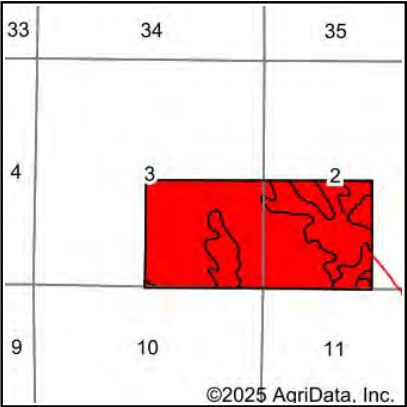
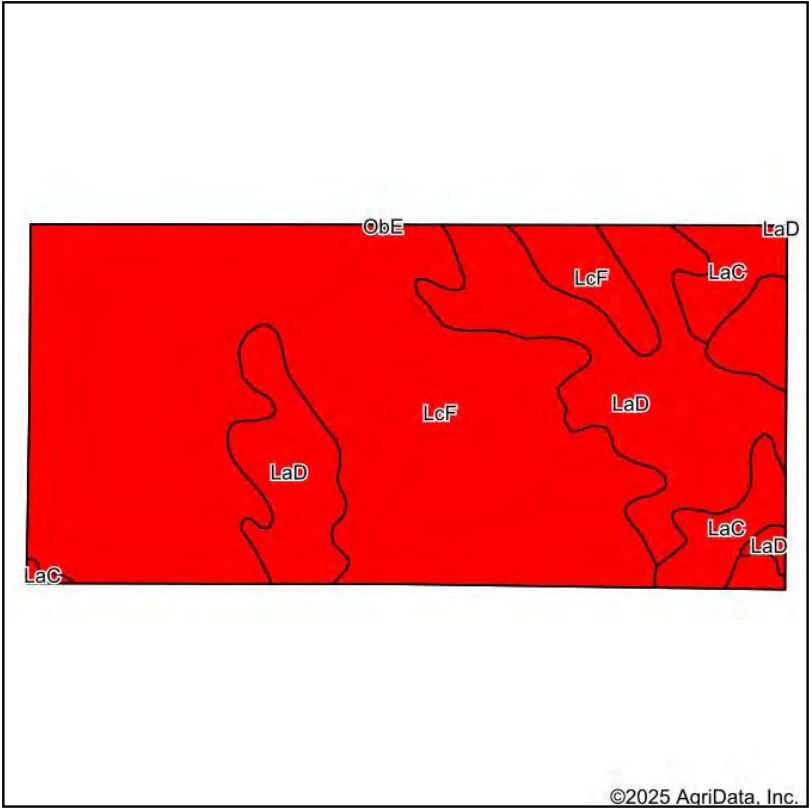
3-98N-72W
Gregory County
South Dakota



9/25/2025

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

Soils Map



State: **South Dakota**
County: **Gregory**
Location: **3-98N-72W**
Township: **Houston**
Acres: **303.55**
Date: **9/25/2025**



Maps Provided By:

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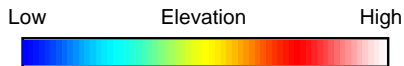
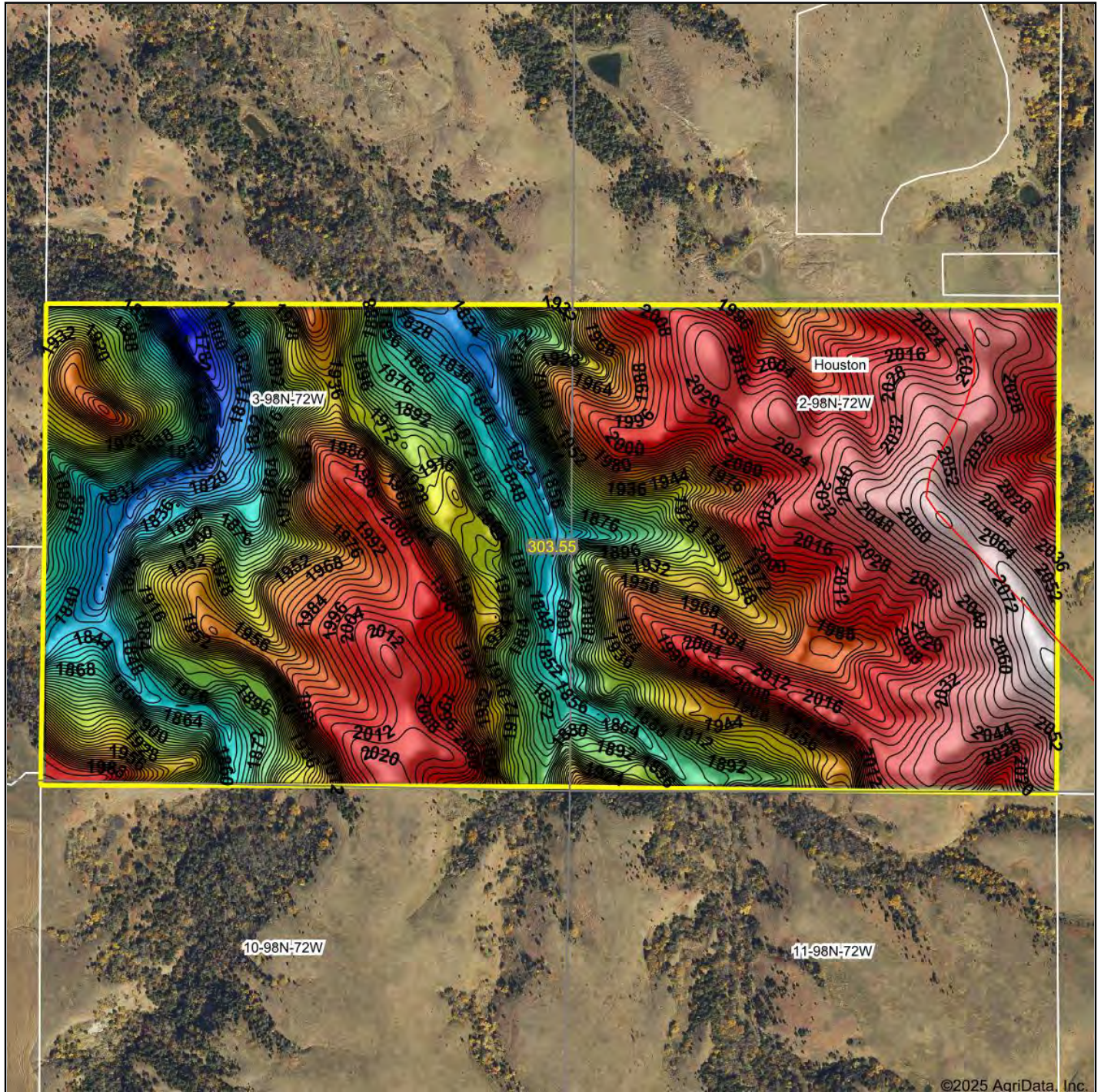


Soils data provided by USDA and NRCS.

Area Symbol: SD053, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
LcF	Labu-Sansarc silty clays, 9 to 35 percent slopes	211.02	69.5%		Vle		33
LaD	Labu clay, 9 to 15 percent slopes	73.41	24.2%		Vle		36
LaC	Labu clay, 6 to 9 percent slopes	19.12	6.3%		IVe	IVe	42
Weighted Average					5.87	*-	34.3

*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Topography Hillshade



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

Source: USGS 10 meter dem
Interval(ft): 4
Min: 1,782.3
Max: 2,082.2
Range: 299.9
Average: 1,952.4
Standard Deviation: 68.96 ft

0ft 809ft 1617ft



9/25/2025

3-98N-72W
Gregory County
South Dakota

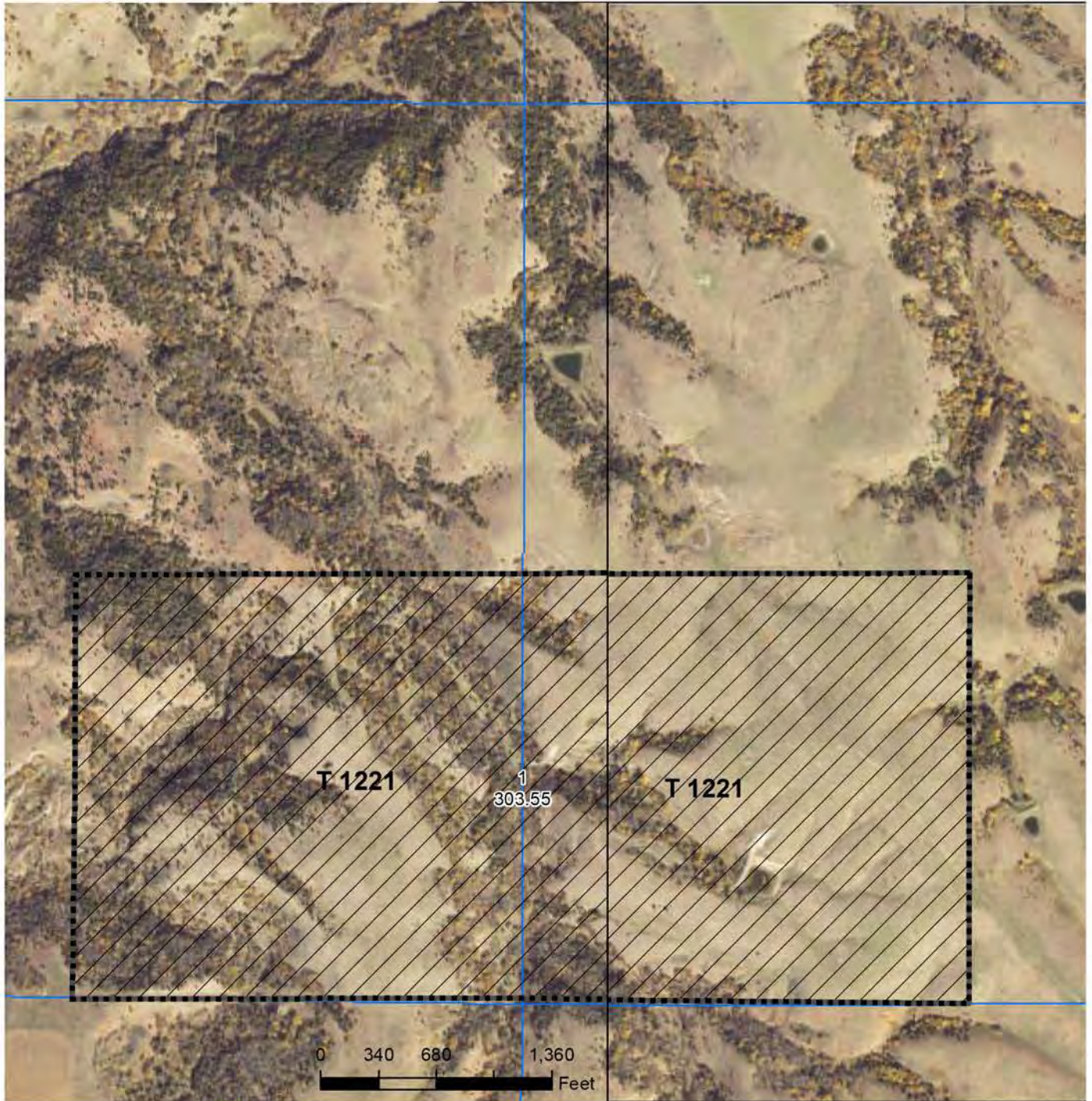
Boundary Center: 43° 19' 53.02, -99° 20' 10.7

TRACT 5



United States
Department of
Agriculture

Gregory County, South Dakota



Common Land Unit ☐ PLSS

☐ Non-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 April 14, 2025

Farm 4568

3-98N-72W-Gregory

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TRACT 5



SOUTH DAKOTA
GREGORY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4568

Prepared : 9/30/25 10:04 AM CST

Crop Year : 2026

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 46-053-2014-87
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
773.57	267.00	267.00	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	267.00	0.00			0.00	0.00	0.00	8.83

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	12.10	0.00	30	
Oats	0.60	0.00	52	
Corn	25.60	0.00	78	0
Soybeans	7.00	0.00	22	
TOTAL	45.30	0.00		

NOTES

Tract Number : 76

Description : F8, SW 13-98-72
FSA Physical Location : SOUTH DAKOTA/GREGORY
ANSI Physical Location : SOUTH DAKOTA/GREGORY
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 : EARL TECH
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.20	129.56	129.56	0.00	0.00	0.00	0.00	0.0

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GREGORY
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Abbreviated 156 Farm Record

FARM : 4568
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Crop Year : 2026

Tract 76 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	129.56	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	5.50	0.00	30
Oats	0.60	0.00	52
Corn	12.40	0.00	51
Soybeans	7.00	0.00	22

TOTAL 25.50 0.00

NOTES

Tract Number : 1221

Description : E7,F7, SW 2, SE 3-98-72
FSA Physical Location : SOUTH DAKOTA/GREGORY
ANSI Physical Location : SOUTH DAKOTA/GREGORY
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : EARL TECH
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
303.55	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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

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Abbreviated 156 Farm Record

FARM : 4568
Prepared : 9/30/25 10:04 AM CST
Crop Year : 2026

Tract Number : 1231

Description : F7,F8, NENE 14, N1/2SE 11, SESE 11-98-72
FSA Physical Location : SOUTH DAKOTA/GREGORY
ANSI Physical Location : SOUTH DAKOTA/GREGORY
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : EARL TECH
Other Producers : RAYMOND LEE WARNER
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
160.27	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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

Tract Number : 1232

Description : F8, NW 24-98-72
FSA Physical Location : SOUTH DAKOTA/GREGORY
ANSI Physical Location : SOUTH DAKOTA/GREGORY
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 : EARL TECH
Other Producers : RAYMOND LEE WARNER
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
153.55	137.44	137.44	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	137.44	0.00	0.00	0.00	0.00	8.83

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DCP Crop Data

Tract 1232 Continued ...

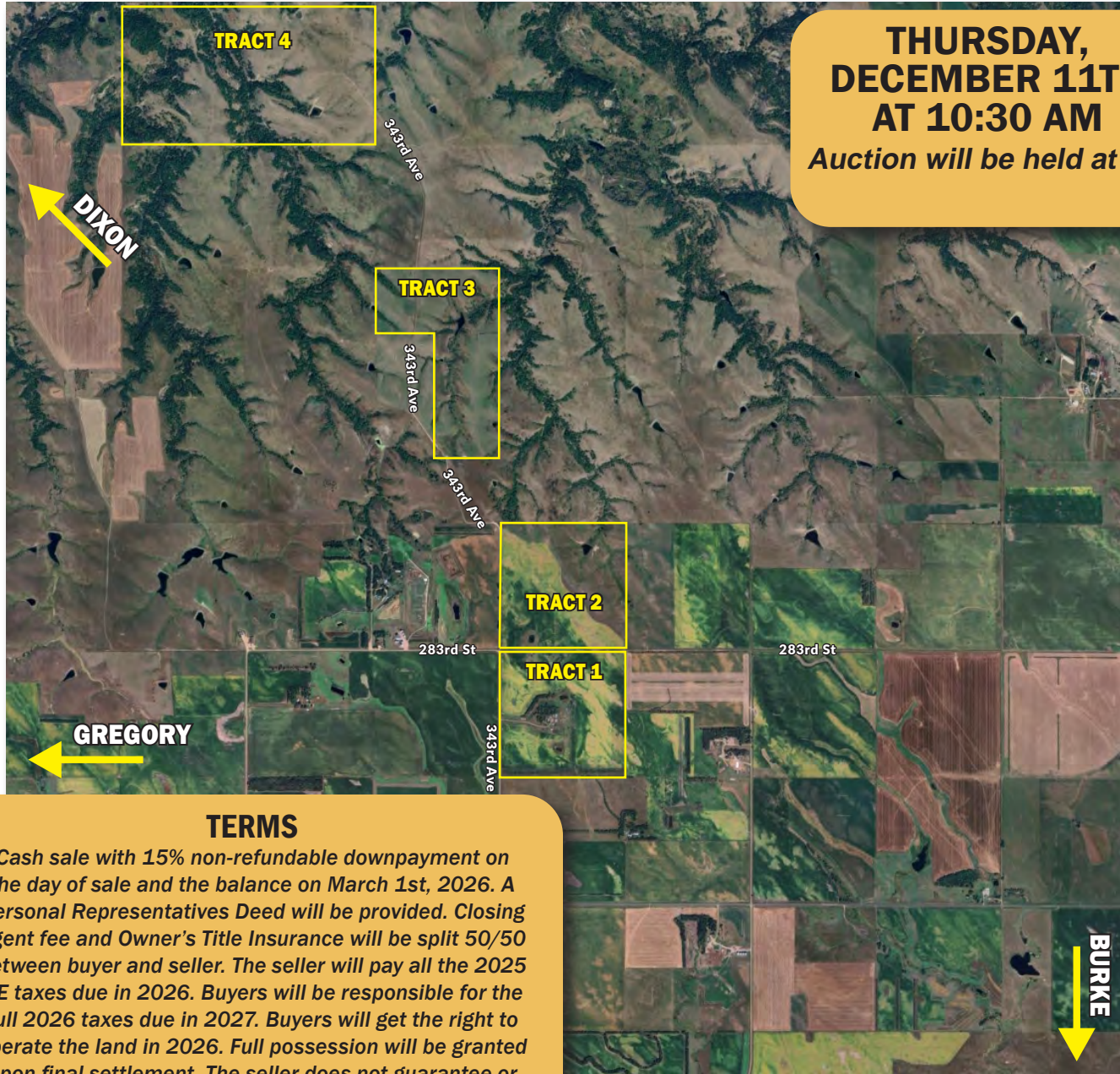
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	6.60	0.00	30
Corn	13.20	0.00	104
TOTAL	19.80	0.00	



Notes

800 ACRES

GREGORY COUNTY LAND



TERMS

Cash sale with 15% non-refundable downpayment on the day of sale and the balance on March 1st, 2026. A Personal Representatives Deed will be provided. Closing agent fee and Owner's Title Insurance will be split 50/50 between buyer and seller. The seller will pay all the 2025 RE taxes due in 2026. Buyers will be responsible for the full 2026 taxes due in 2027. Buyers will get the right to operate the land in 2026. Full possession will be granted upon final settlement. The seller does not guarantee or warranty that the existing perimeter fence lines lie on the true and correct boundary lines. All property is sold in AS-IS Condition. Property is sold subject to confirmation by the personal representative. Auctioneers represent the Seller in this transaction.

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