

98.24 ACRES

CHARLES MIX COUNTY LAND

- FRIDAY, NOVEMBER 7TH AT 11:00AM -



"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

98.24 ACRES CHARLES MIX COUNTY LAND AUCTION

Don't miss this opportunity to purchase this Howard Township land at public auction held in the Blue Moon in Armour SD on:

Friday, November 7 - 11:00 A.M.

LEGAL: Lot 4 Section 17-98-64 and Lots 6 & 7 of the SE 1/4 of the SW ¼ of Section 18-98-64 Charles Mix County, South Dakota

LOCATION: From Douglas County Memorial Hospital go 6 West, 2 South and ¼ East. This will put you at the SW corner of the property

- FSA reports 98.24 acres of cropland. Currently 96.51 acres is being put up for hay with a small 1.73 acre food plot on the east tip. Property will be sold according to FSA records as +- 98.24 acres.
- Property has an average soil productivity rating of 78.2 with Eakin-Ethan complex making up the majority of the soil.
- Property has US Fish and Wildlife Waterfowl Management and Habitat Protection Easements
- 2025 taxes were \$1901.28 Seller will cover all the 2025 taxes payable in 2026.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Drone video footage along with buyer's packets can be viewed on www.wiemanauktion.com or call 605-648-3111 to have one mailed to you.

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 19, 2025. Trustee's Deed to be granted with the cost of the title insurance and closing costs split 50-50 between buyer and seller. Seller will be responsible for all 2025 taxes due in 2026. Sold subject to owner's confirmation and all easements or restrictions on record. Auctioneers are representing the sellers in this transaction. Remember the auction will be held at the Blue Moon in Armour SD.

**Fuerst Family Trust – Owners
Mark and Mike Fuerst – Co-Trustees**

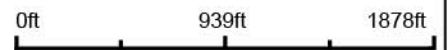
Wieman Land & Auction Co. Inc.
Marion, SD 800-251-3111
www.wiemanauktion.com

Whalen Law Office
Closing Agent

Aerial Map



Boundary Center: 43° 18' 5.95, -98° 27' 7.54



Maps Provided By:

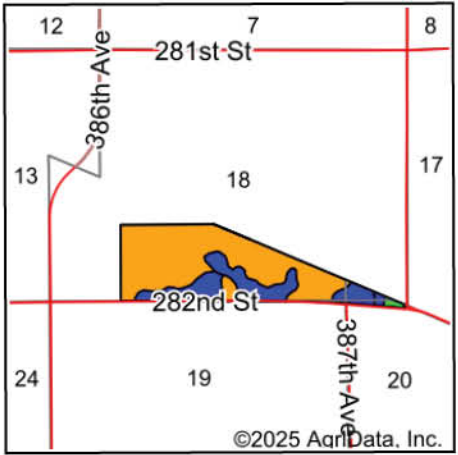
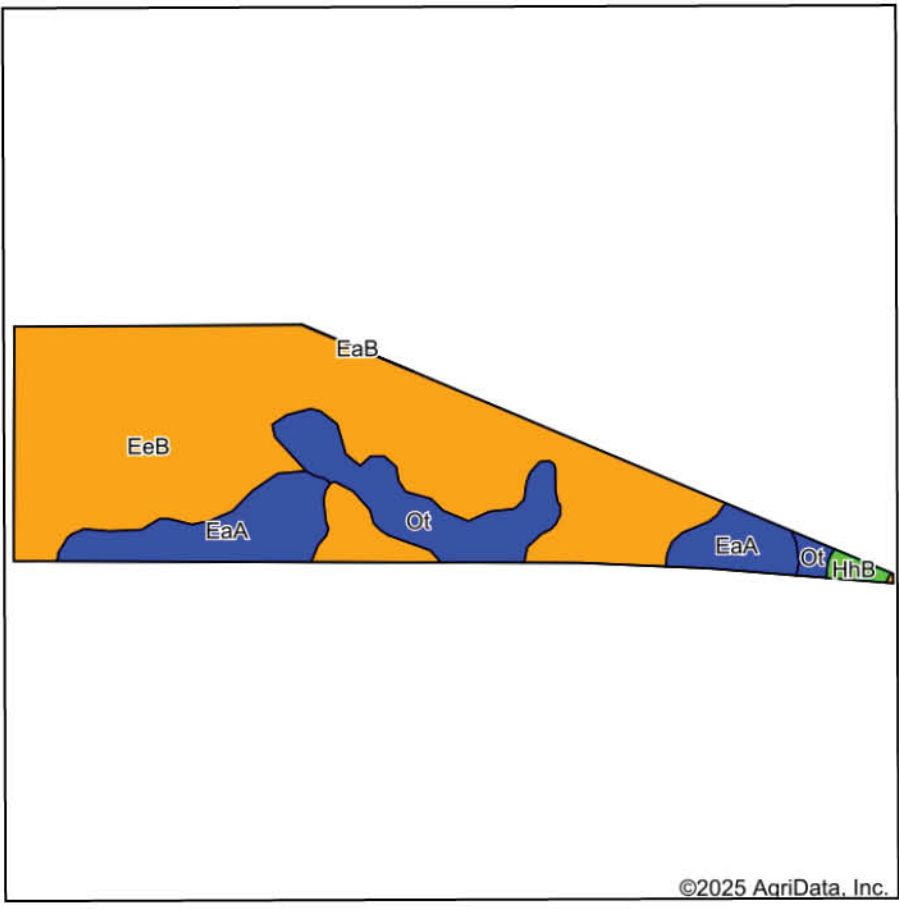


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18-98N-64W
Charles Mix County
South Dakota

7/29/2025

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



State: **South Dakota**
 County: **Charles Mix**
 Location: **18-98N-64W**
 Township: **Howard**
 Acres: **98.24**
 Date: **7/29/2025**



Area Symbol: SD023, Soil Area Version: 32
 Area Symbol: SD043, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	71.73	73.0%		Ile	75
EaA	Eakin silt loam, 0 to 2 percent slopes	14.02	14.3%		Ilc	88
Ot	Onita-Tetonka silt loams	11.59	11.8%		Ilc	85
HhB	Highmore silt loam, 2 to 6 percent slopes	0.90	0.9%		Ile	91
Weighted Average					2.00	78.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

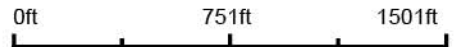
Topography Hillshade



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Source: USGS 10 meter dem



Interval(ft): 4

Min: 1,580.8

Max: 1,620.6

Range: 39.8

Average: 1,604.4

Standard Deviation: 6.04 ft



7/29/2025

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Charles Mix County
South Dakota

Boundary Center: 43° 18' 5.95, -98° 27' 7.54



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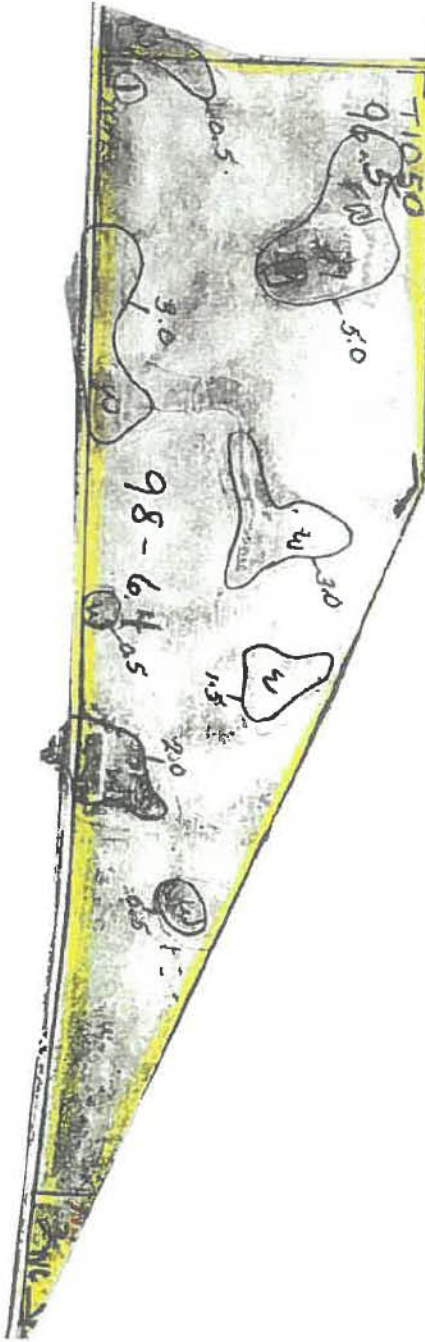
Field borders provided by Farm Service Agency as of 5/21/2008.

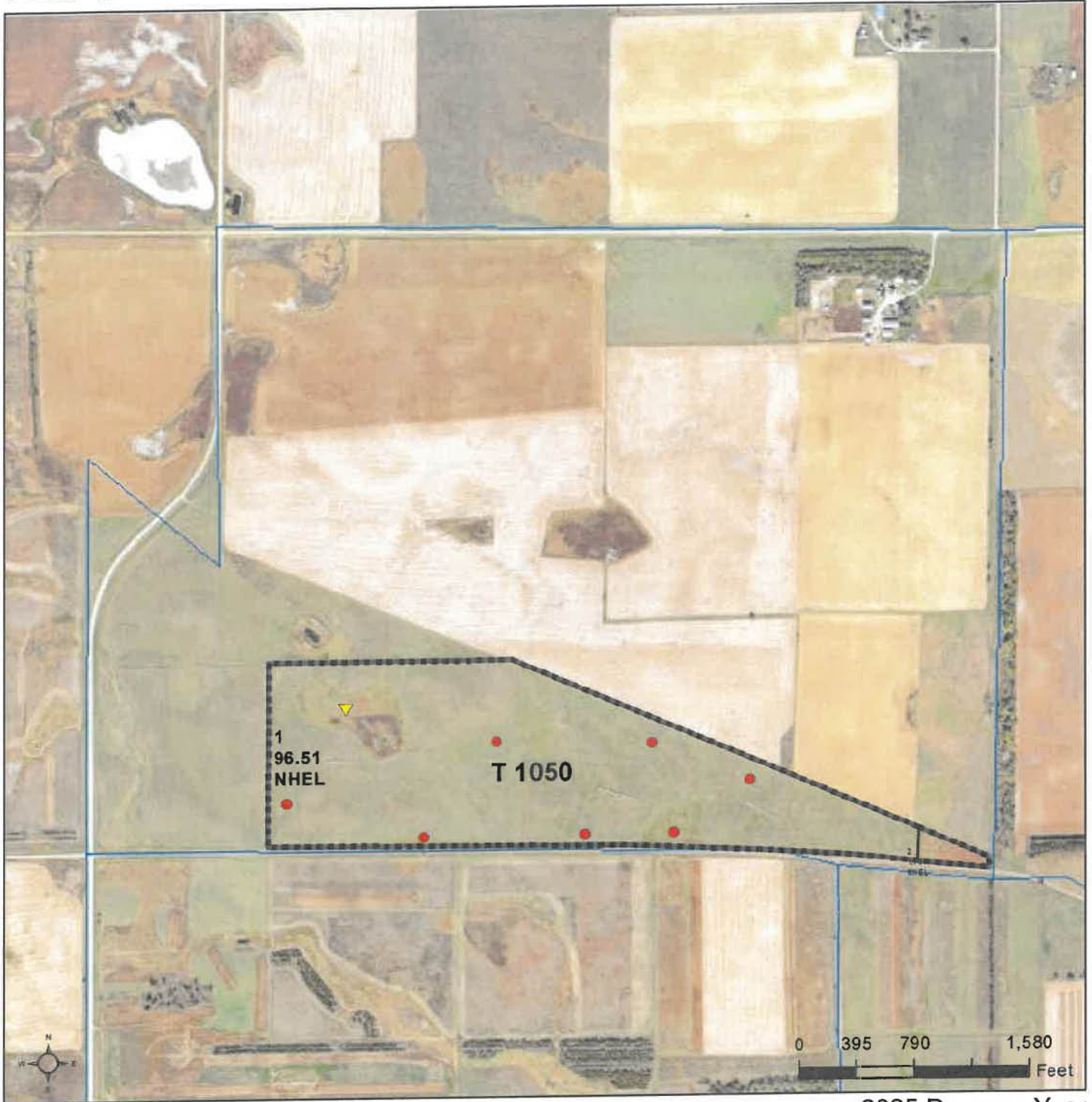
- (W) Wetland
- (FW) Ditched or tilled prior to 12-23-85 but still wetland
- (PC) Converted Wetland prior to 12-23-85
- (TW) Converted Wetland after 12-23-85
- (---) Ditched prior to 12-23-85
- (---w---) Tiled prior to 12-23-85
- (---w) Wetland in a channel

SCALE
OFFICIAL WETLAND
DETERMINATION FOR

HIGHLIGHTED TRACTS ONLY

1991
 -no other Cuds
 on five.





Common Land Unit PLSS

- 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 07, 2025
Farm 9368

18-98N-64W-Douglas

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).



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

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. 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. 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.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any liens, 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. Any 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 authority to collect such taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims, title, or interest in any minerals, mineral rights, or related matters, or rights of access and egress, including but not limited to oil, gas, coal, and other hydrocarbons; (b) exceptions, reservations, and restrictions contained 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.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance 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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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



25-1003

SCHEDULE B, PART II
(Continued)

8. Real Estate Taxes for the year 2024, payable in 2025, and special assessments, in the amount totaling \$60.92, the first installment has been paid. Parcel ID #10.37.3030 as to Parcel 1.

Real Estate Taxes for the year 2024, payable in 2025, and special assessments, in the amount totaling \$1,840.36, the first installment has been paid. Parcel ID #10.38.4030 as to Parcel 2.

Real Estate Taxes for the year 2025 and subsequent years which constitute a lien but are not yet due and payable.
9. Duties and obligations of that easement as created by that certain United States Department of the Interior U.S. Fish and Wildlife Service Conveyance of Easement for Waterfowl Management Rights, dated April 23, 1964; filed for record July 24, 1964 at 9:30 AM in Book 21 of Miscellaneous Records, page 538-539. records of said county, pertaining to Parcel 2, along with additional property.
10. Duties and obligations of that easement as created by that certain United States Department of the Interior U.S. Fish and Wildlife Service Grant of Easement for Waterfowl Habitat Protection, dated May 27, 2004; filed for record December 2, 2004 at 2:05 PM in Book 48 of Miscellaneous Records, page 420. records of said county, pertaining to Parcel 2, along with additional property.
11. Rights of tenants in possession under the terms of unrecorded leases.
12. Section line highways by operation of law, South Dakota Code 31-18-1, and unrecorded underground easement, if any.
13. Any setback lines and utility easements that may exist.
14. The Land described in Schedule A is or may be within the exterior boundaries of an Indian reservation. The Policy is amended to include the following defined term: "Governmental" as the term appears in the Policy shall mean any tribal, federal or state government (including any of their political subdivisions, agencies or instrumentalities) claiming authority or jurisdiction over the insured land or any persons having an estate or interest in it.

END OF SCHEDULE B



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