

78.68 ACRES

HUTCHINSON COUNTY LAND

- WEDNESDAY, OCTOBER 22ND 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



78.68 ACRES SWEET TOWNSHIP – HUTCHINSON COUNTY LAND

AT AUCTION

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

WEDNESDAY OCTOBER 22ND, 2025

10:30 A.M.

It is our privilege to offer this all tillable, high indexing, powerful tract of land in the tightly held Sweet Township south of Menno, SD. New buyer able to farm or lease out for the 2026 crop year. Come take a look at a quality add-on piece for the farmer or investor.

LEGAL: The S ½ of the SE ¼ of Section 20, 97-57 Hutchinson County, South Dakota.

LOCATION: From the south edge of Menno, go 2 ½ miles south on 431st Ave. turn west on Maxwell Road (289th St.) go 1-mile north side of the road

- 77.98 acres tillable with the balance found in road right of ways
- Soil production rating of 84.4 with predominant soils Clarno-Bonilla loams (88) Hand and Prosper-Crossplain loams (86) and others
- Annual Real Estate Taxes are \$1,723.22. Planted to corn for 2025.
- Aerial & Soil Maps, Wetland Maps, Base & Yield and other info found in the buyers packet.
- A total of 5-soil types found on the property, which provides ease of management and predictable yield potential year and after year.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience.

Drone video footage can be viewed at www.wiemanauktion.com or call the auctioneers at 800-251-3111 and packet can be mailed out.

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 5, 2025. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay the 2025 taxes in full. Sold subject to owners approval and all easements or restrictions of record. Remember auction held indoors at the Wieman Auction Facility.

DIANE WIRTH & ESSAM MAKRAM – OWNERS

Wieman Land & Auction Co. Inc.

Marion, SD 800-251-3111

www.wiemanauktion.com

Bertsch Law Office

Closing Attorney

605-387-5658

Aerial Map

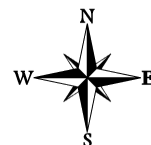


Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 43° 11' 58.18, -97° 36' 9.54

20-97N-57W
Hutchinson County
South Dakota

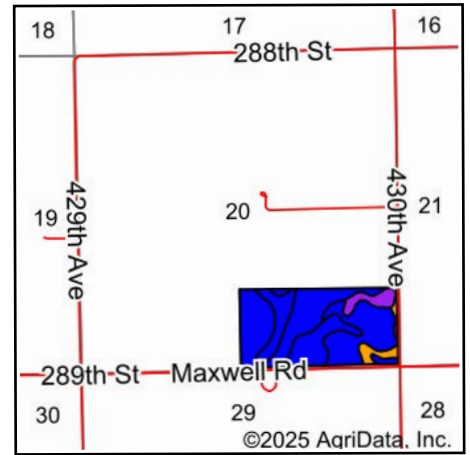
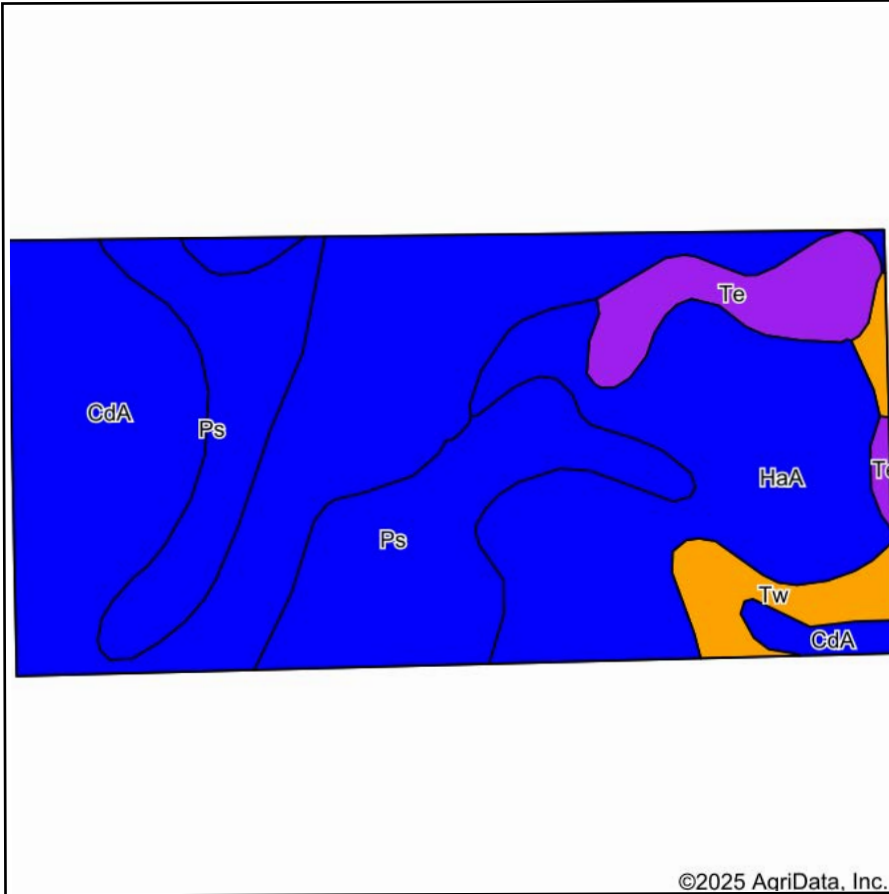
0ft 819ft 1638ft



8/21/2025

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

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **20-97N-57W**
 Township: **Sweet**
 Acres: **75.9**
 Date: **8/21/2025**



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com



Soils data provided by USDA and NRCS.

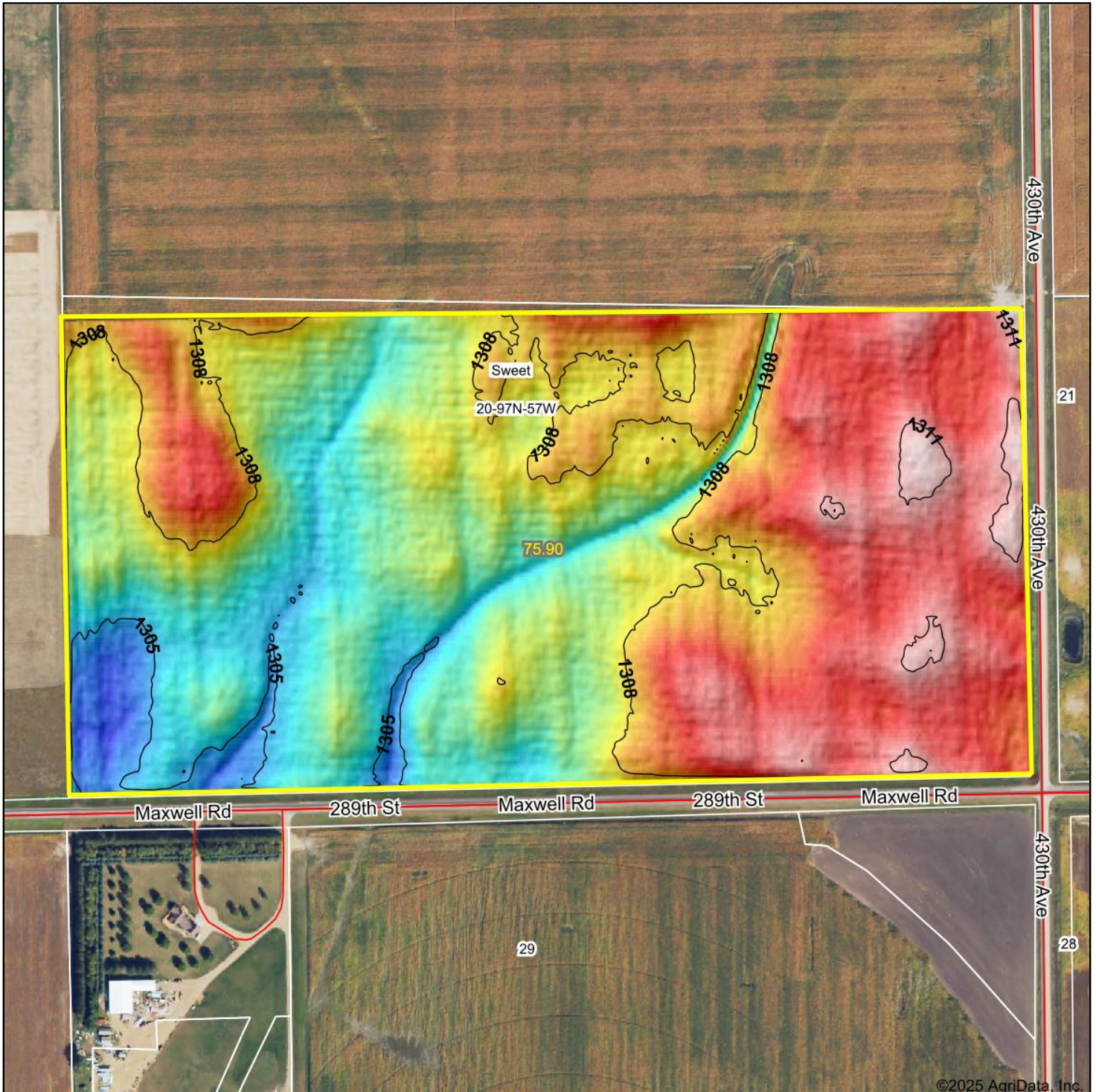
©2025 AgriData, Inc.

Area Symbol: SD602, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	30.76	40.5%		IIc	
HaA	Hand loam, 0 to 2 percent slopes	19.17	25.3%		IIc	
Ps	Prosper and Crossplain complex	17.96	23.7%		IIc	
Te	Tetonka silt loam, 0 to 1 percent slopes	4.66	6.1%		IVw	
Tw	Tetonka and Whitewood silty clay loams	3.35	4.4%		IVw	
Weighted Average					2.21	84

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Low Elevation High



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

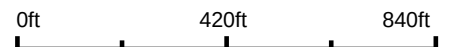
Min: 1,303.7

Max: 1,311.7

Range: 8.0

Average: 1,307.9

Standard Deviation: 1.77 ft



8/21/2025

20-97N-57W

Hutchinson County

South Dakota

Boundary Center: 43° 11' 58.18, -97° 36' 9.54



United States
Department of
Agriculture

Hutchinson County, South Dakota



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 02, 2025

Farm 1670

20-97N-57W-Hutchinson

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).

SOUTH DAKOTA
HUTCHINSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1670

Prepared : 7/18/25 7:02 AM CST

Crop Year : 2025

Operator Name : JAMES PATRICK MASSEY
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
78.00	78.00	78.00	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	78.00	0.00			0.00	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	39.00	0.00	140	0
Soybeans	39.00	0.00	41	0
TOTAL	78.00	0.00		

NOTES

Tract Number : 2249
Description : I10L/ SSE 20-97-57
FSA Physical Location : SOUTH DAKOTA/HUTCHINSON
ANSI Physical Location : SOUTH DAKOTA/HUTCHINSON
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 : DIANE WIRTH, ESSAM MAKRAM
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.00	78.00	78.00	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA
HUTCHINSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1670
Prepared : 7/18/25 7:02 AM CST
Crop Year : 2025

Tract 2249 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	78.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

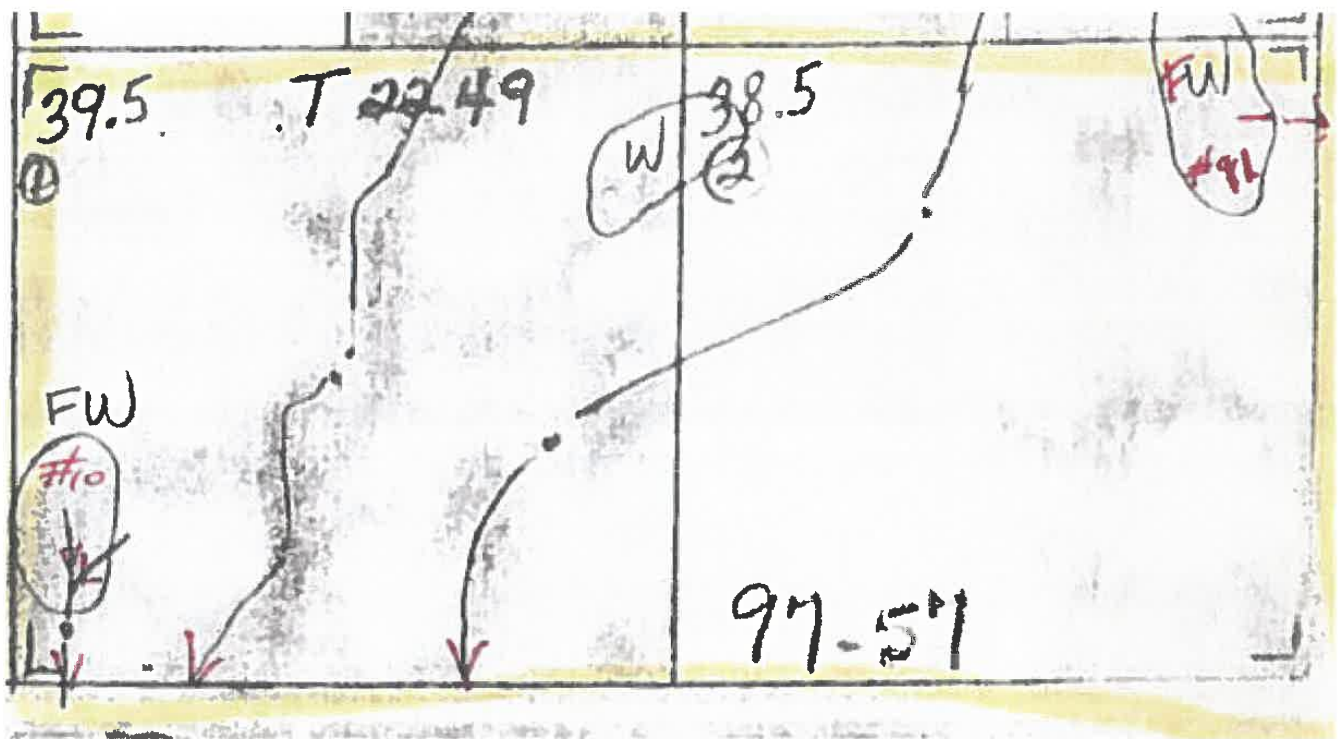
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	39.00	0.00	140
Soybeans	39.00	0.00	41
TOTAL	78.00	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) 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) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

Oplinger Abstract & Title, Inc.
PO Box 133
Olivet, SD 57052-0133
Telephone: (605) 387-2335
Fax: (605) 387-2337

Office File No.: TI-4885

1. Effective Date: July 24, 2025, 8 AM

2. Policy or Policies to be issued:

A. ☒ Owner's Policy(7/1/21) ☒ Standard Coverage ☐ Extended Coverage

Amount: \$1,000.00 / To Be Determined.

Proposed Insured: To Be Determined.

B. ☐ ALTA Loan Policy(7/1/21) ☐ Standard Coverage ☐ Extended Coverage

Amount:

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. Title to the FEE SIMPLE estate or interest in said land is at the effective date hereof vested in:

An undivided ½ interest is vested in Diane Wirth; **and**
An undivided ½ interest is vested in Essam Makram.

5. The land referred to in this Commitment is described as follows:

The S½SE¼ of Section 20, Township 97 North, Range 57 West 5th P.M.,
Hutchinson County, South Dakota.

Parcel Identification Number: 097.57.20.4030

SCHEDULE A

Commitment – Stewart Title Guaranty Company
0042 ALTA Commitment (07/01/2021)

SCHEDULE B-SECTION 1

Office File No.: TI-4885

Page 1

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the Public Records.
2. 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 and not shown by the Public Records 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.

C. SPECIAL EXCEPTIONS:

(See Schedule B-Section 2 beginning on next page)

SCHEDULE B-SECTION 1

Commitment – Stewart Title Guaranty Company

SCHEDULE B-SECTION 2

Office File No.: TI-4885

Page 1

SPECIAL EXCEPTIONS:

1. Real Estate Taxes for year 2024, in the amount of \$1,723.22, are paid in full.
2. Rights of the public in and to the following described parcels of land used for road purposes:
 - The statutory easement for section line road right-of-way.
 - Lot R-2 in the S½SE¼-20-97-57, as recorded in PC 1-#78(97-57) on October 6, 1965.
3. Easement for the flowage of water, caused by the construction of dams or drainage ditches upon other lands adjacent to or in the neighborhood of the S½SE¼-20-97-57, and rights incidental thereto as set forth in a document granted to Harold Zeeb (no representation is made as to the present ownership of said easement) as recorded in Book M14 page 41 on March 11, 1966. The exact location and extent of said easement is not disclosed of record.
4. Easement for the flowage of water, caused by the construction of dams or drainage ditches upon other lands adjacent to or in the neighborhood of a County Highway between Section 20-97-57 and Section 29-97-57, and rights incidental thereto as set forth in a document granted to Robert A. Stern (no representation is made as to the present ownership of said easement) as recorded in Book M14 page 42 on March 11, 1966. The exact location and extent of said easement is not disclosed of record.
5. Easement for the construction, operation, and maintenance of a telephone line or system and rights incidental thereto as set forth in a document granted to BISON STATE TELEPHONE COMPANY (no representation is made as to the present ownership of said easement) affecting a strip of land 12 feet in width with its center line being 80 feet North of the South boundary of the S½SE¼-20-97-57, as recorded in Book E1 page 337 on September 7, 1977.
6. Claims of vested drainage rights for the drainage of water and rights incidental thereto as set forth in the following recorded documents:
 - from the N½SE¼-20-97-57 onto the S½SE¼-20-97-57, as recorded in Book D1 page 404 on April 12, 1991.
 - from the S½SE¼-20-97-57 onto the NW¼NE¼ and NE¼NW¼ of Section 29-97-57, as recorded in Book D1 page 482 on April 26, 1991.

----- End of Schedule B -----

This Commitment is not valid without Schedule B-Section 1

SCHEDULE B-SECTION 2

Commitment - Stewart Title Guaranty Company







Notes

[illegible]

78.68 ACRES

HUTCHINSON COUNTY LAND

**WEDNESDAY,
OCTOBER 22ND
AT 10:30 AM**

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

TERMS

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