

# 386.21 ACRES

## CHARLES MIX COUNTY LAND

- FRIDAY, DECEMBER 5TH AT 10:30AM -



**"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

**386.21 ACRES CHARLES MIX COUNTY FARM LAND  
OFFERED IN 3-TRACTS – AT PUBLIC AUCTION**

We are privileged to offer the following Charles Mix County land at public auction at the Geddes Community Building located at 401 Wisconsin Ave on:

**FRIDAY, DECEMBER 5<sup>th</sup> - 10:30 A.M.**

Don't miss this opportunity to purchase 3 separate tracks of farm land at public auction. All 3 parcels located within miles of Geddes and Lake Andes SD. New buyer able to farm or lease out for 2026 crop year. Come prepared to buy!

**TRACT ONE: +-150.70 ACRES**

**LEGAL:** SE ¼ of Section 25-97-66, less 9.30 acres for Railroad, Charles Mix County, SD.

**LOCATION:** From the Lake Andes Elevator go 2 Miles West on Hwy 50 and 1 Mile North to get to the SE corner of the tract.

- FSA reports 156.75 acres with 121.95 being tillable and 34.8 in native grass
- Will be sold according to county records of 150.70 acres
- Soil Rating of 84.9
- Annual taxes for 2025 were \$2,494

**TRACT TWO: +-75.51 ACRES**

**LEGAL:** All that part of the S ½ SW ¼ of Section 23 lying south and west of the right-of-way of the Chicago, Milwaukee, St Paul and Pacific Railway Company, as now located and established, and all that part of the NW ¼ SW ¼ and all that part of the SW ¼ SE ¼ of said Section 23 lying and being south and west of the right-of-way of said Railway Company, as now located and established, all in Township 97, Range 66, Charles Mix County, SD.

**LOCATION:** From tract 1, go 1 mile North and 2 West to get to the SW corner of the tract.

- FSA reports 66.66 acres with 66.01 tillable and the remainder in railroad and right of way
- Will be sold according to county records of 75.51 acres
- Soil Rating of 88.3
- Annual taxes for 2025 were \$1,434.04

**TRACT THREE: +-160 ACRES**

**LEGAL:** NW ¼ Section 34-98-66 Charles Mix County, SD.

**LOCATION:** From Hwy 50 & Geddes SD 1<sup>st</sup> Exit, go 3 miles East and ½ North to get to the SW corner of the property.

- FSA reports 156.60 acres with 115.68 tillable and 34.80 in pasture and an acreage site
- Soil rating of is 88.7
- Annual taxes for 2025 were \$3,194.76

**TO INSPECT THE PROPERTY:** We invite you to inspect the property at your convenience. Drone video footage along with buyers packets can be viewed on [www.wiemanauktion.com](http://www.wiemanauktion.com) or call 605-648-3111 to have one mailed to you.

**TERMS:** Cash sale with 10% non-refundable down payment day of auction with the balance on or before January 16, 2026. Warranty deed to be granted with the cost of title insurance and closing costs split 50-50 between buyer and seller. Sellers will credit buyer for all 2025 taxes payable in 2026 at closing. Possession will be March 1<sup>st</sup>, 2026. Sold subject to owners approval and all restrictions of record. Auctioneers and closing attorney are representing the sellers in this transaction. Remember the auction will be held at the Geddes Community Building.

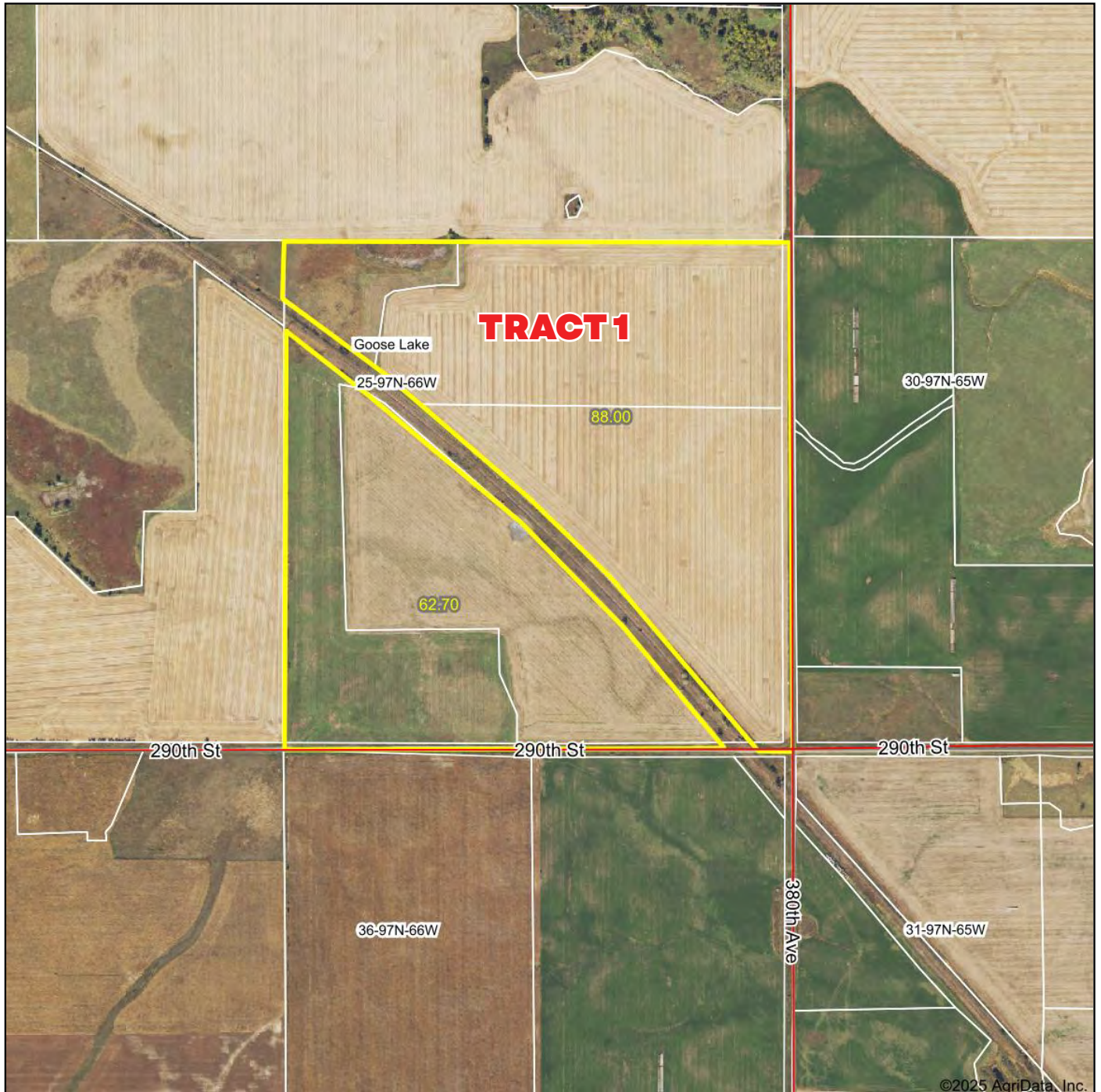
**Sheila Brown, Shelly Batt, Kevin McFarlane – Owners**

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

**PLEASE NOTE:** Due to the government shutdown, wetland and NRCS information was unavailable at the time of printing. Auctioneers will try to have this information available pending availability prior to sale day!



# Aerial Map



©2025 AgriData, Inc.



Maps Provided By:



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

Boundary Center: 43° 11' 16.9, -98° 35' 25.13

0ft 812ft 1624ft

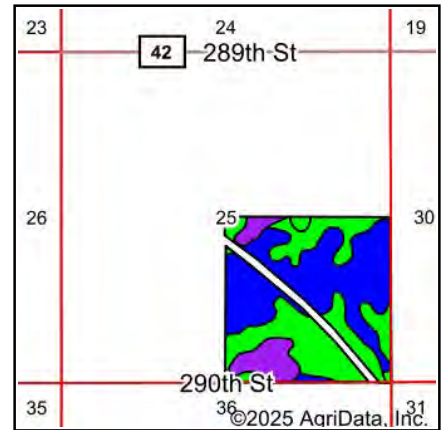
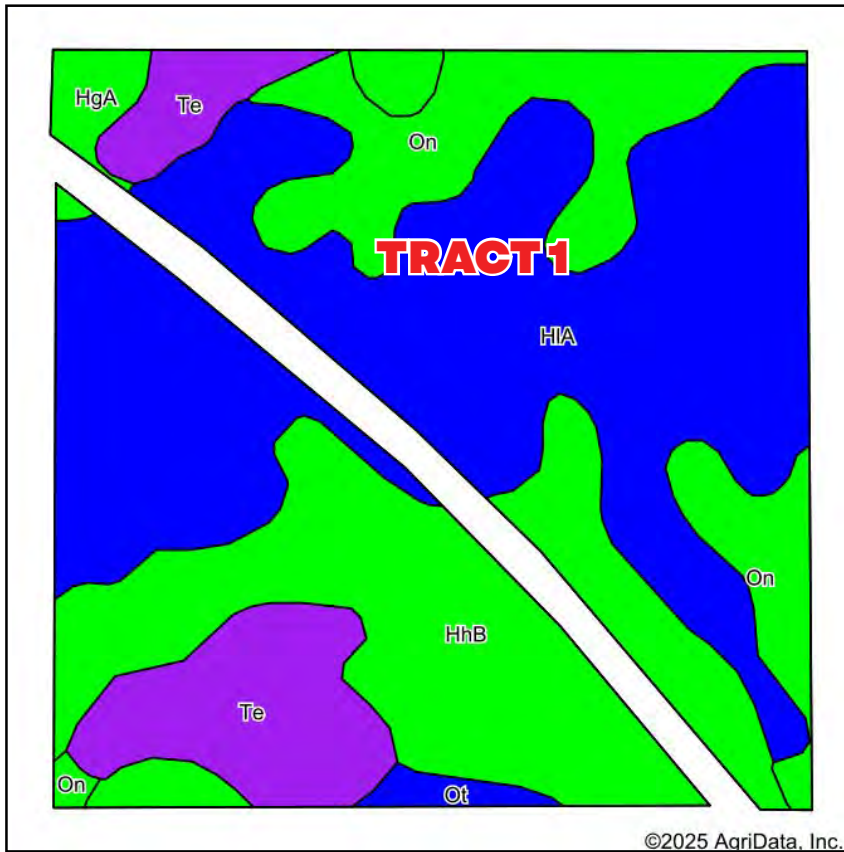
**25-97N-66W**  
**Charles Mix County**  
**South Dakota**



10/22/2025

**TRACT 1**

# Soils Map



State: **South Dakota**  
 County: **Charles Mix**  
 Location: **25-97N-66W**  
 Township: **Goose Lake**  
 Acres: **150.7**  
 Date: **10/22/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD023, Soil Area Version: 33

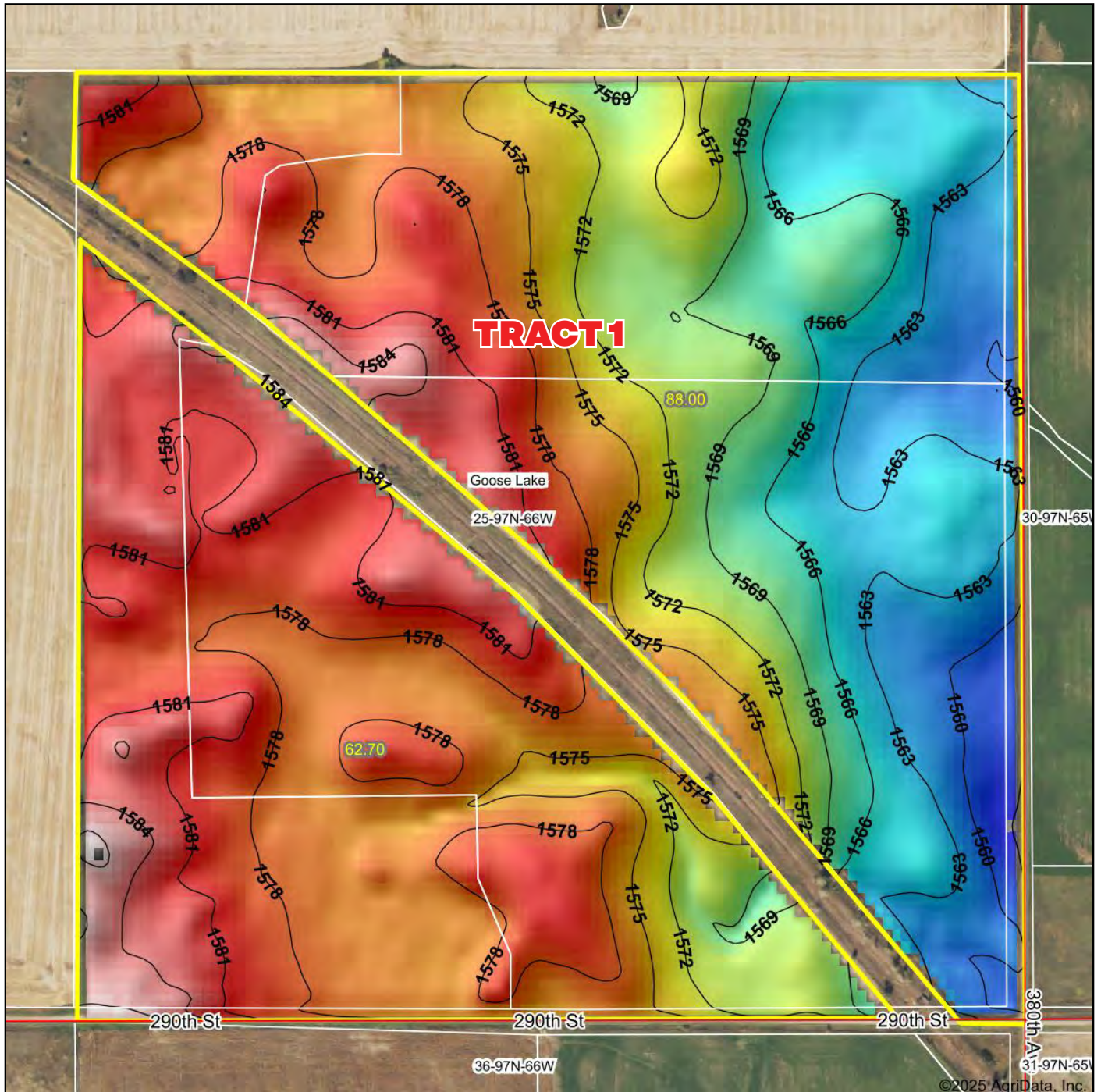
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
HIA	Highmore-Walke silt loams, 0 to 2 percent slopes	69.60	46.2%		IIc	85
HhB	Highmore silt loam, 2 to 6 percent slopes	37.67	25.0%		Ile	91
On	Mobridge silt loam, 0 to 2 percent slopes	21.88	14.5%		IIc	94
Te	Tetonka silt loam, 0 to 1 percent slopes	16.29	10.8%		IVw	56
HgA	Highmore silt loam, 0 to 2 percent slopes	3.87	2.6%		IIc	92
Ot	Onita-Tetonka silt loams	1.39	0.9%		IIc	85
Weighted Average					2.22	84.9

\*c: Using Capabilities Class Dominant Condition Aggregation Method

TRACT 1



# Topography Hillshade

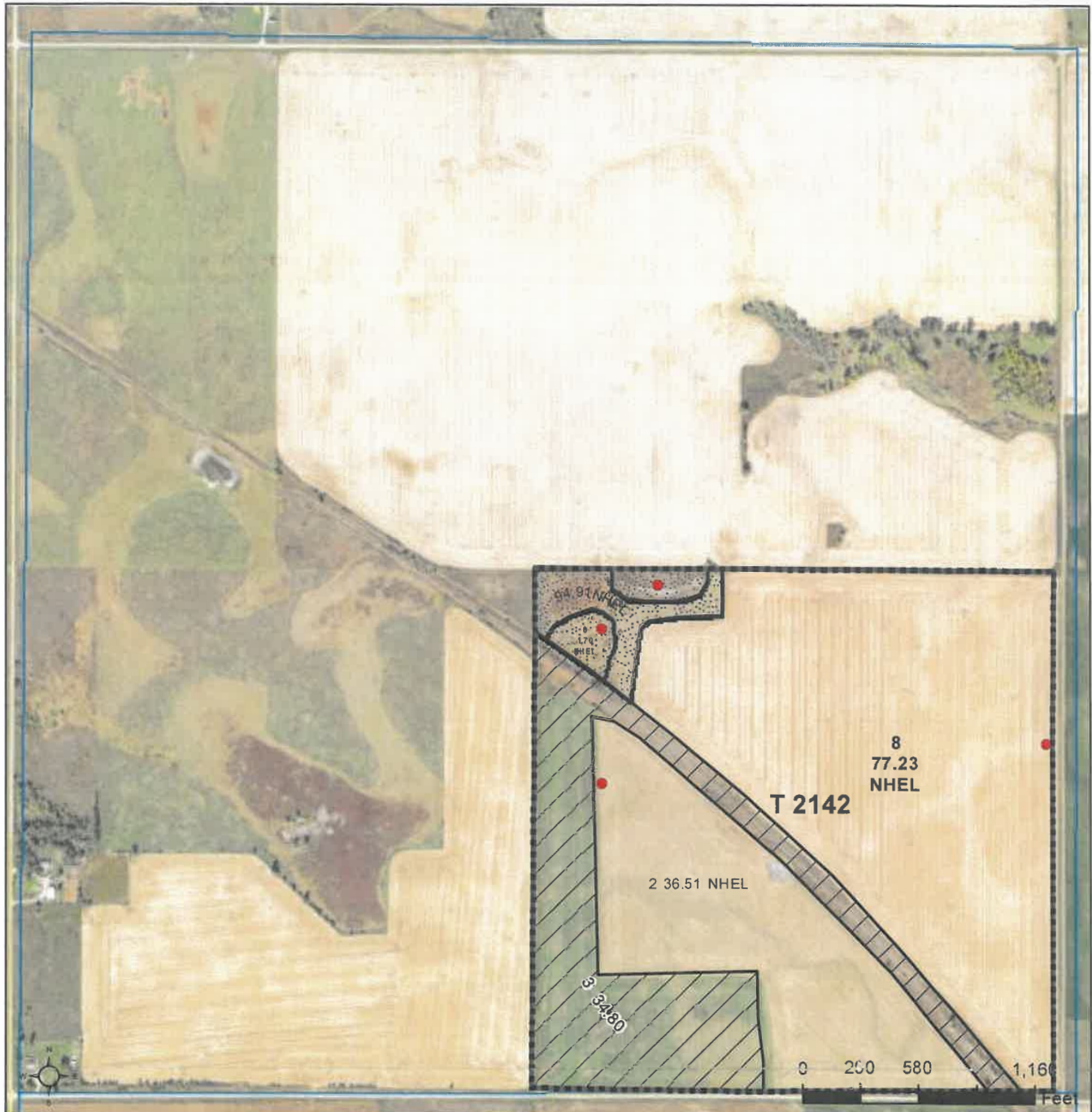






United States  
Department of  
Agriculture

## Charles Mix County, South Dakota



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

Producer Initial \_\_\_\_\_  
Date \_\_\_\_\_

2025 Program Year

Map Created April 07, 2025

**Farm 6325**

**25-97N-66W-Charles Mix**

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).

**TRACT 1**

SOUTH DAKOTA

CHARLES MIX

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6325

Prepared : 11/3/25 10:34 AM CST

Crop Year : 2026

Tract Number : 2142

Description : SE 25 97 66

FSA Physical Location : SOUTH DAKOTA/CHARLES MIX

ANSI Physical Location : SOUTH DAKOTA/CHARLES MIX

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 : SHELLY BATT, SHEILA BROWN, KEVIN MCFARLANE

Other Producers :

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.75	121.95	121.95	0.00	0.00	0.00	0.00	0.0



# Aerial Map



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Maps Provided By:



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Boundary Center: 43° 12' 6.5, -98° 37' 7.82

**23-97N-66W**  
**Charles Mix County**  
**South Dakota**

0ft 808ft 1617ft

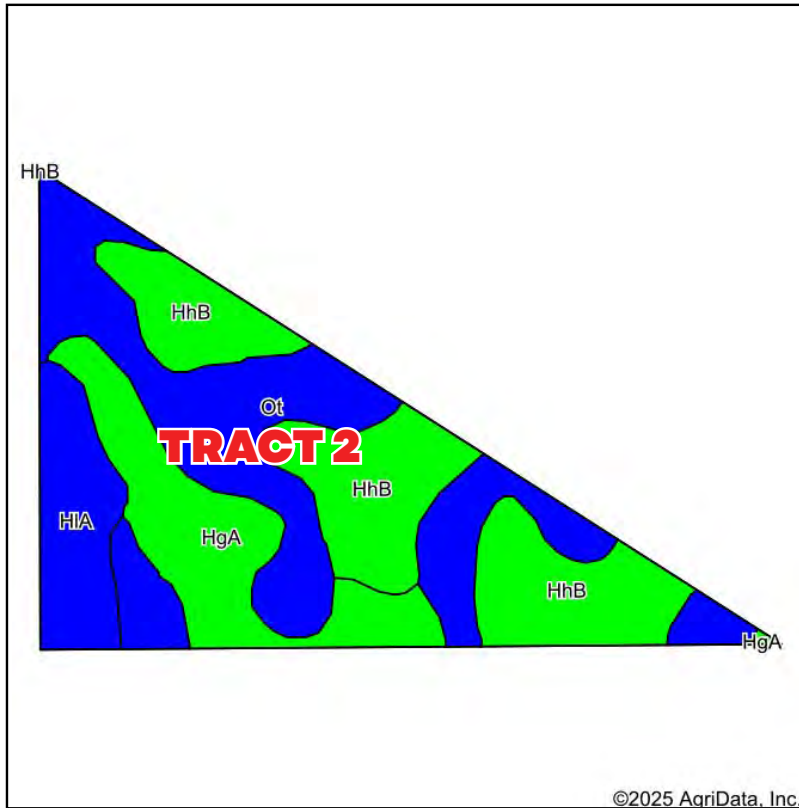


10/22/2025

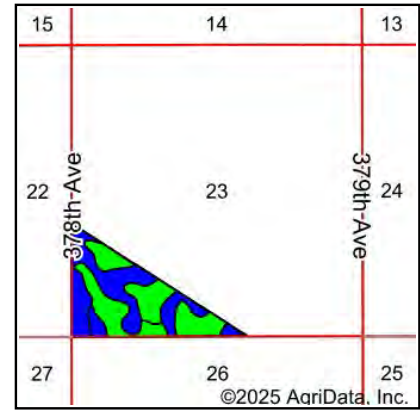
Field borders provided by Farm Service Agency as of 5/21/2008.

**TRACT 2**

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Charles Mix**  
 Location: **23-97N-66W**  
 Township: **Goose Lake**  
 Acres: **75.51**  
 Date: **10/22/2025**



Maps Provided By:



Area Symbol: SD023, Soil Area Version: 33						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Ot	Onita-Tetonka silt loams	28.61	37.9%		IIc	85
HhB	Highmore silt loam, 2 to 6 percent slopes	24.35	32.2%		IIe	91
HgA	Highmore silt loam, 0 to 2 percent slopes	14.28	18.9%		IIc	92
HIA	Highmore-Walke silt loams, 0 to 2 percent slopes	8.27	11.0%		IIc	85
Weighted Average					2.00	88.3

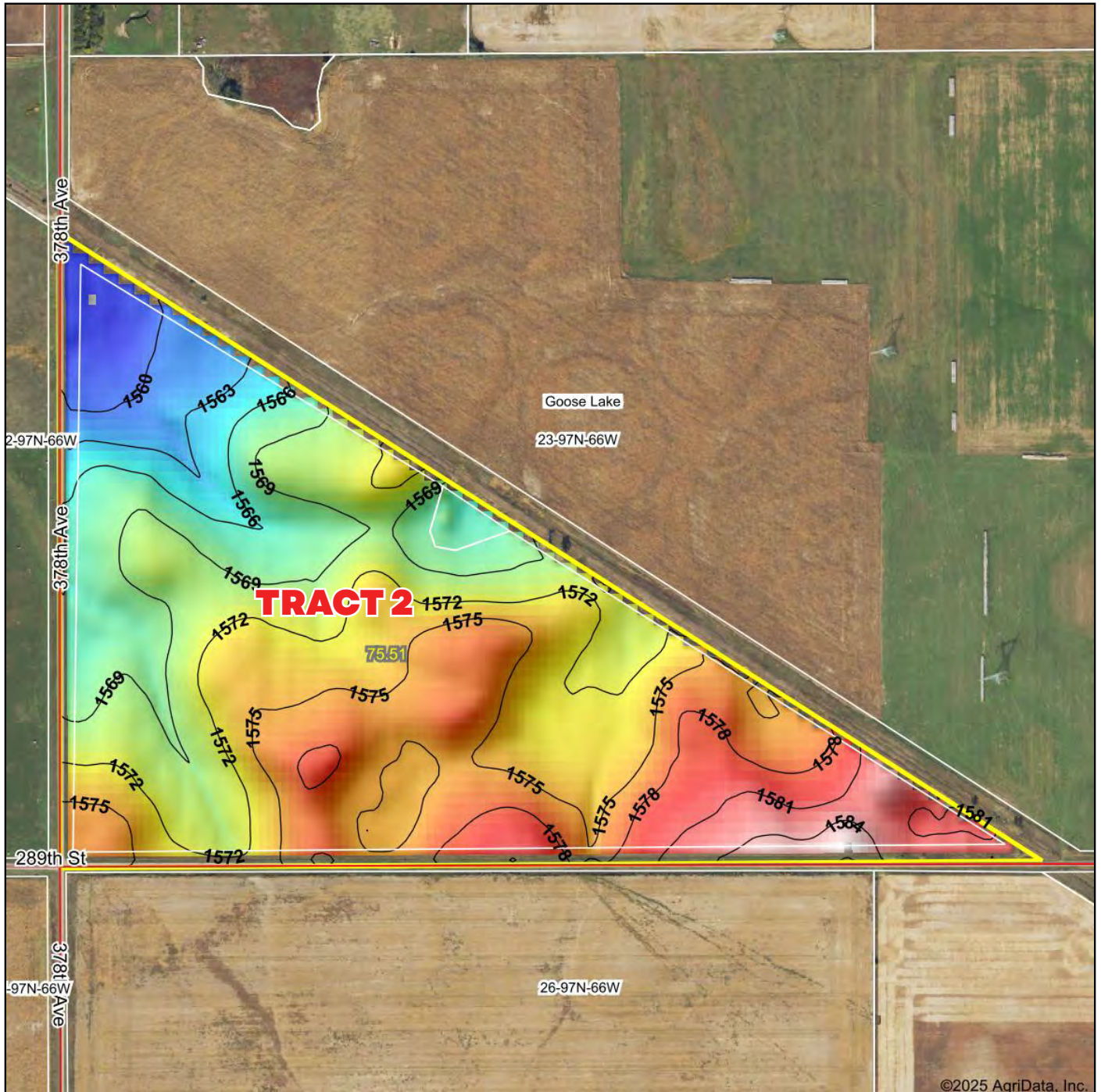
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT 2



# Topography Hillshade



Low Elevation High



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): 3

Min: 1,557.8

Max: 1,586.7

Range: 28.9

Average: 1,572.0

Standard Deviation: 5.61 ft

0ft 505ft 1010ft



10/22/2025

23-97N-66W  
Charles Mix County  
South Dakota

Boundary Center: 43° 12' 6.5, -98° 37' 7.82

TRACT 2





United States  
Department of  
Agriculture





## Charles Mix 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 07, 2025

**Farm 5918**

**23-97N-66W-Charles Mix**

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**TRACT 2**



SOUTH DAKOTA

CHARLES MIX

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 5918

Prepared : 11/3/25 10:33 AM CST

Crop Year : 2026

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
66.66	66.01	66.01	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	66.01	0.00			0.00	0.00	0.00	0.00

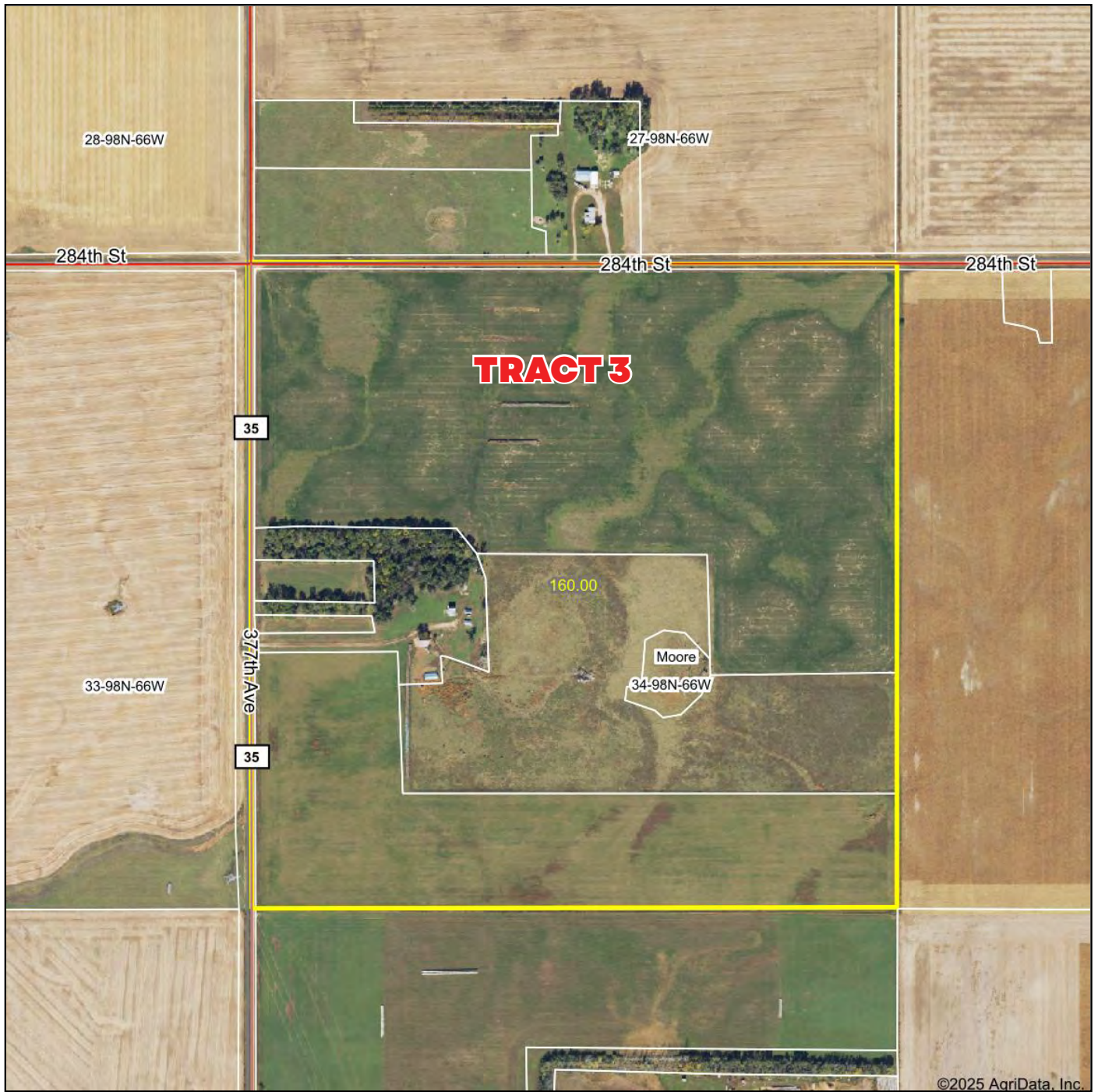
## Crop Election Choice

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	5.00	0.00	52	0
Oats	2.00	0.00	47	
Corn	23.90	0.00	149	0
Soybeans	25.60	0.00	49	0
<b>TOTAL</b>	<b>56.50</b>	<b>0.00</b>		

# Aerial Map



Maps Provided By:

**surety**<sup>®</sup>

CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)

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

Boundary Center: 43° 16' 4.87, -98° 38' 22.5

0ft 634ft 1268ft

**34-98N-66W**  
**Charles Mix County**  
**South Dakota**

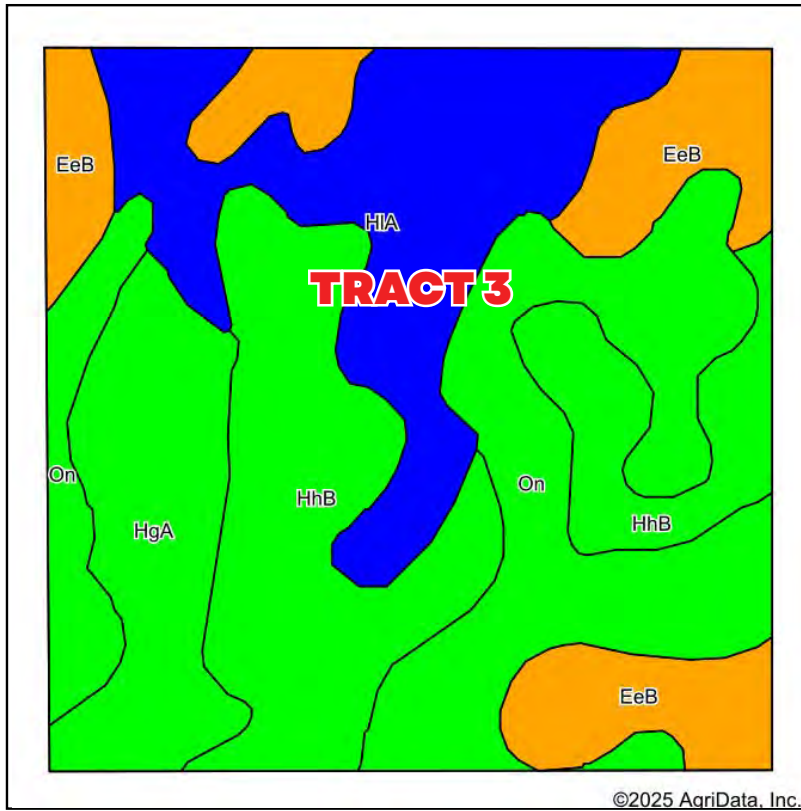


10/22/2025

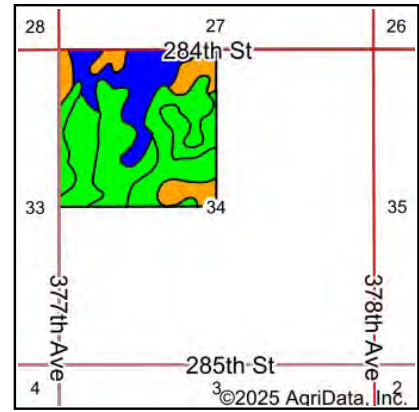
**TRACT 3**



## Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Charles Mix**  
 Location: **34-98N-66W**  
 Township: **Moore**  
 Acres: **160**  
 Date: **10/22/2025**



Maps Provided By:



Area Symbol: SD023, Soil Area Version: 33

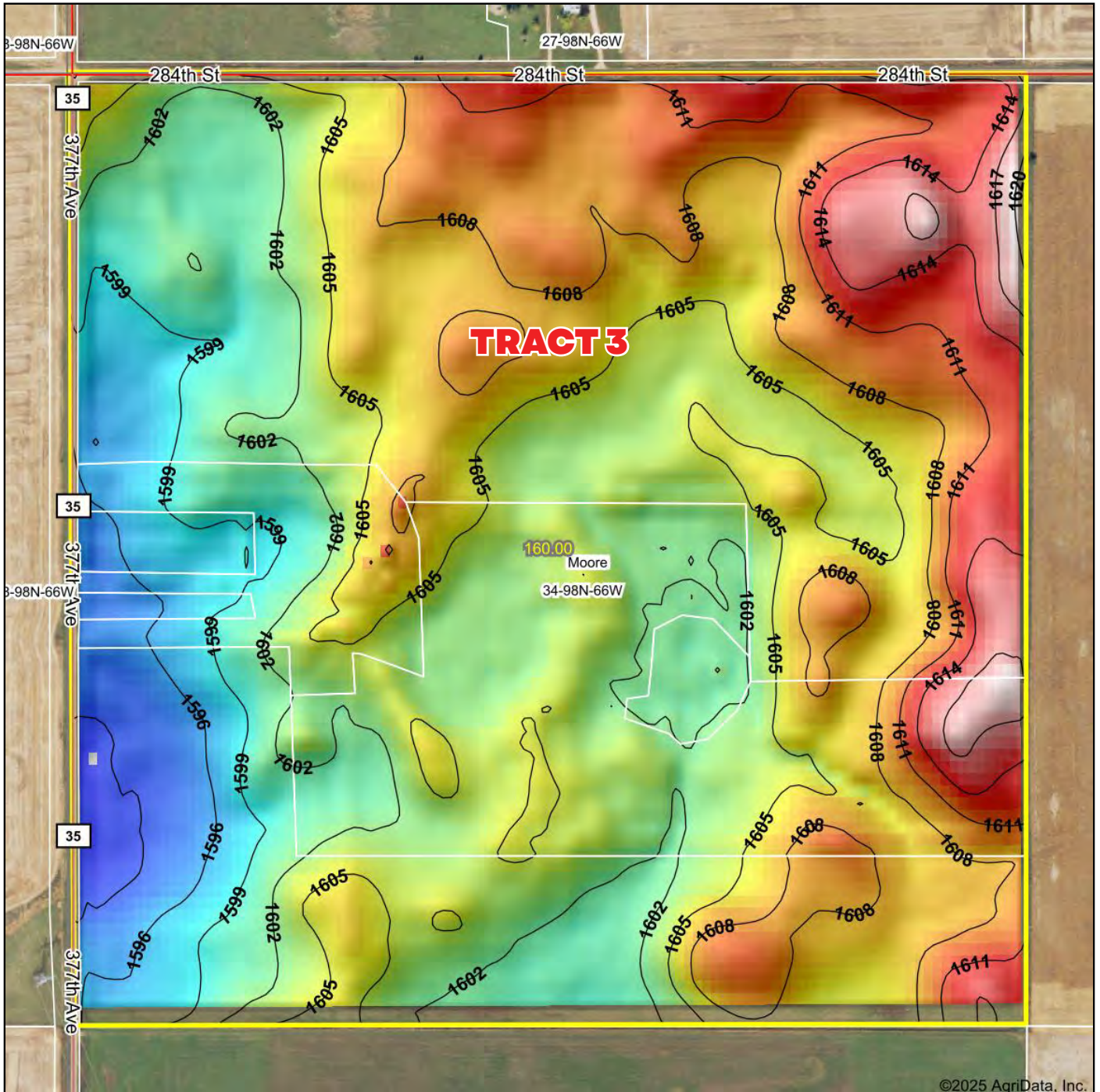
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
On	Mobridge silt loam, 0 to 2 percent slopes	41.09	25.7%		IIc	94
HhB	Highmore silt loam, 2 to 6 percent slopes	40.03	25.0%		IIe	91
HIA	Highmore-Walke silt loams, 0 to 2 percent slopes	33.74	21.1%		IIc	85
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	25.48	15.9%		IIe	79
HgA	Highmore silt loam, 0 to 2 percent slopes	19.66	12.3%		IIc	92
Weighted Average					2.00	88.7

\*c: Using Capabilities Class Dominant Condition Aggregation Method

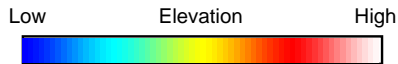
Soils data provided by USDA and NRCS.

TRACT 3

# 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 10 meter dem

Interval(ft): 3

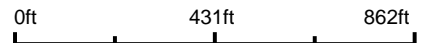
Min: 1,591.9

Max: 1,619.5

Range: 27.6

Average: 1,604.9

Standard Deviation: 4.92 ft



10/22/2025

**34-98N-66W**  
**Charles Mix County**  
**South Dakota**

Boundary Center: 43° 16' 4.87, -98° 38' 22.5

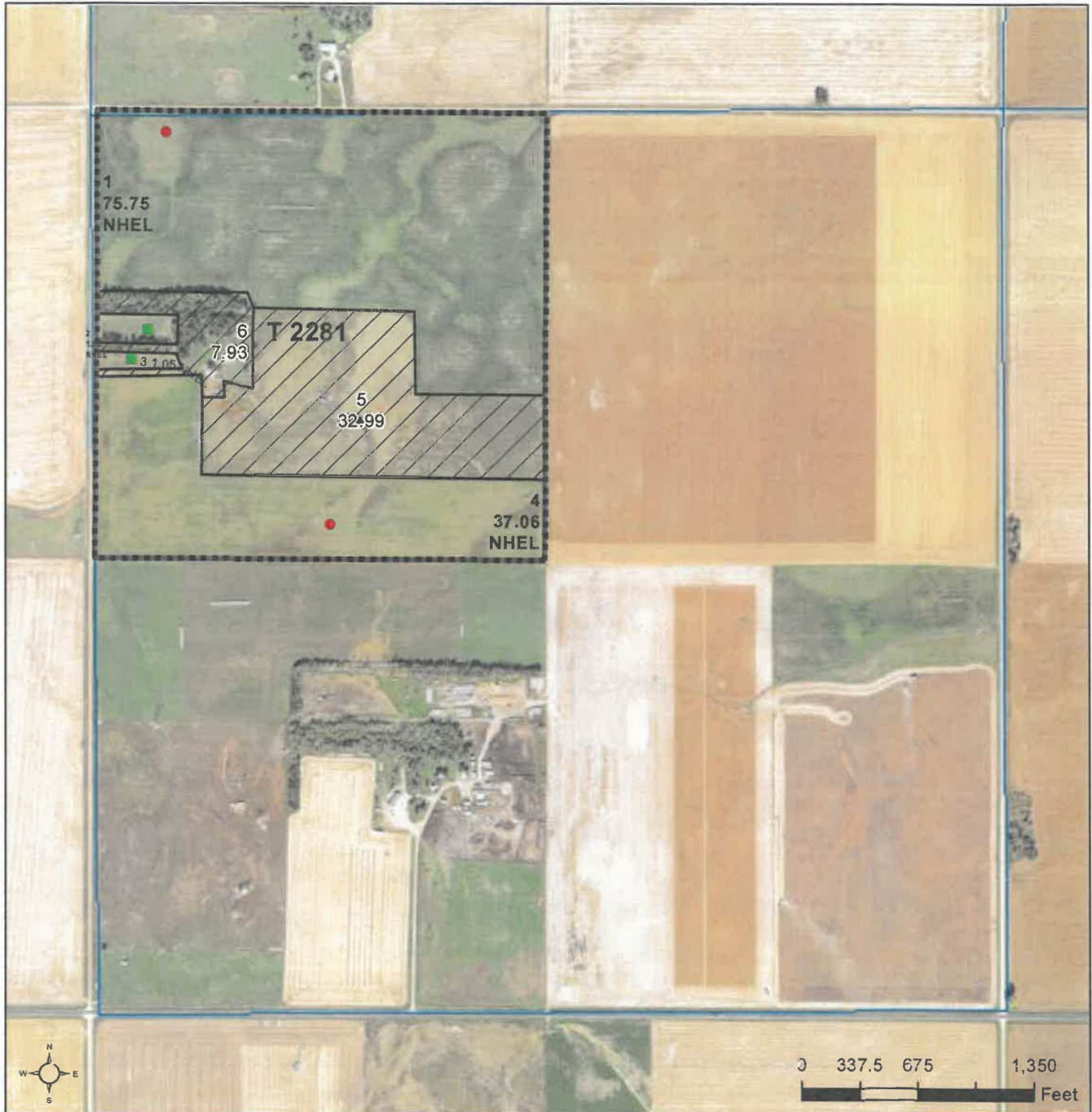
**TRACT 3**





United States  
Department of  
Agriculture

## Charles Mix 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 07, 2025

Farm 6325

34-98N-66W-Charles Mix

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).

TRACT 3

SOUTH DAKOTA  
CHARLES MIX  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6325  
Prepared : 11/3/25 10:34 AM CST  
Crop Year : 2026

Tract 2142 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	121.95	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	45.53	0.00	57
Corn	29.80	0.00	122
Soybeans	38.40	0.00	39
<b>TOTAL</b>	<b>113.73</b>	<b>0.00</b>	

NOTES

Tract Number : 2281

Description : NW 34 98 66  
FSA Physical Location : SOUTH DAKOTA/CHARLES MIX  
ANSI Physical Location : SOUTH DAKOTA/CHARLES MIX  
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 : SHELLY BATT, SHEILA BROWN, KEVIN MCFARLANE  
Other Producers :  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.60	115.68	115.68	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	115.68	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	14.27	0.00	57
Oats	3.50	0.00	102
Corn	42.20	0.00	122
Soybeans	45.20	0.00	39
<b>TOTAL</b>	<b>105.17</b>	<b>0.00</b>	



**TRACT 1**



**TRACT 2**











# 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 agency which may result in 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



25-1427

## SCHEDULE B, PART II

(Continued)

8. Real Estate Taxes for the year 2024, payable in 2025, and special assessments, in the amount totaling \$1,434.04, the first installment has been paid. Parcel ID #07.63.3030, pertaining to Parcels 1 and 2.
- Real Estate Taxes for the year 2024, payable in 2025, and special assessments, in the amount totaling \$2,494.00, the first installment has been paid. Parcel ID #07.65.4000, pertaining to Parcel 3.
- Real Estate Taxes for the year 2024, payable in 2025 and special assessments, in the amount totaling \$3,194.76, the first installment has been paid. Parcel ID #17.34.2000, pertaining to Parcel 4.
- Real Estate Taxes for the year 2025 and subsequent years which constitute a lien but are not yet due and payable.
9. Contract and Grant of Electric Transmission Line Easement - executed by Helen Linkhart to The United States of America, dated February 23, 1968, filed April 26, 1968 at 10:o'clock AM, recorded in Book 23 of Miscellaneous Records, page 75, pertaining to Parcel 2.
10. Right-of Way Easement - executed by Mrs. R.V. McFarlane to Randall Community Water District, dated July 7, 1982, filed August 20, 1990 at 1:00 o'clock PM, recorded in Book 37 of Miscellaneous Records, page 113, pertaining to Parcel 4.
11. Affidavit executed by Michael J. Whalen, attorney for Charles Mix Electric Association, Inc., referring to numerous unrecorded original Right-of-Way Easements, dated October 12, 2010, filed December 20, 2010, at 8:35 o'clock A.M., recorded in Book 54 of Miscellaneous Records, page 237, along with other property, pertaining to Parcels 3 and 4.
12. Rights of tenants in possession under the terms of unrecorded leases.
13. 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.
14. Section line highways by operation of law, South Dakota Code 31-18-1, and unrecorded underground easement, if any.
15. Any setback lines and utility easements that may exist.

**NOTE:** Access to the property is due to common ownership and any split of the land described in Schedule A may result in there being no access.

END OF SCHEDULE B

*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



25-1427





# Notes

# 386.21 ACRES

## CHARLES MIX COUNTY LAND

**FRIDAY,  
DECEMBER 5TH  
AT 10:30AM**

*Auction will be held at  
the Geddes Community  
Building.*



### TERMS

Cash sale with 10% non-refundable down payment day of auction with the balance on or before January 16, 2026. Warranty deed to be granted with the cost of title insurance and closing costs split 50-50 between buyer and seller. Sellers will credit buyer for all 2025 taxes payable in 2026 at closing. Possession will be March 1st, 2026.

Sold subject to owners approval and all restrictions of record. Auctioneers and closing attorney are representing the sellers in this transaction. Remember the auction will be held at the Geddes Community Building.

**“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

