

# 320 ACRES

## HUTCHINSON COUNTY LAND

- MONDAY, DECEMBER 15TH 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

# **320 ACRES OF HUTCHINSON COUNTY FARMLAND AT AUCTION**

We will offer the following real estate at public auction at the Wieman Auction Facility by Marion, SD on:

**Monday December 15th - 10:30 AM**

## **TRACT # 1 - 80 ACRES HUTCHINSON COUNTY - KASSEL TOWNSHIP FARMLAND**

**Located from Fensel's on US 81 in Freeman, go 6 miles west & 2 mile south (433<sup>rd</sup> Ave. & 280<sup>th</sup> St.)**

This great tract consists of 80 acres (+ / -) of tillable farmland with 69.41 acres tillable and a soil productivity rating of 62.1. The land is level to gently rolling and has great eye appeal.

**LEGAL:** The W ½ NW ¼ in 12-98-57, Hutchinson County, South Dakota.

## **TRACT # 2 - 80 ACRES HUTCHINSON COUNTY - KASSEL TOWNSHIP FARMLAND**

**This tract is located just south of Tract 1 (driveway divides Tract 1 & 2)**

This farm consists of 80 acres (+ / -) of unimproved farmland. This tract has 77.13 acres tillable with a soil productivity rating of 56.8. This tract has great eye appeal and is 100% tillable.

**LEGAL:** The W ½ SW ¼ in 12-98-57, Hutchinson County, South Dakota.

## **TRACT # 3 - 160 ACRES – COMBINATION OF TRACTS 1 & 2**

This mile long quarter would be a great addition for any farmer or investor. The annual real estate taxes are \$2,722.84. Located in the Menno School District 33-2.

## **TRACT # 4 160 ACRES HUTCHINSON COUNTY - KASSEL TOWNSHIP FARMLAND**

**This tract is located just east of Tract 2 on 281<sup>st</sup> St. & 434<sup>th</sup> Ave.**

This farm consists of 160 acres (+ / -) of farmland. This tract currently has 117.31 acres tillable with the balance in an old farmyard & pasture. This is a great looking tract with a soil productivity rating of 70.3. With a little work and cleanup, this farm could be 100% tillable! The annual real estate taxes are \$3,295.78. Located in the Freeman School District 33-1.

**LEGAL:** The SE ¼ in 12-98-57, Hutchinson County, South Dakota.

## **TRACT # 5 – 320 ACRES – COMBINATION OF ALL THE TRACTS ABOVE**

Don't miss this great opportunity to buy 320 acres all in the same section!

**AUCTION TERMS:** Cash sale with 10% nonrefundable downpayment on the day of sale and the balance on or before January 30, 2026. A Warranty Deed will be provided. Closing Fee and Owner's Title Insurance will be split 50/50 between buyer and seller. Seller will pay all the 2025 RE taxes due in 2026. Buyer to pay all 2026 RE taxes due in 2027. Buyers will get to farm the land for the 2026 crop year! All property sold in AS-IS Condition and subject to confirmation by the owners. Auctioneers are representing the sellers in this transaction. For more information and buyer's info packet, visit our website at [www.wiemanauktion.com](http://www.wiemanauktion.com) or call 800-251-3111 and our office will send one to you.

**Note: Auction will be held in the Wieman Auction Facility near Marion, SD. Come prepared to Buy!**

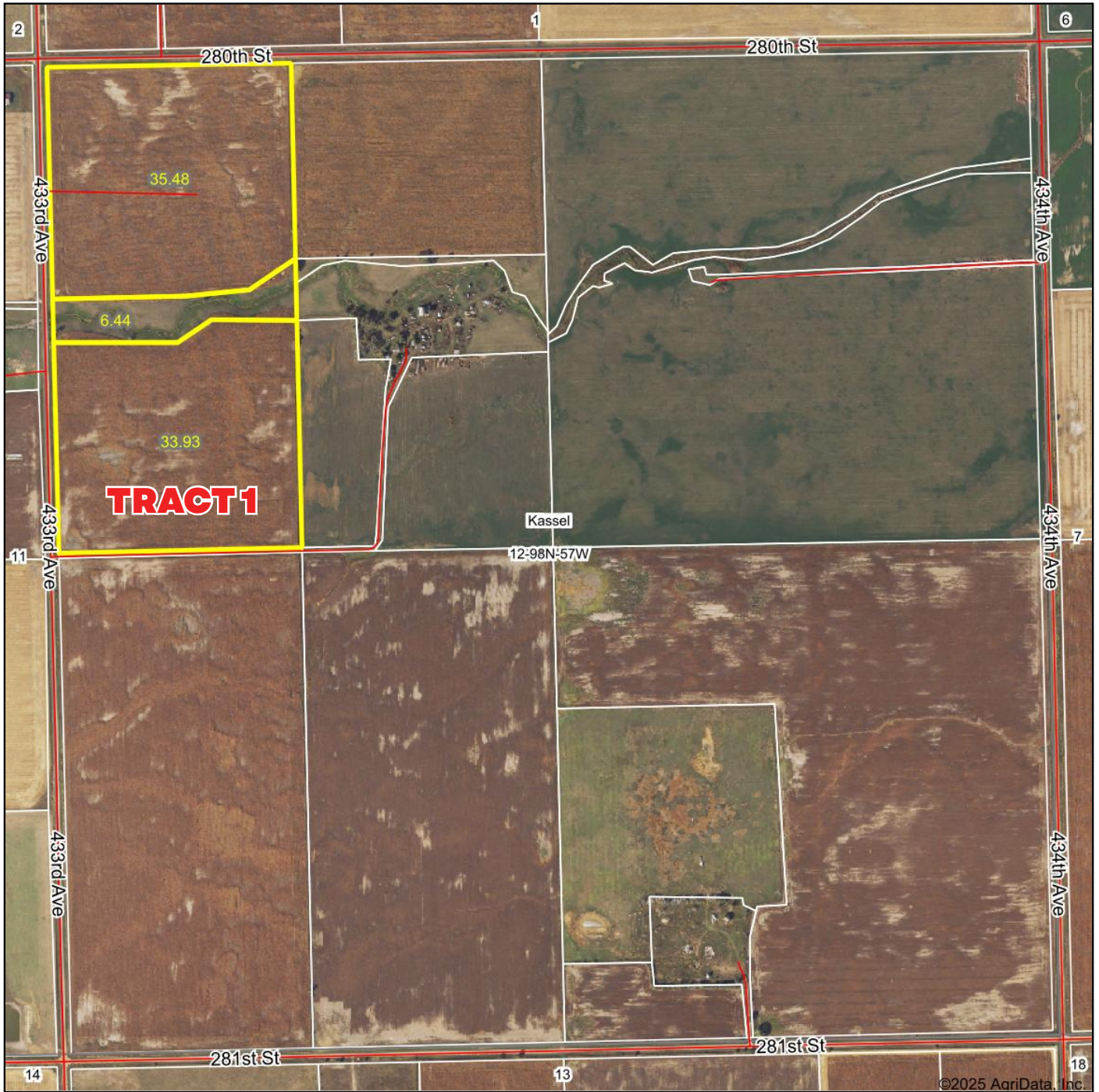
**EDWIN & ESTHER PFEIFFER FAMILY - OWNERS**

Wieman Land & Auction Co., Inc.

Marion SD 800-251-3111

[www.wiemanauktion.com](http://www.wiemanauktion.com)

# Aerial Map



Maps Provided By:



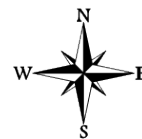
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 43° 19' 28.13, -97° 32' 13.69

**12-98N-57W**  
**Hutchinson County**  
**South Dakota**

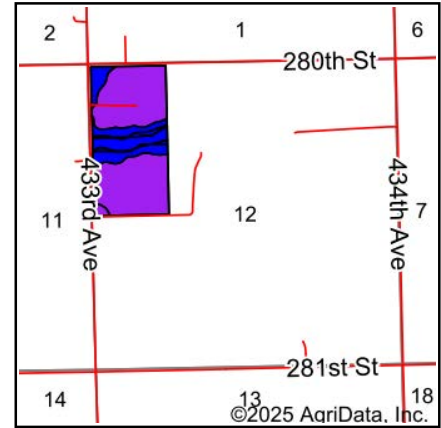
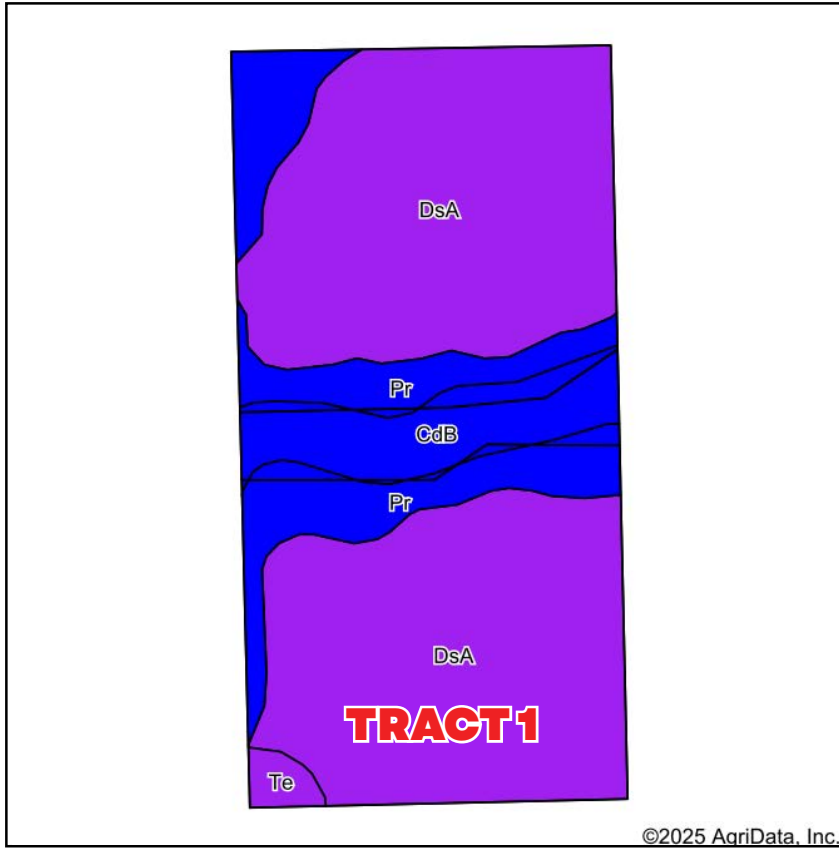
0ft 822ft 1643ft



11/19/2025

**TRACT 1**

## Soils Map



State: **South Dakota**  
 County: **Hutchinson**  
 Location: **12-98N-57W**  
 Township: **Kassel**  
 Acres: **75.85**  
 Date: **11/19/2025**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

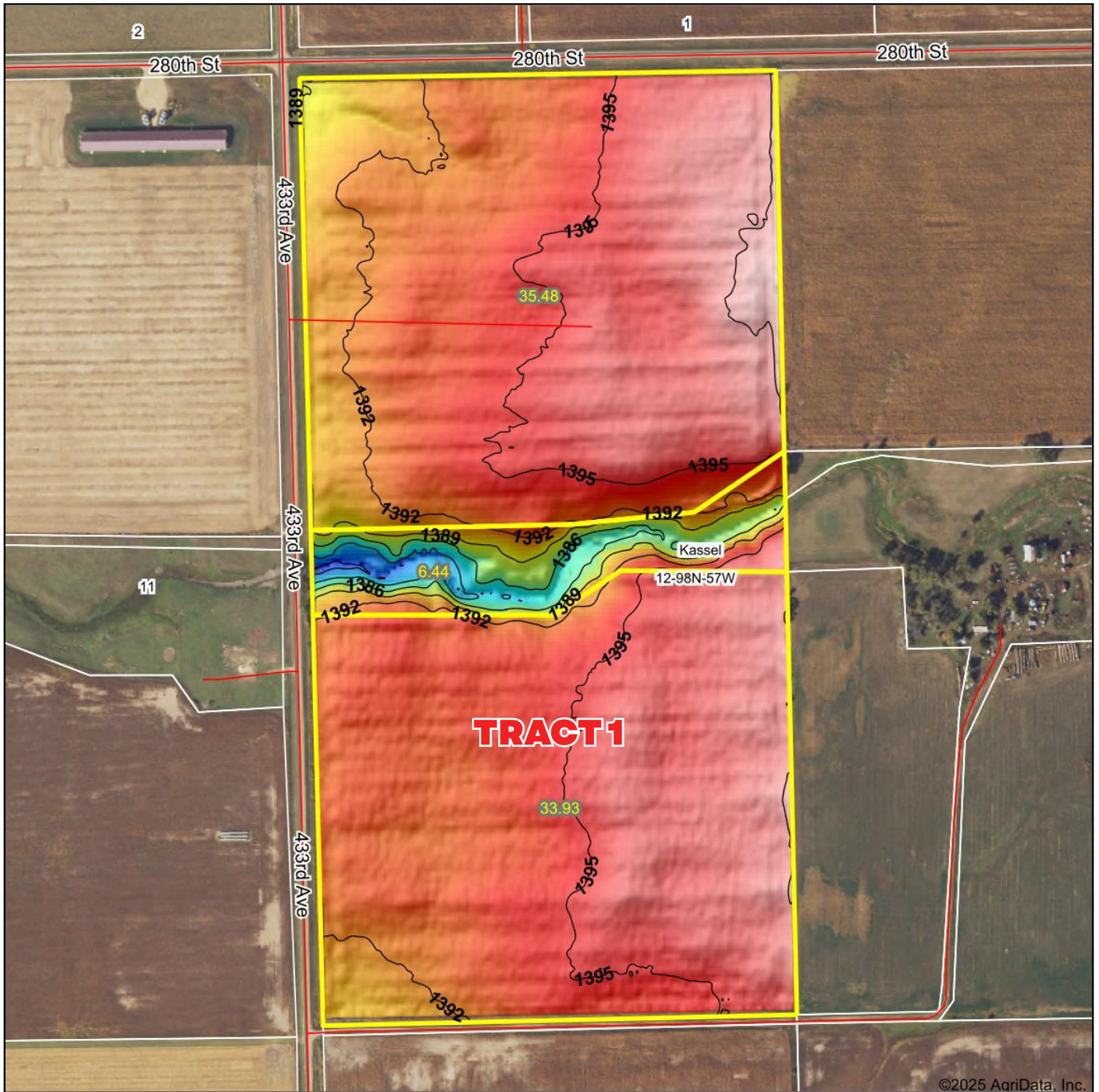
Area Symbol: SD602, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	54.40	71.7%		III <sub>s</sub>	54
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	13.56	17.9%		II <sub>c</sub>	85
CdB	Clarno loam, 2 to 6 percent slopes	6.96	9.2%		II <sub>e</sub>	82
Te	Tetonka silt loam, 0 to 1 percent slopes	0.93	1.2%		IV <sub>w</sub>	56
Weighted Average					2.74	62.1

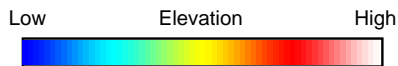
\*c: Using Capabilities Class Dominant Condition Aggregation Method

**TRACT 1**

# 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 3 meter dem

Interval(ft): 3

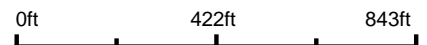
Min: 1,378.6

Max: 1,399.9

Range: 21.3

Average: 1,394.0

Standard Deviation: 2.76 ft



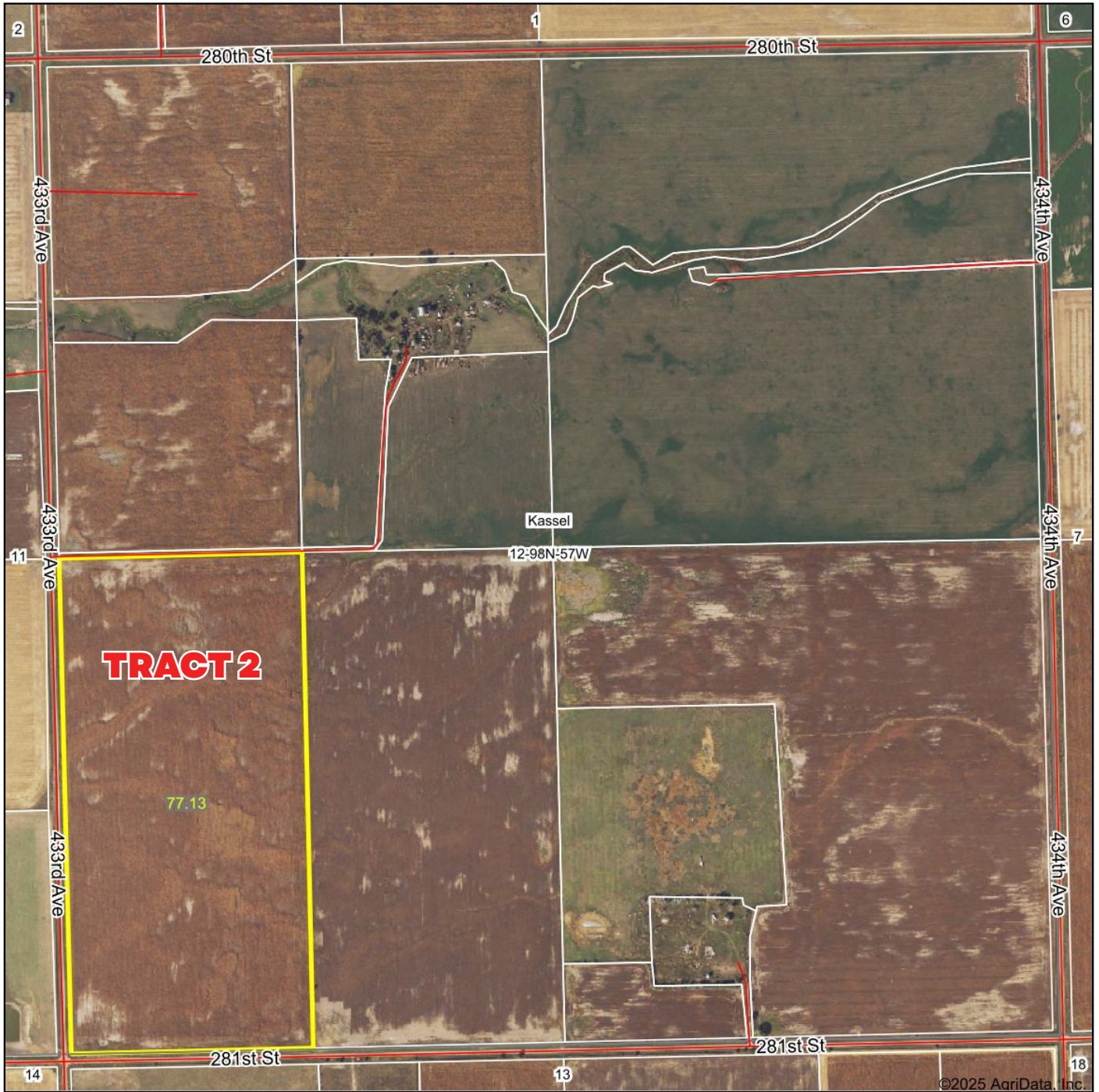
11/19/2025

**12-98N-57W**  
**Hutchinson County**  
**South Dakota**

Boundary Center: 43° 19' 28.13, -97° 32' 13.69

**TRACT 1**

# Aerial Map



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Maps Provided By:



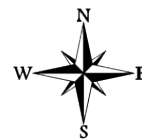
© AgriData, Inc. 2025 www.AgriDataInc.com

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

Boundary Center: 43° 19' 2.27, -97° 32' 13.47

**12-98N-57W**  
**Hutchinson County**  
**South Dakota**

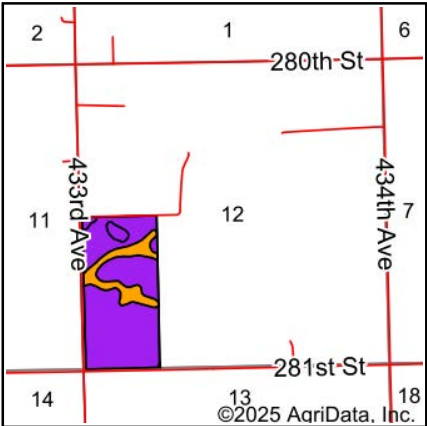
0ft 822ft 1643ft



11/19/2025

**TRACT 2**

Soils Map



State: **South Dakota**  
 County: **Hutchinson**  
 Location: **12-98N-57W**  
 Township: **Kassel**  
 Acres: **77.13**  
 Date: **11/19/2025**

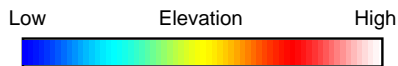
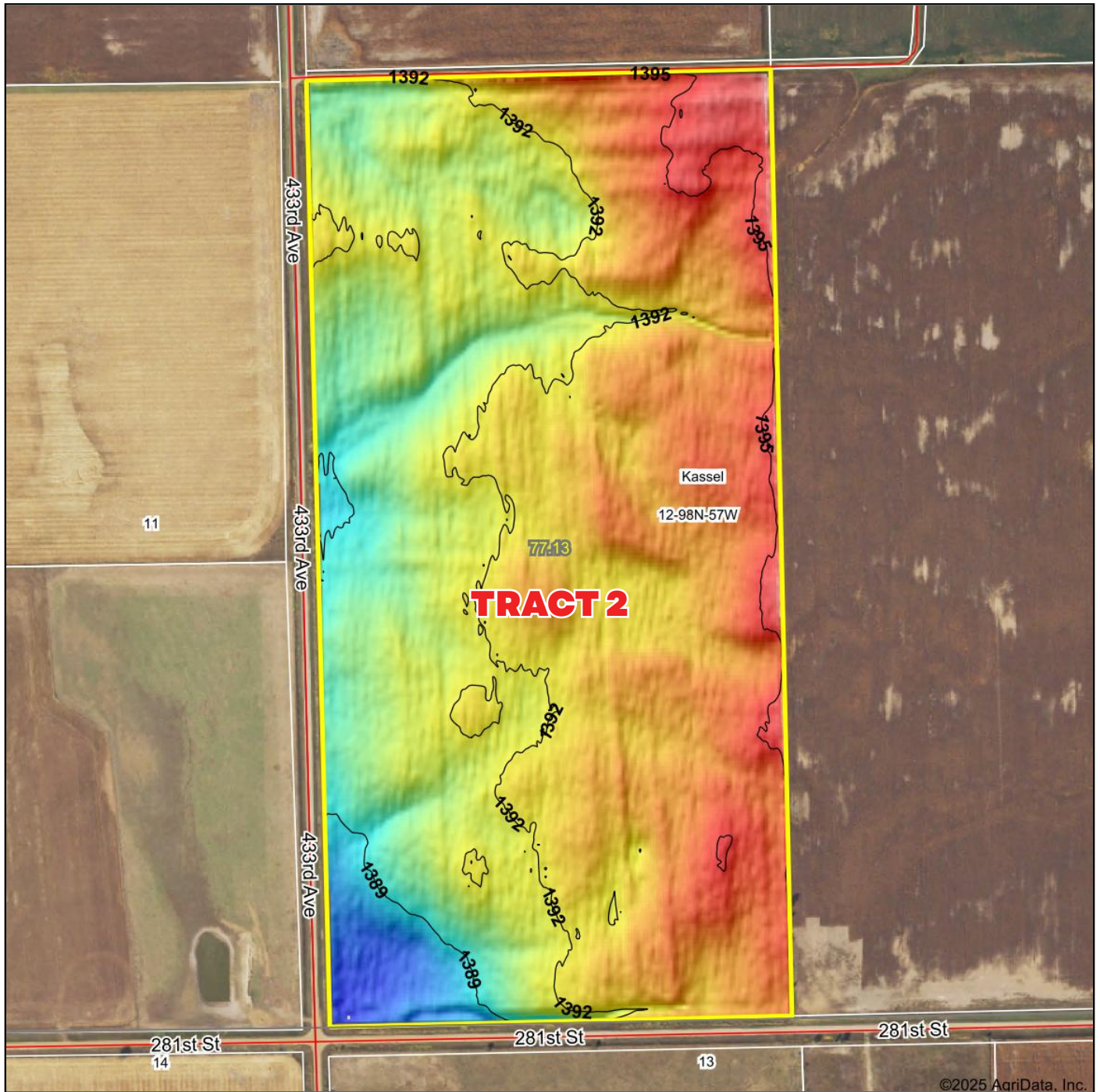


Area Symbol: SD602, Soil Area Version: 27						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	63.39	82.1%		III <sub>s</sub>	54
Tw	Tetonka and Whitewood silty clay loams	11.07	14.4%		IV <sub>w</sub>	73
Te	Tetonka silt loam, 0 to 1 percent slopes	2.67	3.5%		IV <sub>w</sub>	56
Weighted Average					3.18	56.8

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Topography Hillshade



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

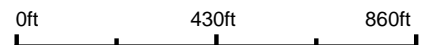
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Max: 1,398.0

Range: 12.0

Average: 1,392.2

Standard Deviation: 1.77 ft



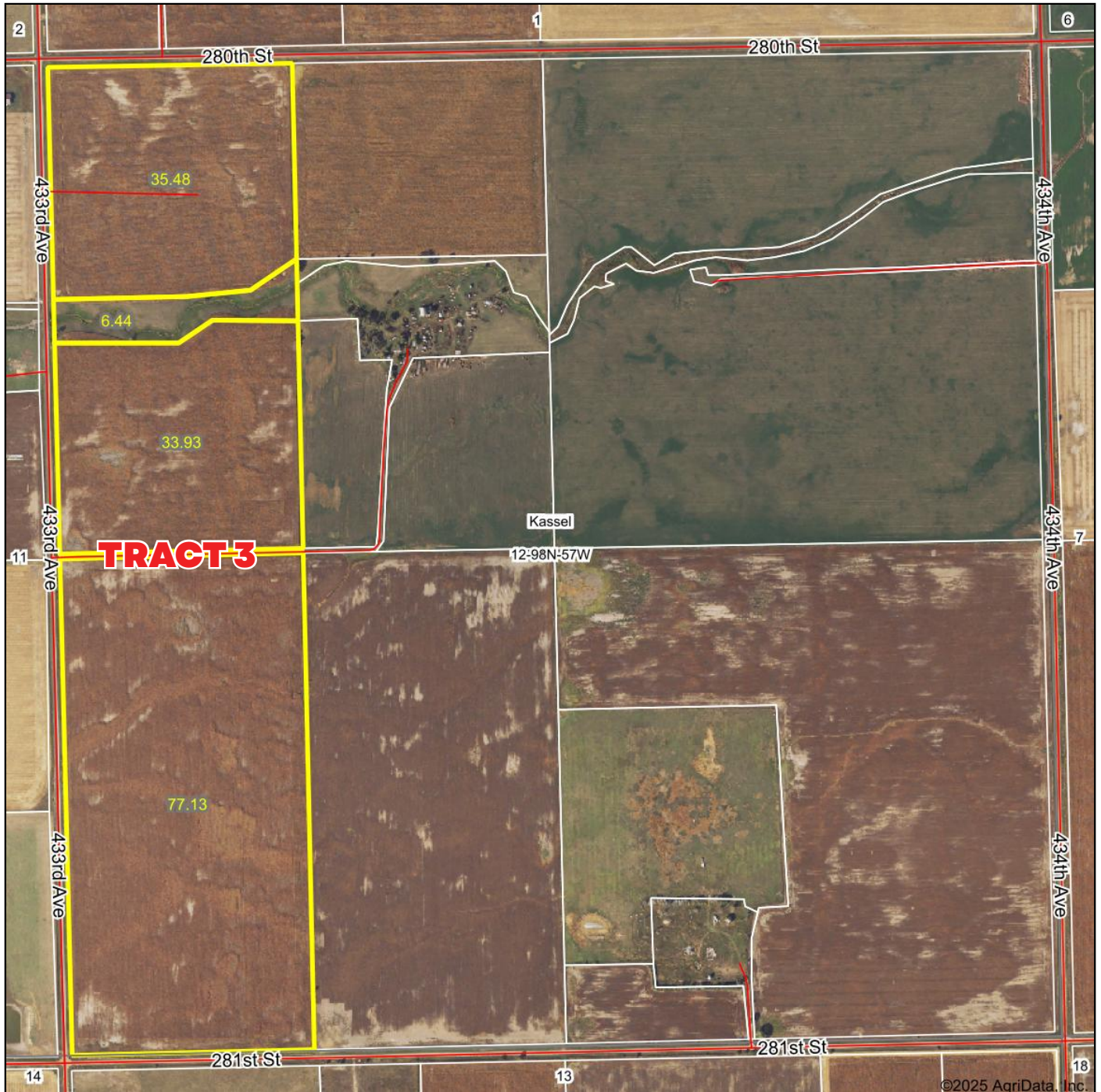
11/19/2025

12-98N-57W  
Hutchinson County  
South Dakota

Boundary Center: 43° 19' 2.27, -97° 32' 13.47

TRACT 2

# Aerial Map



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Boundary Center: 43° 19' 15.05, -97° 32' 13.59

12-98N-57W  
Hutchinson County  
South Dakota

0ft 822ft 1643ft

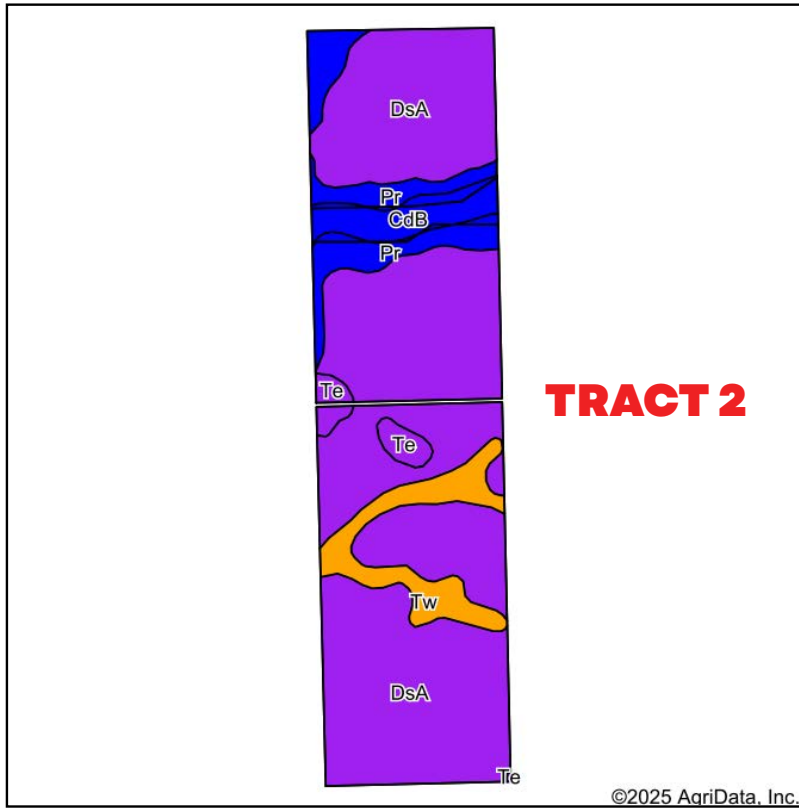


11/19/2025

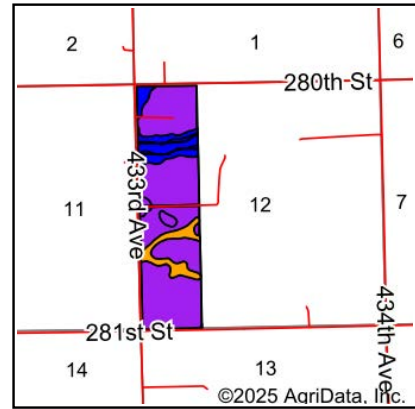
Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT 3

## Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Hutchinson**  
 Location: **12-98N-57W**  
 Township: **Kassel**  
 Acres: **152.98**  
 Date: **11/19/2025**



Maps Provided By:



Area Symbol: SD602, Soil Area Version: 27

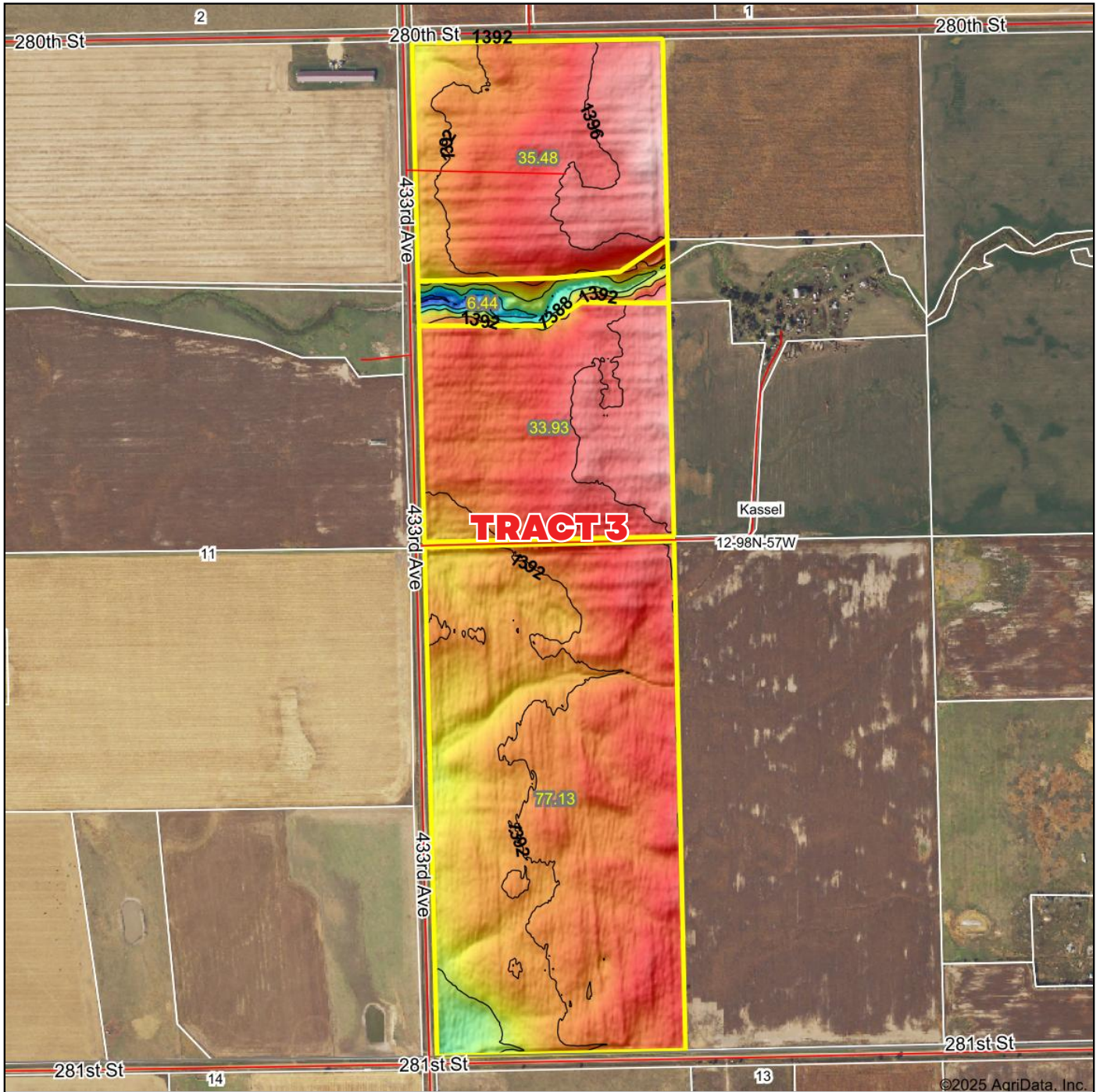
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	117.79	77.0%		IIIIs	54
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	13.56	8.9%		IIc	85
Tw	Tetonka and Whitewood silty clay loams	11.07	7.2%		IVw	73
CdB	Clarno loam, 2 to 6 percent slopes	6.96	4.5%		IIe	82
Te	Tetonka silt loam, 0 to 1 percent slopes	3.60	2.4%		IVw	56
<b>Weighted Average</b>					<b>2.96</b>	<b>59.4</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

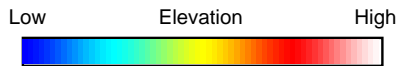
Soils data provided by USDA and NRCS.

**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 3 meter dem

Interval(ft): 4

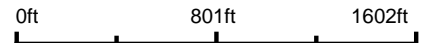
Min: 1,378.6

Max: 1,399.9

Range: 21.3

Average: 1,393.1

Standard Deviation: 2.49 ft



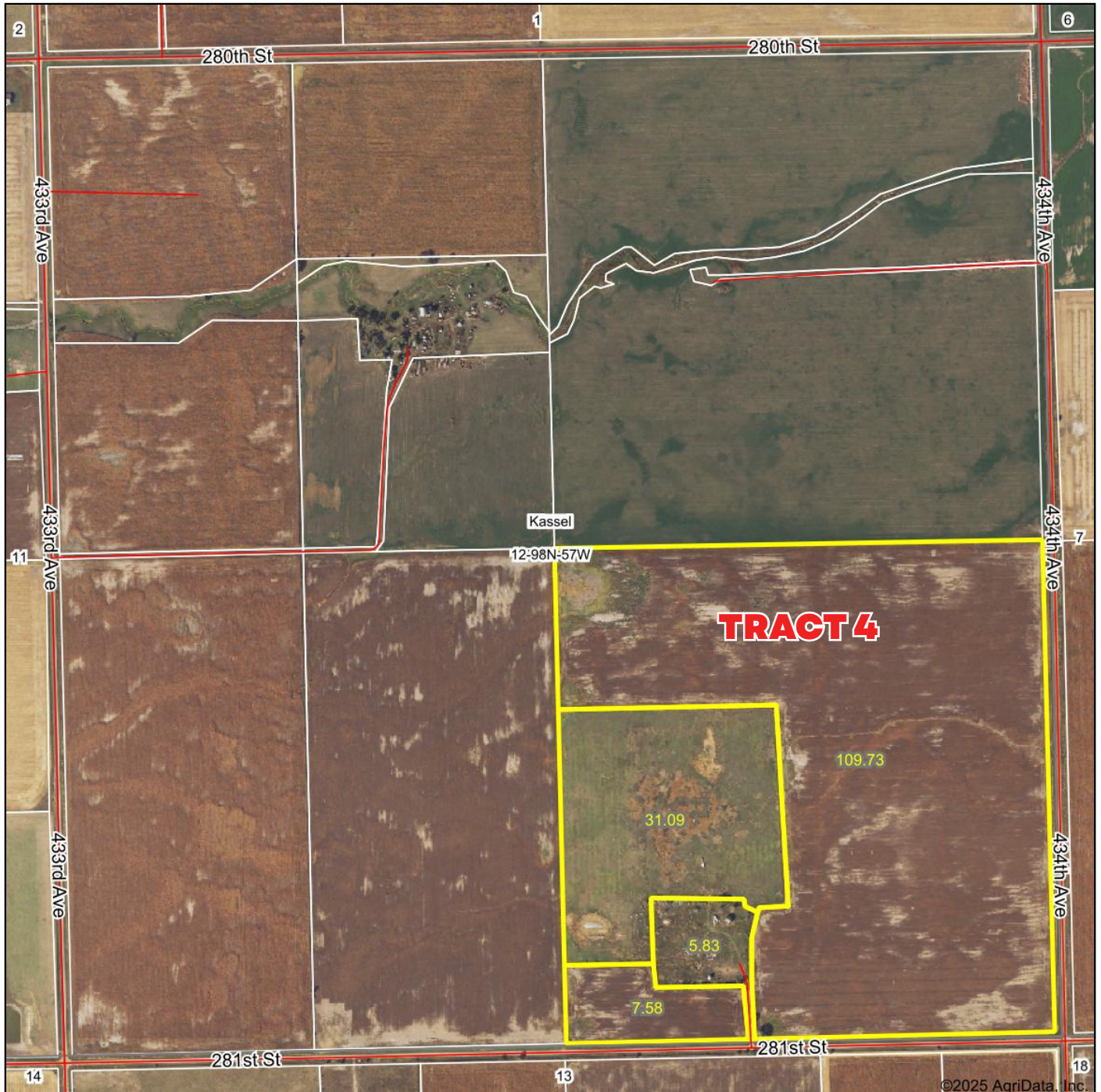
11/19/2025

**12-98N-57W**  
**Hutchinson County**  
**South Dakota**

Boundary Center: 43° 19' 15.05, -97° 32' 13.59

**TRACT 3**

# Aerial Map



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

Boundary Center: 43° 19' 2.36, -97° 31' 29.37

**12-98N-57W**  
**Hutchinson County**  
**South Dakota**

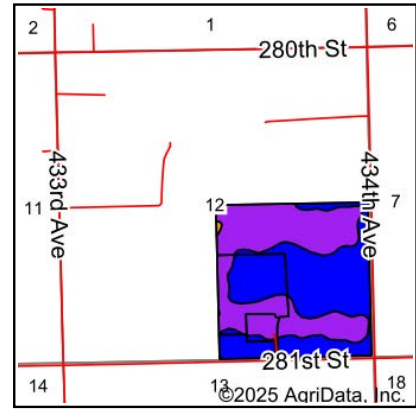
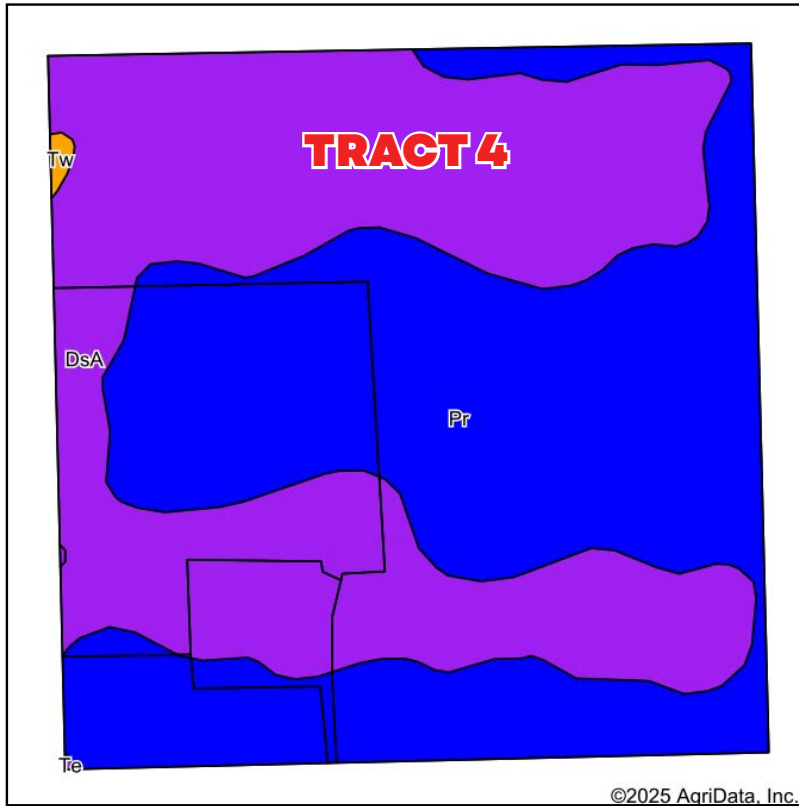
0ft 822ft 1643ft



11/19/2025

TRACT 4

# Soils Map






State: **South Dakota**  
 County: **Hutchinson**  
 Location: **12-98N-57W**  
 Township: **Kassel**  
 Acres: **154.23**  
 Date: **11/19/2025**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

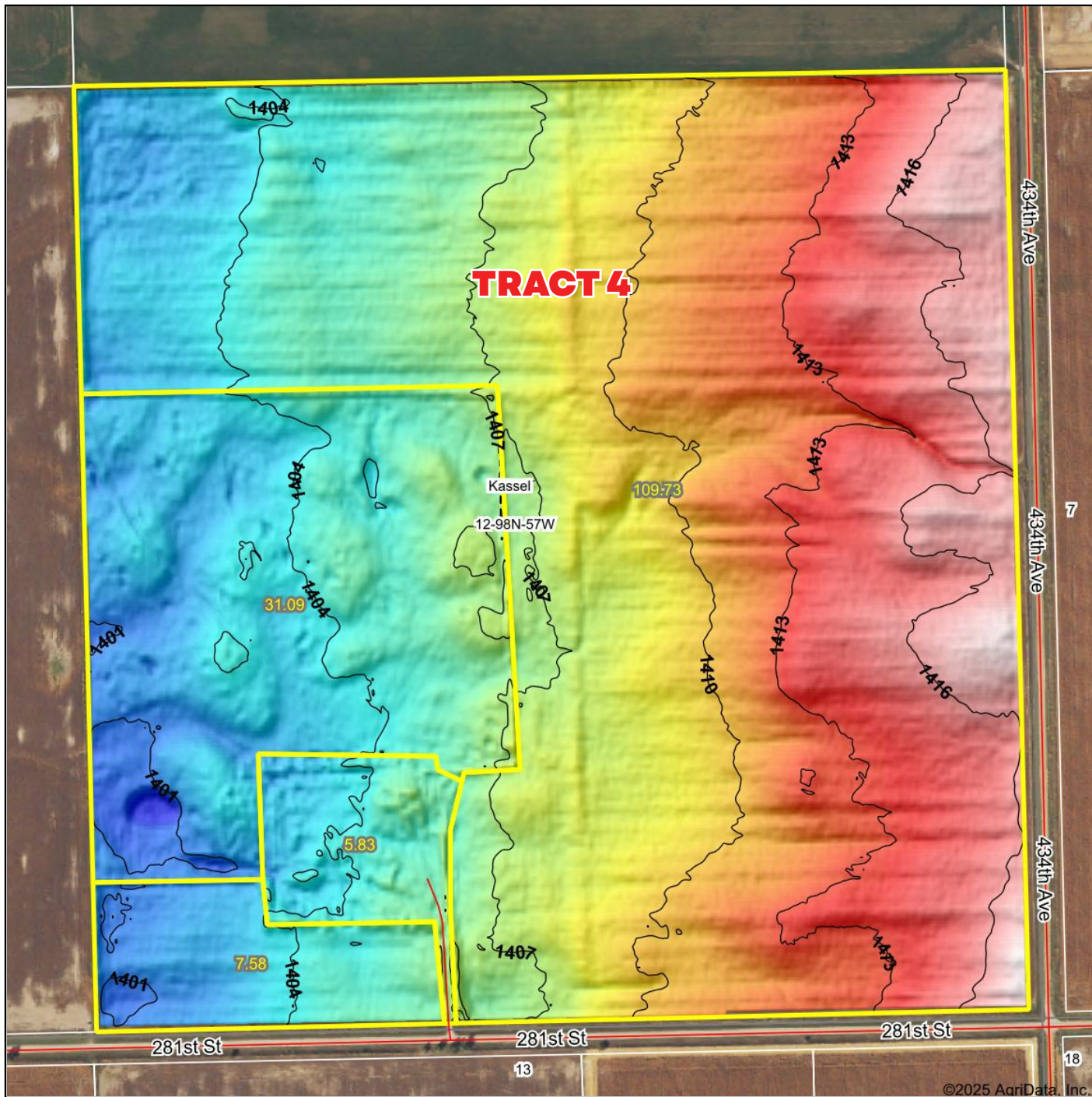
Area Symbol: SD602, Soil Area Version: 27						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	80.76	52.4%		IIc	85
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	73.15	47.4%		IIIs	54
Tw	Tetonka and Whitewood silty clay loams	0.32	0.2%		IVw	73
Weighted Average					2.48	70.3

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT 4

## 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

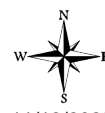
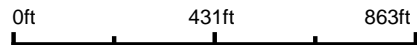
Min: 1,399.0

Max: 1,418.3

Range: 19.3

Average: 1,408.2

Standard Deviation: 4.63 ft

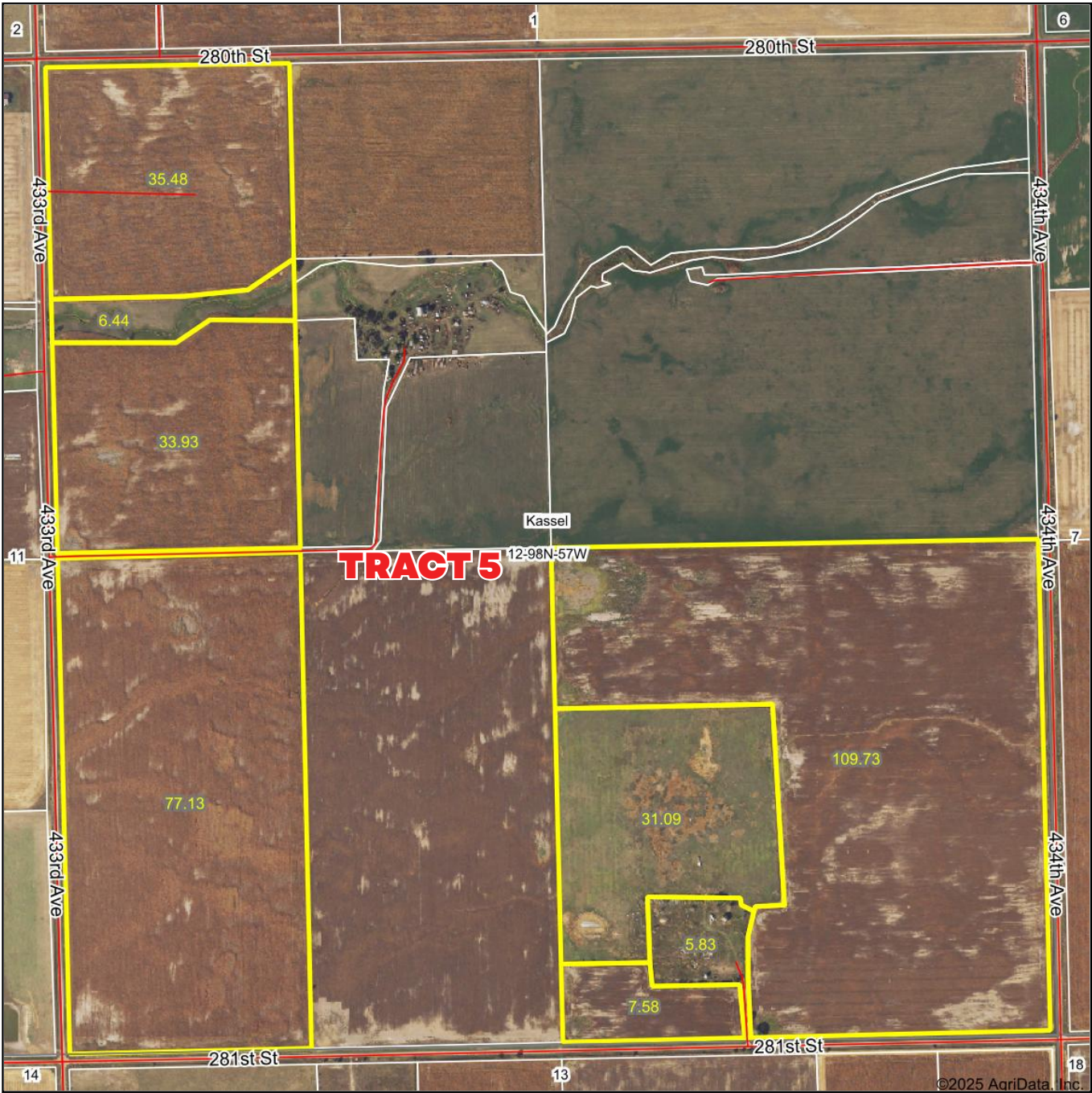


**12-98N-57W**  
**Hutchinson County**  
**South Dakota**

Boundary Center: 43° 19' 2.36, -97° 31' 29.37

**TRACT 4**

Aerial Map



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Maps Provided By:



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Boundary Center: 43° 19' 15.05, -97° 31' 47.16

12-98N-57W  
Hutchinson County  
South Dakota

0ft 822ft 1643ft

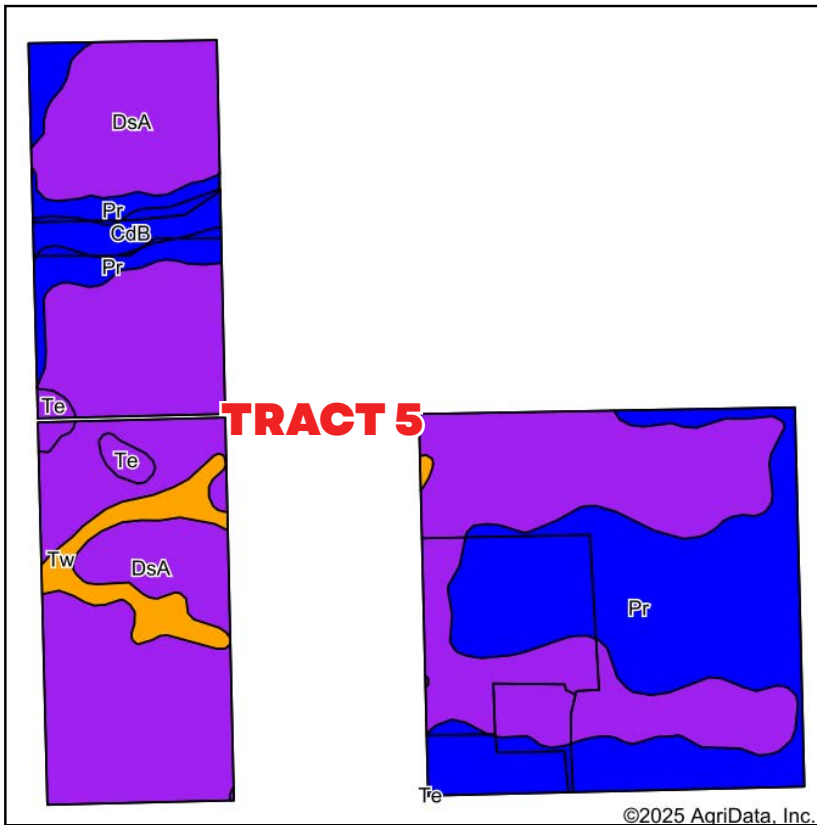


11/19/2025

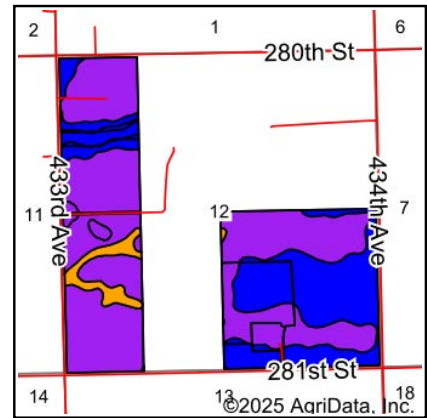
Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT 5

## Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Hutchinson**  
 Location: **12-98N-57W**  
 Township: **Kassel**  
 Acres: **307.21**  
 Date: **11/19/2025**



Maps Provided By:



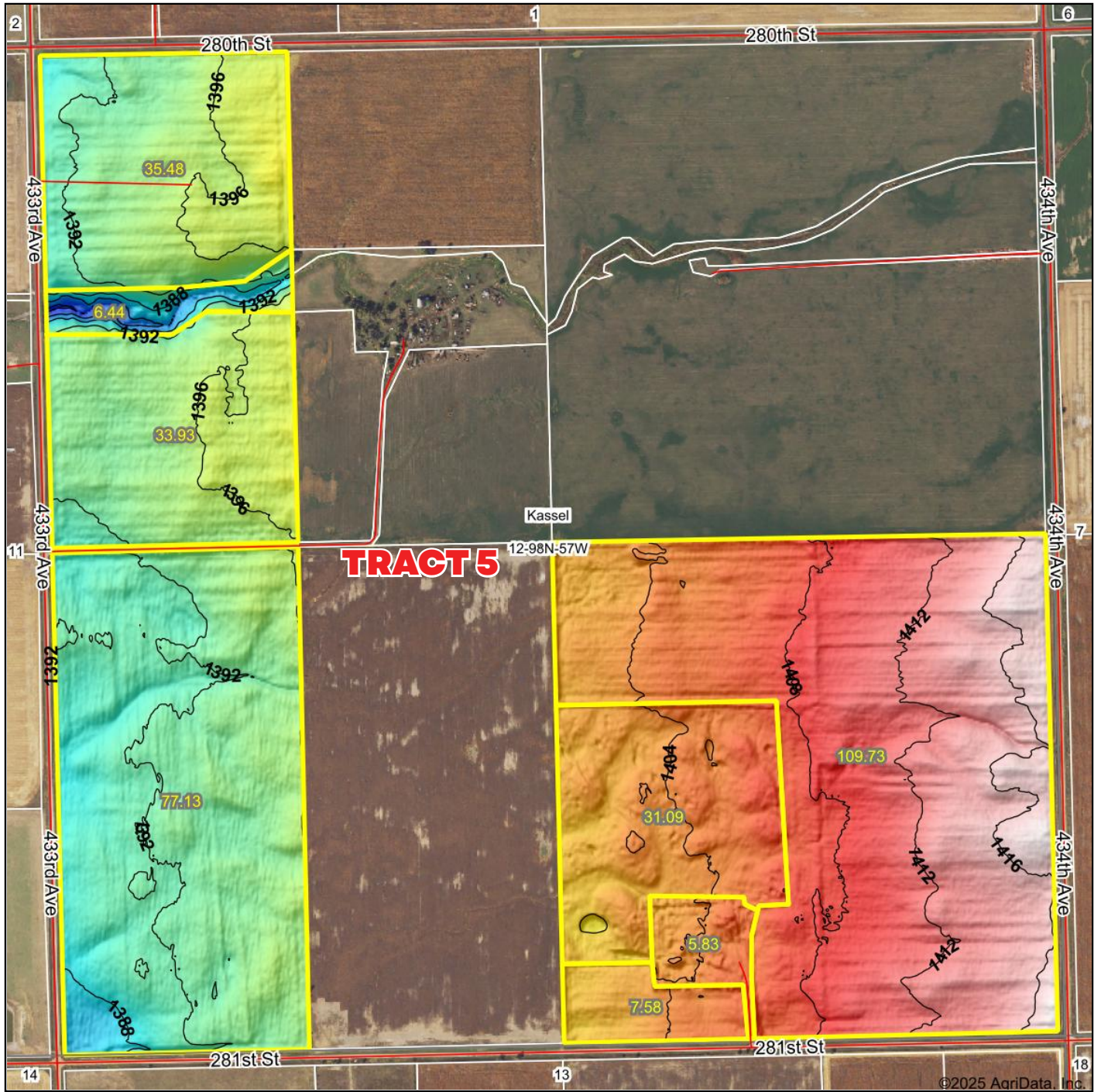
Area Symbol: SD602, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	190.93	62.1%		IIIIs	54
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	94.28	30.7%		IIc	85
Tw	Tetonka and Whitewood silty clay loams	11.39	3.7%		IVw	73
CdB	Clarno loam, 2 to 6 percent slopes	6.96	2.3%		Ile	82
Te	Tetonka silt loam, 0 to 1 percent slopes	3.65	1.2%		IVw	56
Weighted Average					2.72	64.9

\*c: Using Capabilities Class Dominant Condition Aggregation Method

TRACT 5

# 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): 4

Min: 1,378.6

Max: 1,418.3

Range: 39.7

Average: 1,400.7

Standard Deviation: 8.46 ft

0ft 811ft 1621ft

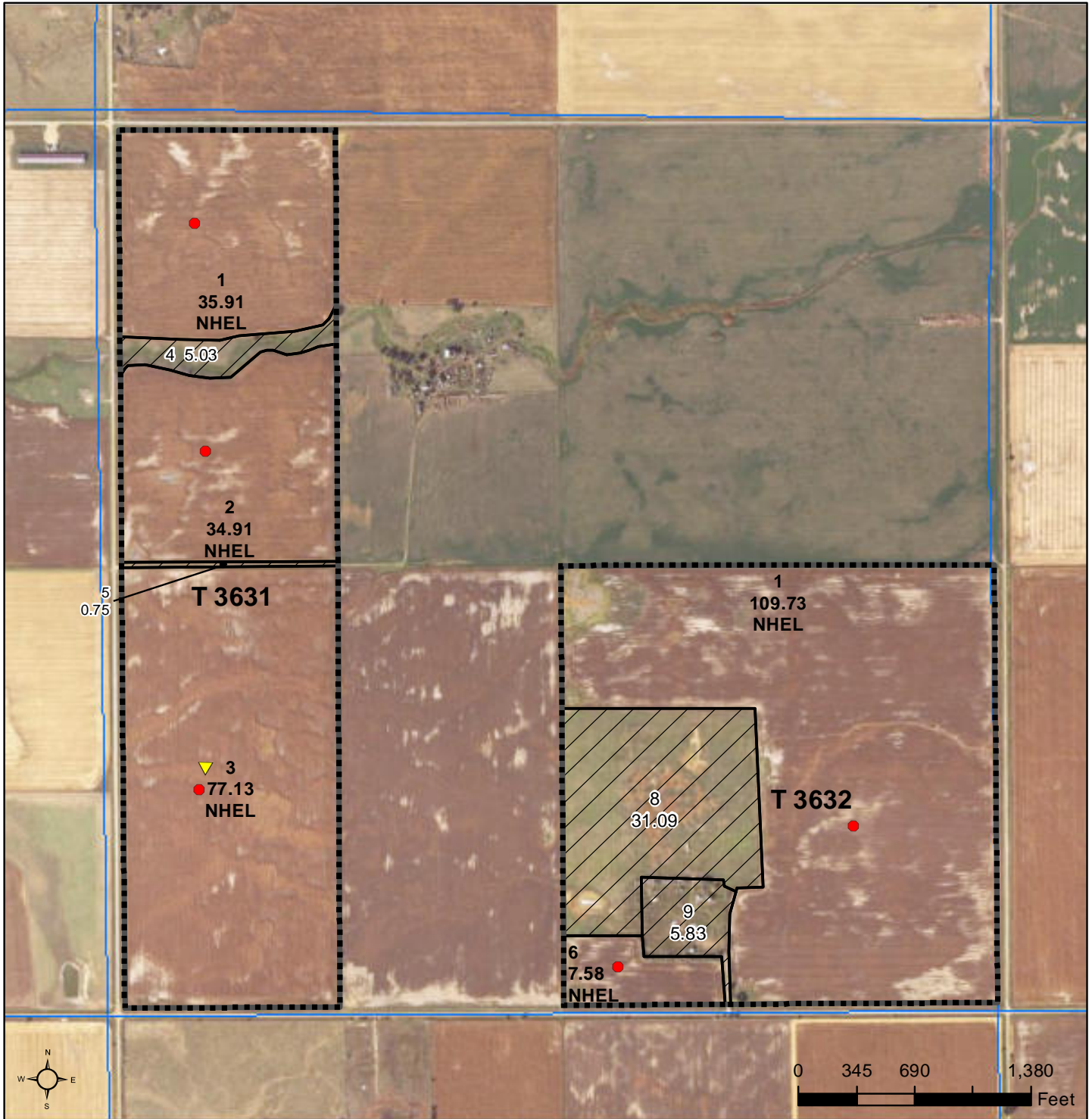


11/19/2025

**12-98N-57W**  
**Hutchinson County**  
**South Dakota**

Boundary Center: 43° 19' 15.05, -97° 31' 47.16

**TRACT 5**



**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 02, 2025

Farm 732

12-98N-57W-Hutchinson

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SOUTH DAKOTA  
HUTCHINSON

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 732

Prepared : 11/19/25 2:29 PM CST

Crop Year : 2026

Operator Name :  
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
307.96	265.26	265.26	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	265.26	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	23.32	0.00	49	
Corn	113.36	0.00	101	0
Soybeans	119.32	0.00	34	0
<b>TOTAL</b>	<b>256.00</b>	<b>0.00</b>		

NOTES

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Tract Number : 3631

Description : J7L/WW 12-98-57  
FSA Physical Location : SOUTH DAKOTA/HUTCHINSON  
ANSI Physical Location : SOUTH DAKOTA/HUTCHINSON  
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 : MARILYN ENGEL, DANIEL D LIEBL, PAT KLEINSCHMIT, REVOCABLE LIVING TRUST OF BRENDA PFEIFFER, MARK ROY PFEIFFER, WAYNE E PFEIFFER IRREVOCABLE TRUST  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
153.73	147.95	147.95	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 : 732  
Prepared : 11/19/25 2:29 PM CST  
Crop Year : 2026

Tract 3631 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	147.95	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	12.95	0.00	49
Corn	62.96	0.00	101
Soybeans	66.27	0.00	34
<b>TOTAL</b>	<b>142.18</b>	<b>0.00</b>	

NOTES

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Tract Number : 3632

Description : J7L/SE 12-98-57  
FSA Physical Location : SOUTH DAKOTA/HUTCHINSON  
ANSI Physical Location : SOUTH DAKOTA/HUTCHINSON  
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 : MARILYN ENGEL, PAT KLEINSCHMIT, DANIEL D LIEBL, REVOCABLE LIVING TRUST OF BRENDA PFEIFFER, MARK ROY PFEIFFER, WAYNE E PFEIFFER IRREVOCABLE TRUST  
Other Producers : None  
Recon ID : None

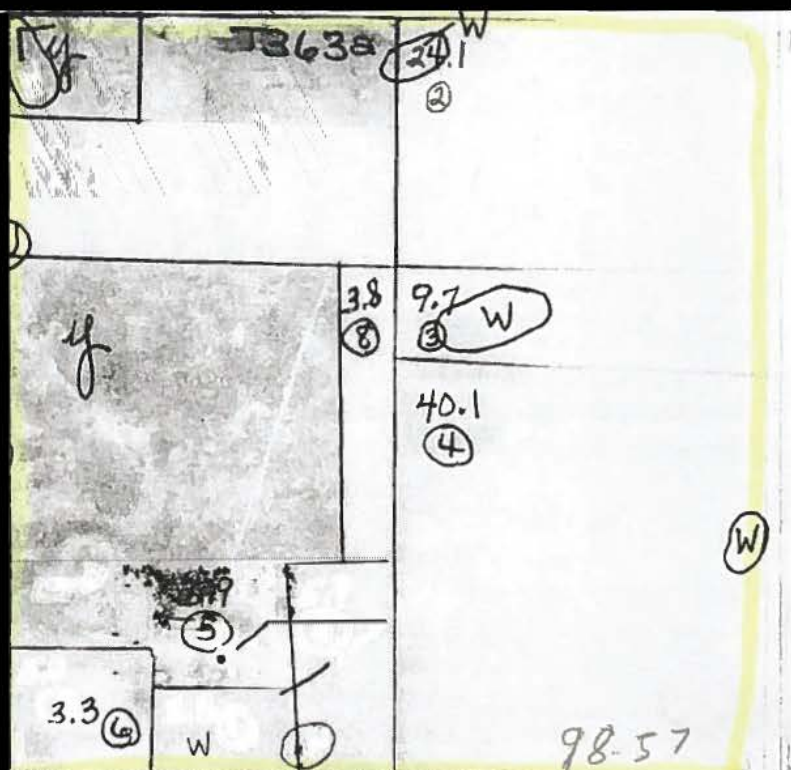
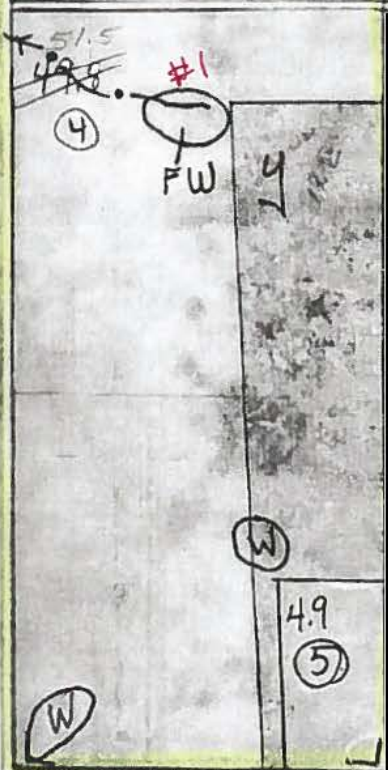
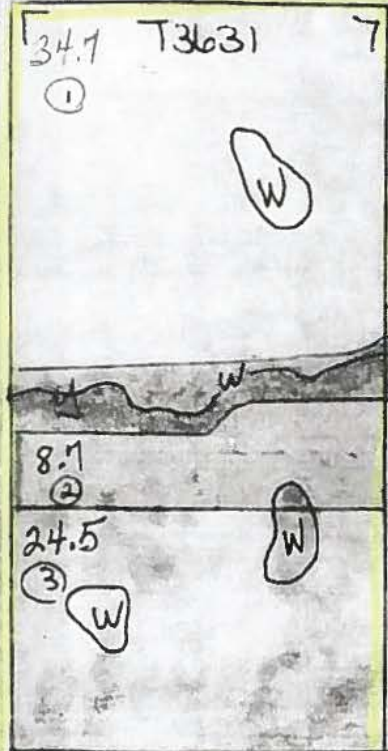
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
154.23	117.31	117.31	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	117.31	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	10.37	0.00	49
Corn	50.40	0.00	101
Soybeans	53.05	0.00	34
<b>TOTAL</b>	<b>113.82</b>	<b>0.00</b>	

NOT TO SCALE



TRACT 1



TRACT 2



# TRACT 4

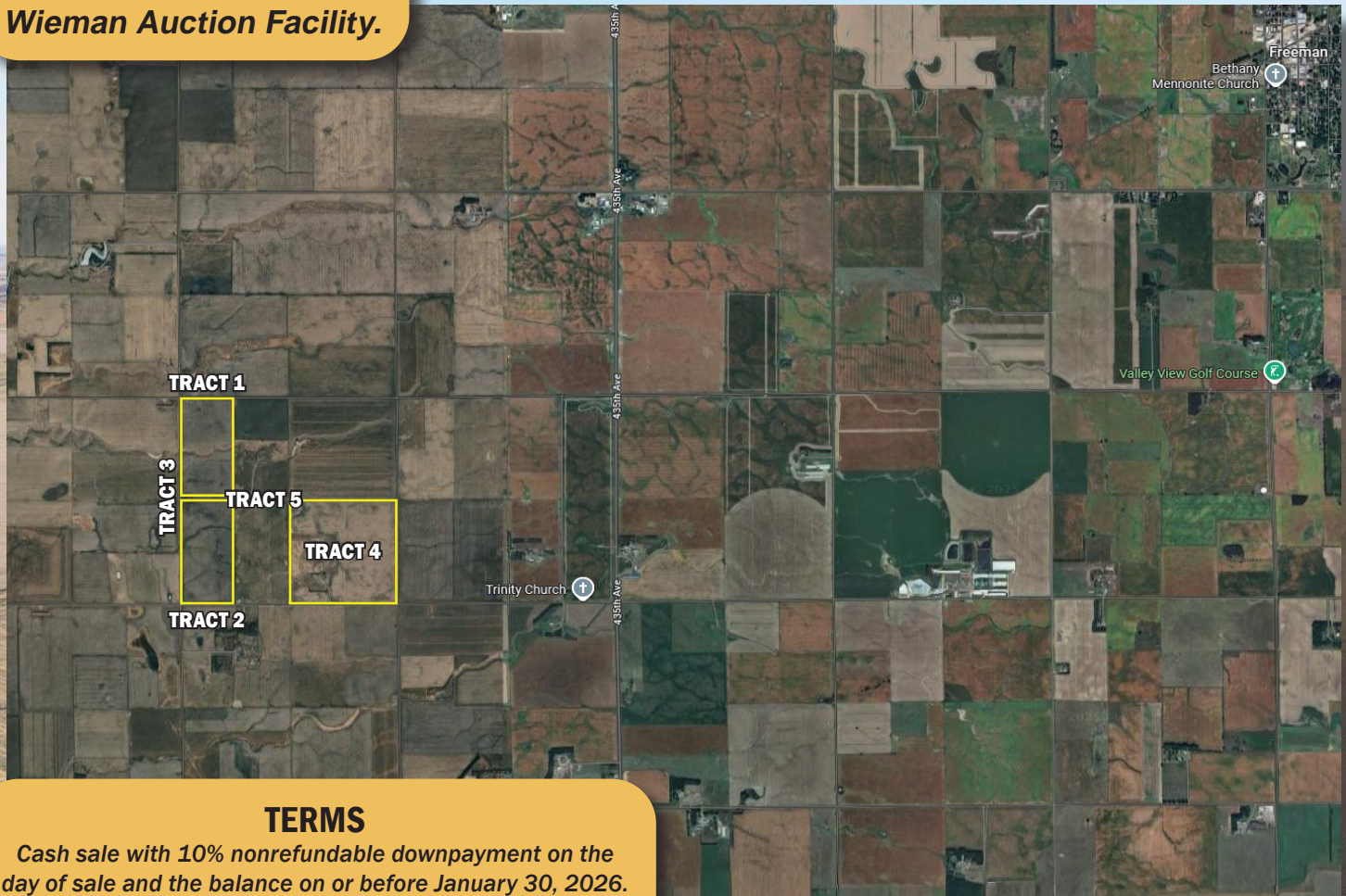


# 320 ACRES

## HUTCHINSON COUNTY LAND

**MONDAY,  
DECEMBER 15TH  
AT 10:30AM**

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



### TERMS

Cash sale with 10% nonrefundable downpayment on the day of sale and the balance on or before January 30, 2026. A Warranty Deed will be provided. Closing Fee and Owner's Title Insurance will be split 50/50 between buyer and seller. Seller will pay all the 2025 RE taxes due in 2026. Buyer to pay all 2026 RE taxes due in 2027. Buyers will get to farm the land for the 2026 crop year! All property sold in AS-IS Condition and subject to confirmation by the owners. Auctioneers are representing the sellers in this transaction. For more information and buyer's info packet, visit our website at [www.wiemanauktion.com](http://www.wiemanauktion.com) or call 800-251-3111 and our office will send one to you.

**"We Sell The Earth And Everything On It!"**

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Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043

