

290.84 ACRES

TURNER COUNTY LAND

- THURSDAY, NOVEMBER 6TH AT 10:30 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

290.84 ACRES OF TURNER COUNTY TILLABLE FARMLAND AT AUCTION

To settle the Darlene Schrag Estate, we will offer the following real estate at public auction located at the Wieman Auction Facility near Marion, SD on:

Thursday November 6th 10:30 AM

TRACT # 1 132.34 ACRES TURNER COUNTY - ROSEFIELD TOWNSHIP FARMLAND

Located from Jct. SD 44 & US 81, go 2 miles east & 1 mile south

This great tract consists of 132.34 acres (+ / -) of tillable farmland. This farm is almost 100% tillable with a powerful soil productivity rating of 81.4! The land is level to gently rolling and has great eye appeal. If you are looking for a powerful tract of all tillable land, this is the one! The annual real estate taxes are \$3,190.38

LEGAL: The NW ¼ exc K & D Schrag's Tract in NW ¼ 20-99-55, Turner County, South Dakota

TRACT # 2 80 ACRES TURNER COUNTY - ROSEFIELD TOWNSHIP FARMLAND

Located from Fensel's Corner (Jct. of US Hwy 81 & 278th Ave.) in Freeman SD, go 3.5 miles east.

This farm consists of 80 acres (+ / -) of unimproved farmland. The FSA Office indicates this tract has 69.24 acres tillable with the balance in an old building site. This tract has a soil productivity rating of 80.3! Topography is nearly level tract and with some clean up, this highly productive farm could be 100% tillable. Powerful soil and great access along a county black top road, this tract would afford a great location for a for a grain handling facility or even a new home! The annual real estate taxes are \$2,025.82

LEGAL: The W ½ SE ¼ 28-99-55, Turner County, South Dakota

TRACT # 3 78.5 ACRES TURNER COUNTY - NORWAY TOWNSHIP FARMLAND

Located from Jct. of 447th Ave. & 280th St. (6 miles south of Marion, SD) go 1 mile west & ¾ mile north

This farm consists of 78.5 acres (+ / -) of tillable farmland. The FSA Office indicates this tract has 62.75 acres tillable with the balance in Pasture. In recent years, approx. 15 acres of the pasture land has been broken and is currently under cultivation. The land is level to gently rolling and carries a soil productivity rating of 80. The annual real estate taxes are \$1,907.32

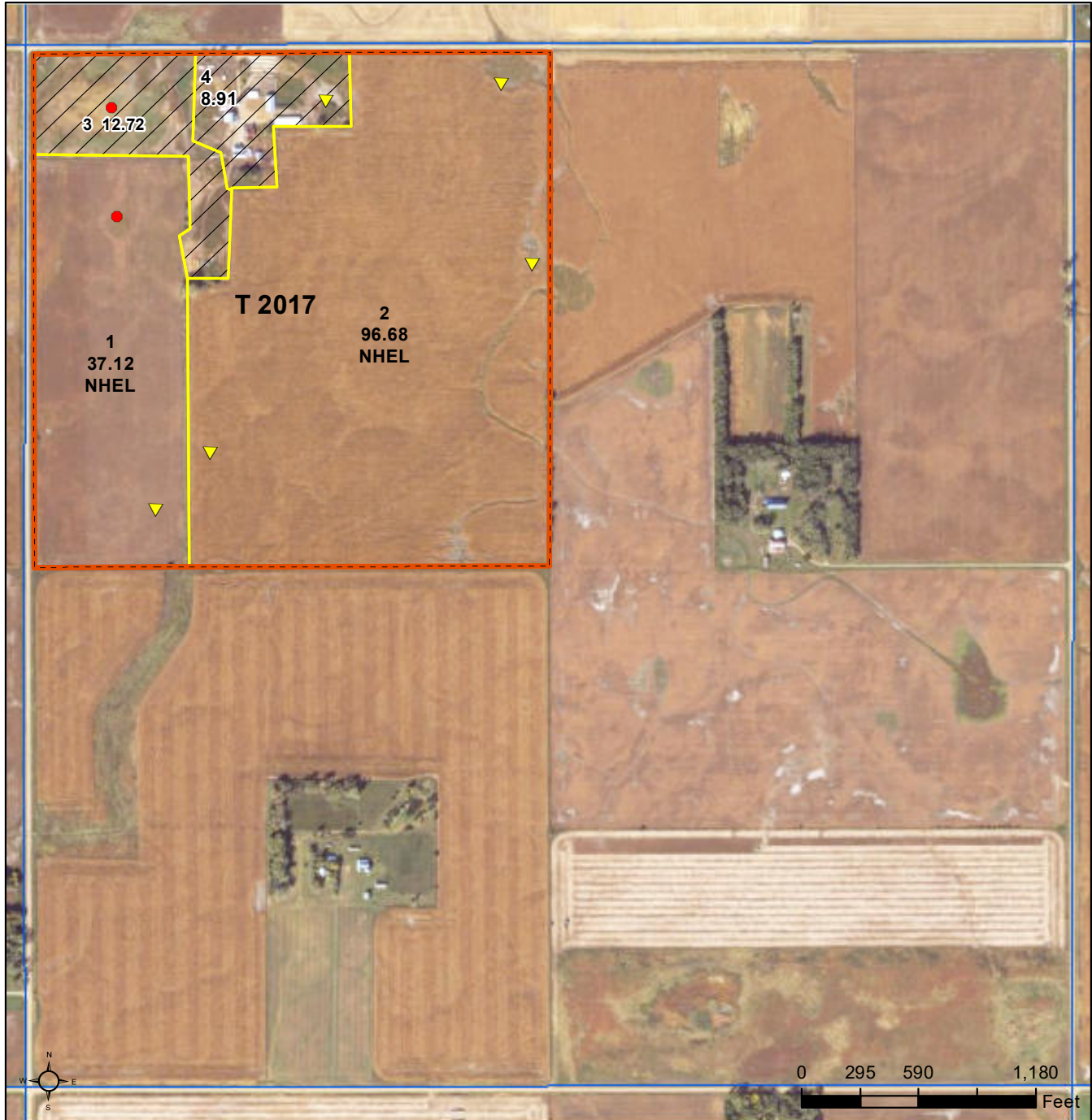
LEGAL: The N ½ NW ¼ 6-98-54, Turner County, South Dakota

AUCTION TERMS: Cash sale with 10% nonrefundable down payment the day of sale and the balance on or before December 11, 2025. A Trustee's Deed will be provided. Closing Fee and Owner's Title Insurance will be split 50/50 between buyer and seller. Seller will credit the buyer for the 2025 RE taxes due in 2026 at closing. Buyers will get possession upon completion of the lease on 3-1-2026 and have the right to farm the land for the 2026 crop year! All property sold in AS-IS Condition and subject to confirmation by the personal representative. For more information and buyer's info packet, visit our website at www.wiemanauction.com or call 800-251-3111 and our office will send one to you.




FAMILY OF KERMIT & DARLENE SCHRAG ESTATE

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

Glenn L. Roth
Closing Attorney
Freeman, SD 605-925-7681



Common Land Unit  Tract Boundary
 Non-Cropland  PLSS
 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 Producer initial _____
 Corn = Yellow
 Soybeans = Common Date _____
 Wheat - HRS or HRW
 Sunflowers = Oil or Non Share _____

2025 Program Year

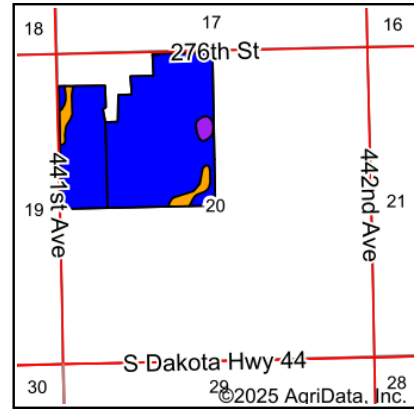
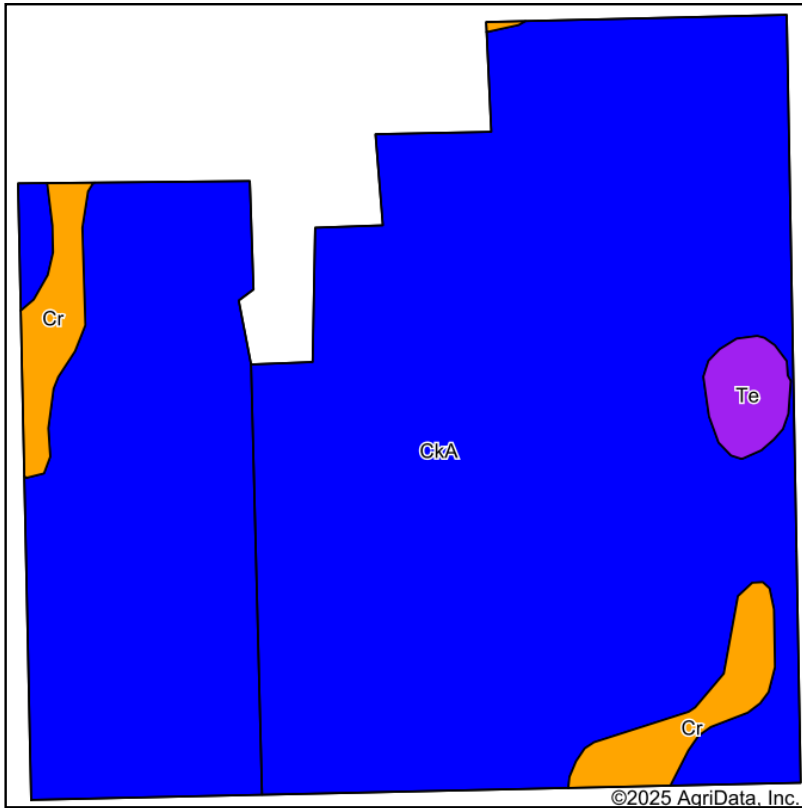
Map Created April 04, 2025

Farm **9537**

20-99N-55W-Turner

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Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **20-99N-55W**
 Township: **Rosefield**
 Acres: **133.8**
 Date: **8/28/2025**






Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: SD125, Soil Area Version: 27

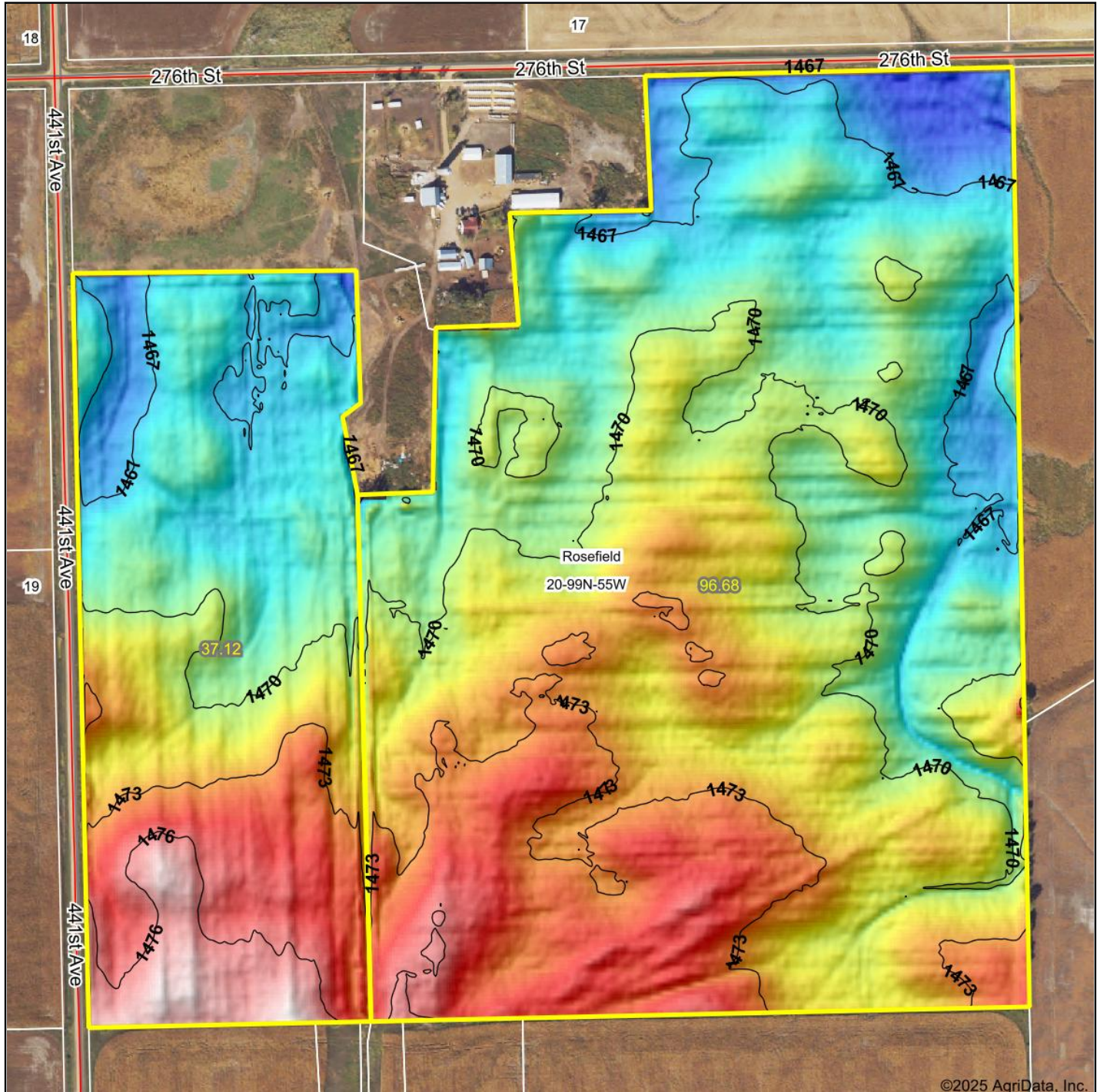
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	125.32	93.7%		IIc	82
Cr	Crossplain clay loam	6.34	4.7%		IIw	78
Te	Tetonka silt loam, 0 to 1 percent slopes	2.14	1.6%		IVw	56
Weighted Average					2.03	81.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT 1

Topography Hillshade

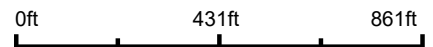


©2025 AgriData, Inc.



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

Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,464.4
 Max: 1,477.9
 Range: 13.5
 Average: 1,470.6
 Standard Deviation: 2.76 ft



8/28/2025

20-99N-55W
 Turner County
 South Dakota

Boundary Center: 43° 22' 57.55, -97° 22' 27.33

TRACT 1

Tract Number : 2017
Description : NW 20 99 55
FSA Physical Location : SOUTH DAKOTA/TURNER
ANSI Physical Location : SOUTH DAKOTA/TURNER
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 : DARLENE SCHRAG
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.43	133.80	133.80	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	133.80	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	69.20	0.00	158
Soybeans	22.30	0.00	42
TOTAL	91.50	0.00	

NOTES

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OFFICIAL WETLAND DETERMINATION
for Highlighted Tracts Only

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









TRACT 1



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 Producer initial _____
 Corn = Yellow
 Soybeans = Common Date _____
 Wheat - HRS or HRW
 Sunflowers = Oil or Non Share _____

2025 Program Year

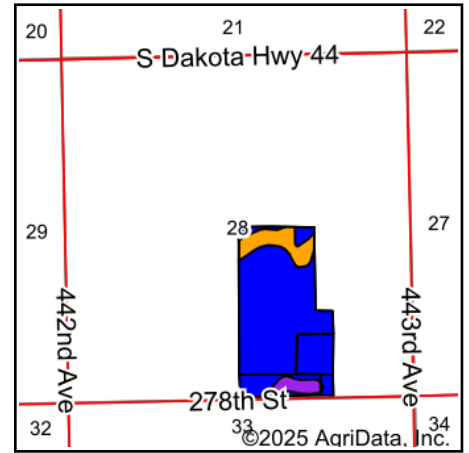
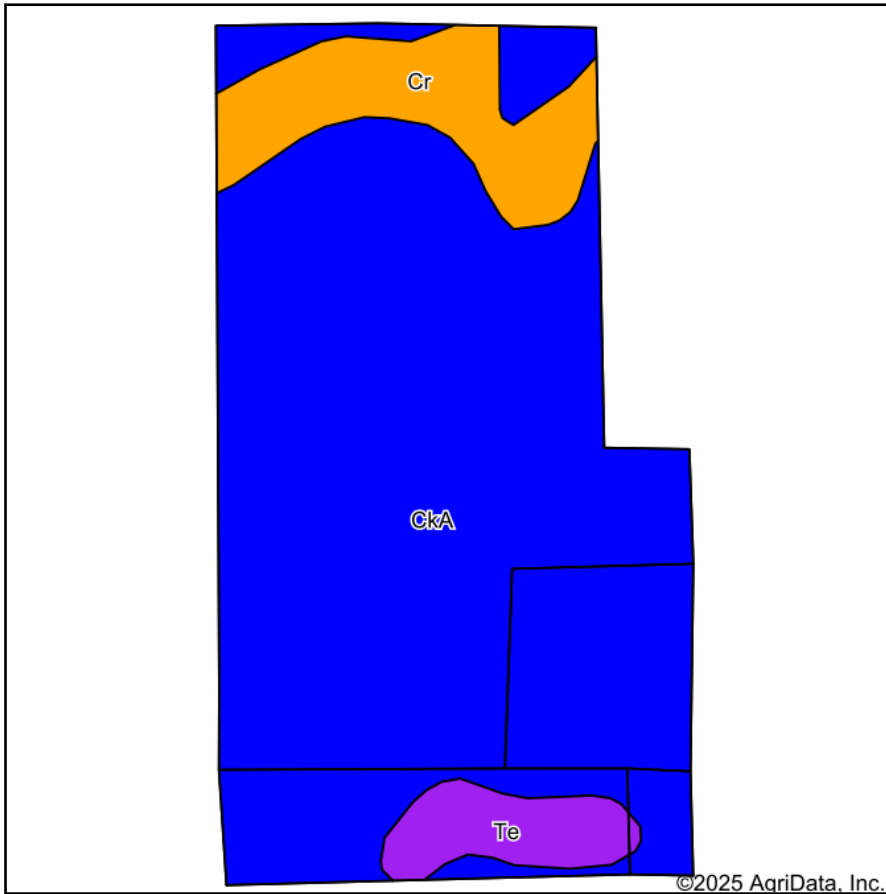
Map Created April 04, 2025

Farm 9537

28-99N-55W-Turner

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Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **28-99N-55W**
 Township: **Rosefield**
 Acres: **77.08**
 Date: **8/28/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

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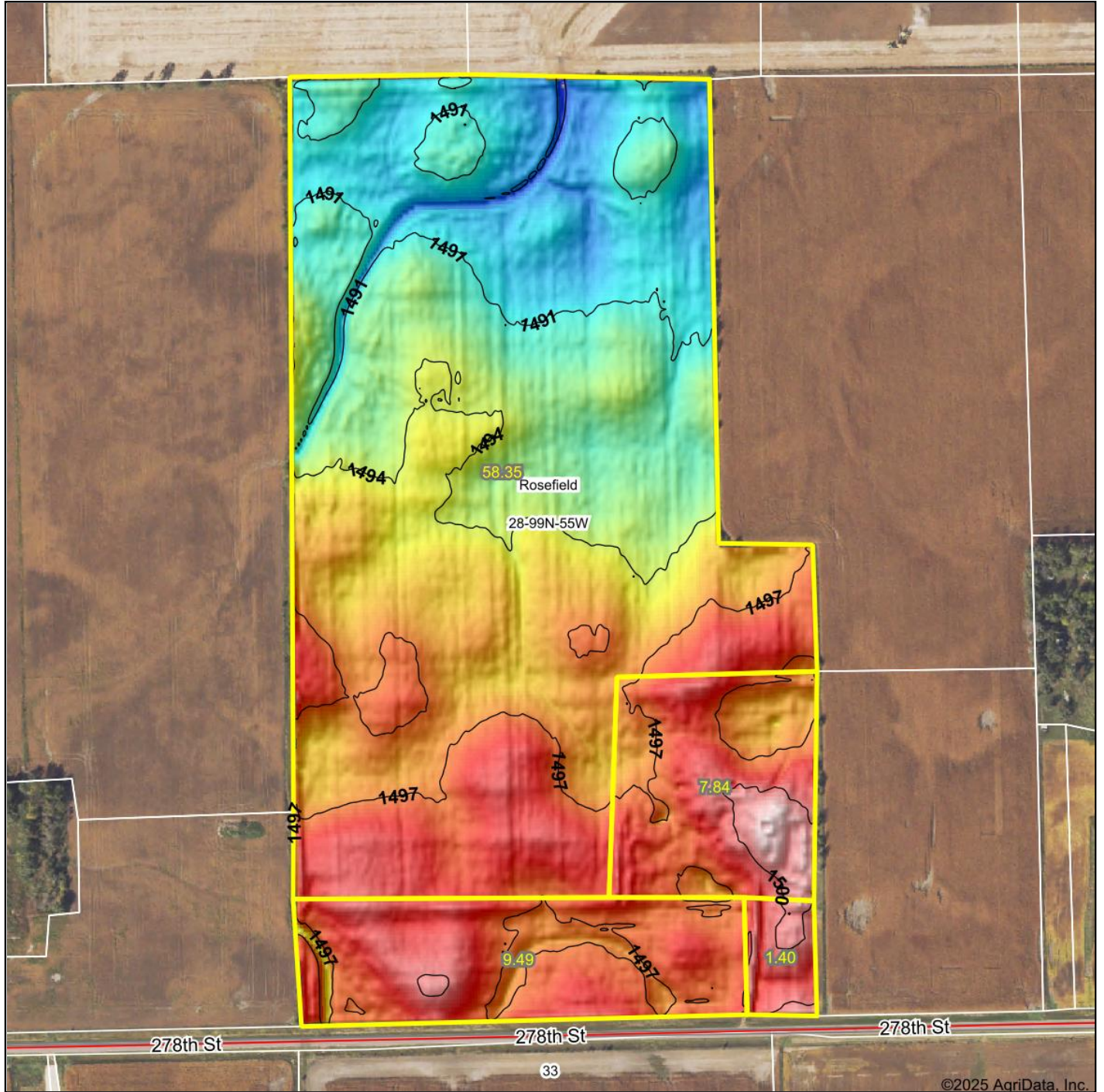
Area Symbol: SD125, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	65.10	84.5%		IIc	82
Cr	Crossplain clay loam	8.27	10.7%		IIw	78
Te	Tetonka silt loam, 0 to 1 percent slopes	3.71	4.8%		IVw	56
Weighted Average					2.10	80.3

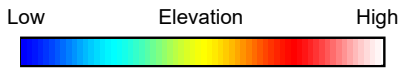
*c: Using Capabilities Class Dominant Condition Aggregation Method



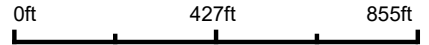
Topography Hillshade



©2025 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,486.8
 Max: 1,502.2
 Range: 15.4
 Average: 1,494.8
 Standard Deviation: 3.18 ft



28-99N-55W
Turner County
South Dakota

Boundary Center: 43° 21' 40.13, -97° 20' 48.7



Maps Provided By:



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

TRACT 2

Tract Number : 1958

Description : WSE 28 99 55

FSA Physical Location : SOUTH DAKOTA/TURNER

ANSI Physical Location : SOUTH DAKOTA/TURNER

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 : DARLENE SCHRAG

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.08	69.24	69.24	0.00	0.00	0.00	0.00	0.0

Tract 1958 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	69.24	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	29.25	0.00	158
Soybeans	29.25	0.00	42
TOTAL	58.50	0.00	

NOTES

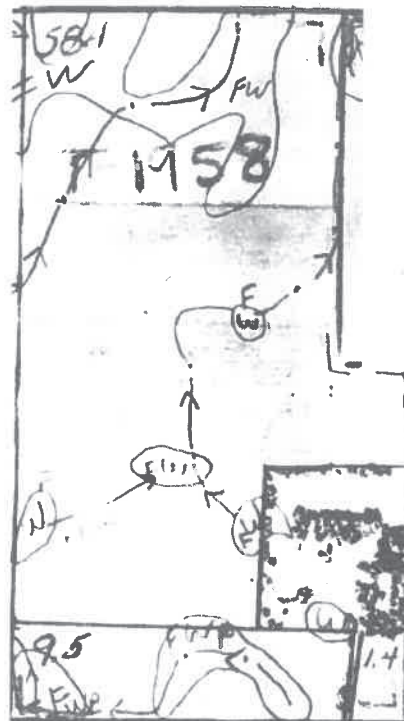
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OFFICIAL WETLAND DETERMINATION
for Highlighted Tracts Only

ileo prior to 12-23-85 but still wetland
:land prior to 12-23-85
:land after 12-23-85
Ditched prior to 12-23-85
Tiled prior to 12-23-85
Wetland in a channel

E

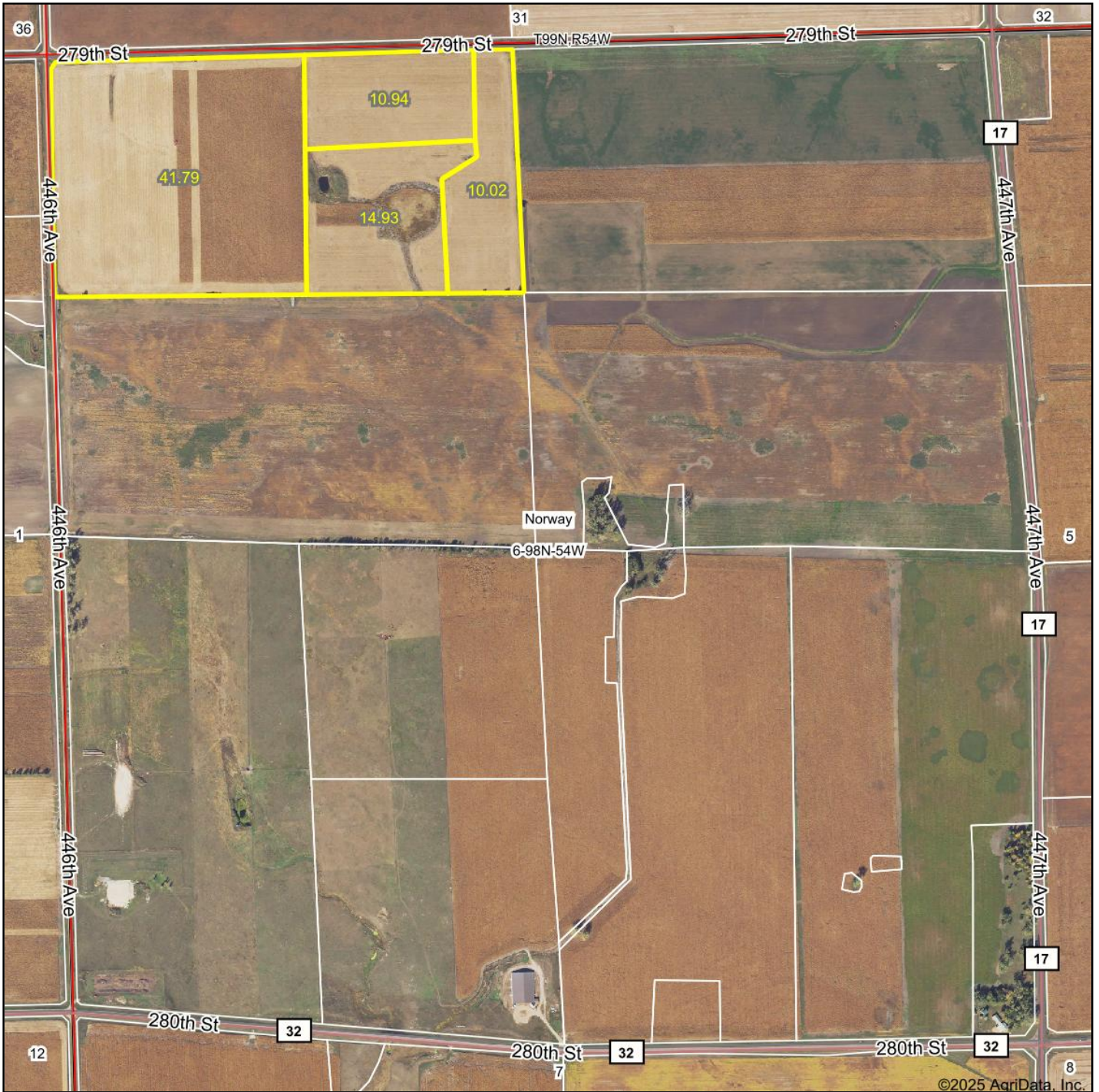


168	1.4	5.3	15.5	164.5	30-L
T-1023	T-200		T-2664	T-1011	



TRACT2

Aerial Map

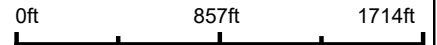


Maps Provided By:



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Boundary Center: 43° 20' 28.52, -97° 16' 30.76



6-98N-54W
Turner County
South Dakota

8/28/2025

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

TRACT 3



Common Land Unit

- Non-Cropland
- Cropland

- native_sod_SD
- 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 Producer initial _____
 Corn = Yellow
 Soybeans = Common Date _____
 Wheat - HRS or HRW
 Sunflowers = Oil or Non Share _____

2025 Program Year

Map Created April 04, 2025

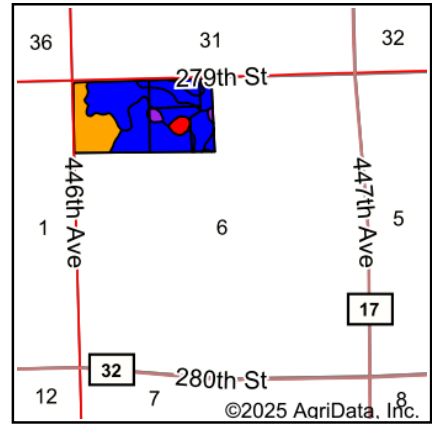
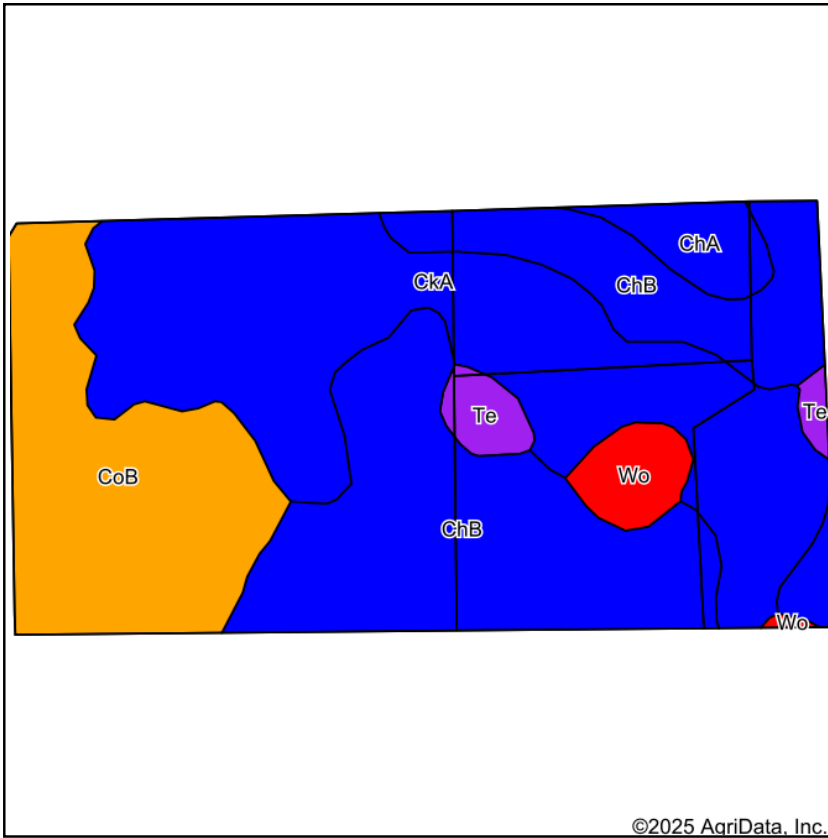
Farm 1023

6-98N-54W-Turner

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Soils Map



State: **South Dakota**
 County: **Turner**
 Location: **6-98N-54W**
 Township: **Norway**
 Acres: **77.68**
 Date: **8/28/2025**









Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: SD125, Soil Area Version: 27

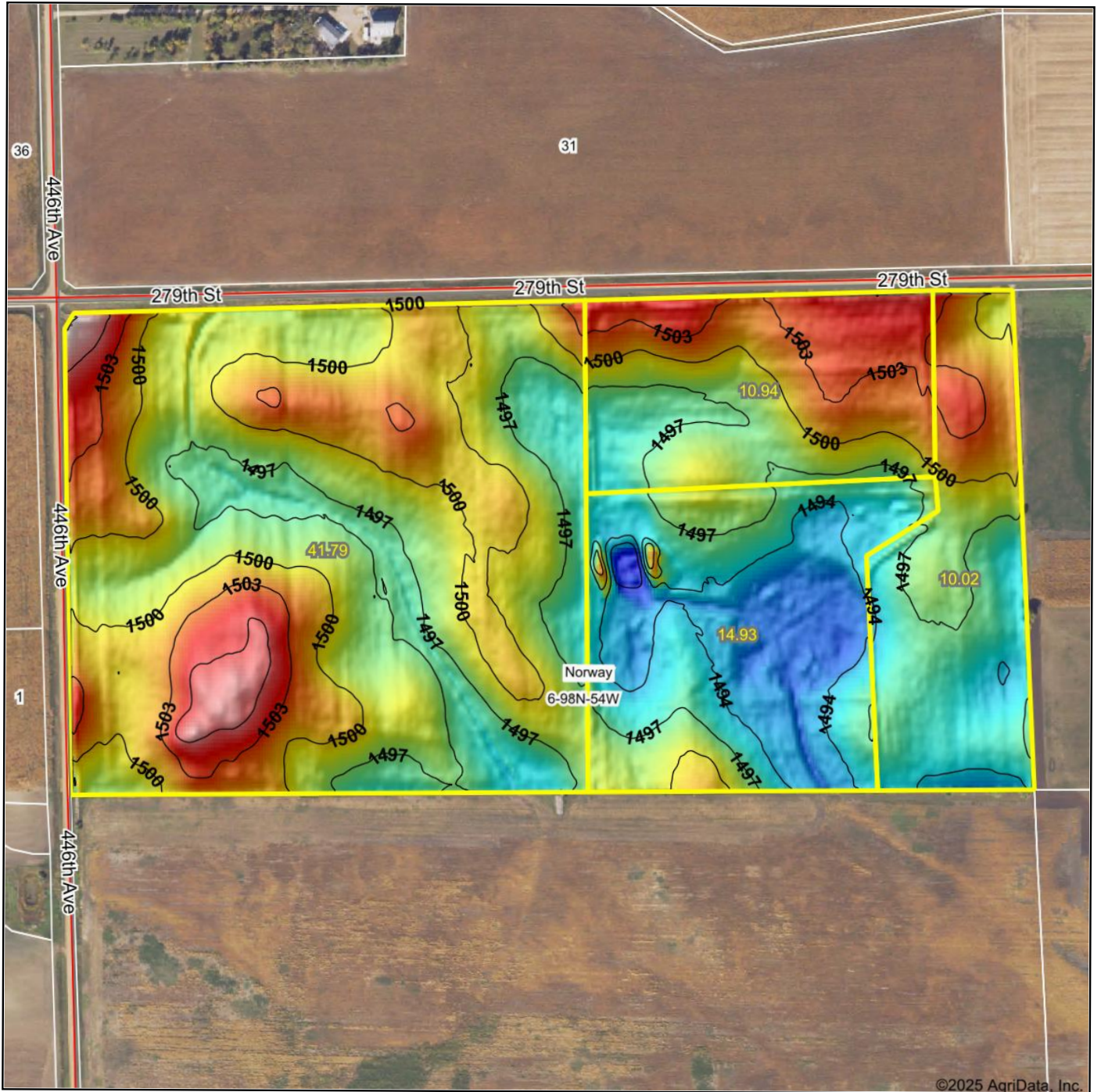
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	28.25	36.4%		IIc	82
ChB	Clarno-Bonilla loams, 1 to 6 percent slopes	27.12	34.9%		IIe	84
CoB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	15.80	20.3%		IIe	78
ChA	Clarno-Bonilla loams, 0 to 2 percent slopes	2.46	3.2%		IIc	88
Wo	Worthing silty clay loam, 0 to 1 percent slopes	2.25	2.9%		Vw	30
Te	Tetonka silt loam, 0 to 1 percent slopes	1.80	2.3%		IVw	56
Weighted Average					2.13	80

*c: Using Capabilities Class Dominant Condition Aggregation Method

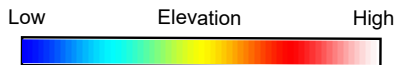
Soils data provided by USDA and NRCS.

TRACT 3

Topography Hillshade

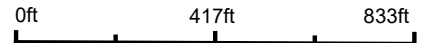


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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,489.9
 Max: 1,509.4
 Range: 19.5
 Average: 1,498.6
 Standard Deviation: 3.31 ft



8/28/2025

6-98N-54W
Turner County
South Dakota

Boundary Center: 43° 20' 28.52, -97° 16' 30.76

TRACT 3

SOUTH DAKOTA

TURNER



United States Department of Agriculture
Farm Service Agency

FARM : 1023

Prepared : 8/29/25 11:15 AM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

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
77.68	76.83	76.83	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	76.83	0.00		0.00	0.00	0.00	14.08	

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	46.70	0.00	131	0
Soybeans	15.60	0.00	32	0
TOTAL	62.30	0.00		

NOTES

Tract Number : 1673

Description : NWNW 6 98 54
FSA Physical Location : SOUTH DAKOTA/TURNER
ANSI Physical Location : SOUTH DAKOTA/TURNER
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 : DARLENE SCHRAG
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
41.79	41.79	41.79	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA
TURNER
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 1023
Prepared : 8/29/25 11:15 AM CST
Crop Year : 2025

Tract 1673 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	41.79	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	31.20	0.00	131
Soybeans	10.40	0.00	32
TOTAL	41.60	0.00	

NOTES

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Tract Number : 2910

Description : NENW 6 98 54
 FSA Physical Location : SOUTH DAKOTA/TURNER
 ANSI Physical Location : SOUTH DAKOTA/TURNER
 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 : DARLENE SCHRAG
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
35.89	35.04	35.04	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	35.04	0.00	0.00	0.00	0.00	14.08

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	15.50	0.00	131
Soybeans	5.20	0.00	32
TOTAL	20.70	0.00	

NOTES

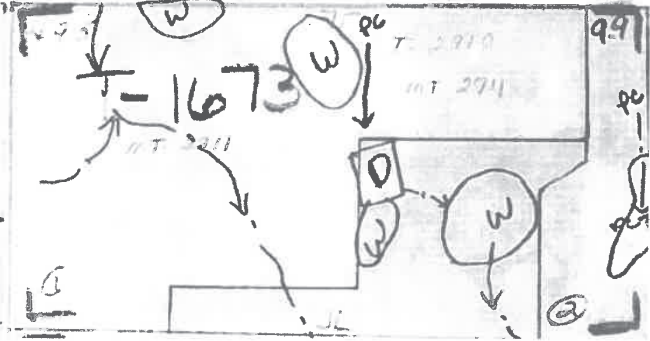
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NOI

- (W) Wetland
- (FW) Ditched or tilled prior to 12-23-85
- (PC) Converted Wetland prior to 12-23-85
- (CH) Converted Wetland after 12-23-85
- (---) Ditched prior to 12-
- (---) Tiled prior to 12-2-
- (---w---) Wetland in a channel

OFFICIAL WETLAND DETERMINATION
for Highlighted Tracts Only

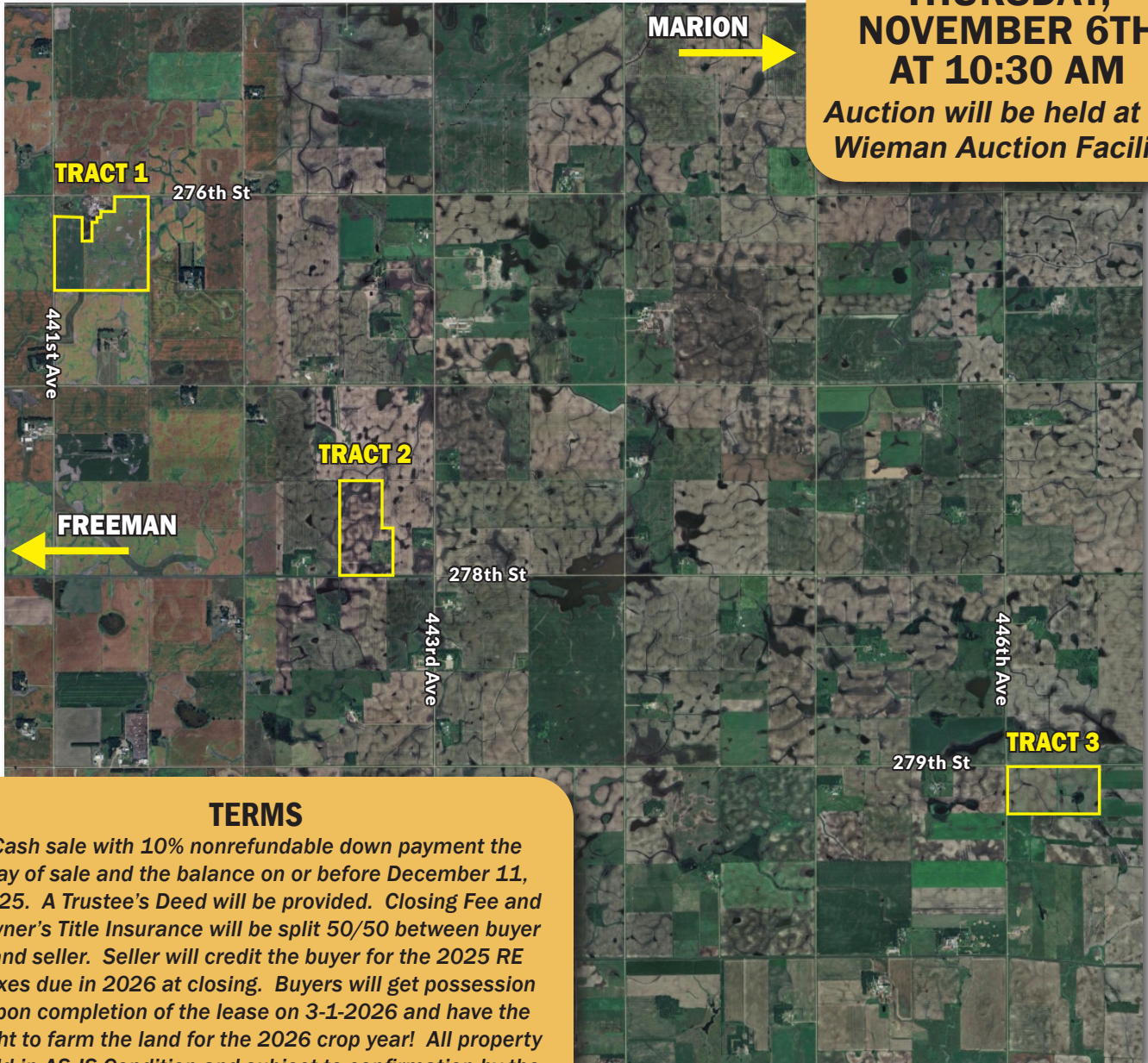




290.84 ACRES

TURNER COUNTY LAND

**THURSDAY,
NOVEMBER 6TH
AT 10:30 AM**
*Auction will be held at the
Wieman Auction Facility.*



TERMS

Cash sale with 10% nonrefundable down payment the day of sale and the balance on or before December 11, 2025. A Trustee's Deed will be provided. Closing Fee and Owner's Title Insurance will be split 50/50 between buyer and seller. Seller will credit the buyer for the 2025 RE taxes due in 2026 at closing. Buyers will get possession upon completion of the lease on 3-1-2026 and have the right to farm the land for the 2026 crop year! All property sold in AS-IS Condition and subject to confirmation by the personal representative. For more information and buyer's info packet, visit our website at www.wiemanauktion.com or call 800-251-3111 and our office will send one to you.

"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

