

312.29(+/-) ACRES

DOUGLAS COUNTY LAND

- FRIDAY, OCTOBER 24TH 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

+312.29 ACRES DOUGLAS COUNTY FARM LAND AUCTION

Don't miss this opportunity to purchase this large tract of Joubert Township farm land at public auction held at the property on:

FRIDAY OCTOBER 24TH 2025 - 10:30 A.M.

LEGAL: S ½ of Section 31-100-66 Douglas County, South Dakota

LOCATION: From New Holland SD go 4 miles West on 273rd St. This will put you at the SE corner of the property.

- FSA reports 213.68 tillable acres with the balance being in native grass and right-of-way. Property will be sold according to county records as +- 312.29 acres
- Average soil productivity rating of 70.3 with Eakin-Ethan Complex and Highmore-Walke silt loams making up the majority of the soils.
- Possession will be March 1, 2026
- Land is in an excellent area for deer, pheasant and waterfowl hunting!
- Rare opportunity in Douglas County for >300 contiguous acres and no easements on record!
- Current property taxes are \$5,322.30. Seller will cover all the 2025 property 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 10% (non-refundable) down payment auction day with the balance on or before December 10, 2025. Warranty 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 seller in this transaction. Remember the auction will be held on the property!

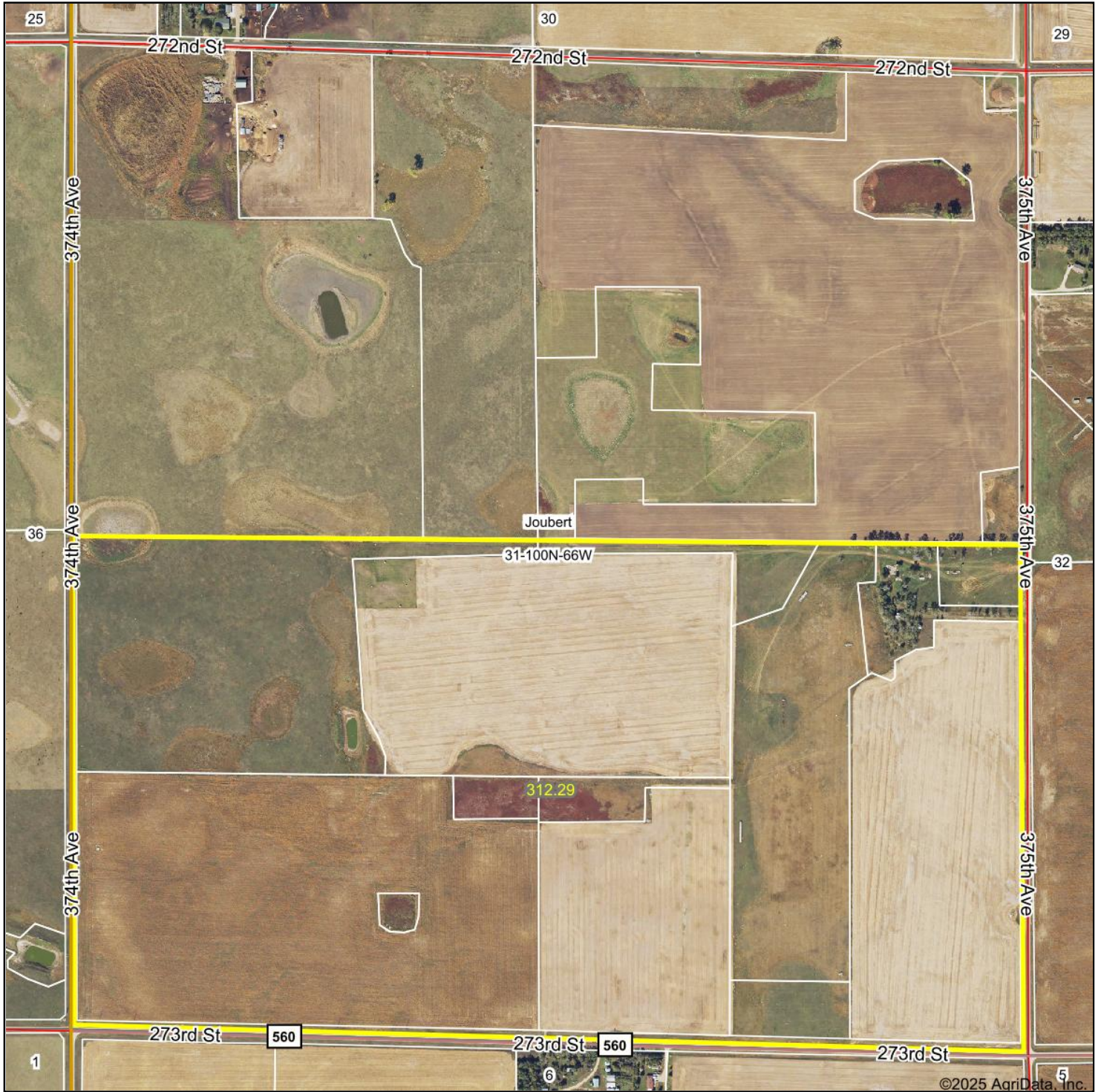
Jacqueline Jean Van Zee - Owner

Wieman Land & Auction Co. Inc.

Marion, SD 800-251-3111

www.wiemanauktion.com

Aerial Map



Maps Provided By:



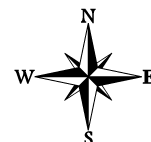
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 43° 25' 52.61, -98° 41' 51.28

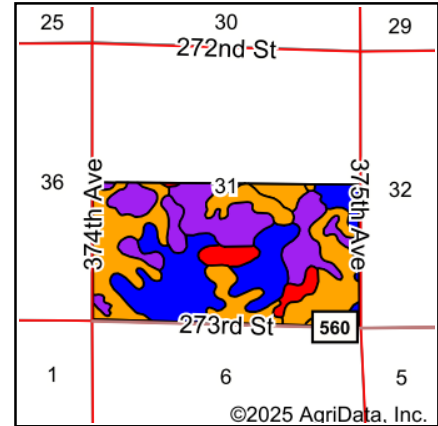
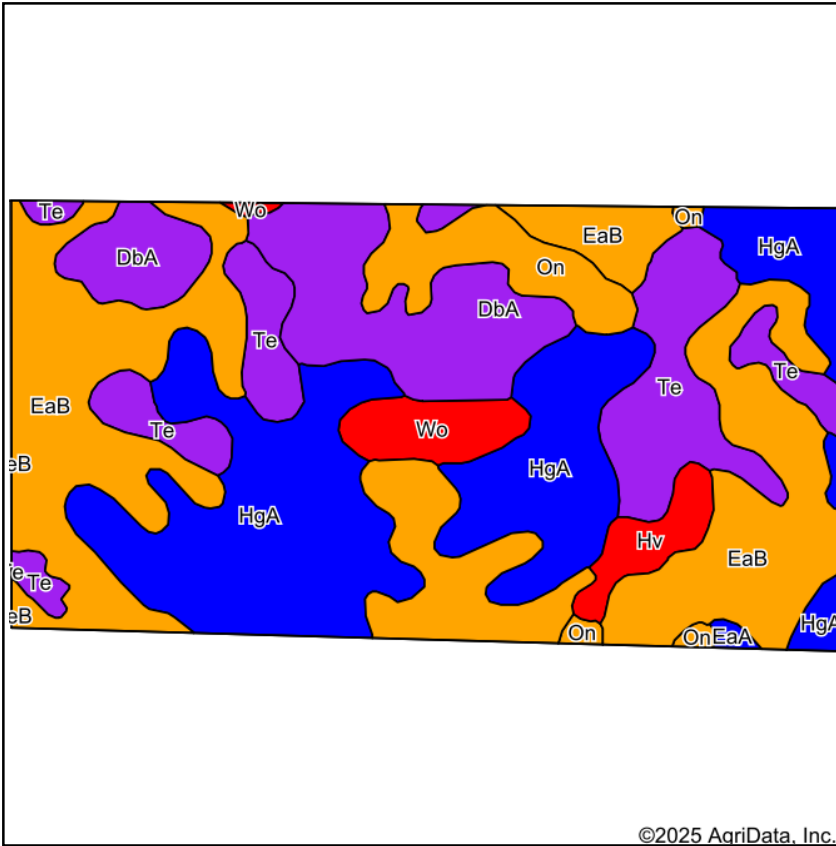
31-100N-66W
Douglas County
South Dakota

0ft 835ft 1671ft



8/14/2025

Soils Map



State: **South Dakota**
 County: **Douglas**
 Location: **31-100N-66W**
 Township: **Joubert**
 Acres: **312.29**
 Date: **8/14/2025**



Maps Provided By:

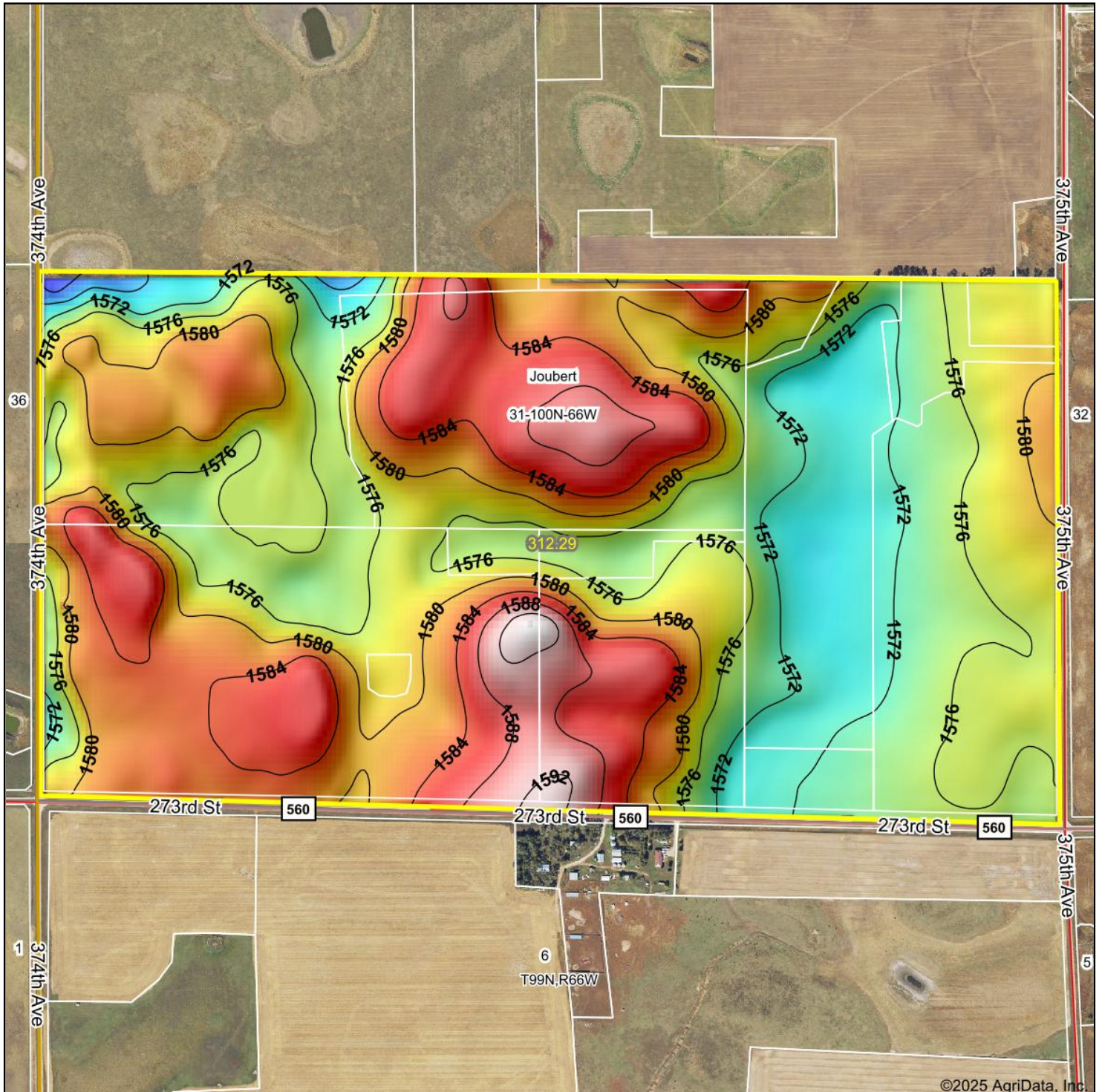
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD023, Soil Area Version: 32
 Area Symbol: SD043, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EaB	Eakin-Ethan complex, 2 to 6 percent slopes	107.00	34.3%		Ile	75
HgA	Highmore-Walke silt loams, 0 to 2 percent slopes	89.71	28.7%		Ilc	85
Te	Tetonka silt loam, 0 to 1 percent slopes	41.03	13.1%		IVw	56
DbA	DeGrey-Walke silt loams, 0 to 2 percent slopes	40.71	13.0%		IVs	56
On	Onita-Tetonka silt loams	16.39	5.2%		Ilc	77
Wo	Worthing silty clay loam, 0 to 1 percent slopes	9.33	3.0%		Vw	30
Hv	Hoven silt loam, 0 to 1 percent slopes	7.11	2.3%		Vls	15
EaA	Eakin-Ethan complex, 0 to 3 percent slopes	0.83	0.3%		Ilc	84
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	0.18	0.1%		Ile	75

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 10 meter dem

Interval(ft): 4

Min: 1,562.2

Max: 1,593.5

Range: 31.3

Average: 1,578.7

Standard Deviation: 5.35 ft

0ft 779ft 1558ft



8/14/2025

31-100N-66W
Douglas County
South Dakota

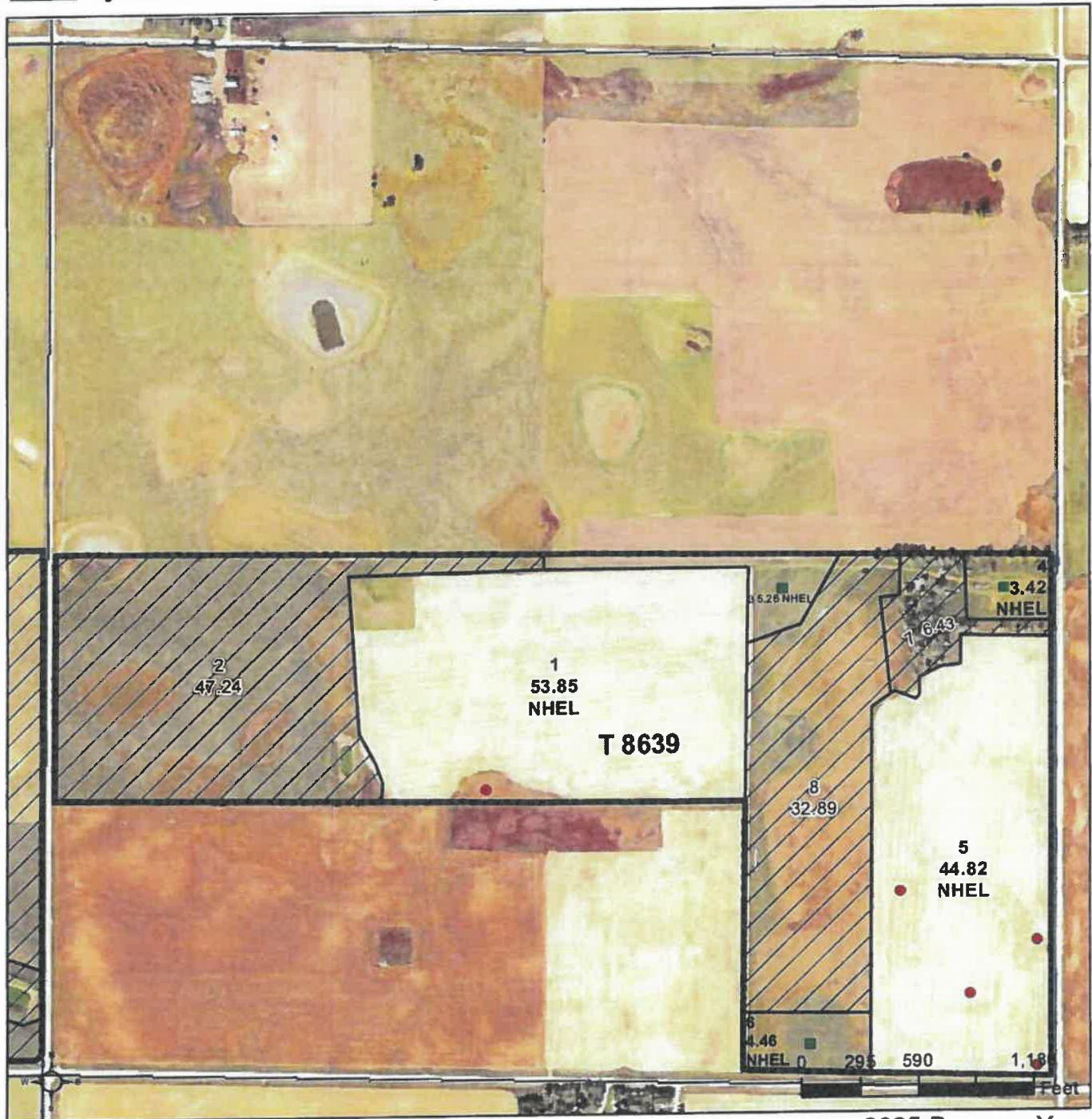
Boundary Center: 43° 25' 52.61, -98° 41' 51.28

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United States
Department of
Agriculture

Charles Mix County, South Dakota



Common Land Unit Tract Boundary

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 7327

31-100N-66W-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).

SOUTH DAKOTA
CHARLES MIX
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7327
Prepared : 7/15/25 10:01 AM CST
Crop Year : 2025

Tract 8639 Continued ...

Owners : JACQUELINE JEAN VANZEE

Other Producers : one

Recon ID

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
198.37	111.81	111.81	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	111.81	0.00	0.00	0.00	0.00	0.00

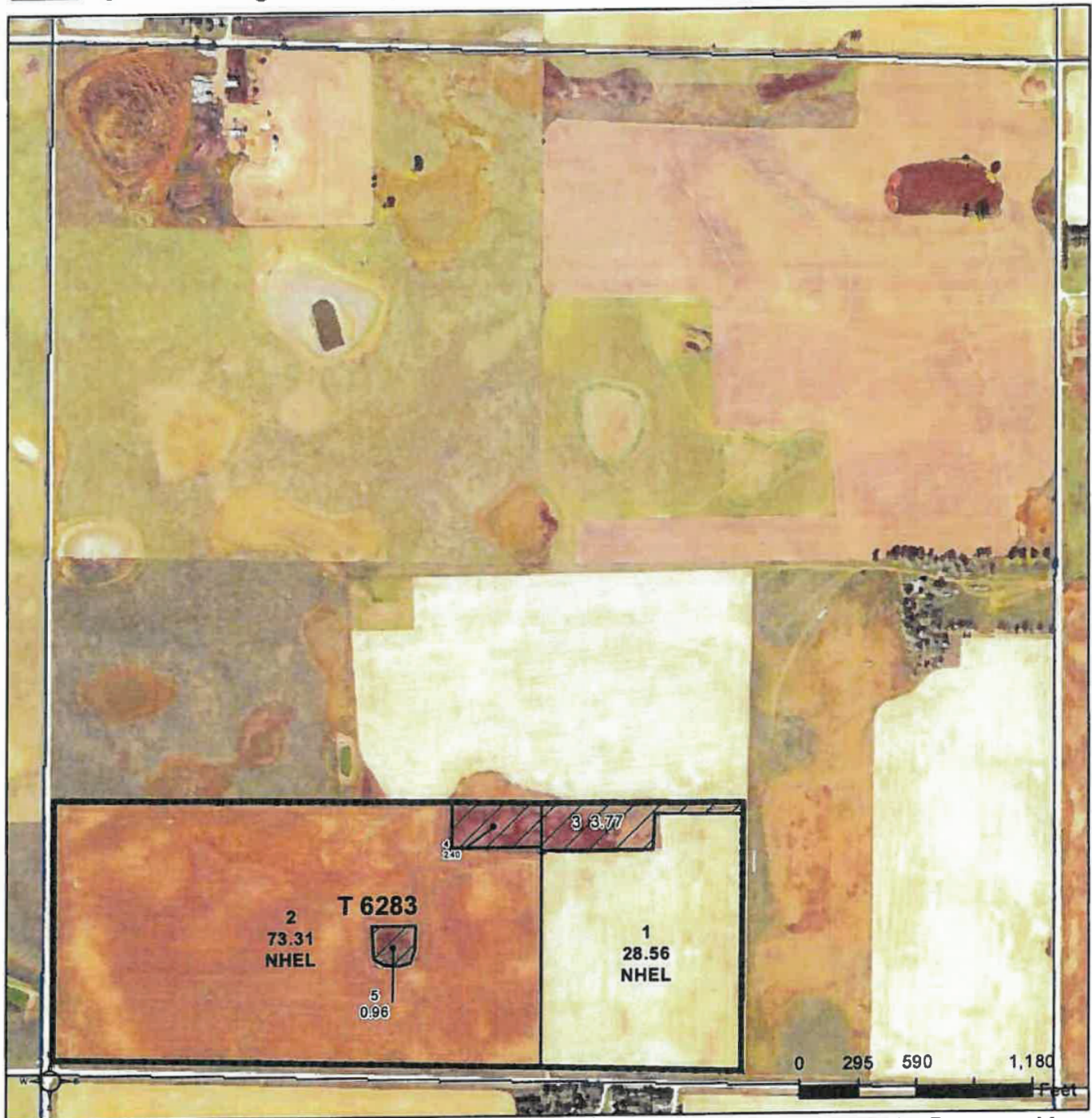
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	34.37	0.00	54
Corn	32.06	0.00	113
Soybeans	22.47	0.00	38
TOTAL	88.90	0.00	



United States
Department of
Agriculture

Douglas 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

SHARES

2025 Program Year

Map Created April 15, 2025

Farm 2959

31-100N-66W-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).

SOUTH DAKOTA
DOUGLAS



United States Department of Agriculture
Farm Service Agency

FARM : 2959

Prepared : 7/15/25 9:59 AM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

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
109.00	101.87	101.87	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	101.87	0.00			0.00	0.00	0.00	0.00

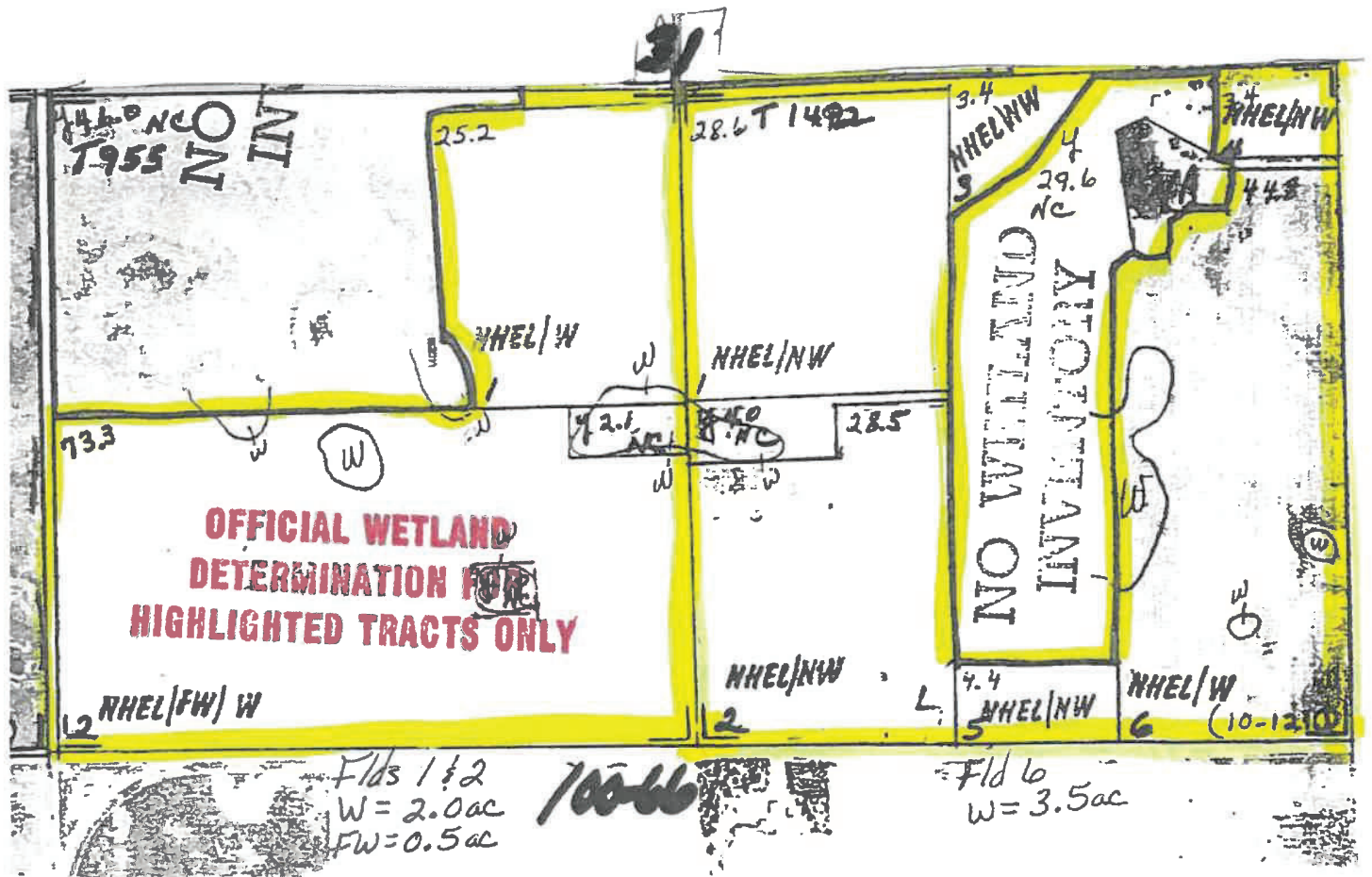
Crop Election Choice

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	6.01	0.00	52	
Corn	27.12	0.00	111	0
Soybeans	48.07	0.00	36	0
TOTAL	81.20	0.00		

NOT TO SCALE



COMMITMENT FOR TITLE INSURANCESCHEDULE B, Part I
Requirements

File Number: TI-745(a)

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The Company requires the Seller to state marital status, and in the event that the Seller is married, The Company requires that the spouse of Seller join in the transferring deed to Buyer.
6. This Company requires the termination of life estate for Jacob Gene Van Zee, a/k/a J. Gene Van Zee and Helen J. Van Zee, recorded in Book 64 of Deeds, pages 672-673 on January 9, 2013.
7. As referenced in Schedule A, this Commitment does not purport to insure any particular transaction (it is being issued as a preliminary or "to be determined" commitment only) and is being issued a courtesy. This Commitment must be updated in order to insure a specific transaction and accordingly reissued.
8. The Company has been informed the insured land will be sold at public auction. If so, the Company requires the Purchase and Sale Agreement and all related documents be submitted to the Company for its review and file.
9. The Company reserves the right to make additional exceptions and requirements to this Commitment and reissue the same upon its receipt of any information or documentation pertinent to the insured transaction or contrary to the terms of this Commitment.

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. 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.

A. 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.

B. General Exceptions:

1. Rights or claims of parties in possession not shown by the public records.*
2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises 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.*
7. Any Service, installation or connection charge for sewer, water or electricity.*
8. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.*

*Paragraphs 1, 2, 3, 4, 5, 6, 7 and 8 will not appear as printed exceptions on extended coverage policies, except as to such parts thereof which may be typed as a Special Exception.

C. Special Exceptions:

Parcel 1:

1. This Policy specifically excludes all real estate taxes to the applicable property. For informational purposes only, we submit the following tax figures/statement. We assume no liability for the correctness of the same. Please contact the Douglas County Treasurer for the exact amount owed (605-724-2318). The 2024 real estate taxes for Record #2624 in the amount of \$2,642.10 show due and owing. For more information see attached Real Estate Tax Notices.
2. No search of the records on file at the Office of the South Dakota Secretary of State has been or will be conducted in connection with any of the land described in Schedule A and any such records and/or their effect on title to said land are hereby excluded from coverage hereunder.
3. No title examination was made regarding and no coverage is afforded hereunder for the minerals or the mineral estate underlying, associated with, or severed from the land described in Schedule A, if any, including rights and easements granted or reserved along therewith or arising by operation of law.
4. Rights of the public in and to the statutory easement for section line road right-of-way.
5. An easement for the construction, operation, and maintenance of electric transmission line or system and rights incidental thereto as set forth in a document granted to East River Electric Power Co-Operative, Inc., a cooperative corporation, (no representation is made as to the present ownership of said easement) as recorded in Book 13 of Miscellaneous, page(s) 97 on

April 28, 1961, (affecting SW¼ 31-100-66). The exact location and extent of said easement is not disclosed of record.

Parcel 2:

6. This Policy specifically excludes all real estate taxes to the applicable property. For informational purposes only, we submit the following tax figures/statement. We assume no liability for the correctness of the same. Please contact the Douglas County Treasurer for the exact amount owed (605-724-2318). The 2024 real estate taxes for Record #2625 in the amount of \$2,680.20 show due and owing. For more information see attached Real Estate Tax Notices.
7. No search of the records on file at the Office of the South Dakota Secretary of State has been or will be conducted in connection with any of the land described in Schedule A and any such records and/or their effect on title to said land are hereby excluded from coverage hereunder.
8. No title examination was made regarding and no coverage is afforded hereunder for the minerals or the mineral estate underlying, associated with, or severed from the land described in Schedule A, if any, including rights and easements granted or reserved along therewith or arising by operation of law.
9. Rights of the public in and to the statutory easement for section line road right-of-way.
10. An easement for the construction, operation, and maintenance of electric transmission line or system and rights incidental thereto as set forth in a document granted to East River Electric Power Co-Operative, Inc., a cooperative corporation, (no representation is made as to the present ownership of said easement) as recorded in Book 13 of Miscellaneous, page(s) 96 on April 28, 1961, (affecting SE¼ 31-100-66). The exact location and extent of said easement is not disclosed of record.





 Notes

312.29(+/-) ACRES

DOUGLAS COUNTY LAND

**FRIDAY,
OCTOBER 24TH
AT 10:30 AM**

*Auction will be held on the
property.*



TERMS

Cash sale with 10% (non-refundable) down payment auction day with the balance on or before December 10, 2025. Warranty 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 seller in this transaction. Remember the auction will be held on the property!

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