

299.63 ACRES

MCCOOK COUNTY LAND

- THURSDAY, OCTOBER 30TH 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

**299.63 ACRES GRANT TOWNSHIP – McCOOK COUNTY LAND
OFFERED IN 3-TRACTS – AT PUBLIC AUCTION**

As a family, we have decided to sell the following land at public auction at the Wieman Auction Facility located 1-mile south and ½ west of Marion, SD on Hwy. 44 on:

THURSDAY, OCTOBER 30TH 2025

10:30 A.M.

It is our privilege to offer this powerful, highly productive, choice tract of land located in the tightly held Grant Township. Located just 6-miles from major grain markets with highway frontage, equals excellent farm-to-market transportation. High indexing soils with predictable yield potential and a large, easy-to-operate tract best describes this opportunity. New buyer able to farm or lease out for 2026 crop year. Come take a look!

TRACT ONE: 160-ACRES

LEGAL: The NW ¼ of Section 35, 101-54 McCook County, South Dakota.

LOCATION: From the Marion Corner on Hwy. 42 go 2 miles south turn west on 267th St. go ½ mile south side of the road or from the North Edge of Marion, SD go 6-miles north, ½ mile west south side of the road.

- 151.80 acres tillable, 4.01 acres in grass/low spots-stock dams, balance in road right of ways
- Soil Rating of 79.5. Predominant Soil Clarno-Crossplain (82) and others.
- Planted to soybeans in 2025. 4-Building Eligibilities transfer with Deed.
- If sold separate, Sellers will have the east boundary line staked out by surveyor. Buyer will settle on taxable acres.
- Annual Real Estate taxes are \$3,854.44. Several choice building sites along the north and west sides.

TRACT TWO: 139.63 ACRES

LEGAL: The NE ¼ except Lot H-1 and except the North 705' of the East 1236' of Section 35, 101-54 McCook County, SD.

LOCATION: Directly East of Tract 1 with acreage site out.

- Approx. 135 acres tillable, 1.28 acres in trees, balance in road right of ways
- Soil Rating of 80.1 with 82% of the field having Clarno-Crossplain (82)
- With some work and expense additional acres could be tillable.
- If sold separate, Sellers will have west boundary line staked out by surveyor. Buyer will settle on taxable acres
- Annual Real Estate taxes \$3,397.56. 3-Building Eligibilities transfer with deed.

TRACT THREE: 299.63 ACRES COMBINATION OF TRACTS 1 & 2

LEGAL: The NW ¼ of Section 35 and the NE ¼ except Lot H-1 and the North 705' of the East 1236' of Section 35, 101-54 McCook County, SD.

- At present 286.01 acres tillable, 5.29 acres in trees, grass, & low spots balance in road right of ways. 95% tillable land with great eye appeal and 1-mile rounds!
- Annual taxes on entire unit \$7,252.00. Base & Yield info, soil & aerial maps, title insurance are found in the buyers packet. Soil rating on entire unit 79.8.

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 or call the auctioneers at 800-251-3111 and packets can be mailed out.

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 12, 2025. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller will responsible for all 2025 taxes. Sold subject to owners approval and all restrictions of record. Remember auction held in the Wieman Auction Facility.

HEIRS OF STANLEY & IRENE WEILAND – OWNERS

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

Fink Law Office
Closing Attorney
605-729-2552



Aerial Map

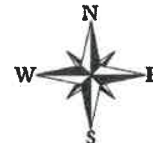


©2025 AgriData, Inc.

Boundary Center: $43^{\circ} 30' 38.26, -97^{\circ} 17' 0.31$

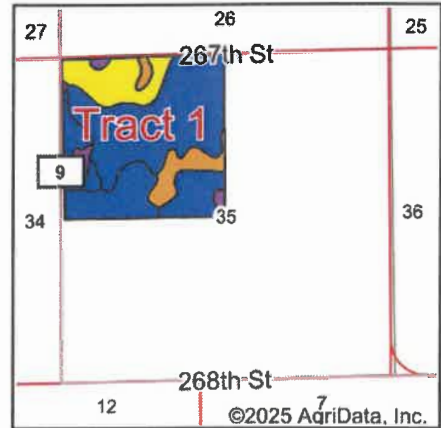
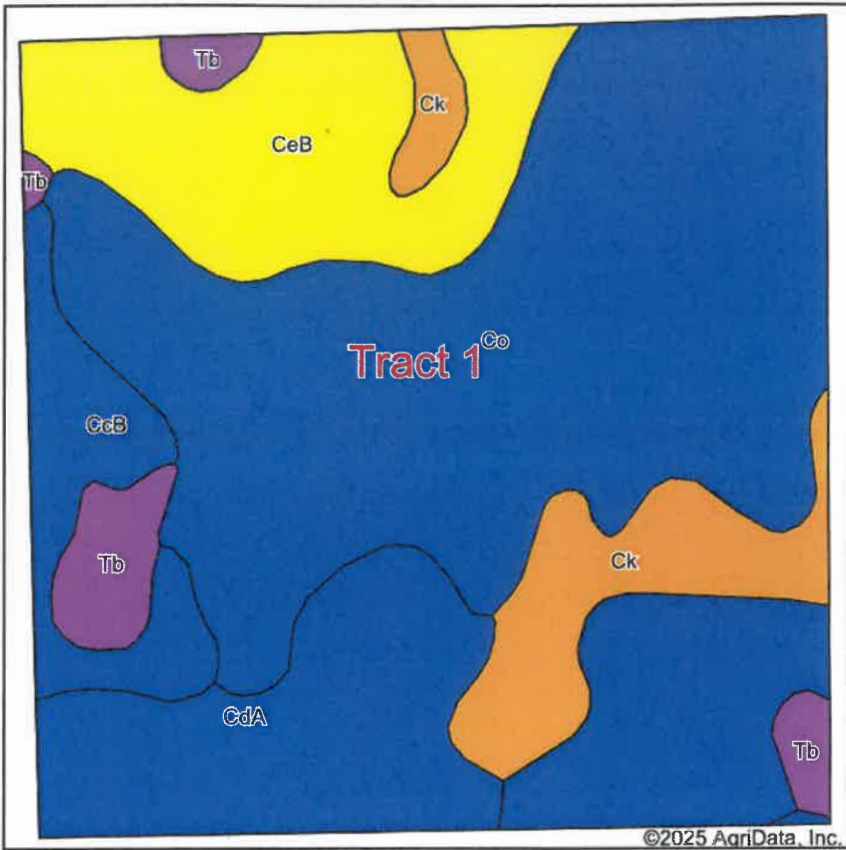


35-101N-54W
McCook County
South Dakota



7/28/2025

Soils Map



State: **South Dakota**
 County: **McCook**
 Location: **35-101N-54W**
 Township: **Grant**
 Acres: **155.23**
 Date: **7/28/2025**



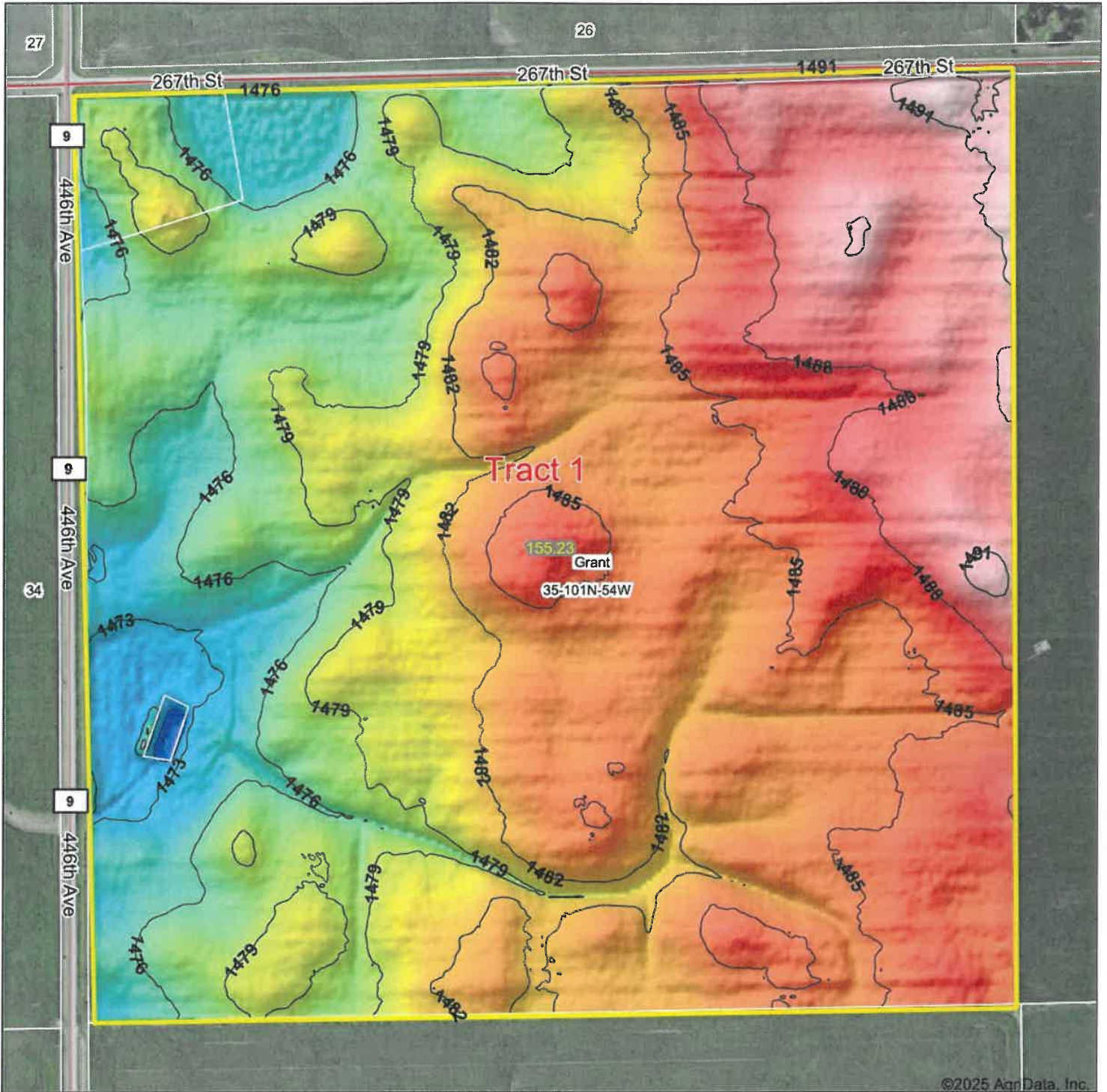
Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	82.45	53.2%		IIc	82
CeB	Clarno-Davison loams, 2 to 5 percent slopes	22.74	14.6%		Ile	70
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	20.80	13.4%		IIc	88
Ck	Crossplain clay loam	13.32	8.6%		IIw	77
CcB	Clarno loam, 2 to 6 percent slopes	9.48	6.1%		Ile	82
Tb	Tetonka silt loam, 0 to 1 percent slopes	6.44	4.1%		IVw	56
Weighted Average					2.08	79.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

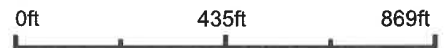
Topography Hillshade



©2025 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,467.1
 Max: 1,493.4
 Range: 26.3
 Average: 1,482.0
 Standard Deviation: 4.76 ft



Maps Provided By:



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7/28/2025

35-101N-54W
McCook County
South Dakota

Boundary Center: 43° 30' 38.26, -97° 17' 0.31

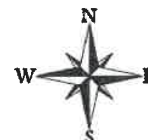
Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



Boundary Center: 43° 30' 38.22, -97° 16' 25.13

0ft 820ft 1641ft



Maps Provided By:



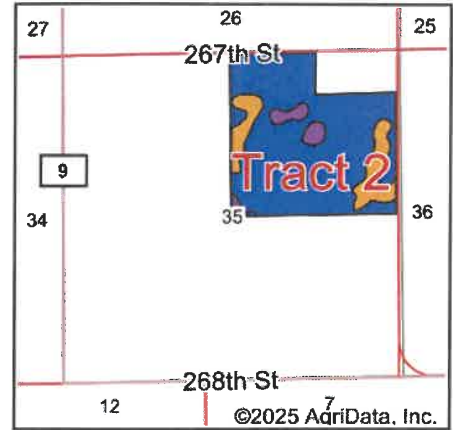
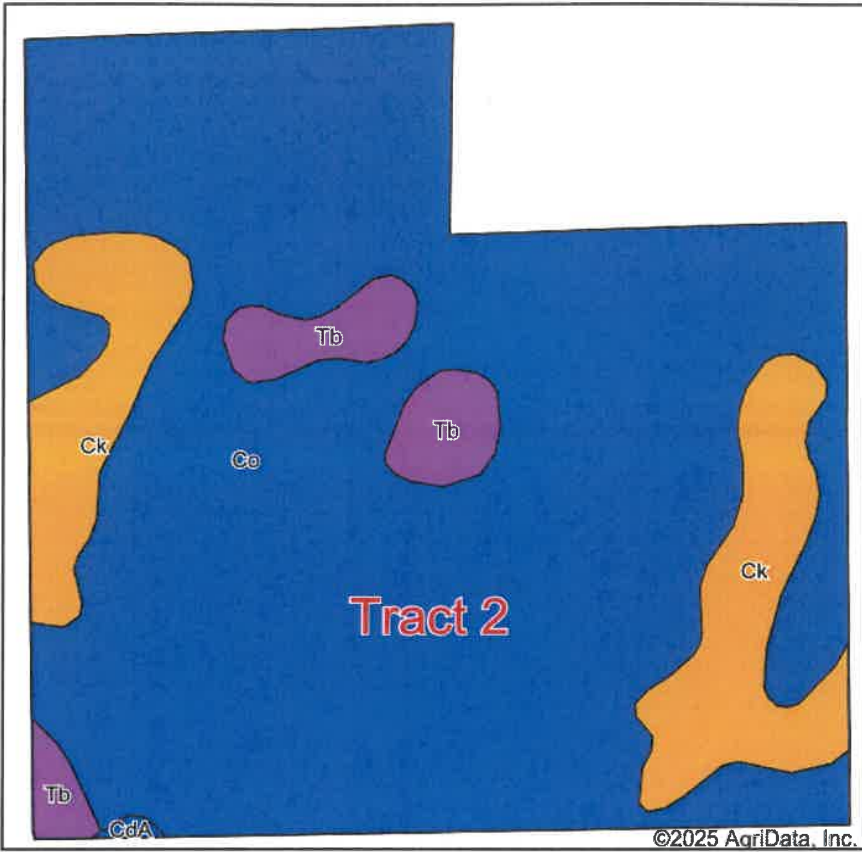
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35-101N-54W
McCook County
South Dakota

7/28/2025

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

Soils Map



State: **South Dakota**
 County: **McCook**
 Location: **35-101N-54W**
 Township: **Grant**
 Acres: **136.31**
 Date: **7/28/2025**







Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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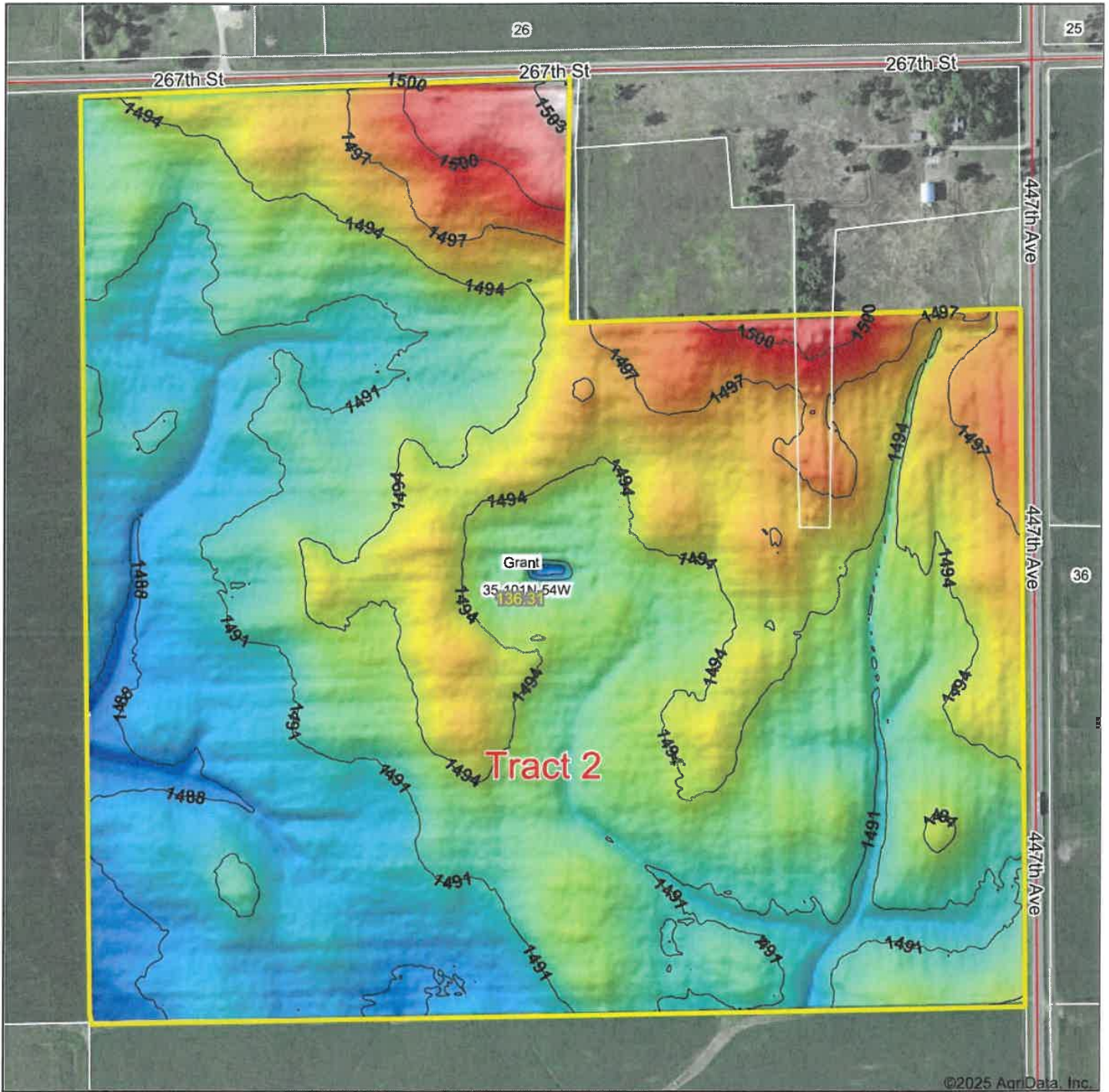
Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	111.79	82.0%		IIc	82
Ck	Crossplain clay loam	17.87	13.1%		IIw	77
Tb	Tetonka silt loam, 0 to 1 percent slopes	6.42	4.7%		IVw	56
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	0.23	0.2%		IIc	88
Weighted Average					2.09	80.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



©2025 AgriData, Inc.

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: 1,485.2

Max: 1,505.0

Range: 19.8

Average: 1,492.9

Standard Deviation: 3.02 ft



7/28/2025

35-101N-54W
McCook County
South Dakota

Boundary Center: 43° 30' 38.22, -97° 16' 25.13

Aerial Map



©2025 AgriData, Inc.

Boundary Center: 43° 30' 38.26, -97° 16' 42.75



35-101N-54W
McCook County
South Dakota



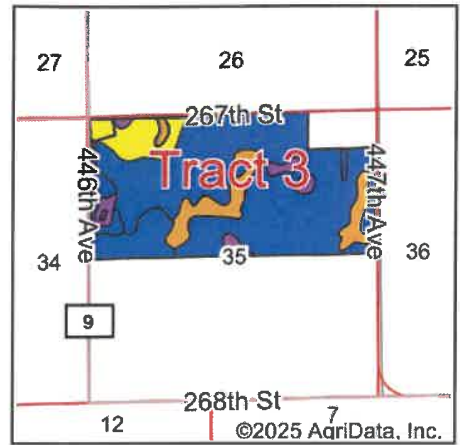
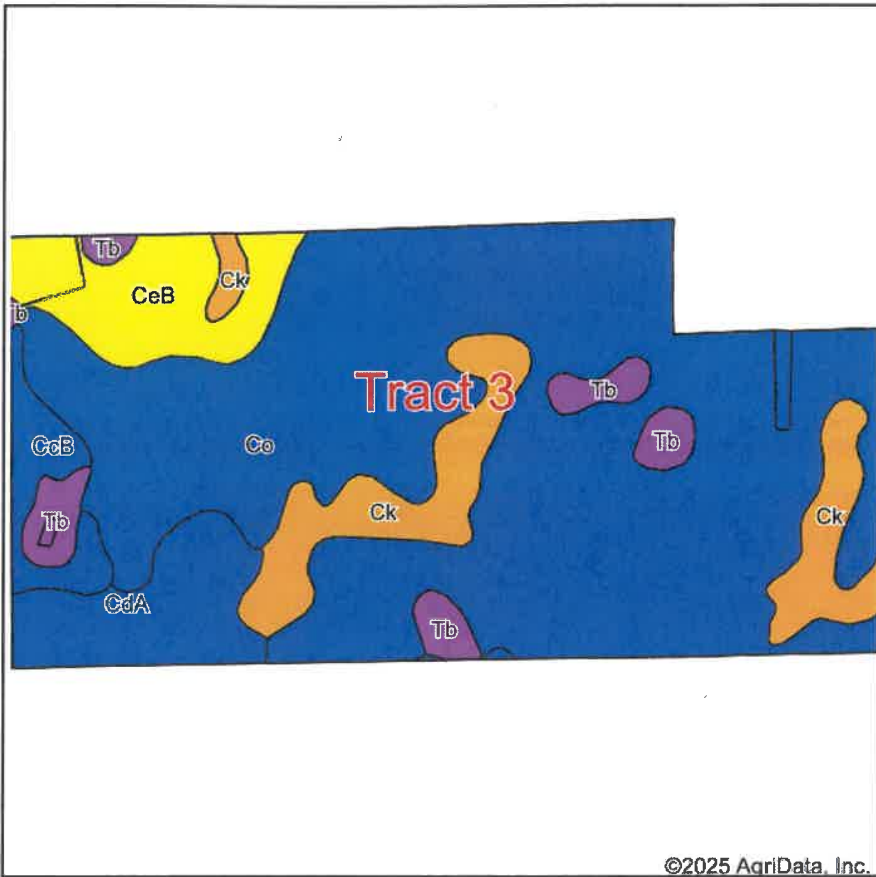
Maps Provided By:



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7/28/2025

Soils Map



State: **South Dakota**
 County: **McCook**
 Location: **35-101N-54W**
 Township: **Grant**
 Acres: **291.3**
 Date: **7/28/2025**



Soils data provided by USDA and NRCS.

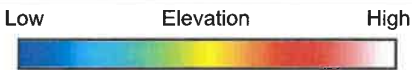
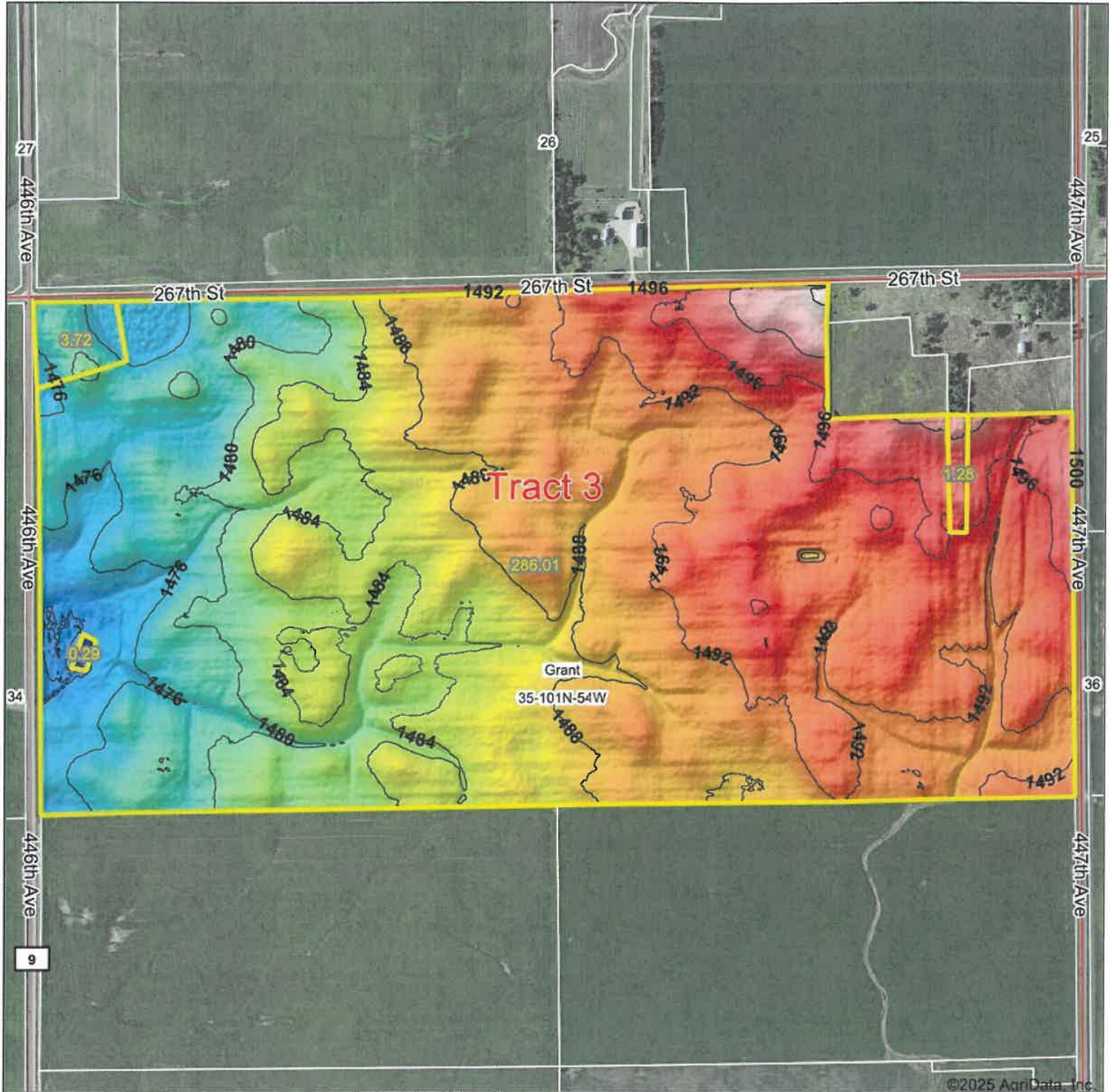
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Area Symbol: SD087, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	194.63	66.8%		IIc	82
Ck	Crossplain clay loam	31.28	10.7%		IIw	77
CeB	Clarno-Davison loams, 2 to 5 percent slopes	22.40	7.7%		IIe	70
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	20.86	7.2%		IIc	88
Tb	Tetonka silt loam, 0 to 1 percent slopes	12.86	4.4%		IVw	56
CcB	Clarno loam, 2 to 6 percent slopes	9.27	3.2%		IIe	82
Weighted Average					2.09	79.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Source: USGS 3 meter dem
 Interval(ft): 4
 Min: 1,467.1
 Max: 1,505.0
 Range: 37.9
 Average: 1,487.1
 Standard Deviation: 6.73 ft



35-101N-54W
McCook County
South Dakota

Boundary Center: 43° 30' 38.26, -97° 16' 42.75

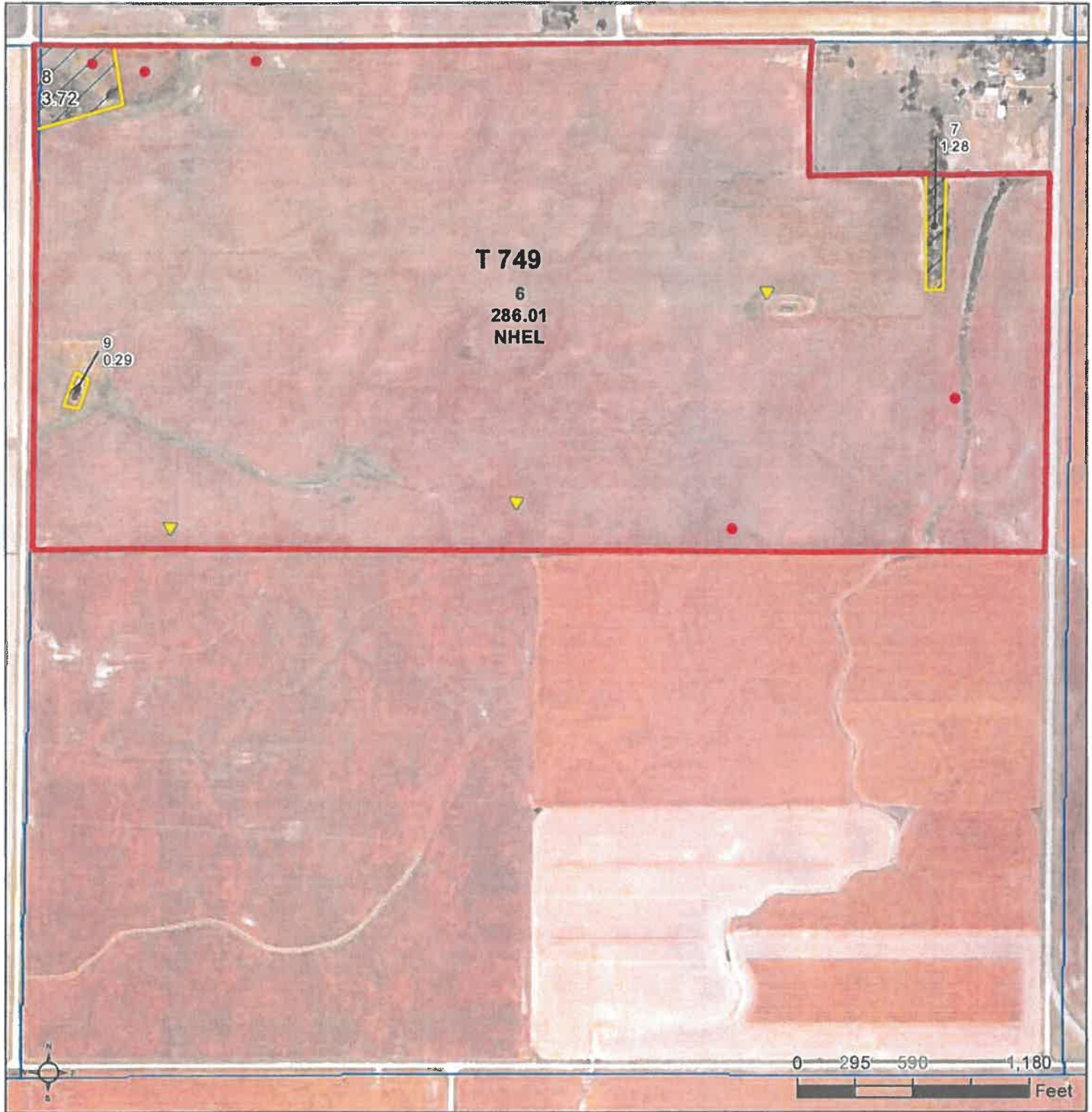


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 Field borders provided by Farm Service Agency as of 5/21/2008.



United States
Department of
Agriculture

McCook 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 June 06, 2025

Farm 525

35-101N-54W-McCook

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
MCCOOK



United States Department of Agriculture
Farm Service Agency

FARM : 525

Prepared : 7/17/25 9:46 AM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : TIESZEN ERIC & AMY
 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
291.30	286.01	286.01	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	286.01	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	214.37	0.00	148	
Soybeans	69.83	0.00	52	
TOTAL	284.20	0.00		

NOTES

Tract Number : 749
Description : I14 N 35 101 54 EXC NE 20 A
FSA Physical Location : SOUTH DAKOTA/MCCOOK
ANSI Physical Location : SOUTH DAKOTA/MCCOOK
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 : LON S WEILAND, SUSAN D TABKE, KRISTI A WEILAND
Other Producers : AMY LEE TIESZEN, ERIC PAUL TIESZEN
Recon ID : None

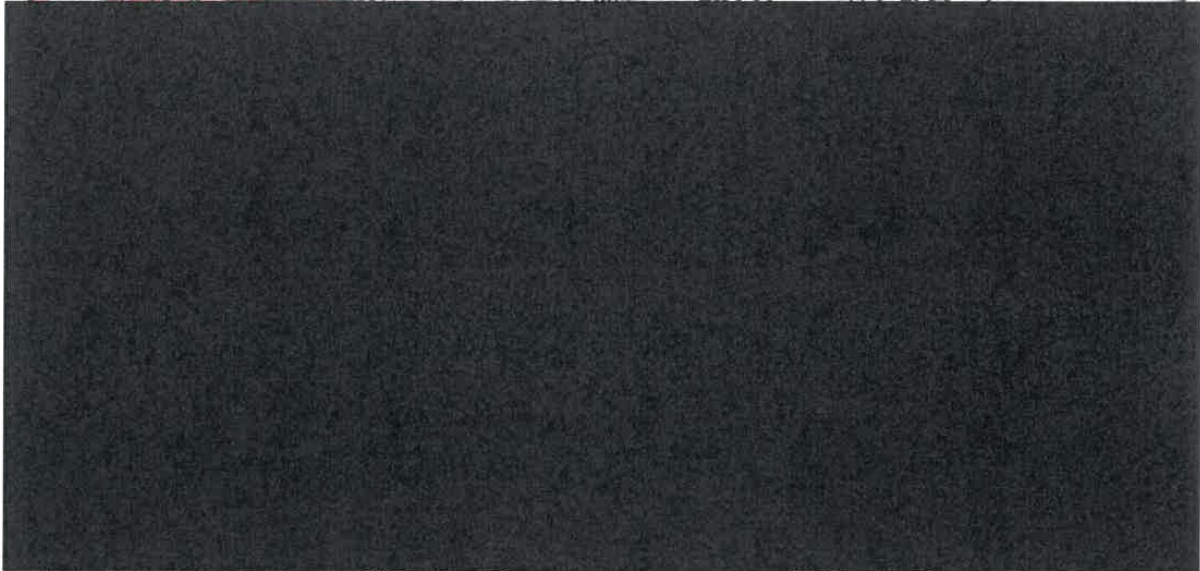
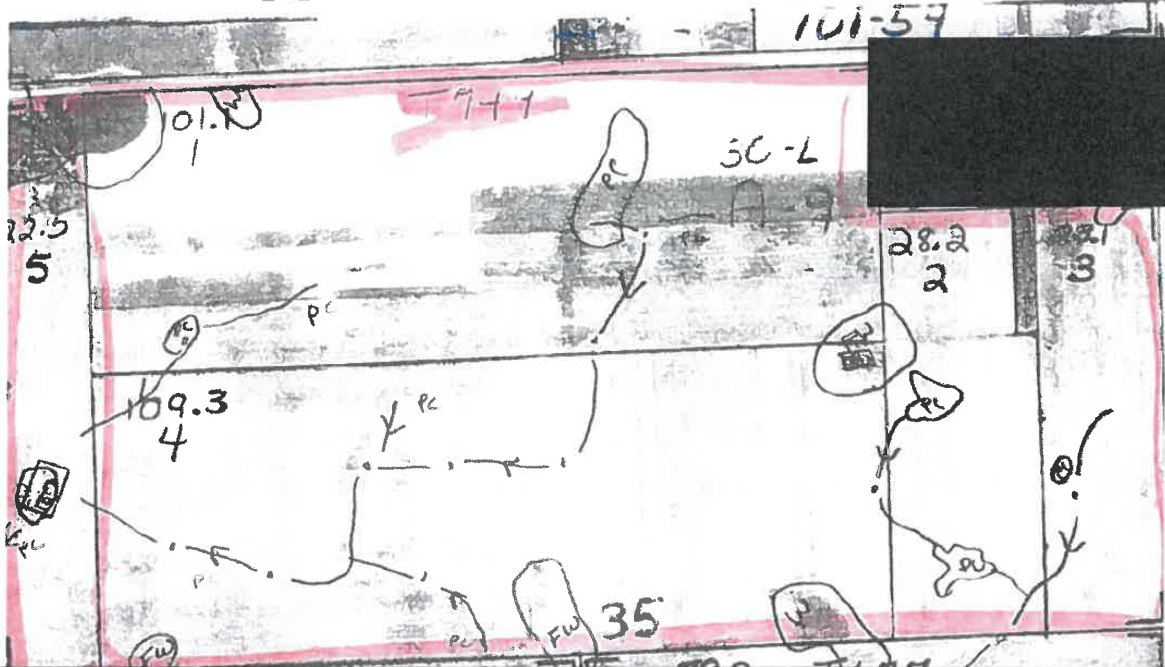
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
291.30	286.01	286.01	0.00	0.00	0.00	0.00	0.0

OFFICIAL WETLAND DETERMINATION
for Highlighted Tracts Only

SCALE

101-57



TURNER
COUNTY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Heartland Title Companies of South Dakota, Inc.
Issuing Office: 401 N. Nebraska St., P.O. Box 506, Salem, SD 57058
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: TI-9961
Issuing Office File No.: TI-9961
Property Address: , ,

SCHEDULE A

1. Commitment Date: July 22, 2025 at 07:00 AM
2. Policy to be issued:
 - a. Proposed Insured: TO BE DETERMINED
Proposed Amount of Insurance:
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in:
LON S. WEILAND, A MARRIED PERSON and SUSAN D. TABKE, A MARRIED PERSON and KRISTI A. WEILAND, A MARRIED PERSON, AS TENANTS IN COMMON.
5. The Land is described as follows:
PARCEL I: THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP ONE HUNDRED ONE (101) NORTH, RANGE FIFTY FOUR (54), West of the 5th P.M., McCook County, South Dakota.
PARCEL II: THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP ONE HUNDRED ONE (101) NORTH, RANGE FIFTY FOUR (54), West of the 5th P.M., EXCEPT LOT H-1; and EXCEPT THE NORTH 705 FEET (N. 705') OF THE EAST 1,236 FEET (E. 1,236') THEREOF, McCook County, South Dakota.

By:


Heartland Title Companies of SD, Inc.

This page is only a part of a 2021 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.

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(TI-9961.PFD/TI-9961/2)

SCHEDULE B, PART I - Requirements

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.
 - a. Warranty Deed from LON S. WEILAND and SUSAN D. TABKE and KRISTIA. WEILAND to TO BE DETERMINED
5. Requirements may be included as Special Exceptions on SCHEDULE B, PART II.
6. Marital status of any Grantor &/or Mortgagor must be stated on the documents to be insured by the policies (Ownership Deed and/or Mortgage). If married, spouses must sign documents.
7. ANY COPIES OF DOCUMENTS ARE AVAILABLE UPON REQUEST.

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. General Exceptions:
 1. Rights or claim 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 and physical 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

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(TI-9961.PFD/TI-9961/3)

SCHEDULE B
(Continued)

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.*

Special Exceptions:

3. Any charges for municipal &/or rural services (i.e. water, sewer, correction of nuisance conditions, etc.) are the responsibility of the parties to this transaction. For information regarding the existence of any such bills, contact the appropriate municipal office.
4. Accrued taxes and assessments for the year 2025 and subsequent years, not yet due or delinquent.
NOTE: 2024 Real Estate Taxes payable in 2025 are PAID IN FULL.
Parcel # 15.35.2000 ————— \$3,854.44 (NW1/4)
Parcel # 15.35.1001 ————— \$3,397.56 (NE1/4 exc.)
5. This preliminary & informational commitment provides no title insurance. Once a buyer and purchase amount is available, contact our office to update and issue an "official" commitment. Additional Requirements & Exceptions may apply at that time.
6. Rights of tenants in possession under the terms of unrecorded leases.
7. Statutory Easement for highway along the section line (or lines) bounding (or within) the land herein described.
8. Parcel I EXCEPTIONS:

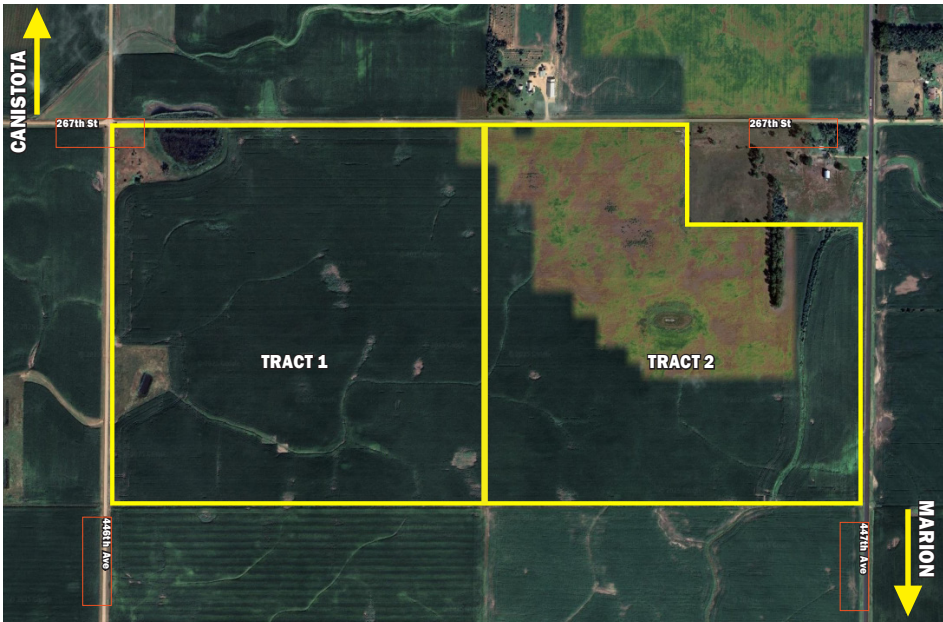
EASEMENT executed by Stanley A. Weiland and Irene B. Weiland -to- Northern States Power Company; dated May 16, 1956; FILED June 28, 1956 at 1:40 P.M. and recorded in Book 118 of Deeds, Page 146.
9. DAM LOCATION NOTICE executed by Lawrence Nielson -to- Water Resources Commission of the State of South Dakota; dated May 27, 1968; FILED May 27, 1968 at 11:30 A.M. and recorded in Book 1 of Dam Locations, Page 920.
10. TRANSMISSION LINE RIGHT OF WAY EASEMENT executed by Irene B. Weiland -to- East River Electric Power Co-operative Inc.; dated August 1, 1968; FILED August 12, 1968 at 10:51 A.M. and recorded in Book 129 of Deeds, Page 399. (Describes S1/2N1/2 35-101-54.)
11. VESTED DRAINAGE RIGHT executed by Irene B. Weiland and Stanley Weiland -to- The Public; dated April 22, 1992; FILED June 2, 1992 at 2:54 P.M. and recorded in Book 158 of Deeds, Pages 534-537. (Describes NW1/4 as both dominant & servient estates)
12. Parcel II EXCEPTIONS:

DAM LOCATION NOTICE executed by Lawrence Nielson, Operator -to- Water Resources Commission of the State of South Dakota; dated May 27, 1968; FILED May 27, 1968 at 11:25 A.M. and recorded in Book 1 of Dam Locations, Page 919.
13. TRANSMISSION LINE RIGHT OF WAY EASEMENT executed by Irene B. Weiland -to- East River Electric Power Co-operative Inc.; dated August 1, 1968; FILED August 12, 1968 at 10:51 A.M. and recorded in Book 129 of Deeds, Page 399. (Describes S1/2N1/2 35-101-54.)

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SCHEDULE B
(Continued)

14. VESTED DRAINAGE RIGHT executed by Irene B. Weiland and Stanley Weiland -to- The Public; dated April 22, 1992; FILED June 2, 1992 at 2:54 P.M. and recorded in Book 158 of Deeds, Pages 534-537. (Describes NE1/4 as both dominant & servient estates)



299.63 ACRES

MCCOOK COUNTY LAND

**THURSDAY,
OCTOBER 30TH
AT 10:30 AM**

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



TERMS

Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 12, 2025. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller will responsible for all 2025 taxes. Sold subject to owners approval and all restrictions of record. Remember auction held in the Wieman Auction Facility.

"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

