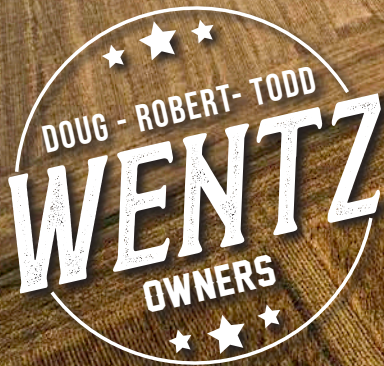


239.25 ACRES

DOUGLAS COUNTY LAND

- MONDAY, NOVEMBER 10TH 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

**239.25 ACRES VALLEY TOWNSHIP – DOUGLAS COUNTY PASTURE & TILLABLE LAND
OFFERED IN 4-TRACTS AT AUCTION**

As we are purchasing other land and completing a 1031 Exchange, the following land will be sold at public auction located at the BLUE MOON in Armour, SD on:

**MONDAY NOVEMBER 10TH
10:30 A.M.**

Cattlemen opportunity to add high quality pasture with good fences - rural water plus powerful tillable land. Offered separately or as a unit to allow land buyers of all sizes an opportunity to purchase. All tracts have Hwy. 44 frontage and pastures are connected by a concrete culvert under the highway allowing for rotational grazing. Sub-irrigated pasture that supports a high stocking rate! Come check it out!!

TRACT ONE: 68.5 ACRES SUBJECT TO SURVEY

LEGAL: Tract 1 of Wentz Add. in the SW ¼ of Section 16, 99-63 Douglas County, SD

LOCATION: From the Armour corner on Hwy. 44 go 2 ¼ miles east north side of the road

- 67.25 acres tillable balance in road right of ways. Annual Tax estimate \$1,735.00.
- Soil production index of 75.1. Predominant soil Eakin-Ethan complex
- New buyer able to farm or lease out for the 2026 crop year. If sold separate, Sellers will have the property surveyed and Buyers will settle on surveyed acres.
- Base & Yield, aerial & soil maps and additional info found in buyers packet

TRACT TWO: 90-ACRES PASTURE SUBJECT TO SURVEY

LEGAL: Tract 2 of Wentz Add. in the E ½ of the SW ¼ and the W ½ of the SE ¼ in Section 16-99-63 Douglas County, SD.

LOCATION: Located directed east of Tract 1. North side of Hwy. 44

- 89.12 acres of quality pasture with flowing creek & large tree grove along western boundary. New perimeter fences, Rural Water.
- Concrete Culvert under Hwy. 44 that connect this tract to Tract 3
- Soil Production rating of 66.5. Annual Tax Estimate \$1,885.00
- New buyer able to graze or lease out for 2026 grazing season. If sold separate Sellers will have surveyed and buyer will settle on surveyed acres.

TRACT THREE: 81.81 ACRES PASTURE & TILLABLE LAND

LEGAL: The W ½ of the NE ¼ of Section 21, 99-63 Douglas County, SD.

LOCATION: South side of Hwy. 44 and directly south of Tract 2.

- 74.86 acres in pasture 6.75 acres tillable land balance in RROW.

- Soil Production Rating of 63.9. New Buyer able to graze or lease out for the 2026 grazing season. Concrete culvert connects pasture to Tract 2 to the north.
- Annual Real Estate Taxes are \$1,736.70. Approx. 2/3 of this tract could be broke and made tillable.
- Buyer will settle on taxable acres. No survey's provided. 6.75 acres is fenced out on the east side.

TRACT FOUR: 239.25 ACRES COMBINATION OF TRACT 1-3

LEGAL: The E ½ of the SW ¼ and the W ½ of the SE ¼ and the W ½ of the NE ¼ of Section 21, 99-63 Douglas County, SD.

- Annual taxes on entire unit \$5,355.10. If sold as one unit buyer will settle on taxable acres no survey's will be completed.
- Soil Rating on entire unit 68. Great opportunity to purchase a large well balanced tract of land. Great access and eye appeal.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience.

If cattle are grazing please close all gates. Drone video footage and buyers packets can be viewed at www.wiemanauktion.com or can be mailed out by calling auctioneers.

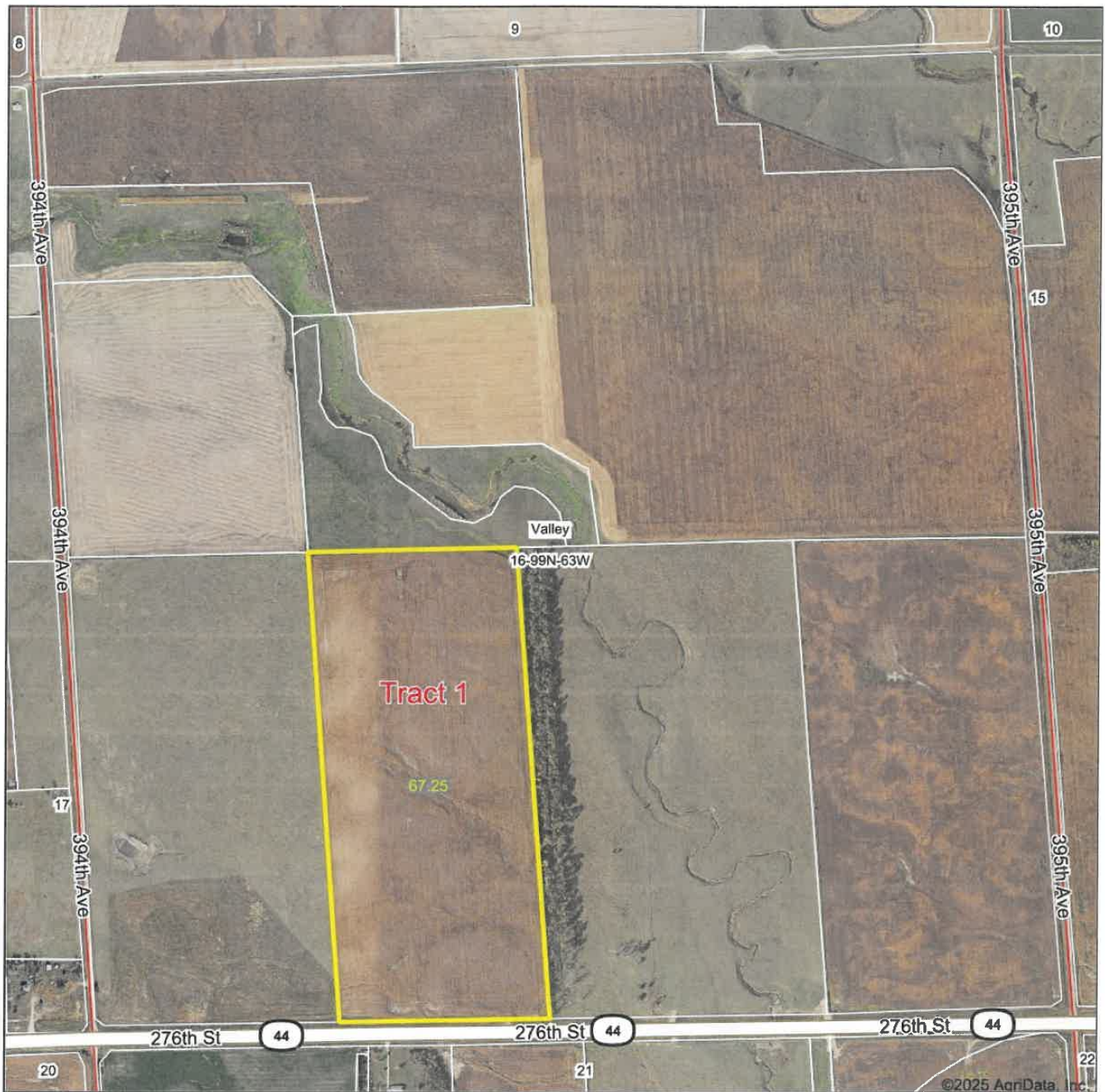
TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 19, 2025. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. 2025 Taxes will be paid 100% by the Seller. Sold subject to owners approval, 1031 Land Exchange Requirements, and all easements and restrictions on record. Remember auction held indoors at the Blue Moon.

DOUG – ROBERT – TODD WENTZ – OWNERS

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

605 Title Company
Mitchell, SD
605-996-6462

Aerial Map



Maps Provided By:



© AgriData, Inc. 2023 www.AgrDataInc.com

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

Boundary Center: 43° 23' 16.7, -98° 18' 13.66

16-99N-63W
Douglas County
South Dakota

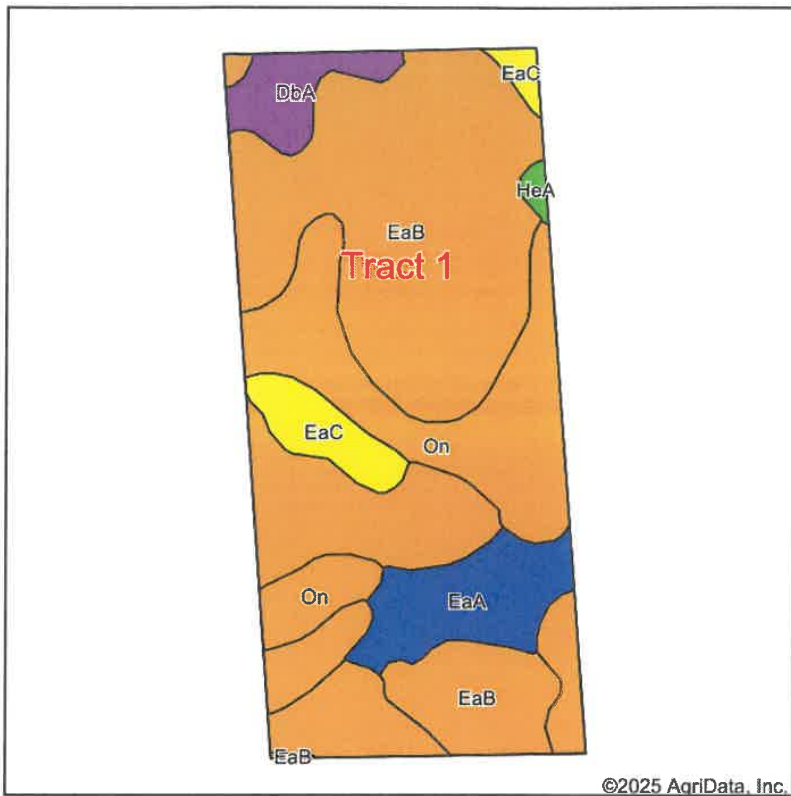
0ft 846ft 1693ft



10/3/2025

TRACT 1

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**

County: **Douglas**

Location: **16-99N-63W**

Township: **Valley**

Acres: **67.25**

Date: **10/3/2025**



Maps Provided By:



Area Symbol: SD043, Soil Area Version: 26

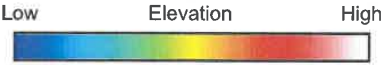
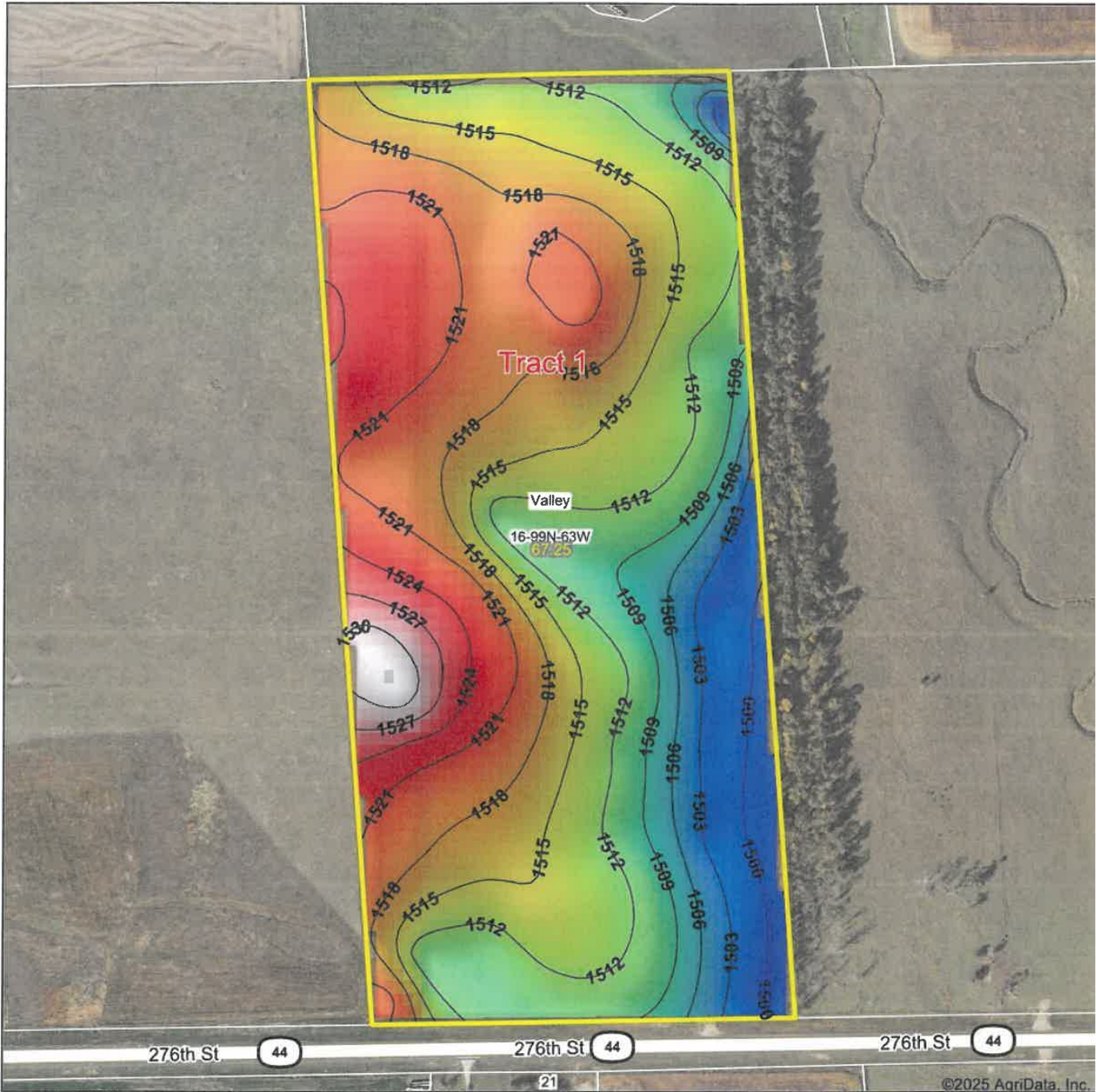
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EaB	Eakin-Ethan complex, 2 to 6 percent slopes	37.33	55.5%		Ile	75
On	Onita-Tetonka silt loams	17.93	26.7%		Ilc	77
EaA	Eakin-Ethan complex, 0 to 3 percent slopes	5.63	8.4%		Ilc	84
EaC	Eakin-Ethan complex, 6 to 9 percent slopes	3.23	4.8%		IIle	65
DbA	DeGrey-Walke silt loams, 0 to 2 percent slopes	2.78	4.1%		IVs	56
HeA	Highmore silt loam, 0 to 2 percent slopes	0.35	0.5%		Ilc	92
Weighted Average					2.13	75.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT 1

Topography Hillshade



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: 1,498.6
Max: 1,531.5
Range: 32.9
Average: 1,514.6
Standard Deviation: 6.89 ft



10/3/2025

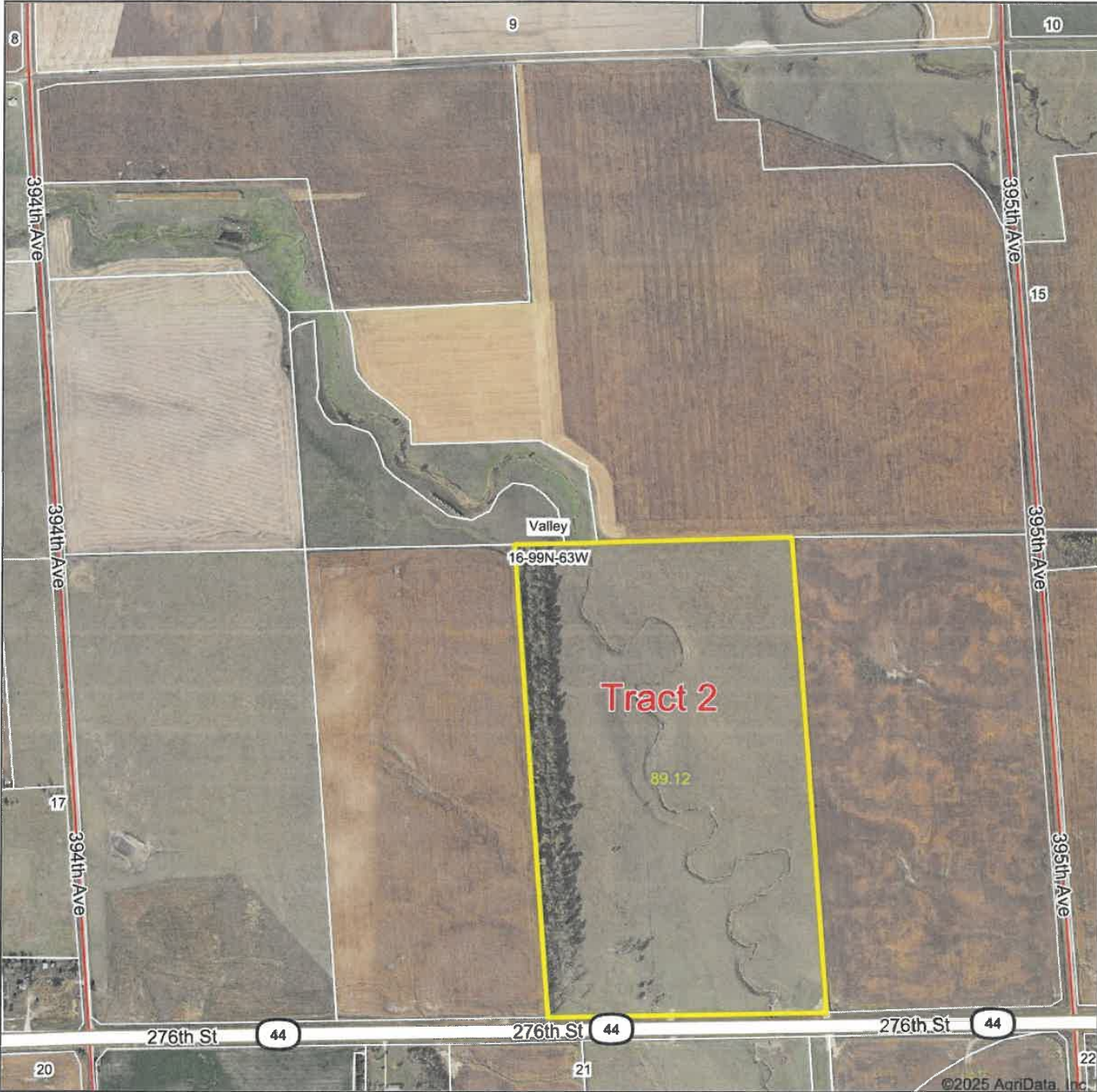
16-99N-63W
Douglas County
South Dakota

Boundary Center: 43° 23' 16.7, -98° 18' 13.66

TRACT 1



Aerial Map



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 43° 23' 16.89, -98° 17' 55.78

16-99N-63W
Douglas County
South Dakota

0ft 846ft 1693ft

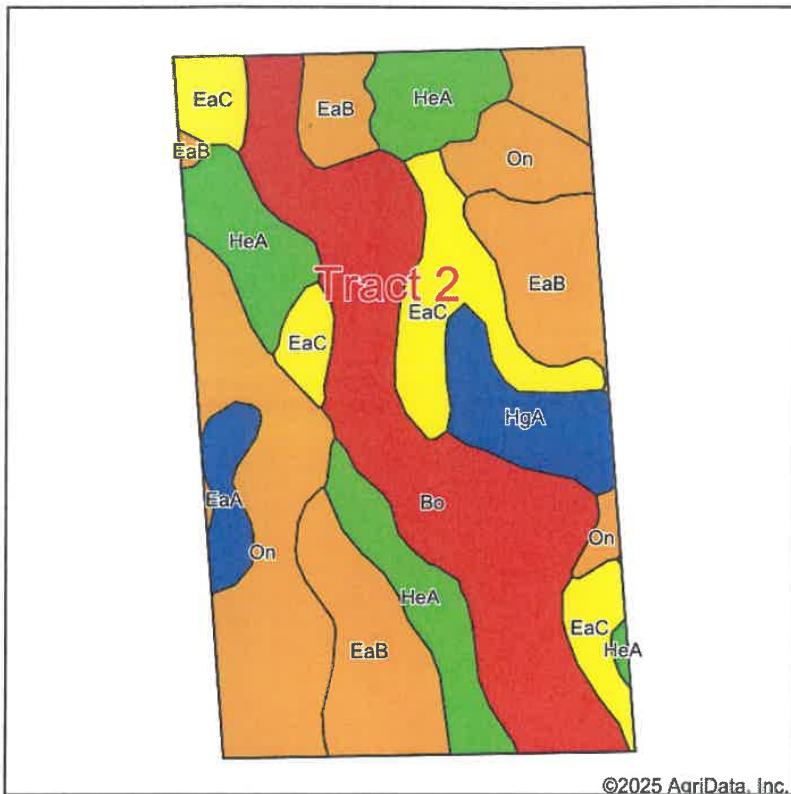


10/3/2025

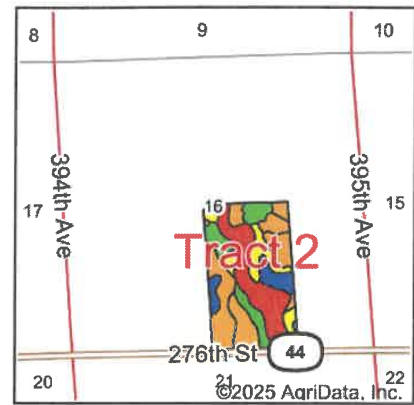
Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT 1

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Douglas**
 Location: **16-99N-63W**
 Township: **Valley**
 Acres: **89.12**
 Date: **10/3/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD043, Soil Area Version: 26

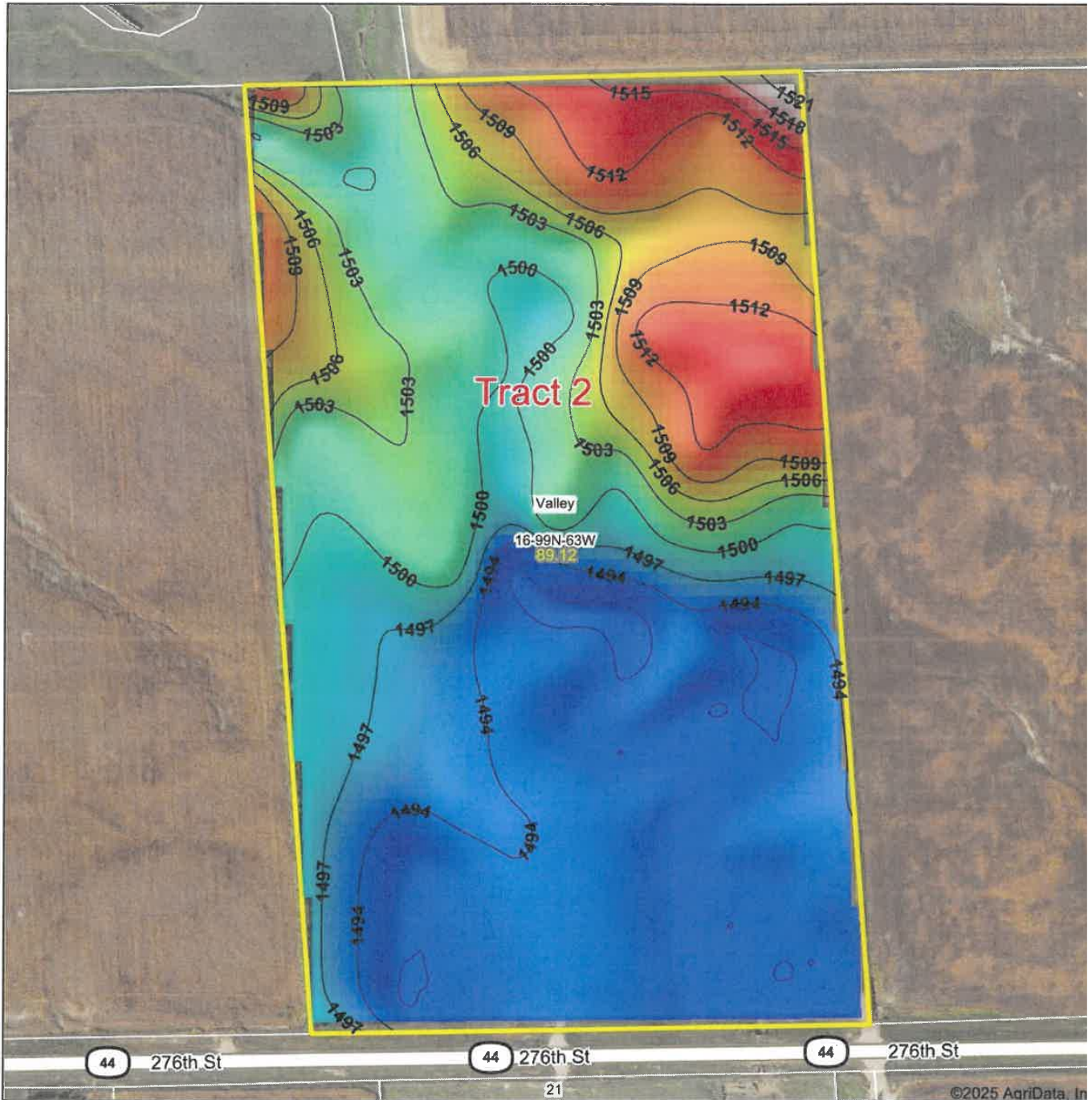
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	23.60	26.5%		VIw	34
On	Onita-Tetonka silt loams	16.87	18.9%		IIc	77
EaB	Eakin-Ethan complex, 2 to 6 percent slopes	16.73	18.8%		Ile	75
HeA	Highmore silt loam, 0 to 2 percent slopes	13.14	14.7%		IIc	92
EaC	Eakin-Ethan complex, 6 to 9 percent slopes	11.68	13.1%		IIIe	65
HgA	Highmore-Walke silt loams, 0 to 2 percent slopes	4.90	5.5%		IIc	85
EaA	Eakin-Ethan complex, 0 to 3 percent slopes	2.20	2.5%		IIc	84
Weighted Average					3.19	66.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT 2

Topography Hillshade



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: 1,490.8

Max: 1,521.5

Range: 30.7

Average: 1,499.3

Standard Deviation: 7.28 ft



10/3/2025

16-99N-63W
Douglas County
South Dakota

Boundary Center: 43° 23' 16.89, -98° 17' 55.78

TRACT2

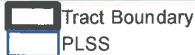


United States
Department of
Agriculture

Douglas County, South Dakota



Common Land Unit



Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

SHARES _____

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 May 13, 2025

Farm 5443

16-99N-63W-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).

TRACT 1
& 2

SOUTH DAKOTA

DOUGLAS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5443

Prepared : 5/13/25 4:24 PM CST

Crop Year : 2025

Operator Name : ROXANE WENTZ
CRP Contract Number(s) : None
Recon ID : 46-043-2025-209
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
156.37	67.25	67.25	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	67.25	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	8.62	0.00	54	
Oats	0.21	0.00	46	
Corn	24.64	0.00	115	
Soybeans	33.27	0.00	33	
TOTAL	66.74	0.00		

NOTES

Division of F5293 - Multiple Owners Recon #2025-209 05/13/25 CS

Tract Number : 7654

Description : E2SW4 + W2SE4 16-99-63
FSA Physical Location : SOUTH DAKOTA/DOUGLAS
ANSI Physical Location : SOUTH DAKOTA/DOUGLAS
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 : ROBERT WENTZ, DOUGLAS WENTZ
Other Producers : JEFFREY LEE LAU
Recon ID : 46-043-2024-6

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.37	67.25	67.25	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA
DOUGLAS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5443
Prepared : 5/13/25 4:24 PM CST
Crop Year : 2025

Tract 7654 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	67.25	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	8.62	0.00	54
Oats	0.21	0.00	46
Corn	24.64	0.00	115
Soybeans	33.27	0.00	33
TOTAL	66.74	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov USDA is an equal opportunity provider, employer, and lender.



Notification of Bases, PLC Yields, Elections, HIP and CRP Reductions after Reconstitution

See Page 1 for non-discriminatory Statements.

Douglas County - SD
PO BOX 399
ARMOUR, SD 57313-0399
(605)724-2846

ROBERT WENTZ
1709 TOM SAWYER TRL
HARRISBURG, SD 57032-8287

Year : 2025
Farm : 5443
ARCPLC G/I/F Eligibility: Eligible

Farm Summary Data					
Crop Name	Election Choice	HIP	Base Acres	PLC Yield	CCC-505 CRP Reduction Acres
Corn	ARC Individual		24.64	115	0.00
Oats	ARC Individual		0.21	46	0.00
Soybeans	ARC Individual		33.27	33	0.00
Wheat	ARC Individual		8.62	54	0.00

As a result of a reconstitution, this newly created farm, as of the date of this notice, has not been enrolled in any contract or program application. In order for the base acres and the farm to be eligible for any program benefit (if available), the producers on this farm must act to enroll or apply in accordance with the rules governing that program by the later of 30 days from the date of this notice or the end of the enrollment or application period if an application period exists or is in effect on the date this notice is issued. Contact your FSA service center office for details.

This farm is the result of a division of farm number 5293.

This notice is issued by the county FSA office. You may appeal the accuracy of information contained in this notice to the County Committee by filing a written request within 30 calendar days after you receive this notice in accordance with the FSA appeal procedures found at 7 CFR Part 780. If you appeal to the County Committee, you may later appeal an adverse determination of the County Committee to the FSA State Committee or the National Appeals Division or request mediation. To appeal, write to the County Committee at your FSA service center address and explain why you believe this notice is erroneous. The final date to appeal this data to the county FSA committee is the appeal date listed below.

Owner : Multiple

Operator : ROXANE WENTZ

Farm Description : 46-043-5443

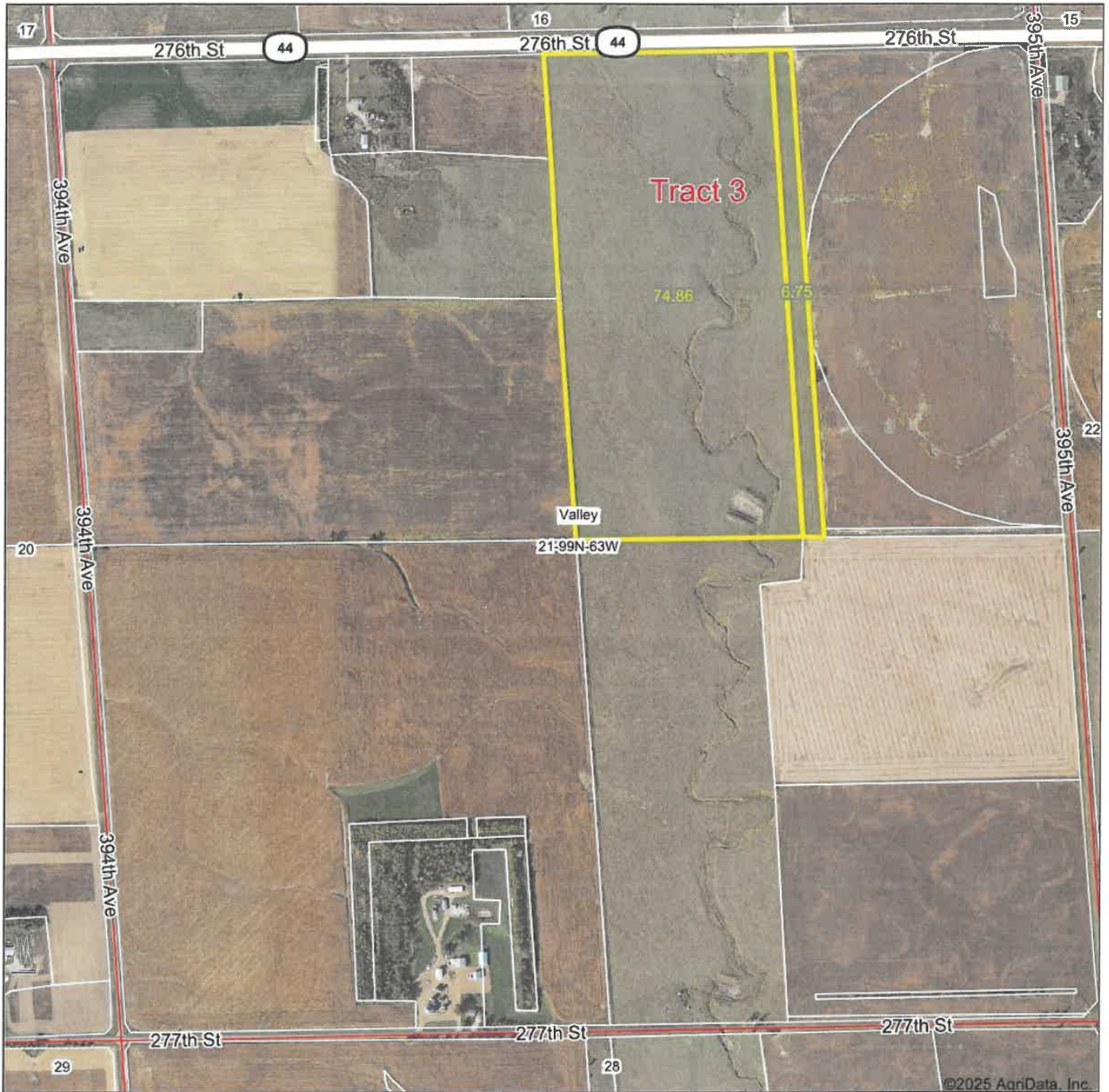
Final Date of Appeal: Jun 12, 2025

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#), and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Aerial Map



©2025 AgriData, Inc.



Maps Provided By:



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www.AgrDataInc.com

Boundary Center: 43° 22' 49.76, -98° 17' 52.16

0ft 846ft 1693ft

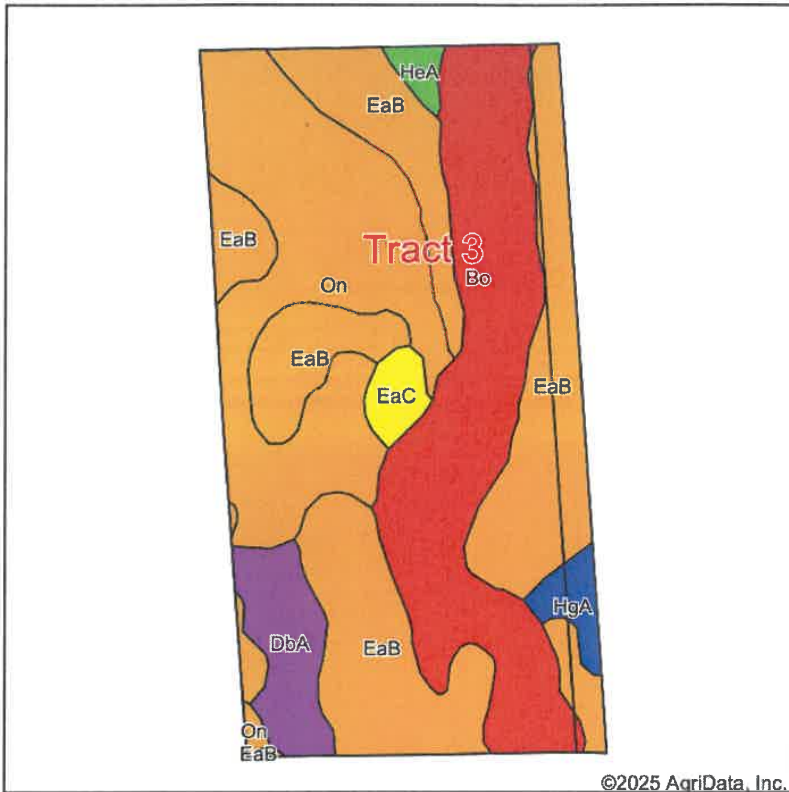


10/3/2025

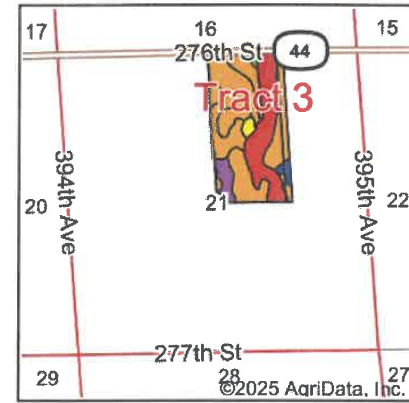
Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT 3

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Douglas**
 Location: **21-99N-63W**
 Township: **Valley**
 Acres: **81.61**
 Date: **10/3/2025**



Maps Provided By:



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	31.52	38.5%		Ile	75
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	21.35	26.2%		VIw	34
On	Onita-Tetonka silt loams	20.48	25.1%		IIc	77
DbA	DeGrey-Walke silt loams, 0 to 2 percent slopes	4.54	5.6%		IVs	56
HgA	Highmore-Walke silt loams, 0 to 2 percent slopes	1.48	1.8%		IIc	85
EaC	Eakin-Ethan complex, 6 to 9 percent slopes	1.46	1.8%		IIIe	65
HeA	Highmore silt loam, 0 to 2 percent slopes	0.78	1.0%		IIc	92
Weighted Average					3.18	63.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

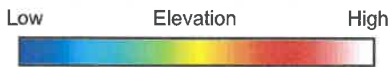
Soils data provided by USDA and NRCS.

TRACT 3

Topography Hillshade



©2025 AgriData, Inc.



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: 1,467.5

Max: 1,498.7

Range: 31.2

Average: 1,485.6

Standard Deviation: 4.59 ft



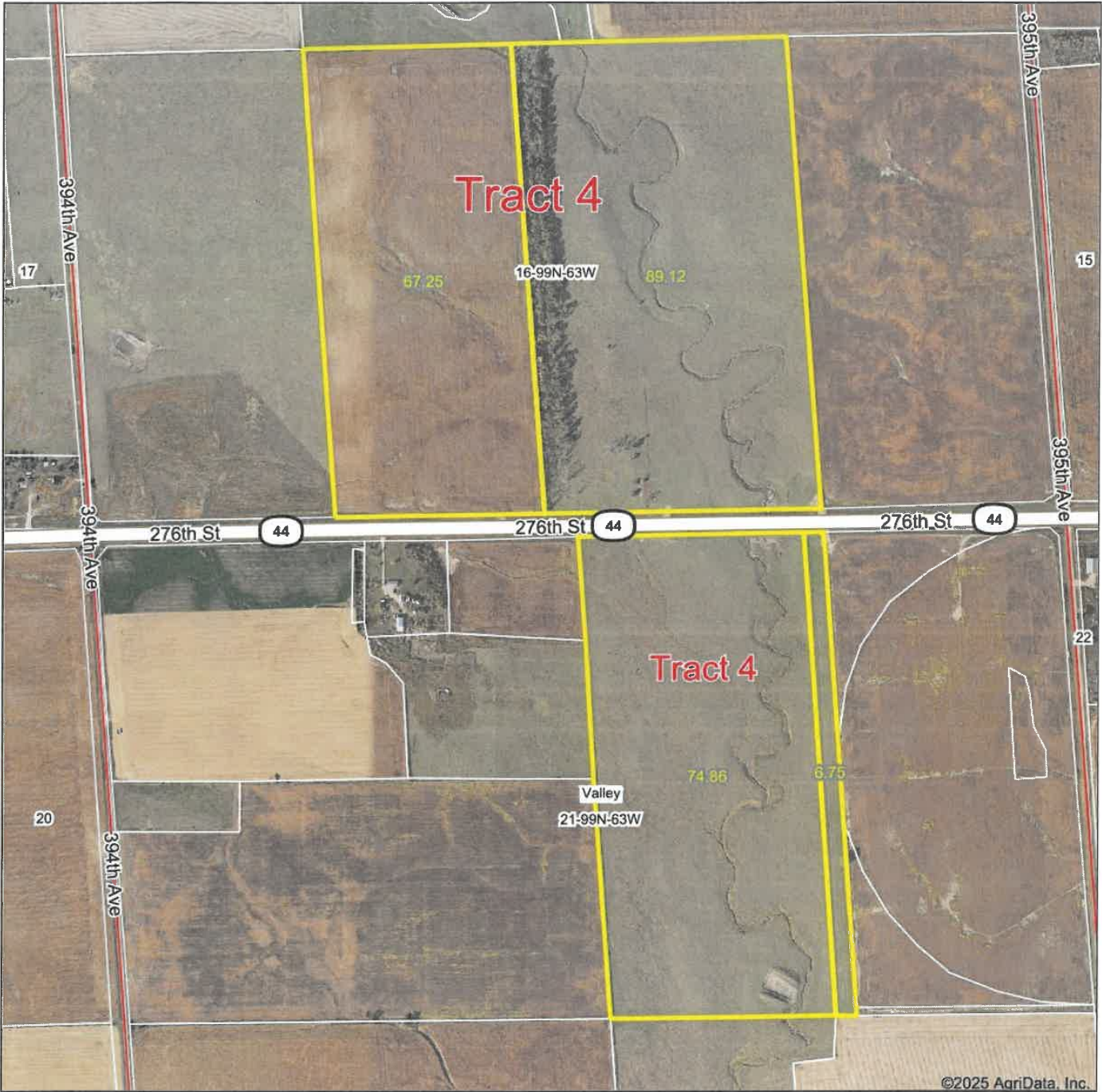
10/3/2025

21-99N-63W
Douglas County
South Dakota

Boundary Center: 43° 22' 49.76, -98° 17' 52.16

TRACT 3

Aerial Map



©2025 AgriData, Inc.



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 43° 23' 3.18, -98° 18' 2.23

16-99N-63W
Douglas County
South Dakota

0ft 852ft 1705ft

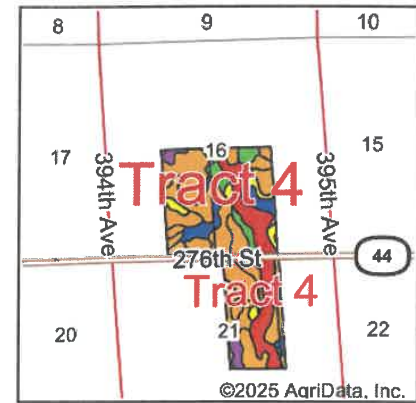
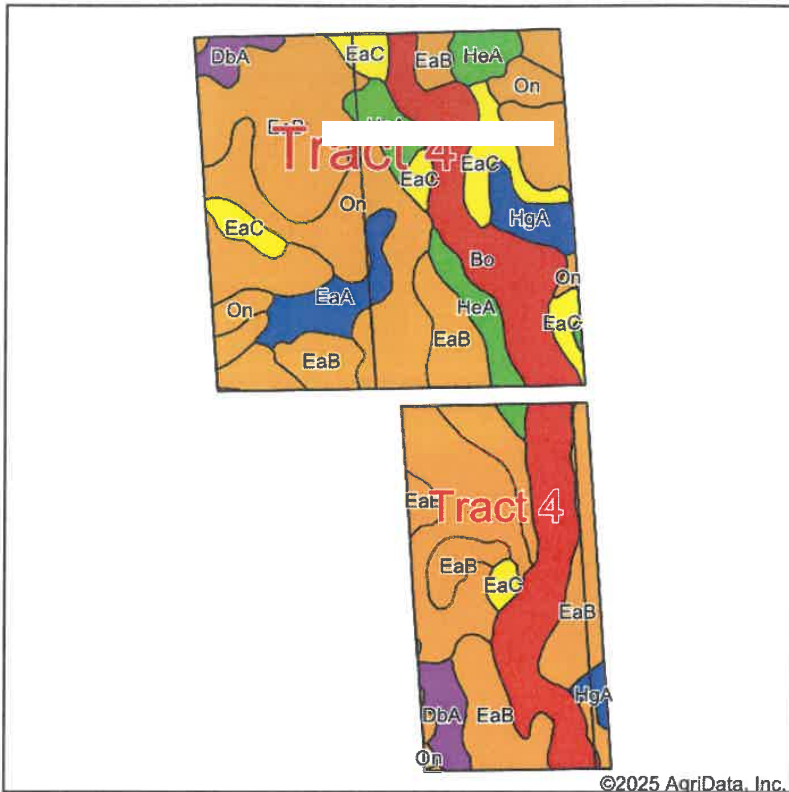


10/3/2025

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

TRACT 3

Soils Map



State: **South Dakota**
 County: **Douglas**
 Location: **16-99N-63W**
 Township: **Valley**
 Acres: **237.98**
 Date: **10/3/2025**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: SD043, Soil Area Version: 26

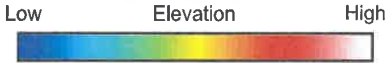
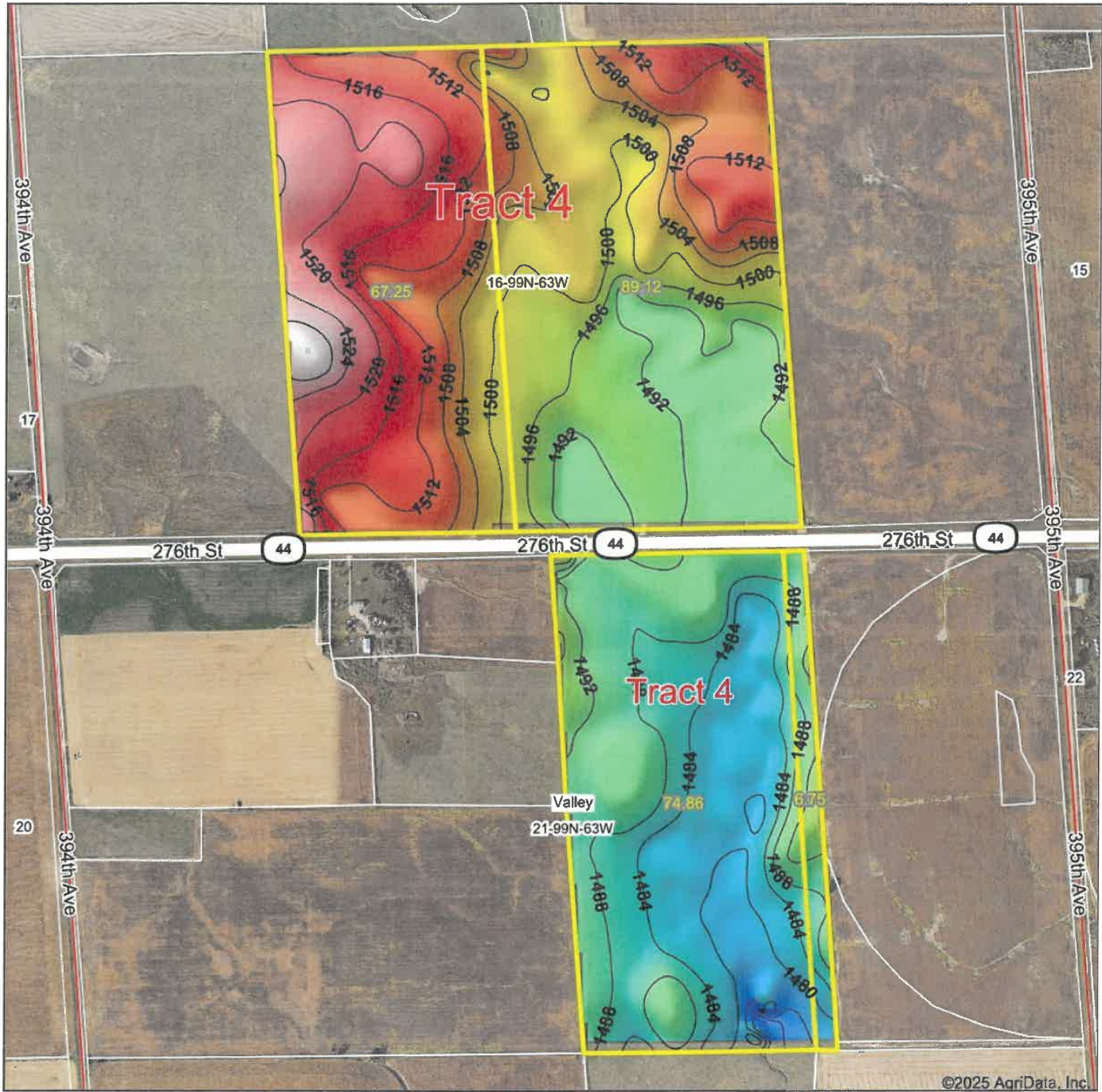
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EaB	Eakin-Ethan complex, 2 to 6 percent slopes	85.56	35.9%		Ile	75
On	Onita-Tetonka silt loams	55.28	23.2%		Ilc	77
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	44.96	18.9%		VIW	34
EaC	Eakin-Ethan complex, 6 to 9 percent slopes	16.37	6.9%		IIIe	65
HeA	Highmore silt loam, 0 to 2 percent slopes	14.27	6.0%		Ilc	92
EaA	Eakin-Ethan complex, 0 to 3 percent slopes	7.84	3.3%		Ilc	84
DbA	DeGrey-Walke silt loams, 0 to 2 percent slopes	7.32	3.1%		IVs	56
HgA	Highmore-Walke silt loams, 0 to 2 percent slopes	6.38	2.7%		Ilc	85
Weighted Average					2.89	68

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT 3

Topography Hillshade



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): 4

Min: 1,467.5

Max: 1,531.5

Range: 64.0

Average: 1,499.1

Standard Deviation: 13.06 ft



10/3/2025

16-99N-63W
Douglas County
South Dakota

Boundary Center: 43° 23' 3.18, -98° 18' 2.23

TRACT 3







Notes

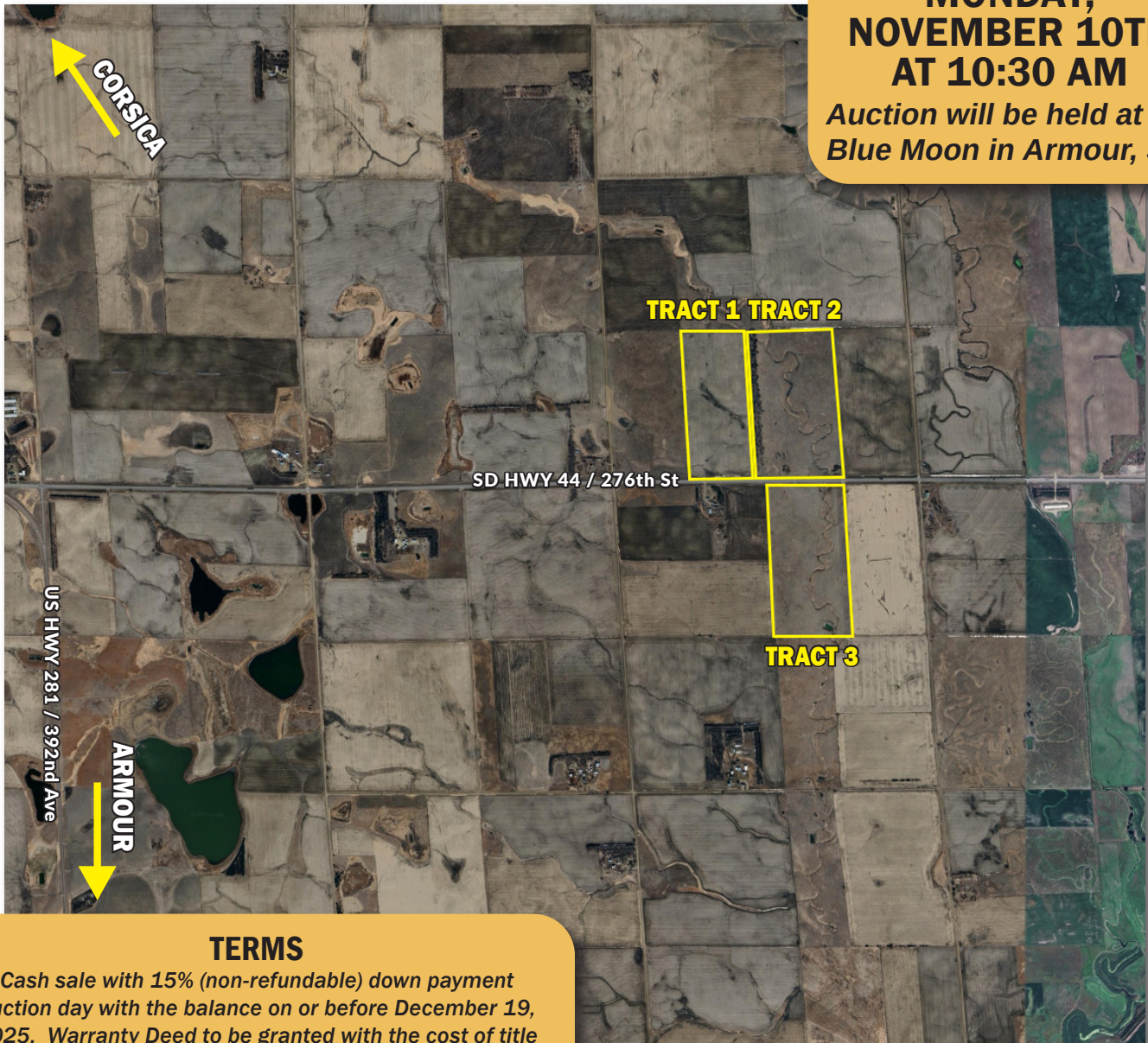
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239.25 ACRES

DOUGLAS COUNTY LAND

**MONDAY,
NOVEMBER 10TH
AT 10:30 AM**

*Auction will be held at the
Blue Moon in Armour, SD.*



TERMS

Cash sale with 15% (non-refundable) down payment auction day with the balance on or before December 19, 2025. Warranty Deed to be granted with the cost of title insurance split 50-50 between buyer and seller. 2025 Taxes will be paid 100% by the Seller. Sold subject to owners approval, 1031 Land Exchange Requirements, and all easements and restrictions on record. Remember auction held indoors at the Blue Moon.

"We Sell The Earth And Everything On It!"

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

